

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Final Plat Approval for Highcroft Pointe Townhomes

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

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

Agenda Date <u>6/8/2004</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

Approve the Final Plat for Highcroft Pointe Townhomes – Centex Real Estate Corporation, applicant

District 3 – Dick Van Der Weide (Cynthia Sweet, Planner) *cds*

BACKGROUND:

The subject property is located on the west side of Wekiva Springs Road, approximately 313+ feet south of the intersection of East Lake Brantley Drive in Sections 3 and 4, Township 21 S, Range 29 E, in the East Lake Brantley Drive Planned Unit Development.

The applicant, Centex Real Estate Corporation, is requesting approval of the Final Plat for Highcroft Pointe Townhomes. The plat consists of 74 single-family residential lots zoned PUD (Planned Unit Development) on a 9.99 acre parcel. Utilities Inc. of Florida is the utility provider for water and Florida Water Services is the provider for wastewater. Access to the development is from Wekiva Springs Road and all internal roads within the development are private.

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

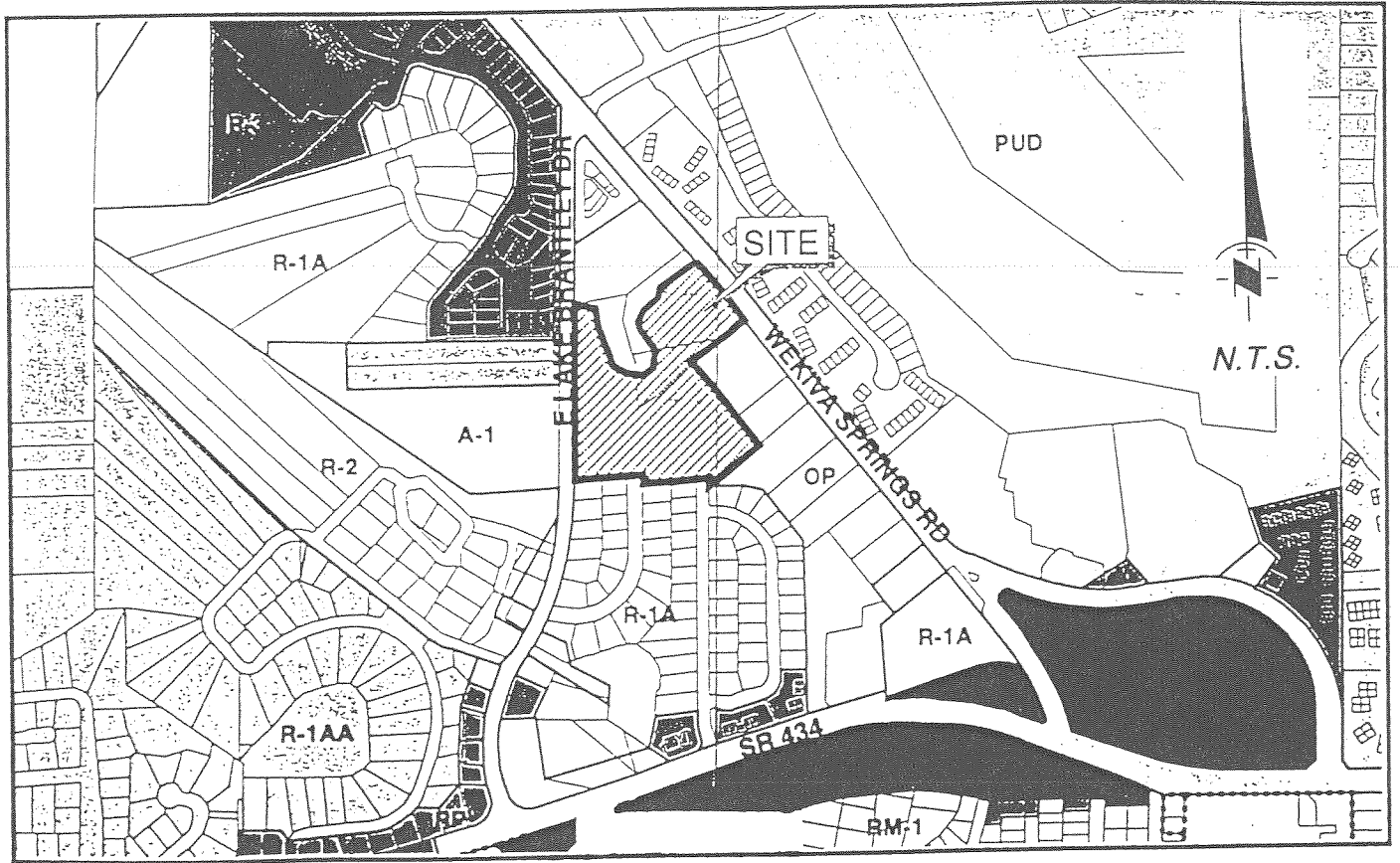
STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat for Highcroft Pointe Townhomes.

