

BOUNDARY SURVEY FOR R L R MILLER LLC

SECTION 24, TOWNSHIP 19 SOUTH, RANGE 30 EAST (THE SANFORD GRANT) THE CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA

REAL PROPERTY DESCRIPTION: (OFFICIAL RECORDS BOOK 1234, PAGE 1)

Parcel 1: The South 1/4 feet of the West 1/2 of Lot 9, and the West 1/2 of Lot 10, Block 5, Tier 5, Florida Land and Colonization Company Limited E.R. Traffords Map of the town of Sanford, according to the plat thereof recorded at Plat Book 1, Page 56 through 64, in the Public Records of Seminole County, Florida.

Parcel 2: The North 36 feet of the West 1/2 of Lot 9, Block 5, Tier 5, Florida Land and Colonization Company Limited E.R. Traffords Map of the town of Sanford, according to the plat thereof recorded at Plat Book 1, Page 56 through 64, in the Public Records of Seminole County, Florida.

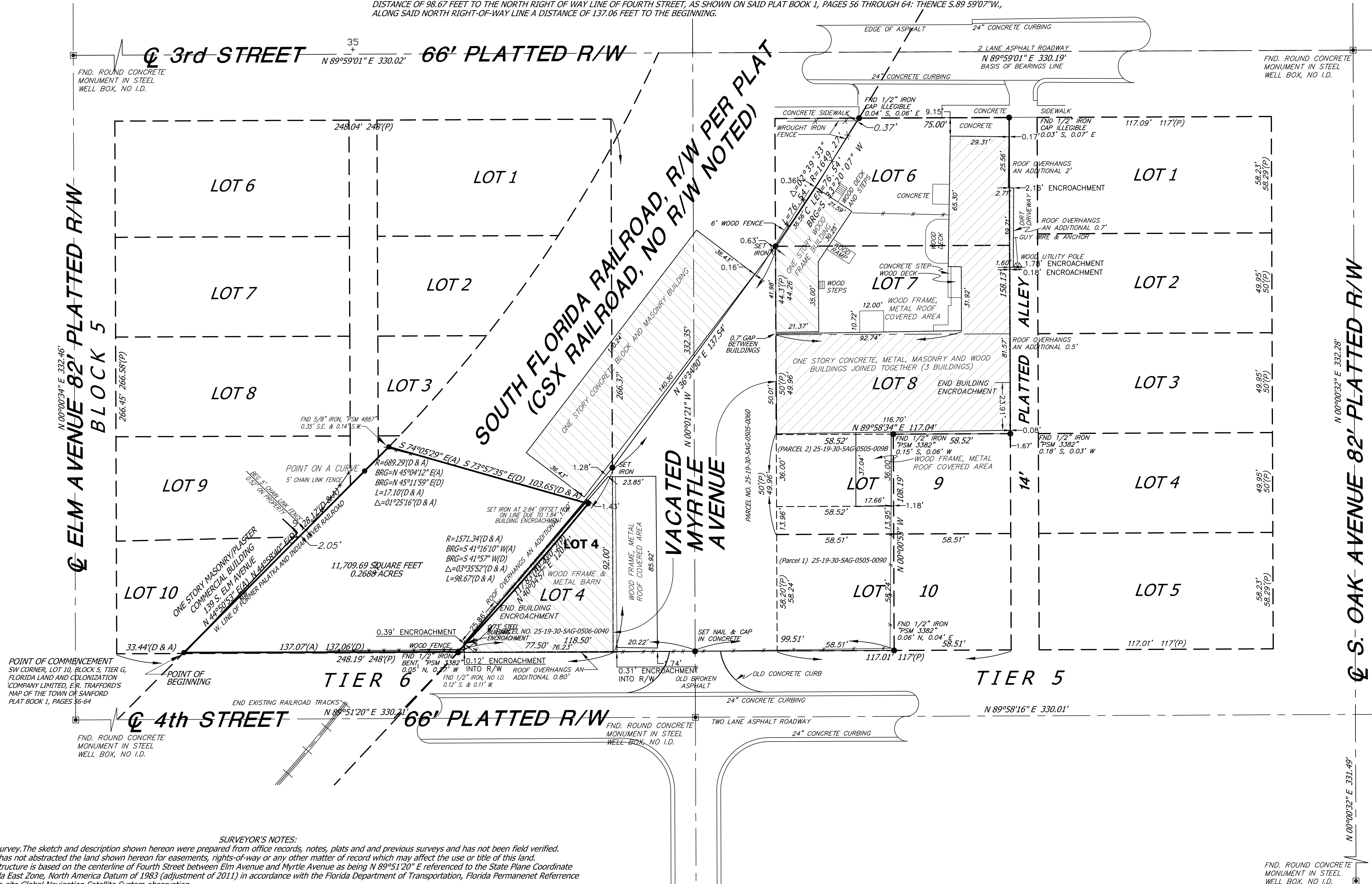
Parcel 3: Lot 4, Block 5, Tier 5, Florida Land and Colonization Company Limited E.R. Traffords Map of the town of Sanford, according to the plat thereof recorded at Plat Book 1, Page 56 through 64, in the Public Records of Seminole County, Florida.

