

Item # 30

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Final Plat Approval for Colonial Town Park.

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

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Michael Rumer **EXT.** 7337

<b>Agenda Date</b> <u>07/27/04</u>	<b>Regular</b> <input type="checkbox"/>	<b>Consent</b> <input checked="" type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Public Hearing – 1:30</b> <input type="checkbox"/>		<b>Public Hearing – 7:00</b> <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Approve the final plat for Colonial Town Park located on the north side of C.R. 46-A and west of I-4 in Section 36, Township 19 South, and Range 29 East.

District 5 – McLain (Michael Rumer, Planner) *RH*

**BACKGROUND:**

Mark Jacobson with Bowyer-Singleton & Associates, representative for the applicant, Colonial Properties Trust is requesting approval of the final plat for Colonial Town Park Subdivision located on the north side of C.R. 46-A and west of I-4. This subdivision is comprised of seven (7) commercial lots on approximately 174 acres and is zoned PUD. All of the common infrastructure has been completed and accepted by Seminole County. The proposed plat meets the applicable requirements of the Land Development Code, the Colonial Town Park PUD and Chapter 177, F.S.

**STAFF RECOMMENDATION:**

Staff recommends approval of the final plat for Colonial Town Park.

District        5-McLain  
Attachments: Location Map  
                  Reduced copy of Plat

Reviewed by:	<i>RJC</i>
Co Atty:	<i>RJC</i>
DFS:	_____
Other:	<i>[Signature]</i>
DCM:	<i>[Signature]</i>
CM:	<i>[Signature]</i>
File No. #	cpdd02





**NOTICE**

THIS PLAN AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL BE SO CONSIDERED IN ALL MATTERS OF AUTHORITY OR ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

# COLONIAL TOWNPARK

REPLATTING ALL OF TRACT A, LOT 1, COLONIAL TOWN PARK, PLAT BOOK 61, PAGES 18-19;  
TOGETHER WITH BLOCKS D, E, F, N, O, P AND Q; AND  
VACATED RIGHT-OF-WAY, PLAT OF THE TOWN OF PAOLA, PLAT BOOK 1, PAGE 4  
SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST,  
SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE  
SHEET 2 OF 7

### LEGAL DESCRIPTION

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N00°12'50"W, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 26.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 46-A, (PAOLA ROAD) AS DEPICTED ON STATE ROAD 400 (INTERSTATE 4) RIGHT-OF-WAY MAP SECTION 17140-2340, AS REVISED JULY 15, 1997 FOR A POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY LINE: THENCE N89°48'51"W, A DISTANCE OF 16.43 FEET; THENCE N80°09'55"E, A DISTANCE OF 67.12 FEET; THENCE N89°48'51"W, A DISTANCE OF 39.75 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 02°43'57" AND A RADIUS OF 4655.66 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 222.04 FEET; THENCE DEPARTING THE ARC OF SAID CURVE, RUN N49°12'48"W, A DISTANCE OF 27.55 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL PARKWAY NORTH (FORMERLY KNOWN AS GRANT LINE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2756, PAGE 1090, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID EASTERLY RIGHT-OF-WAY LINE: THENCE N00°03'28"E, A DISTANCE OF 1094.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 43°04'37" AND A RADIUS OF 1362.39 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1025.08 FEET TO THE POINT OF TANGENCY; THENCE N43°19'05"E, A DISTANCE OF 601.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 03°38'51" AND A RADIUS OF 1902.59 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.69 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN N69°35'31"E, ALONG SAID NORTH LINE, A DISTANCE OF 1456.55 FEET TO THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 4; THENCE DEPARTING SAID NORTH LINE, RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: THENCE S25°31'56"W, A DISTANCE OF 325.99 FEET; THENCE S00°08'14"E, A DISTANCE OF 1922.90 FEET; THENCE S89°49'46"E, A DISTANCE OF 50.84 FEET; THENCE S20°20'09"W, A DISTANCE OF 43.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 03°28'23" AND A RADIUS OF 3614.58 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 340.33 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 46-A; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN N89°48'51"W, ALONG SAID NORTHERLY ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 340.07 FEET; THENCE S00°11'09"W, A DISTANCE OF 8.00 FEET; THENCE N89°48'51"W, A DISTANCE OF 819.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 118.060 ACRES, MORE OR LESS,  
AND ALSO:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, RUN N89°38'03"E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD (RIGHT-OF-WAY VARIES); SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, CONTINUE N89°38'03"E, ALONG SAID NORTH LINE, A DISTANCE OF 2222.60 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL PARKWAY NORTH (FORMERLY KNOWN AS GRANT LINE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2756, PAGE 1090, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE DEPARTING SAID NORTH LINE, RUN S43°10'05"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 507.31 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 43°06'37" AND A RADIUS OF 1502.39 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1130.42 FEET TO THE POINT OF TANGENCY; THENCE S00°03'28"W, A DISTANCE OF 49.23 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S87°31'42"W, A DISTANCE OF 872.29 FEET; THENCE S00°04'44"E, A DISTANCE OF 119.50 FEET; THENCE S88°35'52"W, A DISTANCE OF 170.45 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD; THENCE N00°04'48"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1255.43 FEET; THENCE N89°55'14"E, A DISTANCE OF 25.00 FEET; THENCE N00°04'48"W, A DISTANCE OF 240.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 58.175 ACRES, MORE OR LESS.

