

Item # 39

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Final Plat Approval for Lake Forest Section 14

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

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

<b>Agenda Date</b> <u>4/13/2004</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input checked="" type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

Approve the Final Plat of Lake Forest Section 14 – Orlando Lake Forest Joint Venture, Richard D. Bavec, Senior Vice President, applicant  
District 5 – McLain (Cynthia Sweet, Planner) *RH*

**BACKGROUND:**

The applicant, Richard D. Bavec, Senior Vice President, Orlando Lake Forest Joint Venture, is requesting approval of the Final Plat of Lake Forest Section 14. The plat consists of 38 single family residential lots zoned PUD (Planned Unit Development) on a 23.7 acre parcel. Each lot is serviced by Seminole County for water and sewer and all internal roads within the development are private. The site is located on the north side of SR 46, approximately 1 mile west of I-4 in Section 20, Township 19 S, and Range 30 E.

A separate Drainage and Utility Easement and a Drainage Easement are being dedicated to Seminole County by this plat.

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

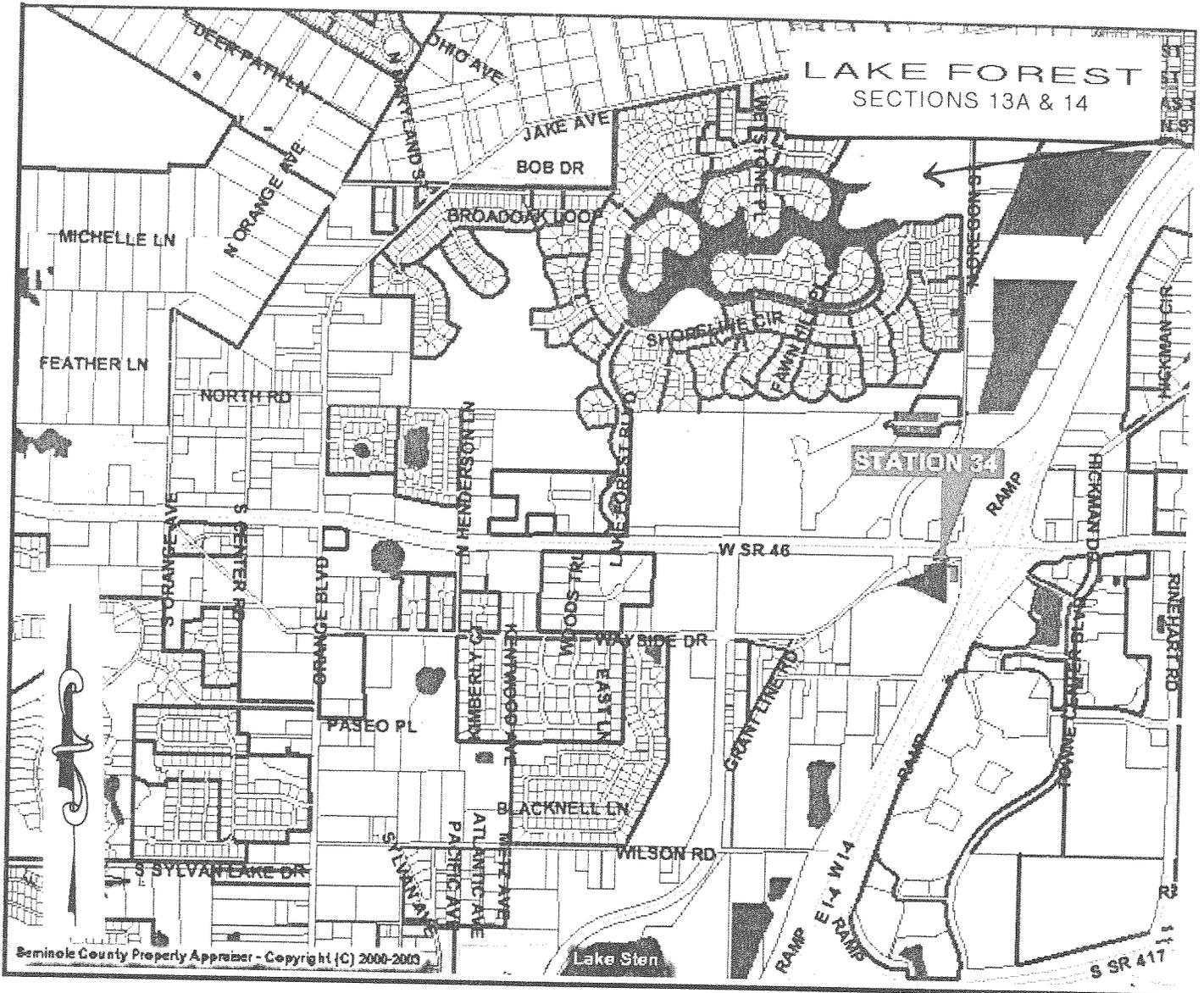
**STAFF RECOMMENDATION:**

Staff recommends approval of the Final Plat of Lake Forest Section 14 subject to the acceptance of the Drainage and Utility Easement and the Drainage Easement.

District 5 - McLain

- Attachments: Location Map – Exhibit A
- Reduced copy of Plat – Exhibit B
- Easements – Exhibit C

<b>Reviewed by:</b>	
<b>Co Atty:</b>	<u>RJC</u>
<b>DFS:</b>	
<b>Other:</b>	
<b>DCM:</b>	
<b>CM:</b>	
<b>File No.</b>	<u>cpdd03</u>



LOCATION MAP

# LAKE FOREST SECTION 14 SHEET 1 OF 3

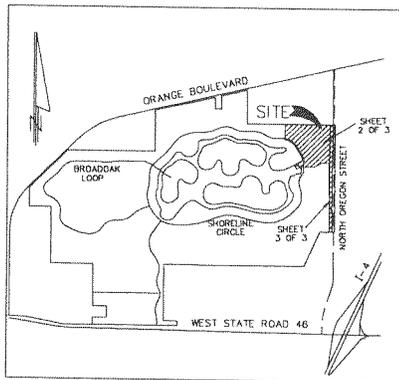
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

REPLATTING A PORTION OF VACATED "MAP OF SANFORD FARMS", AS RECORDED  
IN PLAT BOOK 1, PAGES 127-128 1/2, SEMINOLE COUNTY, FLORIDA

