

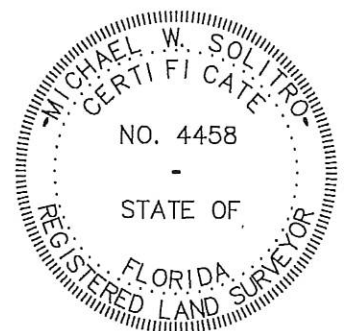
SKETCH OF DESCRIPTION

EXHIBIT A - STATION ST/GARDEN ST

SHEET 1 OF 3

ALL THAT PART OF STATION STREET AND GARDEN STREET, BEING A PORTION OF THE NW 1/4 OF THE SECTION 15, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 6, CUSHINGS ADDITION TO OVIEDO, PLAT BOOK 1, PAGE 46; THENCE NORTH 89°52'25" EAST, A DISTANCE OF 17.50 FEET; THENCE SOUTH 00°43'15" EAST, A DISTANCE OF 50.93 FEET; THENCE NORTH 89°16'45" EAST, A DISTANCE OF 17.50 FEET TO THE EAST RIGHT OF WAY LINE OF STATION STREET (A 35' WIDE PUBLIC RIGHT OF WAY; THENCE SOUTH 00°43'15" EAST, A DISTANCE OF 510.11 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILWAY OVIEDO-SPRING HAMMOCK TRAIL O.R BOOK 3177, PAGE 832; THENCE SOUTH 67°23'07" WEST, A DISTANCE OF 2.48 FEET ALONG THE AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 23°03'39" WEST, A DISTANCE OF 5.10 FEET; THENCE SOUTH 67°05'30" WEST, A DISTANCE OF 33.22 FEET; THENCE NORTH 00°43'15" WEST, A DISTANCE OF 229.97 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK E, ANDREW'S AULIN'S PLAT BOOK 1, PAGE 44; THENCE SOUTH 89°54'05" WEST, A DISTANCE OF 133.07 FEET; THENCE NORTH 03°07'04" WEST, A DISTANCE OF 39.97 FEET; THENCE NORTH 89°54'23" EAST, A DISTANCE OF 134.74 FEET TO THE SOUTHEAST CORNER OF LOT 15, CUSHINGS ADDITION, PLAT 1, PAGE 46; THENCE NORTH 00°43'15" WEST, A DISTANCE OF 300.12 FEET TO THE POINT OF BEGINNING. CONTAINING 24,169 SQUARE FEET OR 0.555 ACRES MORE OR LESS.



THIS IS NOT A BOUNDARY SURVEY

JOB NUMBER: 190445		DATE: 11/30/20	
SCALE: 1"=50'			
DRAWN BY: JR			
APPROVED BY: MWS			
DATE		REVISION HISTORY	
12/14/20		TAX PARCEL NUMBERS AND LOTS	



**REPUBLIC
NATIONAL**

480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200
FAX: (407) 862-6229



NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

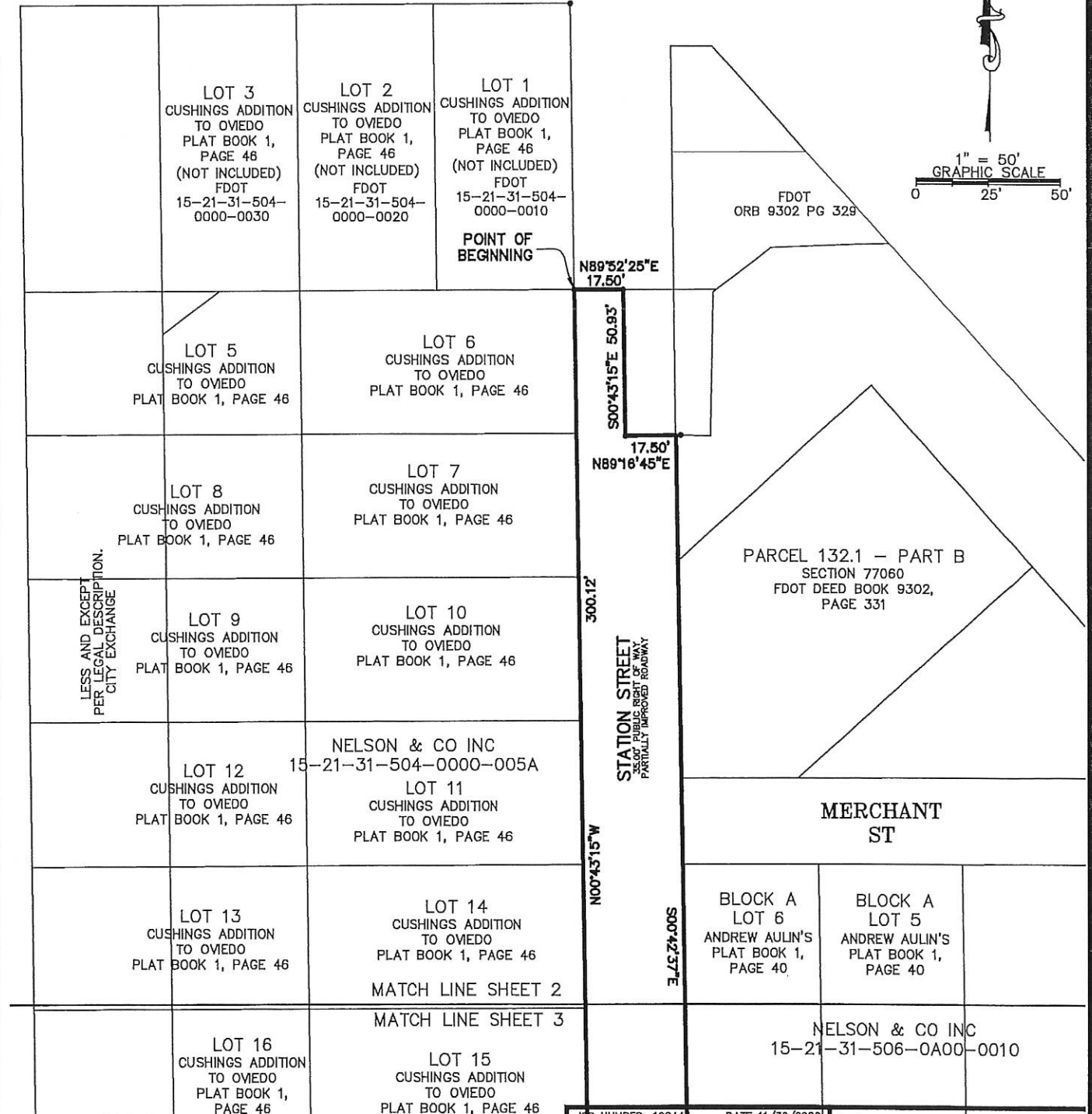
Michael W Solitro
Digitally signed by
Michael W Solitro
Date: 2020.12.14
10:35:58-05'00'

