
**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of the Final Plat for Terracina at Lake Forest

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dori DeBord

CONTACT: Cynthia Sweet

EXT: 7443

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for Terracina at Lake Forest, containing 74 townhome lots and 4 commercial lots on a 42.5 acre parcel zoned PUD (Planned Unit Development), located on the north side of SR 46 at the intersection of International Parkway, and approximately 1¼ mile west of I-4, in Section 30, Township 19 S, Range 30 E (Taylor Morrison of Florida, Inc., Robert T. Hattaway, and Fifth Third Bank, applicants).

District 5 Brenda Carey

Cynthia Sweet

BACKGROUND:

The applicants, Taylor Morrison of Florida, Inc., Robert T. Hattaway, and Fifth Third Bank, are requesting approval of the final plat for Terracina at Lake Forest. The plat consists of 74 townhome lots and 4 commercial lots on a 42.5 acre parcel zoned PUD (Planned Unit Development).

Each lot will be served by Seminole County for public water and sewer. All internal roads are private. The site is located on the north side of SR 46 at the intersection of International Parkway, and approximately 1¼ mile west of I-4, in Section 30, Township 19 S, Range 30 E.

The final plat meets all applicable requirements of the approved Final Master Plan and Developer's Commitment Agreement for SR 46/Lake Forest PUD Developer's Commitment Agreement, Chapter 35, Section 35.44, Seminole County Land Development Code, and Chapter 177, Florida Statutes. The applicant has provided a Performance Bond to ensure the completion of the subdivision improvements.

STAFF RECOMMENDATION:

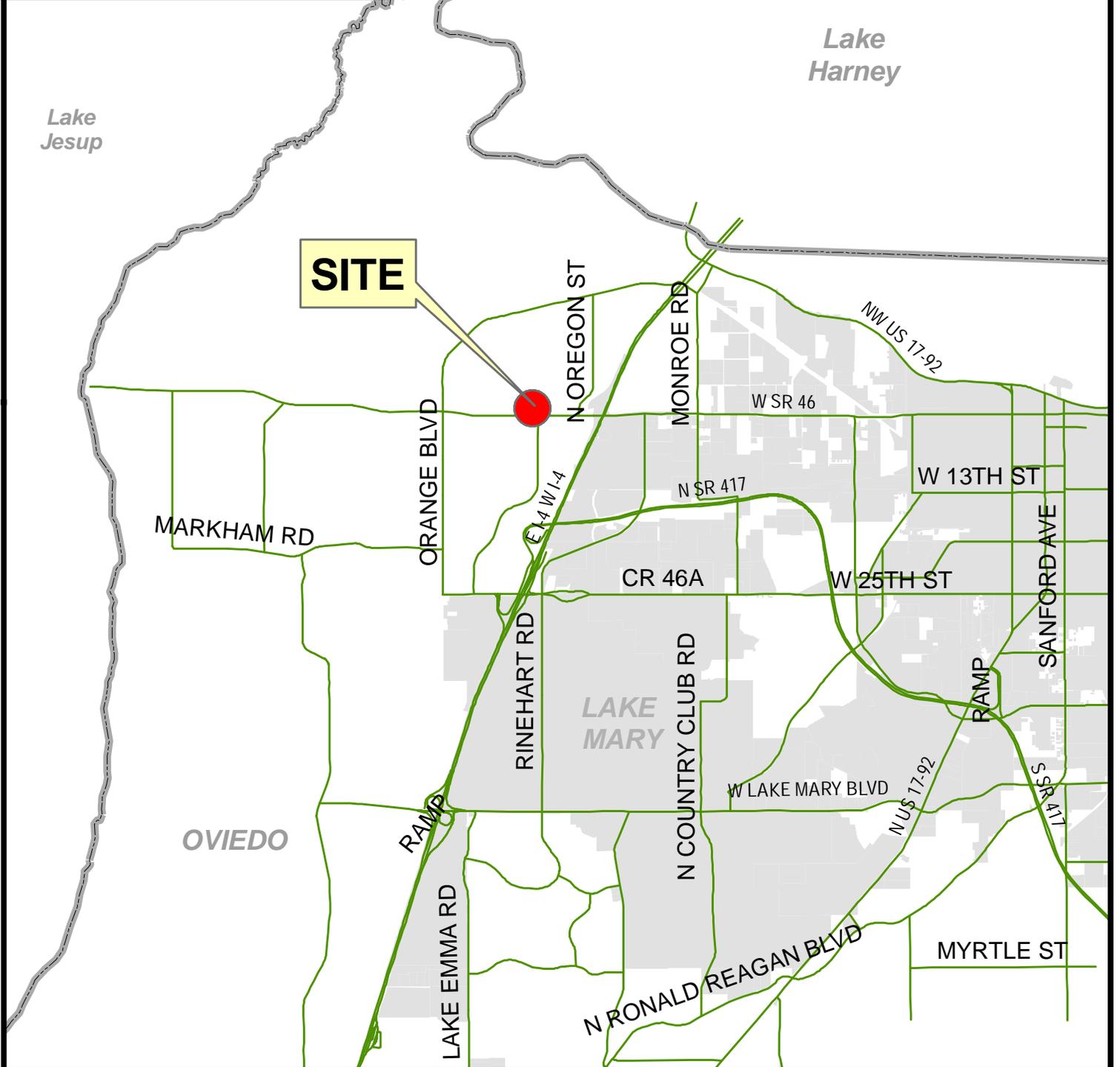
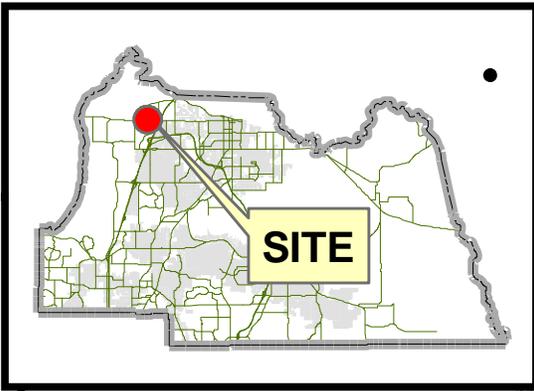
Staff recommends the Board approve and authorize the Chairman to execute the final plat for Terracina at Lake Forest, containing 74 townhome lots and 4 commercial lots on a 42.5 acre parcel zoned PUD (Planned Unit Development), located on the north side of SR 46 at the intersection of International Parkway, and approximately 1¼ mile west of I-4, in Section 30, Township 19 S, Range 30 E (Taylor Morrison of Florida, Inc., Robert T. Hattaway, and Fifth Third Bank, applicants).