District 3 – Van Der Weide
Attachments: Location Map – Exhibit A
Reduced Copy of Plat – Exhibit B

Reviewed by: Co Atty: <u>[Signature]</u> DFS: _____ Other: _____ DCM: _____ CM: <u>[Signature]</u> File No. <u>cpdd01</u>
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HIGHCROFT POINTE TOWNHOMES



LOCATION MAP

HIGHCROFT POINTE TOWNHOMES

SHEET 1 OF 4 SHEETS

PLAT BOOK PAGE

SECTIONS 3 & 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

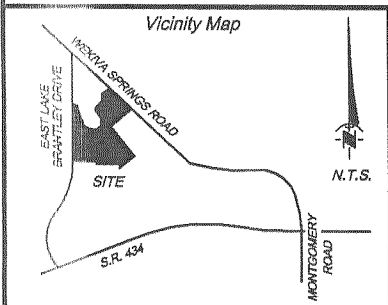
LEGAL DESCRIPTION

FROM THE EAST 1/4 CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN THENCE N 89° 48'34" W A DISTANCE OF 586.40 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF EAST LAKE BRANTLEY DRIVE, RUN THENCE N 00° 02'34" E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 28.06 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 1, BLOCK "A", OF GOLF VIEW ESTATES SECTION OF MEREDITH MANOR UNIT I ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, ON PAGE 20, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR A POINT OF BEGINNING, RUN THENCE N 00° 02'34" E ALONG THE EAST RIGHT OF WAY LINE OF SAID EAST LAKE BRANTLEY DRIVE A DISTANCE OF 710.19 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN S75° 52'46"E, 86.55 FEET; THENCE S10°16'10"E, 74.95 FEET; THENCE S18°40'50"E, 84.62 FEET; THENCE S22°48'22"E, 53.73 FEET; THENCE S13°41'19"E, 33.40 FEET; THENCE S51°21'22"E, 26.16 FEET; THENCE S81°53'24"E, 43.37 FEET; THENCE S75°28'56"E, 41.94 FEET; THENCE S85°26'07"E, 36.12 FEET; THENCE N49°12'31"E, 51.35 FEET; THENCE N06°08'27"E, 74.23 FEET; THENCE N34°25'43"W, 108.07 FEET; THENCE N17°40'03"W, 31.29 FEET; THENCE N26°42'19"E, 54.25 FEET; THENCE N48°21'05"E, 81.70 FEET; THENCE N03°30'52"W, 83.80 FEET; THENCE N54°37'37"E, 136.04 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE WEKIVA SPRINGS ROAD, THENCE S 39°11'05" E ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID WEKIVA SPRINGS ROAD A DISTANCE OF 381.29 FEET; THENCE S50° 48'55"W DEPARTING SAID WESTERLY RIGHT OF WAY LINE, 285.00 FEET; THENCE S39°12'44"E A DISTANCE OF 450.00 FEET; THENCE S50°48'04"W A DISTANCE OF 236.13 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK "D" OF SAID GOLF VIEW ESTATES SECTION OF MEREDITH MANOR UNIT I, THENCE RUN ALONG THE NORTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: THENCE N88° 54'59"W A DISTANCE OF 23.76 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK "D", THENCE N01°05'01"E A DISTANCE OF 41.00 FEET TO A CONCRETE MONUMENT ON THE EAST LINE OF BRIARCLIFF DRIVE; THENCE N88° 54'51"W A DISTANCE OF 159.99 FEET TO THE NORTHWEST CORNER OF LOT 13, BLOCK "B"; THENCE N88° 54'51"W A DISTANCE OF 110.30 FEET MORE OR LESS TO A POINT ON THE EAST RIGHT OF WAY LINE OF LAKE GENE DRIVE; THENCE N01°04'19"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 28.00 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT OF MEREDITH MANOR UNIT 1; THENCE N88°55'41"W A DISTANCE OF 176.05 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK "A"; THENCE N89° 56'11"W A DISTANCE OF 110.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.990 ACRES, MORE OR LESS.

