

Item # 28

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: MADISON PLACE TOWNHOMES FINAL PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Denny Gibbs EXT. 7359

Agenda Date <u>6/8/04</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 Madison Place Townhomes located on Tuskawilla Road south of Red Bug Road in Section 25, Township 21 South, Range 30 East.

District 1 – Grant Maloy (Denny Gibbs, Planner)

BACKGROUND:

The applicant, Centex Homes, is requesting final plat approval for Madison Place Townhomes. This plat is comprised of 48 townhomes on 6.06 acres zoned PUD. Madison Place PUD is located on Tuskawilla Road south of Red Bug Road. This subdivision will be served by Seminole County utilities and the roads are private.

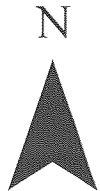
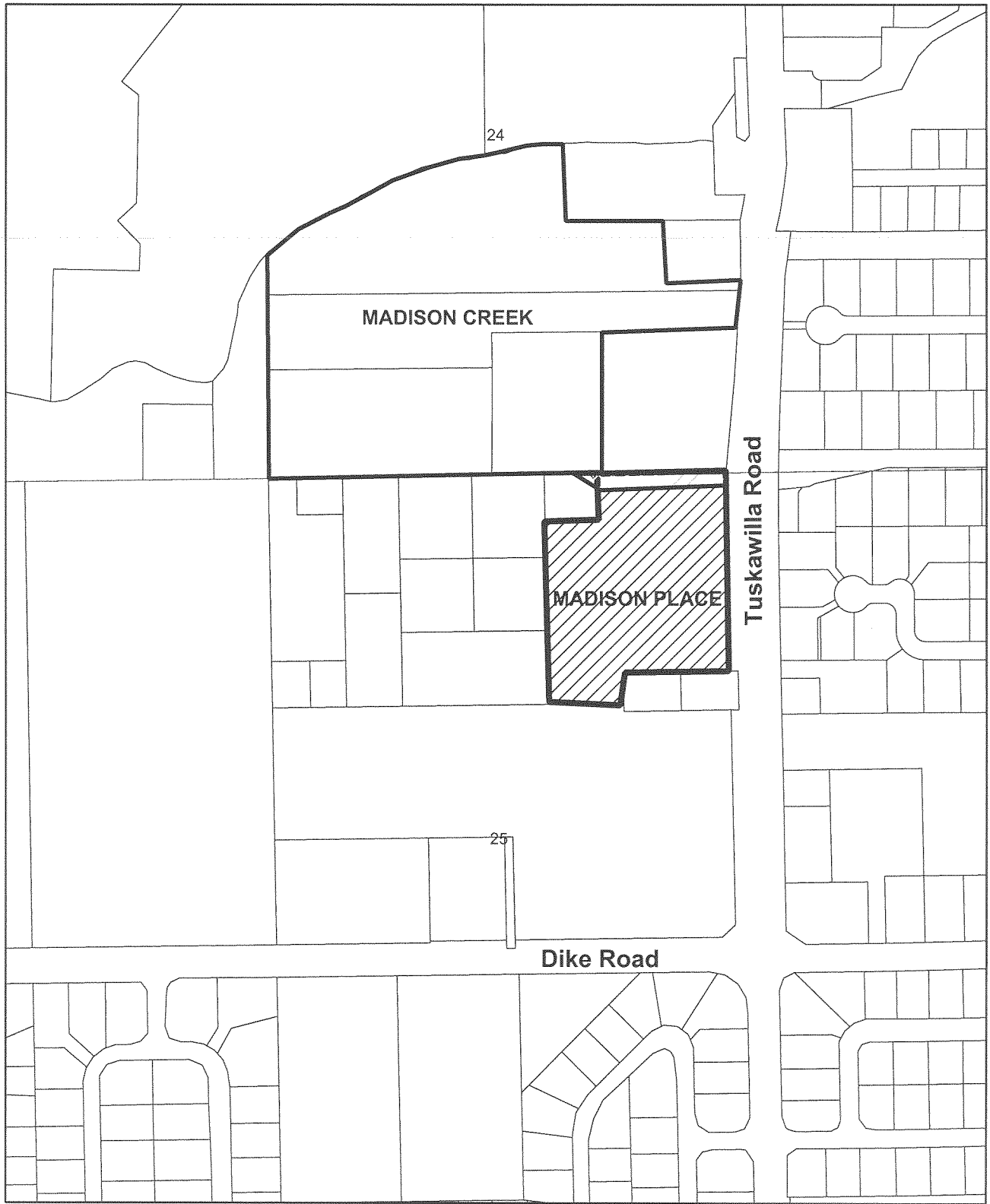
The applicant has submitted a performance bond for completion of the required subdivision improvements. Staff has reviewed the plat and finds that it meets all requirements of the applicable zoning and of Ch. 177 F.S. and the Land Development Code.

