Item # 32

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Final Plat approval for Preserve at Eagle Lake

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

AUTHORIZED BY: Dan Matthys **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date 2/14/2006 **Regular** ☐ **Consent** ☒ **Work Session** ☐ **Briefing** ☐
Public Hearing – 1:30 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for Preserve at Eagle Lake – KB Home Orlando LLC, applicant.

District 5 – Carey (Cynthia Sweet, Planner)

BACKGROUND:

The applicant, KB Home Orlando LLC, is requesting approval of the final plat for Preserve at Eagle Lake. The plat consists of 186 townhome lots zoned PUD (Planned Unit Development) on a 65.62 acre parcel. The site is located within the Creekside Planned Unit Development located on the south side of Ronald Reagan Blvd. (CR 427) and west of SR 417, in Section 13, Township 20 South, Range 30 East. Seminole County is the utility provider and the internal roads are private.

The plat meets all the applicable conditions of the approved Developer's Commitment Agreement for Creekside Planned Unit Development, Chapter 35 of the Seminole County Land Development Code (SCLDC), and Chapter 177, Florida Statutes. The applicant has submitted a performance bond in compliance with the SCLDC Section 35.44 (e) (1).

STAFF RECOMMENDATION:

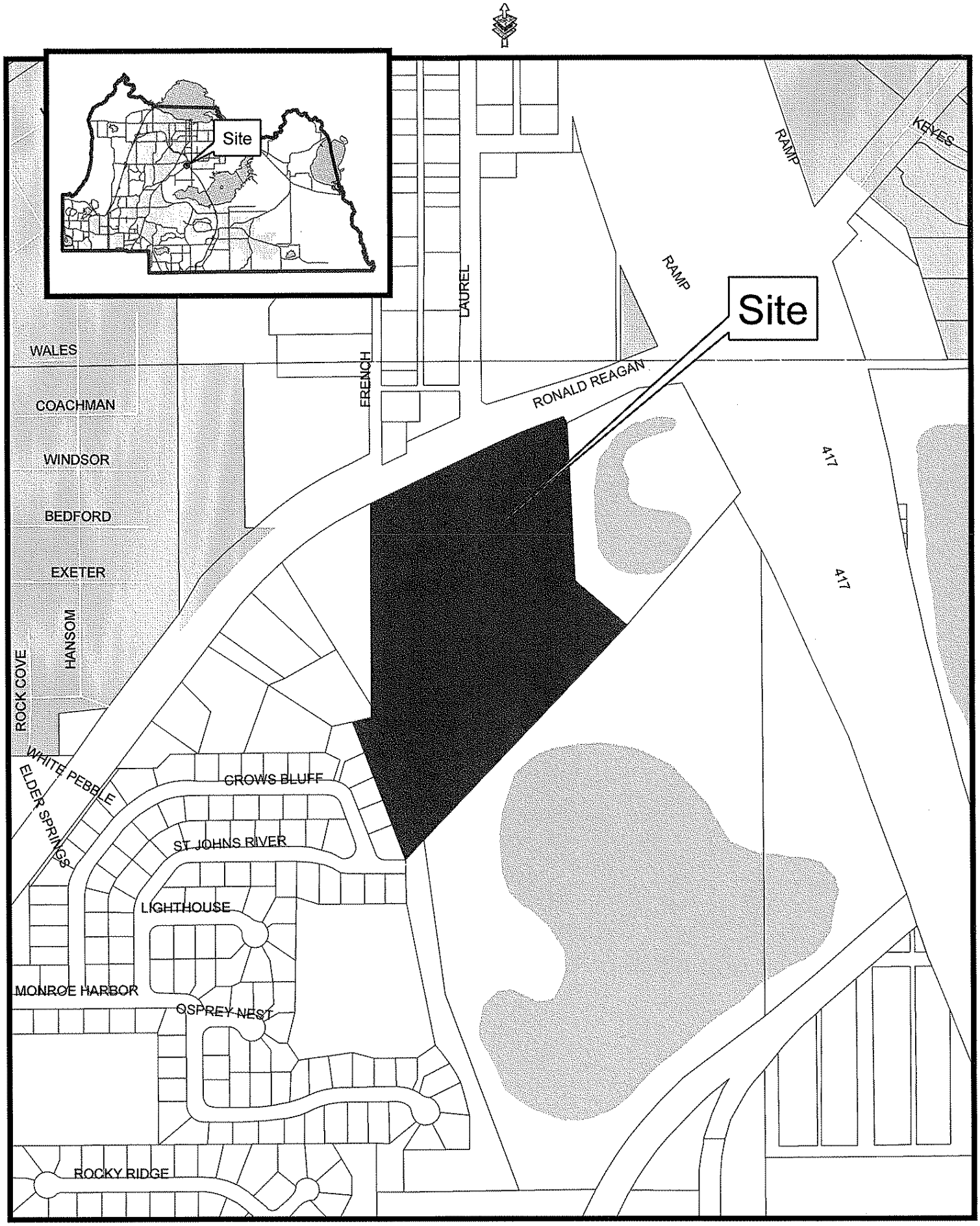
Staff recommends the Board approve and authorize the Chairman to execute the final plat for Preserve at Eagle Lake.

District 5 – Carey

Attachments: Location Map
Reduced Copy of Plat

Reviewed by:
Co Atty:
DFS:
Other:
DCM:
CM:

File No. cpdd02



Preserve at Eagle Lake

Site Map

PRESERVE AT EAGLE LAKE

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 13; THENCE ALONG THE WEST LINE OF SAID SECTION 13, SOUTH 00°32'17" EAST, A DISTANCE OF 473.38 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 427 (VARIABLE WIDTH RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE OF THE NORTHEAST ¼ OF SECTION 13 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 427, NORTH 84°41'43" EAST, A DISTANCE OF 457.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1968.10 FEET, A CENTRAL ANGLE OF 07°23'55" AND A CHORD DISTANCE OF 255.11 FEET WHICH BEARS NORTH 68°24'05" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 255.29 FEET; THENCE SOUTH 25°13'05" EAST, A DISTANCE OF 23.51 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 427, SOUTH 02°23'28" EAST, A DISTANCE OF 532.01 FEET; THENCE SOUTH 49°07'06" EAST, A DISTANCE OF 230.17 FEET; THENCE NORTH 40°59'52" EAST, A DISTANCE OF 551.92 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 417 (VARIABLE WIDTH RIGHT-OF-WAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 27°23'31" EAST, A DISTANCE OF 330.59 FEET; THENCE SOUTH 25°04'30" EAST, A DISTANCE OF 454.45 FEET; THENCE SOUTH 22°05'36" EAST, A DISTANCE OF 643.39 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 417 AND ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD SOUTH 49°52'44" WEST, A DISTANCE OF 801.89 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1959.70 FEET, A CENTRAL ANGLE OF 20°24'31" AND A CHORD DISTANCE OF 694.38 FEET WHICH BEARS SOUTH 39°40'28" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 698.04 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY OF CSX RAILROAD, SOUTH 89°29'24" WEST, A DISTANCE OF 247.89 FEET; THENCE NORTH 20°12'25" WEST, A DISTANCE OF 730.43 FEET; THENCE NORTH 07°45'56" WEST, A DISTANCE OF 311.87 FEET; THENCE NORTH 08°11'07" WEST, A DISTANCE OF 189.45 FEET; THENCE SOUTH 41°50'43" WEST, A DISTANCE OF 69.82 FEET TO A POINT ON THE EAST LINE OF THE PLAT OF SANFORD PLACE AS RECORDED IN PLAT BOOK 33, PAGES 33-35 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE OF SANFORD PLACE, NORTH 22°17'34" WEST, A DISTANCE OF 499.90 FEET; THENCE DEPARTING SAID EAST LINE OF SANFORD PLACE, NORTH 74°57'25" EAST, A DISTANCE OF 65.16 TO A POINT ON THE WEST LINE OF THE NORTHEAST ¼ OF SAID SECTION 13; THENCE ALONG SAID WEST LINE NORTH 00°32'17" WEST, A DISTANCE OF 742.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 65.62 ACRES, MORE OR LESS.

GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 13-20-30, HAVING AN ASSUMED BEARING OF SOUTH 00°32'17" EAST.

2. TRACT 'A' (PRIVATE ROADWAY) SHALL BE OWNED AND MAINTAINED BY THE PRESERVE AT EAGLE LAKE HOMEOWNERS ASSOCIATION WITH A DRAINAGE EASEMENT OVER THIS TRACT TO SEMINOLE COUNTY.

3. TRACTS 'B' AND 'C' (LANDSCAPE) WILL BE OWNED AND MAINTAINED BY THE PRESERVE AT EAGLE LAKE HOMEOWNERS ASSOCIATION.

4. TRACTS 'D', 'E', 'F', 'G','H' AND 'I' (OPEN SPACE) WILL BE OWNED AND MAINTAINED BY THE PRESERVE AT EAGLE LAKE HOMEOWNERS ASSOCIATION.

5. TRACT 'J', (OPEN SPACE/RECREATION) WILL BE OWNED AND MAINTAINED BY THE PRESERVE AT EAGLE LAKE HOMEOWNERS ASSOCIATION.

6. TRACT 'K', 'L' AND 'M' (RETENTION AREA) WILL BE OWNED AND MAINTAINED BY THE PRESERVE AT EAGLE LAKE HOMEOWNERS ASSOCIATION.

7. TRACTS 'N' AND 'N-1' (CONSERVATION AREA) WILL BE OWNED AND MAINTAINED BY THE PRESERVE AT EAGLE LAKE HOMEOWNERS ASSOCIATION.

8. TRACT 'O' (AMENITY) WILL BE OWNED AND MAINTAINED BY THE PRESERVE AT EAGLE LAKE HOMEOWNERS ASSOCIATION.

9. TRACT 'P' (LIFT STATION) AND ALL DRAINAGE EASEMENTS SHOWN HEREON AND UTILITY EASEMENT SHOWN ADJACENT TO THE TRACT 'P' ARE DEDICATED TO SEMINOLE COUNTY.

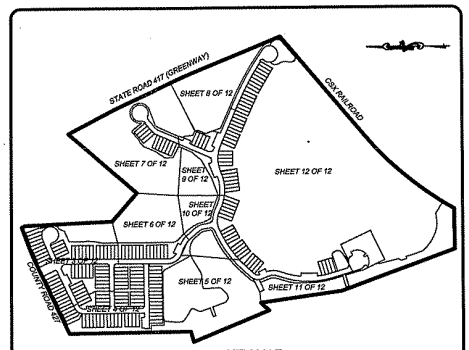
10. ALL DRAINAGE STRUCTURES WITHIN A DRAINAGE EASEMENTS TO BE CONVEYED TO THE PRESERVE AT EAGLE LAKE HOMEOWNERS ASSOCIATION.

11. DEVELOPMENT RIGHTS TO TRACTS 'K', 'L' AND 'M' (RETENTION AREA) AND TRACTS 'N' AND 'N-1 (CONSERVATION AREA) ARE DEDICATED TO SEMINOLE COUNTY, FLORIDA. TRACTS 'N' AND 'N-1' ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND SEMINOLE COUNTY PURSUANT TO SECTION 704.06, FLORIDA STATUTES. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION TO THIS TRACTS ARE PERMITTED WITHOUT PRIOR APPROVAL FROM SEMINOLE COUNTY, FLORIDA AND ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.

