

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Final Plat approval for Retreat at Wekiva - Phase 2

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date <u>2/10/2004</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

Approve the final plat of Retreat at Wekiva – Phase 2, containing 119 single family residential lots zoned PUD (Planned Unit Development) on a 31.09 acre parcel located on the north side of Orange Blvd., approximately 800 feet northwesterly of N. Oregon Street in Sections 17 and 20, Township 19 S, Range 30 E – (Jim Rickman, Allen and Company, applicant)

District 5 – McLain (Cynthia Sweet, Planner) *PH*

BACKGROUND:

The applicant, Jim Rickman, with Allen and Company is requesting approval of the Final Plat for Retreat at Wekiva – Phase 2. The plat consists of 119-single family residential lots on a 31.09 acre parcel zoned PUD (Planned Unit Development). Each lot is serviced by Seminole County as the utility provider for water and sewer and all internal roads within the development are private. The site is located on the north side of Orange Blvd., approximately 800 feet northwesterly of N. Oregon Street in Sections 17 and 20, Township 19 S, Range 30 E. Two tracts of land (Tract C consists of 7888.75 sq. ft. and Tract P consists of 1590 sq. ft.) are being dedicated to Seminole County for additional road right of way by this plat.

The plat meets all the applicable conditions of the approved Developer's Commitment Agreement for the Retreat at Wekiva Planned Unit Development, Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends approval of the final plat for Retreat at Wekiva – Phase 2.

District 5 - McLain
Attachments: Reduced copy of plat – Exhibit A
Location map – Exhibit B

Reviewed by:	
Co Atty:	<i>KCC</i>
DFS:	
Other:	<i>[Signature]</i>
DCM:	
CM:	<i>[Signature]</i>
File No.	<u>cpdd02</u>

RETREAT AT WEKIVA - PHASE 2

SHEET 1 OF 3

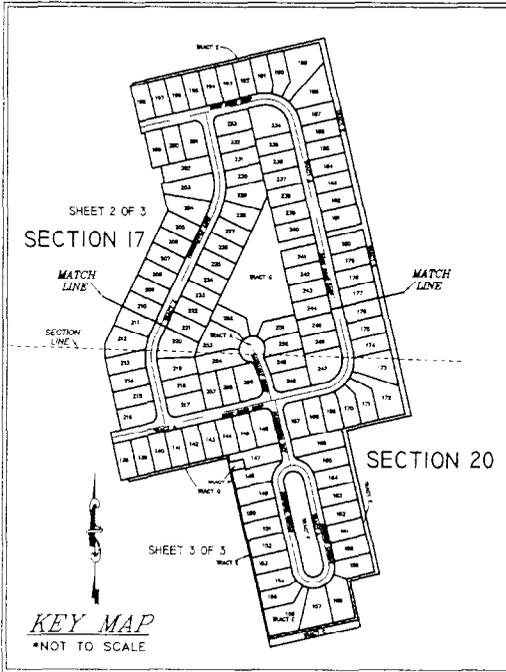
A REPLAT OF A PORTION OF LOT 3, AND ALL OF LOTS 4, 5, AND 6, BLOCK 9, LOT 4 AND A PORTION OF LOT 5, BLOCK 11, LOT 8 AND A PORTION OF LOT 7, BLOCK 13, A PORTION OF LOT 1, BLOCK 15, AND A PORTION OF OHIO AVENUE AND NORTH INDIANA STREET, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 127, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PORTIONS OF SECTIONS 17 & 20 - TOWNSHIP 19 SOUTH - RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

A Replat of a portion of Lot 3, and all of Lots 4, 5 and 6, Block 9, Lot 4 and a portion of Lot 5, Block 11, Lot 8 and a portion of Lot 7, Block 13, a portion of Lot 1, Block 15, and a portion of Ohio Avenue and North Indiana Street, SANFORD FARMS, as recorded in Plat Book 1, Page 127, of the Public Records of Seminole County, Florida, more particularly described as follows:

