

Item # 21

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Approve the final plat of Lake Forest Section 17

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

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

<b>Agenda Date</b> <u>6/10/2003</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"/>
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**MOTION/RECOMMENDATION:**

Approve the final plat of Lake Forest Section 17 containing 30 single family residential lots zoned PUD on a 10.3 acre parcel within the Lake Forest Planned Unit Development located north side of SR 46, west side of S. Oregon Street and south of Orange Boulevard in Section 20, Township 19 S, Range 30 E – Orlando Lake Forest Joint Venture, Richard D. Bavec, Senior Vice President.

District 5 – McLain (Cynthia Sweet, Planner) *CS*

**BACKGROUND:**

The applicant, Orlando Lake Forest Joint Venture, Richard D. Bavec, Senior Vice President is requesting approval of the Final Plat of Lake Forest Section 17. The plat consists of 30 single family residential lots zoned PUD (Planned Unit Development) on a 10.3 acre parcel. Each lot is serviced by Seminole County as the utility provider for water and sewer and all internal roads within the development are private. The site is located on the north side of SR 46, west side of S. Oregon Street and south of Orange Boulevard in Section 20, Township 19 S, and Range 30 E.

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 Section 177, Florida Statutes.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Final Plat for Lake Forest Section 17.

District 5 - McLain  
Attachments: Reduced copy of plat - Exhibit A  
Location map - Exhibit B

<b>Reviewed by:</b> <i>KC</i> <b>Co Atty:</b> <i>KC</i> <b>DFS:</b> _____ <b>Other:</b> <i>SS</i> <b>DCM:</b> <i>SS</i> <b>CM:</b> <i>SS</i> <b>File No.</b> <u>cpdd03</u>
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# LAKE FOREST SECTION 17 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

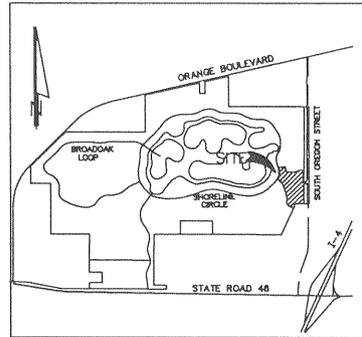
A PORTION OF LAND SITUATE IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 304 OF LAKE FOREST SECTION 08, AS RECORDED IN PLAT BOOK 02, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN ALONG THE EASTERLY LINE OF SAID LAKE FOREST SECTION 08, SOUTH 37°56'59" EAST 86.08 FEET; THENCE RUN NORTH 46°52'29" WEST 1.52 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1540.00 FEET; THENCE FROM A CHORD BEARING OF NORTH 45°17'28" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 248.40 FEET, THROUGH A CENTRAL ANGLE OF 09°10'03" TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE FROM A CHORD BEARING OF NORTH 31°59'04" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 133.97 FEET, THROUGH A CENTRAL ANGLE OF 17°28'44" TO THE POINT OF BEGINNING AND A POINT ON SAID CURVE; THENCE, CONTINUE ALONG SAID CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 440.00 FEET, FROM A CHORD BEARING OF NORTH 17°38'18" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 86.90 FEET, THROUGH A CENTRAL ANGLE OF 11°18'53" TO THE POINT OF TANGENCY; THENCE RUN NORTH 11°56'47" EAST 20.10 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE FROM A CHORD BEARING OF NORTH 01°24'09" WEST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 158.43 FEET, THROUGH A CENTRAL ANGLE OF 28°41'01" TO THE POINT OF TANGENCY; THENCE RUN NORTH 14°45'04" WEST 19.75 FEET; THENCE NORTH 80°22'31" EAST 148.16 FEET; THENCE SOUTH 09°37'29" EAST 41.23 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 208.00 FEET; THENCE FROM A CHORD BEARING OF SOUTH 16°50'23" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.83 FEET, THROUGH A CENTRAL ANGLE OF 14°25'48" TO THE POINT OF TANGENCY; THENCE RUN SOUTH 24°03'17" EAST 48.87 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 195.00 FEET; THENCE FROM A CHORD BEARING OF SOUTH 21°31'12" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.71 FEET THROUGH A CENTRAL ANGLE OF 05°04'10" TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE, RUN NORTH 71°00'53" EAST 50.00 FEET; THENCE SOUTH 89°54'03" EAST 153.83 FEET; THENCE NORTH 00°05'57" EAST 14.38 FEET; THENCE SOUTH 89°54'03" EAST 85.00 FEET; THENCE NORTH 00°08'57" EAST 32.14 FEET; THENCE SOUTH 89°54'03" EAST 167.23 FEET TO A POINT ON THE WESTERLY LINE OF AN EXISTING FLORIDA POWER CORPORATION EASEMENT (AS RECORDED IN DEED BOOK 148, PAGES 335 AND 336 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE RUN ALONG SAID EASEMENT LINE SOUTH 00°08'32" WEST 864.98 FEET; THENCE DEPARTING SAID EASEMENT LINE, RUN NORTH 89°56'00" WEST 218.97 FEET; THENCE SOUTH 24°57'48" WEST 40.14 FEET; THENCE NORTH 78°15'34" WEST 83.03 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE FROM A CHORD BEARING OF NORTH 49°22'28" WEST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 200.34 FEET, THROUGH A CENTRAL ANGLE OF 63°48'16" TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE, RUN NORTH 10°36'58" EAST 72.20 FEET; THENCE NORTH 10°30'49" WEST 130.42 FEET; THENCE NORTH 19°37'13" WEST 223.77 FEET; THENCE NORTH 40°02'28" WEST 182.40 FEET TO THE POINT OF BEGINNING.

