

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Oakhurst Reserve Unit One Final Plat

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

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Ian Ratliff **EXT.** 7438

| |
|--|
| Agenda Date <u>11/12/02</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 the final plat for Oakhurst Reserve Unit One; Located on the north side of Red Bug Lake Road, approximately 1/8 mile west of Dodd Road in Section 22, Township 21, Range 30, in Casselberry.

District 2 – Morris (Ian Ratliff, Principal Planner)

BACKGROUND:

Pulte Homes Corporation is requesting final plat approval for 140 single family lots in the Oakhurst Reserve Unit One subdivision, the first of two phases for the Pulte/Red Bug PUD. The subject property is zoned PUD and was approved for a total of 251 lots on approximately 78 acres of land. Each lot will be served by potable water and sewer utilities provided by Seminole County and internal roads are proposed to be privately owned and maintained. The applicant has submitted a performance bond for the infrastructure improvements and construction of these improvements is currently underway. Staff has reviewed the plat and finds that it meets the applicable requirements of the Pulte/Red Bug PUD, the Land Development Code and Chapter 177, F.S.

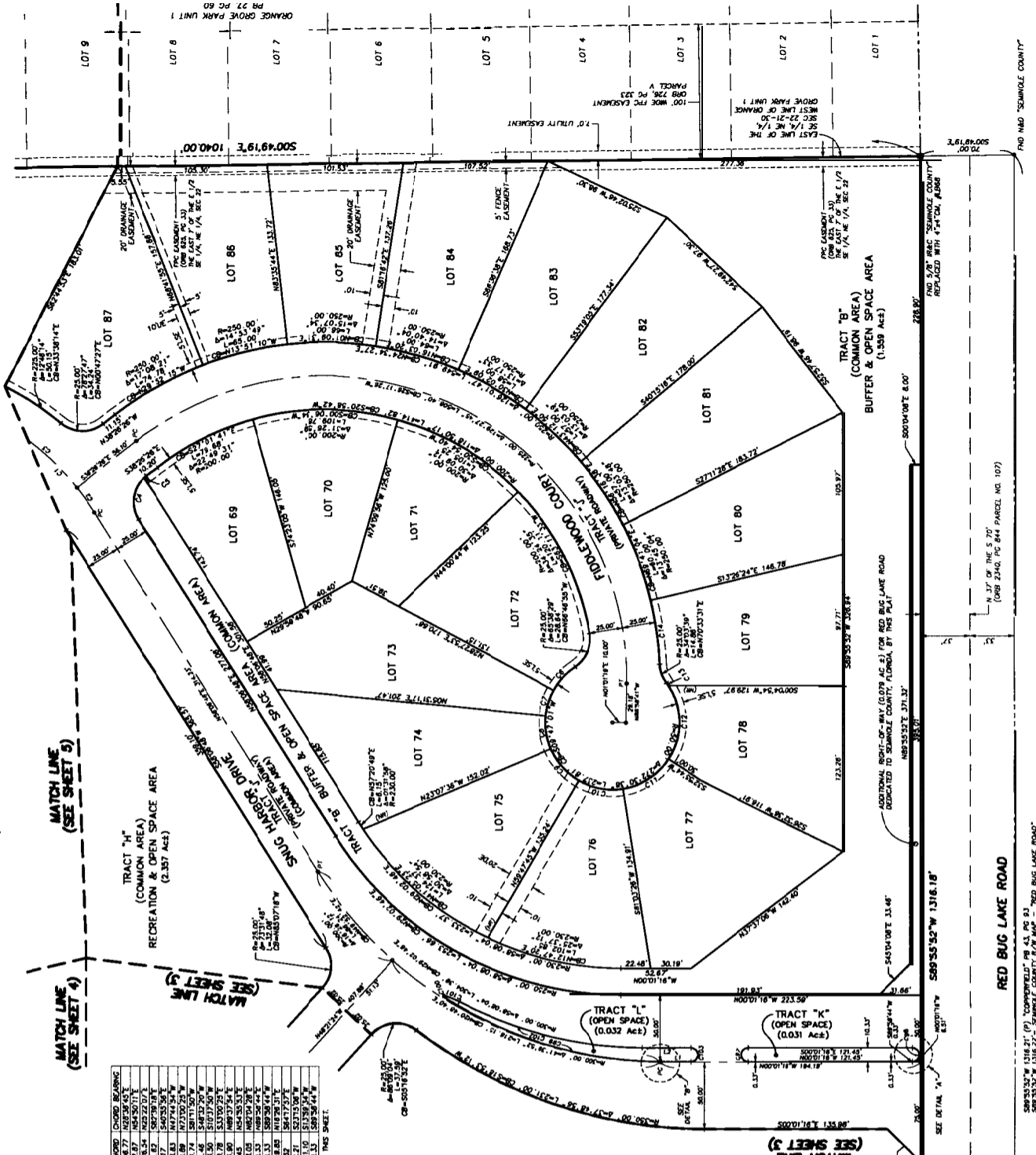
STAFF RECOMMENDATION:

Staff recommends approval of the Oakhurst Reserve Unit One final plat.

District: 2-Morris
Attachments: Exhibit A: Plat Reduction
 Exhibit B: Location map

| |
|------------------------|
| Reviewed by: |
| Co Atty: <u>KCC</u> |
| DFS: _____ |
| Other: <u>AS</u> |
| DCM: <u>SS</u> |
| CM: <u>IR</u> |
| File No. <u>cpdd02</u> |

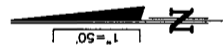
- OAKHURST RESERVE UNIT ONE -
 LOCATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 30 EAST
 SEMINOLE COUNTY, FLORIDA



CURVE TABLE: (THIS SHEET ONLY)

