

Item # 45

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: LAKE CLUB FINAL PLAT

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

AUTHORIZED BY: Dan Matthys **CONTACT:** Brian M. Walker **EXT.** 7337

Agenda Date 11/15/05 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 Lake Club Subdivision located on Markham Woods Road (on Rice Lake) south of Lake Mary Boulevard and north of Stonegate Drive, Section 14, Township 20 South, Range 29 East.

District 5 – Carey (Brian M. Walker – Planner)

BACKGROUND:

The applicants, James Dicks and Mike Morgan, are requesting final plat approval for a six (6) lot single family residential subdivision. The project site is forty-six acres, more or less, in size with approximately eight (8) net buildable acres.

The subject property is zoned A-1 (Agriculture) which permits a minimum lot size of one (1) acre. The proposed subdivision complies with the development standards for the A-1 zoning district.

The project site is located within the Wekiva River Protection Area (WRPA) and will therefore preserve fifty percent (50%) of the trees located in the developable area on site.

The proposed subdivision will be served by Seminole County Utilities for potable water and will utilize individual septic tanks for waste water treatment. Reclaimed water is also available to the site and will be utilized by the subdivision. The internal subdivision road will be private and owned and maintained by the Home Owner’s Association.

Staff has reviewed the plat and finds that it complies with Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes. The applicant has posted a performance bond in compliance with SCLDC 35.44(e)(1) to guarantee all infrastructure improvements.

Reviewed by: <u>10-21-05</u> Co Atty: <u>[Signature]</u> DFS: _____ Other: _____ DCM: <u>[Signature]</u> CM: <u>[Signature]</u> File No. <u>cpdd03</u>

