

INDEX OF SHEETS

1. COVER SHEET
2. KEY MAP
3. STA 10+00.00 TO STA 21+00.00
4. STA 21+00.00 TO STA 35+00.00
5. PARCEL OWNERSHIP SHEET

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31-19-30 AS BEING NORTH 89°52'10" EAST AN ASSUMED BEARING.
2. FIXED IMPROVEMENTS AND UNDERGROUND ENCROACHMENTS HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.
3. ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE NOTED.
4. ALL STATIONING REFERS TO CENTERLINE CONSTRUCTION/BASELINE SURVEY.
5. PROPERTY BOUNDARIES DETERMINED FROM RECORD FILE.
6. FOR CENTERLINE REFERENCE DETAILS SEE SHEET 3 OF 3 OF THE CONTROL SURVEY FOR COUNTY ROAD 46A DONE BY GLACE & RADCLIFFE, INC.
7. THIS RIGHT-OF-WAY MAP IS BASED ON A CONTROL SURVEY PERFORMED BY RONALD B. KESSELRING, FLORIDA REGISTRATION NO. 2556, DATED JUNE, 1994.

ABBREVIATIONS

AC	ACRES	#	NUMBER
ADD	ADDITION	NO	NUMBER
AH	AHEAD	ORB	OFFICIAL RECORDS BOOK
AKA	ALSO KNOWN AS	OE	OVERHEAD ELECTRIC
⊙	AT	PG	PAGE
BK	BACK	PAVT	PAVEMENT
ℓ	BASELINE	PCE	PERMANENT
BLK	BLOCK		CONSTRUCTION EASEMENT
(C)	CALCULATED	PDE	PERMANENT DRAINAGE
℄	CENTERLINE		EASEMENT
∠	CENTRAL ANGLE	(P)	PLAT
CCR	CERTIFIED CORNER	PB	PLAT BOOK
	RECORD	PG	PAGE
C	CHORD	POB	POINT OF BEGINNING
CB	CHORD BEARING	POC	POINT OF COMMENCEMENT
CONC	CONCRETE	PC	POINT OF CURVATURE
CM	CONCRETE MONUMENT	PI	POINT OF INTERSECTION
CONST	CONSTRUCTION	PT	POINT OF TANGENCY
COR	CORNER	PP	POWER POLE
CORP	CORPORATION	PRC	POINT OF REVERSE
CT	COURT		CURVATURE
(D)	DEED	ℓ	PROPERTY LINE
DB	DEED BOOK	R	RADIUS
D	DEGREE	RR	RAILROAD
DEPT	DEPARTMENT	R31E	RANGE 31 EAST
DESC	DESCRIPTION	R&C	RESAR AND CAP
DIA	DIAMETER	RT	RIGHT
ESMT	EASEMENT	RW	RIGHT-OF-WAY
EXIST	EXISTING	RLS	REGISTERED LAND
FLA	FLORIDA		SURVEYOR
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	RD	ROAD
FPC	FLORIDA POWER CORPORATION	SECT	SECTION
FP & L	FLORIDA POWER AND LIGHT CORPORATION	SRD	STATE ROAD DEPARTMENT
FND	FOUND	STA	STATION
HWY	HIGHWAY	SF	SQUARE FEET
ID	IDENTIFICATION	T	TANGENT
LT	LEFT	TCE	TEMPORARY CONSTRUCTION EASEMENT
L	LENGTH	TWP	TOWNSHIP
(M)	MEASURED	T21S	TOWNSHIP 21 SOUTH
N&D	NAIL AND DISK	TYP	TYPICAL
L.A.	LIMITED ACCESS		