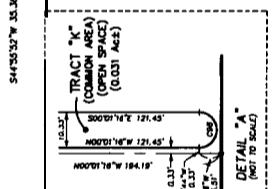
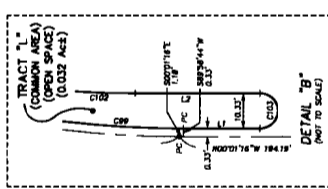
| NUMBER | RADIUS | DELTA | LENGTH | CHORD | CHORD BEARING |
|--------|--------|-----------|--------|--------|---------------|
| C1 | 200.00 | 58.38107° | 205.72 | 188.77 | N82.3845°E |
| C2 | 200.00 | 68.33174° | 22.88 | 22.87 | N54.5011°E |
| C3 | 200.00 | 78.27737° | 34.89 | 34.88 | N42.1618°E |
| C4 | 25.00 | 64.8558° | 2.17 | 2.17 | S40.7359°E |
| C5 | 50.00 | 32.4279° | 1.09 | 1.09 | N67.9454°W |
| C6 | 50.00 | 32.4279° | 1.09 | 1.09 | N67.9454°W |
| C7 | 50.00 | 32.4279° | 1.09 | 1.09 | N67.9454°W |
| C8 | 50.00 | 32.4279° | 1.09 | 1.09 | N67.9454°W |
| C9 | 50.00 | 32.4279° | 1.09 | 1.09 | N67.9454°W |
| C10 | 50.00 | 32.4279° | 1.09 | 1.09 | N67.9454°W |
| C11 | 50.00 | 32.4279° | 1.09 | 1.09 | N67.9454°W |
| C12 | 50.00 | 32.4279° | 1.09 | 1.09 | N67.9454°W |
| C13 | 50.00 | 32.4279° | 1.09 | 1.09 | N67.9454°W |
| C14 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C15 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C16 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C17 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C18 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C19 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C20 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C21 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C22 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C23 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C24 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C25 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C26 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C27 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C28 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C29 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C30 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C31 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C32 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C33 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C34 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C35 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C36 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C37 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C38 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C39 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C40 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C41 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C42 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C43 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C44 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C45 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C46 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C47 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
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| C49 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C50 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
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| C52 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
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| C54 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C55 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C56 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C57 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C58 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C59 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C60 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C61 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C62 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C63 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C64 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C65 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C66 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C67 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C68 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C69 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C70 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C71 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C72 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C73 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C74 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C75 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C76 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C77 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C78 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C79 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C80 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C81 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C82 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C83 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C84 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C85 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C86 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C87 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C88 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C89 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C90 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C91 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C92 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C93 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C94 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C95 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C96 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C97 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C98 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C99 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |
| C100 | 250.00 | 11.9745° | 48.12 | 48.05 | N82.9428°E |

NOTE: C15 THROUGH C86 NOT USED ON THIS SHEET.

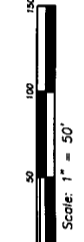


LINE TABLE: (THIS SHEET ONLY)

| NUMBER | DIRECTION | DISTANCE |
|--------|-------------|----------|
| L1 | S89°55'52"W | 23.58' |
| L2 | S89°55'52"W | 38.33' |

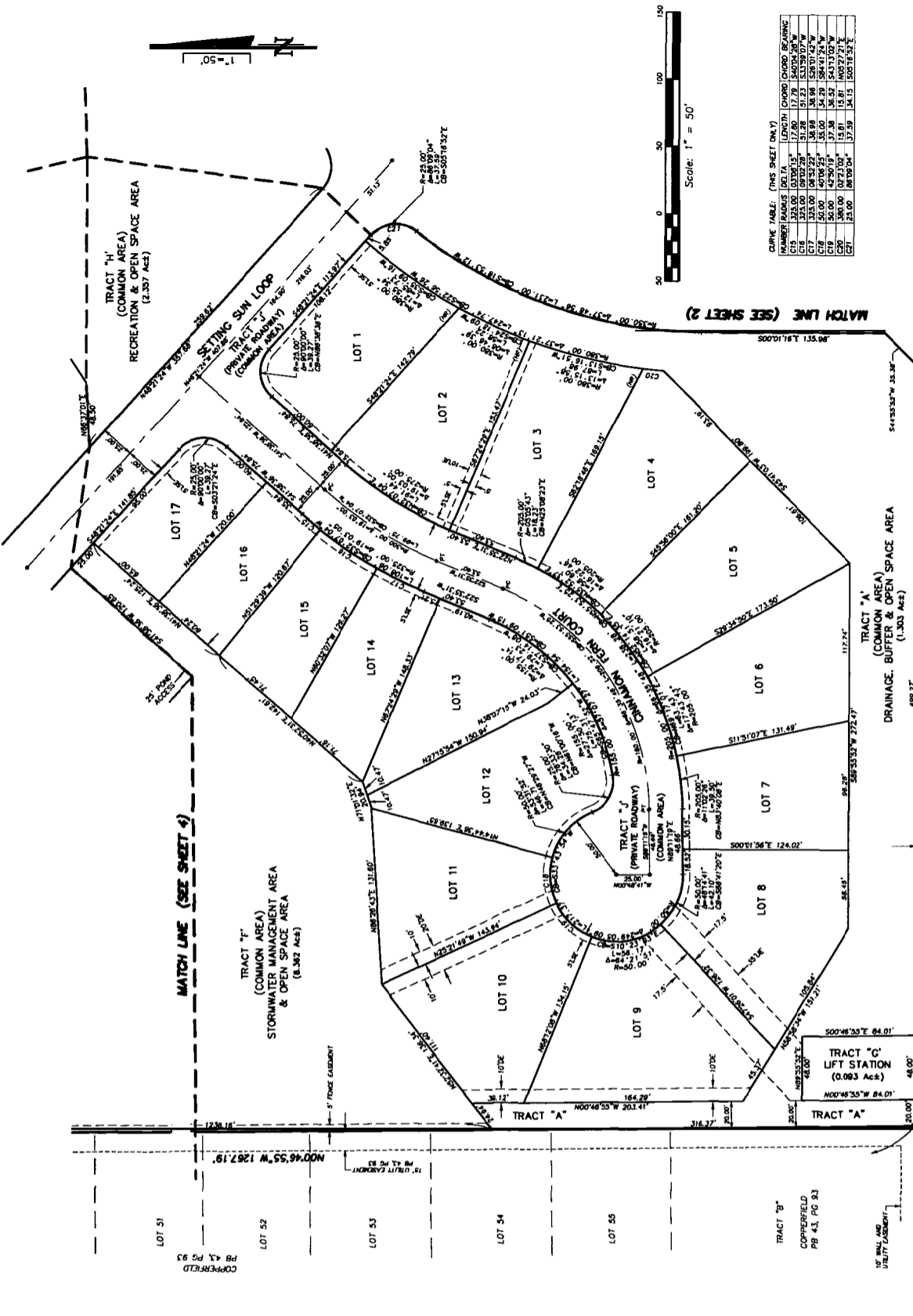


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PREPARED BY:
DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE, SUITE 100, ORLANDO, FLORIDA 32818 (407) 644-6086
 CERTIFICATE OF AUTHORIZATION NUMBER: 1885

OAKHURST RESERVE UNIT ONE
LOCATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



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PREPARED BY:
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS
2200 PARK AVENUE NORTH, SUITE 100, WINTER PARK, FLORIDA 32789 (407) 644-4088
CERTIFICATE OF AUTHORIZATION NUMBER 1848

TRACT "H"
(COMMON AREA)
RECREATION & OPEN SPACE AREA
(2.357 Ac±)

TRACT "F"
(COMMON AREA)
STORMWATER MANAGEMENT AREA
& OPEN SPACE AREA
(8.382 Ac±)