LESS:

TRACT H (LEFT STATION) OF LAKE FOREST SECTION 16, AS RECORDED IN PLAT BOOK 60, PAGES 72 THROUGH 75 (INCLUSIVE) OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 10.323 ACRES, MORE OR LESS.



VICINITY MAP  
NOT TO SCALE

## ABBREVIATIONS LEGEND:

P.R.M. PERMANENT REFERENCE MONUMENT  
P.C.P. PERMANENT CONTROL POINT  
L.B. LAND SURVEY BUSINESS  
# OR NO. NUMBER  
P.L.S. PROFESSIONAL LAND SURVEYOR

## SURVEYOR'S NOTES:

1. ■ DENOTES P.R.M. - PERMANENT REFERENCE MONUMENT, RECOVERED 4"X 4" CONCRETE MONUMENT L.B. #2046, UNLESS OTHERWISE NOTED.
2. □ DENOTES P.R.M. - PERMANENT REFERENCE MONUMENT, SET 4"X 4" CONCRETE MONUMENT L.B. #2046, UNLESS OTHERWISE NOTED.
3. ● DENOTES P.C.P. - PERMANENT CONTROL POINT, NAIL AND DISC, L.B. #2046, TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.09(16).
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LAKE FOREST SECTION 08, AS RECORDED IN PLAT BOOK 02, PAGES 34 & 35 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS BEING N.37°56'59"E.
5. THERE IS DEDICATED HEREBY A 5.00 FEET WIDE SIDEWALK & UTILITY EASEMENT ALONG THE STREET SIDE OF ALL LOTS.
6. THERE IS DEDICATED HEREBY A 10.00 FEET WIDE DRAINAGE EASEMENT ALONG ALL REAR LOT LINES, EXCEPT AS OTHERWISE NOTED.
7. 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.
8. STATE PLANE COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT 1990) BEING SEMINOLE COUNTY HORIZONTAL CONTROL POINTS.
9. 20-19-30 DENOTES SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST.
10. TRACT A IS A LANDSCAPE AREA (WITH A DRAINAGE EASEMENT OVER ITS ENTIRETY) TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC.
11. TRACT B (INCLUDING "MAJESTIC WOODS PLACE" AND "OAK BURL COURT") IS THE STREET TRACT TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC.
12. TRACT C IS A LANDSCAPE AREA TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC.



**NOTICE - P.C.P.'S AND LOT CORNERS - (177.091 (6) (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.

## PLAT NOTES:

1) THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REFLECTION OF THE SUBDIVIDED LOTS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.

2) NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3) 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 CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE 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 SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

## 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. Wessell, P.L.S.  
Florida Registration Number 4589  
County Surveyor for Seminole County, Florida

Date .....

