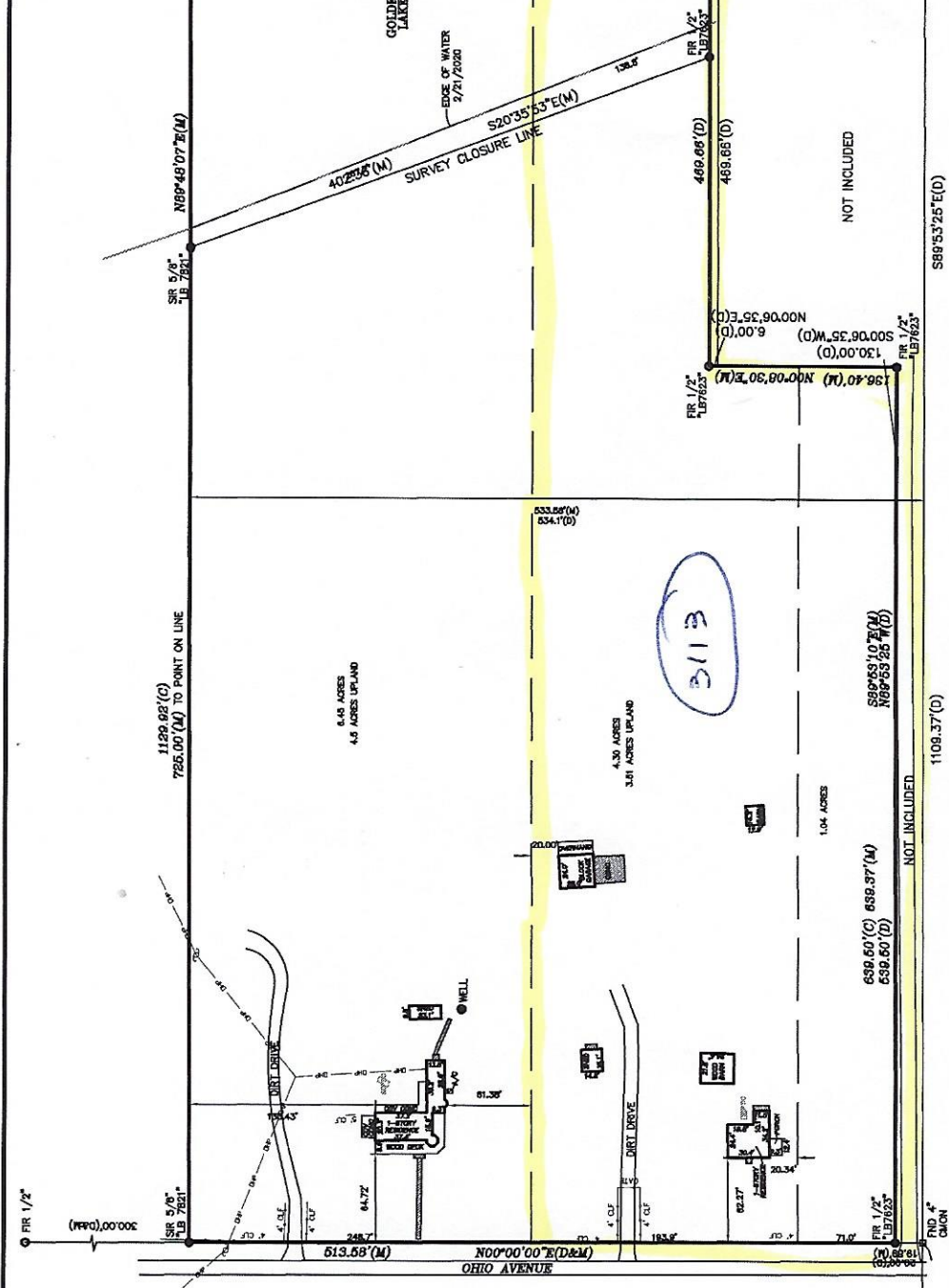


**LEGAL DESCRIPTION**  
 The South 534.1 feet of the North 1446.1 feet of the East 17.12 chains of the West 1/4 of the Northwest 1/4, Section 8, Township 20 South, Range 31 East, Seminole County, Florida; and  
 From the Northwest corner of Section 8, Township 20 South, Range 31 East, Seminole County, Florida, thence run due South along the West line of said Section 8 for a distance of bearings a distance of 1446.10 feet; thence run South 89°53'25" East along the South line of the North 1446.10 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 8 a distance of 215.00 feet to a point on the East right-of-way line of Ohio Avenue and the Point of Beginning; thence continue South 89°53'25" East along said South line 1108.37 feet to a point on the South line of the Northwest 1/4 of said Section 8; thence run North 00°00'00" East 150.00 feet to the Point of Beginning; thence run North 00°00'00" East 150.00 feet to the Point of Beginning; thence run South 00°00'00" West 150.00 feet to a point on the aforementioned East right-of-way line of Ohio Avenue; thence run due South along said East right-of-way line 20.00 feet to the Point of Beginning.

**LESS AND EXCEPT:**  
 A PORTION OF SECTION 08, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 08, TOWNSHIP 20 SOUTH, RANGE 31 EAST, RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1446.10 FEET; THENCE RUN SOUTH 89 DEGREES 53 MINUTES 25 SECONDS WEST, A DISTANCE OF 215.00 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 215.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OHIO AVENUE; THENCE CONTINUE SOUTH 89 DEGREES 53 MINUTES 25 SECONDS EAST, A DISTANCE OF 1108.37 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN NORTH 89 DEGREES 53 MINUTES 25 SECONDS WEST, A DISTANCE OF 489.88 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 6.00 FEET; THENCE RUN SOUTH 89 DEGREES 53 MINUTES 25 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 89 DEGREES 53 MINUTES 25 SECONDS WEST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.