### LESS:

LOT 1 OF LOT 1, COLONIAL TOWN PARK, AS RECORDED IN PLAT BOOK 61, PAGES 18-19, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF LOT 1, COLONIAL TOWN PARK AS RECORDED IN PLAT BOOK 61, PAGES 18-19, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN N00°02'39"E, A DISTANCE OF 345.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N90°00'00"E, A DISTANCE OF 329.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 14°10'00" AND A RADIUS OF 625.00 FEET; THENCE FROM A TANGENT BEARING OF S19°33'35"W, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 154.54 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 40°05'02" AND A RADIUS OF 90.00 FEET; THENCE FROM A TANGENT BEARING OF S29°25'59"W, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, A DISTANCE OF 62.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF SAID LOT 1: THENCE S48°15'10"W, A DISTANCE OF 75.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 11°08'25" AND A RADIUS OF 278.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.25 FEET TO THE POINT OF TANGENCY; THENCE S59°23'35"W, A DISTANCE OF 59.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 33°11'02" AND A RADIUS OF 278.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 181.01 FEET TO THE POINT OF TANGENCY; THENCE N87°20'23"W, A DISTANCE OF 84.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.883 ACRES MORE OR LESS.

TOTAL ACRES: 173.580 ACRES, MORE OR LESS.

### PLAT NOTES

- BEARING STRUCTURE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 31-19-30, BEING N00°12'50"W, ASSUMED.
- ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, 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 PURSUANT TO SECTION 177.091(2)(b), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE 2PS COORDINATES LISTED ON THIS PLAT DO NOT REFLECT THE SURFACE MEASUREMENTS SHOWN.
- A BLANKET UTILITY EASEMENT OVERS LOTS 1 THROUGH 7 AND TRACTS "A", "B", "C", "D", "E" AND "H", AS SHOWN HEREON, IS HEREBY DEDICATED FOR USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
- TRACTS "A", "B", "C", "D", "E" AND "H", AS SHOWN HEREON, ARE HEREBY DEDICATED TO COLONIAL TOWNPARK PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"). TRACTS "A", "C" AND "E" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION AS RETENTION AREAS, AS SHOWN HEREON. TRACT "B" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION AS OPEN SPACE/RETENTION AREA, AS SHOWN HEREON. TRACT "D" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION AS PRIVATE ROADWAY, AS SHOWN HEREON.
- THE DRAINAGE EASEMENT SHOWN ON LOT 6 IS TO BE DEDICATED TO SEMINOLE COUNTY, FLORIDA AND THE COLONIAL TOWNPARK PROPERTY OWNER'S ASSOCIATION, INC.
- TRACT "E", AS SHOWN HEREON, IS HEREBY DEDICATED TO COLONIAL TOWNPARK PROPERTY OWNER'S ASSOCIATION, INC. AND SHALL BE OWNED AND MAINTAINED BY COLONIAL TOWNPARK PROPERTY OWNER'S ASSOCIATION, INC. AS AN OPEN SPACE/RECREATION AREA.
- TRACT "G", AS SHOWN HEREON, SHALL BE OWNED AND MAINTAINED BY COLONIAL REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP.
- TRACT "H", AS SHOWN HEREON, SHALL BE OWNED AND MAINTAINED BY THE COLONIAL TOWNPARK PROPERTY OWNER'S ASSOCIATION, INC., WITH A DRAINAGE EASEMENT DEDICATED TO SEMINOLE COUNTY, FLORIDA.
- THE CONSERVATION EASEMENT OVER A PORTION OF TRACT C IS DEDICATED TO SEMINOLE COUNTY. NO CONSTRUCTION, CLEARING OR ALTERATION IS ALLOWED WITHIN THE CONSERVATION EASEMENT.
- THE ACCESS EASEMENT OVER LOT 2 IS DEDICATED TO AND MAINTAINED BY THE COLONIAL TOWNPARK PROPERTY OWNER'S ASSOCIATION.
- AN EASEMENT IS GRANTED OVER LOT 2 FOR DRAINAGE FROM LOTS 3, 4 AND 5 OF COLONIAL TOWNPARK AS RECORDED IN PLAT BOOK 61, PAGES 18-19, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**BOWYER-SINGLETON**  
& ASSOCIATES, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE | ORLANDO, FLORIDA 32801  
407.863.5120 • FAX 407.849.8884  
CERTIFICATE OF AUTHORIZATION NO. LB 1227

# COLONIAL TOWNPARK

REPLATTING ALL OF TRACT A, LOT 1, COLONIAL TOWN PARK, PLAT BOOK 61, PAGES 18-19, TOGETHER WITH BLOCKS D, E, F, N, O, P AND Q; AND VACATED RIGHT-OF-WAY, PLAT OF THE TOWN OF PAOLA, PLAT BOOK 1, PAGE 4 SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

