

BOUNDARY SURVEY



PARCEL 1 (TAKEDOWN AREAS 1, 2 AND 3 - OVERALL)

DESCRIPTION: That part of Sections 19, 20, 29 and 30, Township 23 South, Range 31 East, Orange County, Florida, described as follows: BEGIN at the Northeast corner of the Southeast 1/4 of said Section 19; thence S89°10'4" along the North line of the South 1/2 of said Section 19 for a distance of 5742.62';

TAKEDOWN AREA 2

DESCRIPTION: That part of Sections 19, 20, 29 and 30, Township 23 South, Range 31 East, Orange County, Florida, described as follows: Commence at the Northeast corner of the Southeast 1/4 of said Section 19; thence S89°10'4" along the North line of the South 1/2 of said Section 19 for a distance of 6104.62';

EASEMENT 2

DESCRIPTION: That part of Sections 19 and 30, Township 23 South, Range 31 East, Orange County, Florida, described as follows: Commence at the Northeast corner of the Southeast 1/4 of said Section 19; thence S89°10'4" along the North line of the South 1/2 of said Section 19 for a distance of 6104.62';

RESERVATIONS

1. Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. 2. Apparent Physical Use Only or from adjoining property or abutting streets is shown herein as "APU".

SURVEYOR'S NOTES:

1. The features, lines and coordinates shown herein are in grid projection, relative to National Geodetic Survey Monument 028 211 Bob Dundon (ID #47328; Northing = 1492848.83, Easting = 604844.22, Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment. Unless shown otherwise all dimensions on this survey are Grid Dimensions in U.S. survey feet based on said Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment. Average scale factor for the subject property: 0.99994823.

PARCEL 2

DESCRIPTION: A parcel of land lying in the Northeast 1/4 of Section 19, Township 23 South, Range 31 East, Orange County, Florida, more particularly described as follows: Commencing at the East 1/4 corner of Section 19, Township 23 South, Range 31 East, Orange County, Florida, run S29°51'00" along the Southeast 1/4 of said Section 19, a distance of 100.00 feet to a point on the 120' City of Orlando Right-of-Way reservation (proposed East Right-of-Way line of the Lintonchuckee Trail Extension);

TAKEDOWN AREA 3

DESCRIPTION: That part of Sections 29 and 30, Township 23 South, Range 31 East, Orange County, Florida, described as follows: Commence at the Northeast corner of the Southeast 1/4 of said Section 19, Township 23 South, Range 31 East, Orange County, Florida, run S29°51'00" along the Southeast 1/4 of said Section 19, a distance of 100.00 feet to a point on the 120' City of Orlando Right-of-Way reservation (proposed East Right-of-Way line of the Lintonchuckee Trail Extension);

EASEMENT 4

DESCRIPTION: That part of Sections 19 and 20, Township 23 South, Range 31 East, Orange County, Florida, described as follows: BEGIN at the Northeast corner of the Southeast 1/4 of said Section 19; thence S89°10'4" along the North line of the South 1/2 of said Section 19 for a distance of 6104.62';

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TAKEDOWN AREA 1

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LEGEND

Table with columns for SYMBOLS and ABBREVIATIONS. Includes symbols for various survey features like bearings, distances, curves, and easements.

PARCEL 2

DESCRIPTION: A parcel of land lying in the Northeast 1/4 of Section 19, Township 23 South, Range 31 East, Orange County, Florida, more particularly described as follows: Commencing at the East 1/4 corner of Section 19, Township 23 South, Range 31 East, Orange County, Florida, run S29°51'00" along the Southeast 1/4 of said Section 19, a distance of 100.00 feet to a point on the 120' City of Orlando Right-of-Way reservation (proposed East Right-of-Way line of the Lintonchuckee Trail Extension);