GENERAL NOTES

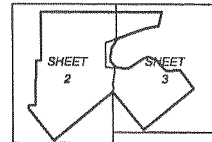
- All of the lands described herein including, but not limited to, the Lots, Streets, Easements, Tracts, Wetland Areas and Conservation Easement Areas are subject to the terms of the Declaration of Covenants, Conditions and Restrictions for Highcroft Pointe Townhomes, Inc. as recorded in Official Records Book _____, Page _____, of the Public Records of Seminole County, Florida.
- Tract "A" is a private street and right of way to be owned and maintained by Highcroft Pointe Townhome Owners Association, Inc., and shall also serve as utility easements for the installation, maintenance and repair of utilities by the private utility companies serving the land. Tract "A" shall also serve as a drainage easement.
- Tracts B, F, G, H, I, J, K and L are open space and are to be owned and maintained by Highcroft Pointe Townhome Owners Association, Inc. Open space Tracts can be used for Landscaping, Walls, Fences, Signs, Drainage and Utilities.
- Tract "C" is a private lift station tract to be owned and maintained by Highcroft Pointe Townhome Owners Association, Inc.
- Tracts "D" and "E" are private retention and drainage easement areas to be owned and maintained by Highcroft Pointe Townhome Owners Association, Inc. and also serves as a utility easement and pedestrian pathway.
- An easement for emergency access and maintenance purposes is hereby granted to Seminole County, Florida and all public agencies and entities over and across all Tracts, roadways, access and utility easements shown on this plat. Nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body, nor shall this be deemed to grant any rights to the Public.
- All public utility easements referenced herein are also 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, gas, telephone or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Code as adopted by the Florida Public Service Commission. (F.S. 177.091-29).
- The bearings shown hereon are based upon the South line of the Northeast 1/4 of Section 4, Township 21 South, Range 29 East, Seminole County, Florida, having an assumed bearing of N 89°48'34" W.
- State Plane Coordinates as shown hereon were based upon Seminole County Engineering Department point numbers 0247 and 0248. The bearings and distances derived hereon are based on the Florida Coordinate System, East Zone and are therefore not consistent with the bearings and distances shown on this plat. State Plane Coordinates for points 0247 and 0248 as published by Seminole County: Point No. 0247 N, 1587594.446 E, 522392.478 Point No. 0248 N, 158569.892 E, 523869.983.
- All lot lines intersecting curves are not radial unless indicated as Rad (Radial).
- All Open Space Tracts and Common Areas shown hereon are also utility easements for service to Lots 1 - 74.
- This plat hereby dedicates a Conservation Easement to Seminole County, Florida over the Recreation Easement recorded in Official Records Book 4978, Page 555 as shown on Sheet 3.



N.T.S.

- ① = STATE PLANE COORDINATE REFERENCE POINT NUMBER OF PERMANENT REFERENCE MONUMENT
- # = RECOVERED 4"x4" CONCRETE MONUMENT (UNNUMBERED)
- D = SET 4"x4" CONCRETE MONUMENT #183300 OR AS NOTED
- ⊙ = SET 1/2" IRON ROD #183300
- Δ = P.C.P. SET NAIL & OSK #183300
- R = RADIUS
- A = DELTA ANGLE
- Δ = ARC LENGTH
- REC. = RECOVERED
- CONC. = CONCRETE
- MON. = MONUMENT
- CH. = CHORD
- CB = CHORD BEARING
- TAN. = TANGENT
- CL = CENTERLINE
- R.P. = RADIUS POINT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.I. = POINT OF INTERSECTION
- DIS. = DISTANCE
- C.M. = CONCRETE MONUMENT
- BRG. = BEARING
- P.R.M. = PERMANENT REFERENCE MONUMENT
- RAD. = RADIAL

NOTICE: THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER DRAWING OR DIGITAL FORM OF THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



KEY MAP

N.T.S.
NOTE: SEE SHEET 4 FOR OVERALL RIGHT OF WAY GEOMETRY

CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177.06(1) Florida Statutes.

Steve L. Wassala, P.L.S.
Florida Registration Number 4599
County Surveyor for Seminole County, Florida

DATE: _____

HIGHCROFT POINTE TOWNHOMES

DEDICATION

This is to certify that the undersigned, Centex Homes, a Nevada general partnership, by: CENTEX REAL ESTATE CORPORATION, a Nevada corporation, Managing General Partner, (hereinafter 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. Said Common Areas are instead part of the "Common Area" created by this plat and will be subject to the Declaration of Covenants, Conditions and Restrictions for Highcroft Pointe Townhomes (hereinafter 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 74 (hereinafter, and their heirs, assigns, devisees, heirs, and to delivery, pick up, and the protection services, police and other authorities of the United States Mail Carriers, representatives of utilities 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, I, J, K and L of the Common Area. Tracts A, B, C, D, E, F, G, H, I, J, K and L shall be owned and maintained by the Highcroft Pointe Townhome Owners Association, Inc.

