SECTION 16
TOWNSHIP 26 SOUTH
RANGE 31 EAST
JOB NO. S-19223

PLAT OF SURVEY

DESCRIPTION

BEGINNING AT A POINT 138.00 FEET EAST OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 31 EAST, AND RUN THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 16, A DISTANCE OF 792.00 FEET, RUN THENCE SOUTH 36°45' EAST A DISTANCE OF 1100.00 FEET, AND THENCE RUN WEST 810.02 FEET, MORE OR LESS TO THE WATERS EDGE OF LIVE OAK LAKE, THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE WATERS EDGE OF THE SAID LIVE OAK LAKE TO THE POINT OF BEGINNING. LESS THE FOLLOWING: COMMENCE AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, RUN EAST ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 138.00 FEET TO THE POINT OF BEGINNING; CONTINUE ALONG THE NORTH LINE OF SAID SECTION SOUTH 89°42'45"EAST, 378.89 FEET, RUN THENCE SOUTH 12°21'50"EAST 51.32 FEET, RUN THENCE SOUTH 00°17'15"WEST 147.69 FEET, RUN THENCE NORTH 89°42'45"WEST 246.13 FEET MORE OR LESS TO THE WATERS EDGE OF LIVE OAK LAKE, RUN THENCE NORTHWESTERLY ALONG THE WATERS EDGE TO THE POINT OF BEGINNING.

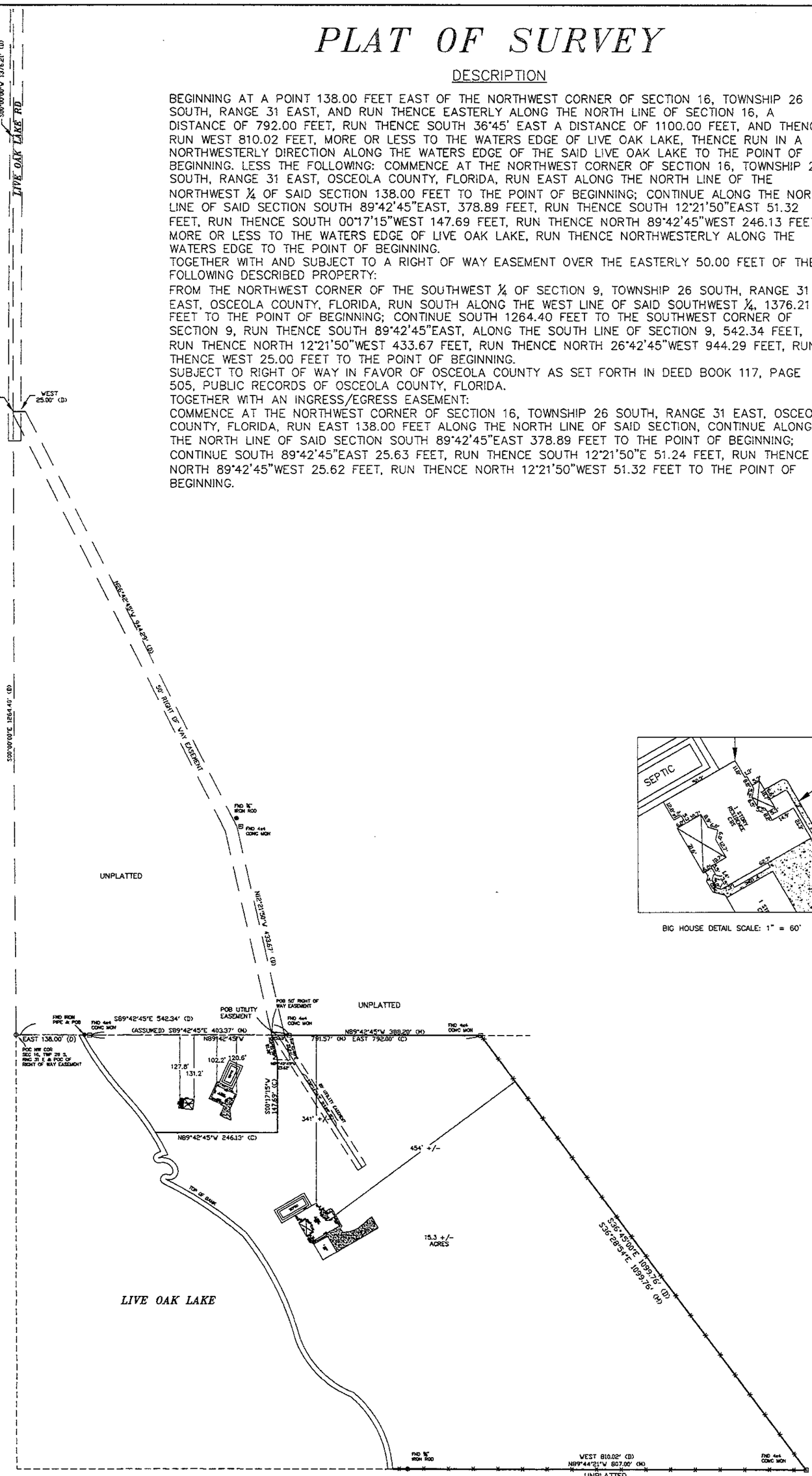
TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY EASEMENT OVER THE EASTERLY 50.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