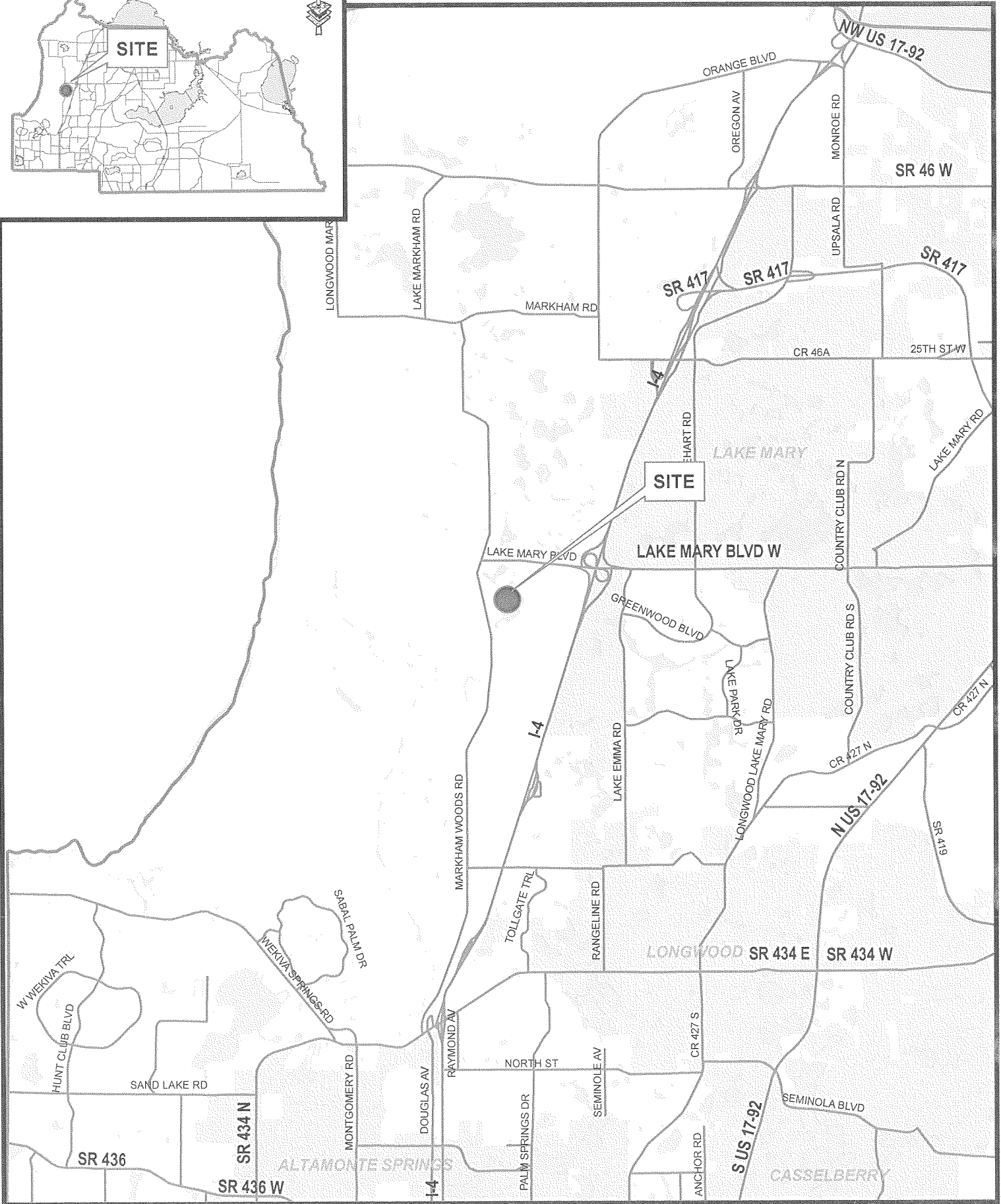
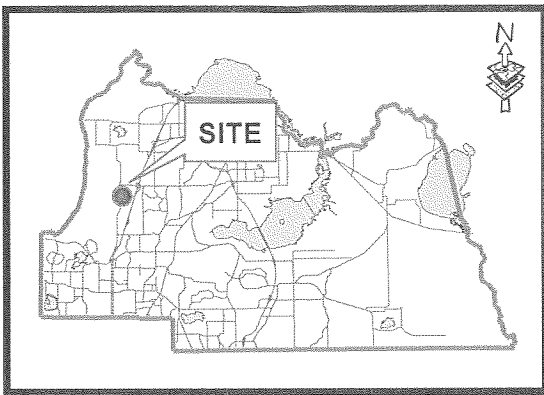
STAFF RECOMMENDATION:

Staff recommends approval of the final plat for the Lake Club Subdivision.

District 5 – Brenda Carey

Attachments: Location Map

 Reduced Copy of Plat



LAKE CLUB

SECTION 14, TOWNSHIP 20 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

Legal Description

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; (LESS THE SOUTH 386.27 FEET THEREOF) AND ALSO BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, RUN NORTH 93.05 FEET; THENCE NORTH 86° WEST TO THE EASTERLY RIGHT OF WAY OF LONGWOOD-MARKHAM ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY TO A POINT WEST OF BEGINNING; THENCE EAST TO POINT OF BEGINNING; LESS THE SOUTH 386.27 FEET THEREOF.

AND

THE SOUTH 386.27 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 386.27 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 14, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LYING EAST OF MARKHAM WOODS ROAD, LESS FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; RUN NORTH 89°48'53" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 190.87 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MARKHAM WOODS ROAD; THENCE RUN NORTH 11°51'57" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 131.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 11°51'57" WEST, 200 FEET; THENCE NORTH 78°8'3" EAST, 296.53 FEET; THENCE RUN SOUTH 3°20'12" EAST, 202.24 FEET, THENCE RUN SOUTH 78°8'3" WEST, 266.54 FEET TO THE POINT OF BEGINNING.

