

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: ALAQUA LAKES PHASE 8

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys *(Signature)* CONTACT: Brian Walker EXT. 7337

|                             |  |   |  |                                   |
|-----------------------------|--|---|--|-----------------------------------|
| Agenda Date <u>08/23/05</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 Alaqua Lakes Unit 8, located on the west side of Markham Woods Road at Alaqua Drive in Section 14, Township 20 South, Range 29 East.

District 5 – Carey (Brian Walker, Planner) *RL*

**BACKGROUND:**

The applicant, Charles Ayers, is requesting final plat approval for Alaqua Lakes Unit 8 subdivision consisting of three (3) single family lots located in Tract V of the Alaqua PUD. Tract V allows 3 units with a minimum lot size of 43,560 s.f. and is comprised of approximately 10.3 acres. The project will connect to Seminole County Utilities for water and sewer service. The typical lot size will be over 1.5 acres. The internal road will be privately owned and maintained by the Alaqua Lakes Community Association, Inc.

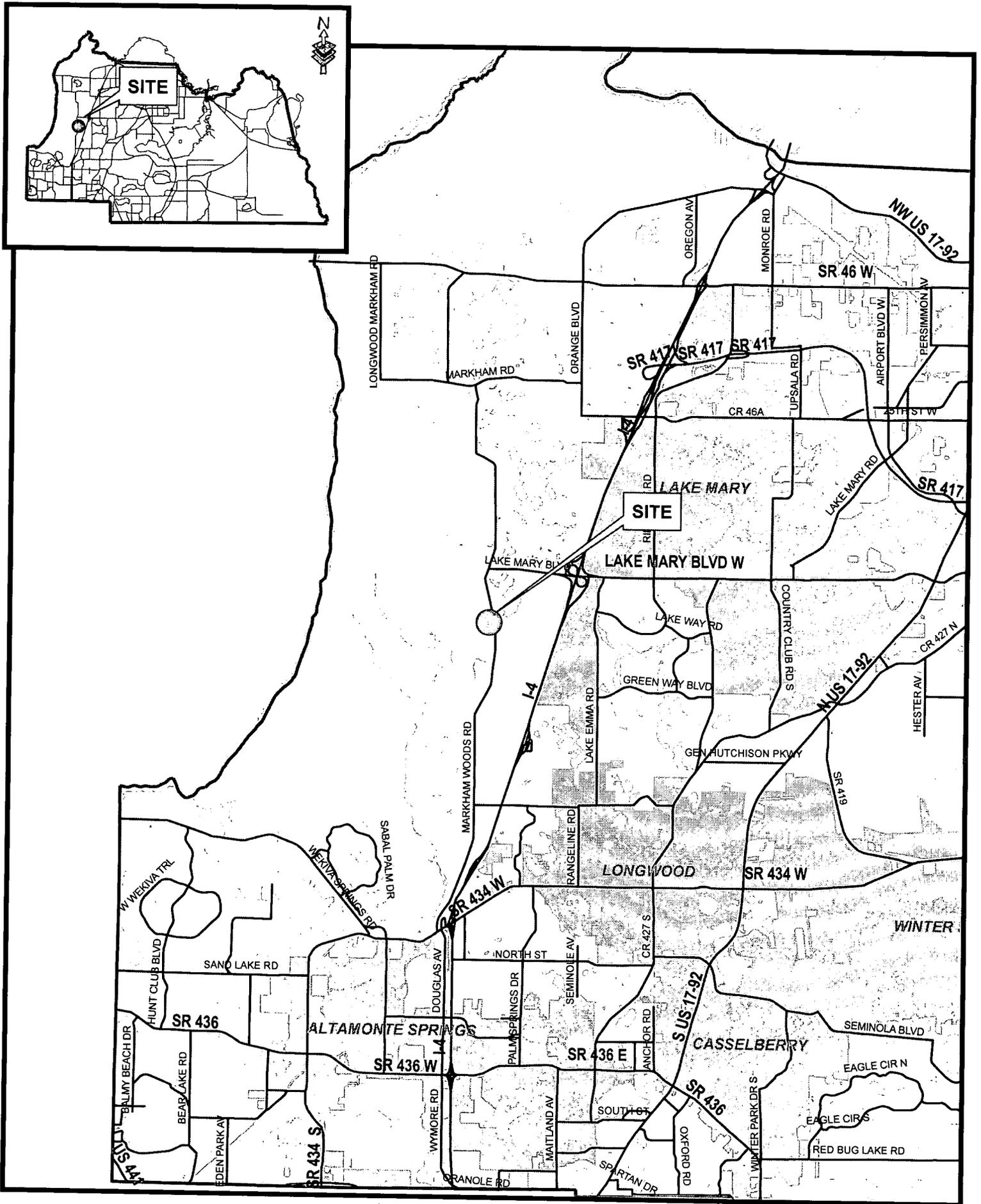
The applicant has submitted a performance bond for completion of subdivision improvements in compliance with SCLDC 35.44(e)(1). Staff has reviewed the plat and finds that it meets all requirements of the applicable zoning and of Ch. 177 F.S. and the Land Development Code.

