

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Approval of the Final Plat for Devon Place Townhomes

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys *(DM)* CONTACT: Cynthia Sweet *(CS)* EXT. 7443

Agenda Date <u>4/26/2005</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/> Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>
--

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for Devon Place Townhomes – The Ryland Group, Inc., Gloria J. Reese, applicant
District 4 - Carlton Henley (Cynthia Sweet - Planner) *(CS)*

BACKGROUND:

The applicant, Gloria J. Reese, The Ryland Group, Inc. is requesting approval for the final plat for Devon Place Townhomes. The plat consists of 130 lots with a minimum lot size requirement of 1,700 square feet and minimum lot width requirement at the building line of 20 feet. The property is zoned PUD (Planned Unit Development) and is 12.799 acres in size. Each lot will be serviced by Seminole County water and sewer and all internal roads within the development will be privately maintained. The site is located on the south side of Wilshire Blvd., approximately ¼ mile south of SR 436 in Section 20, Township 21 S, and Range 30 E.

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

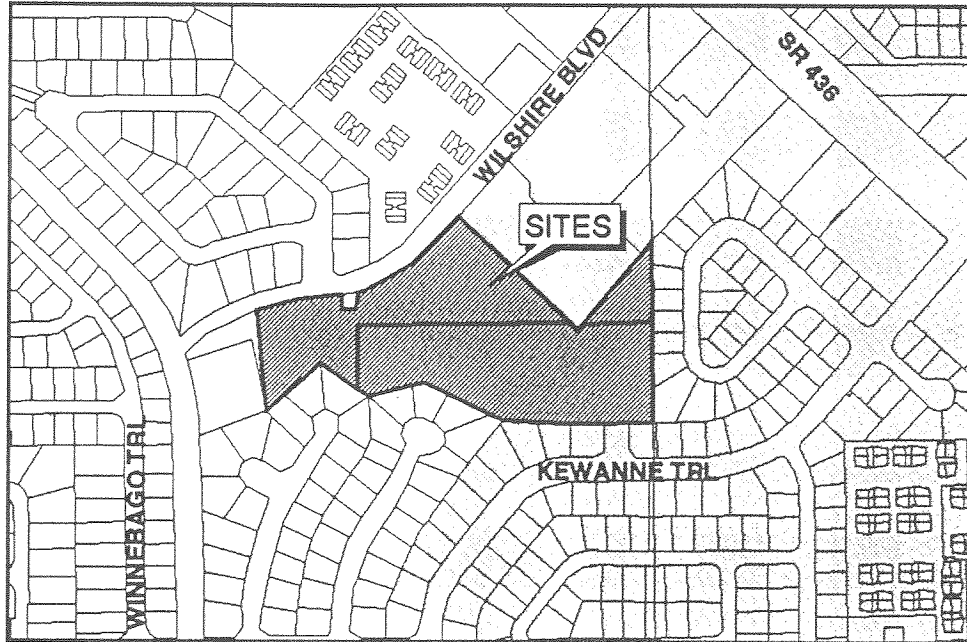
STAFF RECOMMENDATION:

Staff recommends approval of the final plat for Devon Place Townhomes.

District 4 - Henley
Attachments: Location Map – Exhibit A
Reduced Copy of Plat – Exhibit B

Reviewed by: _____ Co Atty: <u>KIR</u> DFS: _____ Other: <u>[Signature]</u> DCM: <u>[Signature]</u> CM: <u>[Signature]</u> File No. <u>cpdd03</u>

DEVON PLACE TOWNHOMES



LOCATION MAP

DEVON PLACE TOWNHOMES

LYING IN SECTION 20,
TOWNSHIP 21 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 7

PLAT
BOOK PAGE

DEVON PLACE TOWNHOMES
DEDICATION

DESCRIPTION

A tract of land being a portion of Section 20, Township 21 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 19, Block "B" Cooch Light Estates Section III according to the plat thereof as recorded in Plat Book 25, Page 06 Public Records of Seminole County, Florida; thence run North 90° 00' 00" West along the North line of Indian Hills Unit 4 according to the Plat thereof as recorded in Plat Book 15, Page 19 Public Records of Seminole County, Florida for a distance of 487.85 feet to the most Easterly corner of Lot 11, Indian Hills Unit No. 5 as recorded in Plat Book 15, Page 53, Public Records of Seminole County, Florida; thence continue along the North boundary of the aforesaid plat North 63° 55' 23" West for 314.87 feet; thence South 75° 33' 50" West for 196.31 feet; thence North 55° 25' 03" West for 200.00 feet; thence South 49° 49' 10" West for 252.15 feet; thence departing said plot boundary run North 03° 56' 10" West for a distance of 353.21 feet to a point lying on a curve concave Southeastward having a radius of 526.59 feet; said point being on the South Right-of-Way of Wshire Boulevard according to the plat of Cooch Light Estates as recorded in Plat Book 21, Pages 30 - 31, Public Records of Seminole County, Florida; thence from a Tangent bearing of North 69° 31' 45" East run Northwesterly along the arc of a curve and said Right-of-Way through a central angle of 13° 40' 30" for 125.70 feet to the point of tangency; thence North 83° 12' 23" East for a distance of 177.85 feet; thence departing said Right-of-Way South 05° 00' 00" West for a distance of 49.36 feet; thence North 90° 00' 00" East for 43.20 feet; thence North 05° 00' 00" East for 57.04 feet; to a point on the aforesaid South Right-of-Way of Wshire Boulevard; said point being on a curve concave Northwesterly and having a radius of 411.28 feet; thence from a tangent bearing of North 76° 59' 58" East run Northwesterly along the arc of a curve and said Right-of-Way through a central angle of 34° 12' 40" for 245.57 feet to the point of tangency; thence continue North 42° 47' 18" East along said Right-of-Way for a distance of 190.61 feet to a point on the west line of Wshire Plaza according to the plat thereof as recorded in Plat Book 32, Page 80 Public Records of Seminole County, Florida; thence South 47° 12' 42" East along said boundary for a distance of 590.00 feet; thence North 42° 47' 18" East for a distance of 334.58 feet to a point on the west line of Cooch Light Estates Section III according to the plat thereof as recorded in Plat Book 25, Page 06 Public Records of Seminole County, Florida; thence South 00° 07' 06" East along said boundary also being the east line of Section 20, Township 21 South, Range 30 East per said plat for a distance 556.92 feet to the POINT OF BEGINNING.

Contains: 12.799 Acres, more or less.

SYMBOLS LEGEND

- DENOTES SET CONCRETE MONUMENT (PRM POP LB3778)
- DENOTES RECOVERED CONCRETE MONUMENT (PRM POP LB3778) (UNLESS OTHERWISE NOTED)
- DENOTES SET NAIL & DISK (PRM POP LB3778)
- ← DENOTES P.C., P.T., CHANGE IN DIRECTION, ETC. (NO CORNER SET)
- (R) RADIAL
- (NR) NON-RADIAL
- ① NUMBER OF PRM IN STATE PLATE TABLE

NOTICE

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

NOTES

Bearings are based on the North line of Indian Hills Unit 4, Plat Book 15, Pages 19; Public Records of Seminole County, Florida as being North 90° 00' 00" West.

All landscape buffers are dedicated to the Home Owners Association.

