

Item # 36

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Final Plat approval for Ashford Park Townhomes

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date <u>8/26/03</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 the final plat of Ashford Park Townhomes containing 158 residential lots zoned PUD on a 15.197 acre parcel within the Trinity Retail Center Planned Unit Development located at the south end of Tuskawilla Road and south side of Aloma Avenue (SR 426) and approximately ¼ mile west of SR 417 in Section 36, Township 21 S, Range 30 E – Centex Homes, Jill Galdeiri, applicant.

District 1 – Maloy (Cynthia Sweet, Planner) *[Signature]*

BACKGROUND:

The applicant, Centex Homes, Jill Galdeiri, is requesting approval of the Final Plat of Ashford Park Townhomes. The plat consists of 158 residential lots zoned PUD (Planned Unit Development) on a 15.197 acre parcel. Each lot is serviced by Seminole County as the utility provider for water and sewer and all internal roads within the development are private. The site is located on the south end of Tuskawilla Road and south side of Aloma Avenue (SR 426) and approximately ¼ mile west of SR 417 in Section 36, Township 21 S, and Range 30 E.

The plat meets all the applicable conditions of the approved Developer’s Commitment Agreement for the Trinity Retail Center Planned Unit Development, Chapter 35 of the Seminole County Land Development Code and Section 177, Florida Statutes.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat for Ashford Park Townhomes.

District 1 - Maloy
Attachments: Reduced copy of plat - Exhibit A
Location map - Exhibit B

Reviewed by: <i>[Signature]</i> Co Atty: <i>[Signature]</i> DFS: _____ Other: _____ DCM: <i>[Signature]</i> CM: <i>[Signature]</i> File No. <u>cpdd03</u>
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ASHFORD PARK TOWNHOMES

SHEET 1 OF 7

A REPLAT OF LOT 2, TRINITY CENTER AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 92 LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE

ASHFORD PARK TOWNHOMES

DEDICATION

This is to certify that the undersigned, Centex Homes, a Nevada general partnership, by CENTEX REAL ESTATE CORPORATION, a Nevada corporation, Managing General Partner, (hereafter referred to as "Owner") is the lawful Owner of the lots described in the caption hereon, and it 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 said lots. No part of said lots, except as noted on the face of this plat, is dedicated to Seminole County (the "County") or to the public or for any public use or benefit. All the streets and easements shown on this plat are not required for public use and such streets and easements are not and will not be a part of the county system of public roads. None of the property designated as "Common Area" on this plat is required for public use, and such "Common Area" is not and will not be a part of the County system of public roads. Said Common Areas are instead part of the "Common Area" created by this plat and will be subject to the Covenants, Conditions and Restrictions of Ashford Park Townhomes (hereafter referred to as the "Declaration"). Said Common Area shall remain private and the sole and exclusive property of Owner, its successors and assigns.

Owner does hereby grant to the present and future owners of the lots 1 through 158 (inclusive), and their guests, invitees, domestic help, and to delivery, pick up, and fire protection services, police and other authorities of law, United States Mail Carriers, representatives of utilities providing services to the lands contained within this plat, holders of mortgage liens and such other persons as Owner, its successors and assigns may from time to time designate, the non-exclusive and perpetual right of ingress and egress over and across the roads and sidewalks, as they may from time to time be constructed on Tracts A, B, C, D, E, F, G, H, I, J, K, L and M of the Common Area. Tracts A, B, C, D, E, F, G, H, I, J, K, L and M shall be owned and maintained by the homeowners' association.

Owner, in recording this plat, has created the "Common Area" shown hereon, which area is part of the "Common Area" described in the Declaration. Said "Common Area" is not dedicated for the use and enjoyment of the general public, but its use is reserved for the common use and enjoyment of the property owners of the Ashford Park Townhomes. The exact name and extent of, and the reservations and restrictions on, such common use and enjoyment are more fully set forth in this plat and in the Declaration.

NOTWITHSTANDING the foregoing, an emergency access easement to the private storm drainage system over Tracts A, B, C, D, E, F, G, H, I, J, K, L and M and over all drainage easements shown on this plat are hereby dedicated to the County for emergency maintenance purposes in the event inadequate maintenance of the private storm drainage system creates a hazard to the public health, safety and general welfare. The emergency access easement granted above does not impose any obligation, burden, responsibility or liability upon the County to enter upon the subject property and take any action to repair or maintain the private drainage system. A non-exclusive easement through, over, under and across Tracts A, B, C, D, E, F, G, H, I, J, K, L and M and all utility easements shown on this plat are hereby dedicated to the County for use of all public utilities for the purpose of constructing, maintaining, and replacing their respective facilities servicing the lands encompassed by this plat.

IN WITNESS WHEREOF, Centex Homes has caused these presents to be signed and attested to or witnessed by the officer named below on the ____ day of _____, 2003.

WITNESSES: CENTEX HOMES, a Nevada General Partnership
 Name: _____ By Centex Real Estate Corporation, a Nevada corporation, its Managing General Partner
 Name: _____ By: _____
 Name: _____ Title: _____

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF SEMINOLE
 The foregoing instrument was acknowledged before me this ____ day of _____, 2003, by _____ of Centex Real Estate Corporation, a Nevada corporation, managing general partner of Centex Homes, a Nevada general partnership, on behalf of the corporation. He is personally known to me and did not take an oath.

Print Name: _____
 Name: _____ Notary Public, State of Florida
 Commission No.: _____
 My Commission Expires: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on _____ he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and plotted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida. Prepared in compliance with the provisions of Chapter 177, Florida Statutes.

SIGNATURE _____
 NAME: Carol F. Livernois P.L.S. Reg. No. 3517
 TINKLEPAUGH SURVEYING SERVICES, INC.
 379 W. MICHIGAN STREET, SUITE 208 ORLANDO, FLORIDA 32806
 Telephone (407) 422-0957 fax (407) 422-6915
 LICENSE BUSINESS No. 3778

DESCRIPTION

Lot 2, Trinity Center, as per plat thereof as recorded in Plat Book 61, Page 92 of the Public Records of Seminole County, Florida and lying in Section 36, Township 21 South, Range 30 East, Seminole County, Florida and being more particularly described as follows:

COMMENCE at East 1/4 corner of Section 36, Township 21 South, Range 30 East, Seminole County, Florida and run South 89°23'01" West along the North line of the Southeast 1/4 for a distance of 857.03 feet; thence departing said North line and run South 00°40'55" East along the East line of the West 155.5 yards (466.50 feet) of the West 311 yards (933.00 feet) of the North 311 yards (933.00 feet) of the Southeast 1/4 of the aforesaid Section 36 for a distance of 358.38 feet to the Point of Beginning of the Southeast corner of Lot 1, Trinity Center as per plat thereof as recorded in Plat Book 61, Page 92 of the Public Records of Seminole County, Florida thence continue South 00°40'55" East along said East line for a distance of 574.82 feet; thence run South 89°23'01" West along the South line of the West 155.5 yards (466.50 feet) of the West 311 yards (933.00 feet) of the North 311 yards (933.00 feet) of the Northeast 1/4 of the Southeast 1/4 of the aforesaid Section 36 for a distance of 377.84 feet; thence run South 89°10'23" West along the South line of the East 1/4 of the Northeast 1/4 of the Southeast 1/4 of the aforesaid Section 36 for a distance of 330.30 feet; thence run North 00°42'29" West along the West line of the East 1/4 of the Northeast 1/4 of the Southeast 1/4 of the aforesaid Section 36 for a distance of 1139.93 feet thence run North 89°17'21" East, 257.71 feet along the South line of Tract "A", Trinity Center as per plat thereof as recorded in Plat Book 61, Page 92 of the Public Records of Seminole County, Florida; thence run North 00°45'43" West along the East line of the aforesaid Tract "A" for a distance of 102.17 feet to a point on the South right of way line of State Road No. 426 as per the Florida Department of Transportation Right of Way Map (Section 77060-7016) thence run North 89°14'05" East along said right of way line for a distance of 86.67 feet; thence run South 58°17'27" East along the Southern right of way line of State Road No. 426 as per the Florida Department of Transportation Right of Way Map (Section 77060-7016) for a distance of 24.77 feet to a point on the West line of Lot 1, of the aforesaid Trinity Center; thence run South 07°44'02" East along said West line of Lot 1 for a distance of 276.72 feet; thence run North 89°18'56" East along the South line of the aforesaid Lot 1 for a distance of 431.90 feet to the POINT OF BEGINNING.

