

VETERINARY MEDICAL PARK

LYING IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE

VETERINARY MEDICAL PARK DEDICATION

KNOW ALL BY THESE PRESENTS, That VSC PROPERTIES, a Florida general partnership, 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.

IN WITNESS WHEREOF, The undersigned has hereunto set his hand on this 11 day of June, 2003.

VSC PROPERTIES, a Florida general partnership

By: Jack J. Dehaan
Jack J. Dehaan
General Partner
By: D. R. Priehs
Daniel R. Priehs
General Partner

Witnesses:
Thomas F. Hill
Mary M. Cleveland

STATE OF FLORIDA, COUNTY OF SEMINOLE

THIS IS TO CERTIFY, That on this 11 day of June, 2003, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Jack J. Dehaan and Daniel R. Priehs of VSC PROPERTIES, a Florida general partnership, 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 General Partnership.

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 11 day of June, 2003.

by Jack J. Dehaan as General Partner
Daniel R. Priehs as General Partner
of VSC Properties, a Florida general
corporation, on behalf of said corporation.

Kym J. Campbell
Kym J. Campbell
Notary Public
State of Florida

Personally Known X
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. WESSOL PLG

Registration Number 4289
Date _____

CERTIFICATE OF SURVEYOR

KNOW ALL BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on 6-5-03, he completed the survey of the lands as shown in the foregoing plat or plats that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed on shown and as required by Chapter 177, Florida Statutes; and that said land is located in the City of Sebring, Seminole County of Seminole, Florida.

State FL Date 6-5-03 Signer Frank A. Raymond
L.B. #4475

Frank A. Raymond, III, PLS
Accuright Surveys of Florida, Inc.
2012 East Poinciana Street
Orlando, Florida 32803

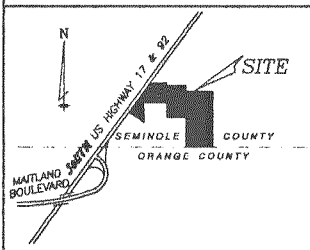
DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; RUN THENCE N.00°28'28"W. ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 210.00 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE N.00°28'28"W. ALONG SAID WEST LINE, A DISTANCE OF 121.15 FEET; THENCE S.89°59'40"W. A DISTANCE OF 185.02 FEET TO THE NORTHEAST CORNER OF LOT 1, ZACH DAVIS SUBDIVISION AS RECORDED IN DEED BOOK 115, PAGE 502, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE S.00°29'15"E. ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N.47°06'02"W. A DISTANCE OF 121.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17 & 92; THENCE N.36°02'41"E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 305.56 FEET; THENCE N.89°59'40"E. A DISTANCE OF 91.73 FEET; THENCE S.00°28'28"E. A DISTANCE OF 11.17 FEET; THENCE N.89°57'44"E. A DISTANCE OF 210.16 FEET; THENCE S.00°23'57"E. A DISTANCE OF 55.32 FEET; THENCE N.89°54'22"E. A DISTANCE OF 249.75 FEET TO THE WEST LINE OF THE EAST 210 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE S.00°32'30"E. ALONG SAID WEST LINE, A DISTANCE OF 470.91 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE N.89°54'46"W. A DISTANCE OF 250.93 FEET; THENCE N.00°23'57"W. A DISTANCE OF 210.43 FEET; THENCE S.89°58'05"W. A DISTANCE OF 209.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 224,934 SQUARE FEET OR 5.1638 ACRES, MORE OR LESS.

VICINITY MAP N.T.S.



NOTES:

1. 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 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.

