

SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Sterling Meadows Final Plat

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Dan Matthys CONTACT: Cynthia Sweet EXT. 7443

Agenda Date	12/20/2005	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 Sterling Meadows, located on the east side of SR 415, approximately ¼ mile north of SR 46, and ¼ mile south of Celery Avenue, within River Run Planned Unit Development, in Section 34, Township 19 South, Range 31 East – Centex Homes (Derek Henry, applicant)

District 5 – Carey (Cynthia Sweet, Planner)

BACKGROUND:

The applicant, Centex Homes, is requesting approval of the final plat for Sterling Meadows subdivision. The subdivision consists of 209 single family residential lots on 69.2 acres zoned PUD (Planned Unit Development). Water and sewer will be provided by the City of Sanford and roads will be dedicated to the public.

The applicant has provided a performance bond for the completion of the subdivision improvements in compliance with SCLDC 35.44(e)(1). The plat meets all the applicable conditions of the approved Developer’s Commitment Agreement for the River Run Planned Unit Development, Chapter 35 of the Seminole County Land Development Code, and Chapter 177, Florida Statutes.

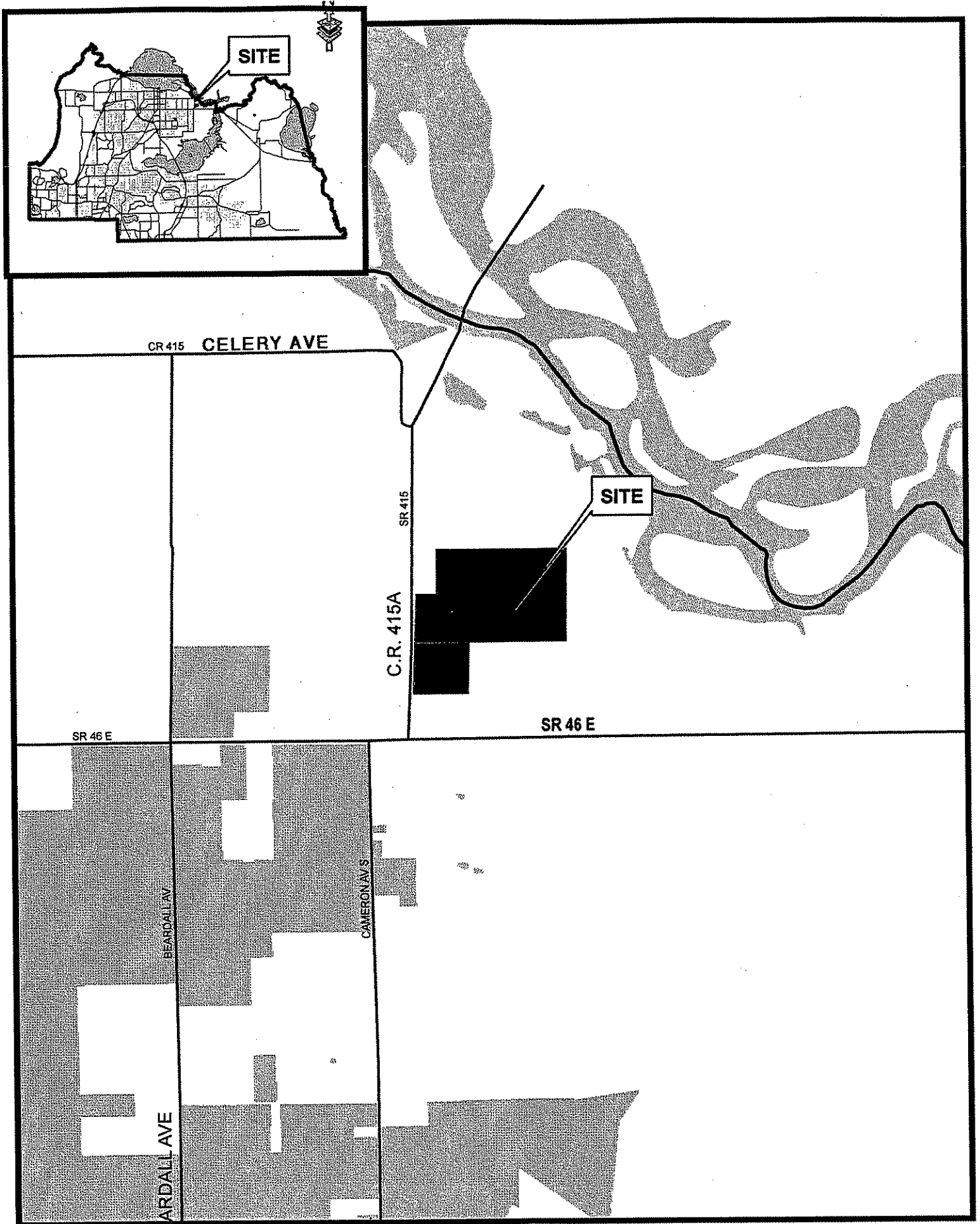
STAFF RECOMMENDATION:

Staff recommends the Board approve and authorize the Chairman to execute the final plat for Sterling Meadows as requested by the applicant.

District 5 - Carey

- Attachments: Location Map
- Performance Bond
- Reduced Copy of Plat

Reviewed by:	
Co Atty:	
DFS:	
Other:	
DCM:	
CM:	
File No.	cpdd02



LOCATION MAP

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENT

Bond No. SU5017400

THAT WE, CENTEX HOMES, a Nevada General Partnership, hereinafter called the "Principal" and ARCH Insurance Company, a Surety Company called "Surety" are held and firmly bound to Seminole County, A Political subdivision of the State of Florida, in the full sum of Six Million Six Hundred Seventy Three Thousand Six Hundred Ninety Nine and 00/100** (\$6,673,699.00), lawful money of the United States of America, to be paid to the Board of County Commissioners of Seminole County, to which payment will be truly made. We bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the above bound Principal has, as a condition, precedent to the approval by Seminole County, a Plat of certain subdivision known as Sterling Meadows – River Run Raintree, has covenanted and agreed with Seminole County to construct roads, grading, curbs, drainage, lift station, water and sewer systems, and other improvements based upon development plans and plans and specifications being dated 6/17/2005, and being on file with the county Engineer of Seminole County, Florida.