**STAFF RECOMMENDATION:**

Staff recommends the Board approve and authorize the Chairman to execute the final plat for Alaqua Lakes Unit 8, located on the west side of Markham Woods Road at Alaqua Drive in Section 14, Township 20 South, Range 29 East.

District 5-Carey  
Attachments: Location Map  
Plat Reduction

|              |                    |
|--------------|--------------------|
| Reviewed by: | <i>(Signature)</i> |
| Co Atty:     | <i>(Signature)</i> |
| DFS:         |                    |
| Other:       | <i>(Signature)</i> |
| DCM:         | <i>(Signature)</i> |
| CM:          | <i>(Signature)</i> |
| File No.     | <u>cpddo1</u>      |



RECEIVED

JUL 25 2005

DEVELOPMENT  
REVIEW DIVISION  
SEMINOLE COUNTY

# ALAUQA LAKES PHASE 8

SHEET 1 OF 3

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

A REPLAT OF A PORTION OF TRACT "F3"  
ALAUQA LAKES PHASE I, PLAT BOOK 52, PAGES 70-80,  
LOCATED IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA

### DESCRIPTION:

That part of Tract "F3", ALAUQA LAKES PHASE 1, as recorded in Plat Book 52, Pages 70 through 80, of the Public Records of Seminole County, Florida, described as follows: Begin at the Southeast corner of said Tract "F3"; thence run N 89°38'54" W along the South line of said Tract "F3" for a distance of 40.07 feet; thence run the following eighteen (18) courses along the Westerly boundary of said Tract "F3": N 21°37'22" W for a distance of 121.66 feet; thence run N 01°49'41" E for a distance of 72.48 feet; thence run N 27°40'07" W for a distance of 74.44 feet; thence run N 30°51'50" W for a distance of 48.14 feet; thence run N 64°13'22" W for a distance of 45.71 feet; thence run N 38°14'04" W for a distance of 58.47 feet; thence run N 50°35'27" W for a distance of 54.00 feet; thence run S 84°00'52" W for a distance of 51.44 feet; thence run N 60°11'05" W for a distance of 67.20 feet; thence run N 30°35'39" W for a distance of 95.50 feet; thence run N 05°22'23" E for a distance of 73.58 feet; thence run N 18°51'46" W for a distance of 70.82 feet; thence run N 26°27'20" W for a distance of 67.18 feet; thence run N 57°15'46" W for a distance of 51.14 feet; thence run N 02°02'15" W for a distance of 96.48 feet; thence run N 59°20'25" W for a distance of 80.54 feet; thence run N 53°54'22" W for a distance of 98.99 feet; thence run N 57°42'21" W for a distance of 63.49 feet; thence run N 45°44'41" E for a distance of 719.00 feet to the West right-of-way line of Markham Woods Road; thence run S 11°40'54" E along said West right-of-way line for a distance of 786.90 feet to the point of curvature of a curve concave Southwesterly having a radius of 1615.39 feet; thence run Southeasterly along the arc of said curve and said West right-of-way line through a central angle of 10°41'37" for a distance of 301.49 feet to the point of tangency; thence run S 00°59'17" E along said West right-of-way line for a distance of 393.17 feet to the POINT OF BEGINNING. Containing 10.298 acres more or less.