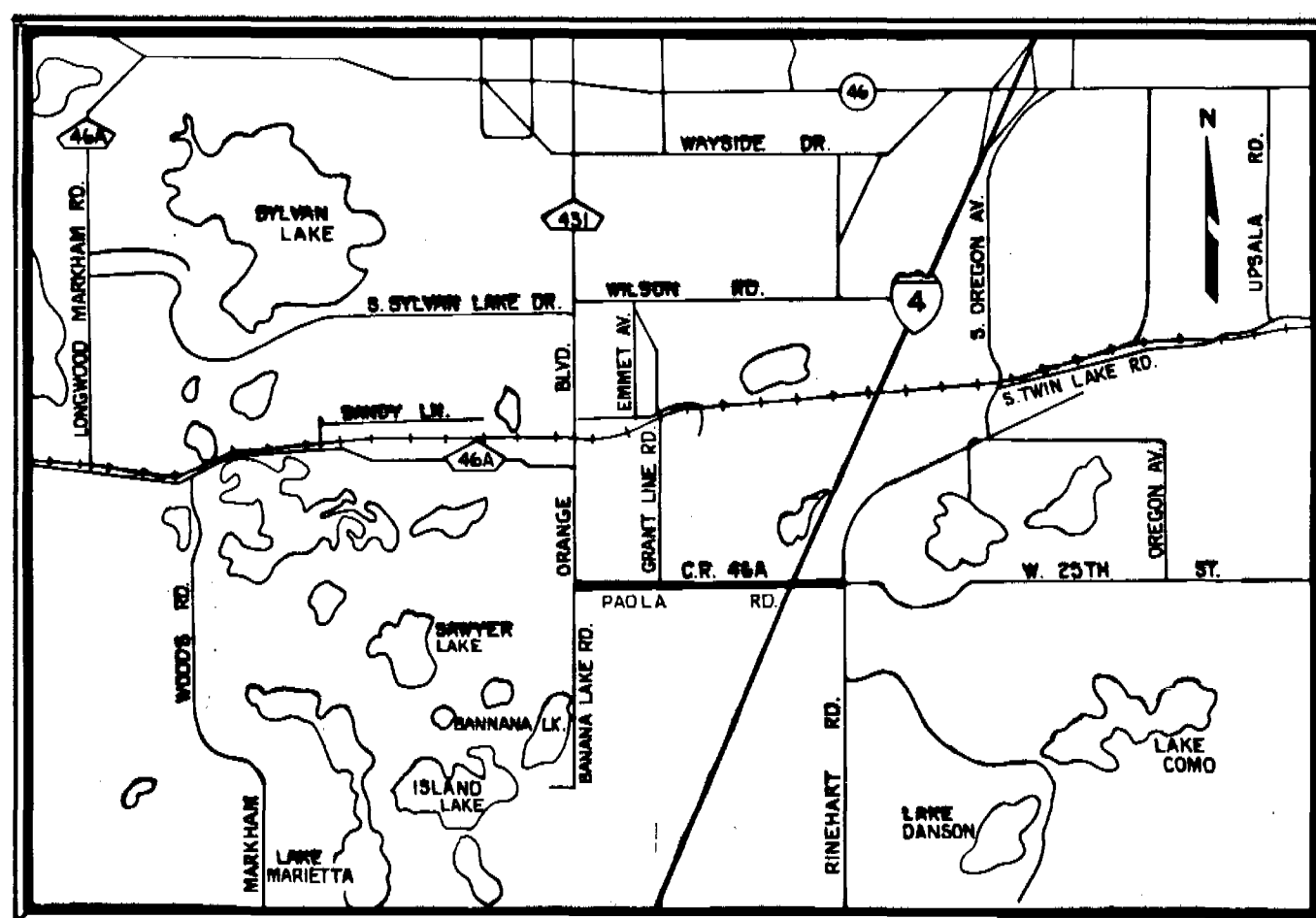
COUNTY OF SEMINOLE STATE OF FLORIDA



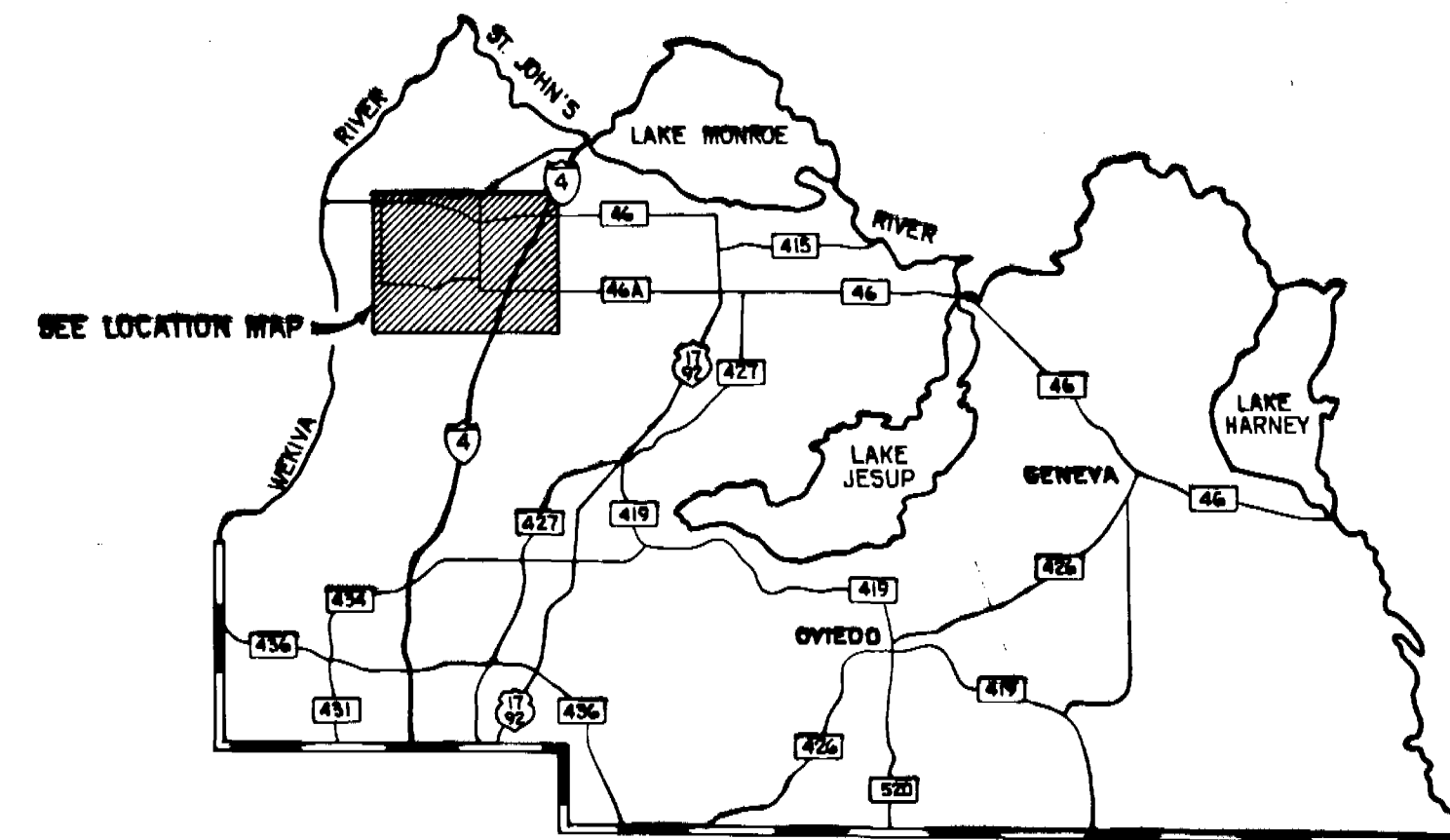
RIGHT OF WAY MAP

COUNTY ROAD 46A

PHASE I
ORANGE BLVD. TO RINEHART RD.
COUNTY PROJECT PS-117



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GR GLACE & RADCLIFFE, Inc.

CONSULTING ENGINEERS, PLANNERS, & SURVEYORS
800 So. Orlando Avenue Maitland, Florida 32751
Telephone: 407-647-6623

MAP BOOK PAGE

CERTIFICATE OF BOARD
OF
COUNTY COMMISSIONERS

I hereby certify that this Right-of-Way Map was approved by the Seminole County Board of County Commissioners on _____ 19____ and represents the existing and proposed right-of-way of County Road 46A to the extent shown hereon. The right-of-way identified in the Resolution of Necessity adopted by the Seminole County Board of County Commissioners on the _____, and recorded in the Official Records Book, Page _____, of the Public Records of Seminole County, Florida.

Chairman of the Board

ATTEST:

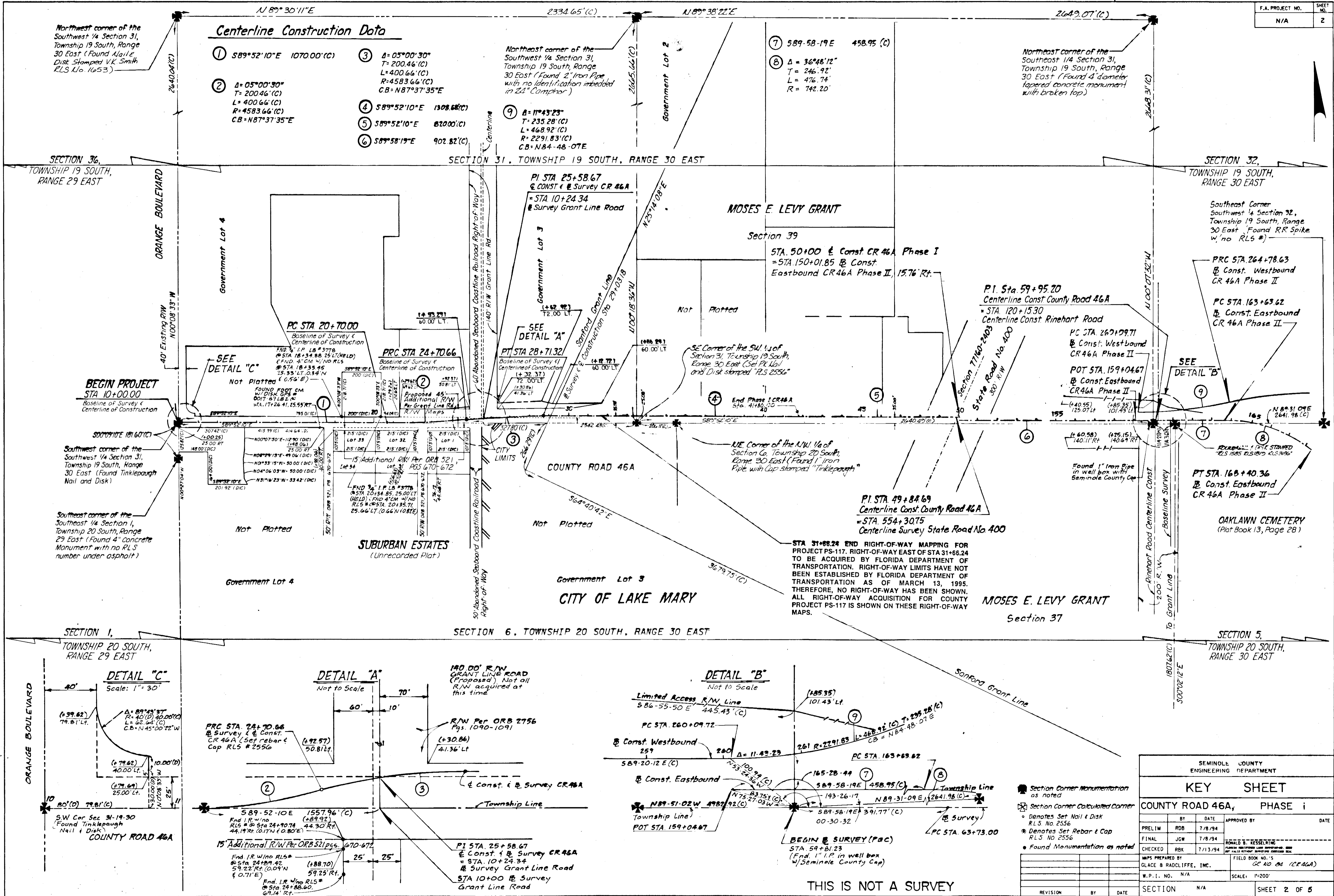
Clerk of the Board

CERTIFICATE OF CLERK

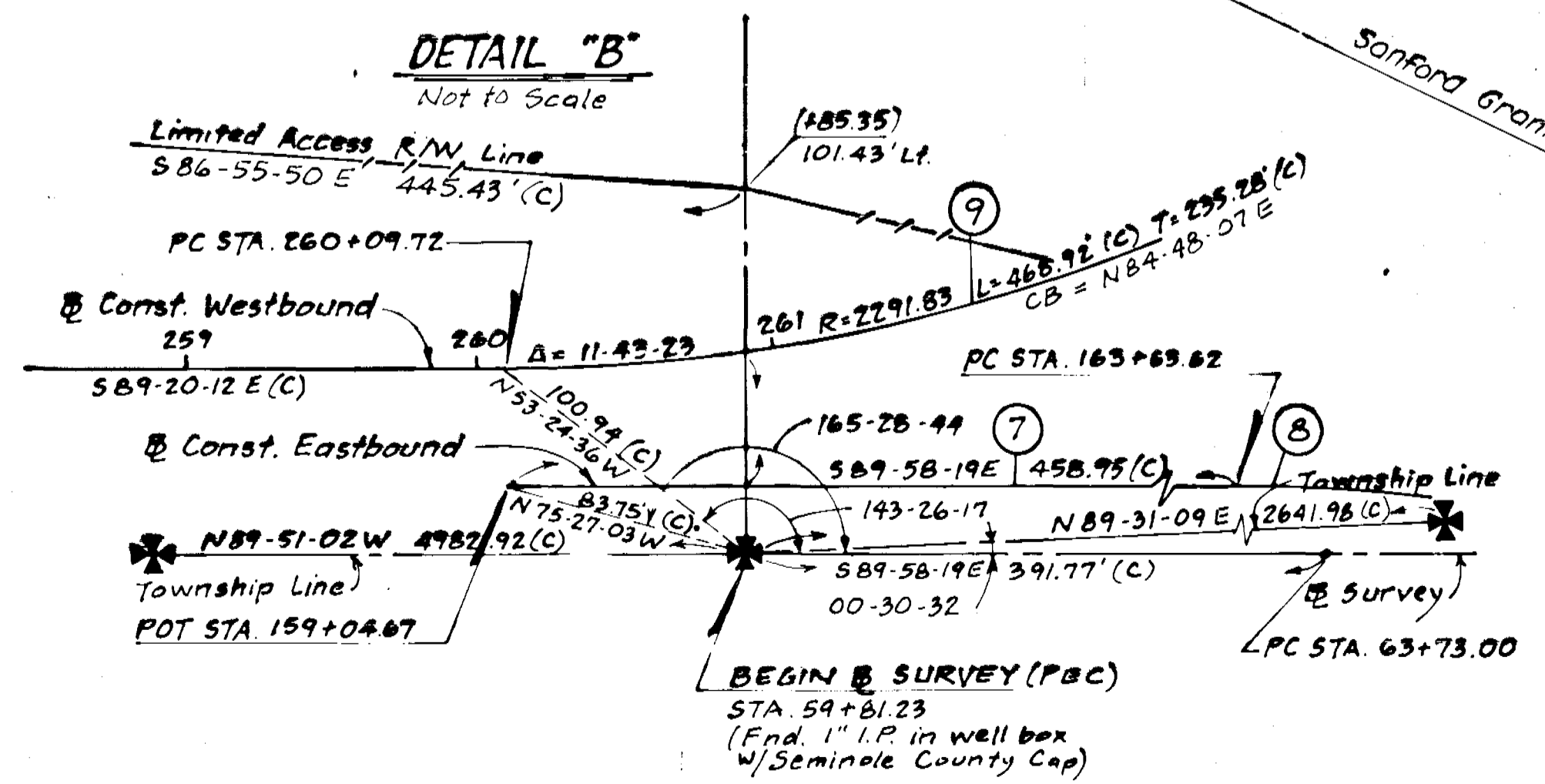
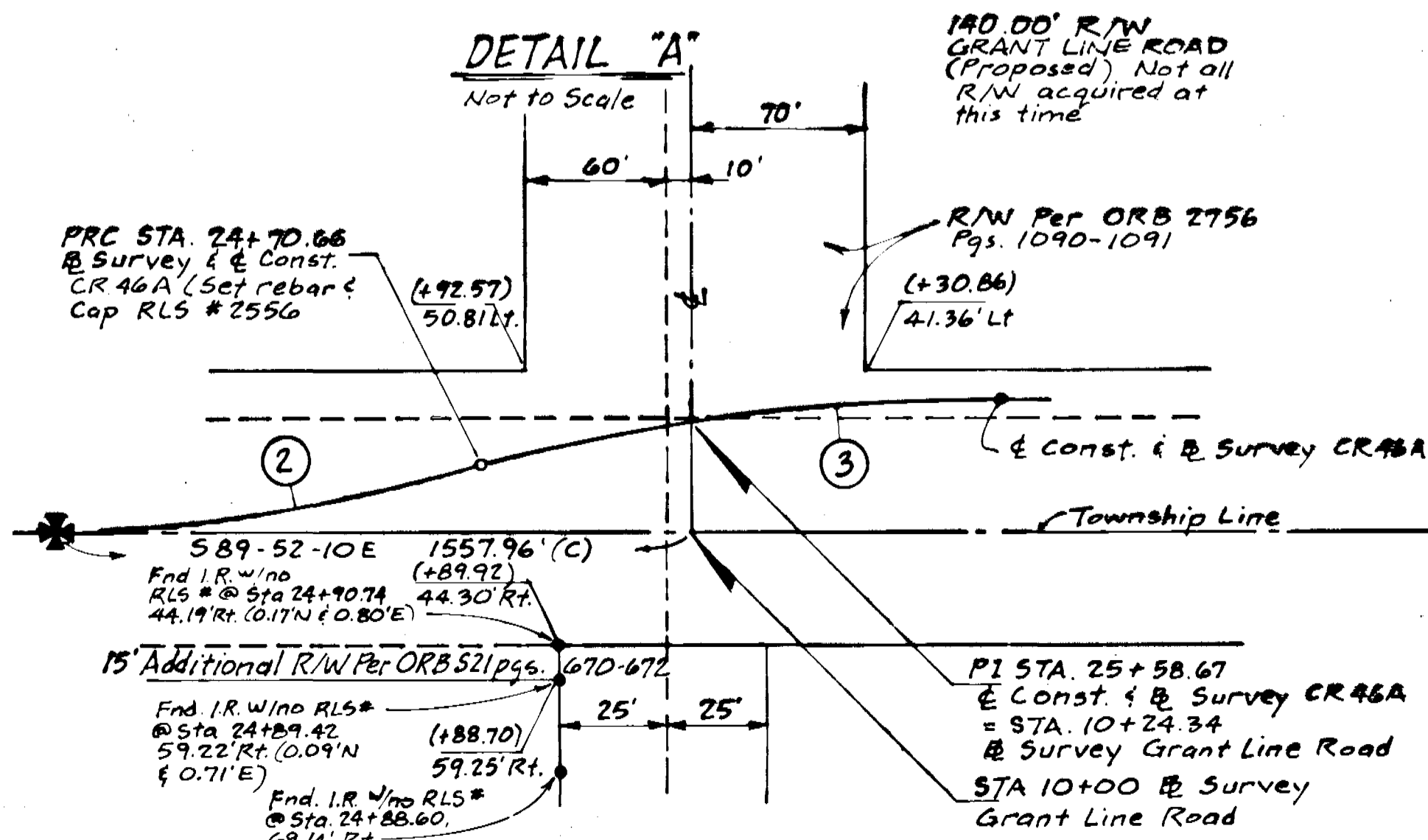