Containing 15.197 Acres, more or less.

NOTES

Bearings are based on the East line of the Southeast 1/4 as being M 00°34'41" W.
 State Plane Coordinate Listings are based on Seminole County Control Data for Geodetic Positioning System points 0186 & 0187.

ABBREVIATIONS

- LB = LICENSED BUSINESS
- R.L.S. = REGISTERED LAND SURVEYOR
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- (R) = RADIAL
- (NR) = NON-RADIAL
- C.M. = CONCRETE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- CHORD DISTANCE
- TAN. BRG. = TANGENT BEARING
- CHORD BEARING
- Δ = CENTERLINE
- Δ = GEODESIC INFORMATION SYSTEM
- OS = OFFICIAL RECORDS BOOK
- P.L.B. = PLAT BOOK
- P.C. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

SYMBOLS LEGEND

- DENOTES SET CONCRETE MONUMENT (PRM POP LB3776)
- DENOTES RECOVERED CONCRETE MONUMENT (PRM POP LB3778) (UNLESS OTHERWISE NOTED)
- DENOTES SET IRON PIPE AND CAP (PRM POP LB3778)
- ← DENOTES P.C., P.T., CHANGE IN DIRECTION, ETC. (NO CORNER SET)
- ① DENOTES FLORIDA EAST ZONE STATE PLANE COORDINATE (SEE CHART FOR COORDINATES)

NOTICE

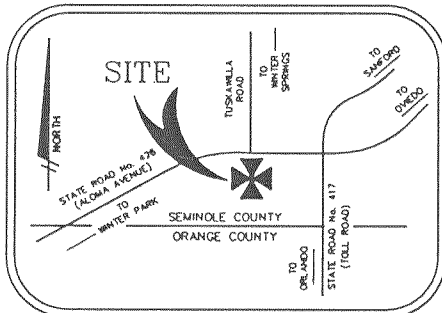
SEMINOLE COUNTY DEVELOPMENT ORDER # _____
 RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR CONTINGENCES AS TO PUBLIC FACILITY CAPACITY ENCUMBRANCE OR RESERVATION AND OTHER INFORMATION.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY 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.

VICINITY MAP

NOT TO SCALE



Tinklepaugh SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 208 • Orlando, Florida 32806

Tele. No. (407) 422-0957 Fax No. (407) 422-6915
 LICENSED BUSINESS No. 3778

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.

BY: _____ CHAIRMAN OF THE BOARD
 Printed Name: _____
 BY: _____ CLERK OF THE BOARD
 Printed Name: _____

CERTIFICATE OF CLERK OF THE 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 _____ The file.

Clerk of the Circuit Court
 in and for Seminole County, Florida
 BY: _____
 Printed Name: _____

COUNTY SURVEYOR'S CERTIFICATE

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

STATE L. WESSELS, P.L.S.
 Florida Registration Number 4389
 County Surveyor for Seminole County, Florida

DATE: _____

EXHIBIT A

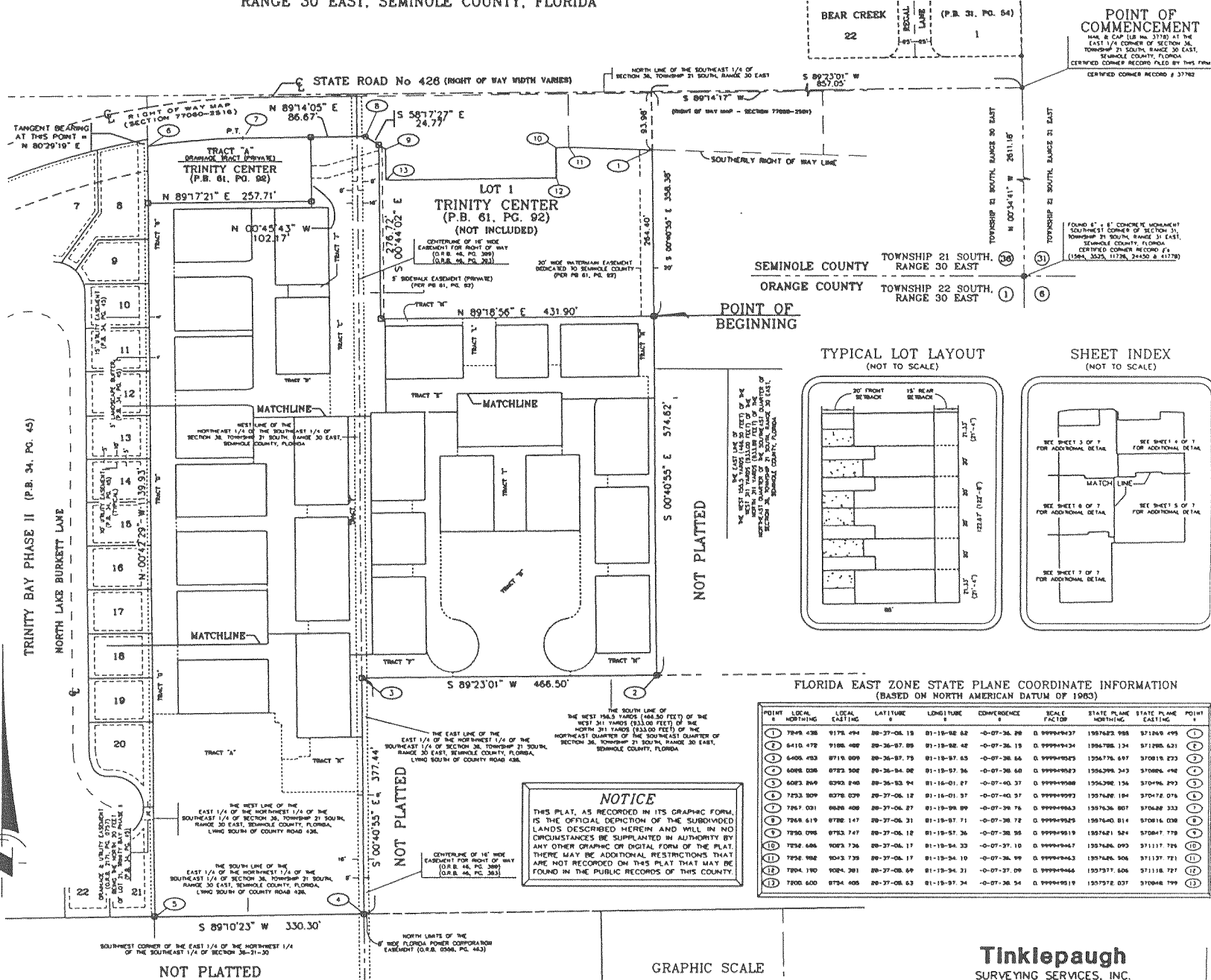
ASHFORD PARK TOWNHOMES

SHEET 2 OF 7

A REPLAT OF LOT 2, TRINITY CENTER AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 92
 LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH,
 RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT
BOOK

