

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Final Plat for the Mills Cove Subdivision

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

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** John G. Thomson **EXT.** 7346

<b>Agenda Date:</b> <u>1/12/02</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

Approve the final plat for the Mills Cove Subdivision.

The subdivision is located on the south side of Brumley Road and the north side of Lake Mills within the East Rural Area of the County in Sections 22 and 27, Township 21 South, and Range 32 East.

District 1 - Maloy (John Thomson-Principal Coordinator) *JCR*

**BACKGROUND:**

The Mills Cove subdivision is the second phase plat of what was originally known as the Hilltop subdivision. The Hilltop Preliminary Subdivision Plan was approved by the Planning and Zoning Commission on February 7, 2001 for 99 lots on 426 acres. This plat consists of 29 lots on 240 acres. The applicant is David Axel for Mills Cove, Inc. which is the developer of this subdivision.

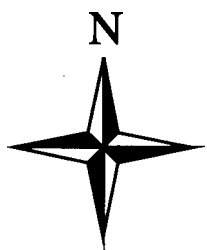
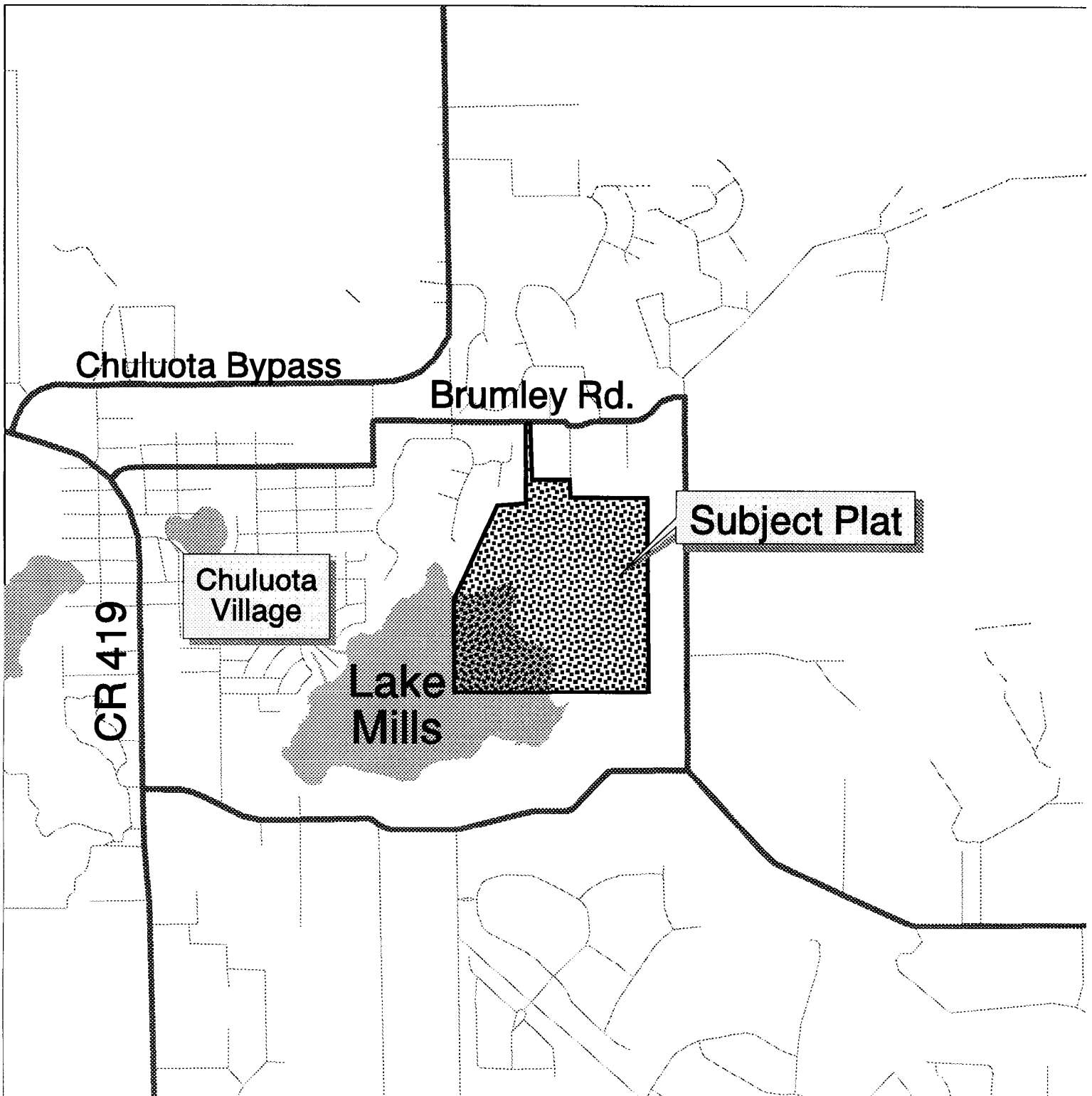
The plat is in conformance with the subdivision requirements of Seminole County's Land Development Code and the platting requirements of Chapter 177 of the Florida Statutes.

**STAFF RECOMMENDATION:**

Staff recommends that the BCC approve the plat for the Mills Cove Subdivision.