ABBREVIATIONS

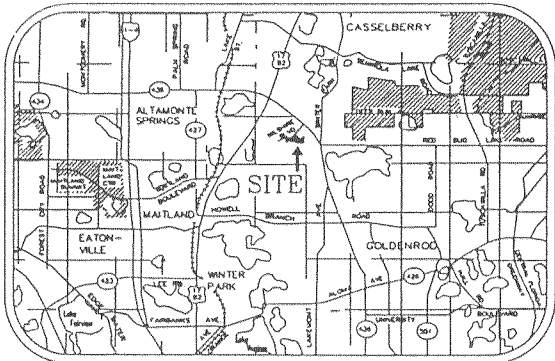
LB	=	LICENSED BUSINESS
R.L.S.	=	REGISTERED LAND SURVEYOR
P.L.S.	=	PROFESSIONAL LAND SURVEYOR
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
(R)	=	RADIAL
(NR)	=	NON-RADIAL
CM	=	CONCRETE MONUMENT
P.C.P.	=	PERMANENT CONTROL POINT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
P.I.	=	POINT OF INTERSECTION
P.R.C.	=	POINT OF REVERSE CURVATURE
P.C.C.	=	POINT OF COMPOUND CURVATURE
R	=	RADIUS
Δ	=	DELTA
L	=	ARC LENGTH
C	=	CHORD DISTANCE
TAM BRG.	=	TANGENT BEARING
CH BRG.	=	CHORD BEARING
CL	=	CENTRAL ANGLE
Δ	=	DELTA
O.S.	=	GEODETIC INFORMATION SYSTEM
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
P.B. PAGE	=	PLAT BOOK PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT

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.

VICINITY MAP

NOT TO SCALE



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.

BY: _____ BY: _____
CHAIRMAN OF THE BOARD CLERK OF THE BOARD
Printed Name: _____ Printed Name: _____

CERTIFICATE OF CLERK OF THE 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 Circuit Court
in and for Seminole County, Florida

BY: _____
Printed Name: _____

COUNTY SURVEYOR'S CERTIFICATE

I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes.

STEVE L. WESSELS, P.L.S.
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

DATE: _____

This is to certify that the undersigned, The Ryland Group, Inc., a Maryland Corporation, (hereafter referred to as "Owner") is the lawful Owner of the lands described in the caption hereon, and it has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. No part of said lands, except as noted on the face of this plat, is dedicated to Seminole County (the "County") or to the public or for any public use or benefit. All 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. None of the property designated as "Common Area" on this plat is required for public use; and such "Common Area" is not and will not be a part of the County system of public roads. Said "Common Area" are instead part of the "Common Area" created by this plat and will be subject to the Covenants, Conditions and Restrictions of Devon Place Townhomes (hereafter referred to as the "Declaration"). Said Common Area shall remain private and the sole and exclusive property of Owner, its successors and assigns.

Owner does hereby grant to the present and future owners of the lots 1 through 130 (inclusive), and their guests, invitees, domestic help, and to delivery, pick up, and fire protection services, police and other authorities of law, United States Mail Carriers, representatives of utility providing services to the lands contained within this plat, holders of mortgage liens and such other persons as Owner, its successors and assigns may from time to time designate, the non-exclusive and perpetual right of ingress and egress over and across the roads and sidewalks, as they may from time to time be constructed on Tracts A, B, C, D, E, F, G, H, and I of the Common Area. Tracts A, B, C, D, E, F, G, H, and I shall be owned and maintained by the homeowners association.

Owner, in recording this plat, has created the "Common Area" shown hereon, which area is part of the "Common Area" described in the Declaration. Said "Common Area" is not dedicated for the use and enjoyment of the general public, but its use is reserved for the common use and enjoyment of the property owners of the Devon Place Townhomes. The exact name and extent of, and the reservations and restrictions on, such common use and enjoyment are more fully set forth in this plat and in the Declaration.

NOTWITHSTANDING the foregoing: an emergency access easement to the private storm drainage system over Tracts A, B, C, D, E, F, G, H, and I, and over all drainage easements shown on this plat are hereby dedicated to the County for emergency maintenance purposes in the event inadequate maintenance of the private storm drainage system creates a hazard to the public health, safety and general welfare. The emergency access easement granted above does not impose any obligation, burden, responsibility or liability upon the County to enter upon the subject property and take any action to repair or maintain the private drainage system. A non-exclusive easement through, over, under and across Tracts A, B, C, D, E, F, G, H, and I, and all utility easements shown on this plat are hereby dedicated to the County for use by all public utilities for the purpose of constructing, maintaining, and replacing their respective facilities serving the lands encompassed by this plat.

IN WITNESS WHEREOF, The Ryland Group, Inc. has caused these presents to be signed and attested to and witnessed by the officer named below on the _____ day of _____ 2005.

WITNESSES: _____
The Ryland Group Inc.
A Maryland Corporation

Name: _____ By: _____
Name: _____
Title: _____
Name: _____

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2005, by _____ of _____, a _____ corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Print Name: _____
Name: _____
Notary Public, State of Florida
Commission No.: _____
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 on _____ he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and plotted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida; Prepared in compliance with the provisions of Chapter 177, Florida Statutes.

SIGNATURE _____
NAME: Arthur W. Tucker P.L.S. Reg. No. 4381

TINKLEPAUGH SURVEYING SERVICES, INC.
379 W MICHIGAN STREET, SUITE 208 ORLANDO, FLORIDA 32806
Telephone (407) 422-0957 Fax (407) 422-6915
LICENSED BUSINESS No. 3778

EXHIBIT B

Tinklepaugh
SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 208 • Orlando, Florida 32806

Tele. No. (407) 422-0957 Fax No. (407) 422-6915
LICENSED BUSINESS No. 3778

DEVON PLACE TOWNHOMES

LYING IN SECTION 20
TOWNSHIP 21 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

SHEET 3 OF 7

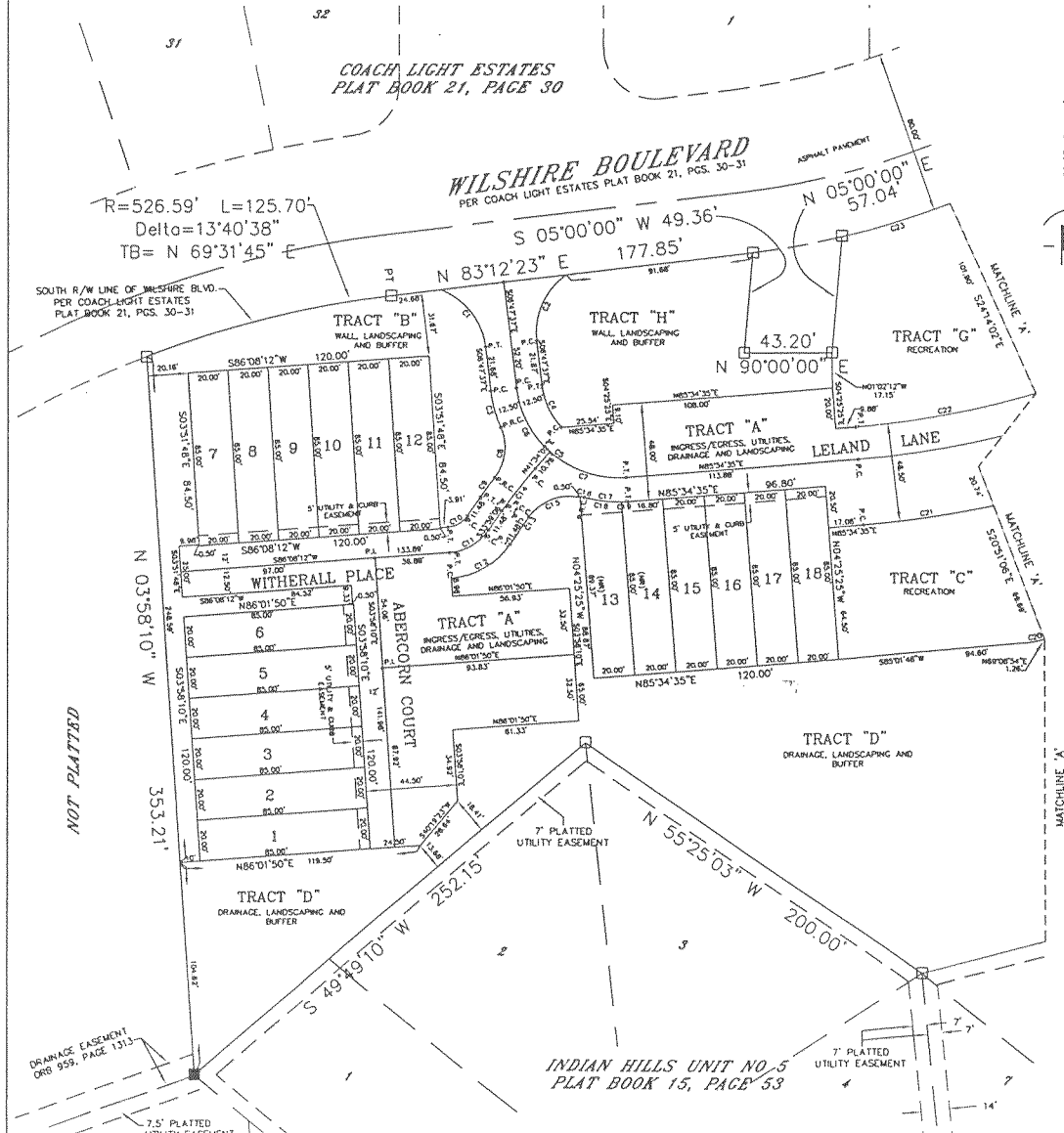
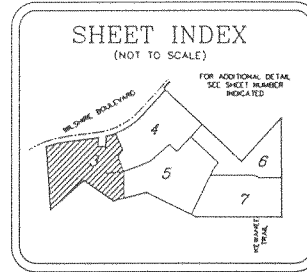
PLAT
BOOK