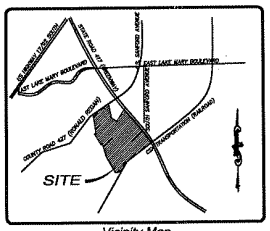
12. THERE IS A 10' DRAINAGE AND UTILITY EASEMENT ALONG BOTH SIDES OF THE INTERNAL ROAD RIGHT-OF-WAY AND ON ALL PROPERTY LINES ABUTTING INTERNAL ROAD RIGHT-OF-WAY.

13. ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR 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 THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

14. ALL LINES ARE RADIAL UNLESS SHOWN AS NON-RADIAL (N.R.)



KEY MAP
NOT TO SCALE



Vicinity Map
NOT TO SCALE

AMERICAN SURVEYING & MAPPING
1030 NORTH ORLANDO AVENUE SUITE B * WINTER PARK, FLORIDA 32789
(407) 425-7979

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.

NOTICE

SEE SEMINOLE COUNTY DEVELOPMENT ORDER # , RECORDED IN THE PUBLIC RECORDS BOOK OF SEMINOLE COUNTY, FLORIDA, FOR CONTINGENCIES AS TO PUBLIC FACILITY CAPACITY ENCUMBRANCE OR RESERVATION AND OTHER INFORMATION.

CERTIFICATE OF COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH CHAPTER 177.08(1) FLORIDA STATUTES.

Steve L. Wessels, P.L.S. Date

Florida Registration Number 4589
County Surveyor for Seminole County, Florida

CLERK OF THE COURT

I HEREBY CERTIFY, that I have examined the foregoing Plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and the Seminole County Land Development Code and was filed for record on this day of ,2005

File Number:

Clerk of the Circuit Court
Seminole County, Florida.

PLAT BOOK PAGE

PRESERVE AT EAGLE LAKE
DEDICATION

This is to certify that the undersigned, KB HOME ORLANDO LLC, a Delaware Limited Liability Company hereinafter referred to as "Lawful Owner" is the lawful owner of the lands described in the caption thereto and that it has caused the lands described hereon to be surveyed and this plat, entitled PRESERVE AT EAGLE LAKE, is hereby adopted as a true and correct plat of said lands. All of the streets and easements shown on this plat are not required for public use and such streets and easements are not and will not be a part of the County system of public roads, unless otherwise noted. Provided however, the utility easement shown hereon as well as a perpetual non-exclusive utility, drainage and access easement over and under all of the private streets shown hereon and hereby dedicated to Seminole County, Florida, however, dedication of said easements shall not be construed as creating an obligation upon Seminole County to perform construction or maintenance within such dedicated areas, and said streets and easements shall remain private and the said and exclusive property of the Lawful Owner, and it does hereby grant to the present and future owners of adjacent lands and their guest, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the United States postal services mail carriers, representatives of utilities authorized by the Lawful Owner, to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as the Lawful Owner from time to time may designate, the non-exclusive and perpetual right of ingress and egress and across said streets and easements. Regardless of the preceding provisions, the Lawful Owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the Lawful Owner, may create or participate in a disturbance or a nuisance on any part of the land shown on this plat.

IN WITNESS WHEREOF KB HOME ORLANDO LLC has caused these presents to be signed and attested to by the officer named below on _____ , 2005

KB HOME ORLANDO LLC
A DELAWARE LIMITED LIABILITY COMPANY

_____

DANIEL GREEN
VICE PRESIDENT

Signed and sealed in the presence of:

_____

Printed Name:

_____

Printed Name:

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me on this day of _____ 2005 by DANIEL GREEN, Vice President of KB HOME ORLANDO, LLC, on behalf of the Company.

___ He is personally known to me or
___ He has produced _____ as identification.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

_____

NOTARY PUBLIC
My Commission Expires on _____

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was under my responsible direction and supervision, and the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091(7) regarding "permanent reference monuments," and that the land is located in Seminole County, Florida.

_____
Surveyor's Name : Brett A. Moscovitz Date

Florida Professional Land Surveyor
Registration Number : PSM #5011
Registration Number of Legal Entity : LB #6393
American Surveying and Mapping, Inc.
1030 North Orlando Avenue, Suite B
Winter Park, Florida 32789

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 CARLTON D. HENLEY

ATTEST:

_____
Clerk of the Board MARYANNE MORSE

PRESERVE AT EAGLE LAKE

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE

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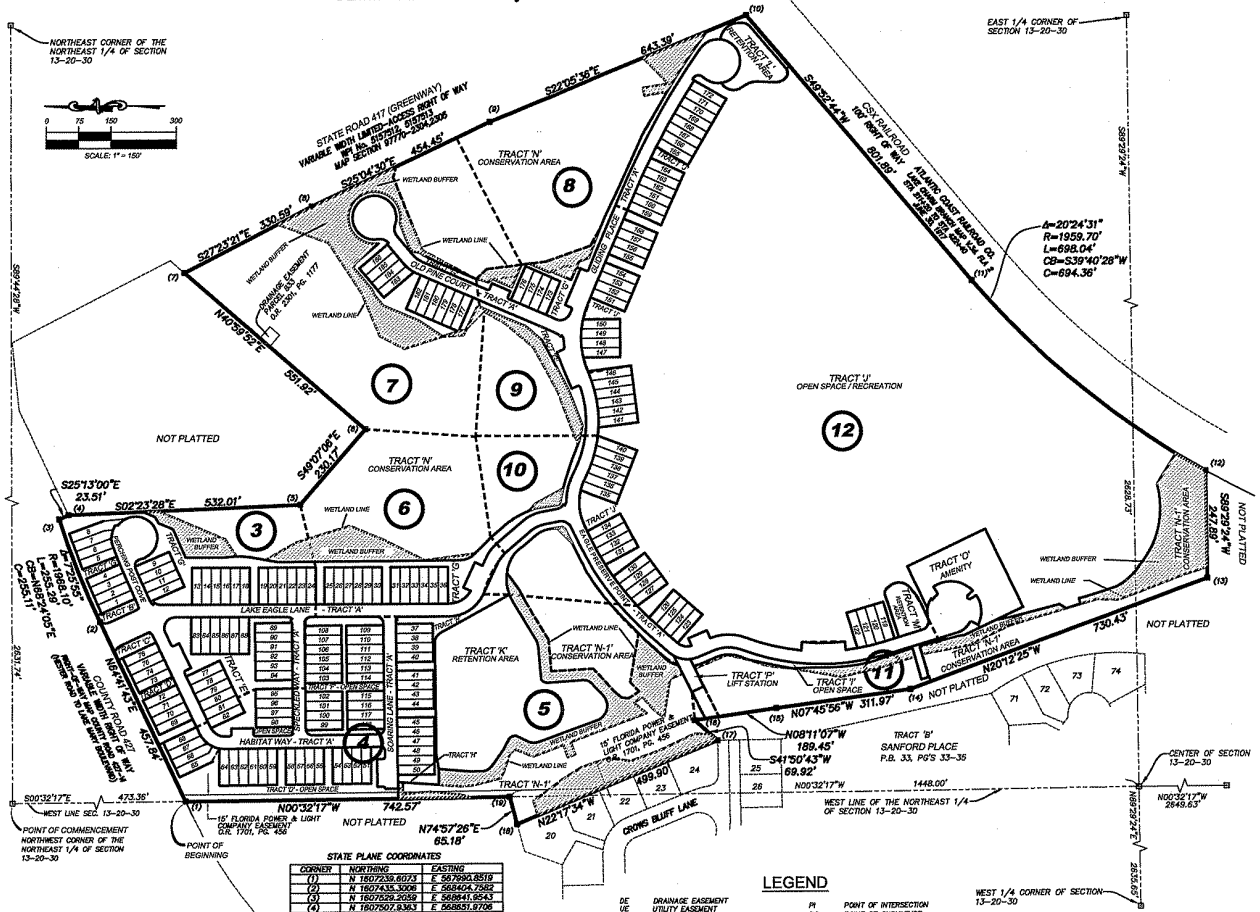

STATE PLANE COORDINATES

CORNER	NORTHING	EASTING
(1)	N 1607339.8073	E 567990.8519
(2)	N 1607435.3006	E 568404.7582
(3)	N 1607529.2059	E 568841.9543
(4)	N 1607507.8363	E 568851.9706
(5)	N 1606976.3855	E 568874.1865
(6)	N 1606825.7372	E 568848.1929
(7)	N 1607742.2622	E 568210.3714
(8)	N 1606948.7610	E 569392.3530
(9)	N 1606537.1431	E 569554.9505
(10)	N 1605940.9934	E 569786.8409
(11)	N 1605424.2407	E 569183.7489
(12)	N 1604889.8152	E 568740.4547
(13)	N 1604887.6083	E 568492.5745
(14)	N 1605573.0822	E 568240.2752
(15)	N 1605882.1912	E 568198.1219
(16)	N 1606069.7063	E 568171.1499
(17)	N 1606017.8209	E 568124.5061
(18)	N 1606480.1544	E 567834.6747
(19)	N 1606497.0720	E 567897.8936

LEGEND

DE	DRAINAGE EASEMENT	PI	POINT OF INTERSECTION
UE	UTILITY EASEMENT	PC	POINT OF CURVATURE
PB	PLAT BOOK	CI	CURVE NUMBER
PG'S	PAGES	LI	LINE NUMBER
PRC	POINT OF REVERSE CURVATURE	⊡	DENOTES PRM (PERMANENT REFERENCE MONUMENT) 4"x4" CONCRETE MONUMENT WITH DISC STAMPED LB #6393 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
CB	CHORD BEARING	●	DENOTES PCP (PERMANENT CONTROL POINT) NAIL WITH DISC STAMPED LB# 6393 TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
L	LENGTH	(8)	DENOTES SHEET NUMBER
C	CHORD		WETLAND BUFFER
R	RADIUS		
Δ	CENTRAL ANGLE		
RP	RADIUS POINT		
OA	OVERALL DISTANCE		
LB	LICENSED BUSINESS		
(NR)	NON-RADIAL		
(1)	STATE PLANE COORDINATE ANNOTATION		
PT	POINT OF TANGENCY		

