Item #

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: Approval of Preliminary Subdivision Plan for the Colonial Town Park retail Subdivision

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

AUTHORIZED BY: Mahmoud Najda JAA **CONTACT:** Michael Rumer **EXT.** 7337

Agenda Date 08/06/03 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for Colonial Town Park within the Colonial Town Park Planned Unit Development in Section 31, Township 19S, Range 30S. Located on International Parkway and the north side of S.R. 46 A.

District 5 – McLain (Michael Rumer - Planner) MR

BACKGROUND:

Mark Jacobson with Boyer, Singleton & Associates representative for the applicant, Colonial Properties Trust is requesting approval of the Preliminary Subdivision Plan (PSP) for Colonial Town Park. The PSP consists of 7 lots on 174 acres zoned PUD and is located west of I-4 and north of C.R. 46A. The PSP shows the future dedicated Lynx area and meets all the applicable conditions of the Seminole County Land Development Code and Developers Commitment Agreement for the Colonial Town Park PUD.

STAFF RECOMMENDATION:

Staff recommends approval for Colonial Town Park Preliminary Subdivision Plan.

Attachments: Preliminary Plan Reduction
Location map

DR No. 01-05500037

Parcel ID#:
31-19-30-300-0200-0000

PRELIMINARY SUBDIVISION PLAN

SEMINOLE COUNTY, FLORIDA

COLONIAL TOWN PARK

PREPARED FOR

COLONIAL PROPERTIES TRUST

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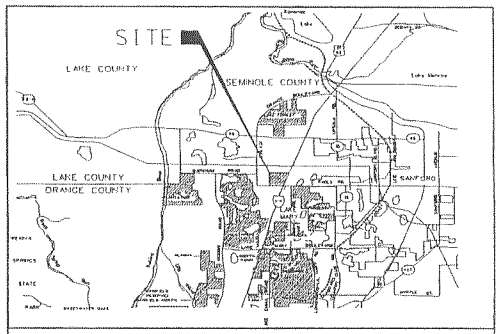

SITE LOCATION

BOWYER-SINGLETON & ASSOCIATES, INCORPORATED
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
520 SOUTH MAGNOLIA AVENUE • ORLANDO, FLORIDA 32801
407-843-5120 • FAX 407-849-8664

MARCH 2003 JOB NO. KH09 FILE: \PSP\KH09PCV.001 SHEET 1 OF 8

JUL 11 2003

LEGAL DESCRIPTION

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N00°12'50"W, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 90.11 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 46-A, (FKA LA ROAD) AS DEPICTED ON STATE ROAD 400, (INTERSTATE 4) RIGHT-OF-WAY MAP SECTION 77160-2346, AS REVISED JULY 15, 1987 FOR A POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY LINE; THENCE N89°48'51"W, A DISTANCE OF 16.43 FEET; THENCE N89°08'55"W, A DISTANCE OF 67.12 FEET; THENCE N89°48'51"W, A DISTANCE OF 388.15 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 02°43'31" AND A RADIUS OF 4055.66 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 222.04 FEET; THENCE DEPARTING THE ARC OF SAID CURVE, RUN N49°12'48"W, A DISTANCE OF 27.55 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL PARKWAY NORTH (FORMERLY KNOWN AS GRANT LINE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 2756, PAGE 1090, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE N00°03'28"E, A DISTANCE OF 1099.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 43°06'37" AND A RADIUS OF 1362.39 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1025.08 FEET TO THE POINT OF TANGENCY; THENCE N43°10'05"E, A DISTANCE OF 601.81 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 03°38'53" AND A RADIUS OF 1502.39 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.69 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN N89°38'03"E, ALONG SAID NORTH LINE, A DISTANCE OF 1456.56 FEET TO THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 4; THENCE DEPARTING SAID NORTH LINE, RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES; THENCE S25°11'56"W, A DISTANCE OF 329.99 FEET; THENCE S00°08'14"E, A DISTANCE OF 1922.90 FEET; THENCE S89°49'46"E, A DISTANCE OF 50.04 FEET; THENCE S20°20'09"W, A DISTANCE OF 43.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 03°28'23" AND A RADIUS OF 3814.38 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 340.33 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 46-A; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, RUN N89°48'51"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 340.01 FEET; THENCE S00°11'09"W, A DISTANCE OF 8.00 FEET; THENCE N89°48'51"W, A DISTANCE OF 819.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 118.068 ACRES, MORE OR LESS.

AND ALSO:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN N89°38'03"E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD (RIGHT-OF-WAY VARIES), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, CONTINUE N89°38'03"E, ALONG SAID NORTH LINE, A DISTANCE OF 2222.80 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL PARKWAY NORTH (FORMERLY KNOWN AS GRANT LINE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2756, PAGE 1090, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE DEPARTING SAID NORTH LINE, RUN S43°10'05"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 581.31 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 43°06'37" AND A RADIUS OF 1502.39 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1130.42 FEET TO THE POINT OF TANGENCY; THENCE S00°03'28"W, A DISTANCE OF 49.23 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S89°35'59"W, A DISTANCE OF 672.28 FEET; THENCE S00°04'44"E, A DISTANCE OF 10.50 FEET; THENCE S89°35'59"W, A DISTANCE OF 778.45 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF (ORANGE BOULEVARD); THENCE N00°04'46"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1255.43 FEET; THENCE N89°55'14"E, A DISTANCE OF 25.00 FEET; THENCE N00°04'46"W, A DISTANCE OF 240.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 58.195 ACRES, MORE OR LESS.

LESS:

LOT 1, LOT 1, COLONIAL TOWN PARK, AS RECORDED IN PLAT BOOK 61, PAGES 18-19, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, LOT 1, COLONIAL TOWN PARK AS RECORDED IN PLAT BOOK 61, PAGES 18-19, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; RUN N00°02'38"E, A DISTANCE OF 345.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89°00'00"E, A DISTANCE OF 329.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 14°10'00" AND A RADIUS OF 625.00 FEET; THENCE FROM A TANGENT BEARING OF S19°33'35"E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 154.54 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 40°05'02" AND A RADIUS OF 90.00 FEET; THENCE FROM A TANGENT BEARING OF S29°25'59"W, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, A DISTANCE OF 62.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF SAID LOT 1; THENCE S48°15'10"W, A DISTANCE OF 75.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 17°08'25" AND A RADIUS OF 278.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.05 FEET TO THE POINT OF TANGENCY; THENCE S65°23'35"W, A DISTANCE OF 59.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 35°11'02" AND A RADIUS OF 278.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 167.01 FEET TO THE POINT OF TANGENCY; THENCE N87°25'23"W, A DISTANCE OF 84.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.883 ACRES MORE OR LESS.