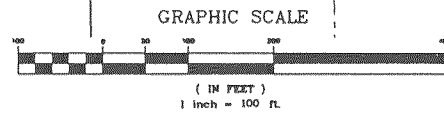
PAGE



TYPICAL LOT LAYOUT (NOT TO SCALE)

SHEET INDEX (NOT TO SCALE)

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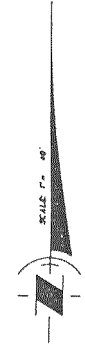
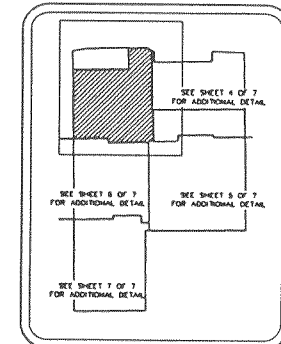
SHEET 3 OF 7

A REPLAT OF LOT 2, TRINITY CENTER AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 92 LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT
BOOK

PAGE

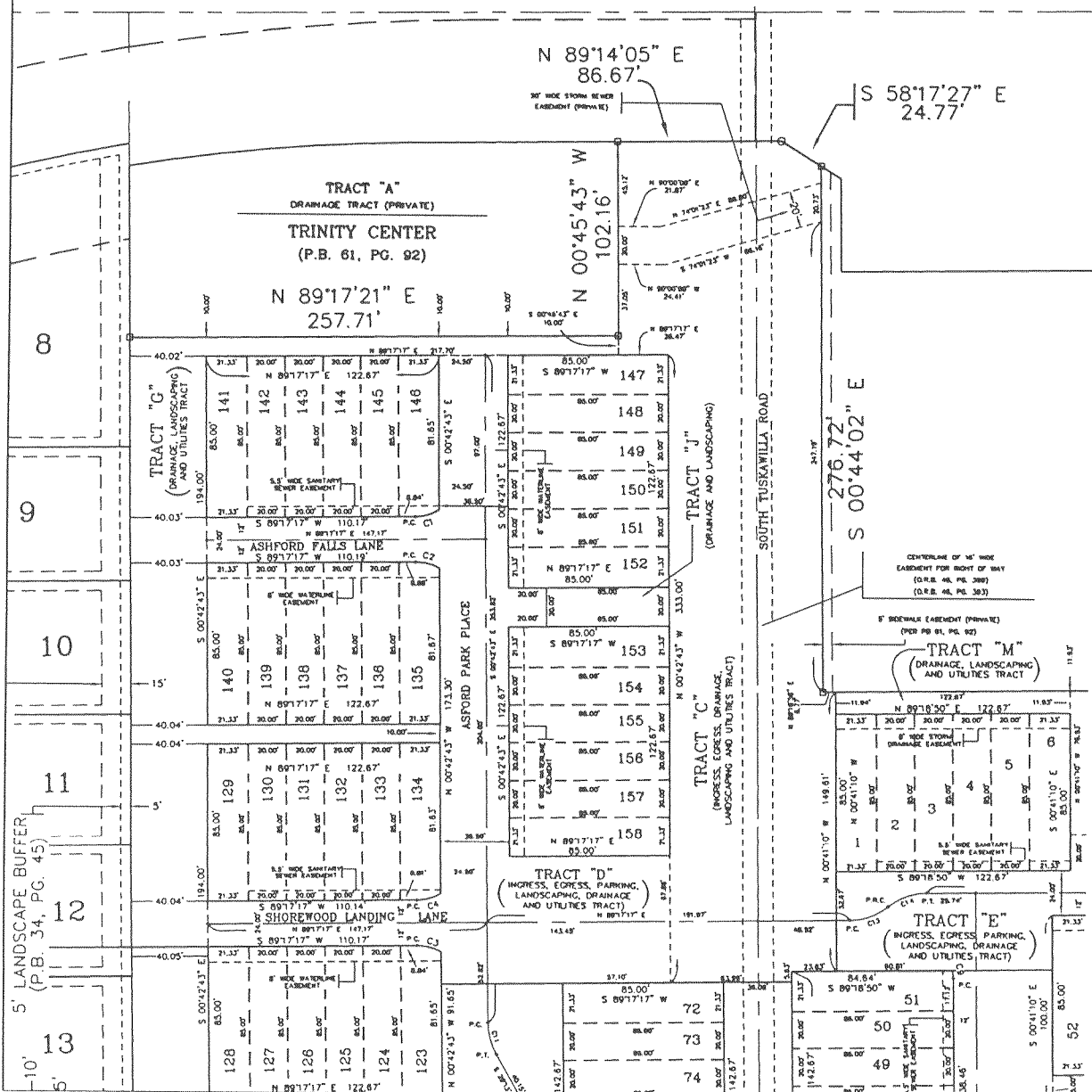
SHEET INDEX



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	25.00	13.09	2826.30'	6.70	N 247°29' E	12.84
C2	25.00	13.08	2826.30'	6.68	N 72°44'50" W	12.81
C3	25.00	13.09	2826.30'	6.70	N 72°44'50" W	12.84
C4	25.00	13.13	2826.30'	6.70	N 74°44'52" E	12.87
C5	25.00	4.33	1022.33'	2.27	N 84°26'30" E	4.32
C6	25.00	4.30	1022.33'	2.28	N 85°33'12" E	4.30
C7	25.00	4.30	1022.33'	2.28	N 85°33'12" E	4.30
C8	25.00	4.32	1022.33'	2.27	N 83°28'28" E	4.32
C9	25.00	4.33	1022.33'	2.27	N 82°21'44" E	4.32
C10	25.00	16.99	3632.18'	8.33	S 17°44'58" W	15.81
C11	26.00	17.92	3820.50'	9.15	S 15°28'10" E	17.72
C12	26.00	17.92	3820.50'	9.15	N 14°36'00" E	17.72
C13	27.00	21.78	4920.30'	11.34	N 8°48'38" E	21.37
C14	27.00	21.80	4920.30'	11.34	S 89°57'49" W	21.38
C15	100.00	76.84	14310.14'	41.60	N 23°18'17" E	76.81
C16	100.00	76.84	14310.14'	41.60	N 23°18'17" E	76.81
C17	4.00	7.15	8000.00'	3.90	N 33°42'12" W	7.07
C18	4.00	6.38	8000.00'	4.00	N 33°42'12" W	6.38
C19	25.00	26.44	8231.22'	22.32	N 49°28'24" E	23.50
C20	25.00	26.44	8231.22'	22.32	N 49°28'24" E	23.50
C21	41.50	125.14	17333.30'	74.59	S 02°32'11" E	82.67
C22	41.50	125.14	17333.30'	74.59	S 02°32'11" E	82.67
C23	41.50	125.14	17333.30'	74.59	S 02°32'11" E	82.67
C24	41.50	125.14	17333.30'	74.59	S 02°32'11" E	82.67
C25	41.50	125.14	17333.30'	74.59	S 02°32'11" E	82.67
C26	41.50	125.14	17333.30'	74.59	S 02°32'11" E	82.67
C27	41.50	125.14	17333.30'	74.59	S 02°32'11" E	82.67
C28	41.50	125.14	17333.30'	74.59	S 02°32'11" E	82.67
C29	41.50	125.14	17333.30'	74.59	S 02°32'11" E	82.67
C30	41.50	125.14	17333.30'	74.59	S 02°32'11" E	82.67