ATTACHMENTS:

1. Maps and Aerials
2. Location Map
3. Maps and Aerials
4. Reduced Copy of Plat

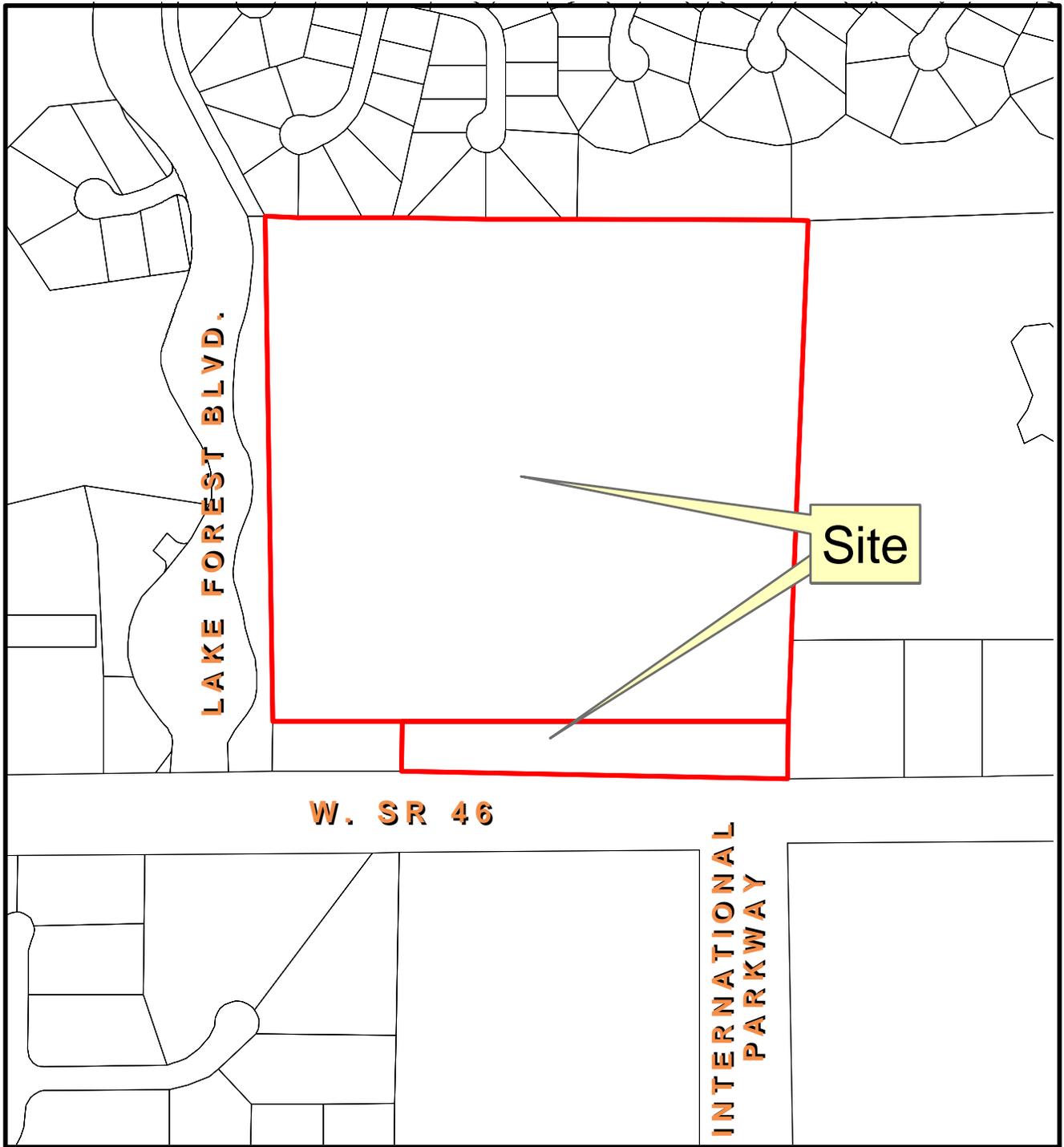
Additionally Reviewed By:

County Attorney Review (Kathleen Furey-Tran)



filename: L:/pl/projects/p&z/2006/GIS/staff_report_pkgs/sitemaps_large/Z2006-0**sitemap.mxd ***/06

Terracina at Lake Forest



Terracina at Lake Forest



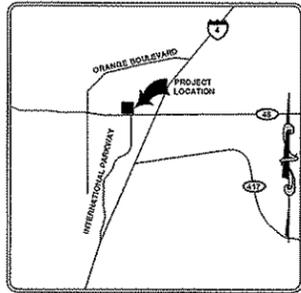


Terracina at Forest Lake

-  Parcel
-  Subject Property



January 2006 Color Aerials



SECTION 30, TOWNSHIP 19, RANGE 30
SEMINOLE COUNTY, FLORIDA
LOCATION MAP
NOT TO SCALE

TERRACINA AT LAKE FOREST

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

MILLER LEGG
Central Florida Office: 631 S. Orlando Avenue, Suite 200
Winter Park, Florida 32789-7122
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LICENSED BUSINESS #6680

DESCRIPTION:

A PORTION OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 'A', LAKE FOREST BOULEVARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 11, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N00°08'13"E ALONG THE EAST LINE OF SAID TRACT 'A', 108.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°08'13"E ALONG SAID EAST LINE, 1314.57 FEET TO A POINT ON THE SOUTH LINE OF LAKE FOREST - SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 13, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S89°54'52"E, 1325.38 FEET; THENCE RUN S00°04'08"W, 1424.35 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 48; THENCE RUN N89°50'15"W ALONG SAID NORTH RIGHT OF WAY LINE, 1007.07 FEET; THENCE RUN N00°08'13"E, 108.00 FEET; THENCE RUN N89°50'15"W, 320.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,853,272 SQUARE FEET (42.5 ACRES) MORE OR LESS.

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.

PLAT BOOK

PAGE

TERRACINA AT LAKE FOREST

DEDICATION

KNOW ALL BY THESE PRESENTS, That Taylor Morrison of Florida, Inc., a Florida Corporation, being the owner in fee simple of Lots 1 through 74, inclusive, and Tracts A, B, C, D, F, G, H, and L as shown hereon and being a portion of the lands described in the foregoing caption to this plat, hereby dedicates that portion of said lands and plot for the uses and purposes therein expressed and dedicates the utility easements to the perpetual use of the public. The owner does hereby grant to Seminole County and to the present and future owners of the lands shown hereon, and their guests, invitees, and domestic help, and to delivery, pickup, and fire protection services, police, authorities of the United States postal service mail carriers, representatives of public utilities (and cable providers) serving any part of the lands herein, and holders of mortgage liens on such lands, the non-exclusive and perpetual right of ingress/egress over and across said streets included in Tract G hereof and all public utility easements. Regardless of the preceding provisions, the lawful owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the lawful owner may create or participate in a disturbance or nuisance on any part of the land shown on this plat.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by the officer named below on _____

Taylor Morrison of Florida, Inc.

By: _____
Name: Jonathan C. White, Vice President

Signed in the presence of:

Signature

Printed Name

STATE OF FLORIDA COUNTY OF SEMINOLE

THIS IS TO CERTIFY, that on _____, 2008, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Jonathan C. White, Vice President, of Taylor Morrison of Florida, Inc., a Florida Corporation, who executed the foregoing Dedication and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; and that said dedication is the act and deed of said Corporation. IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date. He is personally known to me and he did not take an oath.

Dolly O Corwile, Notary Public
Commission # DD719591
My commission expires: February 4, 2011

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

Dated: _____ Signed: _____

Miller Legg
631 South Orlando Ave., Suite 200
Winter Park, Florida 32789-7122
Licensed Business Number 6580

Ralph Thomas Snow
Professional Land Surveyor
and Mapper Florida Registration
Number 5561

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ the Board of County Commissioners of Seminole County, Florida approved the foregoing plat.

