

Item # 36

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of the Final Plat for Stratford Green

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

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

Agenda Date 7/25/2006 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for Stratford Green (The Ryland Group, Inc. and Roche Development Group, Inc.)

District 1 – Dallari

Cynthia Sweet, Senior Planner

BACKGROUND:

The applicants, The Ryland Group, Inc. and Roche Development Group, Inc., are requesting approval of the final plat for Stratford Green. The plat consists of 100 single family townhome lots zoned PUD (Planned Unit Development) on a 17.975 acre parcel. Each lot will be served by Seminole County for water and sewer and all internal roads are private. The site is located at the southwest corner of S R 426 (Aloma Avenue) and Deep Lake Road and west of SR 417, in Section 36, Township 21 S, Range 30 E, and Section 31, Township 21 S, Range 31 E.

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

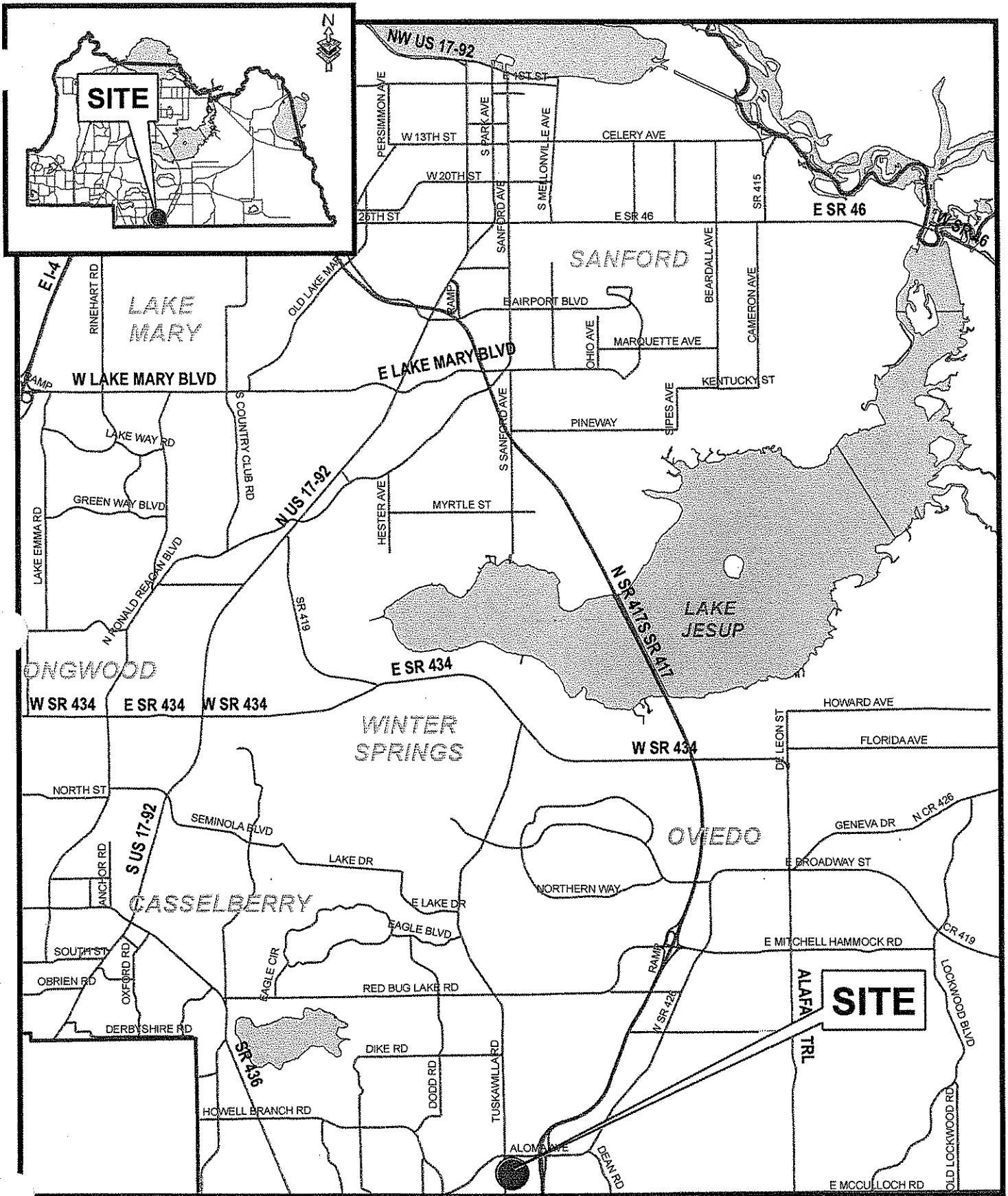
STAFF RECOMMENDATION:

Staff recommends approval of the final plat for Stratford Green.