ABBREVIATION LISTING

- REC = RECOVERED IRON PIPE
- CM = CONCRETE MONUMENT
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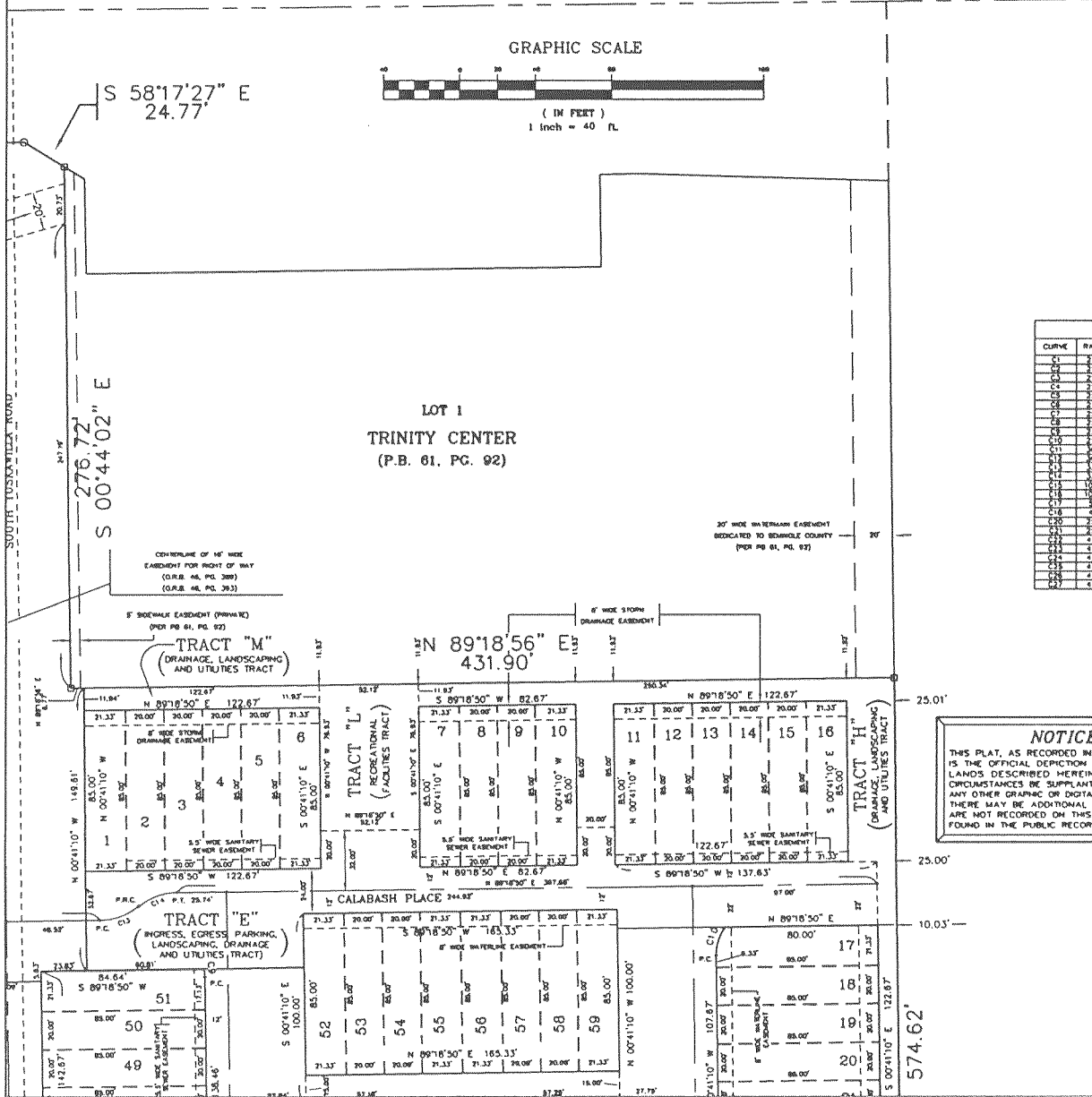
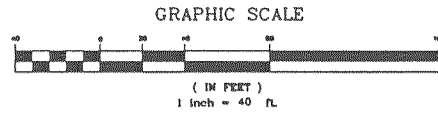
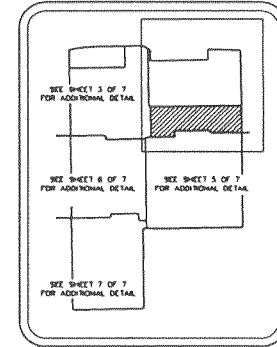
ASHFORD PARK TOWNHOMES

SHEET 4 OF 7

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PLAT BOOK PAGE

SHEET INDEX



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	25.00	13.08	28.26.36	6.70	N 74.77.29° E	12.94
C2	25.00	13.08	28.26.36	6.86	N 75.64.54° W	12.81
C3	25.00	13.09	28.26.36	6.70	N 75.92.50° E	12.84
C4	25.00	13.13	30.05.21	6.72	N 74.52.22° E	12.97
C5	25.00	4.53	10.27.36	2.71	N 83.38.00° E	4.52
C6	25.00	5.50	10.19.01	2.78	N 85.33.72° W	4.50
C7	25.00	5.58	10.29.50	2.80	N 83.27.48° W	4.52
C8	25.00	4.41	10.20.36	2.53	N 82.00.27° E	4.43
C9	25.00	5.73	09.41.02	2.73	N 09.31.43° W	4.23
C10	25.00	18.09	36.34.18	8.34	S 17.42.56° W	17.81
C11	25.00	17.67	36.20.52	8.15	S 18.38.10° E	17.47
C12	25.00	17.87	36.30.55	8.15	N 18.36.10° W	17.47
C13	25.00	17.78	36.20.36	8.15	N 18.36.10° E	17.47
C14	25.00	17.80	36.32.17	8.15	S 18.47.44° W	17.48
C15	100.00	78.84	142.01.14	41.60	N 23.18.17° E	78.81
C16	100.00	78.81	142.01.14	41.60	N 23.33.27° E	78.81
C17	5.00	7.85	80.00.00	3.00	N 42.42.43° W	7.07
C18	5.00	6.78	80.00.00	3.00	S 42.57.10° W	5.86
C19	25.00	26.47	143.21.22	22.52	N 42.25.25° E	23.55
C20	25.00	26.44	143.21.22	22.52	N 41.58.33° E	23.50
C21	25.00	26.44	143.21.22	22.52	N 41.58.33° E	23.50
C22	41.42	100.87	204.21.27	68.48	N 42.34.02° E	61.81
C23	41.42	100.87	204.21.27	68.48	S 42.34.02° E	61.81
C24	41.42	123.84	174.27.18	72.74	S 02.53.21° E	82.98
C25	41.42	123.74	174.27.18	72.74	S 02.53.21° E	82.97
C26	41.42	123.84	174.27.18	72.74	N 44.20.53° E	28.73
C27	41.42	123.74	174.27.18	72.74	N 44.20.53° E	28.72

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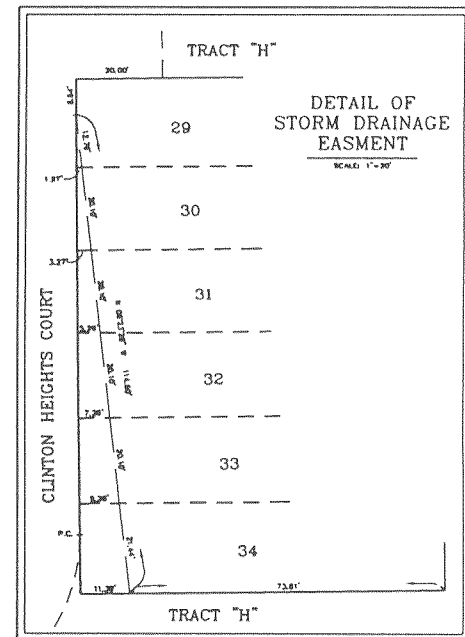
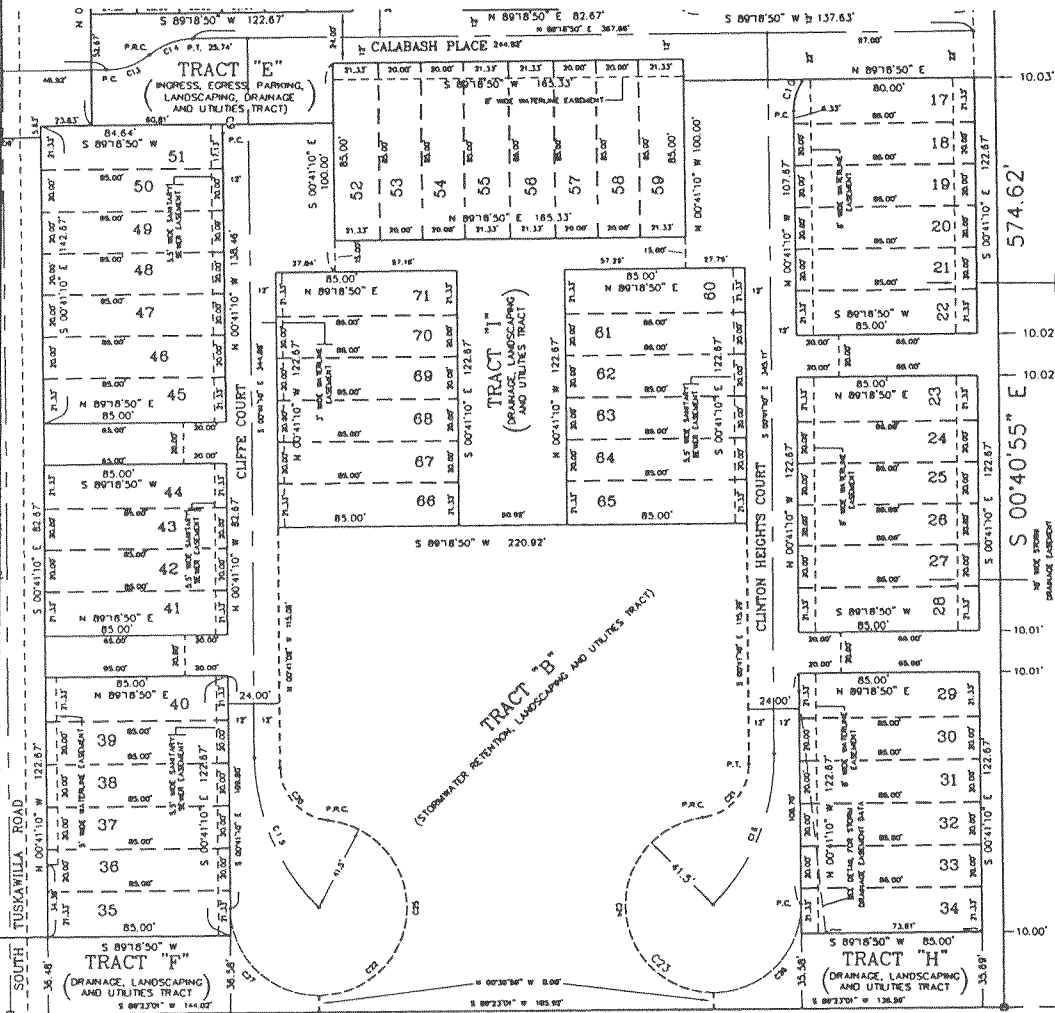
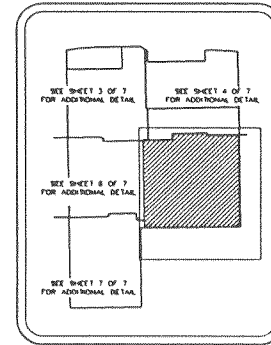
Tinklepaugh
SURVEYING SERVICES, INC.
379 W. Michigan Street, Suite 208 • Orlando, Florida 32806
Tele. No. (407) 422-0957 Fax No. (407) 422-6915
LICENSED BUSINESS No. 3778

ASHFORD PARK TOWNHOMES

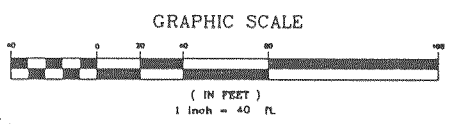
SHEET 5 OF 7

A REPLAT OF LOT 2, TRINITY CENTER AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 92
 LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH,
 RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE
 SHEET INDEX



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.