TOTAL ACREAGE: 173.580 ACRES, MORE OR LESS.

NOTES:

1. TOTAL NUMBER OF LOTS = 13
2. CURRENT ZONING : P.U.D
3. MINIMUM LOT SIZE : NONE
4. A FINAL DEVELOPMENT ORDER HAS BEEN ISSUED BY THE COUNTY THAT IS APPLICABLE TO THE PROPERTY AND WHICH ADDRESSES PEDESTRIAN, BICYCLE AND VEHICULAR LINKAGE.
5. TOPOGRAPHY AS SHOWN ON THIS PLAN IS PRE DEVELOPMENT.
6. A P.O.A. WILL BE ESTABLISHED FOR COMMON AREAS TRACTS A, B, C & D.
7. SEE FINAL PLAT FOR FINAL LOT DIMENSIONS.

OWNER

COLONIAL PROPERTIES TRUST
2101 6TH AVENUE
SUITE 750, P.O. BOX 11687
BIRMINGHAM, AL 35202-1687

ENGINEER

BOWYER-SINGLETON & ASSOC., INC.
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FL 32801

SURVEYOR

BOWYER-SINGLETON & ASSOC., INC.
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FL 32801

PLAT NOTES

1. BEARING STRUCTURE IS BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 31-19-30, BEING N00°12'50"W.(ASSUMED).
2. ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES: 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. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. THE GPS COORDINATES LISTED ON THIS PLAT DO NOT REFLECT THE SURFACE MEASUREMENTS SHOWN.
4. TRACTS "A", "C" AND "F" ARE RETENTION AREAS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
5. TRACT "B" IS AN OPEN SPACE/RETENTION AREA TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
6. TRACT D IS A PRIVATE ROADWAY TRACT TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
7. TRACT E IS AN OPEN SPACE/LANDSCAPE/RECREATION AREA, THE PAVED PORTION THERE OF TO BE USED FOR "SEMINOLE WEKIVA TRAIL" AND MAINTAINED BY SEMINOLE COUNTY, THE REMAINDER OF TRACT E TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

SUBMITTAL	DATE
CITY OR COUNTY	
W.M.D.	
TRAFFIC APPROVAL	
BID SET	
AS-BUILT	

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ENGINEERING BUSINESS #1021

SEMINOLE COUNTY FLORIDA

SITE DATA & NOTES
COLONIAL TOWN PARK

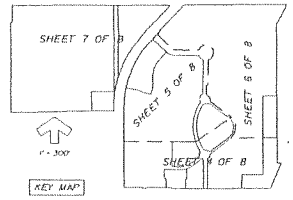
DATE	03-27-03
DESIGNED	ENG/LUP
CHECKED	MLV
SCALE	NONE
PROJECT NO.	WBS 17509
FILE NAME	WBS17509.DWG
SHEET	2 OF 8

7/11/2003 10:56:03 J:\WBS\17509\DWG\17509.DWG TONY WELTURAS CVTMPOOD/NAT.TBL

COLONIAL TOWN PARK

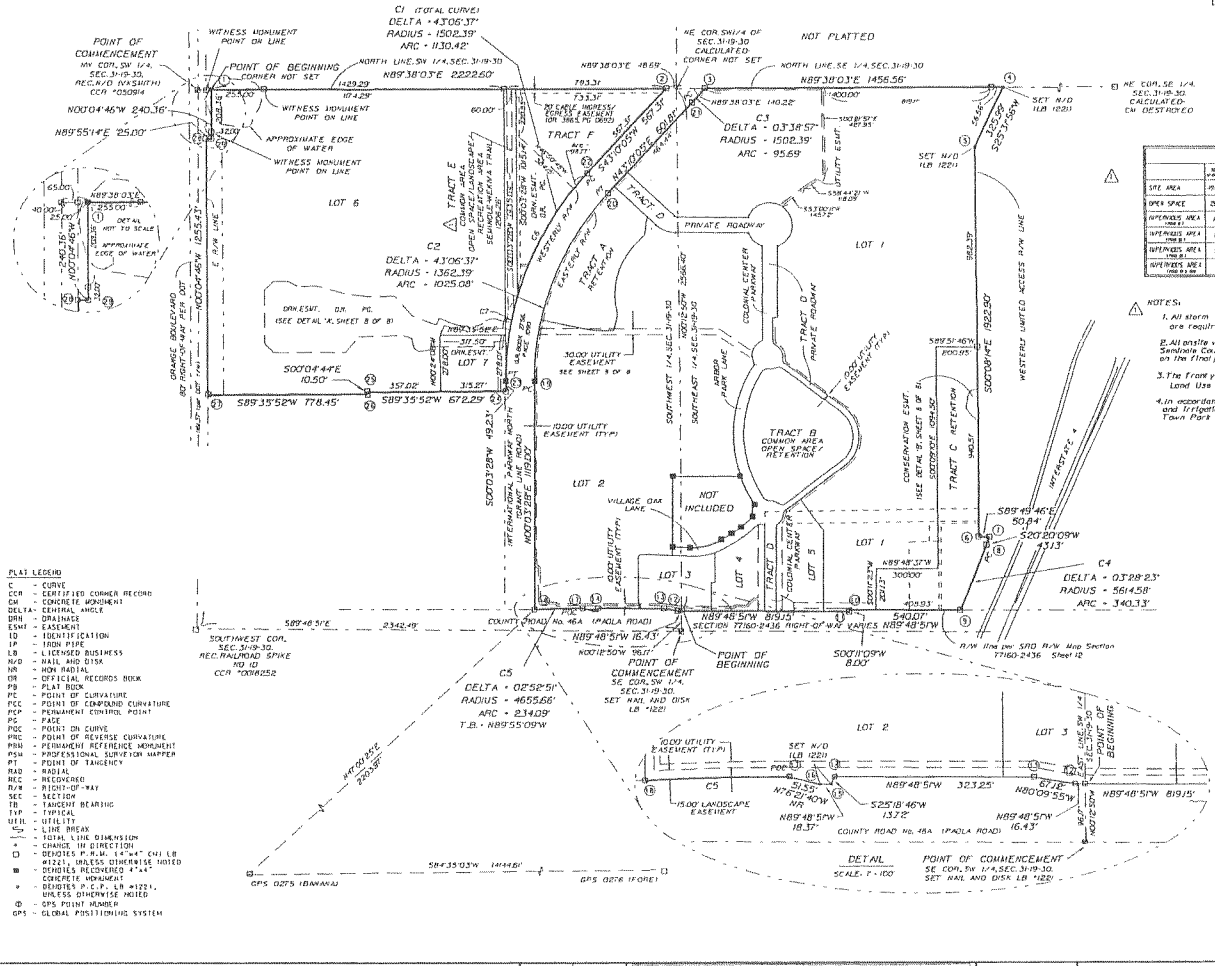
REPLATTING BLOCKS D,E,F,N,O,P AND Q; TOGETHER WITH
VACATED RIGHT-OF-WAY, PLAT BOOK 1, PAGE 4 AND TRACT A,
REPLATTING TRACT A, LOT 1, COLONIAL TOWN PARK
PLAT BOOK 61, PAGES 18-19

