

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of the Final Plat for Trails – Unit 3

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

AUTHORIZED BY: Don Fisher **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date <u>7/25/2006</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 Trails – Unit 3 (Maronda Homes, Inc. of Florida, applicant).

District 1 – Dallari

(Cynthia Sweet, Senior Planner)

BACKGROUND:

The applicant, Maronda Homes, Inc. of Florida, is requesting approval of the final plat for Trails – Unit 3, consisting of 115 single family residential lots zoned PUD (Planned Unit Development). Each lot will be served by Aqua Utilities of Florida, Inc., for water and sewer and the internal streets will be public and dedicated to Seminole County. The site is located on the north side of Snowhill Road, east of Jacobs Trail, within the Trails Planned Unit Development, in Section 21, Township 21 S, Range 32 E.

The plat meets all applicable requirements of approved Final Master Plan and Developer’s Commitment Agreement for the Trails PUD, Chapter 35, Section 35.122, Seminole County Land Development Code, and Section 177, Florida Statutes.

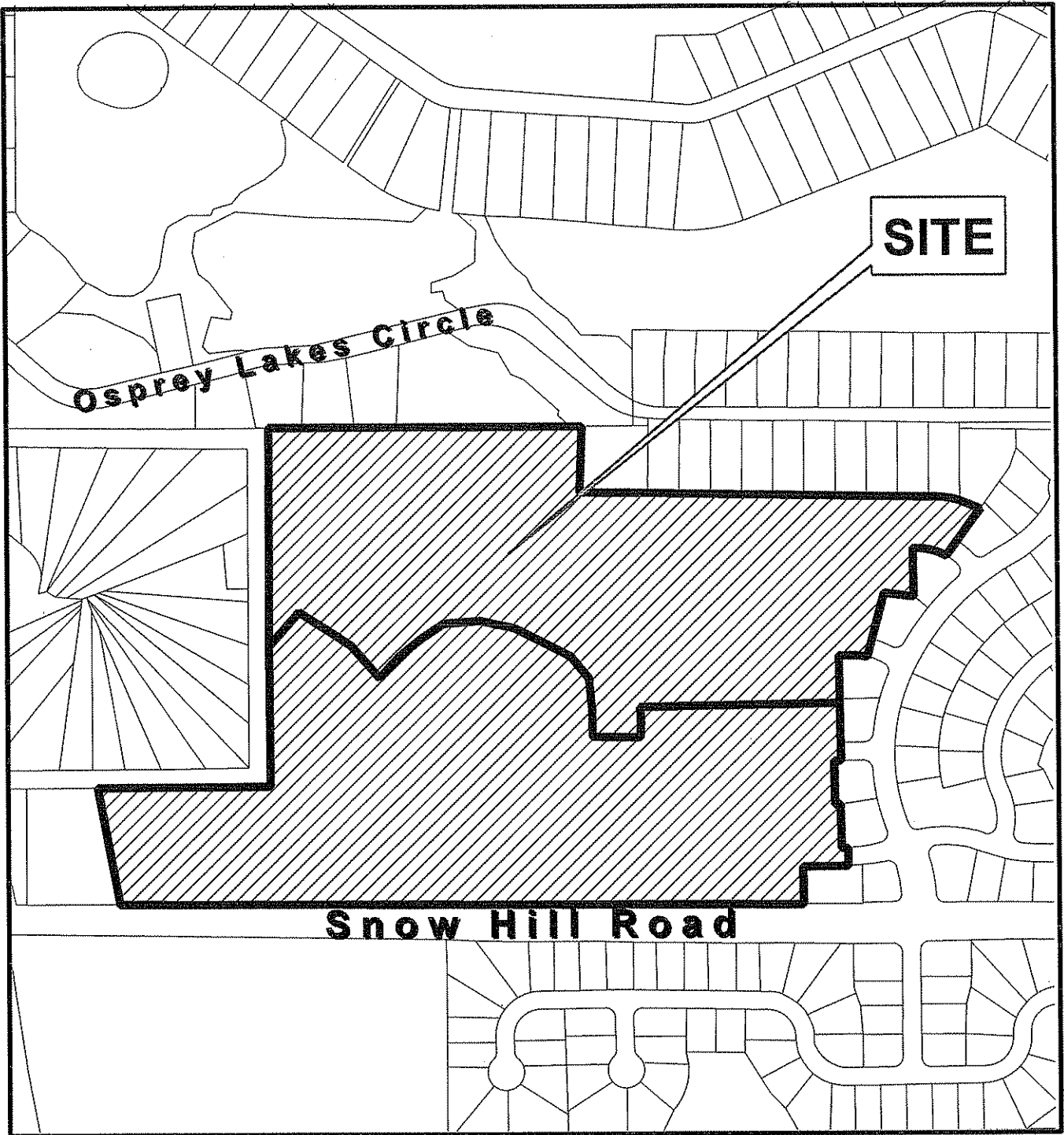
STAFF RECOMMENDATION:

Staff recommends approval of the final plat for Trails – Unit 3.

