

Item # 26

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of the Final Plat for Trails – Unit 2B

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

AUTHORIZED BY: Dan Matthys **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date <u>7/26/2005</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 2B (Maronda Homes, Inc. of Florida, applicant).

District 1 – Dallari (Cynthia Sweet, Planner) *nl*

BACKGROUND:

The applicant, Maronda Homes, Inc. of Florida, is requesting approval of the Final Plat for Trails – Unit 2B. The plat consists of 89 lots on 45.342 acres and is zoned PUD (Planned Unit Development). Each lot will be serviced by Aqua Utilities of Florida, Inc. for water and sewer. The internal streets will be public and dedicated to Seminole County.

The site is located on the north side of Snowhill Road, west of Avenue H, and at the southwest corner of Snowhill Road and Avenue H, in Section 21, Township 21 South, Range 32' East.

The plat meets all the applicable conditions of the approved Developer's Commitment Agreement for the Trails PUD, Chapter 35 of the Seminole County Land Development Code, and Section 177, Florida Statutes.

The applicant has posted a performance bond in compliance with the SCLDC Section 35.44(e) (1).

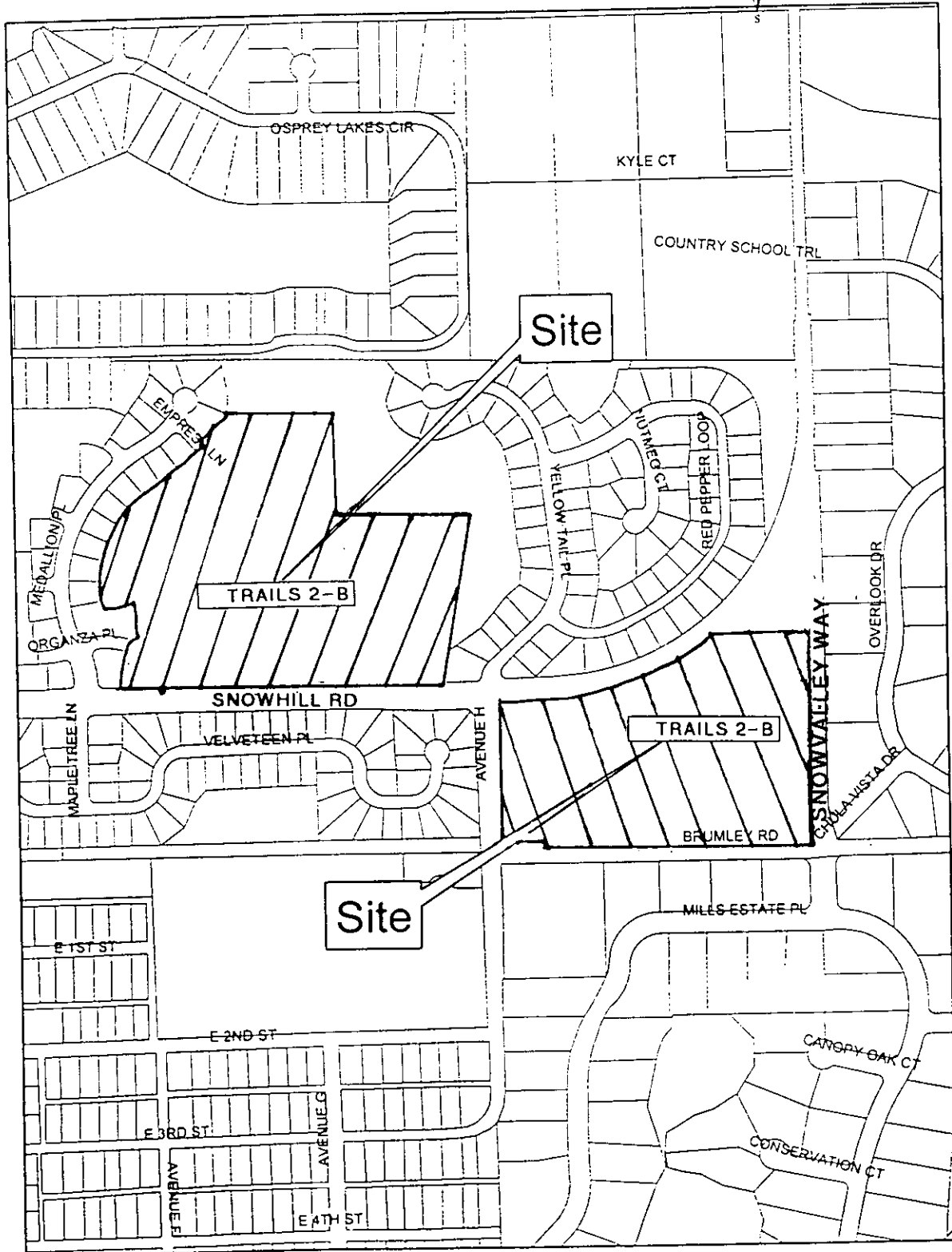
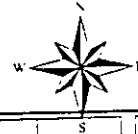
STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat for Trails – Unit 2B.