AND

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; RUN NORTH 89°48'53" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 190.87 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MARKHAM WOODS ROAD; THENCE RUN NORTH 11°51'57" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 131.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 11°51'57" WEST 200 FEET; THENCE RUN NORTH 78°8'3" EAST, 296.53 FEET; THENCE RUN SOUTH 3°20'12" EAST, 202.24 FEET, THENCE RUN SOUTH 78°8'3" WEST, 266.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.29 ACRES MORE OR LESS.

Notes:

- 1) BEARINGS ARE BASED ON THE EAST LINE OF MARKHAM WOODS ROAD AS BEING N 11°40'54" W, ASSUMED.
2) ALL LINES INTERSECTING CURVES ARE "NOT RADIAL" UNLESS OTHERWISE NOTED HEREON.
3) IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091 (28), ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UNDERGROUND CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
4) THE STATE OF FLORIDA MAY HAVE OR CLAIM OWNERSHIP OF SUBMERGED LANDS LYING WATERWARD OF THE "ORDINARY HIGH WATER LINE" OF RICE LAKE, WHICH SUBMERGED LANDS ARE LOCATED INSIDE OR EAST OF THE JURISDICTIONAL WETLAND CONSERVATION EASEMENT.
5) THE G.L.S. MONUMENTS UTILIZED AND THEIR RECORDED COORDINATES FROM SEMINOLE COUNTY, FLORIDA ARE AS FOLLOWS:
G.L.S. 0100/LONZO N= 1613769.718 E= 534162.121
G.L.S. 0266/TANYA TUCKER N= 1621176.580 E= 526237.966
THESE COORDINATES HAVE BEEN ROTATED TO FIT THE BEARING BASIS USED IN THE ORIGINAL SURVEY. THE ROTATED COORDINATE VALUES ARE AS FOLLOWS:
G.L.S. 0100/LONZO N= 1613769.9935 E= 534164.1885
G.L.S. 0266/TANYA TUCKER N= 1621179.2239 E= 526242.2480
6) THE JURISDICTIONAL WETLAND CONSERVATION EASEMENT IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 5957, PAGES 1040-1051, SEMINOLE COUNTY PUBLIC RECORDS, AND IS HEREBY DEDICATED TO SEMINOLE COUNTY, FLORIDA FOR PRESERVATION OF ALL JURISDICTIONAL WETLANDS WITHIN THIS EASEMENT AREA, WHICH IS TO BE MAINTAINED BY THE LAKE CLUB COMMUNITY ASSOCIATION.
7) THE FLOOD PLAIN CONSERVATION EASEMENT IS HEREBY DEDICATED TO SEMINOLE COUNTY, FLORIDA SOLELY IN ORDER TO PROHIBIT UNAUTHORIZED FILLING WITHOUT PROVIDING COMPENSATING STORMWATER DRAINAGE STORAGE CAPACITY, AND IS TO BE MAINTAINED BY THE LAKE CLUB COMMUNITY ASSOCIATION.
8) THE DRAINAGE AND DRAINAGE MAINTENANCE EASEMENTS ARE DEDICATED TO THE LAKE CLUB COMMUNITY ASSOCIATION AND TO SEMINOLE COUNTY, FLORIDA FOR PERMITTED STORMWATER FLOWS AND IMPROVEMENTS IN THESE AREAS, WHICH ARE TO BE MAINTAINED BY THE LAKE CLUB COMMUNITY ASSOCIATION.
9) THERE IS A 5 FOOT DRAINAGE EASEMENT ALONG THAT PORTION OF BOTH SIDES OF ALL INTERNAL PROPERTY LINES LYING WEST OF THE DRAINAGE MAINTENANCE EASEMENT.
10) THERE ALSO IS A 5 FOOT UNDERGROUND UTILITY EASEMENT ALONG THAT PORTION OF ALL SIDE LOT LINES LYING WEST OF THE DRAINAGE MAINTENANCE EASEMENT (OR THE NORTHWESTERLY EXTENSION THEREOF IN LOT 6) AND EAST OF THE LANDSCAPE / WALL / CROSS ACCESS EASEMENT, WHICH ALSO IS HEREBY SUBJECT TO AN UNDERGROUND UTILITY EASEMENT. THE 20' GATED ACCESS EASEMENT, ETC. MAY ALSO BE USED FOR ACCESS TO THE UTILITY EASEMENTS ALONG THE NORTH SIDE OF LOT 6 AND THE SOUTH SIDE OF LOT 1.
11) ACCESS RIGHTS TO MARKHAM WOODS ROAD ARE DEDICATED TO SEMINOLE COUNTY, EXCEPT AT THE APPROVED PRIVATE ROAD CONNECTIONS OF LAKE RICE LOOP AS DEPICTED ON THIS PLAT
12) NET ACREAGES INDICATES THE ACREAGE BETWEEN THE LANDSCAPE/WALL/CROSS ACCESS EASEMENT AND THE DRAINAGE MAINTENANCE EASEMENT, ON LOTS 1 AND 6 IT ALSO EXCLUDES THE 20' GATED ACCESS EASEMENT FOR DRAINAGE, UTILITY EASEMENT AND CONSERVATION EASEMENT MAINTENANCE.
13) THE ACCESS ROAD, LAKE RICE LOOP, IS TO BE MAINTAINED BY THE LAKE CLUB COMMUNITY ASSOCIATION.

