

Legal Description:

LOT 27, (LESS RIGHT OF WAY FOR LAKE MARKHAM ROAD), YANKEE LAKE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 91 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LESS FROM THE MOST NORTHERLY CORNER OF LOT 27, YANKEE LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 91, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN SOUTH 00° 12 MINUTES, 49 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 27, A DISTANCE OF 328.94 FEET FOR A POINT OF BEGINNING;

THENCE RUN SOUTH 58°, 03 MINUTES, 47 SECONDS EAST; 85.48 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 27, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 524.16 FEET AND A TANGENT BEARING OF SOUTH 31°, 59 MINUTES, 13 SECONDS WEST AT SAID POINT; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 131.70 FEET THROUGH A CENTRAL ANGLE OF 14°, 23 MINUTES, 43 SECONDS TO THE MOST SOUTHERLY CORNER OF SAID LOT 27; THENCE RUN NORTH 00°, 12 MINUTES, 40 SECONDS WEST, 158.93 FEET TO THE POINT OF BEGINNING.

AND

FROM THE MOST NORTHERLY CORNER OF LOT 27, YALOW LAKES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 91, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN S. 00 DEGREES 12' 49" E., ALONG THE WEST LINE OF SAID LOT 27, A DISTANCE OF 328.94 FEET FOR A POINT OF BEGINNING; THENCE RUN S. 58 DEGREES 03' 47" E. 65.49 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 27, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 524.19 FEET AND A TANGENT BEARING OF S. 31 DEGREES 58' 13" W. AT SAID POINT; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 20.00 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 11' 10"; THENCE RUN N. 58 DEGREES 03' 47" W. 335.68 FEET; THENCE RUN N 00 DEGREES 12' 49" W. 156.49 FEET; THENCE RUN N. 80 DEGREES 33' 11" E. 190.57 FEET TO A POINT 45.40 FEET WEST OF SAID WEST LINE OF LOT 27; THENCE RUN S. 00 DEGREES 12' 49" E., PARALLEL WITH SAID WEST LINE OF LOT 27, A DISTANCE OF 263.88 FEET; THENCE RUN S. 58 DEGREES 03' 47" E. 53.62 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.00 ACRES.

AND BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 49, YANKEE LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 91, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 00 DEGREES 12' 40" EAST, ALONG THE WEST LINE OF SAID LOT 27, A DISTANCE OF 127.62 FEET; THENCE RUN SOUTH 89 DEGREES 47' 11" WEST, 20.00 FEET; THENCE RUN SOUTH 00 DEGREES 12' 40" EAST, PARALLEL WITH SAID WEST LINE OF LOT 27, A DISTANCE OF 188.86 FEET; THENCE RUN NORTH 00 DEGREES 12' 40" WEST, PARALLEL WITH SAID WEST LINE OF LOT 27, A DISTANCE OF 343.75 FEET; THENCE RUN SOUTH 46 DEGREES 33' 00" EAST 62.76 FEET TO THE POINT OF BEGINNING. POINT OF BEGINNING.

Flood Disclaimer:

By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone .
This Property was found in community number , dated .

CERTIFIED TO:
MICHAEL R FOUTS