District: 1 - Maloy  
Attachments: Location map  
Copy of the Plat

Reviewed by:
Co Atty: <i>KRC</i>
DFS: _____
Other: <i>[Signature]</i>
DCM: <i>[Signature]</i>
CM: <i>[Signature]</i>
File No. <u>cpdd03</u>

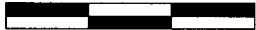


# LOCATION MAP

## Mills Cove Subdivision

 Subject Plat

1000 0 1000 2000 Feet



MILLS COVE

177,081

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the Owners in fee simple of the land hereinafter described, have agreed to execute and deliver to the County of Seminole, Florida, a plat of said land to be known as MILLS COVE and do hereby dedicate said land and the plat for the use and purposes herein expressed. No part of said land is dedicated to the County of Seminole and no part of said land is dedicated to the State of Florida. The said land is situated in the County of Seminole, Florida, and contains an area of approximately 1.17 acres. The plat and the plat map and the plat map shall be a part of the Seminole County system of public roads and shall be dedicated as set forth in the notes as provided in the Covenants, Conditions, Restrictions and Easements of Mills Cove.

IN WITNESS WHEREOF, the owners have executed these presents and declarations and made and put for the purposes therein expressed on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

WITNESSES:

**OWNER:**  
David E. Axel, as Trustee under the David E. Axel Trust Agreement dated September 21, 1992

**OWNER:**  
Melissa Beth Lutz, as Trustee under the Melissa Beth Lutz Trust Agreement dated February 28, 2022

**OWNER:**  
Michael W. Sardo

**OWNER:**  
J.P. PATTERSON

IN WITNESS WHEREOF, I, the undersigned, have caused these presents to be signed by the Company named below on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Mills Cove, Inc., a Florida Corporation

By David E. Axel, Trust President

Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by David E. Axel, as Trustee under the David E. Axel Trust Agreement dated September 21, 1992, by Melissa Beth Lutz, as Trustee under the Melissa Beth Lutz Trust Agreement dated February 28, 2022, and by Michael W. Sardo, all of whom are personally known to me and did not take in substitution, and I am a Notary Public in and for the County of Seminole, Florida.

CERTIFICATE OF SURVEYOR

I hereby certify that the plat is a true and correct representation of the land surveyed and that the survey was made under my supervision and in accordance with the requirements of Chapter 177, Florida Statutes, and that the plat is a true and correct representation of the land surveyed and that the land is located within Seminole County, Florida.

Signature: Michael W. Sardo, President  
Date: \_\_\_\_\_  
Florida Registration No. 4489  
License Expiration Date: 8/31/2025

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board: \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
By: \_\_\_\_\_, D.C.

CERTIFICATE OF CLERK OF CIRCUIT COURT

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

Clerk of the Court: \_\_\_\_\_  
In and for Seminole County, Florida  
By: \_\_\_\_\_, D.C.

CERTIFICATE OF COUNTY SURVEYOR

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

County Surveyor for Seminole County, Florida  
By: \_\_\_\_\_, D.C.

**MILLS COVE**  
**SECTIONS 22 AND 27, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA**  
**LEGAL DESCRIPTION**

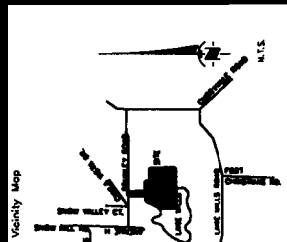
A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SW1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, RUN S00°56'08"E ALONG THE EAST LINE OF SAID SW1/4, A DISTANCE OF 1.49 FEET TO A POINT ON THE SOUTHLINE OF GLOBAL VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 86 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AND THE POINT OF BEGINNING; THENCE CONTINUE TO RUN S00°56'08"E ALONG SAID EAST LINE OF THE SW1/4 864.25 FEET TO THE SE CORNER OF SAID SW1/4, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE S00°45'48"E 264.17 FEET ALONG THE EAST LINE OF THE WEST 1/4 OF THE NE1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA TO THE SE CORNER OF THE SW1/4 OF THE NE1/4 OF SAID SECTION 27; THENCE S89°30'13"W 3329.62 FEET ALONG THE EAST-WEST CENTER OF SECTION 27 TO THE SOUTHWEST CORNER OF THE SW1/4 OF SAID SECTION 27 AND THE EAST LINE OF SAID SECTION 27; THENCE S89°30'13"W 3329.62 FEET ALONG SAID EAST LINE; THENCE N28°33'02"E 972.59 FEET; THENCE N22°01'11"E 865.54 FEET; THENCE N41°08'02"E 489.18 FEET TO A POINT ON A NON-TANGENT CURVE, CURVE CONCAVE TO THE EAST, HAVING A RADIUS 4810.33 FEET, A CHORD BEARING OF N03°19'48"W AND A CHORD DISTANCE OF 396.16 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE 396.29 FEET THROUGH A CENTRAL ANGLE OF 4°55'30"; THENCE N00°52'04"W 925.22 FEET TO THE POINT OF CURVA CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°41'51"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE 78.28 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BRUMLEY ROAD; THENCE RUN N89°28'05"E 119.74 FEET TO THE WEST 1/2 OF THE SW1/4 OF SAID SECTION 22; THENCE S00°52'04"E ALONG SAID WEST LINE 961.89 FEET TO THE NORTHWEST CORNER OF THE SW1/2 OF THE SW1/4 OF SAID SECTION 22; THENCE N89°36'02"E 664.56 FEET ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE SW1/4 OF SAID SECTION 22, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 14 AND 15 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE S00°58'17"E, ALONG SAID WEST LINE, 333.51 FEET TO THE SW CORNER OF SAID LOT 4; THENCE N89°34'21"E 504.43 FEET ALONG THE SOUTHLINE OF SAID LOT 4 TO A POINT ON THE NORTHLINE OF THE SE1/4 OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 22; THENCE N89°37'16"E 161.31 FEET ALONG SAID NORTHLINE; THENCE N89°15'56"E 1.05 FEET ALONG THE NORTHLINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 22 TO THE WEST LINE OF LOT 5 OF SAID GLOBAL VILLAGE; THENCE S00°57'02"E 1.17 FEET ALONG SAID WEST LINE TO THE SOUTHLINE OF SAID GLOBAL VILLAGE; THENCE N89°17'35"E, 666.06 FEET ALONG SAID SOUTHLINE TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RIGHTS OF WAYS OF RECORD. CONTAINING 240,887 ACRES, MORE OR LESS.