Index of Sheets:

- SHEET 1 - NOTES, LEGAL DESCRIPTION, CERTIFICATIONS, LEGEND & DEDICATION
SHEET 2 - GRAPHICAL DEPICTION
SHEET 3 - EASEMENT DETAIL & GEOMETRY

Legend:

- FOUNDED 4" x 4" CONCRETE PERMANENT REFERENCE MONUMENT, STAMPED "LB 5777 PFM"
SET 1/2" IRON ROD WITH CAP STAMPED "LB 5777"
SET NAIL & DISK STAMPED "LB 5777 PFM"
OFFICIAL RECORDS BOOK
POINT OF CURVATURE
POINT OF TANGENCY
POINT OF REVERSE CURVATURE
POINT OF NON-TANGENCY
RADIUS POINT
NOT RADIAL
RADIAL
RIGHT OF WAY
FLORIDA DEPARTMENT OF TRANSPORTATION
GOVERNMENT LAND OFFICE
COUNTY ROAD
STATE ROAD
FLORIDA POWER CORPORATION
UTILITY AND DRAINAGE EASEMENT
POINT ON LINE
ACCESS EASEMENT FOR DRAINAGE AND CONSERVATION EASEMENT MAINTENANCE
MATHEMATICAL CLOSURE ONLY & DOES NOT REPRESENT A BOUNDARY LINE
STATE PLANE COORDINATE IDENTIFICATION NUMBER
UNLESS OTHERWISE NOTED

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.

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. I further certify that I have complied with the requirements of Chapter 177.091(7) regarding "permanent reference monuments", and that the land is located within Seminole County, Florida.

Dated 11/07/05

Signature: P.R.(RICK) BURNS
LAND-TECH SURVEYING & MAPPING CORP.
350 S. Central Ave., Oviedo, FL 32765
Certificate of Authorization No. 5777

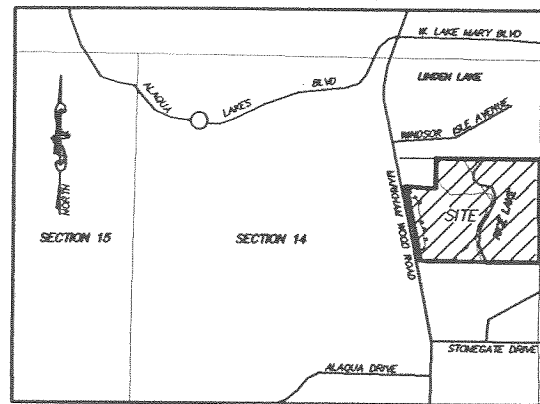
CERTIFICATE OF CLERK OF CIRCUIT COURT

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 COURT
In and for Seminole County, Florida

BY D.C.