SHEET 3 OF 7

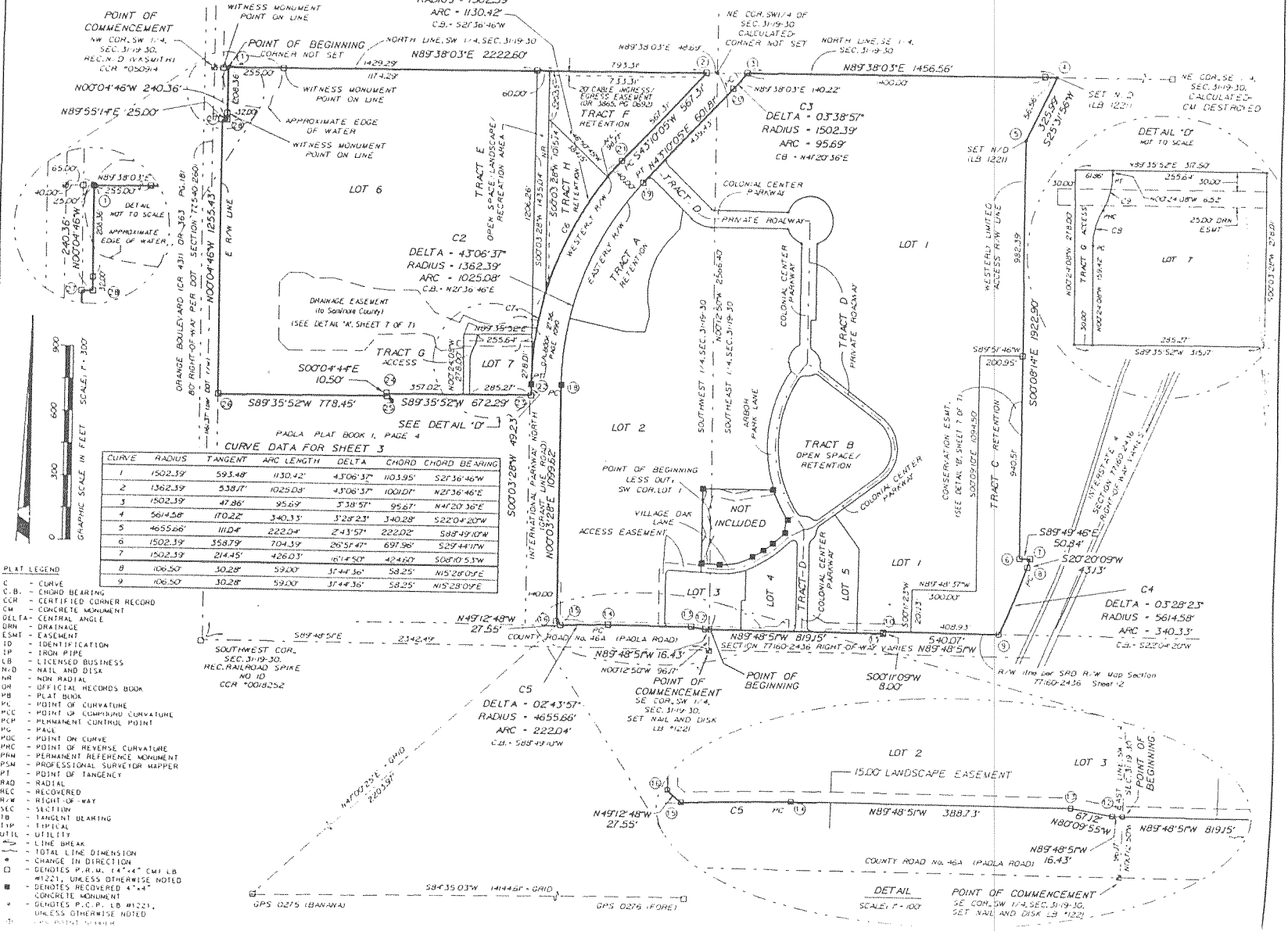
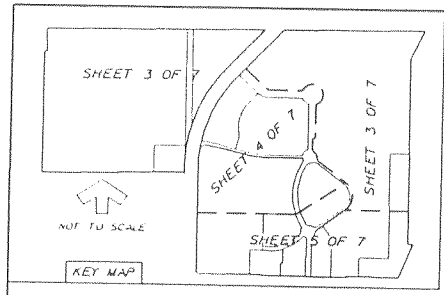
PLAT BOOK PAGE

**BOWYER-SINGLETON & ASSOCIATES, INCORPORATED**

PROFESSIONAL ENGINEERING - PROFESSIONAL SURVEYING  
520 SOUTH HAVANA AVENUE, ORLANDO, FLORIDA 32801  
PH: 407-851-1200 FAX: 407-851-8844  
CERTIFICATE OF REGISTRATION NO. 108 1921

SEE SHEET 2 OF 7 FOR PLAT NOTES  
SEE SHEET 7 OF 7 FOR GPS COORDINATES AND NOTE 3 REGARDING THE GPS COORDINATES

**NOTICE**  
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SEE DETAIL 'D'

**CURVE DATA FOR SHEET 3**

CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA	CHORD	CHORD BEARING
1	1502.39	593.48	1130.42'	43°06'37"	1103.95'	S27°36'46"W
2	1362.39	538.71	1025.08'	43°06'37"	1001.07'	N27°36'46"E
3	1502.39	47.86'	95.69'	3°38'57"	95.67'	N4°20'36"E
4	5614.58'	170.22'	340.13'	3°28'23"	340.28'	S22°04'20"W
5	4655.66'	110.4'	222.04'	2°43'57"	222.02'	S89°49'10"W
6	1502.39	358.79'	704.39'	26°54'47"	697.98'	S29°44'11"W
7	1502.39	214.45'	426.03'	16°14'50"	424.60'	S08°10'53"W
8	106.50'	30.28'	59.00'	31°44'36"	58.25'	N15°21'01"E
9	106.50'	30.28'	59.00'	31°44'36"	58.25'	N15°21'01"E

- PLAT LEGEND**
- C - CURVE
  - C.B. - CHORD BEARING
  - CCR - CERTIFIED CORNER RECORD
  - CM - CONCRETE MONUMENT
  - CA - CENTRAL ANGLE
  - DELTA - DELTA
  - DRN - DRAINAGE
  - EASMT - EASEMENT
  - ID - IDENTIFICATION
  - IP - IRON PIPE
  - LB - LICENSED BUSINESS
  - N/D - NAIL AND DISK
  - NR - NON RADIAL
  - OFFICIAL RECORDS BOOK
  - WB - PLAT BOOK
  - PL - POINT OF CURVATURE
  - MCE - POINT OF CURVATURE
  - MCP - PERMANENT CONTROL POINT
  - PG - PAGE
  - MPC - POINT ON CURVE
  - MRC - POINT OF REVERSE CURVATURE
  - PRM - PERMANENT REFERENCE MONUMENT
  - PSM - PROFESSIONAL SURVEYER MAPPER
  - PT - POINT OF TANGENCY
  - RD - RADIAL
  - REC - RECOVERED
  - R/W - RIGHT-OF-WAY
  - SEC - SECTION
  - TB - TANGENT BEARING
  - TF - TYPICAL
  - UTIL - UTILITY
  - LB - LINE BREAK
  - TL - TOTAL LINE DIMENSION
  - CH - CHANGE IN DIRECTION
  - - DENOTES P.R.M. (4"x4" CM) LB #221, UNLESS OTHERWISE NOTED
  - - DENOTES RECOVERED 4"x4" CONCRETE MONUMENT
  - - DENOTES P.C.P. LB #1221, UNLESS OTHERWISE NOTED