### NOTES:

- Bearings based on the South line of Tract "F3", ALAUQA LAKES PHASE I (Plat Book 52, Pages 70 through 80), being N89°38'54"W, per plat.
- All lines are radial to curves unless otherwise noted (NR).
- All platted utility easements shown hereon 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. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- A 10.00 foot wide Drainage and Utility Easement is reserved along the front lot line of all lots adjacent to tract "B", unless otherwise shown.
- Tract "D" is subject to a Conservation Easement in favor of the St. Johns River Water Management District pursuant to Section 704.06, Florida Statutes.

- 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 supplanting 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.

### ALAUQA LAKES PHASE 8 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the entity named below (the "Developer"), being the owner of fee simple title to the lands described by this Plat (the "Property") hereby dedicates for the uses and purposes described herein subject to covenants, conditions and restrictions as described in the Declaration of Covenants, Conditions, Restrictions, and Easements for Alauqa Lakes recorded in (O.R.B.3275, PG.1009) of the Public Records of Seminole County, Florida (the "Declaration").

1. Tract "B" is hereby dedicated to Alauqa Lakes Community Association, Inc., a Florida not-for-profit corporation (the "Association"), its successors and assigns, for private drive purposes and other purposes not inconsistent therewith, and is the perpetual maintenance responsibility of the Association without recourse to Seminole County, Florida. The Developer, the Association, all owners of portions of the Property, their successors, assigns, agents and invitees, members of the police department, fire department, other governmental agencies during the course of their official responsibilities, and employees of all utility providers serving the Property shall have the non-exclusive right to use Tract "B" for the purposes herein designated. Tract "B" is dedicated with a drainage, utility, and access easement dedicated to Seminole County, Florida.
2. Tracts A through D are hereby dedicated to the Association, its successors and assigns, for the uses and purposes designated herein and are the perpetual maintenance responsibility of the Association.
3. The Drainage, Utility and sidewalk Easements shown hereon are dedicated for use of the Developer, the Association, Seminole County, Florida and all utility companies serving the Property for the purpose of installation, maintenance and replacement of utility distributic and collection facilities, including underground lines and equipment, above ground junction boxes, transformers and similar equipment.

### CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

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

Signature: \_\_\_\_\_ Dated: \_\_\_\_\_  
STEVE L. WESSELS, P.L.S.  
Florida Registration No. 4589

### 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.

Signature: \_\_\_\_\_ Dated: 10/22/04  
DONALD W. MCINTOSH ASSOCIATES, INC.  
Certificate of Authorization #LB68  
ROCKY CARSON  
Registration No. 4285

### 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:  
By \_\_\_\_\_ D.C.

### CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY That I have examined the forgoing 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.

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING

Examined \_\_\_\_\_ and \_\_\_\_\_  
Approved: \_\_\_\_\_ Chairman \_\_\_\_\_ Date \_\_\_\_\_

IN WITNESS WHEREOF, the Developer has caused these presents to be signed by the officer named below on October 22, 2004.

TAYLOR WOODROW COMMUNITIES, a Florida general partnership  
By: Taylor Woodrow Homes Florida, Inc., a Florida corporation, a General Partner  
Sign Name: Gail A. Shugart  
Print Name: GAIL A. SHUGART  
JOHN R. PESHKIN  
PRESIDENT

Address: 8430 ENTERPRISE CIRCLE  
SUITE 100  
BRADENTON, FL 34202

By: Monarch Homes of Florida, Inc., a Florida corporation, a General Partner  
Sign Name: Gail A. Shugart  
Print Name: GAIL A. SHUGART  
JOHN R. PESHKIN  
PRESIDENT

Address: 8430 ENTERPRISE CIRCLE  
SUITE 100  
BRADENTON, FL 34202

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 22 day of October, 2004, by John R. Peshkin as President of Taylor Woodrow Homes Florida, Inc., a Florida corporation, as General Partner of TAYLOR WOODROW COMMUNITIES, a Florida general partnership, on behalf of said partnership. He is personally known to me or has produced \_\_\_\_\_ as identification.