Brenda J. Corey CHAIRMAN OF THE BOARD

ATTEST:

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all requirements of Chapter 177, Florida Statutes, and was filed for record on _____

At _____

File No. _____

Maryanne Morse, Clerk of the Court
in and for Seminole County, FL

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

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: _____

TERRACINA AT LAKE FOREST

DEDICATION

KNOW ALL BY THESE PRESENTS, That Fifth Third Bank, a Michigan Banking Corporation, being the owner in fee simple of Lot C-3 as shown hereon and being a portion of the lands described in the foregoing caption to this plat, hereby dedicates that portion of said lands and plot for the uses and purposes therein expressed and dedicates the utility easements to the perpetual use of the public. The owner does hereby grant to Seminole County and to the present and future owners of the lands shown hereon, and their guests, invitees, and domestic help, and to delivery, pickup, and fire protection services, police, authorities of the United States postal service mail carriers, representatives of public utilities (and cable providers) serving any part of the lands herein, and holders of mortgage liens on such lands, the non-exclusive and perpetual right of ingress/egress over and across said streets included in all public utility easements. Regardless of the preceding provisions, the lawful owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the lawful owner may create or participate in a disturbance or nuisance on any part of the land shown on this plat.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by the officers named below on _____

Fifth Third Bank

By: _____
Name: William A. White, Vice President

Signed in the presence of:

Signature

Printed Name

STATE OF FLORIDA COUNTY OF SEMINOLE

THIS IS TO CERTIFY, that on _____, 2008, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared William A. White, Vice President, of Fifth Third Bank, a Michigan Banking Corporation, who executed the Dedication and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; and that said dedication is the act and deed of said Corporation. IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date. He produced a driver's license as identification and he did not take an oath.

Dolly O Corwile, Notary Public
Commission # DD719591
My commission expires: February 4, 2011

By: _____

Name & Title: _____

Signed in the presence of:

Signature

Printed Name

STATE OF FLORIDA COUNTY OF SEMINOLE

THIS IS TO CERTIFY, that on _____, 2008, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____ as _____ of Fifth Third Bank, a Michigan Banking Corporation, who executed the foregoing Dedication and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; and that said dedication is the act and deed of said Corporation. IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date. He produced a driver's license as identification and he did not take an oath.

Dolly O Corwile, Notary Public
Commission # DD719591
My commission expires: February 4, 2011

TERRACINA AT LAKE FOREST

DEDICATION

KNOW ALL BY THESE PRESENTS, That Robert T. Hottaway, as Successor Trustee of Agreement for Land Acquisition by Co-Tenants dated December 1, 1970, and as Successor Trustee of Agreement for Land Acquisition by Co-Tenants dated January 5, 1973, being the owner in fee simple of Lots C-1, C-2, C-4, and Tracts E, J, K, and M as shown hereon and being a portion of the lands described in the foregoing caption to this plat, hereby dedicates that portion of said lands and plot for the uses and purposes therein expressed and dedicates Tract E, shown hereon, to Seminole County for use as a Lift Station. The owner does hereby grant to Seminole County and to the present and future owners of the lands shown hereon, and their guests, invitees, and domestic help, and to delivery, pickup, and fire protection services, police, authorities of the United States Postal Service mail carriers, representatives of public utilities (and cable providers) serving any part of the lands herein, and holders of mortgage liens on such lands, the non-exclusive and perpetual right of ingress/egress over and across said streets included in Tracts J, K and M and all public utility easements. Regardless of the preceding provisions, the lawful owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the lawful owner may create or participate in a disturbance or nuisance on any part of the land shown on this plat.

By: _____
Name: Robert T. Hottaway, Successor Trustee of Agreement for Land Acquisition by Co-Tenants dated December 1, 1970

Signed in the presence of:

Signature

Printed Name

STATE OF FLORIDA COUNTY OF SEMINOLE

THIS IS TO CERTIFY, that on _____, 2008, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Robert T. Hottaway, as Successor Trustee of Agreement for Land Acquisition by Co-Tenants dated December 1, 1970, who acknowledged executing the foregoing Dedication. IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date. He is personally known to me and he did not take an oath.

Dolly O Corwile, Notary Public
Commission # DD719591
My commission expires: February 4, 2011

By: _____

Name: Robert T. Hottaway, Successor Trustee of Agreement for Land Acquisition by Co-Tenants dated January 5, 1973

Signed in the presence of:

Signature

Printed Name

STATE OF FLORIDA COUNTY OF SEMINOLE

THIS IS TO CERTIFY, that on _____, 2008, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Robert T. Hottaway, as Successor Trustee of Agreement for Land Acquisition by Co-Tenants dated January 5, 1973, who acknowledged executing the foregoing Dedication. IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date. He is personally known to me and he did not take an oath.

Dolly O Corwile, Notary Public
Commission # DD719591
My commission expires: February 4, 2011



TERRACINA AT LAKE FOREST
SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 9

