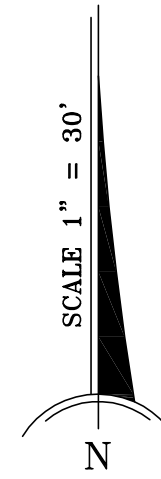


RECEIVED
3/30/2022
CITY OF EDGEWOOD



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

BOUNDARY SURVEY

DESCRIPTION:

PARENT PARCELS:

LOT 14, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALL OF THE ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Lot 14 and Lot 15, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, said point also being on the Southerly right of way line of Linson Court; thence run S75°36'31"E along said Southerly right of way line of Linson Court, a distance of 65.54 feet to the beginning of a curve concave to the North, having a radius of 168.44 feet; thence continue Easterly along said Southerly right of way line and along the arc of said curve through a central angle of 33°01'12", an arc distance of 97.07 feet, having a chord bearing of N87°52'53"E and a chord distance of 95.74 feet; thence run S18°37'58"E along the Southwesterly line of Lot 16, Block A, of said plat of Oak Lynn Second Plat, a distance of 103.67 feet; thence continue S59°56'01"E along said Southwesterly line of Lot 16, a distance of 50.00 feet; thence run S30°03'59"W, a distance of 84.23 feet; thence run N75°36'31"W along the Northerly line of Lot 12 of said plat of Oak Lynn Second Plat, a distance of 239.21 feet; thence run N14°23'29"E along the Southeasterly line of the aforesaid Lot 13, a distance of 154.32 feet to the Point of Beginning.

Contains 36,189 square feet or 0.831 acres, more or less.

NOTES:

- BEARING STRUCTURE SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE. BEARINGS SHOWN ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13-23-29 AS BEING N00°00'17"W AS MEASURED BETWEEN CCR #096121 AND CCR #096118.

- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.

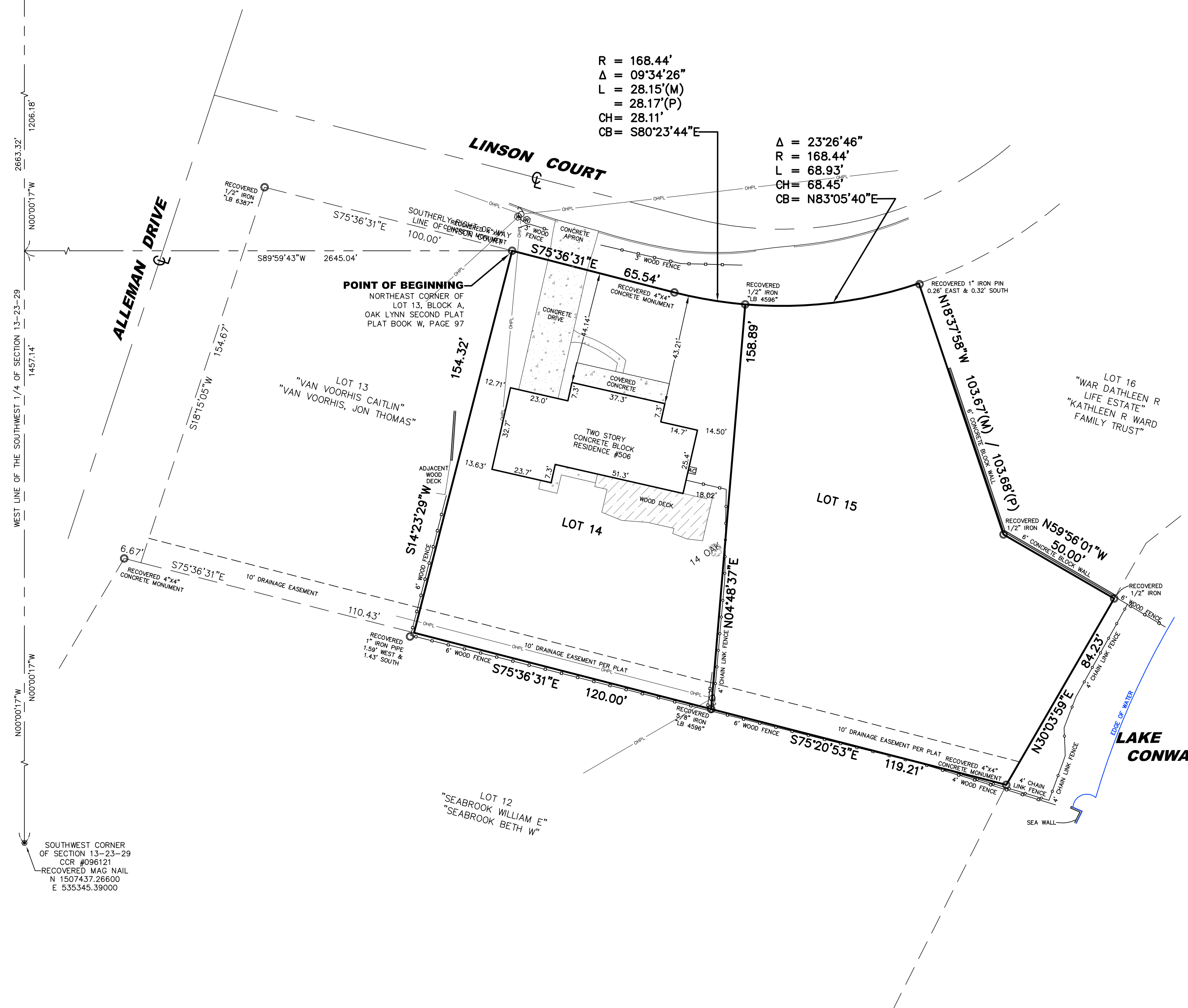
PLAT LETTER DATED FEBRUARY 24, 2022
(LOT 14 - #506 Linson Court, Edgewater, FL 32809)