GENERAL NOTES

- All of the lands described herein including, but not limited to, the Lots, Streets, Easements, Tracts, Wetland Areas, and other interests are shown and described in the Official Records of Seminole County, Florida, and are subject to the Declaration of Covenants, Conditions and Restrictions of Mills Cove Homeowners Association, Inc. as recorded in Official Records Book 4299, Public Records of Seminole County, Florida.
- Tract "A" and Tract "B" are private streets and rights of way to be owned and maintained by Mills Cove Homeowners Association, Inc. and shall also serve as utility easements for the installation, maintenance and repair of utilities by the private utility companies serving the land.
- Tract "C" is a private stormwater retention area to be owned and maintained by Mills Cove Homeowners Association, Inc.
- Tract "D" is a private retention and drainage easement area to be owned and maintained by Mills Cove Homeowners Association, Inc. and also serves as a utility easement and pedestrian pathway.
- Tract "E" is a private boat ramp to be owned and maintained by Mills Cove Boat Ramp Association, Inc. subject to the Declaration of the Covenants, Conditions and Restrictions of Mills Cove Boat Ramp Association, Inc. as recorded in Official Records Book 4522, Page 850, of the Public Records of Seminole County, Florida.
- The 10 foot and 20 foot Private Irrigation Easements along the side lot line of Lots 1, 2, 5 and 8 shall be owned and maintained by the owners of the Lots on which they are abutting and Mills Cove Homeowners Association, Inc. shall have an irrigation easement for the purposes of installation, maintenance and repair of irrigation piping and utility easements for the installation, maintenance and repair of utilities by the private utility companies serving the land.
- The 10 foot Private Utility and Easement shall be owned and maintained by the owners of the Lots on which they are abutting and Mills Cove Homeowners Association, Inc. shall have an easement for the purposes of installation, maintenance and repair of utility, fencing, and associated landscaping and they shall also serve as utility easements for the installation, maintenance and repair of utilities by the private utility companies serving the land.
- The 50 foot Landscape Easement shown on Lots 1 through 11 shall be owned and maintained by the owners of the Lots on which they are abutting and Mills Cove Homeowners Association, Inc. shall have a landscape easement for the purposes of installation, maintenance and repair of an irrigation system and trees.
- The 15 foot and 30 foot Drainage Easements shown on Lots 28, 29, 22 and Tract "E" shall be owned and maintained by the owners of the Lots or Tracts on which they are abutting and Mills Cove Homeowners Association, Inc. shall have an easement for the purposes of installation, maintenance and repair of drainage piping and related facilities.
- All of the lands are subject to the Open Space Easement recorded in Official Records Book 4426, Page 1754 of the Public Records of Seminole County, Florida, as permitted and provided in the Agricultural Use Aesthetics and Agricultural Building Permit on Lot 1 through 13 as operated by the Open Space Easement.



Utility Map

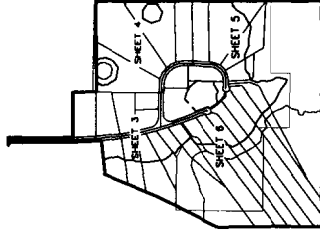
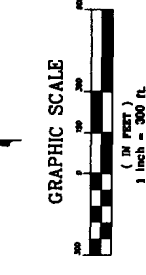
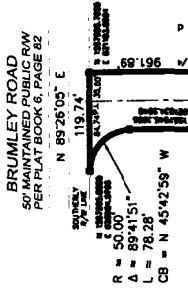
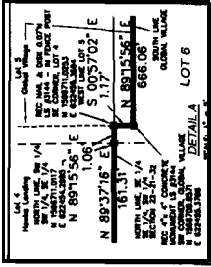
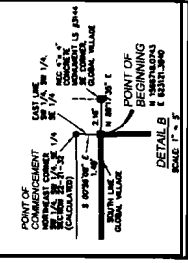
- ① - SITE PLANS PROVIDED
- ② - RECORDS OF PLAT
- ③ - RECORDS OF PLAT
- ④ - RECORDS OF PLAT
- ⑤ - RECORDS OF PLAT
- ⑥ - RECORDS OF PLAT
- ⑦ - RECORDS OF PLAT
- ⑧ - RECORDS OF PLAT
- ⑨ - RECORDS OF PLAT
- ⑩ - RECORDS OF PLAT
- ⑪ - RECORDS OF PLAT
- ⑫ - RECORDS OF PLAT
- ⑬ - RECORDS OF PLAT
- ⑭ - RECORDS OF PLAT
- ⑮ - RECORDS OF PLAT
- ⑯ - RECORDS OF PLAT
- ⑰ - RECORDS OF PLAT
- ⑱ - RECORDS OF PLAT
- ⑲ - RECORDS OF PLAT
- ⑳ - RECORDS OF PLAT
- ㉑ - RECORDS OF PLAT
- ㉒ - RECORDS OF PLAT
- ㉓ - RECORDS OF PLAT
- ㉔ - RECORDS OF PLAT
- ㉕ - RECORDS OF PLAT
- ㉖ - RECORDS OF PLAT
- ㉗ - RECORDS OF PLAT
- ㉘ - RECORDS OF PLAT
- ㉙ - RECORDS OF PLAT
- ㉚ - RECORDS OF PLAT
- ㉛ - RECORDS OF PLAT
- ㉜ - RECORDS OF PLAT
- ㉝ - RECORDS OF PLAT
- ㉞ - RECORDS OF PLAT
- ㉟ - RECORDS OF PLAT
- ㊱ - RECORDS OF PLAT
- ㊲ - RECORDS OF PLAT
- ㊳ - RECORDS OF PLAT
- ㊴ - RECORDS OF PLAT
- ㊵ - RECORDS OF PLAT
- ㊶ - RECORDS OF PLAT
- ㊷ - RECORDS OF PLAT
- ㊸ - RECORDS OF PLAT
- ㊹ - RECORDS OF PLAT
- ㊺ - RECORDS OF PLAT