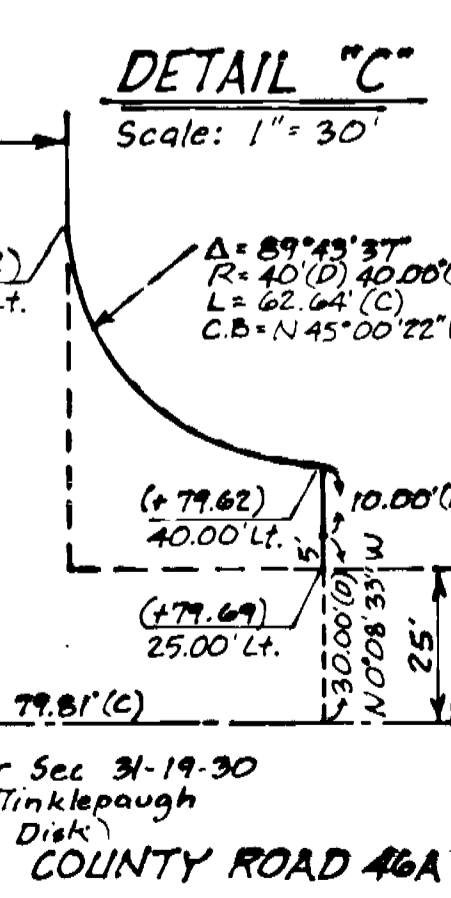
I HEREBY CERTIFY that I received this Right-of-Way Map in accordance with the provisions of Section 177.131, Florida Statutes, on this _____ day of _____, 19____.

