KELVIN SOTO, ESQ. OSCEOLA COUNTY, DATE 07/20/2021 02:26:58 PM
FILE # 2021112476 Bk 6006 Pgs 231-232 (2 Pgs)REC FEES $0.00

LOT SPLIT

CFN 2021112476
Bk 6006 Pgs 231-232 (2 Pgs)
DATE 07/20/2021 02:26:58 PM
KELVIN SOTO, ESQ. CLERK OF COURT
OSCEOLA COUNTY
RECORDING FEES $0.00

PARENT PARCEL:

Parcel ID # 08-26-31-0000-0092-0000

Beginning at a point, 1848.0 ft., East of the West line of Section 8, Township 26 South, Range 31 East, Osceola County, Florida, said point being on the South Right of Way line of U.S. Highway No. 441-192 (200 feet Right-of-Way); run Easterly on a 11,327.2 ft Radius Curve to the right, along said Right of Way line, 1035.62 ft. (Chord = S 85°41'12" E, 1035.22 ft.); run thence S 00°05'33" W, 1838.55 ft.; run thence S 88°46'55" W, 715.8 ft.; run thence South, parallel to the West line of said Section 8; run thence Westerly, along the said South line, 313.9 ft., more or less, to a point South of the Point of Beginning; run thence North, parallel to the West line of Section 8, to the Point of Beginning. Subject to any and all Easements of Record.

PARCEL 1

A portion of Section 8, Township 26 South, Range 31 East, Osceola County, Florida being more particularly described as follows:

Commence at the intersection of the East line of the West 1848.0 feet of Section 8, Township 26 South, Range 31 East, Osceola County, Florida and the South Right of Way line of U.S. Highway 192 (State Road 500); thence run S00°11'06"E, along said East line, a distance of 590.86 feet to the POINT OF BEGINNING; thence run S89°59'55"E, a distance of 1032.01 feet to a point on the West line of LIVE OAK LAKE – PHASE 1, as recorded in Plat Book 27, Pages 55 through 59 of the Public Records of Osceola County, Florida; thence run S00°10'03"E, along said West line, a distance of 1322.28 feet; thence run S88°37'14"W, a distance of 718.27 feet; thence run S00°11'06"E, parallel to the aforementioned East line of the West 1848.0 feet, a distance of 3338.80 feet to a point on the South line of said Section 8; thence run N89°52'24"W, along said South line, a distance of 313.49 feet to the aforementioned East line of the West 1848.0 feet; thence run N00°11'06"W, along said East line, a distance of 4677.71 feet to the POINT OF BEGINNING.

Containing 55.61 acres, more or less.

PARCEL 2

A portion of Section 8, Township 26 South, Range 31 East, Osceola County, Florida being more particularly described as follows:

BEGIN at the intersection of the East line of the West 1848.0 feet of Section 8, Township 26 South, Range 31 East, Osceola County, Florida and the South Right of Way line of U.S. Highway 192 (State Road 500); thence run S00°11'06"E, along said East line of the West 1848.0 feet, a distance of 590.86 feet; thence run S89°59'55"E, a distance of 1,032.01 feet to a point on the West line of LIVE OAK LAKE – PHASE 1, as recorded in Plat Book 27, Pages 55 through 59 of the Public Records of Osceola County, Florida; thence run N00°10'03"W, along said West line, a distance of 517.46 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 11,327.20 feet and a Central Angle of 05°14'14", said point being on the South Right of Way line of said U.S. Highway 192 (State Road 500); thence run Westerly along the arc of said curve, and said South Right of Way, a distance of 1,035.37 feet (Chord Bearing = N85°55'54"W, Chord = 1,035.01 feet) to the POINT OF BEGINNING.

Containing 13.32 acres, more or less.

APPROVED
OSCEOLA COUNTY
DEVELOPMENT REVIEW
FOR LS21-00033
DATE 7/20/2021
BY

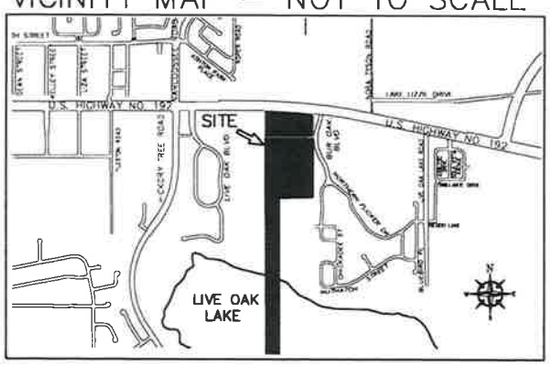
LEGEND

L.B.	LICENSED BUSINESS
SEC.	SECTION
TWP.	TOWNSHIP
RNG.	RANGE
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT OF WAY
Δ	CENTRAL ANGLE
R	RADIUS
L	LENGTH
TEL.	TELEPHONE

NO.	NUMBER
#	NUMBER
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.O.C	POINT OF COMMENCEMENT
P.O.B	POINT OF BEGINNING
CD	CHORD DISTANCE
CB	CHORD BEARING
(C)	CALCULATED
(D)	DESCRIBED
(M)	MEASURED