DATE: 08/20/2018

# COLONIAL TOWNPARK

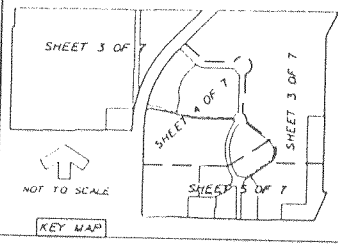
REPLATTING ALL OF TRACT A, LOT 1, COLONIAL TOWN PARK, PLAT BOOK 61, PAGES 18-19;  
TOGETHER WITH BLOCKS D, E, F, N, O, P AND Q; AND  
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SHEET 4 OF 7

PLAT BOOK PAGE

### NOTICE

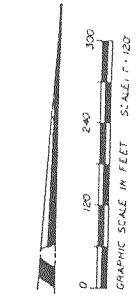
THIS PLAT, AS RECORDED IN ITS SHOWN FORM IS THE OFFICIAL REPRESENTATION OF THE SUBDIVISION AND IS DESCRIBED HEREIN AND SHALL BE CONSIDERED AS THE ONLY AUTHORITY IN ANY OTHER DRAWING OR INSTRUMENT FOR THE PLAT.  
THERE MAY BE ADDITIONAL RESERVATIONS THAT ARE NOT RECORDED ON THIS PLAT THAT CAN BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SEE SHEET 2 OF 7 FOR PLAT NOTES  
SEE SHEET 1 FOR GPS COORDINATES

