

Item # 44

SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM

SUBJECT: SUMMERFIELD FINAL PLAT

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys *(Signature)* CONTACT: Denny Gibbs *(Signature)* EXT. 7359

Agenda Date <u>11/15/05</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 Summerfield subdivision located in Section 21, Township 21S, Range 32E.

District 1 – Commissioner Dallari (Denny Gibbs, Senior Planner)

**BACKGROUND:**

The applicant, Summerfield of Seminole County, Inc., is requesting final plat approval for the Summerfield subdivision. This subdivision consists of 51 residential lots on approximately 20 acres zoned R1A. The lots will connect to water and sewer provided by Aqua American Utilities. The road will be privately owned and maintained.

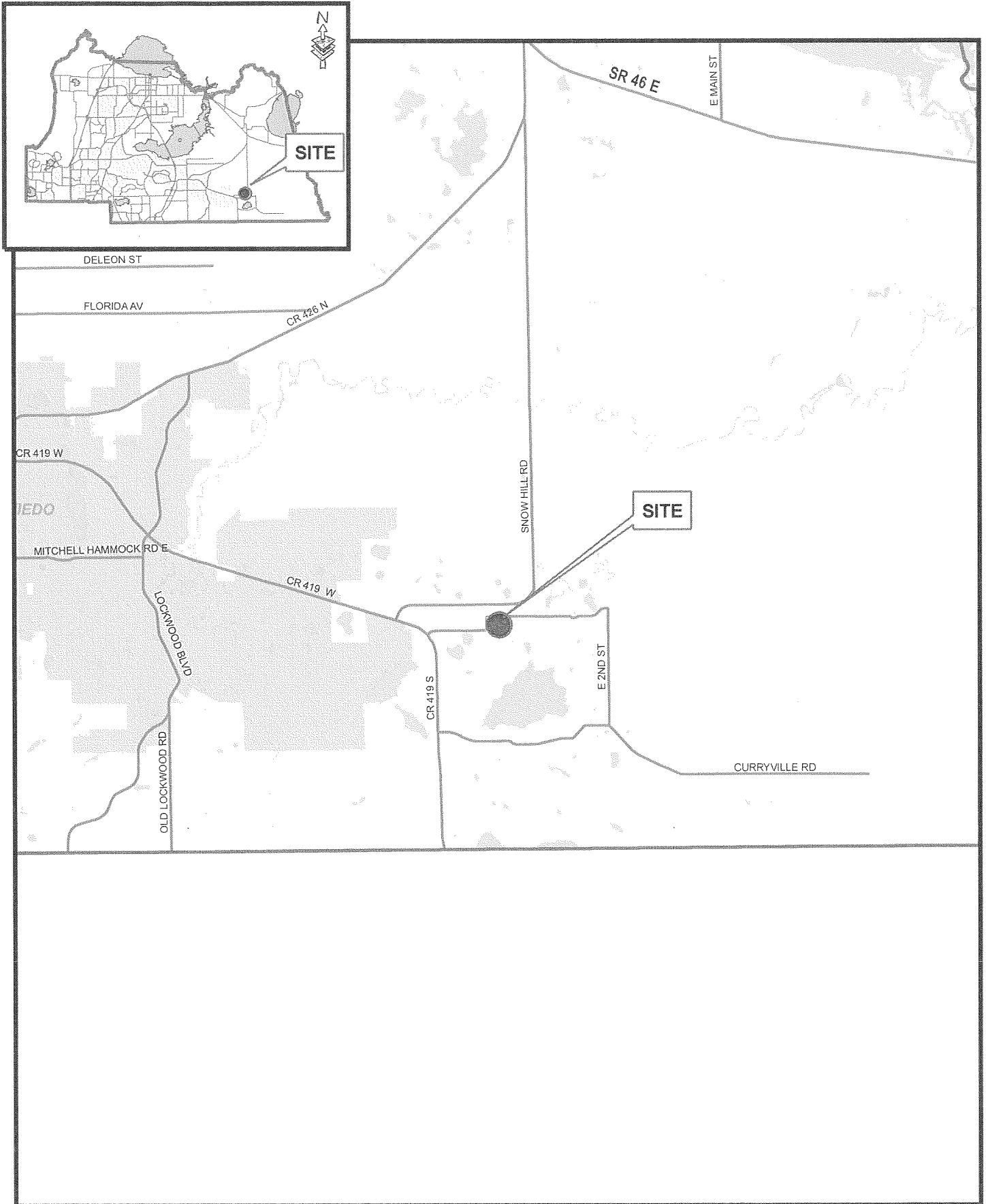
The applicant will provide a performance bond for completion of subdivision improvements in compliance with SCLDC 35.44(e)(1) prior to recording. Staff has reviewed the plat and finds that it meets all requirements of the applicable zoning, Ch. 177 F.S. and the Land Development Code.

