

LOCATION MAP

AMSOUTH AT HUNTERS LANDING

SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA

DESCRIPTION

Commence at the Southwest corner of Section 34, Township 21 South, Range 31 East, Seminole County, Florida; thence run N00°48'00"W a distance of 39.87 feet to the Northernly right of way line of McCulloch Road; thence N89°44'45"E a distance of 710.88 feet along said Northernly right of way line to a Point of Beginning; thence run N00°51'21"W 281.78 feet; thence run S87°14'47"E a distance of 210.08 feet; thence run S45°43'35"E a distance of 25.45 feet; thence run S00°42'36"E a distance of 130.92 feet; thence run S03°08'28"W a distance of 50.11 feet; thence run S00°42'36"E a distance of 84.87 feet to said Northernly right of way line; thence run S88°45'32"W along said Northernly right of way line a distance of 224.00 feet to the Point of Beginning. (Also known as Lot 2, of Unrecorded Plot, Neighborhood Market at Hunter Landings, Seminole County, Florida).

TOGETHER WITH right to the Drainage Easement in Exhibit "C" and Sanitary Sewer Easement in Exhibit "D" devised in the certain Easement Agreement dated September 2, 1988 and recorded in Official Records Book 1983, Page 1403; and reformed by the Final Judgment Reformation Easement Agreement recorded April 17, 2000 in Official Records Book 3633, Page 498, all in the Public Records of Seminole County, Florida.

TOGETHER WITH rights to the 20 foot Sanitary Sewer Easement contained in that certain Grant of Easement in Official Records Book 2877, Page 801, Public Records of Seminole County, Florida.

TOGETHER WITH those certain non-exclusive easements. In Grant of Easements Declaration of Restrictive Covenants and Termination of Prior Agreement recorded August 1, 1987 in Official Records Book 3276, Page 842; and amended in Official Records Book 3705, Page 362, Public Records of Seminole County, Florida.

TOGETHER WITH INGRESS EGRESS EASEMENT from Wal-Mart Stores East, L.P., a Delaware limited partnership to AmSouth Bank, an Alabama banking corporation, as set forth in and granted by Access Easement recorded February 21, 2003 in Official Records Book 4718, page 1540, Public Records of Seminole County, Florida, over the following land:

Commence at the Southwest corner of Section 34, Township 21 South, Range 31 East, Seminole County, Florida; thence run N00°48'00"W a distance of 39.87 feet to the Northernly right of way line of McCulloch Road; thence N89°44'45"E a distance of 710.88 feet along said Northernly right of way line; thence departing said right of way line run N00°51'21"W a distance of 281.78 feet; thence N87°14'47"E a distance of 210.08 feet to the Point of Beginning; thence continue N89°14'47"E a distance of 40.55 feet; thence N00°17'35"E a distance of 90.40 feet; thence N00°42'06"W a distance of 292.26 feet; thence N89°17'54"E a distance of 188.47 feet; thence N07°32'22"E a distance of 30.88 feet; thence N87°27'01"E a distance of 26.99 feet to a point of curvature on a curve concave Northwesterly, having a radius of 50.00 feet, a chord bearing of N64°25'36"E a chord distance of 38.93 feet, run thence Northwesterly along the arc of said curve, through a central angle of 47°04'06", a distance of 41.07 feet to a point lying on the Westerly right of way line of Alafaya Trail (S.R. 434); thence S00°42'08"E along said Westerly right of way line a distance of 71.10 feet to a point of curvature on a curve concave Southwesterly, having a radius of 50.00 feet, a chord bearing of N67°43'42"W a chord distance of 27.59 feet, thence departing said Westerly right of way line, run Northwesterly along the arc of said curve, through a central angle of 32°01'50", a distance of 27.95 feet; thence N84°02'13"W a distance of 45.67 feet; thence S89°17'54"W a distance of 190.90 feet; thence S00°42'06"E a distance of 262.53 feet; thence S00°17'55"W a distance of 101.82 feet; thence N89°45'32"E a distance of 161.83 feet; thence N82°46'08"E a distance of 76.82 feet to a point of curvature on a curve concave Northwesterly, having a radius of 50.00 feet, a chord bearing of N60°10'47"E a chord distance of 23.84 feet, run thence Northwesterly along the arc of said curve, through a central angle of 27°35'05", a distance of 24.07 feet to a point lying on the Westerly right of way line of Alafaya Trail (S.R. 434); thence S02°34'08"W along said Westerly right of way line a distance of 51.16 feet; thence departing said Westerly right of way line run S80°45'32"W a distance of 250.74 feet; thence S00°45'13"E a distance of 242.66 feet; thence S89°45'32"W a distance of 81.02 feet; thence N00°42'36"W a distance of 84.87 feet; thence N03°08'28"E a distance of 50.11 feet; thence N00°42'36"W a distance of 130.92 feet; thence N45°43'35"W a distance of 25.45 feet to the Point of Beginning.

