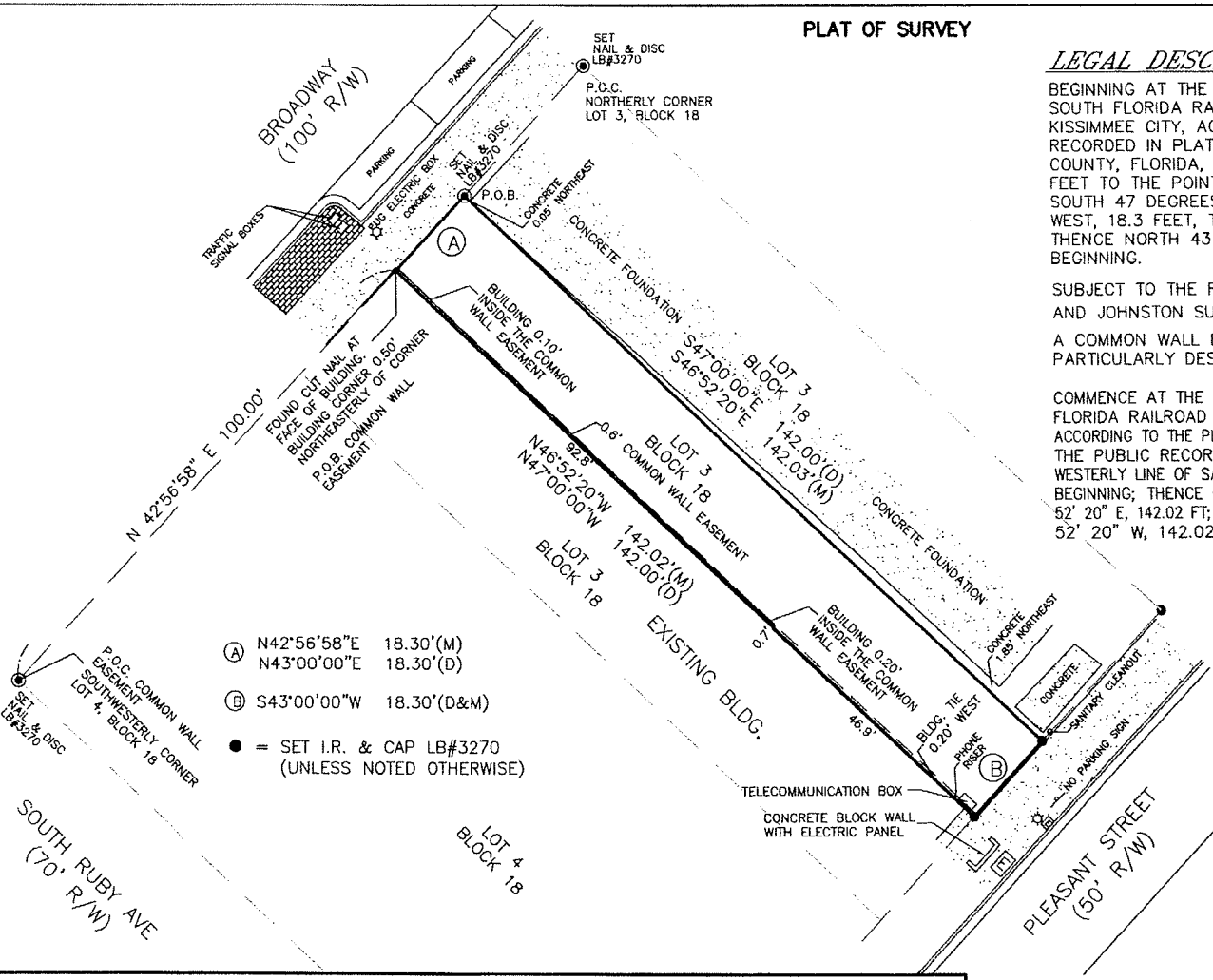
PLAT OF SURVEY



LEGAL DESCRIPTION

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 3, BLOCK 18, SOUTH FLORIDA RAILROAD COMPANYS SURVEY OF THE TOWN OF KISSIMMEE CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 3, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN THENCE SOUTH 43 DEGREES WEST, 31.7 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN, THENCE SOUTH 47 DEGREES EAST, 142 FEET, THENCE SOUTH 43 DEGREES WEST, 18.3 FEET, THENCE NORTH 47 DEGREES WEST, 142 FEET, THENCE NORTH 43 DEGREES EAST, 18.3 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT PER A BROWN AND JOHNSTON SURVEY DATED 10-05-01.