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA



C/L COORDINATE GEOMETRY LIST FOR TRACT D

5400	7424.22120	7793.05042	
6000	8620.18823	6601.3003	
6361	7901.07658	7794.43055	CL INT/BP
6362	8792.08140	8235.93943	
6363	8676.00232	7797.19837	
6364	8145.81156	8147.91597	PC
6365	8416.48920	8146.91630	PT
6366	8280.78131	8046.2097	RAD.PT.
6367	9325.99876	7799.35222	
6368	9327.52091	7339.99273	PT
6369	9427.52036	7340.32409	RAD.PT.
6370	9354.56909	7271.92736	PC
6371	9543.1115	7270.83097	
6372	9590.98906	7019.7648	
6373	8677.52221	7338.52089	
6374	4859.31024	6017.57658	
6375	8788.02287	6769.31608	
6376	9589.5572	7341.5429	
6377	8711.25067	709579929	



CURVE DATA FOR SHEET 3 OF 8 ONLY

CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA	CHORD	CHORD BEARING
1	1502.39'	593.48'	1130.42'	43°06'37"	1103.85'	S21°36'46"W
2	1362.39'	538.17'	1025.08'	43°06'37"	1000.07'	N21°36'46"E
3	1502.39'	47.86'	95.69'	3°38'57"	95.67'	N49°20'38"E
4	561.58'	170.22'	340.33'	3°28'23"	340.28'	S22°04'20"W
5	465.66'	117.07'	234.09'	2°52'51"	234.07'	S89°38'25"W
6	1502.39'	358.19'	704.39'	26°51'4"	697.96'	S29°44'17"W
7	1502.39'	214.45'	426.03'	16°14'50"	424.67'	S08°10'33"W

PLAT LEGEND

C - CURVE
CCR - CERTIFIED CORNER RECORD
CM - CONCRETE MONUMENT
DELTA - CENTRAL ANGLE
DRN - DRAINAGE
ESMT - EASEMENT
ID - IDENTIFICATION
IP - IRON PIPE
LB - LICENSED BUSINESS
N/D - NAIL AND DISK
NR - NON RADIAL
OR - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PC - POINT OF CURVATURE
PCC - POINT OF COMPOUND CURVATURE
PCP - PERMANENT CONTROL POINT
PG - PAGE
POC - POINT ON CURVE
PRC - POINT OF REVERSE CURVATURE
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR MAPPER
PT - POINT OF TANGENCY
RAD - RADIAL
REC - RECOVERED
R/W - RIGHT-OF-WAY
SEC - SECTION
TB - TANGENT BEARING
TYP - TYPICAL
UTIL - UTILITY
- LINE BREAK
- TOTAL LINE DIMENSION
- CHANGE IN DIRECTION
- DENOTES P.R.M. 4"x4" CNI LB #1221, UNLESS OTHERWISE NOTED
- DENOTES RECOVERED 4"x4" CONCRETE MONUMENT
- DENOTES P.C.P. LB #1221, UNLESS OTHERWISE NOTED
- GPS POINT NUMBER
GPS - GLOBAL POSITIONING SYSTEM

SITE DATA

	TOTAL PARCEL	ROADWAY	RAILROAD R/W	RAILROAD TRACK	RAILROAD TRACK	WATERWAY	WATERWAY OR	PRE REZONE	PRE REZONE	PRE REZONE
SITE AREA	19.61 AC.	12.85 AC.	9.19 AC.	8.38 AC.	12.1 AC.	.18 AC.	2.661 AC.	11.62 AC.	14.25 AC.	9.50 AC.
OPEN SPACE	2.93 AC.	1.65 AC.	2.89 AC.	2.36 AC.	3.57 AC.	0.39 AC.	0.71 AC.*	1.68 AC.	5.72 AC.	1.75 AC.
IMPERVIOUS AREA (PARCEL 1)	N/A	0.31 AC.	6.3 AC.	6.02 AC.	N/A	N/A	N/A	N/A	1.03 AC.	0.91 AC.
IMPERVIOUS AREA (PARCEL 2)	N/A	3.21 AC.	N/A	N/A	N/A	1.41 AC.	1.92 AC.	6.17 AC.	11.05 AC.	11.80 AC.
IMPERVIOUS AREA (PARCEL 3)	N/A	0.72 AC.	N/A	N/A	3.30 AC.	N/A	N/A	N/A	6.02 AC.	2.57 AC.
IMPERVIOUS AREA (PARCEL 4)	N/A	1.17 AC.	N/A	N/A	1.28 AC.	N/A	N/A	0.87 AC.	12.12 AC.	17.51 AC.

NOTES:

1. All storm water piping and structures not located within the right-of-way are required to be placed within a drainage easement.
2. All onsite water mains up to the building meters will be dedicated to Seminole County. A blanket utility easement for these lines will be shown on the final plat.
3. The front yard setback is 50' and all other setbacks shall comply with the Land Use Summary Table from the Developers Commitment Agreement.
4. In accordance with the Developer's Commitment Agreement, only the landscaping and irrigation for the Seminole-Wekiva Trail will be maintained by the Colonial Town Park Property Owners Association.

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
						05-08-03	HP	REVISED PER SEMINOLE COUNTY COMMENTS

SUBMITTAL	DATE
CITY OR COUNTY	
WALD	
FINAL APPROVAL	
BID SET	
AS-BUILT	

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407-843-5120 • FAX 407-649-8664
ENGINEERING BUSINESS #1221