PAGE

GRAPHIC SCALE



(IN FEET)
1 Inch = 40 ft.



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	34.50	37.40	82°14'17"	20.53	N37°24'43"W	35.66
C2	34.50	37.07	81°34'48"	20.53	S23°24'12"W	35.31
C3	82.50	18.53	16°28'20"	9.33	S11°11'09"E	17.46
C4	32.50	23.34	20°26'31"	12.98	S24°31'22"E	22.96
C5	50.00	76.41	81°17'40"	41.81	S52°05'17"E	66.23
C6	50.00	36.34	41°36'20"	16.01	S27°36'43"E	35.54
C7	50.00	40.13	45°45'20"	21.21	S17°34'45"E	36.07
C8	24.50	26.05	60°25'20"	14.43	N56°24'43"E	24.84
C9	212.50	11.89	7°08'02"	5.94	S33°33'37"E	11.96
C10	12.50	11.38	32°08'30"	6.12	N80°03'30"E	10.99
C11	25.00	22.76	52°08'20"	12.23	N80°03'30"E	21.56
C12	37.50	34.11	20°06'48"	18.34	N80°03'30"E	32.94
C13	187.50	3.00	1°31'53"	2.28	S34°45'20"W	3.01
C14	208.00	26.47	7°31'26"	13.23	S27°46'34"W	26.43
C15	24.50	27.97	66°26'23"	15.82	S66°26'37"E	28.41
C16	24.50	27.98	66°26'23"	15.84	N16°26'20"E	27.98
C17	82.00	21.64	20°00'47"	10.94	S54°22'02"E	21.55
C18	82.00	18.45	17°00'17"	9.30	S62°26'17"E	18.36
C19	82.00	3.20	2°31'30"	1.60	N87°03'20"E	3.20
C20	20.00	3.24	10°26'20"	2.29	N77°06'21"E	3.53
C21	472.00	64.67	7°26'43"	32.96	N81°30'18"E	64.62
C22	424.00	86.89	12°06'20"	45.12	N72°30'10"E	86.72
C23	411.28	25.54	7°46'26"	21.82	N73°00'45"E	25.52
C24	440.00	326.58	42°47'17"	172.38	N84°10'38"E	321.01
C25	424.00	216.30	28°25'06"	107.38	N71°22'02"E	206.15
C26	424.00	28.12	2°42'10"	16.08	N50°24'10"E	28.12
C27	424.00	20.04	2°42'30"	10.02	N88°21'20"E	20.04
C28	424.00	20.00	2°42'17"	10.00	N86°20'20"E	20.00
C29	424.00	20.01	2°42'15"	10.01	N85°36'44"E	20.01
C30	424.00	20.04	2°42'41"	10.03	N85°14'18"E	20.06
C31	424.00	20.18	2°42'20"	10.09	N86°11'15"E	20.18
C32	424.00	170.38	14°12'30"	80.55	N15°22'46"E	120.03
C33	424.00	20.18	2°42'17"	10.09	N78°26'20"E	20.18
C34	424.00	20.08	2°42'44"	10.04	N85°17'43"E	20.08
C35	424.00	20.02	2°42'17"	10.01	N87°45'12"E	20.02
C36	424.00	20.00	2°42'10"	10.00	N86°12'29"E	20.00
C37	424.00	20.02	2°42'18"	10.01	N86°40'18"E	20.02
C38	424.00	20.06	2°42'43"	10.04	N87°06'18"E	20.06
C39	424.00	12.13	1°11'19"	6.06	N84°10'02"E	12.12
C40	424.00	120.42	14°17'44"	60.67	N84°26'24"E	120.27
C41	424.00	20.27	2°42'33"	10.18	N86°13'58"E	20.27
C42	424.00	20.18	2°42'28"	10.09	N85°26'21"E	20.18
C43	424.00	20.08	2°42'43"	10.04	N85°06'21"E	20.08
C44	424.00	20.02	2°42'18"	10.01	N84°24'21"E	20.02
C45	424.00	20.00	2°42'20"	10.00	N85°02'17"E	20.00
C46	424.00	20.02	2°42'17"	10.01	N84°29'37"E	20.02
C47	424.00	55.08	7°26'24"	27.57	N84°30'20"E	55.02
C48	424.00	20.12	2°42'09"	10.06	N84°30'17"E	20.11
C49	424.00	20.04	2°42'27"	10.02	N84°09'23"E	20.03
C50	424.00	14.81	2°02'30"	7.45	N84°47'44"E	14.81
C51	411.28	190.01	26°26'51"	96.73	N56°01'25"E	186.33
C52	50.00	14.53	18°36'47"	7.31	S34°28'15"W	14.48
C53	21.00	38.08	100°28'27"	20.19	S72°20'52"E	33.88
C54	80.00	6.19	8°20'18"	3.10	S01°32'31"E	6.19
C55	50.00	37.34	42°47'18"	19.26	S66°26'21"E	34.48
C56	48.00	45.29	42°41'01"	23.80	S66°26'21"E	45.15
C57	50.00	22.78	28°04'37"	11.58	S78°24'11"E	22.36
C58	4.50	3.03	63°44'17"	2.00	N83°01'47"E	4.76
C59	25.00	10.34	22°49'13"	5.23	N78°06'53"E	10.27
C60	26.00	14.90	32°42'24"	7.66	N48°19'28"E	14.89
C61	25.50	10.23	22°26'45"	5.16	N78°16'20"E	10.16
C62	24.50	7.79	18°13'22"	3.93	N55°25'46"W	7.76
C63	38.00	10.29	15°30'33"	5.17	S01°24'22"E	10.22
C64	50.00	34.38	30°43'17"	17.90	S11°49'04"E	35.71
C65	50.00	6.37	0°24'14"	3.18	N32°18'26"E	6.37