STAFF RECOMMENDATION:

Staff recommends approval of the Madison Place Townhomes final plat.

District 1 – Grant Maloy
Attachments: Location Map
Reduction of Plat

Reviewed by:	
Co Atty:	<u>KZC</u>
DFS:	
Other:	<u>SA</u>
DCM:	<u>SS</u>
CM:	<u>KB</u>
File No.	<u>cpdd03</u>



LOCATION MAP
Madison Place Townhomes

MADISON PLACE TOWNHOMES

A PORTION OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA.

SHEET 1 OF 3

PLAT BOOK

PAGE

MADISON PLACE 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 (hereafter referred to as "Owner") is the lawful Owner of the lands described in the caption hereto, 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. Tract "A" is a private right-of-way. No part of said lands, as unless otherwise noted on the face of this plat, is dedicated to the Seminole 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. Utility easement over Tracts "A", "B", "C", "D", "E", "F" and "G" shall be dedicated to the Seminole County. 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 Areas are instead part of the "Common Area" created by this plat and will be subject to the Covenants, Conditions and Restrictions of Madison 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 48 (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 utilities providing services to the lots 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 Tract "A", of the Common Area Tracts "A", "B", "C", "D", "E", "F" and "G", 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 Madison Place. 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: on emergency access easement to the private storm drainage system over Tracts "A", "B" and "G" and over all drainage easements shown on this plat are hereby dedicated to the Seminole 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 Seminole 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" and "G" and all utility easements shown on this plat is hereby dedicated to the Seminole County for use by all public utilities for the purpose of constructing, 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 or witnessed by the officer named below on the day of _____, 2004.

CENTEX HOMES, a Nevada General Partnership

By Centex Real Estate Corporation, a Nevada Corporation, its Managing General Partner

Name: _____

WITNESSES:

By: _____ Name: _____ 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.: _____

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was under my responsible direction and supervision, and the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.09(7) regarding "permanent reference monuments," and that the land is located in Seminole County, Florida.

Professional Surveyor and Mapper No. 5011

Signature: _____ BRETT A. MOSCOWITZ Date: _____

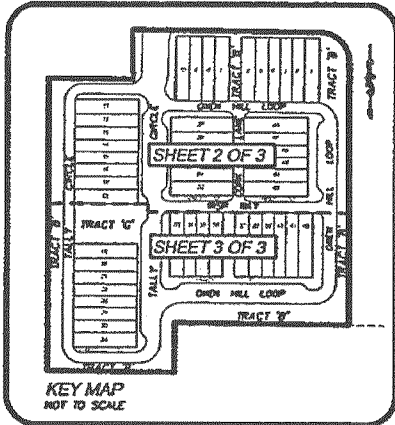
REGISTRATION NUMBER OF LEGAL ENTITY: LB 8393
AMERICAN SURVEYING & MAPPING, INC.
1030 N. ORLANDO AVE., SUITE B
WINTER PARK, FL 32789

DESCRIPTION

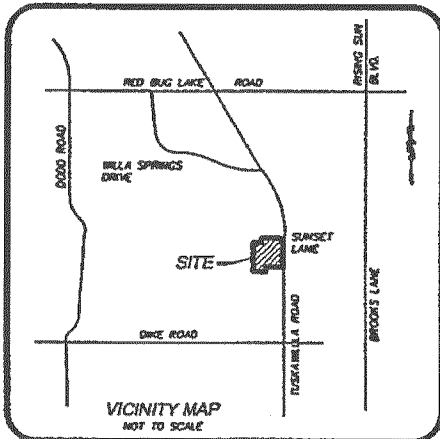
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST; THENCE NORTH 07°05'31" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 777.50 FEET, THENCE DEPARTING SAID EAST LINE ON A BEARING OF NORTH 89°22'29" WEST A DISTANCE OF 61.32 FEET TO THE WEST RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89°22'29" WEST A DISTANCE OF 294.94 FEET, THENCE SOUTH 00°05'31" WEST A DISTANCE OF 186.30 FEET, THENCE NORTH 89°22'29" WEST A DISTANCE OF 218.45 FEET, THENCE NORTH 00°05'31" EAST A DISTANCE OF 500.82 FEET, THENCE SOUTH 85°02'29" EAST A DISTANCE OF 144.66 FEET, THENCE NORTH 01°05'31" WEST A DISTANCE OF 84.22 FEET, THENCE SOUTH 89°18'04" EAST A DISTANCE OF 328.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.97 FEET, THROUGH A CENTRAL ANGLE OF 90°02'05" TO A POINT ON THE WEST RIGHT-OF-WAY OF TUSKAWILLA ROAD SAID POINT ALSO BEING A POINT OF REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 7836.53 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY A DISTANCE OF 106.69 FEET, THROUGH A CENTRAL ANGLE OF 00°40'02" TO THE POINT OF TANGENCY, THENCE SOUTH 00°04'01" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 340.60 FEET TO THE POINT OF BEGINNING, CONTAINING 6.06 ACRES