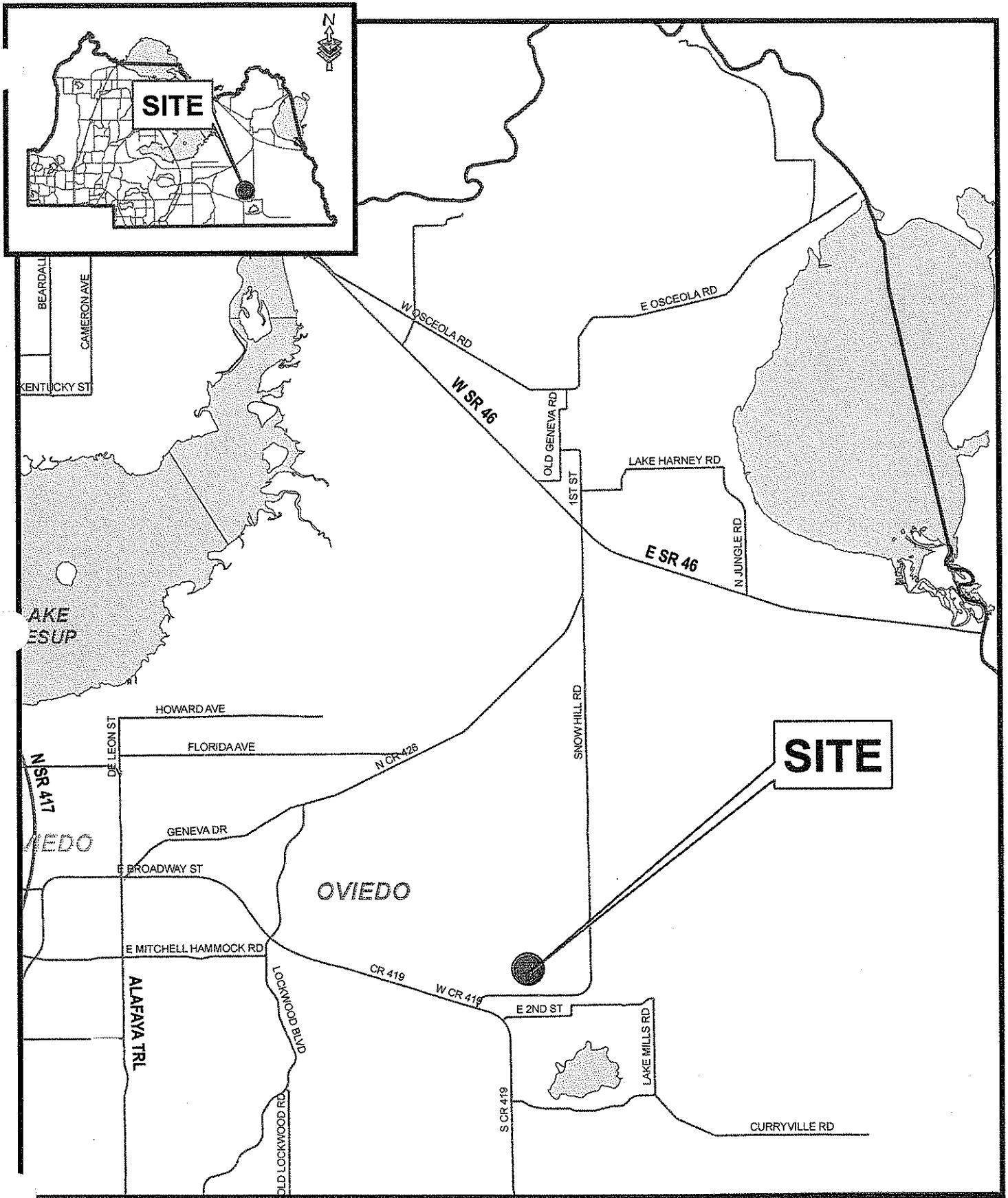
District 1 - Dallari

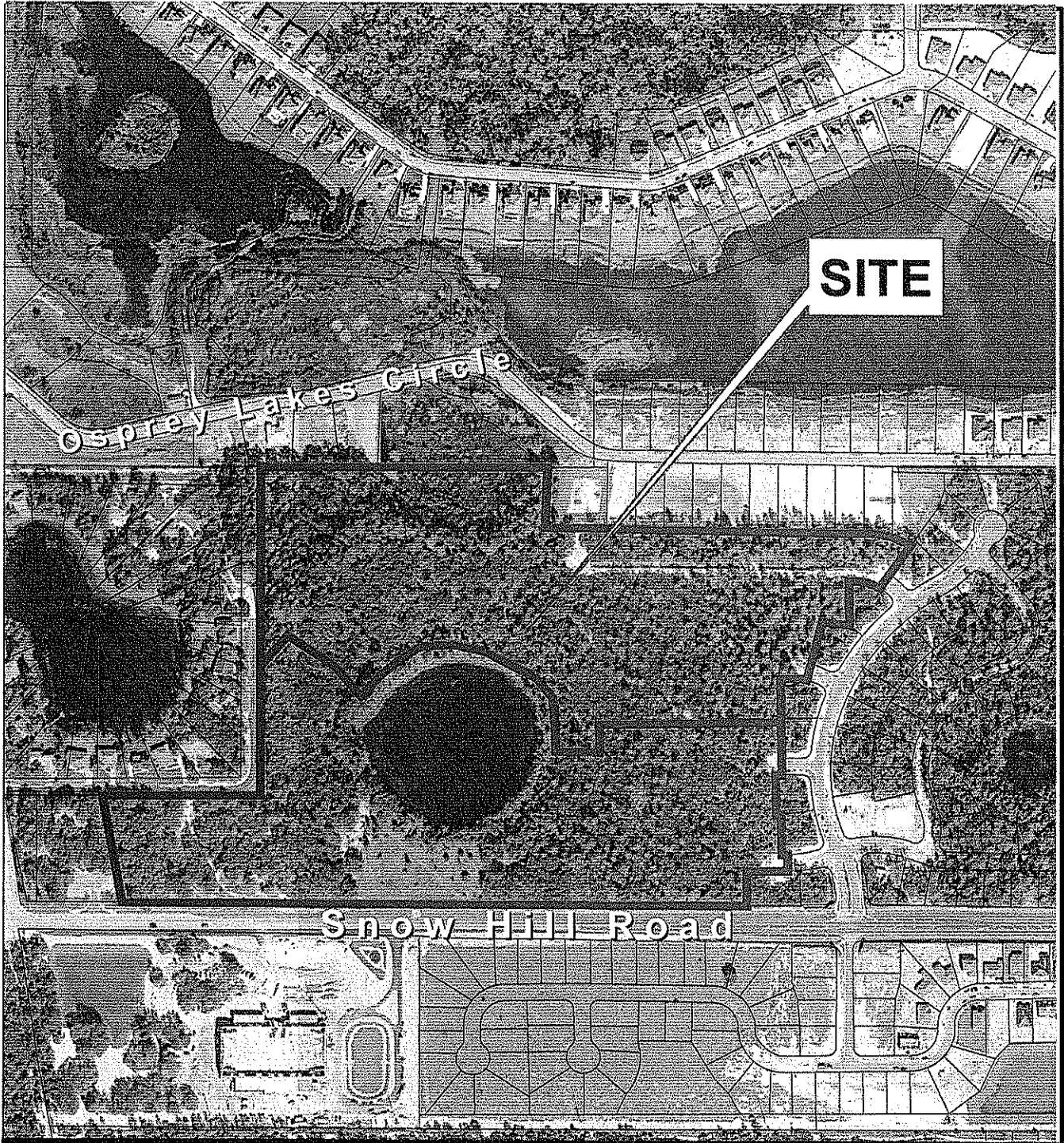
Attachments: Location Maps – Exhibit A
Reduced Copy of Plat – Exhibit B

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





LOCATION MAP





SITE

Trails Unit 3
Plat

-  Parcel
-  Subject Property



January 2004 Color Aerials

TRAILS-UNIT 3

Section 21, Township 21 South, Range 32 East
Seminole County, Florida

This is to certify that the undersigned, MARONDA HOMES, INC. OF FLORIDA, a Florida corporation, is the lawful owner in fee simple of the lands described in the caption hereon and 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 such lands.

The Owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates the streets and easements (except for those noted as private) shown hereon to the perpetual use of the public.

DESCRIPTION:

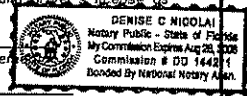
BEGIN AT THE SOUTHWEST CORNER OF LOT 13B AS SHOWN ON PLAT OF TRAILS-UNIT 1, AS RECORDED IN PLAT BOOK 62, PAGES 59-64 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N.00°56'27"W, 121.78 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 374.61 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE 36.51 FEET, THROUGH A CENTRAL ANGLE OF 05°35'01", A CHORD BEARING OF S.86°16'52"W AND A CHORD DISTANCE OF 36.49 FEET; THENCE RUN N.00°56'27"W, 50.00 FEET; THENCE RUN S.89°03'33"W, 17.51 FEET; THENCE RUN N.00°56'27"W, 120.00 FEET; THENCE RUN S.89°03'33"W, 14.76 FEET; THENCE RUN N.00°56'27"W, 120.00 FEET; THENCE RUN N.89°03'33"E, 18.79 FEET; THENCE RUN N.00°56'27"W, 280.00 FEET; THENCE RUN N.89°03'33"E, 38.66 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 155.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE 39.89 FEET, THROUGH A CENTRAL ANGLE OF 14°44'41"; THENCE RUN N.14°57'51"E, 182.08 FEET; THENCE RUN S.82°24'46"E, 80.90 FEET; THENCE RUN H.00°56'27"W, 131.99 FEET; THENCE RUN N.89°03'33"E, 11.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 155.02 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 83.87 FEET, THROUGH A CENTRAL ANGLE OF 30°59'57"; THENCE RUN N.35°53'38"E, 178.96 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 245.00 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE 157.51 FEET, THROUGH A CENTRAL ANGLE OF 36°50'04", A CHORD BEARING OF N.72°31'22"W, AND A CHORD DISTANCE OF 154.81 FEET; THENCE RUN S.89°03'33"W, 758.82 FEET; THENCE RUN N.00°56'14"W, 166.25 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN S.88°57'09"W, ALONG SAID NORTH LINE A DISTANCE OF 1062.59 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAKE CRESCENT DRIVE AS SHOWN ON PLAT OF LAKE CRESCENT SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 85 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S.01°29'36"E, 990.03 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LAKE CRESCENT DRIVE; THENCE RUN S.88°57'09"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 449.94 FEET; THENCE RUN S.08°32'48"E, 342.47 FEET TO THE NORTH RIGHT-OF-WAY OF SNOW HILL ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 3162, PAGES 0883-0887 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N.89°03'33"E, ALONG SAID NORTH RIGHT-OF-WAY LINE 1361.62 FEET; THENCE RUN N.88°05'59"E, 358.06 FEET; THENCE RUN N.89°03'33"E, 286.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.422 ACRES MORE OR LESS.

IN WITNESS WHEREOF, MARONDA HOMES, INC. OF FLORIDA has caused these presents to be signed and attested to or witnessed by the officer named below on the 3 day of April, 2006.

MARONDA HOMES, INC. OF FLORIDA, a Florida Corporation
By: Mark D. Falck
Name: Mark D. Falck, Vice President
Florida Land Operations
Stephen M. Colbert Denise C. Nicolai
Printed Name: Stephen M. Colbert Printed Name: Denise C. Nicolai
STATE OF FLORIDA COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 3 day of April, 2006, by Mark D. Falck who is the Vice President of Land Operations of MARONDA HOMES, INC. OF FLORIDA, a Florida Corporation, on behalf of said corporation. He is personally known to me or has produced a valid driver's license as identification.
Denise C. Nicolai
Signature of Person Taking Acknowledgment
Print Name: Denise C. Nicolai
Serial No. (if any) DD144211 Commission Expires: 8-28-06



SURVEYOR'S NOTES:

- ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
- TRACTS "I" AND "J" (PARKS) SHALL BE OWNED AND MAINTAINED BY TRAILS OF SEMINOLE HOMEOWNERS ASSOCIATION, INC.
- THE WALL EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY TRAILS OF SEMINOLE HOMEOWNERS ASSOCIATION, INC. FOR MAINTENANCE OF THE COMMON SUBDIVISION WALL.
- THE SEMINOLE COUNTY DEVELOPMENT ORDER #99-585 AFFECTS THE ENTIRE PLATTED PARCEL.
- ALL LOTS AND TRACTS ARE SUBJECT TO A 10' SIDEWALK, UTILITY & DRAINAGE EASEMENT (DEDICATED TO SEMINOLE COUNTY) ADJACENT TO STREET RIGHT-OF-WAYS EXCEPT AS OTHERWISE SHOWN HEREON.
- DIRECT/ DRIVEWAY ACCESS TO SNOW HILL ROAD FROM LOTS 1 THROUGH 8 AND LOTS 82 THROUGH 88 IS PROHIBITED.
- DIRECT/ DRIVEWAY ACCESS TO LAKE CRESCENT DRIVE FROM LOT 74 AND LOTS 75 THROUGH 80 IS PROHIBITED.
- TRACTS "K" AND "O" (CONSERVATION TRACTS) SHALL BE OWNED AND MAINTAINED BY TRAILS OF SEMINOLE HOMEOWNERS ASSOCIATION INC. WITH A CONSERVATION EASEMENT DEDICATED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- TRACT "L" (DRY RETENTION AREA) SHALL BE OWNED AND MAINTAINED BY TRAILS OF SEMINOLE HOMEOWNERS ASSOCIATION INC.
- TRACT "Y" (10' WIDE ACCESS TRACT) SHALL BE OWNED AND MAINTAINED BY TRAILS OF SEMINOLE HOMEOWNERS ASSOCIATION INC.
- BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF SNOW HILL ROAD AS BEING S.89°03'33"W., PER PLAT OF TRAILS-UNIT 3, PLAT BOOK 62, PAGES 59-64, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- ALL UTILITY 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. THIS NOTE SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS, GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- "HOWEVER, 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."
- ALL LOTS AND TRACTS ARE SUBJECT TO A 5' WIDE RECIPROCAL DRAINAGE EASEMENT (DEDICATED TO SEMINOLE COUNTY) LOCATED ADJACENT TO THE SIDE BOUNDARY LINE BETWEEN ADJACENT LOTS AND TRACTS EXCEPT AS OTHERWISE SHOWN HEREON.