**STAFF RECOMMENDATION:**

Staff recommends approval of final plat for Summerfield subdivision.

District 1 – Commissioner Dallari  
Attachments: Location Map  
Plat reduction

Reviewed by: <u>10-31-05</u>
Co Atty: <u>(Signature)</u>
DFS: _____
Other: _____
DCM: <u>(Signature)</u>
CM: <u>(Signature)</u>
File No. <u>cpdd04</u>



# SUMMERFIELD

SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST  
SEMINOLE COUNTY, FLORIDA

SHEET NO. 1 OF 3

Prepared By:  
Mark S. Caulfield, PSM  
**GeoMark Consulting, Inc.**  
Professional Surveying and Mapping  
180 North Westmonte Drive  
Altamonte Springs, FL 32714  
Phone: (407) 869-9989  
Fax: (407) 869-9337

PLAT BOOK PAGE

### DEDICATION SUMMERFIELD

This is to certify that the undersigned, Summerfield of Seminole County, Inc. hereinafter referred to as "Lawful Owner" is the lawful owner of the lands described in the caption therein and that it has caused the lands described herein to be surveyed and this plat, entitled Summerfield is hereby adopted as a true and correct plat of said lands. All of 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, unless otherwise noted. Provided however, the utility easements shown hereon as well as a perpetual non-exclusive utility, drainage and access easement over and under all of the private streets shown hereon are hereby dedicated to Seminole County, Florida, however dedication of said easements shall not be construed as creating an obligation upon Seminole County to perform construction or maintenance within such dedicated areas, and said streets and easements shall remain private and the sole and exclusive property of the Lawful Owner, and it does hereby grant to the present and future owners of adjacent lands and their guests, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the United States postal service mail carriers, representatives of utilities authorized by the Lawful Owner, to serve the lands shown on this plat, holders of mortgage liens on such lands and such other persons as the Lawful Owner from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across said streets and easements. Tract "D", Lift Station Parcel is to be owned and maintained by the Home Owners Association. Tract "E" is a Retention Pond and is to be owned and maintained by the Home Owners Association with an easement dedicated to Seminole County. The easement places no maintenance responsibility on Seminole County but is only for emergency access.

IN WITNESS WHEREOF, Summerfield of Seminole County, Inc., have caused these presents to be signed and attested to or witnessed by the officer named below on this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Summerfield of Seminole County, Inc.

By: \_\_\_\_\_  
Printed Name: Ahmad Ghandour, President

Signed and sealed in the presence of:

By: \_\_\_\_\_ By: \_\_\_\_\_

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

STATE OF FLORIDA  
COUNTY OF SEMINOLE

THIS IS TO CERTIFY, That on \_\_\_\_\_ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared, Ahmad Ghandour, as President of the above named corporation incorporated under the laws of the State of Florida and is personally known to me or did / did not take an oath that he is the person described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and will as such officer thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes.

Mark S. Caulfield, P.S.M. Date: \_\_\_\_\_  
Florida Registration Number 4606  
GeoMark Consulting, Inc.  
180 North Westmonte Drive  
Altamonte Springs, FL 32714

### CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the Foregoing plat and find that it complies with all the requirements of Chapter 177, Florida Statutes, and was filed for record on \_\_\_\_\_

at \_\_\_\_\_ File No. \_\_\_\_\_

CLERK OF THE COURT  
in and for Seminole County, Florida

By: \_\_\_\_\_ D.C.

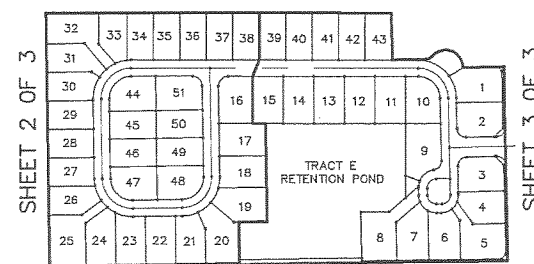
### LAND DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE SOUTH 89°54'35" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 981.54 FEET; THENCE SOUTH 01°12'07" EAST, A DISTANCE OF 131.71 FEET; THENCE NORTH 88°55'50" EAST, A DISTANCE OF 93.88 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48°11'23", AN ARC DISTANCE OF 21.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 138°11'23", AN ARC DISTANCE OF 120.59 FEET; THENCE NORTH 88°55'50" EAST, A DISTANCE OF 117.63 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF AVENUE "H" AS SHOWN ON THE PLAT OF "LAKE MILLS ROAD" AS RECORDED IN PLAT BOOK 6, PAGE 82 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA (THE LAST FIVE COURSES BEING COINCIDENT WITH THE BOUNDARY LINES OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2260, PAGE 446 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE SOUTH 01°03'56" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 542.27 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF 2ND STREET AS CONSTRUCTED AND IN USE (SAID LINE BEING 70.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF BLOCKS 19 AND 20 OF THE PLAT "TOWNSHIP OF NORTH CHULUOTA" AS RECORDED IN PLAT BOOK 2, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE SOUTH 89°13'01" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1303.02 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 21; THENCE NORTH 00°44'57" WEST ALONG SAID WEST LINE, A DISTANCE OF 712.35 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 20.011 ACRES, MORE OR LESS.