NOTES: THE PLAT IS SUBJECT TO THE DEEDS, MORTGAGES, EASEMENTS, AND OTHER INTERESTS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS REFERENCED IN THE PLAT. THE PLAT IS NOT TO BE CONSIDERED A GUARANTEE OF TITLE OR A WARRANTY OF TITLE BY THE SURVEYOR OR THE BOARD OF COUNTY COMMISSIONERS.

**ALAMONTE SURVEYING AND PLATTING, INC.**  
17401 ALAMONTE BLVD., SUITE 207, TAMPA, FLORIDA 33634  
PHONE (813) 983-7959 FAX (813) 983-9374

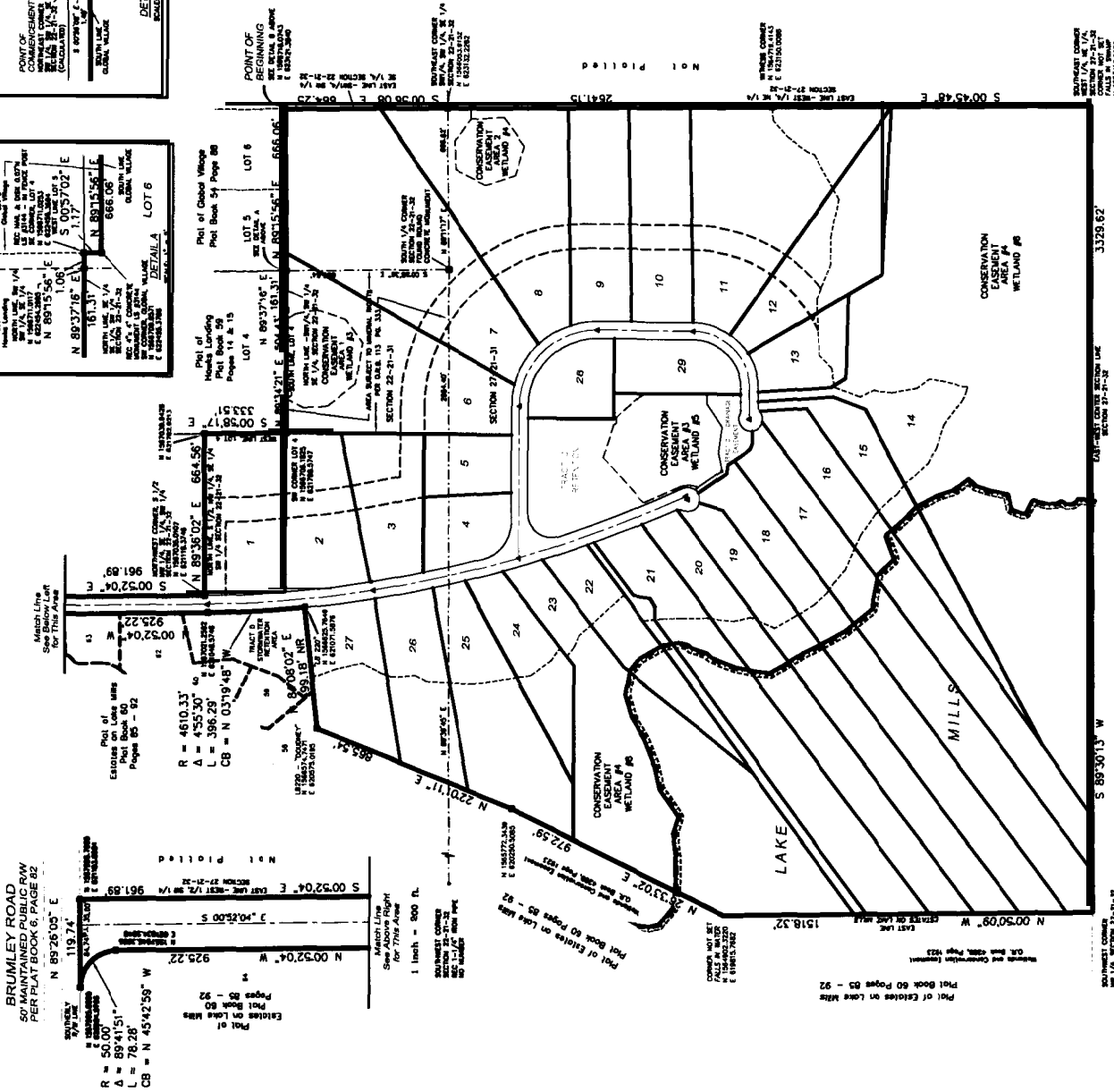
**MILLS COVE**  
**SECTIONS 22 AND 27, TOWNSHIP 21 SOUTH, RANGE 32 EAST**  
**SEMIWOLE COUNTY, FLORIDA**

SHEET 8 OF 7 SHEETS



- 1 RECORDED 1/4" CONCRETE MONUMENT NUMBERS AS SHOWN
- 2 SET 1/2" DIA. WOOD MONUMENTS AT CORNERS OF LOTS
- 3 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF BEGINNING
- 4 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF INTERSECTION
- 5 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 6 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 7 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 8 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 9 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 10 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 11 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 12 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 13 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 14 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 15 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 16 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 17 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 18 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 19 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 20 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 21 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 22 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 23 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 24 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 25 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 26 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 27 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 28 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 29 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 30 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 31 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE
- 32 SET 1/2" DIA. WOOD MONUMENTS AT POINTS OF CURVATURE