Sirinity Map:



JOINDER AND CONSENT TO DEDICATION

I, Joinder and Consent by First Mortgage Holder First Commercial Bank of Florida, as holder of Mortgage recorded Official Records Book 5711, Page 1362, Seminole County Public Records, hereby joins in this Plat.

By:

By:

Signed, sealed and delivered in the presence of:

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 to me known to be the person described in and who executed the foregoing Joinder and Consent Dedication and severally acknowledge the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Notary Public: My Commission expires:

JOINDER AND CONSENT TO DEDICATION

I, Joinder and Consent by Mortgage Holder UNITED HERITAGE BANK, as additional holder of Mortgage recorded Official Records Book Page Seminole County Public Records, hereby joins in this Plat.

By:

By:

Signed, sealed and delivered in the presence of:

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 to me known to be the person described in and who executed the foregoing Joinder and Consent Dedication and severally acknowledge the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Notary Public: My Commission expires:

COUNTY SURVEYOR'S CERTIFICATE

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

Steve L. Wessels, PLS
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

DATE:

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. (See Resolution 91-M-62)

County Chairman

Attest:

Clerk of the Board By D.C.

KNOW ALL MEN BY THESE PRESENTS, That the corporation named below, Craig R. Lynd, and Christina A. Lynd, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the drainage, utility, maintenance, conservation and other easements shown hereon to Seminole County, Florida, to the Lot owners and as otherwise provided in this plat. Rice Lake Loop shall be a private access drive and is dedicated to the use and benefit of the Lot owners and to emergency, utility and postal personnel and other public entities as necessary and appropriate for public health, safety and welfare and public services to the Lot owners. All other access to Markham Woods Road is hereby dedicated to Seminole County, Florida. Recording of this plat shall act as conveyance to of all dedicated rights and easements to Seminole County and no further instrument shall be necessary to vest such title in the County as aforementioned.

IN WITNESS WHEREOF, the undersigned trustee hereunto has set his hand 2005.

By: James E. Dicks, President
PRINTED NAME: James E. Dicks, President

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this day of 2005 by James E. Dicks, as President of Dix Ventures, Inc. He is personally known to me or produced as identification and did/did not take an oath.

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

SIGNATURE OF NOTARY

NAME OF NOTARY PRINTED, TYPED OR STAMPED

IN WITNESS WHEREOF, the undersigned trustee hereunto has set his hand 2005.

By: Craig R. Lynd
PRINTED NAME: Craig R. Lynd

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this day of 2005 by Craig R. Lynd, He is personally known to me or produced as identification and did/did not take an oath.

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

SIGNATURE OF NOTARY

NAME OF NOTARY PRINTED, TYPED OR STAMPED

IN WITNESS WHEREOF, the undersigned trustee hereunto has set his hand 2005.

By: Christina A. Lynd
PRINTED NAME: Christina A. Lynd

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this day of 2005 by Christina A. Lynd, She is personally known to me or produced as identification and did/did not take an oath.