PLAT
BOOK

PAGE

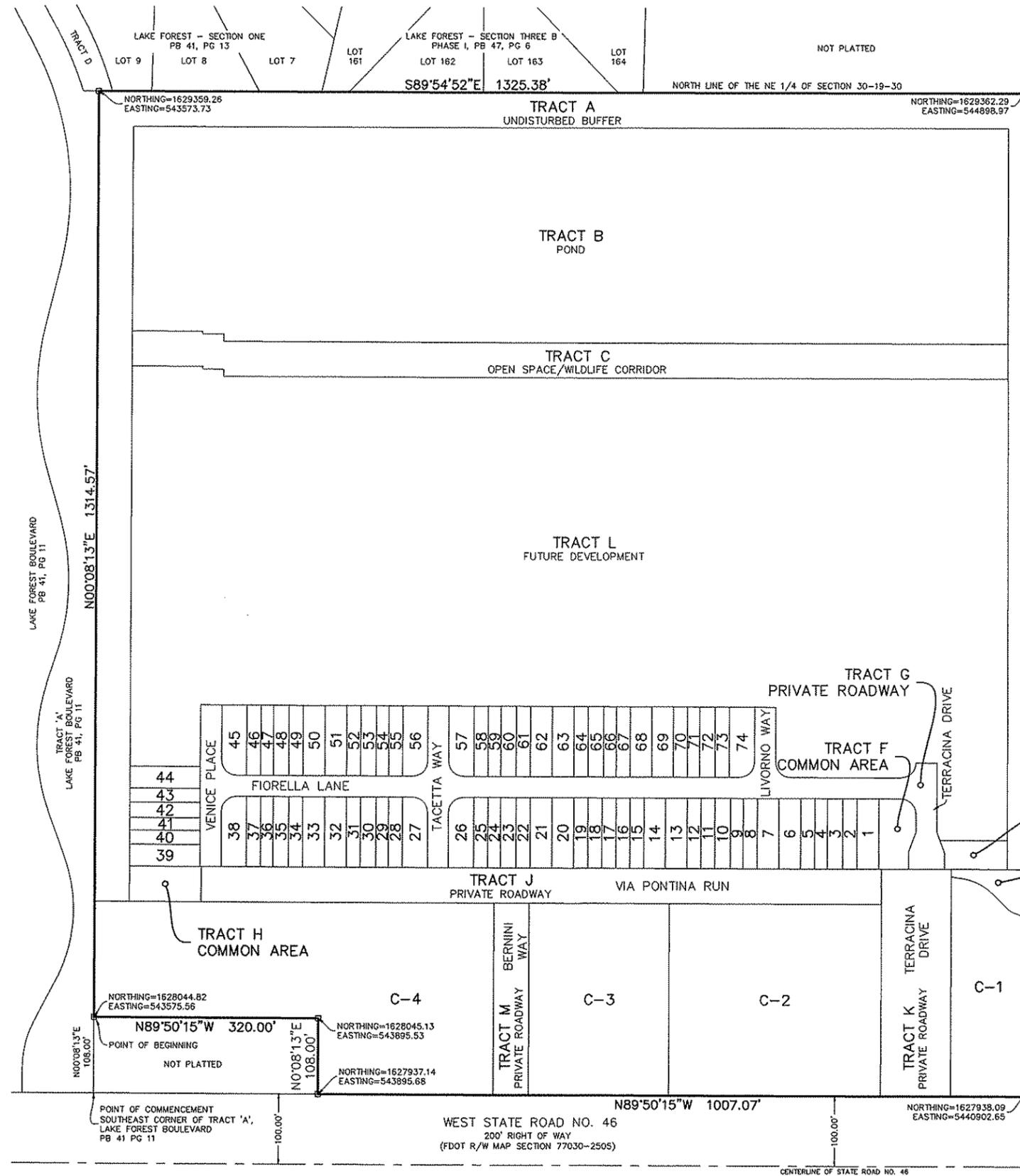
SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LAKE FOREST BOULEVARD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 11, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AS BEING S00°08'13"W (ASSUMED).
2. ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, LANDSCAPE, SIDEWALK, FENCE AND WALL EASEMENTS SHOWN ON LOTS 1 THROUGH 74, INCLUSIVE, AND TRACTS A, B, C, D, F, G, H, AND L, AS SHOWN HEREON ARE DEDICATED TO THE TERRACINA AT LAKE FOREST OWNERS' ASSOCIATION, INC. WITH ALL RIGHTS AND OBLIGATIONS DERIVING THEREFROM. ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, LANDSCAPE, SIDEWALK, FENCE AND WALL EASEMENTS SHOWN ON LOTS C-1, C-2, C-3, AND C-4, AND TRACTS J, K, AND M, AS SHOWN HEREON ARE DEDICATED TO THE TERRACINA COMMERCIAL/RETAIL PROPERTY OWNERS ASSOCIATION, INC. WITH ALL RIGHTS AND OBLIGATIONS DERIVING THEREFROM.
3. TRACT G IS TO BE OWNED AND MAINTAINED BY TERRACINA AT LAKE FOREST OWNERS' ASSOCIATION, INC. FOR PRIVATE ROAD PURPOSES WITH ALL RIGHTS AND OBLIGATIONS DERIVING THEREFROM.
4. TRACTS J AND M ARE TO BE OWNED AND MAINTAINED BY THE TERRACINA COMMERCIAL/RETAIL PROPERTY OWNERS ASSOCIATION, INC. FOR PRIVATE ROAD PURPOSES.
5. TRACT K IS TO BE MAINTAINED BY TERRACINA AT LAKE FOREST OWNERS' ASSOCIATION, INC. AND TO BE OWNED BY TERRACINA COMMERCIAL/RETAIL PROPERTY OWNERS ASSOCIATION, INC. FOR PRIVATE ROAD PURPOSES.
6. 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 PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
7. A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER, AND ACROSS TRACTS G, J, K, AND M (PRIVATE ROADWAYS), AND ALL UTILITY EASEMENTS AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO ALL PUBLIC UTILITY PROVIDERS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, AND REPLACING THEIR RESPECTIVE FACILITIES SERVING THE PROPERTY DESCRIBED HEREIN.
7. A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER, AND ACROSS TRACTS J, K, AND M (PRIVATE ROADWAYS), AND ALL UTILITY EASEMENTS WITHIN LOTS C-1, C-2, C-3, AND C-4 AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE OWNERS OF LOTS C-1, C-2, C-3, AND C-4 FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, AND REPLACING THEIR RESPECTIVE FACILITIES SERVING THE PROPERTY DESCRIBED HEREIN.
8. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
9. NON-EXCLUSIVE, PERPETUAL RIGHTS ARE DEDICATED TO SEMINOLE COUNTY OVER TRACTS B, G, J, K, AND M AND ALL DRAINAGE EASEMENTS FOR EMERGENCY MAINTENANCE AND ACCESS, PROVIDED, 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.
10. TRACT A IS AN UNDISTURBED BUFFER OWNED AND MAINTAINED BY TERRACINA AT LAKE FOREST OWNERS' ASSOCIATION, INC. WITH A CONSERVATION EASEMENT OVER ALL OF TRACT A DEDICATED TO ST JOHNS RIVER WATER MANAGEMENT DISTRICT AS RECORDED IN OFFICIAL RECORD BOOK 6880, PAGE 565, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
11. THERE IS A 5.00' UTILITY EASEMENT ALONG THE REAR OF LOTS 39-44.
12. THERE IS AN INGRESS/EGRESS EASEMENT IN FAVOR OF SEMINOLE COUNTY OVER TRACT L FOR ACCESS TO TRACTS B AND C. SAID INGRESS/EGRESS EASEMENT SHALL EXPIRE AND BECOME VACATED AND ABANDONED UPON THE RECORDATION OF A REPLAT OF SAID TRACT L, CONTINGENT UPON SAID REPLAT PROVIDING PERMANENT ACCESS IN FAVOR OF SEMINOLE COUNTY TO TRACTS B AND C.
13. THERE IS A 5.00' WALL, FENCE, LANDSCAPE, AND ACCESS EASEMENT ALONG THE REAR OF LOTS 1-74, INCLUSIVE.
14. TRACT B IS A STORMWATER POND TRACT TO BE OWNED AND MAINTAINED BY THE TERRACINA AT LAKE FOREST OWNERS' ASSOCIATION, INC.
15. TRACTS C, D, F, AND H, ARE OPEN SPACE TRACTS OWNED AND MAINTAINED BY THE TERRACINA AT LAKE FOREST OWNERS' ASSOCIATION, INC.
16. TRACT L IS A FUTURE DEVELOPMENT TRACT OWNED AND MAINTAINED BY TAYLOR MORRISON OF FLORIDA, INC.
17. TRACT E IS A LIFT STATION TRACT OWNED AND MAINTAINED BY SEMINOLE COUNTY.
18. LOTS C-1, C-2, AND C-4 ARE COMMERCIAL LOTS OWNED BY HATTAWAY, SUCCESSOR TRUSTEE.
19. LOT C-3 IS A COMMERCIAL LOT OWNED BY FIFTH THIRD BANK.
20. TRACT K IS SUBJECT TO EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 6846, PAGE 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
21. TRACT J, VIA PONTINA RUN, IS SUBJECT TO EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 6846, PAGE 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
22. TRACT M, BERNINI WAY, IS SUBJECT TO EASEMENTS AS RECORDED IN OFFICIAL RECORD BOOK 6846, PAGE 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
23. THERE IS A STORMWATER SEWER SYSTEM EASEMENT OVER PORTIONS OF TRACT F, TRACT G, TRACT L, LOT 1, LOT 38, LOT 45, AND LOTS 56 THROUGH 74 AS RECORDED IN OFFICIAL RECORD BOOK 6846, PAGE 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
24. THERE IS A SANITARY SEWER EASEMENT OVER PORTIONS OF TRACT J AS RECORDED IN OFFICIAL RECORD BOOK 6846, PAGE 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
25. TRACT E IS SUBJECT TO A LIFT STATION EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 6846, PAGE 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND SUCH EASEMENT IS HEREBY EXTENDED TO, GRANTED TO, AND IN FAVOR OF THE OWNERS OF LOTS C-1, C-2, C-3, AND C-4 HEREIN.
26. THERE IS A COMMERCIAL DRIVEWAY EASEMENT OVER A PORTION OF LOT C-1 AS RECORDED IN OFFICIAL RECORD BOOK 6846, PAGE 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
27. THIS PROPERTY IS SUBJECT TO MATTERS AND EASEMENTS CONTAINED IN THE ACCESS EASEMENT AND COST SHARING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 6846, PAGE 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
28. REFERENCE TO THE ACCESS EASEMENT AND COST SHARING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6846, PAGE 12, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SHALL ALSO INCLUDE THAT CERTAIN AMENDMENT TO ACCESS EASEMENT AND COST SHARING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
29. TRACT I WAS INTENTIONALLY OMITTED.

