

PLAT OF BOUNDARY FOR PLYMOUTH VENTURES, LLC
DESCRIPTION: EXHIBIT "A"

Parcel 1:

The West 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 21 South, Range 28 East, Orange County, Florida. Less and Except the North 30 feet thereof for road right-of-way.

And

The Northwest 1/4 of the Northwest 1/4 of Section 7, Township 21 South, Range 28 East, Orange County, Florida. Less and Except the East 400 feet of said Northwest 1/4 of the Northwest 1/4.

Also, Less and Except railroad right-of-way, as conveyed to Seaboard Airline Railroad Company a Virginia corporation, by virtue of Warranty Deed recorded in Deed Book 882, Page 129, Public Records of Orange County, Florida.

Also, Less and Except that portion thereof lying Northwesternly of said railroad right-of-way.

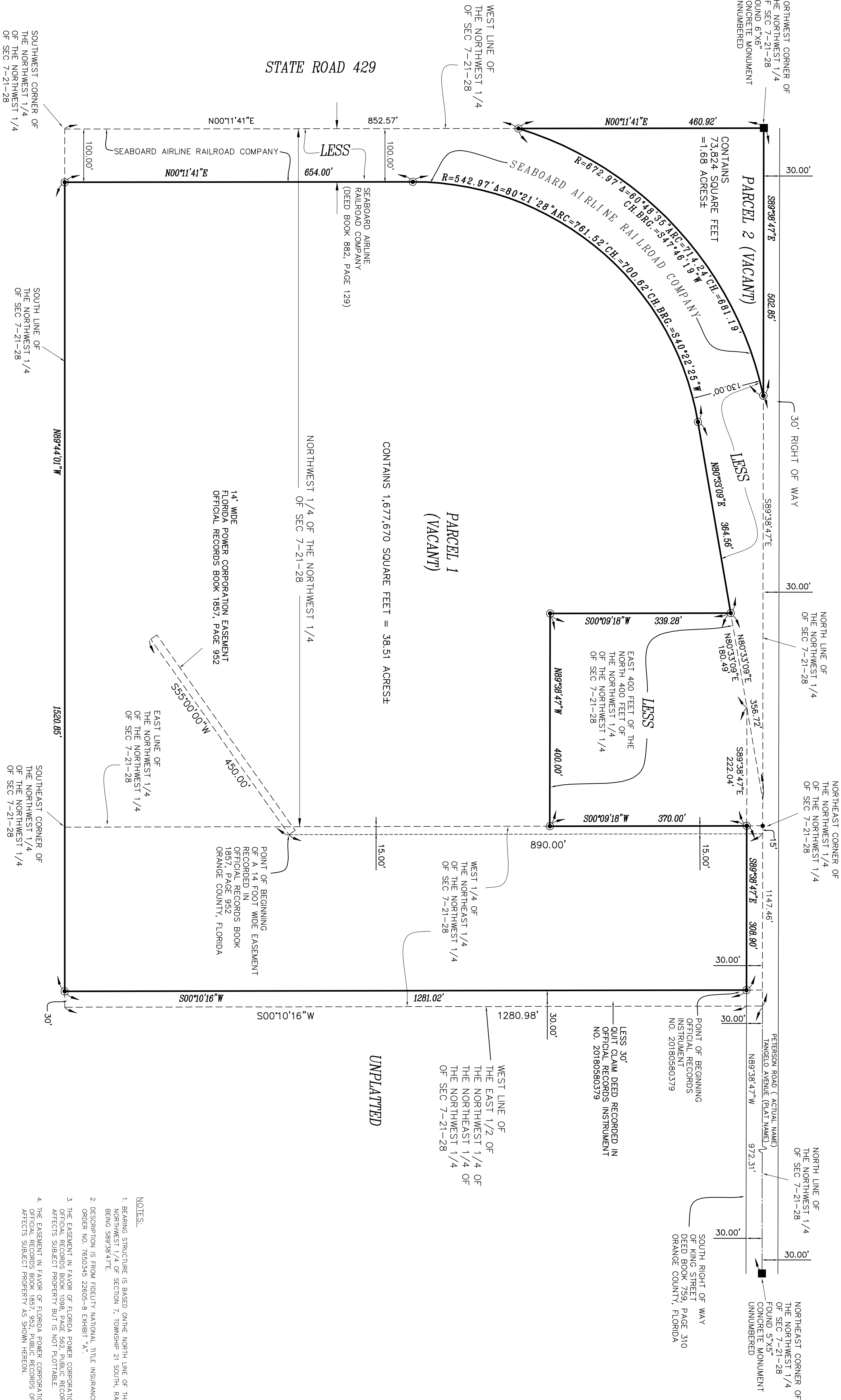
And

LESS that portion conveyed to the City of Apopka, Florida in Quit Claim Deed recorded in Official Records Instrument No. 20180580379, Public Records of Orange County, Florida.

Parcel 2:

That part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 21 South, Range 28 East, Orange County, Florida, lying Northwesternly of railroad right-of-way, as conveyed to Seaboard Airline Railroad Company, a Virginia corporation, by virtue of Warranty Deed recorded in Deed Book 882, Page 129, Public Records of Orange County, Florida.

PLYMOUTH CITRUS GROWERS ASSOCIATION SUBDIVISION REPLAT
PLAT BOOK "Y", PAGE 38



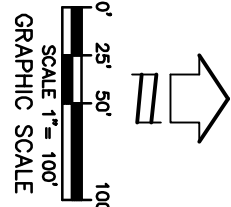
NOTES:

1. BEARING STRUCTURE IS BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST BEING 589'38'47"E.
2. DESCRIPTION IS FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 7650345 22805-8 EXHIBIT A-1.
3. THE EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 1098, PAGE 562, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AFFECTS SUBJECT PROPERTY BUT IS NOT FLOTTABLE.
4. THE EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 1857, 952, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

FLOOD CERTIFICATION:
BASED ON THE FLOOD ELEVATION
DETERMINED BY THE FLOOD INSURANCE
RATE MAP (FIRM) NO. 12088-0722 F
AND 2
COMBINED WITH PARCELS 1 AND 2
IN THE PLAT. THE FLOOD ELEVATION
IS 12.00 FEET (SUBJECT TO CHANGE).

ABBREVIATIONS/LEGEND

- LB - LICENSED BUSINESS
- ARC - ARC LENGTH
- CH - CHORD
- CH BRG - CHORD BEARING
- DELTA (CENTRAL ANGLE)
- P.T. - POINT OF TANGENCY
- P.I. - POINT OF INTERSECTION
- E. - CENTERLINE
- CONC-CONCRETE
- PA - PLAT BOOK
- CL - CONCRETE MONUMENT
- ST - SQUARE FEET
- SEC 7-21-28 - SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST



THIS SURVEY MEETS THE REQUIREMENTS OF PARAGRAPH 18, ARTICLE III, CHAPTER 32-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PRESENT TO SECTION 472.002 OF THE FLORIDA STATUTES.

THE UNDERSIGNED AND CAVONE, INC. LAND SURVEYORS AND MAPPERS MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, ETC. BLACK LINES FORMH ALL SUCH MATTERS SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.

CAVONE, INC.
LAND SURVEYORS AND MAPPERS
300 LINDWOOD, FLORIDA 32750-5480
TELEPHONE (407) 530-4368
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Michael F. Cavone
FLORIDA SURVEYOR & MAPPER NUMBER 2005
LICENSED BUSINESS NUMBER LAB59/3

REASON	DATE

W.O. STAKE LOT 2019-464 LOT BY KEVIN CAVONE