NOTES: THIS PLAN IS SUBMITTED AS ITS OWNERS AND ALL RIGHTS RESERVED AND WILL BE DEEMED VALID AND CORRECT UNLESS OTHERWISE INDICATED BY THIS PLAT. THIS PLAT IS NOT TO BE CONSIDERED AS A PART OF ANY OTHER PLAT OR RECORD THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

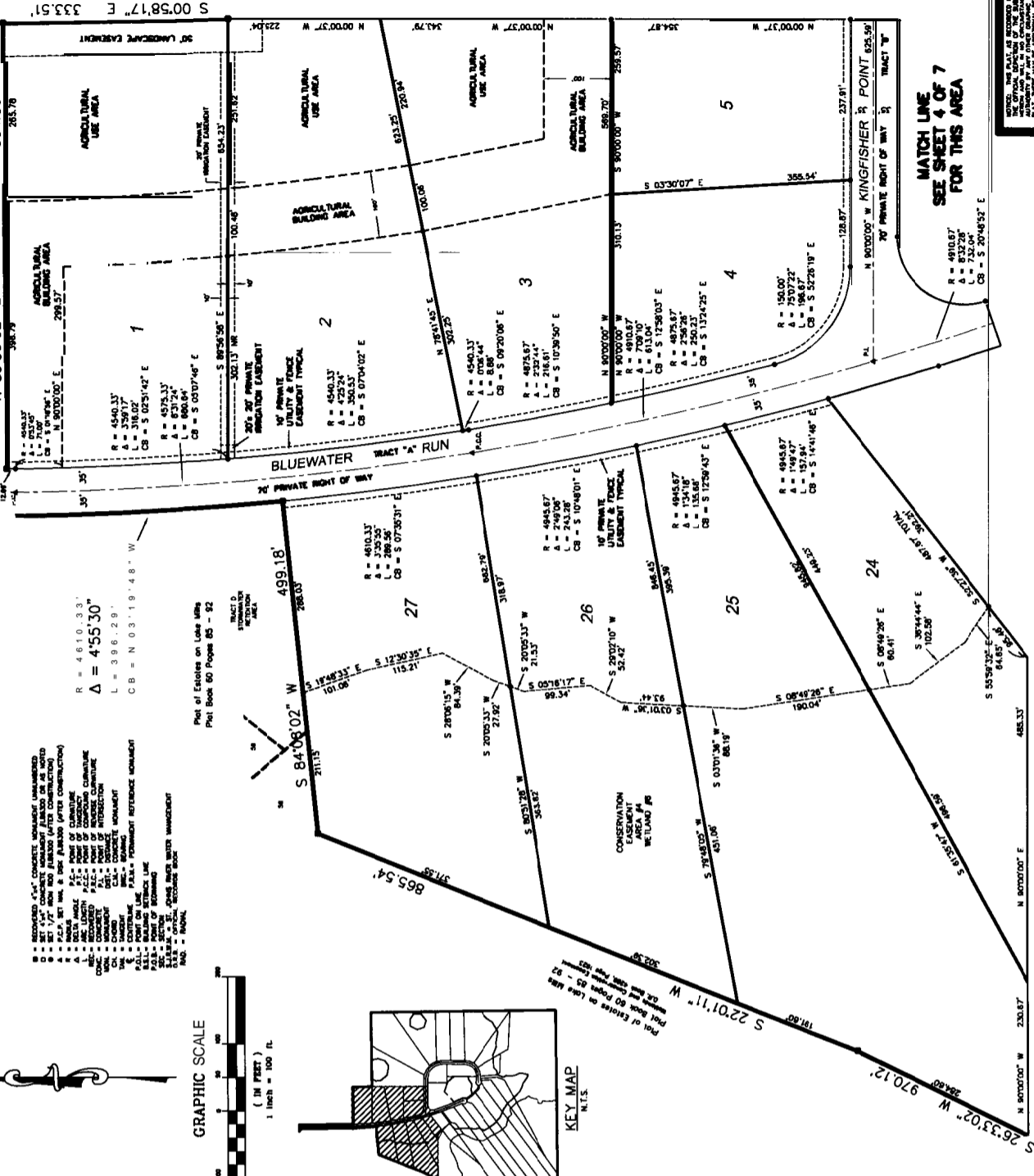


# MILLS COVE

SECTIONS 22 AND 27, TOWNSHIP 21 SOUTH, RANGE 32 EAST  
SEMINOLE COUNTY, FLORIDA

- 1/4" CONCRETE MONUMENT
- 1/2" CONCRETE MONUMENT
- 3/4" CONCRETE MONUMENT
- 1" CONCRETE MONUMENT
- 2" CONCRETE MONUMENT
- 4" CONCRETE MONUMENT
- 8" CONCRETE MONUMENT
- 12" CONCRETE MONUMENT
- 18" CONCRETE MONUMENT
- 24" CONCRETE MONUMENT
- 30" CONCRETE MONUMENT
- 36" CONCRETE MONUMENT
- 42" CONCRETE MONUMENT
- 48" CONCRETE MONUMENT
- 54" CONCRETE MONUMENT
- 60" CONCRETE MONUMENT
- 66" CONCRETE MONUMENT
- 72" CONCRETE MONUMENT
- 78" CONCRETE MONUMENT
- 84" CONCRETE MONUMENT
- 90" CONCRETE MONUMENT
- 96" CONCRETE MONUMENT
- 102" CONCRETE MONUMENT
- 108" CONCRETE MONUMENT
- 114" CONCRETE MONUMENT
- 120" CONCRETE MONUMENT
- 126" CONCRETE MONUMENT