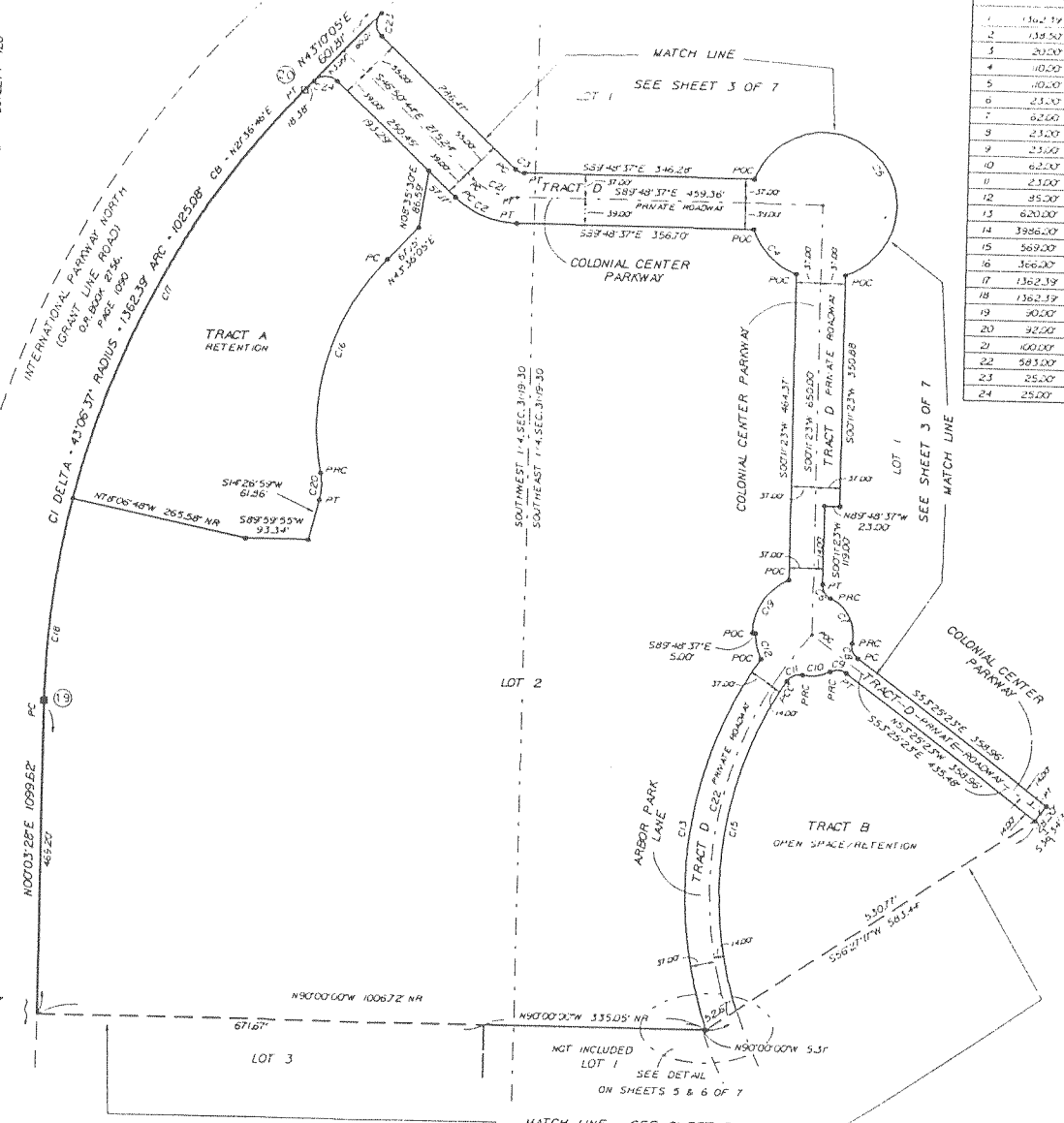
### CURVE DATA FOR SHEET 4

CURVE	MARKS	TANGENT	ARC LENGTH	DELTA	CHORD	CHORD BEARING
1	1362.39	548.07	1422.08	43.06 37'	1002.07	N20°16'46"E
2	138.52	54.56	63.26	42°57'53"	101.44	S68°19'40"E
3	20.00	7.37	5.10	42°57'53"	14.65	S68°19'40"E
4	10.00	30.30	35.38	49°34'44"	32.24	S45°21'55"E
5	10.00	...	44.28	23°04'27"	...	...
6	23.00	14.43	25.77	6°11'46"	24.44	S37°54'20"E
7	62.60	47.38	80.32	7°44'44"	75.30	S26°37'00"E
8	23.00	14.43	25.77	6°11'46"	24.44	S26°19'37"E
9	23.00	14.43	25.77	6°11'46"	24.44	N85°31'16"W
10	62.60	22.07	42.41	39°11'17"	41.58	S87°58'30"W
11	23.00	15.56	27.36	68°09'34"	25.78	S67°29'27"W
12	35.00	20.32	39.90	26°53'33"	39.53	S15°15'23"E
13	620.00	313.28	580.61	5°33'59"	559.22	S07°04'59"W
14	3886.00	167.28	334.56	448'02"	334.27	N76°45'59"W
15	569.00	276.70	516.28	57°58'58"	497.67	N07°28'34"E
16	366.00	194.27	352.51	55°10'00"	339.04	N16°00'34"E
17	1362.39	366.55	166.51	37°01'04"	107.31	N23°06'53"E
18	1362.39	155.13	302.34	12°59'33"	308.28	N06°33'14"E
19	50.00	581.4	101.24	65°43'37"	37.67	S33°03'09"W
20	32.00	21.27	41.80	26°02'55"	41.44	N07°26'02"E
21	400.00	39.16	74.59	42°57'53"	73.24	S68°19'40"E
22	583.00	336.69	810.66	6°00'50"	583.12	S11°05'50"W
23	25.00	25.07	39.28	90°00'49"	35.36	N01°50'20"W
24	25.00	24.97	39.26	89°59'17"	35.35	N89°09'40"W



SEE SHEET 3 OF 7

INTERNATIONAL PARKWAY NORTH (GRANT LINE ROAD)  
140.00'



### PLAT LEGEND

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- CB - CHORD BEARING
- CCR - CERTIFIED CORNER RECORD
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- DELTA - CENTRAL ANGLE
- DN - DRAINAGE
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- TOTAL LINE DIMENSION
- CHANGE IN DIRECTION
- DENOTES P.R.M. 14"X4" CMX LB
- #1221, UNLESS OTHERWISE NOTED
- DENOTES RECOVERED 4"X4" CONCRETE MONUMENT
- DENOTES P.C.P. LB #1221, UNLESS OTHERWISE NOTED
- GPS POINT NUMBER
- GPS - GLOBAL POSITIONING SYSTEM

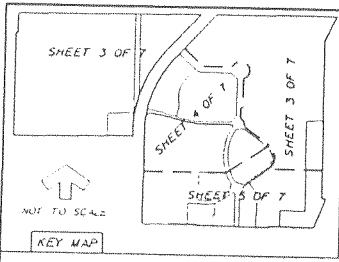
**BOWYER-SINGLETON & ASSOCIATES, INCORPORATED**  
ENGINEERING PLANNING SURVEYING ENVIRONMENTAL

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SEMINOLE COUNTY, FLORIDA

SHEET 5 OF 7

PLAT BOOK PAGE



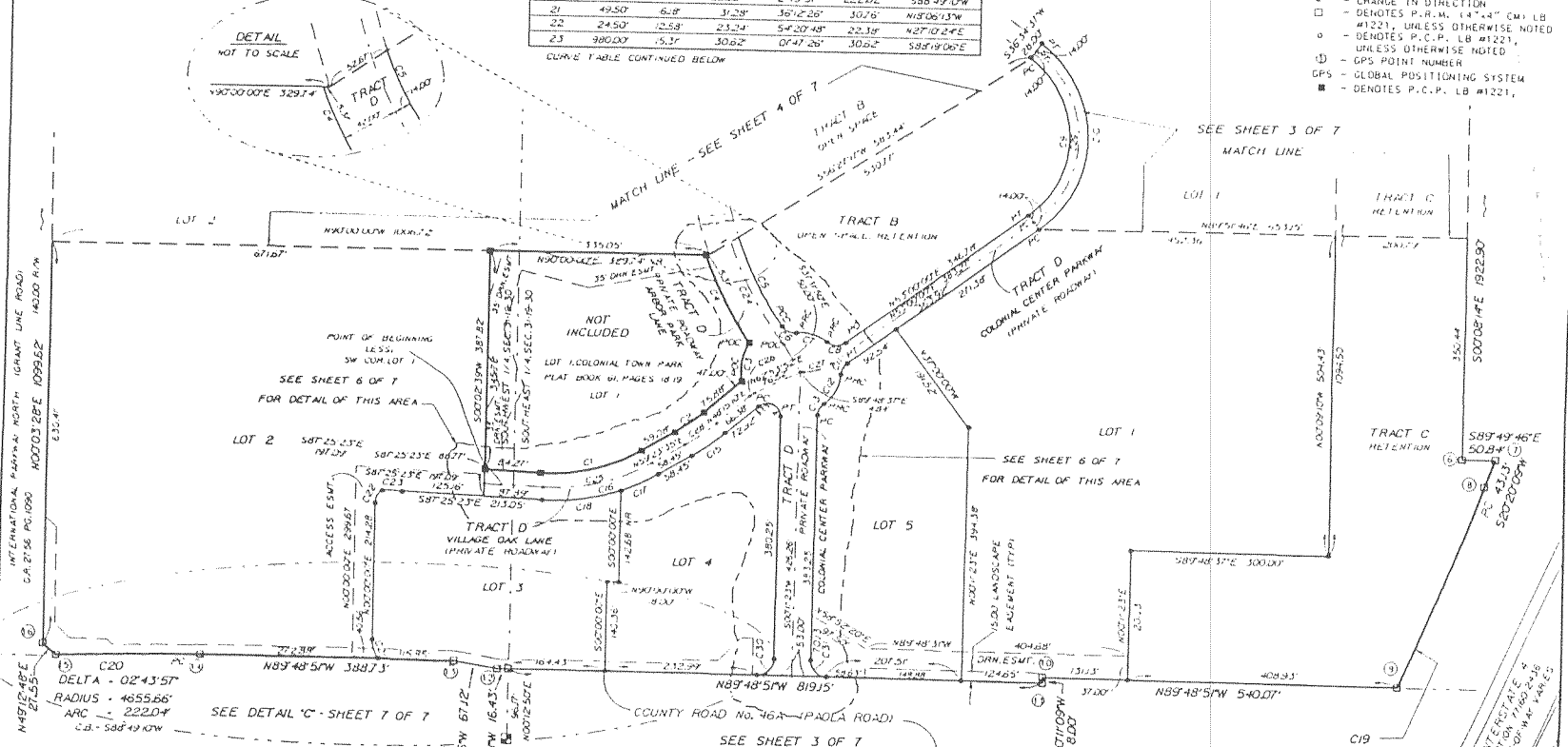
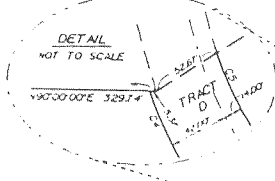
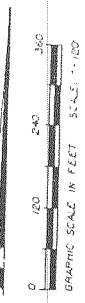
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VERSION OF THE SUBDIVISION DESCRIBED HEREIN AND  
WHICH NO CHANGES BE SUPPORTED IN AUTHORITY BY ANY  
OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.  
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RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE  
PUBLIC RECORDS OF THIS COUNTY.