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

SIGNATURE OF NOTARY

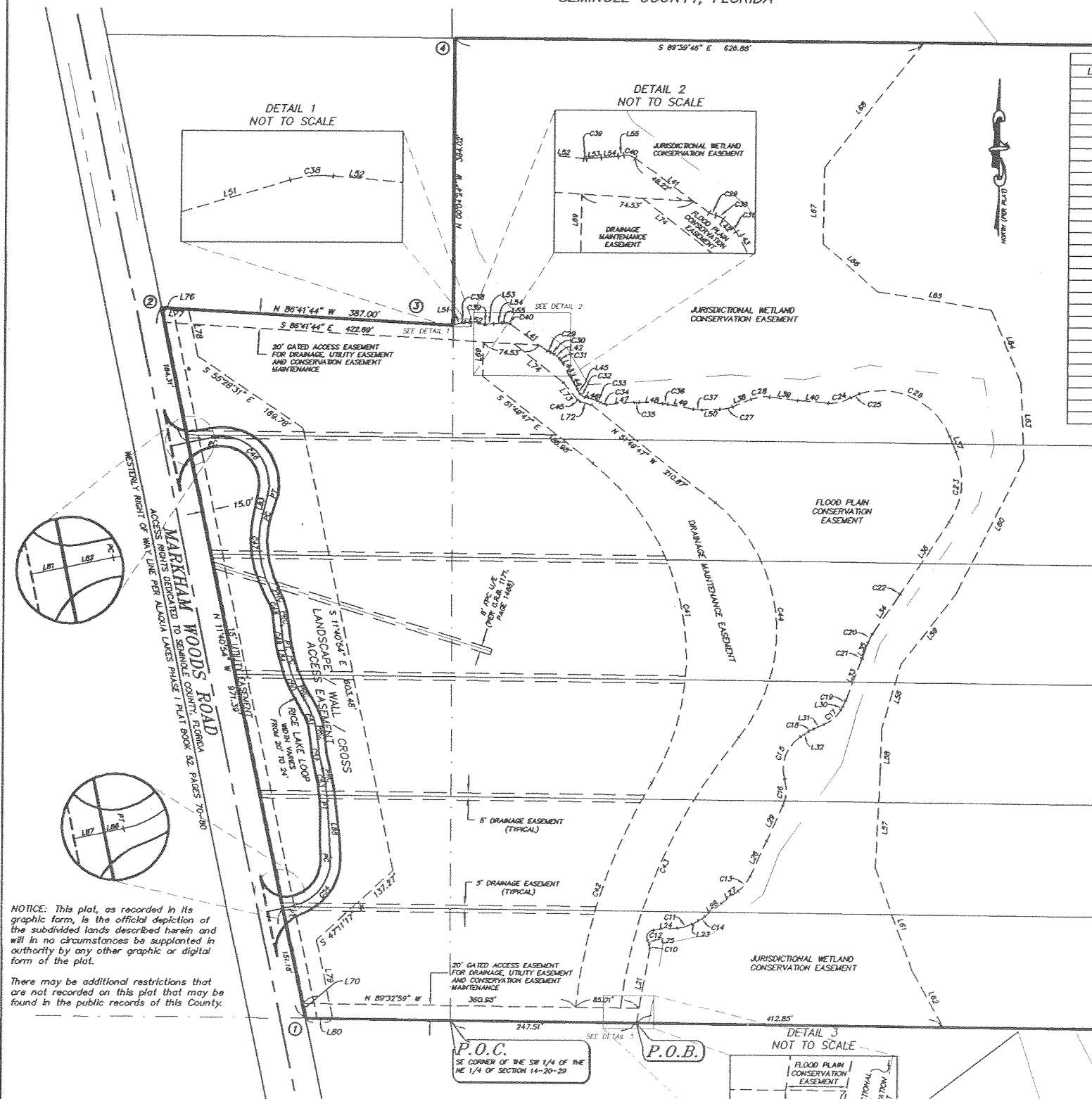
NAME OF NOTARY PRINTED, TYPED OR STAMPED

LAND TECH SURVEYING & MAPPING CORP.
350 S. Central Ave., Oviedo, FL 32765
P.O. Box 621892, Oviedo, FL 32762
Voice (407) 365-1036
Fax (407) 365-1838
Certificate of Authorization No. 5777

LAKE CLUB

SECTION 14, TOWNSHIP 20 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

The 20' Gated Access Easement cannot be modified or vacated without prior written approval from the St. Johns River Water Management District, and the Lake Club Community Association shall be responsible for maintenance of the gates and this access easement area.