SEMINOLE COUNTY FLORIDA

OVERALL PLAN

COLONIAL TOWN PARK

DATE	3-27-03
DESIGNED	DHD/JHP
CHECKED	MEJ
SCALE	1" = 300'
PROJECT NO	98429 (PDP)
FILE NAME	98429PST.dgn
SHEET	3 OF 8

7/31/2001 0:56:11 J:\98429\PSM\98429PST.dgn TOM VELKUNAS C:\TNP000\MITTEL

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

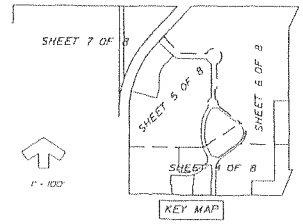
COLONIAL TOWN PARK

REPLATTING BLOCKS D, E, F, N, O, P AND Q; TOGETHER WITH VACATED RIGHT-OF-WAY, PLAT BOOK 1, PAGE 4

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

CURVE DATA FOR SHEET 4 OF 8 ONLY

CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA	CHORD	CHORD BEARING
1	278.00'	82.83'	161.01'	33°11'02"	158.77'	N75°59'06"E
2	278.00'	27.11'	54.05'	11°08'25"	53.97'	N53°49'23"E
3	90.00'	32.83'	62.96'	40°05'02"	61.69'	N09°13'27"E
4	625.00'	77.66'	154.54'	14°10'00"	154.14'	N26°38'35"W
5	569.00'	78.52'	156.05'	15°42'47"	155.56'	S26°18'48"E
6	23.00'	14.06'	25.25'	62°53'21"	24.00'	S65°36'52"E
7	62.00'	26.68'	50.38'	46°33'35"	49.01'	S73°46'45"E
8	23.00'	18.13'	30.71'	76°30'03"	28.48'	S86°44'59"E
9	155.00'	207.28'	287.90'	106°25'23"	248.26'	N00°12'42"W
10	183.00'	244.72'	339.91'	106°25'23"	293.31'	S00°12'42"E
11	23.00'	10.83'	20.24'	50°25'12"	19.59'	S27°47'24"W
12	62.00'	29.40'	54.91'	50°44'24"	53.13'	S27°57'00"W
13	23.00'	11.50'	21.33'	53°07'48"	20.57'	S26°45'19"W
14	20.00'	43.76'	45.68'	130°52.37"	36.38'	N65°14'55"W
15	320.00'	28.22'	56.30'	10°04'49"	56.23'	S5°42'21"W
16	320.00'	95.35'	185.33'	33°11'02"	182.75'	S75°59'06"W
17	320.00'	31.59'	62.98'	11°16'38"	62.88'	S65°01'54"W
18	320.00'	61.93'	122.35'	21°54'24"	121.61'	S81°37'25"W
19	5614.58'	170.22'	340.33'	3°28'23"	340.23'	S22°04'20"W
20	4655.66'	117.07'	234.09'	2°52'51"	234.07'	S88°38'25"W
21	49.50'	16.18'	31.28'	36°12'26"	30.76'	N16°06'13"W
22	24.50'	12.58'	23.24'	54°20'48"	22.38'	N27°10'24"E
23	980.00'	15.31'	30.62'	01°47'26"	30.62'	S88°19'06"E



PLAT LEGEND

- C - CURVE
- CCR - CERTIFIED CORNER RECORD
- CM - CONCRETE MONUMENT
- DELTA - CENTRAL ANGLE
- DRN - DRAINAGE
- ESMT - EASEMENT
- ID - IDENTIFICATION
- IP - IRON PIPE
- LB - LICENSED BUSINESS
- N/D - NAIL AND DISK
- NR - NON RADIAL
- OR - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PCP - PERMANENT CONTROL POINT
- PG - PAGE
- POC - POINT ON CURVE
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR MAPPER
- PT - POINT OF TANGENCY
- RAD - RADIAL
- REC - RECOVERED
- R/W - RIGHT-OF-WAY
- SEC - SECTION
- TB - TANGENT BEARING
- TYP - TYPICAL
- UTIL - UTILITY
- LINE BREAK
- TOTAL LINE DIMENSION
- CHANGE IN DIRECTION
- DENOTES P.R.M. (4"x4" CM) LB #1221, UNLESS OTHERWISE NOTED
- DENOTES P.C.P. LB #1221, UNLESS OTHERWISE NOTED
- GPS POINT NUMBER
- GPS - GLOBAL POSITIONING SYSTEM
- DENOTES P.C.P. LB #1221,

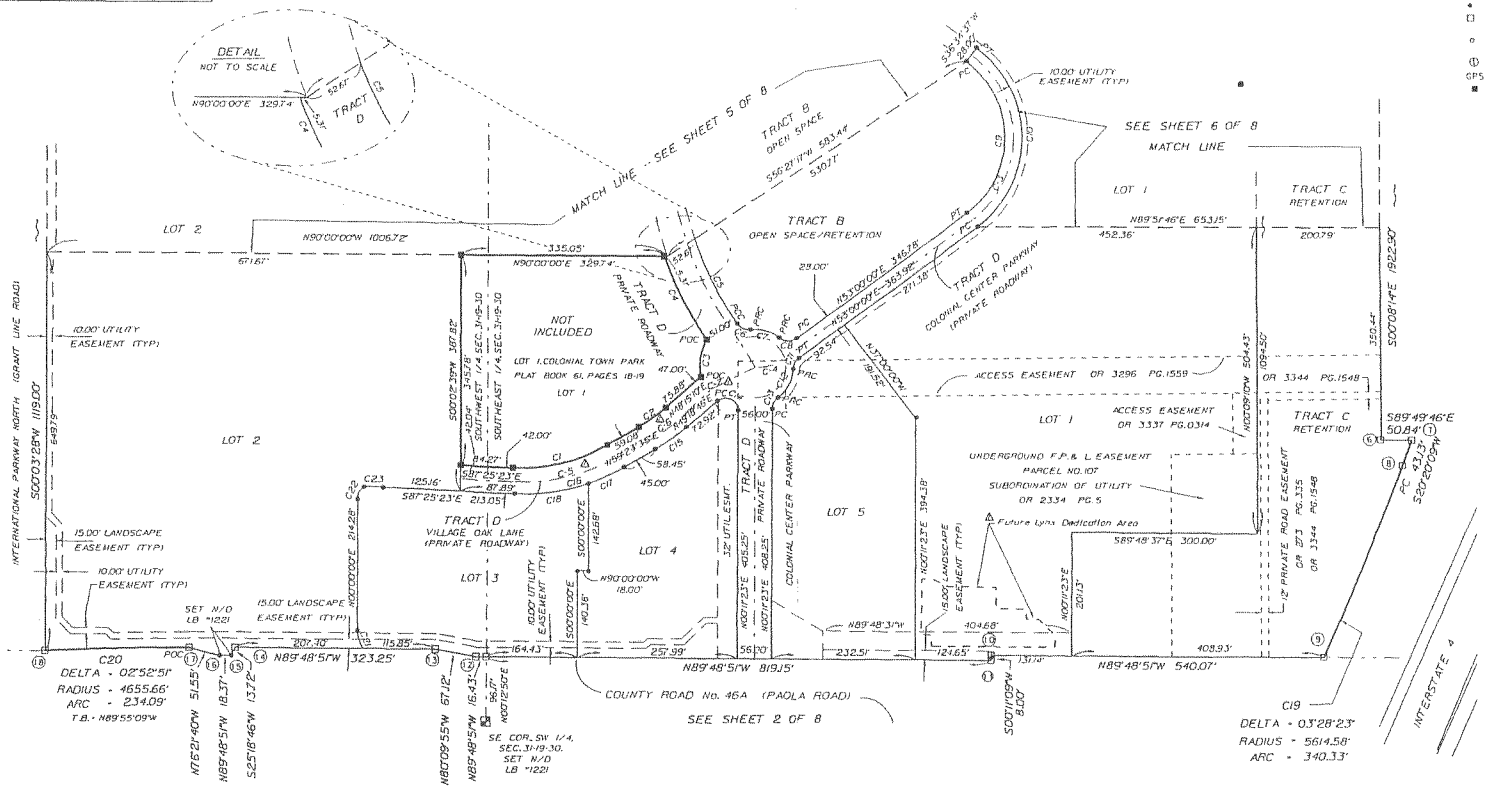
CURVE DATA C-3
Δ = 106°25'23"
D = 33°54'10"
L = 313.91'
T = 226.03'
R = 169.00'
P.C. STA 14+29.20
P.T. STA 17+43.10