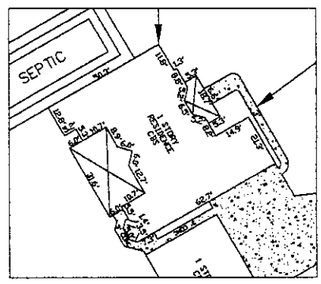
FROM THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, RUN SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST ¼, 1376.21 FEET TO THE POINT OF BEGINNING; CONTINUE SOUTH 1264.40 FEET TO THE SOUTHWEST CORNER OF SECTION 9, RUN THENCE SOUTH 89°42'45"EAST, ALONG THE SOUTH LINE OF SECTION 9, 542.34 FEET, RUN THENCE NORTH 12°21'50"WEST 433.67 FEET, RUN THENCE NORTH 26°42'45"WEST 944.29 FEET, RUN THENCE WEST 25.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RIGHT OF WAY IN FAVOR OF OSCEOLA COUNTY AS SET FORTH IN DEED BOOK 117, PAGE 505, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

TOGETHER WITH AN INGRESS/EGRESS EASEMENT:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, RUN EAST 138.00 FEET ALONG THE NORTH LINE OF SAID SECTION, CONTINUE ALONG THE NORTH LINE OF SAID SECTION SOUTH 89°42'45"EAST 378.89 FEET TO THE POINT OF BEGINNING; CONTINUE SOUTH 89°42'45"EAST 25.63 FEET, RUN THENCE SOUTH 12°21'50"E 51.24 FEET, RUN THENCE NORTH 89°42'45"WEST 25.62 FEET, RUN THENCE NORTH 12°21'50"WEST 51.32 FEET TO THE POINT OF BEGINNING.





BIG HOUSE DETAIL SCALE: 1" = 60'

CERTIFIED TO:
MARK ADAMS
JULIE ADAMS

ADDRESS:
2360 LIVE OAK LAKE RD
ST CLOUD, FL 34771

FLOOD ZONE: "AE"
MAP NUMBER: 12097C0280 G
MAP DATE: JUNE 18, 2013

KISSIMMEE VALLEY SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS & MAPPERS
3050 S INDIANA AVE, ST CLOUD, FL 34769
PHONE:407-892-4939 FAX:407-892-5422
LICENSE BUSINESS #7209
WILLARD L. BEEKMAN, P.S.M.#4472

NOTES:
1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
2. NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. LEGAL DESCRIPTION FURNISHED BY CLIENT.
4. BASIS OF BEARING: ASSUMED BEARING N89°42'45"W BEING THE NORTH LINE OF THE NW ¼ OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 31 EAST

LEGEND
POL = POINT ON LINE
℄ = CENTERLINE
(M) = MEASURED
(P) = PLAT
CBS = CONCRETE BLOCK STRUCTURE
LB = LICENSED BUSINESS
ID = IDENTIFICATION
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
⊗ = FOUND 5/8" IRON ROD
● = FOUND IRON PIPE
⊕ = SET 5/8" IRON ROD & CAP LB #7209
⊡ = FND 4x4 CONCRETE MONUMENT
= POWER POLE
= DRAINAGE FLOW
X (00.0) = ELEVATION SHOT
= FENCE
= POWER LINES

THIS PLAT IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS (5J-17 F.A.C.) SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. VALID ONLY WITH EMBOSSED SURVEYOR'S SEAL.

REVISIONS:

PREPARED FOR: MARK ADAMS
DATE: 9/10/2019
TYPE OF SURVEY: BOUNDARY
PARTY CHIEF: WLB
SCALE: 1" = 200'
DRAWN BY: ELW JOB NO.
SHEET 1 OF 1 S-19223