

Item # 32

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: GRANDE OAKS AT HEATHROW (FS) (FP)

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Brian M. Walker **EXT.** 7337

Agenda Date 9/26/06 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute, the final plat for Grand Oaks at Heathrow Subdivision located on the corner of Orange Blvd. and CR 46A in Section 31, Township 19 South, Range 30 East.

District 5 – Carey

(Brian M. Walker – Planner)

BACKGROUND:

The applicant, Kolter Properties Co. is requesting final plat approval for a single family subdivision consisting of 314 townhomes. The project site is 27.18 acres more or less and is zoned as a PUD.

The subdivision will be served by Seminole County water and sewer. Reclaim water is also available to the site and will be utilized by the subdivision. The internal subdivision road will be private and owned and maintained by the Home Owner's Association.

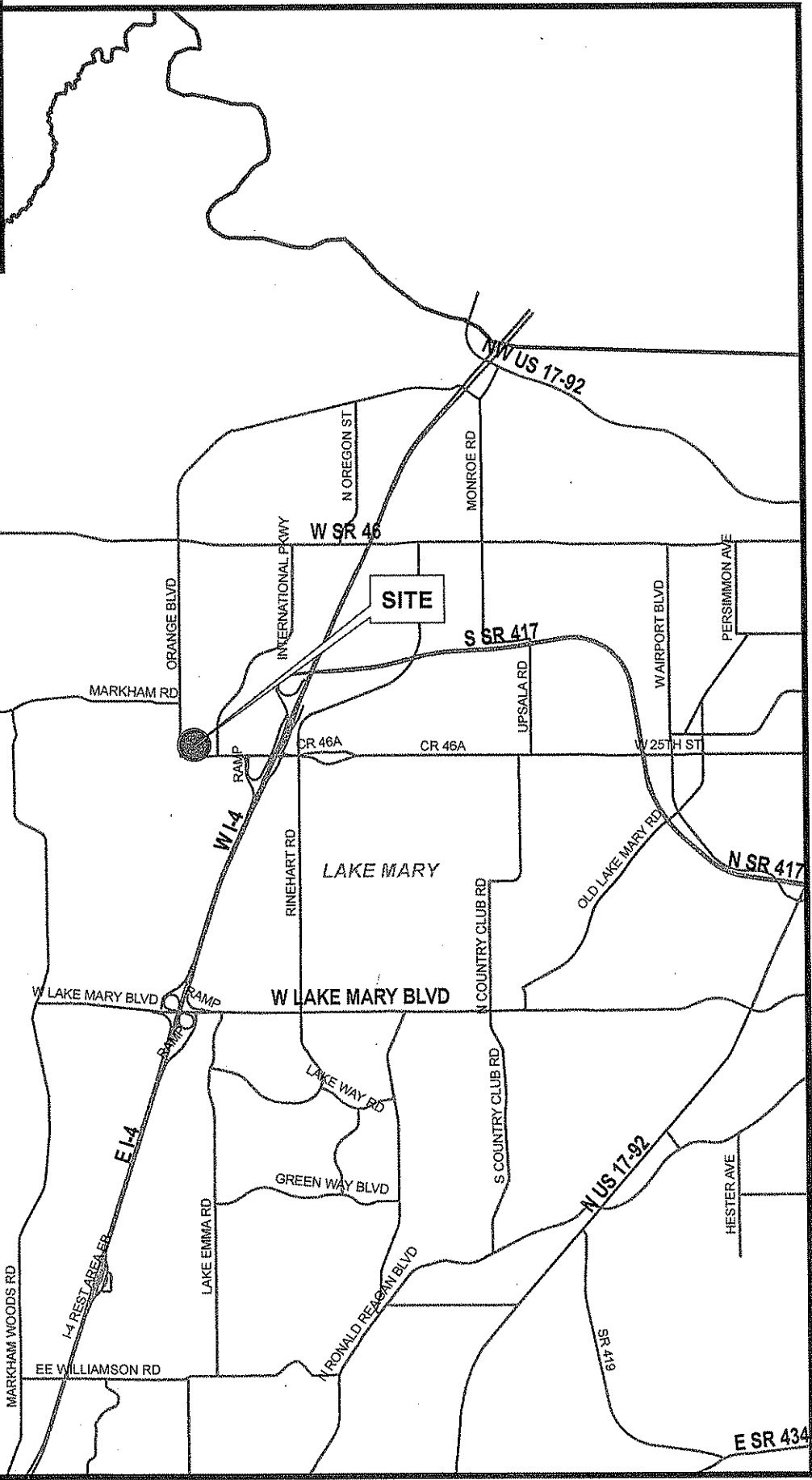
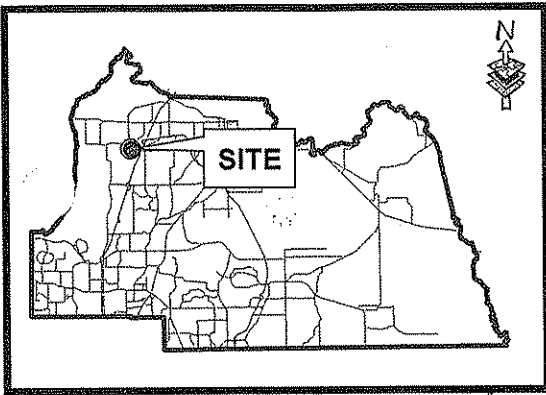
Staff has reviewed the plat and finds that it complies with Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes. The applicant has posted a performance bond in compliance with the Seminole County Land Development Code Section 35.44 (Required submittals for final plat) Part (e) Additional Required Legal Submittals, Sub-part (1) Bonds, to guarantee all infrastructure improvements.