WHEREAS, it is a condition precedent to the recording of said subdivision that this bond be executed.

NOW THEREFORE, the conditions of these obligations are such that if the bound Principal shall construct the aforesaid improvements in accordance with the Development Plans and plans and specifications dated 6/17/2005, within the time therein specified and shall in every respect fulfill its, his, their obligations under the development plans and plans and specifications, and shall indemnify and save harmless the County of Seminole against or from all claims, cost expenses, damages, injury, or lost, including engineering, legal and contingent costs which Seminole County may sustain on account of the failure of the Principal to perform in accordance with the development plans and plans and specifications within the time therein specified, then this obligation is to be void; otherwise, same is to be and remain in full force and virtue.


THE SURETY unconditionally covenants and agrees that if the Principal fails to perform all or part of the construction work required by the development plans or plans and specifications above referred to, within the time specified, the Surety, upon forty-five (45) days written notice from Seminole County, or its authorized agent, or officer, of the default, will forthwith perform and complete the aforesaid construction work and pay the cost thereof, including, but not limited to engineering, legal and contingent costs. Should the Surety fail or refuse to perform and complete the said improvements, the County of Seminole, in view of the public interest, health, safety, and welfare factors involved, and inducement in approving and filing the said plat, shall have the right to resort to any and all legal remedies against the Principal and Surety, or either, both at law and equity, including specific performance, to which the Principal and Surety unconditionally agree.

THE PRINCIPAL, and Surety further jointly and severally agree, that the County of Seminole, at it's option, shall have the right to construct or cause to be constructed, the aforesaid improvements in case the Principal shall fail to do so. In the event the County of Seminole should exercise and give effect to such right, the Principal and the Surety shall be jointly and severally liable hereunder, to reimburse the County of Seminole the total cost thereof, including, but not limited to engineering, legal contingent costs, together with any damages, either direct or consequential, which may be sustained on account of the failure of the Principal to carry out and execute all the provisions of said agreement.

IN WITNESS WHEREOF, the Principal and Surety have executed these presents this 29th day of September 2005.


ADDRESS
385 Douglas Ave., Ste 2000
Altamonte Springs, FL 32714

PRINCIPAL
CENTEX HOMES, a Nevada
General Partnership

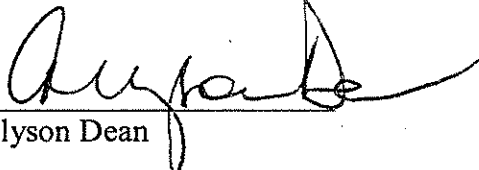
By: 
Patrick J. Knight,
Division President
(SEAL)

ADDRESS
135 North Los Robles Ave.
Suite 825
Pasadena, CA 91101

SURETY
ARCH Insurance Company

By: 
Carmen Mims, Attorney-in-Fact

(SEAL)

Witness: 
Allyson Dean

In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 20th day of July, 2005.

Arch Insurance Company

Attested and Certified



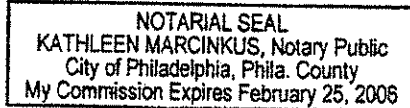
Mary Jeanne Anderson
Mary Jeanne Anderson, Vice President

Edward M. Titus
Edward M. Titus, Vice President

STATE OF PENNSYLVANIA SS

COUNTY OF PHILADELPHIA SS

I, Kate Marcinkus, a Notary Public, do hereby certify that Edward M. Titus and Mary Jeanne Anderson personally known to me to be the same persons whose names are Vice Presidents of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



Kathleen Marcinkus
Kathleen Marcinkus, Notary Public
My commission expires 2-25-06

CERTIFICATION

I, Mary Jeanne Anderson, Vice President of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated July 20, 2005 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Edward M. Titus, who executed the Power of Attorney as Vice President, was on the date of execution of the attached Power of Attorney the duly elected Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 29th day of September, 2005.

Mary Jeanne Anderson
Mary Jeanne Anderson, Vice President

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Contractors & Developers Group
135 N. Robles Ave., Ste. 825
Pasadena, CA 91101



STERLING MEADOWS
SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land lying in the Southwest 1/4 of Section 34, Township 19 South, Range 31 east, Seminole County, Florida. Being more particularly described as follows:

Commence at the West 1/4 corner of aforesaid Section 34; thence run North 89°52'06" East along the North line of aforesaid Southwest 1/4 for a distance of 584.11 feet to a point on the Easterly right-of-way line of State Road 415; thence departing said North line run South 00°18'45" East along said Easterly right-of-way line for a distance of 645.85 feet to the POINT OF BEGINNING; thence departing said Easterly right-of-way line run North 89°52'06" East for a distance of 279.10 feet to a point on a line parallel with and 279.10 feet East of said Easterly right-of-way line; thence run North 00°18'45" West along said parallel line for a distance of 609.85 feet to a point on a line parallel with and 36.00' South of aforesaid North line of said Southwest 1/4; thence departing the line parallel with said Easterly right-of-way line run North 89°52'06" East along said line parallel with the North line of the Southwest 1/4 for a distance of 1795.10 feet to a point on the East line of aforesaid Southwest 1/4 of Section 34; thence departing said parallel line run South 00°21'00" East along said East line for a distance of 1284.16 feet to the Southeast corner of the Northeast 1/4 of said Southwest 1/4; thence departing said East line run South 89°52'24" West along the South line of said Northeast 1/4 of the Southwest 1/4 for a distance of 1329.24 feet to the Northeast corner of said Southwest 1/4 of the Southwest 1/4; thence departing said South line run South 00°20'46" East along the East line of the Southwest 1/4 of said Southwest 1/4 for a distance of 701.84 feet; thence departing said East line run South 89°52'24" West for a distance of 736.21 feet to a point on aforesaid Easterly right-of-way line of State Road 415; thence run the following courses and distances along said Easterly right-of-way line; North 00°18'45" West for a distance of 113.32 feet; thence run North 89°52'45" West for a distance of 10.00 feet; thence run North 00°18'45" West for a distance of 1262.61 feet to aforesaid POINT OF BEGINNING.

