

Item # 18

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of the Final Plat for Clayton Crossing Townhomes

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

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

Agenda Date <u>10/24/2006</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 for Clayton Crossing Townhomes (Morrison Homes, Inc., Applicant)

District 1 – Dallari

Cynthia Sweet, Senior Planner

BACKGROUND:

The applicant, Morrison Homes, Inc., is requesting approval of the final plat for Clayton Crossing Townhomes. The plat consists of 218 single family townhome lots zoned PUD (Planned Unit Development) on a 10.54 acre parcel. Each lot will be served by Seminole County for water and sewer and all internal roads are private. The site is located at the northwest corner of Aloma Avenue (SR 426) and SR 417, in Section 31, Township 21 S, Range 30 E.

The plat meets all applicable requirements of the approved Final Master Plan and Developer's Commitment Agreement for the Greenway Pointe PUD, Chapter 35, Seminole County Land Development Code (SCLDC), and Section 177, Florida Statutes. The applicant has provided a performance bond in compliance with SCLDC Section 35.44 (e) Additional Required Submittals, (1) Bonds, to ensure the completion of the subdivision improvements.

STAFF RECOMMENDATION:

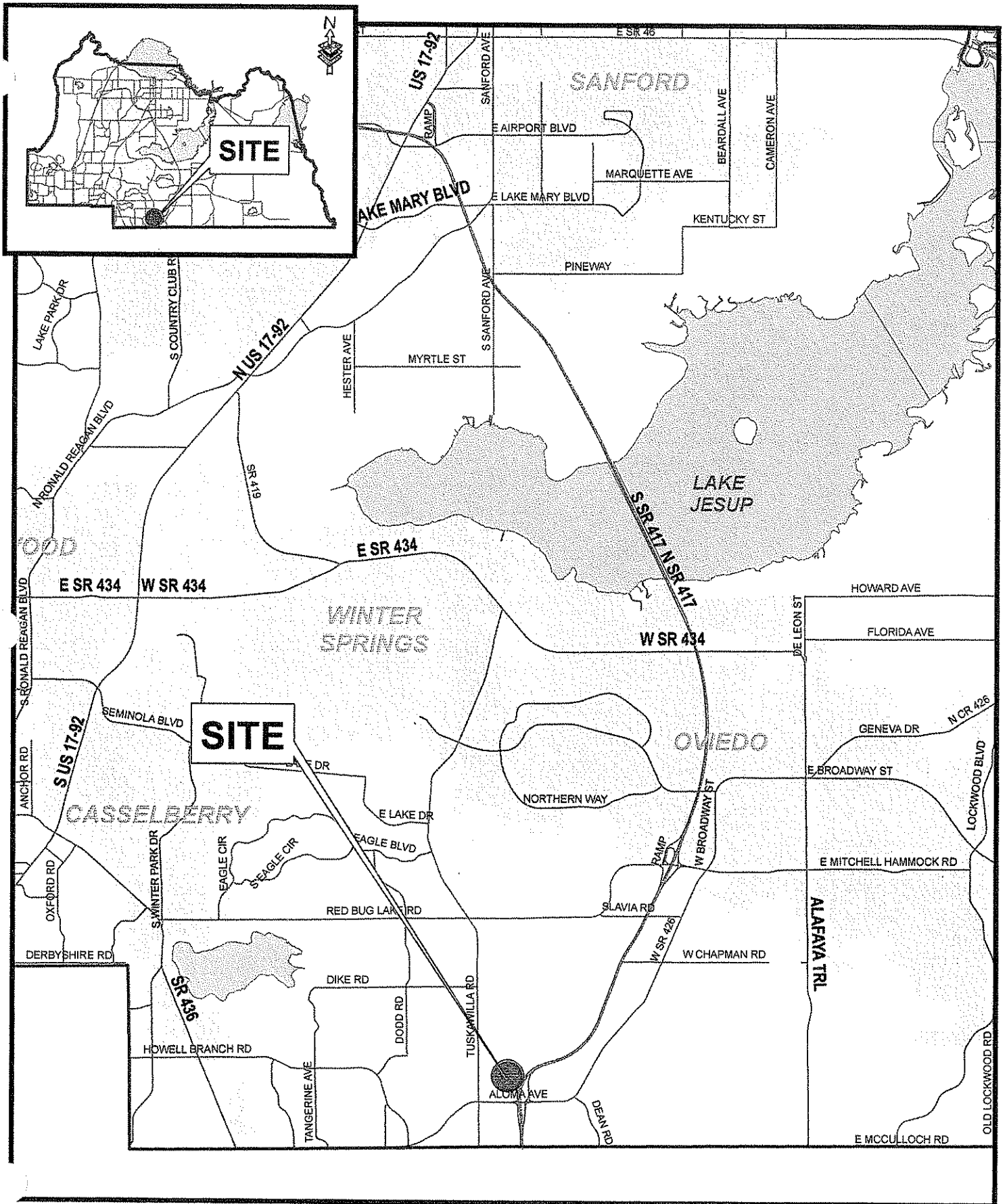
Staff recommends the Board approve and authorize the Chairman to execute the final plat for Clayton Crossing Townhomes, as requested by the applicant.

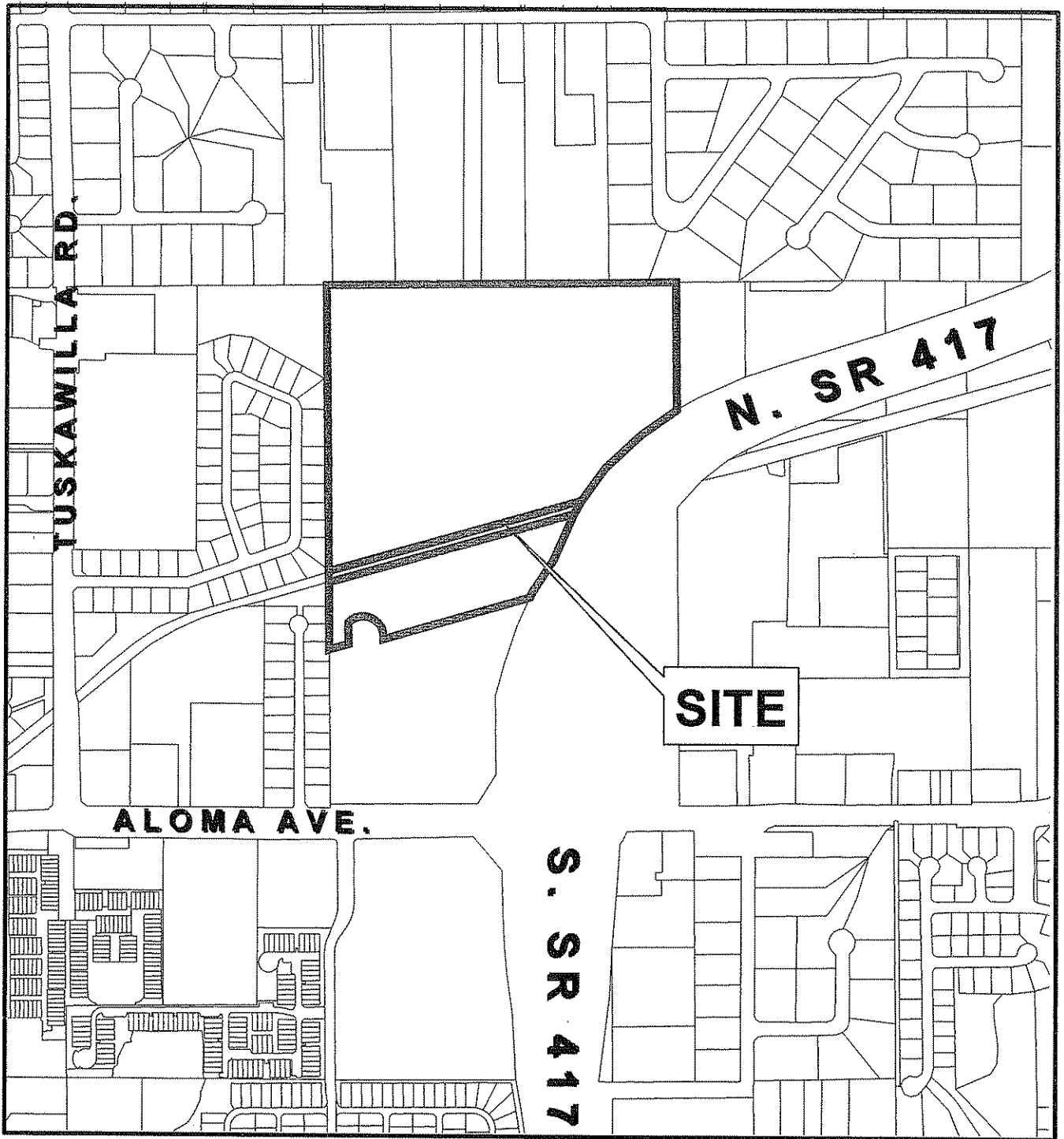
District 1 - Dallari

Attachments: Location Maps – Exhibit A
Reduced Copies of Plat – Exhibit B

Reviewed by:	<u>KET</u>
Co Atty:	
DFS:	
Other:	<u>[Signature]</u>
DCM:	
CM:	<u>[Signature]</u>
File No.	<u>cpdd02</u>

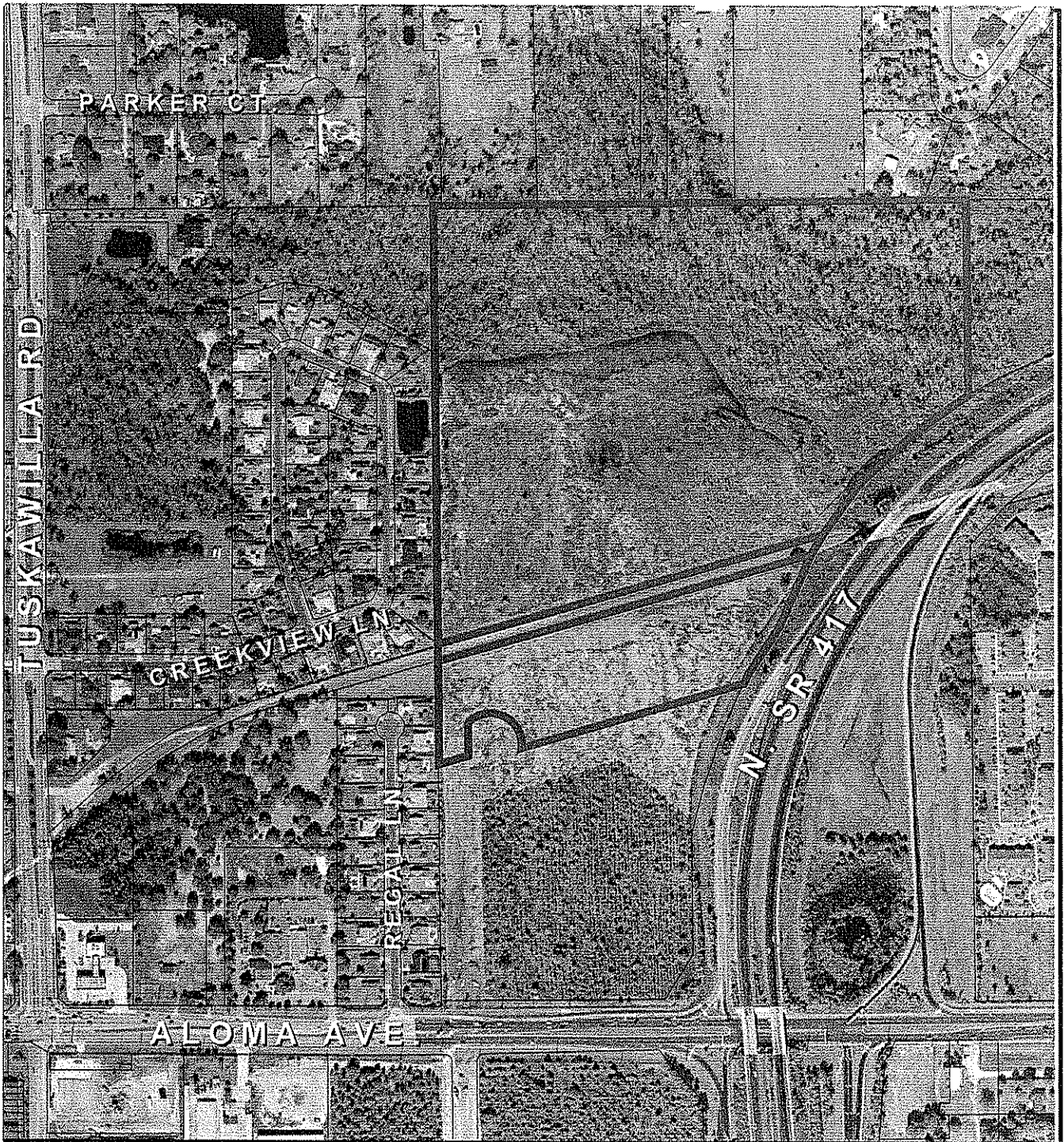
as to form & legal sufficiency







Clayton Crossing Townhomes
Final Plat





Clayton Crossing
Townhomes
Final Plat

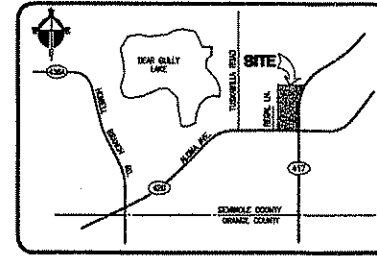
-  Parcel
-  Subject Property



January 2006 Color Aerials

CLAYTON CROSSING TOWNHOMES

LOCATED IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



VICINITY MAP: NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL B1

A parcel of land lying in Section 31, Township 21 South, Range 31 East, Seminole County, Florida, described as follows:

Beginning at the Northwest corner of said Section 31, thence run North 89°11'23" East along the North line of the Northwest ¼ of said Section 31 a distance of 1,720.73 feet; thence run South 01°00'04" East a distance of 620.52 feet to a point on the Westerly right of way line of State Road 417 (Eastern Beltway) and a curve concave Southeastwardly having a radius of 1,145.92 feet and a central angle of 27°16'16" and a chord bearing of South 46°56'49" West; thence run Southwesterly along said curve being the Westerly right of way line of State Road 417 a distance of 545.42 feet to a point of tangency; thence run South 33°32'34" West a distance of 92.20 feet to a point on the North right of way of the Seaboard Coastline Railroad; thence departing the said right of way of State Road 417 run South 73°43'07" West along the North right of way of the Seaboard Coastline Railroad a distance of 1,310.72 feet to a point on the West line of the Northwest ¼ of said Section 31 and a point on the East line of the Bear Creek Plat recorded in Plat Book 31, Pages 54-55, Seminole County, Florida; thence departing the North right of way of the said railroad run North 01°07'04" West along the West line of the Northwest ¼ of said Section 31 and along the East line of the Bear Creek Plat a distance of 1,409.51 feet to the Northwest corner of said Section 31 and the POINT OF BEGINNING. Containing 44.23 acres more or less.

And together with:

PARCEL B2

A parcel of land lying in Section 31, Township 21 South, Range 31 East, Seminole County, Florida, described as follows:

Commencing at the Northwest corner of said Section 31, run South 01°07'04" East along the West line of the Northwest ¼ of said Section 31 and along the East line of the Bear Creek Plat recorded in Plat Book 31, Pages 54-55, Seminole County, Florida, a distance of 1,409.51 feet to a point on the Northerly right of way line of the Seaboard Coastline Railroad; thence South 01°05'50" East a distance of 82.86 feet to a point on the Southerly right of way line of the Seaboard Coastline Railroad and the POINT OF BEGINNING; thence run North 73°43'12" East along said Southern right of way line of Seaboard Coastline Railroad a distance of 1,238.37 feet to a point on the Westerly right of way of State Road 417 (Eastern Beltway); thence departing the right of way of the said railroad run South 33°20'15" West along said Westerly right of way line of State Road 417 a distance of 460.06 feet to a point of curvature of a curve concave Southeastwardly having a radius of 818.51 feet and a central angle of 03°16'08" and a chord bearing of South 31°39'44" West; thence run along said curve a distance of 46.70 feet; thence departing said Westerly right of way line of State Road 417 run South 73°43'12" West a distance of 746.62 feet to a point on a curve concave Northwestwardly having a radius of 100.00 feet and a central angle of 77°20'20" and a chord bearing of South 24°51'54" West; thence run along said curve a distance of 134.98 feet to a point of reverse curvature of a curve concave Southeastwardly having a radius of 25.00 feet and a central angle of 64°39'22" and a chord bearing of South 31°12'23" West; thence run along said curve a distance of 28.21 feet to a point of tangency; thence South 01°07'18" East a distance of 684.66 feet to a point on the North right of way line of State Road 426 (Alma Avenue); thence South 89°13'02" West along the North right of way line of State Road 426 a distance of 120.00 feet to a point on the West line of the Northwest ¼ of said Section 31 and a point on the East line of the Bear Creek Plat recorded in Plat Book 31, Pages 54-55, Seminole County, Florida; thence departing said North right of way line of State Road 426 run North 01°07'18" West along the West line of the Northwest ¼ of said section 31 a distance of 1,108.88 feet to the POINT OF BEGINNING. Containing 10.54 acres more or less.

SURVEYOR NOTES:

- Bearings base on the North line of the Northwest ¼ of Section 31, Township 21 South, Range 31 East as being N 89°11'23" E, per Right of Way map of State Road 417.
- Coordinates shown hereon are based on Seminole County Engineering Department Reference Points. The bearings and distances derived therefrom are based on the Florida Coordinate System, East Zone and are therefore not consistent with the legal description shown hereon.
- All platted public 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 the 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 Electric Safety Code as adopted by the Florida Public Service Commission per Florida Statutes 177.091 (28).
- Tract A is a conservation easement owned and maintained by the Clayton Crossing Townhomes Association.
- 10' reciprocal drainage easement on all rear lot line.
- Clayton Crossing Townhomes Homeowners Association will maintain the Access and Utility Easement until such time as turnover occurs pursuant to the Access and Utility Easement recorded in Official Records Book 5527, Pages 916-925, Seminole County, Florida.

CLAYTON CROSSING TOWNHOMES
DEDICATION

This is to certify that the undersigned, MORRISON HOMES, INC., a Delaware Corporation, (hereafter referred to as "Owner") is the lawful Owner of the lands 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 lands. No part of said lands, except Tract N (Lift Station), 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 Clayton Crossing 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 218 (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 B, C, D, E, F, G, H, I, J, K, L, M, O, P, Q, S, T and U of the Common Area. Tracts B, C, D, E, F, G, H, I, J, K, L, M, O, P, Q, S and T shall be owned and maintained by the homeowners association. Tracts R and U shall be maintained by the owner.

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 Clayton Crossing 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 B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T and U 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 action to repair or maintain the private drainage system. A non-exclusive easement through, over, under and across Tracts B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T and U and all utility easements shown on this plat are hereby dedicated to the County and all public utilities for the purpose of constructing, maintaining, and replacing their respective facilities serving the lands encompassed by this plat.

However, 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.

IN WITNESS WHEREOF, Morrison Homes, Inc. has caused these presents to be signed and attested to or witnessed by the officer named below on the 11th day of August, 2006.

WITNESSES: Arthur Korak Morrison Homes, Inc.,
a Delaware Corporation
Leslie G. Peters
Name: Leslie G. Peters
Title: Division President

SIGNED AND SEALED IN PRESENCE OF:

STATE OF FLORIDA COUNTY OF ORANGE
The foregoing instrument was acknowledged before me this 11th day of August, 2006, by Leslie G. Peters, President of Morrison Homes, Inc., a Delaware Corporation, on behalf of Morrison Homes, Inc. He is personally known to me and did not take an oath.

Attest: Laura M. Wade Clerk of the Board.

NOTARY PUBLIC: Arthur Korak
Commission No. DD342145
My Commission Expires: 07.28.2008

CLAYTON CROSSING TOWNHOMES
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That CCCH Greenway North Property, LLC, a Florida Limited Liability Company, CCCH Greenway North Property I, LLC, a Florida Limited Liability Company, and E.G. Banks, an individual, being the owner in fee simple of Tract R, do hereby dedicate said land to Seminole County and the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below on

(date) _____ CCCH Greenway North Property, LLC,
a Florida Limited Liability Company
By: _____
Hope C. Roll
Managing Member

CCCH Greenway North Property I, LLC,
a Florida Limited Liability Company
By: _____
Hope C. Roll
Managing Member E.G. Banks
an individual

SIGNED AND SEALED IN THE PRESENCE OF:

witness _____ witness _____
(print name) _____ (print name) _____

STATE OF FLORIDA COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by Hope C. Roll, as Managing Member of CCCH Greenway North Property, LLC, a Florida Limited Liability Company, CCCH Greenway North Property I, LLC, a Florida Limited Liability Company, and E.G. Banks an individual. He is personally known to me and did not take an oath.

IN WITNESS WHEREOF, I have hereto set by hand and seal on the above date.

NOTARY PUBLIC _____
(Print Name) _____
My Commission Expires _____

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: _____
Clerk of the Board.

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

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

By: _____ Date: _____
Steve L. Westels, PLS
Florida Registration Number 4589
County Surveyor for Seminole County, Florida.

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 CIRCUIT COURT
In and for Seminole County, Florida

CERTIFICATE OF SURVEYOR AND MAPPER

This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Florida Statutes.

SURVEYOR'S NAME: BERNARD J. MARTIN, IV
Signature: Bernard J. Martin, IV
Registration Number: 6493
Florida Professional Surveyor
BJM ASSOCIATES, INC.
536 WYMORE ROAD
WINTER PARK, FLORIDA 32789
Certificate of Authorization Number: LB 3376



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.

CLAYTON CROSSING TOWNHOMES

LOCATED IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

PLAT BOOK

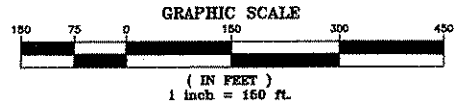
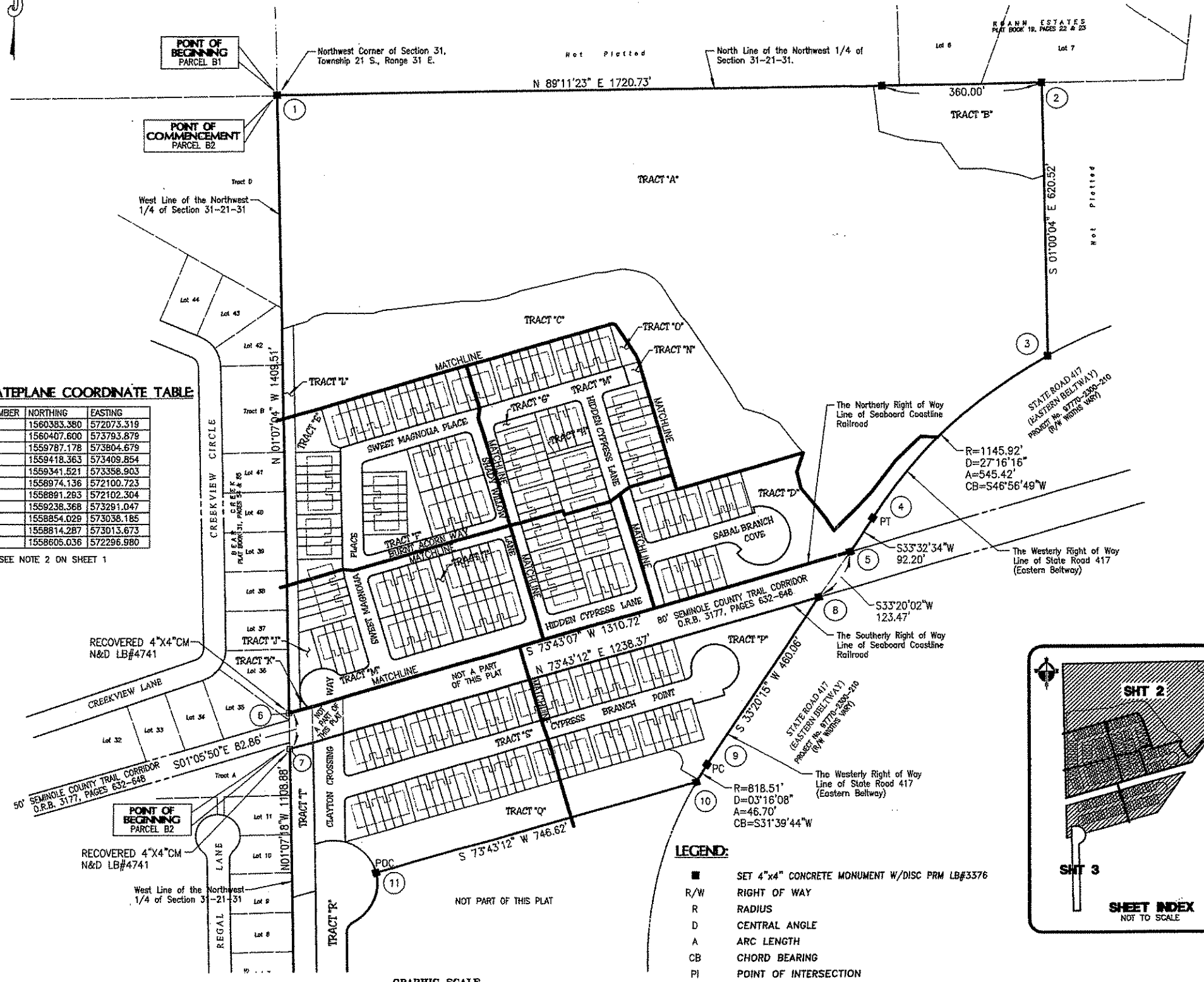
PAGE

STATEPLANE COORDINATE TABLE

NUMBER	NORTHING	EASTING
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2	1560407.600	573793.879
3	1559787.178	573804.679
4	1559418.363	573409.854
5	1559341.521	573358.903
6	1558974.136	572100.723
7	1558891.263	572102.304
8	1559238.368	573291.047
9	1558854.029	573038.185
10	1558814.287	573013.673
11	1558605.036	572296.980

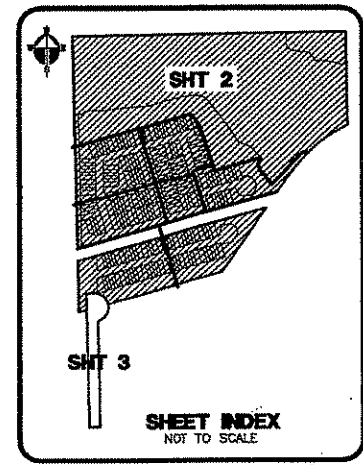
* SEE NOTE 2 ON SHEET 1

BJM ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • SURVEYORS
506 WYOMING ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE: (407) 645-5566 FAX: (407) 629-3399



LEGEND:

- SET 4"x4" CONCRETE MONUMENT W/DISC PRM LB#3376
- R/W RIGHT OF WAY
- R RADIUS
- D CENTRAL ANGLE
- A ARC LENGTH
- CB CHORD BEARING
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- ① STATE PLANE COORDINATE NUMBER (SEE STATE PLANE COORDINATE TABLE)



SHEET 2 OF 11

CLAYTON CROSSING TOWNHOMES

LOCATED IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

PLAT
BOOK

PAGE

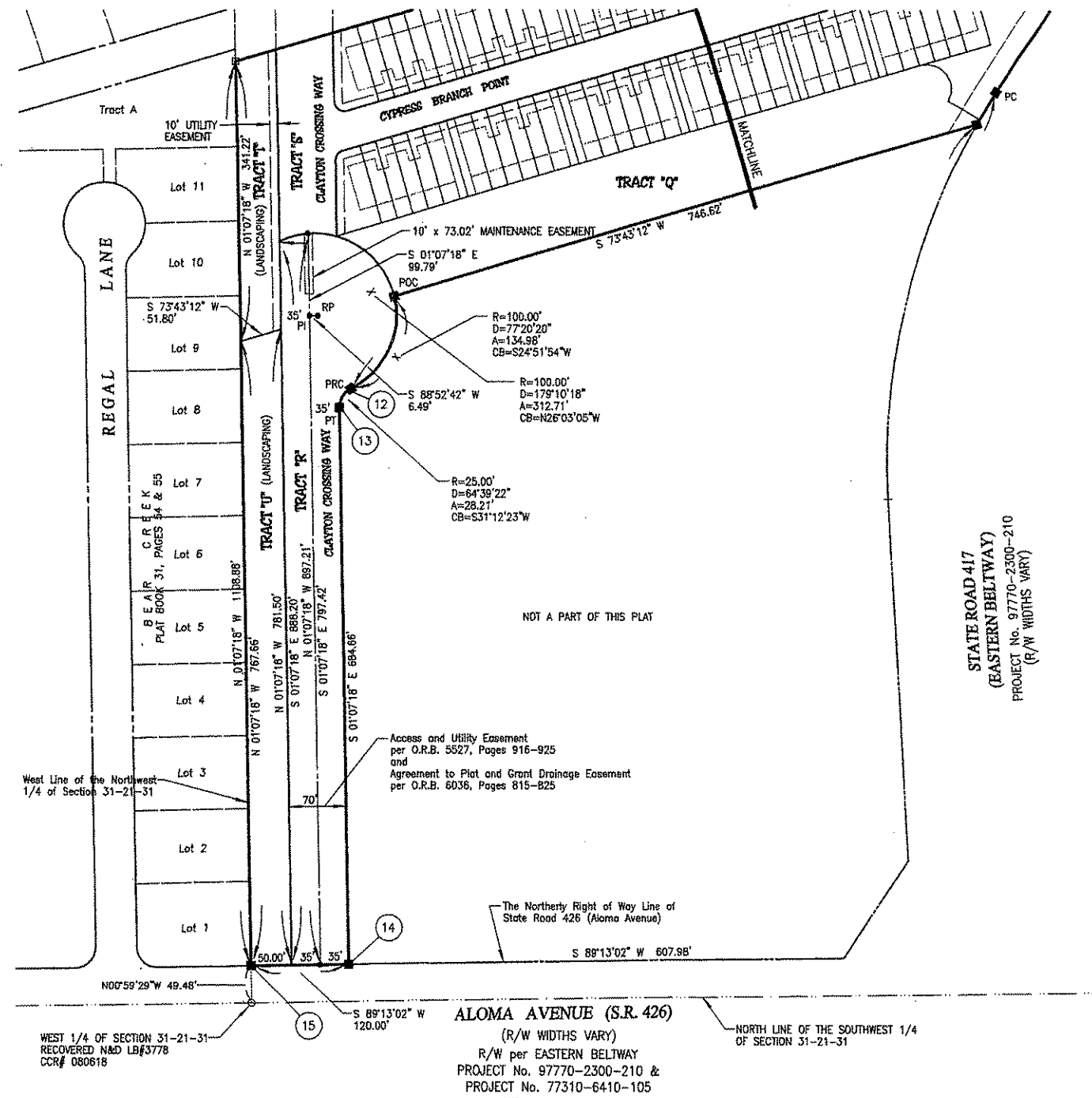
STATEPLANE COORDINATE TABLE:

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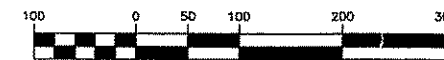
* SEE NOTE 2 ON SHEET 1

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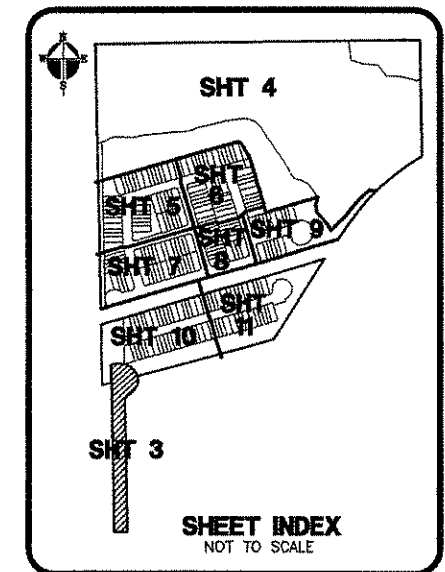
- SET 4"x4" CONCRETE MONUMENT W/DISC PRM LB#3376
- R/W RIGHT OF WAY
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- D CENTRAL ANGLE
- A ARC LENGTH
- CB CHORD BEARING
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- CCR CERTIFIED RECORD CORNER
- N&D NAIL AND DISK
- IR IRON ROD
- CM CONCRETE MONUMENT
- ID IDENTIFICATION



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



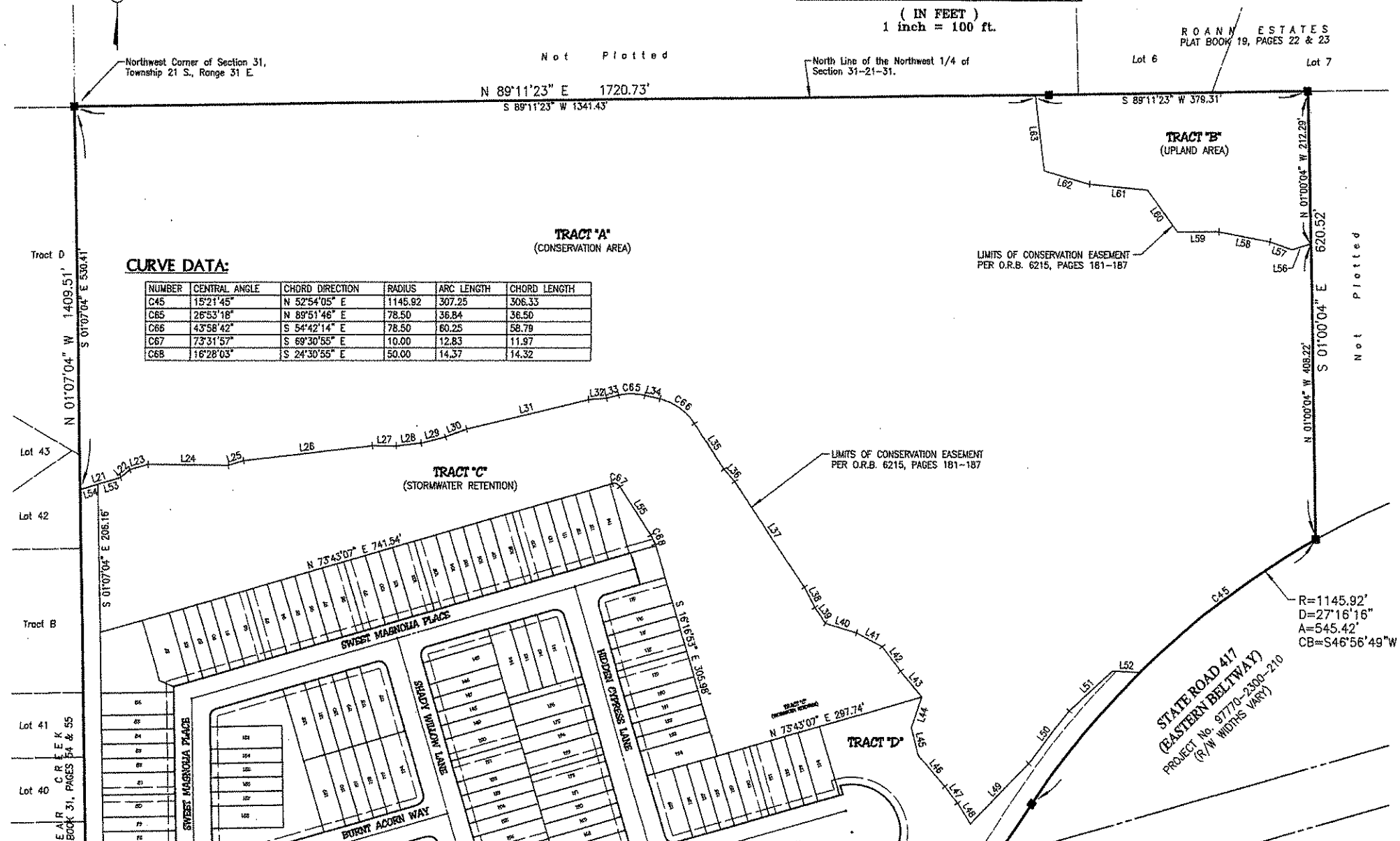
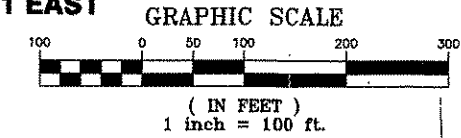
SHEET 3 OF 11

DJM ASSOCIATES, INC.
ENGINEERS * LAND DESIGNERS * SURVEYORS
506 WINDYMEAD ROAD, WHITE FLAKE, FLORIDA 32789
TELEPHONE # (907)445-3366, FAX # (907)429-3382

CLAYTON CROSSING TOWNHOMES

LOCATED IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

PLAT BOOK **PAGE**



CURVE DATA:

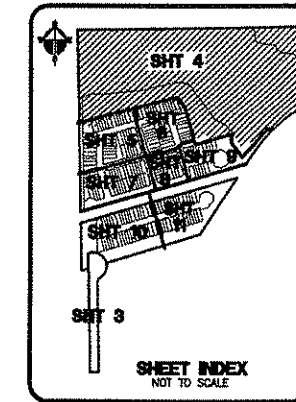
NUMBER	CENTRAL ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C45	15°21'45"	N 52°54'05" E	1145.92	307.25	306.33
C65	26°53'18"	N 89°51'46" E	78.50	36.84	36.50
C66	43°58'42"	S 54°42'14" E	78.50	60.25	58.79
C67	73°31'57"	S 69°30'55" E	10.00	12.83	11.97
C68	16°28'03"	S 24°30'55" E	50.00	14.37	14.32

LINE DATA:

NUMBER	BEARING	DISTANCE
L21	N 72°37'40" E	59.75'
L22	N 49°29'46" E	16.60'
L23	N 73°43'07" E	26.27'
L24	S 88°29'44" E	111.56'
L25	N 72°54'33" E	21.92'
L26	N 83°27'13" E	180.47'
L27	S 89°45'05" E	33.81'
L28	N 83°27'13" E	34.91'
L29	N 76°25'07" E	34.70'
L30	N 69°06'33" E	31.44'
L31	N 76°25'07" E	174.08'
L32	N 85°23'50" E	25.63'
L33	N 76°25'07" E	18.01'

NUMBER	BEARING	DISTANCE
L34	S 76°41'34" E	21.08'
L35	S 32°42'53" E	76.27'
L36	S 42°17'41" E	22.68'
L37	S 33°43'36" E	176.47'
L38	S 27°15'52" E	31.24'
L39	S 34°13'21" E	26.68'
L40	S 72°46'59" E	45.08'
L41	S 62°00'42" E	40.84'
L42	S 37°13'31" E	42.44'
L43	S 40°15'26" E	46.45'
L44	S 16°28'22" W	45.65'
L45	S 13°56'57" E	38.76'
L46	S 40°37'38" E	58.10'
L47	S 36°03'00" E	29.11'
L48	S 31°45'48" E	33.85'

NUMBER	BEARING	DISTANCE
L49	N 43°58'18" E	117.50'
L50	N 37°33'44" E	92.92'
L51	N 46°50'18" E	81.01'
L52	S 87°26'38" E	39.15'
L53	S 72°37'40" W	32.71'
L54	S 72°37'40" W	26.04'
L55	S 32°44'57" E	79.91'
L56	S 72°57'24" W	27.38'
L57	N 71°06'35" W	33.68'
L58	N 79°15'48" W	71.90'
L59	N 89°49'11" W	57.22'
L60	N 35°30'22" W	71.68'
L61	N 84°15'12" W	80.74'
L62	N 73°12'37" W	65.76'
L63	N 06°36'04" W	105.71'



LEGEND:

- SET 4"x4" CONCRETE MONUMENT W/DISC PRM LB#3376
- R/W RIGHT OF WAY
- R RADIUS
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ENGINEERS • LAND PLANNERS • SURVEYORS
505 WYNARDE ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE # (407)943-2566 FAX # (407)943-0989

SHEET 4 OF 11

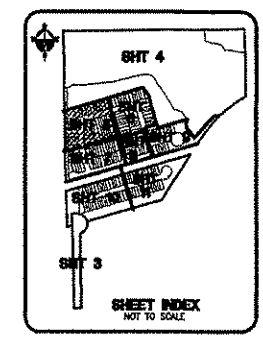
CLAYTON CROSSING TOWNHOMES

LOCATED IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

PLAT BOOK **PAGE**

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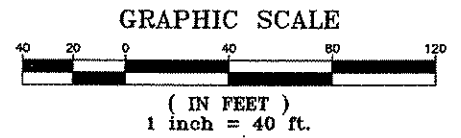


CREEKVIEW CIRCLE

BEAR CREEK
PLAT BOOK 31, PAGES 54 & 55

Lot 38

Lot 39



DJM ASSOCIATES, INC.
SURVEYORS * LAND PLANNERS * SURVEYORS
556 WYNMORE ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE # 407/245-5566, FAX # 407/245-5389

TRACT "C"
(STORMWATER RETENTION)

SHEET 4

TRACT "M"
(INGRESS, EGRESS, PARKING, DRAINAGE, LANDSCAPING, & UTILITIES)

SHEET 7

SHEET 6

SHEET 8

CURVE DATA:

NUMBER	CENTRAL ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C10	105°09'49"	N 53°41'59" W	12.00	22.03	19.06
C12	74°50'11"	N 36°18'01" E	12.00	15.67	14.58
C13	90°00'00"	S 61°16'53" E	12.00	18.85	16.97
C24	90°00'00"	S 28°43'07" W	12.00	18.85	16.97
C26	15°09'49"	N 08°41'59" W	111.00	29.38	29.29
C27	08°44'35"	S 05°29'21" E	111.00	16.94	16.92
C62	05°51'29"	N 04°02'49" W	136.00	13.91	13.90

LINE DATA:

NUMBER	BEARING	DISTANCE
L11	N 66°06'56" W	21.56'
L12	S 01°07'04" E	7.69'
L16	S 01°07'04" E	11.31'

SHEET 5 OF 11

CLAYTON CROSSING TOWNHOMES

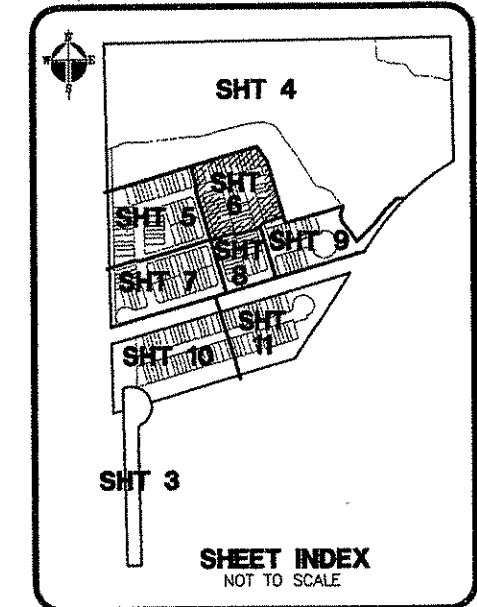
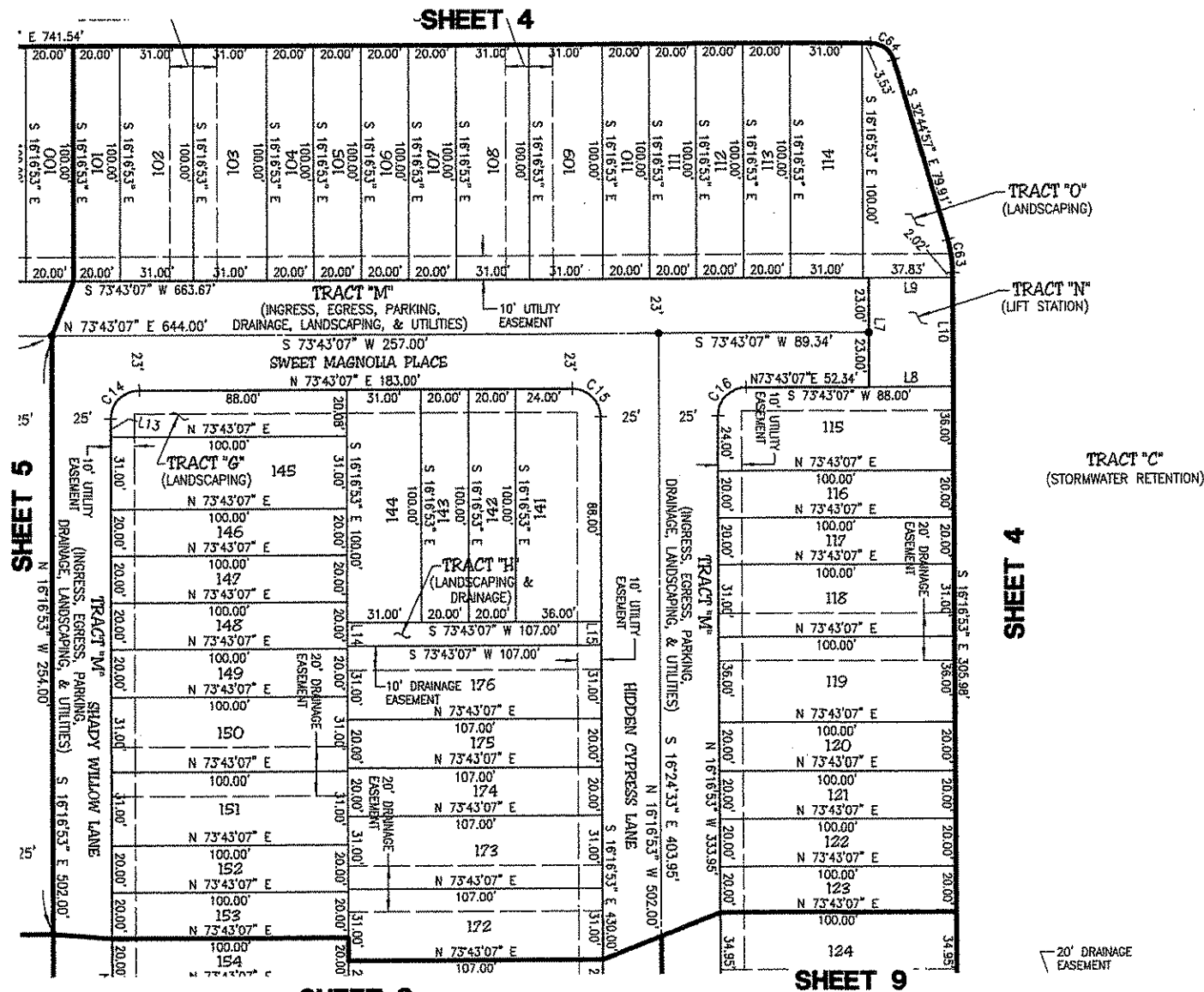
LOCATED IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

**PLAT
BOOK**

PAGE

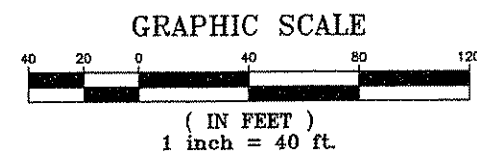
CURVE DATA:

NUMBER	CENTRAL ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C14	90°00'00"	N 28°43'07" E	12.00	18.85	16.97
C15	90°00'00"	S 61°16'53" E	12.00	18.85	16.97
C16	90°00'00"	N 28°43'07" E	12.00	18.85	16.97
C63	16°28'03"	S 24°30'55" E	50.00	14.37	14.32
C64	73°31'57"	S 69°30'55" E	10.00	12.83	11.97



LINE DATA:

NUMBER	BEARING	DISTANCE
L7	S 16°16'53" E	46.00'
L8	N 73°43'07" E	35.66'
L9	S 73°43'07" W	35.66'
L10	S 16°16'53" E	46.00'
L13	N 16°16'58" W	8.08'
L14	N 16°16'53" W	10.00'
L15	S 16°16'53" E	10.00'



LEGEND:

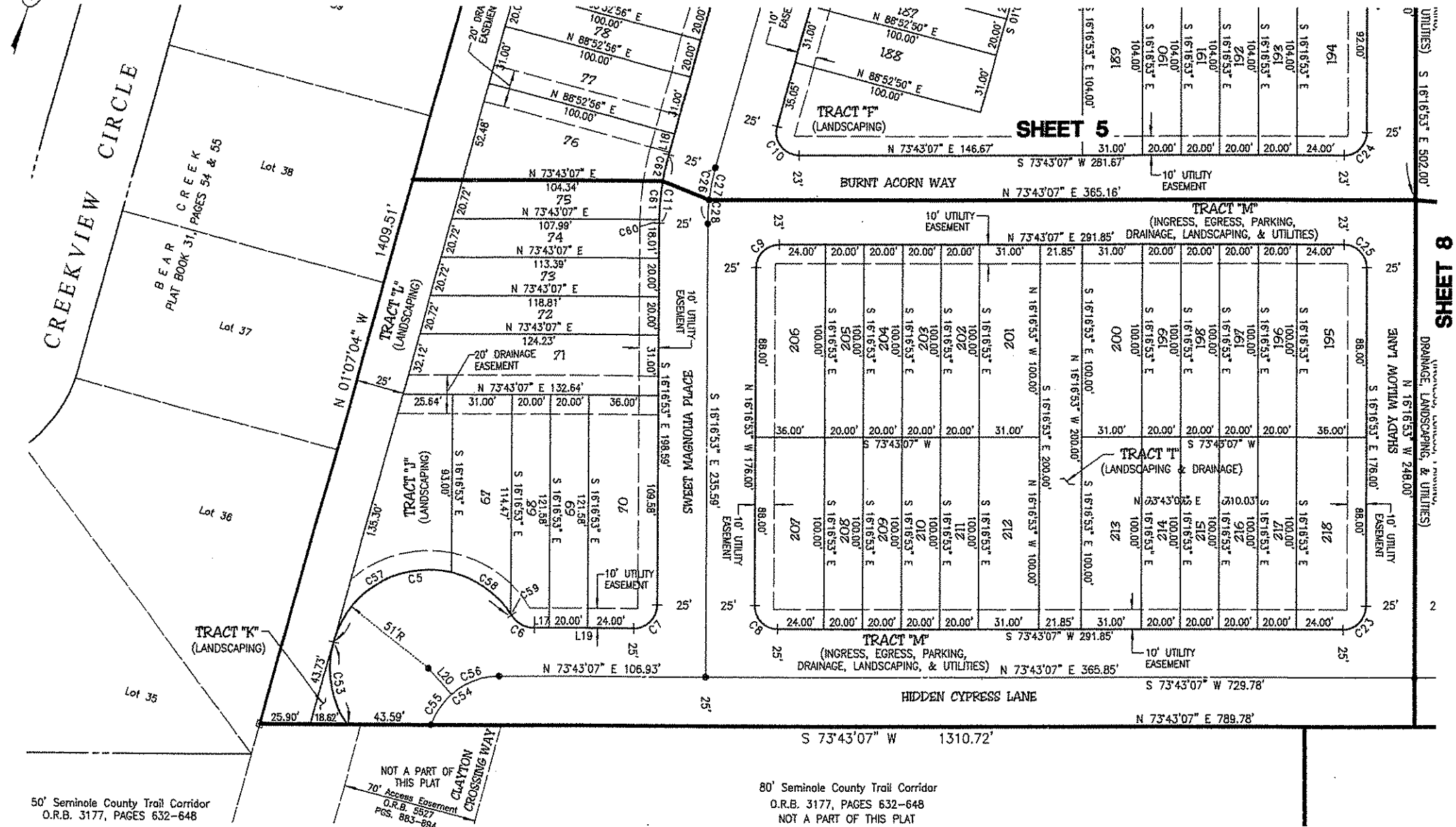
- SET 4"x4" CONCRETE MONUMENT W/DISC PRM LB#3376
- R/W RIGHT OF WAY
- R RADIUS
- D CENTRAL ANGLE
- A ARC LENGTH
- CB CHORD BEARING
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY

DJM ASSOCIATES, INC.
REGISTERED LAND PLANNERS & SURVEYORS
206 WYMORE ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE 407/945-5566, FAX 407/962-5289

SHEET 6 OF 11

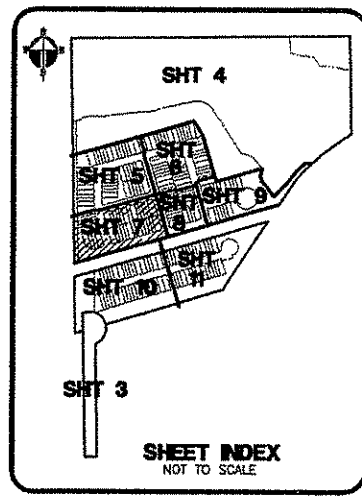
CLAYTON CROSSING TOWNHOMES

LOCATED IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



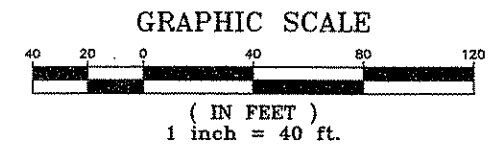
LINE DATA:

NUMBER	BEARING	DISTANCE
L17	N 73°43'07" E	7.78'
L19	S 73°43'07" W	51.78'
L20	S 58°05'01" E	17.83'



CURVE DATA:

NUMBER	CENTRAL ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C5	132°07'17"	S 64°56'34" W	51.00	117.60	93.23
C6	57°17'06"	N 77°38'20" W	14.00	14.00	13.42
C7	90°00'00"	S 28°43'07" W	12.00	18.85	16.97
C8	90°00'00"	N 61°16'53" W	12.00	18.85	16.97
C9	90°00'00"	N 28°43'07" E	12.00	18.85	16.97
C11	15°09'49"	S 08°41'59" E	136.00	35.99	35.89
C23	90°00'00"	S 28°43'07" W	12.00	18.85	16.97
C25	90°00'00"	S 61°16'53" E	12.00	18.85	16.97
C28	06°25'15"	S 13°04'16" E	111.00	12.44	12.43
C53	48°38'28"	S 25°56'18" E	51.00	44.19	42.82
C54	71°04'31"	S 38°10'51" W	37.00	45.90	43.01
C55	29°18'24"	N 17°16'47" E	37.00	18.90	18.70
C56	41°48'08"	N 52°49'03" E	37.00	26.99	26.40
C57	87°50'08"	N 42°48'00" E	51.00	78.18	70.75
C58	43°23'11"	S 71°35'21" E	51.00	38.62	37.70
C59	00°53'59"	S 49°26'46" E	51.00	0.80	0.80
C60	00°50'20"	N 15°51'43" W	136.00	1.99	1.99
C61	08°28'00"	N 11°12'33" W	136.00	20.10	20.08



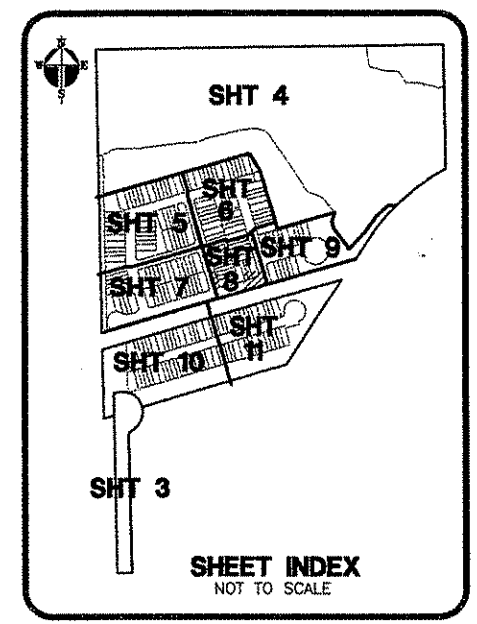
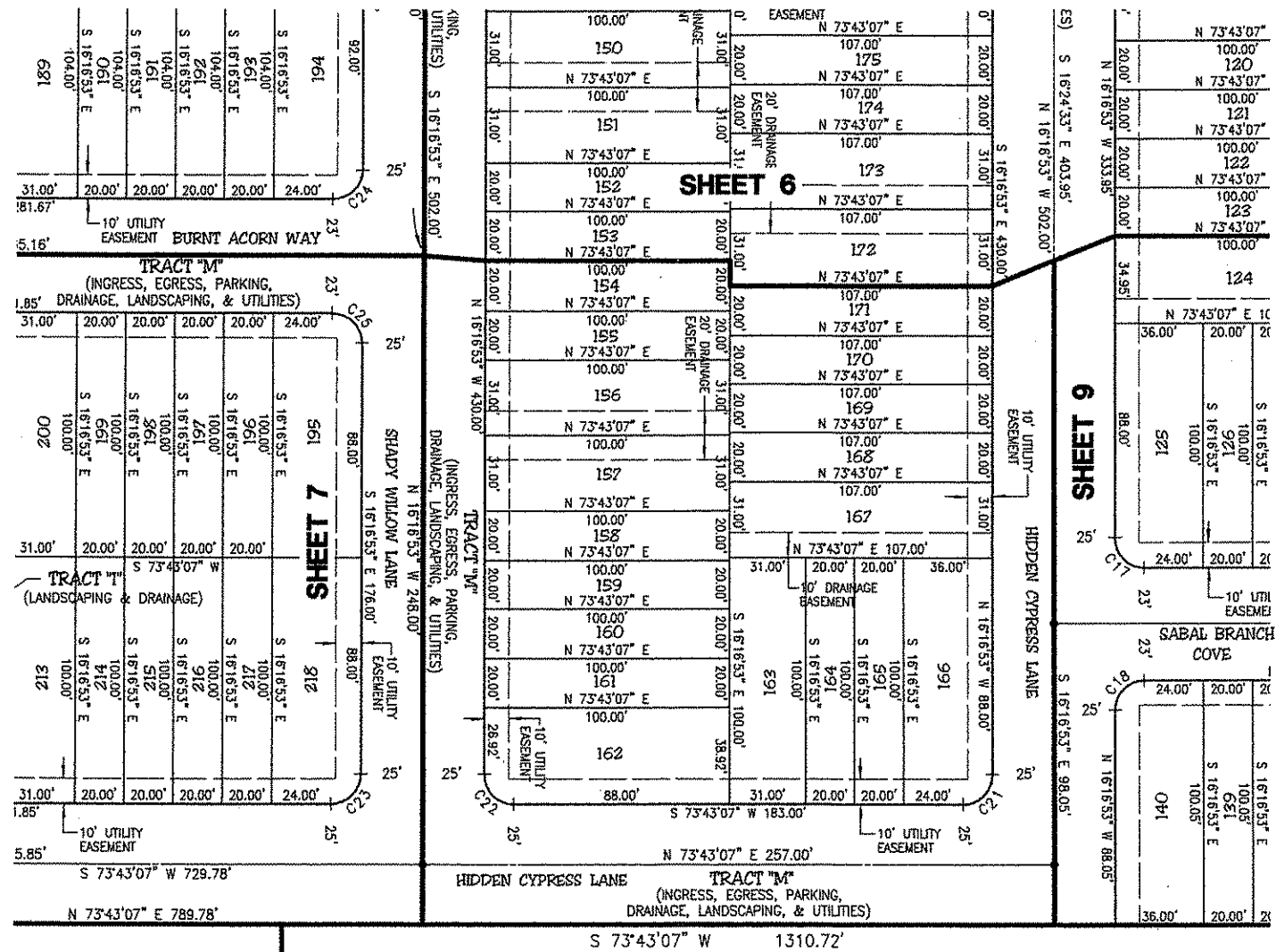
- LEGEND:**
- SET 4"x4" CONCRETE MONUMENT W/DISC PRM LB#3376
 - R/W RIGHT OF WAY
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 - PT POINT OF TANGENCY

