

Item # 26

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: HEATHERWOOD SUBDIVISION FINAL PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys CONTACT: Brian Walker EXT. 7337

Agenda Date 4/11/06 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 Heatherwood Subdivision located west of Nolan Road, east of Hester Avenue, on the south side of Myrtle Street in Section 23, Township 20, Range 30.

District 5 - Carey

Brian M. Walker - Planner

BACKGROUND:

The applicant, MI Homes of Orlando, LLC. is requesting final plat approval for a 48 lot single family residential subdivision. The project site is 29.32 +/- acres.

The subject site was developed under the Urban Conservation Village Concept and is zoned A-1 (Agriculture). Lot sizes range from 7,800 sq. ft. to 12,542.32 sq. ft.

The proposed subdivision will be served by Seminole County water and sewer. Irrigation water will be provided by shallow well. The internal subdivision road will be private and owned and maintained by the Home Owner's Association.

Staff has reviewed the plat and finds that it complies with Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes. The proposed subdivision improvements are almost complete. Therefore, a performance bond will be posted prior to plat recording. A maintenance bond will be submitted once improvements are completed and inspected.

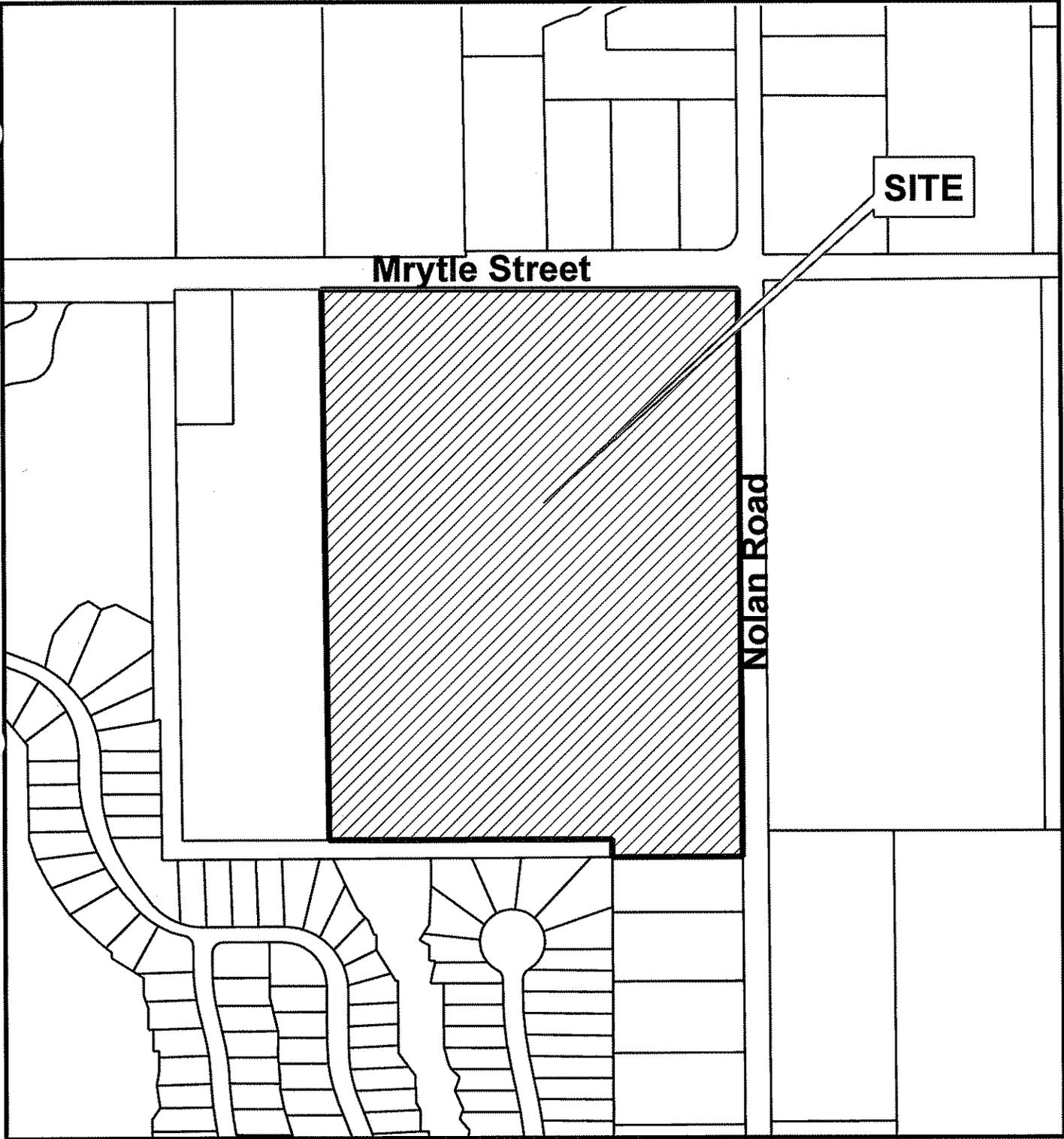
Reviewed by:	<u>WFT</u>
Co Atty:	
DFS:	
Other:	
DCM:	<u>WFT</u>
CM:	
File No.	<u>cpdd04</u>

STAFF RECOMMENDATION:

Staff recommends approval of the final plat for the Heatherwood Subdivision.