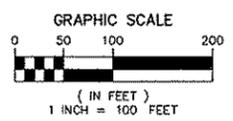
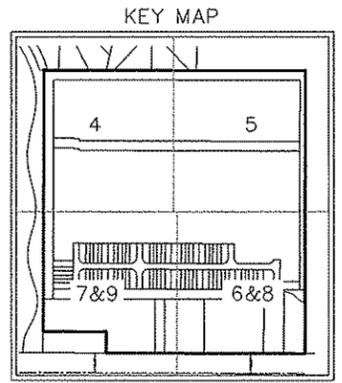
TERRACINA AT LAKE FOREST

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

COORDINATES SHOWN ARE FOR GIS* PURPOSES ONLY.
THEY ARE NOT TO BE USED TO RECREATE THE BOUNDARY.
(* GEOGRAPHIC INFORMATION SYSTEM)



PARCELS		
TRACT	USAGE	AREA
TRACT A	UNDISTURBED BUFFER	3.39 AC.
TRACT B	POND	8.73 AC.
TRACT C	OPEN SPACE/WILDLIFE CORRIDOR	1.44 AC.
TRACT D	COMMON AREA	0.09 AC.
TRACT E	LIFT STATION	0.08 AC.
TRACT F	COMMON AREA	0.11 AC.
TRACT G	PRIVATE ROADWAY	1.19 AC.
TRACT H	COMMON AREA	0.12 AC.
TRACT J	PRIVATE ROADWAY	1.11 AC.
TRACT K	PRIVATE ROADWAY	0.74 AC.
TRACT L	FUTURE DEVELOPMENT	14.57 AC.
TRACT M	PRIVATE ROADWAY	0.31 AC.



- LEGEND**
- = SET PERMANENT REFERENCE MONUMENT "LB6680" UNLESS NOTED OTHERWISE
 - ⊙ = SET PERMANENT CONTROL POINT "LB6680"
 - = SET 1/2" IRON ROD & CAP "LB6680"
 - = CHANGE OF DIRECTION - NO MONUMENT SET
 - = LICENSED BUSINESS
 - = PLAT BOOK
 - = PAGE(S)
 - = CENTERLINE
 - = RADIUS
 - = DELTA
 - = LENGTH
 - = WALL, FENCE, & ACCESS EASEMENT

MILLER LEGG

Central Florida Office: 631 S. Orlando Avenue Suite 200
Winter Park, Florida 32789-7122
407-629-8880 Fax: 407-629-7883
www.millerlegg.com
LICENSED BUSINESS #6680

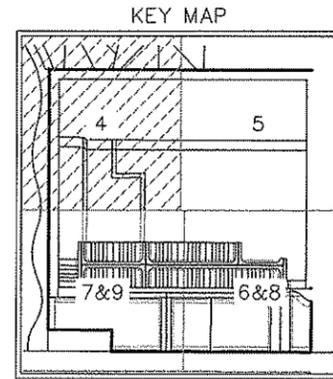
TERRACINA AT LAKE FOREST

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

SHEET 4 OF 9

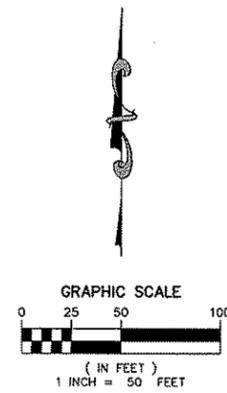
PLAT
BOOK

PAGE



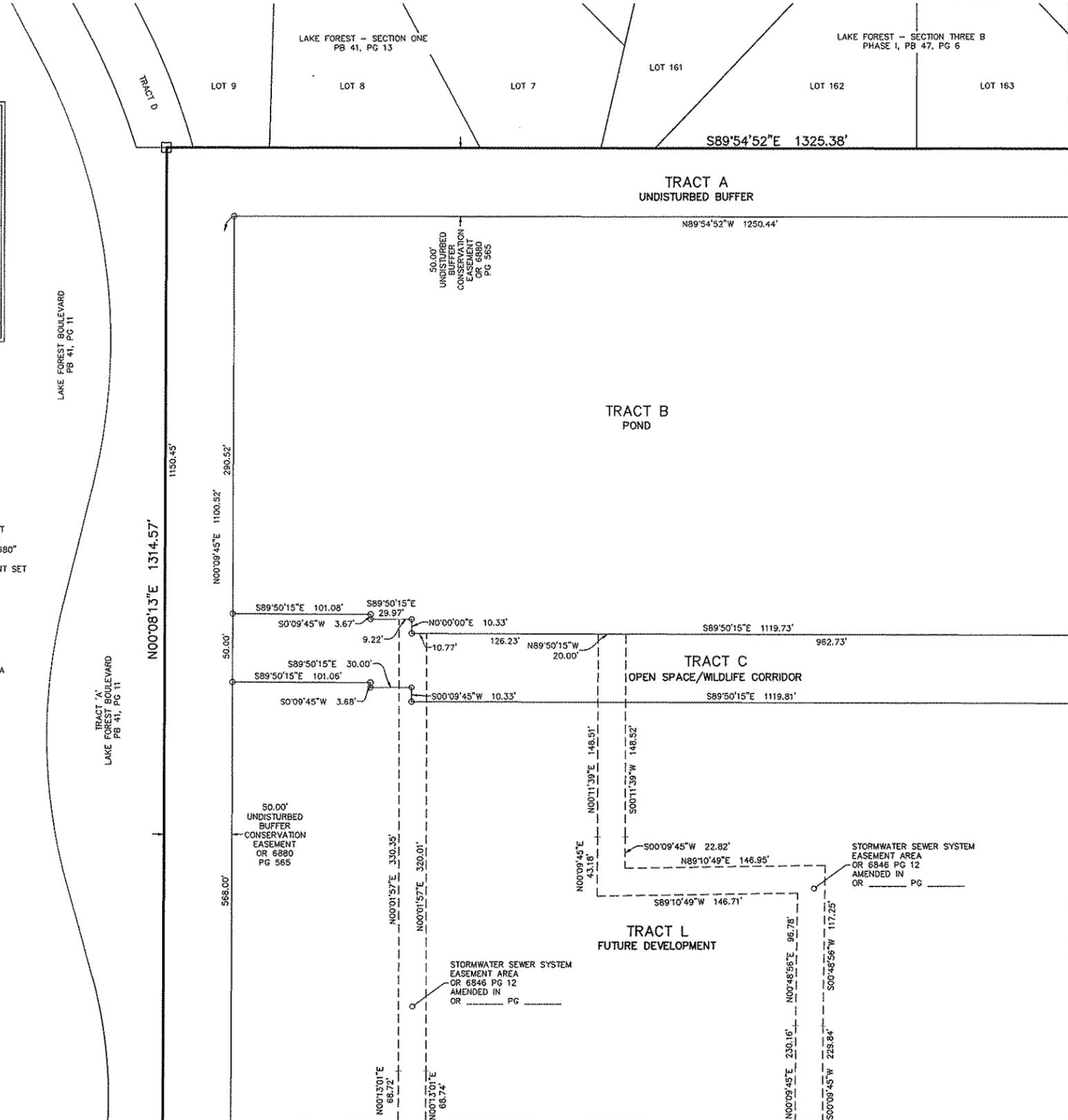
NOT TO SCALE
SEE SHEET 3 FOR OVERALL
BOUNDARY

- LEGEND**
- = SET PERMANENT REFERENCE MONUMENT "LB6680" UNLESS NOTED OTHERWISE
 - ⊙ = SET PERMANENT CONTROL POINT "LB6680"
 - = SET 1/2" IRON ROD & CAP "LB6680"
 - = CHANGE OF DIRECTION - NO MONUMENT SET
 - LB = LICENSED BUSINESS
 - PG = PLAT BOOK
 - PG = PAGE(S)
 - CL = CENTERLINE
 - R = RADIUS
 - Δ = DELTA
 - L = LENGTH
 - W = WALL, FENCE, & ACCESS EASEMENT
 - U = UTILITY & DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - CDEA = COMMERCIAL DRIVEWAY EASEMENT AREA