MICHAEL W. SOLITRO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #B 6300

SKETCH OF DESCRIPTION

EXHIBIT A - STATION ST/GARDEN ST

SHEET 2 OF 3



SURVEYOR NOTES:

1. BEARINGS ARE BASED ON FLORIDA
STATE PLANE COORDINATES, FLORIDA EAST,
ZONE 901.

THIS IS NOT A BOUNDARY SURVEY

JOB NUMBER: 190445	DATE: 11/30/2020
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EXHIBIT A - STATION ST/GARDEN ST

<p>LOT 13 CUSHINGS ADDITION TO OVIEDO PLAT BOOK 1, PAGE 46</p>	<p>LOT 14 CUSHINGS ADDITION TO OVIEDO PLAT BOOK 1, PAGE 46</p>
<p>LOT 16 CUSHINGS ADDITION TO OVIEDO PLAT BOOK 1, PAGE 46</p>	<p>MATCH LINE SHEET 2</p> <p>MATCH LINE SHEET 3</p> <p>LOT 15 CUSHINGS ADDITION TO OVIEDO PLAT BOOK 1, PAGE 46</p>

BLOCK A
LOT 5
ANDREW AULIN'S
PLAT BOOK 1,
PAGE 40

NELSON & CO INC
15-21-31-506-0A00-0010

GARDEN
ST

BLOCK F
LOT 2
ANDREW AULIN'S
PLAT BOOK 1, PAGE 44

NELSON & CO INC
15-21-31-506-0F00-0010

BLOCK F
LOT 7
ANDREW AULIN'S
PLAT BOOK 1, PAGE 44


BLOCK F
LOT 8
ANDREW AULIN'S
PLAT BOOK 1, PAGE 44

2.48

(N23°03'39"W
5.10'

7"W
TITE C/O GREENWAYS & TRAILS
OMEDO-SPRING HAMMOCK TRAIL
15-21-31-300-084A-0000

1" = 50'
GRAPHIC SCALE



A horizontal scale bar with a thick black line. Below the line, the numbers 0, 25', and 50' are marked. The bar is divided into two equal segments by a tick mark at the 25' position.

LESS AND EXCEPT PAGE 1510.
CITY OF OVIEDO BOOK 5465,

ESS AND EXCEPT - FDOT R/W
PER BOOK 8342, PAGE 88.

88 SOUTH
CENTRAL LLC
15-21-31-506-
0E00-0030

BLOCK E
LOT 7
ANDREW AULIN'S
PLAT BOOK 1, PAGE 44

BLOCK E
LOT 10
ANDREW AULIN'S
PLAT BOOK 1, PAGE 44

88 SOUTH CENTRAL AVENUE LLC
-15-21-31-506-0E00-0110

BLOCK E
LOT 11

134.74'

GARDEN STREET
39.9' PUBLIC RIGHT OF WAY
24.00' ASPHALT ROADWAY

S89°54'05"W 133.07'

88 SOUTH
CENTRAL LLC
15-21-31-506-
0E00-0020
BLOCK E
LOT 2
ANDREW AULIN'S
PLAT BOOK 1, PAGE 44

BLOCK E
LOT 1
ANDREW AULIN'S
PLAT BOOK 1, PAGE 44

BLOCK E
LOT 3
ANDREW AULIN'S
PLAT BOOK 1, PAGE 44

BLOCK E
LOT 4
ANDREW AULIN'S
PLAT BOOK 1, PAGE 44

BLOCK E
LOT 6
ANDREW AULIN'S
PLAT BOOK 1, PAGE 44

88 SOUTH CENTRAL LLC
15-21-31-506-0E00-0010
BLOCK E
LOT 5
ANDREW AULIN'S
PLAT BOOK 1, PAGE 44

BLOCK E
LOT 8
ANDREW AULIN'S
AT BOOK 1, PAGE 44

88 SOUTH
CENTRAL LLC
15-21-31-506-
0E00-0030
BLOCK E
LOT 9

SEABOARD AIR LINE RAILWAY
OVIEDO-SPRING
HAMMOCK TRAIL
O.R BOOK 3177, PAGE 632

NON

S00°42'37"E

STATION STREET
35.00' PUBLIC RIGHT OF WAY
PARTIALLY IMPROVED ROADWAY

510.11'

229.97'

N00°43'15"W

1. BEARINGS ARE BASED ON FLORIDA
STATE PLANE COORDINATES, FLORIDA EAST,
ZONE 901.

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