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 Highcroft Pointe Townhome Owners Association, Inc. 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, I, J, K and L 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, I, J, K and L and all utility easements shown on this plat are hereby dedicated to the County for use by all public utilities for the purpose of connecting, maintaining, and replacing their respective facilities servicing the lands encompassed by this plat.

IN WITNESS WHEREOF, Centex Homes has caused these presents to be signed and attested to and witnessed by the officer named below on the _____ day of _____, 2004.

WITNESSES:

_____ CENTEX HOMES, a Nevada General Partnership

NAME: _____ By: Centex Real Estate Corporation, a Nevada corporation, its Managing General Partner

NAME: _____ By: _____ Title: _____

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this _____ day of _____, 2004, by _____ as _____ of Centex Real Estate Corporation, a Nevada corporation, managing general partner of Centex Homes, a Nevada general partnership, 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

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 plat and survey data contained herein comply with all requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.06(1) regarding "permanent reference monuments" and that the land is located within Seminole County, Florida.

ALTAMONTE SURVEYING AND PLATTING, INC.

Signature: _____ Michael W. Salinas, President Date: _____
Florida Registration No. 4458
Licensed Business No. 6300

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

Chairman of the Board _____ ATTEST: _____

BY: _____ D.C.

CERTIFICATE OF CLERK OF CIRCUIT COURT

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

CLERK OF THE COURT
in and for Seminole County, Florida
BY: _____ D.C.

ALTAMONTE SURVEYING AND PLATTING, INC.
435 DOUGLAS AVENUE, SUITE 1605-F
ALTAMONTE SPRINGS, FLORIDA 32714
PHONE (407) 882-7882 FAX (407) 882-8288

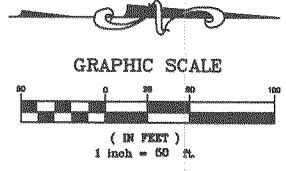
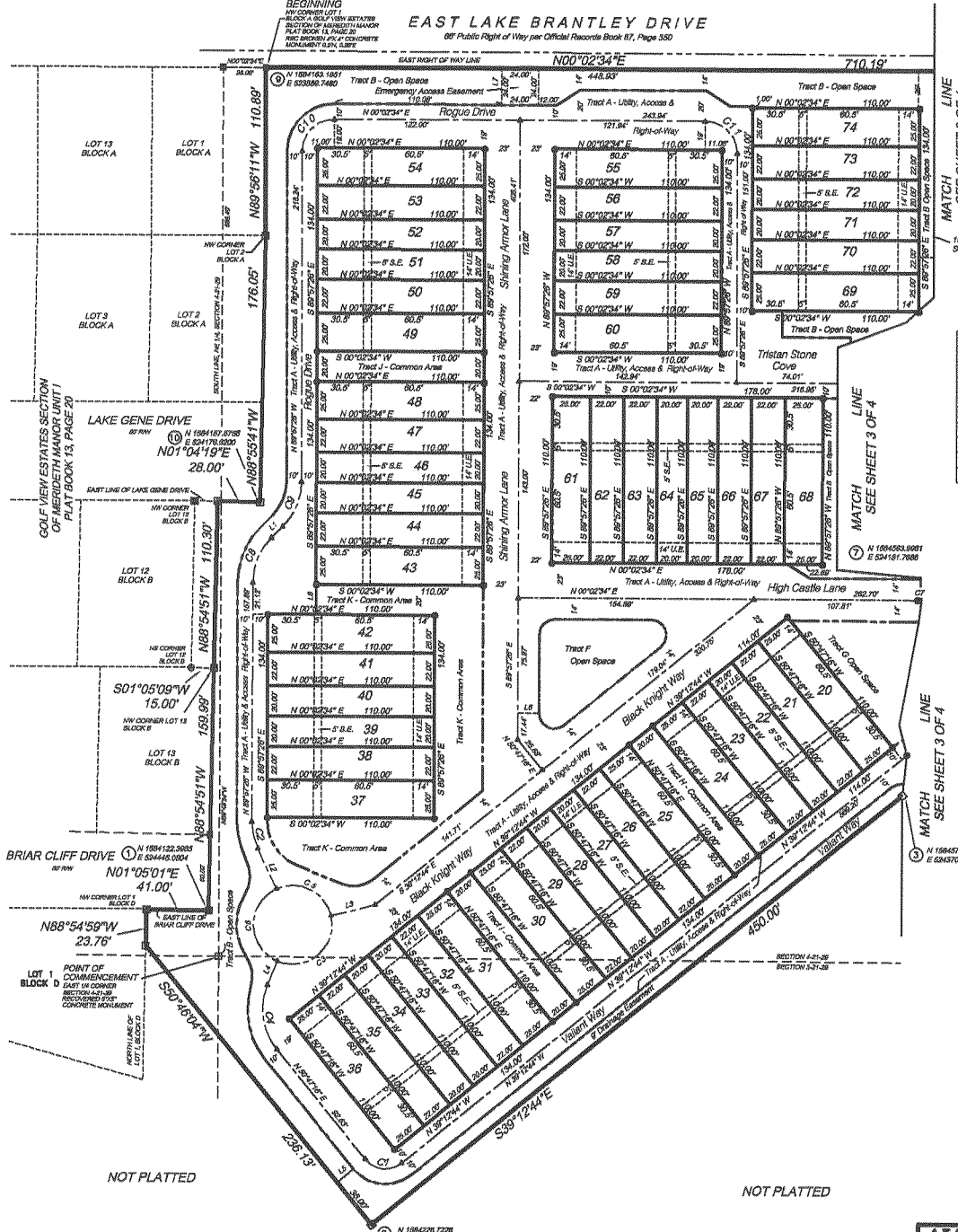
EXHIBIT B