CURVE DATA C-4
Δ = 37°11'23"
D = 81°51'24"
L = 45.44'
T = 23.55'
R = 70.00'
P.C. STA 10+00.51
P.T. STA 10+45.94
P.I. STA EQUATION
STA 14+78.68 C.T.P.D
STA 09+95.68 T.P.L
COORD. PT. 8391

C-5
Δ = 30°43'16"
T = 62.45
L = 150.31
R = 300.00
P.C. STA 17+60.68
P.T. STA 19+12.99

C-6
Δ = 16°02'48"
T = 48.29
L = 84.02
R = 300.00
P.C. STA 19+80.28
P.T. STA 20+64.30

C-7
Δ = 17°05'03"
T = 5.26
L = 10.01
R = 37.00
P.C. STA 21+16.81
P.T. STA 21+27.64



REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
05-08-03	HP	REVISED PER SEMINOLE COUNTY COMMENTS						

SUBMITTAL	DATE
CITY AND COUNTY	
W.M.D.	
INITIAL APPROVAL	
DRB DEPT	
AS-BUILT	

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ENGINEERING BUSINESS #1221

SEMINOLE COUNTY FLORIDA

PRELIMINARY SUBDIVISION PLAN
COLONIAL TOWN PARK

DATE	3-27-03
DESIGNED	BWS/HP
CHECKED	MEJ
SCALE	1" = 100'
PROJECT NO.	1993-1259-1
FILE NAME	1993PSP11.DWG
SHEET	4 OF 8

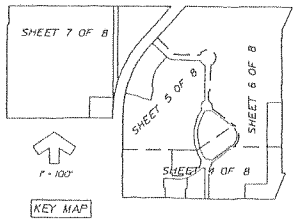
7-14-2003 10:36:43 J:\1993\PSP\1993PSP11.DWG TOM HEASMAS C:\APCOM30\PAT7.BL