ABBREVIATION LISTING

- REC RECOVERED
- RP IRON PIPE
- CM CONCRETE MONUMENT
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- PRC POINT OF REVERSE CURVATURE
- PCO POINT OF COMPOUND CURVATURE
- S SOUTH
- E EAST
- W WEST
- R RADIUS
- Δ DELTA ANGLE
- ARC LENGTH
- CH. BEAC. AND DIST. CHORD BEARING AND DISTANCE
- TAN. BEAC. AND DIST. TANGENT BEARING AND DISTANCE
- DS GEODETIC INFORMATION SYSTEM
- R/L RADIAL LOT LINE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	25.00	15.09	292°28'	8.70	N 74°17'29" E	13.94
C2	25.00	15.06	292°33'	8.68	N 72°41'00" E	13.91
C3	25.00	15.02	292°38'	8.65	N 71°04'30" E	13.87
C4	25.00	14.97	292°43'	8.62	N 69°28'00" E	13.83
C5	25.00	14.93	292°48'	8.59	N 67°51'30" E	13.79
C6	25.00	14.88	292°53'	8.56	N 66°15'00" E	13.75
C7	25.00	14.84	292°58'	8.53	N 64°38'30" E	13.71
C8	25.00	14.79	293°03'	8.50	N 63°02'00" E	13.67
C9	25.00	14.75	293°08'	8.47	N 61°25'30" E	13.63
C10	25.00	14.70	293°13'	8.44	N 59°49'00" E	13.59
C11	25.00	14.66	293°18'	8.41	N 58°12'30" E	13.55
C12	25.00	14.61	293°23'	8.38	N 56°36'00" E	13.51
C13	25.00	14.57	293°28'	8.35	N 55°00'00" E	13.47
C14	25.00	14.52	293°33'	8.32	N 53°23'30" E	13.43
C15	25.00	14.48	293°38'	8.29	N 51°47'00" E	13.39
C16	25.00	14.43	293°43'	8.26	N 50°10'30" E	13.35
C17	25.00	14.39	293°48'	8.23	N 48°34'00" E	13.31
C18	25.00	14.34	293°53'	8.20	N 46°57'30" E	13.27
C19	25.00	14.30	293°58'	8.17	N 45°21'00" E	13.23
C20	25.00	14.25	294°03'	8.14	N 43°44'30" E	13.19
C21	25.00	14.21	294°08'	8.11	N 42°08'00" E	13.15
C22	25.00	14.16	294°13'	8.08	N 40°31'30" E	13.11
C23	25.00	14.12	294°18'	8.05	N 38°55'00" E	13.07
C24	25.00	14.07	294°23'	8.02	N 37°18'30" E	13.03
C25	25.00	14.03	294°28'	7.99	N 35°42'00" E	12.99
C26	25.00	13.98	294°33'	7.96	N 34°05'30" E	12.95
C27	25.00	13.94	294°38'	7.93	N 32°29'00" E	12.91
C28	25.00	13.89	294°43'	7.90	N 30°52'30" E	12.87
C29	25.00	13.85	294°48'	7.87	N 29°16'00" E	12.83
C30	25.00	13.80	294°53'	7.84	N 27°39'30" E	12.79
C31	25.00	13.76	294°58'	7.81	N 26°03'00" E	12.75
C32	25.00	13.71	295°03'	7.78	N 24°26'30" E	12.71
C33	25.00	13.67	295°08'	7.75	N 22°50'00" E	12.67
C34	25.00	13.62	295°13'	7.72	N 21°13'30" E	12.63
C35	25.00	13.58	295°18'	7.69	N 19°37'00" E	12.59
C36	25.00	13.53	295°23'	7.66	N 18°00'30" E	12.55
C37	25.00	13.49	295°28'	7.63	N 16°24'00" E	12.51
C38	25.00	13.44	295°33'	7.60	N 14°47'30" E	12.47
C39	25.00	13.40	295°38'	7.57	N 13°11'00" E	12.43
C40	25.00	13.35	295°43'	7.54	N 11°34'30" E	12.39
C41	25.00	13.31	295°48'	7.51	N 9°58'00" E	12.35
C42	25.00	13.26	295°53'	7.48	N 8°21'30" E	12.31
C43	25.00	13.22	295°58'	7.45	N 6°45'00" E	12.27
C44	25.00	13.17	296°03'	7.42	N 5°08'30" E	12.23
C45	25.00	13.13	296°08'	7.39	N 3°32'00" E	12.19
C46	25.00	13.08	296°13'	7.36	N 1°55'30" E	12.15
C47	25.00	13.04	296°18'	7.33	N 0°19'00" E	12.11
C48	25.00	12.99	296°23'	7.30	N 0°00'00" E	12.07

Tinklepaugh
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 379 W. Michigan Street, Suite 208 • Orlando, Florida 32806
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ASHFORD PARK TOWNHOMES

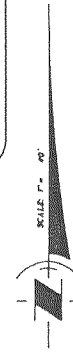
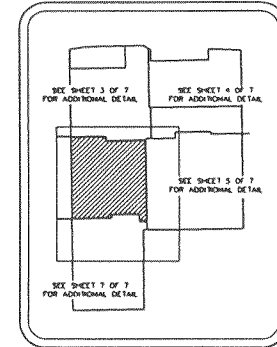
SHEET 6 OF 7

A REPLAT OF LOT 2, TRINITY CENTER AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 92
 LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH,
 RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

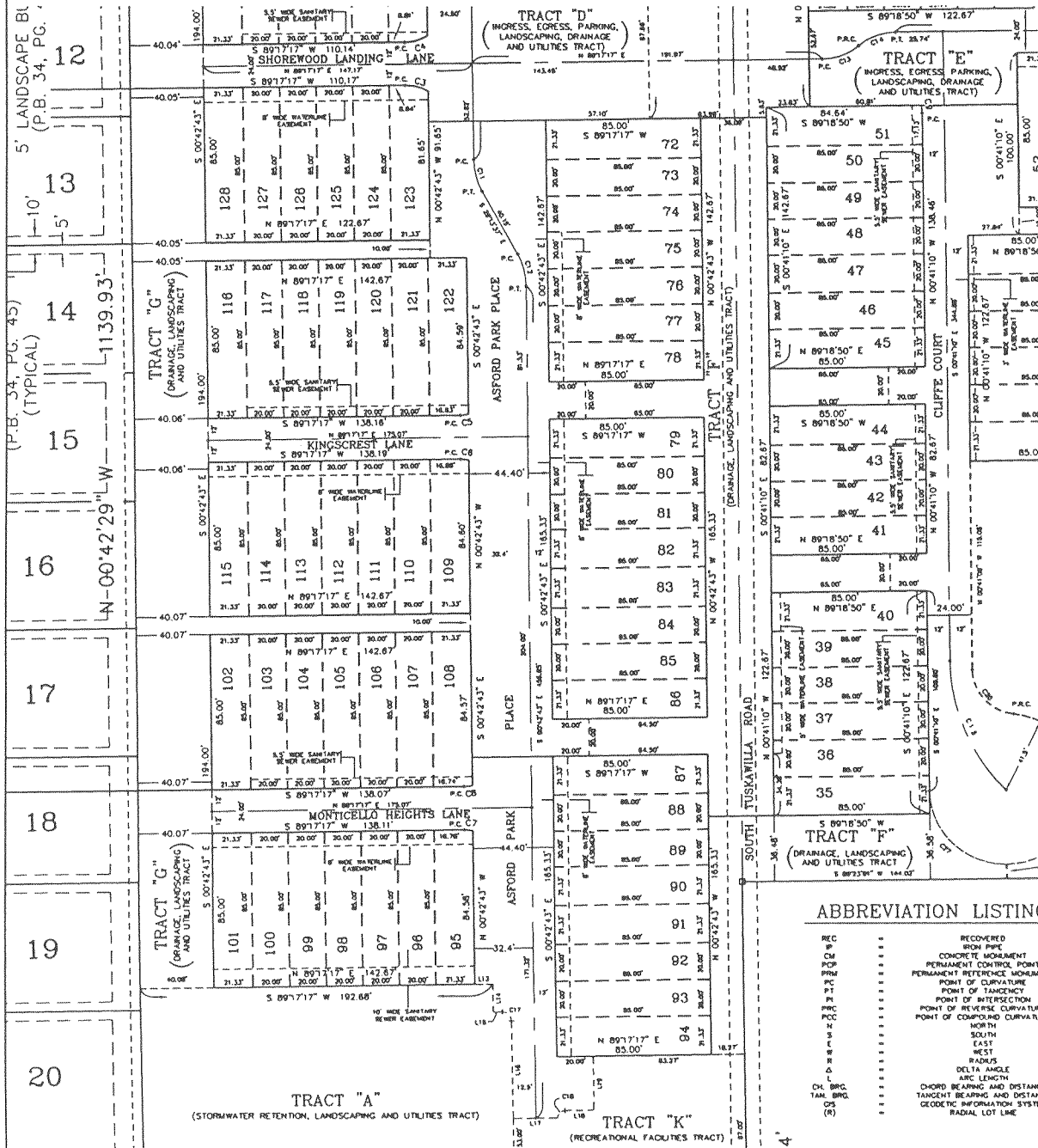
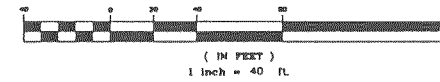
PLAT
BOOK