GENERAL NOTES

- BEARINGS ARE ASSUMED BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST BEING NORTH 00°05'31" EAST, PER THE RIGHT OF WAY MAP OF SEMINOLE COUNTY PROJECT NUMBER PS-041, TUSKAWILLA ROAD.
- TRACT "A" IS PRIVATE RIGHT-OF-WAY TRACT AND IS HEREBY DEDICATED AND MAINTAINED BY HOMEOWNERS ASSOCIATION. THERE IS A UTILITY EASEMENT OVER TRACT "A" IN ITS ENTIRETY ARE HEREBY DEDICATED TO THE SEMINOLE COUNTY. THERE IS A DRAINAGE AND ACCESS EASEMENT OVER TRACT "A" IN ITS ENTIRETY ARE HEREBY DEDICATED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- TRACT "B" IS LANDSCAPE BUFFER, DRAINAGE, OPEN SPACE TRACT AND IS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACTS "C", "D", "E" AND "G" ARE OPEN SPACE TRACTS AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT "F" IS OPEN SPACE/DRAINAGE TRACT AND IS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- ANY ENCRoACHMENTS INCLUDING BUT NOT LIMITED TO DECKS, CONCRETE PADS, FENCING, BUILDING OVERHANGS OR ANY AMENITY LIMITING THE FULL AND COMPLETE USE OF THE EASEMENT BY THE COUNTY IS EXPRESSLY PROHIBITED.



KEY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

NOTICE

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

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.



CERTIFICATE OF COUNTY SURVEYOR

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

Steve L. Wessels, P.L.S. Date: _____
Florida Registration Number 4599
County Surveyor for Seminole County, Florida

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

Clerk of the Board

CLERK OF THE COURT

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies with all the requirements of Chapter 177, Florida Statutes and was filed for Record on

This _____ day of _____

File No. _____

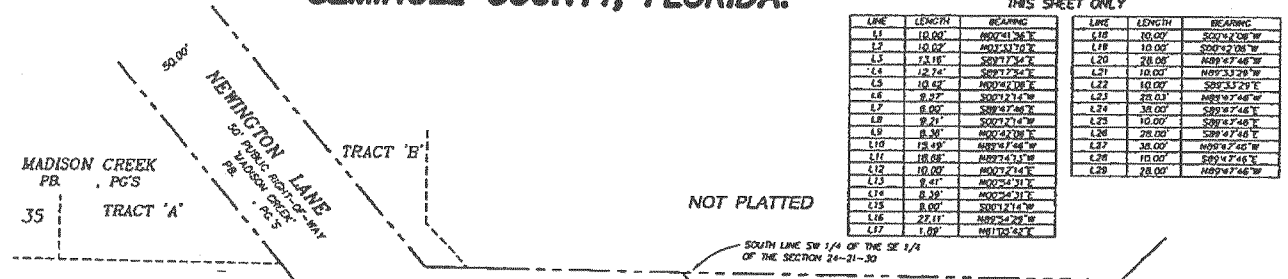
CLERK of the CIRCUIT COURT, Seminole County, Florida

MADISON PLACE TOWNHOMES

A PORTION OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA.