SEMINOLE COUNTY, FLORIDA

COLONIAL TOWN PARK

REPLATTING BLOCKS D,E,F,N,O,P AND Q; TOGETHER WITH VACATED RIGHT-OF-WAY, PLAT BOOK 1, PAGE 4

SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

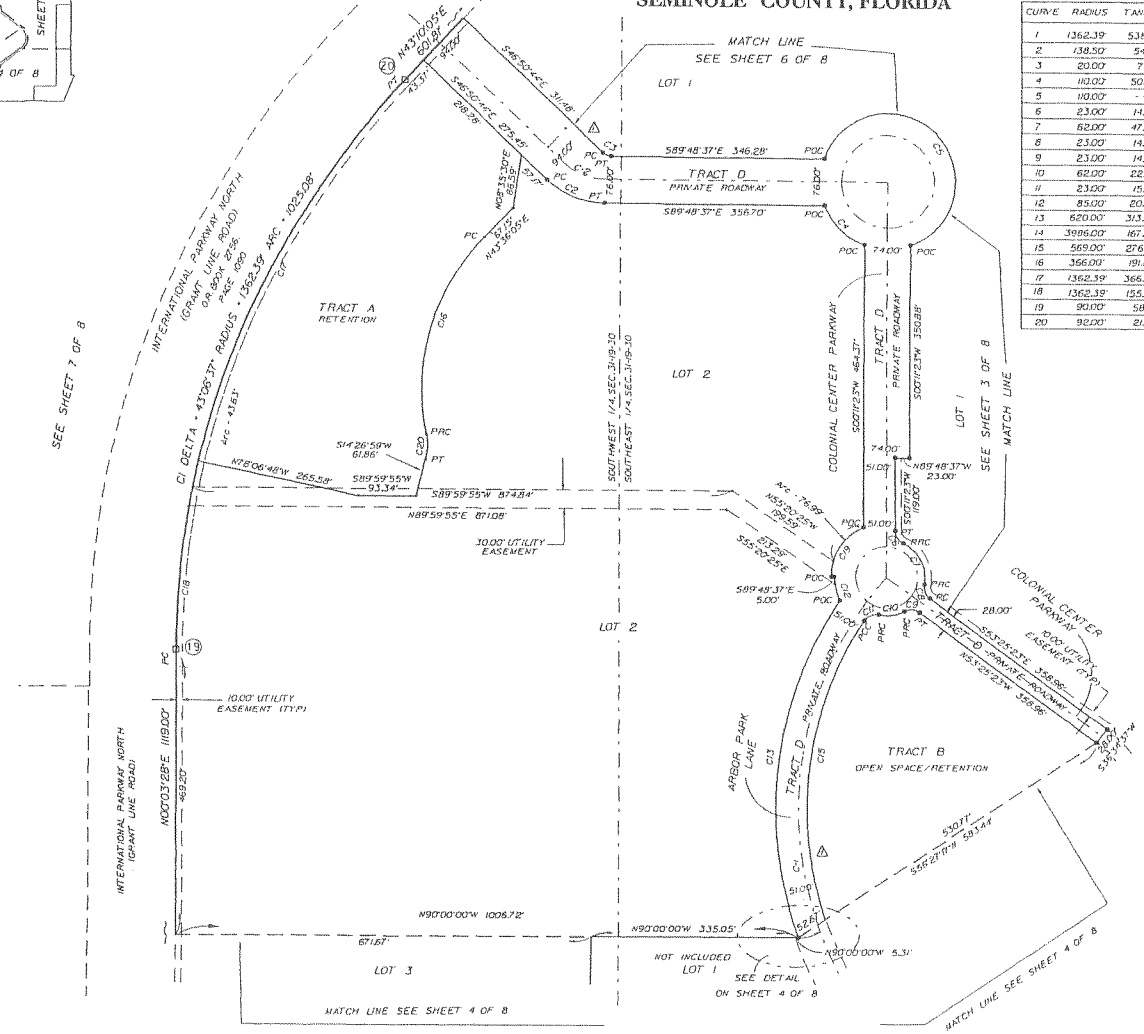


△ CURVE DATA C-1

Δ = 77°53'03"
D = 09°49'40"
L = 792.49'
T = 471.13'
R = 583.00'
P.C. STA. 15+28.68
P.T. STA. 23+21.17

△ CURVE DATA C-2

Δ = 42°57'53"
D = 57°17'45"
L = 74.99'
T = 39.36'
R = 100.00'
P.C. STA. 34+30.52
P.T. STA. 35+05.48



CURVE DATA FOR SHEET 5 OF 8 ONLY

CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA	CHORD	CHORD BEARING
1	1362.39'	538.17'	1025.08'	43°06'37"	1001.07'	N21°36'46"E
2	138.50'	54.51'	103.86'	42°57'53"	101.44'	S68°19'40"E
3	20.00'	7.87'	15.00'	42°57'53"	14.65'	S68°19'40"E
4	110.00'	50.80'	95.18'	49°34'44"	92.24'	S45°21'55"E
5	110.00'	- - -	442.89'	230°47'21"	- - -	- - -
6	23.00'	14.43'	25.77'	64°11'46"	24.44'	S31°54'29"E
7	62.00'	47.39'	80.92'	74°46'44"	75.30'	S26°37'00"E
8	23.00'	14.43'	25.77'	64°11'46"	24.44'	S21°19'31"E
9	23.00'	14.43'	25.77'	64°11'46"	24.44'	N85°31'16"W
10	62.00'	22.07'	42.41'	39°11'17"	41.58'	S87°58'30"W
11	23.00'	15.56'	27.36'	68°09'34"	25.78'	S67°29'21"W
12	85.00'	20.32'	39.90'	26°53'33"	39.53'	S13°15'23"E
13	620.00'	313.28'	580.16'	53°36'57"	559.22'	S07°04'59"W
14	3986.00'	167.28'	334.36'	4°48'22"	334.27'	N76°45'59"W
15	569.00'	276.70'	515.08'	51°51'58"	497.67'	N07°28'34"E
16	366.00'	191.27'	352.51'	55°11'00"	339.04'	N16°00'34"E
17	1362.39'	366.55'	716.15'	30°07'04"	707.93'	N28°06'33"E
18	1362.39'	155.13'	308.94'	12°59'33"	308.28'	N06°33'14"E
19	90.00'	58.14'	103.24'	65°43'31"	97.67'	S33°03'09"W
20	92.00'	21.27'	41.80'	26°01'55"	41.44'	N07°26'02"E

PLAT LEGEND

C - CURVE
CCR - CERTIFIED CORNER RECORD
CM - CONCRETE MONUMENT
DELTA - CENTRAL ANGLE
DRN - DRAINAGE
ESMT - EASEMENT
ID - IDENTIFICATION
IP - IRON PIPE
LB - LICENSED BUSINESS
N/D - NAIL AND DISK
NR - NON RADIAL
OR - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PC - POINT OF CURVATURE
PCC - POINT OF COMPOUND CURVATURE
PCP - PERMANENT CONTROL POINT
PG - PAGE
POC - POINT ON CURVE
PRC - POINT OF REVERSE CURVATURE
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR MAPPER
PT - POINT OF TANGENCY
RAD - RADIAL
REC - RECOVERED
R/W - RIGHT-OF-WAY
SEC - SECTION
TB - TANGENT BEARING
TYP - TYPICAL
UTIL - UTILITY
- LINE BREAK
- TOTAL LINE DIMENSION
- CHANGE IN DIRECTION
- DENOTES P.R.M. (4"x4" CM) LB #1221, UNLESS OTHERWISE NOTED
- DENOTES RECOVERED 4"x4" CONCRETE MONUMENT
- DENOTES P.C.P. LB #1221, UNLESS OTHERWISE NOTED
- GPS POINT NUMBER
GPS - GLOBAL POSITIONING SYSTEM

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
						05-08-03	MP	REVISED PER SEMINOLE COUNTY COMMENTS △

SUBMITTAL	DATE
DEPT. OF COUNTY	
WILKES	
INITIAL APPROVAL	
BOCC SUBT	
AS-BUILT	

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ENGINEERING BUSINESS #1221

SEMINOLE COUNTY FLORIDA

PRELIMINARY SUBDIVISION PLAN
COLONIAL TOWN PARK

DATE	3-27-03
DESIGNED	DHD/MP
CHECKED	WCJ
SCALE	1" = 100'
PROJECT NO.	1809 VPM
FILE NAME	1809PRPT3.dgn
SHEET	3 OF 8

7/11/2003 8:35:30 K:\1809\PSP\1809PRPT3.dgn TOM WELKINS CATWP-000-UTILITIES

N89°38'03"E 48.69'

NORTH LINE, SE 1/4, SEC. 31-19-30

NE COR. SW1/4 OF SEC. 31-19-30 CALCULATED-CORNER NOT SET

N89°38'03"E 140.22'

N89°38'03"E 1456.56'

1400.00'

819.11'

NE COR., SE 1/4. SEC. 31-19-30. CALCULATED-CM DESTROYED

SET N/D (LB 1221)

C3
DELTA = 03°38'57"
RADIUS = 1502.39'
ARC = 95.69'

S00°21'57"E 427.95'

DRN. ESMT.