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EASEMENT 4

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RESERVATIONS

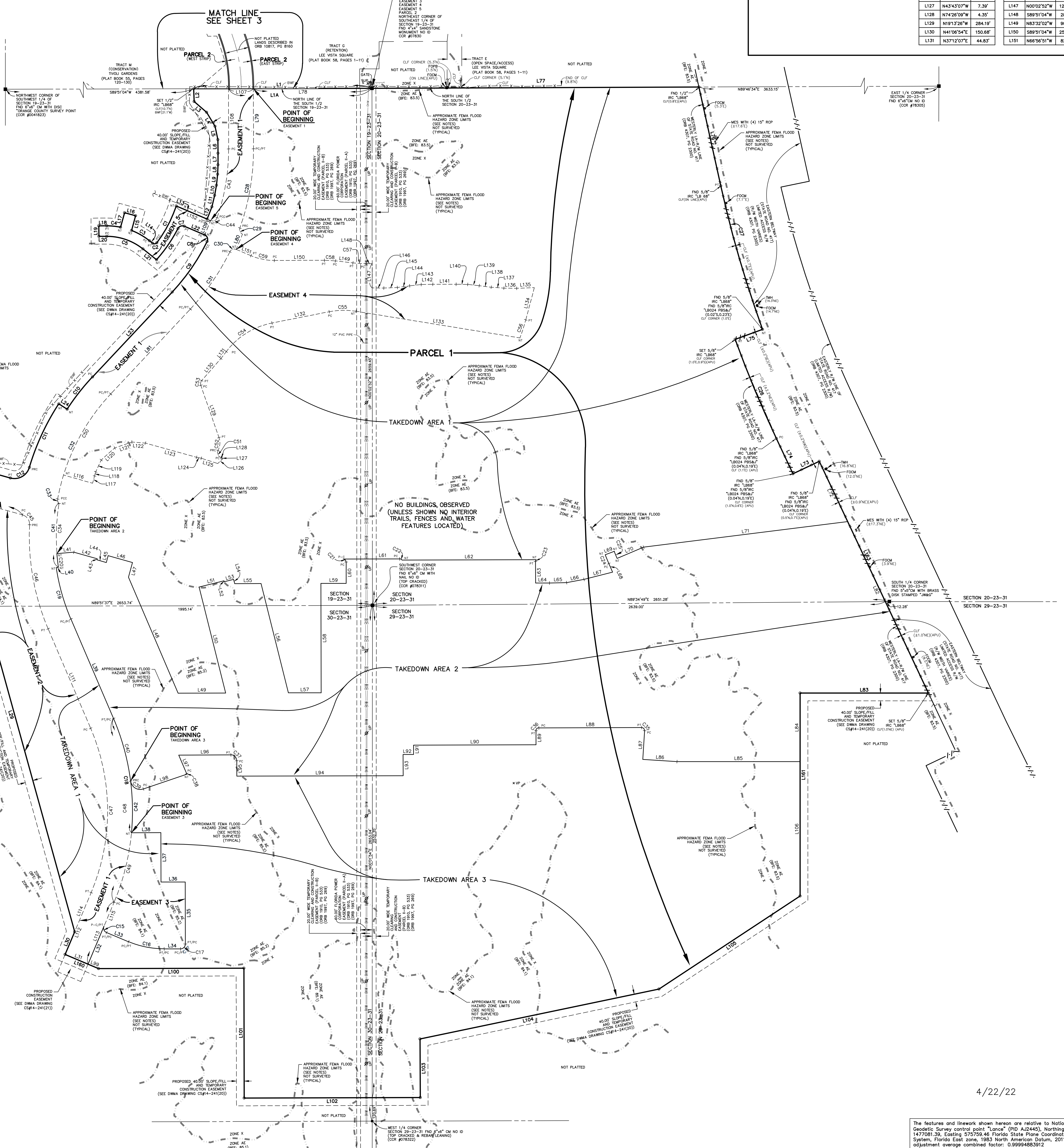
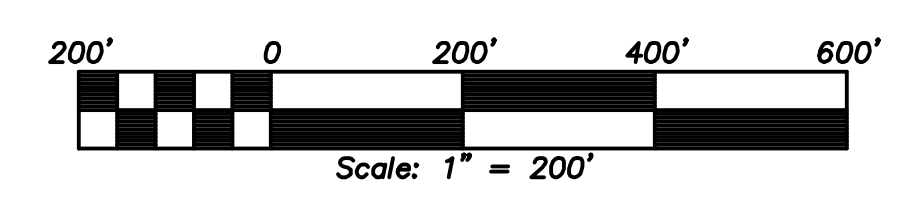
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BOUNDARY SURVEY

