

Item # 45

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: BUCKINGHAM ESTATES PHASES 3&4 (Final Plat)

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Rebecca Hammock EXT. 7438

Agenda Date <u>7/13/04</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 Buckingham Estates Phases 3 & 4 containing 126 single family residential lots located on the north side of Markham Road, west of Sandy Lane and east of Lake Markham Road in Section 36, Township 19, Range 29 -Montie Plank Development, Applicant.

District 5-Daryl McLain (Rebecca Hammock, Principal Planner)

**BACKGROUND:**

The applicant, Montie Plank Development for Engineered Homes, is requesting final plat approval for Buckingham Estates Phase 3 & 4 containing 126 lots on an 81 acre parcel zoned Planned Unit Development (PUD). The subject property is located on the north side of Markham Road, west of Sandy Lane and east of Lake Markham Road in the Buckingham Estates PUD. The subject property is located within the Wekiva River Protection Area (WRPA) and is therefore required to preserve 50% of the trees within the developable area of the site.

The subdivision will be served by Seminole County water and sewer and the roadways within the subdivision are private to be owned and maintained by the Buckingham Homeowners Association. Tract C of the plat is designated as a Trail Head Park for Seminole Wekiva Trail to be dedicated to Seminole County as required by the Developer's Commitment Agreement.

Staff has reviewed the plat and finds that it meets all the applicable conditions of the approved Developer's Commitment Agreement for the Buckingham Estates Planned Unit Development, Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes.

Reviewed by:	
Co Atty:	<u>KCC</u>
DFS:	
Other:	<u>SS</u>
DCM:	<u>SS</u>
CM:	<u>RB</u>
File No.	<u>cpdd01</u>

**STAFF RECOMMENDATION:**

Staff recommends approval of the Final Plat for Buckingham Estates Phases 3 & 4.