Clerk of the Circuit Court
In and For Seminole County, Florida

All survey data shown on this map, consisting of sheets 1 through 6, were taken from a control survey prepared under the responsible charge of Ronald B. Kesselring, Florida Registered Land Surveyor number 2556, and completed on June, 1994. Certified copies of this survey are recorded in the office of the Clerk of the Court, Seminole County, Florida.

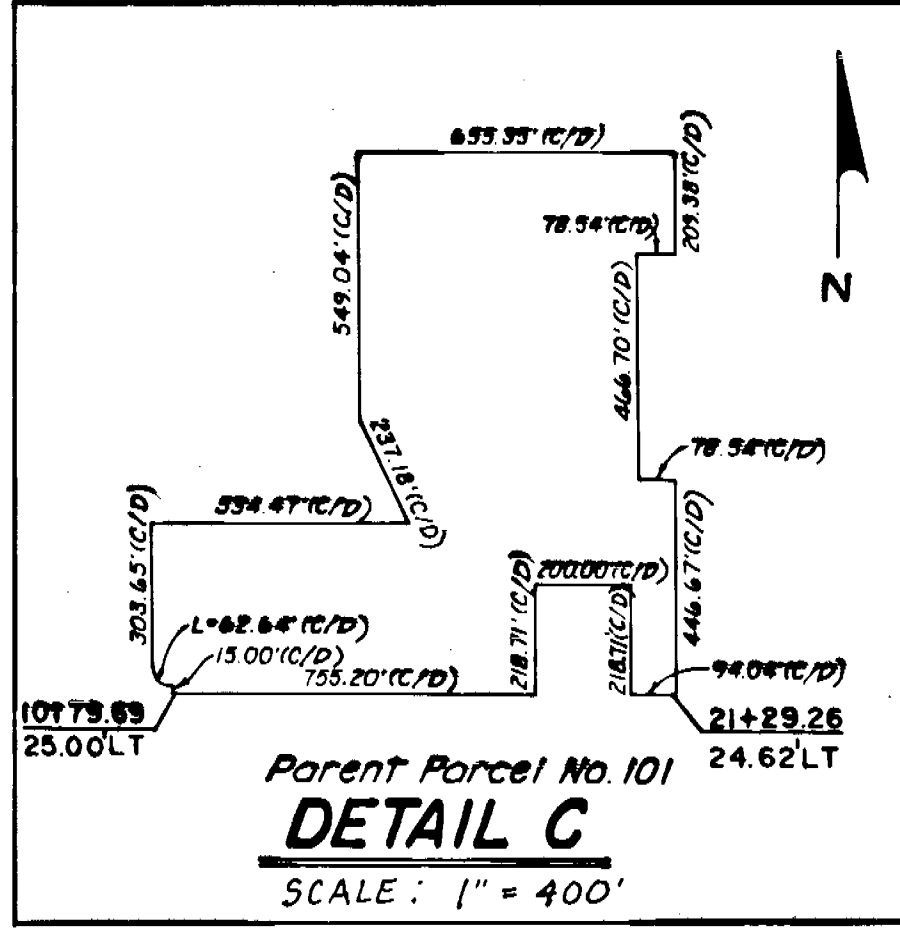
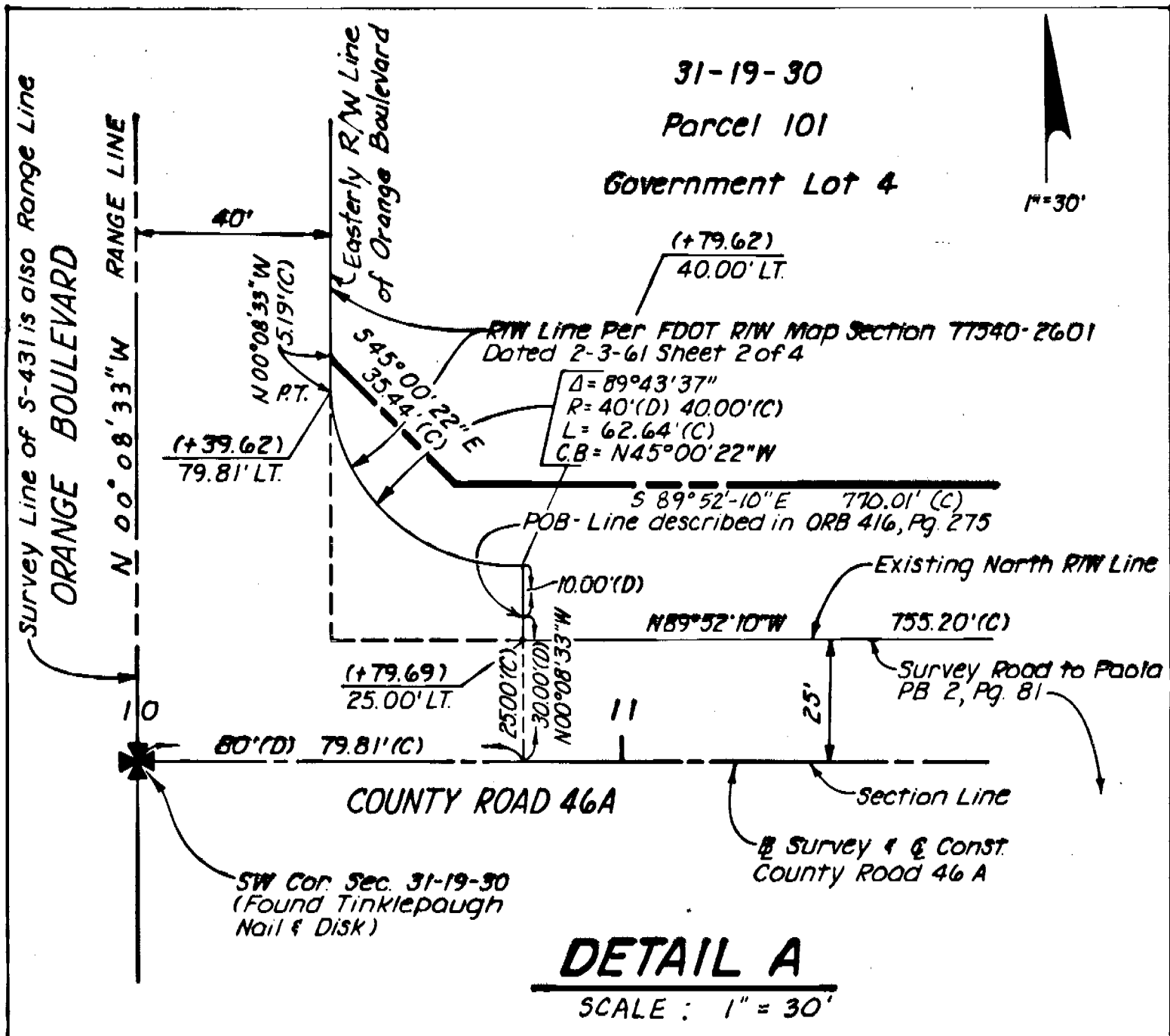


#3509 COUNTY ROAD 46A
DOB 7/08/94



THIS IS NOT A SURVEY

SEMINOLE COUNTY ENGINEERING DEPARTMENT		KEY SHEET	
COUNTY ROAD 46A, PHASE I		BY	DATE
PRELIM	RJB	7/8/94	APPROVED BY
FINAL	RJB	7/8/94	DATE
CHECKED	RBK	7/13/94	SCALE: 1"=200'
W.P.I. NO. N/A		SECTION N/A SHEET 2 OF 5	



PARCEL NO. 101
Tax I.D. No. 31-19-30-300-0180-0000-0-1
31-19-30-300-0190-0000-0-9

Found 3/4" Iron Pipe Tinklepough
LB # 3778 @ Sta. 20+34.85, 25.00' LT
and also Found 4" Concrete
Monument with no RLS number @
Sta. 20+35.71 25.66' LT (0.66' N @ 88.2° E)

SECTION 36,
TOWNSHIP 19 SOUTH,
RANGE 29 EAST

BEGIN PROJECT
STA. 10+00.00 @ CONSTRUCTION
= STA. 10+00.00 @ ORANGE BOULEVARD

Orange Boulevard
West line of the SW 1/4 (also known as Grove Avenue S-431) N. 0.0° 08' 33" W RANGE 29 EAST

Government Lot 4
Easterly R/W Line of Orange Boulevard
Survey Road to Paola PB 2, Pg. 81
COUNTY ROAD 46A

Parent Parcel No. 114116
DETAIL B
Note: Measurements shown are Deed & Calculated

Southwest corner of the Southwest 1/4 Section 31, Township 19 South, Range 30 East (Found Tinklepough Nail & Disk) (Northwest corner Section 6, Township 20 South, Range 30 East)

Southeast corner of the Southeast 1/4 Section 36, Township 19 South, Range 29 East (Found 4" Concrete Monument with no RLS number in the Pavement @ Sta. 10+00.95, 181.55' RT.

