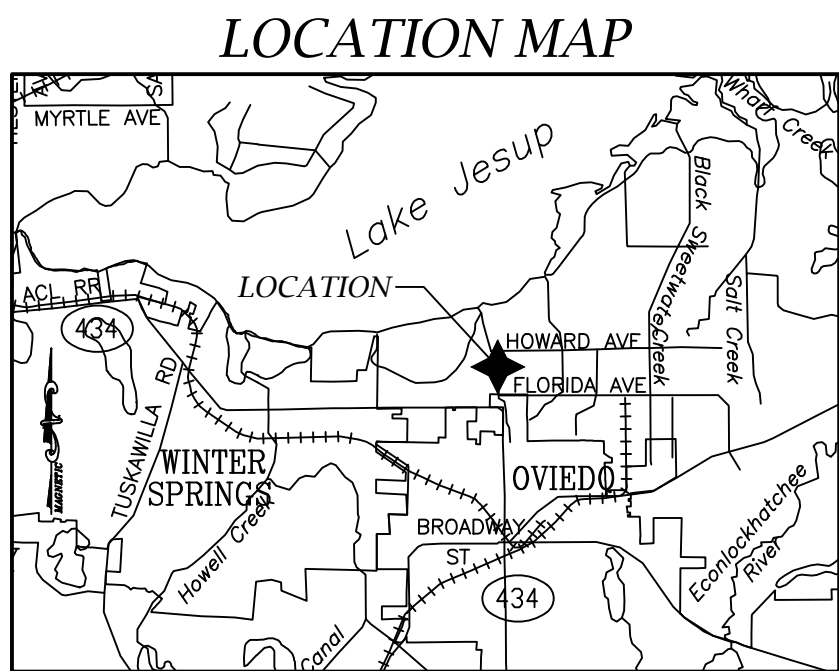


# MAINTENANCE MAP

## A PORTION OF DE LEON STREET

ALL LYING IN  
SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST; SEMINOLE COUNTY, FLORIDA.  
SEMINOLE COUNTY, FLORIDA.



### DESCRIPTION:

THAT CERTAIN PORTION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SAID PORTION ALSO BEING A PART OF SOUTHERN OAKS PHASE THREE, AS RECORDED IN PLAT BOOK 81, PAGES 72-74, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND MAP OF THE VAN ARSDALE OSBORNE BROKERAGE CO'S ADDITION TO BLACK HAMMOCK, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SAID POINT BEING THE CENTERLINE INTERSECTION OF FLORIDA AVENUE AND DE LEON STREET; THENCE S 89°41'30" W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, A DISTANCE OF 60.00 FEET, TO A POINT ON THE NEWLY CREATED WESTERLY MAINTENANCE LINE OF DE LEON STREET; THENCE DEPARTING SAID SOUTH LINE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY MAINTENANCE LINE, N 32°33'20" E, A DISTANCE OF 36.67 FEET; THENCE N 02°49' W, A DISTANCE OF 322.76 FEET; THENCE N 12°57'13" E, A DISTANCE OF 21.49 FEET; THENCE N 02°49' W, A DISTANCE OF 554.06 FEET; THENCE N 89°39'13" E, A DISTANCE OF 5.00 FEET; THENCE N 29°49' W, A DISTANCE OF 309.38 FEET; THENCE N 9°21'44" W, A DISTANCE OF 92.31 FEET; THENCE N 4°01'28" E, A DISTANCE OF 180.47 FEET; THENCE N 02°49' W, A DISTANCE OF 934.24 FEET; THENCE N 36°01'55" W, A DISTANCE OF 9.29 FEET, TO THE POINT OF TERMINUS OF SAID WESTERLY MAINTENANCE LINE OF DE LEON STREET, SAID POINT BEING ON THE EXISTING SOUTH RIGHT OF WAY LINE OF HOWARD AVENUE, AS SHOWN ON AFORESAID MAP OF THE VAN ARSDALE OSBORNE BROKERAGE CO'S ADDITION TO BLACK HAMMOCK; THENCE N 89°34'47" E, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 78.72 FEET, TO THE BEGINNING OF THE EASTERLY MAINTENANCE LINE OF SAID DE LEON STREET; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID EASTERLY MAINTENANCE LINE OF DE LEON STREET, S 22°54'58" W, A DISTANCE OF 20.95 FEET; THENCE S 02°49' W, A DISTANCE OF 402.86 FEET; THENCE S 11°25'38" W, A DISTANCE OF 38.72 FEET; THENCE S 02°49' E, A DISTANCE OF 329.98 FEET; THENCE N 89°45'45" E, A DISTANCE OF 8.00 FEET TO THE NORTHWEST CORNER OF LOT 1, METCALF ESTATES AS RECORDED IN PLAT BOOK 87, PAGES 64 AND 65, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA; THENCE S 02°49' E, ALONG THE PLATTED EAST RIGHT OF WAY LINE OF DE LEON STREET, AS SHOWN ON SAID PLAT OF METCALF ESTATES, A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID PLAT OF METCALF ESTATES; THENCE S 02°59' W, A DISTANCE OF 340.95 FEET; THENCE S 01°12' W, A DISTANCE OF 330.01 FEET; THENCE S 02°49' E, A DISTANCE OF 570.73 FEET; THENCE S 16°56'53" E, A DISTANCE OF 67.09 FEET TO THE POINT OF TERMINUS OF SAID EASTERLY MAINTENANCE LINE OF DE LEON STREET, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF FLORIDA AVENUE AS SHOWN ON AFORESAID MAP OF THE VAN ARSDALE OSBORNE BROKERAGE CO'S ADDITION TO BLACK HAMMOCK; THENCE S 89°41'30" W, A DISTANCE OF 45.00 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 3; THENCE S 02°49' E, ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.58 ACRES MORE OR LESS.

## CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE WITHIN AND ATTACHED SHEET NUMBERED ONE OF ONE CONSTITUTES A TRUE COPY OF THE OFFICIAL MAINTENANCE MAP SHOWING LOCATION AND SURVEY BY SEMINOLE COUNTY FOR A PORTION OF DE LEON STREET IN SEMINOLE COUNTY, FLORIDA. THE PROPERTY LABELED MAINTAINED R/W LINE ON THIS SHEET HAS BEEN VESTED IN SEMINOLE COUNTY, FLORIDA PURSUANT TO THE PROVISION OF SECTION 95.361(1), FLORIDA STATUTES, (2024) IN WITNESS WHEREOF, WE HAVE HERUNTO SET OUR HANDS AND AFFIXED THE SEAL OF SEMINOLE COUNTY, FLORIDA, ON \_\_\_\_\_ A.D., 20\_\_\_\_.

CHAIRMAN OF THE BOARD (ATTESTOR)

CLERK OF THE BOARD

## CERTIFICATE OF CLERK

FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY OF SEMINOLE, STATE OF FLORIDA, IN STATE AND COUNTY ROAD MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

CLERK OF THE CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

## SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PERFORMED FOR THE SPECIFIC PURPOSE OF LOCATING THE LIMITS OF MAINTAINED RIGHT-OF-WAY AS IDENTIFIED BY THE MAINTENANCE ENGINEER FOR THE TRANSPORTATION FACILITY SHOWN

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS DRAWING, CONSISTING OF SHEET 1 OF 1 IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION, AND COMPLETED ON JULY 19, 2024. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THIS SPECIFIC PURPOSE SURVEY, MEETS THE REQUIREMENTS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO THE CHAPTER OF 177 AND 472 OF THE FLORIDA STATUTES.

RAYMOND F. PHILLIPS, P.S.M.  
FLORIDA LICENSE NUMBER 7015

SURVEYOR'S  
SEAL  
DATE

### AFFIDAVIT STATE OF FLORIDA COUNTY OF SEMINOLE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED OWEN REAGAN WHOSE ADDRESS IS 177 BUSH LOOP, SANFORD, FLORIDA 32771, WHO AFTER BEING SWORN, DEPOSES AND SAYS: THAT HE HAS BEEN EMPLOYED BY THE SEMINOLE COUNTY DEPARTMENT OF PUBLIC WORKS FOR THE PAST 25 YEARS, AND IS NOW EMPLOYED BY SAID DEPARTMENT OF PUBLIC WORKS AS PUBLIC WORKS DIRECTOR OR HIS DESIGNEE. THE DEPONENT KNOWS AND VERILY SAYS THAT THE DEPARTMENT OF PUBLIC WORKS THROUGH ITS EMPLOYEES AND CONTRACTORS, HAS MAINTAINED DE LEON STREET IN SEMINOLE COUNTY, FOR THE CONTINUOUS WIDTHS AS SHOWN HEREON, AND THAT SUCH MAINTENANCE BY SAID DEPARTMENT OF PUBLIC WORKS HAS BEEN CONTINUOUS FOR A PERIOD OF TIME EXCEEDING 7 YEARS.