PLAT
BOOK

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SHEET 2 OF 3



LINE TABLE
THIS SHEET ONLY

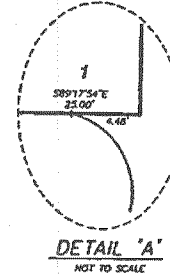
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.00'	N00°21'36"E	L18	10.00'	S02°42'08"W
L2	10.00'	N01°31'30"E	L19	10.00'	S02°42'08"W
L3	72.16'	S09°17'34"E	L20	28.06'	N09°47'46"W
L4	12.72'	S09°17'34"E	L21	10.00'	N09°33'39"E
L5	10.48'	N02°43'30"E	L22	10.00'	S03°33'20"E
L6	9.27'	S00°21'14"W	L23	28.03'	N09°47'46"W
L7	6.00'	S09°47'46"E	L24	30.00'	S09°47'46"E
L8	9.21'	S00°21'14"W	L25	10.00'	S09°47'46"E
L9	6.30'	N02°43'30"E	L26	28.00'	S09°47'46"E
L10	15.49'	N09°47'46"W	L27	30.00'	N09°47'46"E
L11	18.68'	N09°47'46"W	L28	10.00'	S09°47'46"E
L12	10.00'	N00°21'14"E	L29	28.00'	N09°47'46"E
L13	6.41'	N02°43'30"E			
L14	8.38'	N02°43'30"E			
L15	8.00'	S00°21'14"W			
L16	27.11'	N02°43'30"E			
L17	1.00'	N01°02'52"E			

STATE PLANE COORDINATES
BASED ON SEMINOLE HORIZONTAL POINTS
GPS IN 79 (SCALE FACTOR 0.99999384)
GPS IN 78 (SCALE FACTOR 0.99999382)

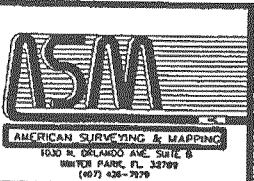
100	1,343,509.2629	576,087.8794
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102	1,343,509.4639	576,276.6255
103	1,343,509.7437	576,354.8609
104	1,343,540.8077	576,425.6236
105	1,343,534.2265	576,604.1475

CURVE TABLE
THIS SHEET ONLY

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	24.00'	37.49'	89.20 29"	33.20'	M44.5820"W
C2	24.00'	35.29'	90.00 00"	29.20'	S49.7214"W
C3	20.00'	42.71'	92.00 00"	42.45'	S42.714"W
C4	12.00'	16.82'	75.31 21"	14.20'	S52.2632"W
C5	20.00'	31.42'	80.00 00"	26.26'	M45.7214"E
C6	35.00'	21.61'	32.26 36"	21.30'	M17.9514"W
C7	50.00'	22.72'	22.43 23"	21.61'	M13.8401"E
C8	20.00'	32.62'	108.72 16"	32.40'	S13.8401"E
C9	20.00'	31.42'	80.00 00"	26.26'	M44.7248"W
C10	12.00'	11.36'	54.78 23"	10.95'	M27.2414"E
C11	18.00'	15.37'	54.18 23"	14.92'	S07.7041"E
C12	12.00'	11.36'	54.78 23"	10.95'	M13.8401"E
C13	12.00'	16.84'	80.24 21"	15.45'	N05.0010"E
C14	12.00'	16.84'	80.24 21"	15.45'	S17.3619"E
C15	12.00'	16.84'	80.24 21"	15.45'	M02.2431"W
C16	12.00'	16.84'	80.24 21"	15.45'	M45.8272"E
C17	12.00'	16.84'	80.24 21"	15.45'	S08.3212"E
C18	12.00'	16.84'	80.24 21"	15.45'	S49.2210"W
C19	12.00'	16.30'	77.50 06"	15.00'	M02.2431"W
C20	12.00'	16.30'	77.50 06"	15.00'	M45.8272"E
C21	12.00'	16.30'	77.50 06"	15.00'	S08.3212"E
C22	4.00'	4.65'	20.91 02"	4.64'	M28.0000"E
C23	12.00'	12.75'	60.53 22"	12.76'	S02.3830"W
C24	12.00'	12.75'	60.53 22"	12.76'	M44.7248"W
C25	12.00'	11.36'	54.78 23"	10.95'	S08.3212"E
C26	12.00'	11.36'	54.78 23"	10.95'	M27.2414"E