Contains 69.242 acres more or less.

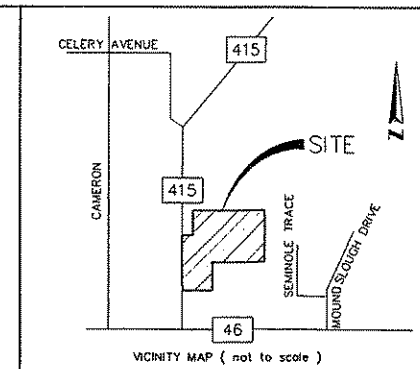
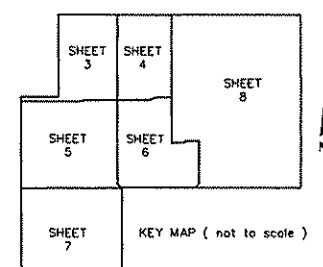
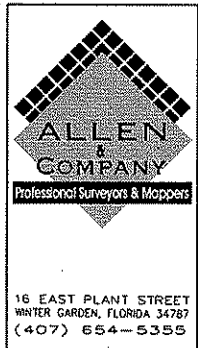
LEGEND:

R/W	Denotes right-of-way	N.R.	Denotes non-radial
⊕	Denotes centerline	U.E.	Denotes utility easement
⊗	Denotes recovered 4x4 concrete permanent reference monument pls # 5633	D.&F.E.	Denotes drainage and fence easement
■	Denotes set 4x4 concrete permanent reference monument pls # 5633	F.E.	Denotes fence easement
⊙	Denotes set p.k. nail & disk and/or 1/2" iron rod & cap permanent control point pls # 5633	D.E.	Denotes drainage easement
P.C.	Denotes point of curvature	O.R.	Denotes Official Records
P.T.	Denotes point of tangency	P.B.	Denotes Plat Book
P.I.	Denotes point of intersection	P.G.	Denotes Page
		R.P.	Denotes radius point
		P.R.C.	Denotes point of reverse curvature

SURVEYOR'S NOTES:

- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of the County.
- All lines intersecting curves are radial unless otherwise noted N.R.
- Bearings shown hereon are based on West line of the Northeast 1/4 of Section 25-21-30 as being an assumed bearing of South 00°40'51" East, for angular designation only.
- There is a 10 foot Utility Easement along all lot lines adjacent to internal road rights-of-way.
- There is a 5 foot Utility Easement along all side lot lines.
- There is a 10 foot Drainage Easement along all rear lot lines.
- Tracts 'A' and 'B', Stormwater Detention Tracts, shall be owned and maintained by the Sterling Meadows Property Owners' Association, Inc. (hereinafter referred to as the 'Association'), with access easements over said Tracts dedicated to Seminole County, Florida.
- Tracts 'C', 'D' and 'E', Landscape Buffer / Sidewalk Tracts, shall be owned and maintained by the Association with access easements over said Tracts dedicated to Seminole County and to the Florida Department of Transportation.
- Tract 'F', Conservation Tract, shall be owned and maintained by the Association with access easements over said Tract dedicated to Seminole County and to St. Johns River Water Management District.
- Tract 'G', Passive Recreation Tract, shall be owned and maintained by the Association with access easements over said Tract dedicated to Seminole County and to Saint Johns River Water Management District.
- Tracts 'H' and 'I', Drainage Tract, shall be owned and maintained by the Association with access easements over said Tracts dedicated to Seminole County.
- Tract 'J', Landscape Buffer Tract, shall be owned and maintained by the Association.
- Tract 'K', Landscape Median Tract, shall be owned and maintained by the Association.
- Tract 'L', Lift Station Tract, shall be owned and maintained by the City of Sanford, Seminole County, Florida.
- Tract 'M', Open Space Tract, shall be owned and maintained by the Association.
- All platted utility 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 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 Electrical Safety Code as adopted by the Florida Public Service Commission.

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.



SHEET INDEX

SHEET 1 OF 8 - LEGAL DESCRIPTION, DEDICATION, NOTES AND LEGEND
SHEET 2 OF 8 - BOUNDARY INFORMATION
SHEET 3 THROUGH 8 OF 8 - GEOMETRY

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.

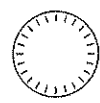
STERLING MEADOWS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned partnership named below, 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 herein expressed and dedicates the streets, drainage easements and utility easements to the perpetual use of the public. 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. Tract 'L' (Lift Station Tract) is hereby dedicated in fee simple to City of Sanford, Seminole County without any restriction whatsoever to Seminole County. City ownership of this Tract and any improvements thereon vests upon approval of this Plat by the Board of County Commissioners of Seminole County. Recording of this Plat shall act as conveyance to the City and no further instrument shall be necessary to vest fee simple title in the City as aforesaid.