Tinklepaugh
SURVEYING SERVICES, INC.
379 W. Michigan Street, Suite 208 • Orlando, Florida 32806
Tele. No. (407) 422-0957 Fax No. (407) 422-6815
LICENSED BUSINESS No. 3778

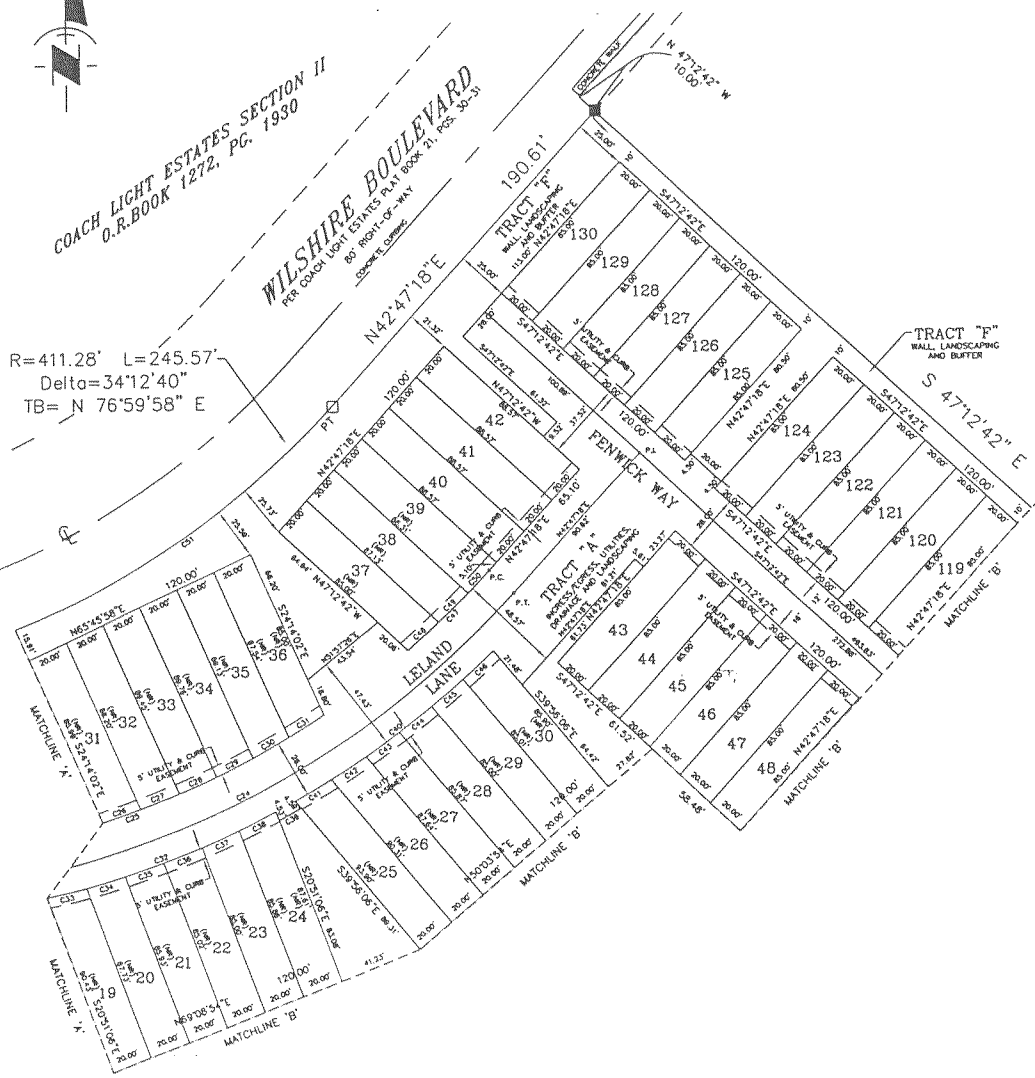
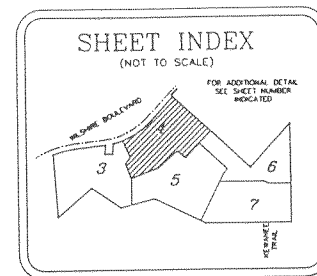
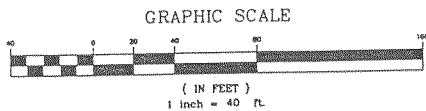
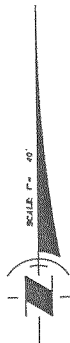
DEVON PLACE TOWNHOMES

LYING IN SECTION 20
TOWNSHIP 21 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

SHEET 4 OF 7

PLAT
BOOK

PAGE



R=411.28' L=245.57'
Delta=34°12'40"
TB= N 76°59'58" E

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	34.30	37.48	82°14'32"	20.63	N42°24'52"W	35.31
C2	34.30	37.07	81°33'41"	20.30	S29°29'17"W	35.68
C3	82.30	18.33	18°39'09"	8.30	S12°12'39"E	18.64
C4	37.30	32.34	30°29'31"	12.84	S24°37'27"E	32.66
C5	30.00	78.47	81°37'48"	43.97	S20°26'31"E	86.23
C6	30.00	38.34	41°30'20"	19.08	S21°26'43"E	38.34
C7	30.00	40.13	45°26'28"	21.27	S21°21'41"E	39.67
C8	24.30	24.03	60°24'20"	14.43	N08°40'43"E	24.84
C9	212.30	11.49	2°09'02"	5.83	S20°21'37"W	11.88
C10	12.00	11.38	52°08'05"	6.12	N00°03'20"E	10.99
C11	25.00	22.78	52°08'05"	12.23	N00°03'20"E	21.86
C12	37.30	34.18	52°08'05"	18.34	N00°03'20"E	32.81
C13	182.26	2.01	1°31'24"	2.34	N00°03'20"E	5.81
C14	200.00	28.47	7°34'56"	13.22	S27°46'24"W	28.43
C15	73.00	27.97	68°48'29"	15.82	S28°41'11"W	28.41
C16	74.30	2.00	2°31'43"	1.04	N18°26'30"W	2.00
C17	63.00	21.66	20°00'47"	10.84	S28°22'00"E	18.39
C18	63.00	18.43	17°03'17"	9.30	S28°22'00"E	21.53
C19	63.00	3.30	2°37'30"	1.60	N07°02'20"E	3.30
C20	20.00	3.64	12°22'25"	2.38	N77°02'21"E	3.53
C21	472.26	64.87	1°26'41"	37.39	N01°01'18"E	64.82
C22	424.00	69.89	1°26'26"	45.12	N19°30'10"E	69.72
C23	411.78	55.34	7°44'28"	27.62	N13°27'42"E	55.32
C24	440.00	328.36	47°47'17"	172.38	N04°10'28"E	321.01
C25	424.00	216.30	20°22'08"	107.34	N31°22'02"E	208.19
C26	424.00	20.12	2°43'10"	10.06	N10°04'10"E	20.12
C27	424.00	20.04	2°47'30"	10.03	N09°21'20"E	20.04
C28	424.00	20.00	2°42'12"	10.03	N08°36'20"E	20.00
C29	424.00	20.01	2°42'15"	10.03	N08°26'42"E	20.01
C30	424.00	20.06	2°42'41"	10.03	N08°14'18"E	20.06
C31	424.00	20.18	2°42'28"	10.04	N08°02'17"E	20.18
C32	452.00	170.39	15°13'36"	86.50	R10°28'48"E	170.03
C33	452.00	20.18	2°43'31"	10.06	N10°28'26"E	20.18
C34	452.00	20.08	2°42'44"	10.04	N11°17'42"E	20.08
C35	452.00	20.02	2°42'17"	10.04	N11°45'12"E	20.02
C36	452.00	20.00	2°42'08"	10.05	N09°12'26"E	20.00
C37	452.00	20.02	2°42'16"	10.04	N08°06'58"E	20.02
C38	452.00	20.00	2°42'43"	10.04	N08°06'18"E	20.00
C39	452.00	12.13	1°31'18"	6.08	N02°10'07"E	12.12
C40	452.00	126.63	1°11'24"	66.87	N02°32'32"E	120.57
C41	452.00	20.32	2°44'31"	10.14	N02°13'26"E	20.31
C42	452.00	20.18	2°43'28"	10.09	N01°28'17"E	20.18
C43	452.00	20.08	2°43'43"	10.04	N02°04'31"E	20.08
C44	452.00	20.02	2°42'16"	10.08	N02°25'17"E	20.02
C45	452.00	20.00	2°42'08"	10.00	N02°00'10"E	20.00
C46	452.00	20.02	2°42'17"	10.04	N01°22'37"E	20.02
C47	452.00	20.06	2°42'24"	10.03	N01°02'30"E	20.06
C48	424.00	26.12	4°23'05"	10.04	N04°32'10"E	20.11
C49	424.00	20.04	2°42'27"	10.02	N04°09'23"E	20.03
C50	424.00	14.81	2°00'24"	7.45	N03°47'44"E	14.81
C51	411.28	190.01	28°28'15"	96.73	N58°01'23"E	186.33
C52	30.00	14.53	10°38'47"	7.33	S47°28'12"W	14.48
C53	30.00	38.09	100°26'20"	25.18	S27°28'20"W	33.66
C54	30.00	8.19	8°20'18"	3.10	S31°32'21"E	8.19
C55	30.00	37.24	42°47'18"	19.50	S08°26'21"E	36.46
C56	46.00	44.29	12°47'18"	25.86	S08°26'21"E	46.15
C57	30.00	22.78	20°04'37"	11.58	S18°21'41"E	22.26
C58	30.00	45.01	42°47'18"	23.00	N02°01'14"E	43.78
C59	30.00	16.34	22°42'12"	5.25	N18°00'33"E	16.27
C60	30.00	14.90	32°42'24"	2.68	N04°19'58"E	14.16
C61	25.00	16.23	72°28'45"	5.18	N10°18'19"E	16.23
C62	24.50	7.79	10°12'22"	3.63	N06°24'42"W	7.26
C63	30.00	16.79	12°22'32"	5.71	S01°28'22"E	16.25
C64	30.00	34.36	30°23'51"	17.80	S19°49'04"E	33.71
C65	30.00	6.37	0°24'14"	0.18	N37°18'24"W	6.37

