



# - OAKHURST RESERVE UNIT TWO -

A REPLAT OF TRACT "C", OAKHURST RESERVE UNIT ONE, PLAT BOOK 61, PAGES 54-62,  
LOCATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, that the corporation named below (the "Developer"), being the owner in fee simple of the lands described in the foregoing caption to this plat (the "Property"), hereby dedicates said lands and plat 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 Oakhurst Reserve Unit One recorded in Official Records Book 4601, pages 1504 through 1559 of the Public Records of Seminole County, Florida.

Also note:  
1. Tract "A" is hereby dedicated to Oakhurst Homeowner's Association, Inc. (the "Association"), its successors and assigns, for private street purposes and other purposes not inconsistent therewith, and are 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 "A" for the purposes herein designated. Tract "A" is dedicated with an access, drainage and utility easement dedicated to Seminole County, Florida.  
2. The Utility and Drainage Easements shown hereon are dedicated for use by the Developer, the Association, Seminole County, Florida and all utility companies serving the Property for the purpose of installation, maintenance and replacement of utility distribution and collection facilities, including underground lines and equipment, above ground junction boxes, transformers and similar equipment.

IN WITNESS WHEREOF, has caused these presents to be signed by the officer named below on \_\_\_\_\_  
PLATE HOME CORPORATION  
555 Windy Trace, Suite 420, Maitland, Florida 32751

By: \_\_\_\_\_  
Printed Name: DOUGLAS W. PUYVOGL, Vice President  
its Attorney-in-Fact  
Signed and sealed in the presence of:  
By \_\_\_\_\_ By \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ by DOUGLAS W. PUYVOGL, Vice President, and ATTORNEY-IN-FACT, of PLATE HOME CORPORATION, a \_\_\_\_\_ Corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Printed Name: \_\_\_\_\_  
NOTARY PUBLIC  
COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**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 177.09(1) regarding permanent reference monuments, and that the land is located within Seminole County, Florida.

DONALD W. MCINTOSH ASSOCIATES, INC.  
Certificate of Authorization #LB88 Dated: \_\_\_\_\_  
Signature: \_\_\_\_\_  
PAUL TRINCA, PSM  
Registration No. \_\_\_\_\_ 5244

**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 APPROVAL BY COUNTY SURVEYOR**  
I have reviewed this plat and find it to be in conformity with Chapter 177, Florida Statutes.  
Signature: \_\_\_\_\_ Dated: \_\_\_\_\_  
STEVE L. WESSLES, P.L.S.  
Florida Registration No. 4589

**CERTIFICATE OF CLERK OF CIRCUIT COURT**  
I HEREBY CERTIFY That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_  
File No. \_\_\_\_\_  
CLERK OF THE COURT  
in and for Seminole County, Florida  
BY \_\_\_\_\_ D.C.

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING**  
Examined and Approved: \_\_\_\_\_ Date \_\_\_\_\_  
Chairman

DESCRIPTION:

Tract "C", OAKHURST RESERVE UNIT ONE, according to the plat thereof as recorded in Plat Book 61, pages 54-62, of the Public Records of Seminole County, Florida. Being further described as follows:

That part of Section 22, Township 21 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at a nail and disk stamped "Seminole County" found at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence run N00°49'19"W along the East line of said Southeast 1/4 of said Section 22 for a distance of 70.00 feet to the North right-of-way line of Red Bug Lake Road; thence run S89°55'52"W along said North right-of-way line, said North right-of-way line being distant 70.00 feet Northerly from and parallel with the South line of said Southeast 1/4 of the Northeast 1/4 of said Section 22, for a distance of 1316.18 feet to the West line of said Southeast 1/4 of the Northeast 1/4 of said Section 22; thence run N00°46'55"W along said West line for a distance of 1267.19 feet to the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22; thence run N00°46'55"W along the West line of said Northeast 1/4 of the Northeast 1/4 of said Section 22 for a distance of 356.17 feet to the POINT OF BEGINNING; thence continue N00°46'55"W along said West line for a distance of 980.88 feet to the Northwest corner thereof; thence run N89°52'32"E along the North line of said Northeast 1/4 of the Northeast 1/4 of said Section 22 for a distance of 1314.34 feet to the Northeast corner thereof; thence run S00°49'19"E along the East line of said Northeast 1/4 of the Northeast 1/4 for a distance of 905.69 feet; thence, departing said East line, run S89°10'41"W for a distance of 185.00 feet; thence run S00°49'19"E for a distance of 21.64 feet; thence run S89°10'41"W for a distance of 670.00 feet; thence run N79°43'33"W for a distance of 82.78 feet; thence run N74°30'27"W for a distance of 70.62 feet; thence run S73°01'11"W for a distance of 134.25 feet; thence run S56°52'45"W for a distance of 51.58 feet; thence run S69°21'58"W for a distance of 25.00 feet; thence run S89°13'05"W for a distance of 114.86 feet to the POINT OF BEGINNING.