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: _____

CERTIFICATE OF PREPARING SURVEYOR

This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Florida Statutes.

Mark I. Luke March 30 2006
Surveyor's Signature Date

MARK I. LUKE L. S. 5008
Surveyor's Name (printed) Surveyor's Registration Number

HENRICH-LUKE & SWAGGERTY, LLC
Legal Entity's Name
L. B. 7276
Legal Entity's Certificate of Authorization Number
250 S. RONALD REAGAN BLVD., SUITE 114, LONGWOOD, FL 32750
Legal Entity's Address

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

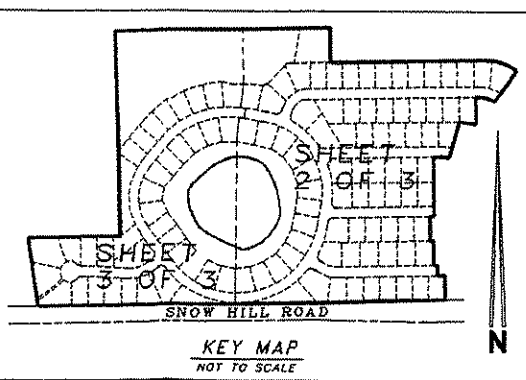
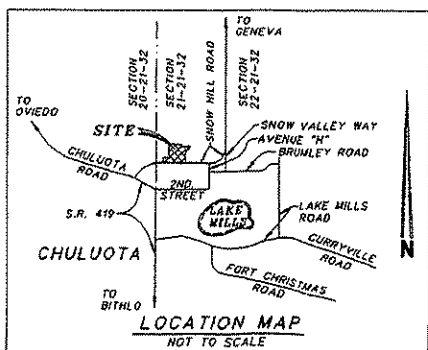
THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board
Attest: _____
Clerk of the Board
BY _____ D.C.

CERTIFICATE OF CLERK OF CIRCUIT 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 _____

at _____ File No. _____
CLERK OF THE COURT
in and for Seminole County, Florida.
BY _____ D.C.



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.

HENRICH-LUKE & SWAGGERTY, LLC
surveyors & mappers
250 S. Ronald Reagan Blvd.
Suite 114
Longwood, FL 32750
(407) 847-7346
Fax: (407) 847-8087
Licensed Business No. 7276

TRAILS-UNIT 3

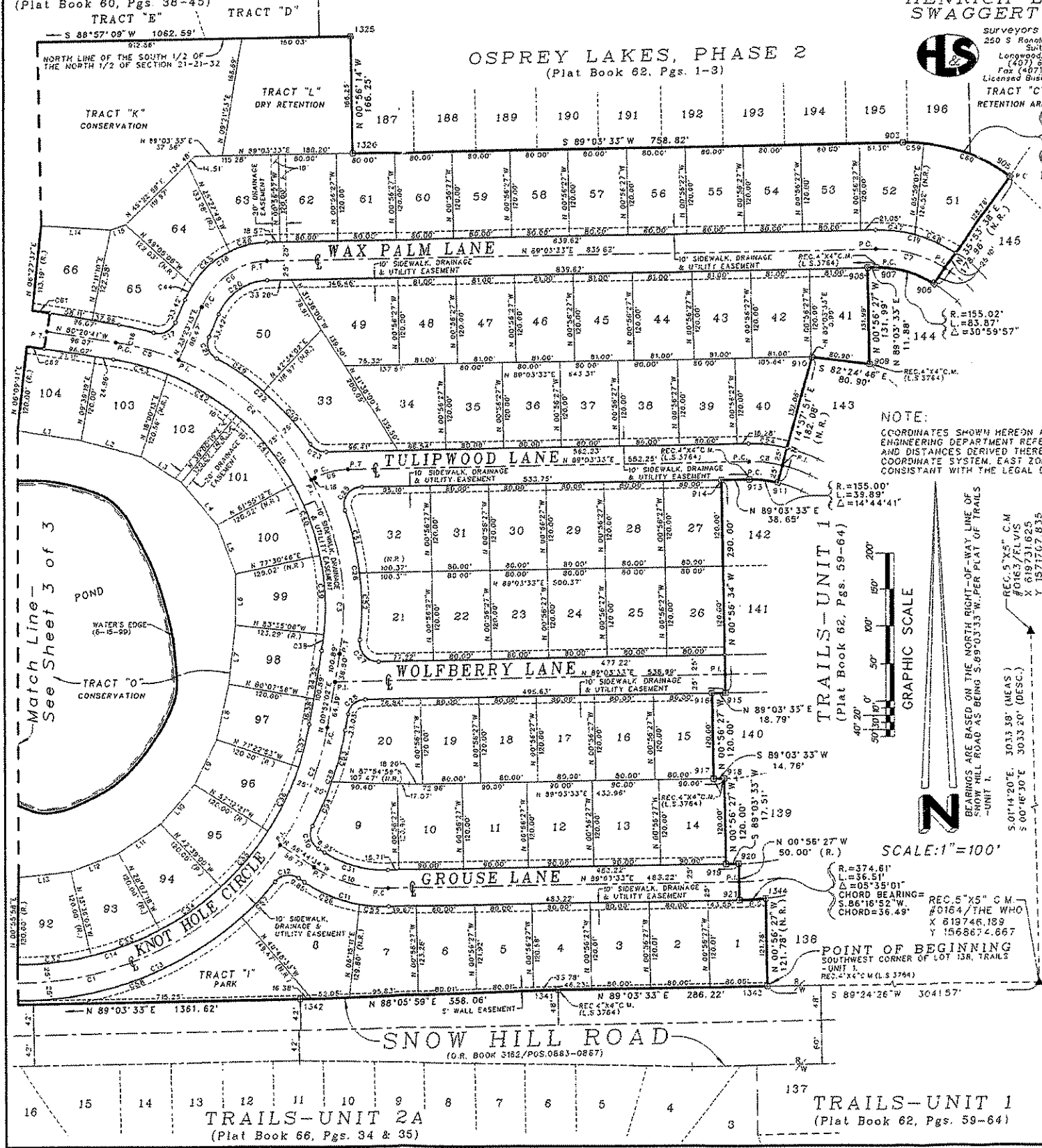
OSPREY LAKES, PHASE 1
Section 21, Township 21 South, Range 32 East
Seminole County, Florida