SECTION 1,
TOWNSHIP 20 SOUTH,
RANGE 29 EAST

Government Lot 4

NOT PLATTED

COUNTY ROAD 46A
(also known as S-46A)
(See Surveyors note # 2 this sheet)

PARCEL NO. 102
Tax I.D. No. 31-19-30-300-019A-0000-0-8

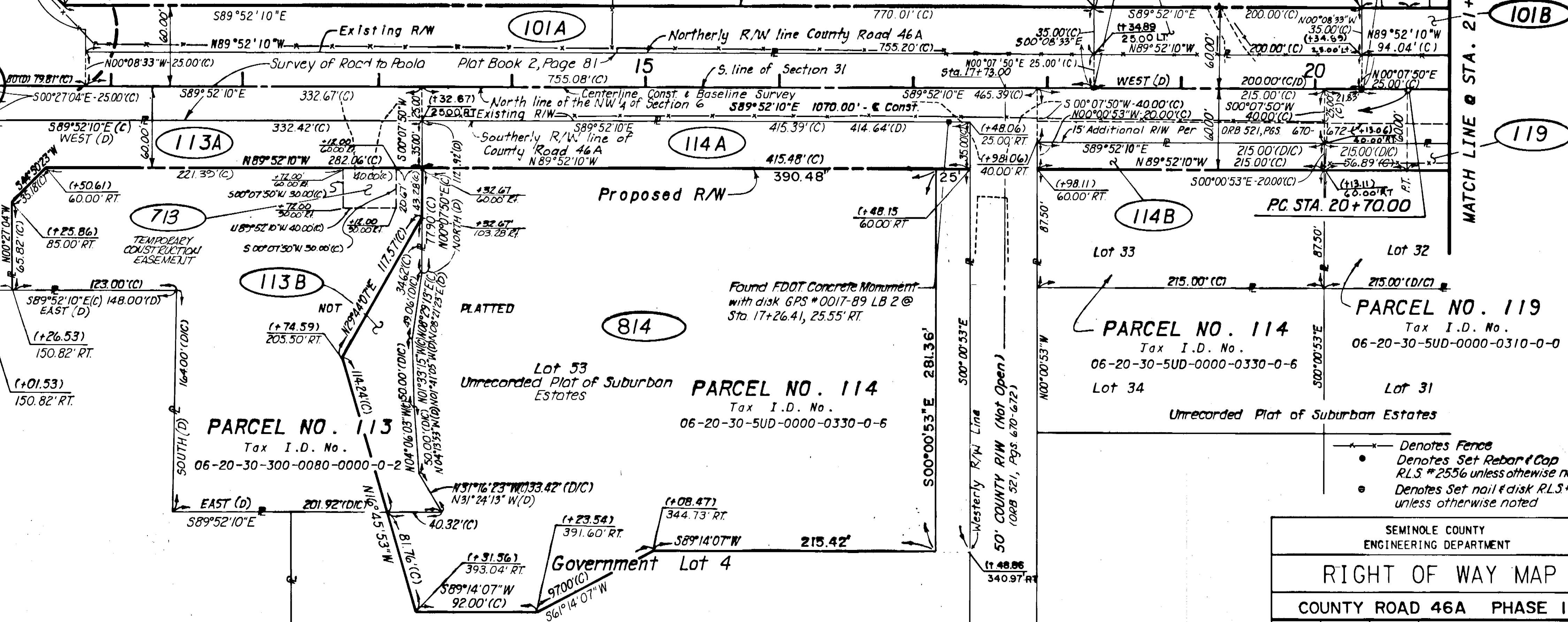
Found 3/4" Iron Pipe Tinklepough
LB # 3778 @ Sta. 18+34.88, 25.00' LT
and also Found 4" Concrete
Monument with no RLS Number @ Sta.
18+35.45, 25.33' LT (0.34' N @ 0.56° E)

Δ = 00° 44' 40"
T = 29.29' (C)
L = 58.77' (C)
R = 4523.66' (C)
CB = N89° 45' 30" E

See Surveyors Note #1 this sheet 1000'

West line of Section 31
(Per FDOT RW Map S-431 Section 77540-2601 Dated 12-15-60, Sheet 2 of 4)

Banana Lake Road
West line of Section 6



SURVEYORS NOTES

- 1. The FDOT RW Map for State Road S-431, Section 77540-2601, dated 2-3-61, sheet 2 of 4 indicates a 60' RW for Banana Lake Road. There is no documentation that supports a 60' RW, and a title search does not indicate any transfer of right-of-way to the County or State of Florida for Banana Lake Road.
- 2. The Survey of Road to Paola Plot Book 2, Page 81 Shows an undimensioned right-of-way. Seminole County right-of-way accepted the right-of-way width to be 50 feet.