STAFF RECOMMENDATION:

Staff recommends approval of the final plat for the Grande Oaks at Heathrow Subdivision.

District 5 – Brenda Carey
Attachments: Location Map
Reduced Copy of Plat

Reviewed by:	
Co Atty:	<u>KRT</u>
DFS:	
Other:	
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>cpdd03</u>



Grande Oaks

GRANDE OAKS AT HEATHROW

A PORTION OF SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA

SHANNON SURVEYING, INC.
499 NORTH S.R. 434, SUITE #2153
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB# 6898

SHEET 1 OF 6

PLAT BOOK _____ PAGE _____

GRANDE OAKS AT HEATHROW DEDICATION

THIS is to certify that the undersigned, hereafter referred to as "Owner", is the lawful owner of the lands described in the caption hereon, and that they have 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 lands. None of the property designated "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 Area" is instead part of the "Common Area" created by this plat and will be subject to Grande Oaks at Heathrow Association, Inc., a Florida non-profit corporation (the "Association"), to be recorded in the Public Records of Seminole County, Florida, (hereinafter referred to as the "Declaration"). Said "Common Area" shall remain private and the sole and exclusive property of the Owner its successors and assigns. Owner does hereby grant to the present and future owners 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, holders of mortgage liens on such lands, and such other persons as Owner, its successor 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 Tract A, of the "Common Area". The owners in recording this plat have created the "Common Area" shown hereon, which common area is a portion of the "Common Area" described in the declaration. Said "Common Area" is not dedicated to the use and enjoyment of the general public, but its use is reserved for the common use and enjoyment of the property owners of Grande Oaks. The nature and extent of, and the reservation and restrictions on such common use and enjoyment are more fully set forth in the Declaration. NOTWITHSTANDING the foregoing: An emergency access easement to the private storm drainage system over Tract A, and over all drainage easements shown on this plat is hereby dedicated to Seminole County for emergency maintenance purposes in the event inadequate maintenance of the 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 Seminole County to enter upon the subject property and take any action to repair or maintain the private drainage system. A non-exclusive utility easement through, over, under and across Tract A of the "Common Areas" and all utility easements shown hereon are hereby dedicated for use by all public utilities for the purpose of construction, maintaining and replacing their respective facilities servicing the lands encompassed by this plat. IN WITNESS WHEREOF the said owner has hereunto set his hand and seal this _____ day of _____ 2006.

Signed and sealed in the presents of: HEATHROW OAKS, LLC
A Delaware limited liability company

Print Name: _____ By: _____
Print Name: _____ Title: _____

STATE OF FLORIDA
COUNTY OF SEMINOLE

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____ as _____ of the above named Limited Liability Company duly organized under the laws of the State of Florida, personally known to me, or who produced _____ as identification, as the individual described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such person thereunto duly authorized; and that the said dedication the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Signature of Notary Public _____ Notary Stamp
Print Name: _____

Serial No. (if any) _____
Commission Expires: _____
My Commission Expires: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all the requirements of chapter 177 and that said land is located in Seminole County, Florida.

JAMES R. SHANNON JR. DATE
BY: _____ Florida Registration Number: 4671
SHANNON SURVEYING, INC. - LB#6898

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31; THENCE RUN S89°44'51"E ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 31 A DISTANCE OF 40.00 FEET; THENCE RUN N00°02'42"W A DISTANCE OF 85.04 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD (STATE ROAD 46A) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3162, PAGE 893 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S44°55'03"E A DISTANCE OF 35.49 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S89°44'51"E A DISTANCE OF 1005.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4523.66 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, THROUGH A CENTRAL ANGLE OF 00°45'13", AN ARC DISTANCE OF 59.49 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, RUN N00°02'42"W, A DISTANCE OF 1086.70 FEET TO THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN ALONG SAID NORTH LINE N89°44'51"W A DISTANCE OF 1089.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID EAST RIGHT-OF-WAY LINE BEING 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN S00°02'42"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1062.06 FEET TO THE POINT OF BEGINNING, CONTAINING 27.19 ACRES MORE OR LESS.

GENERAL NOTES:

EXCEPT AS SPECIFIED BELOW, NO PART OF THE LANDS DESCRIBED HEREON IS DEDICATED TO SEMINOLE COUNTY, FLORIDA, OR THE PUBLIC. NONE OF THE PROPERTY DESIGNATED AS A "TRACT" ON THIS PLAT WILL BECOME PART OF THE SEMINOLE COUNTY PUBLIC ROAD SYSTEM, NOR IS IT REQUIRED FOR ANY PUBLIC USE.