## LEGAL DESCRIPTION

A PORTION OF LAND SITUATE IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 574 OF LAKE FOREST SECTION 13, AS RECORDED IN PLAT BOOK 60, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF FOREST COVE AS RECORDED IN PLAT BOOK 35, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°52'38" EAST, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID FOREST SECTION 13 AND SAID SOUTH LINE OF FOREST COVE, 152.14 FEET TO THE SOUTHEAST CORNER OF LOT 18 OF SAID FOREST COVE; THENCE RUN SOUTH 89°53'39" EAST 173.77 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°53'39" EAST 1121.84 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NORTH OREGON STREET (FORMERLY KNOWN AS "SOUTH OREGON STREET"), AS RECORDED IN MAP OF SANFORD FARMS, PLAT BOOK 1, PAGES 127 THROUGH 128 1/2, OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE OF NORTH OREGON STREET THE FOLLOWING SIX (6) COURSES AND DISTANCES: SOUTH 00°04'16" WEST 660.50 FEET (ALONG RIGHT-OF-WAY LINE AS ESTABLISHED BY SAID MAP OF SANFORD FARMS) TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, THENCE RUN NORTH 89°58'02" WEST, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND SAID SOUTH LINE, 10.00 FEET; THENCE RUN SOUTH 00°05'57" WEST 1227.07 FEET (ALONG RIGHT-OF-WAY LINE AS ESTABLISHED IN OFFICIAL RECORDS BOOK 413, PAGE 172, OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE RUN SOUTH 24°57'46" WEST 102.62 FEET (ALONG RIGHT-OF-WAY LINE AS ESTABLISHED BY SAID MAP OF SANFORD FARMS), TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, THENCE RUN SOUTH 89°58'00" EAST, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND SAID SOUTH LINE, 38.15 FEET; THENCE RUN SOUTH 00°05'57" WEST 523.00 FEET (ALONG RIGHT-OF-WAY LINE AS ESTABLISHED IN OFFICIAL RECORDS BOOK 1401, PAGE 742 OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°58'00" WEST 63.67 FEET TO THE SOUTHEAST CORNER OF TRACT C OF LAKE FOREST SECTION 17, AS RECORDED IN PLAT BOOK 62, PAGES 88, 89, AND 90, OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°09'32" EAST, ALONG THE EAST LINE OF SAID TRACT C, 864.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE RUN NORTH 89°54'03" WEST, ALONG THE NORTH LINE OF SAID TRACT C, 22.23 FEET TO THE SOUTHEAST CORNER OF TRACT D OF LAKE FOREST SECTION 16, AS RECORDED IN PLAT BOOK 60, PAGES 72, 73, 74, AND 75, OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE DEPARTING THE NORTH LINE OF SAID TRACT C, RUN NORTH 00°05'57" EAST, ALONG THE EAST LINE OF SAID TRACT D, 740.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT D; THENCE RUN ALONG THE NORTH LINE OF THE AFORESAID SECTION 16 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 89°54'03" WEST 159.65 FEET; THENCE RUN SOUTH 61°50'53" WEST 204.74 FEET; THENCE RUN NORTH 89°54'03" WEST 326.41 FEET; THENCE RUN SOUTH 57°42'51" WEST 93.84 FEET; THENCE DEPARTING SAID CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET, THENCE FROM A CHORD BEARING OF NORTH 17°42'55" WEST, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 69.77 FEET THROUGH A CENTRAL ANGLE OF 28°27'29" TO THE POINT OF TANGENCY, THENCE RUN NORTH 30°56'39" WEST 272.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 345.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 323.05 FEET THROUGH A CENTRAL ANGLE OF 53°39'01" TO A POINT ON SAID CURVE, THENCE DEPARTING SAID CURVE, RUN NORTH 02°42'00" EAST 361.15 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 23.680 ACRES, MORE OR LESS.



VICINITY MAP  
NOT TO SCALE

## SURVEYOR'S NOTES:

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT), RECOVERED 4" x 4" CONCRETE MONUMENT L.B. #2648, UNLESS OTHERWISE NOTED.
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT), SET 4" x 4" CONCRETE MONUMENT L.B. #2648, UNLESS OTHERWISE NOTED.
- ⊙ DENOTES P.C.P. (PERMANENT CONTROL POINT), NAIL AND DISC, L.B. #2648, TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(B).
- THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LAKE FOREST SECTION 13, AS RECORDED IN PLAT BOOK 60, PAGES 17 & 18 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS BEING SOUTH 89°52'38" EAST.
- THERE IS DEDICATED HEREBY A 5.00 FEET WIDE SIDEWALK & UTILITY EASEMENT ALONG THE STREET SIDE OF ALL LOTS AND TRACTS, EXCEPT AS OTHERWISE SHOWN.
- THERE IS DEDICATED HEREBY A 7.50 FEET WIDE DRAINAGE EASEMENT ALONG ALL REAR LOT LINES, EXCEPT AS OTHERWISE NOTED.
- THERE IS DEDICATED HEREBY A 15.00 FEET WIDE DRAINAGE EASEMENT LYING 7.50 FEET ON EITHER SIDE OF ALL SIDE LOT LINES, EXCEPT AS OTHERWISE NOTED.
- THERE IS DEDICATED HEREBY A 130.00 FEET WIDE INGRESS/EGRESS/UTILITY EASEMENT ACROSS TRACT F, DEDICATED TO SEMINOLE COUNTY, FLORIDA FOR ACCESS TO ADJACENT LIFT STATION SITE (SEE SHEET 3 OF 3) SEE NOTE 14 BELOW FOR ADDITIONAL INFORMATION ON TRACT F.
- STATE PLANE COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT 1990) BEING SEMINOLE COUNTY HORIZONTAL CONTROL POINTS.
- 20-19-30 DENOTES SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST.
- TRACT A (INCLUDING "SHORELINE CIRCLE" AND "WOOD BRIAR LOOP") IS THE STREET TRACT TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC.
- TRACTS B, C AND D ARE LANDSCAPE AREAS TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC.
- TRACT E IS A RETENTION AREA (WITH A DRAINAGE AND UTILITY EASEMENT OVER ITS ENTIRETY HEREBY DEDICATED TO SEMINOLE COUNTY) TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC.
- TRACT F IS A BERM, LANDSCAPE BUFFER AND DRAINAGE AREA TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC. SEE NOTES B ABOVE AND 16 BELOW FOR ADDITIONAL INFORMATION ON TRACT F.
- TRACT G IS A RECREATION AREA (WITH A DRAINAGE EASEMENT OVER ITS ENTIRETY HEREBY DEDICATED TO SEMINOLE COUNTY) TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC.
- THERE IS DEDICATED HEREBY A DRAINAGE AND UTILITY EASEMENT ACROSS TRACT F (ADJACENT TO TRACT E - SEE HATCHED AREA ON SHEET 2 OF 3), DEDICATED TO SEMINOLE COUNTY, FLORIDA. SEE NOTES 13 AND 14 ABOVE FOR ADDITIONAL INFORMATION ON TRACTS E AND F, RESPECTIVELY.
- AN EMERGENCY ACCESS EASEMENT OVER THE PRIVATE STORM DRAINAGE CONVEYANCE SYSTEM WITHIN TRACT A (WOOD BRIAR LOOP AND SHORELINE CIRCLE), AND THE 25.00 FEET WIDE DRAINAGE EASEMENT LYING BETWEEN LOTS 716 AND 717 IS HEREBY DEDICATED TO SEMINOLE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC'S HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM.

NOTICE: P.C.P.'S AND LOT CORNERS - (177.091 (B) (9) F.S.)  
ALL P.C.P.'S AND LOT CORNERS MUST BE SET PRIOR TO THE EXPIRATION  
OF THE MAINTENANCE BOND. THE PROFESSIONAL SURVEYOR RESPONSIBLE  
FOR SETTING THE MONUMENTATION WILL NOTIFY THE COUNTY SURVEYOR  
IN WRITING OF SAME.