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

## LAKE FOREST SECTION 17 DEDICATION

This is to certify that the undersigned Orlando Lake Forest Joint Venture, a Florida general partnership (hereinafter referred to as "Laford Owner") is the lawful owner of the lands described in the caption therein and that it has caused the lands described herein to be surveyed and the plat, entitled Lake Forest Section 17, is hereby adopted as a true and correct plat of said lands. All of the streets and easements shown on the 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 hereon 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 Laford Owner, unless otherwise noted, and it does hereby grant to the present and future owners of adjacent lands and their heirs, assigns and domestic help, and to delivery, pickup and the protection services, police and other authorities of the United States postal service mail carriers, representatives of utilities authorized by the Laford Owner to serve the land shown on this plat, holders of mortgages liens on such lands and such other persons as the Laford 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 \_\_\_\_\_, 2000.

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

RICHARD D. BAVED (SENIOR VICE PRESIDENT)

Signed and sealed in the presence of:

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

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me

this \_\_\_\_\_ by \_\_\_\_\_

of \_\_\_\_\_

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, do 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: \_\_\_\_\_ Dated: \_\_\_\_\_

Abby A. Schoefer, P.L.S. Florida Registration No.5221

Dyer, Riddle, Mills & Precourt Inc.

1505 E. Colonial Drive

Orlando, Florida 32803

Florida Licensed Business No. 2646

## CERTIFICATE OF APPROVAL BY

### PLANNING & ZONING COMMISSION

Examined and Approved: \_\_\_\_\_ Date \_\_\_\_\_

## 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 CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT I have examined the foregoing plat of Chapter 177, Florida Statutes, and was filed for record and find that it complies in form with all the requirements of \_\_\_\_\_ at \_\_\_\_\_

File No. \_\_\_\_\_

CLERK OF THE COURT \_\_\_\_\_

In and for Seminole County, Florida

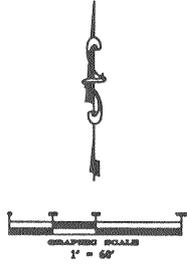
BY \_\_\_\_\_ D.C.

EXHIBIT A

# LAKE FOREST SECTION 17

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



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

### SYMBOLS AND ABBREVIATIONS LEGEND

- C = CHORD
- CB = CHORD BEARING
- CL = CENTERLINE
- (RAD.) = RADIAL
- Δ = DELTA
- L = LENGTH
- R = RADIUS
- NO. = NUMBER
- (N.R.) = NON-RADIAL
- R/W = RIGHT-OF-WAY (TYP.)
- SEC. = SECTION
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.O.C. = POINT ON A CURVE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY
- L.B. = LICENSED BUSINESS
- C.M. = CONCRETE MONUMENT
- O.R. = OFFICIAL RECORD (BOOK)
- PG(S) = PAGE(S)
- (TYP.) = TYPICAL
- G.P.S. = GLOBAL POSITIONING SYSTEM
- P.B. = PLAT BOOK