THE PROPERTIES DESIGNATED ON THIS PLAT AS TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", AND "V", AND THE EIGHT FOOT (8') UTILITY EASEMENTS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE GRANDE OAKS AT HEATHROW ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION (THE "ASSOCIATION"), TO BE CONTROLLED BY AND MAINTAINED BY THE ASSOCIATION AS "COMMON AREAS", AS DEFINED IN THE DECLARATION FOR GRANDE OAKS, RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND ALL SUBSEQUENT AMENDMENTS THERETO (THE "DECLARATION"). EACH "TRACT" DEPICTED ON THIS PLAT IS HEREBY DEDICATED FOR THE PURPOSES AND USES DESCRIBED IN THE GENERAL NOTES CONTAINED ON THIS PLAT.

TRACT "A" IS DEDICATED TO THE ASSOCIATION AND IS TO BE MAINTAINED BY THE ASSOCIATION FOR INGRESS, EGRESS, PARKING, LANDSCAPING, DRAINAGE, AND UTILITY EASEMENT PURPOSES.

TRACT "B" IS DEDICATED TO THE ASSOCIATION AND IS TO BE MAINTAINED BY THE ASSOCIATION FOR DRAINAGE, OPEN SPACE, LANDSCAPING, AND UTILITY EASEMENT PURPOSES.

TRACT "C" IS DEDICATED TO THE ASSOCIATION AND IS TO BE MAINTAINED BY THE ASSOCIATION FOR LANDSCAPING, BUFFER, DRAINAGE, OPEN SPACE, AND UTILITY EASEMENT PURPOSES.

TRACTS "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", AND "V" ARE DEDICATED TO THE ASSOCIATION AND ARE TO BE MAINTAINED BY THE ASSOCIATION FOR INGRESS, EGRESS, UTILITY, DRAINAGE, LANDSCAPING, AND OPEN SPACE PURPOSES.

A UTILITY EASEMENT ON THE PROPERTY DESIGNATED AS TRACT "W" ON THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY, FLORIDA, FOR A LIFT STATION TO BE CONTROLLED AND MAINTAINED BY SEMINOLE COUNTY, FLORIDA.

A PRIVATE TRACT DESIGNATED AS TRACT "X" ON THIS PLAT IS RESERVED BY THE DECLARANT FOR ESTABLISHMENT OF THE CLUB GRANDE OAKS.

BY ACCEPTANCE OF ANY DEED TO ANY "HOME OR LOT" AS DEFINED IN THE DECLARATION, TO BE LOCATED ON THE LANDS PLATTED HEREIN, THE GRANTEE THEREIN AGREES THAT NEITHER THE DECLARANT NOR SEMINOLE COUNTY, FLORIDA, WILL HAVE ANY LIABILITY OR RESPONSIBILITY TO MAINTAIN OR REPAIR ANY PROPERTY DEDICATED BY THIS PLAT TO THE ASSOCIATION NOR ANY IMPROVEMENTS ON SUCH PROPERTY. THE ASSOCIATION SHALL HAVE THE EXCLUSIVE RESPONSIBILITY FOR OWNERSHIP, CONTROL, ADMINISTRATION, MANAGEMENT, REGULATION, CARE, MAINTENANCE, REPAIR, RESTORATION, REPLACEMENT, IMPROVEMENT, PRESERVATION AND PROTECTION OF ALL AREAS DEDICATED BY THIS PLAT TO THE ASSOCIATION IN ACCORDANCE WITH AND PURSUANT TO THE DECLARATION.

THE DECLARANT, IN RECORDING THIS PLAT, HAS CREATED TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", AND "V" SHOWN HEREON AS A PORTION OF THE COMMON AREAS DESCRIBED IN THE DECLARATION. SAID COMMON AREAS ARE NOT DEDICATED TO THE USE AND ENJOYMENT OF THE GENERAL PUBLIC, BUT THEIR USE IS RESERVED FOR THE COMMON USE, ENJOYMENT AND BENEFIT OF THE OWNERS AND FOR USE BY THE OWNERS. THE NATURE AND EXTENT OF, AND THE RESERVATIONS AND RESTRICTIONS ON SUCH COMMON USE, ENJOYMENT, AND BENEFIT, ARE MORE FULLY SET FORTH IN THE DECLARATION. NOTHING CONTAINED IN THIS PLAT SHALL LIMIT OR RESTRICT THE DECLARANT'S RIGHTS AS SET FORTH IN THE DECLARATION, AND ALL OTHER RESERVATIONS AND EASEMENTS CONTAINED IN THE DECLARATION SHALL BE OF FULL FORCE AND EFFECT.

NOTWITHSTANDING THE FOREGOING, THE DECLARANT DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS AND LESSEES OF ANY "HOME OR LOT", AS DEFINED IN THE DECLARATION, TO BE LOCATED ON THE LANDS PLATTED HEREIN, AND TO THE "CLUB OWNER", AS DEFINED IN THE DECLARATION, 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, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, AND SUCH OTHER PERSONS AS DECLARANT, 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 THESE TRACTS "A", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", AND "V" OF THE COMMON AREAS.