815 East Colonial Drive, Orlando, Florida 32801 Telephone: (407)96-0594

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

## LAKE FOREST SECTION 14 DEDICATION

This is to certify that the undersigned Orlando Lake Forest Joint Venture, a Florida general partnership (hereinafter referred to as "Lowful Owner") is the lawful owner of the lands described in the caption herein and that it has caused the lands described herein to be surveyed and this plat, entitled Lake Forest Section 14, is hereby adapted 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. Provided however, the private streets shown herein are a perpetual non-exclusive access and a utility easement over and under all of hereby dedicated to Seminole County, Florida. Said streets and easements shall remain private and the sole and exclusive property of the Lowful Owner, unless otherwise noted, and it does hereby grant to the present and future owners of adjacent lands and their guests, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the State of Florida, State postal service mail carriers, representatives of utilities authorized by the Lowful Owner to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as the Lowful Owner from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across said streets and easements.

IN WITNESS WHEREOF, the said Owner has executed these presents this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

WITNESS: ORLANDO LAKE FOREST JOINT VENTURE  
F/K/A KINGWOOD JOINT VENTURE, A  
FLORIDA GENERAL PARTNERSHIP  
BY ORLANDO LAKE FOREST, INC.,  
A FLORIDA CORPORATION,  
ITS MANAGING PARTNER

RICHARD D. BAVEC (SENIOR VICE PRESIDENT)

Signed and sealed in the presence of:

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2003, by \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

Printed Name: \_\_\_\_\_

NOTARY PUBLIC  
COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does 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, Florida Statutes, and the said land is located in Seminole County, Florida.

Signature: \_\_\_\_\_ Daniel Roy Holt, P.S.M.  
Dated: \_\_\_\_\_ Florida Registration No. 5775

DRMP (Dyer, Riddle, Mills & Precourt, Inc.)  
1505 E. Colonial Drive  
Orlando, Florida 32803  
Florida Licensed Business No. 2648

## 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.

ATTEST:

Chairman of the Board \_\_\_\_\_ Clerk of the Board \_\_\_\_\_

By \_\_\_\_\_ D.C.

## 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.  
Florida Registration No. 4589  
County Surveyor for Seminole County, Florida

Date \_\_\_\_\_

## 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 the requirements of Chapter 177, Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_

CLERK OF THE COURT  
in and for Seminole County, Florida

By \_\_\_\_\_ D.C.

EXHIBIT B

# LAKE FOREST SECTION 14 SHEET 2 OF 3

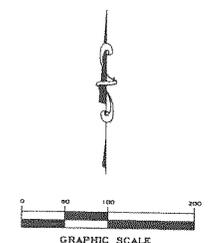
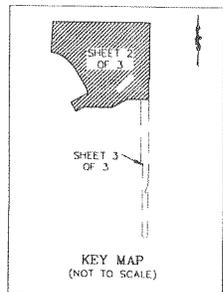
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

LAKE FOREST SECTION 14

REPLATTING A PORTION OF VACATED 'MAP OF SANFORD FARMS', AS RECORDED  
IN PLAT BOOK 1, PAGES 127-128 1/2, SEMINOLE COUNTY, FLORIDA

STATE PLANE COORDINATE TABLE FOR PRM'S  
(SHEETS 2 AND 3 OF 3)



**LEGEND:**

- C = CENTERLINE
- P.B. = PLAT BOOK
- O.R. = OFFICIAL RECORDS (BOOK)
- P.C.(S) = PAGE(S)
- COR = CORNER
- TP = TYPICAL
- (N.R.) = NON-RADIAL
- SEC = SECTION
- P.C. = POINT OF CURVATURE
- P.O.C. = POINT ON A CURVE
- P.T. = POINT OF TANGENCY
- CH BRG = CHORD BEARING
- R/W = RIGHT OF WAY

5" x 5" C.M. BRASS TOP  
G.P.S. # 0273/COW  
DESIGNATION #426310273  
N 1633938 476  
E 547468 797

5" x 5" C.M. BRASS TOP  
G.P.S. # 0272/OTTER  
DESIGNATION #426310272  
N 1634529 747  
E 549895 831

NO.	NORTHING	EASTING
1	1632668.562	546375.860
2	1632669.981	547487.486
3	1632669.994	547497.497
4	1632009.549	547498.753
5	1632009.469	547488.740
6	1630782.398	547490.452
7	1630689.233	547447.435
8	1630689.330	547485.581
9	1630166.347	547486.311
10	1630166.186	547422.637
11	1631031.143	547422.336
12	1631031.111	547400.102
13	1631771.111	547399.072
14	1631770.888	547239.422
15	1631673.727	547058.207
16	1631673.273	546732.793
17	1631622.903	546653.629
18	1631728.074	546591.216
19	1631843.648	546785.090
20	1631908.980	546764.896
21	1632142.520	546623.887
22	1632307.761	546359.974

\*MONUMENT NOT SET AT CORNER.  
\*\*WITNESS MONUMENT  
NOTE: STATE PLANE COORDINATES ARE NOT ON LAKE FOREST SECTION 14 BEARING BASE. SCALE FACTOR 0.999954717