STATE PLANE COORDINATE TABLE FOR PRM'S

NO.	NORTHING	EASTING
1	1530812.200	548778.970
2	1530812.200	548778.970
3	1530812.200	548778.970
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5	1530812.200	548778.970
6	1530812.200	548778.970
7	1530812.200	548778.970
8	1530812.200	548778.970
9	1530812.200	548778.970
10	1530812.200	548778.970
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16	1530812.200	548778.970
17	1530812.200	548778.970
18	1530812.200	548778.970
19	1530812.200	548778.970
20	1530812.200	548778.970
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22	1530812.200	548778.970
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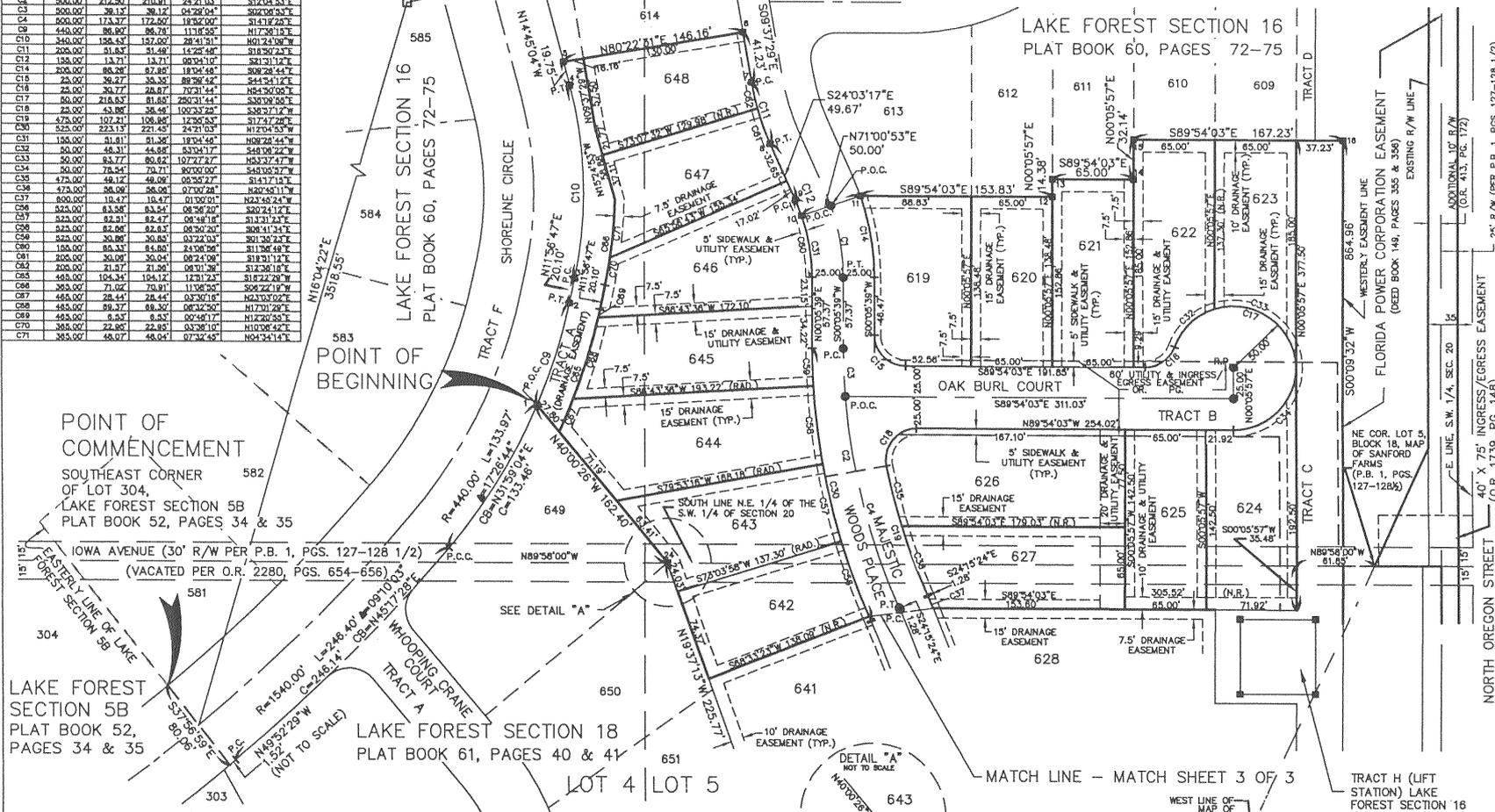
NOTE: STATE PLANE COORDINATES ARE NOT ON LAKE FOREST, SECTION 17, BEARING BASE. SCALE FACTOR 0.99954717