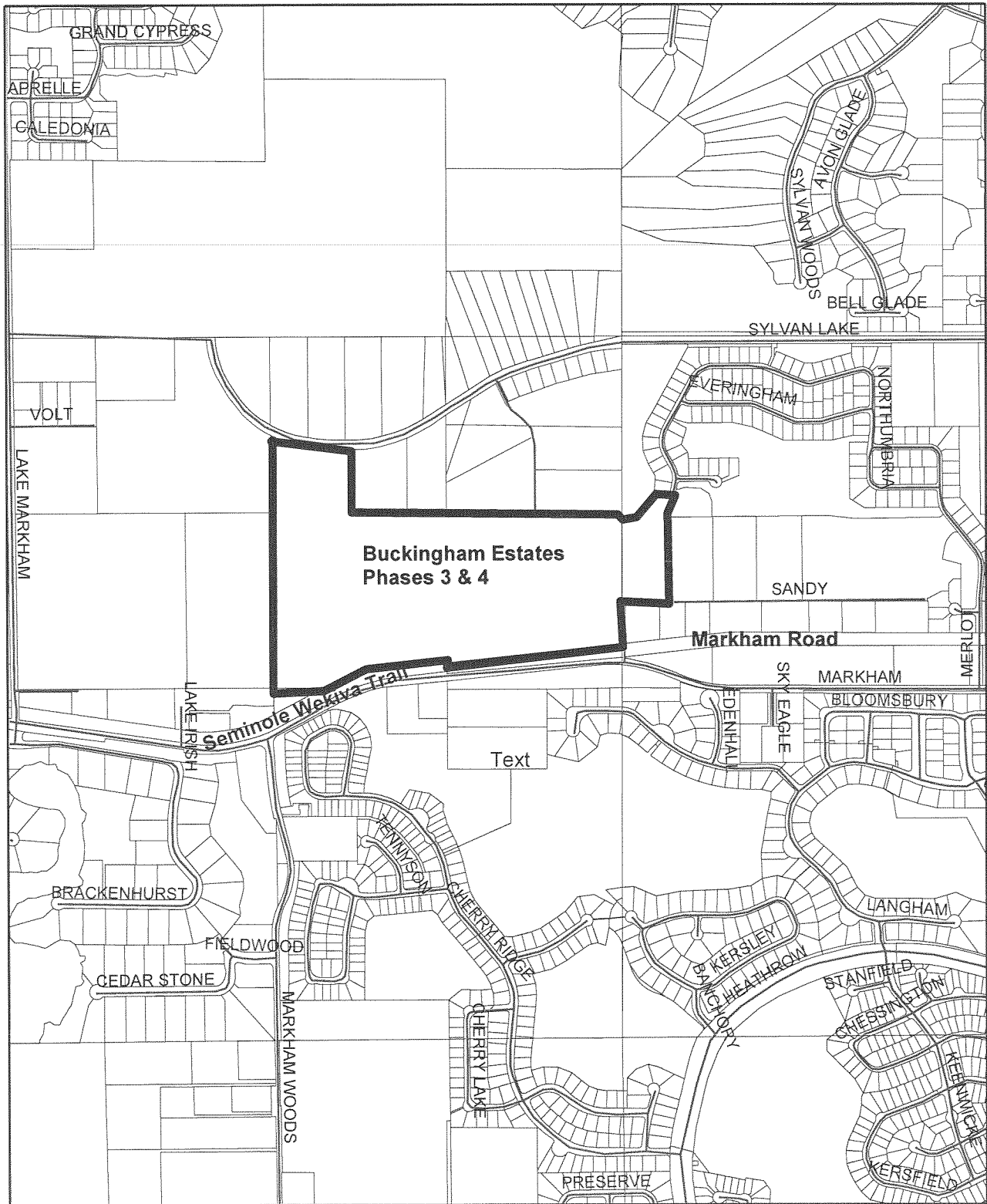
District 5

Attachments: Location Map

Reduced Copy of Plat

---

# LOCATION MAP



Buckingham Estates Phases 3 & 4

Final Plat



# BUCKINGHAM ESTATES PHASES 3 AND 4

Part of the Northwest Quarter of Section 36 and the North Half of the Northeast Quarter of Section 35, Township 19 South, Range 29 East, Seminole County, Florida

SHEET 1 OF 4

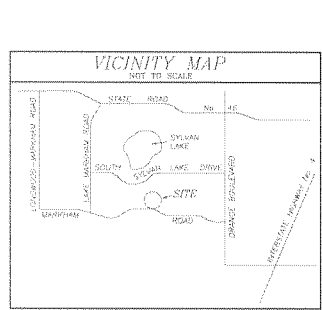
### LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter and the West Quarter of the North Half of the Southeast Quarter of the Northwest Quarter of Section 36 together with that part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 35, lying Northerly of Seminole Weiva Trail (a 100.00 foot right of way) and that part of the Northwest Quarter of the Northwest Quarter of Section 35 lying Southerly of South Sylvan Lake Drive (a 66.00 foot right of way), less the East 716.9 feet thereof, all lying in Township 19 South, Range 29 East, Seminole County, Florida and being more particularly described as follows:

Commence at the Northwest corner of said Section 36, also being the Northeast corner of said Section 35, being at the centerline of South Sylvan Lake Drive (a 66.00 foot right of way); thence run S 00°12'51"W, along the West line of the Northwest Quarter of said Section 36 and the East line of the Northwest Quarter of said Section 35, and along the West line, and Northerly extension thereof, BUCKINGHAM ESTATES, as recorded in Plat Book 30, Page 80 through 81 of the Public Records of Seminole County, Florida, a distance of 1,234.00 feet to the Point of Beginning; thence run the following eight courses and along the Southerly curvature of said BUCKINGHAM ESTATES: N72°41'31"E, a distance of 20.46 feet; thence run N36°15'51"W, a distance of 25.00 feet; thence run N41°20'30"E, a distance of 140.95 feet; thence run S80°09'30"W, a distance of 160.00 feet; thence run S05°51'30"W, a distance of 174.85 feet to a point of curvature; thence Northerly and having a radius of 200.00 feet, thence run Southwesterly along the arc of said curve 92.11 feet and through a central angle of 0°24'21" to the point of tangency, being subtended by a chord of 81.16 feet and a chord bearing of S22°03'40"W; thence run S84°34'13"W, a distance of 561.00 feet; thence run S53°13'02"E, a distance of 43.87 feet; thence, departing said Southerly line, run S00°03'22"W, a distance of 161.56 feet; thence run S89°20'56"W, a distance of 324.86 feet to the West line of the Northwest Quarter of said Section 36, also being the East line of the Northwest Quarter of said Section 35; thence run S09°13'17"E, along said Section line, a distance of 523.65 feet to the Northerly right of way line of the Seminole Weiva Trail (a 100.00 foot right of way); thence run the following four courses along said Northerly right of way line: S84°34'13"W, a distance of 1,126.54 feet; thence run N22°16'40"W, a distance of 25.10 feet; thence run S84°34'13"W, a distance of 283.62 feet to a point on a non-tangent curve concave South and having a radius of 1,946.38 feet; thence run Westerly along the arc of said curve 227.48 feet and through a central angle of 21°15'54" to the South line of the Northwest Quarter of said Section 35 and the end of said curve, being subtended by a chord of 233.31 feet and a chord bearing of S73°58'24"W; thence run N22°16'40"W, along said South line, a distance of 343.10 feet to the West line of the Northwest Quarter of said Section 35; thence run N00°07'07"E, along said West line, a distance of 1,919.31 feet to the Southerly right of way line of aforementioned South Sylvan Lake Drive and a point on a non-tangent curve concave North and having a radius of 855.43 feet; thence run the following three courses along said Southerly right of way line: Easterly along the arc of said curve 454.16 feet and through a central angle of 50°25'14" to the end of said curve, being subtended by a chord of 448.87 feet and a chord bearing of S74°43'45"E; thence run S89°58'23"E, a distance of 132.95 feet to a point of curvature concave North and having a radius of 1,178.82 feet; thence run Easterly along the arc of said curve 41.00 feet and through a central angle of 0°24'21" to the end of said curve, being subtended by a chord of 41.65 feet and a chord bearing of N89°02'54"E; thence, departing said Southerly right of way line, run S00°03'22"W, a distance of 479.52 feet; thence run S89°43'36"E, a distance of 2,041.65 feet to the West line of said Northwest Quarter of Section 36 and the East line of said Northwest Quarter of Section 35; thence run N22°04'51"E, along said line, a distance of 61.93 feet to the Point of Beginning, containing 1,564,993 square feet or 35.46 acres more or less.



- NOTES CONTINUED:
1. Lot 192 is subject to a 15.00 foot access easement, as depicted, per Grant of Easement recorded in Official Records Book 658, Page 0017, and Official Records Book 144, Page 0205, which access easement does not provide access to Tract 74 or Lot 292. Said access easement does not have a right way bearing. Lane marked outside the plotted lands, adjacent to the rear of lots 292 through 293 and Tract 74.
  2. Access across the Seminole Weiva Trail to HEDGECOCK ROAD from HEDGECOCK DRIVE, Lane 192, by a right of way easement, as depicted, is shown in the Declaration of Easements in Official Records Book 4269, Page 1744 and Special Warranty Deed in Official Records Book 4269, Page 1038 and Official Records Book 4083, Page 1661.
  3. In accordance with Chapter 172.091, Florida Statutes, Board of Professional Land Surveyors laws and rules, all plotted utility easements shown on this plat shall be observed 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 facilities and services of an electric, telephone, gas or other public utility.
  4. Tract 74 is to be owned and shall be maintained by the Buckingham Estates Homeowners Association as a private roadway. A Reserve Easement for the installation, use and maintenance of sewer and water utilities is hereby dedicated to Seminole County, Florida, over Tract 74.
  5. Tract 75 is hereby dedicated to and shall be maintained by Seminole County.
  6. Tracts 76 and 77 are hereby dedicated to and shall be maintained by the Buckingham Estates Homeowners Association as a conservation area. A conservation easement in favor of the St. John's River Water Management District and Seminole County is hereby dedicated over these areas.
  7. Tract 78 is hereby dedicated to and shall be maintained by the Buckingham Estates Homeowners Association as a conservation and open space area. A conservation easement in favor of the St. John's River Water Management District and Seminole County is hereby dedicated over these areas.
  8. Tract 79 is hereby dedicated to and shall be maintained by the Buckingham Estates Homeowners Association as a conservation, open space and wildlife buffer area. A conservation easement in favor of the St. John's River Water Management District and Seminole County is hereby dedicated over these areas.
  9. Tract 80 is to be owned and shall be maintained by the Buckingham Estates Homeowners Association as a open space/wildlife buffer area.
  10. Tracts 81 and 82 are to be owned and shall be maintained by the Buckingham Estates Homeowners Association as a retention area. A drainage easement is hereby dedicated to Seminole County over the retention area adjacent to lots 81 and 82.
  11. Tracts 83 and 84 are to be owned and shall be maintained by the Buckingham Estates Homeowners Association as a retention area. A drainage easement is hereby dedicated to Seminole County over the retention area adjacent to lots 83 and 84.
  12. Tract 85 is to be owned and shall be maintained by the Buckingham Estates Homeowners Association as a landscape area.
  13. State plat coordinates shown herein are based on Seminole County central meridian ODBR 436130N and 426374153E.