District: 5 - Brenda Carey

Attachments: Location Map
Reduced Copy of Plat



HEATHERWOOD

(A PARTIAL REPLAT OF MAP OF EUREKA HAMMOCK, PLAT BOOK 1, PAGE 106)
 LOCATED IN SECTION 23 TOWNSHIP 20 SOUTH, RANGE 30 EAST
 SEMINOLE COUNTY, FLORIDA

**HEATHERWOOD
 (A REPLAT)
 DEDICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, M/A HOMES OF ORLANDO, LLC., HEREAFTER REFERRED TO AS "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THIS PLAT (THE "PROPERTY"), AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED, AND THIS PLAT, MADE AND IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF THE PROPERTY. NO PART OF THE PROPERTY, EXCEPT TRACT F, CONSERVATION EASEMENT AND EASEMENTS AS NOTED ON THE FACE OF THIS PLAT, ARE DEDICATED TO SEMINOLE COUNTY, FLORIDA OR TO THE PUBLIC. ACCESS EASEMENT OVER TRACT E IS HEREBY RESERVED TO ALL OWNERS OF ANY PORTION OF THE PROPERTY, THEIR RESPECTIVE SUCCESSORS, ASSIGNS, AGENTS AND INVITEES, UNITED STATES MAIL CARRIERS, AND TO SEMINOLE COUNTY, FLORIDA, ITS EMPLOYEES AND AGENTS, FOR THE PERFORMANCE OF MUNICIPAL AND GOVERNMENTAL FUNCTIONS REASONABLY NECESSARY TO PROVIDE FOR AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PROPERTY AND OWNERS THEREOF OR RESIDENTS THEREOF, AS WELL AS THEIR AGENTS AND INVITEES, INCLUDING, BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY MEDICAL SERVICES. A NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT THROUGH, OVER, UNDER AND ACROSS TRACTS A, C, E AND G SHOWN HEREON ARE HEREBY DEDICATED TO SEMINOLE COUNTY AND FOR USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, AND REPLACING THEIR RESPECTIVE FACILITIES SERVING THE LANDS ENCOMPASSED BY THIS PLAT. DEDICATION OF EASEMENTS TO SEMINOLE COUNTY SHALL NOT BE CONSTRUED AS CREATING AN OBLIGATION UPON SEMINOLE COUNTY TO PERFORM CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

IN WITNESS WHEREOF, M/A HOMES OF ORLANDO, LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO OR WITNESSED BY THE AUTHORIZED REPRESENTATIVE NAMED BELOW ON THE DAY OF _____, 2006.

M/A HOMES OF ORLANDO, LLC., A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

 DANA A. BENNETT
 AREA PRESIDENT

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

STATE OF FLORIDA, COUNTY OF SEMINOLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2006, BY _____ OF M/A HOMES OF ORLANDO, LLC., ON BEHALF OF THE CORPORATION AND WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA CONTAINED HEREIN COMPLIES WITH ALL 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," THAT THE LAND IS LOCATED IN SEMINOLE COUNTY, FLORIDA, AND THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER PURSUANT TO SECTION 177.061 OF THE FLORIDA STATUTES.

SIGNED _____ DATED _____
 BISHMAN SURVEYING AND MAPPING DONALD W. BISHMAN, P.S.M.
 232 S. DILLARD ST., #201 FLORIDA REGISTRATION NO. 4218
 WINTER GARDEN, FLORIDA 34787 CERTIFICATE OF AUTHORIZATION NO. 7274

**CERTIFICATE OF APPROVAL
 BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2006, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

BY _____ DATED _____
 PRINTED NAME: _____

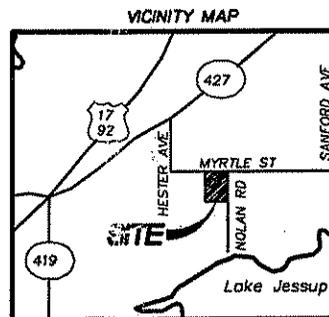
ATTEST: _____
 CLERK OF THE BOARD
 PRINTED NAME: _____

NOTES:

1. DENOTES SET PERMANENT REFERENCE POINT CONCRETE MONUMENT AND DISC, "PRM LB 7274" UNLESS NOTED OTHERWISE.
2. DENOTES SET PERMANENT CONTROL POINT, A NAIL AND DISC "PRM LB 7274", UNLESS NOTED OTHERWISE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE EAST LINE OF LOTS 83 THROUGH 90 AS S00°42'12"E (ASSUMED).
4. THE FOLLOWING TRACTS ARE MORE PARTICULARLY DEFINED IN THE COVENANTS AND RESTRICTIONS FOR "HEATHERWOOD AT LAKE JESSUP" AND ARE HEREBY OWNED AND MAINTAINED BY THE "HEATHERWOOD AT LAKE JESSUP HOMEOWNERS ASSOCIATION, INC.":
 - TRACT A - PRIVATE ROADWAY/DRAINAGE EASEMENT
 - TRACT B - DRAINAGE/RETENTION AREA
 - TRACT C - DRAINAGE/RETENTION AREA
 - TRACT D - DRAINAGE/RETENTION AREA
 - TRACT E - GREENWAY LAND/OPEN SPACE
 - TRACT F - CONSERVATION EASEMENT
 - TRACT G - RECREATIONAL AREA
5. DEVELOPMENT RIGHTS TO TRACT F ARE HEREBY DEDICATED TO SEMINOLE COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. NO CONSTRUCTION, CLEARING OR ALTERATION IS ALLOWED WITHIN TRACT F UNLESS APPROVED BY SEMINOLE COUNTY AND OTHER JURISDICTIONAL AGENCIES.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO 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 THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
7. THERE IS A 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG FRONT LOT LINES AND RIGHTS OF WAY, UNLESS SHOWN OTHERWISE.
8. THERE IS A 7.5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL REAR LOT LINES UNLESS SHOWN OTHERWISE.
9. THERE IS A 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES UNLESS SHOWN OTHERWISE.
10. STATE PLANE COORDINATES, SHOWN ARE BASED ON SEMINOLE COUNTY CONTROL POINTS - GPS 178 AND GPS 179

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.

