

# Sketch of Description

Sheet 1 of 2

## Legal Description:

### Sidewalk Easement:

A portion of Lot 21, Winter Park Circle, according to the Plat thereof, as recorded in Plat Book J, Page(s) 12, of the Public Records of Orange County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of Lot 21, also being the Southeast corner of Lot 20, Winter Park Circle, according to the Plat thereof, as recorded in Plat Book J, Page(s) 12, of the Public Records of Orange County, Florida, thence S 05°17'07" E, along the East boundary line of Lot 21, also being the West right-of-way line of Circle Drive, 50.00 feet; thence departing said East boundary, S 82°27'39" W, along the South boundary line of 301 Circle Drive, also being the North boundary line of Parcel # 36-21-29-9408-00-220, 0.44 feet; thence N 25°17'24" W, departing said boundary line, 15.62 feet; thence N 17°31'28" W, 10.47 feet; thence N 00°03'24" E, 25.97 feet, to a point on the North Boundary line of Lot 21, also being the South boundary line of Lot 20; thence S 87°37'29" E, along said boundary line, 5.63 feet to the Point of Beginning.

Containing 289.65 Sq. Ft. or 0.007 Acres ±.

This is NOT a Survey.  
This is ONLY a Sketch.

-Legend-			
C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
□	- Wood Fence		

Sketch Date: 12-27-17	Sketch of Description Certified To:  e2 Homes, LLC
Drawn By: JR	
Approved By: PKI	
Field: N/A	

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### -Notes-

- >Sketch is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

I hereby Certify that this Sketch of Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

*Patrick K. Ireland*  
Patrick K. Ireland, F.L.S. 6637  
Date Signed: 12-27-17

This Sketch is intended ONLY for the use of Said Certified Parties.  
This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.  
File No. IS-20857