MILLER LEGG

Central Florida Office: 631 S. Orlando Avenue - Suite 200
Winter Park, Florida - 32789-7122
407-629-8880 - Fax: 407-629-7883
www.millerlegg.com
LICENSED BUSINESS #6680



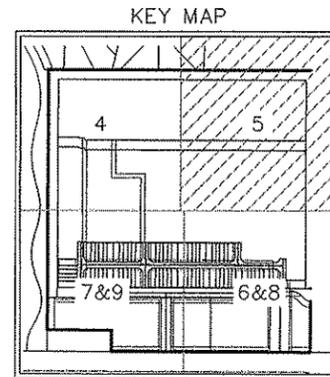
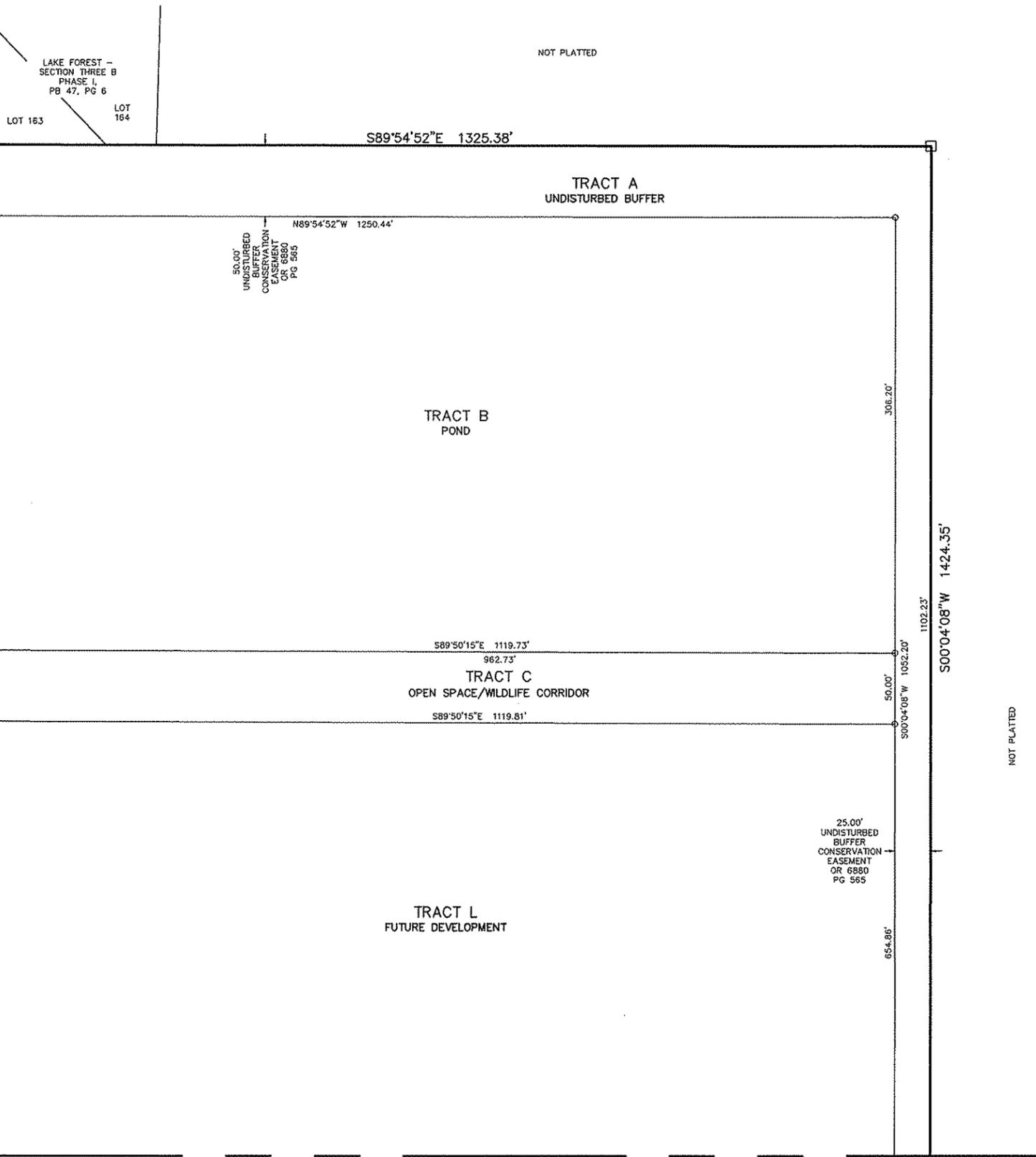
TERRACINA AT LAKE FOREST

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

SHEET 5 OF 9

PLAT
BOOK

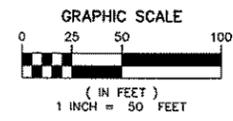
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NOT TO SCALE
SEE SHEET 3 FOR OVERALL
BOUNDARY

LEGEND

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- ⊙ = SET PERMANENT CONTROL POINT "LB6680"
- = SET 1/2" IRON ROD & CAP "LB6680"
- ↔ = CHANGE OF DIRECTION - NO MONUMENT SET
- LB = LICENSED BUSINESS
- PB = PLAT BOOK
- PG = PAGE(S)
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- W = WALL, FENCE, & ACCESS EASEMENT
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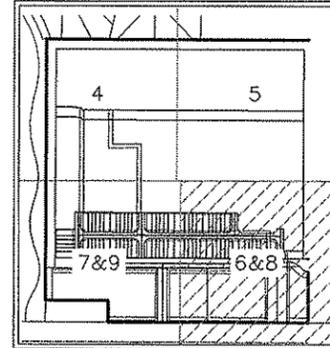
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TERRACINA AT LAKE FOREST

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

KEY MAP



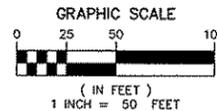
NOT TO SCALE
SEE SHEET 3 FOR OVERALL BOUNDARY

LINE DATA		
SEGMENT	BEARING	LENGTH
L1	S20°21'25"E	12.10'
L2	S20°21'25"E	18.83'
L3	S20°21'25"E	30.93'
L4	S00°09'31"W	23.51'
L5	S00°09'31"W	25.45'
L6	S20°40'55"W	28.86'
L7	S00°09'45"W	26.53'
L8	N00°09'31"E	10.02'
L9	N44°50'15"W	27.19'