IN WITNESS WHEREOF, the undersigned, Centex Homes a Nevada general partnership, has caused these presents to be executed and acknowledged by its undersigned (Title) thereunto duly authorized on this _____ day of _____, 2005.

Centex Homes a Nevada general partnership
By: CENTEX REAL ESTATE CORPORATION,
a Nevada corporation, its Managing General Partner
By: _____ Signature of Witness
Printed Name: Derek Henry Printed Name of Witness
Title: Land Development Manager Signature of Witness
Printed Name of Witness

(CORPORATE SEAL)



STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing Dedication was executed and acknowledged before me on this _____ day of _____, 2005, by Derek Henry the land development manager of Centex Real Estate Corporation, a Nevada corporation, the Managing General Partner of Centex Homes, a Nevada general partnership, on behalf of the partnership and the corporation. He is personally known to me.

Signature of Notary Public
Printed Name of Notary Public
Notary Public, State of Florida
Commission No. _____
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. 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.

By: _____ Date: _____
James L. Rickman, P.S.M. #5633
Allen & Company
16 East Plant Street
Winter Garden, Florida 34787
Licensed Business number 6723

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: _____

By: _____ D.C.

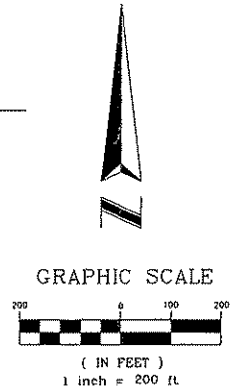
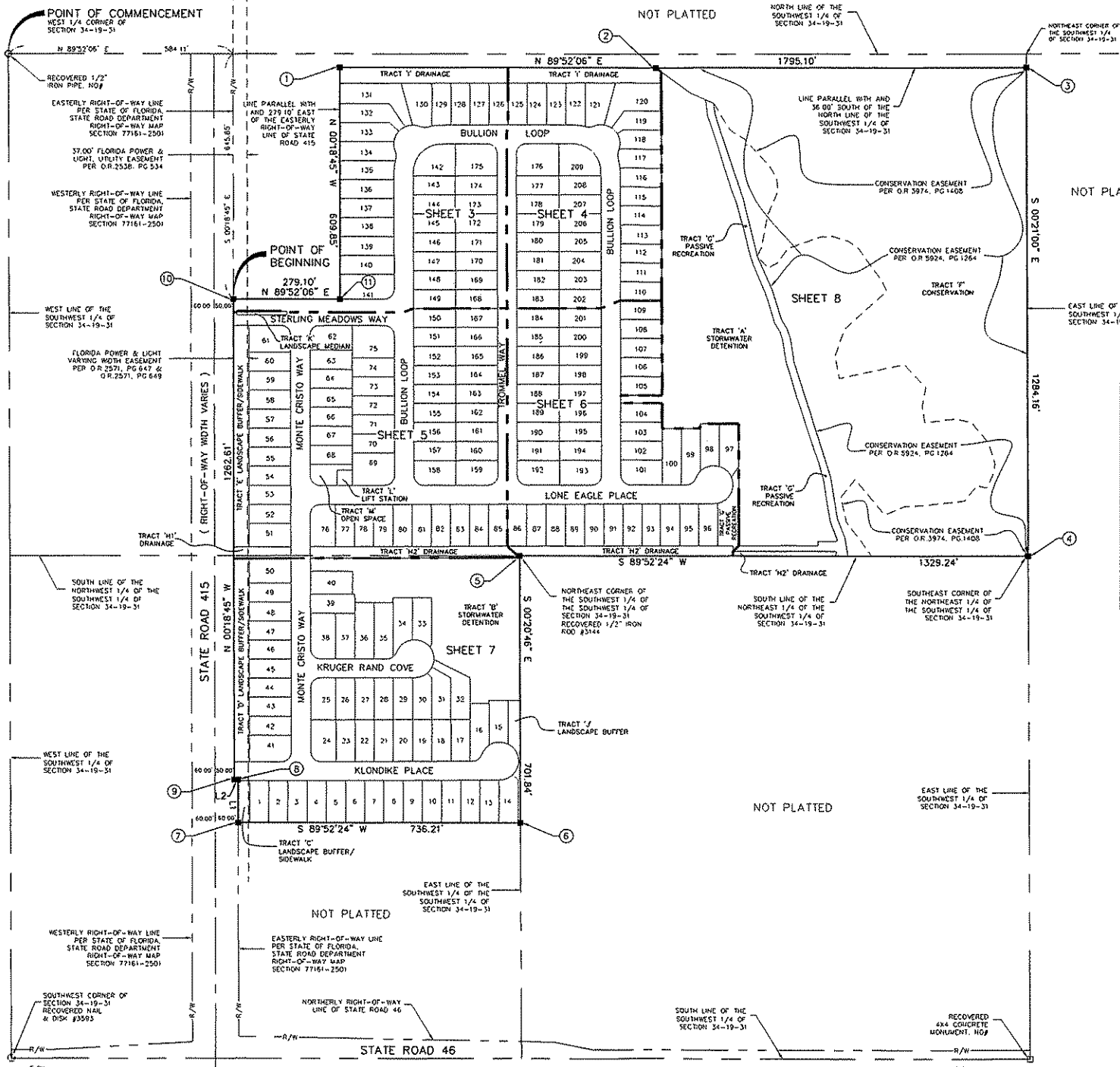
COUNTY SURVEYOR'S CERTIFICATE

I have reviewed this plat and find it to be in conformity with Chapter 177, Florida Statutes.
Signed: _____ Date: _____
STEVE L. WESSELS, PLS
Florida Registration Number 4589
County Surveyor for Seminole County, Florida