NOTWITHSTANDING THE FOREGOING, THE DECLARANT DOES HEREBY GRANT TO SEMINOLE COUNTY, FLORIDA, AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER TRACT "A", AND OVER PORTIONS OF THE COMMON AREAS USED FOR DRAINAGE PURPOSES AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE. THIS EMERGENCY ACCESS EASEMENT DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY, OR LIABILITY UPON SEMINOLE COUNTY, FLORIDA, TO ENTER SUBJECT PROPERTY OR TO TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM.

NOTWITHSTANDING THE FOREGOING, THE DECLARANT DOES HEREBY GRANT TO ALL PUBLIC UTILITIES A NONEXCLUSIVE UTILITY EASEMENT THROUGH, OVER, UNDER, AND ACROSS TRACT "A", AND OVER PORTIONS OF THE COMMON AREAS USED FOR UTILITY PURPOSES AND UTILITY EASEMENTS SHOWN ON THIS PLAT, FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.

A UTILITY EASEMENT ON THE PROPERTY DESIGNATED AS TRACT "W" ON THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY, FLORIDA, FOR A LIFT STATION TO BE CONTROLLED AND MAINTAINED BY SEMINOLE COUNTY, FLORIDA.

THIS PLAT SHALL BE SUBJECT TO JOINDER AND CONSENT, DATED _____ AND RECORDED IN O.R. BOOK _____ PAGE _____ RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

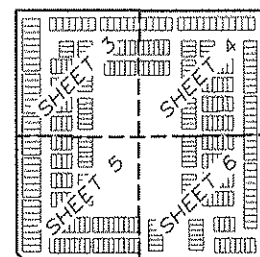
NOTES:

-- BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 31 AS BEING N00°02'42"W.

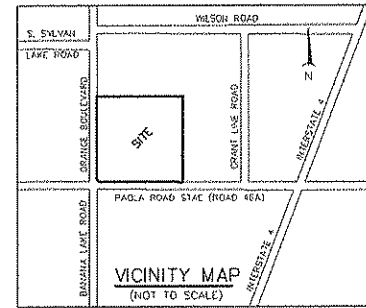
LEGEND:

- INDICATES SET 4"x4" CONCRETE MONUMENT, PERMANENT REFERENCE MARKER #4671 UNLESS OTHERWISE NOTED.
- C INDICATES CENTERLINE
- R/W INDICATES RIGHT OF WAY
- D.O.T. INDICATES DEPARTMENT OF TRANSPORTATION
- N 1575809.7924 E 539951.7563 INDICATES STATE PLANE COORDINATES.
- C.M. INDICATES CONCRETE MONUMENT

NOTE: 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.



KEY MAP
(NOT TO SCALE)



CERTIFICATE OF APPROVAL BY SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____ SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVED THE FOREGOING PLAT.

ATTEST: _____ COUNTY CHAIRMAN

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

STEVE L. WESSELS, P.L.S.
FLORIDA REGISTRATION NUMBER 4589
REPRESENTING SEMINOLE COUNTY, FLORIDA

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 _____ of _____ File No. _____

Clerk of the Circuit Court in and for Seminole County, Fla.

BY: _____ D.C.
Printed Name: _____ D.C.

GRANDE OAKS AT HEATHROW

A PORTION OF SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHANNON SURVEYING, INC.
499 NORTH S.R. 434, SUITE #2153
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB# 6898