District 1 - Dallari
Attachments: Location Map
Reduced Copy of Plat

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

LOCATION MAP



TRAILS-UNIT 2B

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

DESCRIPTION: NORTH PART (NORTH OF SNOW HILL ROAD)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N.01°53'35"W, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1520.34 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 21; THENCE RUN S.89°10'33"W, ALONG SAID NORTH LINE 40.79 FEET TO THE WEST RIGHT-OF-WAY LINE OF SNOW HILL ROAD; THENCE RUN SOUTHERLY AND WESTERLY ALONG THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SNOW HILL ROAD THE FOLLOWING COURSES: THENCE RUN S.01°53'40"E, 261.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1049.35 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 1230.53 FEET, THROUGH A CENTRAL ANGLE OF 87°11'19" TO A POINT; THENCE RUN N.24°44'48"W, 6.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1043.25 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 433.37 FEET, THROUGH A CENTRAL ANGLE OF 23°47'54", A CHORD BEARING OF S.77°09'36"W, AND A CHORD DISTANCE OF 430.25 FEET TO THE POINT OF TANGENCY; THENCE RUN S.89°03'33"W, 383.67 FEET FOR A POINT OF BEGINNING; THENCE LEAVING SAID SNOW HILL ROAD RUN N.08°16'45"E, 685.71 FEET; THENCE RUN S.89°10'33"W, 533.91 FEET; THENCE RUN N.03°49'21"W, 400.00 FEET; THENCE RUN S.89°10'33"W, 400.00 FEET; THENCE RUN S.48°01'27"W, 138.89 FEET; THENCE RUN S.41°56'33"E, 22.93 FEET; THENCE RUN S.48°01'27"W, 50.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 510.09 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 184.38 FEET, THROUGH A CENTRAL ANGLE OF 18°27'51", A CHORD BEARING OF S.51°37'57"W, AND A CHORD DISTANCE OF 183.67 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 511.27 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 381.24 FEET, THROUGH A CENTRAL ANGLE OF 39°24'25", A CHORD BEARING OF S.41°04'51"W, AND A CHORD DISTANCE OF 373.71 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 395.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE 237.94 FEET, THROUGH A CENTRAL ANGLE OF 34°30'20", A CHORD BEARING OF S.03°27'24"W, AND A CHORD DISTANCE OF 234.36 FEET; THENCE RUN N.76°12'47"E, 120.03 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 275.06 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE 48.57 FEET, THROUGH A CENTRAL ANGLE OF 10°08'29", A CHORD BEARING OF S.18°51'24"E, AND A CHORD DISTANCE OF 48.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 155.10 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE 86.40 FEET, THROUGH A CENTRAL ANGLE OF 31°54'56", A CHORD BEARING OF S.07°57'04"E, AND A CHORD DISTANCE OF 85.28 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 43.37 FEET, THROUGH A CENTRAL ANGLE OF 90°52'21", A CHORD BEARING OF S.57°41'59"W, AND A CHORD DISTANCE OF 38.13 FEET; THENCE RUN S.17°23'07"W, 50.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 310.05 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE 5.70 FEET, THROUGH A CENTRAL ANGLE OF 31°03'10", A CHORD BEARING OF N.73°05'48"W, AND A CHORD DISTANCE OF 5.70 FEET; THENCE RUN S.10°43'29"W, 14.32 FEET TO THE POINT OF BEGINNING OF RIGHT-OF-WAY LINE OF SNOW HILL ROAD; THENCE RUN N.89°03'32"E, 130.53 FEET; THENCE RUN S.89°01'57"E, 180.48 FEET; THENCE RUN N.89°03'32"E, A DISTANCE OF 794.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.437 ACRES MORE OR LESS.