**LEGEND & ABBREVIATIONS**

- FIR = FOUND IRON ROD
- FR = FOUND IRON PIPE
- IR = IRON ROD
- SET IRON ROD
- CMON = CONCRETE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- LB = LICENSED BUSINESS
- CB = CHORD BEARING
- R/W = RIGHT-OF-WAY
- CONV = COVERED
- A/C = AIR CONDITIONER
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- WB.F. = WOOD BOARD FENCE
- W.V.F. = WHITE VINYL FENCE
- PLAT DIMENSION
- (P) = PERMANENTLY MEASURED
- (C) = CENTERLINE
- W.M. = WATER METER
- CB = CABLE RISER
- TR = TELEPHONE RISER
- (E) = ELECTRIC RISER
- (P) = POWER POLE

- SURVEYOR'S NOTES:**
1. BASIS OF BEARING - THE EASTERLY RIGHT-OF-WAY LINE OF OHIO AVENUE AS BEING N00°00'00"E, PER DEED
  2. DATE OF FIELD SURVEY: FEBRUARY 21, 2020
  3. PARCEL CONTAINS 11.79 ACRES, MORE OR LESS.
  4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
  5. PROPERTY LINES SHOULD NOT BE ESTABLISHED USING BUILDING TIES.
  6. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.
  7. SURVEY FILE NUMBER: 20-02-124
  8. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF SEMINOLE COUNTY, FLORIDA, COMMUNITY PANEL NO. 1217700215P, EFFECTIVE DATE SEPTEMBER 28, 2007, THIS PROPERTY IS LOCATED WITHIN A FLOODPLAIN, DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL FLOOD CHANGE FLOODPLAIN.
  9. THE LEGAL DESCRIPTION WAS TAKEN FROM A PORTION OF THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK B299, PAGE 416, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9155, PAGE 1701, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**BOUNDARY SURVEY CERTIFIED**  
 KIRTLEY HIGGINBOTHAM

**PROPERTY ADDRESS:**  
 3113 OHIO AVENUE  
 SANFORD, FL 32773