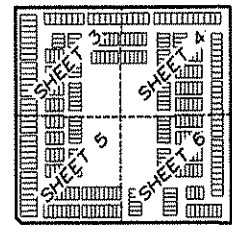
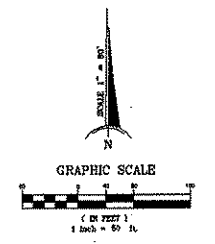
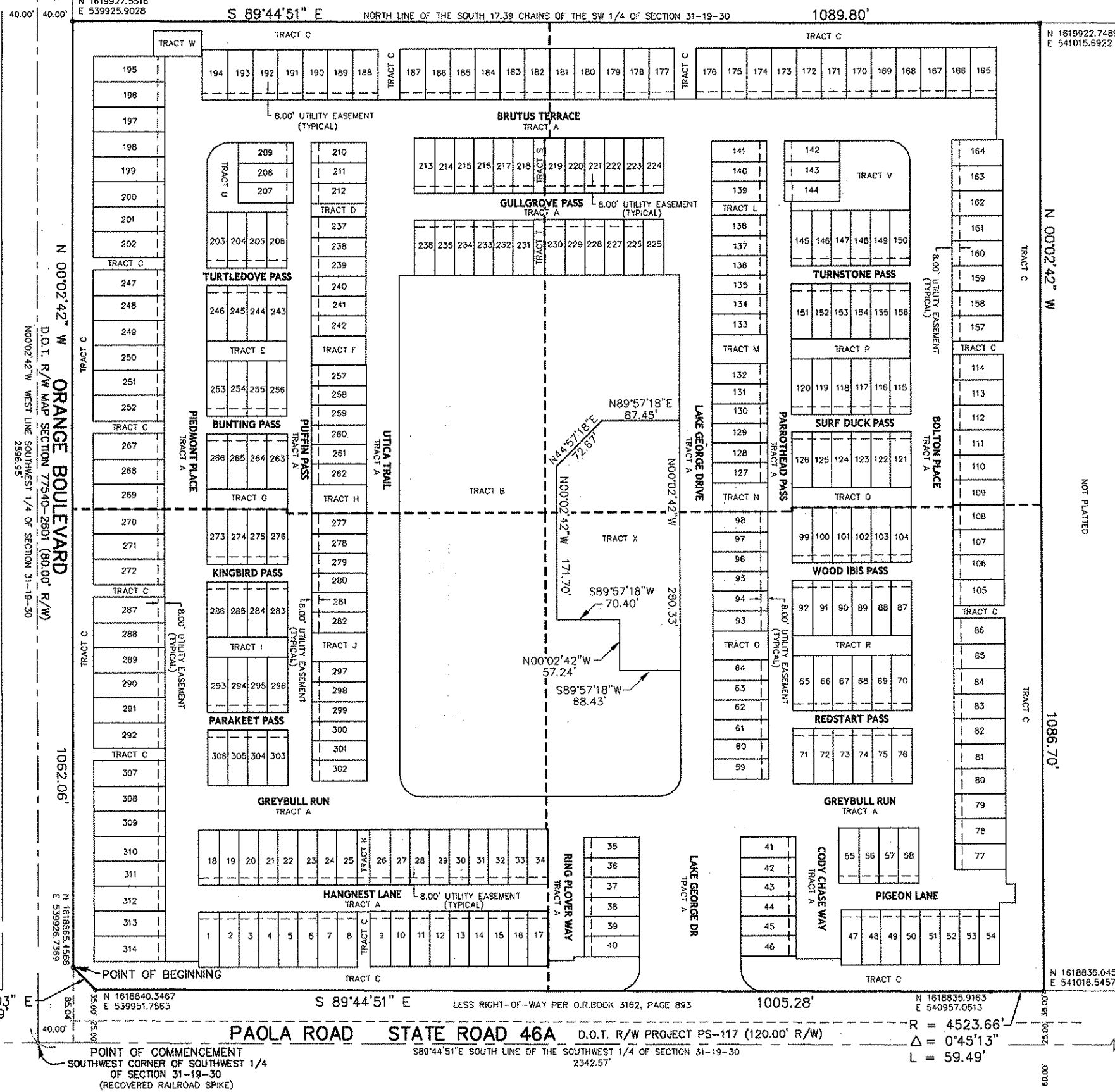
SHEET 2 OF 6

NORTHWEST CORNER OF SOUTHWEST 1/4 OF SECTION 31-19-30 (NOTHING RECOVERED)

G.P.S. #0269 / WAYSIDE
N 1626661.561
E 539931.842
5'x5' C.M.
WITH BRASS DISK

G.P.S. #0268 / WILSON
N 1624114.888
E 539943.246
5'x5' C.M.
WITH BRASS DISK

PLAT OF THE TOWN OF PAOLA
PLAT BOOK 2, PAGE 73



KEY MAP (NOT TO SCALE)

S 44°53'03" E 35.49'

N 1618840.3467
E 539951.7563

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF SOUTHWEST 1/4 OF SECTION 31-19-30 (RECOVERED RAILROAD SPIKE)

LESS RIGHT-OF-WAY PER O.R.BOOK 3162, PAGE 893

N 1618836.9163
E 540957.0513

R = 4523.66'
Δ = 0°45'13"
L = 59.49'

SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SECTION 31-19-30 (NOTHING RECOVERED)