LINE	BEARING	LENGTH
L21	N 09°51'35" E	101.13
L23	N 82°39'00" E	8.83
L24	N 85°29'57" E	31.59
L25	N 24°04'43" W	5.98
L26	N 24°38'17" E	52.72
L27	N 54°06'06" E	27.89
L28	N 50°51'17" E	28.40
L29	N 24°24'37" E	51.69
L30	N 31°28'29" E	5.44
L31	N 67°09'22" E	15.07
L32	N 88°02'56" E	12.42
L33	N 20°51'14" E	58.87
L34	N 34°48'58" E	64.84
L35	N 19°34'30" E	21.96
L36	N 33°48'51" E	115.46
L37	N 22°54'10" W	21.77
L38	S 68°00'47" W	27.02
L39	N 82°55'40" W	38.33
L40	N 85°35'10" W	41.75
L41	N 53°48'25" W	60.91
L42	N 48°33'21" W	8.81
L43	N 29°09'31" W	23.15
L44	N 30°52'19" W	21.45
L45	N 30°39'19" W	7.13
L46	N 76°11'28" W	17.11
L47	S 85°03'41" W	36.88
L48	N 87°04'59" W	31.00
L49	N 79°10'56" W	34.53
L50	S 88°01'27" W	24.32

LINE	BEARING	LENGTH
L51	S 73°16'31" W	11.46
L52	N 84°46'45" W	26.37
L53	S 85°24'09" W	10.21
L54	S 85°24'09" W	11.07
L55	S 80°07'22" W	3.81
L56	S 16°30'52" W	90.98
L57	S 02°32'18" W	121.91
L58	S 01°43'29" W	63.99
L59	S 37°47'54" W	118.65
L60	S 26°31'48" W	200.03
L61	S 19°37'56" E	146.51
L62	S 29°14'05" E	86.07
L63	S 02°41'58" E	103.71
L64	S 22°33'27" E	105.02
L65	S 81°17'42" E	154.48
L66	S 48°30'38" E	97.47
L67	S 00°28'41" W	102.46
L68	S 38°21'07" W	212.82
L69	S 00°27'01" W	46.57
L70	S 11°40'54" E	20.46
L72	N 74°58'29" W	16.11
L73	N 38°50'03" W	29.65
L74	N 51°49'47" W	84.32
L76	S 11°40'54" E	20.70
L77	S 86°41'44" E	36.23
L78	S 11°40'54" E	64.23
L79	S 11°40'54" E	108.32
L80	N 89°32'59" W	35.60