S43°10'05"W 567.31'

N43°10'05"E 601.81'

464.44'

PC

PC

56.56'

325.99'

S25°31'56"W

SET N/D (LB 1221)

S58°44'27"W 118.09'

S53°00'11"W 145.72'

LOT 1

982.39'

WESTERLY LIMITED ACCESS R/W LINE

MATCH LINE
SEE SHEET 5 OF 8

S00°08'14"E 1922.90'

10.00' UTILITY EASEMENT (TYP)

CONSERVATION ESMT. (SEE DETAIL "B", SHEET 8 OF 8) S00°09'10"E 1094.50'

S89°51'46"W

200.95'

TRACT C RETENTION

940.51'

INTERSTATE 4

MATCH LINE
SEE SHEET 4 OF 8

SHEET 7 OF 8

SHEET 5 OF 8

SHEET 6 OF 8

SHEET 4 OF 8

1" = 100'

KEY MAP

REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
						05-08-03	HP	SHEET ADDED PER SEMINOLE COUNTY COMMENTS

SUBMITTAL	DATE
CITY OR COUNTY	
W.M.D.	
FINAL APPROVAL	
BID SET	
AS-BUILT	

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SEMINOLE COUNTY FLORIDA

PRELIMINARY SUBDIVISION PLAN
COLONIAL TOWN PARK

DATE	3-27-03
DESIGNED	DHS/HP
CHECKED	HRJ
SCALE	1" = 100'
PROJECT NO.	1999-1257-1
FILE NAME	PRELIMSP18.dgn
SHEET	9 OF 8

7/11/2003 10:56AM J:\PROJ\SP\PRELIMSP18.dgn TOM WELKINAS C:\TMP\2000\VIEWTBL

POINT OF COMMENCEMENT
NW COR., SW 1/4, SEC. 31-19-30.
REC. N/D (VKSMITH)
CCR #050914

WITNESS MONUMENT POINT ON LINE

POINT OF BEGINNING
CORNER NOT SET

C1 (TOTAL CURVE)
DELTA = 43°06'37"
RADIUS = 1502.39'
ARC = 1130.42'

NORTH LINE, SW 1/4, SEC. 31-19-30
N89°38'03"E 2222.60'

NE COR. SW1/4 OF SEC. 31-19-30
CALCULATED-
CORNER NOT SET

N89°38'03"E 48.69'

N00°04'46"W 240.36'

N89°55'14"E 25.00'

255.00'
50' Buffer

208.36'

32.00'

1429.29'

1174.29'

793.31'

733.31'

60.00'

220.55'

20' CABLE INGRESS/EGRESS EASEMENT (OR 3865, PG 0692)

WITNESS MONUMENT POINT ON LINE

APPROXIMATE EDGE OF WATER

WITNESS MONUMENT POINT ON LINE

TRACT F
Arc - 98.77'

N46°50'45"W 1015.14'
38.41'

TRACT E
OPEN SPACE/LANDSCAPE/RECREATION AREA
SEMINOLE-WEKIVA TRAIL

LOT 6

S00°03'28"W 1435.04'

1206.26'

DRN. ESMT. O.R. PG.

C6 WESTERLY R/W

EASTERLY R/W

567.31'
S43°10'05"W 567.31'
N43°10'05"E 601.81'
464.44'

MATCH LINE SHEET 5 OF 8

C2
DELTA = 43°06'37"
RADIUS = 1362.39'
ARC = 1025.08'

E R/W LINE

ORANGE BOULEVARD
80' RIGHT-OF-WAY PER DOT
1161.37' (per DOT r/w)
N00°04'46"W 1255.43'

DRN. ESMT. O.R. PG.
(SEE DETAIL "A", SHEET 8 OF 8)

C7

N89°35'52"E
317.50'

DRN. ESMT.
LOT 7

N00°24'08"W
278.00'
278.01'

O.R. BOOK 2756, PAGE 1090

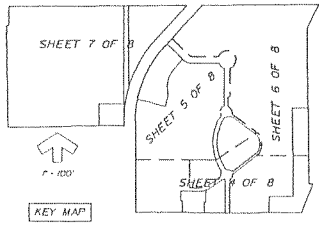
S00°04'44"E
10.50'

357.02'

315.27'

S89°35'52"W 778.45'

S89°35'52"W 672.29'



REVISIONS								
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
						03-08-03	NP	SHEET ADDED PER SEMINOLE COUNTY COMMENTS

SUBMITTAL	DATE
CITY OR COUNTY	
W.M.D.	
TRAC APPROVAL	
BM SET	
AS-BUILT	

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ENGINEERING BUSINESS #1221

SEMINOLE COUNTY FLORIDA

PRELIMINARY SUBDIVISION PLAN
COLONIAL TOWN PARK

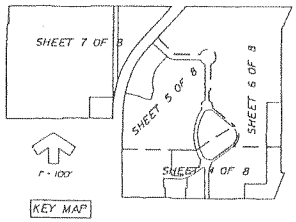
DATE	3-21-03
DESIGNED	GROUP
CHECKED	MEJ
SCALE	1" = 100'
PROJECT NO.	94-001 (PSP)
FILE NAME	94001PSP13.dgn
SHEET	7 OF 8

7/16/2003 10:30:34 J:\94\001\PSP\94001PSP13.dgn TONY VELKUNAS C:\PW200\MATTBL

COLONIAL TOWN PARK

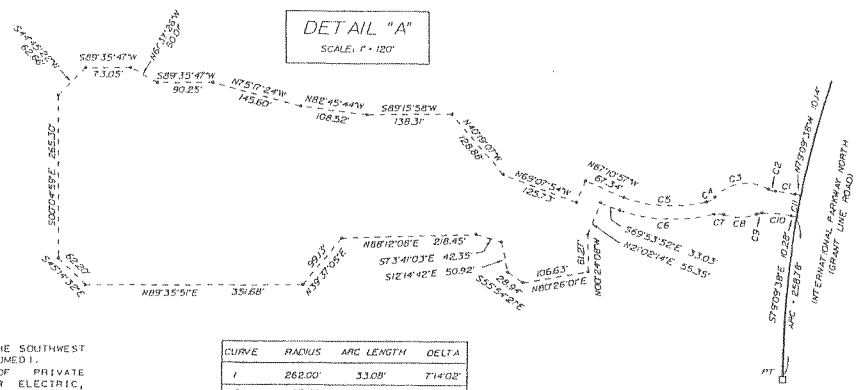
REPLATTING BLOCKS D,E,F,N,O,P AND Q; TOGETHER WITH VACATED RIGHT-OF-WAY, PLAT BOOK 1, PAGE 4

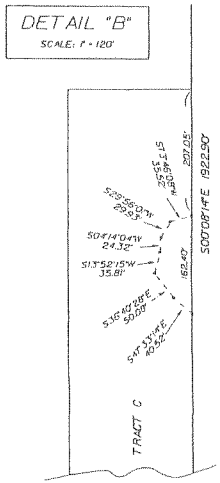
SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA



GPS COORDINATES (see Note 3)