EASEMENT NOTE: ALL PLATTED EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; 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.



LEGEND

- Δ CENTRAL ANGLE
- R RADIUS LENGTH
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD LENGTH
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- N.R. NON-RADIAL
- O.R. OFFICIAL RECORDS BOOK
- P.G. PAGE
- P.B. PLAT BOOK
- CL CENTERLINE
- L.B. LICENSED BUSINESS
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER

DESCRIPTION

THAT PART OF LOTS 83 THROUGH 90, 106, AND 107, MAP OF EUREKA HAMMOCK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 106, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH THAT PART OF VACATED LANARK STREET BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 83; THENCE RUN S00°42'12"E, ALONG THE EAST LINE OF SAID LOTS 83 THROUGH 90 AND ITS SOUTHERLY EXTENSION, 1326.57 FEET, TO THE NORTHEAST CORNER OF LOT 91, SAID MAP OF EUREKA HAMMOCK AND ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAID LANARK STREET; THENCE RUN S89°37'16"W, ALONG SAID SOUTH RIGHT OF WAY LINE, 315.17 FEET, TO THE NORTHWEST CORNER OF SAID LOT 91; THENCE RUN N00°42'12"W, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 91, 20.00 FEET TO THE CENTERLINE OF SAID LANARK STREET; THENCE RUN S89°37'16"W, ALONG SAID CENTERLINE 660.35 FEET, TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 107; THENCE RUN N00°42'12"W, ALONG SAID WEST LINE, 1296.27 FEET TO THE SOUTH LINE OF THE NORTH 8.50 FEET OF SAID LOT 107; THENCE RUN N89°30'56"E, ALONG SAID SOUTH LINE OF THE NORTH 8.50 FEET, 330.17 FEET, TO THE WEST LINE OF SAID LOT 106; THENCE RUN N00°42'12"W, ALONG SAID WEST LINE, 8.50 FEET, TO THE NORTHWEST CORNER OF SAID LOT 106; THENCE RUN N89°30'56"E, ALONG THE NORTH LINE OF SAID LOTS 106 AND 83, 845.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 29.320 ACRES MORE OR LESS.

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 WAS FILED FOR RECORD THIS _____ DAY OF _____, 2006, AT _____

BY: _____ FILE NO. _____
 MARYANNE MORSE, CLERK OF THE COURT IN AND FOR SEMINOLE COUNTY, FLORIDA

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

THIS IS TO CERTIFY THAT OF THIS _____ DAY OF _____, 2006, I REVIEWED THIS PLAT AND FIND THAT IT COMPLIES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