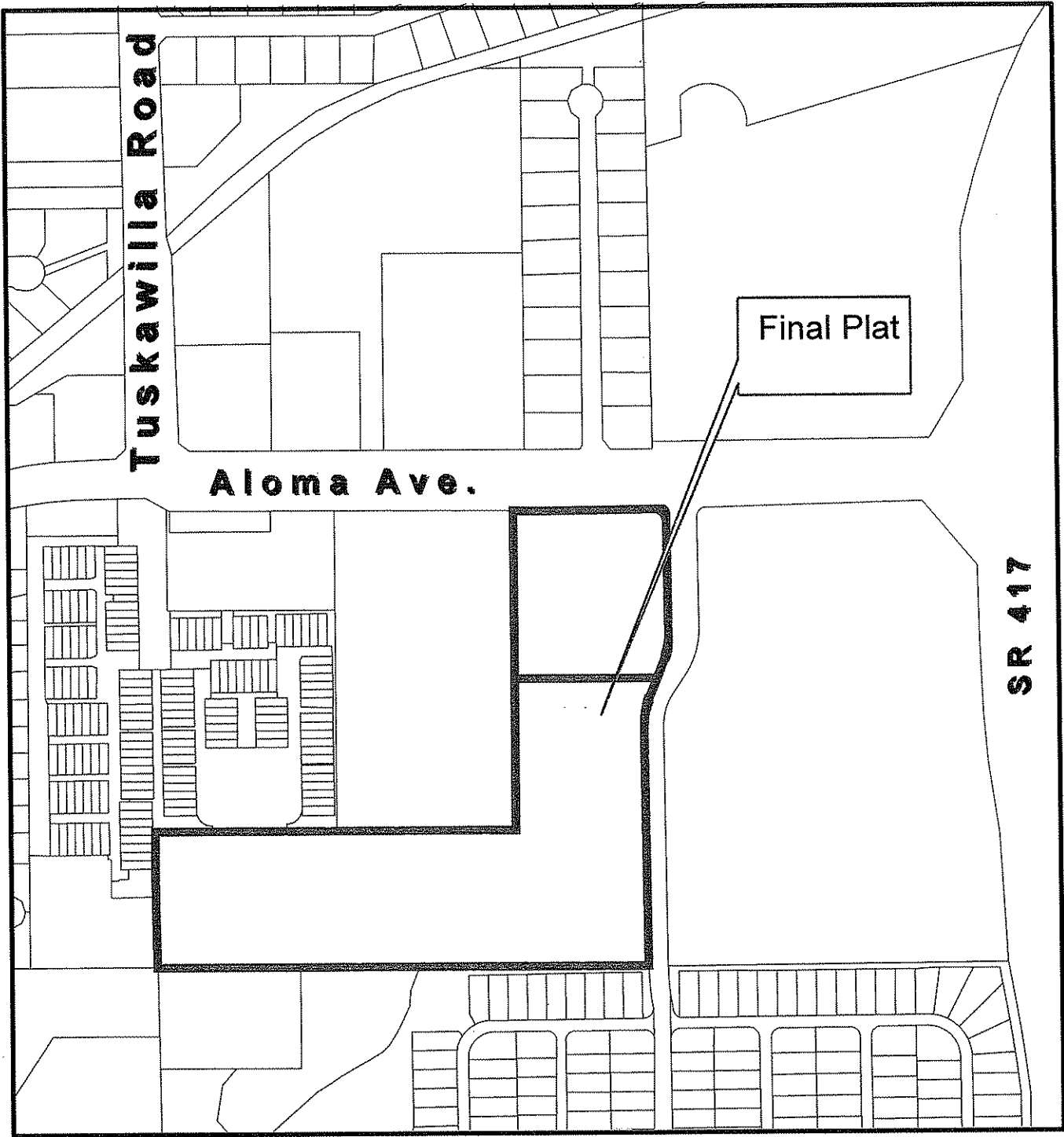
District 1 - Dallari

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

Reviewed by:	<u>KPT</u>
Co Atty:	
DFS:	
Other:	<u>[Signature]</u>
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>cpdd04</u>