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Suite 104
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(407) 347-7346
Fax (407) 641-0047
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ABBREVIATIONS/LEGEND:

REC. C.M.	DENOTES	RECOVERED CONCRETE MONUMENT
D.		REC. PERMANENT REFERENCE MONUMENT (PRM) (1" x 4" C.M. MARKED "PRM 25 5005")
O.		CHANGE IN RIGHT-OF-WAY DIRECTION
E.		SET NAIL AND DISK MARKED "PCP 15 5005"
LS		CENTERLINE
L.S.		LICENSED SURVEYOR
LS (N.R.)		LICENSED BUSINESS
NON-PADIAL		NON-PADIAL
O.R.		OFFICIAL RECORDS
(R)		RADIAL
R/W		RIGHT-OF-WAY
P.C.		POINT OF CURVATURE
P.M.C.P.		PERMANENT CONTROL POINT
P.I.		POINT OF INTERSECTION
P.R.C.		POINT OF REVERSE CURVATURE
P.T.		POINT OF TANGENCY



LINE DATA TABLE

LINE	BEARING	DISTANCE
L 1	S 80°40'59" E	88.17'
L 2	S 74°57'22" E	86.62'
L 3	S 58°52'28" E	66.21'
L 4	S 38°55'35" E	77.31'
L 5	S 20°11'11" E	74.44'
L 6	S 00°18'52" W	68.72'
L 7	S 07°08'50" W	78.05'
L 8	S 12°14'04" W	79.63'
L 9	S 25°42'43" W	69.71'
L 10	S 40°04'19" W	71.58'
L 11	S 53°55'44" W	71.44'
L 12	S 68°08'24" W	71.40'
L 13	S 83°39'56" W	71.47'
L 14	S 88°28'28" E	95.45'
L 15	N 71°48'31" E	21.67'
L 16	N 69°03'53" E	6.00'

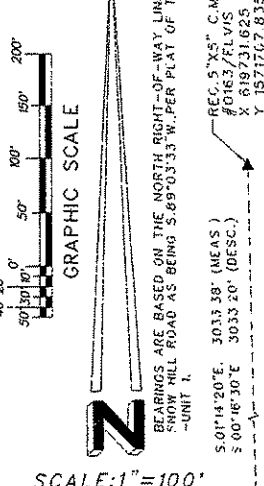
POINT NORTHING EASTING

903	1569854.221	616915.517
905	1569805.254	617082.369
906	1569862.068	616955.027
907	1569884.243	616875.202
908	1569884.249	616863.318
909	1569552.263	616863.266
910	1569564.291	616783.271
911	1569389.212	616733.306
913	1569394.335	616693.862
914	1569394.352	616655.210
915	1569104.368	616655.103
916	1569104.372	616636.318
917	1568984.381	616636.266
918	1568984.375	616651.021
919	1568864.381	616650.972
920	1568864.374	616668.481
921	1568814.378	616868.480
1325	1570020.762	616156.875
1326	1569854.523	616156.739
1341	1568694.471	616418.653
1342	1568694.818	616060.682
1343	1568694.357	616704.859
1344	1568816.132	616704.907

NOTE:
COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS. THE BEARINGS AND DISTANCES DERIVED THEREFROM ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTANT WITH THE LEGAL DESCRIPTION SHOWN HEREON.