_____ DATED _____
 STEVE L. WESSELS
 SEMINOLE COUNTY SURVEYOR
 FLORIDA REGISTRATION NO. 4589



232 S. DILLARD STREET, SUITE 201
 WINTER GARDEN, FL 34787

CERTIFICATE OF AUTHORIZATION
 LB 7274

Phone No. 407.905.8877
 Fax No. 407.905.6232
 E-mail: bsminc@earthlink.net

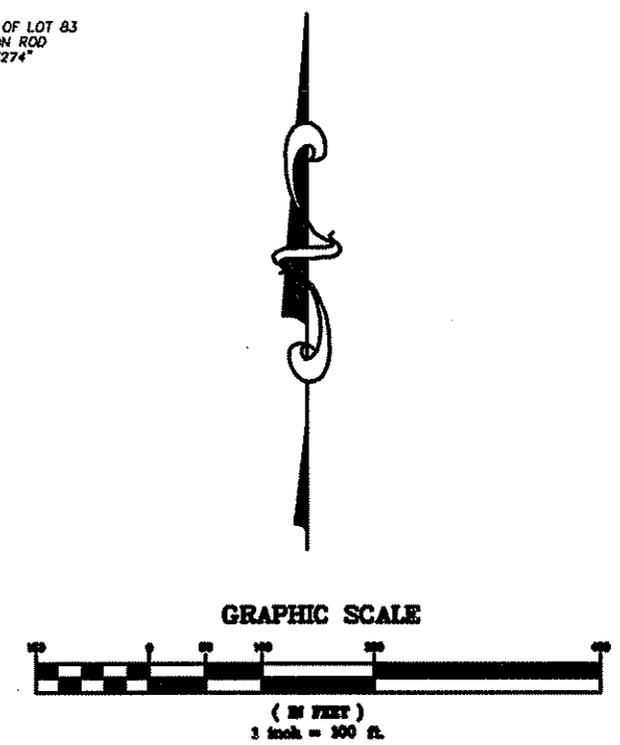
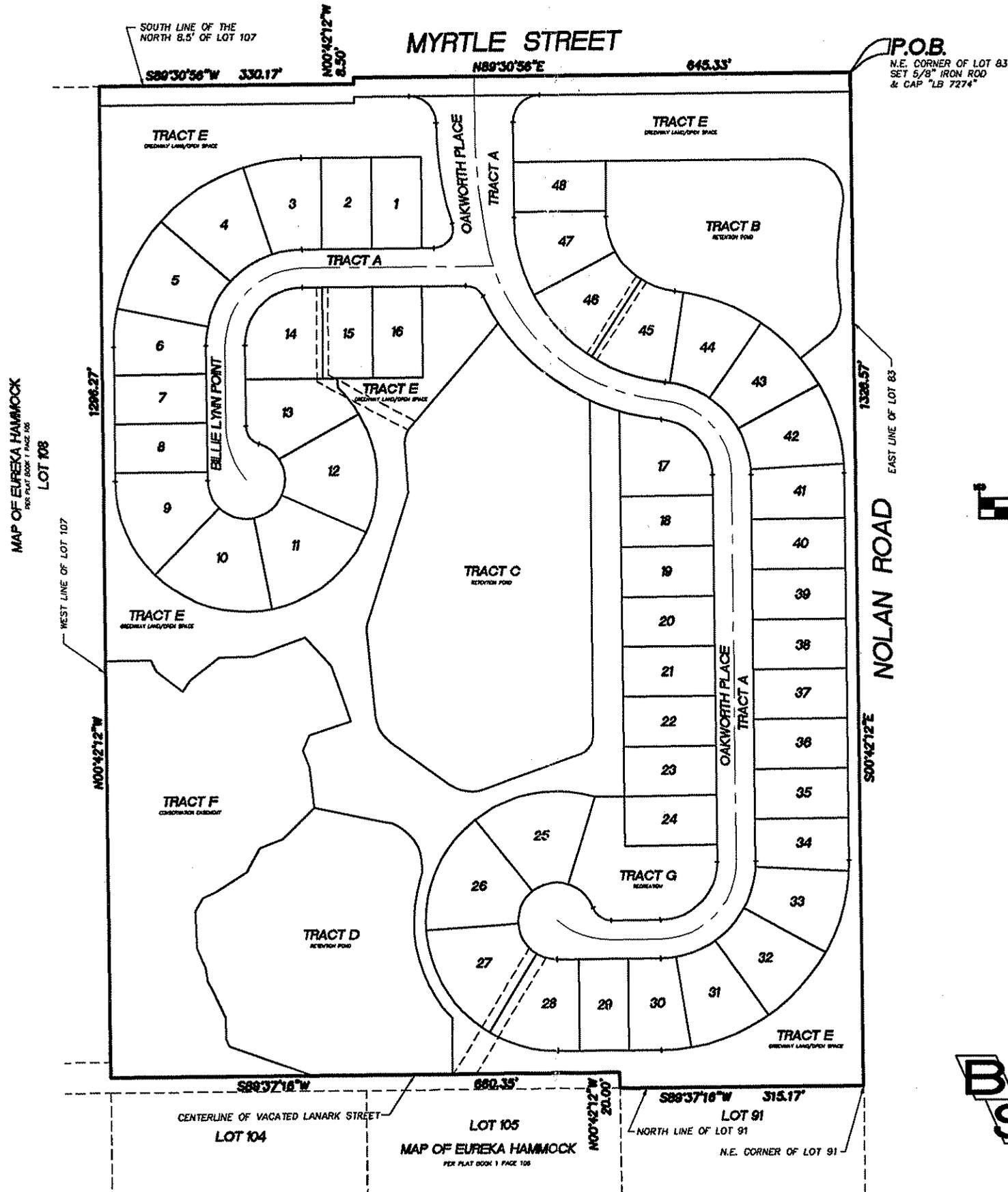
HEATHERWOOD

SHEET 2 OF 6

PLAT BOOK

PAGE

(A PARTIAL REPLAT OF MAP OF EUREKA HAMMOCK, PLAT BOOK 1, PAGE 106)
LOCATED IN SECTION 23 TOWNSHIP 20 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



BISHMAN
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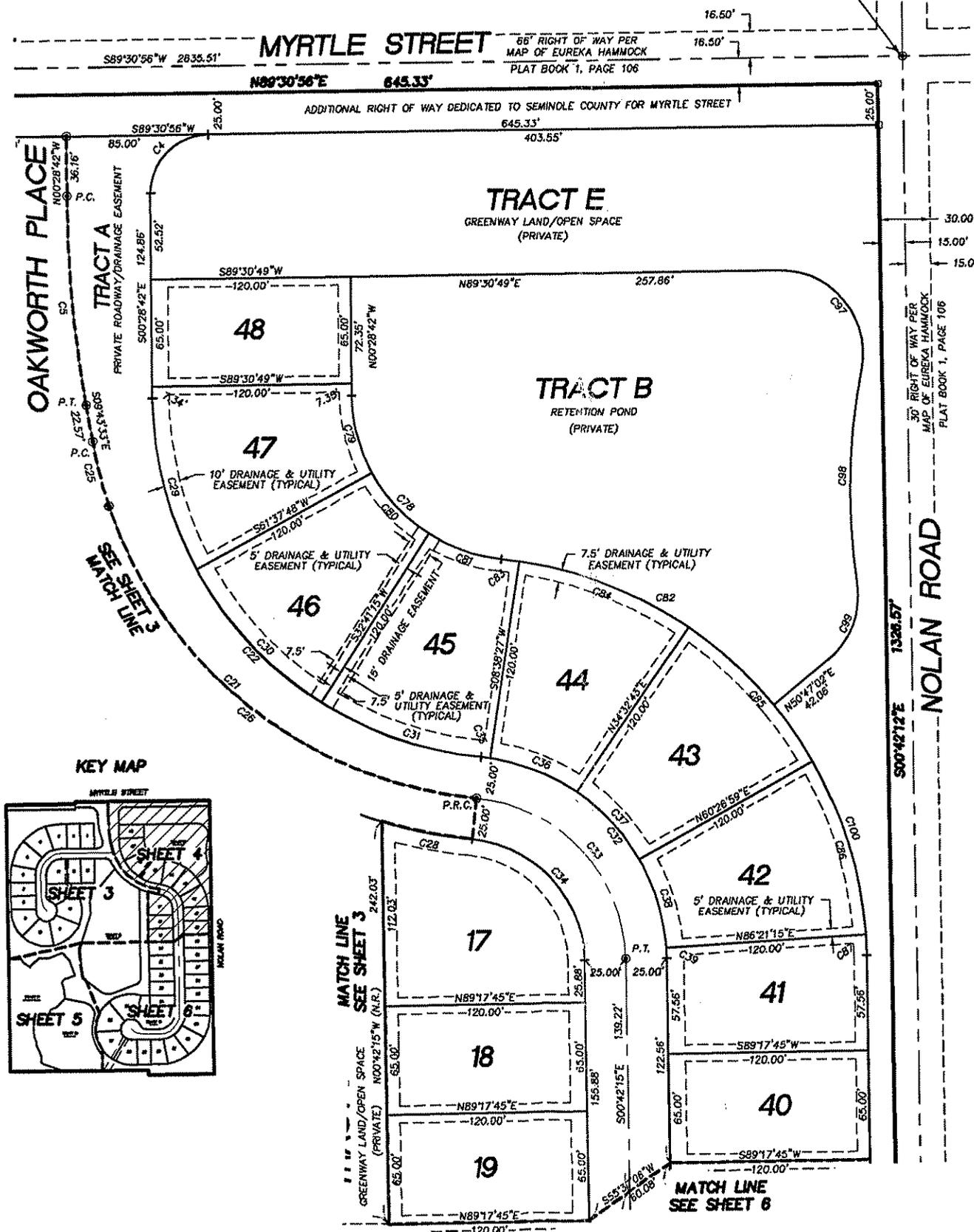
SHEET 4 OF 6

