

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: ELLINGTON ESTATES FINAL PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Donald S. Fisher CONTACT: Rebecca Hammock EXT. 7438

Agenda Date 10/12/04 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 Ellington Estates containing 30 single family lots on 18.7 acres located on the West side of S.R. 434, North of Artesia Street and East of Shangri La Lane, Section 25, Township 20, Range 31, Sandra Bierly for Acorn Development Company, Applicant.

District 2-Randy Morris (Rebecca Hammock, AICP - Principal Planner)

**BACKGROUND:**

The applicant, Sandra Bierly, is requesting final plat approval for a 30 lot single family residential subdivision zoned R-1AA. The subject property is 18.7 acres in size and is located on the West side of S.R. 434, North of Artesia Street and East of Shangri La Lane, 0.8 miles East of SR 417 in Section 25, Township 20, Range 31. The subdivision will be served by City of Oviedo water and will utilize septic tanks. The internal subdivision road will be private and owned and maintained by the Home Owners' 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 to guarantee all infrastructure improvements

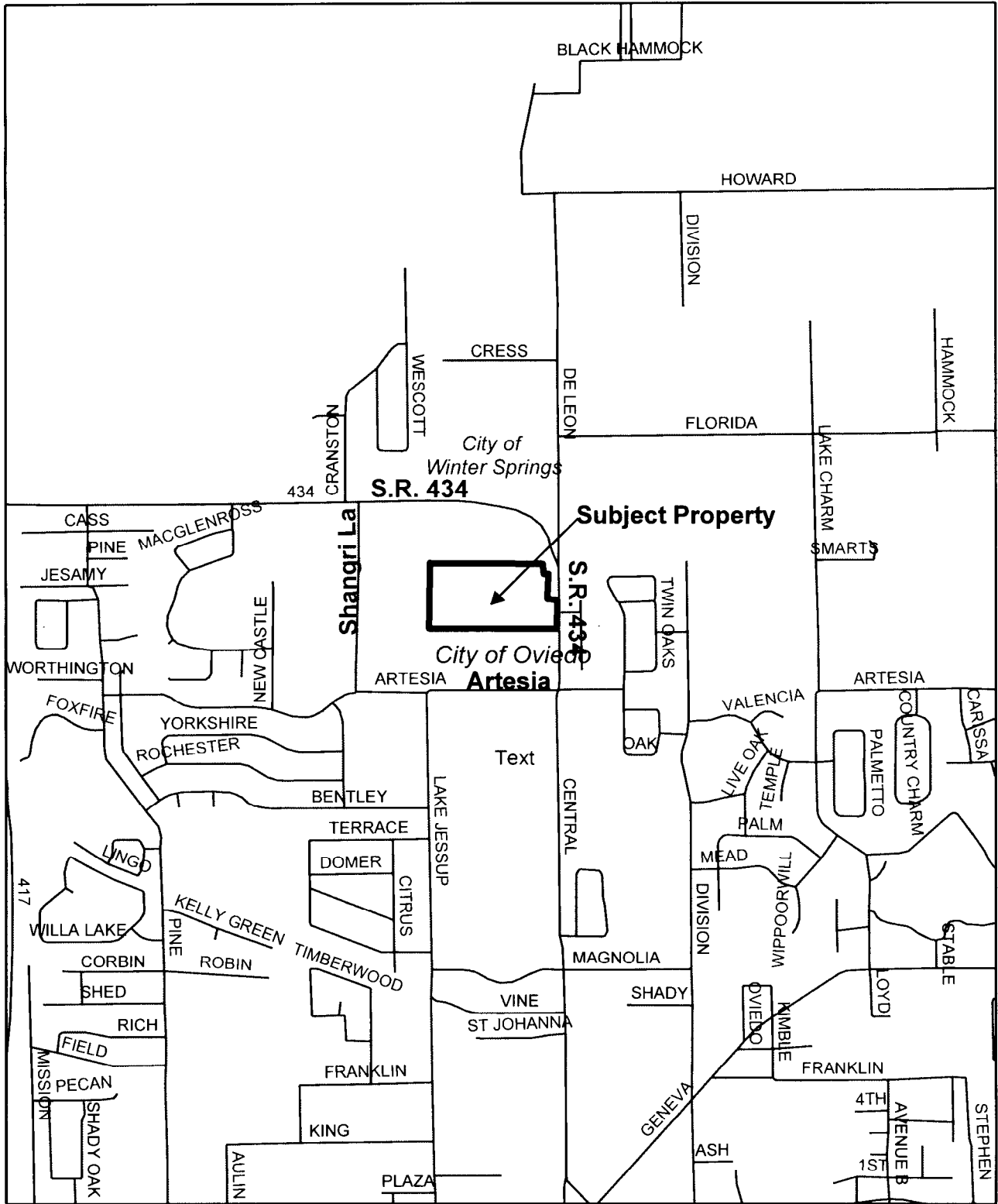
**STAFF RECOMMENDATION:**

Staff recommends approval of the final plat for Ellington Estates.

District 2-Randy Morris  
Attachments: Location Map  
Reduced copy of plat

Reviewed by: \_\_\_\_\_  
Co Atty: ikr  
DFS: \_\_\_\_\_  
Other: \_\_\_\_\_  
DCM: \_\_\_\_\_  
CM: \_\_\_\_\_  
File No. cpdd01

# LOCATION MAP



## ELLINGTON ESTATES FINAL PLAT

# Ellington Estates

SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

DESCRIPTION

LOTS 15 AND 16, MAP OF VAN ARSDALE OSBORNE BROKERAGE CO'S ADD TO BLACK HAMMOCK, ACCORDING TO THE PLAT THEREOF AS RECORDED PLAT BOOK 11, PAGE 31 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LESS  
THE NORTH 100 FEET OF THE EAST 180 FEET OF LOT 15,  
AND LESS

RIGHT-OF-WAY FOR STATE ROAD NO. 434

TOGETHER WITH

ALL THAT TRACT OR PARCELS OF LAND LYING IN SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING A PORTION OF LOT 16, MAP OF VAN ARSDALE OSBORNE BROKERAGE CO'S ADD TO BLACK HAMMOCK, ACCORDING TO THE PLAT THEREOF AS RECORDED PLAT BOOK 11, PAGE 31 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 3, ALSO BEING THE CENTERLINE INTERSECTION OF ARTERIA STREET AND LAKE JESSUP AVENUE; THENCE S 89°18'21" E, ALONG SAID CENTERLINE OF ARTERIA STREET, A DISTANCE OF 2000 FEET TO A POINT; THENCE IN COUNTERCLOCKWISE, A DISTANCE OF 28.50 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID ARTERIA STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID LAKE JESSUP AVENUE, ALSO BEING THE SOUTHWEST CORNER OF LOT 19, SAID MAP OF VAN ARSDALE OSBORNE BROKERAGE CO'S ADD TO BLACK HAMMOCK; THENCE N 00°35'15" E, ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 634.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15 AND THE POINT OF BEGINNING; THENCE CONTINUE N 00°35'15" E, ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 300.00 FEET TO A POINT; THENCE S 89°18'21" E, ALONG A LINE PARALLEL TO C AND 300.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 491.63 FEET TO A POINT; THENCE S 00°23'51" W, ALONG A LINE PARALLEL TO A AND 491.63 FEET EAST OF THE WEST LINE OF SAID LOT 15, A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 15; THENCE N 89°18'21" E, ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 491.63 FEET TO THE POINT OF BEGINNING, CONTAINING 818488 SQUARE FEET OR 18.7885 ACRES MORE OR LESS.

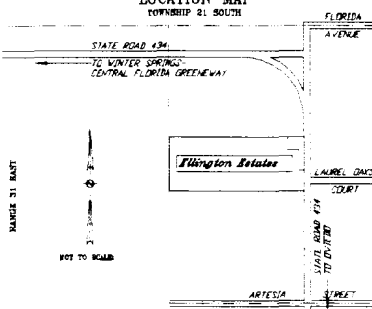
SURVEYOR'S NOTES

- 1) The bearing structure is based on the West right-of-way line of State Road 434 as being N 00°34'23" E per Florida Department of Transportation Right-of-way map, Section 77070-02500, V01 5117685, dated October, 1993. The coordinate values noted at the Permanent Reference Monuments are based on State Plane Coordinates relative to the North American Datum of 1983 (NAD83). Adjustments for the Florida State Plane Coordinate System monuments 1007 and 3122 (See FOX).
- 2)  $\square$  Denotes a Permanent Reference Monument, a 4 inch by 4 inch concrete monument with an "LB 220 PRM" cap set unless otherwise noted.
- 3)  $\circ$  Denotes a Permanent Control Point, a nail with a disc inscribed "LB 220 PCP".
- 4)  $\circ$  Denotes a change in direction. The field point is to be set at the time the lot is staked.

DEDICATION NOTES

- 1) Tracts "A" and "B" are for stormwater retention/detention purposes. Tracts "A" and "B" are to remain private, owned and maintained by the Ellington Estates Homeowners Association, Inc.
- 2) Tract "C" is for Open Space and Common Area. Tract "C" is to remain private, owned and maintained by the Ellington Estates Homeowners Association, Inc.
- 3) Tract "D" is a Wetlands, Upland Buffer and Conservation Easement, dedicated to Seminole County, Florida and also to the St. Johns River Water Management District, to be owned and maintained by the Ellington Estates Homeowners Association, Inc. No tree removal or construction shall be allowed within Tract "D".
- 4) Tract "E" (Ellington Place and Prestige Point) is for private street and right-of-way purposes owned and maintained by the Ellington Estates Homeowners Association, Inc. and for a utility and drainage easement granting access for the installation and maintenance of the utilities and drainage facilities to Seminole County, Florida and the private utility companies serving this area.
- 5) Tract "F" is a Wetlands, Upland Buffer and Conservation Easement, dedicated to Seminole County, Florida and also to the St. Johns River Water Management District, to be owned and maintained by the Ellington Estates Homeowners Association, Inc. No tree removal or construction shall be allowed within Tract "F".
- 6) Tract "G" is for Open Space and Common Area. Tract "G" is to remain private, owned and maintained by the Ellington Estates Homeowners Association, Inc.
- 7) Tract "H" is for additional right-of-way to State Road 434. Tract "H" is hereby dedicated to the Public by this plat.
- 8) Tracts "D" and "F" are subject to a Conservation Easement in favor of the St. Johns River Water Management District and Seminole County pursuant to Section 704.06, Florida Statutes.
- 9) The Drainage and Access Easements shown on certain lots are for drainage and access purposes to be owned and maintained by the owner of the lot upon which it is situate granting an easement for access, construction and maintenance of the drainage facilities to the Ellington Estates Homeowners Association, Inc.
- 10) The 3 Foot Landscape Easement along the rear of lots 18 through 21 is for Landscaping and maintenance and is dedicated to the Ellington Estates Homeowners Association, Inc.
- 11) All utility easements are for the installation and maintenance of the utilities, to be owned and maintained by the owner of the lot upon which it is situate granting an easement for access, construction and maintenance of the utilities to Seminole County, Florida and the private utility companies serving this area.
- 12) The Conservation Easements shown on certain lots are dedicated to Seminole County, Florida and also to the St. Johns River Water Management District, to be owned and maintained by the owner of the lot upon which it is situate. No tree removal or construction shall be allowed within the Conservation Easement.
- 13) Access rights to State Road 434 from Tracts "C", "D", "F" and "G" are hereby dedicated to Seminole County, Florida. No direct access to State Road 434 from Tracts "C", "D", "F" and "G" shall be permitted.
- 14) Access rights to Beacon Street (Lake Jessup Avenue) from lots 17 through 21 are hereby dedicated to Seminole County, Florida. No direct access to Beacon Street (Lake Jessup Avenue) from lots 17 through 21 shall be permitted.
- 15) An easement for emergency access and maintenance purposes is hereby granted to Seminole County, Florida and all public agencies and entities over and across all tracts, roadways, access, and utility easements shown on the plat. Nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.
- 16) All utility easements shown hereon are also for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television service shall interfere with the facilities and services of an electric, gas, telephone, 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 does not apply to 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 (F.S. 177.091-29).

LOCATION MAP

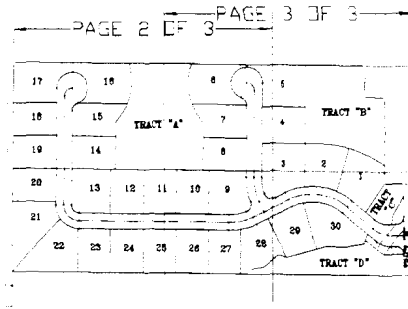


JOINDER AND CONSENT TO DEDICATION:

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien or other encumbrance, which is recorded in Official Records Book \_\_\_\_\_ Page \_\_\_\_\_ of the Public Records of Seminole County, Florida, shall be subordinate to the above dedication.

SUBSCRIBER: SUNTRUS  
By: \_\_\_\_\_  
Signed, sealed and delivered in the presence of:  
Witness \_\_\_\_\_  
State of Florida, \_\_\_\_\_  
County of \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by \_\_\_\_\_ to me and did not take an oath.  
Notary Public \_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
Commission Number \_\_\_\_\_

INDEX TO MAP PAGES



NOTICE: THIS PLAT AS RECORDED IN THIS GRAPHICAL FORM IS THE OFFICIAL DEDICATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE APPLICABLE IN ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK PAGE

PAGE 1 OF 3

DEDICATION OF  
Ellington Estates

KNOW ALL MEN BY THESE PRESENTS, that the Corporation named herein, being the owner in fee simple of the lands described in the foregoing caption, have caused said lands to be surveyed, laid out and plotted, and to be known as ELLINGTON ESTATES, and do hereby dedicate said lands and plot for the uses and purposes therein expressed. No part of said lands is dedicated to the Public, except as noted, and, IN WITNESS WHEREOF, has caused these presents to be signed and attested to on the dates indicated.

ACORN DEVELOPMENT COMPANY, INC.

CARL H. CARILL, Date \_\_\_\_\_  
PRESIDENT

WITNESS WITNESS

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_  
THIS IS TO CERTIFY, that on \_\_\_\_\_, 2004, before me, an officer duly authorized to take acknowledgments in this State and County, of record personally appeared Carl H. Carill, President of Acorn Development Company, Inc., to me known to be the individual described in and who executed the foregoing dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed. IN WITNESS WHEREOF, I have set my hand and seal on the date aforesaid.

Notary Public \_\_\_\_\_

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

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 this plat was prepared under his direction and supervision and is a correct representation of the lands hereon described and that the survey also complies with all of the requirements of Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

DAVID A. BORDNEY, FLORIDA REGISTRATION NUMBER 3939  
SURVEYOR COMPANY, INC. CERTIFICATE NUMBER LB 220  
200 EAST COMMERCIAL STREET, SANFORD, FLORIDA 32771

CERTIFICATE OF  
COUNTY SURVEYOR

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

STEVE L. DRESSLER, FLORIDA REGISTRATION NUMBER 4569  
COUNTY SURVEYOR FOR SEMINOLE COUNTY, FLORIDA  
DATE: \_\_\_\_\_, 2004

CERTIFICATE OF APPROVAL BY  
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on \_\_\_\_\_, 2004 the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

DAVID G. MCCLAIN, CHAIRMAN  
MARIANNE MORSE, CLERK OF THE BOARD

CERTIFICATE OF THE CLERK  
OF THE CIRCUIT COURT

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all of the requirements of Chapter 177, Florida Statutes, and has been filed for record.

DATE: \_\_\_\_\_, 2004

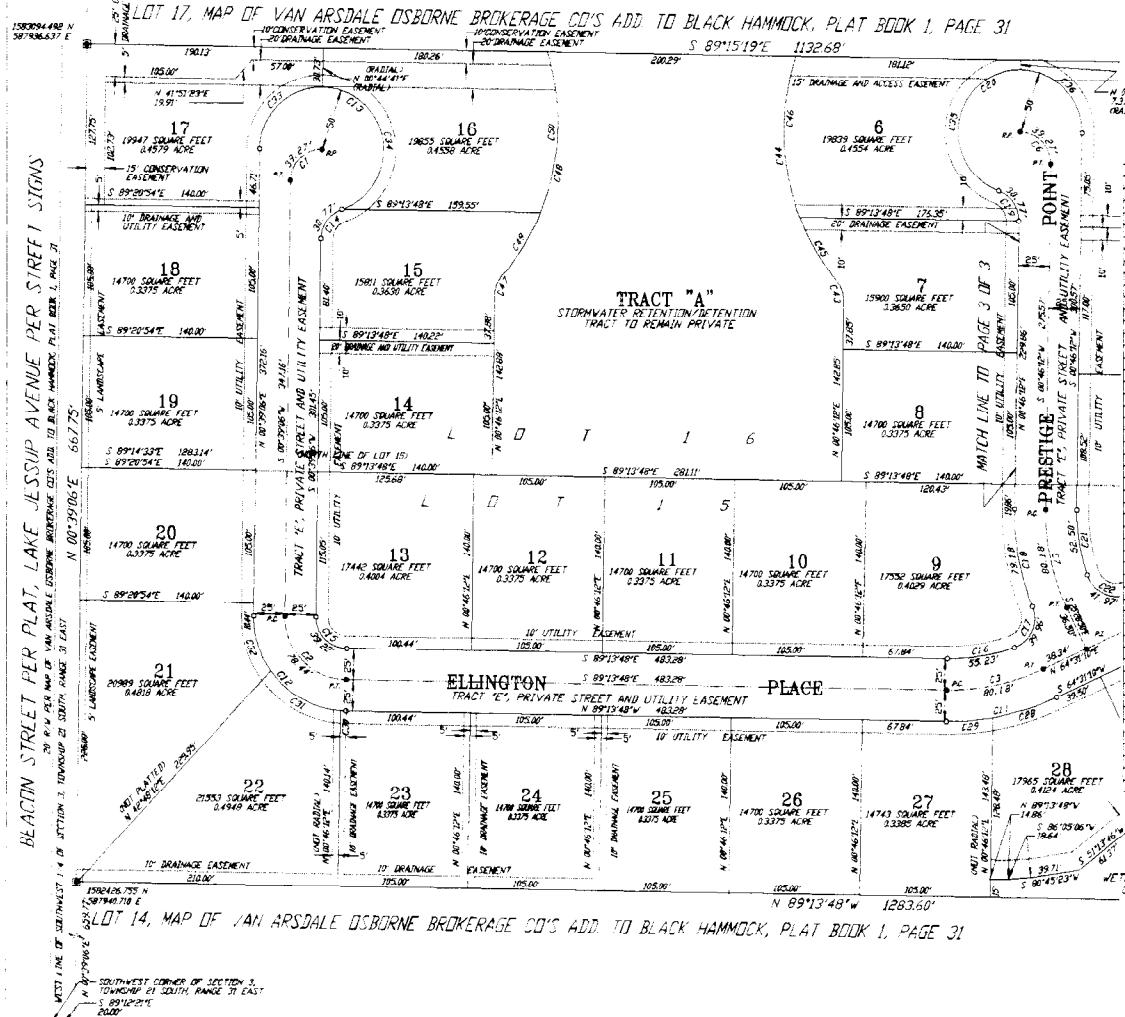
FILE NO. \_\_\_\_\_

MARIANNE MORSE, Clerk of the Circuit Court in and for Seminole County, Florida.

DOUDNEY COMPANIES, INC.  
200 EAST COMMERCIAL STREET  
SANFORD, FLORIDA 32771  
PHONE: (407)322-1451  
FAX: (407)322-1495

# Ellington Estates

SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA



**CURVE DATA CHART**

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	91°02'00"	28.00	28.00	28.00	S 89°58'00"E
C 2	89°52'54"	50.00	78.44	76.64	S 44°17'21"E
C 3	26°15'00"	175.00	80.18	79.48	N 77°38'41"E
C 4	43°04'59"	175.00	198.79	198.87	S 86°56'21"E
C 5	39°02'42"	100.00	68.12	68.87	S 63°24'44"E
C 6	30°00'00"	25.00	34.27	35.36	S 44°17'48"E
C 7	26°15'00"	175.00	80.18	79.48	S 129°11'01"E
C 8	30°00'00"	25.00	34.27	35.36	N 44°25'37"W
C 9	39°02'42"	75.00	48.05	47.73	N 69°54'44"W
C 10	63°04'59"	150.00	178.39	181.38	N 86°56'21"W
C 11	26°15'00"	200.00	91.64	90.84	S 77°38'41"W
C 12	89°52'54"	75.00	117.65	105.36	N 44°17'21"W
C 13	28°51'44"	50.00	216.53		
C 14	70°31'44"	25.00	30.77	28.07	S 25°54'58"W
C 15	89°58'54"	25.00	36.80	25.38	S 44°17'21"E
C 16	27°05'47"	150.00	53.27	54.93	N 89°17'18"E
C 17	31°03'03"	25.00	29.96	35.84	N 23°48'36"E
C 18	22°40'56"	200.00	79.18	78.64	N 17°34'16"E
C 19	70°31'44"	25.00	30.77	28.07	N 34°29'48"W
C 20	28°51'44"	50.00	216.53		
C 21	28°50'55"	150.00	54.50	58.23	S 09°15'20"E
C 22	30°11'29"	25.00	41.97	37.82	S 61°32'36"E
C 23	63°04'59"	150.00	187.19	192.17	S 86°56'21"E
C 24	39°01'46"	70.54	48.08	47.13	S 69°54'44"E
C 25	30°00'00"	25.00	34.27	35.36	N 45°24'23"E
C 26	50°59'54"	150.00	173.80	188.81	N 81°29'19"W
C 27	14°09'33"	100.00	37.07	36.98	S 71°33'37"W
C 28	19°12'31"	200.00	54.28	54.69	S 72°17'26"W
C 29	10°46'31"	200.00	37.36	37.37	S 85°24'57"W
C 30	31°03'03"	25.00	41.97	41.84	N 81°29'19"W
C 31	30°24'18"	75.00	63.98	63.87	N 50°32'40"W
C 32	26°59'37"	75.00	47.12	46.34	N 17°29'43"W
C 33	30°00'00"	50.00	78.62	78.77	S 64°04'31"E
C 34	16°28'59"	50.00	148.11	148.55	S 09°15'20"E
C 35	16°28'59"	50.00	148.09	148.55	N 10°30'20"E
C 36	30°00'00"	50.00	78.54	78.71	S 44°17'48"E
C 37	16°28'59"	200.00	64.50	64.30	N 75°46'13"E
C 38	28°51'44"	250.00	122.50	128.34	S 09°15'20"E
C 39	16°28'59"	200.00	64.50	64.30	S 09°15'20"E
C 40	15°12'20"	277.00	100.25	99.76	S 84°27'28"E
C 41	19°46'39"	277.00	128.09	129.43	S 64°08'24"E
C 42	43°43'08"	371.00	233.13	232.81	S 74°44'28"E
C 43	39°31'38"	25.00	17.39	17.85	N 19°09'47"W
C 44	57°25'48"	100.00	108.45	102.57	N 10°52'30"W
C 45	16°01'36"	180.00	59.80	59.55	N 30°04'48"W
C 46	39°25'24"	180.00	128.65	128.09	N 07°21'54"E
C 47	39°25'24"	25.00	17.20	16.87	N 23°02'59"E
C 48	57°21'18"	100.00	108.20	102.35	N 11°01'07"E
C 49	17°59'41"	180.00	59.67	59.43	N 30°11'58"E
C 50	39°21'31"	180.00	128.50	127.97	N 08°53'12"E

**ABBREVIATIONS LEGEND:**

CL	CENTER LINE	PL	PLAT BOOK
CR	CURVE	PR	POINT OF BEGINNING OF CURVATURE
CS	CONSERVATION EASEMENT	PS	POINT OF SIGHT INTERSECTION
DE	DEVELOPMENT	RS	RADIUS OF CURVATURE
DI	DRAINAGE EASEMENT	SI	POINT OF INTERSECTION
DU	DRAINAGE AND UTILITY EASEMENT	SP	POINT OF BEGINNING OF SIGHT INTERSECTION
EA	EASEMENT	ST	STREET
EL	ELLINGTON PLACE	TA	TOWNSHIP
EM	EASEMENT	TR	TRACT
ER	EASEMENT	TS	TOWNSHIP
ES	EASEMENT	UT	UTILITY EASEMENT
ET	EASEMENT	VA	VAN ARSDALE
EV	EASEMENT	VS	VAN ARSDALE
EW	EASEMENT	VS	VAN ARSDALE
EX	EASEMENT	VS	VAN ARSDALE
EY	EASEMENT	VS	VAN ARSDALE
EZ	EASEMENT	VS	VAN ARSDALE
EA	EASEMENT	VS	VAN ARSDALE
EB	EASEMENT	VS	VAN ARSDALE
EC	EASEMENT	VS	VAN ARSDALE
ED	EASEMENT	VS	VAN ARSDALE
EE	EASEMENT	VS	VAN ARSDALE
EF	EASEMENT	VS	VAN ARSDALE
EG	EASEMENT	VS	VAN ARSDALE
EH	EASEMENT	VS	VAN ARSDALE
EI	EASEMENT	VS	VAN ARSDALE
EJ	EASEMENT	VS	VAN ARSDALE
EK	EASEMENT	VS	VAN ARSDALE
EL	EASEMENT	VS	VAN ARSDALE
EM	EASEMENT	VS	VAN ARSDALE
EN	EASEMENT	VS	VAN ARSDALE
EO	EASEMENT	VS	VAN ARSDALE
EP	EASEMENT	VS	VAN ARSDALE
EQ	EASEMENT	VS	VAN ARSDALE
ER	EASEMENT	VS	VAN ARSDALE
ES	EASEMENT	VS	VAN ARSDALE
ET	EASEMENT	VS	VAN ARSDALE
EU	EASEMENT	VS	VAN ARSDALE
EV	EASEMENT	VS	VAN ARSDALE
EW	EASEMENT	VS	VAN ARSDALE
EX	EASEMENT	VS	VAN ARSDALE
EY	EASEMENT	VS	VAN ARSDALE
EZ	EASEMENT	VS	VAN ARSDALE

SCALE 1" = 60'

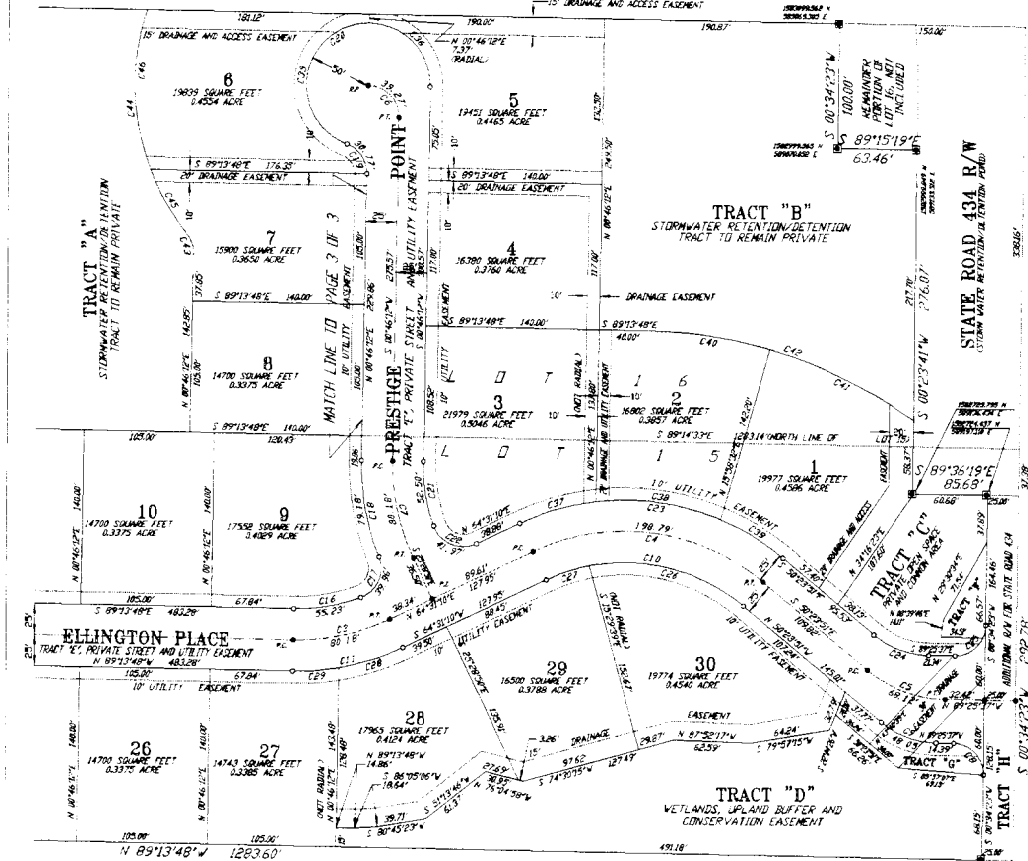
DOUDNEY COMPANIES, INC.  
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# Ellington Estates

SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

LOT 17, MAP OF VAN ARSDALE OSBORNE BROKERAGE CO'S ADD TO BLACK HAMMOCK, PLAT BOOK 1, PAGE 31



LOT 14, MAP OF VAN ARSDALE OSBORNE BROKERAGE CO'S ADD TO BLACK HAMMOCK, PLAT BOOK 1, PAGE 31

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	90°00'00"	25.00	39.27	28.36	S 49°59'08"W
C 2	89°58'54"	50.00	78.44	72.44	S 44°17'02"E
C 3	26°15'08"	175.01	60.38	79.48	N 77°58'42"E
C 4	43°04'59"	176.00	108.79	188.27	S 82°56'21"E
C 5	39°01'46"	100.00	68.15	66.01	S 69°54'44"E
C 6	80°00'00"	25.00	39.27	28.36	S 44°17'02"E
C 7	26°15'08"	175.00	60.38	79.48	N 77°58'42"E
C 8	90°00'00"	25.00	39.27	28.36	N 44°59'53"W
C 9	39°01'46"	70.54	48.08	47.13	N 69°54'44"W
C 10	43°04'59"	180.00	178.79	167.80	N 88°56'01"W
C 11	26°15'08"	200.01	70.54	90.04	N 77°58'42"W
C 12	89°58'54"	75.00	117.63	105.96	N 44°17'21"W
C 13	89°58'54"	50.00	218.63	206.87	S 25°54'50"W
C 14	70°53'44"	65.00	30.77	43.80	S 25°54'50"W
C 15	89°58'54"	65.00	39.60	25.30	N 44°17'21"E
C 16	21°09'47"	18.00	54.39	54.80	N 80°13'19"E
C 17	81°05'09"	65.00	39.96	25.84	N 23°52'50"E
C 18	22°40'56"	200.00	78.18	78.68	N 10°04'16"W
C 19	16°31'44"	65.00	89.77	28.67	N 24°29'42"W
C 20	89°58'54"	50.00	218.63	206.87	S 25°54'50"W
C 21	20°03'08"	150.00	52.50	52.29	S 89°15'20"E
C 22	86°11'37"	25.00	41.87	21.25	S 67°58'02"E
C 23	43°04'59"	250.00	227.19	228.17	S 80°58'20"E
C 24	39°01'46"	70.54	48.08	47.13	S 69°54'44"E
C 25	90°00'00"	65.00	39.96	25.86	N 43°54'03"E
C 26	50°59'47"	150.00	133.34	128.79	S 79°51'33"W
C 27	14°09'33"	150.00	87.09	86.98	S 71°58'53"W
C 28	15°32'01"	200.01	54.25	54.09	S 70°17'26"W
C 29	89°42'20"	200.01	37.30	27.32	S 65°24'37"W
C 30	37°28'59"	75.00	42.58	42.58	N 82°59'19"W
C 31	89°58'54"	75.00	65.80	63.97	N 65°52'02"E
C 32	35°59'37"	75.00	47.12	46.24	N 17°29'43"W
C 33	80°08'28"	50.00	78.64	70.79	N 48°41'53"E
C 34	160°06'27"	50.00	140.10	28.53	S 59°08'15"E
C 35	160°06'27"	50.00	140.09	28.54	N 17°06'00"E
C 36	80°08'28"	50.00	78.54	70.71	S 44°17'48"E
C 37	89°58'54"	200.00	64.50	64.20	N 79°46'12"E
C 38	29°39'37"	200.00	103.34	102.36	S 82°59'08"E
C 39	18°58'25"	200.00	59.20	58.79	S 82°59'08"E
C 40	15°12'20"	377.00	100.05	99.76	S 81°37'30"E
C 41	15°46'09"	377.00	130.08	128.43	S 64°08'24"E
C 42	34°50'09"	377.00	208.13	206.37	S 71°44'34"E
C 43	19°01'09"	750.00	17.93	17.85	N 10°04'16"W
C 44	57°25'48"	100.00	196.45	182.57	N 10°04'16"W
C 45	18°01'36"	100.00	59.80	59.55	N 30°04'48"W
C 46	39°03'50"	100.00	126.25	126.09	N 01°51'54"W
C 47	19°01'09"	25.00	72.20	72.00	N 10°04'16"W
C 48	57°21'37"	100.00	196.20	182.38	N 11°01'07"E
C 49	17°52'41"	100.00	59.43	59.43	N 11°11'56"E
C 50	39°21'37"	100.00	130.52	127.97	N 30°17'17"E

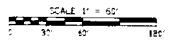
STATE ROAD 434 R/W  
STATE ROAD NUMBER 434 R/W VARIES CENTRAL AVENUE 40' PLATTED R/W  
R/W PER FLORIDA DEPARTMENT OF TRANSPORTATION PLAN NO. 10 OF STATE ROAD 434, SECTION 17700 2500

**ABBREVIATIONS LEGEND:**

E-----EASER LINE  
 C-----CURVE TAG  
 P-----POINT  
 B-----BENCH MARK  
 I-----IRREGULAR BOUNDARY  
 U-----UTILITY EASEMENT  
 D-----DRAINAGE EASEMENT  
 W-----WETLANDS, BUFFER AND CONSERVATION EASEMENT  
 R-----RIGHT-OF-WAY  
 S-----SEWER EASEMENT  
 G-----GAS EASEMENT  
 W-----WATER EASEMENT  
 P-----POINT OF CURVATURE  
 P-----POINT OF BEGINNING CURVATURE  
 P-----POINT OF INTERSECTION  
 P-----PAGE  
 P-----PAGE OF REVERSE CURVATURE  
 P-----POINT OF BEGINNING  
 P-----RADIUS POINT  
 P-----RIGHT-OF-WAY

P-----PAGE  
 P-----POINT AT BCD  
 P-----POINT OF CURVATURE  
 P-----POINT OF BEGINNING CURVATURE  
 P-----POINT OF INTERSECTION  
 P-----PAGE  
 P-----PAGE OF REVERSE CURVATURE  
 P-----POINT OF BEGINNING  
 P-----RADIUS POINT  
 P-----RIGHT-OF-WAY

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 SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



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