STERLING MEADOWS
SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 8

PLAT BOOK _____ PAGE _____



GPS COORDINATES		
DESCRIPTION	NORTHING	EASTING
SEMINOLE COUNTY GPS 0140 / WHISKEY	1618776.742	584877.096
SEMINOLE COUNTY GPS 0141 / CAM	1618883.159	587506.508
1	1621466.8408	588341.5088
2	1621468.7408	589168.4282
3	1621470.9654	590136.5978
4	1620186.8263	590144.4426
5	1620183.8903	588815.2102
6	1619482.0631	588819.4486
7	1619480.4369	588083.2380
8	1619593.7534	588082.6197
9	1618593.7745	588072.6194
10	1620856.3529	588065.7305
11	1620857.0042	588344.8342

LINE TABLE		
LINE	LENGTH	BEARING
L1	113.32'	N00°18'45"W
L2	10.00'	N89°52'45"W

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SHEET 2 OF 8 - BOUNDARY INFORMATION
SHEET 3 THROUGH 8 OF 8 - GEOMETRY



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB #5723

STERLING MEADOWS
SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

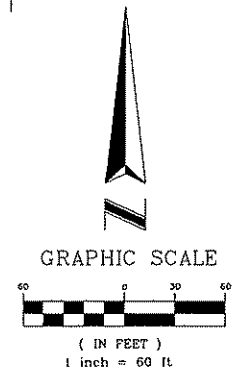
POINT OF COMMENCEMENT
WEST 1/4 CORNER OF
SECTION 34-19-31

NOT PLATTED

NORTH LINE OF THE
SOUTHWEST 1/4 OF
SECTION 34-19-31

EAST LINE OF THE
NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF
SECTION 34-19-31

WEST LINE OF THE
NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF
SECTION 34-19-31



(IN FEET)
1 inch = 60 ft

WESTERLY RIGHT-OF-WAY
LINE PER STATE OF FLORIDA,
STATE ROAD DEPARTMENT
RIGHT-OF-WAY MAP
SECTION 77161-2501

STATE ROAD 415
(RIGHT-OF-WAY WIDTH VARIES)

POINT OF BEGINNING

N 00°18'45" W
1262.61'(OVERALL)
34.90'(TO MATCHLINE)

N 89°52'06" E 279.10'

STERLING MEADOWS WAY

TRACT 'K'
LANDSCAPE MEDIAN

LOT 61

MONTE CRISTO
WAY

LOT 62

LOT 75

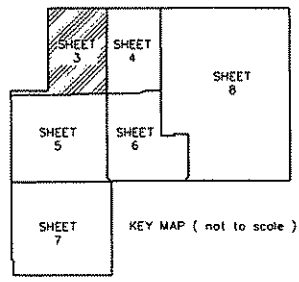
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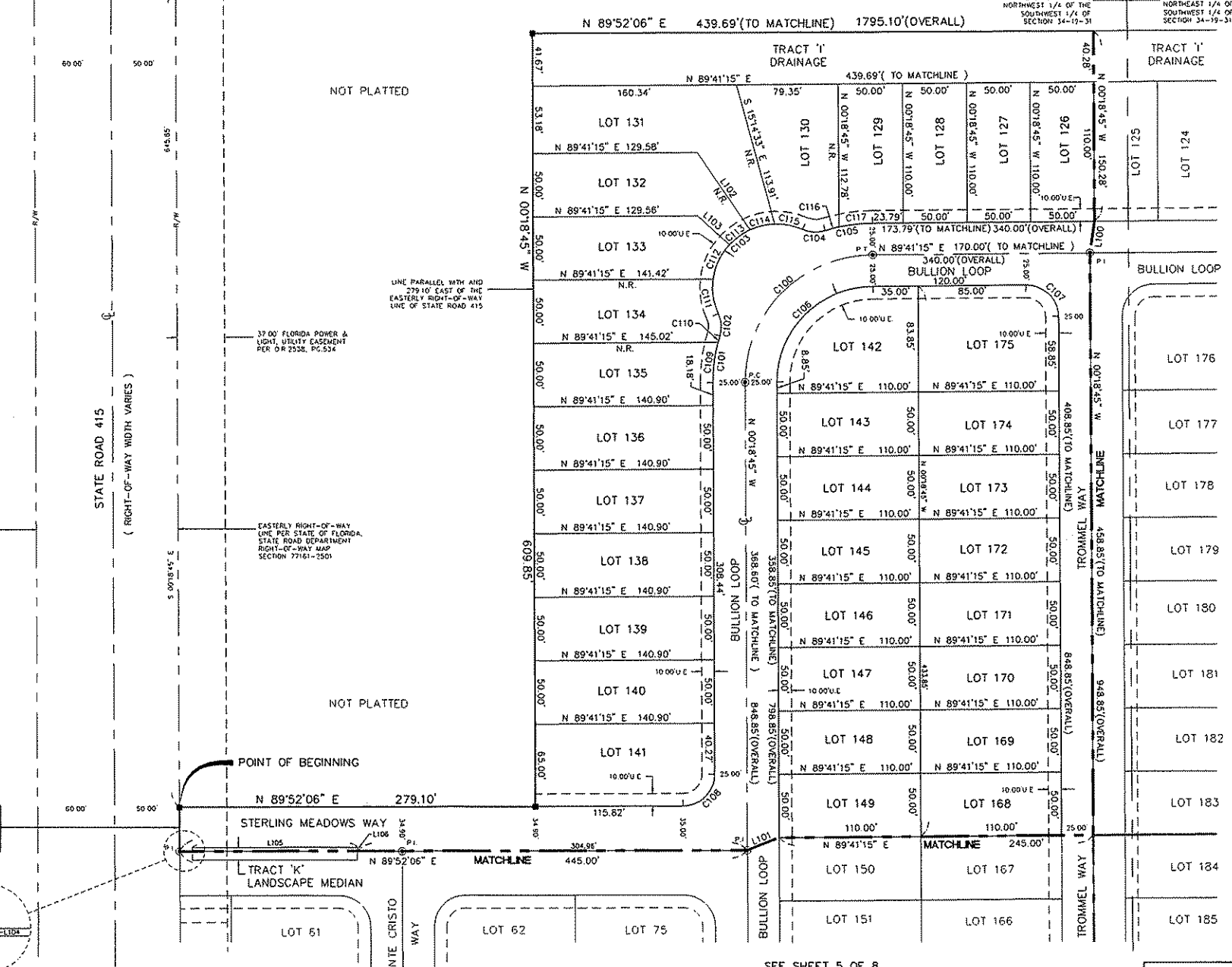
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C100	100.00'	157.08'	141.42'	S44°41'15"W	90°00'00"
C101	125.00'	37.37'	37.23'	S08°15'08"W	17°07'41"
C102	25.00'	18.04'	17.66'	N03°51'45"W	41°21'21"
C103	50.00'	120.83'	93.50'	S44°41'15"W	138°27'20"
C104	25.00'	18.04'	17.66'	S86°45'46"E	41°21'21"
C105	125.00'	37.37'	37.23'	S81°07'24"W	17°07'41"
C107	75.00'	117.81'	106.07'	S44°41'15"W	90°00'00"
C108	25.00'	39.27'	35.36'	N45°18'45"W	90°00'00"
C108	25.00'	39.35'	35.41'	N44°46'40"E	90°10'51"
C109	125.00'	32.18'	32.09'	S07°03'44"W	14°44'58"
C110	125.00'	5.19'	5.19'	S15°37'34"W	2°22'43"
C111	50.00'	28.04'	27.67'	S08°26'39"E	32°07'34"
C112	50.00'	30.39'	29.93'	S24°59'57"W	34°49'38"
C113	50.00'	20.00'	19.87'	S53°52'19"W	22°55'06"
C114	50.00'	20.00'	19.87'	S76°47'25"W	22°55'06"
C115	50.00'	22.40'	22.21'	N78°55'04"W	25°39'57"
C116	125.00'	10.96'	10.96'	S75°04'19"W	5°01'31"
C117	125.00'	26.40'	26.35'	S83°38'10"W	12°05'10"