Tinklepaugh
SURVEYING SERVICES, INC.
379 W. Michigan Street, Suite 208 • Orlando, Florida 32806
Tele. No. (407) 422-0957 Fax No. (407) 422-6615
LICENSED BUSINESS No. 3778

DEVON PLACE TOWNHOMES

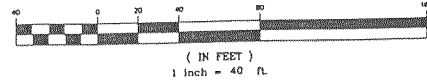
LYING IN SECTION 20
TOWNSHIP 21 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

SHEET 5 OF 7

PLAT
BOOK

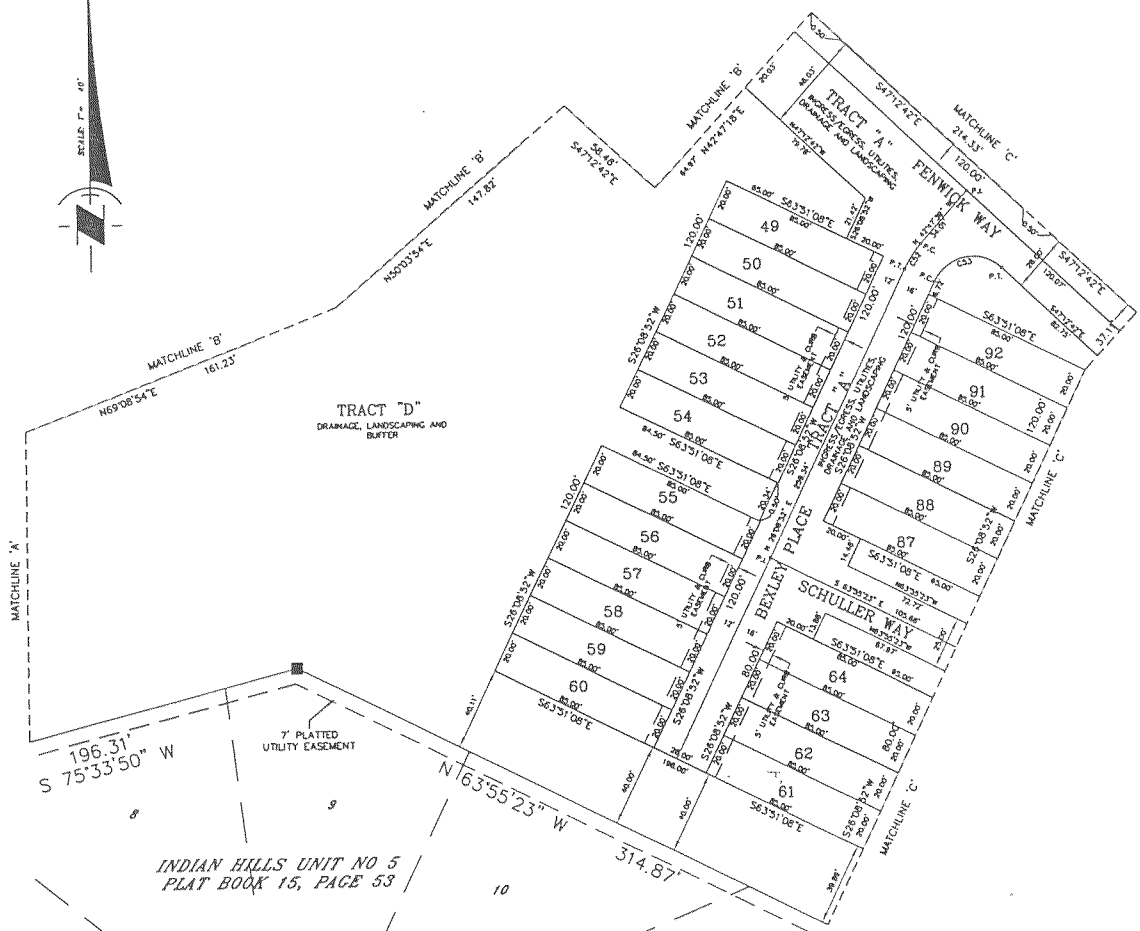
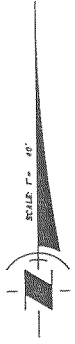
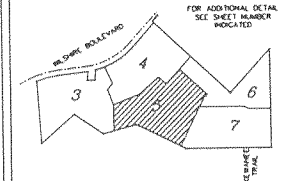
PAGE

GRAPHIC SCALE



SHEET INDEX

(NOT TO SCALE)



