

## LEGAL DESCRIPTION

A portion of a parcel of land as described in Official Record Book 10919, Page 4753 of the Public Records of Orange County, Florida. Said parcel being more particularly described as follows:

COMMENCE at the southwest corner of land as described in Document# 20180589426 of the Public Records of Orange County, Florida; thence South 89° 47' 55" East along the southerly line of lands as described in said Document# 20180589426 a distance of 35.28 feet to the POINT OF BEGINNING, continue along said southerly line the following courses, said point being a point of curvature of a curve to the left, having a radius of 640.00 feet, a central angle of 31° 56' 38" and a chord of 352.21 feet that bears North 74° 13' 47" East; thence along the arc of said curve a distance of 356.81 feet to the point of tangency; thence North 58° 15' 28" East, 210.02 feet to the point of curvature of a curve to the right, having a radius of 510.00 feet, a central angle of 10° 04' 27" and a chord of 89.56 feet that bears North 63° 17' 41" East; thence along the arc of said curve a distance of 89.67 feet to a point on the East line of the southeast quarter of Section 25, Township 23 South, Range 30 East; thence South 00° 07' 40" West along said East line 269.32 feet to a point on a non-tangent curve concave southerly, having a radius of 1500.00 feet, a central angle of 9° 32' 29" and a chord of 249.51 feet that bears North 85° 01' 40" West; thence along the arc of said curve a distance of 249.80 feet to the point of tangency; thence North 89° 47' 55" West, 348.40 feet to the POINT OF BEGINNING.

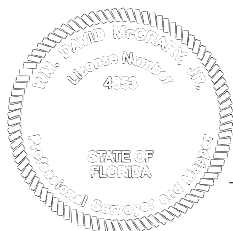
Said parcel contains 1.33 acres, more or less.

## NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL ELECTRONIC SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST, THAT BEARING BEING N 00°07'40" E (ASSUMED).

## CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



SIGNED FOR VHB BY:  
WM. DAVID MCCRARY, P.L.S.  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 4853

SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST - ORANGE COUNTY, FLORIDA



Vanasse Hangen Brustlin, Inc.

Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

DRAWN BY: C.A.P. CHECKED: W.D.M.

PROJECT # 63779.00

DRAWING: 63779.00 Sk&Desc Existing PD

Triangle.dwg

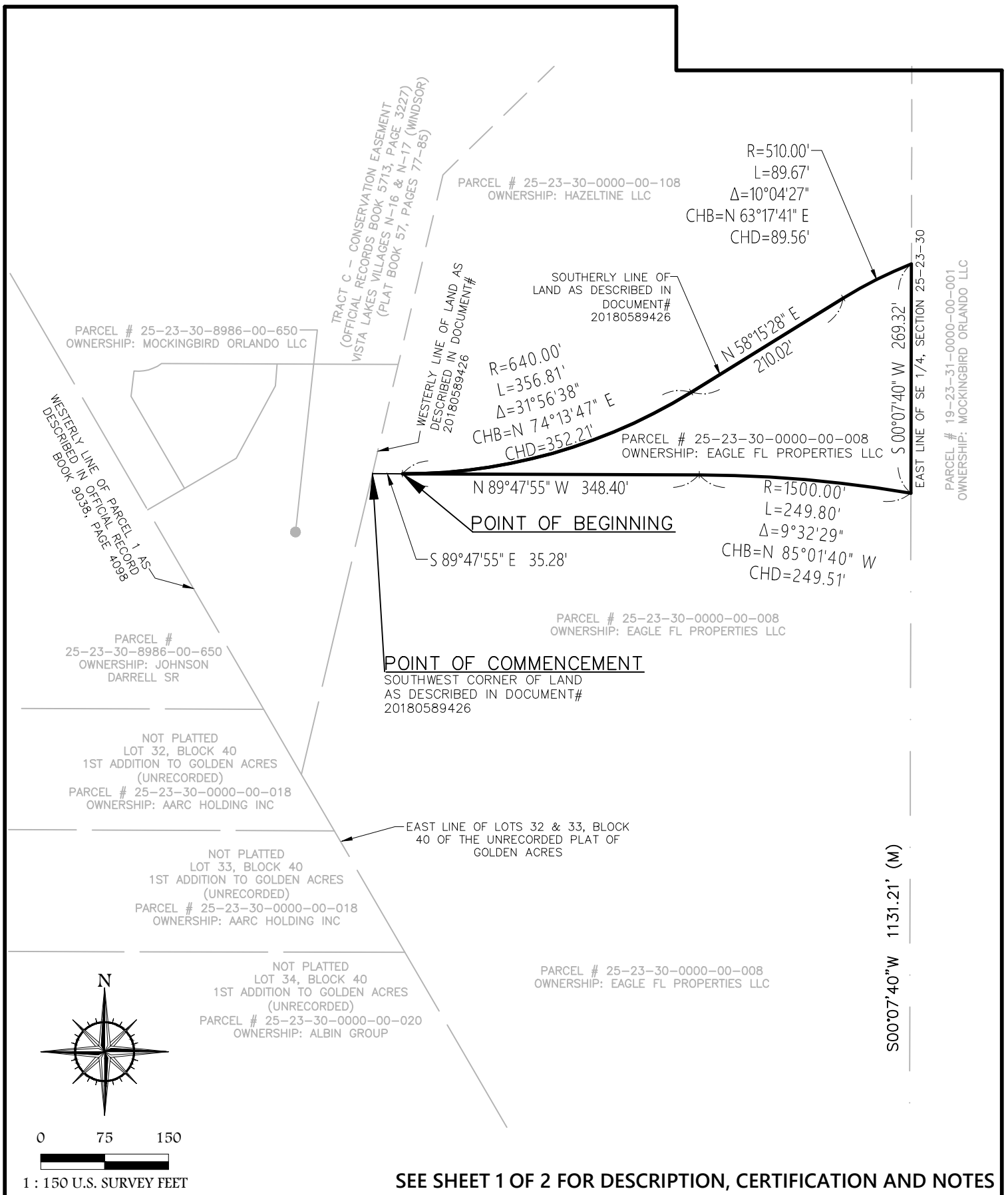
DRAWING DATE: 05/13/2022

SHEET 1 OF 2

**SKETCH & DESCRIPTION**  
**Existing PD Triangle**

ISSUED FOR:

**Sullivan Properties Inc**



SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST - ORANGE COUNTY, FLORIDA



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SCALE: 1" = 150'	SHEET 2 OF 2

## SKETCH & DESCRIPTION

Existing PD Triangle

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