Containing 28.162 acres more or less.

NOTES:

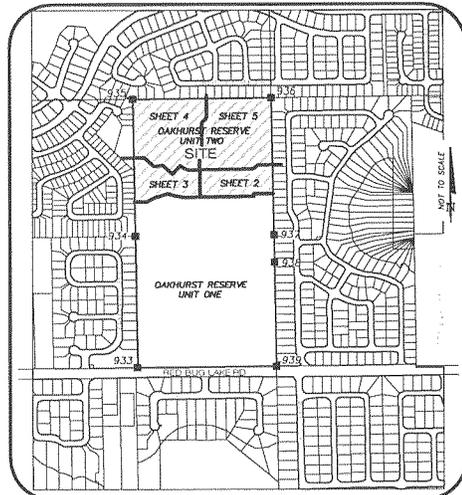
- Bearings based on the South line of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 21 South, Range 30 East, Seminole County, Florida, being S89°55'52"W, an assumed meridian, and as shown as the Baseline of Survey for the Red Bug Lake Road Right-of-Way map prepared by Seminole County, Florida.
- All lines intersecting curves are radial unless otherwise noted as (NR) non-radial.
- Tract "A" of the Common Area encompasses all road right-of-ways and are Private Roads to be owned and maintained by the Oakhurst Homeowner's Association, Inc. Tract "A" contains 4.985 acres more or less.
- Tract "B" of the Common Area is a Stormwater Management and Open Space Area, and is to be owned and maintained by the Oakhurst Homeowner's Association, Inc.
- Tract "C" of the Common Area is a Buffer and Open Space Area and is to be owned and maintained by the Oakhurst Homeowner's Association, Inc.
- Fence easements shown hereon are hereby dedicated to and are to be maintained by the Oakhurst Homeowner's Association, Inc.
- A 5' wide Landscape & Sidewalk Easement (LSE) is reserved along the front lines of all lots and adjacent to all Private rights-of-way unless otherwise shown.
- Drainage Easements shown hereon are hereby dedicated to Seminole County, Florida, and are subject to the rights of Seminole County granted in the Dedication on this Plat.
- The lands described hereon are subject to certain other easements as more particularly provided in the Declaration to which reference is made in the Dedication on this Plat and in other instruments recorded among the Public Records of Seminole County.
- In accordance with the Declaration, drainage and utility easements are hereby reserved within all lots as follows:  
5' along all street rights-of-way  
5' along all side lot lines  
5' along all rear lot lines
- NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
- All platted utility easements shown hereon shall also be easements for the construction, installation, maintenance and operation of cable television services, subject to statutory limitations thereof, provided, however, no such construction, installation, maintenance, or 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.

