

Item # 35

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of the Revised Preliminary Subdivision Plan and Final Plat for Clayton Crossing Townhomes

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

AUTHORIZED BY: Dori L. DeBord **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date 11/7/2006 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

Approve the revised Preliminary Subdivision Plan and 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 revised Preliminary Subdivision Plan and final plat for Clayton Crossing Townhomes. The Preliminary Subdivision Plan is being revised to coincide with the approved PUD Final Master Plan, the approved Final Engineering Plan, and the Final Plat. The revisions to the Preliminary Subdivision Plan do not change the intent of the previously approved Preliminary Subdivision Plan.

The plat consists of 218 single family townhome lots zoned PUD (Planned Unit Development) on a 54.7 acre parcel. The project will be served by Seminole County for water and sewer. Clayton Crossing Way is being dedicated to Seminole County by this plat and all other internal roads are private and will not be part of the County's maintenance system. 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 revised Preliminary Subdivision Plan and 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.

Reviewed by:	<u>KFT</u>
Co Atty:	<u>KFT</u>
DFS:	
Other:	<u>JBO</u>
DCM:	
CM:	
File No.	<u>cpdd06</u>

STAFF RECOMMENDATION:

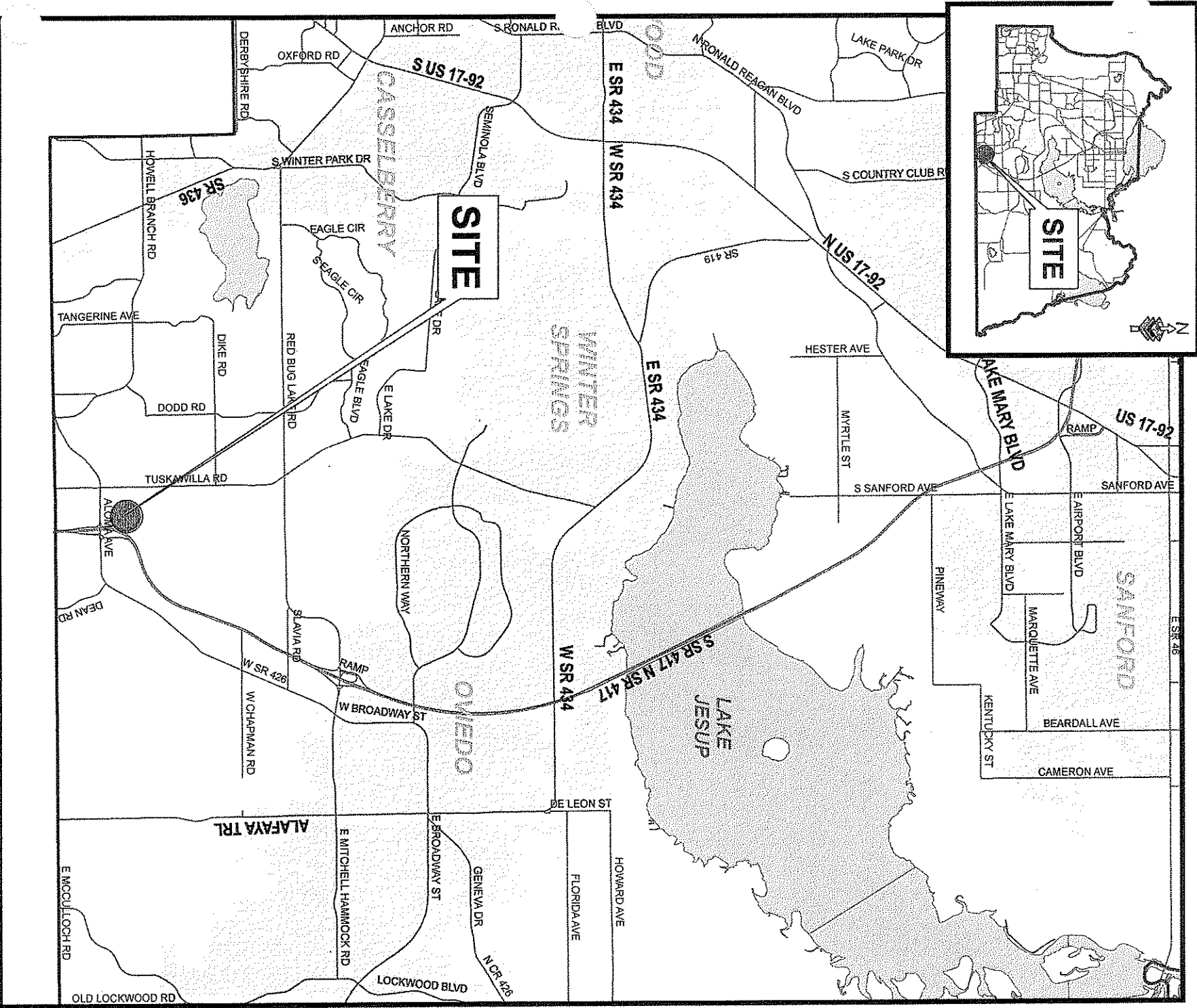
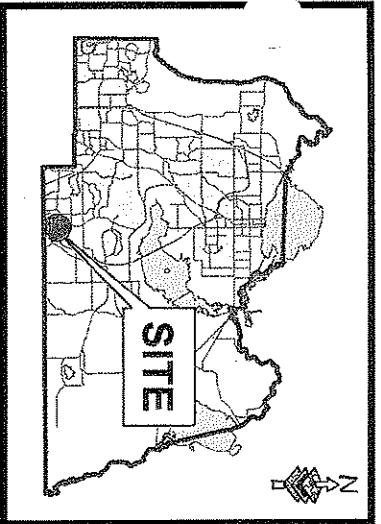
Staff recommends the Board approve the revised Preliminary Subdivision Plan and authorize the Chairman to execute the final plat for Clayton Crossing Townhomes, as requested by the applicant.

District 1 - Dallari

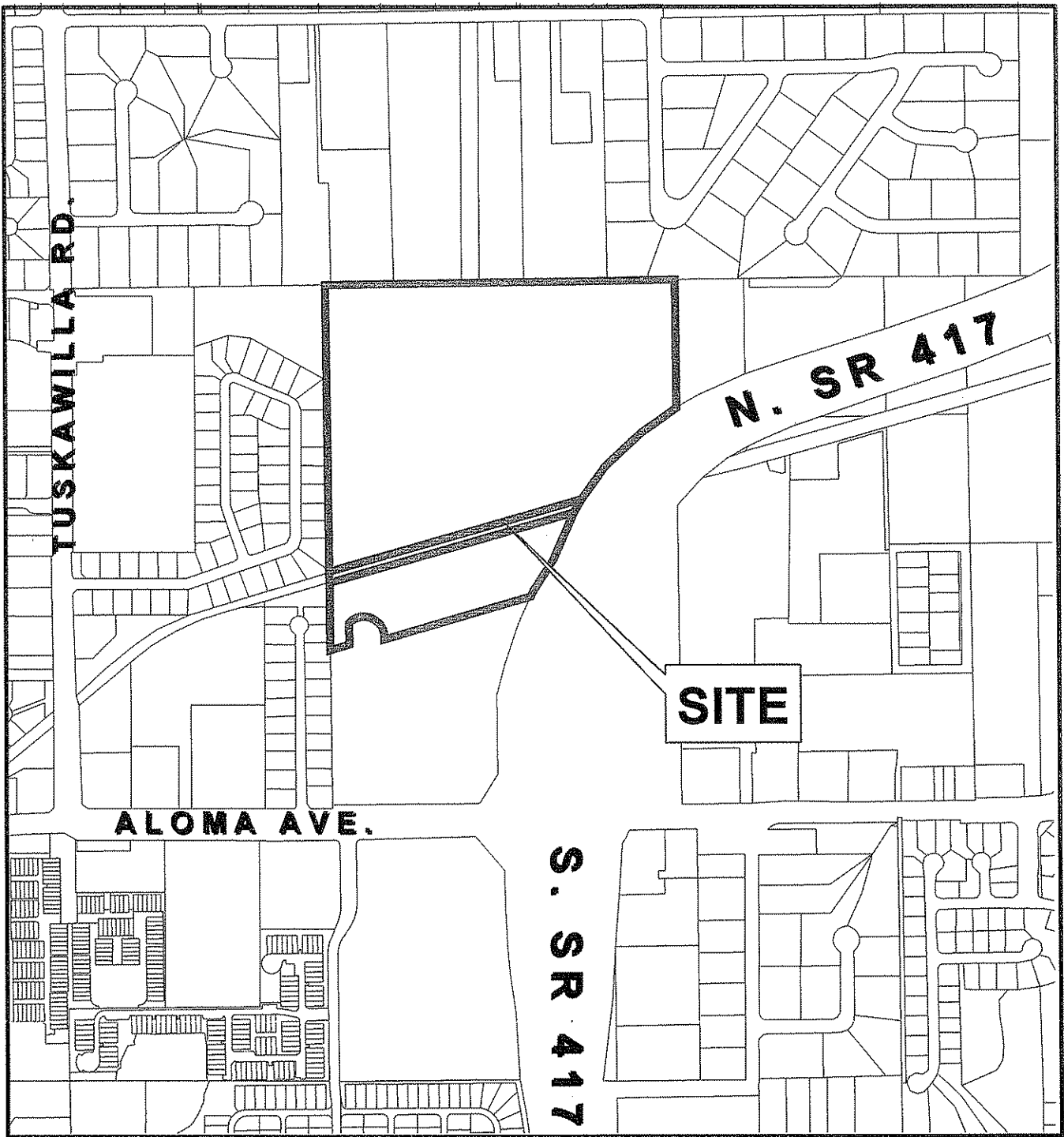
Attachments: Location Maps – Exhibit A

Reduced Copy of PSP – Exhibit B

Reduced Copy of Plat – Exhibit C



filename: L:\p\proj\scs\p\g\z\2006\GIS\stierf_report_pkgs\stiermaps_larger\2006-07\stiermap.mxd ***7/06