LAKE FOREST SECTION 13  
PLAT BOOK 60, PAGES 17 & 18

POINT OF COMMENCEMENT  
NORTHEAST CORNER  
OF LOT 574,  
LAKE FOREST SECTION 13,  
PLAT BOOK 60,  
PAGES 17 & 18

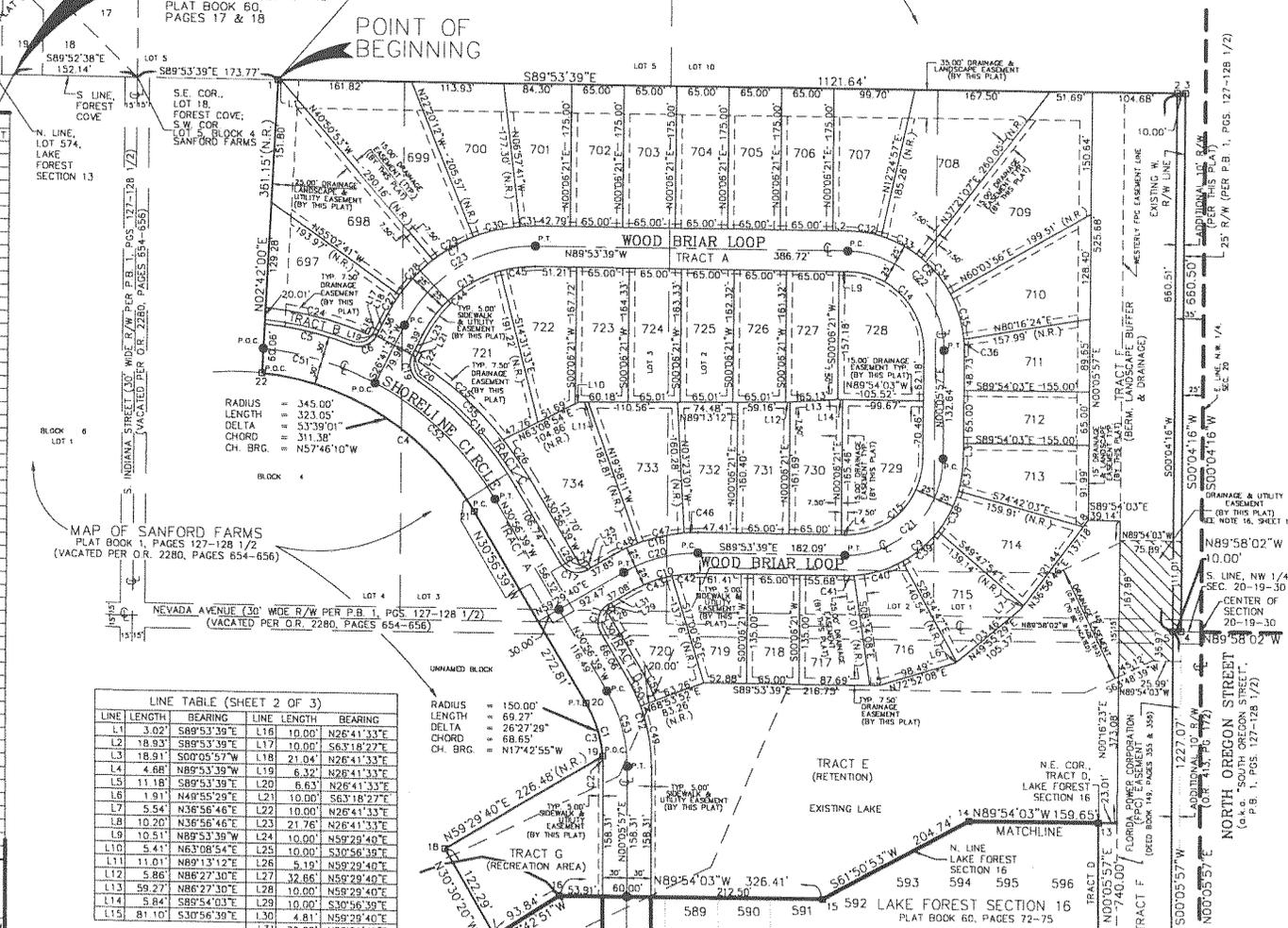
POINT OF BEGINNING

MAP OF SANFORD FARMS  
PLAT BOOK 1, PAGES 127-128 1/2  
(VACATED PER O.R. 2280, PAGES 654-656)

CURVE	RADIUS	LENGTH	CHORD	DELTA	CH BRG	TANGENT
C1	150.00'	81.27'	80.28'	31°02'36"	N15°25'21"W	41.66'
C2	150.00'	12.00'	12.00'	04°35'07"	N02°11'37"W	6.01'
C3	150.00'	69.27'	68.65'	26°27'29"	N17°42'55"W	35.26'
C4	345.00'	357.24'	353.33'	53°33'25"	N57°46'10"W	174.48'
C5	405.00'	110.26'	109.92'	15°35'56"	N77°11'46"W	55.47'
C6	25.00'	36.61'	33.43'	83°54'39"	N68°38'52"E	22.47'
C7	205.00'	226.89'	215.48'	63°24'48"	S58°23'52"W	126.64'
C8	145.00'	227.75'	205.05'	89°58'36"	N44°53'51"W	144.98'
C9	145.00'	227.78'	205.07'	90°00'24"	N45°06'09"E	145.02'
C10	155.00'	82.81'	81.81'	30°36'41"	S74°48'01"W	42.42'
C11	75.00'	39.46'	35.49'	80°28'20"	S14°16'30"W	25.19'
C12	210.00'	113.78'	112.39'	31°02'36"	N15°25'21"W	58.32'
C13	155.00'	171.55'	162.93'	63°24'48"	S58°23'52"W	95.25'
C14	85.00'	149.21'	134.34'	89°59'36"	N44°53'51"W	94.99'
C15	95.00'	149.24'	134.36'	90°00'24"	N45°06'09"E	95.01'
C16	205.00'	109.52'	108.23'	30°36'41"	S74°48'01"W	56.10'
C17	205.00'	39.08'	35.22'	89°33'41"	S75°43'30"E	24.81'
C18	405.00'	177.40'	175.99'	25°05'49"	N34°29'34"W	90.15'
C19	25.00'	36.10'	33.04'	82°44'01"	S14°46'28"E	22.01'
C20	180.00'	96.17'	95.03'	30°36'41"	S74°48'01"W	49.26'
C21	120.00'	188.51'	169.72'	90°00'24"	N45°06'09"E	120.01'
C22	120.00'	188.48'	169.70'	89°59'36"	N44°53'51"W	119.99'
C23	180.00'	199.22'	189.21'	63°24'48"	S58°23'52"W	111.20'
C24	425.00'	131.04'	130.52'	17°39'57"	N76°16'16"W	66.04'
C25	425.00'	142.87'	142.21'	19°15'41"	N48°21'34"W	72.12'
C26	425.00'	57.24'	57.20'	4°47'04"	N34°50'11"W	28.92'
C27	205.00'	30.02'	29.89'	83°32'25"	S30°53'15"W	15.04'
C28	205.00'	58.81'	56.59'	16°42'54"	S43°26'25"W	30.12'
C29	205.00'	58.16'	57.97'	16°21'21"	S59°55'13"W	29.28'
C30	205.00'	59.17'	58.96'	16°32'15"	S76°19'20"W	29.79'
C31	205.00'	19.73'	19.72'	5°30'53"	S87°20'54"W	9.87'
C32	145.00'	41.86'	41.71'	16°32'24"	N81°37'27"W	21.08'
C33	145.00'	56.36'	56.01'	22°16'15"	N62°13'07"W	28.54'
C34	145.00'	57.08'	56.71'	22°33'20"	N39°48'20"W	28.92'
C35	145.00'	56.47'	56.07'	23°08'06"	N18°58'37"W	28.53'
C36	145.00'	13.98'	13.98'	5°31'31"	N02°39'49"W	7.00'
C37	145.00'	39.81'	39.69'	15°43'53"	N07°57'54"E	20.03'
C38	145.00'	55.75'	55.40'	22°01'42"	N26°50'41"E	28.22'
C39	145.00'	57.74'	57.36'	22°48'51"	N48°15'58"E	29.26'
C40	145.00'	63.13'	62.63'	24°56'42"	N73°08'44"E	32.07'
C41	145.00'	11.36'	11.35'	04°29'16"	N87°51'43"E	5.68'
C42	155.00'	32.26'	32.20'	11°52'30"	S84°08'36"W	16.19'
C43	155.00'	50.55'	50.33'	18°41'11"	S89°50'16"W	25.50'
C44	155.00'	127.80'	124.21'	47°14'26"	S50°18'46"W	67.78'
C45	155.00'	43.75'	43.61'	16°10'22"	S82°01'10"W	22.02'
C46	205.00'	17.33'	17.31'	4°50'40"	S87°41'01"W	8.67'
C47	205.00'	59.30'	59.09'	16°34'26"	S76°58'28"W	29.86'
C48	205.00'	32.89'	32.86'	9°11'55"	S64°05'28"W	16.48'
C49	210.00'	76.33'	75.71'	20°49'36"	N10°18'51"W	38.59'
C50	210.00'	37.45'	37.40'	10°10'10"	N29°50'09"W	19.27'
C51	375.00'	145.13'	144.22'	22°10'26"	N23°34'22"W	72.48'
C52	375.00'	202.43'	204.80'	31°41'35"	N46°47'22"W	106.44'
C53	180.00'	97.53'	96.34'	31°02'36"	N15°25'21"W	49.99'
C54	230.00'	40.88'	40.83'	10°11'03"	N25°51'08"W	20.49'
C55	425.00'	200.62'	198.76'	22°02'45"	S44°28'02"E	102.21'