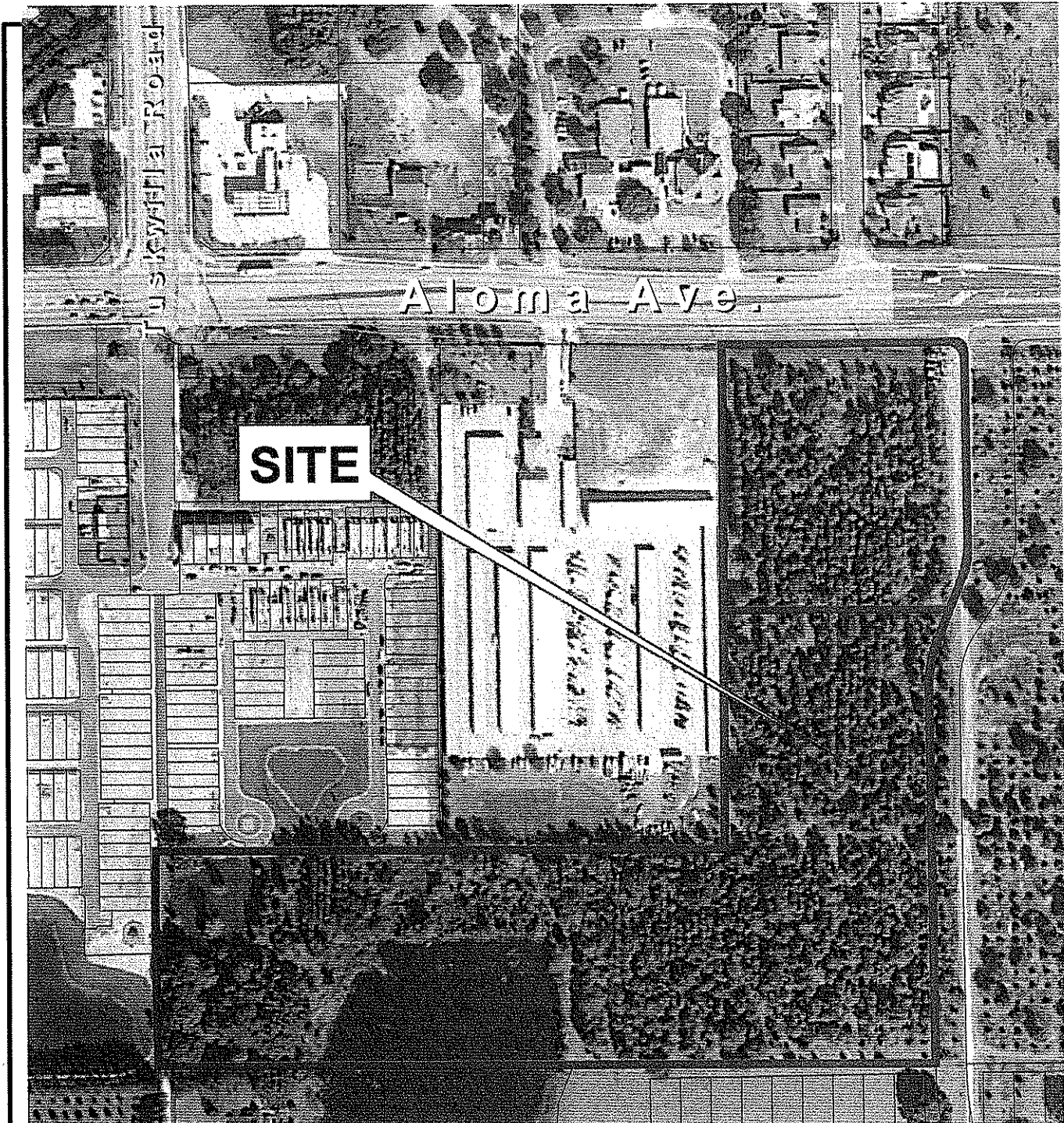


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


Stratford Green Townhomes
Final Plat





Stratford Green Townhomes
Final Plat

-  Parcel
-  Subject Property



January 2004 Color Aerials

STRATFORD GREEN

SHEET 1 OF 6

A REPLAT OF A PORTION OF LOT 12 OF E.G. TOWNSEND'S HOMESTEAD AS RECORDED IN PLAT BOOK 2, PAGE 61 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA LYING IN PORTIONS OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 30 EAST AND SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land comprising of a portion of Lot 12 of E.G. Townsend's Homestead as recorded in Plat Book 2, Page 61 of the Public Records of Seminole County, Florida and lying in portions of Section 36, Township 21 South, Range 30 East, and Section 31, Township 21 South, Range 31 East, Seminole County, Florida. Being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of said Section 36; thence run South 00°34'38" East along the East line of the Northeast 1/4 of the Southeast 1/4 of said Section 36 for a distance of 121.71 feet to a point of curvature of a non-tangent curve concave Southwesterly having a radius of 25.00 feet; thence from a tangent bearing of South 73°31'59" East run Southeasterly along said curve through a central angle of 72°57'01" for an arc distance of 31.83 feet to the POINT OF BEGINNING; thence run South 00°34'38" East for a distance of 296.13 feet to a point of curvature of a curve concave Northwesterly having a radius of 135.00 feet; thence run Southwesterly along said curve through a central angle of 21°59'02" for an arc distance of 51.80 feet to a point of tangency; thence run South 21°24'25" West for a distance of 114.73 feet to a point of curvature of a curve concave Southeasterly having a radius of 205.00 feet; thence run Southwesterly along said curve through a central angle of 21°59'02" for an arc distance of 78.66 feet to a point of tangency; thence run South 00°34'38" East for a distance of 630.33 feet to a point along the South line Northeast 1/4 of the Southeast 1/4 of said Section 36; thence run South 89°11'07" West along said South line for a distance of 1271.32 feet to a point along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said South line run North 00°41'07" West along said West line for a distance of 377.73 feet; thence departing said West line run North 89°24'38" East for a distance of 933.00 feet; thence run North 00°41'07" West for a distance of 820.32 feet to a point along the Southerly right of way of State Road 426 (Aloma Road) as recorded in the Florida Department of Transportation Right of Way Map Section 77310-6410; thence run South 88°11'12" East along said Southerly right of way for a distance of 202.25 feet; thence continuing along said Southerly right of way run North 89°14'12" East for a distance of 181.08 feet to a point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence departing said Southerly right of way run Southeasterly along said curve through a central angle of 90° 11'10" for an arc distance of 39.35 feet to the aforesaid POINT OF BEGINNING.

Contains 17.975 acres, more or less.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on assumed datum, the North line of the Southeast 1/4 of Section 36-21-30 as being North 89°24'38" East, for angular designation only.
- All lot lines are radial, unless otherwise noted non-radial (N.R.).
- Tracts "A", "B", "H", "J" and "K" (Open Space), Tract "C" (Private Roadway) including Bertram Lane, Chamberlain Place, Fastoff Place, Leighton Lane, and Tallingher Lane, Tract "E" (Buffer Area) and Tract "I" (Recreation), together with any improvements constructed thereon, are all Common Property under the Declaration of Covenants and Restrictions for Stratford Green and shall be owned and maintained by the Stratford Green Homeowners' Association, Inc. (hereinafter referred to as the "Association").
- Utility facilities shall be placed underground within dedicated utility easements or within Tract C Private Roadways.
- Tract "D" (Conservation) shall be owned by the "Association". Development rights to the Conservation Tract are dedicated to Seminole County, Florida. No construction, clearing, grading or alteration to the Conservation Tract is permitted without prior approval of Seminole County, Florida and all other applicable jurisdictional agencies.
- All platted 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. 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.
- A perpetual non-exclusive easement for access, drainage, road, utility, and electric utility construction, installation, maintenance, and operation over and under all of the private roadways are hereby dedicated to Seminole County, Florida and all public utility agents. Said private roadways are not required for public use and are not, and will not be, a part of the Seminole County system of public roads and shall remain private.
- State Plane Coordinates as shown hereon are based on Seminole County Control Datum, G.I.S. monument FRAN/GIS-0160 SUSAN FRANCIS-1 (State Plane Coordinates, N 1555203.462, E 572149.927).
- All easements reserved on this plat are in favor of the Association unless otherwise noted.
- A non-exclusive and perpetual right of ingress and egress over and across said private roadways is hereby granted to the present and future owners of adjacent lands and their guests, invitees, domestic help, delivery, pickup and fire protection services, police and other authorities of the law, United States postal service mail carriers, and representatives of the utilities authorized by the Association to serve the lands shown on this plat.
- 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 the 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.
- The lands described herein are subject to Declaration of _____ recorded in Official Records Book _____ Pages _____ of the Public Records of Seminole County, Florida.
- Tracts "F" and "G" (Commercial) shall be owned and maintained Roche Development Group, Inc.

LEGEND:

- ⊕ denotes centerline
- OR denotes Official Records Book
- PG denotes page
- P.C denotes point of curvature
- P.T denotes point of tangency
- P.I denotes point of intersection
- R.P denotes radius point
- (N.R.) denotes non-radial
- CCR # denotes Certified Corner Record Number
- R/W denotes right-of-way
- LB denotes licensed business
- U.E denotes utility easement
- U.S.E denotes utility & sidewalk easement
- B.E denotes buffer easement
- Δ denotes interior angle
- R denotes radius
- L denotes arc length
- ⊕ denotes set 1/2" iron rod and/or nail & disk stamped "P.C.P LB #6723" permanent control point
- G.I.S denotes Geographic Information System
- ⊕ denotes set 4" x 4" concrete monument stamped "P.R.M. LB #6723" permanent reference monument
- P.R.M denotes Permanent Reference Monument
- denotes change in direction
- ↪ denotes change in direction along right-of-way lines
- ⊕ denotes limited-access right-of-way

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.

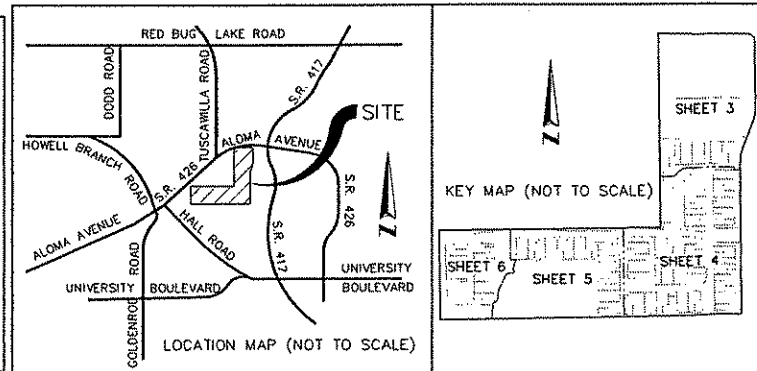
SHEET INDEX:

- SHEET 1 OF 6 - LEGAL DESCRIPTION, DEDICATION, NOTES, & LEGEND
- SHEET 2 OF 6 - BOUNDARY INFORMATION
- SHEET 3 THROUGH 6 OF 6 - GEOMETRY

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: _____ at: _____ File No: _____

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



PLAT BOOK PAGE

STRATFORD GREEN DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That THE RYLAND GROUP, INC., a Maryland corporation and ROCHE DEVELOPMENT GROUP, INC., a Florida corporation, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates utility easements to the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below and its seal affixed hereto on

WITNESSES: THE RYLAND GROUP, INC., a Maryland corporation
By: Keith Bass, Operational Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this _____ day of _____ 2006 by Keith Bass, Operational Vice President of THE RYLAND GROUP, INC., a Maryland corporation, on behalf of said corporation. He is personally known to me or has produced _____ as identification.

Notary Public, State of _____
Print Name: _____
Commission No.: _____
My commission expires: _____

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below and its seal affixed hereto on

WITNESSES: ROCHE DEVELOPMENT GROUP, INC., a Florida corporation
By: Sime Dijan, President

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this _____ day of _____ 2006 by Sime Dijan, President of ROCHE DEVELOPMENT GROUP, INC., a Florida corporation, on behalf of said corporation. He is personally known to me or has produced _____ as identification.