Clayton Crossing Townhomes
Final Plat



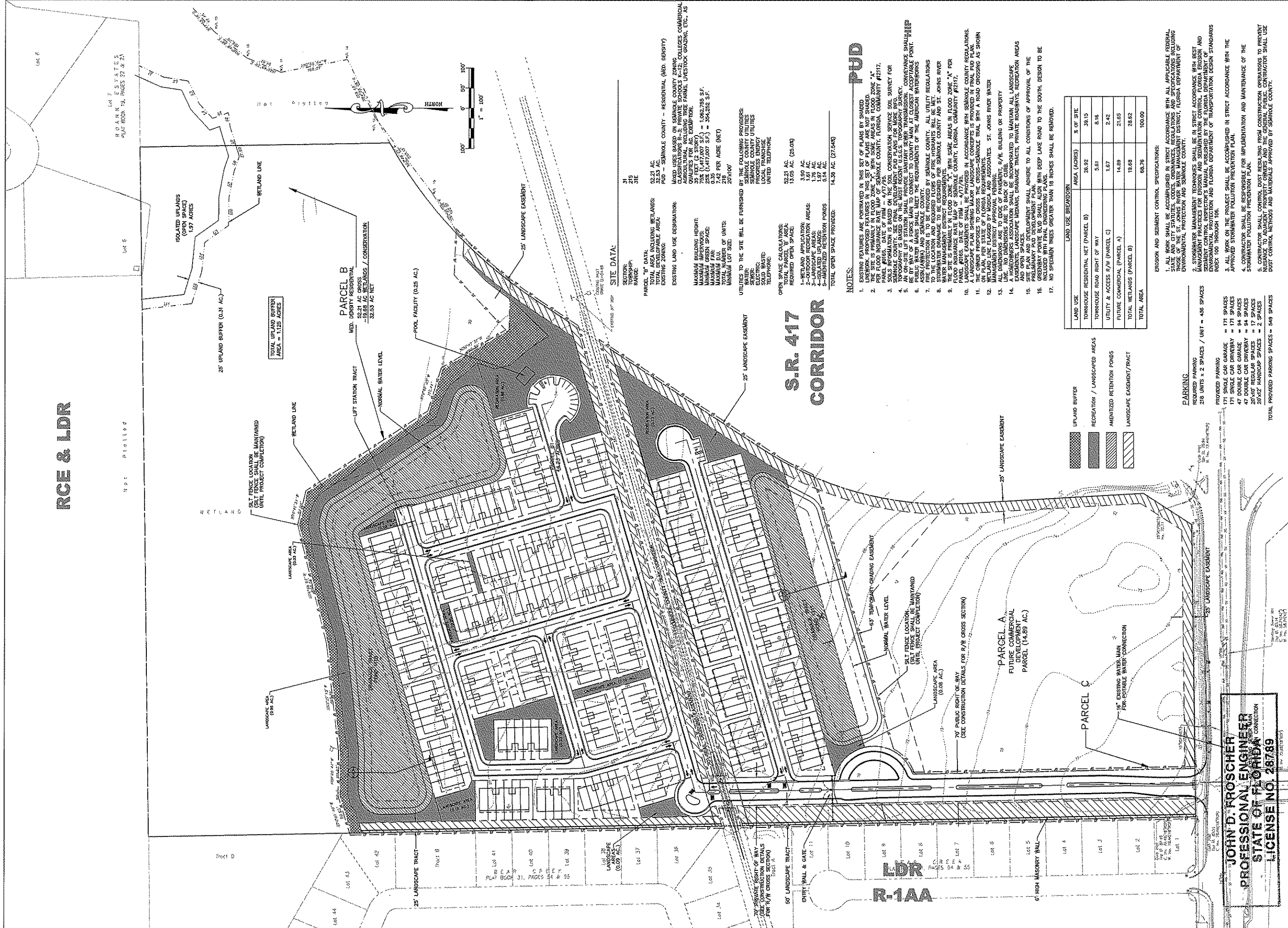


Clayton Crossing
Townhomes
Final Plat

-  Parcel
-  Subject Property



January 2006 Color Aerials



RCE & LDR

Not Plotted

SITE DATA:

SECTION: 31
 TOWNSHIP: 21S
 RANGE: 51E
 PARCEL "B" DATA:
 TOTAL AREA: 14.39 AC
 TOTAL RECYCLABLE AREA: 32.53 AC
 EXISTING ZONING: PUD - SEMINOLE COUNTY - RESIDENTIAL (MED. DENSITY)
 MAJOR USES BASED ON SEMINOLE COUNTY ZONING CLASSIFICATIONS R-2, PRIVATE SCHOOLS K-12, COLLEGES COMMERCIAL AGRICULTURAL INCLUDING TREE FARMS, LIVESTOCK GRAZING, ETC., AS DESCRIBED IN THE ZONING ORDINANCE.
 MAXIMUM BUILDING HEIGHT: 7.42 PER ACRE (NET)
 MAXIMUM IMPERVIOUS: 75% (1,417,007 SF) = 1,062,796 SF.
 MAXIMUM OPEN SPACE: 0.35 (1,417,007 SF) = 504,212 SF.
 MAXIMUM FLOOR AREA: 7.42 PER ACRE (NET)
 MINIMUM LOT SIZE: 20'x140'

S.R. 417 CORRIDOR

PUD

- NOTES:**
- EXISTING FEATURES ARE PORTRAYED IN THIS SET OF PLANS BY SHADING.
 - PER FLOOD INSURANCE RATE MAP OF SEMINOLE COUNTY, FLORIDA, COMMUNITY #2117, THE SITE IS PRIMARILY IN FLOOD ZONE "X" WITH SOME AREAS IN FLOOD ZONE "A".
 - SOILS INFORMATION IS BASED ON THE SOIL CONSERVATION SERVICE SOIL SURVEY FOR SEMINOLE COUNTY, SEE FINAL DEVELOPMENT PUD PLANS FOR MORE INFO.
 - AN ON-SITE LIFT STATION SHALL PROVIDE SANITARY SEWER TRANSMISSION.
 - BE BY WAY OF A FORCE MAIN TO CONNECT TO COUNTY MAIN AT CLOSEST ACCEPTABLE POINT.
 - EXISTING WATER MAINS SHALL BE MAINTAINED AND PROTECTED.
 - FIRE PROTECTION IS TO BE PROVIDED BY SEMINOLE COUNTY. ALL UTILITY REGULATIONS TO THE LOCATION AND REQUIRED FLOWS OF FIRE HYDRANTS WILL BE MET.
 - WATER MANAGEMENT DISTRICT REQUIREMENTS: SEMINOLE COUNTY AND ST. JOHNS RIVER LANDSCAPE EASEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH SEMINOLE COUNTY REGULATIONS.
 - THE SITE IS PRIMARILY IN FLOOD ZONE "X" WITH SOME AREAS IN FLOOD ZONE "A" PER PARCEL A/B/C. DATE OF FIRM = 4/17/93.
 - LANDSCAPE EASEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH SEMINOLE COUNTY REGULATIONS.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND ASSOCIATES. ST. JOHNS RIVER AND OPEN SPACES.
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, R/W, BUILDING OR PROPERTY LINE. NO DIMENSIONS ARE TO BACK OF CURB.
 - WETLAND LINE PLACED ACCORDING TO THE 2002 FWS OREGON MAP.
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, R/W, BUILDING OR PROPERTY LINE. NO DIMENSIONS ARE TO BACK OF CURB.
 - EXISTING, LANDSCAPE MEDIAN, DRAINAGE TRACTS, PRIVATE ROADSWAYS, RECREATION AREAS AND OPEN SPACES.
 - PRELIMINARY PUD DEVELOPMENT SHALL ADHERE TO ALL CONDITIONS OF APPROVAL OF THE GREENWAY POINTE BLVD SHALL ALIGN WITH DEEP LAKE ROAD TO THE SOUTH. DESIGN TO BE INCLUDED WITH FINAL ENGINEERING PLANS.
 - NO SPECIMEN TREES GREATER THAN 16 INCHES SHALL BE REMOVED.