- LEGEND
- TYP. TYPICAL
 - DR. DRAINAGE
 - UT. UTILITY
 - ESMT. EASEMENT
 - R. RADIUS
 - Δ. DELTA ANGLE
 - L. LINE LENGTH
 - C. CHORD LENGTH
 - CB. CHORD BEARING
 - PC. POINT OF CURVATURE
 - PBC. POINT OF BEGINNING CURVE
 - PI. POINT OF INTERSECTION
 - PB. PLAT BOOK
 - PB. PLAT BOOK
 - OR. OFFICIAL RECORDS BOOK
 - FDOT. FLORIDA DEPARTMENT OF TRANSPORTATION
 - PT. POINT OF TANGENCY
 - S.R. STATE ROAD
 - N.R. NOT RASAL
 - PI. POINT OF INTERSECTION
 - (3). STATE PLANE COORDINATE ANNOTATION
 - R/W. RIGHT OF WAY
 - PRM. PERMANENT REFERENCE MONUMENT
 - LB. LICENSE BUSINESS
 - LS. LAND SURVEYOR
 - . DENOTES PERMANENT REFERENCE MONUMENT (SET 4" X 4" CONCRETE MONUMENT STAMPED LB #393)
 - . DENOTES PERMANENT REFERENCE MONUMENT (SET 4" X 4" CONCRETE MONUMENT STAMPED LB #393)



NOTICE
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MADISON PLACE TOWNHOMES

A PORTION OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA.

PLAT
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CURVE TABLE
THIS SHEET ONLY

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	12.00'	15.38'	54°18'33"	10.85'	N87°21'31"E
C2	12.00'	11.38'	54°18'53"	10.85'	S26°23'12"E
C3	20.00'	31.42'	100°00'00"	28.20'	N44°52'14"E
C4	16.00'	23.70'	100°00'00"	21.61'	N45°12'17"E
C5	16.00'	25.53'	100°00'00"	23.81'	N45°12'17"E
C6	12.00'	15.87'	73°31'21"	14.07'	S50°22'32"E
C7	12.00'	12.99'	100°00'00"	12.20'	S44°47'54"E
C8	12.00'	12.99'	100°00'00"	12.20'	S44°47'56"E
C9	20.00'	24.26'	100°00'00"	21.20'	S45°12'14"E
C10	12.00'	16.83'	100°00'00"	15.97'	S44°47'56"E
C11	12.00'	11.36'	54°18'53"	10.85'	N83°02'48"E
C12	12.00'	11.38'	54°18'53"	10.85'	N82°58'18"E
C13	12.00'	16.83'	100°00'00"	15.97'	N45°12'14"E