HIGHCROFT POINTE TOWNHOMES

SECTIONS 3 & 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

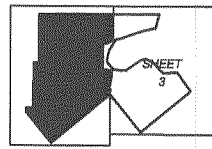
PLAT BOOK PAGE
SHEET 2 OF 4 SHEETS

POINT OF BEGINNING
HW CORNER LOT 1
BLOCK A 5/8" x 5/8" CONCRETE MONUMENT
EAST LAKE BRANTLEY DRIVE
60' Public Right of Way per Official Records Book 87, Page 350



CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD BEARING
C1	17.00	80°00'00"	20.70' S 64°12'44" E
C2	42.00	24°40'00"	18.19' S 12°21'58" E
C3	28.00	126°14'18"	67.28' N 49°17'01" E
C4	42.00	61°38'53"	45.17' S 68°24'18" E
C5	28.00	100°58'18"	45.80' N 64°16'17" W
C6	28.00	132°49'28"	60.27' S 01°11'08" E
C7	24.00	6°05'53"	2.85' N 88°54'30" W
C8	42.00	45°00'00"	32.99' S 22°32'34" E
C9	42.00	45°00'00"	32.99' N 22°32'34" E
C10	21.00	90°00'00"	32.99' S 45°02'34" W
C11	21.00	90°00'00"	32.99' N 44°57'28" W

LINE TABLE	
LINE	BEARING
L1	10.24' N 44°57'28" W
L2	28.00' N 85°13'34" E
L3	30.00' N 13°58'07" E
L4	16.99' S 67°56'11" E
L5	14.00' N 30°13'58" W
L6	14.00' S 00°02'34" W
L7	24.00' N 88°57'28" W
L8	20.00' N 88°57'28" W



KEY MAP
N.T.S.
NOTE: SEE SHEET 4 FOR OVERALL RIGHT OF WAY GEOMETRY

- NOTES:
- SEE SHEET 4 FOR RIGHT OF WAY GEOMETRY
 - THIS SHEET DEPICTS LOT GEOMETRY

- B = RECOVERED 4"x4" CONCRETE MONUMENT NUMBER AS SHOWN
- D = SET 4"x4" CONCRETE MONUMENT 18" BELOW OR AS NOTED
- E = SET 1/2" HIGH IRON BARS (AFTER CONSTRUCTION)
- A = P.C.P. SET 1/2" x 1/2" DISK (AFTER CONSTRUCTION)
- R = RADIUS
- A = BEAR ANGLE
- L = ARC LENGTH
- REC = RECOVERED
- CONC = CONCRETE
- MON. = MONUMENT
- CH. = CHORD
- TAN. = TANGENT
- E = CENTERLINE
- P.O.L. = POINT ON LINE
- B.S.L. = BUILDING SETBACK LINE
- P.O.B. = POINT OF BEGINNING
- SEC. = SECTION
- S.R.M. = ST. JOHNS RIVER WATER MANAGEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- RAD. = RADIAL
- U.E. = UTILITY EASEMENT
- S.E. = SANITARY EASEMENT

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

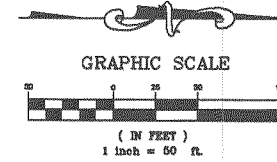
HIGHCROFT POINTE TOWNHOMES

SECTIONS 3 & 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

PLAT
BOOK

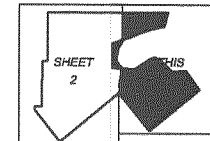
PAGE

SHEET 3 OF 4 SHEETS



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	21.00	90°00'00"	32.89'	N 84°11'03" W
C2	35.00	68°18'00"	36.65'	S 07°33'00" E
C3	60.00	63°18'00"	66.26'	N 07°33'00" W
C4	24.00	44°40'20"	17.47'	N 61°31'18" W
C5	44.88	22°18'00"	18.71'	N 17°12'27" E
C6	24.00	32°28'53"	9.40'	N 38°35'28" E
C7	24.00	22°13'33"	9.31'	N 17°18'14" E