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA	CHORD BEARING
C1	180.00'	96.84'	96.84'	180°44'	S89°28'44"E
C2	500.00'	212.50'	210.81'	24°21'03"	S12°04'53"E
C3	500.00'	36.15'	36.12'	02°28'04"	S92°08'53"E
C4	500.00'	173.37'	172.00'	19°52'00"	S143°25'22"E
C5	440.00'	86.80'	86.78'	111°58'58"	N17°38'15"E
C10	285.00'	158.53'	157.60'	28°41'31"	S01°24'08"W
C11	205.00'	51.82'	51.69'	15°22'46"	S19°38'23"E
C12	158.00'	13.71'	13.71'	90°34'02"	S21°31'12"E
C13	205.00'	88.28'	87.89'	18°34'48"	S08°28'44"E
C14	25.00'	36.07'	35.95'	89°36'42"	S45°14'17"E
C15	25.00'	30.77'	28.87'	70°31'44"	N54°30'08"E
C17	50.00'	21.63'	21.62'	280°31'44"	S30°19'55"E
C18	25.00'	153.98'	153.52'	102°35'28"	S85°37'17"W
C19	475.00'	107.21'	106.84'	12°42'53"	S174°12'02"E
C20	525.00'	223.13'	221.45'	24°21'03"	N12°04'53"W
C31	155.00'	31.81'	31.58'	18°34'48"	N09°28'44"W
C32	50.00'	46.31'	44.06'	93°24'12"	S40°08'22"W
C33	50.00'	83.77'	80.82'	10°22'42"	N53°37'47"W
C34	50.00'	78.54'	70.71'	90°00'00"	S40°00'00"W
C35	475.00'	48.12'	48.00'	88°38'22"	S15°17'15"E
C36	475.00'	58.08'	58.06'	07°00'28"	N26°45'11"W
C37	800.00'	10.47'	10.47'	01°00'00"	N27°48'24"W
C38	500.00'	83.58'	83.54'	08°28'20"	S20°24'17"E
C39	500.00'	82.31'	82.47'	08°18'18"	S13°31'23"E
C40	525.00'	82.08'	82.83'	08°30'20"	S08°41'34"E
C46	500.00'	30.89'	30.83'	03°22'03"	S01°35'22"E
C48	100.00'	88.13'	84.80'	14°38'56"	S11°36'48"E
C49	205.00'	30.09'	30.04'	08°24'08"	S18°31'17"E
C51	205.00'	21.07'	21.00'	08°11'38"	S12°38'18"E
C52	485.00'	128.12'	128.12'	178°12'00"	S122°20'00"W
C56	385.00'	71.02'	70.91'	113°58'55"	S09°24'18"E
C57	485.00'	28.44'	28.44'	03°30'16"	N21°03'02"E
C58	485.00'	88.37'	88.30'	08°32'30"	N17°31'20"E
C59	485.00'	5.83'	5.83'	02°54'30"	N11°20'53"E
C70	385.00'	22.86'	22.83'	03°38'10"	N10°08'42"E
C71	385.00'	48.07'	48.04'	07°32'48"	N04°34'14"E

5" x 5" C.M. BRASS TOP  
G.P.S. # 0273/COW  
DESIGNATION #426310273  
N 1633939.476  
E 547469.797

5" x 5" C.M. BRASS TOP  
G.P.S. # 0272/OTTER  
DESIGNATION #426310272  
N 1634529.747  
E 549895.831



POINT OF COMMENCEMENT  
SOUTHEAST CORNER  
OF LOT 304,  
LAKE FOREST SECTION 5B  
PLAT BOOK 52, PAGES 34 & 35

IOWA AVENUE (30' R/W PER P.B. 1, PGS. 127-128 1/2)  
(VACATED PER O.R. 2280, PGS. 654-656)

LAKE FOREST SECTION 5B  
PLAT BOOK 52,  
PAGES 34 & 35

LAKE FOREST SECTION 18  
PLAT BOOK 61, PAGES 40 & 41

MAP OF SANFORD FARMS  
PLAT BOOK 1, PAGES 127-128 1/2  
BLOCK 18  
(VACATED PER O.R. 2280, PGS. 654-656)



MATCH LINE - MATCH SHEET 3 OF 3

TRACT H (LIFT STATION) LAKE FOREST SECTION 16  
PLAT BOOK 60,  
PGS. 72-75

25' R/W (PER P.B. 1, PGS. 127-128 1/2)  
40' X 75' INGRESS/EGRESS EASEMENT (O.R. 1739, P.G. 148)  
E. LINE, S.W. 1/4, SEC. 20  
ADDITIONAL 10' R/W (O.R. 413, PG. 172)

FLORIDA POWER CORPORATION EASEMENT (DEED BOOK 148, PAGES 355 & 356)