SECTION 6, TOWNSHIP 20 SOUTH, RANGE 30 EAST

THIS IS NOT A SURVEY

SEMINOLE COUNTY
ENGINEERING DEPARTMENT

RIGHT OF WAY MAP

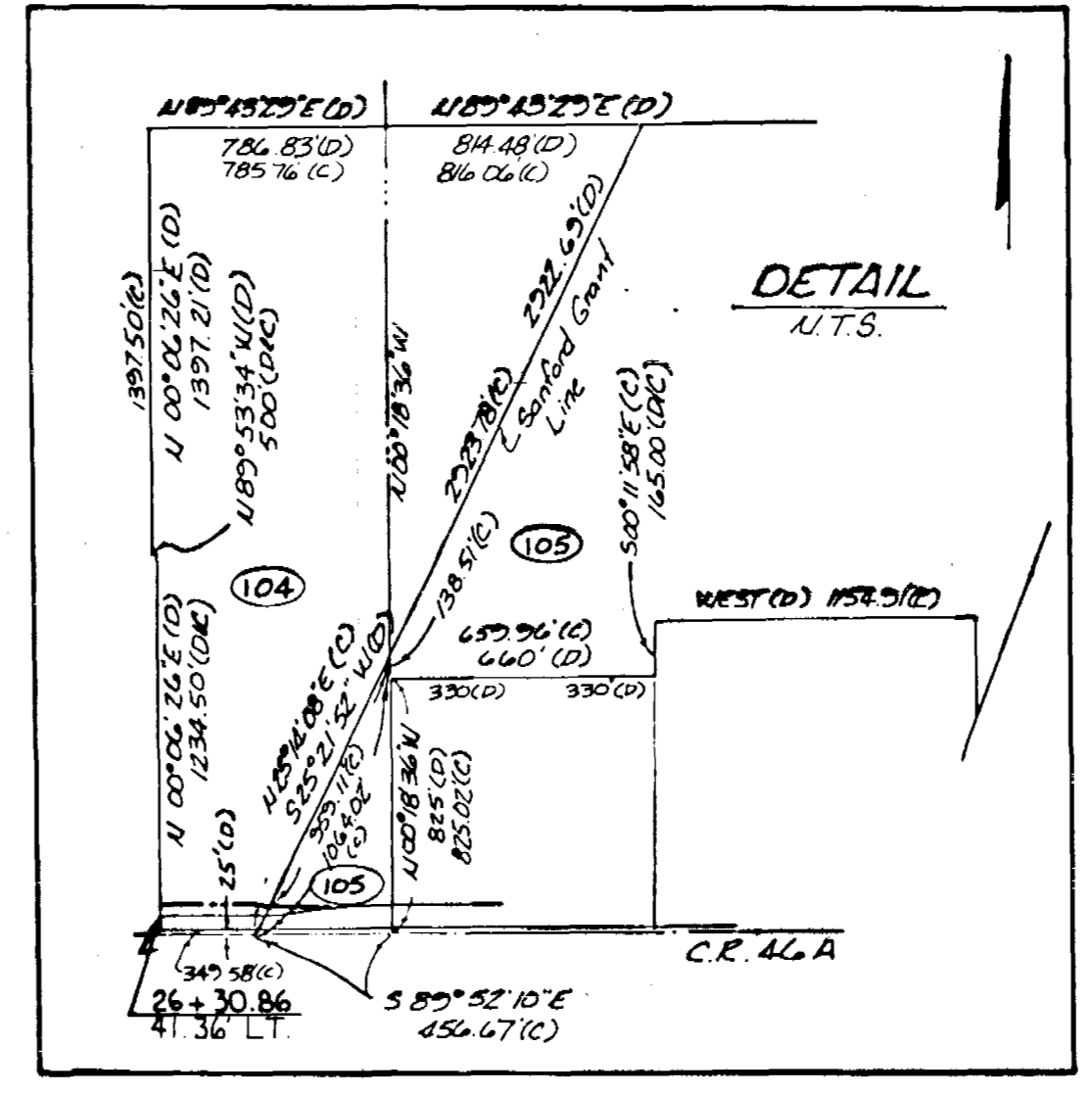
COUNTY ROAD 46A PHASE I

PRELIM	BY	DATE	APPROVED BY	DATE
	RDB	7-7-94		
FINAL	JGW	7-7-94		
CHECKED	RBK	7-7-94		

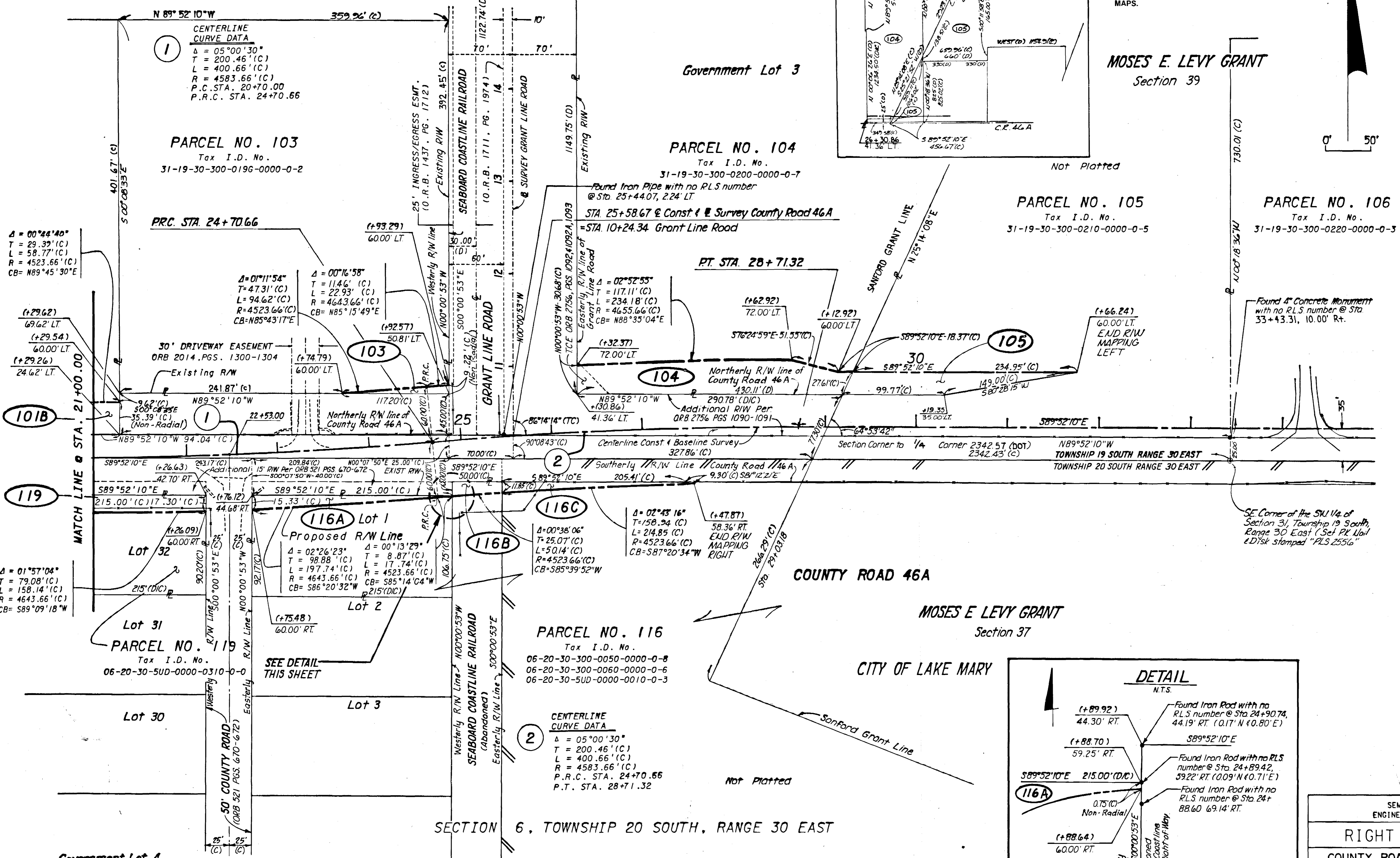
MAPS PREPARED BY		FIELD BOOK NO.'S	
GLACE & RADCLIFFE, INC.		GR # 84 (46A)	
W.P.I. NO. N/A		SCALE: 1" = 50'	
SECTION N/A		SHEET 3 OF 5	

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST

STA 31+66.24 END RIGHT-OF-WAY MAPPING FOR PROJECT PS-117. RIGHT-OF-WAY EAST OF STA 31+66.24 TO BE ACQUIRED BY FLORIDA DEPARTMENT OF TRANSPORTATION. RIGHT-OF-WAY LIMITS HAVE NOT BEEN ESTABLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION AS OF MARCH 13, 1995. THEREFORE, NO RIGHT-OF-WAY HAS BEEN SHOWN. ALL RIGHT-OF-WAY ACQUISITION FOR COUNTY PROJECT PS-117 IS SHOWN ON THESE RIGHT-OF-WAY MAPS.