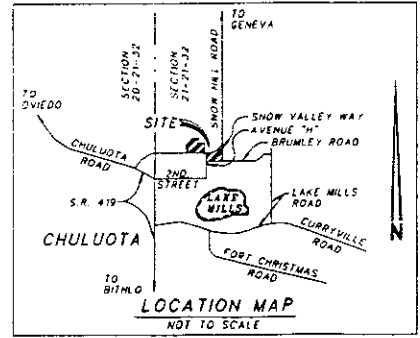
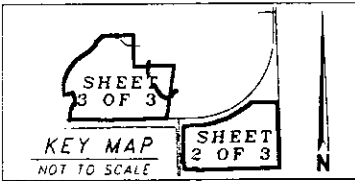
DESCRIPTION: SOUTH PART (SOUTH OF SNOW HILL ROAD)

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN S.01°50'37"W, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 21, A DISTANCE OF 4.04 FEET; THENCE RUN S.89°10'33"W, 25.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF SNOW VALLEY WAY, FORMERLY CHULUOTA-GENEVA ROAD, AS RECORDED IN PLAT BOOK 6, PAGE 81, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN S.01°50'37"E, ALONG SAID WEST RIGHT-OF-WAY LINE 648.40 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BRUMLEY ROAD, FORMERLY LAKE MILLS ROAD, AS RECORDED IN PLAT BOOK 6, PAGE 82, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S.88°36'43"W, ALONG SAID NORTH RIGHT-OF-WAY LINE 1084.75 FEET; THENCE RUN NORTHERLY, WESTERLY, NORTHEASTERLY ALONG THE EASTERLY, SOUTHERLY AND SOUTHEASTERLY RIGHT-OF-WAY LINE OF SNOW HILL ROAD AND AVENUE "H", THE FOLLOWING COURSES: THENCE N.01°24'16"W, 14.37 FEET; THENCE S.88°35'44"W, 144.68 FEET; THENCE N.48°51'02"W, 35.63 FEET; THENCE N.02°17'48"E, 229.00 FEET; THENCE N.01°08'13"E, 200.36 FEET; THENCE N.02°17'48"W, 77.74 FEET; THENCE N.43°22'52"E, 39.14 FEET; THENCE N.89°03'33"E, 134.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 159.35 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 473.23 FEET, THROUGH A CENTRAL ANGLE OF 23°47'53" TO A POINT; THENCE RUN N.24°44'21"W, 6.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1113.30 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 328.99 FEET, THROUGH A CENTRAL ANGLE OF 16°15'18", A CHORD BEARING OF N.88°57'48"E, AND A CHORD DISTANCE OF 327.15 FEET; THENCE LEAVING SAID SNOW HILL ROAD RUN N.85°10'33"E, 106.06 FEET; THENCE S.01°53'35"E, 189.00 FEET; THENCE N.89°10'33"E, 238.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.905 ACRES MORE OR LESS.

TRACTS ESTABLISHED BY THIS PLAT:

- TRACT "E" (PARK)
- TRACT "F" (RETENTION)
- TRACT "P" (RETENTION)
- TRACT "O" (RETENTION)
- TRACT "R" (CONSERVATION)
- TRACT "S" (CONSERVATION)



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 supplemented 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.

SURVEYOR'S NOTES:

1. ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
2. TRACT "E" (PARK), TRACT "F" (RETENTION), TRACT "P" (RETENTION) AND TRACT "O" (RETENTION) SHALL BE OWNED AND MAINTAINED BY THE TRAILS HOMEOWNERS ASSOCIATION, INC.
3. THE WALL EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY TRAILS HOMEOWNERS ASSOCIATION, INC. FOR MAINTENANCE OF THE COMMON SUBDIVISION WALL.
4. THE SEMINOLE COUNTY DEVELOPMENT ORDER #99-565 AFFECTS THE ENTIRE PLATTED PARCEL.
5. ALL LOTS AND TRACTS ARE SUBJECT TO A 10' SIDEWALK & UTILITY EASEMENT (DEDICATED TO SEMINOLE COUNTY) ADJACENT TO STREET RIGHT-OF-WAYS EXCEPT AS OTHERWISE SHOWN HEREON.
6. DIRECT/ DRIVEWAY ACCESS TO AVENUE "H", BRUMLEY ROAD AND SNOW HILL ROAD FROM LOTS 21 THROUGH 30, LOTS 42 THROUGH 54, AND LOTS 58 THROUGH 60 IS HEREBY PROHIBITED.
7. TRACTS "R" AND "S" (CONSERVATION TRACTS) SHALL BE OWNED AND MAINTAINED BY THE TRAILS HOMEOWNERS ASSOCIATION, INC. WITH A CONSERVATION EASEMENT DEDICATED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
8. DRAINAGE EASEMENTS LYING WITHIN TRACT "S" (CONSERVATION TRACT) ARE DEDICATED TO SEMINOLE COUNTY.
9. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21-21-32 AS BEING N.01°53'35"W., ASSUMED.
10. 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.
11. THE 10.00 FOOT SIDEWALK AND UTILITY EASEMENT AS SHOWN ALONG LOT 89 CONTIGUOUS ALONG TRACT "O" (RECREATIONAL TRACT) 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.