A COMMON WALL EASEMENT, BEING 0.60 FT. IN WIDTH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK 18, SOUTH FLORIDA RAILROAD COMPANY'S PLAT OF THE TOWN OF KISSIMMEE CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGE 3 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN ALONG THE WESTERLY LINE OF SAID LOT 4, N 42° 56' 58" E, 100.00 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE N 42° 56' 58" E, 0.60 FT; RUN THENCE S 46° 52' 20" E, 142.02 FT; RUN THENCE S 43° 00' 00" W, 0.60 FT; RUN THENCE N 46° 52' 20" W, 142.02 FT. TO THE POINT OF BEGINNING.

ASSUMED NORTH MERIDIAN ; BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF PLEASANT STREET AS BEING S43°00'00"W

B.O.C. = BACK OF CURB
BLDG. = BUILDING
C.B.S. = CONCRETE BLOCK STRUCTURE
CH = CHORD
C.M. = CONCRETE MONUMENT
C.P. = CONCRETE PIPE
CONC. = CONCRETE
CB = CHORD BEARING
D = DRAINAGE
E.O.P. = EDGE OF PAVEMENT
EL. = ELEVATION
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND = FOUND
HWA = HANSON, WALTER & ASSOCIATES
ID. = IDENTIFICATION
I.P. = IRON PIPE
I.R. = IRON ROD
I.R.C. = IRON ROD & CAP
L = LENGTH OF CURVE
LB = LICENSED SURVEYING BUSINESS
L.S. = LICENSED SURVEYOR
N.T.S. = NOT TO SCALE
N.R. = NON-RADIAL
O/S = OFFSET
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.C.C. = POINT OF COMPOUND CURVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
PP = POWER POLE
PRM = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
PG = PAGE
R = RADIUS
RES. = RESIDENCE
RGE = RANGE
R.L.S. = REGISTERED LAND SURVEYOR
RO = ROOF OVERHANG
R/W = RIGHT OF WAY
SW = SIDEWALK
SEC = SECTION
T = TANGENT LENGTH OF CURVE
TOB = TOP OF BANK
TWP = TOWNSHIP
U = UTILITY
UG = UNDERGROUND
℄ = CENTERLINE
Δ = DELTA (CENTRAL ANGLE)
(C) = CALCULATED DATA
(D) = DEED DATA
(L) = LEGAL DATA
(M) = MEASURED DATA
(P) = PLAT DATA
PK NAIL = PK NAIL
IRON ROD = IRON ROD
CONCRETE MONUMENT = CONCRETE MONUMENT
NAIL & DISC = NAIL & DISC
IRON PIPE = IRON PIPE
OE = OVERHEAD ELECTRIC LINE
G = GAS LINE
W = WATER LINE
UTILITY/POWER POLE = UTILITY/POWER POLE
GUY WIRE = GUY WIRE
TELEPHONE BOX = TELEPHONE BOX
ELECTRIC BOX = ELECTRIC BOX
LIGHT POLE = LIGHT POLE
BUILDING SETBACK LINE = BUILDING SETBACK LINE

I hereby certify that this survey represented hereon was prepared in accordance with the Standards of Practice as set forth in Chapter 61-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Randy Hanson, P.L.S. # 4826
John W. Hughes, P.S.M. # 5346

2/21/19
Date Signed

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DESIGN DESIGN
DRAWN RI
CHKD RH/CG
CHK'D SET STAMP

FB# 18-12
PAGE 58
SCALE 1" = 20'
FIELD DATE 02-11-19

SEC SEC
TWP TWP
RGE RGE

DATE	BY	REVISIONS
02-21-19	AL	BOUNDARY SURVEY CONT. (FB 18-1 PG. 42)

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
PHONE (407) 847-8433 FAX (407) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PREPARED FOR
JOLENE SHEIVE

BOUNDARY SURVEY

SHEET NO.
1 of 1
JOB# 5295

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\5295\SURVEY\CADD\FB18\VRND.dwg • Feb 21, 2019-5:04pm • plotted by jhughes