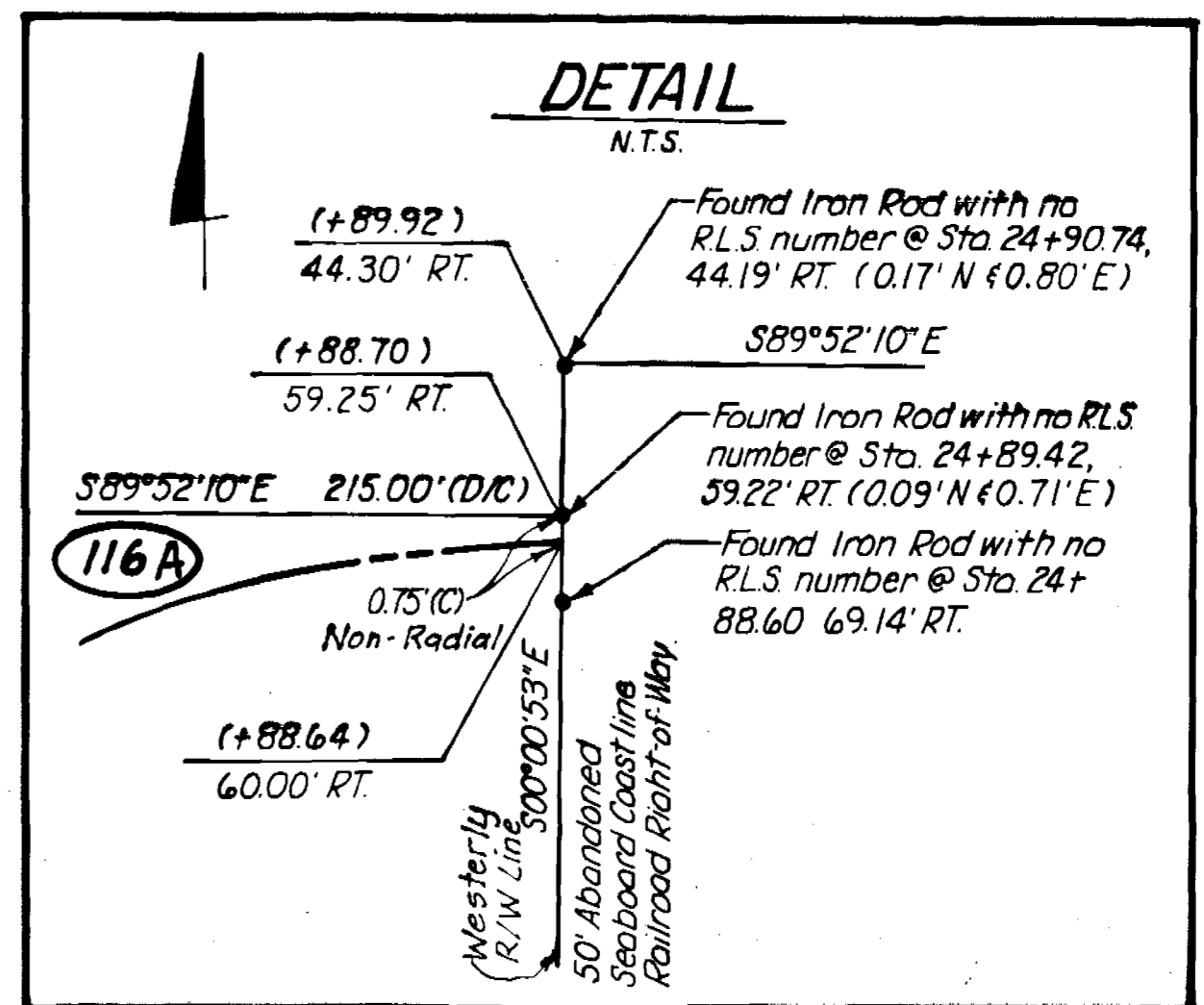
MOSES E. LEVY GRANT
Section 39



PARCEL NO. 105
Tax I.D. No. 31-19-30-300-0210-0000-0-5

PARCEL NO. 106
Tax I.D. No. 31-19-30-300-0220-0000-0-3

PARCEL NO. 116
Tax I.D. No. 06-20-30-300-0050-0000-0-8
06-20-30-300-0060-0000-0-6
06-20-30-500-0000-0010-0-3



SEMINOLE COUNTY ENGINEERING DEPARTMENT			
RIGHT OF WAY MAP			
COUNTY ROAD 46A PHASE I			
BY	DATE	APPROVED BY	DATE
PRELIM RDB	07/07/94		
FINAL JGW	07/16/94		
CHECKED RBK	07/19/94		
MAPS PREPARED BY GLACE & BADCLEEE, INC.		FIELD BOOK NO.'S GR # 84 (46A)	
W.P.I. NO. 324		SCALE: 1"=50'	
REVISION	BY	DATE	SECTION N/A SHEET 4 OF 5

THIS IS NOT A SURVEY

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	OWNER	INSTRUMENT	TOTAL AREA PARCEL	AREA TAKE	REMAINDER		COMMENTS	RECORDING DATA	PARCEL NO.	SHEET NO.	OWNER	INSTRUMENT	TOTAL SQ. FT. PARCEL	SQ. FT. TAKE	SQ. FT. REMAINDER		COMMENTS	RECORDING DATA
						RIGHT	LEFT									RIGHT	LEFT		
101	3,4	CHARLOTTE P GAUSS AND RICHARD E GAUSS, CO-TRUSTEES OF THE CHARLOTTE P GAUSS LIVING TRUST AGREEMENT DATED SEPTEMBER 21, 1989		18.359 AC	0.701 AC	---	17.658 AC			713	3	JAMES K. FROELICH AND DANA L. FROELICH, HIS WIFE			12005.F			T.C.E.	
102	3	MICHAEL G. GIBSON AND SHARON D. GIBSON, HIS WIFE		0.924 AC	7001 SF	---	0.763 AC												
103	4	TOWN CENTER COMMERCIAL DEVELOPMENT ASSOCIATES, A FLORIDA JOINT VENTURE		3.315 AC	516 SF	---	3.303 AC												
104	4	HEATHROW TOWN CENTER ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP		59.043 AC	10,016 SF	---	58.811 AC												
105	4	HEATHROW TOWN CENTER ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP		79.925 AC	4184 SF	---	79.829 AC												
113	3	JAMES K. FROELICH AND DANA L. FROELICH, HIS WIFE		1.580 AC	21,222 SF	1.093 AC	---												
114A, B	3	HIBC DEVELOPMENT CO. A FL. GENERAL PARTNERSHIP		324.521 AC	18,838 SF	321.271 AC*	---			814	3	HIBC DEVELOPMENT CO. A FL. GENERAL PARTNERSHIP			2.73 AC			RET. POND EASEMENT	
119	3,4	JAMES D. LASH, TRUSTEE OF THE JAMES D. LASH REVOCABLE LIVING TRUST, WITH FULL POWER TO OWN, CONVEY, MORTGAGE, LEASE AND MANAGE AND STEVEN J. LASH, AS TENANTS IN COMMON		0.531 AC	4,158 SF	18,969 SF	---												
116	4	HIBC HOLDING, LTD., A FLORIDA LIMITED PARTNERSHIP		324.521 AC	3823 SF	321.271 AC*	---												
<p>* NOTE: PARCEL 114 AND PARCEL 116 ARE TAKEN FROM THE SAME PARENT TRACT. THE REMAINDERS SHOWN REFLECT THE TOTAL AREA REMAINING FROM THE COMBINED TAKES OF PARCEL 114 A+B+814 AND PARCEL 116.</p>																			

LEGEND	
PARCEL NUMBER IDENTIFICATION	

SEMINOLE COUNTY ENGINEERING DEPARTMENT
RIGHT OF WAY SURVEYING AND MAPPING

RIGHT OF WAY MAP

PREPARED BY
GR GLACE & RADCLIFFE, INC.

COUNTY ROAD 46A
PHASE 1

DRAWN	BY	DATE	APPROVED BY:
	RDB	7-19-94	
CHECKED	JGW	7-19-94	

FIELD BOOK NO'S
GR # 84 (46A)

SHEET 5 OF 5