HENRICH-LUKE & SWAGGERTY, LLC
 Surveyors & mappers
 210 S. Ronald Reagan Blvd.
 Longwood, FL 32750
 (407) 847-7346
 Fax (407) 847-8097
 Licensee Business No. 7276

DEDICATION

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 herein 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 shown hereon to the perpetual use of the public, 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.

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 ____ day of _____, 2005.

MARONDA HOMES, INC. OF FLORIDA, a Florida Corporation

By: _____
 Name: Mark D. Falck, Vice President

Printed Name: _____ Printed Name: _____
 STATE OF FLORIDA COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this ____ day of _____, 2005, by Mark D. Falck who is the Vice President 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.

Signature of Person Taking Acknowledgement: _____
 Print Name: _____
 Serial No. (if any) _____ Commission Expires: _____

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.

Surveyor's Signature _____ Date _____
 MARK I. LUKE L. S. 5006
 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.



TRAILS-UNIT 2B

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

SHEET 2 OF 3
(TRPL2B2)

PLAT BOOK

PAGE

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will, in the circumstances be supported 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.

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	121°13'40"	200.00'	42.97'	21.57'	42.39'	N 82°27'27"E
2	121°13'40"	200.00'	42.97'	21.57'	42.39'	N 82°27'27"E
3	90°27'31"	100.00'	157.88'	100.80'	141.99'	N 43°21'05"E
4	89°33'10"	100.00'	156.29'	99.22'	140.86'	N 46°36'49"W
5	87°28'43"	125.00'	190.84'	119.61'	172.84'	S 44°52'33"W
6	90°53'39"	25.00'	39.66'	25.39'	35.63'	N 43°09'27"E
7	121°18'32"	225.00'	48.34'	24.26'	48.24'	N 82°27'27"E
8	121°18'32"	225.00'	48.34'	24.26'	48.24'	N 82°27'27"E
9	90°27'14"	125.00'	192.34'	125.99'	177.48'	N 43°21'05"E
10	89°32'46"	125.00'	195.15'	124.01'	176.07'	N 46°36'49"W
11	87°28'43"	150.00'	229.01'	143.54'	207.41'	S 44°52'33"W
12	90°55'03"	25.00'	39.68'	25.41'	35.64'	N 43°09'27"E
13	89°04'59"	25.00'	38.37'	24.60'	35.07'	N 48°50'14"W
14	89°06'21"	25.00'	38.38'	24.61'	35.08'	S 48°50'54"E
15	121°18'44"	125.00'	192.61'	126.99'	177.53'	N 43°21'05"E
16	121°18'44"	125.00'	192.61'	126.99'	177.53'	N 43°21'05"E
17	90°27'35"	225.00'	48.34'	24.26'	48.25'	N 82°27'40"E
18	90°27'35"	225.00'	48.34'	24.26'	48.25'	N 82°27'40"E
19	87°32'53"	75.00'	118.40'	75.59'	106.48'	N 43°22'58"E
20	87°32'53"	75.00'	117.21'	74.41'	105.64'	N 46°37'07"W
21	87°28'44"	100.00'	152.68'	95.69'	138.28'	S 44°52'26"W
22	05°18'30"	1139.35'	105.55'	52.82'	105.52'	S 67°54'59"W
23	33°40'00"	1139.35'	72.31'	36.47'	72.90'	S 72°24'10"W
24	21°16'29"	1139.35'	71.71'	35.87'	71.72'	N 78°02'33"E
25	03°23'52"	1139.35'	70.88'	35.45'	70.87'	S 79°13'38"W
26	04°03'54"	1139.35'	80.85'	40.44'	80.84'	S 83°26'38"W
27	03°16'50"	125.00'	30.39'	15.27'	30.32'	N 50°20'23"E
28	18°36'53"	125.00'	40.72'	20.54'	40.54'	N 34°03'02"E
29	26°13'38"	125.00'	52.75'	27.50'	52.90'	N 17°56'43"E
30	5°36'33"	125.00'	53.55'	27.26'	53.28'	N 14°08'45"E
31	23°52'35"	125.00'	52.20'	26.48'	51.80'	N 38°25'05"W
32	24°28'12"	125.00'	53.38'	27.10'	52.98'	N 52°36'45"W
33	16°32'26"	125.00'	36.08'	18.17'	35.26'	N 83°06'58"W
34	02°54'13"	149.99'	17.42'	8.72'	17.41'	S 85°17'18"W
35	22°10'21"	149.99'	58.05'	29.39'	57.68'	S 70°52'26"W
36	18°55'39"	150.00'	49.72'	25.09'	49.50'	S 50°17'43"W
37	21°21'56"	150.00'	56.37'	28.52'	56.04'	S 30°01'26"W
38	18°07'38"	150.00'	47.45'	23.93'	47.28'	S 10°12'07"W
39	04°41'21"	225.00'	18.41'	9.21'	18.41'	N 78°39'34"E
40	07°37'14"	225.00'	29.93'	14.98'	29.90'	N 84°48'01"E