NE COR. LOT 5, BLOCK 18, MAP OF SANFORD FARMS (P.B. 1, PGS. 127-128 1/2)

WEST LINE OF SANFORD FARMS

WEST LINE OF IOWA AVENUE (P.B. 1, PGS. 127-128 1/2)

CENTERLINE IOWA AVENUE (P.B. 1, PGS. 127-128 1/2)

SHORELINE CIRCLE

SHORELINE CIRCLE

SHORELINE CIRCLE

# LAKE FOREST SECTION 17

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



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

### SYMBOLS AND ABBREVIATIONS LEGEND

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- P.C.C. = POINT OF COMPOUND CURVATURE
- P.O.C. = POINT ON A CURVE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY
- L.B. = LICENSED BUSINESS
- C.M. = CONCRETE MONUMENT
- (TYP.) = TYPICAL
- P.B. = PLAT BOOK
- PG(S) = PAGE(S)
- O.R. = OFFICIAL RECORDS (BOOK)
- R/W = RIGHT-OF-WAY
- SEC. = SECTION

STATE PLANE COORDINATE TABLE FOR PRM'S

NO.	NORTHING	EASTING
1	103000.00	549778.870
2	103000.00	549778.870
3	103000.00	549778.870
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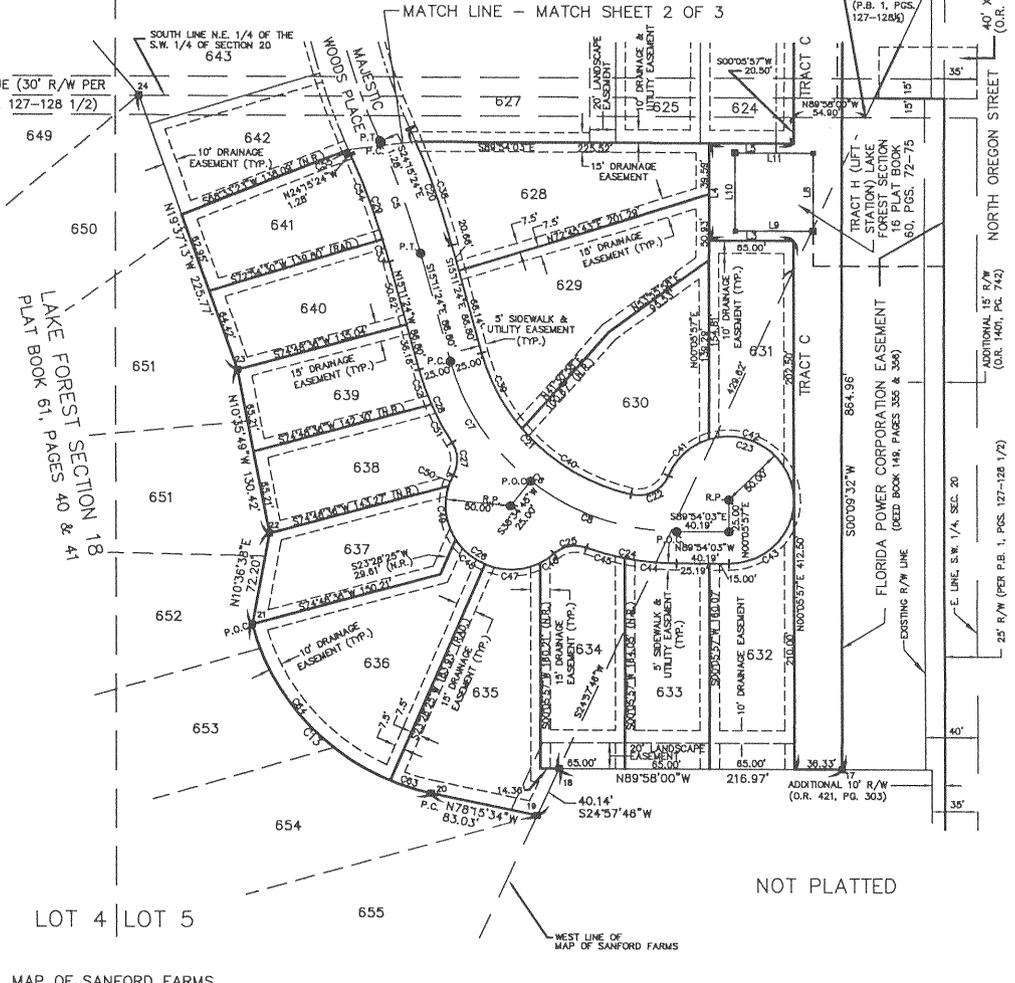
NOTE: STATE PLANE COORDINATES ARE NOT ON LAKE FOREST, SECTION 17, BEARING BASE. SCALE FACTOR 0.999954717