PLAT BOOK

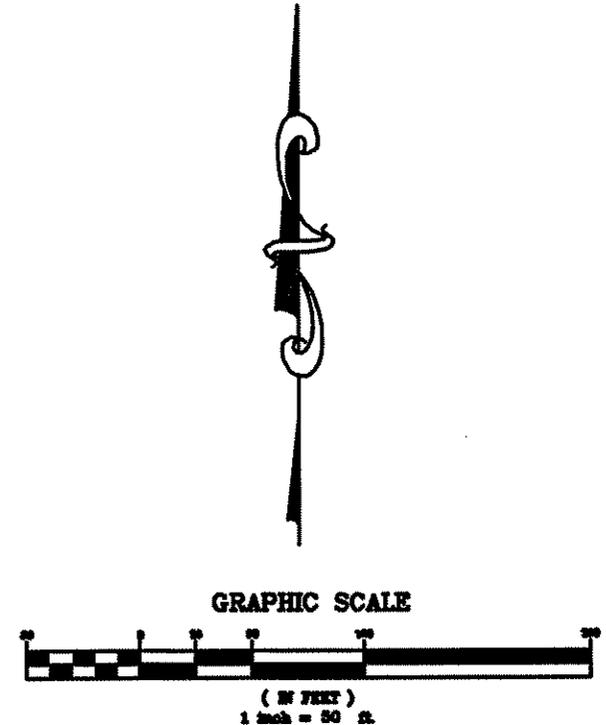
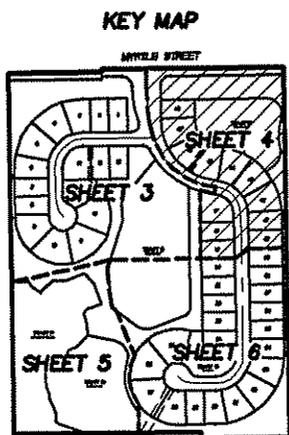
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 LOCATED IN SECTION 23 TOWNSHIP 20 SOUTH, RANGE 30 EAST
 SEMINOLE COUNTY, FLORIDA

EAST 1/4 CORNER OF SECTION 23-20-30
 RECOVERED NAIL AND DISC "PCP 3382"
 N 1599915.791, E 566175.576
 PER CERTIFIED CORNER RECORD NO. 57445



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C4	89°59'38"	35.00'	54.97'	S44°31'07"W	49.49'
C5	91°4'51"	791.26'	127.71'	S05°06'07"E	127.57'
C21	74°10'56"	261.36'	338.39'	S45°49'01"E	315.24'
C22	83°25'47"	220.00'	320.35'	S42°11'35"E	292.79'
C25	8°43'49"	261.36'	39.82'	S14°05'27"E	39.78'
C26	65°27'08"	261.36'	298.56'	S81°10'55"E	282.59'
C28	10°51'42"	291.23'	55.21'	S78°28'38"E	55.13'
C29	27°53'30"	220.00'	107.10'	S14°25'27"E	106.04'
C30	28°56'33"	220.00'	111.13'	S42°50'29"E	109.95'
C31	26°35'44"	220.00'	102.12'	S70°36'37"E	101.21'
C32	83°12'13"	125.00'	181.52'	N42°18'22"W	165.99'
C33	83°12'13"	100.00'	145.22'	N42°18'22"W	132.79'
C34	83°12'13"	75.00'	108.91'	N42°18'22"W	99.59'
C35	2°32'56"	125.00'	5.56'	N82°38'01"W	5.56'
C36	25°54'16"	125.00'	56.51'	N68°24'25"W	56.03'
C37	25°54'16"	125.00'	56.51'	N42°30'09"W	56.03'
C38	25°54'16"	125.00'	56.51'	N16°35'53"W	56.03'
C39	2°56'30"	125.00'	6.42'	N02°10'30"W	6.42'
C78	83°25'47"	100.00'	145.61'	S42°11'35"E	133.08'
C79	27°53'30"	100.00'	48.68'	S14°25'27"E	48.20'
C80	28°56'33"	100.00'	50.51'	S42°50'29"E	49.98'
C81	26°35'44"	100.00'	46.42'	S70°36'37"E	46.00'
C82	44°41'31"	245.00'	191.11'	N61°33'43"W	186.30'
C83	2°32'56"	245.00'	10.90'	N82°38'01"W	10.90'
C84	25°54'16"	245.00'	110.77'	N68°24'25"W	109.83'
C85	25°54'16"	245.00'	110.77'	N42°30'09"W	109.83'
C86	25°54'16"	245.00'	110.77'	N16°35'53"W	109.83'
C87	2°56'30"	245.00'	12.58'	N02°10'30"W	12.58'
C89	101°33'07"	50.00'	88.62'	N39°42'37"W	77.47'
C98	19°23'52"	385.00'	130.34'	S01°22'00"W	129.72'
C99	59°06'58"	50.00'	51.59'	N21°13'33"E	49.33'
C100	38°30'42"	245.00'	164.68'	N19°57'37"W	161.60'