TRACT "C"
LIFT STATION
(0.093 Ac±)

TRACT "A"
(COMMON AREA)
DRAINAGE, BUFFER & OPEN SPACE AREA
(1.303 Ac±)

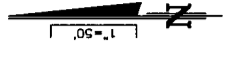
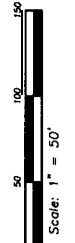
TRACT "B"
COPPERFIELD
PG 43, PG 83

TRACT "G"
(COMMON AREA)
LIFT STATION
(0.093 Ac±)

RED BUG LAKE ROAD
S89°55'52"W 1316.18'

SOUTH LINE OF THE SE 1/4, NE 1/4, SEC 22-21-30
BASE LINE OF SURVEY - SEMINOLE COUNTY R/W MAP

OAKHURST RESERVE UNIT ONE
LOCATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



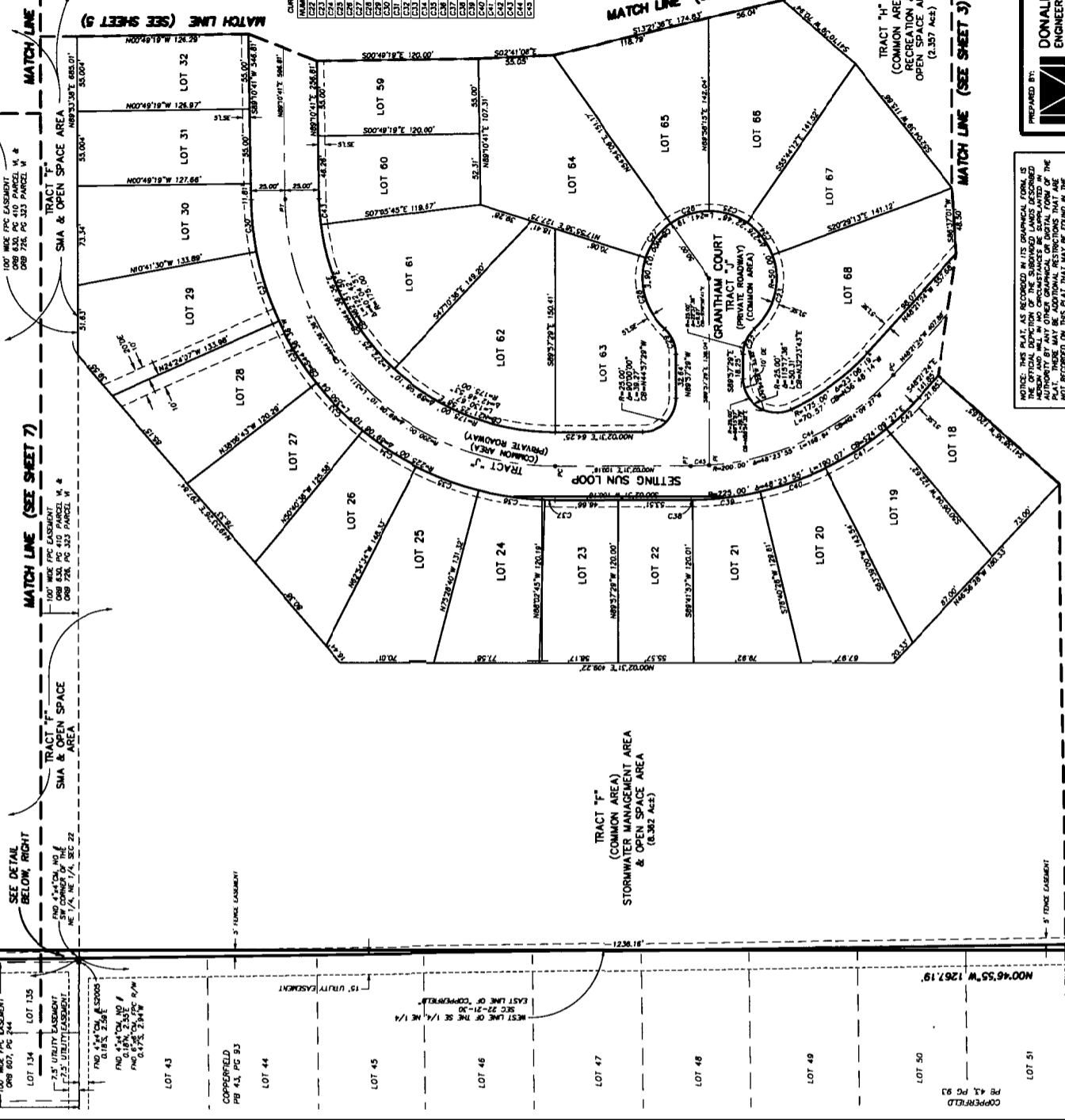
MATCH LINE (SEE SHEET 0)

MATCH LINE (SEE SHEET 7)

MATCH LINE (SEE SHEET 9)

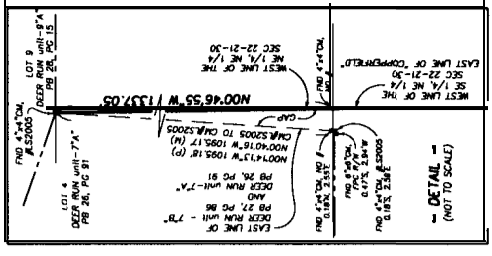
MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 3)



CONVEYANCE TABLE (THIS SHEET ONLY)