SEE SHEET 2 OF 7 FOR PLAT NOTES  
SEE SHEET 1 FOR GPS COORDINATES

CURVE DATA FOR SHEET 5

CURVE	RADIUS	TANGENT ANGLE	LENGTH	DELTA	CHORD	CHORD BEARING
1	278.00	22.81	181.0	3.574.02	158.77	N75°59'16"W
2	278.00	27.11	240.5	1708.25	3.337	N53°49'23"E
3	90.00	32.31	62.26	40705.02	61.69	N09°13'27"E
4	925.00	77.60	154.54	4710.87	154.4	N26°38'15"W
5	564.00	78.52	156.05	4542.27	155.36	S26°18'48"E
6	23.22	4.20	25.25	6253.27	24.87	S65°36'52"E
7	62.00	26.64	20.18	4633.51	40.01	S73°46'45"E
8	23.00	8.3	30.71	7630.03	29.48	S88°44'59"E
9	155.00	207.28	287.20	10625.23	248.28	N00°12'42"W
10	183.00	244.72	339.24	10725.23	293.11	S00°12'42"E
11	23.00	0.31	20.24	50725.23	19.59	S27°47'24"W
12	62.00	23.40	54.91	50744.24	53.3	S27°57'00"W
13	23.00	1.50	21.33	53707.48	20.57	S26°45'18"W
14	20.00	43.78	45.68	13074.37	38.38	N65°41'55"W
15	320.00	28.22	56.30	10704.47	56.23	S5°28'11"W
16	320.00	95.35	185.33	33710.02	182.75	S75°59'06"W
17	320.00	31.59	62.88	1716.38	62.88	S65°01'54"W
18	320.00	61.93	122.35	2754.28	121.61	S87°37'25"W
19	564.58	70.22	140.33	3228.23	340.28	S28°04'20"W
20	4655.66	112.4	222.04	243.57	222.02	S88°49'10"W
21	49.50	6.8	31.28	3612.26	30.76	N18°06'13"W
22	24.50	12.58	23.24	5420.48	22.38	N27°10'24"E
23	980.00	15.37	30.62	6747.26	30.62	S88°19'06"E

CURVE TABLE CONTINUED BELOW



CURVE DATA FOR SHEET 5 (CONTINUED)

CURVE	RADIUS	TANGENT ANGLE	LENGTH	DELTA	CHORD	CHORD BEARING
24	581.00	91.66	181.33	1752.13	181.0	S27°45'46"E
25	3000.00	39.39	173.25	33710.02	171.33	N75°59'06"E
26	37.187	4.75	9.46	1438.42	9.43	N57°34'17"E
27	711.87	21.55	41.44	3716.23	44.64	N73°35'40"E
28	1311.1	29.26	58.11	1708.25	58.24	N53°49'23"E
29	692.00	24.03	3.57	10625.23	270.69	N00°12'42"W
30	25.00	25.00	17.07	8959.40	35.55	N45°10'06"E

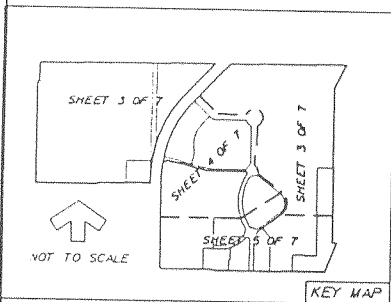
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529 SOUTH WASHINGTON AVENUE, SUITE 400, FLORIDA 32801  
407.643.5100 • FAX: 407.644.8666

C19  
DELTA - 03°28'23"  
RADIUS - 5614.58'  
ARC - 340.33'  
C.D. - S22°04'20"W

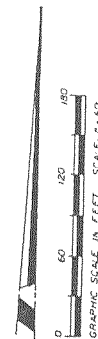
# COLONIAL TOWNPARK

REPLATTING ALL OF TRACT A, LOT 1, COLONIAL TOWNPARK, PLAT BOOK 61, PAGES 18-19;  
TOGETHER WITH BLOCKS D, E, F, N, O, P AND Q; AND  
VACATED RIGHT-OF-WAY, PLAT OF THE TOWN OF PAOLA, PLAT BOOK 1, PAGE 4  
SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST,  
SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE  
SHEET 6 OF 7



