

NO.	DATE	REVISIONS
1	06/09/07	LESS OUT POND

BOUNDARY & TOPOGRAPHIC SURVEY
OF
OSCEOLA COUNTY MIDDLE SCHOOL "CC"
OSCEOLA COUNTY, FLORIDA
SECTIONS 7 & 18-25-27



JOB NO.:	7042704
FIELD DATE:	05/14/07
SCALE:	1" = 80'
DRAWN BY:	UB
APPROVED BY:	DMD
DRAWING FILE #	7042704.BNDY
TOPODWG	

LEGAL DESCRIPTION (AS FURNISHED)

A PORTION OF FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION LYING IN SECTIONS 7 & 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 89°07'35" WEST ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 173.35 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 0°01'28" EAST, A DISTANCE OF 155.74 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PROPOSED GOODMAN ROAD, SAID POINT BEING THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE POINT LIES SOUTH 31°33'53" WEST, A RADIAL DISTANCE OF 1,000.00 FEET; THENCE WESTERLY ALONG THE ARC AND ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 32°24'18", A DISTANCE OF 565.58 FEET; THENCE CONTINUE ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE, SOUTH 89°07'35" WEST, A DISTANCE OF 573.96 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°42'33"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 39.58 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PROPOSED WESTSIDE BOULEVARD; THENCE RUN NORTH 0°09'52" WEST ALONG SAID PROPOSED EAST RIGHT OF WAY LINE, A DISTANCE OF 1,302.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE RUN NORTH 89°12'07" EAST ALONG SAID NORTH LINE, A DISTANCE OF 399.93 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 38°49'24" EAST, A DISTANCE OF 1,182.14 FEET; THENCE RUN SOUTH 0°01'28" EAST, A DISTANCE OF 394.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED POND:

A PORTION OF LOTS 11 AND 13, BLOCK D OF FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION LYING IN SECTION 7, TOWNSHIP 25 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE RUN NORTH 89° 12' 07" EAST, ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 399.93 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 38° 49' 24" EAST, A DISTANCE OF 602.71 FEET; THENCE RUN SOUTH 89° 50' 08" WEST, A DISTANCE OF 776.41 FEET TO A POINT ON THE WEST LINE OF SAID LOT 11, SAID LINE ALSO BEING THE EAST RIGHT OF WAY LINE OF PROPOSED WESTSIDE BLVD.; THENCE RUN NORTH 00° 09' 52" WEST ALONG SAID WEST LINE AND ALONG SAID PROPOSED EAST RIGHT OF WAY LINE, A DISTANCE OF 466.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.06 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (WRITTEN BY SURVEYOR)

A PORTION LOTS 11, 12, 13 AND 14 BLOCK D AND A PORTION OF LOTS 7 & 8 BLOCK A, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION LYING IN SECTIONS 7 & 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18-25-27; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 18-25-27 SOUTH 89°26'27" WEST, A DISTANCE OF 173.28 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE SOUTH 0°01'24" WEST, A DISTANCE OF 155.74 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GOODMAN ROAD ALIGNMENT; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES: FROM A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 32°24'18" AND A CHORD DISTANCE OF 558.07 FEET WHICH BEARS NORTH 74°21'24" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 565.57 FEET; THENCE SOUTH 89°26'27" WEST, A DISTANCE OF 573.93 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°42'33" AND A CHORD DISTANCE OF 35.57 FEET WHICH BEARS NORTH 45°12'16" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.58 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WESTSIDE BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 0°09'00" EAST, A DISTANCE OF 841.35 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE SOUTH 89°31'21" EAST, A DISTANCE OF 776.10 FEET; THENCE SOUTH 38°28'09" EAST, A DISTANCE OF 580.39 FEET; THENCE SOUTH 0°01'24" WEST, A DISTANCE OF 394.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.12 ACRES (919,812 SQUARE FEET), MORE OR LESS.

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7-25-27, HAVING A BEARING OF S89°26'27"W PER STATE PLANE COORDINATES.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND.
- I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120189 0010 P (MAP NUMBER 120970010 P) DATED 06/6/01, AND FOUND THE SUBJECT PROPERTY LIES IN THREE ZONES: ZONE X, AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN; SHADED X, AREA OF 500 YEAR FLOOD; AND ZONE AE, SPECIAL FLOOD HAZARD AREA INUNDAATED BY 100 YEAR FLOOD, BASE FLOOD ELEVATION VARIES.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.
- ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
- ELEVATIONS ARE BASED ON OSCEOLA BENCHMARK NO. OC-517, HAVING AN ELEVATION OF 110.73' (NGVD 29).
- THE INTENT OF THE LEGAL DESCRIPTION AS FURNISHED AND THE LEGAL DESCRIPTION WRITTEN BY SURVEYOR, ARE ONE AND THE SAME WITHOUT GAPS, GORES OR OVERLAPS.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD83, ADJUSTMENT OF 1990 AND ARE IN US FEET AND DECIMAL PARTS THEREOF.

LEGEND

- SET 1/2" IRON ROD & CAP LB #6393 (UNLESS OTHERWISE NOTED)
- R DENOTES RADIUS
- Δ DENOTES CENTRAL ANGLE
- L DENOTES ARC LENGTH
- C DENOTES CHORD LENGTH
- CB DENOTES CHORD BEARING
- ⊕ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊕ FIRE HYDRANT
- WV WATER VALVE
- ⊕ SEWER VALVE
- RWM RECLAIM WATER VALVE
- LB LICENSED BUSINESS
- RCP REINFORCED CONCRETE PIPE
- DI DUCTILE IRON PIPE
- PVC POLYCHLORIDE PIPE
- INVERT
- (D) PER FURNISHED DESCRIPTION
- SFE BASE FLOOD ELEVATION
- N XXXXX.XX NORTHING
- E XXXXX.XX EASTING