| PARCEL NUMBER | AREA (SQ. FT.) | LENGTH (FT.) | WIDTH (FT.) | CURVED BEARING | CURVED BEARING |
|---------------|----------------|--------------|-------------|----------------|----------------|
| C21 | 24.00 | 147.11 | 21.53 | 20.42 | N63°51'30"W |
| C22 | 50.00 | 148.43 | 56.08 | 56.45 | N78°07'23"W |
| C23 | 50.00 | 147.73 | 56.08 | 56.45 | N78°07'23"W |
| C24 | 50.00 | 147.73 | 56.08 | 56.45 | N78°07'23"W |
| C25 | 50.00 | 150.00 | 50.00 | 50.00 | S71°31'00"E |
| C26 | 50.00 | 150.00 | 50.00 | 50.00 | S71°31'00"E |
| C27 | 50.00 | 150.00 | 50.00 | 50.00 | S71°31'00"E |
| C28 | 50.00 | 150.00 | 50.00 | 50.00 | S71°31'00"E |
| C29 | 50.00 | 150.00 | 50.00 | 50.00 | S71°31'00"E |
| C30 | 225.00 | 132.97 | 53.84 | 53.77 | N72°27'17"E |
| C31 | 225.00 | 132.97 | 53.84 | 53.77 | N72°27'17"E |
| C32 | 225.00 | 132.97 | 53.84 | 53.77 | N72°27'17"E |
| C33 | 225.00 | 132.97 | 53.84 | 53.77 | N72°27'17"E |
| C34 | 225.00 | 132.97 | 53.84 | 53.77 | N72°27'17"E |
| C35 | 225.00 | 132.97 | 53.84 | 53.77 | N72°27'17"E |
| C36 | 225.00 | 132.97 | 53.84 | 53.77 | N72°27'17"E |
| C37 | 225.00 | 132.97 | 53.84 | 53.77 | N72°27'17"E |
| C38 | 225.00 | 132.97 | 53.84 | 53.77 | N72°27'17"E |
| C39 | 225.00 | 132.97 | 53.84 | 53.77 | N72°27'17"E |
| C40 | 225.00 | 132.97 | 53.84 | 53.77 | N72°27'17"E |
| C41 | 225.00 | 132.97 | 53.84 | 53.77 | N72°27'17"E |
| C42 | 225.00 | 132.97 | 53.84 | 53.77 | N72°27'17"E |
| C43 | 175.00 | 108.78 | 15.18 | 15.18 | S80°27'29"W |
| C44 | 175.00 | 108.78 | 15.18 | 15.18 | S80°27'29"W |
| C45 | 200.00 | 104.30 | 14.11 | 14.11 | S80°27'29"W |

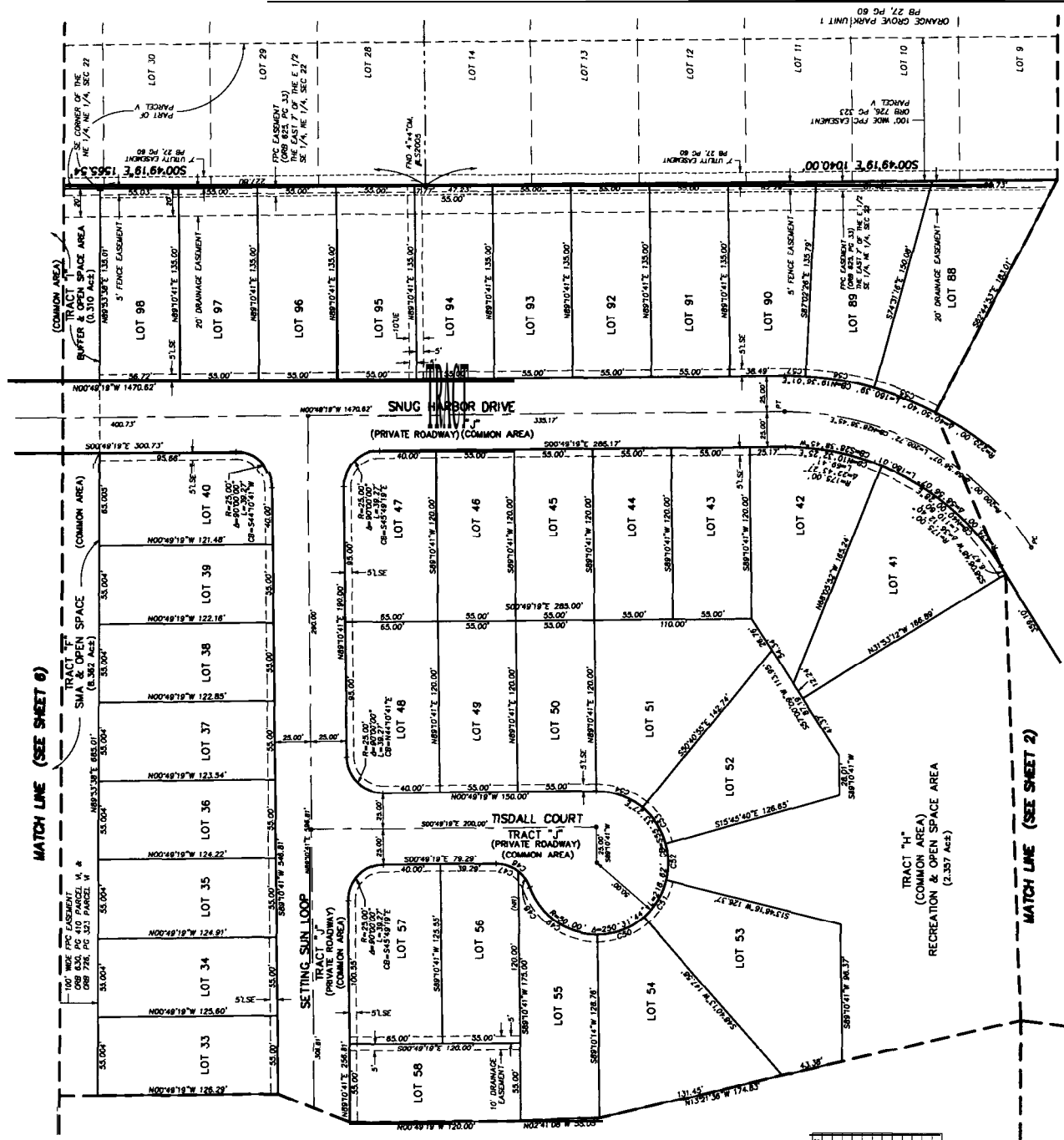


NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL RECORD OF THE SUBDIVISION OF LANDS DESCRIBED HEREIN. ANY REVISIONS TO THIS PLAT MUST BE MADE IN THE ORIGINAL RECORD OF THIS PLAT. ANY REVISIONS TO THE PUBLIC RECORDS OF THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY: **DONALD W. MCINTOSH ASSOCIATES, INC.**
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-0088
CONTRACT OF AUTHORIZATION NUMBER 1068

MATCH LINE (SEE SHEET 3)

OAKHURST RESERVE UNIT ONE
 LOCATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 30 EAST
 SEMINOLE COUNTY, FLORIDA



CURVE TABLE (THIS SHEET ONLY)

| NUMBER | BEARS | DEG. | LENGTH | CHORD | CHORD BEARING |
|--------|--------|---------|--------|-------|---------------|
| C46 | 25.00 | 70.0144 | 30.77 | 28.87 | S54.28.33 W |
| C47 | 25.00 | 38.9803 | 16.89 | 16.66 | N16.36.43 E |
| C48 | 50.00 | 70.0144 | 12.28 | 13.97 | N53.29.19 E |
| C49 | 50.00 | 40.0071 | 15.34 | 14.81 | N21.04.48 W |
| C50 | 50.00 | 54.8357 | 30.46 | 28.68 | N58.04.45 W |
| C51 | 50.00 | 54.8357 | 30.46 | 28.68 | N58.04.45 W |
| C52 | 50.00 | 54.8357 | 30.46 | 28.68 | N58.04.45 W |
| C53 | 50.00 | 40.0071 | 15.34 | 14.81 | N21.04.48 W |
| C54 | 50.00 | 40.0071 | 15.34 | 14.81 | N21.04.48 W |
| C55 | 225.00 | 17.9423 | 46.23 | 46.15 | S21.21.56 W |
| C56 | 225.00 | 17.9423 | 46.16 | 46.07 | S20.13.00 W |
| C57 | 225.00 | 17.9423 | 46.05 | 45.98 | S19.04.08 W |