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	34.30	33.48	82.112°	20.53	N72°04'43"W	35.96
C2	34.30	37.07	87.334°	20.53	S62°28'17"W	35.31
C3	43.50	18.53	102°00'	8.33	S12°17'50"E	18.44
C4	37.50	23.34	92.301°	12.08	S20°21'21"E	22.88
C5	50.00	78.47	87.374°	47.87	S20°28'31"E	86.23
C6	50.00	38.34	117.260°	18.04	S21°28'17"E	35.24
C7	50.00	40.13	125.260°	21.22	S17°25'41"E	36.07
C8	24.30	28.05	80°22'30"	14.44	N08°45'51"E	24.86
C9	272.50	13.69	270.300°	2.84	S70°31'37"W	11.68
C10	17.50	11.36	S20°30'	6.12	N60°03'30"E	10.09
C11	25.00	22.78	S70°30'	12.25	N00°03'30"E	21.98
C12	37.50	34.18	S70°45'	18.34	N00°00'00"E	32.84
C13	187.50	5.01	S31°33'	2.34	S34°43'50"W	5.01
C14	200.00	26.47	S34°34'	13.25	S17°48'34"W	26.45
C15	24.00	27.97	S6°43'24"	15.82	S68°24'11"W	26.41
C16	24.30	2.09	S71°54'	1.04	N78°26'30"W	2.08
C17	82.00	21.86	S20°45'	10.94	S67°23'01"E	21.55
C18	82.00	18.45	S100°11'	8.30	S62°26'17"E	18.36
C19	82.00	3.20	S21°30'	1.60	N07°04'20"E	3.20
C20	20.00	5.54	S22°24'	2.78	N77°00'14"E	5.53
C21	472.50	84.87	S20°31'	32.39	N61°28'18"E	84.62
C22	424.00	86.86	S20°30'	43.12	N78°26'18"E	86.77
C23	411.00	85.26	S41°28'	27.82	N73°07'45"E	85.32
C24	440.00	128.36	S74°17'	172.36	N04°10'28"E	127.01
C25	424.00	218.30	S62°38'	101.36	N77°22'02"E	208.15
C26	424.00	20.12	S45°10'	10.06	N74°04'16"E	20.12
C27	424.00	20.04	S42°30'	10.02	N69°21'01"E	20.00
C28	424.00	20.00	S41°17'	10.00	N65°20'00"E	20.00
C29	424.00	20.01	S42°18'	10.01	N67°28'45"E	20.01
C30	424.00	20.08	S42°30'	10.02	N69°21'01"E	20.00
C31	424.00	20.18	S43°22'	10.09	N65°31'13"E	20.16
C32	452.00	120.36	S71°15'30"	60.55	N78°22'48"E	120.03
C33	452.00	20.18	S63°12'	10.09	N78°26'18"E	20.18
C34	452.00	20.08	S62°44'	10.04	N74°13'43"E	20.08
C35	452.00	20.02	S62°17'	10.01	N71°25'12"E	20.02
C36	452.00	20.00	S62°00'	10.00	N68°12'26"E	20.00
C37	452.00	20.02	S62°18'	10.01	N64°40'48"E	20.02
C38	452.00	20.06	S62°43'	10.04	N64°08'18"E	20.06
C39	456.50	111.0	S71°18'	6.04	N62°10'02"E	112.12
C40	452.00	120.43	S71°22'	60.47	N57°24'32"E	120.27
C41	452.00	20.26	S62°50'	10.18	N65°12'26"E	20.22
C42	452.00	20.18	S63°28'	10.09	N67°28'37"E	20.18
C43	452.00	20.06	S64°43'	10.04	N62°06'21"E	20.06
C44	452.00	20.02	S64°14'	10.01	N57°44'13"E	20.02
C45	452.00	20.00	S63°08'	10.00	N50°02'10"E	20.00
C46	452.00	20.00	S62°17'	10.00	N47°28'37"E	20.00
C47	424.00	45.09	S78°21'	21.31	N45°28'30"E	55.02
C48	424.00	20.12	S73°02'	10.06	N46°32'10"E	20.11
C49	424.00	20.00	S74°27'	10.02	N46°09'21"E	20.03
C50	424.00	14.81	S60°52'	7.43	N43°47'44"E	14.81
C51	417.28	190.01	S68°14'	94.73	N06°01'24"E	188.33
C52	50.00	14.83	S18°00'	7.43	S37°26'15"W	14.48
C53	71.00	36.08	S08°24'	28.18	S78°28'05"W	33.68
C54	36.00	8.18	S70°18'	4.10	S21°50'50"W	8.18
C55	50.00	37.84	S42°18'	19.26	S46°36'21"E	36.46
C56	88.00	48.29	S74°18'	23.86	S68°36'21"E	48.13
C57	50.00	27.78	S62°50'	11.28	S73°24'14"E	27.26
C58	4.50	3.01	S48°17'	1.80	N32°01'14"W	4.76
C59	25.00	10.34	S22°12'	5.25	N78°08'33"E	10.27
C60	78.00	14.80	S24°00'	7.40	N45°19'36"E	14.80
C61	25.50	16.23	S22°48'	8.16	N78°18'01"E	16.16
C62	24.30	7.29	S18°12'	3.65	N68°26'36"E	7.29
C63	36.00	10.29	S15°00'	5.15	N61°28'24"E	10.29
C64	50.00	34.36	S71°37'	17.00	S18°49'04"E	33.71
C65	50.00	0.37	S22°14'	0.19	N37°18'24"W	0.37

Tinklepaugh
SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 208 • Orlando, Florida 32806
Tel. No. (407) 422-0957 Fax No. (407) 422-8915
LICENSED BUSINESS No. 3778

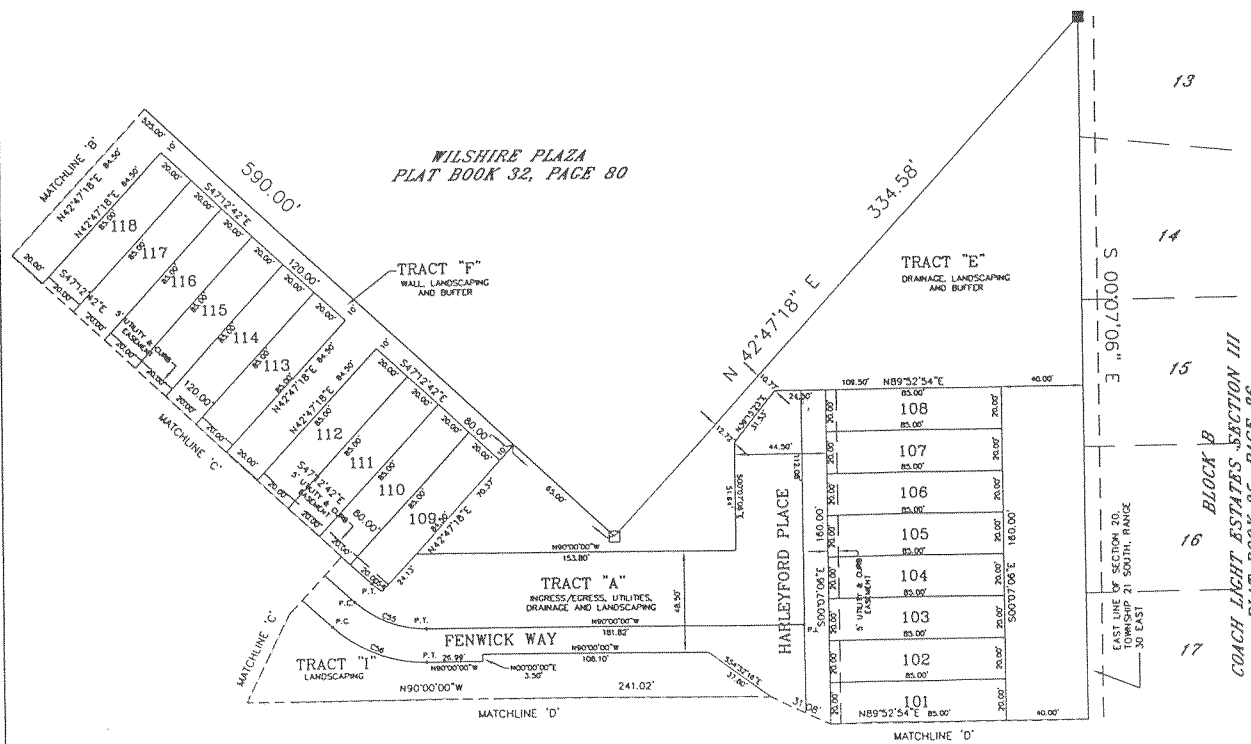
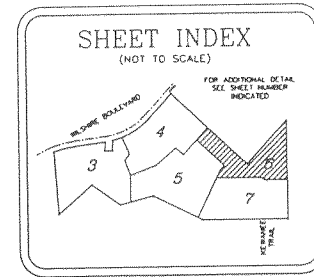
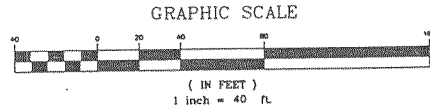
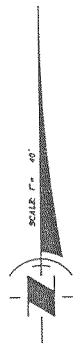
DEVON PLACE TOWNHOMES