DEPONENT

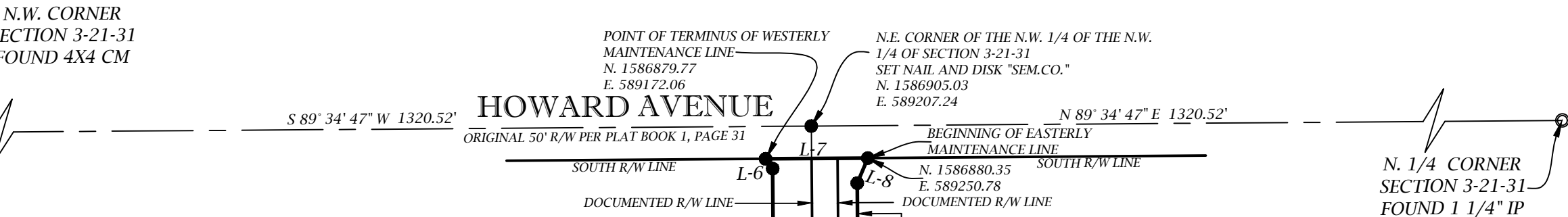
SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

NOTARY PUBLIC

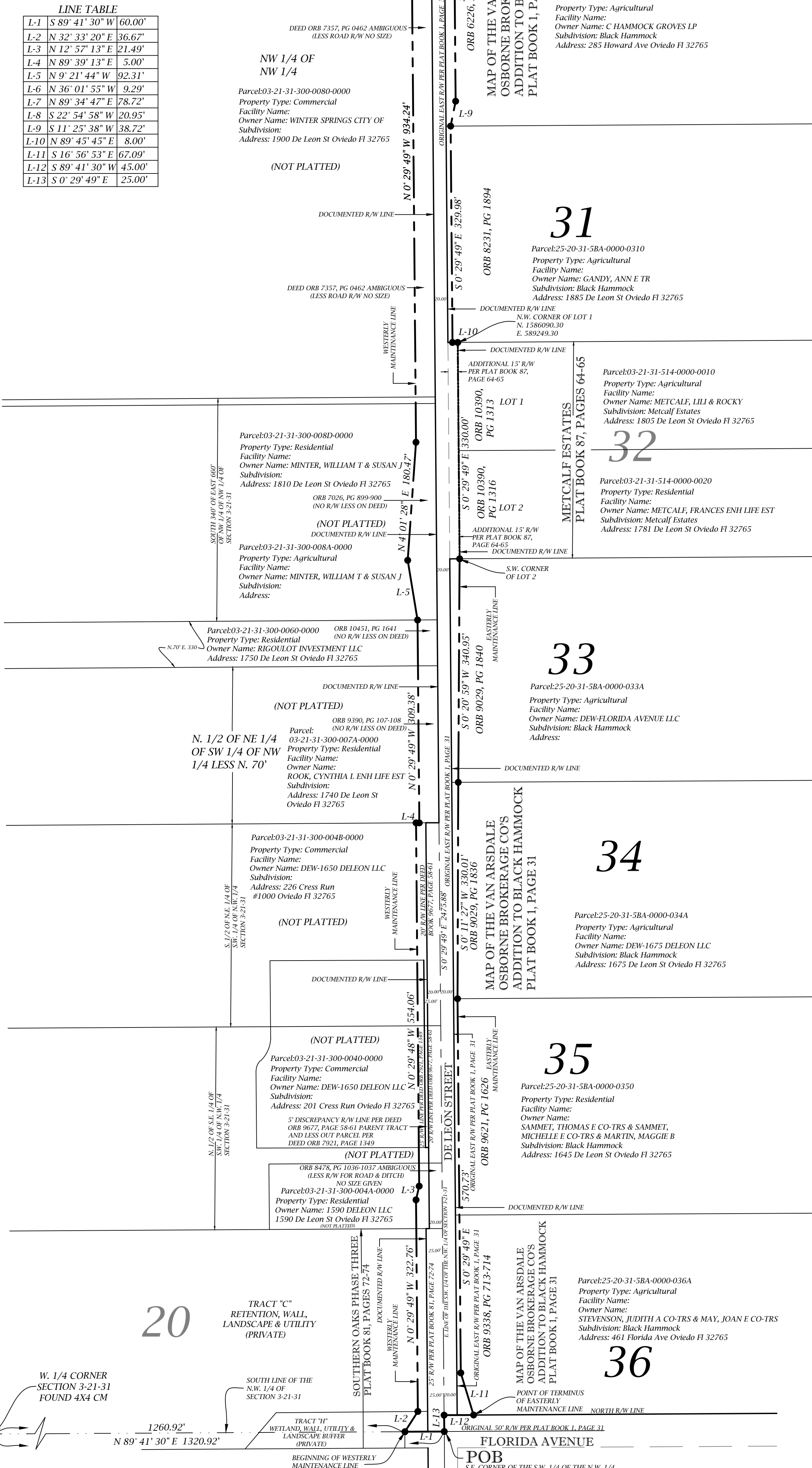
MY COMMISSION EXPIRES \_\_\_\_\_

## SURVEYOR'S NOTES

- UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
- SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON TO THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
- ALL STRUCTURE, DRAINAGE, UTILITY, TREE AND OTHER SYMBOLS ARE NOT TO SCALE AND ARE FOR INFORMATION ONLY.
- ATTENTION IS DIRECTED TO THE FACT THAT THE SCALE OF THESE MAPS MAY BE ALTERED BY REPRODUCTION AND/OR ELECTRONIC FILE CONVERSION OF THE ORIGINAL DRAWING FILE FORMAT. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER FJ-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE. THE MAP AND MEASUREMENT DATA SHOWN HEREON USED FOR THIS SURVEY MEET THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED DATUM, HOLDING THE EAST LINE OF THE WEST 1/2 OF SECTION 3-21-31, AS BEING S 0°29'49" E.



LINE TABLE			
L-1	S 89° 41' 30" W	60.00'	