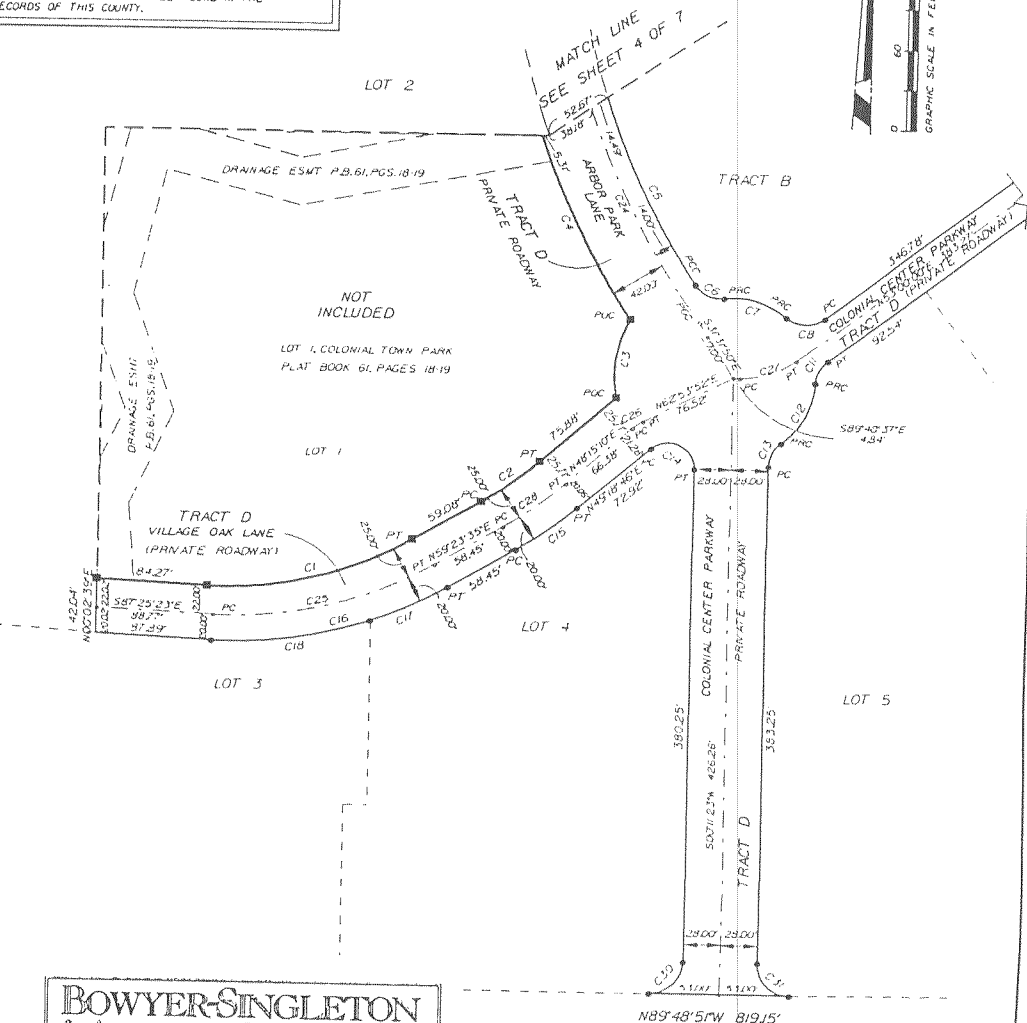
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SEE SHEET 2 OF 7 FOR PLAT NOTES  
SEE SHEET 7 FOR GPS COORDINATES

CURVE DATA FOR SHEET 6

CURVE	RADIUS	TANGENT ARC LENGTH	DELTA	CHORD	BEARING
1	278.00	32.83	161.01	331°02'	158.77' N75°59'06"E
2	278.00	27.11	54.05	1708°25'	53.97' N53°49'23"E
3	90.00	32.23	62.96	40°05'02"	61.69' N07°13'27"E
4	625.00	77.66	154.54	14°10'00"	154.14' N26°38'35"W
5	569.00	78.52	156.05	15°42'47"	155.56' S26°18'48"E
6	23.00	4.26	25.25	62°53'21"	24.00' S65°36'52"E
7	62.00	26.68	50.38	46°33'35"	49.01' S73°46'45"E
8	23.00	8.13	30.71	76°30'03"	28.48' S88°44'59"E
9			NOT USED		
10			NOT USED		500°12'42"E
11	23.00	0.83	20.24	50°25'12"	19.59' S27°47'24"W
12	62.00	29.40	54.91	50°44'24"	53.13' S27°57'00"W
13	23.00	11.50	21.33	53°07'48"	20.57' S26°45'18"W
14	20.00	43.76	45.68	13°52'37"	36.38' N65°14'55"W
15	320.00	28.22	56.30	10°04'49"	56.23' S5°42°11"W
16	320.00	95.35	185.33	33°11'02"	182.75' S75°59'06"W
17	320.00	31.59	62.98	17°16'38"	62.38' S65°07'54"W
18	320.00	61.93	122.35	27°54'24"	121.61' S81°37'25"W
19			NOT USED		
20			NOT USED		
21			NOT USED		
22			NOT USED		
23			NOT USED		
24	583.00	91.66	181.83	17°52'13"	181.00' S27°45'41"E
25	300.00	49.37	173.75	33°11'02"	171.33' N75°59'06"E
26	37.00	4.75	9.46	14°38'42"	9.43' N55°34'31"E
27	70.00	22.55	45.44	37°11'23"	44.64' N71°35'41"E
28	300.00	28.26	58.33	17°08'25"	58.24' N53°49'23"E
29			NOT USED		
30	25.00	45.17	19.17	87°29'45"	35.15' N45°11'06"E
31	25.00	45.17	19.17	173°17'15"	35.15' N45°11'06"E



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CERTIFICATE OF AUTHORIZATION NO. LB 1221

COUNTY ROAD No. 16A (PAOLA ROAD)



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# COLONIAL TOWNPARK

REPLATTING ALL OF TRACT A, LOT 1, COLONIAL TOWN PARK, PLAT BOOK 61, PAGES 18-19;  
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 SEMINOLE COUNTY, FLORIDA