Parcel 5: Lots 6, 7 and 8, and that part of Myrtle Street North of Fourth Street and South of railway, Block 5, Tier 5, Florida Land and Colonization Company Limited E.R. Traffords Map of the town of Sanford, according to the plat thereof recorded at Plat Book 1, Page 56 through 64, in the Public Records of Seminole County, Florida.

AND ALSO TOGETHER WITH: (REAL PROPERTY DESCRIPTION: OFFICIAL RECORDS BOOK 10486, Page 1374)

THAT PART OF THE FORMER PALATKA AND INDIAN RIVER RAILROAD RIGHT OF WAY AND THE FORMER SOUTH FLORIDA RAILROAD RIGHT OF WAY, LYING WITHIN BLOCK 5, TIER 6, OF FLORIDA LAND AND COLONIZATION COMPANY LIMITED, E.R. TRAFFORDS MAP OF THE TOWN OF SANFORD, AS RECORDED IN PLAT BOOK 1, PAGES 56 THROUGH 64, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 10, OF AFORESAID BLOCK 5, TIER 6; THENCE N.89°59'01"E, ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 33.44 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF FORMER PALATKA AND INDIAN RIVER RAILROAD RIGHT OF WAY; THENCE N.44°58'40"E, ALONG SAID WEST LINE A DISTANCE OF 128.12 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 689.29 FEET AND A CHORD BEARING OF N.45°11'59"E; THENCE NORTHEASTERLY ALONG SAID WEST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°25'16" A DISTANCE OF 17.10 FEET TO THE END OF SAID CURVE; THENCE S.73°57'35"E, A DISTANCE OF 103.65 FEET TO THE EAST LINE OF FORMER SOUTH FLORIDA RAILROAD RIGHT OF WAY, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1571.34 FEET AND A CHORD BEARING OF S.41°23'57"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°35'52" AN ARC DISTANCE OF 98.67 FEET TO THE NORTH RIGHT OF WAY LINE OF FOURTH STREET, AS SHOWN ON SAID PLAT BOOK 1, PAGES 56 THROUGH 64; THENCE S.89°59'07"W, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 137.06 FEET TO THE BEGINNING.

- ABBREVIATIONS LEGEND:**
- (A).....ACTUAL MEASUREMENT
 - (C).....CENTER LINE
 - (D).....DESCRIPTION CALL OR MEASUREMENT
 - FND.....FOUND
 - GNSS.....GLOBAL NAVIGATION SATELLITE SYSTEM
 - GPS.....GLOBAL POSITIONING SYSTEM
 - I.D.....IDENTIFICATION
 - IRON.....IRON BAR SET OR FOUND AS NOTED
 - L.B.....CORPORATION LICENSE NUMBER
 - L.B.220.....CORPORATE REGISTRATION NUMBER OF THE DOUDNEY COMPANIES, INC.
 - NO.....NUMBER
 - O.R.B.....OFFICIAL RECORDS BOOK
 - P.....PAGE
 - (P).....PLATTED MEASUREMENT
 - (P & A).....PLATTED AND ACTUAL MEASUREMENT OR NOTATION
 - P.C.....POINT OF CURVATURE
 - Pp.....PAGES
 - P.S.M.....PROFESSIONAL SURVEYOR AND MAPPER
 - P.T.....POINT OF TANGENCY
 - R.L.S.....REGISTERED LAND SURVEYOR
 - R/W.....RIGHT-OF-WAY
- CURVE ELEMENTS**
- Δ.....DELTA OR CENTRAL ANGLE OF A CURVE
 - R.....RADIUS
 - L.....ARC LENGTH
 - C.....CHORD
 - BRG.....CHORD BEARING
 - T.....TANGENT



SURVEYOR'S NOTES:

- 1) This is not a survey. The sketch and description shown hereon were prepared from office records, notes, plats and previous surveys and has not been field verified.
- 2) The surveyor has not abstracted the land shown hereon for easements, rights-of-way or any other matter of record which may affect the use or title of this land.
- 3) The bearing structure is based on the centerline of Fourth Street between Elm Avenue and Myrtle Avenue as being N 89°51'20" E referenced to the State Plane Coordinate System, Florida East Zone, North America Datum of 1983 (adjustment of 2011) in accordance with the Florida Department of Transportation, Florida Permanent Reference Network by on-site Global Navigation Satellite System observation.
- 4) All recording information refers to the Public Records of Seminole County, Florida unless otherwise specified.

**DOUDNEY
Companies,
Inc.**

PROFESSIONAL SURVEYORS AND MAPPERS 200 EAST COMMERCIAL STREET SANFORD, FLORIDA 32771 (407) 322-1451



FIELD	REVISIONS	DATE
TECHNICIAN	D.A.B.	
COMP. FILE	12-15-20	
SMART FILE	10-15-23-CORRECTING	
CHECKED BY	A.B.	

THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON.

13 Aug. 2024
DOUDNEY COMPANIES, INC. Florida Certificate of Authorization Number LB220
By: David A. Doudney, President, Florida Registration Number 3939
Date Prepared: 16 Nov. 2023
PAGE 1 OF 1 JOB NO. 12-15 & 29-23