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	3.02'	S89°53'39"E	L16	10.00'	N26°41'33"E
L2	18.93'	S89°53'39"E	L17	10.00'	S6°18'27"E
L3	18.91'	S00°05'57"W	L18	21.04'	N26°41'33"E
L4	4.68'	N89°53'39"W	L19	6.32'	N26°41'33"E
L5	11.10'	S89°53'39"W	L20	6.83'	N26°41'33"E
L6	1.91'	N49°55'29"E	L21	10.00'	S63°18'27"E
L7	5.54'	N36°56'46"E	L22	10.00'	N26°41'33"E
L8	10.20'	N36°56'46"E	L23	21.76'	N26°41'33"E
L9	10.51'	N89°53'39"W	L24	10.00'	S58°29'40"E
L10	5.41'	N63°08'54"E	L25	10.00'	S30°56'39"E
L11	11.01'	N89°13'25"E	L26	5.19'	N58°29'40"E
L12	5.86'	N86°27'30"E	L27	32.85'	N58°29'40"E
L13	59.27'	N86°27'30"E	L28	10.00'	N58°29'40"E
L14	5.84'	S89°54'03"E	L29	10.00'	S30°56'39"E
L15	81.10'	S30°56'39"E	L30	4.81'	N58°29'40"E
			L31	32.28'	N58°29'40"E

**DRMP**  
ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS  
1505 East Colonial Drive - Orlando, Florida 32803 - Telephone: (407)896-0594



# LAKE FOREST SECTION 14 SHEET 3 OF 3

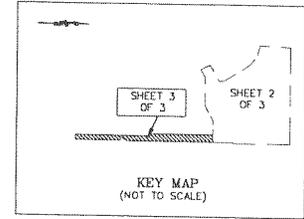
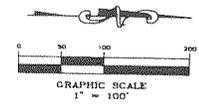
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
 SEMINOLE COUNTY, FLORIDA  
 REPLATTING A PORTION OF VACATED 'MAP OF SANFORD FARMS', AS RECORDED  
 IN PLAT BOOK 1, PAGES 127-128 1/2, SEMINOLE COUNTY, FLORIDA

## LAKE FOREST SECTION 14

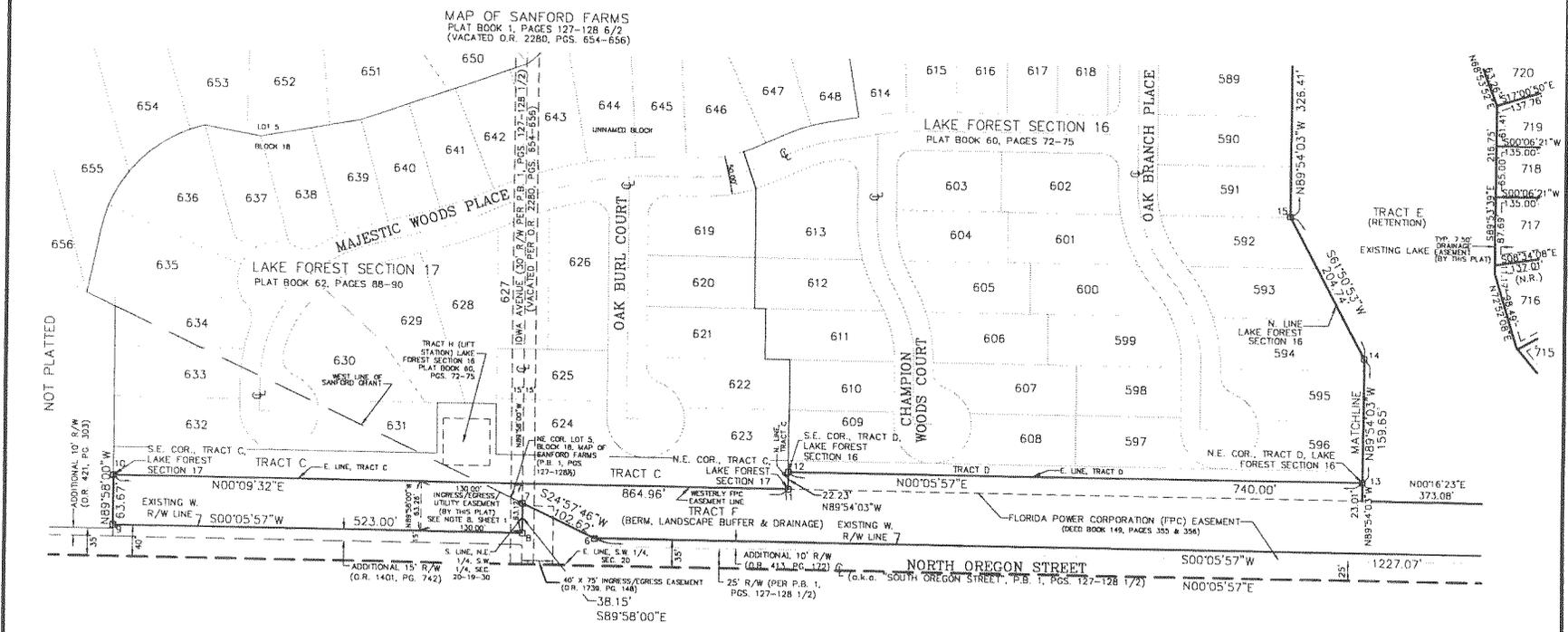
STATE PLANE COORDINATE TABLE FOR PRM'S  
 (SHEETS 2 AND 3 OF 3)

NO.	NORTHING	EASTING
1	1632668.562	546375.860
2	1632669.981	547487.496
3	1632669.994	547497.497
4	1632009.546	547498.753
5	1632009.469	547488.740
6	1630782.398	547490.452
7	1630689.233	547447.435
8	1630689.330	547485.581
9	1630166.347	547486.311
10	1630166.186	547422.637
11	1631031.143	547422.336
12	1631031.111	547400.102
13	1631771.111	547399.072
14	1631770.888	547239.422
15	1631673.727	547059.207
16	1631673.723	546732.793
17	1631622.903	546653.621
18	1631728.071	546591.216
19	1631843.648	546785.990
20	1631908.980	546764.896
21	1632142.520	546623.887
22	1632307.761	546359.974



**LEGEND:**  
 CL = CENTERLINE  
 PLB = PLAT BOOK  
 O.R. = OFFICIAL RECORDS (BOOK)  
 PG(S) = PAGE(S)  
 COR = CORNER  
 TYP = TYPICAL  
 SEC = SECTION

\*MONUMENT NOT SET AT CORNER.  
 \*\*WITNESS MONUMENT.  
 NOTE: STATE PLANE COORDINATES ARE NOT  
 ON LAKE FOREST SECTION 14 BEARING BASE.  
 SCALE FACTOR 0.999954717



Prepared by and return to:  
N. Bolander  
Orlando Lake Forest Joint Venture  
690 Lake Forest Blvd.  
Sanford, FL 32771

DRAINAGE AND UTILITY EASEMENT

THIS DRAINAGE and UTILITY EASEMENT is made and entered into this 1 day of March, 2004, by and between ORLANDO LAKE FOREST JOINT VENTURE a Florida Joint Venture having its principal place of business at 10172 Linn Station Road, Louisville, Kentucky 40223, hereinafter referred to as the GRANTOR, and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the GRANTEE.