L-2	N 32° 33' 20" E	36.67'	
L-3	N 12° 57' 13" E	21.49'	
L-4	N 89° 39' 13" E	5.00'	
L-5	N 9° 21' 44" W	92.31'	
L-6	N 36° 01' 55" W	9.29'	
L-7	N 89° 34' 47" E	78.72'	
L-8	S 22° 54' 58" W	20.95'	
L-9	S 11° 25' 38" W	38.72'	
L-10	N 89° 45' 45" E	8.00'	
L-11	S 16° 56' 53" E	67.09'	
L-12	S 89° 41' 30" W	45.00'	
L-13	S 0° 29' 49" E	25.00'	



20

34

35

36

MAGNETIC

Scale 1" = 100'

SEMINOLE COUNTY  
SURVEY SECTION  
OF THE  
ROADS-STORMWATER DIVISION  
OF THE  
PUBLIC WORKS DEPARTMENT  
149 BUSH LOOP BLVD.  
SANFORD, FLORIDA 32773  
407-665-5647

### LEGEND

- SET IRON ROD AND CAP MARKED "SEM.CO." UNLESS OTHERWISE NOTED
- FOUND IRON PIN OR PIPE
- SET CONCRETE MONUMENT
- FOUND CONCRETE MONUMENT
- △ SET WOOD HUB & TACK
- X - X FENCE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- R/W - RIGHT OF WAY
- PL - PROPERTY LINE
- PC - POINT OF CURVE
- PT - POINT OF TANGENCY
- PI - POINT OF INTERSECTION
- PCC - POINT OF COMPOUND CURVE
- PRC - POINT OF REVERSE CURVE
- M - MEASURED
- P - PLAT
- F - FIELD
- C - CALCULATED