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND SHALL BE CONSIDERED AS SUCH. ANY SUPPLEMENTAL INFORMATION OR CORRECTIONS TO THIS PLAT SHALL BE SUPPLEMENTED IN ALPHABETICALLY BY ANOTHER 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.

Prepared by: GUNDELMEYER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS  
 2435 EAST BOWMAN DRIVE - ORLANDO, FLORIDA 32807  
 Phone: (407) 277-9312 Fax: (407) 458-1436

PLAT BOOK	PAGE
BUCKINGHAM ESTATES PHASES 3 AND 4	DEDICATION
THIS IS TO CERTIFY THAT the undersigned (hereinafter referred to as the "Notary Public") is the Notary Public of the State of Florida and that I have caused the copies described herein to be surveyed and this plat to be recorded in the Public Records of Seminole County, Florida. The streets shown on this plat are not required for public use and such streets use well and will not be part of the County System of the public roads. The streets shall remain private and be conveyed to the BUCKINGHAM HOMEOWNERS ASSOCIATION. The lawful owner does hereby grant to the present and future owners of adjacent lands and their heirs, assigns, devisees and devisees, and to their heirs, assigns and their heirs, assigns and their assigns, and their assigns, the use, United States Postal Service mail carrier, representatives of utilities authorized by the lawful owner, to serve the land shown on this plat, holders of mortgages, lessors on such lands and such other persons on the BUCKINGHAM HOMEOWNERS ASSOCIATION from time to time may designate, the use of such lands and their right of ingress and egress over and across said streets. The lawful owner hereby dedicates to Seminole County an easement for ingress and egress across all streets and easements shown on this plat for the purposes of inspecting, repairing, maintaining, inspecting and other activities deemed appropriate or necessary by Seminole County relating to the facilities constructed or installed or to be installed for the lands so subdivided or for the public good and welfare, and which may include but not be limited to, the following: water, sanitary sewer, stormwater, sewer, power, telephone, cable television, street lighting and any other facilities that shall be constructed on the lands shown on this plat. Seminole County shall have the right to enter lands, through any other instrument of the above facilities, unless otherwise noted, the terms and conditions shown herein have been disclosed to the public for the use and purchase thereof. Nothing in this Declaration shall be construed as an easement or easements provided in Seminole County shall be construed to impose any obligation whatsoever on Seminole County.	
IN WITNESS WHEREOF, the said Notary Public has hereunto set his hand and seal this ... day of ... 2001.	
WITNESSES:	
BUCKINGHAM-LAKE PARTNERSHIP, a Florida limited partnership	
By: ROBERTSON, JR., L.L., a Florida limited liability company	
By: HARTSHORN, INC., a California corporation, manager	
By: _____	Name:
By: _____	Address:
STATE OF FLORIDA	
COUNTY OF _____	
The foregoing instrument was acknowledged before me this day of ... 2001, by _____, a/an _____ of BUCKINGHAM-LAKE PARTNERSHIP, a Florida limited partnership. As a notary public, I am	
Notary Public	
Print Name of Notary Public _____ State of Florida _____ We commence our office _____	
CERTIFICATE OF SURVEYOR	
I, _____, a duly 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, and said plat is a correct representation of the lands therein described and that said plat was prepared under his direction and supervision and that this plat complies with all of the survey requirements as required by Chapter 177, Florida Statutes, and that said land is located in Seminole County, Florida.	
DATED _____ Registration Number: P.L.S. 24714	
THOMAS K. GUNDELMEYER GUNDELMEYER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS 2435 EAST BOWMAN DRIVE - ORLANDO, FLORIDA 32807 Phone: (407) 277-9312 Fax: (407) 458-1436	
CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR	
I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes.	
Steve L. Thomas, P.L.S.	DATED _____
Florida Registration Number 4389	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	
By: _____	C.O.
CERTIFICATE OF CLERK OF CIRCUIT COURT	
I HEREBY CERTIFY that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____	
By: _____	FILE NO. _____
CLERK OF THE COURT in and for Seminole County, Florida	
By: _____	C.O.C.