1	1621421.36581	539988.09750
2	1621435.55637	542210.55209
3	1621436.76250	542399.45004
4	1621446.06213	543855.91164
5	1621151.92073	543715.41029
6	1619229.11141	543720.01416
7	1619228.96016	543770.85168
8	1619188.52015	543755.86378
9	1618873.19712	543628.00236
10	1618874.94782	543087.96056
11	1618866.94822	543087.93463
12	1618869.65686	542252.39603
13	1618881.12079	542186.26529
14	1618882.16864	541863.03239
15	1618869.76775	541857.16716
16	1618869.82729	541838.79807
17	1618881.98226	541788.70392
18	1618876.42830	541554.71330
19	1619995.37600	541555.83976
20	1620924.02783	541924.55177
21	1621364.93932	542336.25543
22	1621021.80310	541822.44711
23	1619995.51694	541415.84603
24	1619946.29334	541415.79665
25	1619941.57270	540743.55197
26	1619931.07318	540743.56644
27	1619925.60711	539965.16907
28	1621180.97906	539963.43133
29	1621181.01373	539988.43020
0276	1618708.51630	554024.11780
0215	1617373.52480	539942.64810





PLAT NOTES

1. BEARING STRUCTURE IS BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 31-19-30, BEING N00°12'50"W. (ASSUMED).
2. ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES: 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. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. THE GPS COORDINATES LISTED ON THIS PLAT DO NOT REFLECT THE SURFACE MEASUREMENTS SHOWN.
4. TRACTS "A", "C" AND "F" ARE RETENTION AREAS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
5. TRACT "B" IS AN OPEN SPACE/RETENTION AREA TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
6. TRACT D IS A PRIVATE ROADWAY TRACT TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
7. TRACT E IS AN OPEN SPACE/LANDSCAPE/RECREATION AREA, THE PAVED PORTION THERE OF TO BE USED FOR "SEMINOLE WEKIVA TRAIL" AND MAINTAINED BY SEMINOLE COUNTY, THE REMAINDER OF TRACT E TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

CURVE	RADIUS	ARC LENGTH	DELTA
1	262.00'	33.08'	7°14'02"
2	25.00'	11.70'	26°48'28"
3	69.00'	94.77'	78°41'51"
4	25.00'	15.14'	34°41'20"
5	240.00'	137.24'	32°45'45"
6	262.00'	156.67'	34°15'46"
7	25.00'	15.73'	36°03'32"
8	70.00'	53.49'	43°47'09"
9	25.00'	9.38'	21°29'34"
10	226.00'	48.00'	12°10'08"
11	1502.39'	36.00'	01°22'23"

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

SUBMITTAL	DATE
CITY OR COUNTY	
WMD	
INITIAL APPROVAL	
FINAL PLAT	
AS-BUILT	

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ENGINEERING BUSINESS #1221

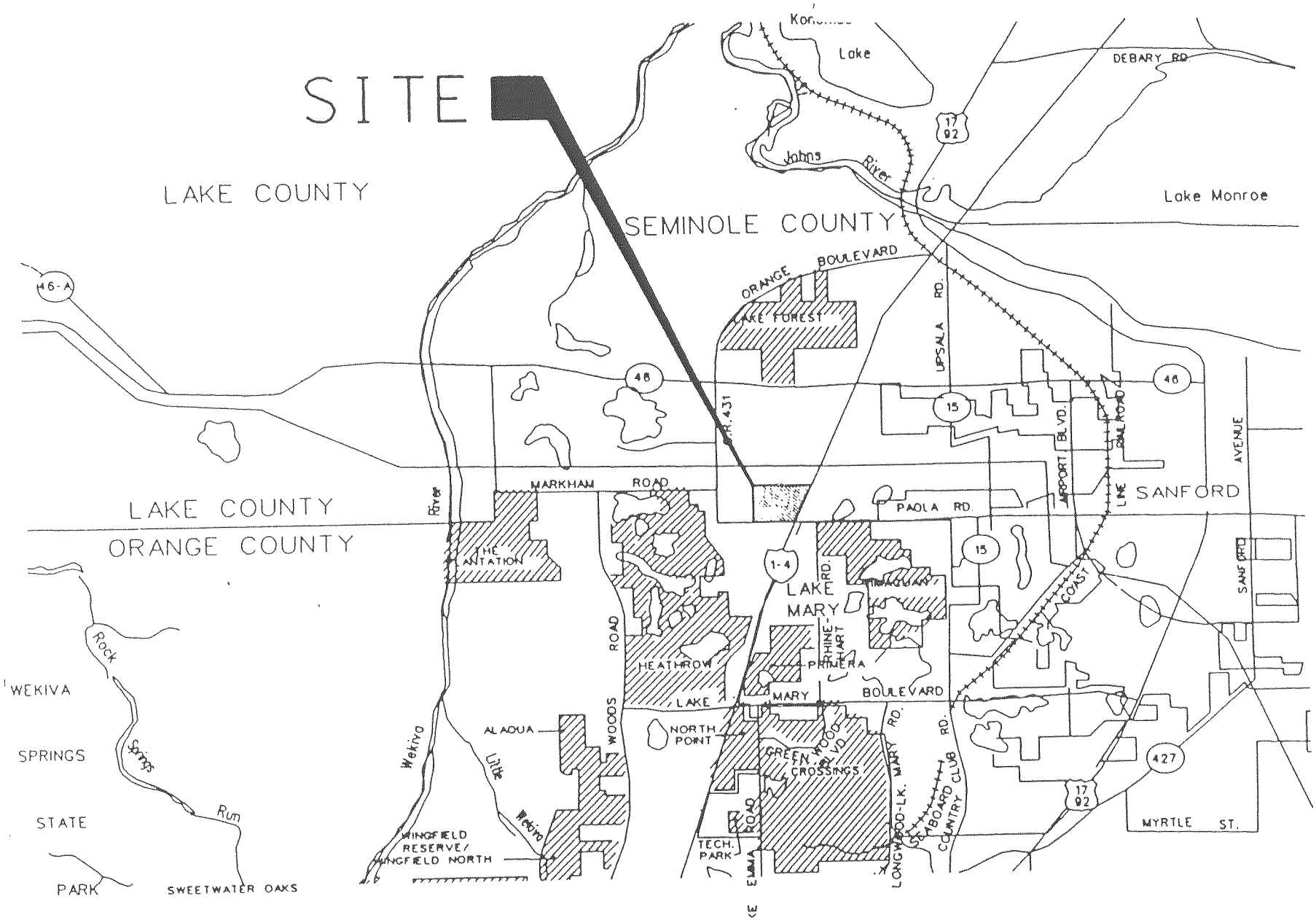
SEMINOLE COUNTY FLORIDA

PRELIMINARY SUBDIVISION PLAN

COLONIAL TOWN PARK

DATE	3-27-03
DESIGNED	DWD/MP
CHECKED	MEJ
SCALE	1" = 100'
PROJECT NO.	WPCB 19-30-1
FILE NAME	WPCB19-30-1.dgn
SHEET	6 OF 9

7/16/2003 10:56:21 J:\WPCB\PLANNING\PSP1.dgn TOM HELDUMAS C:\TMP\DOD\MINTTBL



SITE LOCATION