### SHEET INDEX



### NOTICE:

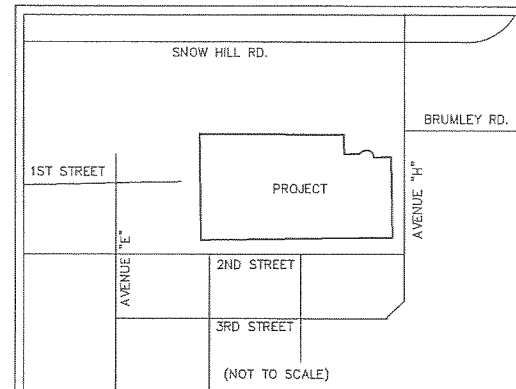
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
□	SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH DISC # PLS 4606 UNLESS OTHERWISE NOTED)	TYP.	TYPICAL
⊙	SET PERMANENT REFERENCE POINT (NAIL WITH DISC STAMPED PLS 4606) IN ROADWAY PAVEMENT UNLESS OTHERWISE NOTED	Δ	CENTRAL ANGLE OF CIRCULAR CURVE
○	SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED L.S. 4606	R	RADIUS OF CIRCULAR CURVE
(INT.)	DENOTES INTERSECTION POINT	T	TANGENT OF CIRCULAR CURVE
(N.R.)	DENOTES NOT RADIAL	L	ARC LENGTH OF CIRCULAR CURVE
(R.P.)	DENOTES RADIUS POINT	U.E.	DENOTES UTILITY EASEMENT
(P.R.C.)	DENOTES POINT OF REVERSE CURVE	REC.	DENOTES RECOVERD MONUMENT
(P.C.)	DENOTES POINT OF CURVATURE	⊕	DENOTES CENTERLINE OF RIGHT-OF-WAY
(P.T.)	DENOTES POINT OF TANGENCY	RADIAL	RADIAL TO CURVE
H.O.A.	DENOTES HOME OWNERS ASSOCIATION	MAINT.	MAINTENANCE
		M.E.	MAINTENANCE EASEMENT
		O.R.B.	OFFICIAL RECORDS BOOK

### NOTES:

- Bearings shown hereon are relative to assumed datum and are based on the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 21 South, Range 32 East bearing South 89°54'35" East.
- Tract "A" and Tract "B" are open space/landspace parcels and are to be owned and maintained by the Home Owners Association.
- Tract "C" is a recreation area parcel and is to be owned and maintained by the Home Owners Association.
- Tract "D" is a Lift Station Parcel and is to be owned and maintained by the Home Owners Association.
- Tract "E" is a Retention Pond Parcel and is to be owned and maintained by the Home Owners Association with an Easement dedicated to Seminole County, Florida. This Easement places no maintenance responsibility on Seminole County but is only for emergency access.
- Tract "F" is a Private Road Tract and is to be owned and maintained by the Home Owners Association with a non-exclusive utility, drainage and access easement dedicated to Seminole County, Florida.
- Coordinate datum are relative to the North American Datum of 1983 (Adjustment 1990), Florida East Zone and utilized Seminole County Engineering Department G.P.S. monuments "264-05-01 / Chul / Chuluta" and "4803020123 / 0123 / Post".



### JOINDER AND CONSENT TO DEDICATION

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

WITNESSES AMSOUTH BANK

Witness \_\_\_\_\_ Name \_\_\_\_\_

Witness \_\_\_\_\_ Print Name \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY, That on \_\_\_\_\_ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared \_\_\_\_\_ to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be \_\_\_\_\_ free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

### NOTE:

"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."

### 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

By: \_\_\_\_\_ D.C.