- THERE IS A 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG FRONT LOT LINES AND RIGHTS OF WAY, UNLESS SHOWN OTHERWISE.
- THERE IS A 7.5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL REAR LOT LINES UNLESS SHOWN OTHERWISE.
- THERE IS A 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES UNLESS SHOWN OTHERWISE.

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HEATHERWOOD

SHEET 5 OF 6

PLAT BOOK

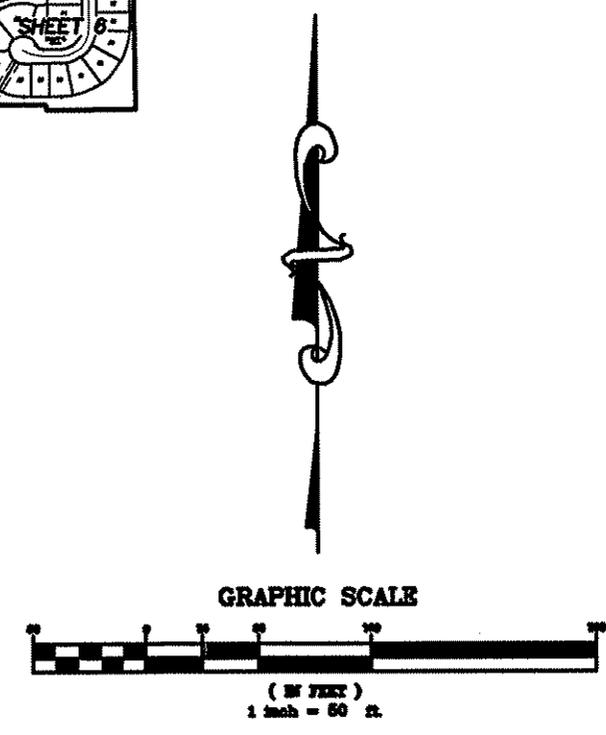
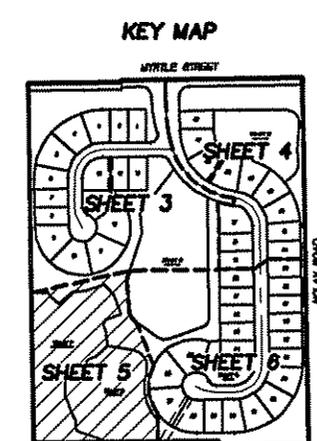
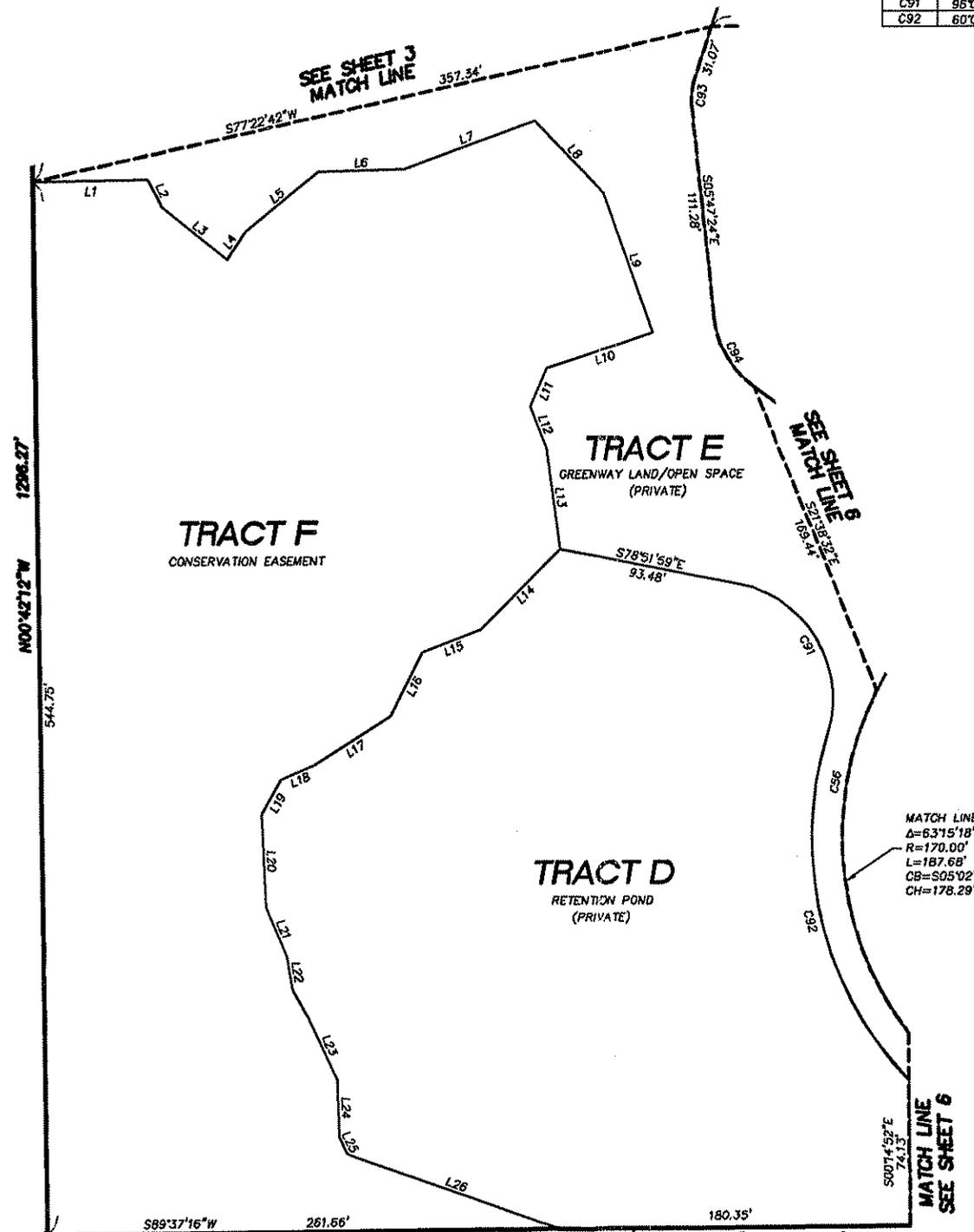
PAGE