AMERICAN SURVEYING & MAPPING, INC.
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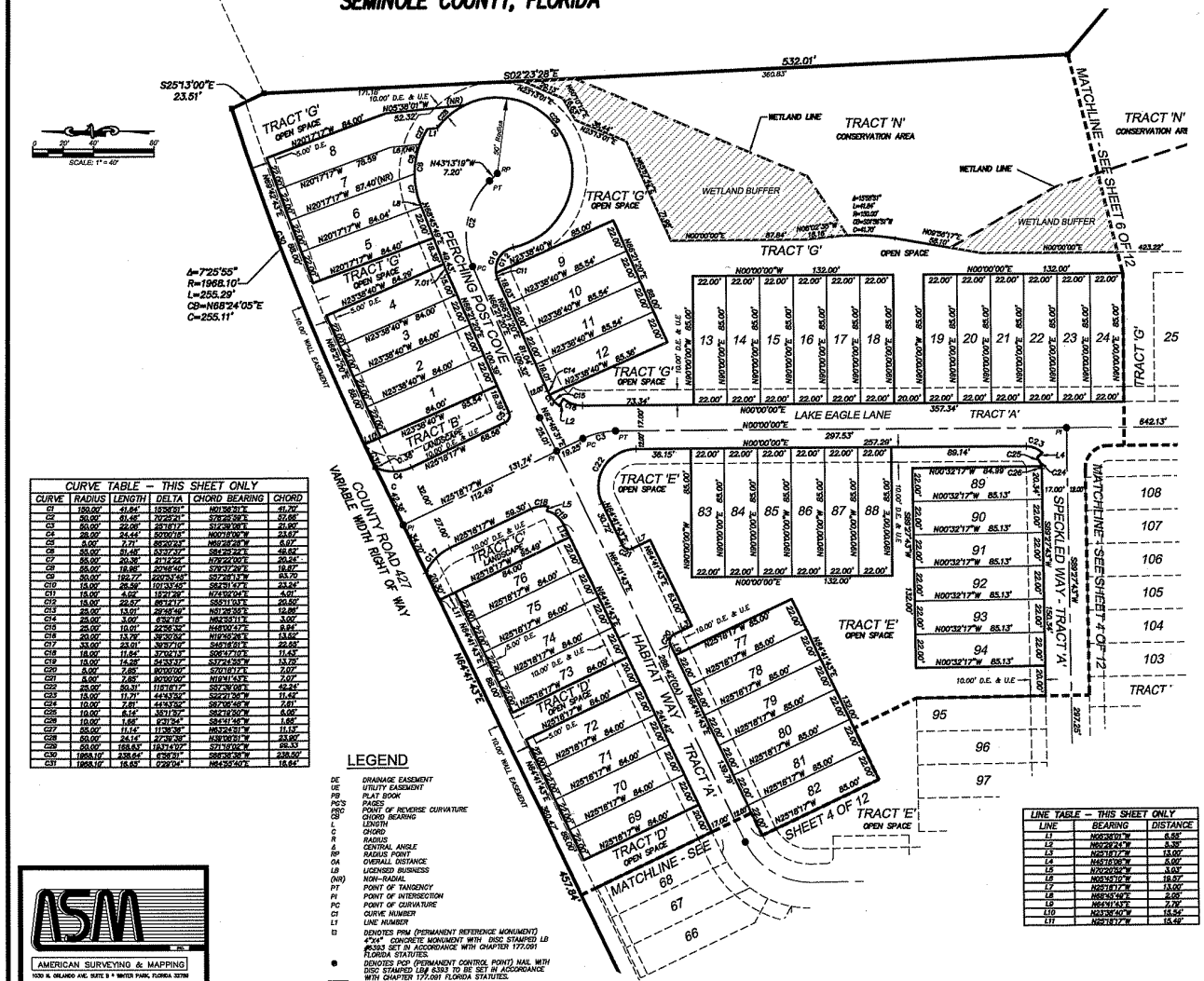
(407) 425-7979

PRESERVE AT EAGLE LAKE

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK	PAGE

SHEET 3 OF 12



CURVE TABLE – THIS SHEET ONLY					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	150.00'	41.64'	16°36'21"	N01°56'21"E	41.70'
C2	50.00'	81.45'	70°29'21"	S78°26'39"E	77.66'
C3	50.00'	22.06'	26°18'17"	S12°39'06"E	21.90'
C4	25.00'	24.44'	50°00'18"	N00°18'00"W	23.67'
C5	4.00'	7.71'	88°20'23"	N66°28'42"W	6.97'
C6	55.00'	51.46'	53°37'07"	S61°25'42"E	49.62'
C7	55.00'	20.36'	21°12'22"	N79°22'00"E	20.24'
C8	55.00'	19.46'	20°16'40"	S70°07'26"E	19.67'
C9	50.00'	192.77'	220°53'45"	S57°28'13"W	93.70
C10	15.00'	26.58'	101°33'46"	S63°51'47"E	23.24'
C11	15.00'	4.02'	15°21'29"	N74°50'04"E	4.01'
C12	15.00'	22.57'	86°12'17"	S55°11'03"E	20.50'
C13	25.00'	13.01'	29°48'49"	N31°28'35"E	12.86'
C14	25.00'	3.00'	6°52'18"	N63°35'11"E	3.00'
C15	25.00'	10.01'	22°56'32"	N48°00'47"E	9.94'
C16	20.00'	13.78'	39°30'04"	N19°46'26"E	13.52'
C17	33.00'	23.01'	39°57'19"	S46°16'21"E	22.55'
C18	18.00'	11.64'	37°02'13"	S06°47'10"E	11.43'
C19	15.00'	14.28'	54°33'07"	S37°24'55"W	13.75'
C20	5.00'	7.85'	90°00'00"	S70°18'17"E	7.07'
C21	5.00'	7.85'	90°00'00"	N19°41'43"E	7.07'
C22	25.00'	50.31'	115°16'17"	S57°36'08"E	42.24'
C23	15.00'	11.71'	44°43'56"	S62°21'26"W	11.42'
C24	10.00'	7.81'	44°43'52"	S62°06'46"W	7.61'
C25	10.00'	6.14'	35°17'57"	S62°18'50"W	6.00'
C26	10.00'	1.66'	9°31'24"	S84°41'45"W	1.66'
C27	55.00'	11.14'	11°36'38"	N63°24'51"W	11.13'
C28	50.00'	24.14'	27°39'39"	N38°06'31"W	23.90'
C29	50.00'	168.63'	193°14'07"	S71°18'02"W	99.33
C30	1968.10'	238.64'	6°56'31"	S66°38'38"W	238.50'
C31	1968.10'	16.65'	0°29'04"	N64°52'40"E	16.64'

LINE TABLE – THIS SHEET ONLY		
LINE	BEARING	DISTANCE
L1	N06°38'01"W	6.58'
L2	N60°29'24"W	5.35'
L3	N25°18'17"W	13.00'
L4	N45°16'06"W	5.00'
L5	N70°07'54"W	3.03'
L6	N03°35'10"W	19.57'
L7	N25°18'17"W	13.00'
L8	N55°35'49"E	2.05'
L9	N64°41'43"E	7.78'
L10	N03°38'40"W	18.54'
L11	N25°18'17"W	13.49'

LEGEND

DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PB	PLAT BOOK
PG'S	PAGES
POC	POINT OF REVERSE CURVATURE
CB	CHORD BEARING
L	LENGTH
C	CHORD
R	RADIUS
Δ	CENTRAL ANGLE
RP	RADIUS POINT
OA	OVERALL DISTANCE
LB	LICENSED BUSINESS
(NR)	NON–RADIAL
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
C1	CURVE NUMBER
L1	LINE NUMBER
⊠	DENOTES PRM (PERMANENT REFERENCE MONUMENT) 4"X4" CONCRETE MONUMENT WITH DISC STAMPED LB #6363 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
●	DENOTES POP (PERMANENT CONTROL POINT) NAIL WITH DISC STAMPED LB# 6363 TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
▨	WETLAND BUFFER

AMERICAN SURVEYING & MAPPING
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PRESERVE AT EAGLE LAKE

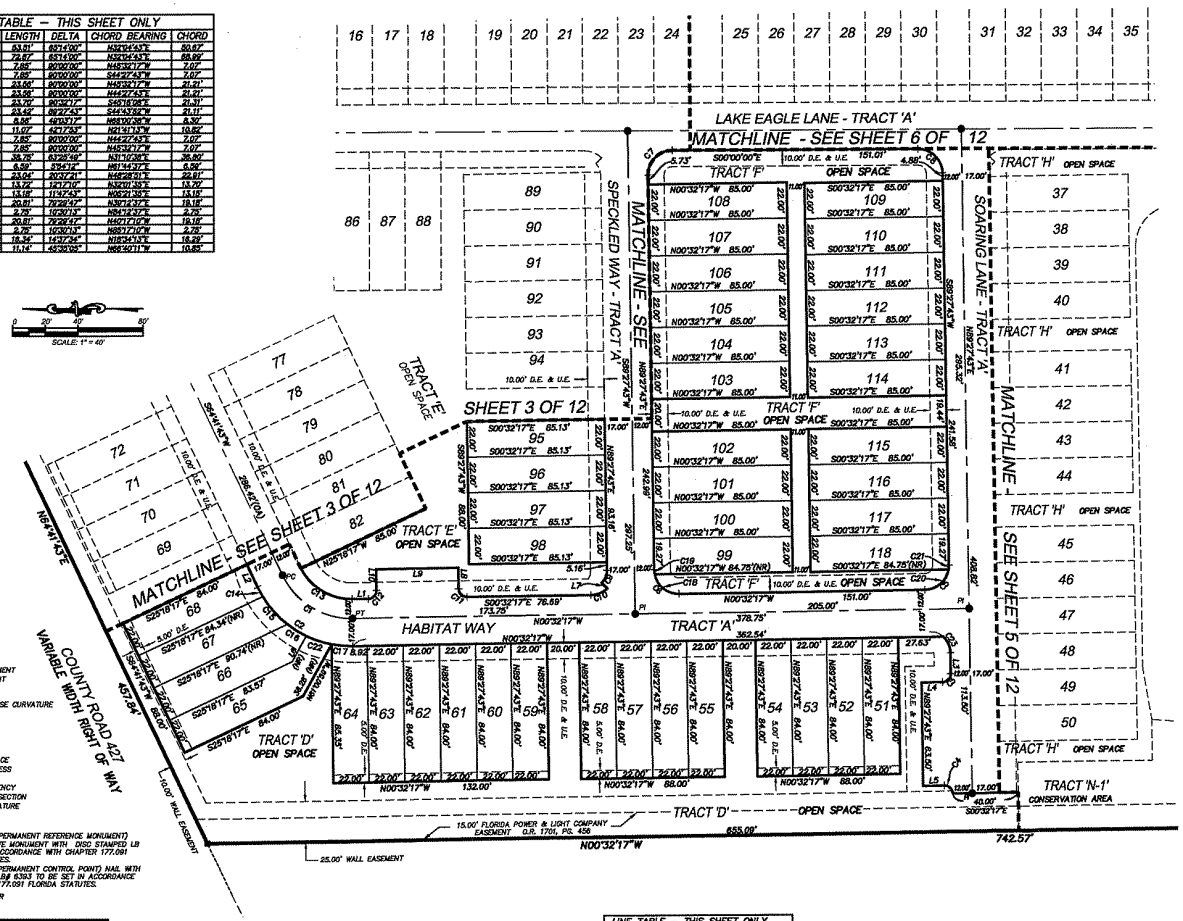
A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK	PAGE