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does hereby grant and convey to the GRANTEE and its assigns, a non exclusive easement and right-of-way for drainage and utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, (i) a drainage system consisting of pipes, ditches, detention, percolation or disposal areas or any combination thereof, and (ii) electrical poles, telephone poles, wires, guy wires and appurtenances, water pipes, sewer pipes, gas pipes and mains, and any other drainage and or utility facilities over, under, upon and through the following-described lands situate in the County of Seminole, State of Florida, to-wit:

See legal description and sketch attached as Exhibit "A."

TO HAVE AND TO HOLD said easement and right-of-way unto said GRANTEE and its assigns forever.

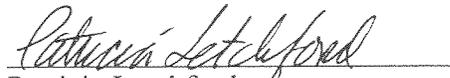
THE GRANTEE and its assigns shall have the right to clear, keep clear and remove from said right-of-way all trees, undergrowth, and other obstructions that may interfere with the location, excavation, operation or maintenance of the drainage and or utilities or any facilities installed thereon by the GRANTEE and its assigns, and the GRANTOR, its successors and assigns, agree not to build, construct or create, or permit others to build, construct or create any buildings or other structures on the said right-of-way that may interfere with the location, excavation, operation or maintenance of the drainage and or utilities, or any facilities installed thereon. Provided, however, Grantor and its successors and assigns, reserves the right to grant additional easements and right of way, on, over, under and across the real property discussed in Exhibit "A" so long as the same do not unreasonably interfere with the contemplated use of the easements granted to GRANTEE herein.

GRANTOR does hereby covenant with the GRANTEE, that it is lawfully seized and possessed of the real estate above described, that it has a good and lawful right to convey the said easement, and that said real estate is free from all encumbrances except taxes not yet due and payable, and any easements, restrictions and/or mortgages of record.

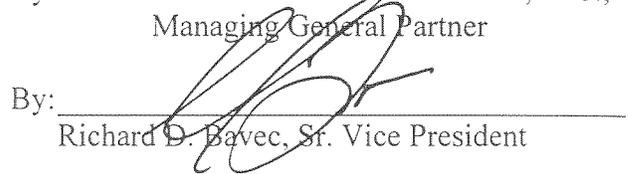
EXHIBIT C

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

ATTEST:  
  
Nichol Bolander

  
Patricia Letchford

ORLANDO LAKE FOREST JOINT VENTURE  
By: ORLANDO LAKE FOREST, INC.,  
Managing General Partner

By:   
Richard D. Bavec, Sr. Vice President

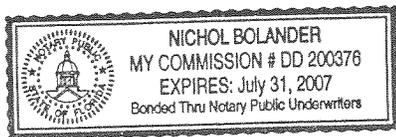
Date: 3-1-04

(CORPORATE SEAL)

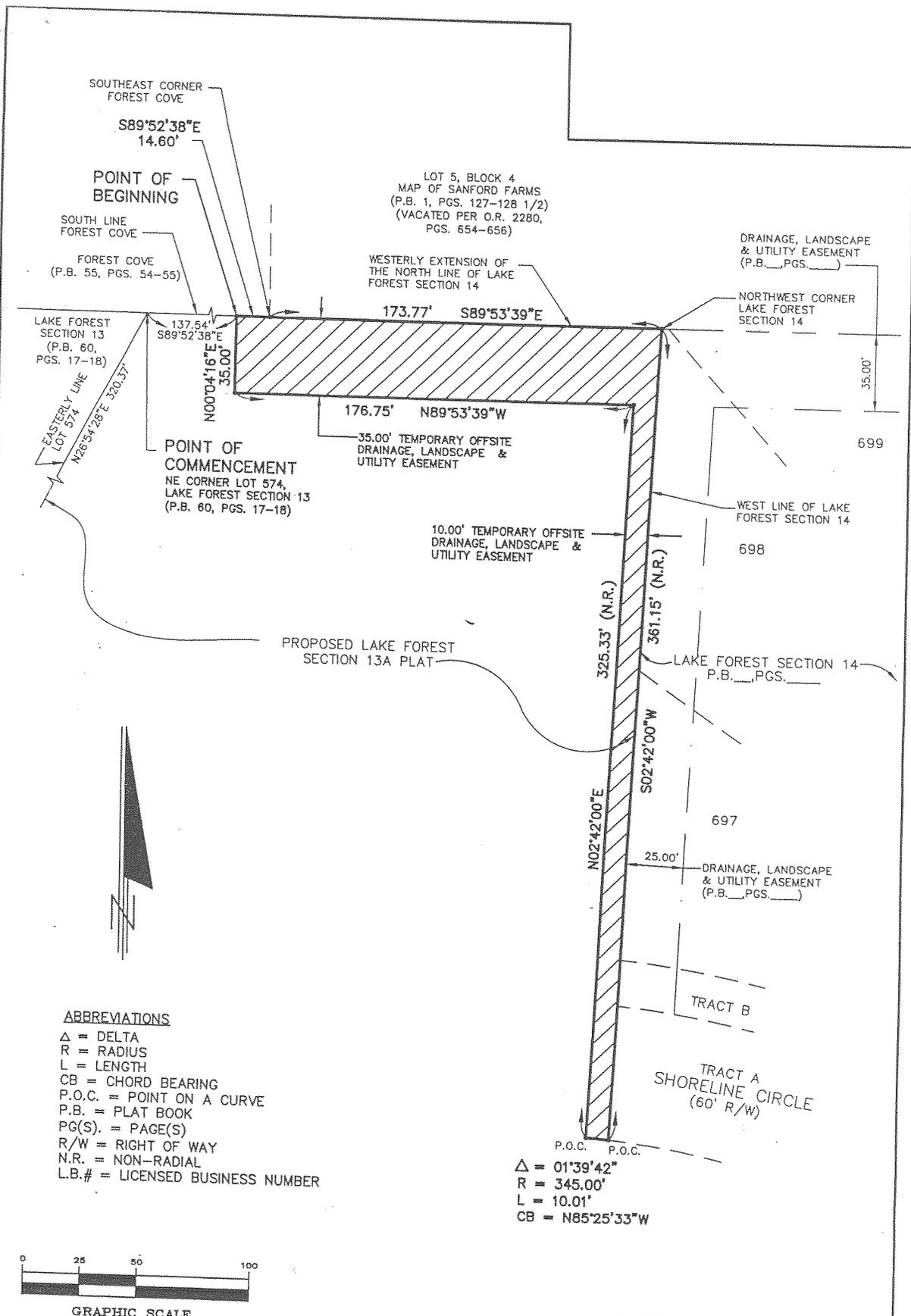
STATE OF FLORIDA  
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized by the State and County aforesaid to take acknowledgements, personally appeared Richard D. Bavec, who is personally known to me / produced N/A as identification and acknowledged that he is the Senior Vice President of Orlando Lake Forest, Inc., a Florida Corporation and the Managing General Partner of Orlando Lake Forest Joint Venture, a Florida joint venture. He acknowledged before me that he executed the foregoing instrument as such officer in the name and on behalf of the corporation as managing general partner of said joint venture, and that he also affixed thereto the official seal of the corporation