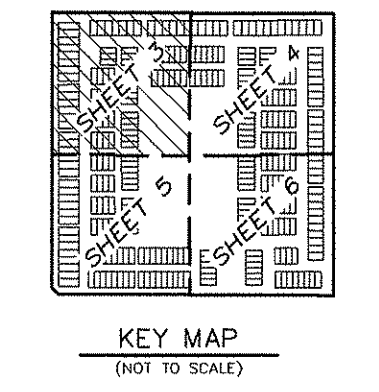
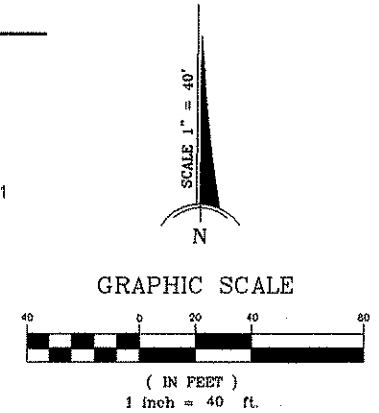
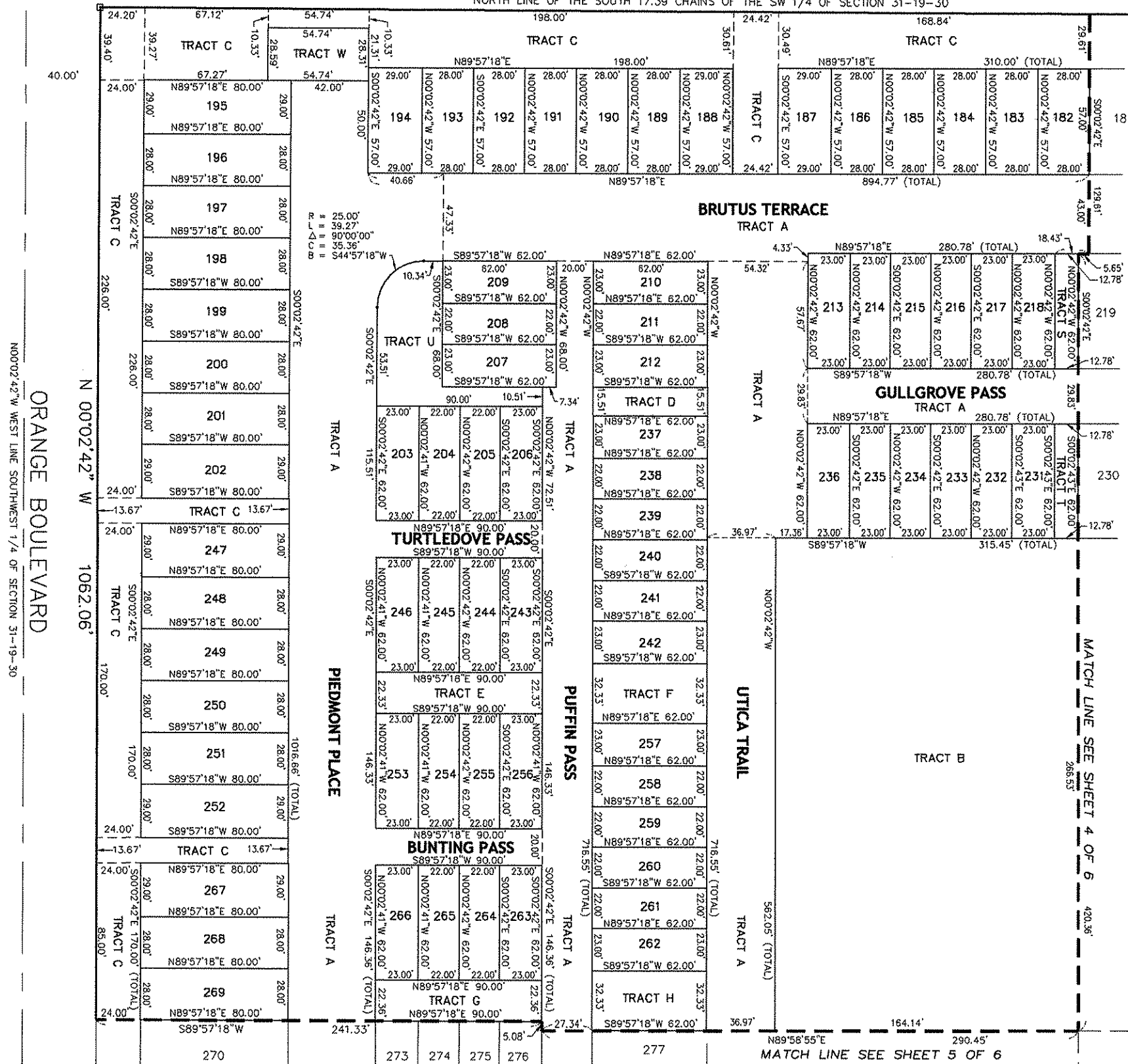
GRANDE OAKS AT HEATHROW

A PORTION OF SOUTHWEST 1/4 OF
SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 3 OF 6

PLAT OF THE TOWN OF PAOLA PLAT BOOK 2, PAGE 73
S 89°44'51" E 1089.80'
NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE SW 1/4 OF SECTION 31-19-30



SHANNON SURVEYING, INC.
499 NORTH S.R. 434, SUITE #2153
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB# 6869

GRANDE OAKS AT HEATHROW

A PORTION OF SOUTHWEST 1/4 OF
SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

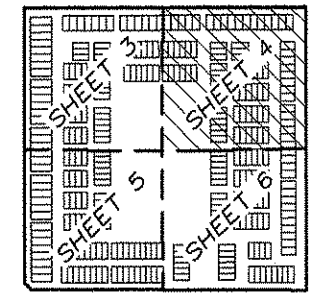
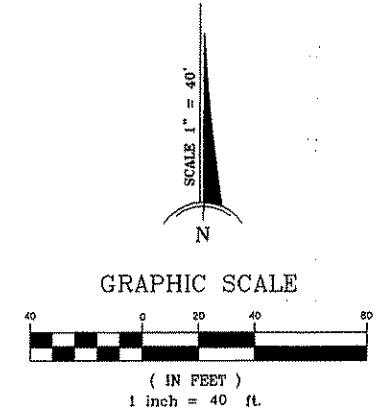
PLAT BOOK _____ PAGE _____

SHEET 4 OF 6

PLAT OF THE TOWN OF PAOLA PLAT BOOK 2, PAGE 73

S 89°44'51" E 1089.80'

NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE SW 1/4 OF SECTION 31-19-30



KEY MAP
(NOT TO SCALE)