UTILITIES TO THE SITE WILL BE FURNISHED BY THE FOLLOWING PROVIDERS:
 SEMINOLE COUNTY UTILITIES
 SEMINOLE COUNTY UTILITIES
 SEMINOLE COUNTY UTILITIES
 SEMINOLE COUNTY UTILITIES
 UNITED TELEPHONE

OPEN SPACE CALCULATIONS:
 TOTAL PARCEL: 14.39 AC (24,000)
 REQUIRED OPEN SPACE: 3,900 AC
 1-WETLAND APPLICATION: 1.81 AC
 2-OUTDOOR RECREATION AREAS: 1.79 AC
 3-LANDSCAPE AREAS: 1.79 AC
 4-UNDEVELOPED RETENTION PONDS: 0.14 AC
 TOTAL OPEN SPACE PROVIDED: 14.39 AC (27,649)

LAND USE	AREA (ACRES)	% OF SITE
TOWNHOUSE RESIDENTIAL NET (PARCEL B)	26.92	39.19
TOWNHOUSE ROAD RIGHT OF WAY	5.61	8.16
UTILITY & ACCESS R/W (PARCEL C)	1.87	2.62
FUTURE COMMERCIAL (PARCEL A)	14.89	21.65
TOTAL WETLANDS (PARCEL B)	19.48	28.62
TOTAL AREA	68.76	100.00

- UPLAND BUFFER
- RECREATION / LANDSCAPED AREAS
- IDENTIFIED RETENTION PONDS
- LANDSCAPE EASEMENT/TRACT

PARKING:

- REQUIRED PARKING: 218 UNITS x 2 SPACES / UNIT = 436 SPACES
- PROVIDED PARKING:
- 171 SINGLE CAR GARAGE = 171 SPACES
 - 47 DOUBLE CAR GARAGE = 94 SPACES
 - 20'x10' REGULAR SPACES = 17 SPACES
 - 20'x12' HANDICAP SPACES = 2 SPACES
- TOTAL PROVIDED PARKING SPACES = 549 SPACES

EROSION AND SEDIMENT CONTROL SPECIFICATIONS:

- ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND CITY STATUTES, CODES, ORDINANCES, REGULATIONS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO THE EROSION CONTROL ACT, CHAPTER 62, PART 1, F.S., AND THE ENVIRONMENTAL PROTECTION ACT, CHAPTER 38, PART 1, F.S.
- STORMWATER MANAGEMENT TECHNIQUES SHALL BE IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL, FLORIDA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, CHAPTER 62, PART 1, F.S., AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS, CHAPTER 316, PART 1, F.S.
- ALL WORK ON THE PROJECT SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE STORMWATER POLLUTION PREVENTION PLAN.
- CONTRACTOR SHALL CONTROL DUST DURING FRESH CONSTRUCTION OPERATIONS TO PREVENT NEIGHBORHOOD DUST PROBLEMS AND THE GENERAL PUBLIC. CONTRACTOR SHALL USE DUST CONTROL METHODS AND MATERIALS APPROVED BY SEMINOLE COUNTY.

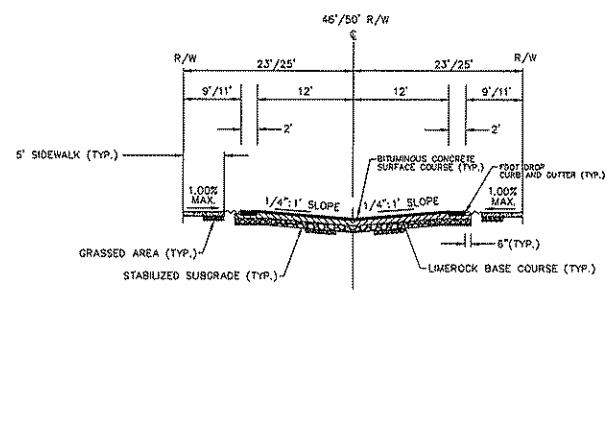
JOHN D. FROSCHER
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 28789

GREENWAY POINTE TOWNHOMES
 IN SEMINOLE COUNTY, FLORIDA
PRELIMINARY SUBDIVISION PLAN

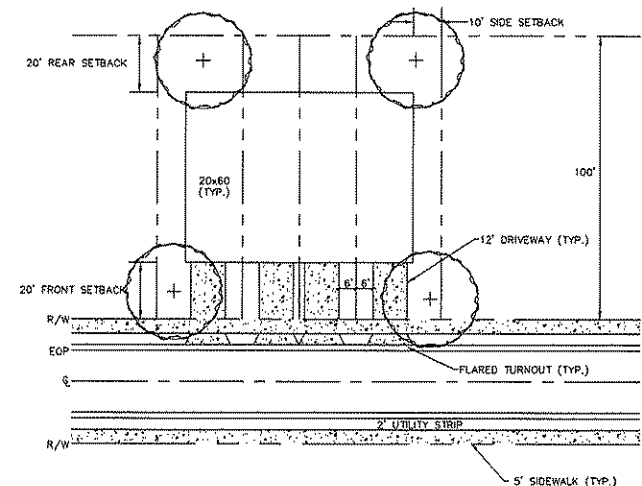
FLORIDA LAND DESIGN, INC.
 222 SOUTH WESTMONTE DRIVE
 SUITE 211
 ALTAMONTE SPRINGS, FLORIDA 32714
 (407) 389-8811 FAX: (407) 389-8821

SHEET
 2 OF 3

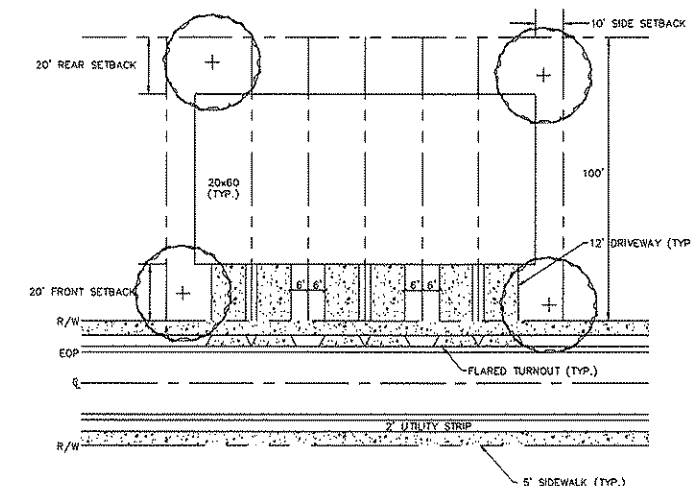
OCT 27 2006



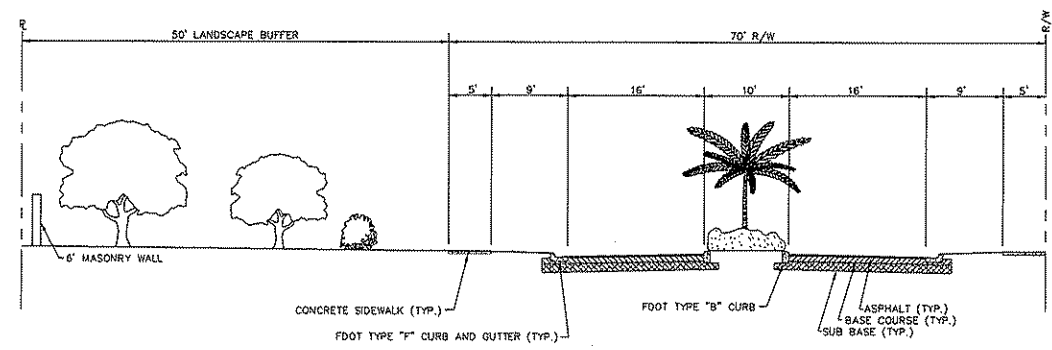
TYPICAL 46'/50' PRIVATE R/W SECTION
NTS



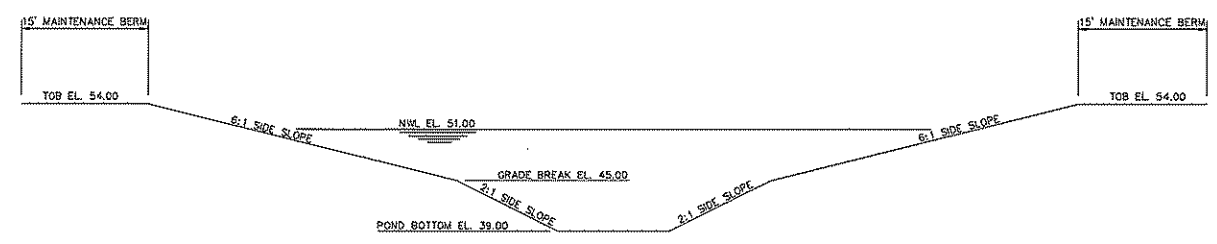
TYPICAL 4-UNIT LOT PLAN
NTS



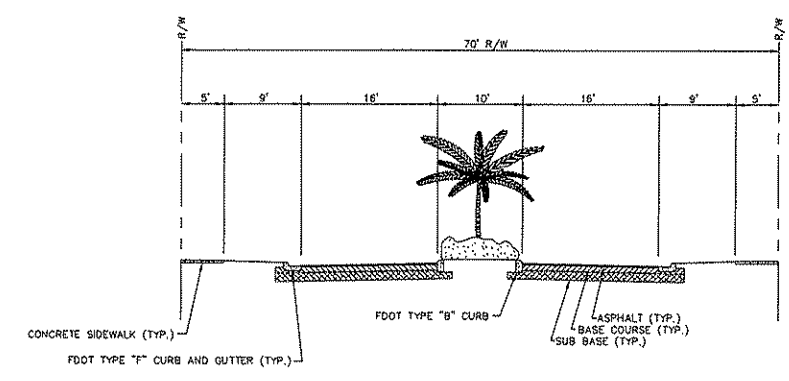
TYPICAL 6-UNIT LOT PLAN
NTS



70' PUBLIC R/W SECTION
NTS



POND 1110 SECTION
NTS



70' PRIVATE R/W SECTION
NTS



POND 1211 SECTION
NTS

JOHN D. FROESCHER
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 28789

GREENWAY POINTE TOWNHOMES
IN SEMINOLE COUNTY, FLORIDA

CONSTRUCTION DETAILS

OCT 27 2006

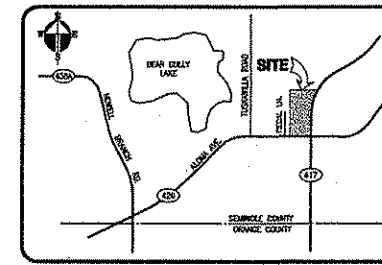
FLORIDA LAND DESIGN, INC.
FLORIDA BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE OF REGISTRATION NO. 807
ALFAMONTE SPRINGS, FLORIDA 32714
222 SOUTH WESTMONTGOMERY DRIVE
SUITE 211
(407) 389-1811 FAX: (407) 389-1802
JOB NUMBER: 445-07-022
SCALE: NTS
CHECKED BY: JAF
DESIGNED BY: MFB
DRAWN BY: MFB