PAGE

SHEET INDEX



GRAPHIC SCALE



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	25.00	12.00	232.26	6.70	N 74.17 29° E	12.84
C2	25.00	13.00	235.36	6.88	N 73.44 52° E	13.81
C3	25.00	13.00	232.26	6.70	N 74.17 52° E	12.84
C4	25.00	12.12	220.91	6.72	N 74.17 52° E	12.81
C5	25.00	4.50	107.25	2.77	N 80.98 20° E	4.52
C6	25.00	4.50	107.25	2.78	N 80.33 12° E	4.50
C7	25.00	4.28	102.26	2.50	N 80.27 58° E	4.52
C8	25.00	4.42	102.26	2.52	N 82.26 20° E	4.52
C9	25.00	4.22	98.41	2.12	N 80.31 44° E	4.32
C10	25.00	18.00	352.51	8.33	S 12.54 54° E	15.81
C11	25.00	17.82	348.20	8.12	S 12.56 10° E	17.73
C12	25.00	17.82	348.20	8.15	N 14.36 10° E	17.73
C13	33.00	21.78	400.20	11.34	N 89.58 26° E	21.37
C14	33.00	21.80	392.12	11.34	S 89.47 44° E	21.36
C15	100.00	78.84	453.01	41.80	N 23.61 17° E	78.81
C16	100.00	78.84	453.01	41.80	S 23.53 27° E	78.81
C17	5.00	7.85	30.00	5.00	N 63.92 43° E	7.07
C18	4.00	6.28	20.00	4.00	S 44.17 18° E	5.86
C19	4.00	26.44	103.12	21.32	N 82.26 20° E	23.20
C20	25.00	36.44	133.27	22.32	N 81.24 33° E	33.20
C21	41.50	180.81	283.21	46.48	S 87.23 20° E	81.81
C22	41.50	180.81	283.21	46.48	S 86.26 27° E	81.81
C23	41.50	125.64	173.27	75.72	S 10.23 21° E	82.86
C24	41.50	125.74	173.20	74.38	S 9.23 21° E	83.87
C25	41.50	85.24	102.41	41.50	N 69.20 35° E	58.73
C26	41.50	85.14	98.34	41.42	S 62.30 00° E	58.73

ABBREVIATION LISTING

- REC RECOVERED
- RM RIM PIPE
- W CONCRETE WALKWAY
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- PRC POINT OF REVERSE CURVATURE
- POC POINT OF COMPOUND CURVATURE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- R RADIUS
- L CHORD LENGTH
- DL DELTA ANGLE
- CL CHORD BEARING AND DISTANCE
- TAL TANGENT BEARING AND DISTANCE
- CI GEODETIC INFORMATION SYSTEM
- S RADIAL LOT LINE

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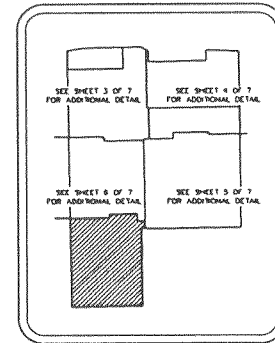
A REPLAT OF LOT 2, TRINITY CENTER AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 92
 LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH,
 RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

SHEET 7 OF 7

PLAT
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LINE	BEARING	LENGTH
L13	N 89°17'17" E	9.94
L14	S 00°42'43" E	15.52
L15	N 89°17'17" E	4.97
L16	S 00°42'43" E	53.80
L17	N 89°17'17" E	24.50
L18	N 89°17'17" E	16.00
L19	N 00°42'43" W	30.00

ABBREVIATION LISTING

REC	RECOVERED
IP	IRON PIPE
CM	CONCRETE MONUMENT
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
POC	POINT OF COMPOUND CURVATURE
N	NORTH
S	SOUTH
E	EAST
W	WEST
R	RADIUS
D	DELTA ANGLE
L	ARC LENGTH
DK, BPC	CHORD BEARING AND DISTANCE
TAL, BRD,	TANGENT BEARING AND DISTANCE
DS	GEODETIC INFORMATION SYSTEM
(R)	RADIAL LOT LINE

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CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	25.00	13.09	28°28'28"	6.70	N 74°17'27" E	12.92
C2	25.00	13.09	28°28'28"	6.68	N 72°46'20" E	12.91
C3	25.00	13.09	28°28'28"	6.70	N 72°22'54" E	12.94
C4	25.00	13.13	30°04'21"	6.72	N 74°14'52" E	13.97
C5	25.00	4.53	102°27'33"	2.27	N 84°36'00" E	4.52
C6	25.00	4.56	102°28'02"	2.28	N 82°33'32" E	4.50
C7	25.00	4.56	102°28'50"	2.30	N 82°27'48" E	4.57
C8	25.00	4.63	102°32'28"	2.32	N 82°28'22" E	4.63
C9	25.00	4.73	102°33'02"	2.33	N 82°21'44" E	4.72
C10	25.00	10.00	36°32'18"	5.33	S 17°44'50" W	10.01
C11	26.00	10.97	28°28'28"	6.13	S 16°36'10" E	11.73
C12	26.00	11.93	28°28'28"	6.15	N 16°28'10" W	11.73
C13	32.00	21.79	38°50'39"	11.24	N 88°58'36" E	21.37
C14	32.00	21.80	38°50'39"	11.24	S 88°58'36" E	21.39
C15	100.00	78.94	43°16'14"	47.60	N 21°17'17" E	76.81
C16	100.00	78.94	43°16'14"	47.60	N 21°17'17" E	76.81
C17	4.00	7.85	80°00'00"	4.00	N 43°28'43" E	7.07
C18	4.00	7.85	80°00'00"	4.00	S 44°17'18" W	7.64
C19	25.00	36.44	181°21'27"	21.33	N 42°28'30" E	33.30
C20	25.00	36.44	181°21'27"	21.33	N 42°28'30" E	33.30
C21	41.50	190.87	28°21'17"	48.48	S 47°33'05" E	81.97
C22	41.50	190.87	28°21'17"	48.48	S 47°33'05" E	81.97
C23	41.50	173.74	171°30'28"	74.58	S 02°23'11" W	82.87
C24	41.50	173.74	171°30'28"	74.58	S 02°23'11" W	82.87
C25	41.50	173.74	171°30'28"	74.58	S 02°23'11" W	82.87
C26	41.50	173.74	171°30'28"	74.58	S 02°23'11" W	82.87

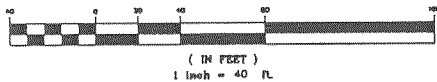
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 (STORMWATER RETENTION, LANDSCAPING AND UTILITIES TRACT)

TRACT "K"
 (RECREATIONAL FACILITIES TRACT)