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS ASSIGNED TO THE PUBLIC RECORDS OF THIS COUNTY. IT IS THE RESPONSIBILITY OF THE PLATTEE TO OBTAIN ALL NECESSARY PERMITS AND AUTHORITY FROM THE APPROPRIATE AGENCIES AND TO OBTAIN THE NECESSARY RECORDS OF THIS COUNTY. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT. THESE RESTRICTIONS MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:

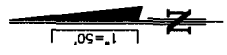
DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, SUITE 100, GAITHERSBURG, MD 20878 (410) 644-4088
 CERTIFICATE OF AUTHORIZATION NUMBER 1884



-- OAKHURST RESERVE UNIT ONE --
 LOCATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 30 EAST
 SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE

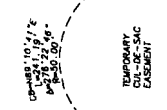
SHEET 6 OF 9



MATCH LINE (SEE SHEET 9)

TRACT "C"
 (FUTURE DEVELOPMENT)
 SINGLE FAMILY LOTS, ROADWAYS, COMMON AREAS,
 STORMWATER MANAGEMENT, BUFFERS & OPEN SPACE
 (28,182 AC)

TEMPORARY DRAINAGE EASEMENT OVER TRACT C
 (SEE DEDICATION ON SHEET 1)



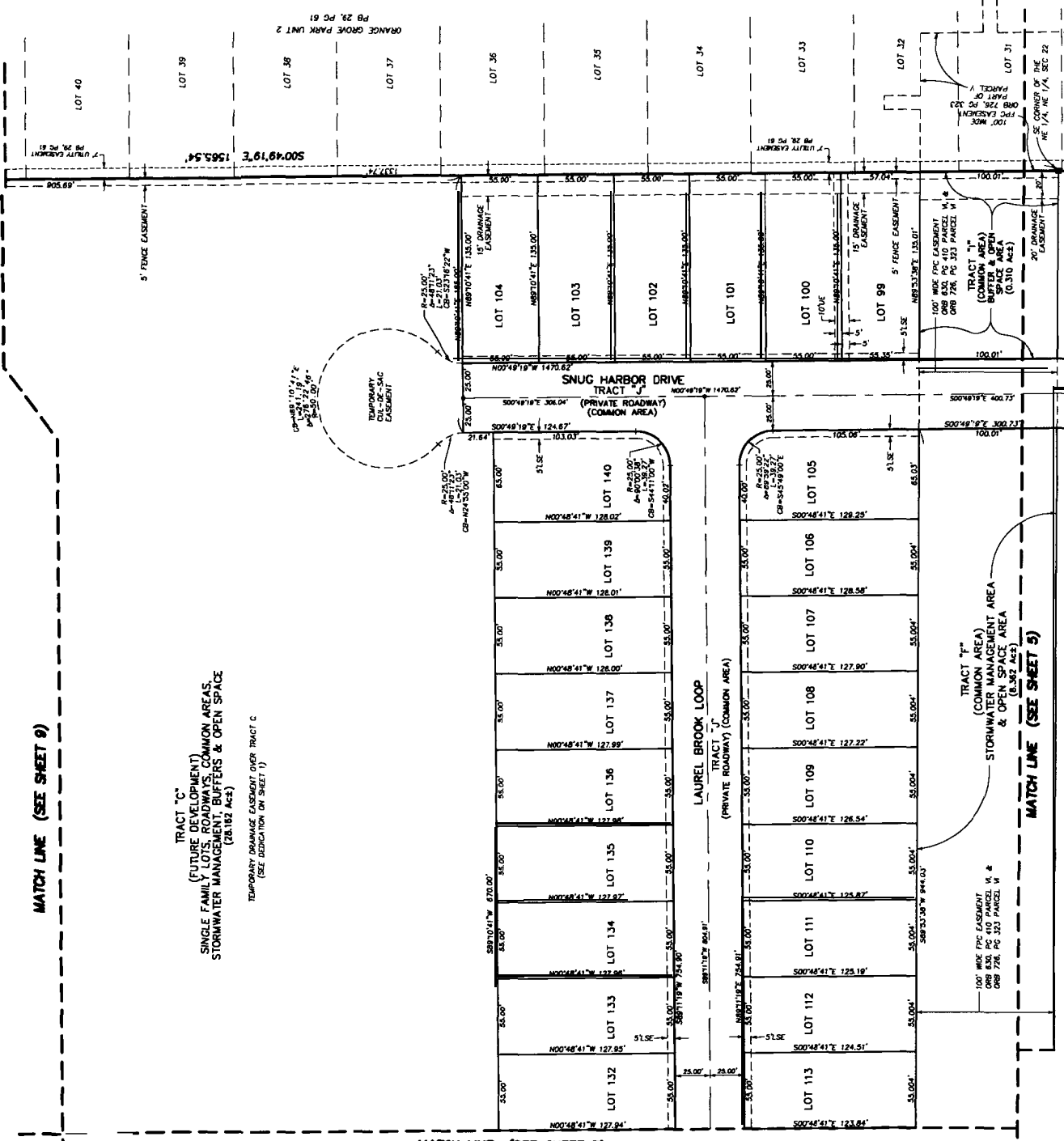
MATCH LINE (SEE SHEET 7)

LAUREL BROOK LOOP
 TRACT "J"
 (PRIVATE ROADWAY) (COMMON AREA)

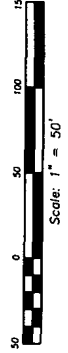
SNUG HARBOR DRIVE
 TRACT "J"
 (PRIVATE ROADWAY)
 (COMMON AREA)

TRACT "M"
 (COMMON AREA)
 STORMWATER MANAGEMENT AREA
 & OPEN SPACE AREA
 (8,382 AC)

MATCH LINE (SEE SHEET 9)



NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREIN. THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF THE COUNTY, FLORIDA, SHALL BE THE AUTHORITY IN ANY DISPUTE AS TO THE ACCURACY OF THIS PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAN. THESE RESTRICTIONS MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.