LYING IN SECTION 20
TOWNSHIP 21 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

SHEET 6 OF 7

PLAT
BOOK

PAGE



CURVE	ANGLE	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	34.50	37.48	62°14'12"	20.63	S47°24'43"W	35.84
C2	34.50	37.07	61°33'48"	20.50	S47°24'17"W	35.31
C3	60.50	18.55	102°00'00"	9.33	S47°17'09"E	18.44
C4	37.50	23.34	32°39'21"	12.06	S24°37'22"E	22.86
C5	50.00	18.47	87°17'48"	9.97	S60°30'17"E	18.23
C6	50.00	36.34	87°36'20"	18.01	S57°36'47"E	35.54
C7	50.00	46.15	45°26'28"	23.27	S71°25'41"E	47.49
C8	24.50	24.03	60°24'00"	14.43	N00°45'43"E	24.49
C9	212.50	11.89	230°02'	5.84	S33°33'37"W	11.86
C10	12.50	11.98	240°00'	6.17	N60°24'26"E	12.99
C11	20.00	22.78	200°00'	12.33	N60°24'30"E	21.86
C12	37.50	34.18	57°06'48"	18.34	N60°22'30"E	32.94
C13	180.50	3.04	231°52'	7.53	S24°43'20"W	3.01
C14	200.00	28.47	234°58'	13.25	S37°46'34"W	28.43
C15	74.00	27.07	66°46'22"	15.07	S68°56'11"W	26.41
C16	24.50	2.08	43°14'31"	1.84	N10°00'00"E	2.08
C17	62.00	21.86	200°43'	10.94	S85°29'50"E	21.50
C18	82.00	18.43	170°11'31"	8.20	S62°26'11"E	18.38
C19	62.00	3.20	232°00'	1.80	N62°50'00"E	3.20
C20	20.00	5.54	152°34'31"	2.79	N17°00'21"E	5.53
C21	472.50	84.67	238°32'	32.28	N11°30'18"E	84.62
C22	424.00	88.89	170°00'00"	45.12	N17°30'10"E	86.72
C23	411.28	55.56	744°28'	27.82	N230°45'E	55.52
C24	440.00	306.50	424°11'17"	172.50	N61°00'00"E	321.01
C25	434.00	310.30	282°22'06"	107.38	N11°22'00"E	208.15
C26	424.00	20.12	742°10'	10.08	N22°51'10"E	20.12
C27	424.00	20.04	742°10'	10.02	N60°30'30"E	20.00
C28	424.00	20.00	742°12'	10.00	N60°30'30"E	20.00
C29	424.00	20.04	742°12'	10.04	N62°36'48"E	20.01
C30	424.00	20.06	742°11'	10.03	N61°14'18"E	20.06
C31	424.00	20.14	742°29'	10.09	N62°21'33"E	20.14
C32	432.00	170.36	761°36'00"	86.55	N10°00'00"E	170.03
C33	432.00	20.18	743°31'	10.08	N10°30'30"E	20.18
C34	432.00	20.08	742°44'	10.04	N14°14'42"E	20.02
C35	432.00	20.02	742°17'	10.01	N10°15'12"E	20.00
C36	432.00	20.00	742°06'	10.00	N62°12'30"E	20.00
C37	432.00	20.02	742°16'	10.03	N62°00'18"E	20.02
C38	432.00	20.00	742°45'	10.04	N66°00'18"E	20.00
C39	432.00	20.00	742°06'	10.00	N62°12'30"E	20.00
C40	432.00	170.43	741°23'	86.87	N62°30'30"E	170.17
C41	432.00	20.32	743°33'	10.18	N62°13'26"E	20.32
C42	432.00	20.18	743°26'	10.09	N62°30'27"E	20.18
C43	432.00	20.04	742°45'	10.04	N60°00'18"E	20.04
C44	432.00	20.01	742°18'	10.01	N52°24'21"E	20.02
C45	432.00	20.00	742°06'	10.00	N50°00'18"E	20.00
C46	432.00	20.01	742°11'	10.01	N47°22'57"E	20.02
C47	424.00	55.06	728°24'	27.57	N48°30'30"E	55.02
C48	424.00	20.12	742°03'	10.04	N46°00'18"E	20.11
C49	424.00	20.04	742°27'	10.02	N46°00'24"E	20.03
C50	424.00	14.89	230°24'	7.45	N47°42'42"E	14.89
C51	311.28	180.04	262°12'	86.33	N60°00'24"E	186.33
C52	30.00	14.53	163°44'31"	7.31	S42°26'15"W	14.48
C53	71.00	36.09	106°36'26"	36.18	S17°30'00"W	36.09
C54	30.00	4.19	87°01'48"	3.10	S65°30'30"W	4.19
C55	30.00	37.34	424°18'	19.59	S60°30'21"E	36.86
C56	60.00	41.70	174°18'	20.80	S60°30'21"E	48.13
C57	10.00	22.74	282°57'	11.38	S74°47'41"E	22.56
C58	4.50	3.01	67°48'17"	2.80	S32°01'14"W	4.78
C59	25.00	15.34	124°12'	5.25	N70°00'30"E	15.37
C60	26.00	14.80	32°48'24"	7.84	N48°18'30"E	14.69
C61	25.50	10.32	228°48'	5.18	N67°18'18"E	10.16
C62	14.50	7.79	161°34'48"	3.93	N65°55'48"E	7.78
C63	38.00	10.79	113°30'31"	5.17	S62°34'22"E	10.70
C64	20.00	5.38	113°00'	11.00	S17°49'24"E	33.71
C65	20.00	0.37	67°21'14"	0.18	N32°18'24"E	0.37

Tinklepaugh
SURVEYING SERVICES, INC.
379 W. Michigan Street, Suite 208 • Orlando, Florida 32806
Tele. No. (407) 422-0957 Fax No. (407) 422-6915
LICENSED BUSINESS No. 3778

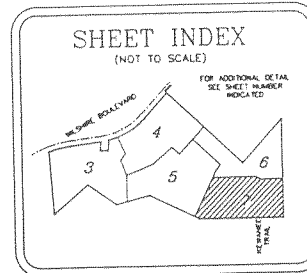
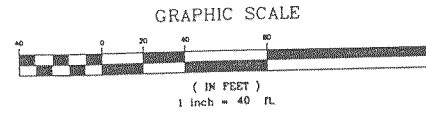
DEVON PLACE TOWNHOMES

LYING IN SECTION 20
TOWNSHIP 21 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