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°54'03"W	85.00'
L2	S00°00'00"E	75.00'
L3	S89°54'03"W	85.00'
L4	S00°00'00"E	85.00'
L5	N89°54'03"W	85.00'
L6	S00°00'00"E	85.00'
L7	N89°54'03"W	85.00'
L8	S00°00'00"E	85.00'
L9	N89°54'03"W	85.00'
L10	S00°00'00"E	85.00'
L11	S00°00'00"E	85.00'

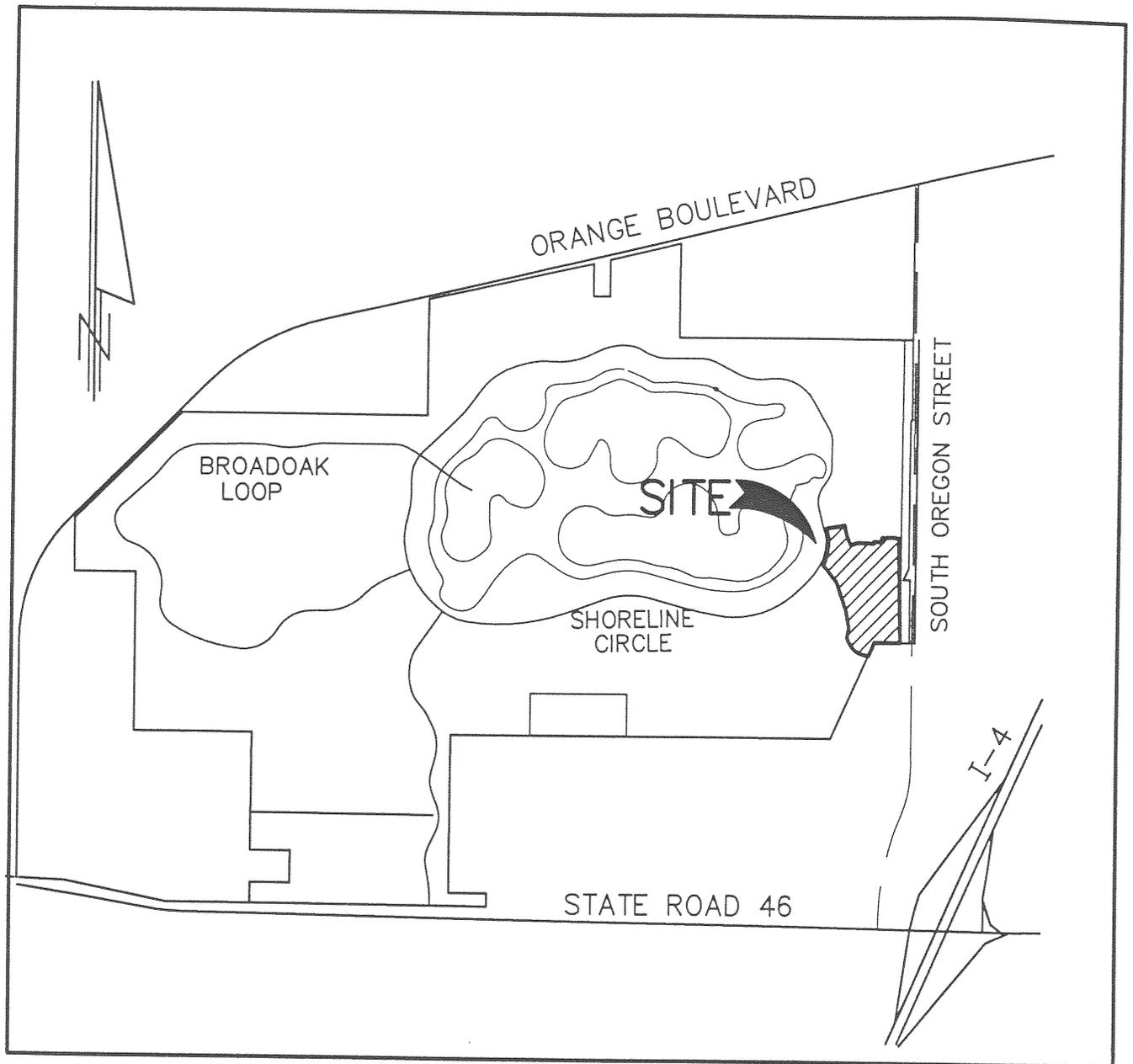
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	DELTA	CHORD BEARING
C6	175.00'	80.80'	80.80'	90°00'00"	S19°32'43"W
C7	180.00'	234.71'	215.53'	74°52'30"	S19°32'43"W
C8	180.00'	113.84'	111.84'	36°13'01"	S33°18'20"W
C9	180.00'	122.80'	118.83'	38°28'48"	S27°28'36"W
C10	180.00'	800.34'	185.18'	83°46'18"	N48°22'28"W
C11	800.00'	84.80'	84.80'	90°00'00"	S19°32'43"W
C12	150.00'	168.84'	158.80'	81°54'28"	S48°02'36"W
C13	25.00'	38.28'	38.41'	80°38'20"	N82°41'30"W
C14	25.00'	218.25'	83.00'	21°48'14"	S33°58'02"W
C15	800.00'	72.82'	72.82'	185°14'18"	N89°03'34"W
C16	25.00'	28.80'	28.54'	81°28'48"	S78°07'22"W
C17	25.00'	138.80'	88.54'	185°28'28"	N81°20'33"W
C18	25.00'	28.80'	28.54'	81°28'48"	S78°07'22"W
C19	850.00'	82.88'	88.81'	80°38'20"	S18°52'36"W
C20	850.00'	82.88'	82.33'	172°22'22"	S24°58'00"W
