

DESCRIPTION (BY THIS SURVEYOR):

A PORTION OF ROCKMONT COURT, AS SHOWN ON EDGEWATER COURT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK S, PAGE 92, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 8, EDGEWATER COURT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK S, PAGE 92, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°21'27" WEST, A DISTANCE OF 117.54 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF ROCKMONT COURT, AS SHOWN ON SAID PLAT TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 912.93 FEET, A CENTRAL ANGLE OF 03°47'05", A CHORD BEARING OF NORTH 06°17'24" WEST, AND A CHORD DISTANCE OF 60.29 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, FROM A TANGENT BEARING OF NORTH 08°10'57" WEST, NORTHWESTERLY A DISTANCE OF 60.30 FEET ALONG THE ARC OF SAID CURVE TO THE NORTH RIGHT OF WAY LINE OF SAID ROCKMONT COURT; THENCE NORTH 89°21'27" EAST, A DISTANCE OF 123.47 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN INSTRUMENT NUMBER 20250182774, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, SOUTH 00°38'33" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,250 SQUARE FEET, MORE OR LESS.