- 132" CONCRETE MONUMENT
- 138" CONCRETE MONUMENT
- 144" CONCRETE MONUMENT
- 150" CONCRETE MONUMENT
- 156" CONCRETE MONUMENT
- 162" CONCRETE MONUMENT
- 168" CONCRETE MONUMENT
- 174" CONCRETE MONUMENT
- 180" CONCRETE MONUMENT
- 186" CONCRETE MONUMENT
- 192" CONCRETE MONUMENT
- 198" CONCRETE MONUMENT
- 204" CONCRETE MONUMENT
- 210" CONCRETE MONUMENT
- 216" CONCRETE MONUMENT
- 222" CONCRETE MONUMENT
- 228" CONCRETE MONUMENT
- 234" CONCRETE MONUMENT
- 240" CONCRETE MONUMENT
- 246" CONCRETE MONUMENT
- 252" CONCRETE MONUMENT
- 258" CONCRETE MONUMENT
- 264" CONCRETE MONUMENT
- 270" CONCRETE MONUMENT
- 276" CONCRETE MONUMENT
- 282" CONCRETE MONUMENT
- 288" CONCRETE MONUMENT
- 294" CONCRETE MONUMENT
- 300" CONCRETE MONUMENT

R = 4610.33  
A = 455.30  
L = 396.29  
CB = N 03°19'48" W



THIS PLAT IS CONTROLLED BY ITS OWNERS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE SURVEYOR.

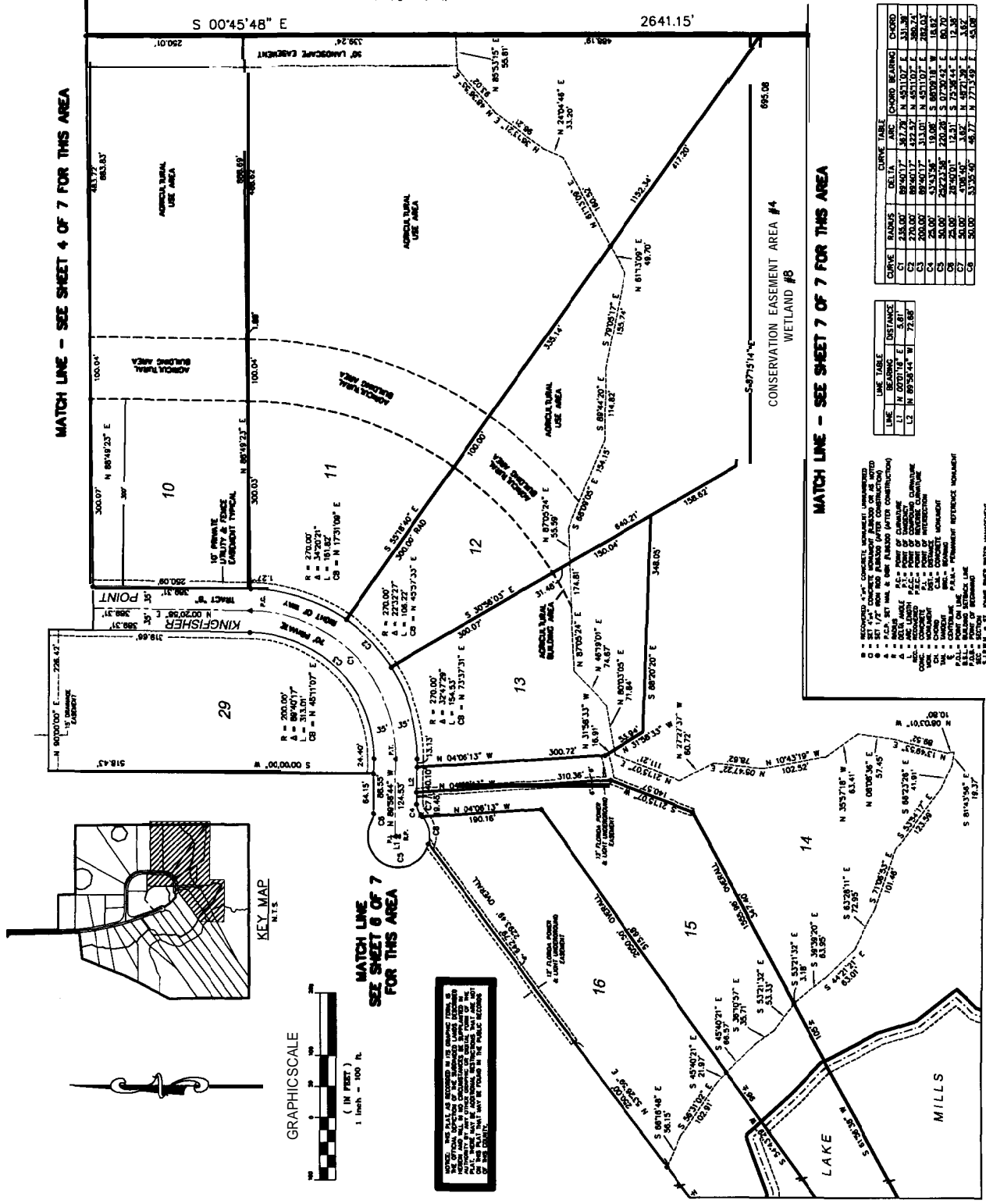
**ALTA MONTES SURVEYING AND PLATTING, INC.**  
 4740 STATE ROAD 160, SUITE 101  
 JASPER, FLORIDA 32005  
 PHONE: (904) 982-7898