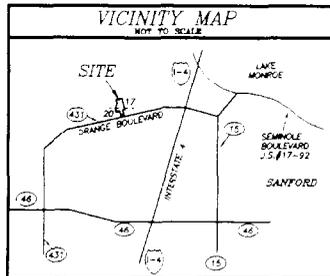
Commence at the Northwest corner of Lot 5, Block 15, SANFORD FARMS, as recorded in Plat Book 1, Page 127, of the Public Records of Seminole County, Florida; Thence run N76°57'28"E, along the Northern line of Lots 5, 6, 7 and 8, Block 15, a distance of 1,289.92 feet to the Northeast corner of Lot 8, Block 15; Thence run S13°05'43"E, along the Eastern line of Lot 8, Block 15, a distance of 645.00 feet to the Southeast corner of Lot 8, Block 15 and the Point of Beginning; Thence run N76°57'28"E, along the Northern line of said Lots 4 and 5, Block 11 a distance of 675.24 feet to the Northeast corner of Lot 4, Block 11; Thence run S13°07'13"E, along the Eastern line of said Lot 6, Block 9 and said Lot 4, Block 11, a distance of 1,320.00 feet to the Southeast corner of Lot 6, Block 9; Thence run S76°57'28"W, along the Southern line of Lot 6, Block 9, a distance of 227.41 feet to the East line of West 103.00 feet of said Lot 3, Block 9; Thence run S13°06'28"E, along said East line 506.00 feet; Thence run S76°57'28"W, 103.00 feet; Thence run S13°06'28"E, 160.00 feet to the Southeast corner of said Lot 4, Block 9; Thence run S75°57'28"W, along the Southern line of Lot 4, Block 9, a distance of 315.55 feet to the Southwest corner of Lot 4, Block 9; Thence run N13°05'43"W, along the Western line of Lot 4, Block 9, a distance of 666.00 feet to the Southwest corner of said Lot 6, Block 13; Thence run S76°57'28"W, along the Southern line of Lot 8, Block 13, a distance of 345.41 feet to the Southwest corner of Lot 8, Block 13; Thence run N13°04'58"W, 10.00 feet; Thence run S76°57'28"W, 10.00 feet; Thence run S76°55'48"W, 17.34 feet; Thence run N13°02'32"W, 165.01 feet; Thence run N76°57'28"E, 38.73 feet; Thence run N13°02'32"W, 250.00 feet; Thence run N02°43'09"W, 42.32 feet; Thence run N25°24'30"E, 503.96 feet; Thence run N13°05'43"W, 91.84 feet; Thence run N76°54'17"E, 11.19 feet; Thence run N13°05'43"W, 56.00 feet; Thence run S76°54'17"W, 36.19 feet; Thence run N13°02'32"W, 125.19 feet; Thence run S76°57'28"W, 10.27 feet; Thence run N13°02'32"W, 164.99 feet; Thence run N76°57'28"E, 10.00 feet; Thence run N13°05'43"W, 10.00 feet to the Point of Beginning. Containing 31.09 acres, more or less.



NOTES:

1. □ = Denotes a Permanent Reference Monument (P.R.M.) a 4" x 4" Concrete Monument with a disk stamped P.R.M. - U.S. 4714 (unless otherwise noted).
2. ○ = Denotes a Permanent Control Point (P.C.P.). Set a nail and disk stamped U.S. 4714.
3. Bearings are based on the North right of way line of Orange Boulevard, as being S 76°57'19" W (ASSUMED).
4. Side lot lines are radii to curves unless noted as non-radii (N.R.).
5. Legend:
 - PC denotes Point of Curvature
 - CI denotes Point of Intersection
 - PT denotes Point of Tangency
 - P.C.C. denotes Point of Curvature Curvature
 - P.R.C. denotes Point of Reverse Curvature
 - CM denotes Concrete Monument
 - C.B. denotes Post Book
 - PG denotes Page
 - C# denotes Curve Number - refer to curve data table
 - R/C denotes Right-of-Way
 - REC denotes Recurve
 - CM denotes Concrete Monument
 - SEC denotes Section
 - CC denotes Centerline
 - P.O.L. denotes Point on Line
 - OP denotes Offset
 - U.E. denotes Utility Easement
 - D.E. denotes Drainage Easement
 - U.A.S.E. denotes Utility and Adverse Easement

6. All drainage and utility easements shown on this plat are hereby dedicated to and shall be maintained by the Retreat at Wekiva Homeowners Association.
7. A 10.00 foot drainage easement is hereby reserved in favor of the Retreat at Wekiva Home Owners' Association on all rear lot lines, unless otherwise shown.
8. A 10.00 foot utility and sidewalk easement is hereby reserved in favor of the Retreat at Wekiva Home Owners' Association over all lots and tracts adjacent to all interior roadways, unless otherwise shown.
9. The Retreat at Wekiva Declaration of Covenants, Conditions and Restrictions were recorded in Official Records Book 4097, Page 0115, of the Public Records of Seminole County, Florida.
10. In accordance with Chapter 177.001, Board of Professional Land Surveyors Laws and Rules, all detailed utility easements shown on this plat shall be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with facilities and services of an electric, telephone, gas or other public utility.
11. Tract "A" is to be owned and shall be maintained by the Retreat at Wekiva Homeowners Association as a private roadway tract. A street easement for the installation, use and maintenance of sewer and water utilities is hereby granted to Seminole County, Florida.
12. Tract "B" is to be owned by Seminole County, Florida, for use as additional right-of-way. During construction of Phase II and until issuance of a certificate of occupancy for the final lot in Phase II to be developed, there shall be reserved a temporary construction easement over Tract "C" for access to Phase II property, which access shall be within the utility easement located between Lots 157 and 158. This easement shall expire upon the issuance of the final certificate of occupancy for Phase II.
13. Tract "E" is an open space tract to be owned and shall be maintained by the Retreat at Wekiva Homeowners Association as an open area and buffer area. There is hereby reserved in favor of the Retreat at Wekiva Homeowners Association an easement over Tract "E" adjacent to Tract "C" for the maintenance of the masonry wall located Northernly of Tract "C".
14. Tract "F" is an open space tract to be owned and shall be maintained by the Retreat at Wekiva Homeowners Association as an open area.
15. Tract "G" is to be owned and shall be maintained by the Retreat at Wekiva Homeowners Association as a recreation and retention area.
16. Tract "H" is to be owned by Seminole County, Florida, for additional right-of-way purposes. Lot owners within Retreat at Wekiva are prohibited from using Tract "H" for any purposes.
17. Tract "I" is an open space tract to be owned and shall be maintained by the Retreat at Wekiva Homeowners Association as an open area.
18. A 10.00 foot wide drainage easement located on the common property line of Lots 148 and 149 is hereby reserved in favor of the Retreat at Wekiva Home Owners' Association.
19. A 5.00 foot wall easement located along the rear lot line of Lot 147 and a portion of the side lot lines of Lots 147 and 148 is shown as hereby reserved in favor of the Retreat at Wekiva Homeowners Association for maintenance of Association walls and fencing.
20. Stone plane corneates shown herein dated on Seminole County control monuments 0232/OTER and 1415.
21. The access rights for Lot 147 to Tract "F" shall be dedicated to Seminole County.



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Prepared by
GRUSENMEYER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS
3400 EAST COLONIAL DRIVE - ORLANDO, FLORIDA 32807
Phone (407) 277-3232 - Fax (407) 658-1436

PLAT BOOK PAGE

RETREAT AT WEKIVA - PHASE 2 DEDICATION

THIS IS TO CERTIFY THAT the undersigned RETREAT AT WEKIVA - SEMINOLE LIMITED PARTNERSHIP (hereinafter referred to as the "Lot/Tract Owner") is the Lot/Tract Owner of the lands described in the caption hereon and that it has caused the plats described herein to be surveyed and the plat, intise RETREAT AT WEKIVA - PHASE 2, as hereby adopted as the true and correct plat of said lands. The streets shown on this plat are not required for public use and such streets are not and will not be part of the County System of the public roads. Said Streets shall remain private and be conveyed to the RETREAT AT WEKIVA HOMEOWNERS ASSOCIATION. The Lot/Tract Owner hereby grants to the present and future owners of adjacent lands and their heirs, assigns, licensees and domestic help, and to successors, plans and fire protection agencies, police and other authorities of the law, United States Postal Service mail carriers, representatives of utilities authorized by the Local Government, to serve the land shown on this plat, holders of mortgage loans on such lands and such other persons as the RETREAT AT WEKIVA HOMEOWNERS ASSOCIATION from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across said streets. The Lot/Tract Owner hereby dedicates to Seminole County an easement for ingress and egress across of streets and easements shown on the Plat for the purposes of reconstructing, repairing, maintaining, inspecting and other activities deemed reasonable or necessary by Seminole County relating to the facilities constructed or installed or to be installed for the lands as subdivided or for the public good and welfare, and which may include but not be limited to, the following: water, sanitary sewer, stormwater sewer, power, telephone, cable television, street lighting and any other facilities that shall be constructed on the lands shown on this Plat. Seminole County shall have the right to clear trees, shrubs or any other impediment of the above facilities. No parking or construction or placement of any object within the easements needed for the above facilities shall be permitted without express written permission of the Director of Public Works of Seminole County. Nothing in this dedication nor in the easement or easements dedicated to Seminole County shall be construed to prohibit any other easements on Seminole County.

IN WITNESS WHEREOF, the undersigned, being the Declarant has hereunto set its hand and seal the day and year first above written.

WITNESSES:

RETREAT-SEMINOLE LIMITED PARTNERSHIP,
a Florida limited partnership

By: FL. M/R/GEN. OF. L.L.C., a Florida limited liability company

By: HEARTHSTONE ADVISORS, INC., a California corporation, manager

Its Name: _____
By: _____
Signature of Notary Public

Notary Name of Notary Public: _____
Notary Public - State of Florida
By Commission Expires: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this day of _____, 2003, by _____ of HEARTHSTONE, INC., a California Corporation on behalf of RETREAT-SEMINOLE LIMITED PARTNERSHIP, a Florida limited partnership. He is personally known to me.

Signature of Notary Public
Notary Name of Notary Public: _____
Notary Public - State of Florida
By Commission Expires: _____

CERTIFICATE OF SURVEYOR

I, _____, being a licensed and registered land surveyor, do hereby certify that on 12/15/03, I have completed the survey of the lands as shown in the foregoing plat or plan, that said plat is a correct representation of the lands therein described and that said plat was prepared under his direction and supervision and that this plat complies with all of the survey requirements as required by Chapter 177, Florida Statutes, and that said land is located in Seminole County, Florida, City of Sanford.

DATED 12/15/03
Registration Number: P.L.S. #174

THOMAS X. GRUSENMEYER
GRUSENMEYER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS
3400 EAST COLONIAL DRIVE - ORLANDO, FLORIDA 32807
Phone (407) 277-3232 - Fax (407) 658-1436

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with chapter 177-001(1) Florida Statutes.

Steve L. Wessels, P.L.S. DATED _____
Florida Registration Number 4589
County Surveyor for Seminole County, Florida.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

CHAIRMAN OF THE BOARD
CLERK OF THE BOARD

By: _____ D.C.

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT I have examined the foregoing plat and find that it complies in form with all of the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ File No. _____

CLERK OF THE COURT
in and for Seminole County, Florida

By: _____ D.C.