SHEET 4 OF 12

CURVE TABLE – THIS SHEET ONLY					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	47.00'	63.91'	83°14'00"	N32°04'43"E	58.67'
C2	84.00'	72.87'	83°14'00"	N32°04'43"E	68.99'
C3	5.00'	7.85'	90°00'00"	N45°32'17"W	7.07'
C4	5.00'	7.85'	90°00'00"	S44°27'43"W	7.07'
C5	15.00'	23.56'	90°00'00"	N45°32'17"W	21.21'
C6	15.00'	23.56'	90°00'00"	N44°27'43"E	21.21'
C7	15.00'	23.70'	90°32'17"	S45°16'08"E	21.31'
C8	15.00'	23.42'	89°27'43"	S44°43'52"W	21.11'
C9	10.00'	8.86'	49°50'17"	N66°00'26"W	8.58'
C10	15.00'	11.07'	42°17'33"	N21°31'10"W	10.82'
C11	5.00'	7.85'	90°00'00"	N44°27'43"E	7.07'
C12	5.00'	7.85'	90°00'00"	N45°32'17"W	7.07'
C13	35.00'	38.75'	63°25'49"	N31°10'08"E	36.80'
C14	84.00'	8.59'	5°51'12"	N61°14'37"E	8.58'
C15	84.00'	23.04'	20°37'21"	N48°28'01"E	22.91'
C16	84.00'	13.72'	12°17'10"	N32°01'53"E	13.70'
C17	84.00'	13.18'	11°47'53"	N06°21'30"E	13.15'
C18	15.00'	20.81'	79°26'42"	N39°12'37"E	19.18'
C19	15.00'	2.75'	10°30'13"	N84°12'37"E	2.75'
C20	15.00'	20.81'	79°26'42"	N40°17'10"W	19.18'
C21	15.00'	2.75'	10°30'13"	N89°17'10"W	2.75'
C22	84.00'	18.34'	14°37'34"	N15°34'13"E	18.29'
C23	14.00'	11.14'	45°28'05"	N65°40'11"W	10.85'

SCALE: 1" = 40'



LEGEND

DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PB	PLAT BOOK
PG'S	PAGES
PRC	POINT OF REVERSE CURVATURE
CB	CHORD BEARING
L	LENGTH
C	CHORD
R	RADIUS
Δ	CENTRAL ANGLE
RP	RADIUS POINT
OA	OVERALL DISTANCE
LB	LICENSED BUSINESS
(NR)	NON-RADIAL
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
C1	CURVE NUMBER
L1	LINE NUMBER
⊡	DENOTES PRM (PERMANENT REFERENCE MONUMENT) 4"X4" CONCRETE MONUMENT WITH DISC STAMPED LB #6393 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
●	DENOTES PCP (PERMANENT CONTROL POINT) NAIL WITH DISC STAMPED LB# 6393 TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
▨	WETLAND BUFFER

LINE TABLE – THIS SHEET ONLY		
LINE	BEARING	DISTANCE
L1	S00°32'17"E	19.06'
L2	N44°41'43"E	19.42'
L3	N89°27'43"E	13.00'
L4	S00°32'17"E	13.00'
L5	N00°32'17"W	13.00'
L6	N61°30'36"W	17.94'
L7	N44°27'43"E	5.01'
L8	S89°27'43"W	13.00'
L9	S00°32'17"E	50.00'
L10	N89°27'43"E	13.00'

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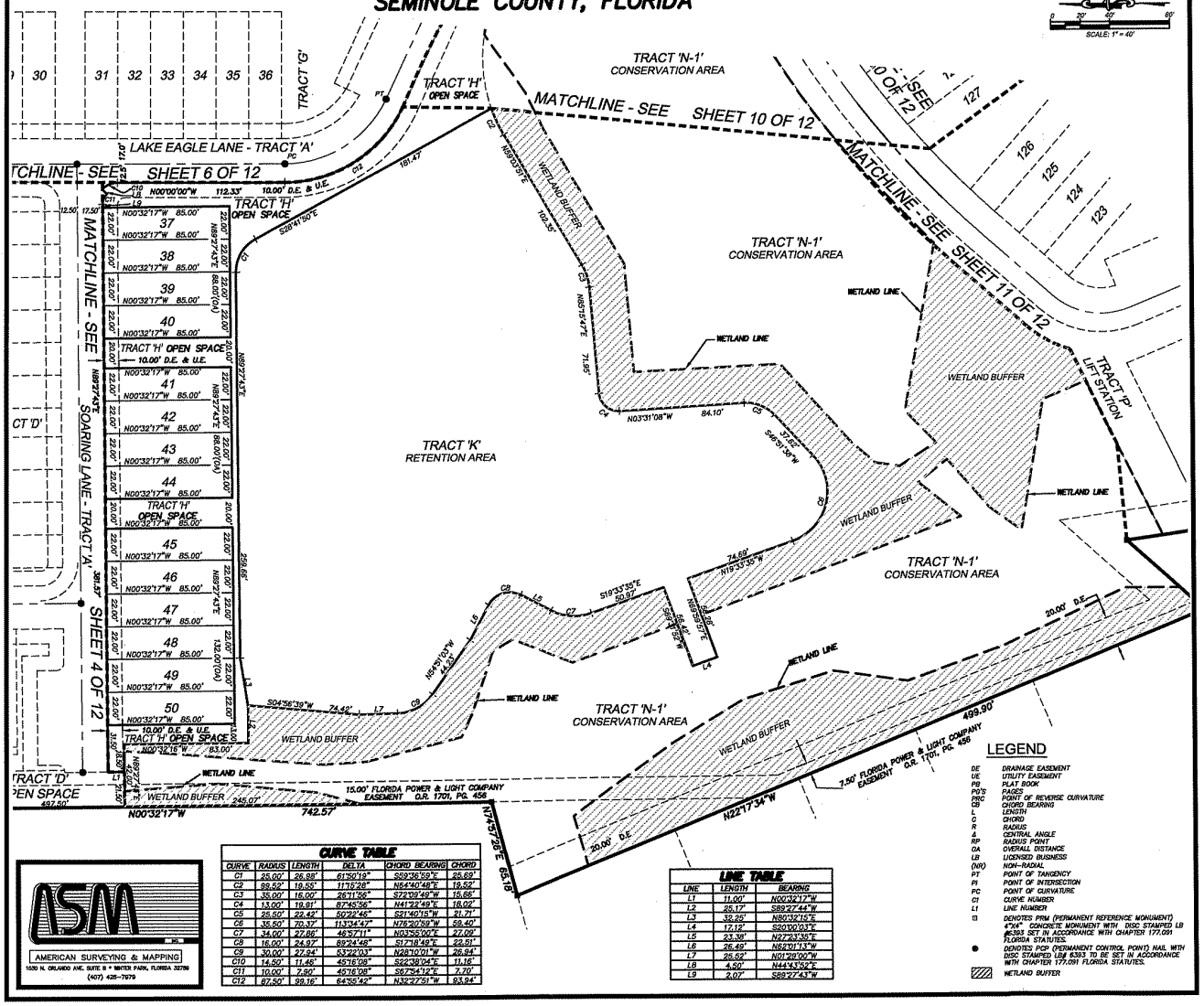
PRESERVE AT EAGLE LAKE

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK	PAGE

SHEET 5 OF 12

SCALE: 1" = 40'



LEGEND

DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PB	PLAT BOOK
PG'S	PAGES
PRC	POINT OF REVERSE CURVATURE
CB	CHORD BEARING
L	LENGTH
C	CHORD
R	RADIUS
Δ	CENTRAL ANGLE
RP	RADIUS POINT
OA	OVERALL DISTANCE
LB	LICENSED BUSINESS
(NR)	NON-RADIAL
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
C1	CURVE NUMBER
L1	LINE NUMBER
⊡	DENOTES PRM (PERMANENT REFERENCE MONUMENT) 4"x4" CONCRETE MONUMENT WITH DISC STAMPED LB #3393 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
●	DENOTES PCP (PERMANENT CONTROL POINT) NAIL WITH DISC STAMPED LB# 6393 TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
▨	WETLAND BUFFER

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	26.98'	61°50'19"	S89°35'52"E	25.68'
C2	99.52'	19.55'	11°15'28"	N84°40'48"E	19.52'
C3	35.00'	16.00'	26°11'56"	S72°09'49"W	15.86'
C4	13.00'	19.81'	87°45'56"	N41°22'49"E	18.02'
C5	28.50'	22.42'	50°22'46"	S21°40'15"W	21.71'
C6	35.50'	70.37'	113°34'47"	N76°20'59"W	59.40'
C7	34.00'	27.86'	46°57'11"	N03°55'00"E	27.09'
C8	16.00'	24.97'	89°24'46"	S17°18'49"E	22.51'
C9	30.00'	27.94'	53°22'03"	N20°10'01"W	26.94'
C10	14.50'	11.46'	45°16'08"	S22°38'04"E	11.16'
C11	10.00'	7.80'	45°16'08"	S67°54'12"E	7.70'
C12	87.50'	99.16'	64°55'42"	N32°27'51"W	93.94'

LINE TABLE

LINE	LENGTH	BEARING
L1	11.00'	N00°32'17"W
L2	25.17'	S89°27'44"W
L3	32.25'	N80°32'15"E
L4	12.19'	S20°20'03"E
L5	23.38'	N27°23'35"E
L6	26.49'	N62°01'13"W
L7	25.53'	N01°28'00"W
L8	4.50'	N44°43'52"E
L9	2.07'	S89°27'43"W

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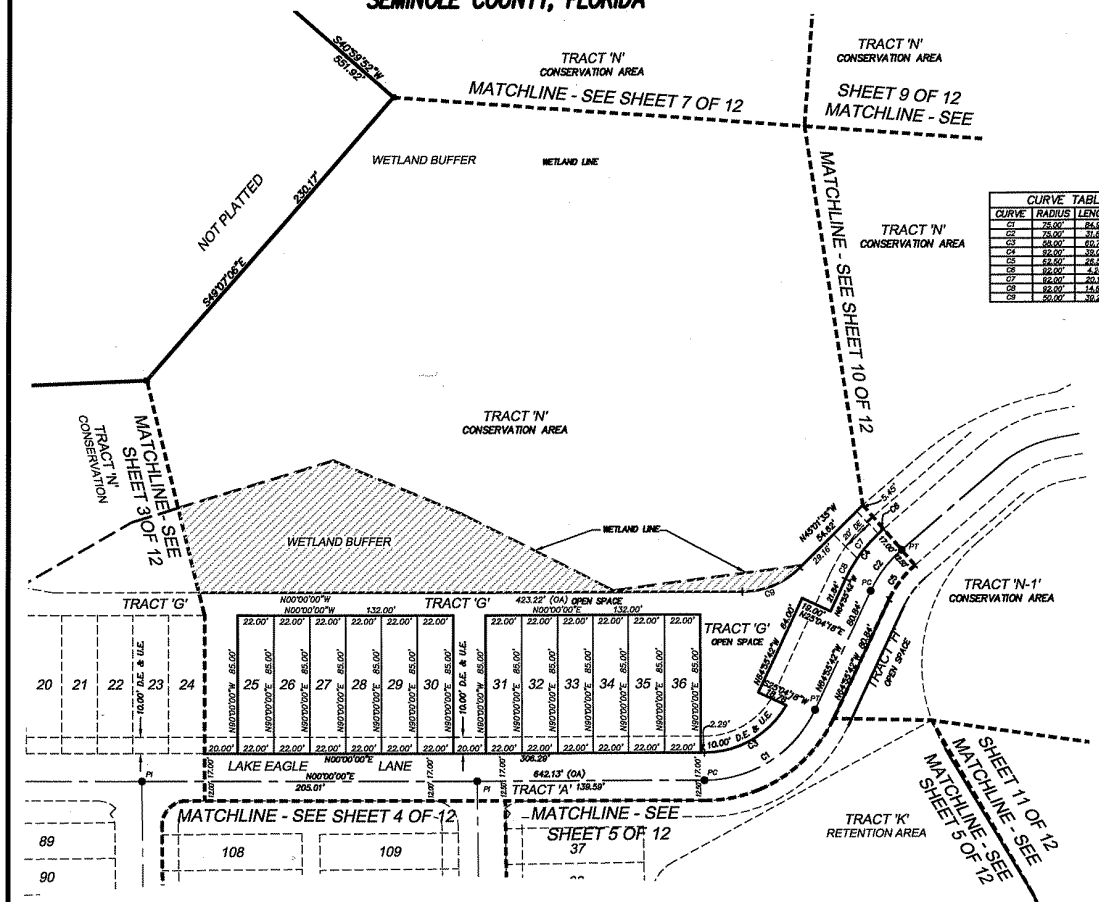
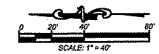
PLAT BOOK	PAGE