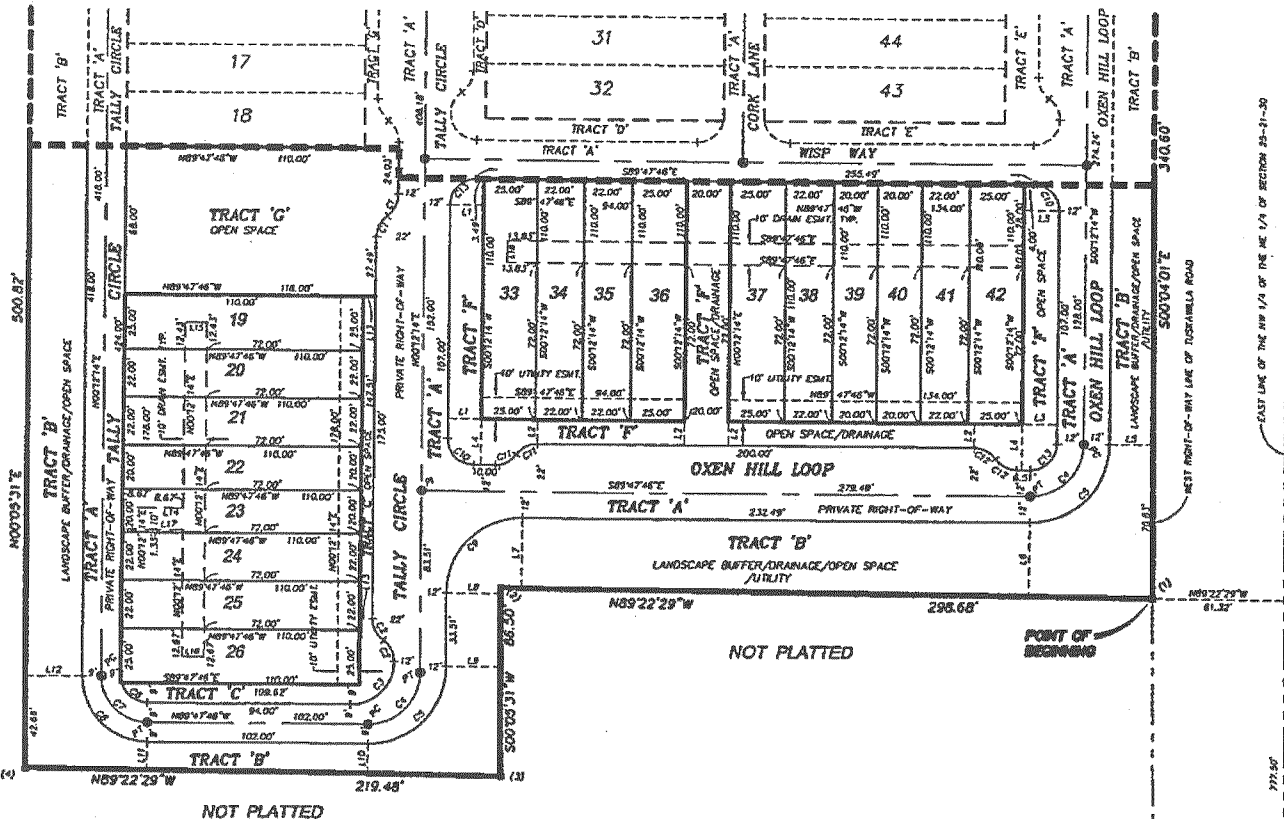
LINE TABLE
THIS SHEET ONLY

LINE	LENGTH	BEARING
L1	15.42'	S89°21'56"E
L2	17.00'	N00°12'24"E
L3	16.00'	N89°47'46"W
L4	21.00'	S02°12'14"W
L5	19.24'	S00°21'14"W
L6	24.11'	S00°32'31"W
L7	32.41'	S00°32'31"W
L8	23.10'	S89°24'20"E
L9	23.16'	S89°24'20"E
L10	14.87'	S00°21'31"W
L11	13.32'	S00°32'31"W
L12	26.50'	N89°34'29"W
L13	6.00'	S89°27'56"E

NORTHEAST CORNER OF THE
NW 1/4 OF THE NE 1/4 OF
SECTION 25-21-30

SOUTH LINE SW 1/4 OF THE SE 1/4
OF THE SECTION 24-21-30

NORTH LINE NW 1/4 OF THE NE 1/4
OF THE SECTION 25-21-30



STATE PLANE COORDINATES

BASED ON SCHEME HORIZONTAL POINTS
OPS 0179 (SCALE FACTOR 0.999943784)
OPS 0178 (SCALE FACTOR 0.999948832)

POINT	EASTING	NORTHING
(1)	1,565,083.6790	570,672.0181
(2)	1,565,082.1364	570,311.9431
(3)	1,565,005.6474	570,314.5964
(4)	1,565,004.5753	570,085.1174

TUSKAWILLA ROAD
PER FRONT OF WAY MAP OF SEMINOLE
COUNTY, PROJECT NO. 10-04 TUSKAWILLA ROAD

- LEGEND
- TYP. TYPICAL
 - DRAIN DRAINAGE
 - UTL. UTILITY
 - ESMT. EASEMENT
 - R. RADUS
 - Δ DELTA ANGLE
 - L ARC LENGTH
 - C CHORD LENGTH
 - CB CHORD BEARING
 - PC POINT OF CURVATURE
 - PT. POINT
 - PLAT BOOK
 - ORD OFFICIAL RECORDS BOOK
 - FOOT FLORIDA DEPARTMENT OF TRANSPORTATION
 - POINT OF INTERSECTION
 - S.R. STATE ROAD
 - N.R. NOT RADIAL
 - PI POINT OF INTERSECTION
 - (S) STATE PLANE COORDINATE ANNOTATION
 - R/W RIGHT OF WAY
 - PRM PERMANENT REFERENCE MONUMENT
 - LB LICENSE BUSINESS
 - LS LAND SURVEYOR
 - GD DENOTES PERMANENT REFERENCE MONUMENT (DCT 4" x 4" CONCRETE MONUMENT STAMPED LB #8353)
 - BE DENOTES PERMANENT REFERENCE MONUMENT (FD 4" x 4" CONCRETE MONUMENT STAMPED LB #8353)

NOT PLATTED

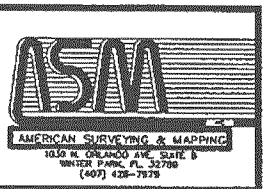
NOT PLATTED

NOT PLATTED

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF THE
NW 1/4 OF THE NE 1/4 OF
SECTION 25-21-30

SOUTH LINE NW 1/4 OF THE NE 1/4
OF THE SECTION 25-21-30



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