● DENOTES FOUND 1/2" I.R. & CAP "LB 966"
◯ DENOTES SET 1/2" I.R. & CAP "LB 966"
⊡ DENOTES FOUND 4"x4" CONCRETE MONUMENT "RLS 935"

VICINITY MAP – NOT TO SCALE



NOTES
BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT)
THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS
THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

OWNER: VLI FAMILY LIMITED PARTNERSHIP

ADDRESS: E IRLO BRONSON MEMORIAL HIGHWAY, SAINT CLOUD, FL 34771

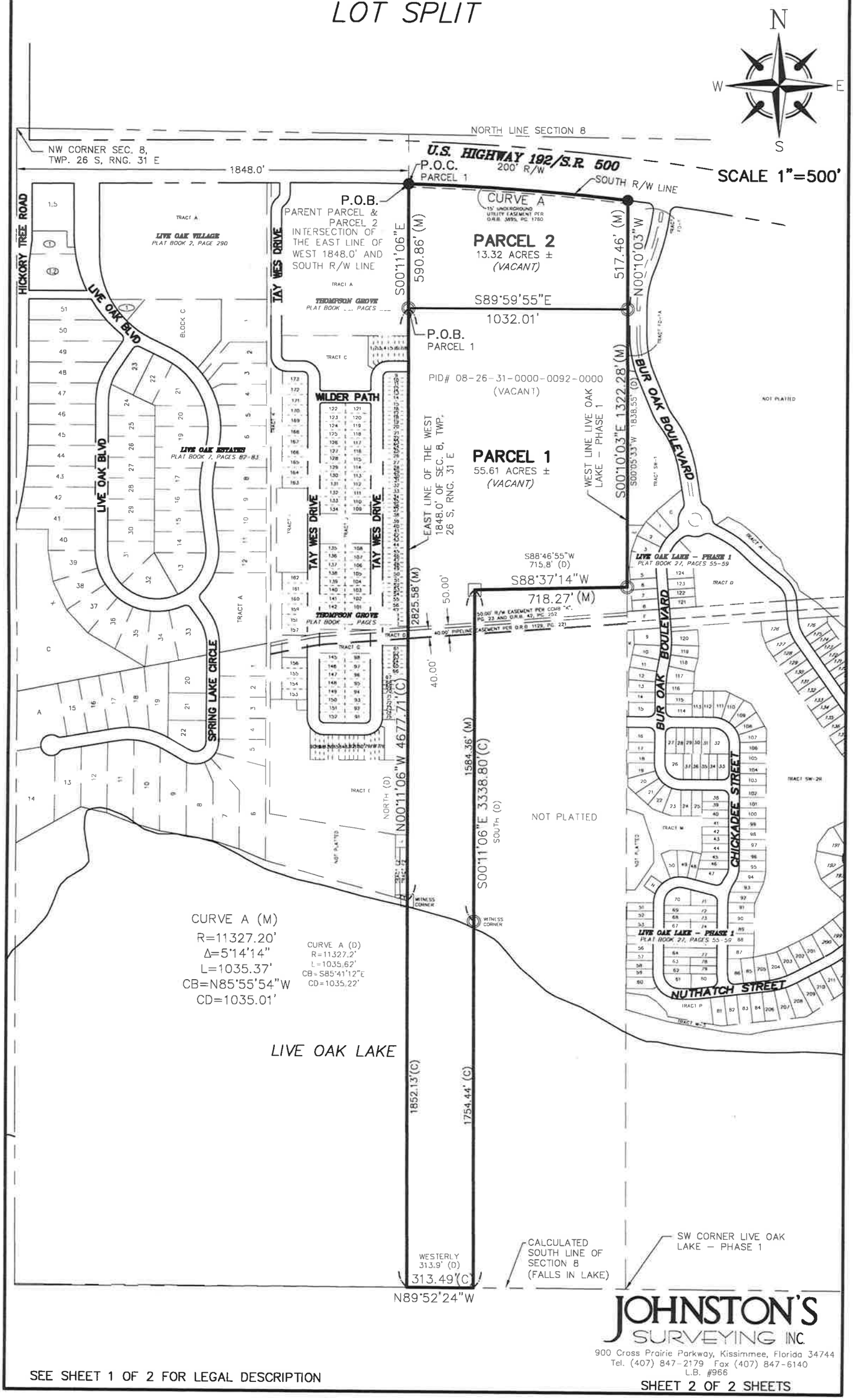
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

DATE 7/13/2021	REVISIONS
SCALE 1"=500'	ADD'L INFO. 7/20/21
F.B. PAGE	
SECTION 8	
TWP. 26 S., RNG. 31 E.	
JOB NO. 19-020	SHEET 1 OF 2 SHEETS

JOHNSTON'S SURVEYING INC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
L.B. #966

RICHARD D. BROWN, P.S.M. #5700 (DATE) 7/20/21
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL

LOT SPLIT



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SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION