

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: Final Plat Approval for Lake Forest Section 15

DEPARTMENT: Planning & Development DIVISION: Development Review

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

Agenda Date	<u>9/28/2004</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 of Lake Forest Section 15 – Orlando Lake Forest Joint Venture, Richard D. Bavec, Senior Vice President, applicant

District 5 – McLain (Cynthia Sweet, Planner) *CS*

**BACKGROUND:**

The applicant, Richard D. Bavec, Senior Vice President, Orlando Lake Forest Joint Venture, is requesting approval for the Final Plat of Lake Forest Section 15. The plat consists of 12 single family residential lots zoned PUD (Planned Unit Development) on a 9.7 acre parcel. Each lot is serviced by Seminole County water and sewer and all internal roads within the development are private. The site is located on the north side of SR 46, approximately 1 mile west of I-4 in Section 20, Township 19 S, and Range 30 E.

The plat meets all the applicable conditions of the approved Developer's Commitment Agreement for the Lake Forest Planned Unit Development, Chapter 35 of the Seminole County Land Development Code, and Chapter 177, Florida Statutes.

**STAFF RECOMMENDATION:**

Staff recommends approval for the Final Plat of Lake Forest Section 15.

District 5 - McLain  
Attachments: Location Map – Exhibit A  
Reduced Copy of Plat – Exhibit B

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>cpdd01</u>



# LAKE FOREST SECTION 15

SHEET 1 OF 3

SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
 REPLATTING A PORTION OF VACATED 'MAP OF SANFORD FARMS', AS RECORDED IN PLAT BOOK 1, PAGES 127-128 1/2, AND REPLATTING A PORTION OF TRACT F, LAKE FOREST SECTION 14, AS RECORDED IN PLAT BOOK 65, PAGES 21-23, BOTH BEING IN SEMINOLE COUNTY, FLORIDA

## LEGAL DESCRIPTION

A PORTION OF LAND SITUATE IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT D OF LAKE FOREST SECTION 16, AS RECORDED IN PLAT BOOK 60, PAGES 72, 73, 74 AND 75, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN ALONG THE NORTH LINE OF SAID LAKE FOREST SECTION 16 THE FOLLOWING COURSE (4) COURSES AND DISTANCES: NORTH 89°54'03" WEST 159.65 FEET; THENCE RUN SOUTH 61°50'53" WEST 204.74 FEET; THENCE RUN NORTH 89°54'03" WEST 326.41 FEET; THENCE RUN SOUTH 57°42'51" WEST 93.84 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 57°42'51" WEST 350.50 FEET TO THE NORTHEAST CORNER OF TRACT A, LAKE FOREST - SECTION THREE B PHASE V, AS RECORDED IN PLAT BOOK 52, PAGES 38 AND 37, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE DEPARTING SAID NORTH LINE OF LAKE FOREST SECTION 16, RUN NORTH 79°06'10" WEST, ALONG THE NORTH LINE OF SAID LAKE FOREST - SECTION THREE B PHASE V, AND THE NORTH LINE OF LAKE FOREST - SECTION THREE B PHASE IV, AS RECORDED IN PLAT BOOK 49, PAGES 85, 86, AND 87, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, 507.30 FEET TO THE SOUTHWEST CORNER OF TRACT A, LAKE FOREST SECTION 11B, AS RECORDED IN PLAT BOOK 59, PAGES 96 AND 97, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE DEPARTING SAID NORTH LINE OF LAKE FOREST - SECTION THREE B PHASE IV, RUN NORTH 18°49'27" EAST, ALONG THE EASTERLY LINE OF SAID TRACT A, 552.38 FEET TO THE EASTERMOST NORTHEAST CORNER OF SAID TRACT A; THENCE DEPARTING SAID EASTERLY LINE OF TRACT A, RUN SOUTH 86°29'57" EAST 335.45 FEET; THENCE RUN NORTH 63°22'38" EAST 273.31 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 345.80 FEET; THENCE FROM A CHORD BEARING OF S09°29'26" EAST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 162.82 FEET THROUGH A CENTRAL ANGLE OF 02°45'34" TO THE POINT OF TANGENCY; THENCE RUN SOUTH 30°56'39" EAST 272.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.27 FEET THROUGH A CENTRAL ANGLE OF 26°27'29" TO A POINT ON SAID CURVE; THENCE, DEPARTING SAID CURVE, RUN SOUTH 59°29'40" WEST 226.48 FEET; THENCE RUN SOUTH 30°30'20" EAST 122.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.692 ACRES, MORE OR LESS