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	20.51'	N 01°20'53" W	L17	5.42'	S 68°20'08" W
L2	18.18'	N 04°14'53" E	L18	27.64'	N 10°18'07" E
L3	21.82'	N 10°24'20" E	L19	8.49'	N 05°48'55" E
L4	20.30'	N 18°14'37" E	L20	24.00'	N 38°11'00" W
L5	28.82'	N 28°15'17" E	L21	16.00'	N 08°46'35" E
L6	20.25'	N 00°38'55" W	L22	6.83'	N 06°46'28" E
L7	30.48'	N 08°00'47" E	L23	21.61'	N 07°24'51" E
L8	27.94'	N 18°13'28" E	L24	22.87'	S 82°07'18" E
L9	18.75'	N 07°46'33" E	L25	35.61'	S 71°40'37" E
L10	8.08'	N 34°18'53" W	L26	19.70'	S 84°28'13" E
L11	11.48'	N 25°32'40" W	L27	25.95'	S 28°00'05" E
L12	11.42'	N 15°16'48" W	L28	10.00'	S 66°42'11" E
L13	11.90'	N 04°40'20" W	L29	68.40'	N 25°27'64" W
L14	18.77'	N 08°19'28" W	L30	3.77'	S 08°16'45" E
L15	22.91'	N 14°40'08" E	L31	32.26'	S 19°20'00" E
L16	1.00'	N 03°30'32" E			



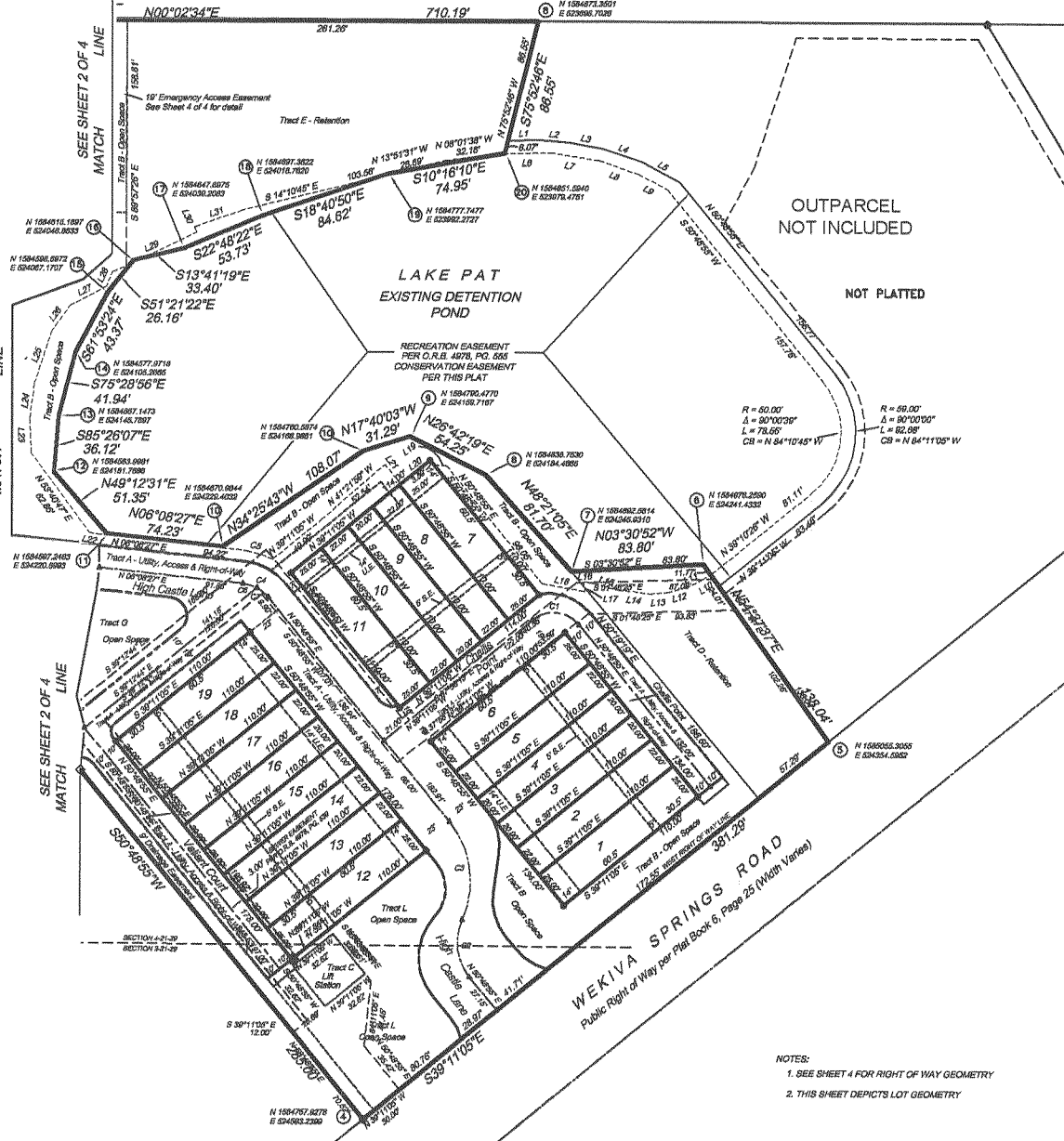
KEY MAP
N.T.S.