LINE	LENGTH	BEARING
L100	25.29'	S08°16'43"W
L101	26.84'	S68°22'09"W



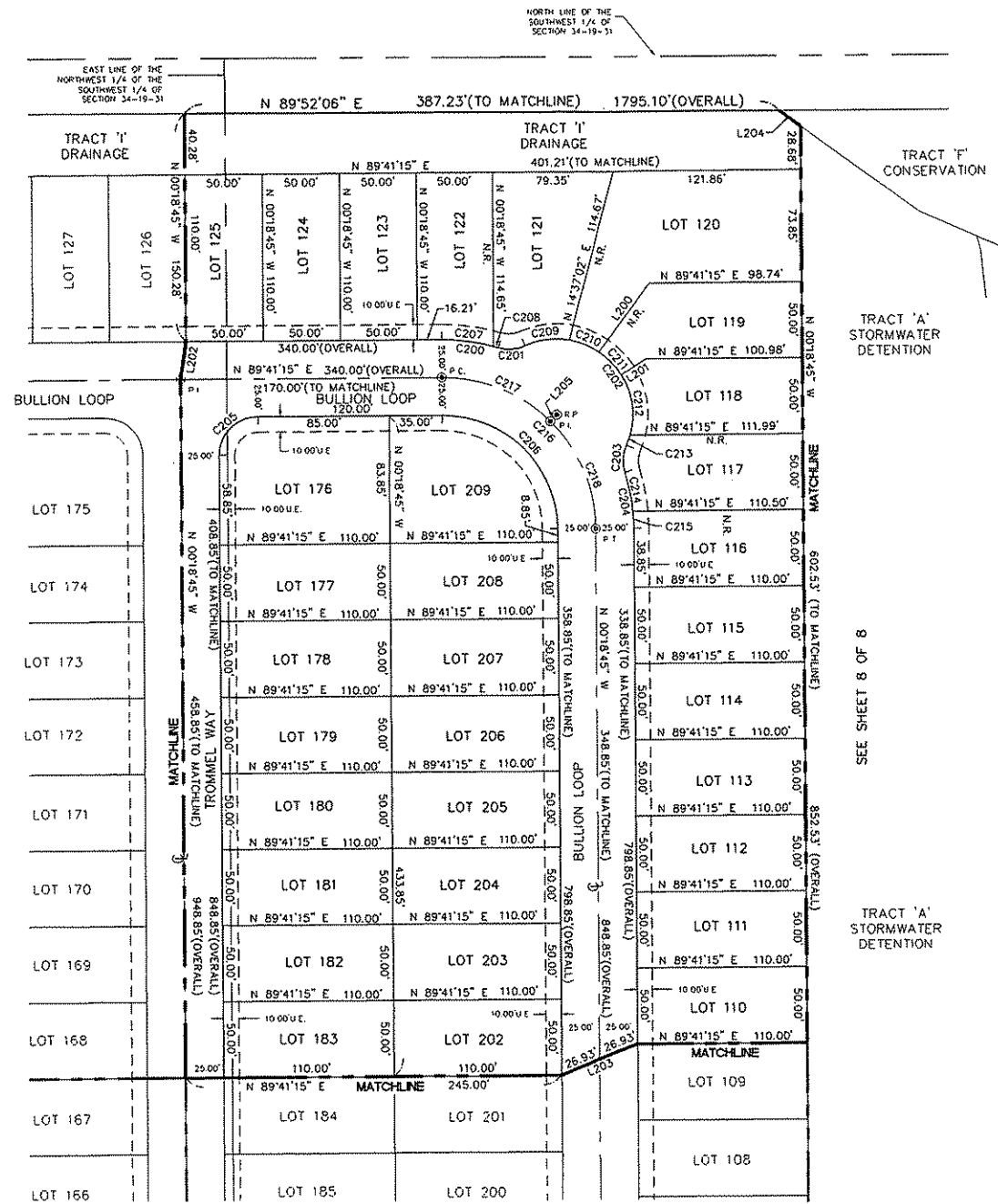
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DEDICATION, NOTES AND LEGEND
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STERLING MEADOWS
SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