Notary Public, State of _____
Print Name: _____
Commission No.: _____
My commission expires: _____

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 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 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 177.091(7) regarding "permanent reference monuments", and that the land is located within Seminole County, Florida.

By: James L. Rickman, P.S.M. #5633
Allen & Company
16 East Plant Street
Winter Garden, Florida 34787
Licensed Business number 6723

COUNTY SURVEYOR'S CERTIFICATE

I have reviewed this plat and find it to be in conformity with Chapter 177, Florida Statutes.

Signed: STEVE L. WESSELS, P.L.S.
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

STRATFORD GREEN

SHEET 2 OF 6

PLAT BOOK

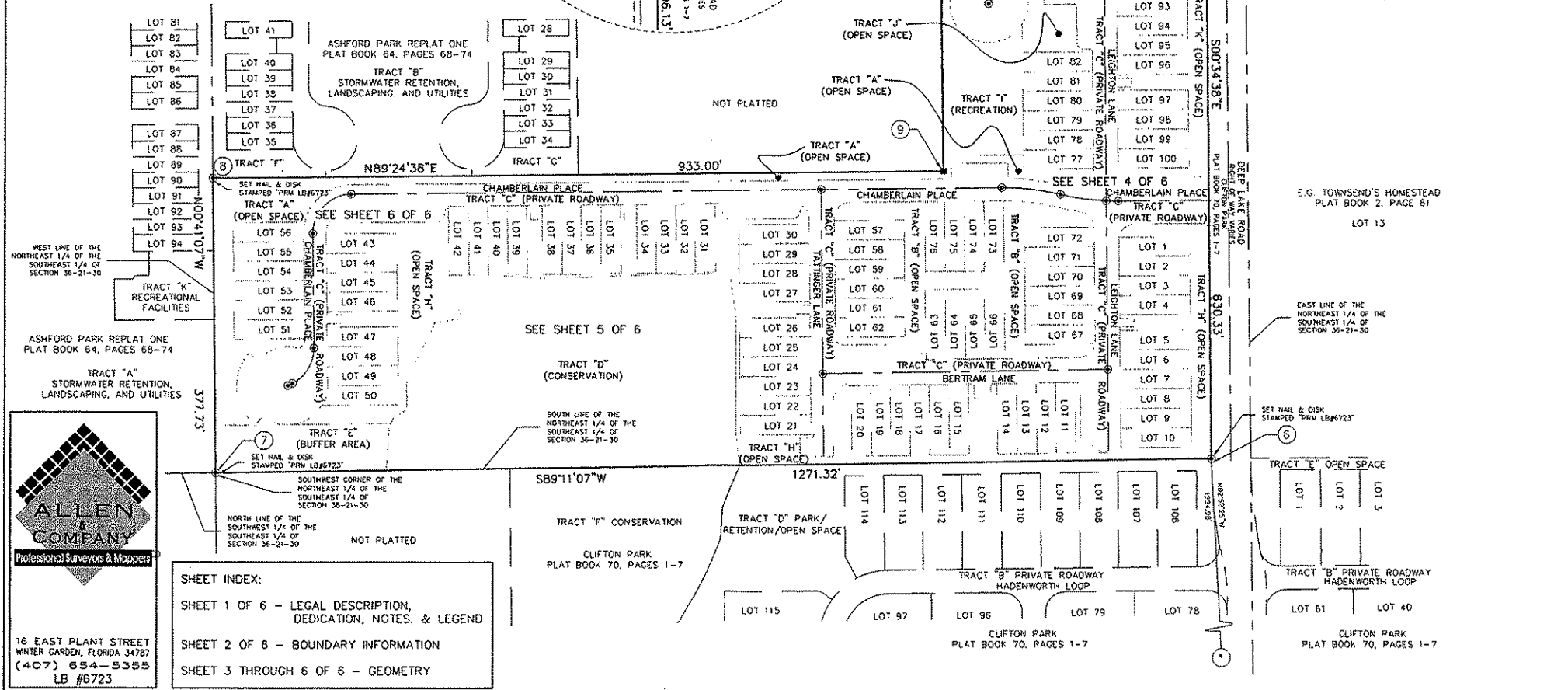
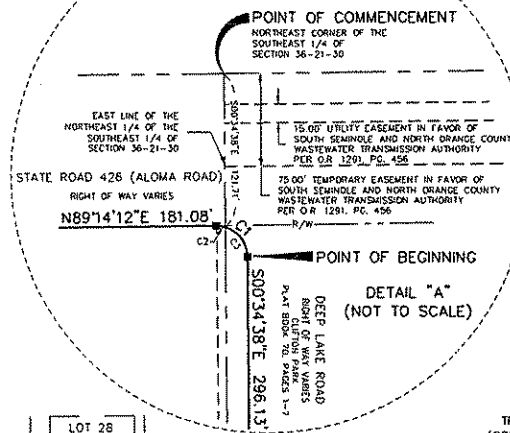
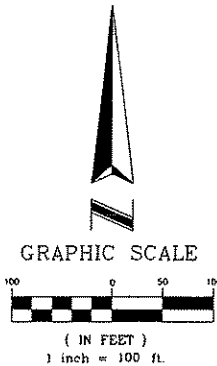
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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT BEARING
C1	25.00'	39.35'	35.41'	S45°40'13"E	90°11'10"	
C2	25.00'	7.52'	7.49'	S82°08'43"E	17°14'08"	
C3	25.00'	31.83'	29.72'	S37°03'09"E	72°57'01"	S73°31'39"E

STATE PLANE COORDINATES	
1	N 1557587.6476
	E 572144.4960
2	N 1557291.5328
	E 572147.4791
3	N 1557240.8995
	E 572138.1727
4	N 1557134.0866
	E 572086.2985
5	N 1557057.1991
	E 572082.1664
6	N 1556426.8975
	E 572088.5163
7	N 1556408.8220
	E 570817.3229
8	N 1556786.2870
	E 570812.8082
9	N 1556796.1222
	E 571745.7573
10	N 1557616.3817
	E 571735.9465
11	N 1557609.9814
	E 571938.0960
12	N 1557612.3935
	E 572119.1644
*	N 1555203.4620
	E 572149.9270

TRACT INDEX:
 TRACTS "A", "B", "H", "J", & "K" - OPEN SPACE
 TRACT "C" - PRIVATE ROADWAY
 TRACT "D" - CONSERVATION
 TRACT "E" - BUFFER AREA
 TRACT "F", "G" - COMMERCIAL
 TRACT "I" - RECREATION