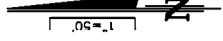
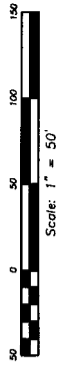
PREPARED BY:
DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS
 PLANNERS
 SURVEYORS
 2300 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-0088
 CERTIFICATE OF AUTHORIZATION NUMBER 1488

OAKHURST RESERVE UNIT ONE

LOCATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

MATCH LINE (SEE SHEET 6)

MATCH LINE (SEE SHEET 8)



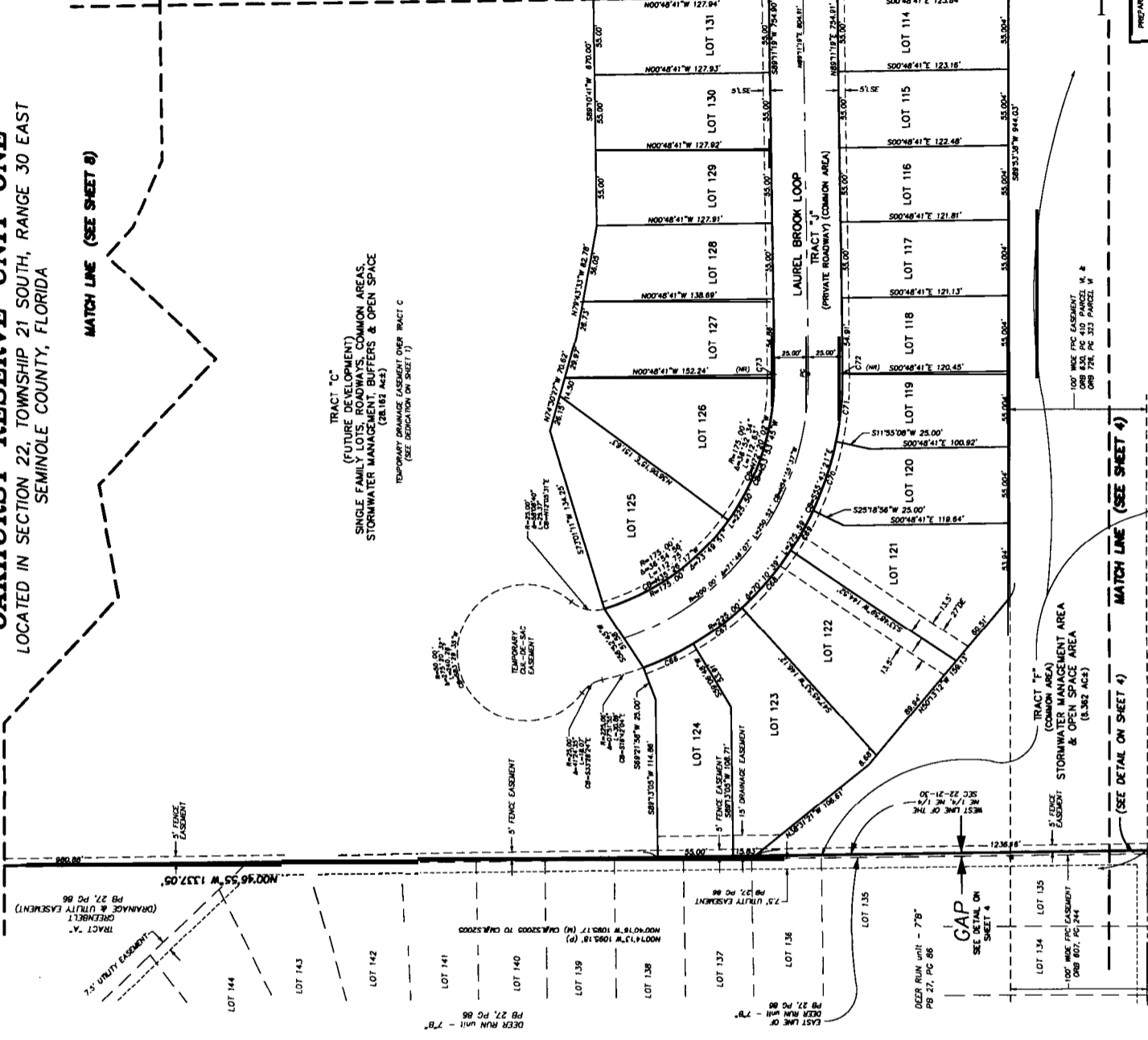
TRACT "C"
(FUTURE DEVELOPMENT)
SINGLE FAMILY LOTS, ROADWAYS, COMMON AREAS,
STORMWATER MANAGEMENT BUFFERS & OPEN SPACE
(28.182 AC±)
TEMPORARY DRAINAGE EASEMENT OVER TRACT C
(SEE DEDICATION ON SHEET 1)

| CURVE NUMBER | RADIUS | DELTA | LENGTH | CHORD | CHORD BEARING |
|--------------|--------|------------|--------|--------|---------------|
| 296 | 225.00 | 107°15'10" | 40.26 | 40.21 | N42°54'37"W |
| 297 | 225.00 | 117°20'50" | 44.37 | 44.40 | N43°53'40"W |
| 298 | 225.00 | 127°26'30" | 48.48 | 48.53 | N44°52'43"W |
| 299 | 225.00 | 137°32'10" | 52.59 | 52.65 | N45°51'46"W |
| 300 | 225.00 | 147°37'50" | 56.70 | 56.78 | N46°50'49"W |
| 301 | 225.00 | 157°43'30" | 60.81 | 60.90 | N47°49'52"W |
| 302 | 225.00 | 167°49'10" | 64.92 | 65.02 | N48°48'55"W |
| 303 | 225.00 | 177°54'50" | 69.03 | 69.14 | N49°47'58"W |
| 304 | 225.00 | 187°60'30" | 73.14 | 73.26 | N50°46'61"W |
| 305 | 225.00 | 197°66'10" | 77.25 | 77.38 | N51°44'64"W |
| 306 | 225.00 | 207°71'50" | 81.36 | 81.50 | N52°42'67"W |
| 307 | 225.00 | 217°77'30" | 85.47 | 85.62 | N53°40'70"W |
| 308 | 225.00 | 227°83'10" | 89.58 | 89.74 | N54°38'73"W |
| 309 | 225.00 | 237°88'50" | 93.69 | 93.86 | N55°36'76"W |
| 310 | 225.00 | 247°94'30" | 97.80 | 98.08 | N56°34'79"W |
| 311 | 225.00 | 257°00'10" | 101.91 | 102.20 | N57°32'82"W |
| 312 | 225.00 | 267°05'50" | 106.02 | 106.32 | N58°30'85"W |
| 313 | 225.00 | 277°11'30" | 110.13 | 110.44 | N59°28'88"W |

NOTICE: THIS PLAT IS RECORDABLE WITH OR WITHOUT A PLANNING BOARD REVIEW AND SHALL BE VALID IN ALL CIRCUMSTANCES AS SUPPLEMENTED BY ANY AMENDMENTS AND REVISIONS. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