NOTE:

COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINT. 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.

STATE PLANE COORDINATE VALUES (SHEETS 2 AND 3)

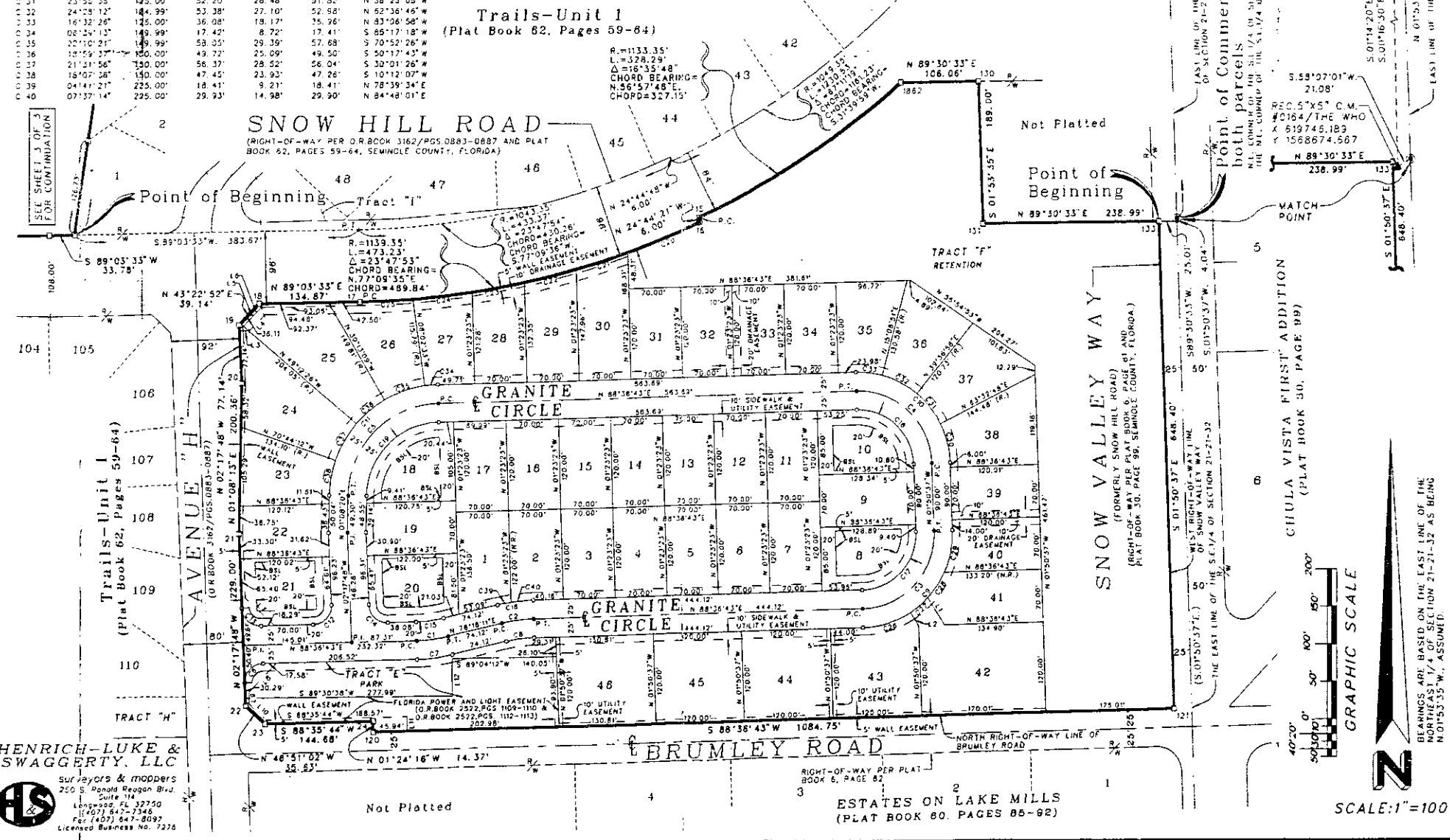
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
15	1588699.769	619114.050	805	1588896.215	617039.208
16	1588694.279	619115.469	853	1589772.121	617455.238
17	1588597.590	618262.714	854	1589880.984	617350.442
18	1588597.643	618521.852	886	1589046.941	617042.458
19	1588569.654	618494.496	887	1589020.303	618929.438
20	1588492.540	618496.290	896	1589253.947	618947.498
21	1588292.126	618488.947	984	1588863.686	618396.573
22	1588263.401	618494.274	947	1588993.735	618273.101
23	1588029.601	618519.853	982	1588630.873	617327.784
24	1588039.714	618664.621	1208	1588694.048	617478.989
120	1588025.346	618664.631	1307	1588531.456	617197.757
121	1588033.382	613749.288	1400	1589771.135	617855.214
130	1588872.602	619497.297	1401	1589371.159	617854.227
131	1588883.638	619500.362	1403	1589389.844	618381.200
133	1588681.665	619379.330	1403	1589663.681	617365.490
729	1588706.135	617118.735	1662	1588873.488	619391.245
741	1588706.247	616988.217			
802	1589000.688	617018.047			
803	1589181.642	617071.771			