### COUNTY SURVEYOR'S CERTIFICATION

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

Gary A. Leise, P.L.S.  
Florida Registration Number 4723  
County Surveyor for Seminole County, Florida

Date: \_\_\_\_\_

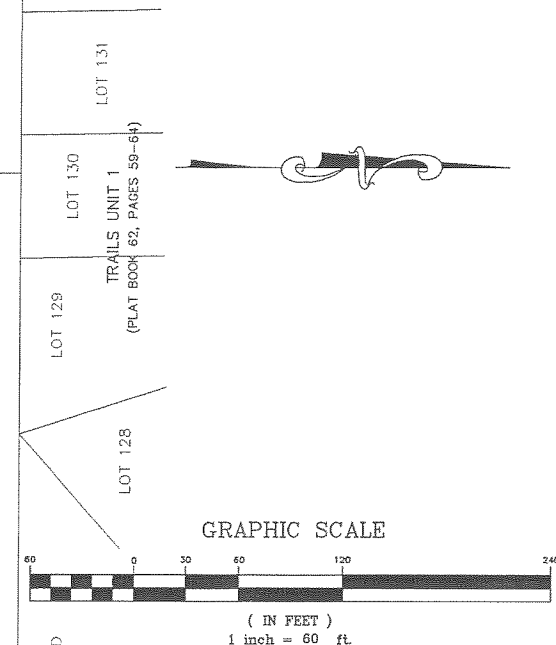
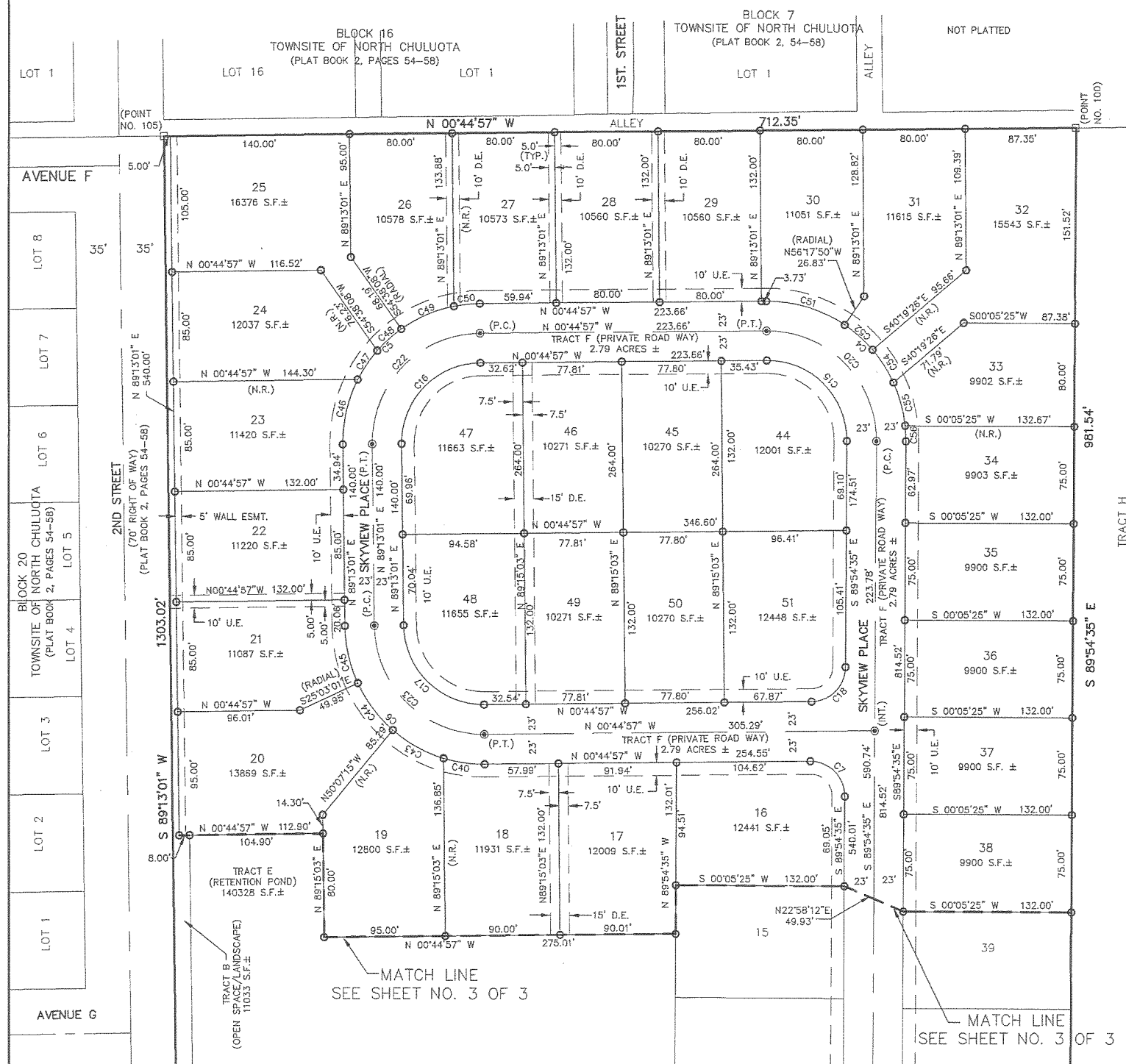
# SUMMERFIELD

SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST  
SEMINOLE COUNTY, FLORIDA

SHEET NO. 2 OF 3

PLAT  
BOOK

PAGE



CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
C1	25.00'	39.27'	25.00'	35.36'	80°0'0"	S46°13'43"E
C2	25.00'	39.20'	24.93'	35.30'	89°50'13"	N43°51'11"E
C3	108.00'	167.16'	105.54'	150.97'	88°40'52"	N45°34'09"W
C4	108.00'	171.23'	109.58'	153.85'	90°50'22"	S44°40'14"W
C5	108.00'	169.71'	108.06'	152.78'	90°2'2"	S45°45'58"E
C6	108.00'	169.58'	107.94'	152.69'	89°57'58"	N44°14'02"E
C7	27.00'	42.81'	27.40'	38.46'	90°50'22"	S44°40'14"W
C8	62.00'	95.96'	60.59'	86.67'	88°40'52"	N45°34'09"W
C9	25.00'	36.60'	22.46'	33.42'	83°52'36"	N40°42'35"E
C10	50.00'	73.20'	44.92'	66.83'	83°52'36"	S40°42'35"W
C11	50.00'	78.54'	50.00'	70.71'	90°0'0"	S46°13'43"E
C12	50.00'	78.54'	50.00'	70.71'	90°0'0"	N43°46'17"E
C13	25.00'	39.27'	25.00'	35.36'	90°0'0"	S43°46'17"W
C14	25.00'	39.34'	25.07'	35.41'	90°9'47"	N46°08'49"W
C15	62.00'	98.30'	62.91'	88.32'	90°50'22"	S44°40'14"W
C16	62.00'	97.43'	62.04'	87.71'	90°2'2"	S45°45'58"E
C17	62.00'	97.35'	61.96'	87.66'	89°57'58"	N44°14'02"E
C18	27.00'	42.02'	26.61'	37.90'	89°9'38"	N45°19'46"W
C19	85.00'	131.56'	83.07'	118.82'	88°40'52"	N45°34'09"W
C20	85.00'	134.76'	86.25'	121.09'	90°50'22"	S44°40'14"W
C21	85.00'	133.57'	85.05'	120.24'	90°2'2"	S45°45'58"E
C22	85.00'	133.47'	84.95'	120.17'	89°57'58"	N44°14'02"E
C23	25.00'	39.85'	25.58'	35.76'	91°19'8"	S44°25'51"W
C24	25.00'	39.27'	25.00'	35.36'	90°0'0"	S46°13'43"E
C25	25.00'	39.27'	25.00'	35.36'	90°0'0"	N43°46'17"E
C26	25.00'	39.27'	25.00'	35.36'	90°0'0"	N10°20'50"E
C30	50.00'	20.20'	10.24'	20.07'	23°9'6"	N10°20'50"E
C31	50.00'	26.46'	13.55'	26.15'	30°18'59"	N37°04'53"E
C32	50.00'	31.88'	16.50'	31.34'	36°31'56"	N70°30'19"E
C33	50.00'	26.18'	13.40'	25.88'	30°0'0"	S76°13'43"E
C34	50.00'	34.22'	17.81'	33.56'	39°12'56"	S41°37'16"E
C35	50.00'	18.14'	9.17'	18.04'	20°47'5"	S11°37'16"E
C36	50.00'	3.71'	1.85'	3.71'	474°50'	S00°53'42"W
C38	50.00'	15.51'	7.82'	15.44'	17°46'5"	S11°54'10"W
C39	50.00'	63.98'	29.96'	51.40'	61°51'41"	S61°43'03"W
C40	108.00'	32.49'	16.37'	32.37'	17°14'17"	N07°52'12"E
C43	108.00'	45.61'	23.15'	45.27'	24°11'50"	N28°35'15"E
C44	108.00'	45.74'	23.22'	45.40'	24°15'50"	N52°49'04"E
C45	108.00'	45.74'	23.22'	45.40'	24°16'2"	N77°05'00"E
C46	108.00'	52.05'	26.54'	51.55'	27°36'45"	S76°58'37"E
C47	108.00'	27.18'	13.66'	27.11'	14°25'19"	S55°57'35"E
C48	108.00'	25.23'	12.67'	25.17'	13°23'4"	S42°03'24"E
C49	108.00'	45.07'	22.87'	44.74'	23°54'34"	S23°24'35"E
C50	108.00'	20.18'	10.12'	20.15'	10°42'21"	S06°06'08"E
C51	108.00'	64.94'	33.49'	63.97'	34°27'7"	S16°28'36"W
C52	108.00'	28.98'	14.56'	28.90'	15°22'36"	S41°23'28"W
C54	108.00'	30.36'	15.28'	30.26'	16°6'15"	S67°07'54"W
C55	108.00'	34.90'	17.60'	34.75'	18°30'48"	S74°25'25"W
C56	108.00'	12.05'	6.03'	12.04'	6°23'35"	S86°53'37"W
C57	108.00'	101.53'	54.87'	97.83'	53°51'44"	N62°58'43"W
C58	108.00'	65.63'	33.86'	64.63'	34°49'9"	N18°38'17"W
C59	50.00'	120.59'	130.80'	93.42'	138°11'23"	N70°09'51"W
C60	25.00'	21.03'	11.18'	20.41'	48°11'23"	N64°50'09"E