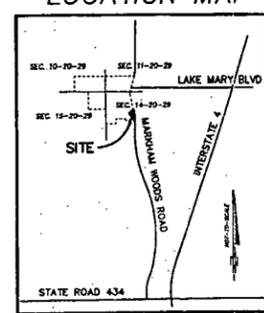
My Commission Expires: \_\_\_\_\_  
SERIAL No. Gail A Shugart  
Notary Public  
My Commission 00348622 Notary Public  
Expires September 22, 2008

STATE OF FLORIDA  
COUNTY OF MANATEE

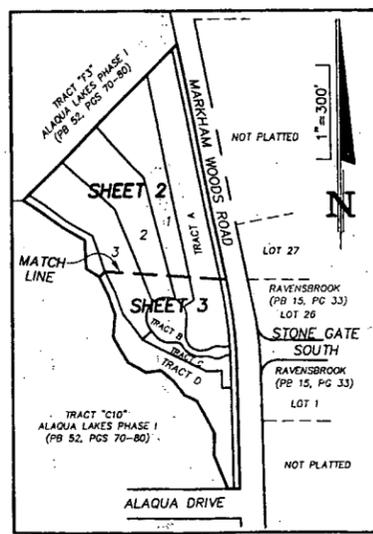
The foregoing instrument was acknowledged before me this 22 day of October, 2004, by John R. Peshkin as President of Monarch Homes of Florida, Inc., a Florida corporation, as General Partner of TAYLOR WOODROW COMMUNITIES, a Florida general partnership, on behalf of said partnership. He is personally known to me or has produced \_\_\_\_\_ as identification.

My Commission Expires: \_\_\_\_\_  
SERIAL No. Gail A Shugart  
Notary Public  
My Commission 00348622 Notary Public  
Expires September 22, 2008

### LOCATION MAP



### SHEET LAYOUT



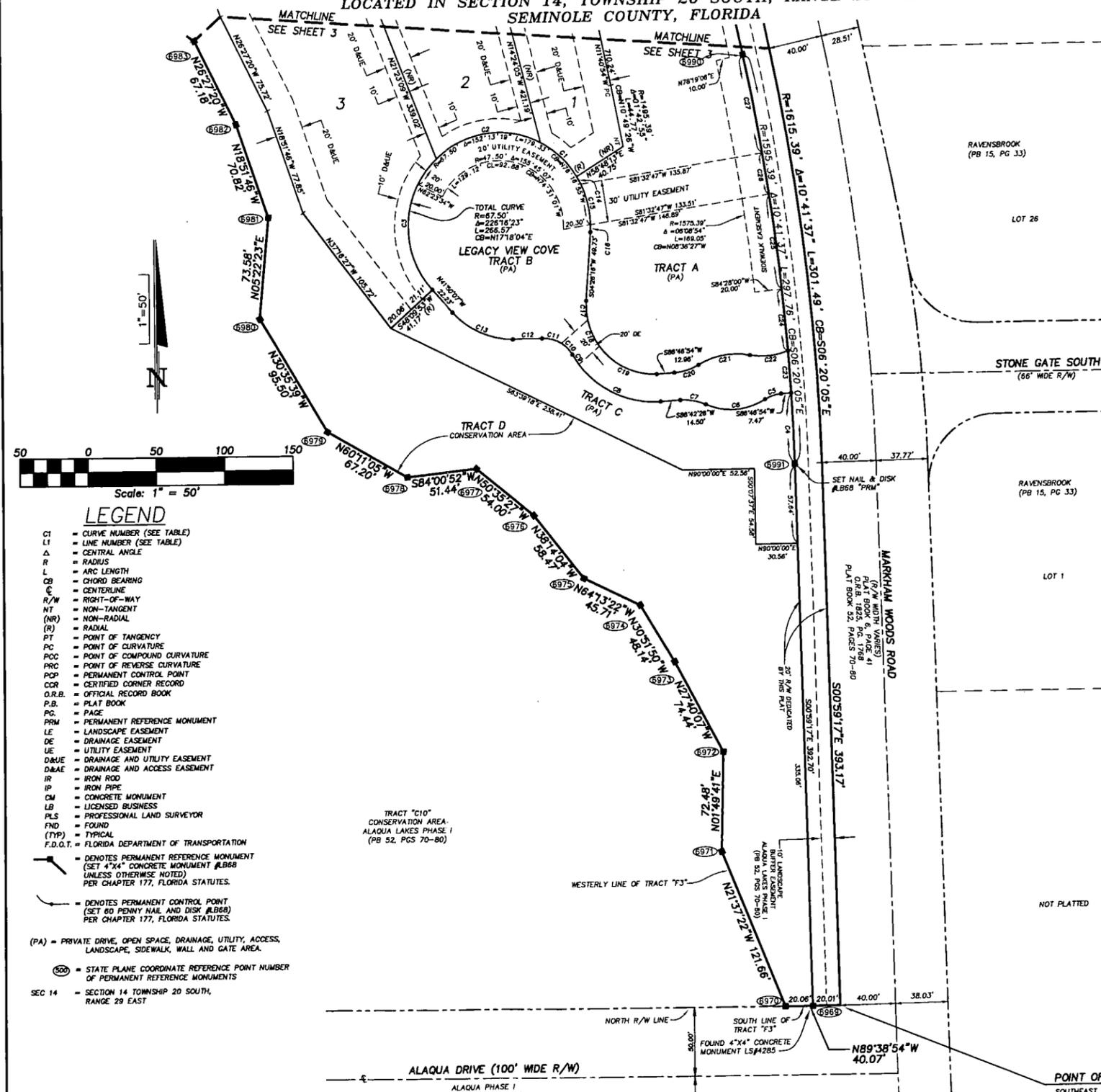
PREPARED BY: **DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 944-4038  
CERTIFICATE OF AUTHORIZATION NUMBER LB68