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	109°46'00"	427.50'	812.90'	607.74'	698.31'	N 85°43'13" E
C 2	23°58'37"	427.50'	178.90'	247.41'	90.78'	N 21°51'20" E
C 3	37°48'06"	375.00'	241.41'	138.40'	242.95'	N 08°02'01" W
C 4	58°40'43"	375.00'	253.15'	131.61'	242.37'	N 47°15'26" W
C 5	13°43'54"	375.00'	89.87'	45.15'	89.66'	N 72°28'44" W
C 6	69°42'29"	100.00'	114.62'	56.42'	59.61'	N 56°11'37" E
C 7	37°48'38"	180.00'	98.98'	51.30'	98.87'	S 75°01'48" E
C 8	14°54'19"	180.00'	46.83'	23.55'	46.69'	S 83°28'45" E
C 9	26°50'37"	100.00'	47.11'	24.00'	46.88'	N 75°33'45" E
C 10	34°11'53"	180.00'	107.44'	55.37'	105.85'	S 73°50'30" E
C 11	34°11'53"	300.00'	122.35'	62.06'	126.55'	S 73°50'30" E
C 12	69°42'29"	100.00'	114.62'	56.42'	59.61'	S 81°33'37" W
C 13	101°22'14"	452.50'	806.39'	552.56'	700.12'	N 89°31'06" W
C 14	133°43'46"	402.50'	538.44'	242.04'	740.26'	N 76°43'55" E
C 15	80°12'43"	350.00'	551.07'	351.39'	495.89'	N 35°14'20" W
C 16	08°58'31"	400.00'	48.70'	24.38'	48.87'	S 76°51'26" E
C 17	83°14'37"	25.00'	36.39'	22.51'	33.21'	N 65°00'31" E
C 18	65°40'20"	125.00'	142.27'	72.55'	126.55'	N 54°28'47" W
C 19	133°25'27"	205.00'	116.07'	59.61'	114.48'	S 74°33'26" E
C 20	65°40'21"	75.00'	86.96'	48.40'	81.34'	S 66°13'23" W
C 21	83°14'37"	25.00'	36.39'	22.51'	33.21'	S 18°14'06" E
C 22	25°12'12"	400.00'	178.28'	90.65'	176.81'	S 47°05'19" E
C 23	65°37'19"	22.00'	24.71'	13.47'	23.71'	S 62°37'50" E
C 24	15°10'11"	350.00'	63.78'	37.04'	63.62'	S 81°28'02" E
C 25	108°21'15"	25.00'	47.28'	34.63'	40.54'	S 34°52'56" W
C 26	25°56'57"	400.00'	181.10'	92.18'	176.61'	S 08°19'13" E
C 27	87°36'43"	25.00'	42.88'	28.59'	37.62'	S 42°08'35" E
C 28	79°11'51"	25.00'	34.55'	20.68'	31.87'	S 48°27'47" W
C 29	133°25'27"	452.50'	141.43'	71.29'	140.95'	S 18°42'15" W
C 30	84°51'00"	25.00'	36.88'	22.72'	33.62'	S 14°39'03" E
C 31	34°11'53"	155.00'	47.66'	91.15'	57.37'	S 73°00'30" E
C 32	14°32'01"	402.50'	102.10'	51.32'	101.83'	N 83°38'38" E
C 33	14°31'18"	402.50'	102.01'	51.28'	101.74'	N 69°08'20" E
C 34	14°31'42"	402.50'	102.06'	51.31'	101.79'	N 54°28'31" E
C 35	14°31'21"	402.50'	102.25'	51.40'	101.98'	N 40°04'18" E
C 36	14°10'31"	402.50'	99.58'	50.05'	99.33'	N 25°44'22" E
C 37	05°45'06"	402.50'	61.48'	30.80'	61.42'	N 14°14'25" E
C 38	03°27'08"	350.00'	21.09'	10.55'	21.08'	N 08°08'28" E
C 39	18°06'33"	350.00'	110.91'	55.46'	109.56'	N 05°35'22" W
C 40	17°15'11"	350.00'	105.40'	43.19'	105.00'	N 20°13'15" W
C 41	20°34'23"	350.00'	158.67'	85.52'	125.00'	N 39°08'04" W
C 42	12°04'56"	350.00'	110.40'	55.69'	110.00'	N 53°37'44" W
C 43	12°50'30"	350.00'	76.44'	39.38'	73.58'	N 73°55'26" W
C 44	10°07'12"	125.00'	29.08'	11.07'	28.59'	N 28°28'49" E
C 45	31°03'37"	452.50'	67.30'	34.70'	66.37'	N 49°01'17" E
C 46	24°31'22"	125.00'	53.50'	27.17'	53.05'	N 78°42'09" E
C 47	15°28'36"	205.00'	59.20'	27.77'	55.04'	S 83°13'35" E
C 48	16°59'51"	205.00'	60.82'	30.64'	60.80'	S 67°05'24" E
C 49	11°27'13"	400.00'	78.96'	40.11'	79.33'	S 54°07'48" E
C 50	14°04'59"	400.00'	88.32'	49.41'	98.07'	S 41°21'42" E
C 51	15°08'11"	400.00'	85.25'	44.81'	95.25'	S 12°54'10" E
C 52	13°09'58"	400.00'	91.91'	46.18'	91.71'	S 00°04'18" W
C 53	09°23'31"	452.50'	74.17'	37.17'	74.39'	S 14°33'47" W
C 54	08°30'56"	452.50'	67.25'	33.69'	67.19'	S 23°31'00" W
C 55	11°19'17"	205.00'	40.15'	20.14'	40.08'	N 89°19'49" W
C 56	22°58'57"	205.00'	82.21'	41.46'	81.86'	N 68°13'52" W
C 57	08°37'10"	452.50'	67.43'	33.78'	67.39'	S 44°03'53" W
C 58	77°14'19"	452.50'	610.00'	381.48'	564.35'	N 85°57'12" W
C 59	08°50'35"	245.00'	29.62'	14.63'	29.50'	S 67°28'26" E
C 60	29°54'29"	245.00'	127.89'	65.44'	126.44'	S 69°03'36" E
C 61	03°11'42"	450.00'	25.08'	12.55'	25.39'	S 81°58'32" E
C 62	03°29'37"	400.00'	24.39'	12.20'	24.39'	S 82°05'30" E