BMS17292

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 ENGINEERS • LAND SURVEYORS • SURVEYORS
 100 WYMORE ROAD, WINTER PARK, FLORIDA 32789
 TELEPHONE # (407)641-0266, FAX # (407)625-5160

CLAYTON CROSSING TOWNHOMES

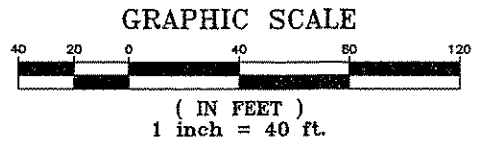
LOCATED IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



- LEGEND:**
- SET 4"x4" CONCRETE MONUMENT W/DISC PRM LB#3376
 - R/W RIGHT OF WAY
 - R RADIUS
 - D CENTRAL ANGLE
 - A ARC LENGTH
 - CB CHORD BEARING
 - PI POINT OF INTERSECTION
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY

CURVE DATA:

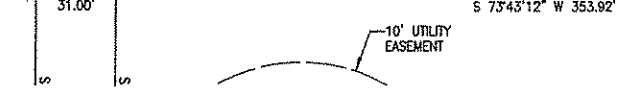
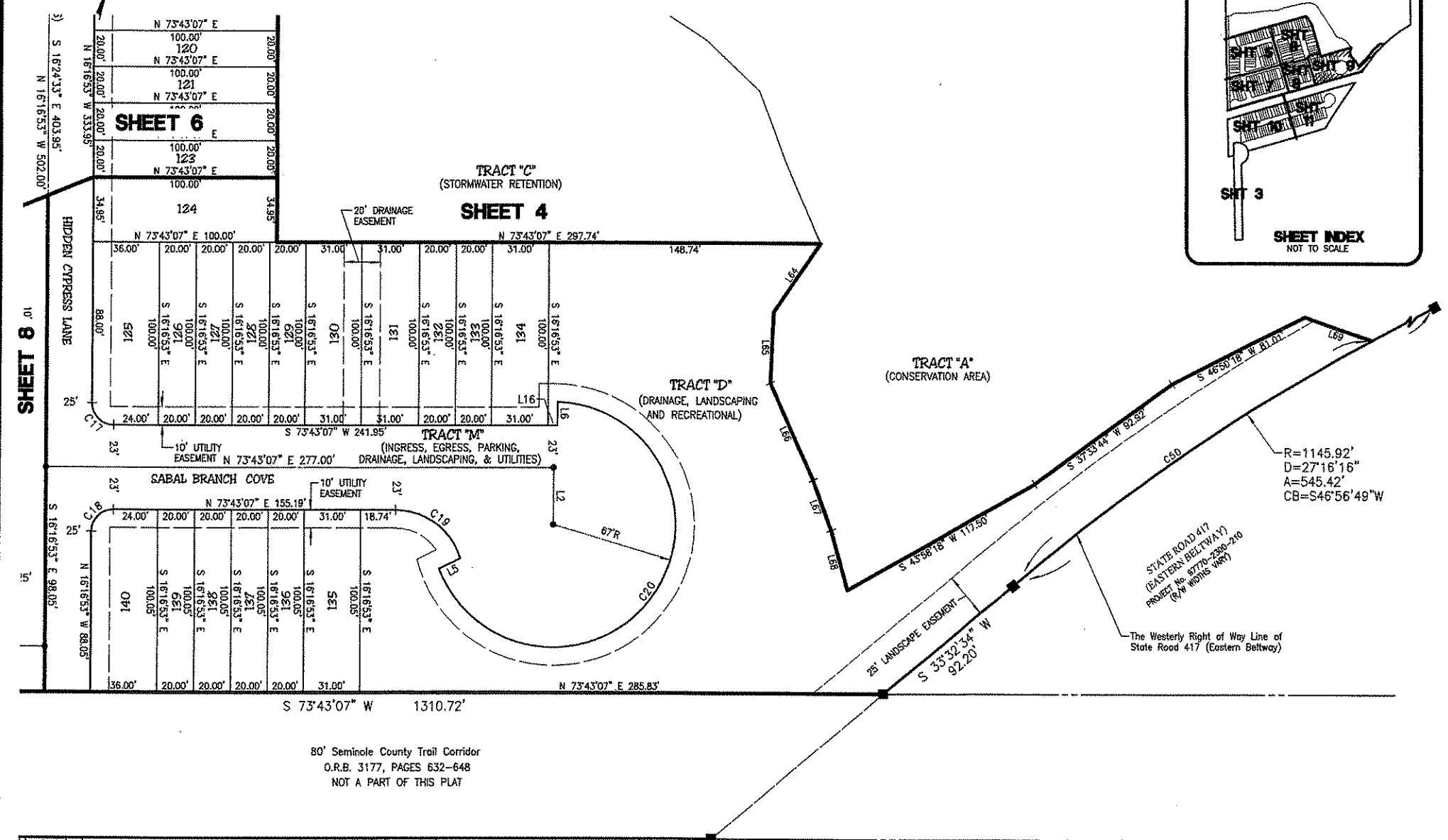
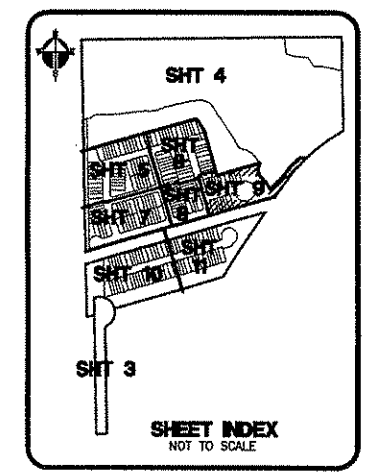
NUMBER	CENTRAL ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C21	90°00'00"	S 28°43'07" W	12.00	18.85	16.97
C22	90°00'00"	N 61°16'53" W	12.00	18.85	16.97



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506 WINDYBROOK ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE # 407-945-5546 FAX # 407-945-2389

CLAYTON CROSSING TOWNHOMES

LOCATED IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



CURVE DATA:

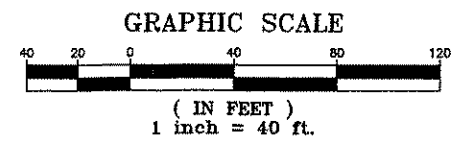
NUMBER	CENTRAL ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C17	90°00'00"	N 61°16'53" W	12.00	18.85	16.97
C18	90°00'00"	N 28°43'07" E	12.00	18.85	16.97
C19	73°11'29"	S 69°41'09" E	37.00	47.26	44.12
C20	247°14'39"	N 19°00'31" E	67.00	289.12	111.58
C50	11°13'56"	S 38°55'40" W	1145.92	224.65	224.29

LINE DATA:

NUMBER	BEARING	DISTANCE
L2	S 16°16'53" E	31.00'
L5	S 47°16'51" W	13.04'
L6	S 16°16'53" E	12.97'
L16	S 73°43'07" W	4.95'
L84	N 18°28'22" E	45.65'
L85	N 13°56'57" W	38.75'
L86	N 40°37'38" W	58.10'
L87	N 36°03'00" W	28.11'
L88	N 31°45'48" W	33.85'
L89	N 87°26'39" W	39.15'

LEGEND:

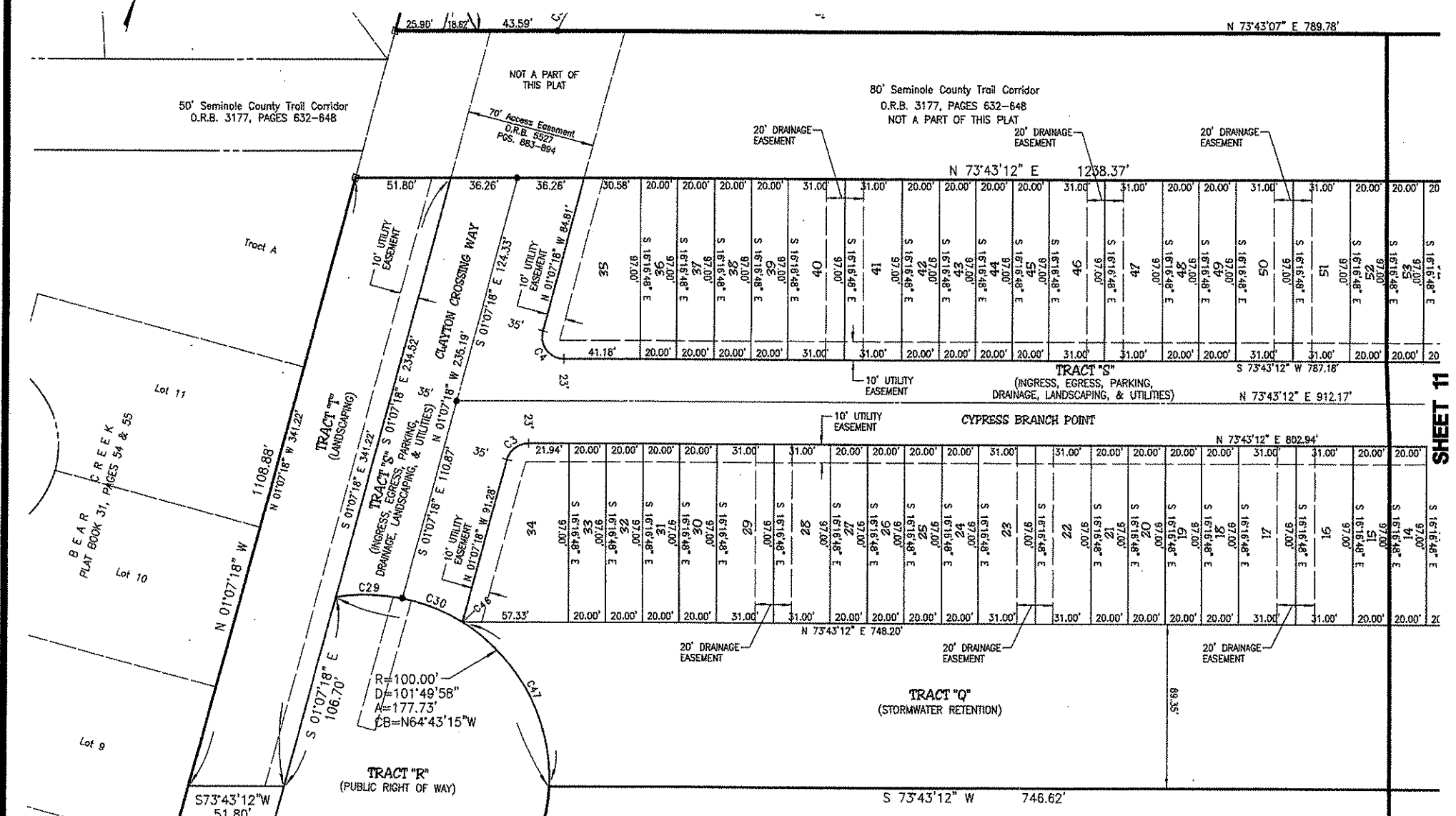
- SET 4"x4" CONCRETE MONUMENT W/DISC PRM LB#3376
- R/W RIGHT OF WAY
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- PC POINT OF CURVATURE
- PT POINT OF TANGENCY



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ENGINEERS * LAND PLANNERS * SURVEYORS
106 WINDHOLM ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE # (407)445-5566, FAX # (407)445-5187

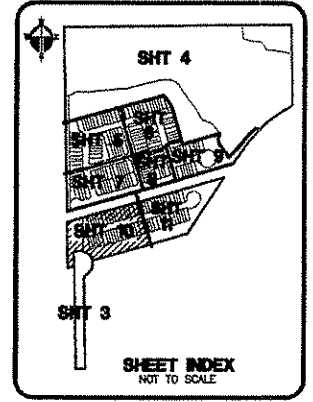
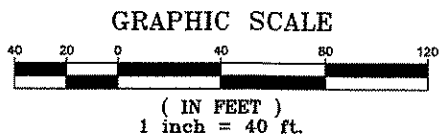
CLAYTON CROSSING TOWNHOMES

LOCATED IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



CURVE DATA:

NUMBER	CENTRAL ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C3	74°50'31"	N 38°17'57" E	12.00	15.67	14.58
C4	105°09'29"	N 53°42'03" W	12.00	22.02	19.06
C29	20°47'32"	N 74°46'32" E	100.00	36.29	36.09
C30	20°17'08"	S 84°42'08" E	100.00	35.41	35.22
C46	00°02'18"	S 74°32'24" E	100.00	0.07	0.07
C47	80°42'59"	S 44°09'46" E	100.00	105.97	101.08



LINE DATA:

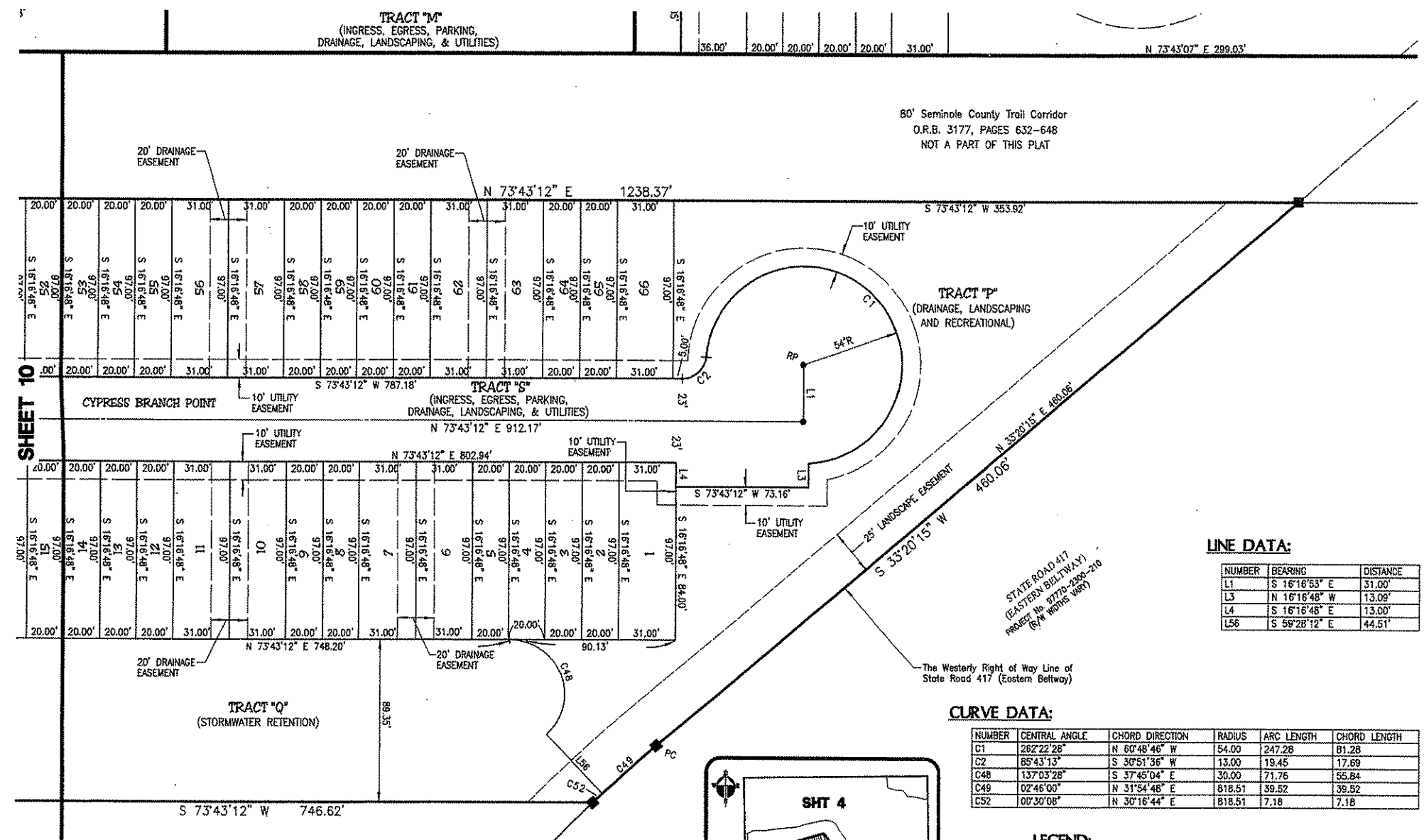
NUMBER	BEARING	DISTANCE
L12	N 16°16'48" W	16.67

- LEGEND:**
- SET 4"x4" CONCRETE MONUMENT W/DISC PRM LB#3376
 - R/W RIGHT OF WAY
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ENGINEERS * LAND PLANNERS * SURVEYORS
506 WYOMORE ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE # (407)645-5566, FAX # (407)645-5389

CLAYTON CROSSING TOWNHOMES

LOCATED IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



80' Seminole County Trail Corridor
O.R.B. 3177, PAGES 632-648
NOT A PART OF THIS PLAT

SHEET 10

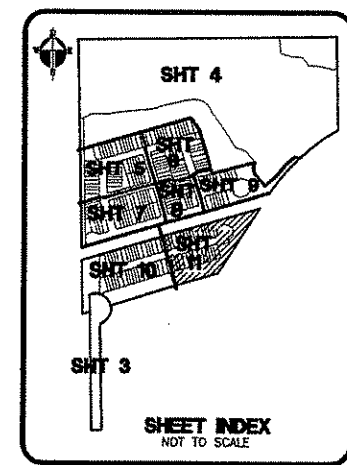
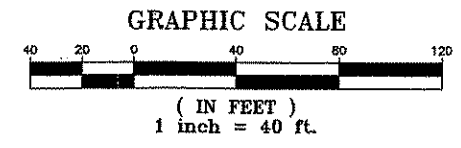
LINE DATA:

NUMBER	BEARING	DISTANCE
L1	S 16°16'53" E	31.00'
L3	N 16°16'48" W	13.09'
L4	S 16°16'48" E	13.00'
L56	S 56°28'12" E	44.51'

CURVE DATA:

NUMBER	CENTRAL ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	262°22'28"	N 60°48'46" W	54.00	247.28	81.28
C2	85°43'13"	S 30°51'36" W	13.00	19.45	17.69
C48	137°03'28"	S 37°45'04" E	30.00	71.76	65.84
C49	02°46'00"	N 31°54'48" E	818.51	39.52	39.52
C52	00°30'08"	N 30°16'44" E	818.51	7.18	7.18

- LEGEND:**
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 - R/W RIGHT OF WAY
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505 WYOMORE ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE # (407)445-8366 FAX # (407)429-3389