TOGETHER WITH an Easement for Sanitary Sewer from Wal-Mart Stores East, L.P., a Delaware limited partnership to AmSouth Bank, an Alabama banking corporation, as set forth in and granted by Sanitary Sewer Easement recorded February 21, 2003 in Official Records Book 4718, page 1547, Public Records of Seminole County, Florida, over the following land:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA. THENCE RUN NORTH 88°45'32" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 718.01 FEET; THENCE, LEAVING SAID SOUTH LINE, RUN NORTH 00°42'44" WEST, A DISTANCE OF 261.21 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00°42'44" WEST, 382.08 FEET; THENCE RUN NORTH 11°57'23" EAST, 37.29 FEET; THENCE RUN NORTH 00°14'28" WEST, 375.28 FEET; THENCE RUN NORTH 89°45'32" EAST, 20.00 FEET; THENCE RUN SOUTH 00°14'28" EAST, 323.78 FEET; THENCE RUN SOUTH 89°51'37" EAST, 204.07 FEET; THENCE RUN SOUTH 28°41'34" EAST, 388.15 FEET; THENCE RUN SOUTH 63°18'28" WEST, 20.00 FEET; THENCE RUN NORTH 28°41'34" WEST, 353.85 FEET; THENCE RUN NORTH 89°51'37" WEST, 184.38 FEET; THENCE RUN SOUTH 11°57'23" WEST, 71.58 FEET; THENCE RUN SOUTH 00°42'44" EAST, 379.88 FEET; THENCE RUN SOUTH 89°17'16" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH an easement for Water Utilities from Wal-Mart Stores East, L.P., a Delaware limited partnership to AmSouth Bank, an Alabama banking corporation, as set forth in and granted by Water Utility Easement recorded February 21, 2003 in Official Records Book 4718, page 1558, Public Records of Seminole County, Florida, over the following land:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 89°45'32" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 934.53 FEET; THENCE LEAVE IN SAID SOUTH LINE RUN NORTH 00°45'13" WEST, A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING, THENCE RUN NORTH 00°42'36" WEST, 84.87 FEET; THENCE RUN NORTH 89°08'28" EAST, 50.11 FEET; THENCE RUN NORTH 00°42'36" WEST 94.60 FEET; THENCE RUN NORTH 89°14'47" EAST, 37.47 FEET THENCE RUN SOUTH 00°45'13" EAST TO 230.01 FEET; THENCE RUN SOUTH 89°45'32" WEST, 61.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 63,867 SQUARE FEET OR 1.468 ACRES MORE OR LESS.

PLAT BOOK PAGE

AMSOUTH AT HUNTERS LANDING DEDICATION

KNOW ALL BY THESE PRESENTS, That AMSOUTH BANK, INC., being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the 5.00 foot sidewalk easement. However nothing herein shall be construed as creating an obligation upon Seminole County to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the Seminole County.

IN WITNESS WHEREOF, The undersigned has hereunto set his hand on this 16th day of October, 2004.

AMSOUTH BANK, INC.

BY: Edna M. Corice PRESIDENT
Enita M. Corice VICE PRESIDENT

Witnesses:
Wanda Rhodes Donna Rhodes
Ronald Ruggieff Roman D. Ruggieff
Greg V. Harris

STATE OF ALABAMA COUNTY OF JEFFERSON

THIS IS TO CERTIFY, that on this 16th day of October, 2004, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Enita M. Corice of AMSOUTH BANK, INC., formed under the laws of the State of Florida, described in and who each have executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such officers thereunto duly authorized and that the said dedication is the act and deed of said Corporation.

STATE OF ALABAMA COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 16th day of October, 2004, by Enita M. Corice as Vice President

of AmSouth Bank a corporation, on behalf of said corporation.
Leah M. Niquie Clay
 Notary Public
 Printed Name Leah M. Niquie Clay

Personally Known
 OR Produced Identification
 Type of identification produced _____

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

I have reviewed this Plat and find it to be in conformity with Chapter 177 Florida Statutes.

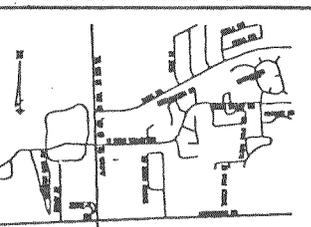
STEVE L. WESSLES
 PLS Registration #4589

CERTIFICATE OF SURVEYOR

KNOW ALL BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on 12-22-02 he completed the survey of the lands as shown in the foregoing plat or plan that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed or shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in the City of Casselberry, Seminole County, Florida.

Dated 12-22-02 Signed [Signature]
 I.B. #4475
 Frank E. Symons, P.L.S. 3205
 Accuright Surveys of Orlando, Inc.
 2018 Park Robinson Street
 Orlando, Florida 32803

VICINITY MAP N.T.S.



ACCURIGHT SURVEYS
 of Orlando, Inc.
 2018 E. Robinson St.
 Orlando, Florida 32803
 (407) 894-6314

NOTICES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 30 EAST, BEING: N00°28'20"W.
- DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CM WITH A BRASS DISC MARKED "PRM LB 4475."