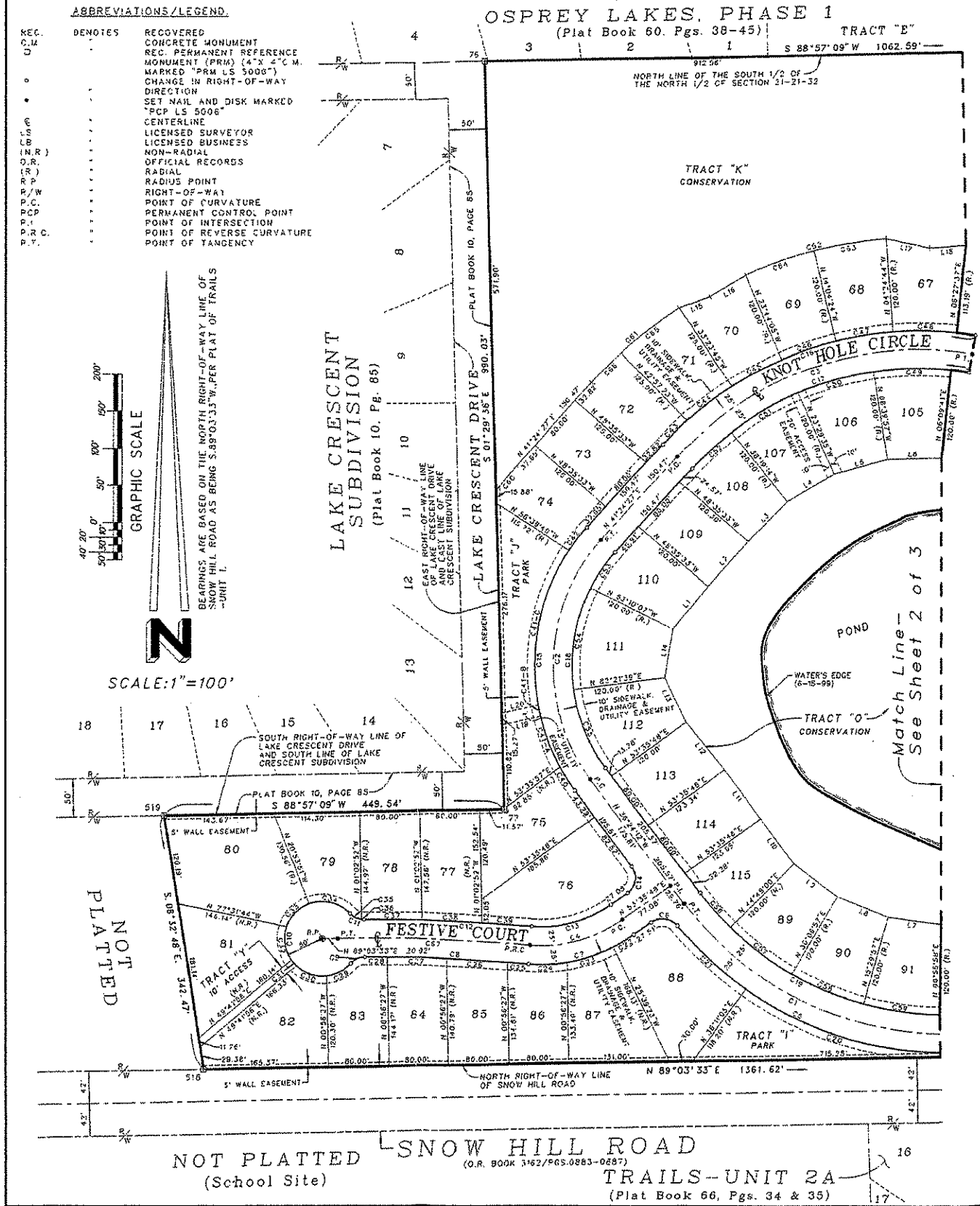
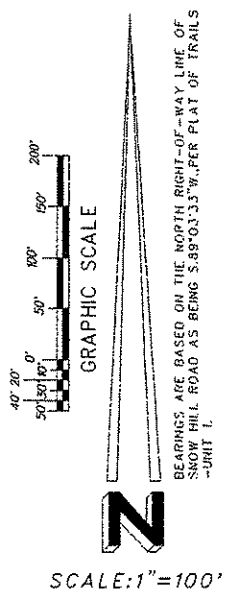
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 surveyors & mappers
 250 S. Ronald Reagan Blvd.
 Suite 114
 Longwood, FL 32750
 (407) 547-7346
 Fax (407) 547-2097
 Licensed Business No. 12726

TRAILS-UNIT 3

Section 21, Township 21 South, Range 32 East
 Seminole County, Florida

- ABBREVIATIONS/LEGEND**
- REC. CON. DENOTES RECOVERED CONCRETE MONUMENT
 - C.M. REC. PERMANENT REFERENCE MONUMENT (PRM) (4" X 4" C.M. MARKED "PRM LS 5000")
 - U CHANGE IN RIGHT-OF-WAY DIRECTION
 - SET NAIL AND DISK MARKED "PCP LS 5006"
 - CENTERLINE
 - LS LICENSED SURVEYOR
 - LB LICENSED BUSINESS
 - (N.R.) NON-RADIAL
 - (R) OFFICIAL RECORDS
 - R.P. RADIAL
 - R/W RIGHT-OF-WAY
 - P.C. POINT OF CURVATURE
 - PCP PERMANENT CONTROL POINT
 - P.I. POINT OF INTERSECTION
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.T. POINT OF TANGENCY



NOTE:
 COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS. THE BEARINGS AND DISTANCES DERIVED THEREFROM ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTANT WITH THE LEGAL DESCRIPTION SHOWN HEREON.

POINT NORTHING EASTING

76	1570019.205	615094.292
77	1569029.274	615103.441
818	1568689.160	614699.120
519	1569028.616	614653.930

LINE DATA TABLE

LINE	BEARING	DISTANCE
L 1	N 38°43'57\"	72.41'
L 2	N 41°37'26\"	80.00'
L 3	N 44°37'23\"	74.61'
L 4	N 59°05'35\"	72.26'
L 5	N 73°55'14\"	72.26'
L 6	N 88°44'52\"	72.26'
L 7	N 21°45'56\"	71.63'
L 8	N 67°12'03\"	71.87'
L 9	N 32°32'02\"	72.20'
L 10	N 36°09'12\"	75.46'
L 11	N 36°17'32\"	80.00'
L 12	N 39°47'43\"	80.00'
L 13	N 24°55'33\"	55.11'
L 14	N 09°15'46\"	62.22'
L 15	N 69°35'20\"	42.39'
L 16	N 69°35'20\"	42.39'
L 17	N 73°11'15\"	59.11'
L 18	N 86°03'00\"	48.47'
L 19	N 77°48'56\"	52.83'
L 20	N 77°48'56\"	50.00'