NOTE: SEE SHEET 4 FOR OVERALL
RIGHT OF WAY GEOMETRY

- = RECOVERED 4"x4" CONCRETE MONUMENT NUMBER AS SHOWN
- = SET 4"x4" CONCRETE MONUMENT (RUBBING OR AS NOTED)
- ⊕ = SET 1/2" IRON ROD (RUBBING AFTER CONSTRUCTION)
- ⊙ = P.C.M. SET MARK & OVER RUBBING (AFTER CONSTRUCTION)
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
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- P.C.L. = POINT OF CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.I. = POINT OF INTERSECTION
- DIS. = DISTANCE
- CONC. = CONCRETE MONUMENT
- BEAR. = BEARING
- P.M. = PERMANENT REFERENCE MONUMENT
- CHORD BEAR. = CHORD BEARING

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EAST LAKE BRANTLEY DRIVE
66' Public Right of Way per Official Records Book 87, Page 350



- NOTES:
- SEE SHEET 4 FOR RIGHT OF WAY GEOMETRY
 - THIS SHEET DEPICTS LOT GEOMETRY

HIGHCROFT POINTE TOWNHOMES

SECTIONS 3 & 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 4 OF 4 SHEETS

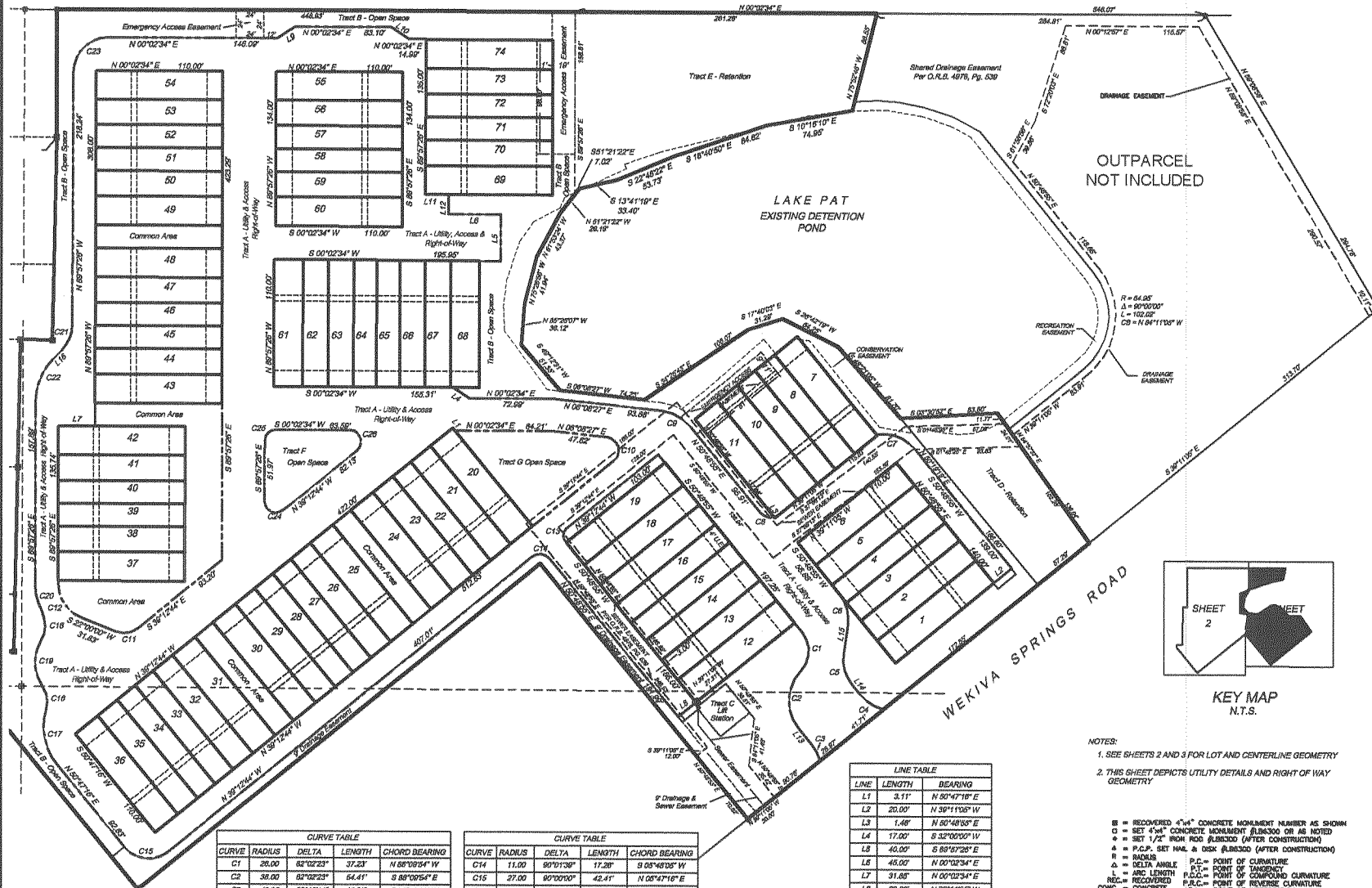
GRAPHIC SCALE



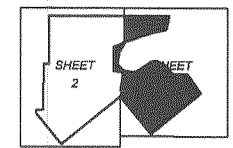
(IN FEET)
1 inch = 60 ft.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND SHALL BE SO CONSIDERED UNLESS SUPPLEMENTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

EAST LAKE BRANTLEY DRIVE



OUTPARCEL NOT INCLUDED



KEY MAP
N.T.S.

NOTES:
1. SEE SHEETS 2 AND 3 FOR LOT AND CENTERLINE GEOMETRY
2. THIS SHEET DEPICTS UTILITY DETAILS AND RIGHT OF WAY GEOMETRY

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	26.00	82°02'23"	37.23	N 88°09'54" W