EXHIBIT A

RETREAT AT WEKIVA - PHASE 2

A REPLAT OF A PORTION OF LOT 3, AND ALL OF LOTS 4, 5, AND 6, BLOCK 9, LOT 4 AND A PORTION OF LOT 5, BLOCK 11, LOT 8 AND A PORTION OF LOT 7, BLOCK 13, A PORTION OF LOT 11, BLOCK 15, AND A PORTION OF OHIO AVENUE AND NORTH INDIANA STREET, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 127, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
PORTIONS OF SECTIONS 17 & 20 - TOWNSHIP 19 SOUTH - RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	80°04'41"	100.00	157.22	141.54	N 11°55'07" E
C2	82°43'18"	100.00	156.82	141.33	N 50°04'52" W
C3	103°11'47"	180.00	121.04	116.77	N 08°08'38" E
C4	108°27'09"	180.00	120.82	116.54	S 08°10'59" W
C5	18°11'58"	435.00	145.77	145.08	N 22°30'11" W
C6	88°08'38"	25.00	20.11	19.97	S 92°37'27" E
C7	180°00'00"	54.00	108.00	108.00	S 78°54'17" W
C8	180°00'00"	54.00	108.00	108.00	N 78°54'17" E
C9	20°03'11"	54.00	84.87	76.40	S 11°55'53" W
C10	82°36'40"	54.00	84.77	76.33	N 39°04'08" W
C11	92°00'00"	43.00	39.27	35.36	N 50°02'51" W
C12	82°37'52"	25.00	27.47	26.11	N 18°26'24" E
C13	82°01'01"	74.00	81.39	77.35	S 18°24'48" W
C14	180°00'00"	74.00	148.00	148.00	N 78°54'17" E
C15	82°41'41"	74.00	81.42	77.43	N 44°43'31" W
C16	82°47'52"	73.00	82.47	76.11	S 44°31'28" E
C17	180°00'00"	24.00	48.00	48.00	S 78°54'17" W
C18	90°08'11"	100.00	158.71	149.84	N 11°55'52" E
C19	89°55'19"	120.00	186.34	166.99	N 39°04'52" W
C20	89°55'19"	73.00	89.74	85.33	N 50°04'52" W
C21	103°11'47"	180.00	121.04	116.77	S 08°10'59" W
C22	108°27'09"	180.00	120.82	116.54	N 08°08'38" E
C23	90°00'00"	25.00	39.27	35.36	N 11°57'28" E
C24	90°00'00"	25.00	39.27	35.36	S 50°02'52" E
C25	90°00'00"	25.00	39.27	35.36	N 11°57'28" E
C26	11°48'20"	415.00	85.63	85.48	N 17°24'52" E
C27	5°02'24"	26.00	23.14	22.32	N 51°28'39" W
C28	128°24'34"	41.00	73.99	37.50	S 91°12'40" W
C29	128°24'34"	43.00	89.73	39.54	N 12°52'52" W
C30	89°55'18"	25.00	35.24	35.33	S 50°04'52" E
C31	90°08'11"	100.00	158.71	149.84	N 11°55'52" E
C32	90°08'11"	120.00	186.34	166.99	S 11°55'52" E
C33	82°04'41"	45.00	125.58	113.06	N 39°04'52" W
C34	103°11'47"	180.00	121.04	116.77	S 08°10'59" W