NO.	DATE	BY	DESCRIPTION
1	10/27/04	JAF	ADDED PRELIMINARY STORMWATER DESIGN PER COUNTY
2	10/26/06	JAF	REVISED PER CYNTHIA SWEET

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 Southeastly 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 Southeastly 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 Northern 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 Southern 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 480.06 feet to a point of curvature of a curve concave Southeastly having a radius of 816.51 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 Northwestly 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 Southeastly 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.



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

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 (JIF 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, N, O, P, Q, R, S, T and U of the Common Area, Tracts B, C, D, E, F, G, H, I, J, K, L, M, O, P, Q, R, S and T shall be owned and maintained by the homeowners association. Tracts ~~B, C, D, E, F, G, H, I, J, K, L, M, O, P, Q, R, S~~ 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 servicing 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 by the officer named below on the 11th day of August, 2006.

WITNESSES:

 (print name) ASTOR KOZIK

 (print name) Laura M. Wade
 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 the Corporation, who is personally known to me and did not take an oath.

 (print name) ASTOR KOZIK
 NOTARY PUBLIC
 Commission No. DD342145
 My Commission Expires: 07.28.2009

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
 Registration Number: 6493
 Florida Professional Surveyor
 BJM ASSOCIATES, INC.
 506 WYMORE ROAD
 WINTER PARK, FLORIDA 32789
 Certificate of Authorization Number: LB 3376

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

9-11-06 CCCH Greenway North Property, LLC,
 (date) a Florida Limited Liability Company

By: Hope C. Roll
 Hope C. Roll
 Managing Member

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

SIGNED AND SEALED IN THE PRESENCE OF:

Roxanne Murdoch Roxanne Murdoch
 witness witness
 (print name) ROXANNE MURDOCH (print name) ROXANNE MURDOCH

STATE OF FLORIDA COUNTY OF ORANGE
 The foregoing instrument was acknowledged before me this 11th day of September, 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 Linda S. Dodge Notary Public State of Florida
 (Print Name) LINDA S. DODGE My Commission DD338316
 My Commission Expires 05/11/2010 Expires 05/11/2010

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. Wessels, 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

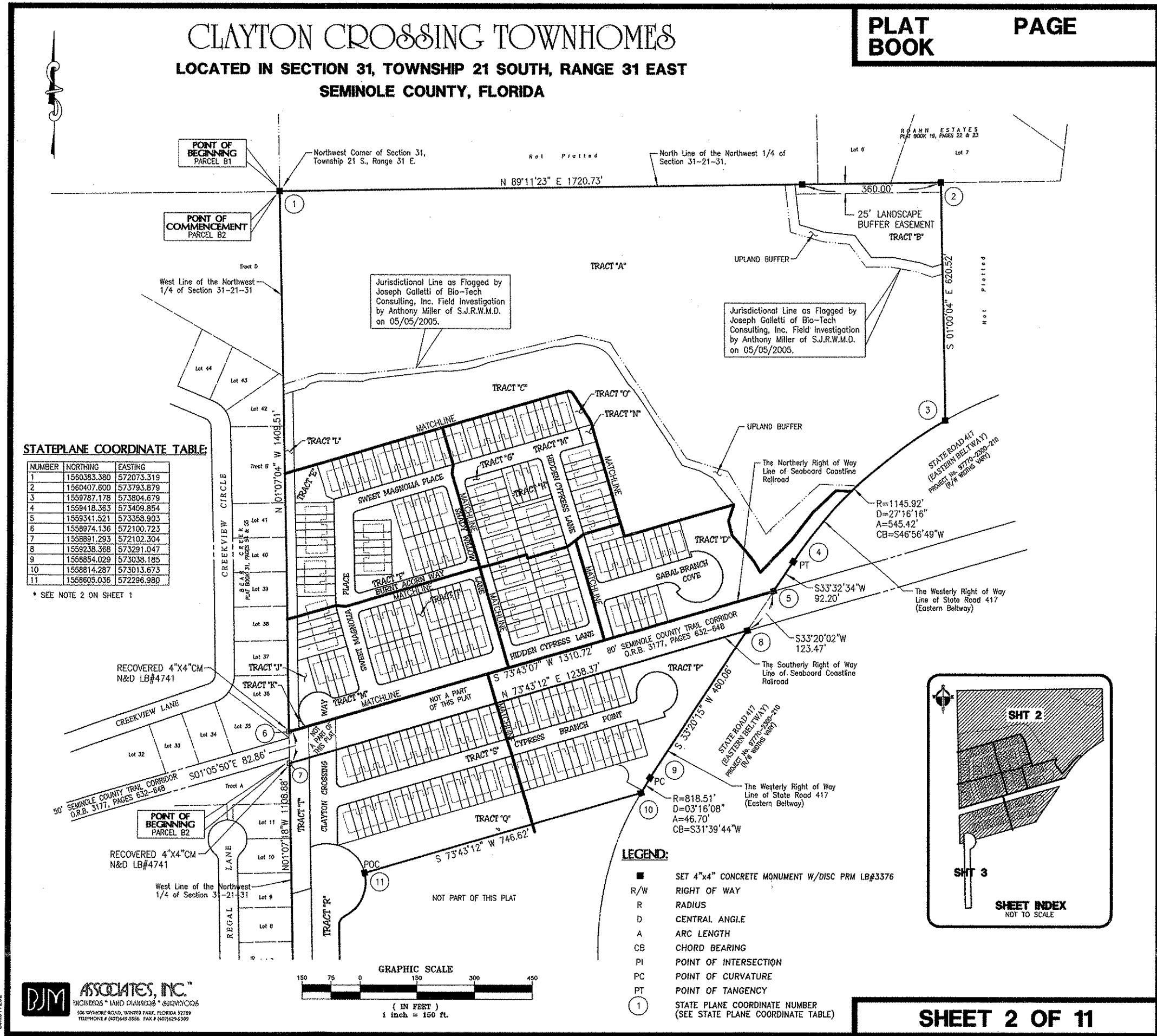
CLAYTON CROSSING TOWNHOMES

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

STATEPLANE COORDINATE TABLE:

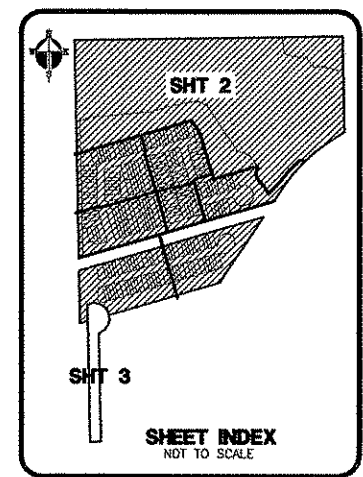
NUMBER	NORTHING	EASTING
1	1560383.380	572073.319
2	1560407.600	573793.879
3	1559787.178	573804.679
4	1559418.363	573409.854
5	1559341.521	573356.903
6	1558974.136	572100.723
7	1558891.293	572102.304
8	1558238.368	573291.047
9	1558854.029	573038.185
10	1558814.287	573013.673
11	1558605.036	572296.980

* SEE NOTE 2 ON SHEET 1



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)



8/03/17/202

DJM ASSOCIATES, INC.
ENGINEERS * LAND PLANNERS * SURVEYORS
505 WINDSOR ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE # (407)645-5556, FAX # (407)629-5389

CLAYTON CROSSING TOWNHOMES

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

PLAT
BOOK

PAGE

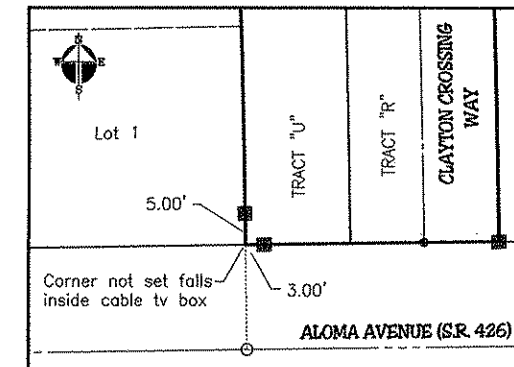
STATEPLANE COORDINATE TABLE:

NUMBER	NORTHING	EASTING
12	1558491.658	572244.427
13	1558468.790	572230.572
14	1557784.258	572243.930
15	1557782.627	572123.939

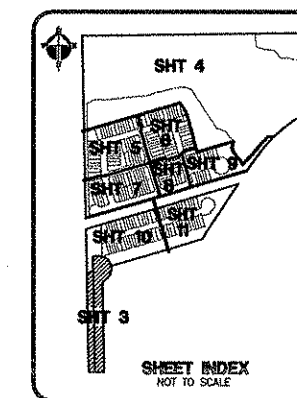
* SEE NOTE 2 ON SHEET 1

LEGEND:

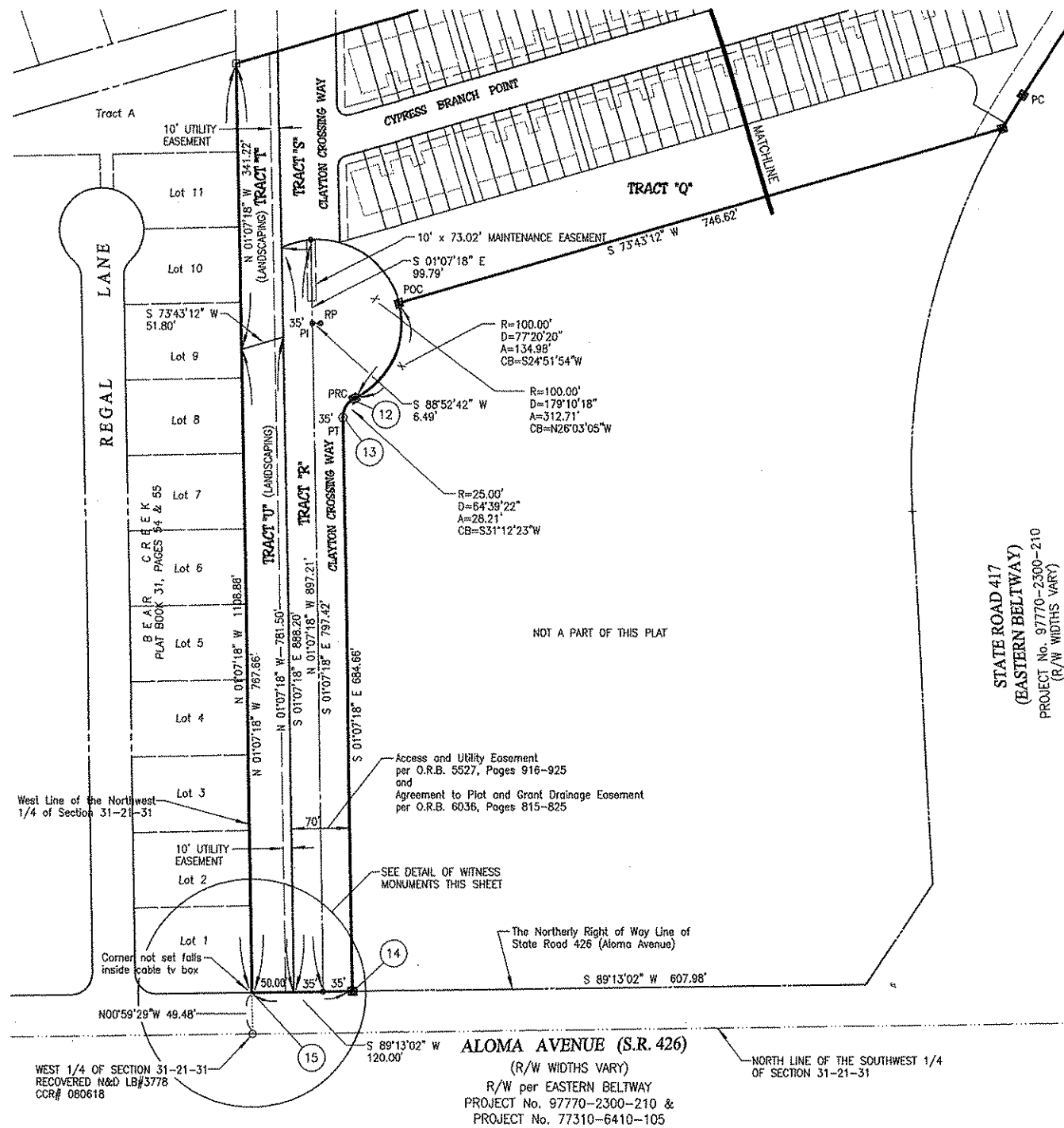
- SET 4"x4" CONCRETE MONUMENT W/DISC PRM LB#3376
- ⊙ SET NAIL W/DISC PRM LB#3376
- R/W RIGHT OF WAY
- R RADIUS
- D CENTRAL ANGLE
- A ARC LENGTH
- CB CHORD BEARING
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- CCR CERTIFIED RECORD CORNER
- N&D NAIL AND DISK
- IR IRON ROD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



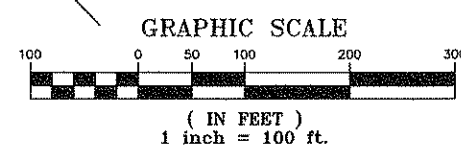
DETAIL OF WITNESS MONUMENTS



SHEET 3 OF 11



STATE ROAD 417
(EASTERN BELTWAY)
PROJECT No. 97770-2300-210
(R/W WIDTHS VARY)

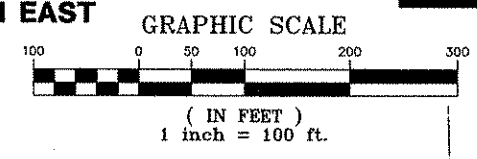


DJM ASSOCIATES, INC.
SURVEYORS * LAND PLANNERS * ARCHITECTS
506 WYNMORE ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE # (407) 640-5566, FAX # (407) 621-5189

BMS17292

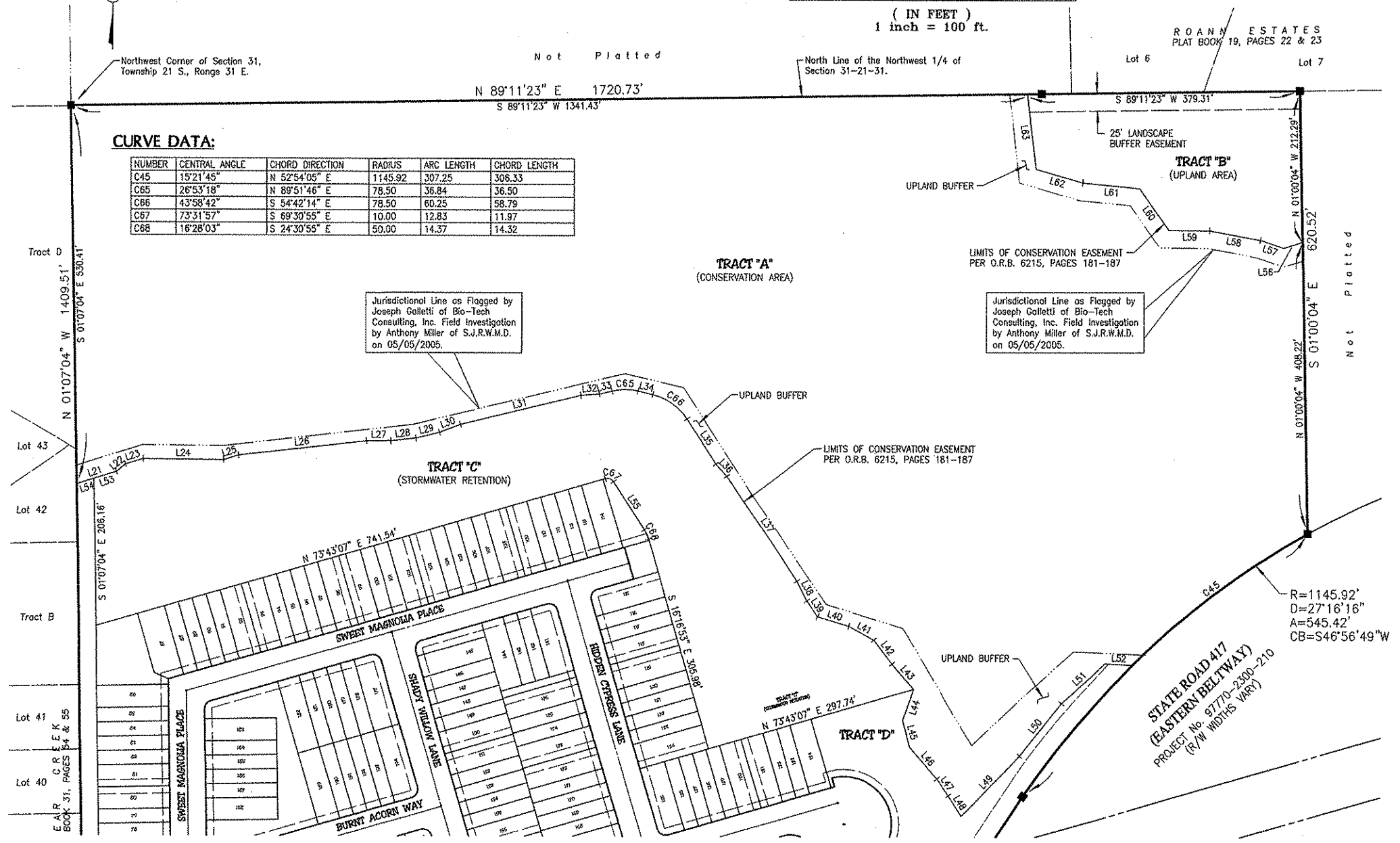
CLAYTON CROSSING TOWNHOMES

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
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



Jurisdictional Line as Flagged by Joseph Galletti of Bio-Tech Consulting, Inc. Field Investigation by Anthony Miller of S.J.R.W.M.D. on 05/05/2005.