# MILLS COVE

SECTIONS 22 AND 27, TOWNSHIP 21 SOUTH, RANGE 32 EAST  
SEMINOLE COUNTY, FLORIDA

PLAT BOOK PAGE  
SHEET 6 OF 7 SHEETS



CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CHORD
C1	455.00'	89°40'17"	467.78'	N 45°11'07" E	531.38'	
C2	270.00'	89°40'17"	472.52'	N 45°11'07" E	388.74'	
C3	200.00'	89°40'17"	313.01'	N 45°11'07" E	282.03'	
C4	50.00'	25°23'38"	50.98'	S 85°29'18" E	18.82'	
C5	25.00'	25°23'38"	25.49'	S 85°29'18" E	9.41'	
C6	50.00'	43°08'50"	48.77'	N 45°21'39" E	35.62'	
C7	50.00'	33°35'50"	48.77'	N 77°53'59" E	35.62'	

LINE	BEARING	DISTANCE
L1	N 07°01'18" E	5.81'
L2	N 89°58'44" W	77.88'

\* RECORDED "C" CURVE MONUMENT UNRECORDED  
 \* SET 1/2" IRON ROD MONUMENT (AFTER CONSTRUCTION)  
 \* SET 1/2" IRON ROD MONUMENT (AFTER CONSTRUCTION)  
 \* SET 1/2" IRON ROD MONUMENT (AFTER CONSTRUCTION)  
 \* SET 1/2" IRON ROD MONUMENT (AFTER CONSTRUCTION)  
 \* SET 1/2" IRON ROD MONUMENT (AFTER CONSTRUCTION)

**ALTIMONTE SURVEYING AND PLATTING, INC.**  
 1000 S. W. 11th St., Ft. Lauderdale, FL 33304  
 TEL: (954) 587-7865

# MILLS COVE

## SECTIONS 22 AND 27, TOWNSHIP 21 SOUTH, RANGE 32 EAST

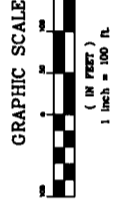
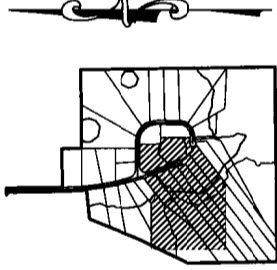
### SEMINOLE COUNTY, FLORIDA

PLAT BOOK  
PAGE

SHEET 6 OF 7 SHEETS

MATCH LINE  
SEE SHEET 3 OF 6 FOR THIS AREA

MATCH LINE  
FOR THIS AREA  
SEE SHEET 4 OF 7



MATCH LINE - SEE SHEET 3 OF 7 FOR THIS AREA

KEY MAP  
N 1/4

CONSERVATION  
EASEMENT AREA #4  
WETLAND #8

CONSERVATION  
EASEMENT  
AREA #3  
WETLAND #5

- 1/4" IRON ROD OR EQUITIVELY MARKED
- SET 1/4" IRON ROD (AFTER CONSTRUCTION)
- SET 1/2" IRON ROD (AFTER CONSTRUCTION)
- SET 3/4" IRON ROD (AFTER CONSTRUCTION)
- SET 1" IRON ROD (AFTER CONSTRUCTION)
- DELTA ANGLE
- POINT OF BEGINNING
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF INTERSECTION
- CENTERLINE
- CHORD
- CENTERLINE
- PERMANENT REFERENCE MONUMENT
- CHORD BEARING
- POINT OF BEGINNING
- POINT OF TANGENCY
- POINT OF CURVATURE
- CENTERLINE
- CHORD BEARING
- CHORD BEARING
- CHORD BEARING

CHORD	BEARING	DELTA	ARC	CHORD BEARING	CHORD
C1	4910.67	1591.36	1345.08	S 174.117° E	1340.88
C2	4975.67	671.77	541.01	S 212.543° E	540.73
C3	50.00	2.000726	200.78	N 89.36345° E	500.61
C4	4945.87	1171.45	891.72	N 00.01810° E	494.42
C5	4945.87	2171.45	1874.49	S 88.44233° E	1874.47
C6	4945.87	0.01810	28.18	S 202.048° E	28.18
C7	35.00	1.339545	8.45	N 172.510° W	8.45
C8	35.00	88.3518	85.89	S 251.785° E	75.78
C9	50.00	80.3708	53.19	N 05.23727° E	50.77
C10	50.00	80.3708	53.19	N 05.23727° E	50.77
C11	50.00	80.3708	53.19	N 05.23727° E	50.77
C12	25.00	40.18540	17.51	N 25.93644° W	12.38
C13	25.00	40.18540	17.51	N 25.93644° W	12.38
C14	50.00	49.09200	47.19	N 61.53817° W	45.75
C15	50.00	128.2338	100.96	N 20.28105° W	99.10
C16	50.00	128.2338	100.96	N 20.28105° W	99.10
C17	50.00	231.7245	20.32	N 47.30432° E	20.18
C18	50.00	231.7245	20.32	N 47.30432° E	20.18

