

LEGAL DESCRIPTION

A portion of a parcel of land as described in Official Record Book 7269, Page 3555 of the Public Records of Orange County, Florida. Said parcel being more particularly described as follows:

BEGIN at the southeast corner of the southeast quarter of Section 25, Township 23 South, Range 30 East; thence North 00° 07' 40" East along the East line of the southeast quarter of said Section 25 a distance of 172.98 feet; thence leaving the East line of the southeast quarter of said Section 25, run South 89° 52' 20" East, 125.00 feet; thence North 00° 07' 40" East, 931.53 feet to a point on a non-tangent curve concave southerly, having a radius of 1500.00 feet, a central angle of 2° 22' 51" and a chord of 62.32 feet that bears South 74° 10' 58" East; thence along the arc of said curve a distance of 62.33 feet; thence South 00° 07' 40" West, 914.68 feet; thence South 42° 11' 35" West, 276.23 feet to a point on the East line of the northeast quarter of Section 36, Township 23 South, Range 30 East; thence North 00° 14' 54" East along the East line of the northeast quarter of said Section 36 a distance of 32.09 feet to the POINT OF BEGINNING.

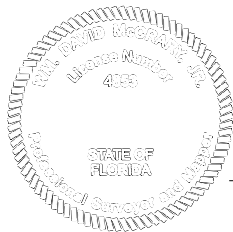
Said parcel contains 1.71 acres, more or less.

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 30 & 31, TOWNSHIP 23 SOUTH, RANGE 31 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 # 63779.02	
DRAWING: 63779.02 Sk&Desc Vista Park	
2.dwg	
DRAWING DATE:12/01/2022	
	SHEET 1 OF 2

SKETCH & DESCRIPTION Vista Park 2

ISSUED FOR:
Sullivan Properties Inc

PARCEL # 19-23-31-0000-00-001
OWNERSHIP: MOCKINGBIRD ORLANDO LLC

PARCEL # 25-23-30-0000-00-008
OWNERSHIP: EAGLE FL PROPERTIES LLC

$R=1500.00'$
 $L=62.33'$
 $\Delta=2^{\circ}22'51''$
 $CHB=S\ 74^{\circ}10'58''\ E$
 $CHD=62.32'$

PARCEL # 25-23-30-0000-00-008
OWNERSHIP: EAGLE FL PROPERTIES LLC

PARCEL # 19-23-31-0000-00-001
OWNERSHIP: MOCKINGBIRD ORLANDO LLC

N $00^{\circ}07'40''\ E$ 931.53'

PARCEL # 19-23-31-0000-00-001
OWNERSHIP: MOCKINGBIRD ORLANDO LLC

S $00^{\circ}07'40''\ W$ 914.68'

PARCEL # 19-23-31-0000-00-001
OWNERSHIP: MOCKINGBIRD ORLANDO LLC

EAST LINE OF SE 1/4, SECTION 25-23-30

POINT OF BEGINNING

POINT OF COMMENCEMENT
SE CORNER OF SE 1/4 OF SECTION 25-23-30
NE CORNER OF NE 1/4 OF SECTION 36-23-30

N $00^{\circ}14'54''\ E$
32.09'

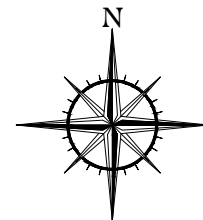
EAST LINE OF NE 1/4, SECTION 36-23-30

S $89^{\circ}52'20''\ E$

125.00'

172.98'

S $42^{\circ}11'35''\ W$ 276.23'



0 75 150

1 : 150 U.S. SURVEY FEET

LEGEND

Δ = DELTA / CENTRAL ANGLE
CHD = CHORD BEARING & DISTANCE
L = ARC LENGTH
R = CURVE RADIUS
CHB = CHORD BEARING

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

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SCALE: 1" = 150'	SHEET 2 OF 2

SKETCH & DESCRIPTION Vista Park 2

ISSUED FOR:
Sullivan Properties Inc