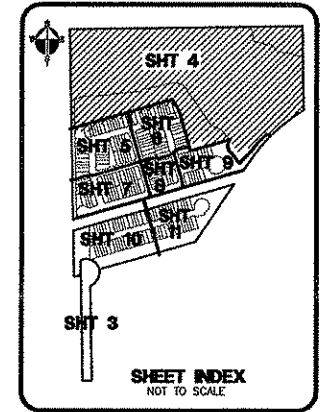
Jurisdictional Line as Flagged by Joseph Galletti of Bio-Tech Consulting, Inc. Field Investigation by Anthony Miller of S.J.R.W.M.D. on 05/05/2005.

LINE DATA:

NUMBER	BEARING	DISTANCE
L21	N 72°37'40" E	58.75'
L22	N 49°29'46" E	16.60'
L23	N 73°43'07" E	26.27'
L24	S 89°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 78°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	21.09'
L35	S 32°42'53" E	75.27'
L36	S 42°17'41" E	22.99'
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	45.09'
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 18°28'22" W	45.65'
L45	S 13°56'57" E	38.75'
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°26'39" 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
- D CENTRAL ANGLE
- A ARC LENGTH
- CB CHORD BEARING
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY

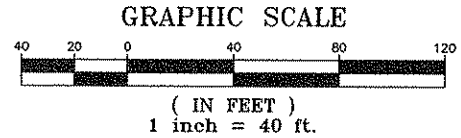
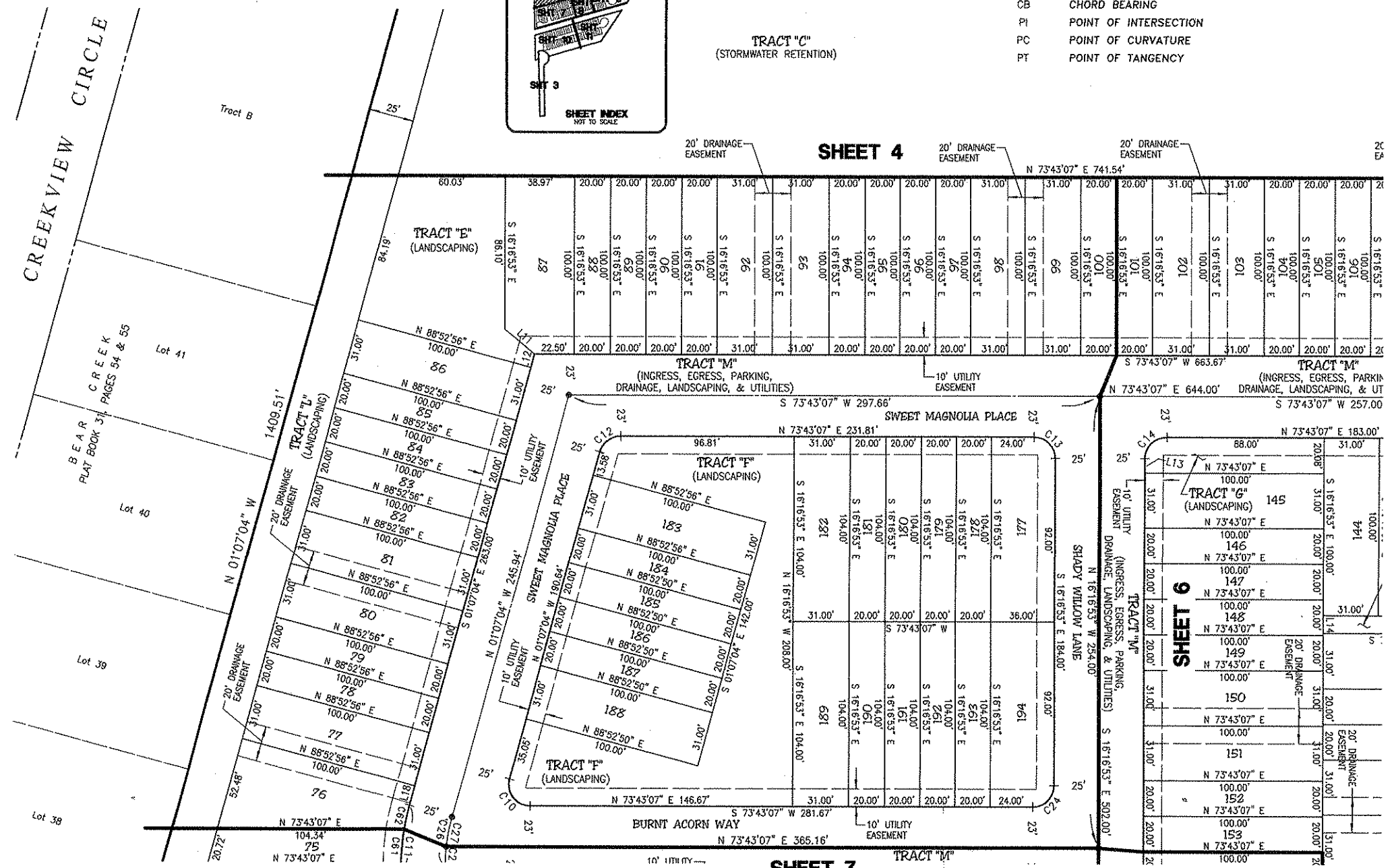
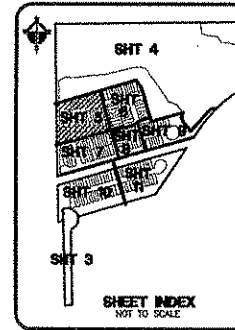
DJM ASSOCIATES, INC.
ENGINEERS * LAND PLANNERS * SURVEYORS
206 WYMORE ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE # (407)445-5566, FAX # (407)620-9389

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
C10	105°08'49"	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°28'21" 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	7.89'
L18	S 01°07'04" E	11.31'

BLS17292

BJM ASSOCIATES, INC.
PLANNERS • LAND PLANNERS • SURVEYORS
506 WINDHORE ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE # (407)445-5566, FAX # (407)445-5189