(A PARTIAL REPLAT OF MAP OF EUREKA HAMMOCK, PLAT BOOK 1, PAGE 106)
 LOCATED IN SECTION 23 TOWNSHIP 20 SOUTH, RANGE 30 EAST
 SEMINOLE COUNTY, FLORIDA

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C91	96°05'54"	60.00'	100.63'	N30°49'02"W	89.25'
C92	60°04'20"	185.00'	193.96'	S12°48'15"E	185.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°22'42"E	59.29'
L2	S26°41'46"E	16.31'
L3	S51°14'10"E	42.59'
L4	N32°14'45"E	16.97'
L5	N51°01'26"E	48.86'
L6	N88°24'42"E	43.76'
L7	N70°06'48"E	71.70'
L8	S42°52'08"E	50.84'
L9	S19°25'43"E	76.50'
L10	S71°22'54"W	57.50'
L11	S23°03'23"W	21.46'
L12	S20°37'54"E	23.12'
L13	S07°01'32"E	53.71'
L14	S44°59'41"W	57.66'
L15	S68°41'44"W	31.74'
L16	S27°05'14"W	36.40'
L17	S57°01'29"W	46.37'
L18	S66°42'26"W	19.00'
L19	S29°00'01"W	20.65'
L20	S02°20'51"E	48.16'
L21	S23°16'53"E	27.52'
L22	S09°24'27"E	17.23'
L23	S24°15'02"E	36.23'
L24	S01°20'23"E	29.02'
L25	S26°56'41"E	10.18'
L26	S70°12'30"E	114.72'

MAP OF EUREKA HAMMOCK
 PER PLAT BOOK 1 PAGE 106
 LOT 108



- THERE IS A 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG FRONT LOT LINES AND RIGHTS OF WAY, UNLESS SHOWN OTHERWISE.
- THERE IS A 7.5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL REAR LOT LINES UNLESS SHOWN OTHERWISE.
- THERE IS A 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES UNLESS SHOWN OTHERWISE.

