

# LEGAL DESCRIPTION

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A STRIP OF LAND, BEING A PORTION OF STARWOOD DRIVE (A 70.00 FOOT WIDE PUBLIC RIGHT-OF-WAY), LYING IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, ALOMA ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 84, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00°25'41" EAST 70.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STARWOOD DRIVE; THENCE RUN SOUTH 89°34'19" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 343.70 FEET; THENCE RUN SOUTH 00°47'25" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STARWOOD DRIVE, 584.01 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN SOUTH 89°37'16" WEST, 70.00 FEET TO A POINT LYING ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, PER EASTERN BELTWAY RIGHT-OF-WAY MAP, CONTRACT NO. 77310-6410-105, SEMINOLE COUNTY EXPRESSWAY AUTHORITY; THENCE RUN NORTH 00°47'25" WEST, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 653.95 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STARWOOD DRIVE; SAID POINT ALSO LIES ON THE SOUTHERLY LINE OF A PROPOSED PLAT OF PARKPLACE AT ALOMA; THENCE RUN NORTH 89°34'19" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 414.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 1.604 ACRES, MORE OR LESS.

## SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTHERLY RIGHT-OF-WAY LINE OF STARWOOD DRIVE, BEING NORTH 89°34'19" EAST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

  
DAVID A. WHITE, P.S.M.  
FLORIDA REGISTRATION NO. 4044  
PEC - SURVEYING AND MAPPING, LLC.  
CERTIFICATE OF AUTHORIZATION L.B. #7808  
DATE OF SIGNATURE: 06-29-2017

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

**PEC**

**SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

**SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST**

DATE: JUNE 29, 2017

PREP BY: J.L.M.

DRAWN BY: J.L.M.

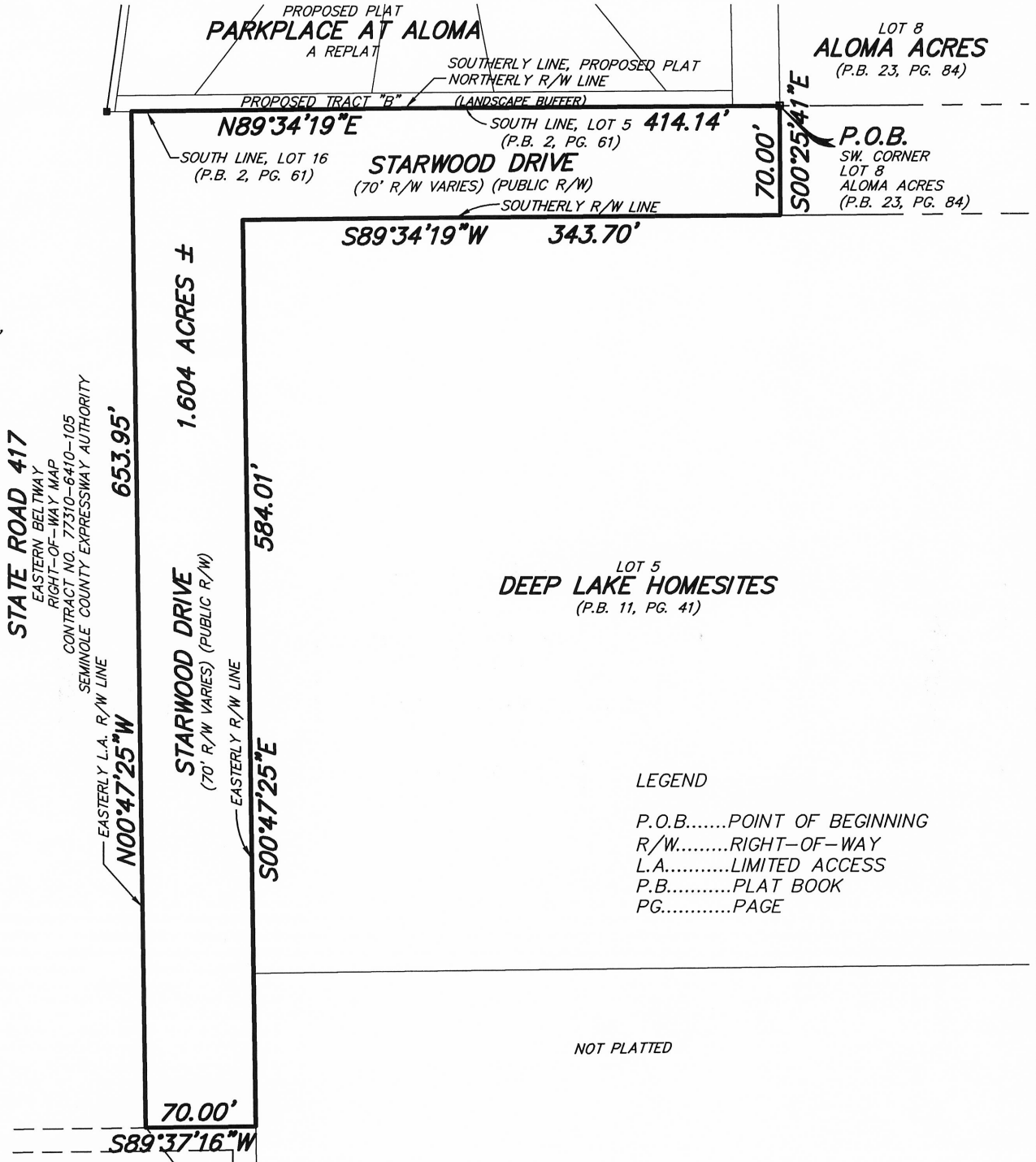
JOB #: 17-088

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# LEGAL DESCRIPTION



SCALE  
1" = 100'



(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 2 OF 2

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