PREPARED BY:
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-0088
CERTIFICATE OF AUTHORIZATION NUMBER LB88



MATCH LINE (SEE SHEET 4)

MATCH LINE (SEE SHEET 4)

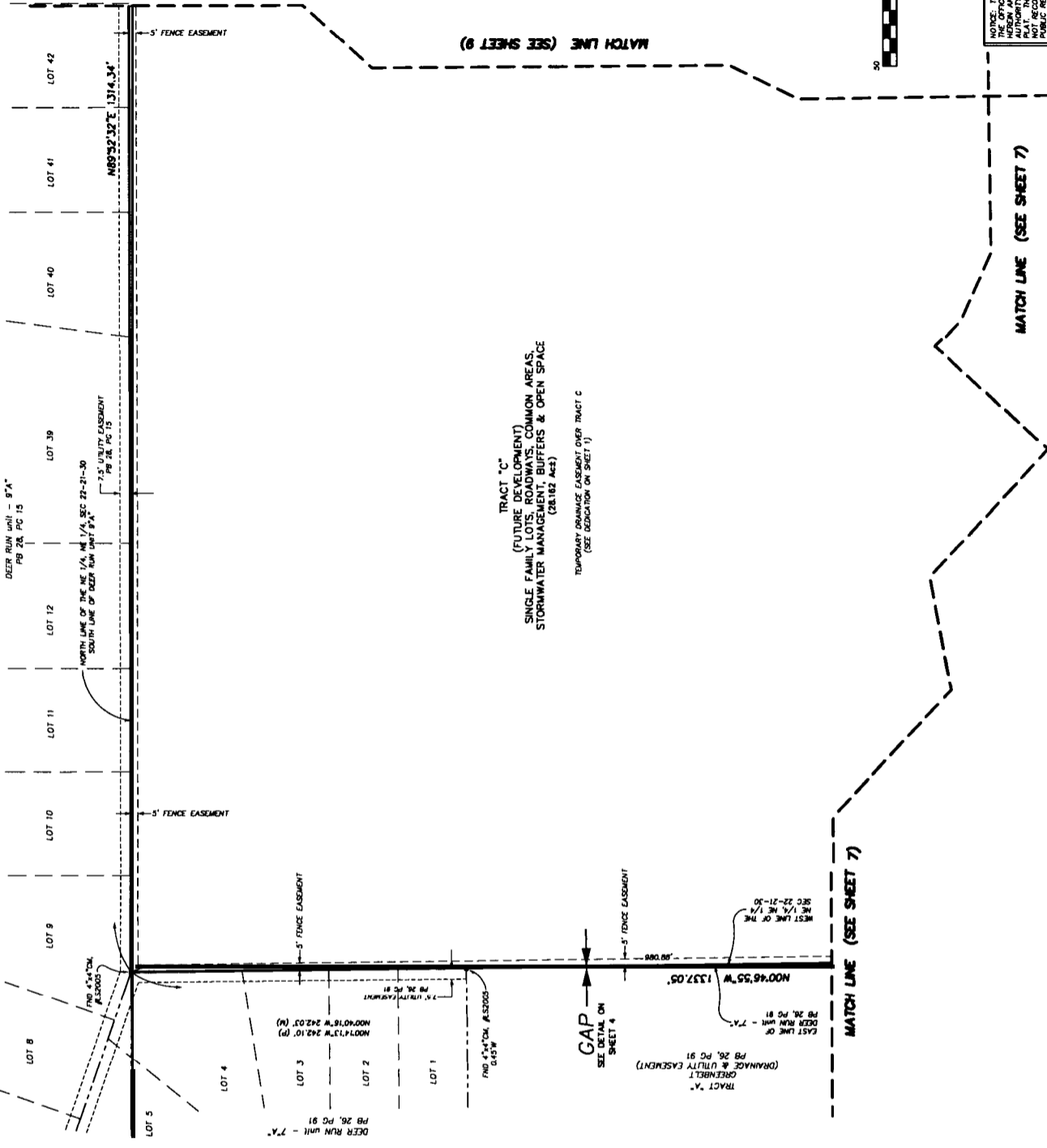
MATCH LINE (SEE SHEET 4)

MATCH LINE (SEE SHEET 4)

MATCH LINE (SEE SHEET 4)

MATCH LINE (SEE SHEET 4)

- OAKHURST RESERVE UNIT ONE -
 LOCATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 30 EAST
 SEMINOLE COUNTY, FLORIDA



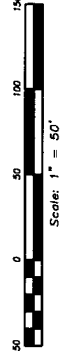
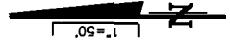
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DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-0088
 CERTIFICATE OF AUTHORIZATION NUMBER LB88

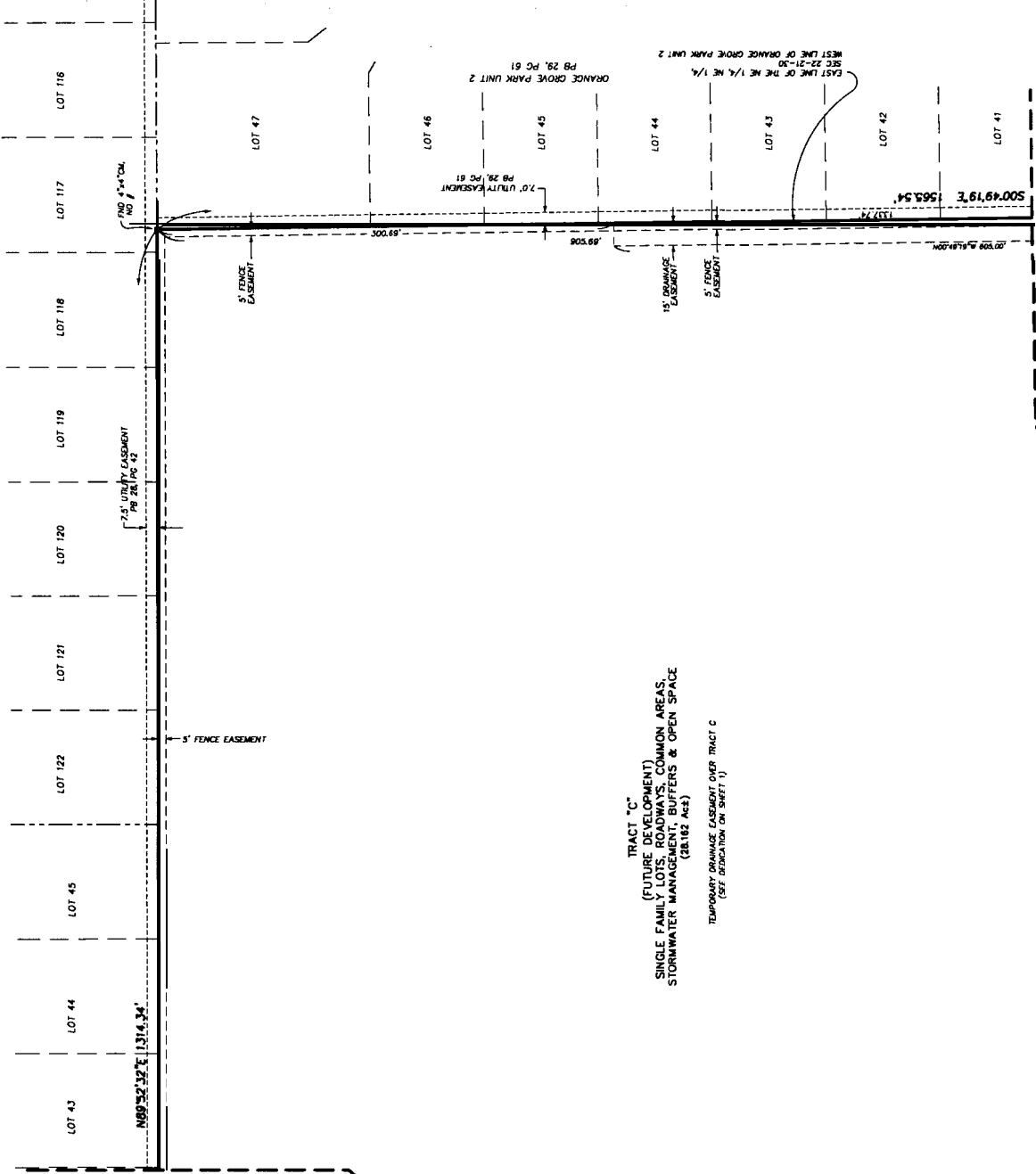
OAKHURST RESERVE UNIT ONE
 LOCATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 30 EAST
 SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 9 OF 9