LOT 103
 LOT 104
 MAP OF EUREKA HAMMOCK
 PER PLAT BOOK 1 PAGE 106

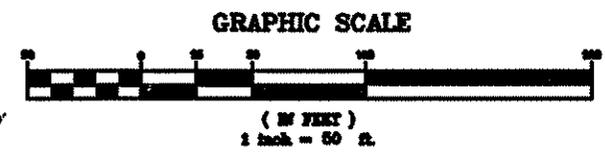
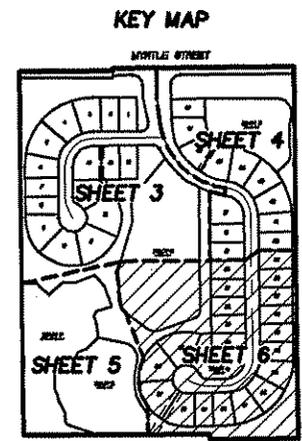
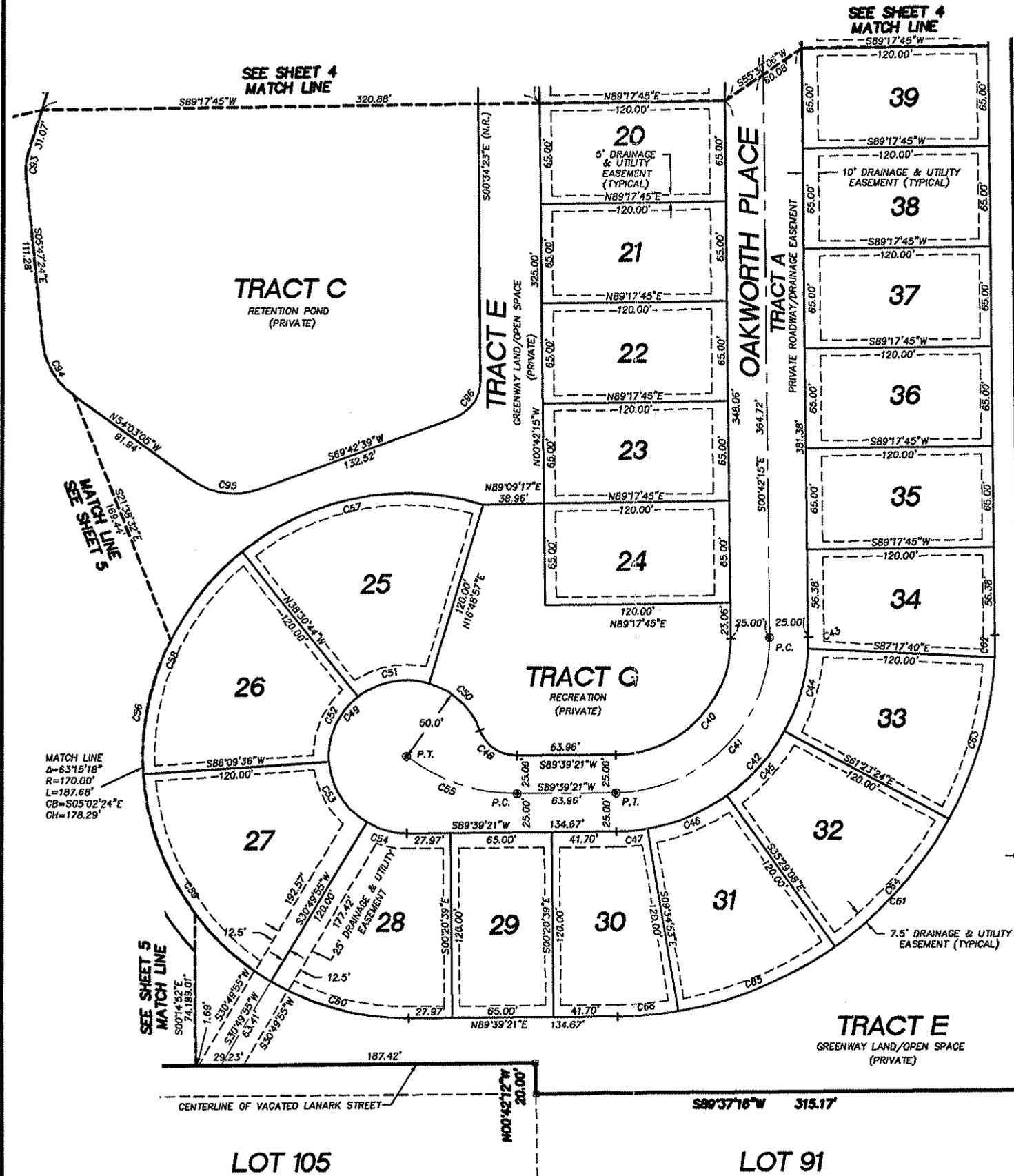
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HEATHERWOOD

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 LOCATED IN SECTION 23 TOWNSHIP 20 SOUTH, RANGE 30 EAST
 SEMINOLE COUNTY, FLORIDA

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C40	90°21'37"	75.00'	118.28'	N44°28'33"E	106.40'
C41	90°21'37"	100.00'	157.71'	N44°28'33"E	141.87'
C42	90°21'37"	125.00'	197.14'	N44°28'33"E	177.33'
C43	3°24'38"	125.00'	7.44'	N01°00'02"E	7.44'
C44	25°54'16"	125.00'	56.51'	N15°39'28"E	56.03'
C45	25°54'16"	125.00'	56.51'	N41°33'44"E	56.03'
C46	25°54'16"	125.00'	56.51'	N67°27'59"E	56.03'
C47	9°14'14"	125.00'	20.15'	N85°02'14"E	20.13'
C48	70°31'44"	25.00'	30.77'	S55°04'47"E	28.87'
C49	250°31'44"	50.00'	218.63'	S34°55'13"W	81.65'
C50	53°22'08"	50.00'	46.57'	N46°29'59"W	44.91'
C51	55°19'41"	50.00'	48.28'	S79°09'07"W	46.43'
C52	55°19'41"	50.00'	48.28'	S23°49'26"W	46.43'
C53	55°19'41"	50.00'	48.28'	S31°30'15"E	46.43'
C54	31°10'33"	50.00'	27.21'	S74°45'22"E	26.87'
C55	38°56'53"	112.50'	76.46'	S70°52'22"E	75.00'
C56	197°09'36"	170.00'	584.99'	S08°14'09"W	336.19'
C57	55°19'41"	170.00'	164.16'	S79°09'07"W	157.86'
C58	55°19'41"	170.00'	164.16'	S23°49'26"W	157.86'
C59	55°19'41"	170.00'	164.16'	S31°30'15"E	157.86'
C60	31°10'33"	170.00'	92.50'	S74°45'22"E	91.36'
C61	90°21'37"	245.00'	386.39'	N44°28'33"E	347.57'
C62	3°24'38"	245.00'	14.58'	N01°00'02"E	14.58'
C63	25°54'16"	245.00'	110.77'	N15°39'28"E	109.83'
C64	25°54'16"	245.00'	110.77'	N41°33'44"E	109.83'
C65	25°54'16"	245.00'	110.77'	N67°27'59"E	109.83'
C66	9°14'14"	245.00'	39.50'	N85°02'14"E	39.46'
C67	90°12'12"	245.00'	385.71'	S44°24'44"W	347.10'
C68	23°03'38"	25.00'	10.06'	S05°44'25"W	9.99'
C69	48°15'41"	50.00'	42.12'	S29°55'19"E	40.88'
C95	56°14'16"	50.00'	49.08'	S82°10'13"E	47.13'
C96	70°17'02"	25.00'	30.67'	N34°34'08"E	28.78'



- THERE IS A 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG FRONT LOT LINES AND RIGHTS OF WAY, UNLESS SHOWN OTHERWISE.
- THERE IS A 7.5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL REAR LOT LINES UNLESS SHOWN OTHERWISE.
- THERE IS A 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES UNLESS SHOWN OTHERWISE.

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