ALLEN & COMPANY
 Professional Surveyors & Mappers

16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 654-5355
 LB #6723

SHEET INDEX:
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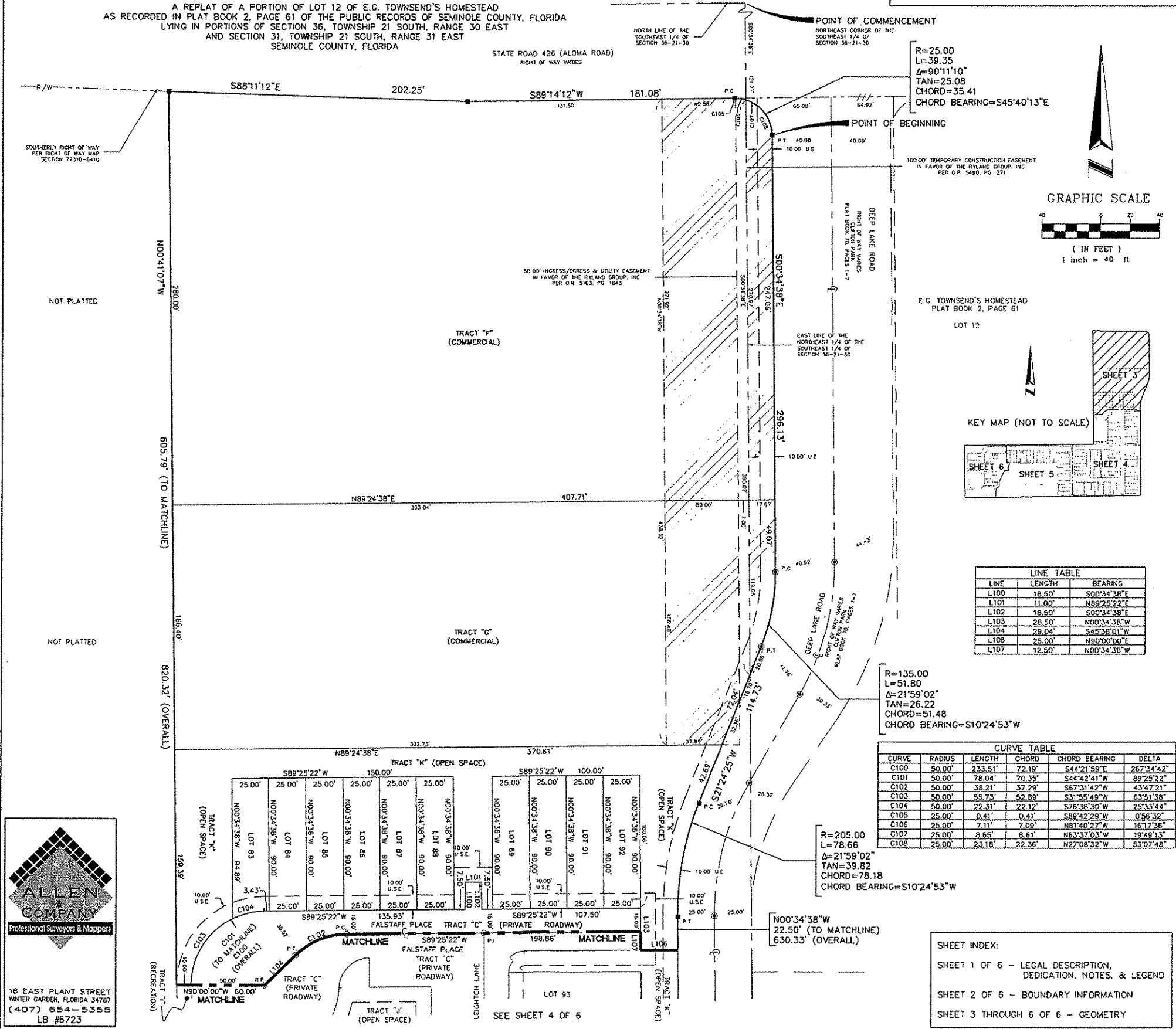
STRATFORD GREEN

SHEET 3 OF 6

PLAT BOOK

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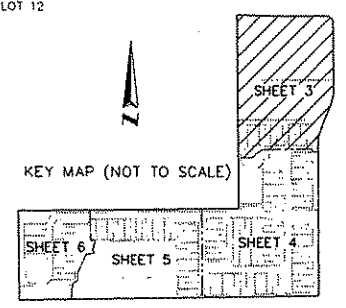
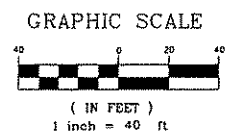
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R=25.00
L=39.35
 $\Delta=90^{\circ}11'10''$
TAN=25.08
CHORD=35.41
CHORD BEARING=S45°40'13"E

R=135.00
L=51.80
 $\Delta=21^{\circ}59'02''$
TAN=26.22
CHORD=51.48
CHORD BEARING=S10°24'53"W

R=205.00
L=78.66
 $\Delta=21^{\circ}59'02''$
TAN=39.82
CHORD=78.18
CHORD BEARING=S10°24'53"W



LINE	LENGTH	BEARING
L100	18.50'	S00°34'38"E
L101	11.00'	N89°25'22"E
L102	18.50'	S00°34'38"E
L103	28.50'	N00°34'38"W
L104	29.04'	S45°38'01"W
L105	25.00'	N80°00'00"E
L106	12.50'	N00°34'38"W

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C100	50.00'	233.51'	72.19'	S44°21'59"E	267°34'42"
C101	50.00'	78.04'	70.35'	S44°42'41"W	89°25'22"
C102	50.00'	38.21'	37.29'	S67°31'42"W	43°47'21"
C103	50.00'	55.73'	52.89'	S31°55'49"W	63°51'38"
C104	50.00'	22.31'	22.12'	S76°38'30"W	25°33'44"
C105	25.00'	0.41'	0.41'	S89°42'28"W	0°56'32"
C106	25.00'	7.11'	7.09'	N81°40'27"W	16°17'36"
C107	25.00'	8.65'	8.61'	N63°37'03"W	19°49'13"
C108	25.00'	23.18'	22.36'	N27°08'32"W	53°07'48"