LEGEND (FOR ALL SHEETS)

- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- OB = CHORD BEARING
- TB = TANGENT BEARING
- EQ = CENTERLINE
- NO = # NUMBER
- NT = NON-TANGENT
- NR = NON-RADIAL
- (R) = RADIAL
- PI = POINT OF INTERSECTION
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- ESMT = EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- DAUE = DRAINAGE AND UTILITY EASEMENT
- IR = IRON ROD
- IRAC = IRON ROD AND CAP
- IP = IRON PIPE
- ID = IDENTIFICATION
- CM = CONCRETE MONUMENT
- LB = LOCKED BUSINESS
- LSE = LANDSCAPE & SIDEWALK EASEMENT
- PB = POINT OF BEGINNING
- PC = POINT OF COMBEMENT
- POL = POINT ON LINE
- PLS = PROFESSIONAL LAND SURVEYOR
- CCR = CERTIFIED CORNER RECORD
- SMA = STORMWATER MANAGEMENT AREA
- SEC = SECTION
- SEC 22-21-30 = SECTION 22, TOWNSHIP 21 SOUTH, RANGE 30 EAST

- DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT #L88A UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
- DENOTES PERMANENT CONTROL POINT (SET NAIL AND DISK #L88B UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.

**VICINITY MAP**  
(AND SHEET INDEX)  
(AND STATE PLANE COORDINATE REFERENCES)