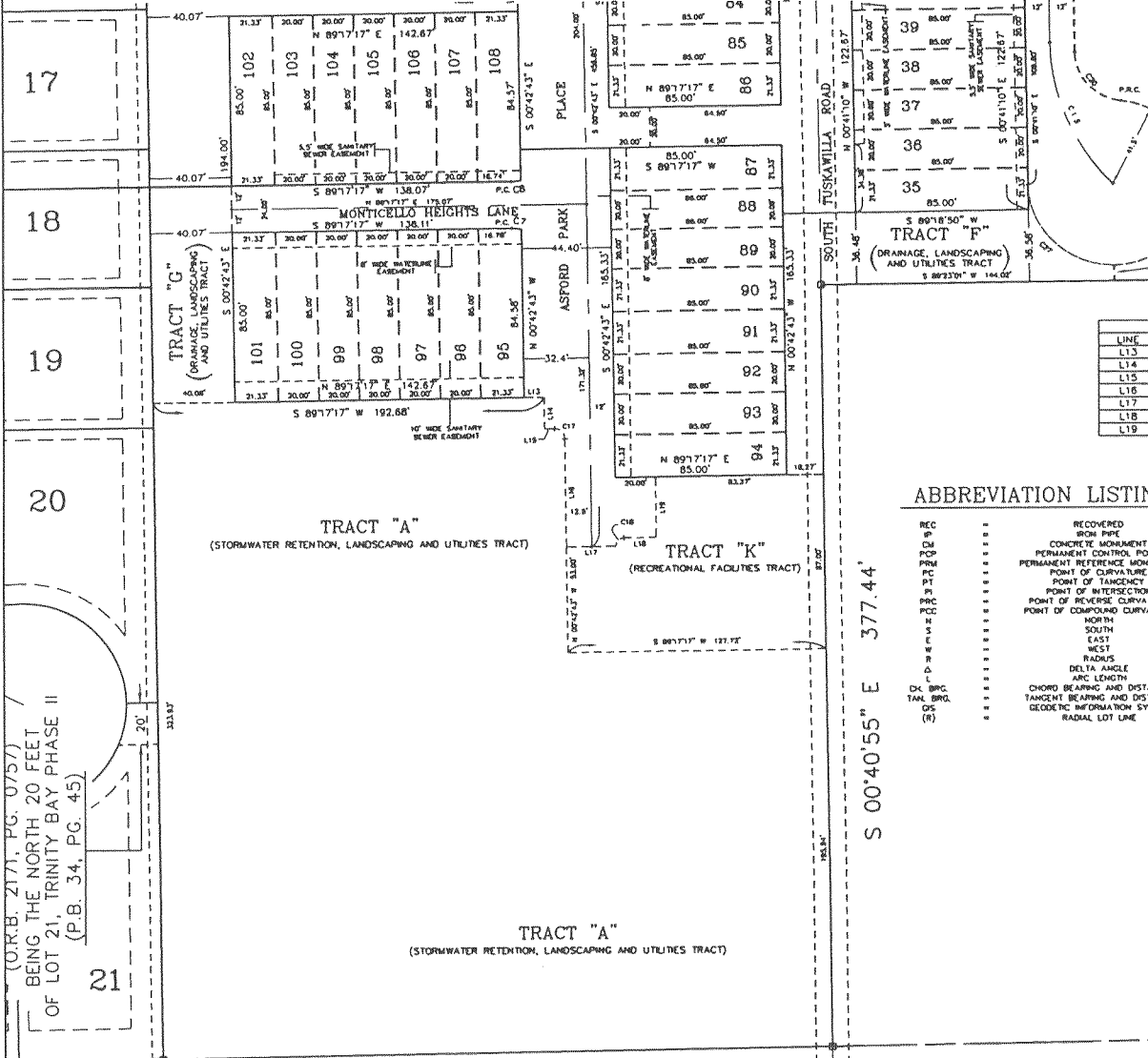
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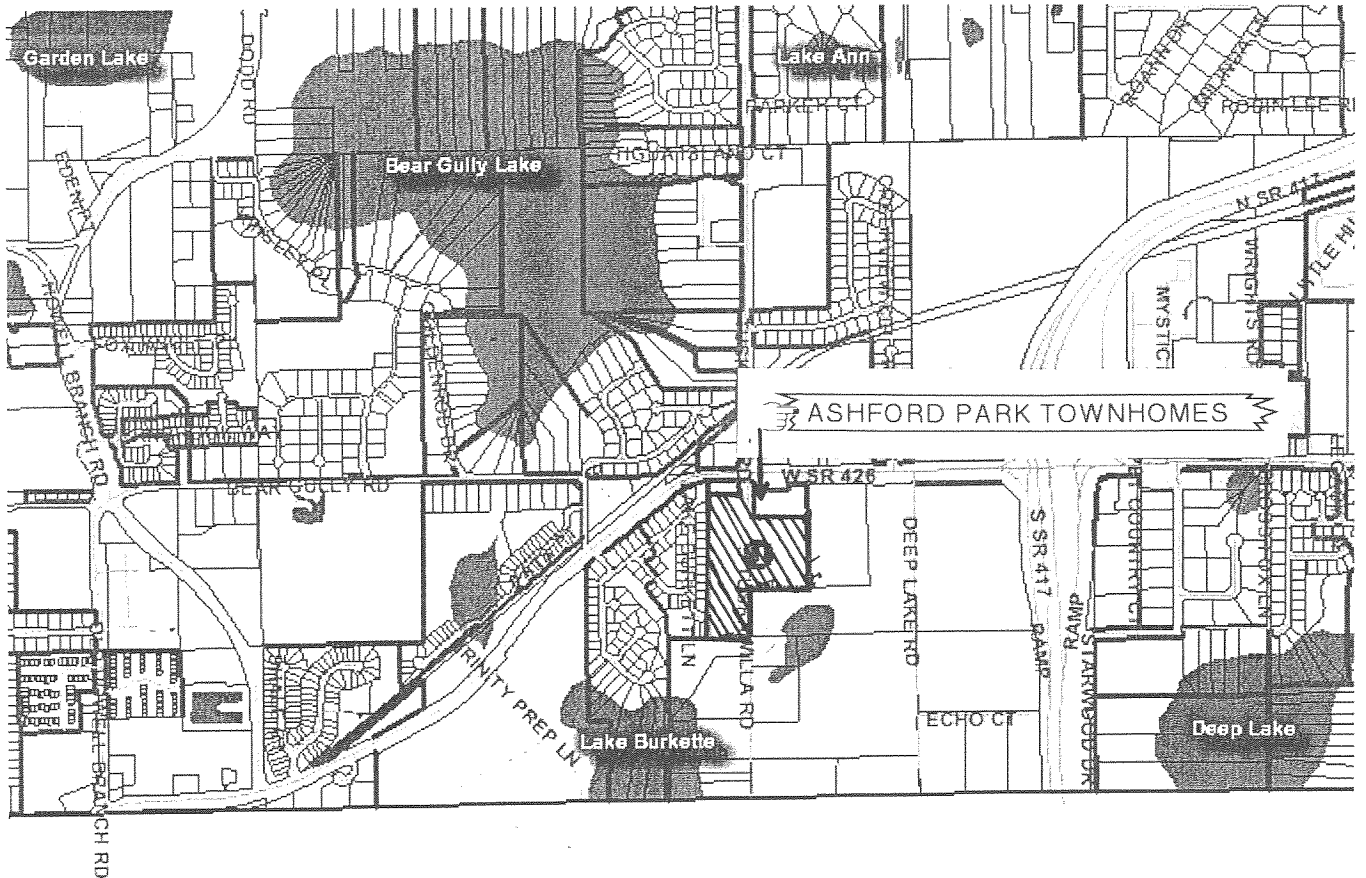
S 89°10'23" W 330.30'

GRAPHIC SCALE



(OR.B. 217, PG. 0757)
 BEING THE NORTH 20 FEET
 OF LOT 21, TRINITY BAY PHASE II
 (P.B. 34, PG. 45)





LOCATION MAP