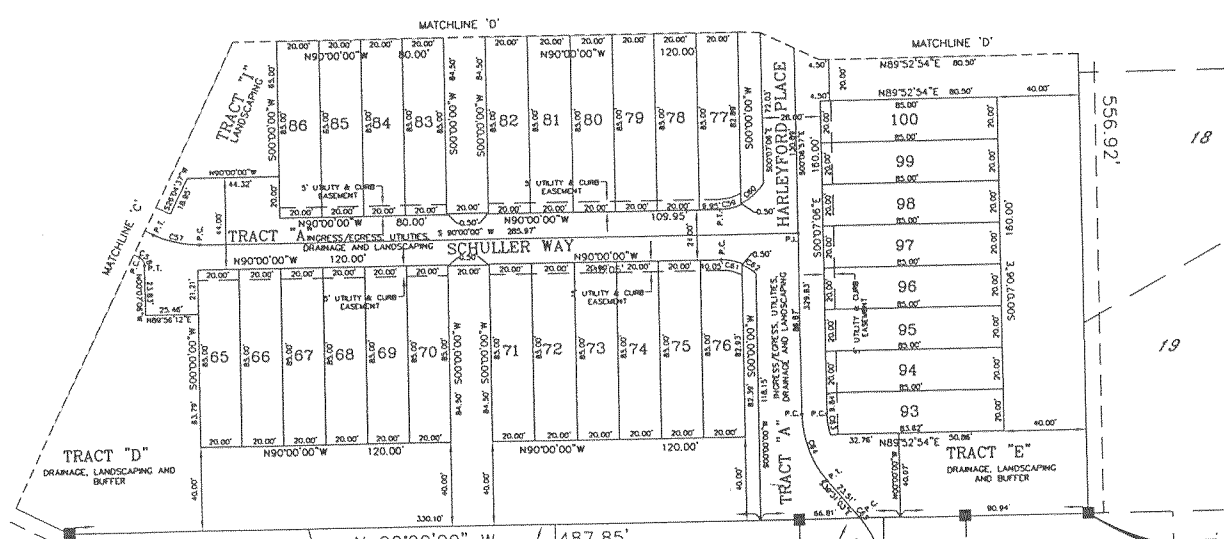
SHEET 7 OF 7

PLAT
BOOK

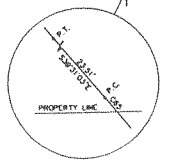
PAGE



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	34.50	37.48	82.1411°	20.83	S72°14'17"	33.86
C2	34.50	37.03	81°33'49"	20.53	S72°36'17"	33.31
C3	62.50	16.53	16°08'20"	8.53	S72°17'20"	18.48
C4	37.50	33.38	86°30'11"	17.08	S72°17'20"	27.86
C5	50.00	78.47	87°37'48"	47.87	S72°36'21"	89.23
C6	50.00	76.34	87°02'20"	46.01	S72°36'21"	86.01
C7	50.00	40.33	49°29'20"	21.23	S71°25'41"	39.07
C8	74.50	28.03	8°23'30"	14.43	N66°40'43"	24.84
C9	217.00	11.88	1°00'20"	5.84	S72°36'21"	11.88
C10	13.50	11.38	87°00'58"	6.12	N60°33'30"	10.89
C11	25.00	22.78	82°09'06"	12.23	N60°33'30"	21.88
C12	37.50	34.18	82°08'54"	18.34	N60°33'30"	32.84
C13	187.50	5.03	1°31'34"	2.51	S74°45'02"	5.03
C14	200.00	28.47	7°22'56"	11.52	S74°45'02"	28.47
C15	24.00	27.87	86°45'21"	13.87	S62°36'11"	21.88
C16	24.50	2.08	8°11'43"	1.04	N74°36'30"	2.08
C17	82.00	21.46	20°05'11"	10.81	S62°36'11"	21.35
C18	82.00	18.45	17°30'17"	9.30	S62°36'11"	18.36
C19	82.00	3.20	2°21'20"	1.60	N67°30'21"	3.20
C20	70.00	5.54	1°23'24"	2.79	N72°04'10"	5.54
C21	472.50	64.47	7°30'43"	32.38	N67°30'21"	64.47
C22	424.00	89.89	12°06'20"	45.72	N72°04'10"	89.89
C23	411.28	55.58	7°44'20"	27.82	N72°04'10"	55.58
C24	440.00	328.59	67°47'17"	172.38	N67°30'21"	328.59
C25	424.00	210.46	36°23'06"	107.36	N72°04'10"	210.46
C26	424.00	26.17	2°45'10"	10.08	N72°04'10"	26.17
C27	424.00	20.04	2°42'20"	10.02	N67°30'21"	20.04
C28	424.00	20.00	2°42'18"	10.00	N66°38'30"	20.00
C29	424.00	20.03	2°42'12"	10.03	N67°36'48"	20.03
C30	424.00	20.08	2°42'11"	10.03	N67°11'18"	20.08
C31	424.00	20.18	2°42'09"	10.09	N67°11'18"	20.18
C32	424.00	20.18	2°42'11"	10.09	N67°36'48"	20.18
C33	424.00	20.02	2°42'17"	10.01	N71°42'14"	20.02
C34	424.00	20.00	2°42'18"	10.00	N67°12'04"	20.00
C35	424.00	20.07	2°42'16"	10.03	N66°45'48"	20.07
C36	424.00	20.00	2°42'24"	10.00	N66°48'18"	20.00
C37	424.00	12.15	1°21'19"	6.06	N62°33'21"	12.15
C38	424.00	120.62	18°17'25"	60.87	N62°33'21"	120.62
C39	424.00	20.32	2°42'33"	10.16	N67°36'48"	20.32
C40	424.00	20.18	2°42'31"	10.09	N67°36'48"	20.18
C41	424.00	20.08	2°42'43"	10.04	N67°36'48"	20.08
C42	424.00	20.03	2°42'44"	10.01	N67°36'48"	20.03
C43	424.00	20.00	2°42'43"	10.00	N67°36'48"	20.00
C44	424.00	20.03	2°42'43"	10.01	N67°36'48"	20.03
C45	424.00	20.00	2°42'38"	10.00	N67°02'10"	20.00
C46	424.00	20.02	2°42'17"	10.01	N67°36'48"	20.02
C47	424.00	55.08	7°24'24"	27.27	N66°48'18"	55.08
C48	424.00	20.12	2°42'35"	10.06	N67°36'48"	20.12
C49	424.00	20.04	2°42'27"	10.02	N66°38'30"	20.04
C50	424.00	14.83	2°00'34"	7.45	N64°47'44"	14.83
C51	411.28	190.63	26°28'12"	86.73	N60°33'30"	190.63
C52	50.00	74.53	86°48'47"	46.27	S72°36'21"	74.53
C53	50.00	36.08	106°36'28"	26.19	S72°36'21"	36.08
C54	36.00	6.19	8°20'18"	3.10	S72°36'21"	6.19
C55	40.00	37.34	72°47'18"	19.50	S66°36'11"	36.48
C56	46.00	49.29	47°47'18"	25.86	S66°36'21"	46.15
C57	50.00	22.28	38°20'37"	11.50	S72°36'21"	22.28
C58	4.50	5.03	82°46'11"	2.80	N72°04'10"	4.76
C59	35.00	10.34	27°47'13"	5.25	N72°04'10"	10.37
C60	36.00	14.60	35°42'28"	7.86	N66°19'30"	14.60
C61	75.50	10.23	22°24'40"	5.18	N78°18'31"	10.18
C62	24.50	7.29	18°11'22"	3.63	N66°36'48"	7.18
C63	36.00	10.29	15°26'13"	5.17	S72°36'21"	10.25
C64	50.00	34.36	38°21'37"	17.90	S72°36'21"	33.71
C65	50.00	0.37	0°24'14"	0.19	S72°36'21"	0.37



POINT OF BEGINNING
SW CORNER OF LOT 19
BLOCK "B", COACH LIGHT ESTATES
SECTION III, P.B. 25, PG. 86



Tinklepaugh
SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 208 • Orlando, Florida 32806
Tele. No. (407) 422-0957 Fax No. (407) 422-8915
LICENSED BUSINESS NO. 3778