NO.	NORTHING	EASTING
100	617115.9714	1568023.5695
101	614602.1116	1561679.0184
102	614482.4096	1563697.5175
103	618418.3080	1567873.0968
104	618429.1519	1567330.9317
105	617126.2833	1567311.2986
106	618097.5114	1568023.3999
107	618100.4587	1567891.7229
108	618194.3198	1567893.6066
109	618212.7827	1567902.3121
110	618300.7018	1567870.7366

NOTE:  
COORDINATES SHOWN HEREON ARE BASED ON GPS LOCATIONS UTILIZING SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS 264-05-01 AND 408020123. BEARINGS DERIVED THEREFROM ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST EAST ZONE NAD83 DATUM.

LINE	LENGTH	BEARING
L1	13.00'	S88°46'17"W
L2	15.00'	S88°46'17"W
L3	21.18'	N011°3'43"W
L4	20.26'	N011°3'43"W
L5	39.44'	S89°54'35"E

Prepared By:  
Mark S. Caulfield, PSM  
**GeoMark Consulting, Inc.**  
Professional Surveying and Mapping  
180 North Westmonte Drive  
Altamonte Springs, FL 32714  
Phone: (407) 869-9989  
Fax: (407) 869-9337

# SUMMERFIELD

SECTION 21, TOWNSHIP 21 SOUTH, RANGE 32 EAST

SEMINOLE COUNTY, FLORIDA

SHEET NO. 3 OF 3

PLAT BOOK

PAGE

BLOCK 20  
TOWNSITE OF NORTH CHULUOTA  
(PLAT BOOK 2, PAGES 54-58) LOT 2

AVENUE G  
(70' RIGHT OF WAY)  
(PLAT BOOK 2, PAGES 54-58)