NOT PLATTED



SEE SHEET 3 OF 8

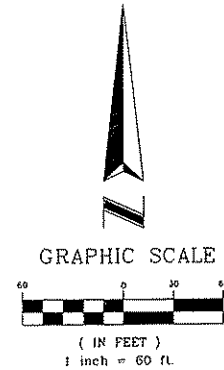
SEE SHEET 8 OF 8

SEE SHEET 6 OF 8

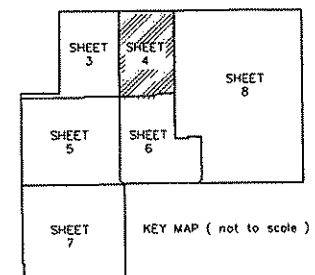
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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C200	125.00'	37.37'	37.23'	N81°44'55"W	17°07'41"
C201	25.00'	18.04'	17.66'	N86°08'15"E	41°21'21"
C202	50.00'	120.83'	93.50'	N45°18'45"W	138°27'20"
C203	25.00'	18.04'	17.66'	S03°14'14"W	41°21'21"
C204	125.00'	37.37'	37.23'	N08°52'36"W	17°07'41"
C205	25.00'	39.27'	35.36'	S44°41'15"W	90°00'00"
C206	75.00'	117.81'	106.07'	N45°18'45"W	90°00'00"
C207	125.00'	34.22'	34.11'	N62°28'14"W	15°41'03"
C208	125.00'	3.15'	3.15'	N73°54'24"W	1°26'37"
C209	50.00'	29.83'	29.39'	S82°33'00"W	34°10'51"
C210	50.00'	21.28'	21.12'	N68°09'58"W	24°23'11"
C211	50.00'	21.08'	20.93'	N43°53'39"W	24°09'28"
C212	50.00'	41.47'	40.29'	N08°03'12"W	47°31'25"
C213	50.00'	7.16'	7.16'	N19°48'43"E	8°12'24"
C214	125.00'	26.20'	26.15'	N11°26'10"W	12°00'31"
C215	125.00'	11.17'	11.16'	N02°52'20"W	5°07'09"
C216	100.00'	157.08'	141.42'	N45°18'45"W	90°00'00"
C217	100.00'	78.54'	76.54'	N67°48'45"W	45°00'00"
C218	100.00'	78.54'	76.54'	N22°48'45"W	45°00'00"



LINE TABLE		
LINE	LENGTH	BEARING
L200	65.80'	N36°04'46"E
L201	19.28'	N58°11'05"E
L202	25.29'	N08°18'43"E
L203	53.85'	N67°53'10"E
L204	17.41'	N53°43'26"W
L205	6.00'	S44°41'15"W



ALLEN & COMPANY
Professional Surveyors & Mappers

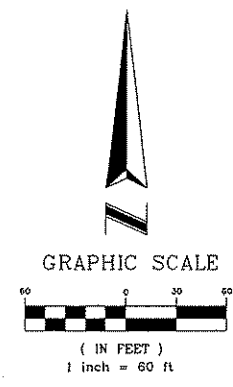
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STERLING MEADOWS
SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

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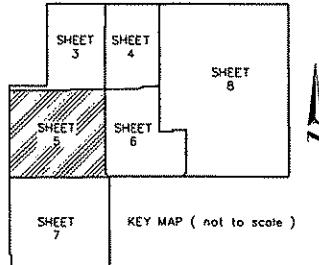
SEE SHEET 3 OF 8



SEE SHEET 6 OF 8

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C300	25.00'	39.19'	35.30'	N45°13'20"W	89°49'09"
C301	25.00'	39.35'	35.41'	S44°46'40"W	90°10'51"
C302	25.00'	39.19'	35.30'	N45°13'20"W	89°49'09"
C303	25.00'	39.27'	35.36'	N44°41'15"E	90°00'00"
C304	25.00'	39.27'	35.36'	S45°18'45"E	90°00'00"
C305	25.00'	39.27'	35.36'	S45°18'45"E	90°00'00"
C306	25.00'	39.27'	35.36'	N44°41'15"E	90°00'00"
C307	25.00'	39.27'	35.36'	S44°41'15"W	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L300	40.00'	N00°18'45"W
L301	40.00'	N89°41'15"E
L302	26.84'	N68°22'09"E
L303	7.00'	N00°07'54"W
L304	130.03'	S89°52'06"W
L305	7.00'	N00°07'54"W
L306	39.67'	S51°14'47"E
L307	5.00'	S00°20'46"E