C35	108°27'09"	180.00	120.82	116.54	N 08°08'38" E
C36	18°11'58"	435.00	145.77	145.08	S 22°30'11" W
C37	37°37'16"	42.00	16.58	16.46	S 30°06'41" E
C38	48°11'48"	74.00	63.24	61.80	S 25°19'27" W
C39	12°52'17"	74.00	17.85	17.81	S 08°11'09" E
C40	12°52'17"	74.00	17.85	17.81	S 25°19'27" W
C41	20°11'46"	74.00	20.45	20.12	S 50°02'51" E
C42	12°52'17"	74.00	17.85	17.81	S 08°11'09" E
C43	40°51'30"	74.00	52.27	47.53	N 39°04'52" W
C44	37°27'46"	74.00	48.38	47.53	N 79°30'29" E
C45	32°22'08"	74.00	41.81	41.25	N 03°05'21" E
C46	11°03'50"	74.00	14.29	14.27	N 18°27'38" W
C47	51°30'51"	74.00	65.86	64.77	N 50°04'52" W
C48	34°23'04"	25.00	15.00	14.78	S 58°48'51" E
C49	26°34'47"	24.00	12.47	12.34	S 27°19'56" W
C50	90°00'00"	25.00	39.27	35.36	S 11°57'28" E
C51	13°12'17"	120.00	48.38	48.29	N 79°30'29" E
C52	20°30'52"	120.00	42.87	42.74	N 53°11'12" E
C53	14°02'45"	120.00	29.45	29.28	N 33°33'50" E
C54	10°56'54"	120.00	22.27	22.00	N 48°43'30" E
C55	21°29'16"	120.00	45.00	44.74	N 07°02'12" E
C56	02°34'39"	120.00	20.00	19.88	N 08°20'43" W
C57	12°31'00"	120.00	40.88	40.68	N 22°42'43" W
C58	18°21'41"	120.00	58.27	58.15	N 47°03'11" W
C59	11°48'47"	200.00	41.72	41.60	S 17°02'05" W
C60	17°37'17"	200.00	61.51	61.27	S 01°12'51" E
C61	02°51'57"	200.00	10.00	10.00	S 11°58'31" E
C62	41°34'32"	24.00	18.17	17.77	N 45°46'54" W
C63	11°23'11"	25.00	4.97	4.95	N 71°24" E
C64	78°17'30"	44.00	60.12	55.53	S 38°50'56" E
C65	42°36'30"	44.00	36.56	35.52	S 24°08'07" W
C66	11°09'04"	44.00	24.82	24.69	S 25°28'37" W
C67	11°48'24"	44.00	24.82	24.69	S 01°01'19" W
C68	36°30'57"	44.00	28.04	27.57	N 50°54'52" E
C69	53°24'52"	44.00	40.75	38.71	N 20°07'09" E
C70	31°52'12"	25.00	11.95	11.82	E 08°43'16" W
C71	14°06'28"	25.00	5.16	5.14	N 14°06'28" E
C72	06°38'43"	452.00	54.62	54.52	N 21°14'24" W
C73	05°40'56"	452.00	44.11	44.02	N 12°37'38" W
C74	16°00'46"	200.00	55.80	55.71	N 02°00'50" E
C75	11°44'31"	200.00	41.21	40.81	N 08°58'58" E
C76	12°48'58"	200.00	37.52	37.53	N 27°01'27" E
C77	28°03'42"	150.00	78.32	77.54	S 11°23'02" W
C78	12°24'20"	150.00	29.05	29.02	S 67°49'22" E
C79	180°00'00"	44.00	106.61	106.00	N 78°54'17" E