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	APC	TANGENT	CHORD	CHORD BEARING
C 1	108°46'00\"	427.50'	818.90'	607.74'	699.31'	S 66°43'13\"
C 2	77°48'39\"	250.00'	339.51'	201.76'	314.02'	N 02°30'07\"
C 3	59°12'52\"	425.00'	432.06'	236.28'	413.70'	N 70°31'53\"
C 4	41°16'03\"	180.00'	129.82'	67.87'	127.01'	S 74°15'00\"
C 5	101°22'14\"	452.50'	800.59'	552.56'	700.18'	N 86°31'06\"
C 6	87°54'13\"	25.00'	38.21'	23.90'	34.60'	N 62°37'05\"
C 7	41°19'03\"	205.00'	147.83'	77.29'	144.65'	S 74°15'20\"
C 8	05°02'30\"	2475.00'	217.80'	108.57'	217.73'	N 87°36'24\"
C 9	46°44'57\"	35.00'	21.27'	11.32'	20.64'	S 65°28'51\"
C 10	27°12'37\"	150.00'	104.18'	56.44'	102.37'	N 74°15'20\"
C 11	47°38'50\"	25.00'	20.79'	11.04'	20.20'	S 66°18'36\"
C 12	05°03'51\"	2525.00'	223.17'	111.66'	223.10'	S 87°37'04\"
C 13	41°19'04\"	155.00'	111.78'	56.44'	102.37'	N 74°15'20\"
C 14	90°00'00\"	25.00'	39.27'	25.00'	35.36'	N 08°39'48\"
C 15	77°48'39\"	225.00'	373.46'	221.94'	345.42'	N 02°30'07\"
C 16	28°14'55\"	450.00'	437.48'	250.71'	438.03'	N 70°31'53\"
C 17	58°14'52\"	400.00'	408.85'	222.96'	389.36'	S 70°31'53\"
C 18	77°48'39\"	225.00'	305.56'	181.59'	282.62'	S 02°30'07\"
C 19	133°43'46\"	402.50'	839.44'	942.04'	740.36'	N 76°43'55\"
C 20	77°18'19\"	452.50'	610.00'	361.48'	564.85'	S 86°57'12\"
C 21	18°15'46\"	452.50'	123.16'	61.96'	122.78'	N 46°57'36\"
C 22	09°51'44\"	205.00'	31.77'	15.94'	31.88'	S 55°01'40\"
C 23	17°52'43\"	205.00'	63.97'	32.25'	63.71'	S 71°23'53\"
C 24	14°54'37\"	205.00'	52.15'	26.22'	52.01'	S 87°37'33\"
C 25	00°39'05\"	2475.00'	28.13'	14.07'	28.13'	N 85°24'41\"
C 26	01°51'26\"	2475.00'	80.23'	40.12'	80.22'	N 86°39'56\"
C 27	01°51'13\"	2475.00'	80.07'	40.04'	80.07'	N 86°39'56\"
C 28	00°40'48\"	2475.00'	14.68'	7.34'	14.68'	N 89°14'17\"
C 29	41°44'23\"	80.00'	56.42'	10.05'	56.22'	S 81°59'34\"
C 30	51°05'32\"	80.00'	44.59'	23.90'	43.13'	N 71°38'19\"
C 31	11°38'42\"	50.00'	10.02'	5.03'	10.00'	N 40°18'02\"
C 32	52°36'17\"	50.00'	46.05'	24.31'	44.44'	N 08°10'32\"
C 33	05°53'33\"	450.00'	44.41'	22.79'	44.41'	N 43°15'25\"
C 34	88°23'41\"	50.00'	58.69'	33.95'	56.20'	S 76°42'00\"
C 35	41°08'09\"	25.00'	17.95'	9.38'	17.57'	S 63°04'13\"
C 36	08°30'42\"	25.00'	2.84'	1.42'	2.84'	S 86°53'43\"
C 37	01°46'07\"	2525.00'	77.21'	38.61'	77.32'	S 89°16'26\"
C 38	01°46'08\"	2525.00'	80.16'	40.08'	80.15'	S 87°39'27\"
C 39	01°46'06\"	2525.00'	68.81'	32.91'	68.81'	S 85°48'56\"
C 40	07°40'18\"	275.00'	56.82'	18.44'	56.80'	N 32°34'02\"
C 41	14°56'57\"	275.00'	71.91'	36.16'	71.71'	N 21°14'55\"
C 41-A	02°07'32\"	275.00'	15.00'	7.50'	15.00'	N 12°11'10\"
C 41-B	02°07'32\"	275.00'	211.08'	111.05'	205.94'	N 11°21'58\"
C 42	08°53'07\"	275.00'	38.65'	19.32'	38.61'	N 31°21'53\"
C 43	05°38'11\"	450.00'	44.27'	22.15'	44.25'	N 44°13'32\"
C 44	09°33'37\"	450.00'	75.09'	37.63'	75.09'	N 51°48'26\"
C 45	09°30'41\"	450.00'	75.88'	38.03'	75.79'	N 61°28'05\"
C 46	09°36'41\"	450.00'	75.88'	38.03'	75.79'	N 74°05'46\"
C 47	09°39'41\"	450.00'	75.88'	38.03'	75.79'	N 82°45'05\"
C 48	10°52'20\"	450.00'	85.39'	42.85'	85.28'	S 85°58'33\"
C 49	14°49'38\"	400.00'	103.51'	52.05'	103.23'	S 88°44'52\"
C 50	14°49'38\"	400.00'	103.51'	52.05'	103.23'	S 73°55'14\"
C 51	14°49'38\"	400.00'	103.51'	52.05'	103.23'	S 59°05'36\"
C 52	10°15'19\"	400.00'	71.71'	36.85'	71.82'	S 46°32'38\"
C 53	14°33'53\"	225.00'	57.09'	28.78'	57.09'	S 34°07'02\"
C 54	34°28'14\"	225.00'	135.37'	69.80'	133.33'	S 08°36'46\"
C 55	28°46'51\"	325.00'	112.96'	57.70'	111.77'	S 22°01'16\"
C 56	08°47'48\"	402.50'	61.82'	30.98'	61.73'	S 40°48'08\"
C 57	14°41'03\"	402.50'	103.16'	51.88'	102.87'	S 53°32'31\"
C 58	14°37'05\"	402.50'	102.25'	51.62'	102.40'	S 67°11'33\"
C 59	14°33'53\"	225.00'	102.33'	51.44'	102.35'	S 91°47'02\"
C 60	06°11'10\"	400.00'	43.18'	21.61'	43.17'	N 35°18'52\"
C 61	15°11'46\"	575.00'	152.51'	76.70'	152.06'	N 40°00'21\"
C 62	19°19'21\"	570.00'	192.23'	97.04'	191.35'	N 75°55'36\"
C 63	09°30'41\"	570.00'	96.11'	48.17'	96.00'	S 50°45'36\"
C 64	09°39'41\"	570.00'	96.11'	48.17'	96.00'	S 71°02'46\"
C 65	09°33'37\"	575.00'	95.94'	48.09'	95.83'	S 51°48'26\"
C 66	05°38'11\"	575.00'	58.58'	29.30'	58.34'	S 44°13'32\"
C 67	05°51'18\"	2500.00'	255.48'	127.85'	255.37'	N 88°00'48\"

NOT PLATTED SNOW HILL ROAD
 (School Site)
 TRAILS-UNIT 2A
 (Plat Book 66, Pgs. 34 & 35)