NOTICES:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET 1 OF 2

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board _____ Clerk of the Board _____
 Date: _____ Date: _____

CERTIFICATE OF CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____

File No. _____

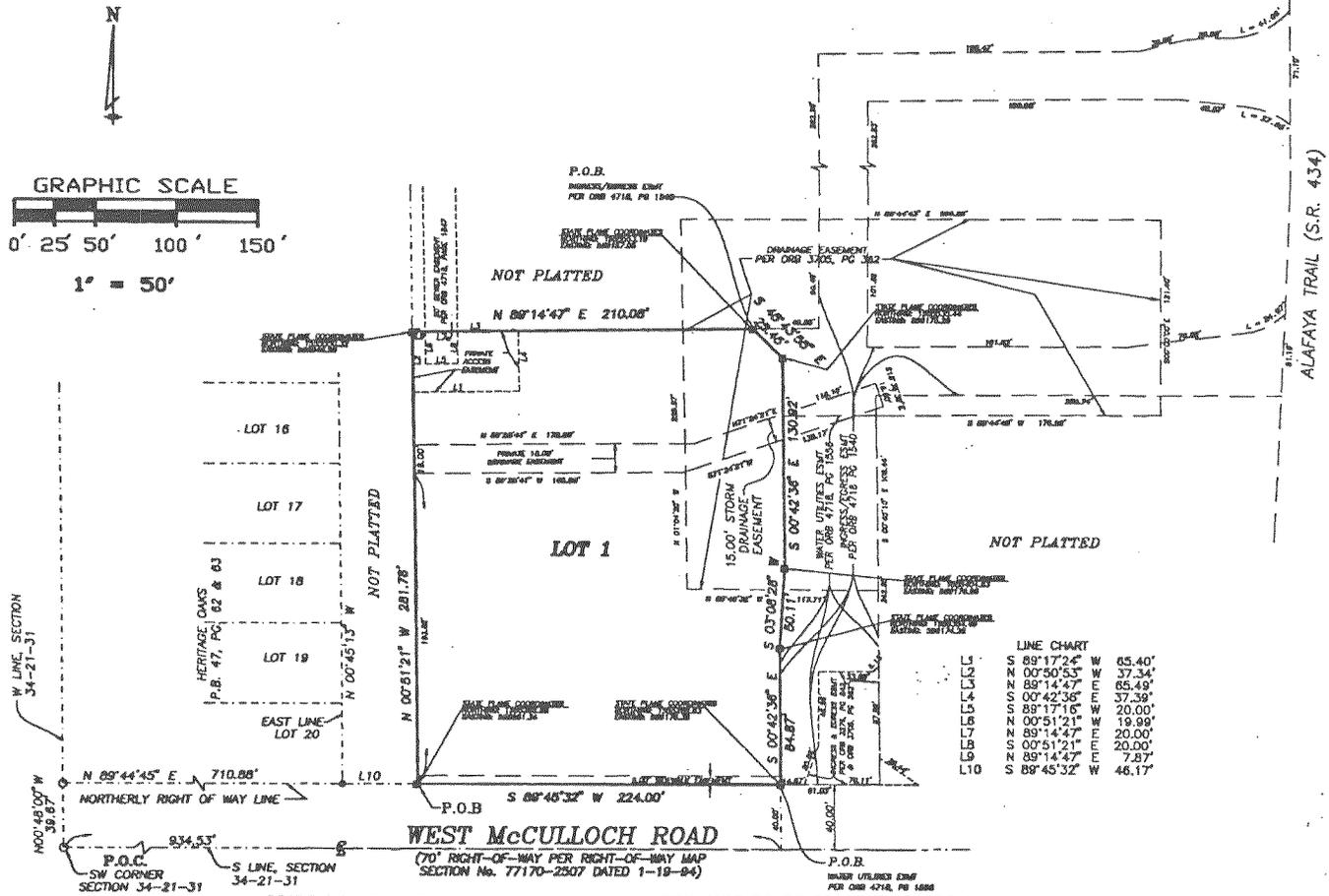
MARYANNE MORSE
 CLERK OF THE COURT
 in and for Seminole County

AMSOUTH AT HUNTERS LANDING

SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA

PLAT
BOOK

PAGE



NOTES:

1. BEARINGS SHOWN HEREIN ARE RELATIVE TO ASSUMED DATUM, BASED ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, BEING: N00°28'28"W.

2. ■ DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CM WITH A BRASS DISC MARKED "PRM LB 4475."

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

- MBG - MILE & CORNER
- PCP - PERMANENT CONTROL POINT
- PM - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT
- PR - PLAT RECORD
- PL - PLAT BOOK
- PK - PINK
- PC - POINT OF COMMENCEMENT
- OD - OFFICIAL RECORD BOOK
- R/W - RIGHT OF WAY

ACCURIGHT SURVEYS

of Orlando, Inc.
2012 E. Robinson St.
Orlando, Florida 32803
(407) 894-6314