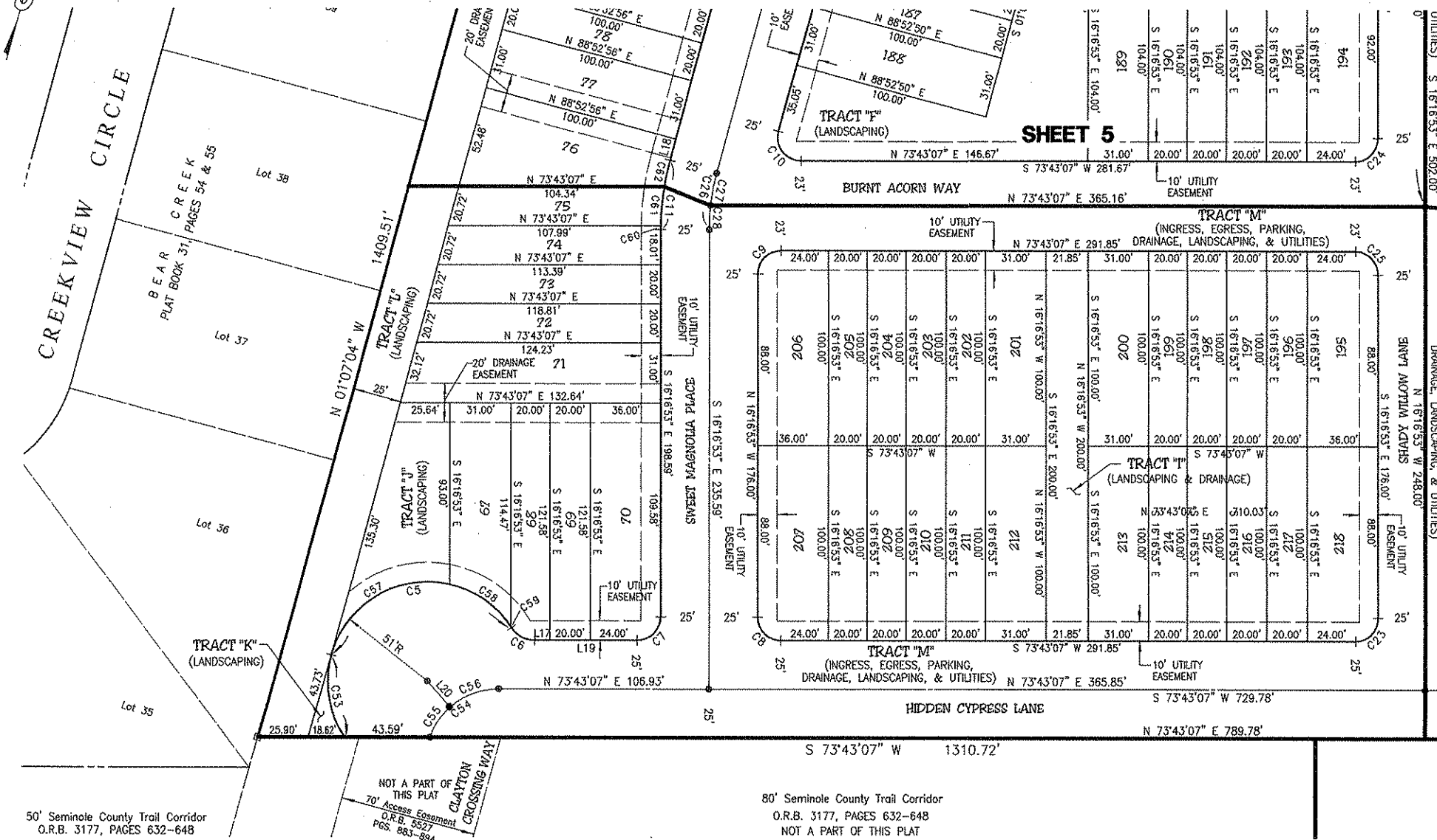
CLAYTON CROSSING TOWNHOMES

LOCATED IN SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST

SEMINOLE COUNTY, FLORIDA

PLAT BOOK

PAGE

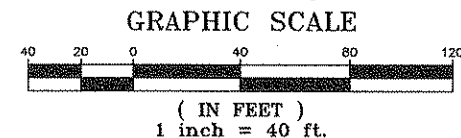
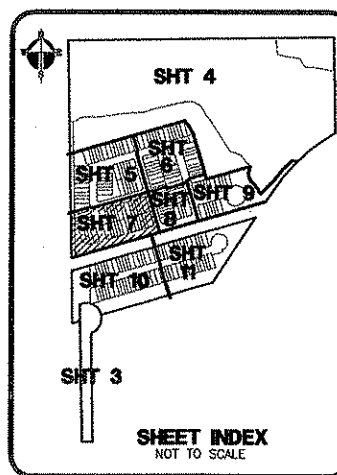


LINE DATA:

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	138.00	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°26'15"	N 13°04'16" E	111.00	12.44	12.43
C53	49°38'28"	S 28°56'18" E	51.00	44.19	42.82
C54	71°04'31"	S 38°10'51" W	37.00	45.90	43.01
C56	29°16'24"	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	78.16	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
- 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.
 ENGINEERS * LAND PLANNERS * SURVEYORS
 500 WINDY ROAD, WINTER PARK, FLORIDA 32789
 TELEPHONE # (407) 645-5566, FAX # (407) 645-3189

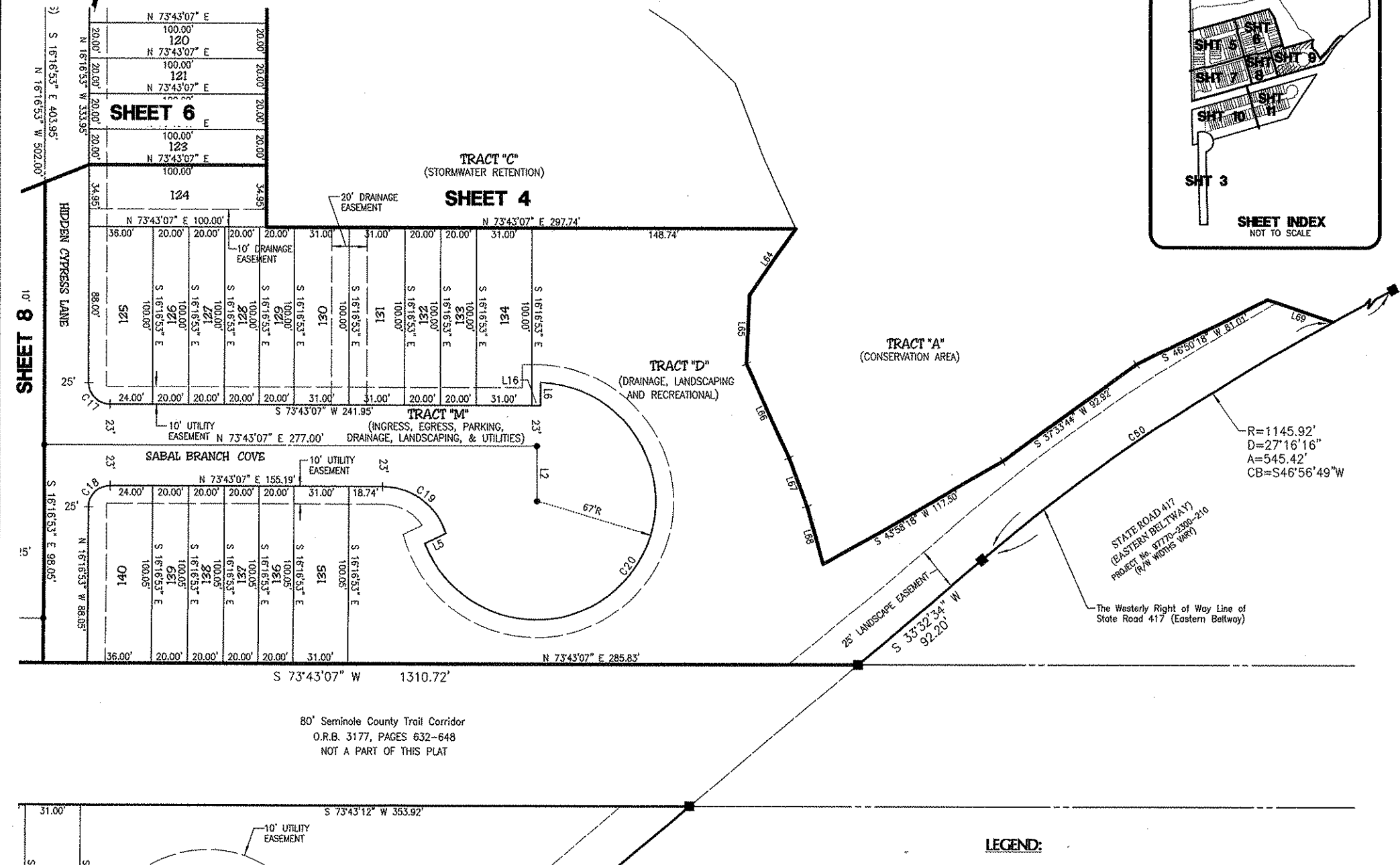
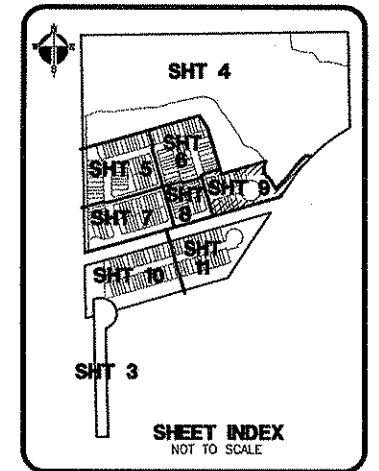
SHEET 7 OF 11

CLAYTON CROSSING TOWNHOMES

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

PLAT BOOK

PAGE



SHEET 8

SHEET 6

SHEET 4

SHEET 140

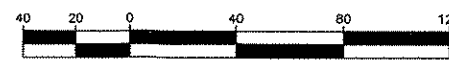
CURVE DATA:

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'
L64	N 18°28'22" E	45.65'
L65	N 13°56'57" W	38.75'
L66	N 40°37'38" W	58.10'
L67	N 36°03'00" W	29.11'
L68	N 31°45'48" W	33.85'
L69	N 87°26'39" W	39.15'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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