Professional Surveyors & Mappers

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STRATFORD GREEN

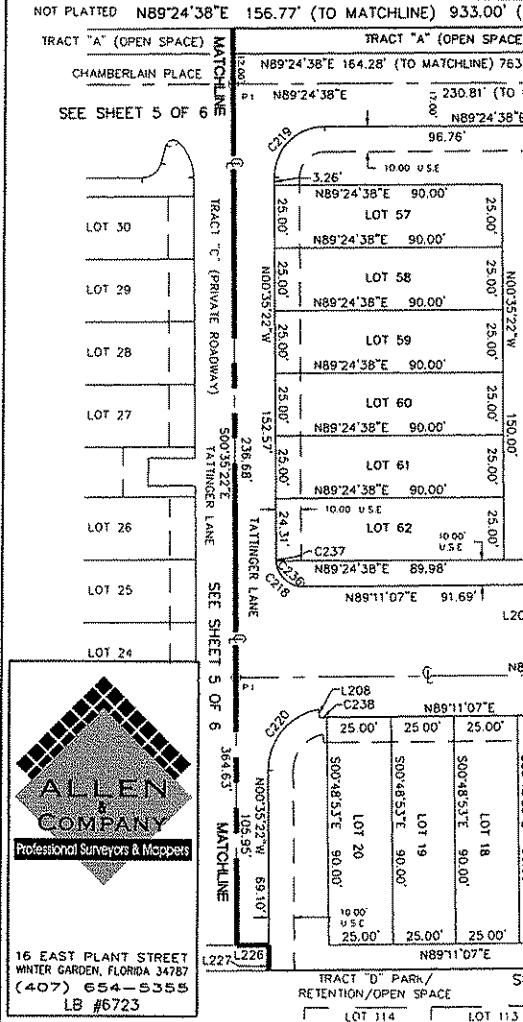
SHEET 4 OF 6

PLAT BOOK

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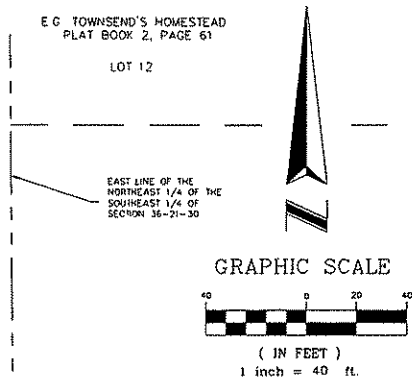
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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C200	50.00'	233.51'	72.19'	S44°21'59"E	267°34'42"
C201	50.00'	155.47'	99.99'	S89°04'40"E	178°09'20"
C202	21.00'	31.60'	28.70'	S44°57'05"W	86°12'50"
C203	7.00'	10.65'	9.65'	S44°10'30"E	87°11'44"
C204	3.00'	4.57'	4.14'	N44°10'30"W	87°11'44"
C205	21.00'	18.38'	17.80'	N24°30'07"E	50°09'30"
C206	24.00'	21.51'	20.80'	N75°15'15"E	51°20'46"
C207	288.00'	14.73'	14.73'	S77°36'27"E	2°55'49"
C208	312.00'	68.28'	68.14'	N82°24'42"W	12°32'18"
C209	2.50'	3.84'	3.48'	S44°38'06"E	88°05'29"
C210	332.00'	7.98'	7.97'	N89°54'04"W	1°22'35"
C211	2.50'	3.93'	3.54'	N44°21'46"E	90°05'46"
C212	283.00'	71.36'	71.17'	N83°21'57"W	14°26'49"
C213	312.00'	31.08'	31.07'	S78°57'05"E	5°37'05"
C214	20.00'	28.34'	26.03'	N41°10'08"W	81°11'00"
C215	20.00'	31.33'	28.23'	N44°18'15"E	89°45'45"
C216	3.00'	3.89'	3.62'	S53°41'15"E	74°15'16"
C217	7.00'	9.07'	8.45'	N53°41'15"W	74°15'16"
C218	11.00'	17.32'	15.59'	S45°42'07"E	90°13'31"
C219	20.00'	31.42'	28.28'	S44°24'38"W	80°09'00"
C220	24.50'	33.86'	31.23'	S39°00'28"W	78°11'39"
C221	2.50'	3.93'	3.54'	N45°34'38"W	90°00'00"
C222	20.00'	31.41'	28.28'	S44°25'00"W	89°59'16"
C223	19.50'	12.93'	12.69'	N71°35'36"W	37°58'31"
C224	19.50'	12.92'	12.69'	N70°25'36"E	37°58'04"
C225	20.00'	31.42'	28.29'	S45°35'00"E	90°00'44"
C226	11.00'	8.64'	8.42'	S21°55'22"W	45°00'00"
C227	14.50'	11.39'	11.10'	S66°55'22"W	45°00'00"
C228	300.00'	75.64'	75.44'	N83°21'57"W	14°26'49"
C229	300.00'	75.64'	75.44'	S83°21'57"E	14°26'49"
C230	300.00'	58.92'	58.82'	S81°51'51"E	11°26'38"
C231	300.00'	15.72'	15.72'	S89°05'16"E	3°06'11"
C232	283.00'	1.95'	1.95'	S89°36'31"W	0°23'44"
C233	283.00'	69.40'	69.23'	N83°10'05"W	14°03'05"
C234	20.00'	3.00'	3.00'	N03°43'06"E	8°35'28"
C235	20.00'	28.33'	26.02'	N48°35'58"E	81°10'18"
C236	11.00'	16.63'	15.09'	S47°29'54"E	86°37'57"
C237	11.00'	0.69'	0.69'	S02°23'09"E	3°35'34"
C238	20.00'	2.90'	2.88'	S85°02'06"W	8°18'03"
C239	20.00'	3.13'	3.13'	S03°54'31"W	8°58'18"
C240	20.00'	28.28'	25.88'	S48°54'08"W	81°00'58"
C241	20.00'	23.20'	21.92'	S57°21'23"E	66°27'57"
C242	20.00'	8.22'	8.16'	S12°21'01"E	23°32'46"
C243	50.00'	38.21'	37.29'	S67°31'42"W	43°47'21"
C244	50.00'	129.70'	96.26'	S74°18'49"E	148°37'38"
C245	50.00'	25.77'	25.48'	N16°36'31"E	29°31'42"



ALLEN & COMPANY
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16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
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LINE	LENGTH	BEARING
L200	19.99'	N00°34'38"W
L201	41.99'	S89°25'22"W
L202	50.38'	N00°34'38"W
L203	10.50'	N87°46'72"W
L204	3.00'	N40°25'08"W
L205	17.58'	N00°35'22"W
L206	17.50'	N00°41'07"W
L207	13.21'	N16°33'37"W
L208	3.35'	S11°23'42"E
L209	18.50'	N00°48'53"W
L210	21.00'	N89°11'07"E
L211	18.50'	N00°48'53"W
L212	21.00'	N89°25'22"E
L213	25.00'	S89°25'22"W
L214	5.50'	N00°34'38"W
L215	3.50'	N89°25'22"E
L216	18.50'	S89°25'22"W
L217	11.00'	N00°34'38"W
L218	18.50'	S89°25'22"W
L219	18.50'	S89°25'22"W
L220	11.00'	N00°34'38"W
L221	18.50'	S89°25'22"W
L222	3.50'	N45°34'38"W
L223	28.04'	S45°36'08"W
L224	12.50'	N00°34'38"W
L225	25.00'	N89°00'00"E
L226	12.50'	N89°00'00"E
L227	10.00'	N89°24'38"E
L228	5.78'	N00°34'38"W

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STRATFORD GREEN

A REPLAT OF A PORTION OF LOT 12 OF E.G. TOWNSEND'S HOMESTEAD AS RECORDED IN PLAT BOOK 2, PAGE 61 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA LYING IN PORTIONS OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 30 EAST AND SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA

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PLAT BOOK

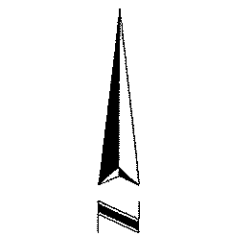
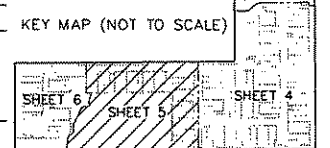
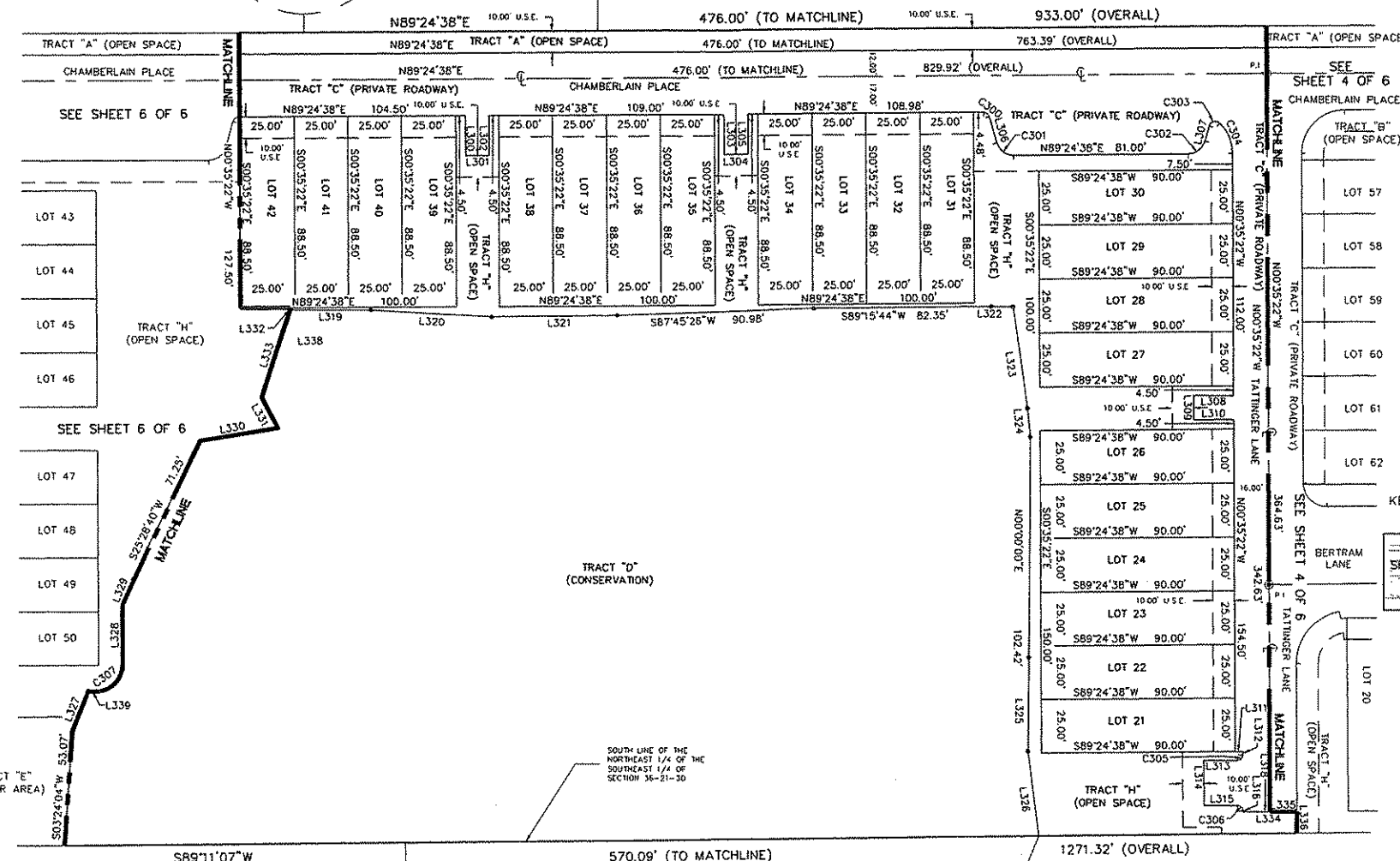
PAGE

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C300	3.00'	3.88'	3.61'	N53°34'29"W	74°01'45"
C301	8.00'	10.34'	9.63'	S53°34'29"E	74°01'45"
C302	8.00'	10.34'	9.63'	N52°23'46"E	74°01'45"
C303	3.00'	6.25'	5.18'	S75°01'44"W	118°17'41"
C304	20.00'	15.62'	15.22'	N22°57'24"W	44°44'04"
C305	2.50'	3.93'	3.54'	N44°24'38"E	90°00'00"
C306	2.50'	3.93'	3.54'	N45°35'22"W	90°00'00"
C307	12.00'	18.85'	16.97'	N44°18'53"E	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L300	18.50'	N00°35'22"W
L301	11.00'	N89°24'38"E
L302	18.50'	N00°35'22"W
L303	18.50'	N00°35'22"W
L304	11.00'	N89°24'38"E
L305	18.50'	N00°35'22"W
L306	12.51'	S16°33'37"E
L307	7.27'	S15°22'54"W
L308	18.50'	N89°24'38"E
L309	11.00'	N00°35'22"W
L310	18.50'	N89°24'38"E
L311	3.50'	N89°24'38"E
L312	1.63'	N00°35'22"W
L313	15.50'	S89°24'38"W
L314	21.00'	N00°35'22"W
L315	15.50'	S89°24'38"W
L316	0.50'	N00°35'22"W
L318	12.50'	S89°24'38"W
L319	37.64'	N89°00'00"W
L320	56.17'	N87°00'25"W
L321	58.06'	S89°05'58"W
L322	10.10'	N80°00'00"W
L323	47.31'	N08°14'45"W
L324	13.29'	N05°36'10"W
L325	43.91'	N00°09'49"E
L326	39.70'	N07°24'38"W
L327	20.47'	S20°56'58"W
L328	27.74'	S00°41'07"E
L329	13.27'	S20°56'58"W
L330	36.13'	S80°20'35"W
L331	15.99'	S28°36'38"E
L332	0.88'	N00°35'22"W
L333	42.72'	S17°34'54"W
L334	25.00'	S89°24'38"W
L335	12.50'	N89°24'38"E
L336	10.00'	S00°00'00"E
L338	22.88'	N89°24'38"E
L339	3.76'	S89°18'53"W

ASHFORD PARK REPLAT ONE PLAT BOOK 64, PAGES 68-74

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Professional Surveyors & Mappers