SEE SHEET 1 FOR NOTES AND DESCRIPTION



TAKEDOWN AREAS 1, 2 AND 3 (OVERALL) CURVE AND LINE TABLES. This table contains curve and line data for the first three takedown areas, including columns for number, radius, delta, length, chord, and chord bearing.

EASEMENT 1 CURVE AND LINE TABLES. This table contains curve and line data for Easement 1, including columns for number, radius, delta, length, chord, and chord bearing.

TAKEDOWN AREA 1 CURVE AND LINE TABLES. This table contains curve and line data for Takedown Area 1, including columns for number, radius, delta, length, chord, and chord bearing.

EASEMENT 5 CURVE AND LINE TABLES. This table contains curve and line data for Easement 5, including columns for number, radius, delta, length, chord, and chord bearing.

TAKEDOWN AREA 2 CURVE AND LINE TABLES. This table contains curve and line data for Takedown Area 2, including columns for number, radius, delta, length, chord, and chord bearing.

EASEMENT 2 CURVE AND LINE TABLES. This table contains curve and line data for Easement 2, including columns for number, radius, delta, length, chord, and chord bearing.

TAKEDOWN AREA 3 CURVE AND LINE TABLES. This table contains curve and line data for Takedown Area 3, including columns for number, radius, delta, length, chord, and chord bearing.

EASEMENT 3 CURVE AND LINE TABLES. This table contains curve and line data for Easement 3, including columns for number, radius, delta, length, chord, and chord bearing.