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C10	10.00	33°56'19"	5.92	5.84	N 07°08'34" W
C11	50.00	22°50'57"	19.94	19.81	N 74°04'29" E
C12	10.00	109°34'41"	18.12	16.34	N 30°42'37" E
C13	50.00	29°27'50"	25.71	25.43	N 39°22'11" E
C14	50.00	114°24'44"	10.29	10.28	N 56°45'08" E
C15	50.00	75°02'57"	65.49	60.91	N 20°31'27" E
C16	50.00	41°24'38"	36.14	35.36	N 03°42'18" E
C17	50.00	35°42'53"	31.17	30.66	N 49°17'56" E
C18	50.00	9°08'27"	7.95	7.84	N 62°36'09" E
C19	50.00	10°35'15"	9.24	9.23	N 26°08'51" E
C20	50.00	15°12'28"	13.27	13.23	N 27°10'43" E
C21	50.00	1°16'43"	1.12	1.12	N 20°12'52" E
C22	50.00	0°58'06"	0.84	0.84	N 34°17'54" E
C23	100.00	56°43'01"	98.99	95.00	N 05°27'20" E
C24	50.00	36°26'07"	31.80	31.26	S 76°11'47" W
C25	50.00	14°38'30"	12.78	12.74	S 65°17'58" W
C26	100.00	84°28'57"	147.44	134.44	N 65°08'28" W
C27	50.00	20°00'41"	17.46	17.37	S 78°01'07" W
C28	50.00	29°03'33"	25.36	25.09	S 82°32'34" W
C29	10.00	27°46'52"	4.85	4.80	N 67°41'51" W
C30	10.00	33°01'56"	5.77	5.69	N 65°04'19" W
C31	10.00	19°23'49"	3.39	3.37	N 38°51'26" W
C32	10.00	45°32'09"	7.95	7.74	N 53°25'23" W
C33	10.00	31°24'28"	5.48	5.41	N 60°28'14" W
C34	10.00	50°09'19"	8.75	8.48	N 69°51'40" W
C35	50.00	7°51'21"	6.86	6.85	S 88°59'21" W
C36	50.00	7°54'02"	6.89	6.89	N 83°07'57" W
C37	50.00	12°47'36"	11.16	11.14	S 85°34'44" W
C38	10.00	21°58'44"	3.83	3.81	S 84°14'53" W
C39	10.00	9°49'06"	1.71	1.71	N 89°41'18" W
C40	10.00	46°04'13"	8.04	7.83	N 76°50'31" W
C41	330.00	82°15'27"	473.77	434.12	N 10°42'04" W
C42	759.00	24°06'00"	319.25	316.90	S 18°22'40" W
C43	699.00	32°47'17"	400.01	394.57	S 23°13'42" W
C44	220.00	81°27'07"	351.15	315.04	N 06°06'14" W
C45	6.00	36°09'27"	3.79	3.72	S 56°54'46" E

LINE	BEARING	LENGTH
L81	N 78°19'06" E	23.25
L82	N 78°19'06" E	32.24
L83	S 14°25'46" W	25.95
L84	S 13°21'07" E	8.64
L85	S 03°25'26" E	75.25
L86	S 78°18'03" W	13.02
L87	S 78°18'03" W	20.44

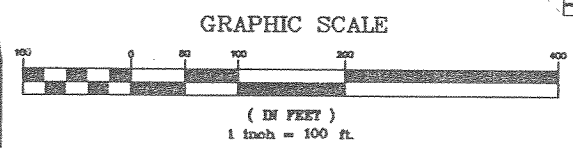
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C46	63.00	116°06'40"	127.67	106.92	S 43°37'34" E
C47	140.00	42°56'36"	104.93	102.49	S 07°02'32" E
C48	110.00	25°17'41"	48.56	48.17	S 15°51'59" E
C49	190.00	10°07'58"	33.60	33.56	S 08°17'58" E
C50	190.00	19°14'42"	63.82	63.52	S 22°58'28" E
C51	110.00	29°09'38"	55.98	55.38	S 18°00'59" E
C52	190.00	12°01'29"	39.89	39.80	S 02°28'55" E
C53	210.00	12°02'13"	44.12	44.04	S 09°26'33" E
C54	63.00	81°43'29"	89.86	82.43	S 37°28'18" W

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.

PREPARED BY:

LAND TECH
SURVEYING & MAPPING CORP.
350 S. Central Ave., Oviedo, FL 32765
P.O. Box 621892, Oviedo, FL 32762
Voice (407) 365-1036
Fax (407) 365-1838
Certificate of Authorization No. 5777



EASEMENT	AREA
LANDSCAPE/WALL CROSS ACCESS EASEMENT	2.67 ACRES ±
20' GATED ACCESS EASEMENT	0.43 ACRES ±
DRAINAGE MAINTENANCE EASEMENT	1.84 ACRES ±
FLOOD PLAIN CONSERVATION EASEMENT	3.23 ACRES ±
JURISDICTIONAL WETLAND CONSERVATION EASEMENT	9.05 ACRES ±
5' DRAINAGE EASEMENT	0.60 ACRES ±