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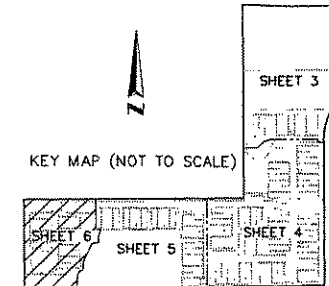
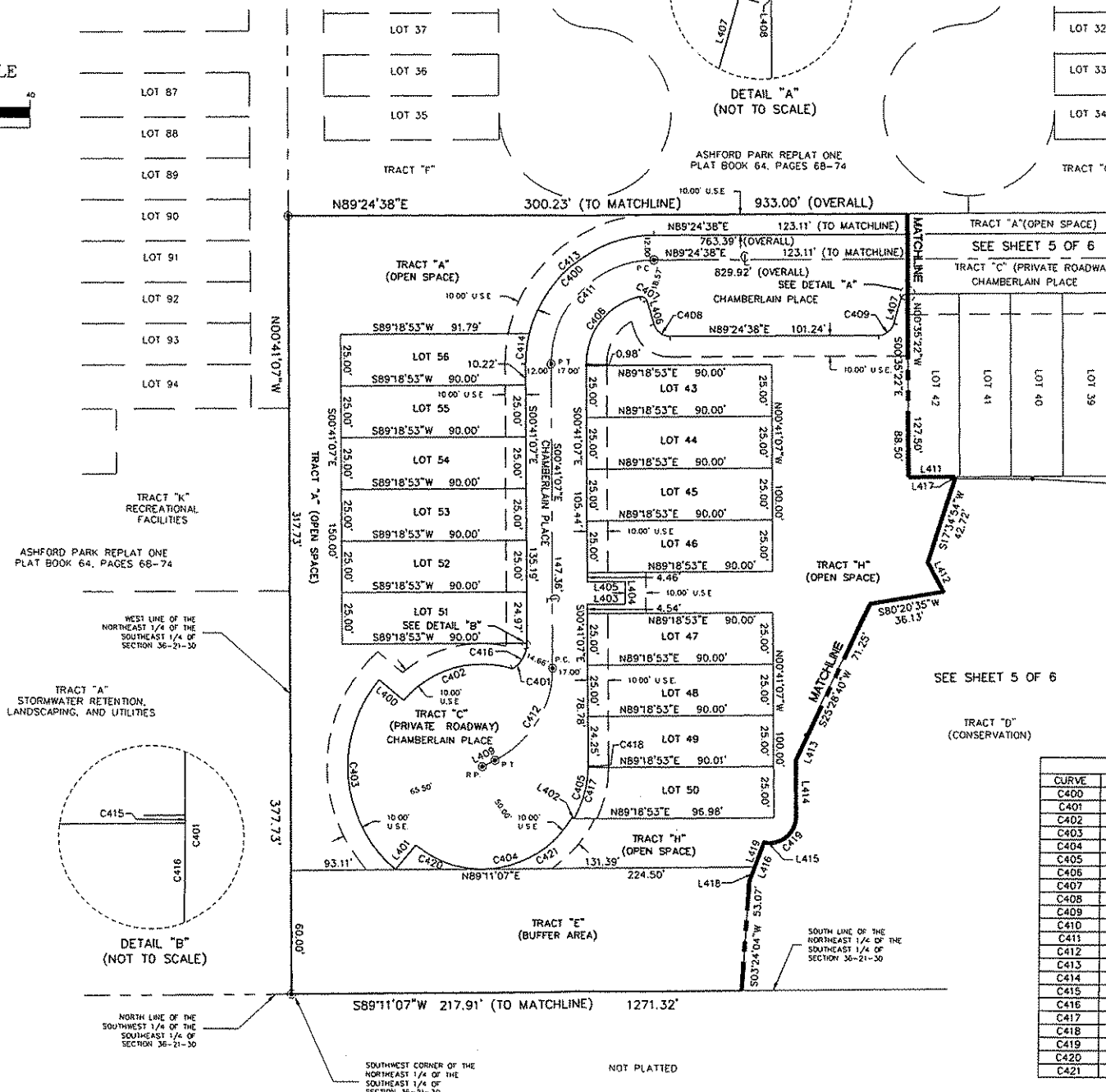
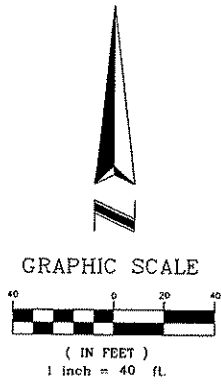
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LINE	LENGTH	BEARING
L400	15.50'	S50°11'28"E
L401	15.50'	S39°37'24"W
L402	1.00'	N60°21'18"W
L403	18.50'	S89°24'38"E
L404	11.00'	S00°41'07"E
L405	18.50'	S89°24'38"W
L406	11.83'	S16°33'37"E
L407	12.51'	S15°22'54"W
L408	0.24'	N89°24'38"E
L409	6.84'	N63°02'26"E
L411	22.88'	N89°24'38"E
L412	15.89'	S28°36'39"E
L413	13.27'	S20°56'59"W
L414	27.74'	S00°41'07"E
L415	3.76'	S89°18'53"W
L416	20.47'	S20°56'59"W
L417	0.88'	N00°35'22"W
L418	7.62'	S20°56'59"W
L419	12.85'	S20°56'59"W

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C400	62.00'	97.49'	87.75'	S44°21'46"W	90°05'45"
C401	14.50'	14.80'	14.17'	N28°33'27"E	58°29'08"
C402	50.00'	58.52'	55.24'	S73°20'18"W	67°03'32"
C403	65.50'	103.10'	92.78'	S05°17'02"E	90°11'06"
C404	50.00'	87.25'	76.59'	N79°38'03"E	99°58'42"
C405	51.00'	27.00'	26.68'	N14°28'48"E	30°19'49"
C406	33.00'	45.00'	41.60'	S38°22'56"W	78°08'06"
C407	3.00'	4.50'	4.09'	N58°33'19"W	85°59'24"
C408	8.00'	10.34'	5.63'	S53°34'29"E	74°01'45"
C409	8.00'	10.34'	5.63'	N52°23'46"E	74°01'45"
C410	3.00'	3.88'	3.61'	S52°23'46"W	74°01'45"
C411	50.00'	78.62'	70.77'	S44°21'45"W	90°05'45"
C412	50.00'	55.61'	52.79'	N31°10'39"E	63°43'33"
C413	62.00'	82.57'	76.60'	S51°15'26"W	76°18'26"
C414	62.00'	14.92'	14.88'	S06°12'33"W	13°47'20"
C415	14.50'	0.03'	0.03'	N00°37'19"W	0°07'35"
C416	14.50'	14.77'	14.14'	N28°37'15"E	58°21'33"
C417	51.00'	28.24'	25.95'	N14°54'13"E	29°28'59"
C418	51.00'	0.75'	0.75'	N00°15'42"W	0°50'51"
C419	12.00'	18.85'	16.87'	N44°18'53"E	90°00'00"
C420	50.00'	35.29'	34.56'	S70°35'44"E	40°26'17"
C421	50.00'	51.96'	49.65'	N59°24'55"E	59°32'25"

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