SHEET 6 OF 12





CURVE TABLE – THIS SHEET ONLY					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	78.00'	84.99'	54°52'43"	N32°27'01"W	80.52'
C2	78.00'	31.63'	24°18'50"	S52°46'17"E	31.59'
C3	58.00'	60.72'	59°58'58"	N29°59'22"W	57.99'
C4	92.00'	39.04'	24°18'50"	S52°46'17"E	38.73'
C5	52.50'	26.52'	24°18'50"	S52°46'17"E	26.32'
C6	92.00'	4.28'	2°39'54"	S41°56'48"E	4.28'
C7	92.00'	20.15'	12°32'16"	S49°30'53"E	20.09'
C8	92.00'	14.63'	9°06'41"	S59°22'21"E	14.61'
C9	50.00'	39.29'	45°01'35"	N22°30'48"W	38.29'

LEGEND

DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PB	PLAT BOOK
PG'S	PAGES
PRC	POINT OF REVERSE CURVATURE
CB	CHORD BEARING
L	LENGTH
C	CHORD
R	RADIUS
Δ	CENTRAL ANGLE
RP	RADIUS POINT
OA	OVERALL DISTANCE
LB	LICENSED BUSINESS
(NR)	NON-RADIAL
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
C1	CURVE NUMBER
L1	LINE NUMBER
⊠	DENOTES PRM (PERMANENT REFERENCE MONUMENT) 4"x4" CONCRETE MONUMENT WITH DISC STAMPED LB #6363 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
●	DENOTES POP (PERMANENT CONTROL POINT) NAIL WITH DISC STAMPED LB# 6363 TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
▨	WETLAND BUFFER

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A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

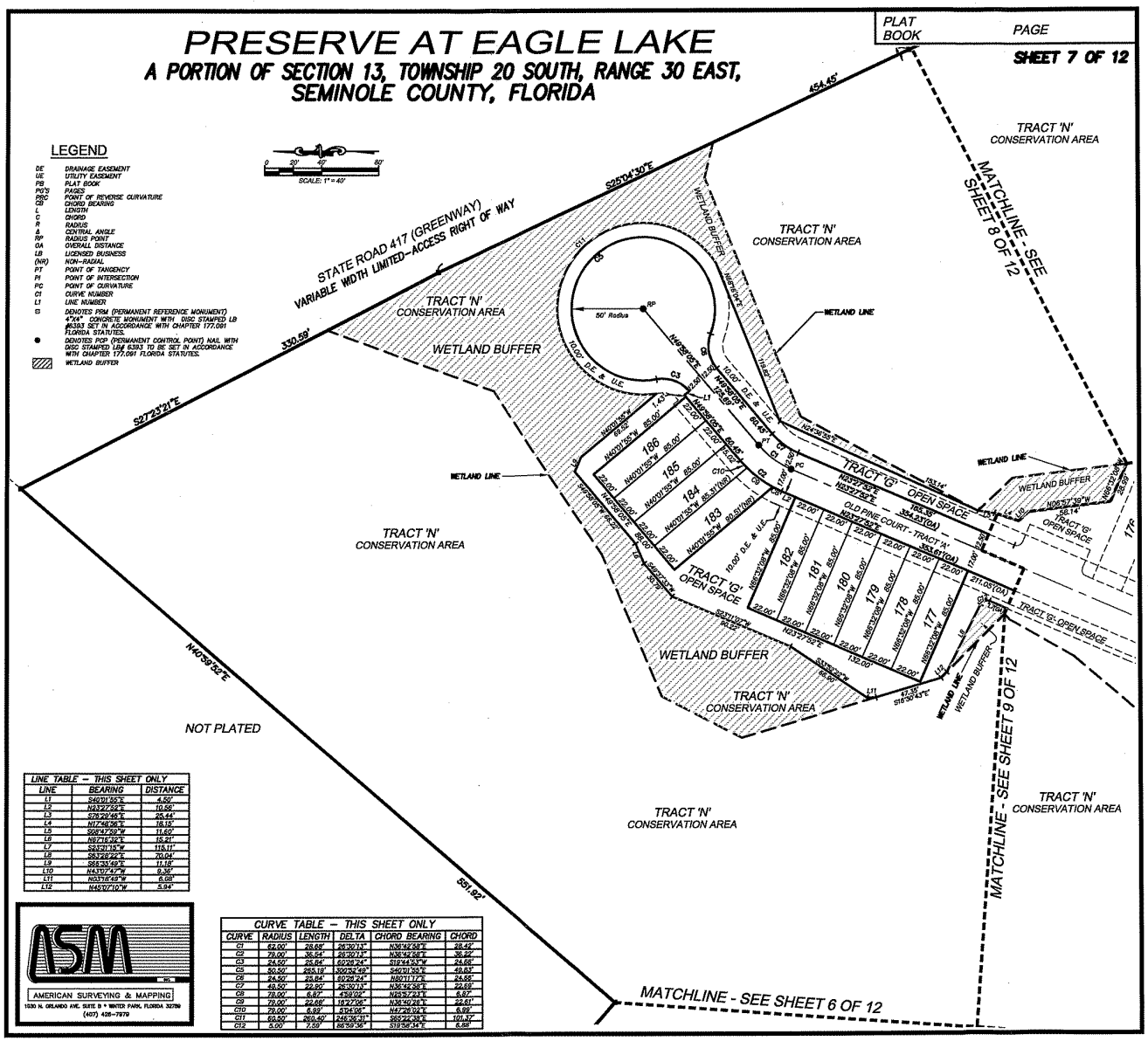
PLAT BOOK PAGE

SHEET 7 OF 12

LEGEND

DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PB	PLAT BOOK
PG'S	PAGES
POC	POINT OF REVERSE CURVATURE
CB	CHORD BEARING
L	LENGTH
C	CHORD
R	RADIUS
Δ	CENTRAL ANGLE
RP	RADIUS POINT
OA	OVERALL DISTANCE
LB	LICENSED BUSINESS
(NR)	NON-RADIAL
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
C1	CURVE NUMBER
L1	LINE NUMBER
⊙	DENOTES PRM (PERMANENT REFERENCE MONUMENT) 4"X4" CONCRETE MONUMENT WITH DISC STAMPED LB #6393 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
●	DENOTES PCP (PERMANENT CONTROL POINT) NAIL WITH DISC STAMPED LB# 6393 TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
▨	WETLAND BUFFER

0 20' 40' 80'
SCALE: 1" = 40'


STATE ROAD 417 (GREENWAY)
VARIABLE WIDTH LIMITED-ACCESS RIGHT OF WAY
S25°04'30"E
454.45'
S27°23'21"E
330.59'
N40°59'52"E
551.82'
TRACT 'N' CONSERVATION AREA
WETLAND BUFFER
WETLAND LINE
NOT PLATED
MATCHLINE - SEE SHEET 8 OF 12
MATCHLINE - SEE SHEET 9 OF 12
MATCHLINE - SEE SHEET 6 OF 12
TRACT 'G' OPEN SPACE
OLD PINE COURT - TRACT 'A'
TRACT 'G' - OPEN SPACE
50' Radius
RP
PC
PT
186
185
184
183
182
181
180
179
178
177
176
10.00' D.E. & U.E.
N40°01'55"W 85.00'
N40°01'55"W 85.31'(NR)
N03°27'52"E 384.23'(OA)
N03°27'52"E 351.67'(OA)
211.03'(OA)
N03°27'52"E 132.00'
N03°27'39"W 28.14'
N03°27'39"W 25.00'
N03°27'52"E 22.00'
N03°27'52"E 17.00'
N03°27'52"E 22.00'
N03°27'52"E 22.00'
N03°27'52"E 22

PRESERVE AT EAGLE LAKE

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK	PAGE

SHEET 8 OF 12

SCALE: 1" = 40'

LEGEND

DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PB	PLAT BOOK
PG'S	PAGES
PRC	POINT OF REVERSE CURVATURE
CB	CHORD BEARING
L	LENGTH
C	CHORD
R	RADIUS
Δ	CENTRAL ANGLE
RP	RADIUS POINT
OA	OVERALL DISTANCE
LB	LICENSED BUSINESS
(NR)	NON-RADIAL
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
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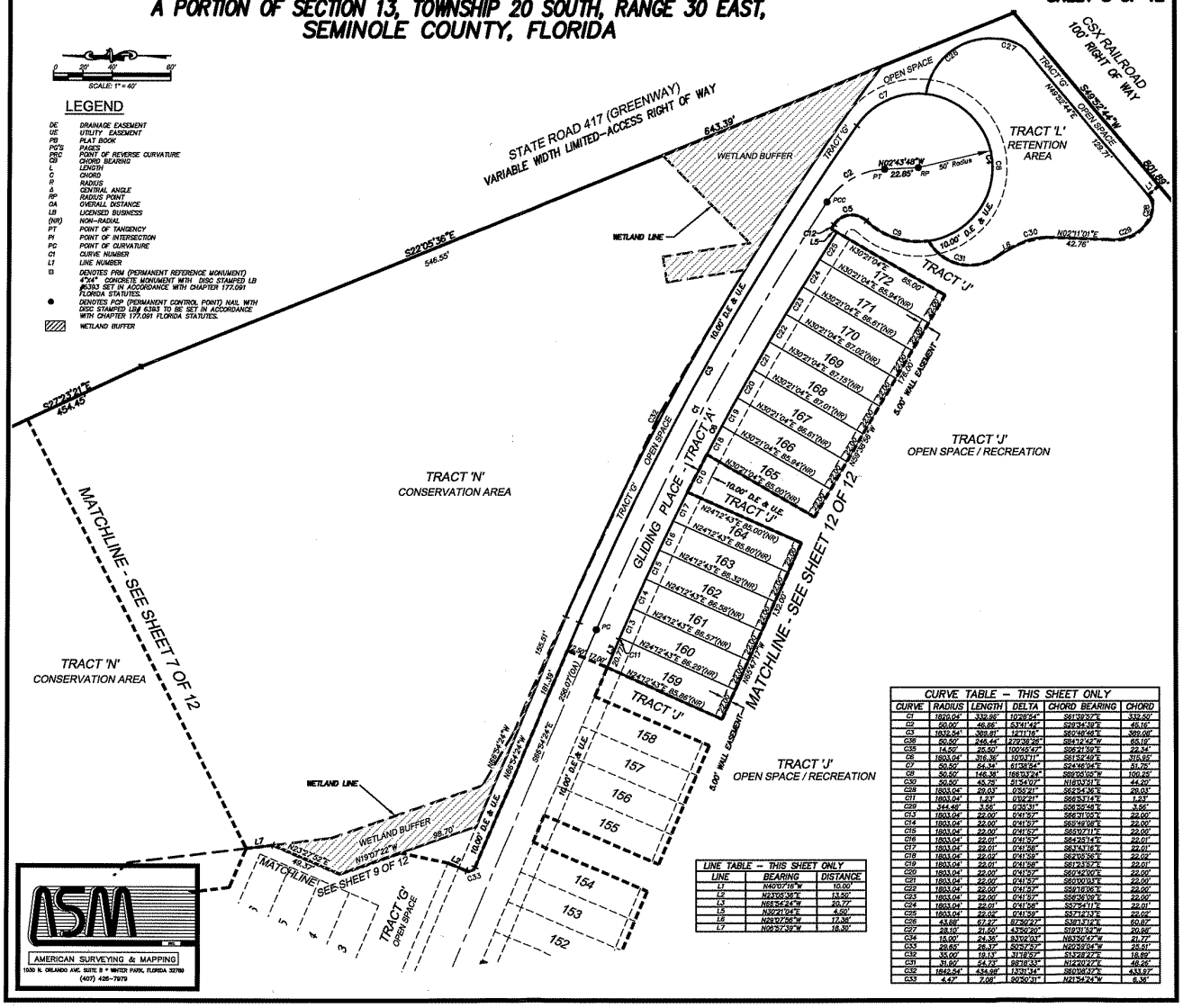
C1	CURVE NUMBER
L1	LINE NUMBER
⊠	DENOTES PRM (PERMANENT REFERENCE MONUMENT) 4"X4" CONCRETE MONUMENT WITH DISC STAMPED LB #3393 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
●	DENOTES PCP (PERMANENT CONTROL POINT) NAIL WITH DISC STAMPED LB# 6393 TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
▨	WETLAND BUFFER