EXECUTED and sealed in the County and State named above this 1 day of March, 2004.

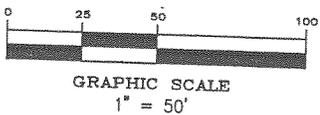


  
Notary Public, in and for the County and State Aforementioned.  
My Commission Expires: \_\_\_\_\_



**ABBREVIATIONS**

- Δ = DELTA
- R = RADIUS
- L = LENGTH
- CB = CHORD BEARING
- P.O.C. = POINT ON A CURVE
- P.B. = PLAT BOOK
- PG(S). = PAGE(S)
- R/W = RIGHT OF WAY
- N.R. = NON-RADIAL
- L.B.# = LICENSED BUSINESS NUMBER



**SKETCH OF DESCRIPTION**

02-0166.000.\SRV\design\OFFSITE-ESMT-1.dwg

For: LAKE FOREST SECTION 14.

Scale: 1" = 50'  
 Job #: 02-0166.002  
 Designed By: FMH

*Daniel Ray Holt*

DANIEL RAY HOLT  
 PROFESSIONAL LAND SURVEYOR #5775  
 STATE OF FLORIDA

11.25.03

SIGNATURE DATE



Phone: (407) 896-0594  
 L.B. #2648

SHEET 1 OF 2  
 THIS IS NOT A BOUNDARY SURVEY.  
 SEE SHEET 2 OF 2 FOR LEGAL  
 DESCRIPTION AND SURVEYOR'S NOTES.

LEGAL DESCRIPTION: TEMPORARY OFFSITE DRAINAGE, LANDSCAPE & UTILITY EASEMENT

A PORTION OF LAND SITUATE IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 574, LAKE FOREST SECTION 13, AS RECORDED IN PLAT BOOK 60, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF FOREST COVE, AS RECORDED IN PLAT BOOK 55, PAGES 54 AND 55, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°52'38" EAST ALONG THE SOUTH LINE OF SAID FOREST COVE A DISTANCE OF 137.54 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'38" EAST ALONG THE SOUTH LINE OF SAID FOREST COVE A DISTANCE OF 14.60 FEET TO THE SOUTHEAST CORNER OF SAID FOREST COVE; THENCE RUN SOUTH 89°53'39" EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LAKE FOREST SECTION 14 AS RECORDED IN PLAT BOOK , PAGES , A DISTANCE OF 173.77 FEET TO THE NORTHWEST CORNER OF SAID LAKE FOREST SECTION 14; THENCE RUN SOUTH 02°42'00" WEST, A DISTANCE OF 361.15 FEET, ALONG THE WEST LINE OF SAID LAKE FOREST SECTION 14, TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 345.00 FEET AND A CENTRAL ANGLE OF 01°39'42"; THENCE FROM A CHORD BEARING OF NORTH 85°25'33" WEST, RUN WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.01 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE, RUN NORTH 02°42'00" EAST 325.33 FEET; THENCE RUN NORTH 89°53'39" WEST A DISTANCE OF 176.75 FEET; THENCE RUN NORTH 00°04'16" EAST A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 9822 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, UTILITIES AND FOOTERS HAVE BEEN LOCATED.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LAKE FOREST SECTION 13 AS RECORDED IN PLAT BOOK 60, PAGES 17 & 18 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS BEING N26°54'28"E.
4. SUBJECT TO EASEMENTS AND RESTRICTIONS, IF ANY, OF RECORD.
5. • INDICATES CHANGE OF DIRECTION ONLY. NO MONUMENTATION WAS RECOVERED OR SET IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH.

FOR GRAPHICS SEE SHEET 1 OF 2

SHEET 2 OF 2

For: LAKE FOREST SECTION 14

Job #: 02-0166.002

Designed By: FMH



Prepared by and return to:  
N. Bolander  
Orlando Lake Forest Joint Venture  
690 Lake Forest Blvd.  
Sanford, FL 32771

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT is made and entered into this 1 day of March, 2004, by and between ORLANDO LAKE FOREST JOINT VENTURE by ORLANDO LAKE FOREST, INC., managing general partner existing under the laws of the State of Florida, and having its principal place of business at 10172 Linn Station Road, Louisville, Kentucky 40223, hereinafter referred to as the GRANTOR, and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the GRANTEE.

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of ONE AND NO/100 DOLLAS (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR does hereby grant and convey to the GRANTEE and its assigns, and exclusive perpetual and permanent easement and right-of-way for drainage purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, a drainage system consisting of pipes, ditches, detention, percolation or disposal areas or any combination thereof, together with appurtenant drainage structures over, under, upon and through the following-described lands situate in the County of Seminole, State of Florida, to-wit:

See legal description and sketch attached as Exhibit "A."

TO HAVE AND TO HOLD said easement and right-of-way unto said GRANTEE and its assigns forever.

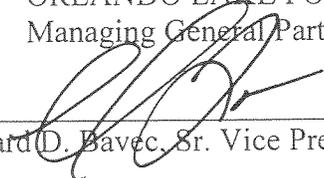
THE GRANTEE herein and its assigns shall have the right to clear, keep clear and remove from said right-of-way all trees, undergrowth, and other obstructions that may interfere with location, excavation, operation or maintenance of the drainage or any structures installed thereon by the GRANTEE and its assigns, and the GRANTOR, its successors and assigns, agree not to build, construct or create, or permit others to build, construct or create and buildings or other structures on the said right-of-way that may interfere with the location, excavation, operation or maintenance of the drainage or any structures installed thereon.

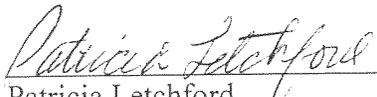
GRANTOR does hereby covenant with the GRANTEE, that it is lawfully seized and possessed of the real estate above described, that it has a good and lawful right to convey the said easement and that it is free from all encumbrances.