SHEET 1 OF 2

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. _____

CLERK OF THE COURT
in and for Seminole County

CERTIFICATE OF APPROVAL BY PLANNING & ZONING COMMISSION

Examined and Approved _____ Date _____
CHAIRMAN

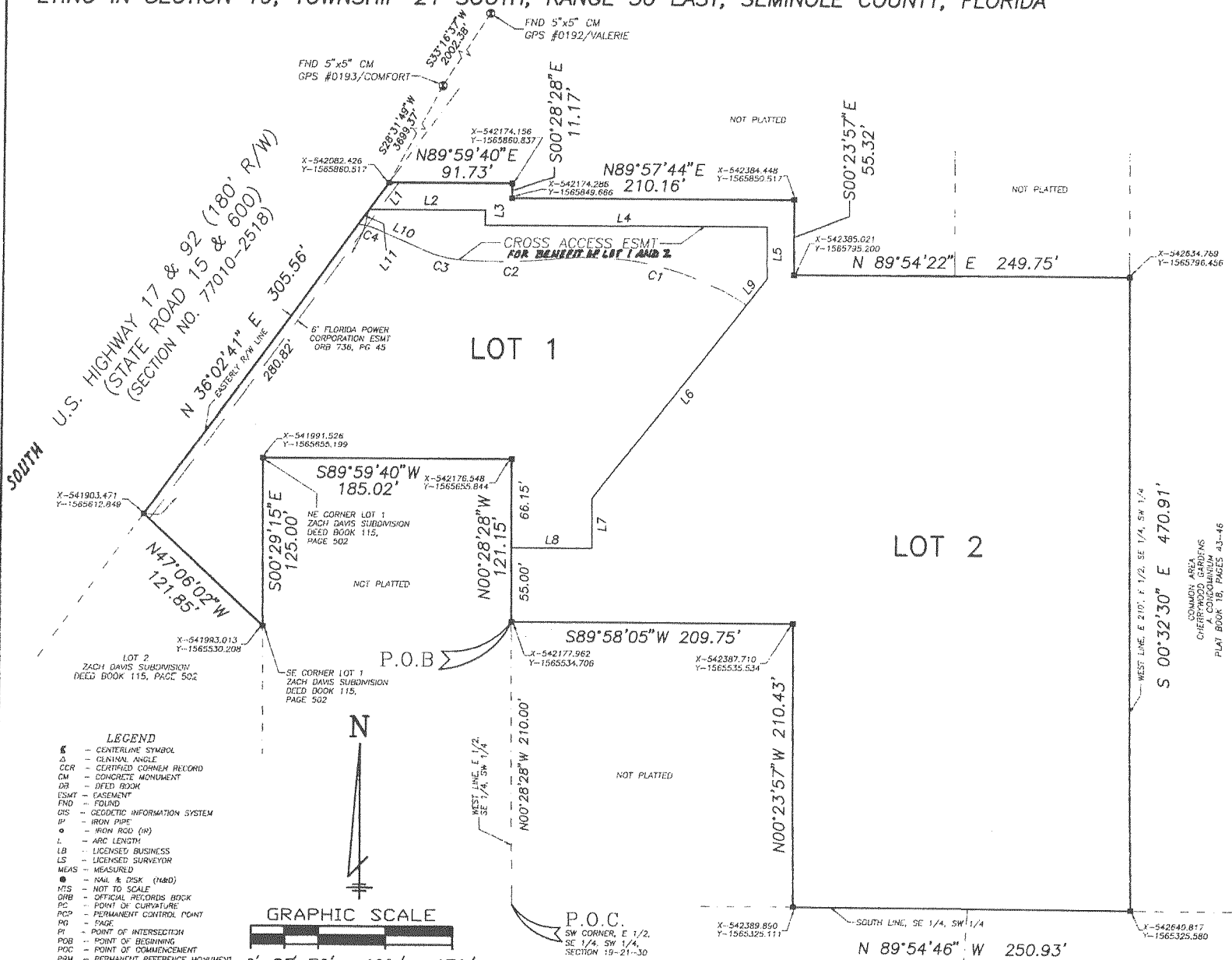
ACCURIGHT SURVEYS
of Orlando Inc.
2012 E. Robinson St.
Orlando, Florida 32803
(407) 894-6314

VETERINARY MEDICAL PARK

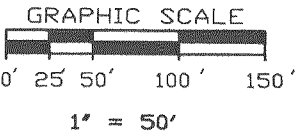
PLAT BOOK

PAGE

LYING IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA



- LEGEND**
- ⊙ - CENTERLINE SYMBOL
 - ∠ - CENTRAL ANGLE
 - CCR - CERTIFIED CORNER RECORD
 - CM - CONCRETE MONUMENT
 - DR - DEED BOOK
 - ESMT - EASEMENT
 - FND - FOUND
 - GIS - GEODETIC INFORMATION SYSTEM
 - IP - IRON PIPE
 - IR - IRON ROD (IN)
 - L - LINE LENGTH
 - LB - LICENSED BUSINESS
 - LS - LICENSED SURVEYOR
 - MEAS - MEASURED
 - ⊙ - NAIL & DISK (1/4\"/>