DEER RUN UNIT - 979'
 PB 26, PG 42



TRACT "C"
 (FUTURE DEVELOPMENT)
 SINGLE FAMILY LOTS, ROADWAYS, COMMON AREAS,
 STORMWATER MANAGEMENT, BUFFERS & OPEN SPACE
 (28.182 AC±)

TEMPORARY DRAINAGE EASEMENT OVER TRACT C
 (SEE SPECIFICATION ON SHEET 1)

MATCH LINE (SEE SHEET 6)

PREPARED BY:  **DONALD W. MCINTOSH ASSOCIATES, INC.**
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE, NORTH, SUITE 100, FORT LAUDERDALE, FLORIDA 33309 (407) 644-4088
 LICENSED PROFESSIONAL ENGINEER NUMBER 1288

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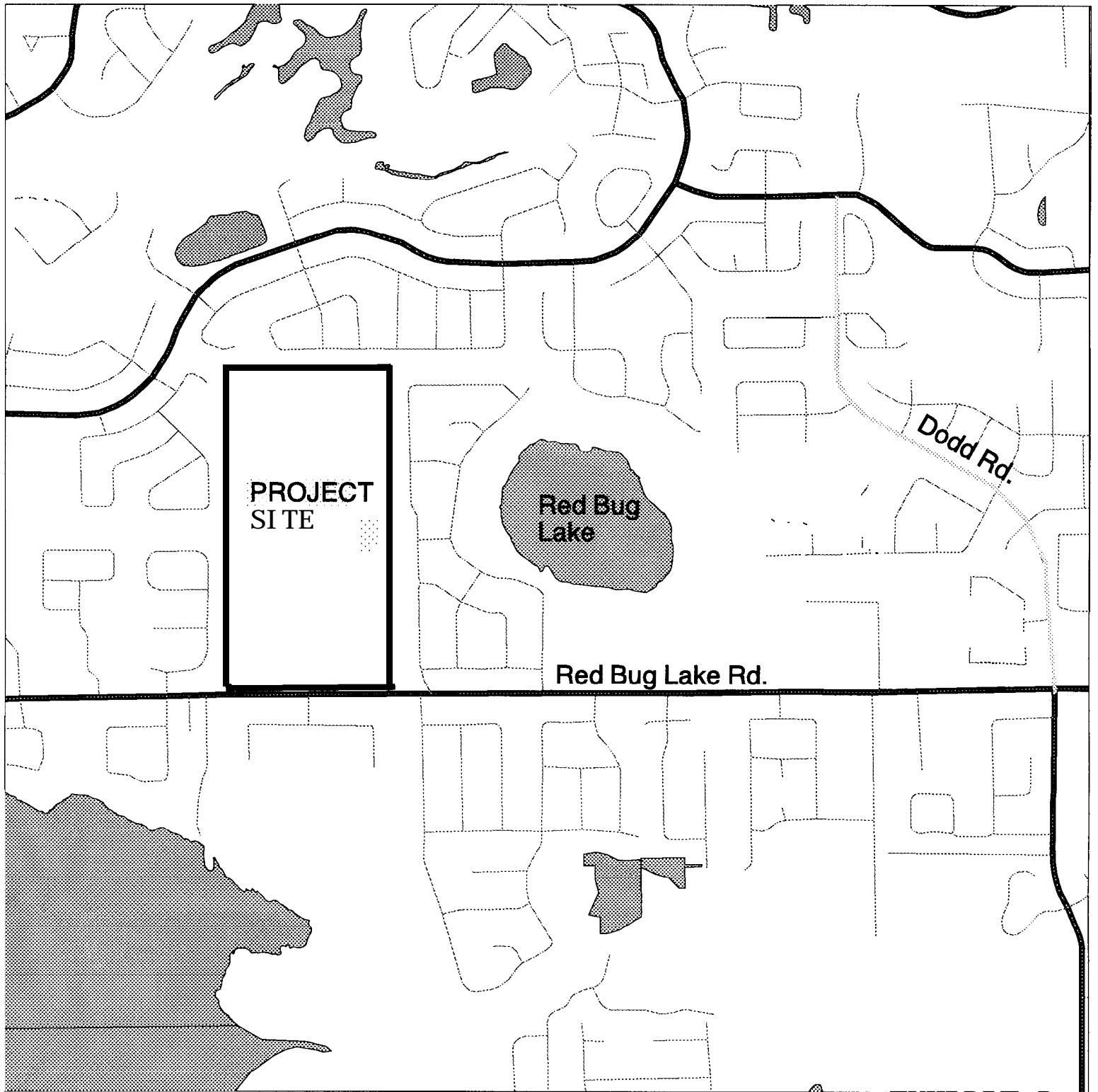


EXHIBIT B

Oakhurst Reserve Unit One Location Map



1000 0 1000 Feet

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