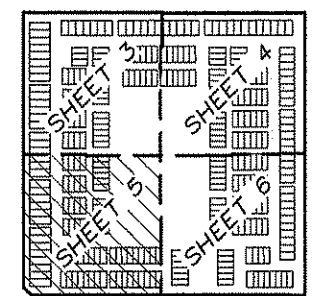
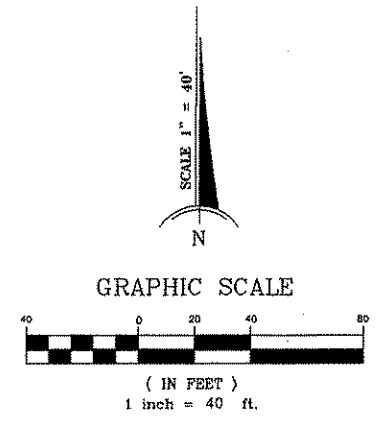
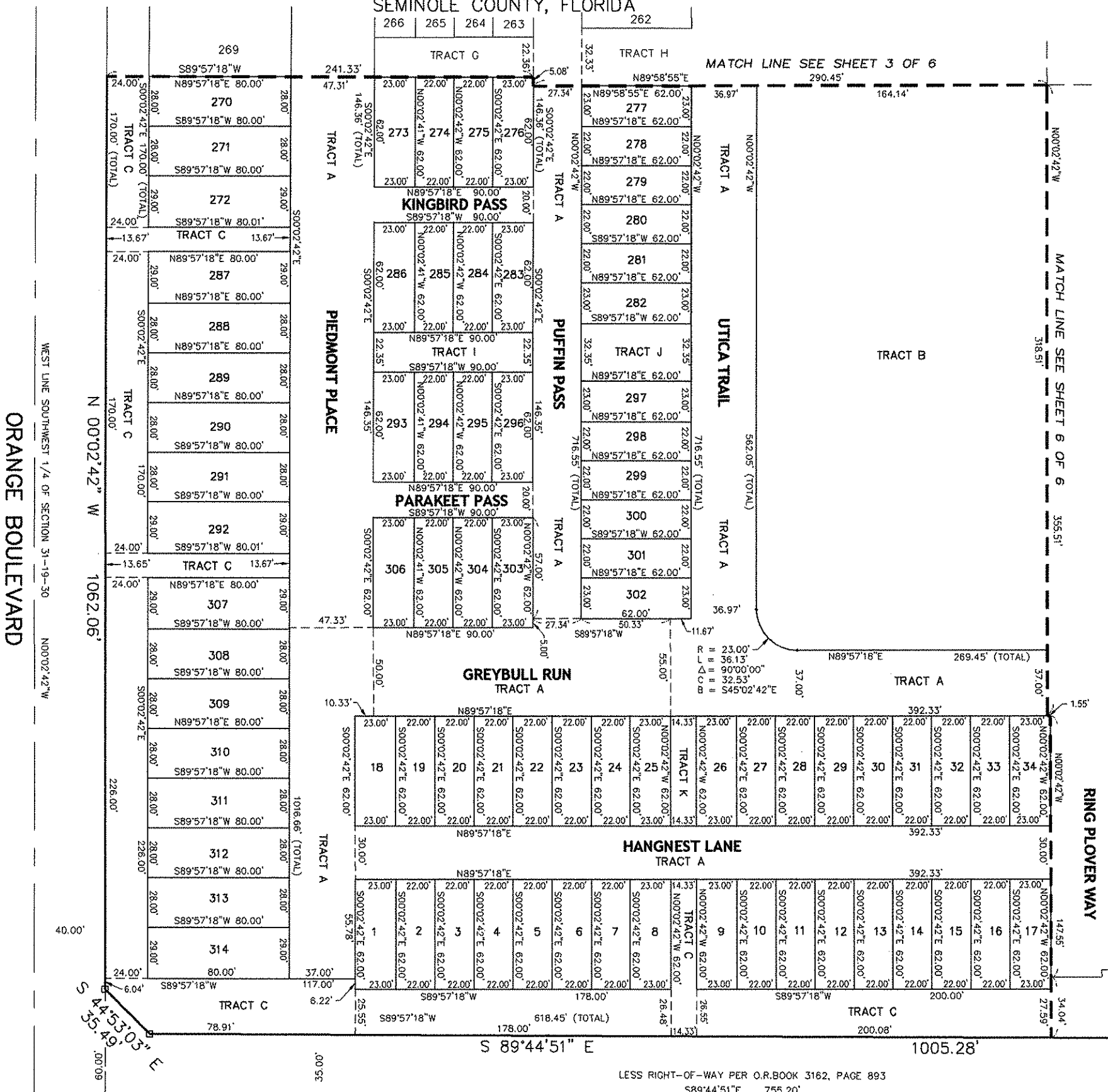
NOT PLATTED

GRANDE OAKS AT HEATHROW

A PORTION OF SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 5 OF 6



35
36
37
38
39
40

LESS RIGHT-OF-WAY PER O.R.BOOK 3162, PAGE 893
S89°44'51"E 755.20'