# ALAUQA LAKES PHASE 8

A REPLAT OF A PORTION OF TRACT "F3"  
 ALAUQA LAKES PHASE I, PLAT BOOK 52, PAGES 70-80,  
 LOCATED IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 29 EAST  
 SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE

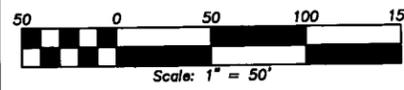
SHEET 2 OF 3



\*STATE PLANE COORDINATES OF PERMANENT REFERENCE MONUMENTS

| POINT | Y (Northing) | X (Easting) |
|-------|--------------|-------------|
| 6969  | 1603768.884  | 534148.165  |
| 6970  | 1603769.001  | 534128.105  |
| 6971  | 1603882.083  | 534083.241  |
| 6972  | 1603954.524  | 534085.530  |
| 6973  | 1604020.439  | 534050.945  |
| 6974  | 1604061.752  | 534026.237  |
| 6975  | 1604081.615  | 533985.076  |
| 6976  | 1604127.533  | 533948.875  |
| 6977  | 1604161.801  | 533907.144  |
| 6978  | 1604156.422  | 533855.989  |
| 6979  | 1604189.812  | 533797.680  |
| 6980  | 1604271.996  | 533749.054  |
| 6981  | 1604345.252  | 533755.921  |
| 6982  | 1604412.259  | 533733.006  |
| 6983  | 1604472.388  | 533703.062  |
| 6984  | 1604500.030  | 533660.036  |
| 6985  | 1604596.444  | 533656.579  |
| 6986  | 1604637.492  | 533587.287  |
| 6987  | 1604695.784  | 533507.280  |
| 6988  | 1604729.684  | 533453.607  |
| 6989  | 1605215.013  | 533951.415  |
| 6990  | 1604457.002  | 534108.379  |
| 6991  | 1604161.510  | 534141.274  |

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



### LEGEND

- C1 = CURVE NUMBER (SEE TABLE)
- L1 = LINE NUMBER (SEE TABLE)
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- C = CENTERLINE
- R/W = RIGHT-OF-WAY
- NT = NON-TANGENT
- (NR) = NON-RADIAL
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- PC = POINT OF CURVATURE
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- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- DAUE = DRAINAGE AND UTILITY EASEMENT
- DAEA = DRAINAGE AND ACCESS EASEMENT
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- IP = IRON PIPE
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- PLS = PROFESSIONAL LAND SURVEYOR
- FND = FOUND
- (TYP) = TYPICAL
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- ☐ = DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT #LB88 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
- = DENOTES PERMANENT CONTROL POINT (SET 60 PENNY NAIL AND DISK #LB88) PER CHAPTER 177, FLORIDA STATUTES.
- (PA) = PRIVATE DRIVE, OPEN SPACE, DRAINAGE, UTILITY, ACCESS, LANDSCAPE, SIDEWALK, WALL AND GATE AREA.
- ① = STATE PLANE COORDINATE REFERENCE POINT NUMBER OF PERMANENT REFERENCE MONUMENTS
- SEC 14 = SECTION 14 TOWNSHIP 20 SOUTH, RANGE 29 EAST