RETREAT AT WEKIVA - PHASE 2

PLAT BOOK

PAGE

SHEET 3 OF 3

A REPLAT OF A PORTION OF LOT 3, AND ALL OF LOTS 4, 5, AND 6, BLOCK 9, LOT 4 AND A PORTION OF LOT 5, BLOCK 11; LOT 6 AND A PORTION OF LOT 7, BLOCK 13; A PORTION OF LOT 1, BLOCK 15, AND A PORTION OF OHIO AVENUE AND NORTH INDIANA STREET, SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 127, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

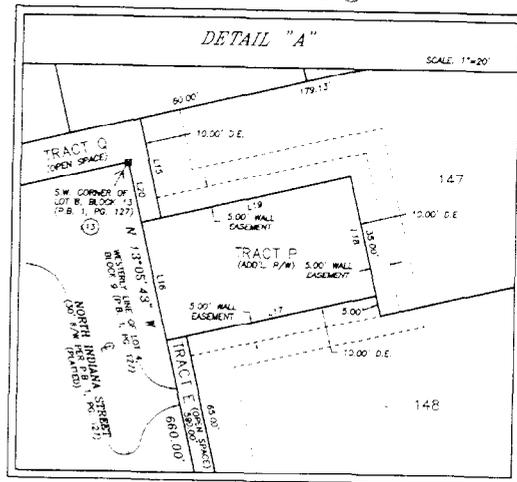
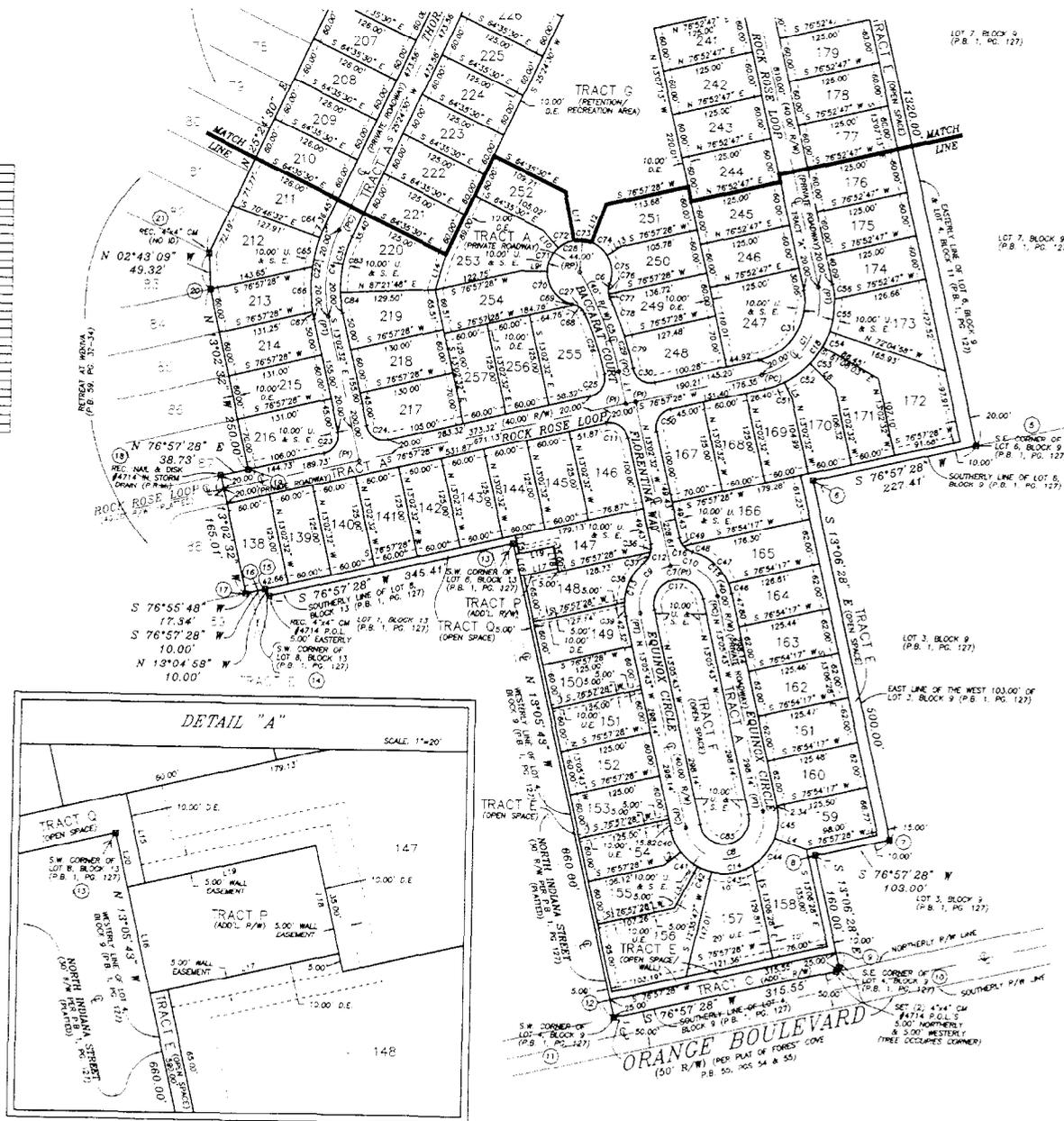
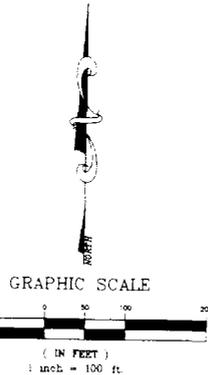
PORTIONS OF SECTIONS 17 & 20 - TOWNSHIP 19 SOUTH - RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