**EAST 1/2 OF NE 1/4  
SEC 22, T 21S, R 30E**

Point No.	North (Y)	East (X)	Description
931	1568064.02700	552659.38000	GPS 0181 (SEM.CO.)
932	1568078.22400	556060.41700	GPS 0180 (SEM.CO.)
933	1568182.29182	559962.31545	4"x4"CM, #LB68
934	1568449.15889	559936.50342	4"x4"CM, NO #
935	1570785.86847	559909.26838	4"x4"CM, #S2005
936	1570797.56057	561223.49437	4"x4"CM, NO #
937	1569460.18078	561251.67714	4"x4"CM, #LB68
938	1569232.44204	561256.47630	4"x4"CM, #S2005
939	1568192.72188	561278.38645	4"x4"CM, #LB68

NOTE:  
COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS #0180 AND #0181. 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.  
SEE SHEET 3 FOR TIE TO COUNTY REFERENCE POINTS #0180 AND #0181.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL REPRESENTATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL 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.

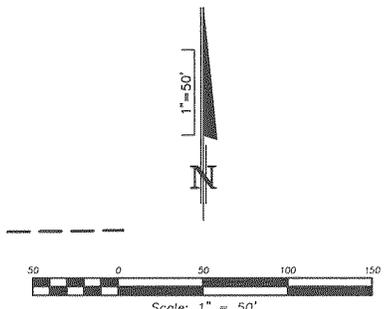
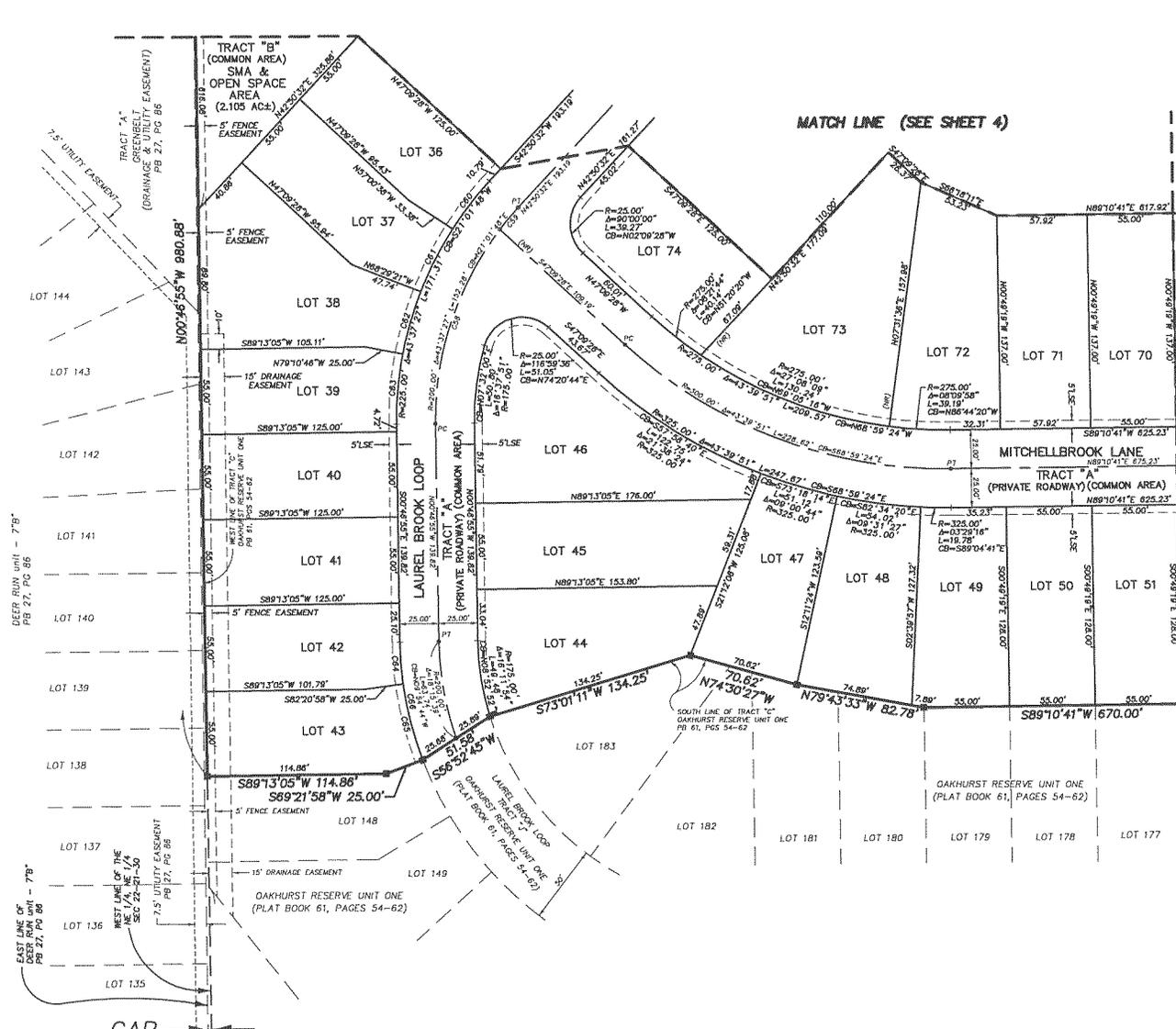
PREPARED BY:  
**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088  
CERTIFICATE OF AUTHORIZATION NUMBER LB88