### CURVE TABLE

| NUMBER | RADIUS  | DELTA     | LENGTH | CHORD | CHORD BEARING |
|--------|---------|-----------|--------|-------|---------------|
| C1     | 67.50   | 311°44'   | 36.87  | 36.41 | S46°50'39"E   |
| C2     | 67.50   | 70°36'42" | 83.19  | 78.02 | S82°12'08"W   |
| C3     | 67.50   | 88°43'54" | 104.53 | 94.40 | S02°31'50"W   |
| C4     | 1595.39 | 01°50'07" | 51.11  | 51.10 | S01°54'21"E   |
| C5     | 25.00   | 28°39'54" | 12.51  | 12.38 | S72°26'56"W   |
| C6     | 46.39   | 56°08'55" | 45.46  | 43.67 | N86°11'27"E   |
| C7     | 40.00   | 27°29'01" | 19.19  | 19.00 | N79°28'36"W   |
| C8     | 69.85   | 56°29'31" | 68.87  | 66.12 | N65°02'49"W   |
| C9     | 69.85   | 07°04'00" | 8.62   | 8.61  | N33°16'04"W   |
| C10    | 23.95   | 27°42'46" | 11.58  | 11.47 | S43°35'26"W   |
| C11    | 23.95   | 36°05'13" | 15.08  | 14.84 | N75°29'26"W   |
| C12    | 492.12  | 02°31'14" | 21.65  | 21.65 | N89°41'19"E   |
| C13    | 60.91   | 46°50'26" | 49.79  | 48.42 | N65°37'52"W   |
| C14    | 67.50   | 05°15'43" | 6.20   | 6.20  | S28°33'55"E   |
| C15    | 67.50   | 25°45'49" | 30.35  | 30.10 | S13°03'10"E   |
| C16    | 67.50   | 04°36'31" | 5.43   | 5.43  | S02°08'00"W   |
| C17    | 50.00   | 18°01'37" | 13.99  | 13.94 | S03°34'33"E   |
| C18    | 50.00   | 24°03'08" | 20.99  | 20.84 | N23°30'56"W   |
| C19    | 50.00   | 56°00'17" | 48.87  | 46.95 | S63°38'39"E   |
| C20    | 40.00   | 26°56'56" | 18.81  | 18.64 | N73°18'26"E   |
| C21    | 54.39   | 41°20'09" | 39.24  | 38.40 | N80°30'02"E   |
| C22    | 49.00   | 33°22'51" | 28.55  | 28.15 | S84°28'41"W   |
| C23    | 1595.39 | 01°06'06" | 30.68  | 30.68 | S03°22'27"E   |
| C24    | 1595.39 | 01°36'30" | 44.78  | 44.78 | N64°43'45"W   |
| C25    | 1595.39 | 02°29'09" | 69.22  | 69.21 | S06°46'35"E   |
| C26    | 1595.39 | 01°04'39" | 30.00  | 30.00 | S08°33'29"E   |
| C27    | 1595.39 | 02°35'06" | 71.98  | 71.97 | N10°23'21"W   |