CURVE TABLE – THIS SHEET ONLY					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	1920.04'	332.66'	10°28'54"	S61°39'27"E	332.22'
C2	50.00'	46.86'	53°41'48"	S28°34'39"E	45.16'
C3	1632.54'	369.81'	12°11'16"	S82°46'46"E	369.08'
C36	50.50'	248.44'	282°38'38"	S84°12'42"W	65.16'
C35	14.50'	25.50'	100°46'47"	S06°21'58"E	22.34'
C6	1603.04'	316.38'	10°33'11"	S61°32'40"E	315.85'
C7	50.50'	54.34'	61°38'54"	S24°46'04"E	51.76'
C8	50.50'	146.38'	166°33'24"	S89°05'05"W	100.25'
C30	50.50'	43.75'	51°34'07"	N16°07'51"E	44.20'
C38	1803.04'	29.03'	0°55'21"	S62°54'36"E	29.03'
C11	1803.04'	1.23'	0°02'21"	S66°53'14"E	1.23'
C39	344.46'	3.56'	0°35'31"	S56°52'46"E	3.56'
C13	1803.04'	22.00'	0°41'52"	S66°31'05"E	22.00'
C14	1803.04'	22.00'	0°41'52"	S65°48'08"E	22.00'
C15	1803.04'	22.00'	0°41'52"	S65°07'11"E	22.00'
C16	1803.04'	22.01'	0°41'52"	S64°23'14"E	22.01'
C17	1803.04'	22.01'	0°41'52"	S63°43'16"E	22.01'
C18	1803.04'	22.02'	0°41'53"	S62°59'36"E	22.02'
C19	1803.04'	22.01'	0°41'52"	S61°31'57"E	22.01'
C20	1803.04'	22.00'	0°41'52"	S60°42'00"E	22.00'
C21	1803.04'	22.00'	0°41'52"	S60°00'03"E	22.00'
C22	1803.04'	22.00'	0°41'52"	S59°18'06"E	22.00'
C23	1803.04'	22.00'	0°41'52"	S58°36'09"E	22.00'
C24	1803.04'	22.01'	0°41'52"	S57°54'11"E	22.01'
C25	1803.04'	22.02'	0°41'53"	S57°14'33"E	22.02'
C26	43.68'	67.27'	87°32'27"	S39°11'12"E	60.87'
C27	28.12'	21.60'	43°92'20"	S10°31'52"W	20.89'
C34	15.00'	24.36'	93°02'03"	N83°50'47"W	21.72'
C33	28.65'	26.37'	50°52'50"	N20°53'04"W	25.51'
C32	33.00'	19.13'	31°18'57"	S15°28'27"E	18.89'
C31	31.92'	54.73'	98°18'33"	N12°20'27"E	48.26'
C32	1842.54'	434.99'	13°31'34"	S80°06'43"E	433.97'
C33	4.47'	7.08'	90°30'31"	N21°54'24"W	6.36'

LINE TABLE – THIS SHEET ONLY		
LINE	BEARING	DISTANCE
L1	N40°07'16"W	10.00'
L2	N23°05'36"E	13.50'
L3	N68°54'24"W	20.77'
L5	N30°21'04"E	4.50'
L6	N29°07'56"W	17.39'
L7	N02°21'01"E	19.35'

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A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

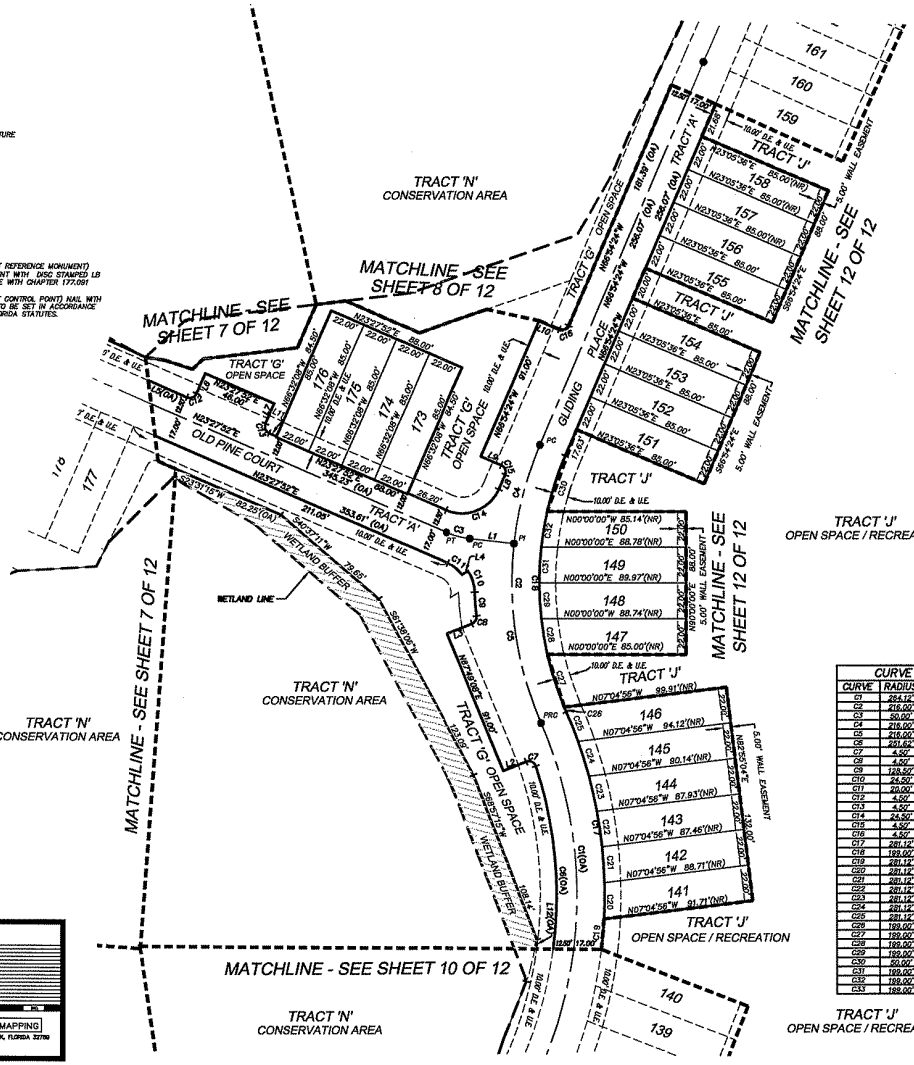
PLAT BOOK PAGE

SHEET 9 OF 12

SCALE: 1" = 40'

LEGEND

DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PB	PLAT BOOK
PG'S	PAGES
PRC	POINT OF REVERSE CURVATURE
CB	CHORD BEARING
L	LENGTH
C	CHORD
R	RADIUS
Δ	CENTRAL ANGLE
RP	RADIUS POINT
OA	OVERALL DISTANCE
LB	LICENSED BUSINESS
(NR)	NON-RADIAL
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
C1	CURVE NUMBER
L1	LINE NUMBER
⊡	DENOTES PRM (PERMANENT REFERENCE MONUMENT) 4"X4" CONCRETE MONUMENT WITH DISC STAMPED LB #6393 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
●	DENOTES PCP (PERMANENT CONTROL POINT) NAIL WITH DISC STAMPED LB# 6393 TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
▨	WETLAND BUFFER



LINE TABLE -- THIS SHEET ONLY		
LINE	BEARING	DISTANCE
L1	N00°00'00"E	22.16'
L2	S22°10'32"E	15.21'
L3	S22°10'32"E	18.58'
L4	N33°55'33"E	4.50'
L5	N22°27'52"E	168.35'
L6	S88°32'08"E	13.50'
L7	N66°32'08"W	13.50'
L8	N66°54'24"W	9.62'
L9	N23°05'36"E	13.50'
L10	N23°05'36"E	13.50'
L11	N22°27'52"E	5.00'
L12	N77°05'22"W	18.72'

CURVE TABLE -- THIS SHEET ONLY					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	254.12'	236.13'	51°12'28"	N67°59'17"W	228.34'
C2	216.00'	176.03'	46°41'37"	N69°44'47"E	171.20'
C3	50.00'	14.94'	17°07'05"	N14°54'19"E	14.88'
C4	216.00'	63.13'	16°44'48"	S75°15'49"E	62.91'
C5	216.00'	112.90'	29°56'47"	N81°22'23"E	111.61'
C6	251.62'	201.92'	45°58'43"	N85°21'55"W	196.54'
C7	4.50'	7.37'	93°56'35"	S24°13'35"W	6.57'
C8	4.50'	5.94'	75°35'28"	N59°56'36"W	5.52'
C9	128.50'	14.69'	6°32'43"	N85°30'01"E	14.67'
C10	24.50'	13.96'	32°38'16"	S22°26'45"W	13.77'
C11	20.00'	11.40'	32°38'16"	S32°47'29"W	11.24'
C12	4.50'	7.07'	90°00'00"	N21°32'09"W	6.36'
C13	4.50'	7.07'	90°00'00"	N68°27'55"E	6.36'
C14	24.50'	38.64'	90°22'16"	N21°43'16"W	34.78'
C15	4.50'	7.07'	90°00'00"	S68°05'36"W	6.36'
C16	4.50'	7.07'	90°00'00"	N21°54'24"W	6.36'
C17	281.12'	149.05'	30°22'39"	S81°05'16"W	147.31'
C18	199.00'	162.18'	46°41'37"	N69°44'47"E	157.73'
C19	281.12'	18.78'	3°49'14"	N65°08'14"W	18.78'
C20	281.12'	22.21'	4°31'36"	N69°18'53"W	22.20'
C21	281.12'	22.04'	4°29'33"	S86°10'33"W	22.04'
C22	281.12'	22.01'	4°29'10"	S81°41'11"W	22.01'
C23	281.12'	22.12'	4°30'22"	S77°11'23"W	22.11'
C24	281.12'	22.36'	4°33'26"	S72°39'35"W	22.36'
C25	281.12'	19.52'	3°58'41"	S68°23'20"W	19.51'
C26	199.00'	3.24'	0°55'24"	N66°31'26"E	3.24'
C27	199.00'	34.06'	9°48'20"	N72°14'03"E	34.02'
C28	199.00'	22.33'	6°25'42"	N80°21'04"E	22.32'
C29	199.00'	22.05'	6°20'52"	N86°44'21"E	22.04'
C30	50.00'	8.47'	9°42'22"	N81°56'30"E	8.46'
C31	199.00'	22.04'	6°20'49"	S86°54'49"E	22.03'
C32	199.00'	22.32'	6°26'30"	S80°31'40"E	22.30'
C33	199.00'	38.15'	10°24'30"	S73°06'30"E	38.10'