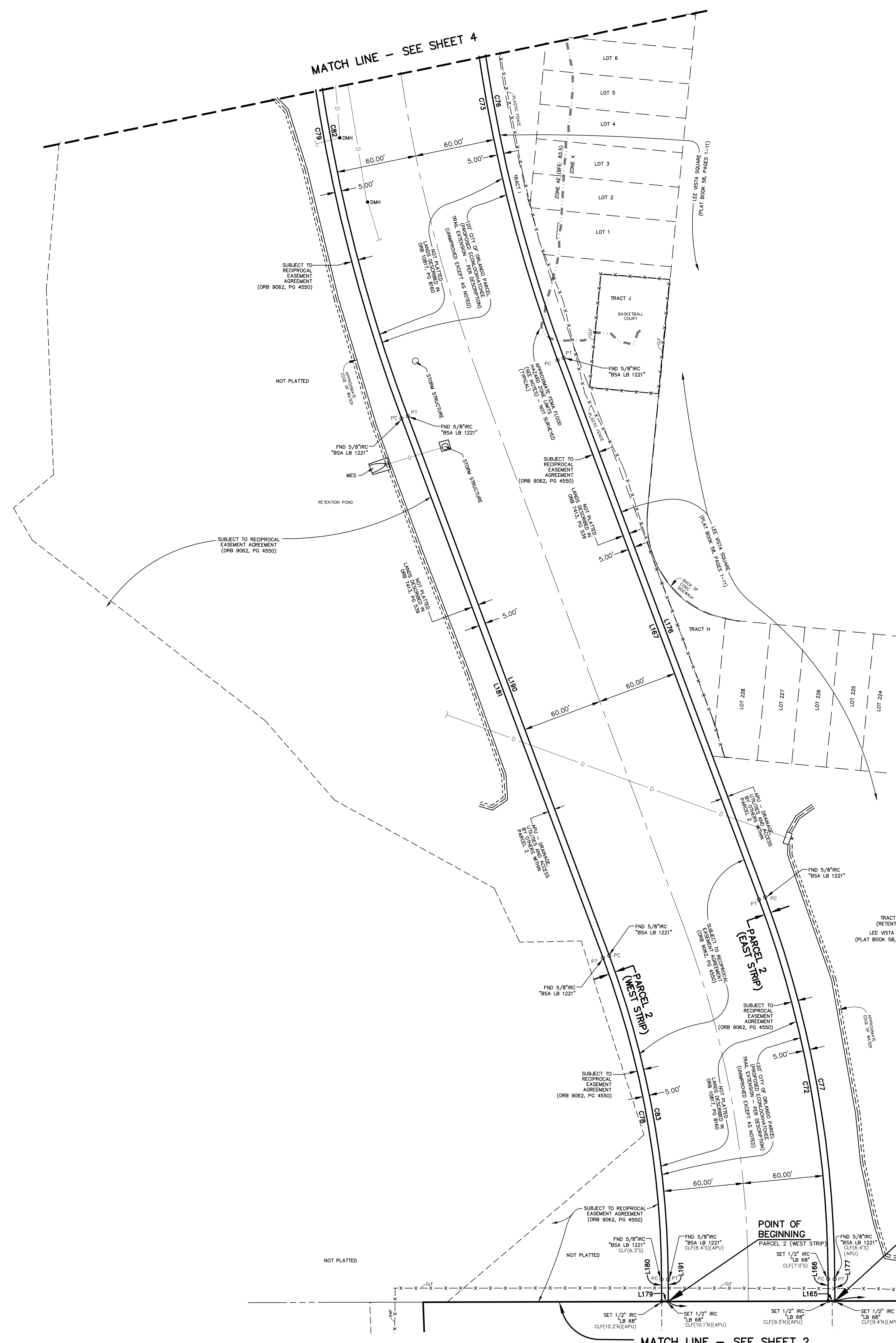
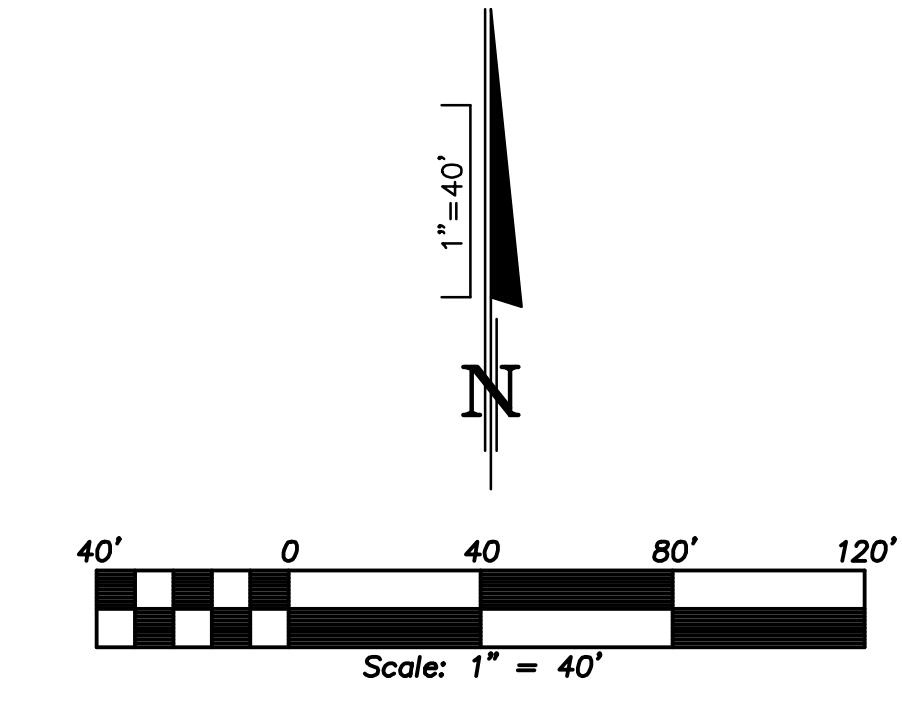
CURVE AND LINE TABLES FOR EASEMENT 4. This table contains curve and line data for Easement 4, including columns for number, radius, delta, length, chord, and chord bearing.