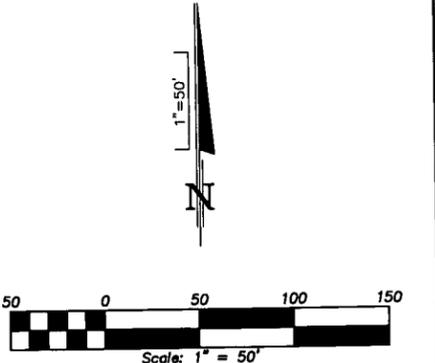
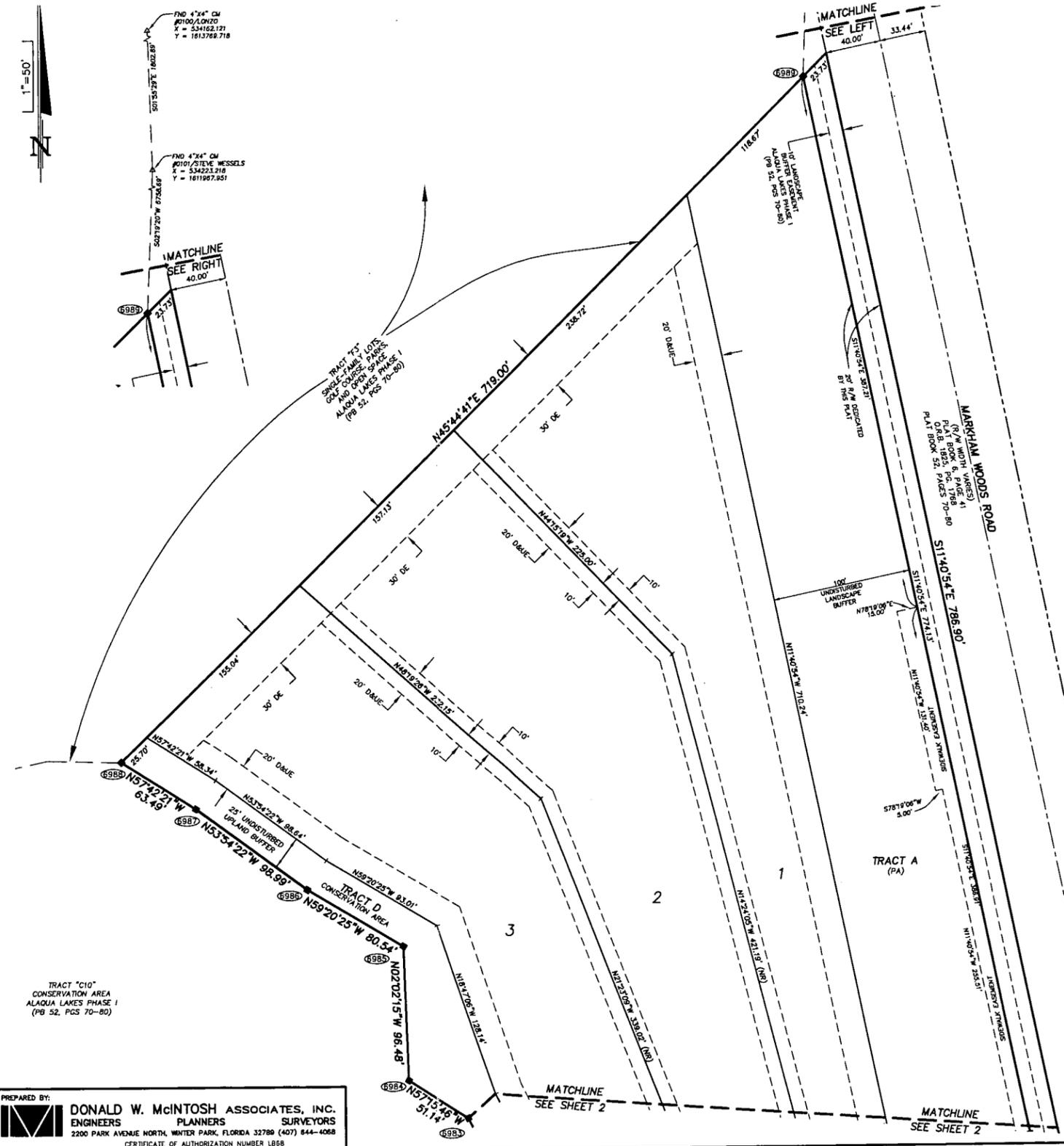
POINT OF BEGINNING  
 SOUTHEAST CORNER OF TRACT "F3"  
 ALAUQA LAKES PHASE I (PB 52, PGS 70-80)  
 FOUND 4" x 4" CM #4285

PREPARED BY:  

**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-0088  
 CERTIFICATE OF AUTHORIZATION NUMBER LB88

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 SEMINOLE COUNTY, FLORIDA



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| 6972  | 1603954.524  | 534085.530  |
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| 6977  | 1604181.801  | 533907.144  |
| 6978  | 1604158.422  | 533855.989  |
| 6979  | 1604189.812  | 533787.680  |
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 THE FLORIDA COORDINATE SYSTEM, EAST ZONE  
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 THE LEGAL DESCRIPTION SHOWN HEREON.

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  - LI = LINE NUMBER (SEE TABLE)
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PREPARED BY:  
**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4088  
 CERTIFICATE OF AUTHORIZATION NUMBER LB88

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