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

ORLANDO LAKE FOREST JOINT VENTURE  
By: ORLANDO LAKE FOREST, INC.,  
Managing General Partner

ATTEST:  
  
Nichol Bolander

  
Richard D. Bavec, Sr. Vice President

  
Patricia Letchford

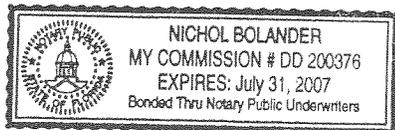
Date: 3-1-04

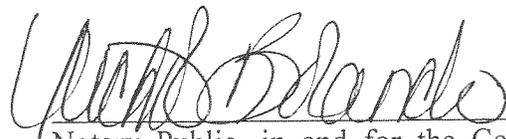
(CORPORATE SEAL)

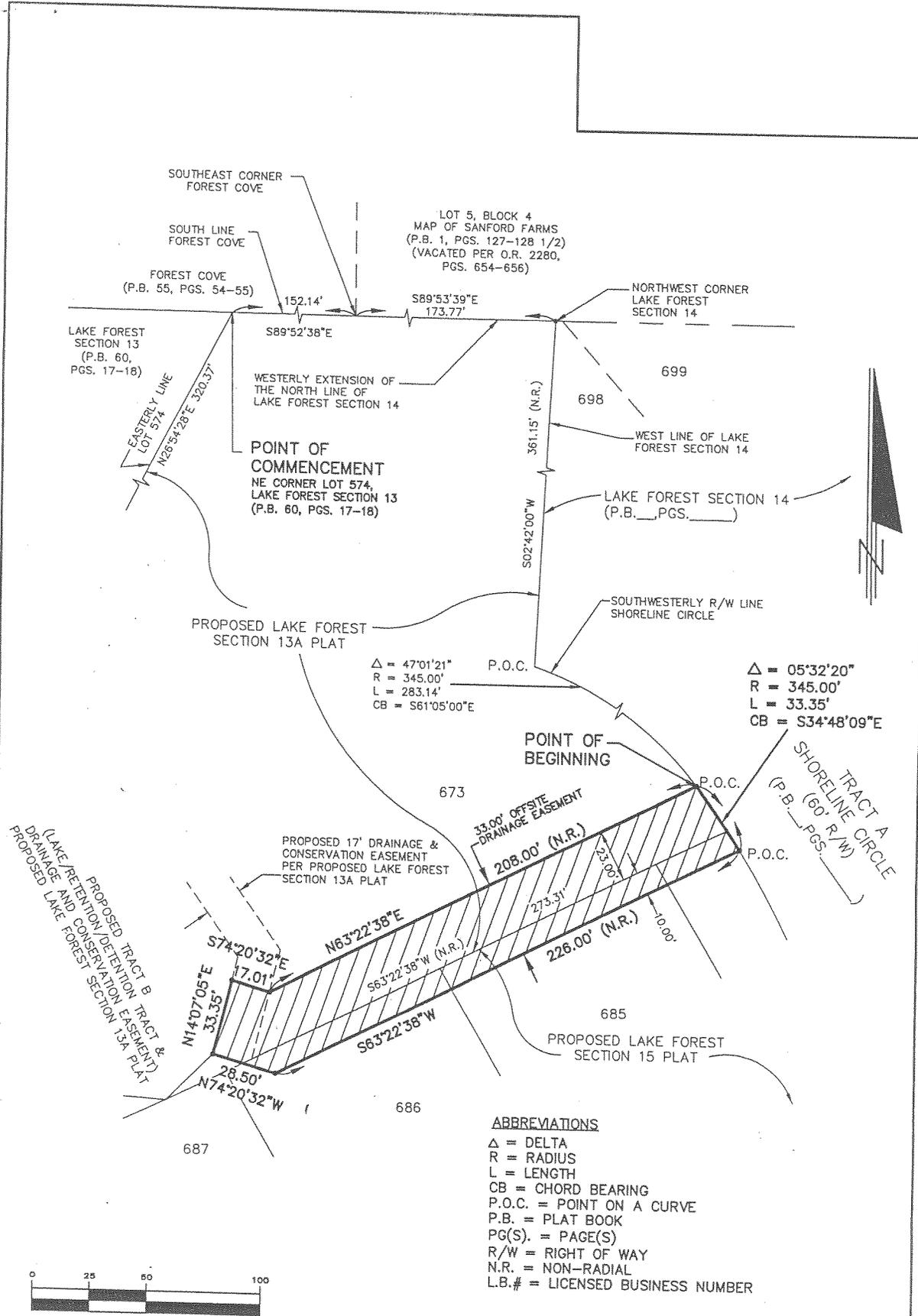
STATE OF FLORIDA  
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an office duly authorized on the State and County aforesaid to that acknowledgement, personally appeared Richard D. Bavec, who is personally known to me / produced N/A as identification that he is the Senior Vice President of Orlando Lake Forest Joint Venture, by Orlando Lake Forest Inc., Managing General Partner. He acknowledged before me that he executed the foregoing instrument as such officer in the name and on behalf of the corporation, and that he also affixed thereto the official seal of the corporation

EXECUTED and sealed in the County and State named above this 1 day of March, 2004.



  
Notary Public, in and for the County and State Aforementioned.  
My Commission Expires: \_\_\_\_\_

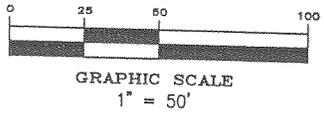


$\Delta = 47^{\circ}01'21''$   
 $R = 345.00'$   
 $L = 283.14'$   
 $CB = S61^{\circ}05'00''E$

$\Delta = 05^{\circ}32'20''$   
 $R = 345.00'$   
 $L = 33.35'$   
 $CB = S34^{\circ}48'09''E$

**ABBREVIATIONS**

- $\Delta$  = DELTA
- R = RADIUS
- L = LENGTH
- CB = CHORD BEARING
- P.O.C. = POINT ON A CURVE
- P.B. = PLAT BOOK
- PG(S). = PAGE(S)
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- N.R. = NON-RADIAL
- L.B.# = LICENSED BUSINESS NUMBER



**SKETCH OF DESCRIPTION**

02-0166.000.\SRV\design\OFFSITE-ESMT-2.dwg

SHEET 1 OF 2

THIS IS NOT A BOUNDARY SURVEY.  
 SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION,  
 DESCRIPTION AND SURVEYOR'S NOTES.

For: LAKE FOREST SECTION 14

Scale: 1" = 50'

Job #: 02-0166.002

Designed By: FMH

*D. R. Holt* 11.15.03

DANIEL RAY HOLT SIGNATURE DATE  
 PROFESSIONAL LAND SURVEYOR #5775  
 STATE OF FLORIDA

**DRMP**

Phone: (407) 896-0594  
 L.B. #2648

LEGAL DESCRIPTION: TEMPORARY OFFSITE DRAINAGE, LANDSCAPE & UTILITY EASEMENT

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CONTAINING THEREIN 7928 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, UTILITIES AND FOOTERS HAVE BEEN LOCATED.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LAKE FOREST SECTION 13 AS RECORDED IN PLAT BOOK 60, PAGES 17 & 18 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS BEING N26°54'28"E.
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FOR GRAPHICS SEE SHEET 1 OF 2

SHEET 2 OF 2

For: LAKE FOREST SECTION 14

Job #: 02-0166.002

Designed By: FMH