TOGETHER WITH PARCEL L.

A PORTION OF TRACT F, LAKE FOREST SECTION 14, AS RECORDED IN PLAT BOOK 65, PAGES 21, 22 AND 23, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT D, LAKE FOREST SECTION 16, AS RECORDED IN PLAT BOOK 60, PAGES 72, 73, 74 AND 75, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 89°54'03" EAST A DISTANCE OF 85.00 FEET TO A POINT ON A LINE, PARALLEL WITH, AND LYING 5.00 FEET WEST OF, WHEN MEASURED PERPENDICULARLY TO, THE WESTERLY RIGHT OF WAY LINE OF NORTH OREGON STREET, (AS ESTABLISHED IN OFFICIAL RECORDS BOOK 413, PAGE 172 OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA) FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00°05'57" WEST ALONG SAID LINE A DISTANCE OF 999.63 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT F, LAKE FOREST SECTION 14, THENCE RUN NORTH 24°57'46" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 11.89 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE OF NORTH OREGON STREET, THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE OF NORTH OREGON STREET (AS ESTABLISHED IN OFFICIAL RECORDS BOOK 413, PAGE 172 OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA) AND SAID EASTERLY LINE OF TRACT F, THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 09°04'16" EAST, A DISTANCE OF 1227.07 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, THENCE NORTH 00°04'16" EAST, A DISTANCE OF 880.51 FEET (ALONG WESTERLY RIGHT OF WAY LINE AS ESTABLISHED BY THE AFORESAID PLAT OF LAKE FOREST SECTION 14) AND SAID EASTERLY LINE OF TRACT F, TO THE NORTH LINE OF SAID TRACT F; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN NORTH 89°53'56" WEST ALONG SAID NORTH LINE OF TRACT F, A DISTANCE OF 5.00 FEET TO A POINT ON A LINE, PARALLEL WITH, AND LYING 5.00 FEET WEST OF, WHEN MEASURED PERPENDICULARLY TO, SAID WESTERLY RIGHT OF WAY LINE (AS ESTABLISHED BY SAID PLAT OF LAKE FOREST SECTION 14), THENCE DEPARTING SAID NORTH LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID PARALLEL LINE: SOUTH 00°04'16" WEST, A DISTANCE OF 660.51 FEET; THENCE SOUTH 00°05'57" WEST, A DISTANCE OF 238.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 9464.9 SQUARE FEET, MORE OR LESS.

TOGETHER WITH PARCEL 2.

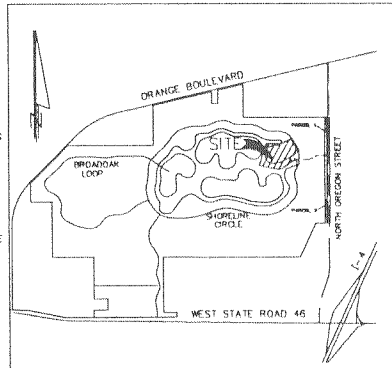
A PORTION OF TRACT F, LAKE FOREST SECTION 14, AS RECORDED IN PLAT BOOK 65, PAGES 21, 22 AND 23, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT D, LAKE FOREST SECTION 16, AS RECORDED IN PLAT BOOK 60, PAGES 72, 73, 74 AND 75, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 89°54'03" EAST A DISTANCE OF 85.00 FEET TO A POINT ON A LINE, PARALLEL WITH, AND LYING 5.00 FEET WEST OF, WHEN MEASURED PERPENDICULARLY TO, THE WESTERLY RIGHT OF WAY LINE OF NORTH OREGON STREET, (AS ESTABLISHED IN OFFICIAL RECORDS BOOK 413, PAGE 172 OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA), THENCE RUN SOUTH 00°05'57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 999.63 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN SOUTH 24°57'46" WEST A DISTANCE OF 80.23 FEET; THENCE RUN SOUTH 89°58'00" EAST A DISTANCE OF 33.15 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°58'00" EAST A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH OREGON STREET (AS ESTABLISHED IN OFFICIAL RECORDS BOOK 1401, PAGE 742 OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA) ALSO BEING THE EASTERLY LINE OF THE AFORESAID TRACT F, LAKE FOREST SECTION 14, THENCE RUN SOUTH 00°05'57" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE AND SAID EASTERLY LINE OF TRACT F, A DISTANCE OF 523.00 FEET TO THE SOUTH LINE OF SAID TRACT F; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN NORTH 89°58'00" WEST ALONG SAID SOUTH LINE OF TRACT F, A DISTANCE OF 5.00 FEET TO A POINT ON A LINE, PARALLEL WITH, AND LYING 5.00 FEET WEST OF, WHEN MEASURED PERPENDICULARLY TO, SAID WESTERLY RIGHT OF WAY LINE OF NORTH OREGON STREET, (AS ESTABLISHED IN OFFICIAL RECORDS BOOK 1401, PAGE 742 OF SAID PUBLIC RECORDS); THENCE, DEPARTING SAID SOUTH LINE, RUN NORTH 00°05'57" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 523.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2815.0 SQUARE FEET, MORE OR LESS.  
 ALL OF THE ABOVE CONTAINING 9.969 ACRES, MORE OR LESS.

## SURVEYOR'S NOTES:

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT), RECOVERED 4"x 4" CONCRETE MONUMENT L.B. #2648, UNLESS OTHERWISE NOTED.
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT), SET 4"x 4" CONCRETE MONUMENT L.B. #2648, UNLESS OTHERWISE NOTED.
- ⊙ DENOTES P.C.P. (PERMANENT CONTROL POINT), NAIL AND DISC, L.B. #2648, TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(8).
- THE BENCHMARKS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LAKE FOREST SECTION 16, AS RECORDED IN PLAT BOOK 60, PAGES 72, 73, 74, AND 75, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS BEING SOUTH 57°42'51" WEST.
- THERE IS DEDICATED HEREBY A 5.00 FEET WIDE SIDEWALK & UTILITY EASEMENT ALONG THE STREET SIDE OF ALL LOTS AND TRACTS, EXCEPT AS OTHERWISE SHOWN.
- THERE IS DEDICATED HEREBY A 7.50 FEET WIDE DRAINAGE EASEMENT ALONG ALL REAR LOT LINES, EXCEPT AS OTHERWISE SHOWN.
- THERE IS DEDICATED HEREBY A 15.00 FEET WIDE DRAINAGE EASEMENT LYING 7.50 FEET ON EACH SIDE OF ALL SIDE LOT LINES, EXCEPT AS OTHERWISE SHOWN.
- STATE PLANE COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT 1990) BEING SEMINOLE COUNTY HORIZONTAL CONTROL POINTS.
- 20-19-30 DENOTES SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST.
- TRACT A (INCLUDING "ISLE POINT") IS THE STREET TRACT TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC.
- TRACTS B AND C ARE LANDSCAPE AREAS TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC.
- TRACT D IS AN EXISTING LAKE (WITH A DRAINAGE EASEMENT OVER ITS ENTIRETY HEREBY DEDICATED TO SEMINOLE COUNTY) TO BE OWNED AND MAINTAINED BY THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC.
- THE 17.00 FEET WIDE DRAINAGE AND CONSERVATION EASEMENT LOCATED ALONG THE REAR LOT LINES OF LOTS 687 THROUGH 694 (INCLUSIVE), IS HEREBY DEDICATED TO THE LAKE FOREST MASTER COMMUNITY ASSOCIATION, INC., AND SEMINOLE COUNTY, FLORIDA, FOR DRAINAGE AND MAINTENANCE PURPOSES. CONSTRUCTION AND ACTIVITIES RELATED THERETO ARE HEREBY PROHIBITED WITHIN SAID DRAINAGE AND CONSERVATION EASEMENT.



VICINITY MAP  
 NOT TO SCALE

## LEGEND:

- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LAND SURVEY BUSINESS
- # OR No. NUMBER
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- P.L.S. PROFESSIONAL LAND SURVEYOR

## PLAT NOTES:

- 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, WHETHER GRAPHIC OR DIGITAL.
- NOTE: 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 SHALL PROVIDE THAT SUCH EASEMENTS 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

## CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177.08(1) Florida Statutes.

Steve L. Wessels, P.L.S.  
 Florida Registration No. 4589  
 County Surveyor for Seminole County, Florida

Date

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

## LAKE FOREST SECTION 15 DEDICATION

This is to certify that the undersigned Orlando Lake Forest Joint Venture, a Florida general partnership (hereinafter referred to as "Lawful Owner") is the lawful owner of the lands described in the caption therein and that it has caused the lands described herein to be surveyed and this plat, entitled Lake Forest Section 15, is hereby accepted as a true and correct plat of said lands. All of 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. Provided however, the private streets shown herein are a perpetual non-exclusive access and a utility easement over and under all of heavily dedicated to Seminole County, Florida. Said streets and easements shall remain private and the sole and exclusive property of the Lawful Owner, unless otherwise noted, and it does hereby grant in the present and future owners of adjacent lands and their heirs, assigns and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the United States postal service and certain representatives of utilities authorized by the Lawful Owner to serve the land shown on this plat, holders of mortgage liens on such lands and such other persons as the Lawful Owner from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across said streets and easements.

IN WITNESS WHEREOF, the said Owner has executed these presents this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

WITNESS: ORLANDO LAKE FOREST JOINT VENTURE  
 P/M/A KINGWOOD JOINT VENTURE, A  
 FLORIDA GENERAL PARTNERSHIP  
 BY ORLANDO LAKE FOREST, INC.,  
 A FLORIDA CORPORATION,  
 ITS MANAGING PARTNER

SUGAN M. HOBARD (VICE PRESIDENT)

Signed and sealed in the presence of:

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

STATE OF FLORIDA  
 COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

Printed Name: \_\_\_\_\_

NOTARY PUBLIC  
 COMMISSION NUMBER \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned, being a licensed and registered land surveyor, do 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 the requirements of Chapter 177, Florida Statutes, and the said land is located in Seminole County, Florida.

Signature: \_\_\_\_\_ Dated: \_\_\_\_\_  
 Daniel Ray Holt, P.S.M.  
 Florida Registration No. 5775

DRMP (Dyer, Riddle, Mills & Precourt, Inc.)  
 1505 E. Colonial Drive  
 Orlando, Florida 32803  
 Florida Licensed Business No. 2648

## 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.

ATTEST:

Chairman of the Board \_\_\_\_\_ Clerk of the Board \_\_\_\_\_

By \_\_\_\_\_ D.C.

## 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.



1505 East Colonial Drive, Orlando, Florida 32801 Telephone: (407) 996-0194

NOTICE: P.C.P.'S AND LOT CORNERS - (177.091 (8) (9) F.S.)  
 ALL P.C.P.'S AND LOT CORNERS MUST BE SET PRIOR TO THE EXPIRATION OF THE MAINTENANCE BOND. THE PROFESSIONAL SURVEYOR RESPONSIBLE FOR SETTING THE MONUMENTATION WILL NOTIFY THE COUNTY SURVEYOR IN WRITING OF SAME.

EXHIBIT B

# LAKE FOREST SECTION 15

SHEET 2 OF 3

PLAT BOOK

PAGE

SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
 REPLATTING A PORTION OF VACATED 'MAP OF SANFORD FARMS', AS RECORDED IN PLAT BOOK 1, PAGES 127-128 1/2, AND REPLATTING A PORTION OF TRACT F, LAKE FOREST SECTION 14, AS RECORDED IN PLAT BOOK 65, PAGES 21-23, BOTH BEING IN SEMINOLE COUNTY, FLORIDA

STATE PLANE COORDINATE TABLE FOR PRM'S FOR SHEET 2 OF 3

NO.	NORTHING	EASTING
1*	1631622.903	546853.621
2*	1631434.760	546357.894
3*	1631529.107	546589.446
4*	1632052.735	546036.127
5*	1632033.297	546371.014
6	1632156.532	546814.960
7	1632142.520	546823.888
8	1631908.980	546764.897
9	1631843.640	546725.991
10	1631728.071	546581.071
11**	1631662.303	546479.625
12**	1631615.854	546382.839
13**	1631586.017	546244.583
14**	1631685.063	546022.451
15**	1631887.273	546027.851
16**	1631982.448	546098.524
17**	1632055.836	546415.642

MONUMENT NOT SET AT CORNER.  
 \*\*WITNESS MONUMENT  
 NOTE: STATE PLANE COORDINATES ARE NOT ON LAKE FOREST SECTION 14 BEARING BASE. SCALE FACTOR: 0.999954717

LAKE FOREST SECTION 13A  
 P.B. , PAGES

MAP OF SANFORD FARMS  
 PLAT BOOK 1, PAGES 127-128 1/2  
 (VACATED PER O.R. 2280, PAGES 654-656)

UNPLATTED

673

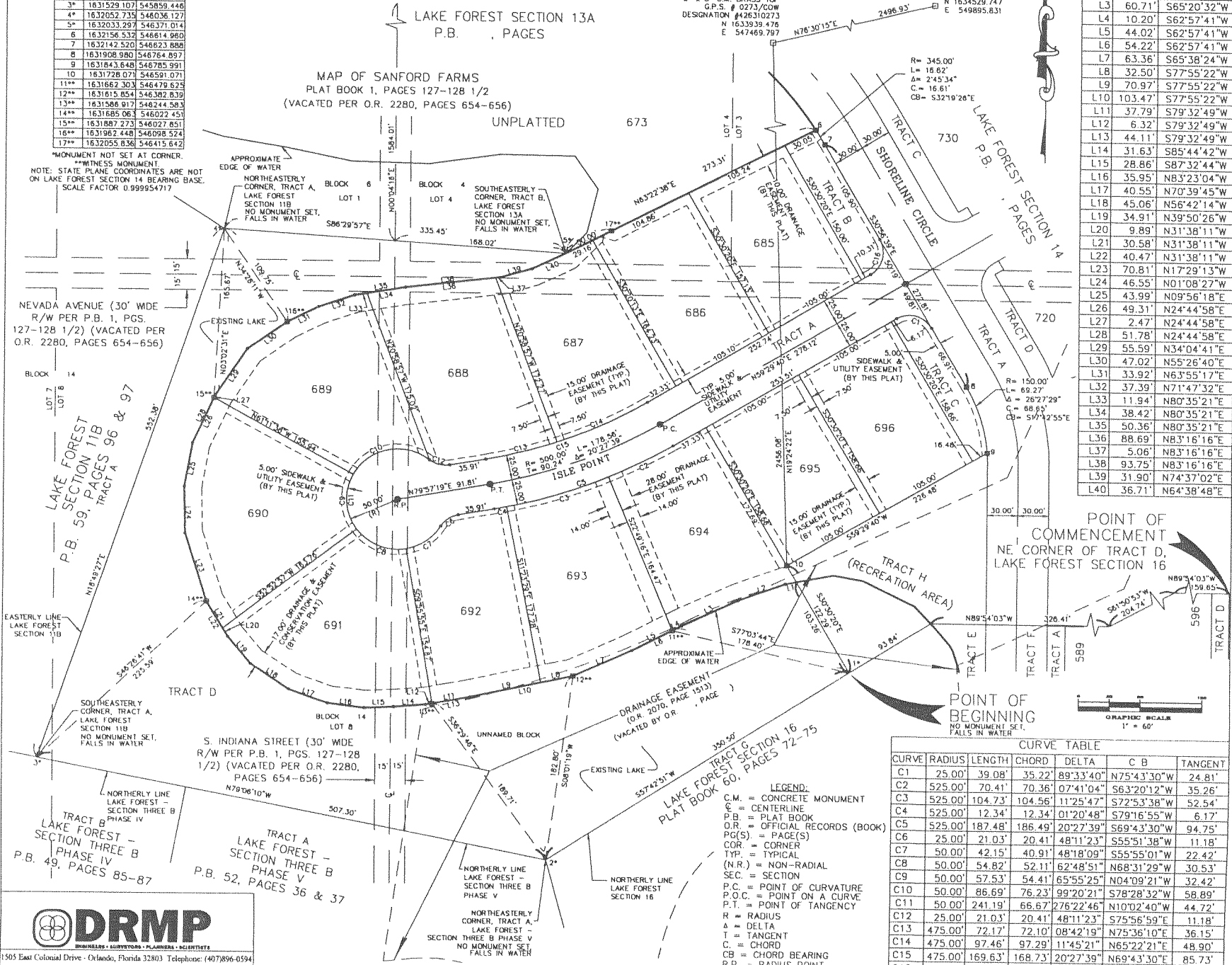
5" x 5" C.M. BRASS TOP  
 G.P.S. # 0273/0273  
 DESIGNATION #426310273  
 N 1633939.476  
 E 547469.797

5" x 5" C.M. BRASS TOP  
 G.P.S. # 0272/0272  
 DESIGNATION #426310272  
 N 1634529.747  
 E 549895.831

R= 345.00'  
 L= 16.62'  
 Δ= 2'45.34"  
 C= 16.61'  
 CB= S32°19'26"E

LINE	LENGTH	BEARING
L1	11.01'	S78°59'10"W
L2	49.39'	S69°55'03"W
L3	60.71'	S65°20'32"W
L4	10.20'	S62°57'41"W
L5	44.02'	S62°57'41"W
L6	54.22'	S62°57'41"W
L7	63.36'	S65°38'24"W
L8	32.50'	S77°55'22"W
L9	70.97'	S77°55'22"W
L10	103.47'	S77°55'22"W
L11	37.79'	S79°32'49"W
L12	6.32'	S79°32'49"W
L13	44.11'	S79°32'49"W
L14	31.63'	S85°44'42"W
L15	28.86'	S87°32'44"W
L16	35.95'	N83°23'04"W
L17	40.55'	N70°39'45"W
L18	45.06'	N56°42'14"W
L19	34.91'	N39°50'26"W
L20	9.89'	N31°38'11"W
L21	30.58'	N31°38'11"W
L22	40.47'	N31°38'11"W
L23	70.81'	N17°29'13"W
L24	46.55'	N01°08'27"W
L25	43.99'	N09°56'18"E
L26	49.31'	N24°44'58"E
L27	2.47'	N24°44'58"E
L28	51.78'	N24°44'58"E
L29	55.59'	N34°04'41"E
L30	47.02'	N55°26'40"E
L31	33.92'	N63°55'17"E
L32	37.39'	N71°47'32"E
L33	11.94'	N80°35'21"E
L34	38.42'	N80°35'21"E
L35	50.36'	N80°35'21"E
L36	88.69'	N83°16'16"E
L37	5.06'	N83°16'16"E
L38	93.75'	N83°16'16"E
L39	31.90'	N74°37'02"E
L40	36.71'	N64°38'48"E

CURVE	RADIUS	LENGTH	CHORD	DELTA	C B	TANGENT
C1	25.00'	39.08'	35.22'	89°33'40"	N75°43'30"W	24.81'
C2	525.00'	70.41'	70.36'	07°41'04"	S63°20'12"W	35.26'
C3	525.00'	104.73'	104.56'	11°25'47"	S72°53'38"W	52.54'
C4	525.00'	12.34'	12.34'	01°20'48"	S79°16'55"W	6.17'
C5	525.00'	187.48'	186.49'	20°27'39"	S69°43'30"W	94.75'
C6	25.00'	21.03'	20.41'	48°11'23"	S55°51'38"W	11.18'
C7	50.00'	42.15'	40.91'	48°18'09"	S55°55'01"W	22.42'
C8	50.00'	54.82'	52.11'	62°48'51"	N68°31'29"W	30.53'
C9	50.00'	57.53'	54.41'	65°55'25"	N04°09'21"W	32.42'
C10	50.00'	86.69'	76.23'	99°20'21"	S78°28'32"W	58.89'
C11	50.00'	241.19'	66.67'	276°22'46"	N10°02'40"W	44.72'
C12	25.00'	21.03'	20.41'	48°11'23"	S75°56'59"E	11.18'
C13	475.00'	72.17'	72.10'	08°42'19"	N75°36'10"E	36.15'
C14	475.00'	97.46'	97.29'	11°45'21"	N65°22'21"E	48.90'
C15	475.00'	169.63'	168.73'	20°27'39"	N69°43'30"E	85.73'
C16	25.00'	39.46'	35.40'	90°76'20"	N47°48'50"E	24.81'



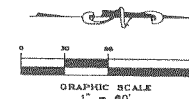
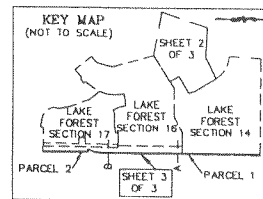
**DRMP**  
 ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS  
 1505 East Colonial Drive - Orlando, Florida 32803 Telephone: (407)896-0594

# LAKE FOREST SECTION 15

## LAKE FOREST SECTION 15

NO.	NORTHING	EASTING
15	1631771.229	547484.072
16	1630771.802	547485.486
17	1630782.398	547480.452
18	1632009.469	547488.740
19	1632669.981	547487.496
20	1632669.974	547482.496
21	1632009.456	547483.740
22	1630689.330	547485.581
23	1630186.347	547488.311
24	1630186.318	547481.310
25	1630689.317	547480.581

SECTION 20, TOWNSHIP 19 SOUTH, RANGE 30 EAST  
REPLATTING A PORTION OF VACATED "MAP OF SANFORD FARMS", AS RECORDED IN PLAT BOOK 1, PAGES 127-128 1/2, AND REPLATTING A PORTION OF TRACT F, LAKE FOREST SECTION 14, AS RECORDED IN PLAT BOOK 65, PAGES 21-23, BOTH BEING IN SEMINOLE COUNTY, FLORIDA



**LEGEND:**

- ☉ = CENTERLINE
- P.B. = PLAT BOOK
- O.R. = OFFICIAL RECORDS (BOOK)
- PG(S) = PAGE(S)
- COR = CORNER
- TYP = TYPICAL
- SEC. = SECTION

MONUMENT NOT SET AT CORNER.  
WITNESS MONUMENT.  
NOTE: STATE PLANE COORDINATES ARE NOT ON LAKE FOREST SECTION 14 BEARING BASE. SCALE FACTOR 0.999954717