4. The land is subject to the following matters:
- All matters contained on the Plat of Oak Lynn Second Plat, as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida. PLOTTED.
 - Bill of Sale recorded in OR. Book 2015, Page 87, Public Records of Orange County, Florida. *NOT A SURVEY ITEM.*

PLAT LETTER DATED FEBRUARY 24, 2022
(LOT 15 - #512 Linson Court, Edgewater, FL 32809)

4. The land is subject to the following matters:
- All matters contained on the Plat of Oak Lynn Second Plat, as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida. PLOTTED.
 - Bill of Sale recorded in OR. Book 2015, Page 87, Public Records of Orange County, Florida. *NOT A SURVEY ITEM.*

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13-23-29
CCR #096118
RECOVERED 5"x5" CM W/ IRON PIN
N 1510100.58599
E 535345.17049



ALLEMAN DRIVE

LINSON COURT

R = 168.44'
Δ = 09°34'26"
L = 28.15'(M)
= 28.17'(P)
CH = 28.11'
CB = S80°23'44"E

Δ = 23°26'46"
R = 168.44'
L = 68.93'
CH = 68.45'
CB = N83°05'40"E

POINT OF BEGINNING
NORTHEAST CORNER OF LOT 13, BLOCK A, OAK LYNN SECOND PLAT PLAT BOOK W, PAGE 97

LOT 13
"VAN VOORHIS CAITLIN"
"VAN VOORHIS, JON THOMAS"

LOT 14
TWO STORY CONCRETE BLOCK RESIDENCE #506

LOT 15

LOT 16
"WAR DATHLEEN R LIFE ESTATE"
"KATHLEEN R WARD FAMILY TRUST"

LOT 12
"SEABROOK WILLIAM E"
"SEABROOK BETH W"

LAKE CONWAY

SOUTHWEST CORNER OF SECTION 13-23-29
CCR #096121
RECOVERED MAG NAIL
N 1507437.26600
E 535345.39000

James R Shannon
Digitally signed by James R Shannon
Date: 2022.03.29 14:24:07 -04'00'

JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISED 03/29/2022 REVIEW TITLE

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 12/06/2021
FIELD BY: TK-RR SCALE: 1" = 30'
FILE NUMBER: PBW-PG97-BLKA-LOTS14-15