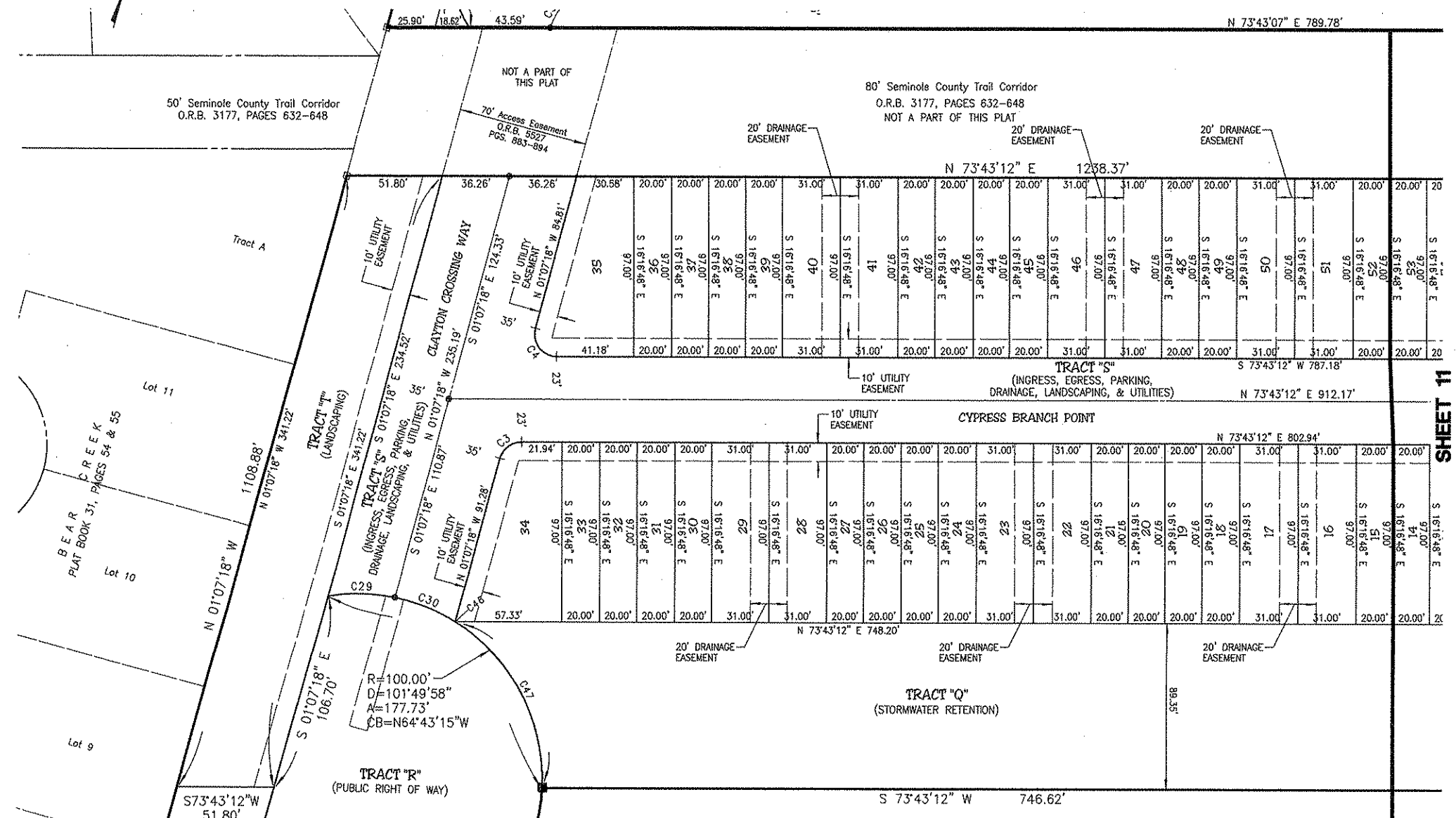
SHEET 9 OF 11

BJM31729Z

DJM ASSOCIATES, INC.
ENGINEERS * LAND PLANNERS * SURVEYORS
506 WINDSOR CIRCLE, WINTER PARK, FLORIDA 32789
TELEPHONE # (907)445-5566, FAX # (907)429-5189

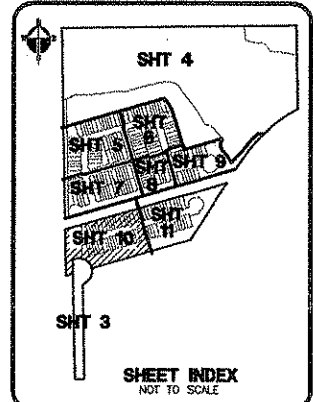
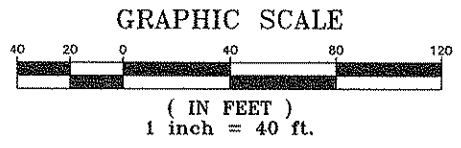
CLAYTON CROSSING TOWNHOMES

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 36°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°45'32" 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	60°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'

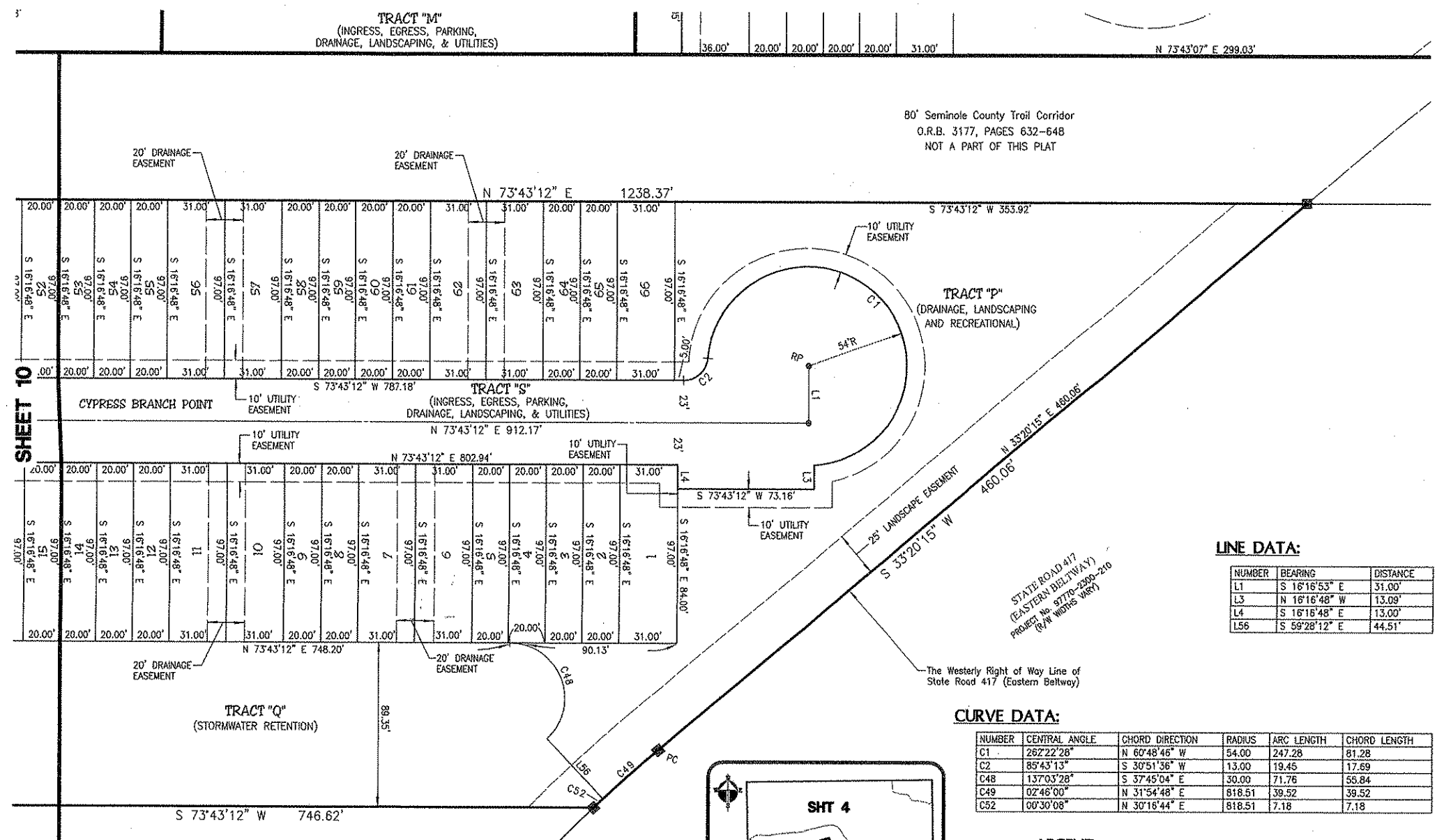
- LEGEND:**
- SET 4"x4" CONCRETE MONUMENT W/DISC PRM LB#3376
 - R/W RIGHT OF WAY
 - R RADIUS
 - D CENTRAL ANGLE
 - A ARC LENGTH
 - CB CHORD BEARING
 - PI POINT OF INTERSECTION
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY

DJM ASSOCIATES, INC.
ENGINEERS * LAND PLANNERS * SURVEYORS
596 WINDHOLE ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE # 407/940-0266, FAX # 407/940-1392

Border base file=SCP881 Form 6

CLAYTON CROSSING TOWNHOMES

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



SHEET 10

LINE DATA:

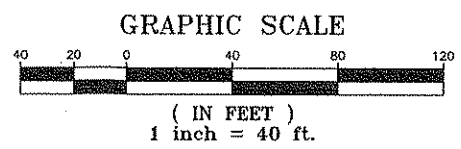
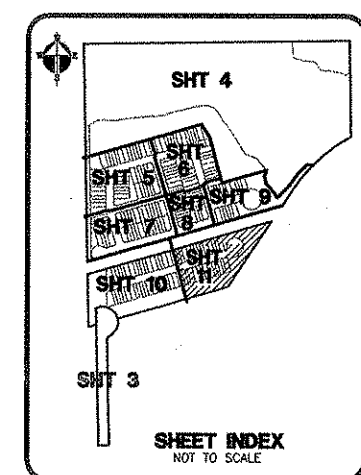
NUMBER	BEARING	DISTANCE
L1	S 16°16'53" E	31.00'
L3	N 16°16'48" W	13.00'
L4	S 16°16'48" E	13.00'
L56	S 59°28'12" E	44.51'

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	55.84
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:

- SET 4"x4" CONCRETE MONUMENT W/DISC PRM LB#5376
- 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



BJM ASSOCIATES, INC.
ENGINEERS * LAND PLANNERS * SURVEYORS
100 WINDHURST ROAD, WINTER PARK, FLORIDA 32789
TELEPHONE 1 (904) 445-5566, FAX 1 (904) 622-9369