LOT 8

LOT 7

BLOCK 19  
TOWNSITE OF NORTH CHULUOTA  
(PLAT BOOK 2, PAGES 54-58) LOT 4

LOT 3

LOT 2

LOT 1

LOT 6

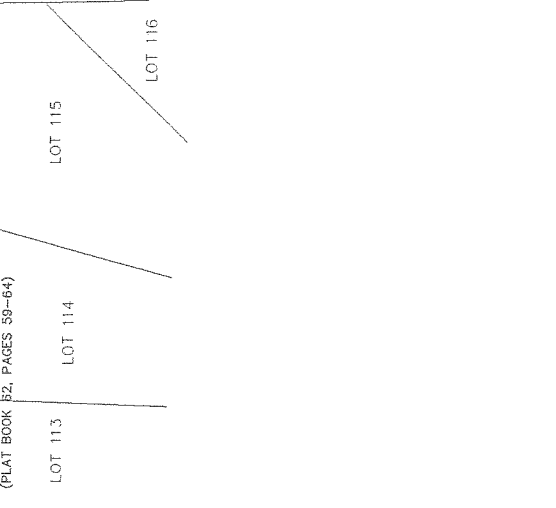
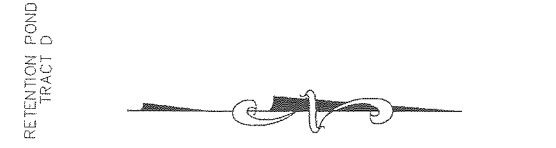
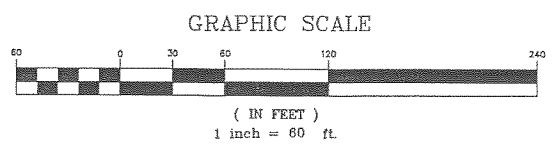
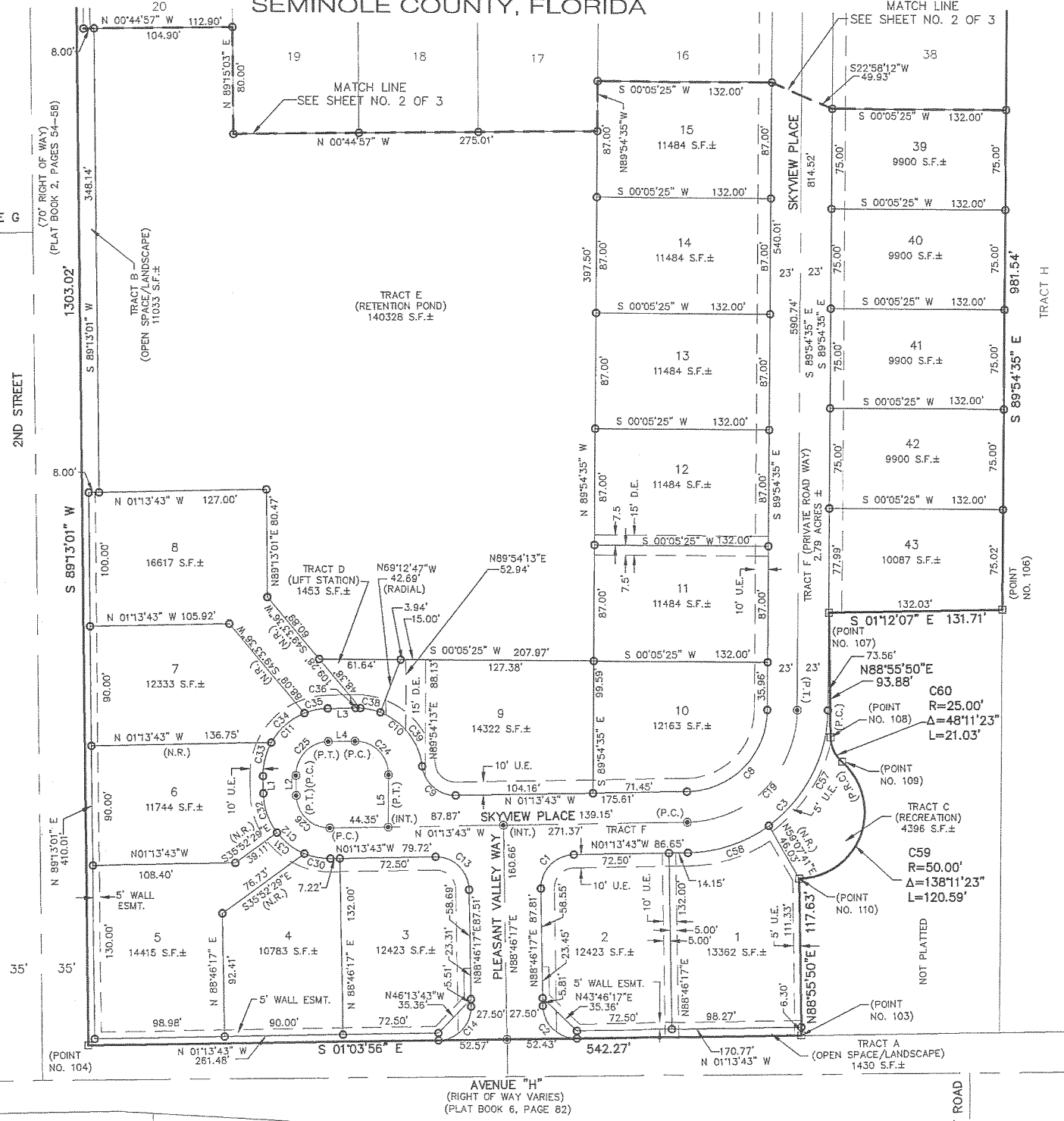
LOT 5