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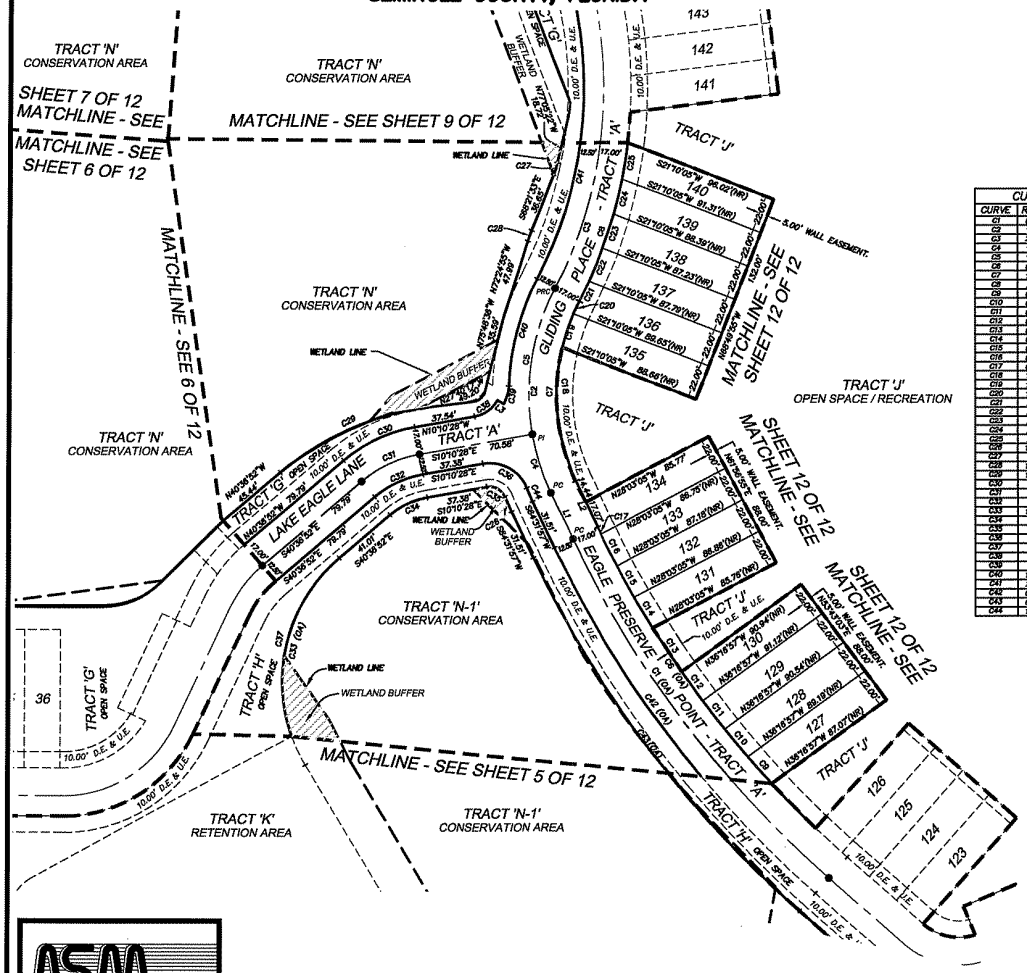
PRESERVE AT EAGLE LAKE

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 10 OF 12



LINE TABLE – THIS SHEET ONLY		
LINE	BEARING	DISTANCE
L1	N64°31'37"E	31.61'
L2	N64°31'37"E	31.61'
L3	N30°30'31"E	4.90'

CURVE TABLE – THIS SHEET ONLY					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	546.60'	262.77'	23°10'11"	N52°56'51"E	260.01'
C2	141.00'	130.65'	53°06'20"	S89°55'18"E	126.03'
C3	284.12'	236.13'	81°13'28"	N87°50'17"W	228.34'
C4	141.00'	38.01'	15°26'46"	N72°31'21"E	37.88'
C5	141.00'	92.50'	37°58'50"	S81°11'28"E	90.86'
C6	632.80'	265.90'	23°07'11"	N52°56'51"E	264.18'
C7	124.00'	114.80'	53°06'20"	S89°55'18"E	110.83'
C8	281.12'	109.28'	20°30'48"	N72°47'52"W	101.72'
C9	632.80'	22.10'	2°00'28"	N48°12'26"E	22.10'
C10	632.80'	22.04'	1°59'46"	N50°12'41"E	22.04'
C11	632.80'	22.01'	1°59'34"	N52°12'03"E	22.01'
C12	632.80'	22.00'	1°59'30"	N54°11'36"E	22.00'
C13	632.80'	22.00'	2°04'36"	N57°08'50"E	22.00'
C14	632.80'	22.03'	1°59'40"	N59°08'06"E	22.03'
C15	632.80'	22.00'	1°59'30"	N61°06'14"E	22.00'
C16	632.80'	22.01'	1°59'33"	N63°05'17"E	22.00'
C17	632.80'	4.95'	0°26'54"	N64°18'30"E	4.95'
C18	124.00'	84.30'	38°57'04"	N64°00'28"E	82.68'
C19	124.00'	23.05'	10°11'21"	S21°28'18"E	23.02'
C20	124.00'	8.55'	3°57'06"	S64°21'36"E	8.55'
C21	281.12'	13.53'	2°45'28"	N61°14'17"W	13.53'
C22	281.12'	22.01'	4°28'11"	N67°24'37"W	22.01'
C23	281.12'	22.04'	4°29'26"	N71°31'57"W	22.03'
C24	281.12'	22.22'	4°31'27"	N75°32'28"W	22.19'
C25	281.12'	22.51'	4°35'13"	N79°32'45"W	22.50'
C26	158.00'	18.02'	3°25'08"	N69°14'30"E	18.02'
C27	50.00'	2.62'	2°43'35"	N72°43'21"W	2.61'
C28	100.00'	2.08'	1°13'22"	S70°33'16"E	2.08'
C29	175.00'	85.13'	31°08'00"	S35°12'10"E	84.26'
C30	82.00'	48.68'	30°28'23"	S29°23'40"E	48.30'
C31	75.00'	39.85'	30°28'23"	S29°23'40"E	39.38'
C32	62.50'	33.20'	30°28'23"	S29°23'40"E	32.82'
C33	100.00'	140.19'	80°19'17"	S86°46'30"E	129.09'
C34	48.00'	25.50'	30°28'23"	S29°23'40"E	25.20'
C35	15.00'	13.64'	78°01'31"	S28°53'17"W	12.60'
C36	24.50'	33.41'	78°01'31"	S28°53'17"W	30.88'
C37	99.99'	120.63'	69°01'32"	S75°10'30"E	113.45'
C38	20.00'	17.77'	50°53'06"	N33°36'02"W	17.19'
C39	24.50'	11.66'	27°16'57"	N74°23'48"W	11.57'
C40	153.50'	58.80'	29°40'43"	S75°13'55"E	58.22'
C41	281.62'	201.82'	40°56'43"	N60°21'55"W	196.54'
C42	662.30'	267.83'	23°07'11"	N52°56'51"E	266.01'
C43	676.80'	273.69'	23°07'11"	N52°56'51"E	271.83'
C44	153.50'	8.16'	3°02'38"	N65°14'30"E	8.16'

LEGEND

DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
PB	PLAT BOOK
PG'S	PAGES
PRC	POINT OF REVERSE CURVATURE
CB	CHORD BEARING
L	LENGTH
C	CHORD
R	RADIUS
Δ	CENTRAL ANGLE
RP	RADIUS POINT
OA	OVERALL DISTANCE
LB	LICENSED BUSINESS
(NR)	NON-RADIAL
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
C1	CURVE NUMBER
L1	LINE NUMBER
⊡	DENOTES PRM (PERMANENT REFERENCE MONUMENT) 4"X4" CONCRETE MONUMENT WITH DISC STAMPED LB #6393 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
●	DENOTES PCP (PERMANENT CONTROL POINT) NAIL WITH DISC STAMPED LB# 6393 TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
▨	WETLAND BUFFER

ASM INC.
AMERICAN SURVEYING & MAPPING
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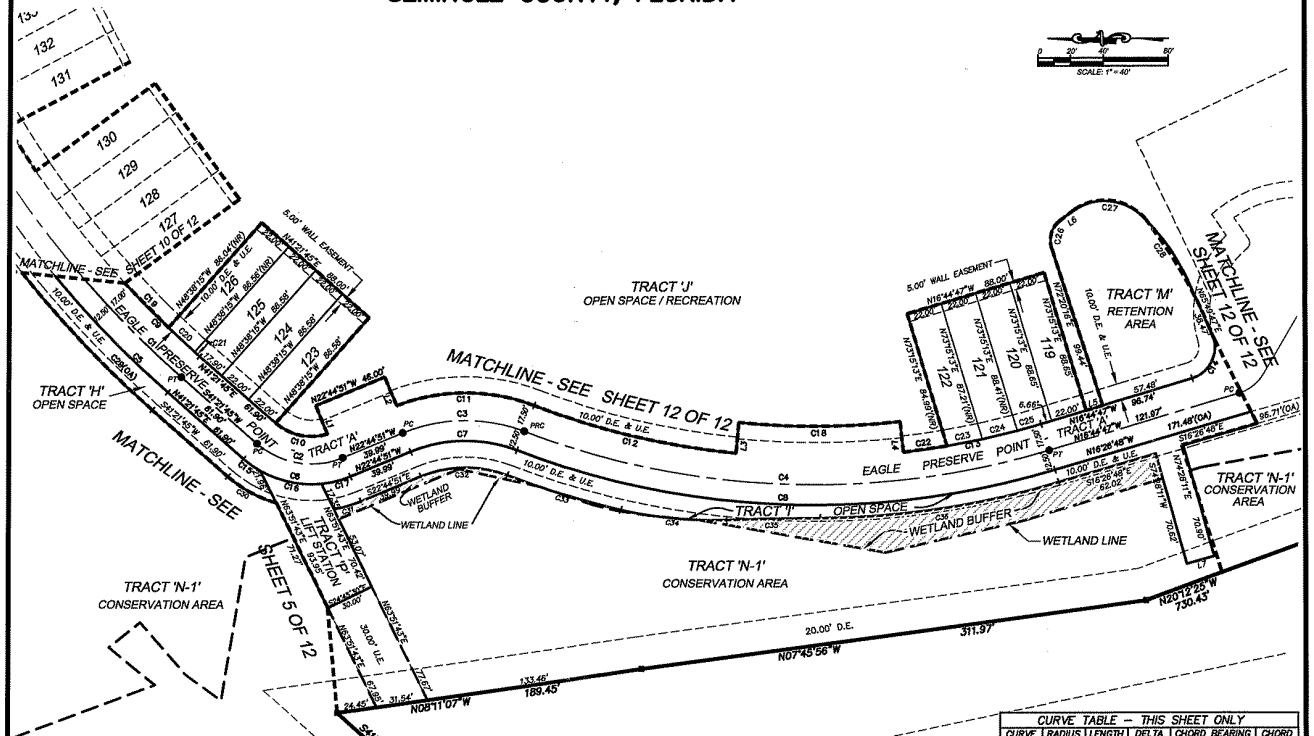
PRESERVE AT EAGLE LAKE