EXHIBIT A



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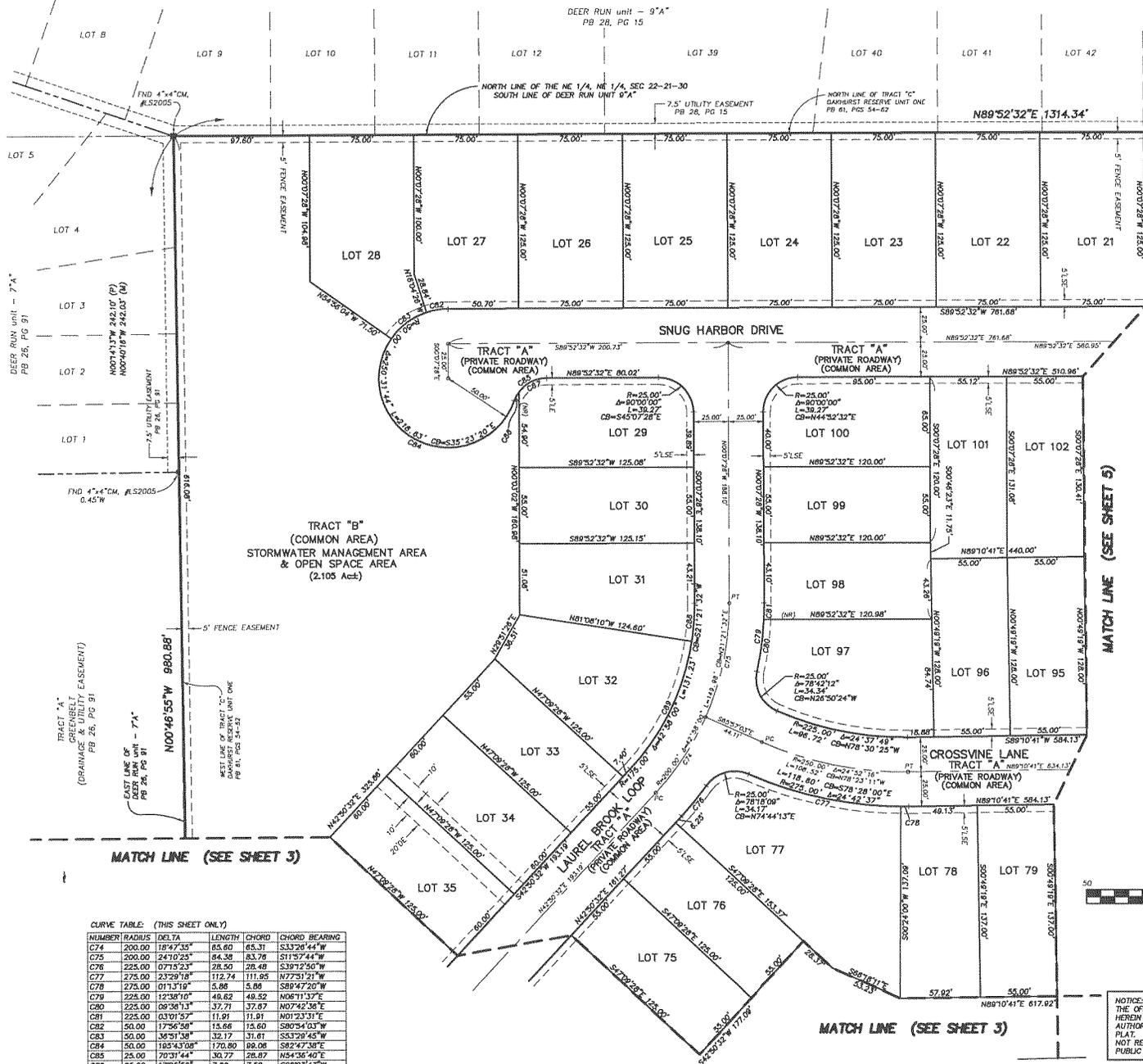


**CURVE TABLE: (THIS SHEET ONLY)**

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C58	200.00	33°20'12"	134.17	131.87	S18°20'11"W
C59	200.00	05°11'15"	18.11	18.10	S40°14'54"W
C60	225.00	09°51'10"	38.69	38.64	N37°54'57"E
C61	225.00	11°28'43"	45.08	45.00	N27°15'00"E
C62	225.00	10°14'23"	41.88	41.82	N16°59'56"E
C63	225.00	11°36'09"	45.56	45.48	N05°01'10"E
C64	225.00	06°52'07"	26.87	26.86	N04°12'58"W
C65	225.00	12°59'00"	50.88	50.88	N14°09'32"W
C66	225.00	19°51'07"	77.98	77.97	S10°42'28"E

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DESCRIPTION OF THE SURROUNDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL 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.