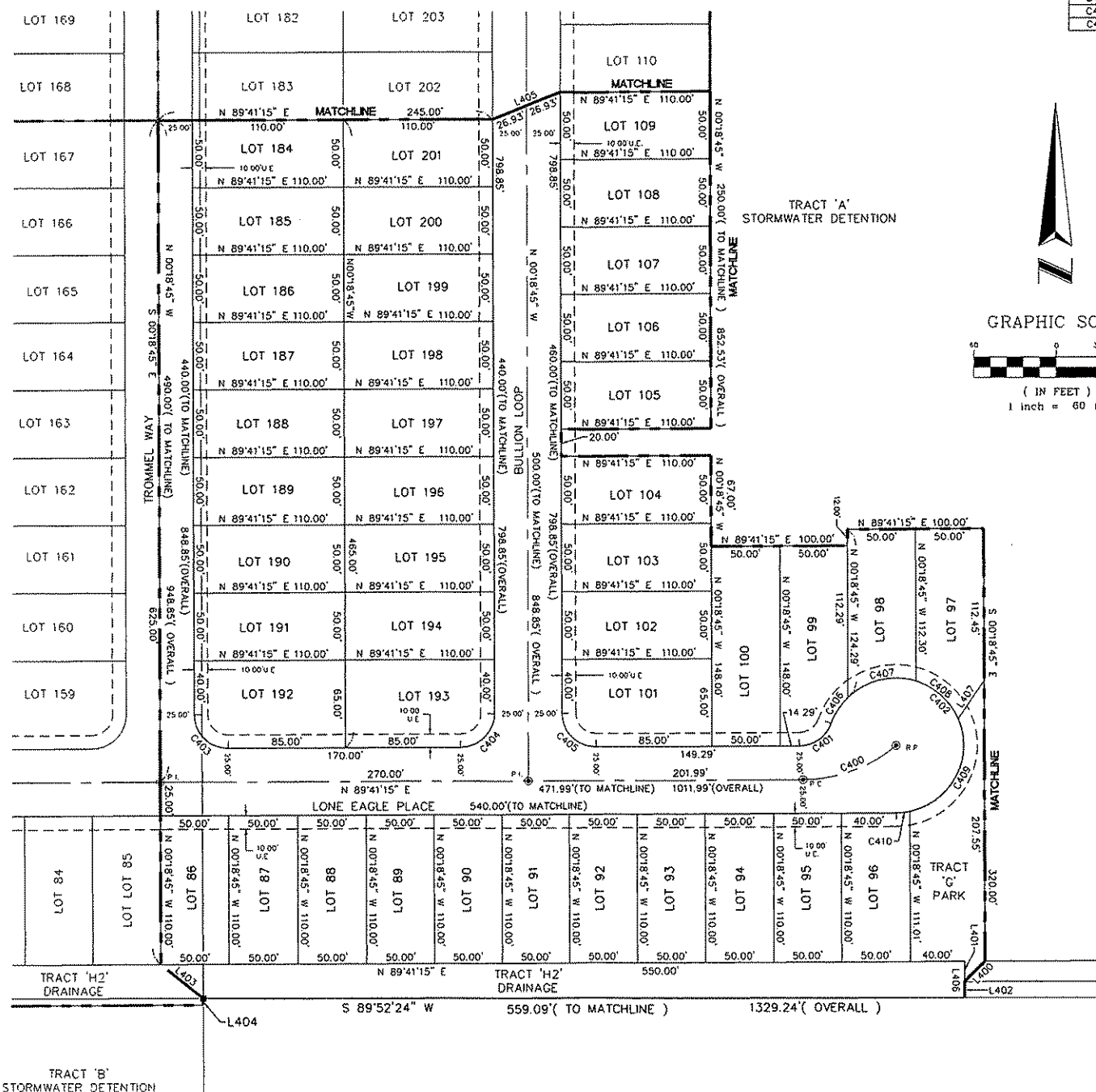
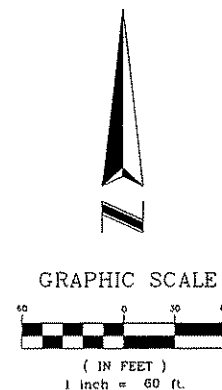
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SHEET 1 OF 8 - LEGAL DESCRIPTION, DEDICATION, NOTES AND LEGEND
SHEET 2 OF 8 - BOUNDARY INFORMATION
SHEET 3 THROUGH 8 OF 8 - GEOMETRY

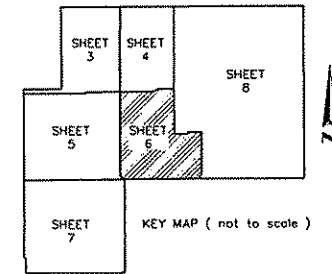
STERLING MEADOWS
SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C400	105.00'	74.04'	72.51'	N69°29'15"E	40°23'59"
C401	25.00'	30.77'	28.87'	N54°25'23"E	70°31'44"
C402	50.00'	218.63'	81.65'	N35°34'37"W	260°31'44"
C403	25.00'	39.27'	35.36'	S45°18'45"E	90°00'00"
C404	25.00'	39.27'	35.36'	N44°41'15"E	90°00'00"
C405	25.00'	39.27'	35.36'	S45°18'45"E	90°00'00"
C406	50.00'	22.78'	22.58'	S32°12'34"W	26°06'06"
C407	50.00'	54.00'	51.42'	S76°12'10"W	81°53'05"
C408	50.00'	43.22'	41.88'	N48°05'40"W	49°31'17"
C409	50.00'	88.56'	77.43'	N27°24'30"E	101°29'03"
C410	50.00'	10.07'	10.05'	N83°55'08"E	11°32'13"

LINE TABLE		
LINE	LENGTH	BEARING
L400	21.25'	S44°46'49"W
L401	15.05'	S00°07'36"E
L402	11.82'	S00°00'00"E
L403	39.67'	N51°14'47"W
L404	5.00'	S00°20'46"E
L405	53.85'	N67°53'10"E
L406	26.86'	S00°04'15"E
L407	33.83'	N33°49'16"E



SEE SHEET 5 OF 8



KEY MAP (not to scale)

SHEET INDEX

- SHEET 1 OF 8 - LEGAL DESCRIPTION, DEDICATION, NOTES AND LEGEND
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