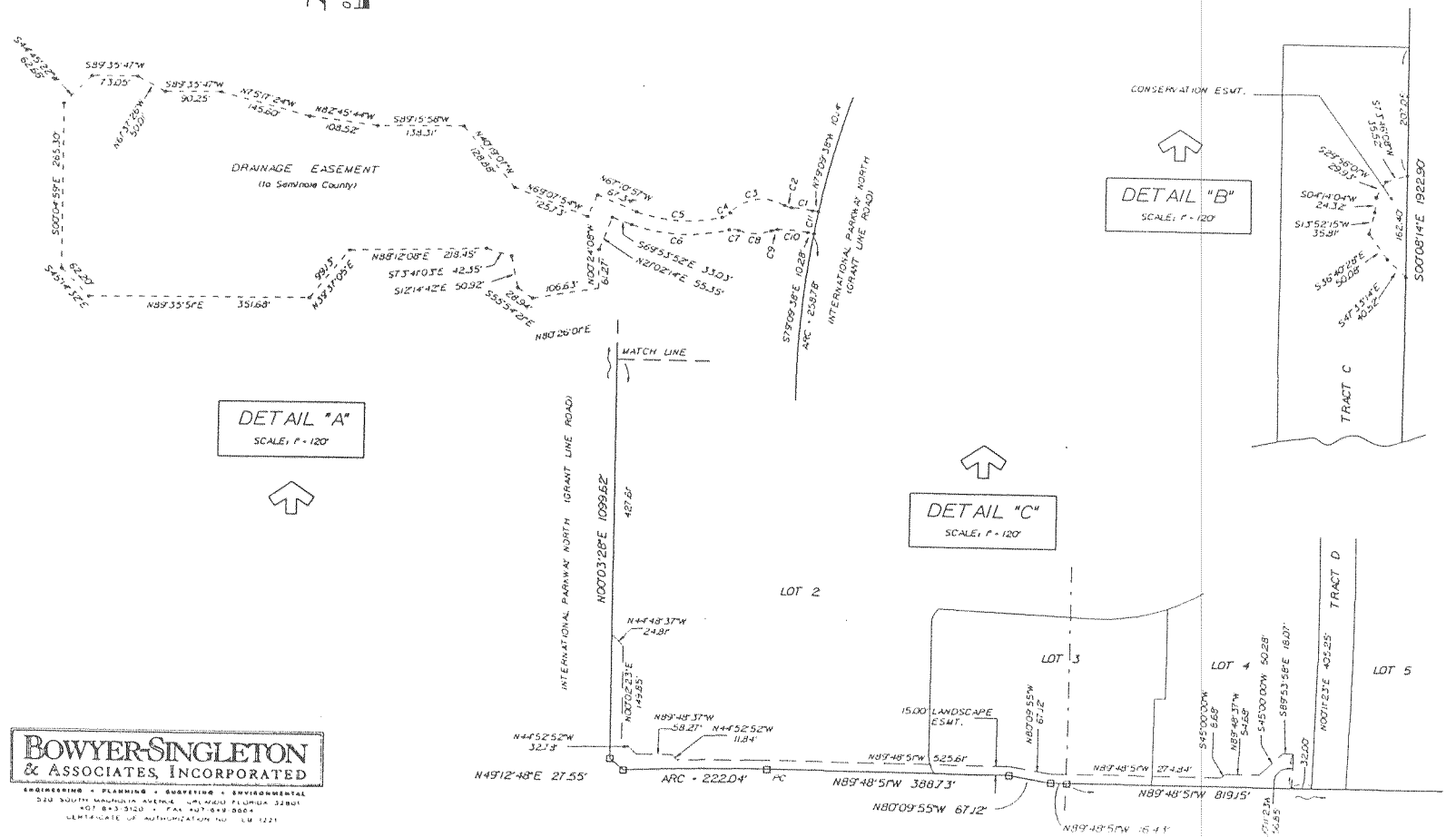
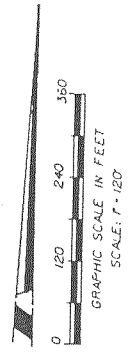
SHEET 7 OF 7

PLAT BOOK PAGE

GPS NUMBER	COORDINATES (Easting, Northing)	USE
1	1621420.87818 539987.30593	
2	1621435.76033 542209.75600	
3	1621437.02525 542398.65356	
4	1621446.77810 543955.11220	
5	1621152.59300 543714.70239	
6	1619229.78520 543719.90461	
7	1619229.64977 543770.74217	
8	1619189.20510 543755.76686	
9	1618873.84230 543628.00357	
10	1618875.42494 543087.96125	
11	1618867.42534 543087.93781	
12	1618869.87397 542252.39840	
13	1618881.31732 542186.26410	
14	1618882.45802 541797.24282	
15	1618877.82899 541575.57865	
16	1618895.83656 541554.72553	
17		NOT USED
18	1619995.37630 541555.49186	
19	1620926.14282 541923.91425	
20	1621365.18240 542335.48130	
21	1621021.88631 541821.77979	
22	1619995.47367 541415.49809	
23	1619946.25006 541415.46403	
24	1619941.32023 540743.22085	
25	1619930.82071 540743.23959	
26	1619925.11242 539964.84296	
27	1621180.48377 539962.71457	
28	1621180.52621 539987.71342	
0276	1618708.51630 554024.11780	
0275	1617373.52480 539942.64810	

**CURVE DATA FOR SHEET 7**

CURVE	RADIUS	ARC LENGTH	DELTA
1	262.00'	33.08'	7°40'2"
2	25.00'	11.70'	26°48'25"
3	69.00'	94.27'	78°41'51"
4	25.00'	15.14'	3°41'20"
5	240.00'	137.24'	32°45'45"
6	262.00'	156.67'	3°45'46"
7	25.00'	15.73'	36°03'32"
8	70.00'	55.49'	43°47'08"
9	25.00'	9.36'	21°29'34"
10	226.00'	49.00'	12°10'05"
11	1502.39'	36.00'	0°22'23"



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PLAT 7-19-19-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000