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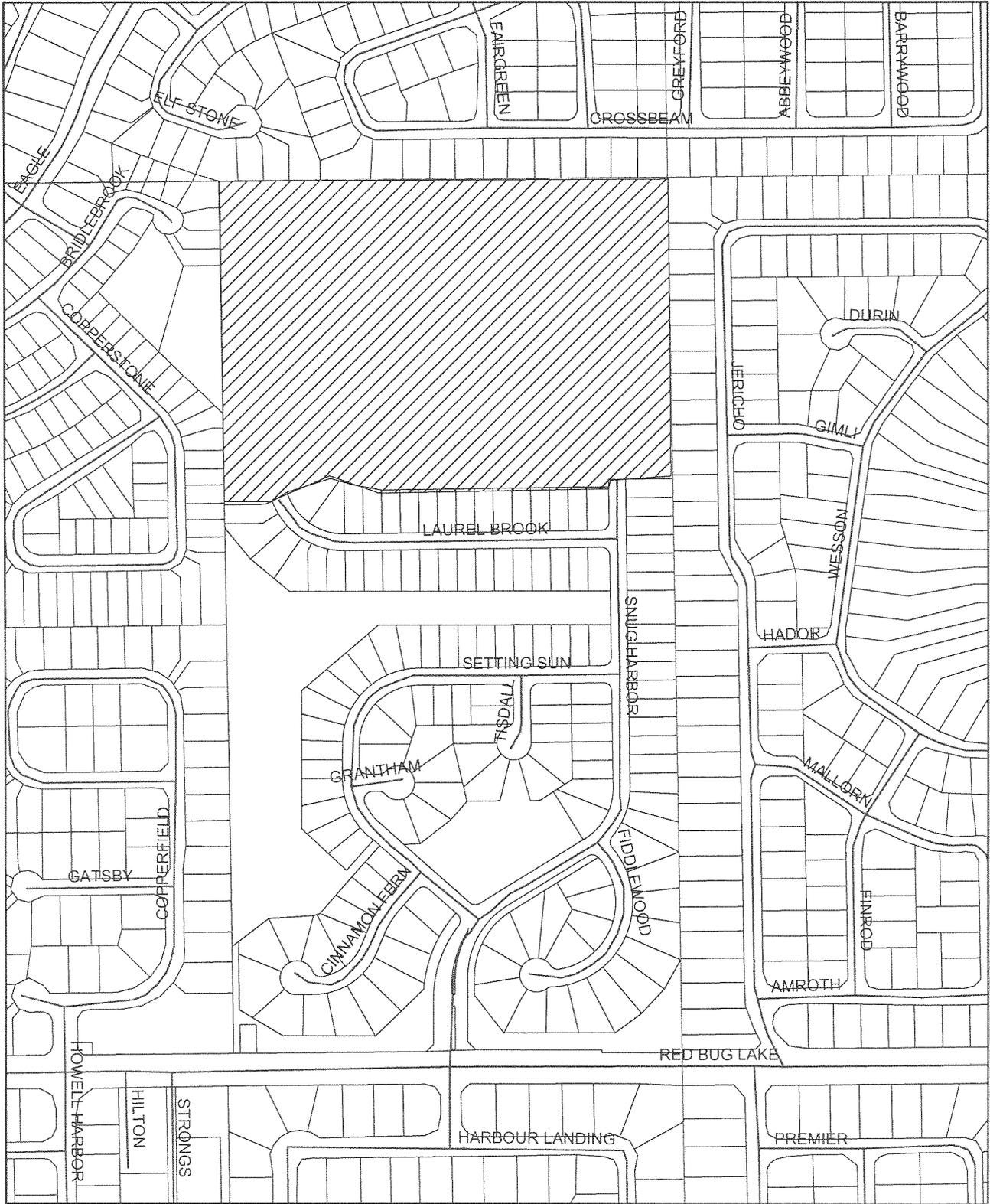


**CURVE TABLE: (THIS SHEET ONLY)**

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C74	200.00	18°47'35"	85.60	65.31	S33°28'44"W
C75	200.00	24°10'25"	84.38	63.78	S11°57'44"W
C76	225.00	07°19'33"	28.50	28.48	S38°25'00"W
C77	275.00	23°29'18"	112.74	111.95	N77°31'21"W
C78	275.00	01°13'19"	5.86	5.86	S89°47'20"W
C79	225.00	12°38'10"	48.82	48.82	N08°11'37"E
C80	225.00	08°36'13"	32.71	32.87	N07°42'58"E
C81	225.00	03°01'57"	11.91	11.81	N01°23'31"E
C82	50.00	17°56'58"	15.86	15.60	S80°34'03"W
C83	50.00	38°51'58"	32.17	31.61	S53°29'45"W
C84	50.00	18°43'08"	170.80	98.04	S82°47'36"E
C85	25.00	70°31'44"	30.72	28.87	N54°36'40"E
C86	25.00	17°25'50"	7.80	7.58	S28°03'43"W
C87	25.00	53°05'54"	23.17	22.35	S63°19'35"W
C88	175.00	08°59'10"	22.48	22.42	N04°22'11"E
C89	175.00	33°58'42"	103.78	102.27	N25°31'11"E

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLIED IN AUTHORITY BY ANY OTHER GRAPHICAL 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.





## LOCATION MAP

# OAKHURST RESERVE UNIT TWO