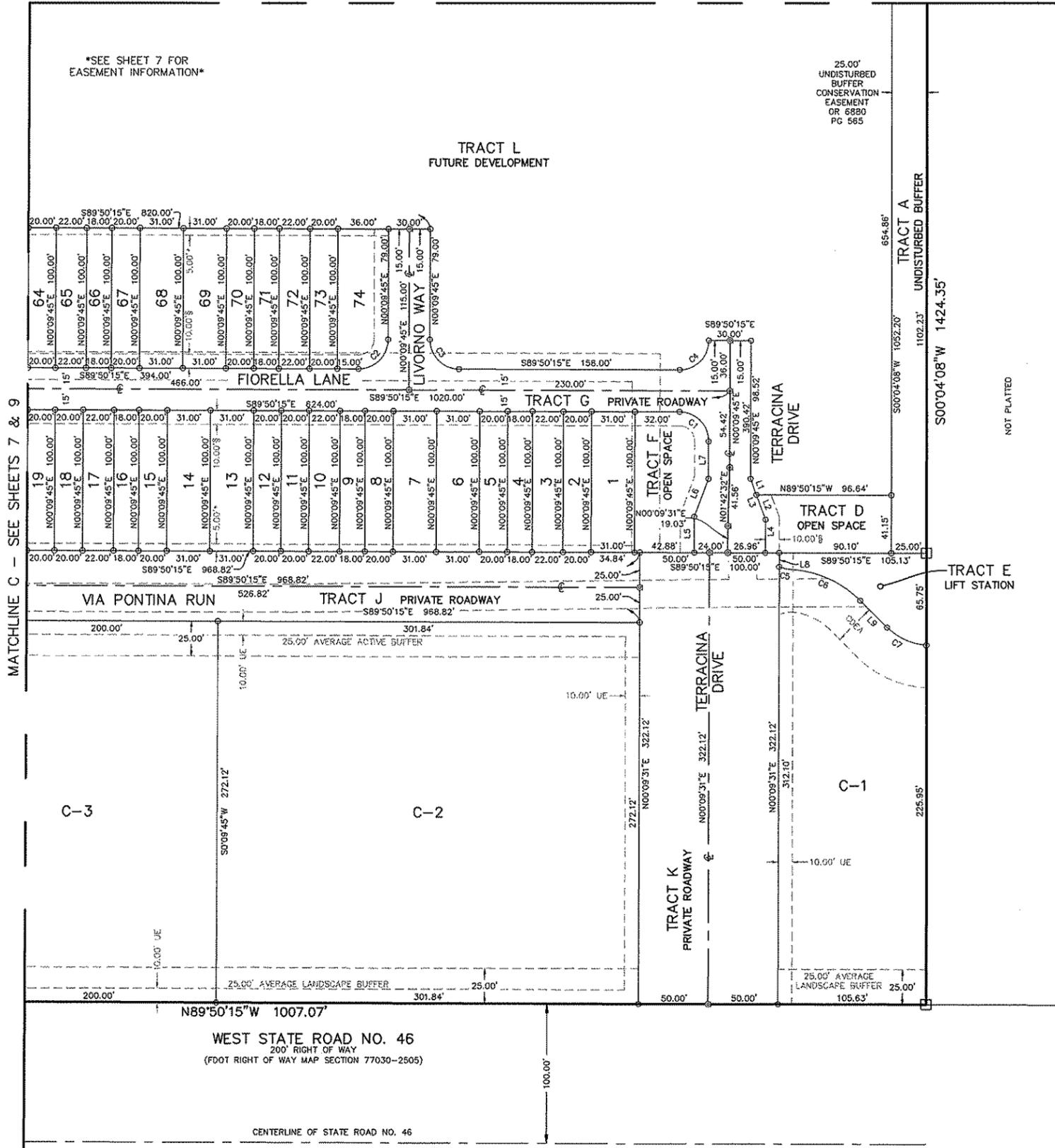
CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	32.99'	21.00'	90°00'00"	29.70'	N44°50'15"W
C2	32.99'	21.00'	90°00'00"	29.70'	N45°09'45"E
C3	32.99'	21.00'	90°00'00"	29.70'	S44°50'15"E
C4	32.99'	21.00'	90°00'00"	29.70'	N45°09'45"E
C5	8.43'	22.00'	21°57'28"	8.38'	S76°30'04"E
C7	31.31'	43.59'	41°09'23"	30.65'	S65°24'56"E
C8	32.99'	21.00'	90°00'00"	29.70'	S45°09'45"W
C9	32.99'	21.00'	90°00'00"	29.70'	N44°50'15"W
C10	32.99'	21.00'	90°00'00"	29.70'	S45°09'45"W
C11	32.99'	21.00'	90°00'00"	29.70'	S44°50'15"E
C12	32.99'	21.00'	90°00'00"	29.70'	N45°09'45"E
C13	32.99'	21.00'	90°00'00"	29.70'	S44°50'15"E

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MATCHLINE B - SEE SHEET 5

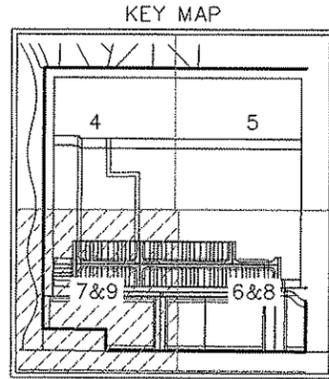


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TERRACINA AT LAKE FOREST

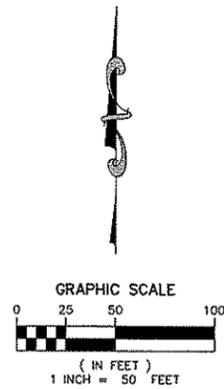
SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

MATCHLINE D - SEE SHEET 4



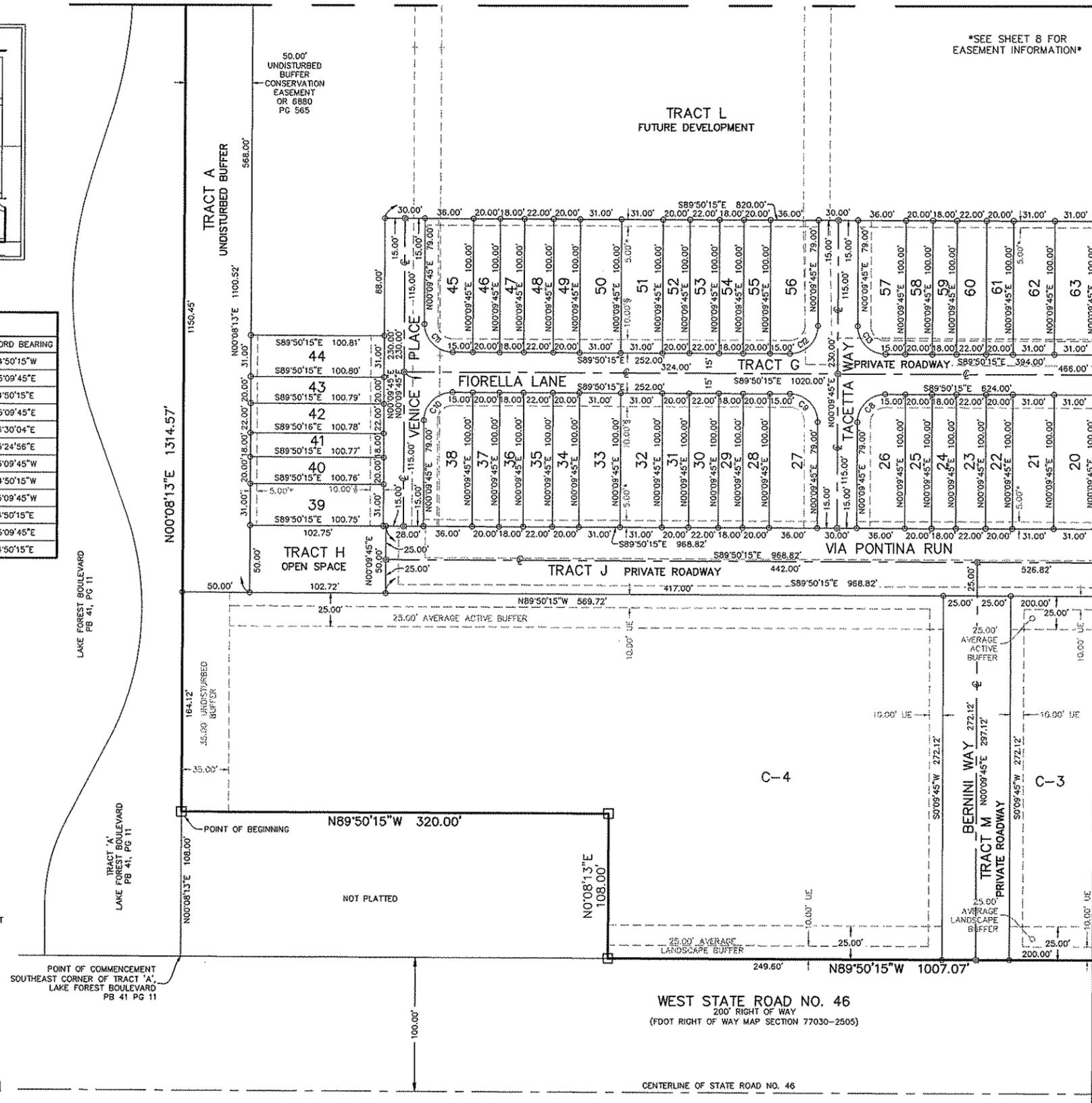
NOT TO SCALE
SEE SHEET 3 FOR OVERALL BOUNDARY

CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	32.99'	21.00'	90°00'00"	29.70'	N44°50'15"W
C2	32.99'	21.00'	90°00'00"	29.70'	N45°09'45"E
C3	32.99'	21.00'	90°00'00"	29.70'	S44°50'15"E
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C13	32.99'	21.00'	90°00'00"	29.70'	S44°50'15"E



- LEGEND**
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SEE SHEET 8 FOR EASEMENT INFORMATION

MATCHLINE C - SEE SHEET 6 & 8

WEST STATE ROAD NO. 46
 200' RIGHT OF WAY
 (FOOT RIGHT OF WAY MAP SECTION 77030-2505)

CENTERLINE OF STATE ROAD NO. 46

TERRACINA AT LAKE FOREST

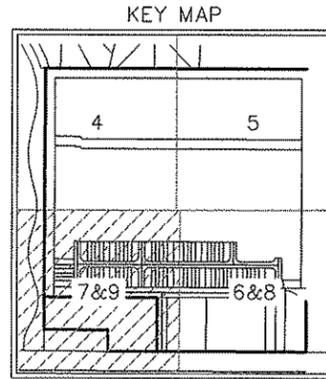
SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 9 OF 9

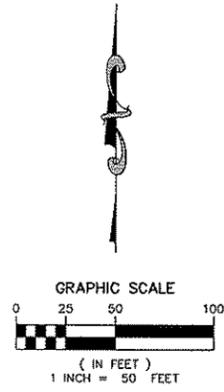
PLAT BOOK

PAGE

MATCHLINE D - SEE SHEET 4

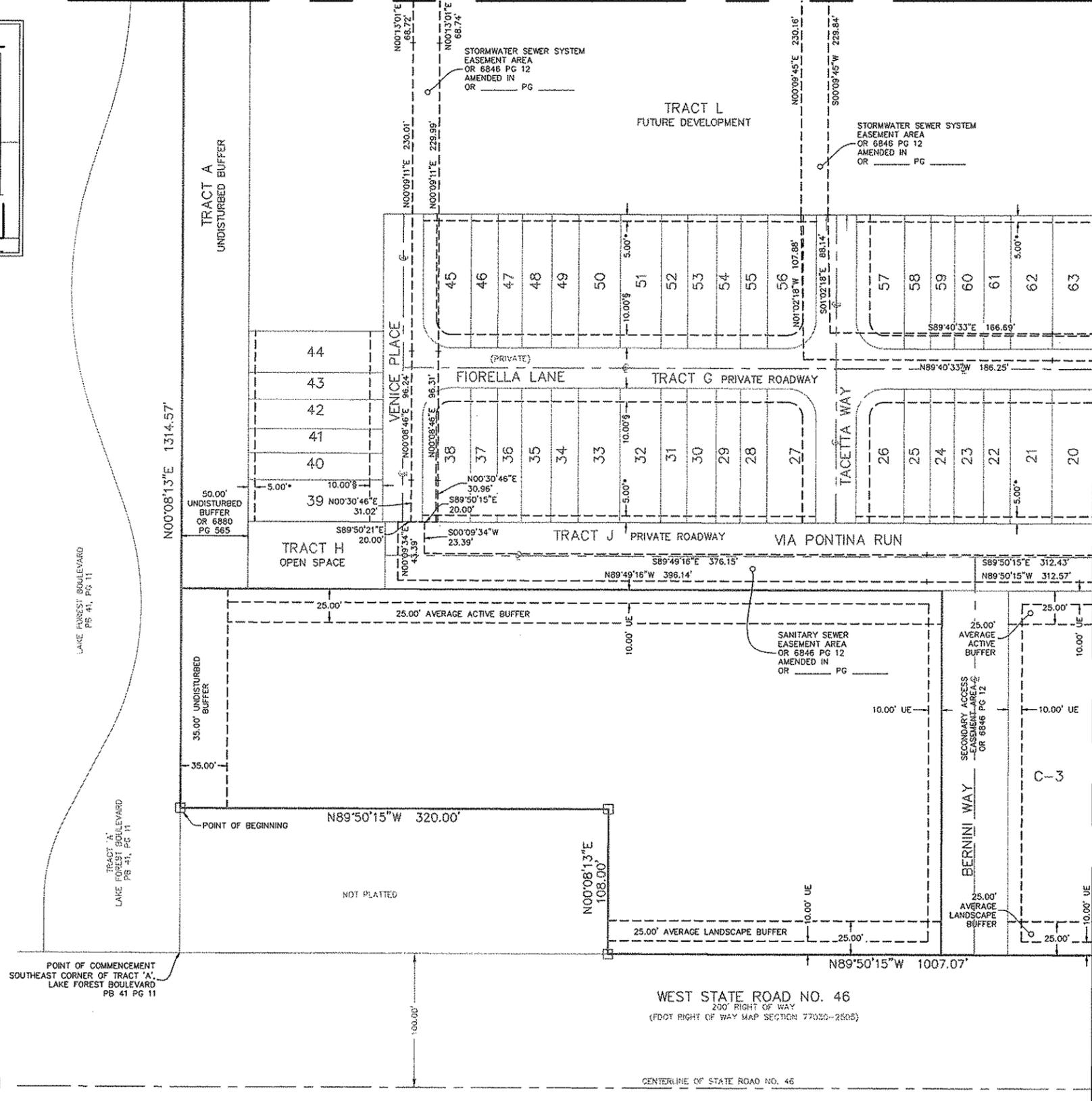


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MATCHLINE C - SEE SHEETS 6 & 8

WEST STATE ROAD NO. 46
 200' RIGHT OF WAY
 (FDOT RIGHT OF WAY MAP SECTION 77030-2606)

CENTERLINE OF STATE ROAD NO. 46