PAOLA ROAD STATE ROAD 46A

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31-19-30 S89°44'51"E

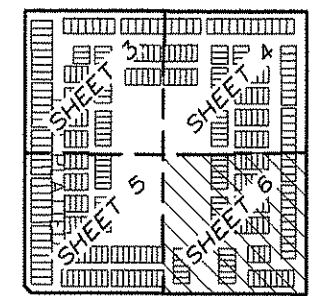
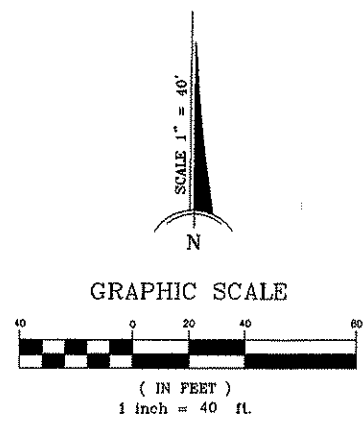
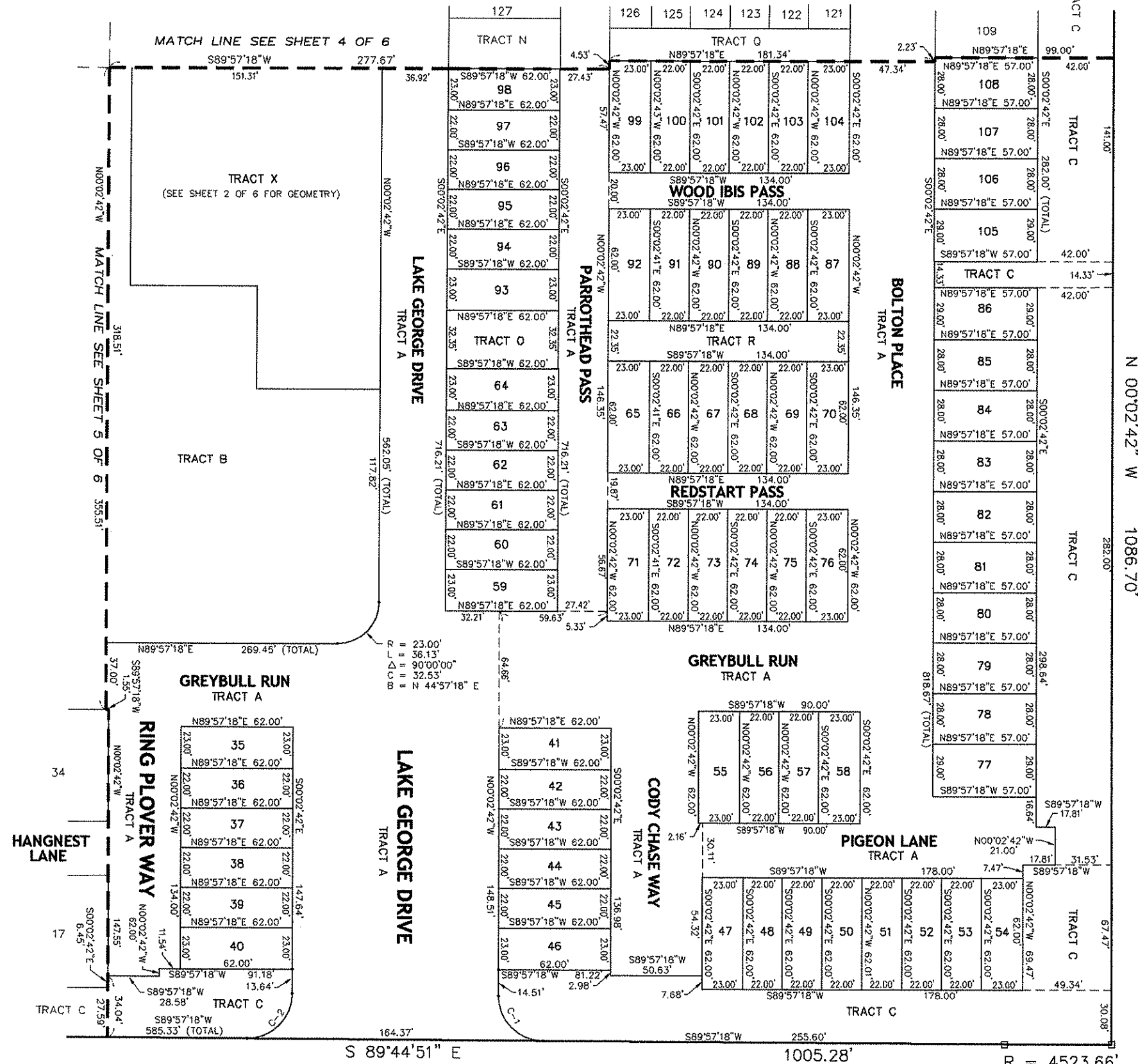
SHANNON SURVEYING, INC.
499 NORTH S.R. 434, SUITE #2153
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB# 6869

GRANDE OAKS AT HEATHROW

A PORTION OF SOUTHWEST 1/4 OF
SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 6 OF 6



- C-1
R = 25.00'
L = 39.14'
Δ = 89°42'09"
C = 35.26'
B = S 44°53'47" E
- C-2
R = 25.00'
L = 39.40'
Δ = 90°17'51"
C = 35.45'
B = N 45°06'14" E

S 89°44'51" E 1005.28'

LESS RIGHT-OF-WAY PER O.R.BOOK 3162, PAGE 893
S 89°44'51" E 755.20'

PAOLA ROAD STATE ROAD 46A

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31-19-30 S 89°44'51" E

R = 4523.66'
Δ = 0°45'13"
L = 59.49'

SHANNON SURVEYING, INC.
499 NORTH S.R. 434, SUITE #2153
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB# 6869