# BUCKINGHAM ESTATES PHASES 3 AND 4

Part of the Northwest Quarter of Section 36 and the North Half of the Northeast Quarter of Section 35, Township 19 South, Range 29 East, Seminole County, Florida

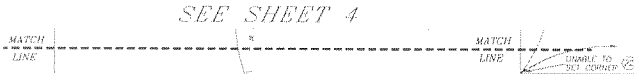
PLAT BOOK

PAGE

SHEET 3 OF 4

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C10	00°33'58"	314.74	143.57	143.37	N 57°23'26" E
C11	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C14	12°21'39"	505.05	231.45	230.94	S 89°42'42" E
C15	22°21'58"	325.50	152.65	154.17	N 69°44'59" E
C16	20°14'58"	344.46	158.55	149.55	S 26°22'40" E
C18	20°14'58"	344.46	158.55	149.55	S 26°22'40" E
C19	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C27	12°21'39"	505.05	231.45	230.94	S 89°42'42" E



SEE SHEET 4

**LINE TABLE**

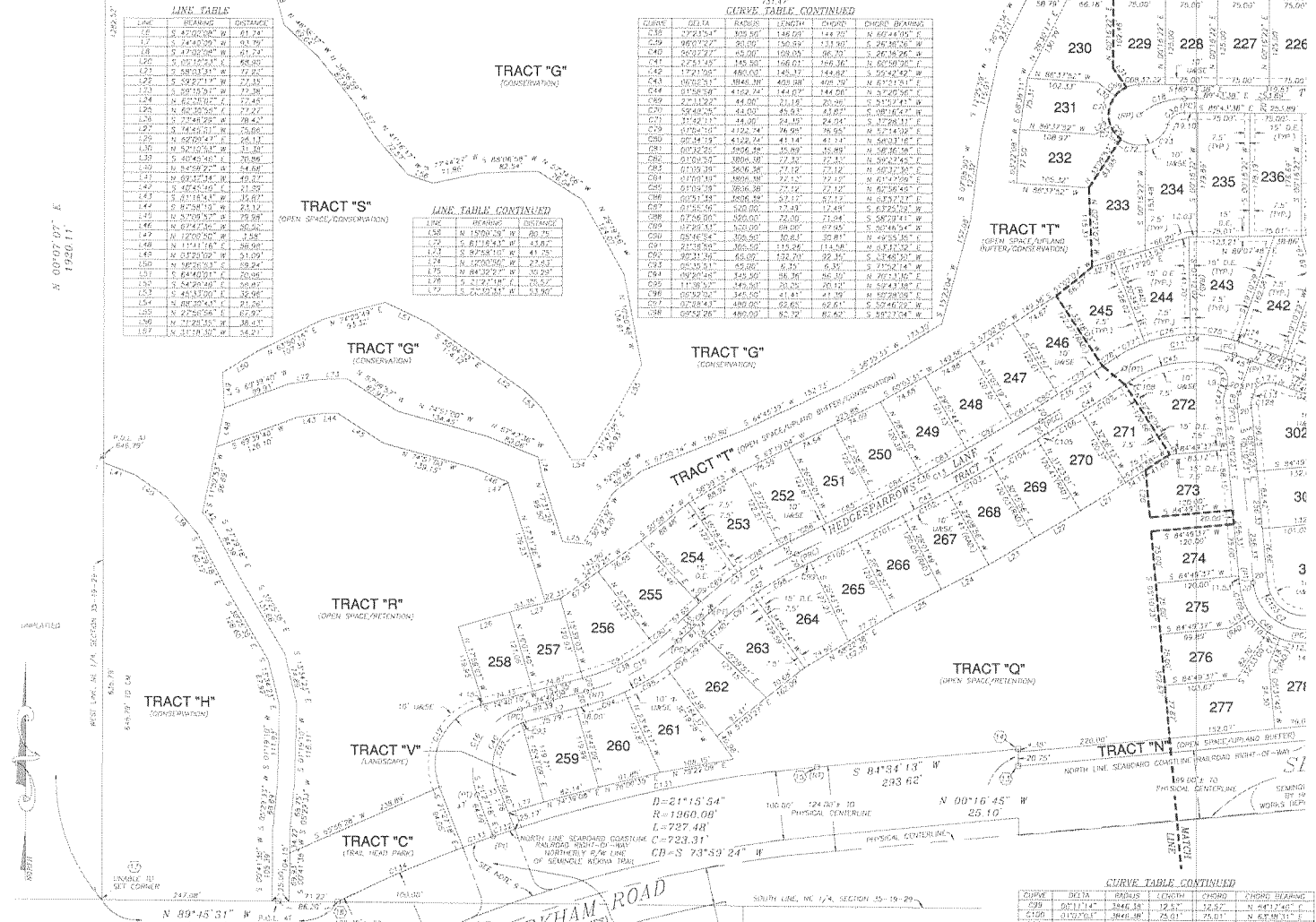
LINE	BEARING	DISTANCE
16	S 42°02'08" W	63.24
17	S 74°42'00" W	63.79
18	S 72°02'08" W	61.73
19	S 05°16'54" E	65.85
20	S 05°16'54" E	65.85
21	S 88°03'31" W	72.22
22	S 59°27'17" W	77.35
23	S 39°19'57" W	74.36
24	N 62°26'02" E	77.45
25	N 60°36'56" E	77.27
26	S 72°48'02" W	78.42
27	S 74°45'01" W	75.65
28	N 60°36'56" E	77.27
29	N 52°05'51" E	76.34
30	S 40°45'48" E	70.86
31	N 52°05'51" E	76.34
32	S 40°45'48" E	70.86
33	S 09°42'54" E	69.24
34	S 40°45'48" E	70.86
35	S 03°18'54" W	35.87
36	S 82°58'02" W	23.12
37	S 72°02'08" W	61.73
38	N 17°41'16" E	38.98
39	N 33°20'32" W	51.39
40	N 56°05'31" E	59.24
41	S 64°40'21" E	20.95
42	S 84°29'59" E	56.82
43	S 45°13'09" E	38.66
44	N 60°36'56" E	77.27
45	N 60°36'56" E	77.27
46	N 22°26'58" E	62.97
47	N 71°26'51" E	36.43
48	N 31°18'59" W	54.21