C2	38.00	82°02'23"	64.41	S 89°09'54" E
C3	40.00	22°42'11"	15.83	S 82°10'01" W
C4	40.00	35°32'14"	25.04	N 32°02'48" E
C5	35.00	47°11'05"	26.82	N 74°24'28" E
C6	35.00	47°11'05"	26.82	S 74°24'28" W
C7	35.00	89°59'00"	36.04	S 21°19'00" W
C8	10.00	72°32'33"	12.88	N 14°26'38" E
C9	38.00	44°40'26"	29.83	S 28°28'41" W
C10	11.00	134°38'49"	27.03	S 73°27'31" W
C11	20.00	81°12'44"	21.37	N 08°38'22" W
C12	32.00	88°02'34"	38.00	N 08°01'17" E
C13	7.00	89°58'21"	10.89	S 84°11'55" E

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C14	11.00	90°01'36"	17.26	S 05°48'05" W
C15	37.00	60°00'00"	42.41	N 00°41'16" E
C16	24.00	50°34'46"	21.19	S 81°05'38" W
C17	62.00	65°35'46"	60.46	N 78°35'06" E
C18	26.00	67°40'56"	26.15	N 88°23'03" W
C19	37.00	64°38'04"	41.78	N 88°07'48" E
C20	62.00	27°16'10"	24.78	N 78°24'29" E
C21	32.00	45°00'00"	26.13	N 87°27'28" W
C22	62.00	45°00'00"	40.84	S 87°27'28" E
C23	31.00	90°00'00"	48.69	S 44°07'26" E
C24	10.00	128°15'16"	22.68	N 35°24'55" E
C25	10.00	90°00'00"	18.71	S 44°07'26" E
C26	10.00	140°44'42"	24.65	S 70°24'55" W

LINE	LENGTH	BEARING
L1	3.11	N 50°47'16" E
L2	25.00	N 39°11'53" W
L3	1.48	N 50°48'58" E
L4	17.00	S 32°00'00" W
L5	40.00	S 89°07'28" E
L6	48.00	N 00°02'34" E
L7	31.85	N 00°02'34" E
L8	20.00	N 39°11'53" W
L9	18.34	N 33°00'00" W
L10	18.38	S 33°00'00" W
L11	18.89	S 00°02'34" E
L12	17.00	S 89°07'28" E
L13	18.00	N 50°48'58" E
L14	10.00	N 50°48'58" E
L15	25.61	S 82°00'00" E
L16	10.24	N 44°57'28" W

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