LOT 4

LOT 3

LOT 2

LOT 1



CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CHORD BEARING
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C14	25.00'	39.34'	25.07'	35.41'	90°9'47"	N46°08'49"W
C15	62.00'	98.30'	62.91'	88.32'	90°50'22"	S44°40'14"W
C16	62.00'	97.43'	62.04'	87.71'	90°2'2"	S45°45'58"E
C17	62.00'	97.35'	61.96'	87.66'	89°57'58"	N44°14'02"E
C18	27.00'	42.02'	25.61'	37.90'	89°9'38"	N45°19'46"W
C19	85.00'	131.56'	83.07'	118.82'	88°40'52"	N45°34'09"W
C20	85.00'	134.76'	86.25'	121.09'	90°50'22"	S44°40'14"W
C22	85.00'	133.57'	85.05'	120.24'	90°2'2"	S45°45'58"E
C23	85.00'	133.47'	84.95'	120.17'	89°57'58"	N44°14'02"E
C24	25.00'	39.85'	25.58'	35.76'	91°19'6"	S44°25'51"W
C25	25.00'	39.27'	25.00'	35.36'	90°0'0"	S46°13'43"E
C26	25.00'	39.27'	25.00'	35.36'	90°0'0"	N43°46'17"E
C30	50.00'	20.20'	10.24'	20.07'	23°9'6"	N10°20'50"E
C31	50.00'	26.46'	13.55'	26.15'	30°18'59"	N37°04'53"E
C32	50.00'	31.88'	16.50'	31.34'	36°31'55"	N70°30'19"E
C33	50.00'	26.18'	13.40'	25.88'	30°0'0"	S76°13'43"E
C34	50.00'	34.22'	17.81'	33.56'	39°12'55"	S41°37'16"E
C35	50.00'	18.14'	9.17'	18.04'	20°47'5"	S11°37'16"E
C36	80.00'	3.71'	1.85'	3.71'	4°14'50"	S00°53'42"W
C38	50.00'	15.51'	7.82'	15.44'	17°46'5"	S11°54'10"W
C39	50.00'	53.98'	29.96'	51.40'	61°51'41"	S51°43'03"W
C40	108.00'	32.49'	16.37'	32.37'	17°14'17"	N07°52'12"E
C43	108.00'	45.61'	23.15'	45.27'	24°11'50"	N28°35'15"E
C44	108.00'	45.74'	23.22'	45.40'	24°15'50"	N52°49'04"E
C45	108.00'	45.74'	23.22'	45.40'	24°16'2"	N77°05'00"E
C46	108.00'	52.05'	26.54'	51.55'	27°36'45"	S76°58'37"E
C47	108.00'	27.18'	13.66'	27.11'	14°25'19"	S55°57'35"E
C48	108.00'	25.23'	12.67'	25.17'	13°23'4"	S42°03'24"E
C49	108.00'	45.07'	22.87'	44.74'	23°54'34"	S23°24'35"E
C50	108.00'	20.18'	10.12'	20.15'	10°42'21"	S06°08'08"E
C51	108.00'	64.94'	33.49'	63.97'	34°27'7"	S16°28'36"W
C52	108.00'	28.98'	14.58'	28.90'	15°22'36"	S41°23'28"W
C54	108.00'	30.36'	15.28'	30.26'	16°15'5"	S57°07'54"W
C55	108.00'	34.90'	17.60'	34.75'	18°30'48"	S74°26'25"W
C56	108.00'	12.05'	6.03'	12.04'	6°23'35"	S86°53'37"W
C57	108.00'	101.53'	54.87'	97.83'	53°51'44"	N62°58'43"W
C58	108.00'	65.63'	33.86'	64.63'	34°49'9"	N18°38'17"W
C59	50.00'	120.58'	130.90'	93.42'	138°11'23"	N70°09'51"W
C60	25.00'	21.03'	11.18'	20.41'	48°11'23"	N64°50'09"E

NO.	NORTHING	EASTING
100	617115.9714	1568023.5695
101	614802.1116	1561679.0184
102	614482.4096	1563697.5175
103	618418.3080	1567873.0968
104	618429.1519	1567330.9317
105	617126.2833	1567311.2986
106	618097.5114	1568023.3999
107	618100.4587	1567891.7229
108	618194.3198	1567893.6066
109	618212.7827	1567902.3121
110	618300.7018	1567870.7366

NOTE:  
COORDINATES SHOWN HEREON ARE BASED ON GPS LOCATIONS UTILIZING SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS 264-05-01 AND 408020123. BEARINGS DERIVED THEREFROM ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE NAD83 DATUM.

LINE	LENGTH	BEARING
L1	13.00	S88°46'17"W
L2	15.00	S88°46'17"W
L3	21.18	N01°13'43"W
L4	20.26	N01°13'43"W
L5	39.44	S89°54'35"E

Prepared By:  
Mark S. Caulfield, PSM  
**GeoMark Consulting, Inc.**  
Professional Surveying and Mapping  
180 North Westmonte Drive  
Altamonte Springs, FL 32714  
Phone: (407) 869-9989  
Fax: (407) 869-9337

ESTATES ON LAKE MILLS  
(PLAT BOOK 60, PAGES 85-92)

AVENUE "H"  
(RIGHT OF WAY VARIES)  
(PLAT BOOK 6, PAGE 82)

BRUMLEY ROAD

NOT PLATTED

NOT PLATTED