**LINE TABLE CONTINUED**

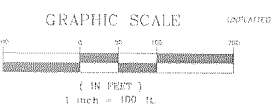
LINE	BEARING	DISTANCE
49	N 19°02'26" W	29.75
50	S 61°19'43" W	43.87
51	S 82°28'10" E	41.73
52	S 02°00'00" W	23.52
53	N 84°32'22" W	30.29
54	S 12°32'18" E	33.80
55	S 24°00'00" E	33.80
56	S 24°00'00" E	33.80

**CURVE TABLE CONTINUED**

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C12	17°23'34"	335.50	148.02	144.20	N 66°44'00" E
C13	06°02'32"	369.35	163.87	163.87	S 24°36'26" W
C17	22°21'58"	325.50	152.65	154.17	N 69°44'59" E
C18	20°14'58"	344.46	158.55	149.55	S 26°22'40" E
C19	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C20	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C21	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C22	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C23	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C24	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C25	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C26	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C27	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C28	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C29	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C30	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C31	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C32	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C33	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C34	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C35	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C36	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C37	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C38	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C39	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C40	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C41	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C42	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C43	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C44	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C45	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C46	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C47	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C48	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C49	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C50	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C51	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C52	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C53	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C54	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C55	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C56	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C57	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C58	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C59	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C60	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C61	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C62	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C63	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C64	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C65	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C66	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C67	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C68	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C69	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C70	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C71	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C72	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C73	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C74	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C75	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C76	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C77	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C78	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C79	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C80	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C81	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C82	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C83	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C84	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C85	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C86	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C87	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C88	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C89	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C90	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C91	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C92	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C93	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C94	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C95	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C96	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C97	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C98	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C99	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C100	04°02'31"	369.35	163.87	163.86	N 81°23'51" E



SCALE: 1" = 250'



**CURVE TABLE CONTINUED**

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C99	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C100	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C101	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C102	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C103	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C104	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C105	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C106	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C107	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C108	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C109	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C110	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C111	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C112	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C113	04°02'31"	369.35	163.87	163.86	N 81°23'51" E
C114	04°02'31"	369.35	163.87	163.86	N 81°23'51" E