A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK	PAGE

SHEET 11 OF 12



LINE TABLE – THIS SHEET ONLY		
LINE	BEARING	DISTANCE
L1	S07°16'09"W	18.98'
L2	N87°15'09"E	18.04'
L3	N84°33'52"W	19.00'
L4	N84°07'50"E	19.00'
L5	N16°44'47"W	10.60'
L6	N37°21'55"W	10.06'
L7	S12°31'49"E	17.59'

LEGEND

DE	DRAINAGE EASEMENT
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PB	PLAT BOOK
PG'S	PAGES
PRC	POINT OF REVERSE CURVATURE
CB	CHORD BEARING
L	LENGTH
C	CHORD
R	RADIUS
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LB	LICENSED BUSINESS
(NR)	NON-RADIAL
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
C1	CURVE NUMBER
L1	LINE NUMBER
⊠	DENOTES PRM (PERMANENT REFERENCE MONUMENT) 4"X4" CONCRETE MONUMENT WITH DISC STAMPED LB #6393 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
●	DENOTES PCP (PERMANENT CONTROL POINT) NAIL WITH DISC STAMPED LB# 6393 TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
▨	WETLAND BUFFER

CURVE TABLE – THIS SHEET ONLY					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	549.80'	68.26'	6°50'41"	N44°17'06"E	68.25'
C2	50.00'	50.60'	64°38'38"	N60°16'27"E	53.07'
C3	100.00'	78.31'	43°43'12"	S00°53'15"E	74.47'
C4	500.00'	328.16'	37°43'00"	N22°06'47"E	323.05'
C5	552.50'	29.29'	3°02'02"	N43°37'46"E	29.29'
C6	52.50'	69.91'	84°36'36"	N09°18'27"E	66.34'
C7	87.50'	66.77'	43°43'12"	S00°53'15"E	65.16'
C8	512.50'	337.39'	37°43'00"	N22°06'47"E	331.33'
C9	532.80'	64.55'	6°56'41"	N44°17'06"E	64.52'
C10	33.00'	33.92'	58°53'13"	N11°55'06"E	32.44'
C11	117.00'	86.97'	42°14'55"	S00°02'07"E	84.93'
C12	483.00'	128.78'	15°16'37"	N13°20'09"E	128.40'
C13	483.00'	86.68'	10°17'02"	N17°36'16"W	86.58'
C14	20.00'	31.44'	90°04'40"	N61°12'07"W	28.30'
C15	52.50'	12.69'	11°37'58"	N35°32'46"E	12.67'
C16	52.50'	36.74'	39°31'06"	N11°56'14"E	36.13'
C17	52.50'	18.50'	18°57'32"	N14°18'06"W	18.43'
C18	464.00'	98.85'	12°12'24"	N02°23'01"W	98.67'
C19	532.80'	38.44'	4°08'50"	N45°26'01"E	38.43'
C20	532.80'	22.01'	1°59'33"	N42°43'50"E	22.01'
C21	532.80'	4.10'	0°22'18"	N41°32'34"E	4.10'
C22	483.00'	27.40'	3°15'38"	N08°04'34"W	27.00'
C23	483.00'	22.11'	2°37'23"	N11°00'04"W	22.11'
C24	483.00'	22.03'	2°36'50"	N13°37'11"W	22.03'
C25	483.00'	15.34'	1°49'11"	N15°30'12"W	15.34'
C26	15.00'	18.40'	70°17'48"	S72°30'48"E	17.27'
C27	33.65'	49.93'	84°32'43"	S07°47'46"W	45.47'
C28	126.56'	45.22'	20°28'12"	S55°35'41"W	44.98'
C29	678.50'	273.69'	23°10'12"	N53°56'51"E	271.83'
C30	77.00'	33.98'	25°17'21"	N28°43'55"E	33.71'
C31	78.00'	17.34'	12°34'42"	N15°27'30"W	17.31'
C32	71.00'	54.18'	43°43'12"	S00°53'15"E	52.87'
C33	326.00'	73.78'	7°58'27"	N16°58'07"E	73.72'
C34	250.00'	65.56'	15°01'29"	N05°28'09"E	65.37'
C35	2000.00'	57.40'	1°38'40"	S01°13'16"E	57.40'
C36	500.50'	148.51'	16°20'50"	N08°34'31"W	148.00'

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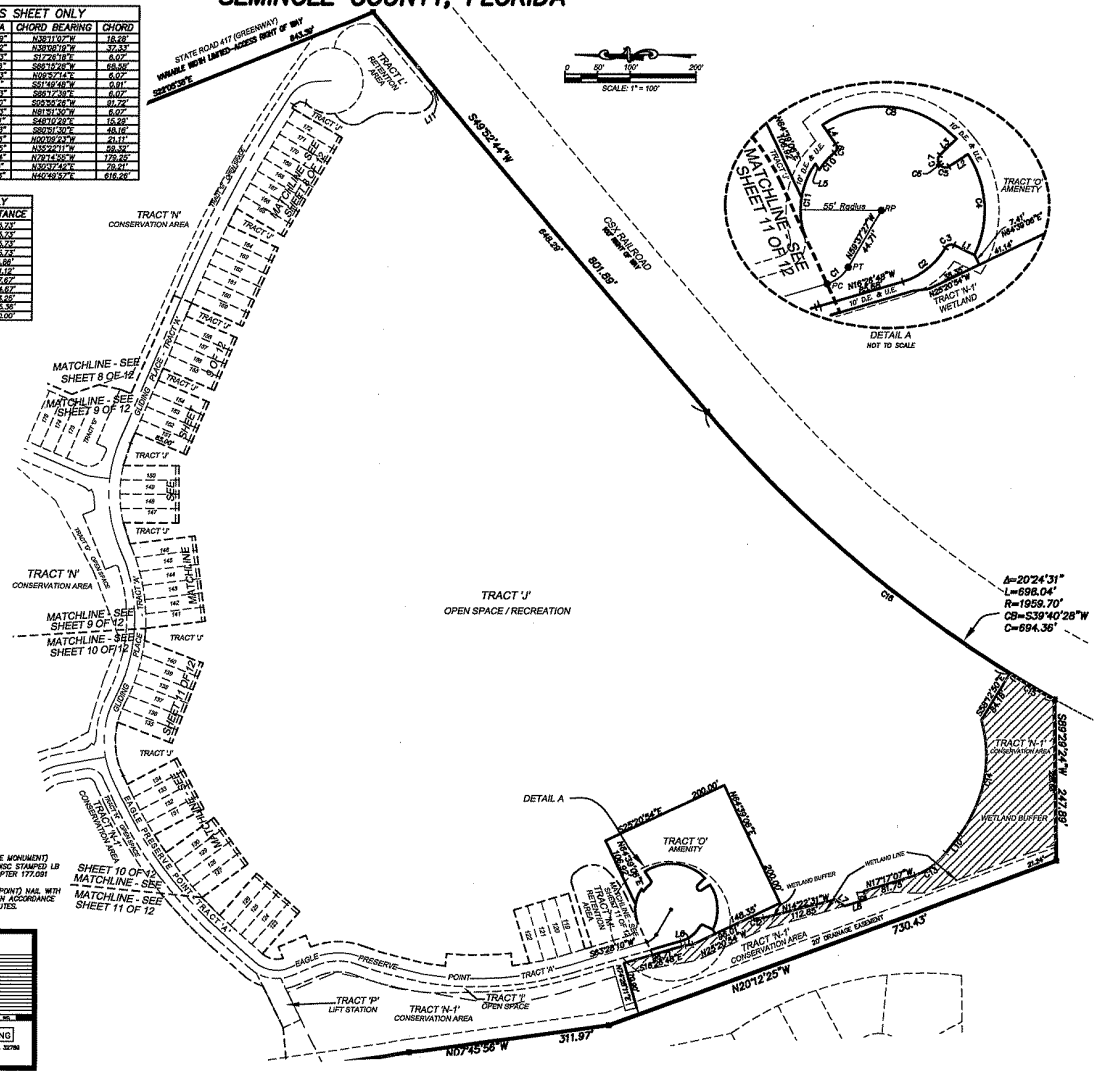
PLAT BOOK	PAGE

SHEET 12 OF 12

CURVE TABLE – THIS SHEET ONLY					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	18.71'	42°52'39"	N38°11'07"W	18.28'
C2	59.50'	39.94'	43°33'04"	N38°06'16"W	37.53'
C3	4.50'	6.68'	84°47'03"	S12°26'18"E	6.07'
C4	70.50'	71.51'	58°12'16"	S88°18'26"W	68.50'
C5	4.50'	6.68'	84°47'03"	N06°33'14"E	6.07'
C6	50.50'	0.91'	1°01'56"	S51°49'48"W	0.91'
C7	4.50'	6.68'	84°47'03"	S83°13'06"E	6.07'
C8	70.50'	99.87'	81°09'40"	S52°56'26"W	91.72'
C9	4.50'	6.68'	84°47'03"	N81°51'30"W	6.07'
C10	60.50'	15.35'	17°28'01"	S46°10'28"E	15.29'
C11	55.00'	49.65'	51°55'53"	S80°51'30"E	48.16'
C12	45.00'	22.34'	28°26'16"	N00°08'23"W	21.11'
C13	100.00'	60.23'	34°30'35"	N35°22'11"W	59.33'
C14	200.00'	165.87'	53°14'54"	N79°14'58"W	179.25'
C15	1959.70'	79.22'	2°18'58"	N32°37'42"E	79.21'
C16	1959.70'	616.82'	18°00'33"	N42°49'57"E	616.26'

LINE TABLE – THIS SHEET ONLY		
LINE	BEARING	DISTANCE
L1	N24°57'13"E	16.73'
L2	S32°41'7"E	15.72'
L3	N43°54'07"W	15.72'
L4	N50°44'58"E	15.73'
L5	N56°16'20"E	4.86'
L6	S07°24'25"E	11.16'
L7	S34°11'28"W	17.67'
L8	S14°31'51"E	14.67'
L9	N74°25'57"E	13.25'
L10	S53°37'28"E	35.36'
L11	N40°07'16"W	10.00'



LEGEND

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