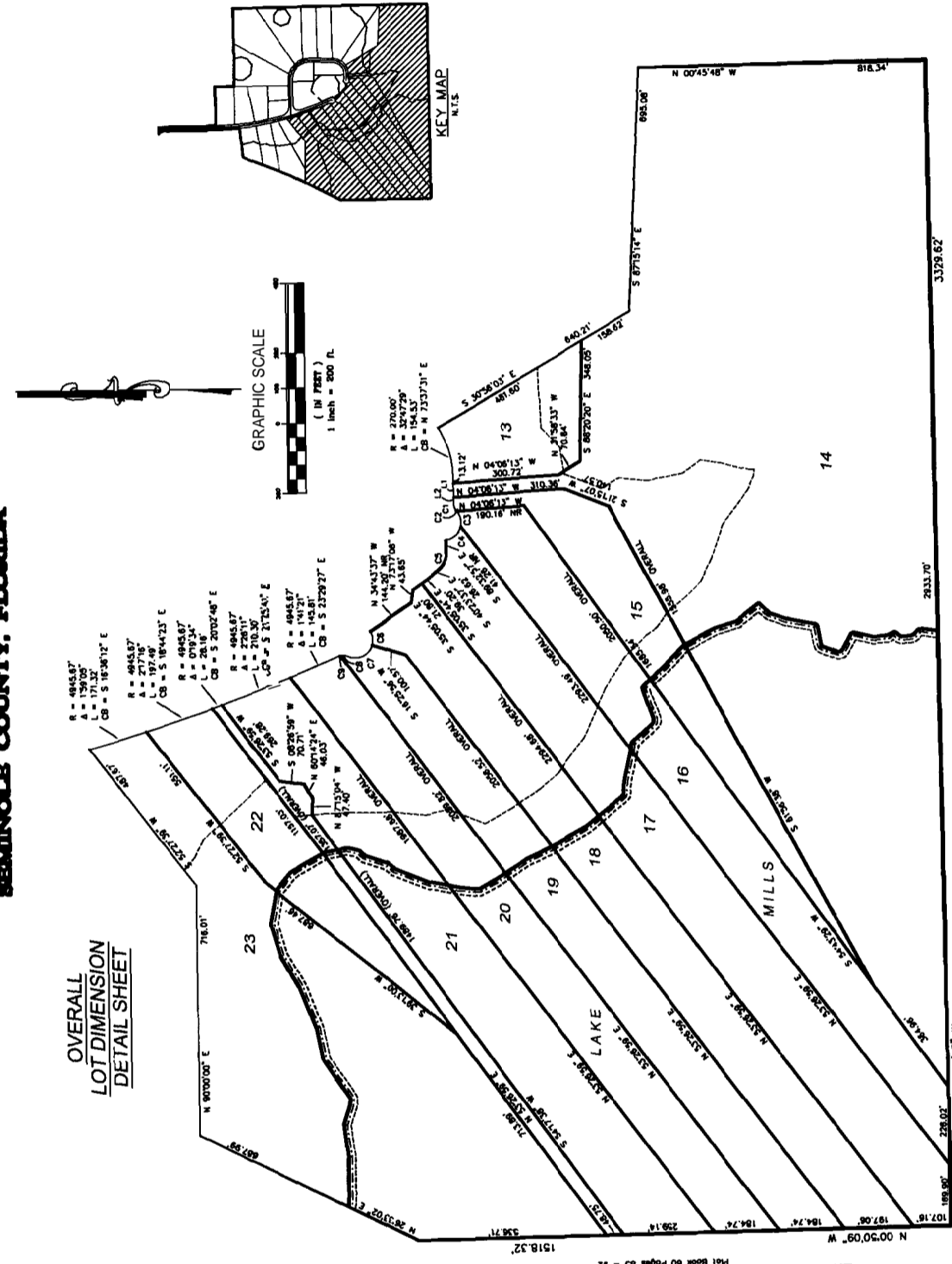
ALTIMONTE SURVEYING AND PLATTING, INC.  
P.O. BOX 1000  
TALLahassee, FLORIDA 32310  
PHONE (904) 885-7266  
FAX (904) 885-7899



# MILLS COVE

SECTIONS 22 AND 27, TOWNSHIP 21 SOUTH, RANGE 32 EAST  
SEMINOLE COUNTY, FLORIDA

OVERALL  
LOT DIMENSION  
DETAIL SHEET



CURVE	BEARINGS	DELTA	ARC	CHORD	BEARING	CHORD
C1	23.00°	43.33°	33.00'	S 80.00° E	18.62'	18.62'
C2	50.00°	178.56°	48.97'	N 77.14° E	45.06'	45.06'
C3	50.00°	120.23°	110.50'	N 70.20° E	89.78'	89.78'
C4	55.00°	40.00°	47.19'	N 84.58° E	45.78'	45.78'
C5	50.00°	47.18°	41.28'	N 87.47° E	39.10'	39.10'
C6	50.00°	88.37°	85.87'	S 21.20° E	21.33'	21.33'
C7	55.00°	14.88°	8.65'	N 17.25° W	8.43'	8.43'

LINE	BEARING	DISTANCE
L1	N 89.50° E	18.43'
L2	N 89.50° E	18.43'

- 1 - BOUNDARY LINE
- 2 - CENTERLINE
- 3 - CENTERLINE
- 4 - CENTERLINE
- 5 - CENTERLINE
- 6 - CENTERLINE
- 7 - CENTERLINE
- 8 - CENTERLINE
- 9 - CENTERLINE
- 10 - CENTERLINE
- 11 - CENTERLINE
- 12 - CENTERLINE
- 13 - CENTERLINE
- 14 - CENTERLINE
- 15 - CENTERLINE
- 16 - CENTERLINE
- 17 - CENTERLINE
- 18 - CENTERLINE
- 19 - CENTERLINE
- 20 - CENTERLINE
- 21 - CENTERLINE
- 22 - CENTERLINE
- 23 - CENTERLINE

**ALTIMONTE SURVEYING AND PLATTING, INC.**  
 1000 W. UNIVERSITY AVENUE, SUITE 100  
 GAINESVILLE, FLORIDA 32609  
 PHONE (352) 333-7788 FAX (352) 333-7799

THIS PLAN AND ALL INFORMATION HEREON IS THE PROPERTY OF ALTIMONTE SURVEYING AND PLATTING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALTIMONTE SURVEYING AND PLATTING, INC.

Plot of Estates on Lots 83 - 92  
 Plat Book 60 Pages 83 - 92