C21	850.00'	84.47'	84.40'	98°53'58"	N18°37'24"W
C22	150.00'	87.18'	88.88'	84°48'20"	N77°28'24"W
C23	180.00'	88.71'	88.00'	38°32'36"	N89°17'40"W
C24	90.00'	43.84'	43.84'	90°00'00"	N47°28'08"W
C25	80.00'	83.72'	80.84'	107°27'27"	N63°07'17"W
C26	90.00'	78.84'	78.71'	80°00'00"	N45°00'00"W
C27	800.00'	40.08'	40.00'	113°10'00"	N84°18'00"W
C28	90.00'	36.08'	36.08'	98°32'28"	S74°28'28"W
C29	90.00'	19.78'	19.78'	115°02'00"	N89°03'34"W
C30	50.00'	44.02'	42.81'	80°28'20"	N88°15'02"W
C31	90.00'	30.08'	28.80'	34°58'20"	S49°18'24"W
C32	90.00'	43.84'	43.80'	90°00'00"	N87°04'40"W
C33	90.00'	8.41'	8.40'	104°27'00"	S24°24'24"W
C34	800.00'	33.88'	33.88'	98°44'36"	S24°28'36"W
C35	800.00'	28.81'	28.88'	98°54'54"	S18°13'34"W
C36	800.00'	18.20'	18.20'	01°24'00"	S18°08'27"W
C37	800.00'	88.71'	88.74'	07°28'00"	S20°00'00"W
C38	825.00'	3.52'	3.52'	00°24'00"	S24°03'34"W
C39	180.00'	33.81'	33.17'	107°24'20"	N78°08'24"W
C40	180.00'	187.13'	181.18'	83°11'58"	N44°05'14"W



MAP OF SANFORD FARMS  
PLAT BOOK 1, PAGES 127-128 1/2  
BLOCK 18  
(VACATED PER O.R. 2280, PGS. 654-656)

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VICINITY MAP  
NOT TO SCALE