STATE PLANE COORDINATES

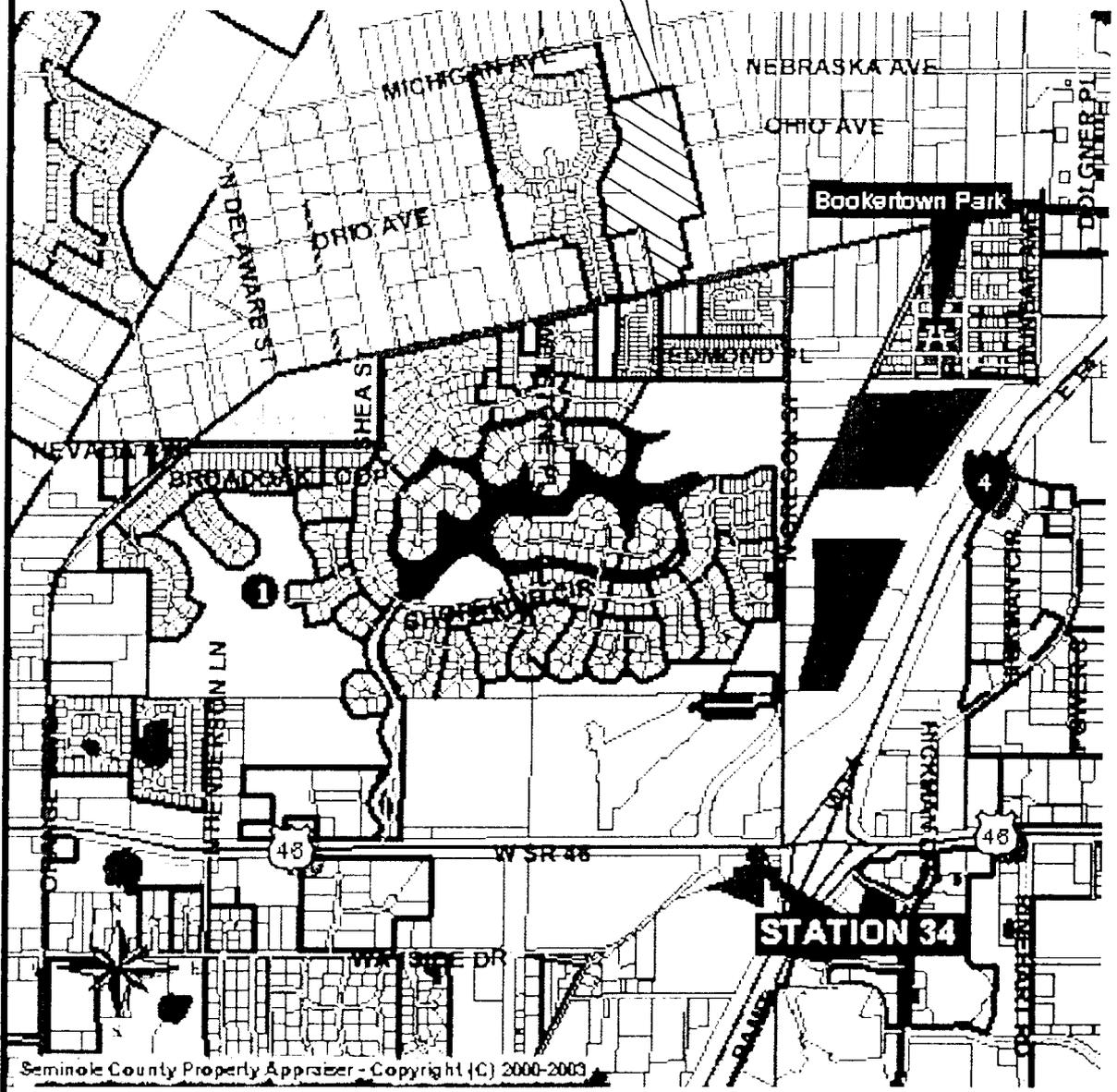
CORNER #	NORTHING	EASTING
1	183817.000	54717.471
2	183813.500	54727.731
3	183805.000	54735.000
4	183795.000	54739.000
5	183785.000	54741.000
6	183775.000	54741.000
7	183765.000	54741.000
8	183755.000	54741.000
9	183745.000	54741.000
10	183735.000	54741.000
11	183725.000	54741.000
12	183715.000	54741.000
13	183705.000	54741.000
14	183695.000	54741.000
15	183685.000	54741.000
16	183675.000	54741.000
17	183665.000	54741.000
18	183655.000	54741.000
19	183645.000	54741.000
20	183635.000	54741.000
21	183625.000	54741.000
22	183615.000	54741.000
23	183605.000	54741.000
24	183595.000	54741.000
25	183585.000	54741.000
26	183575.000	54741.000
27	183565.000	54741.000
28	183555.000	54741.000
29	183545.000	54741.000
30	183535.000	54741.000

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°02'32" E	44.33'
L2	N 51°48'22" E	28.81'
L3	S 26°16'30" W	28.81'
L4	N 70°43'35" W	46.13'
L5	S 28°33'19" E	24.00'
L6	N 47°04'18" W	47.94'
L7	N 87°48'08" E	68.80'
L8	S 10°05'42" W	31.74'
L9	S 89°42'11" E	34.50'
L10	N 42°00'30" W	32.08'
L11	S 10°56'31" E	66.83'
L12	N 40°49'53" E	58.42'
L13	S 57°00'50" W	24.24'
L14	N 16°10'27" E	50.40'
L15	N 13°02'43" W	24.00'
L16	N 13°09'25" W	30.00'
L17	S 76°57'28" W	53.00'
L18	N 1°05'42" W	30.00'
L19	S 76°57'28" W	53.00'
L20	S 13°05'42" E	15.00'



RETREAT AT WEKIVA PH 2



LOCATION MAP