Vertical information block on the right side of the page. It includes the company name 'DONALD W. MCINTOSH ASSOCIATES, INC.', the project name 'Beachline North Residential, LLC', the sheet number '2 of 4', and the date '4/22/22'. It also contains a grid for revision and a table for field books.

4/22/22

Notes and disclaimers at the bottom right of the page, including a reference to the National Geodetic Survey control point 'Lance' (IPD A2445), North Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment, and a disclaimer about the accuracy of the survey.

BOUNDARY SURVEY
SEE SHEET 1 FOR NOTES AND DESCRIPTION



CURVE TABLE (THIS SHEET ONLY)					LINE TABLE (THIS SHEET ONLY)				
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING	NUMBER	BEARING (D)	DISTANCE	BEARING (D)
C72	820.00'	201°14'	290.95'	289.43'	N101°18'45"W	L164	S89°51'04"W	608.42'	S89°51'08"W
C73	1130.00'	201°14'	400.94'	398.84'	N101°18'44"W	L165	S89°51'04"W	5.00'	S89°51'08"W
C76	1125.00'	201°14'	399.17'	397.08'	S101°18'44"E	L166	N00°08'52"W	16.49'	
C77	825.00'	201°14'	292.72'	291.12'	S101°18'45"E	L167	N20°28'37"W	432.33'	
C78	835.00'	201°14'	294.60'	293.01'	N101°18'45"W	L176	S102°28'37"E	432.33'	
C79	1255.00'	201°14'	445.59'	442.96'	N101°18'44"W	L177	S00°08'52"E	16.49'	
C82	1250.00'	201°14'	443.52'	441.20'	S101°18'44"E	L178	S89°51'04"W	733.42'	S89°51'08"W
C83	700.00'	201°14'	248.37'	247.07'	S101°18'45"E	L179	S89°51'04"W	5.00'	S89°51'08"W
						L180	N00°08'52"W	16.49'	
						L181	N20°28'37"W	432.33'	
						L182	S102°28'37"E	432.33'	
						L191	S00°08'52"E	16.49'	

* (M) = AS MEASURED * (D) = AS DESCRIBED

NOTE: UNDERGROUND UTILITIES SHOWN HEREON MAY NOT COMPRISE ALL UTILITIES WITHIN OR ADJUTING THE SUBJECT PROPERTY. SEE SURVEYOR'S NOTES ON SHEET 1 FOR ADDITIONAL INFORMATION.

The features and linework shown hereon are relative to National Geodetic Survey control point "Lance" (PID A2445), Northing 1437081.30, Easting 575758.46 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined factor: 0.99994883912 (1.00005116349757). All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

DONALD W. McINTOSH ASSOCIATES, INC.

BOUNDARY SURVEY

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088

CERTIFICATE OF AUTHORIZATION NO. LBBS

DRAWN BY: BMW CHECKED BY: SC SCALE: 1"=40' JOB NUMBER: 20577

DATE: 12/20/21 FIELD BOOKS: 1660, 1681

NO. | DATE | DESCRIPTION | REVISIONS

SEE SHEET 1 FOR REASONS

PREPARED FOR: **Beachline North Residential, LLC**

DRAWING: **CS# 14-2N(24A)**

SHEET: **3 OF 4**

VISTA PARK PHASE 1 CLOSING BOUNDARY SURVEY

4/22/22

Printed: P:\21-20-2022 - 08-3488
F:\Projects\1908\Survey\1908\1908-08-3488\1908-08-3488-01\1908-08-3488-01-24(24A) Vista Park Phase 1 Boundary Survey.dwg