ABBREVIATIONS/LEGEND:

- C.M. DENOTES CONCRETE MONUMENT
- B.S.L. DENOTES SET PERMANENT REFERENCE MONUMENT (PRM) (4"x4" C.M. MARKED "PRM LS 5006")
- CHANGE IN RIGHT-OF-WAY DIRECTION SET NAIL AND DISK MARKED "PCP LS 5006"
- B.S.L. DENOTES BUILDING SETBACK LINE
- L.S. DENOTES LICENSED BUSINESS LICENSED SURVEYOR
- (N.R.) DENOTES NORTH-RADIAL
- O.S. DENOTES OFFICIAL RECORDS
- P.C. DENOTES POINT OF CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE
- P.C.P. DENOTES PERMANENT CONTROL POINT
- P.I. DENOTES POINT OF INTERSECTION
- P.R.C. DENOTES POINT OF TANGENCY
- P.T. DENOTES POINT OF TANGENCY
- (R.) DENOTES RADIAL
- R/W DENOTES RIGHT-OF-WAY

LINE DATA TABLE

LINE	BEARING	DISTANCE
L 1	N 22°33'39"W	43.20' (N.R.)
L 2	N 32°40'02"W	21.29' (P.)
L 3	N 49°03'37"E	13.13'
L 4	N 43°22'52"E	29.12'
L 5	N 39°03'32"E	6.97'
L 6	N 43°22'50"E	13.46'
L 7	N 45°50'32"W	54.01'
L 8	N 43°29'28"E	53.28'
L 9	N 52°17'48"W	15.57'
L 10	N 46°51'05"W	31.53'
L 11	N 01°25'56"W	19.38'
L 12	S 50°55'48"E	50.00'



Trails-Unit 1
(Plat Book 82, Pages 59-64)

Point of Beginning
both parcels
the N.W. CORNER OF THE S.E. 1/4 OF SECTION 21-21-32 AND THE N.E. CORNER OF THE S.W. 1/4 OF SECTION 21-21-32



SCALE: 1"=100'

HENRICH-LUKE & SWAGGERTY, LLC
 Surveyors & mappers
 200 S. Ronald Reagan Blvd., Suite 114
 Leesville, FL 32750
 (407) 647-7346
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 Licensee Business No. 7275

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21-21-32 AS BEING N 01°53'35"W. ASSUMED.