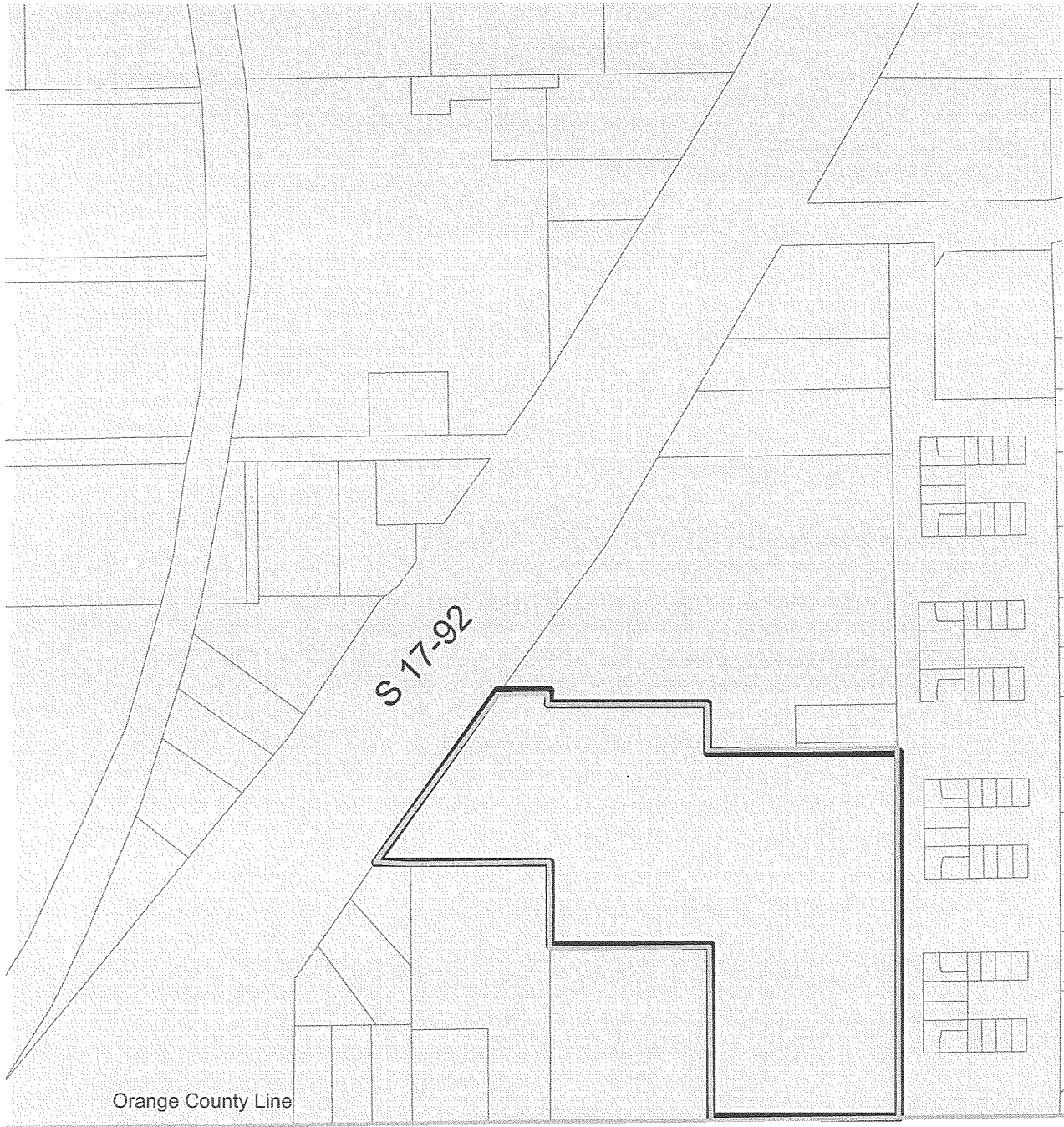
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NO.	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHART ARC TANGENT	CHORD BEARING	CHORD DISTANCE
C1	38°00'32"	222.28'	147.48'	78.58'	N 78°51'16" W	144.77'
C2	9°19'08"	425.42'	69.19'	34.67'	N 88°48'02" E	89.12'
C3	20°12'54"	93.98'	33.14'	16.75'	S 76°26'08" E	32.97'
C4	18°30'46"	45.00'	14.54'	7.33'	N 75°55'14" W	14.48'

LINE CHART

L1	N 36°02'41" E	24.74'
L2	N 89°58'40" E	86.45'
L3	S 00°28'28" E	11.18'
L4	N 89°57'44" E	210.14'
L5	S 00°23'57" E	38.43'
L6	S 38°02'25" W	208.99'
L7	S 00°28'28" E	37.12'
L8	S 89°58'05" W	60.00'
L9	S 38°02'25" W	24.43'
L10	N 89°18'51" W	36.91'
L11	N 36°02'41" E	13.89'

ACCURIGHT SURVEYS
of Orlando Inc.
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LOCATION MAP
VETERINARY MEDICAL PARK