Prepared by: GRIENKEMPER-SOOTE & ASSOCIATES, INC. - LAND SURVEYORS  
 18400 EAST GULFSTREAM DRIVE - ORLANDO, FLORIDA 32817  
 Phone (407) 277-3132 - Fax (407) 858-1436

SEE SHEET 2

SEE SHEET 2

# BUCKINGHAM ESTATES PHASES 3 AND 4

Part of the Northwest Quarter of Section 36 and the North Half of the Northeast Quarter of Section 35, Township 19 South, Range 29 East, Seminole County, Florida

PLAT BOOK

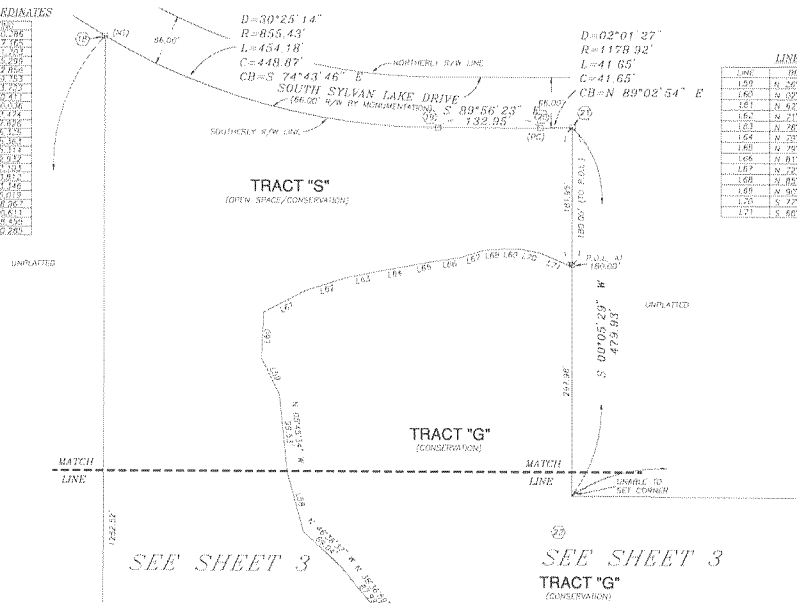
PAGE

SHEET 4 OF 4

SCALE: 1" = 250'

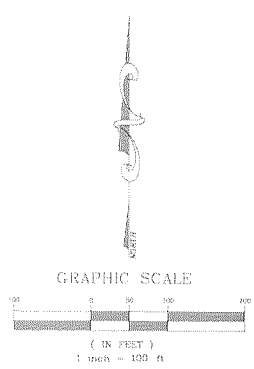
BOUNDARY STATE PLANE COORDINATES


POINT	NORTHING	EASTING
1	162217.207	345550.766
2	162249.284	345537.663
3	162250.063	345617.703
4	162256.716	345629.280
5	162264.426	345607.820
6	162281.276	345584.783
7	162287.419	345621.253
8	162286.285	345650.411
9	162292.040	345639.000
10	162291.225	345697.474
11	162308.032	345693.000
12	162340.125	345734.170
13	162361.650	345725.300
14	162370.771	345730.171
15	162371.901	345697.171
16	162374.210	345700.171
17	162376.200	345713.171
18	162380.144	345697.171
19	162380.144	345697.171
20	162380.144	345697.171
21	162380.144	345697.171
22	162380.144	345697.171
23	162380.144	345697.171
24	162380.144	345697.171
25	162380.144	345697.171
26	162380.144	345697.171
27	162380.144	345697.171



LINE TABLE

LINE	BEARING	DISTANCE
1.00	N 26°21'44" W	52.04'
1.01	N 02°40'26" E	29.94'
1.02	N 89°48'27" E	60.68'
1.03	N 21°34'58" E	04.93'
1.04	N 78°41'53" E	30.26'
1.05	N 20°00'00" E	41.00'
1.06	N 78°14'24" E	01.26'
1.07	N 81°07'43" E	22.80'
1.08	N 22°00'00" E	11.65'
1.09	N 85°14'21" E	04.10'
1.10	N 90°00'00" E	22.02'
1.11	S 72°44'41" E	08.98'
1.12	S 86°48'51" E	41.96'



Prepared by:  

**GREIDERMEYER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS**  
 5430 EAST COLONIAL DRIVE - ORLANDO, FLORIDA 32807  
 Phone: 407-172-1212 Fax: 407-808-1426