
**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of Final Plat for Provenance

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 Provenance, containing 90 townhome lots on a 12.60 acre parcel zoned PUD, located on the north side of Via Loma Drive, within Loma Vista PUD, and east side of SR 426 (Aloma Avenue), in Sections 30 and 31, Township 21 S, Range 31 E; (M/I Homes of Orlando, LLC, applicant).

District 1 Bob Dallari

Cynthia Sweet

BACKGROUND:

The applicant, M/I Homes of Orlando, LLC, is requesting approval of the final plat for Provenance. The plat consists of 90 townhome lots on a 12.60 acre parcel zoned PUD (Planned Unit Development). The internal roads are private and each lot will be served by Seminole County for water and sewer. The site is located on the north side of Via Loma Drive, within Loma Vista PUD, and east side of SR 426 (Aloma Avenue), in Sections 30 and 31, Township 21 S, Range 31 E.

The plat meets all the requirements of Chapter 35, 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:

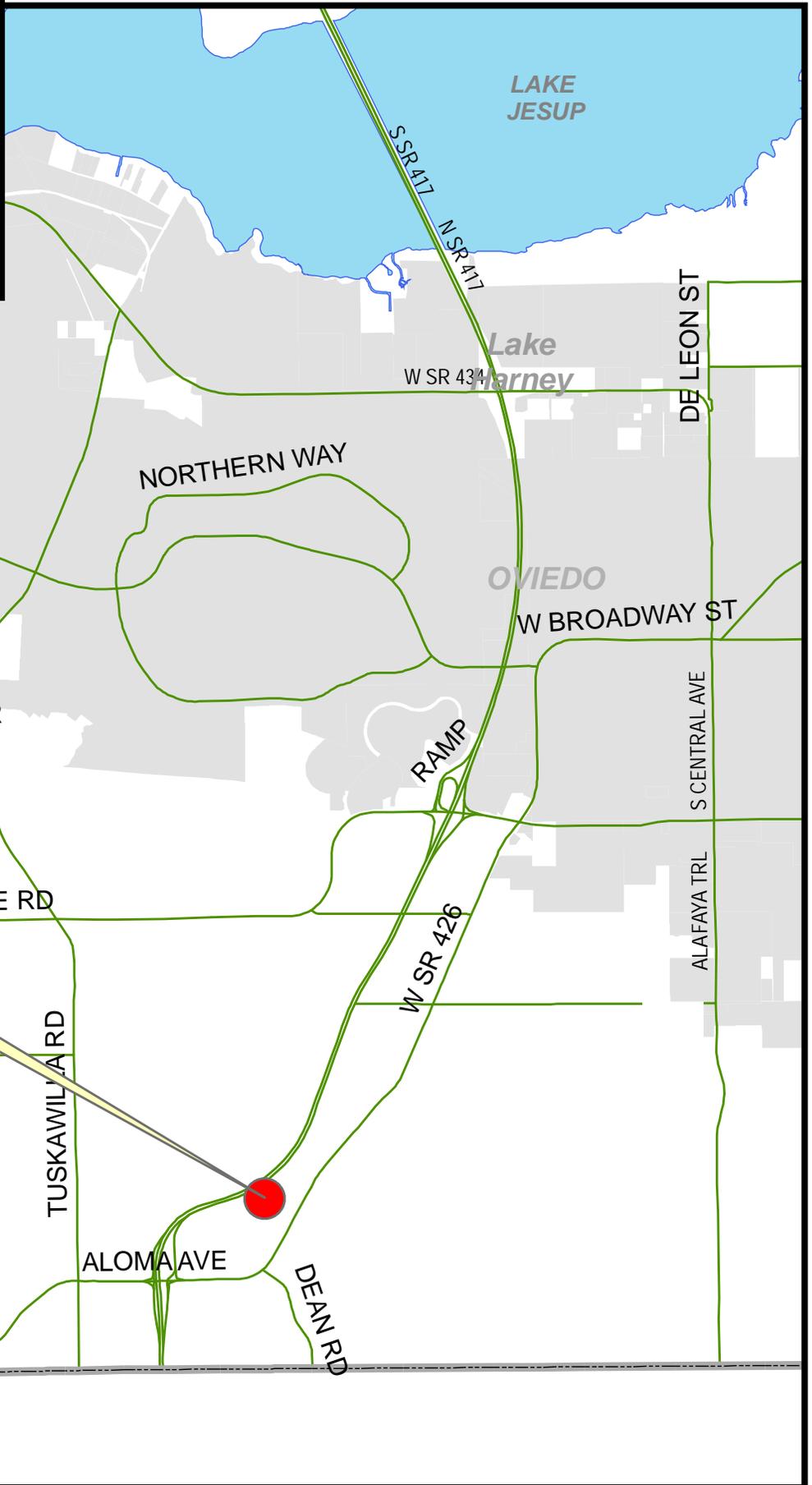
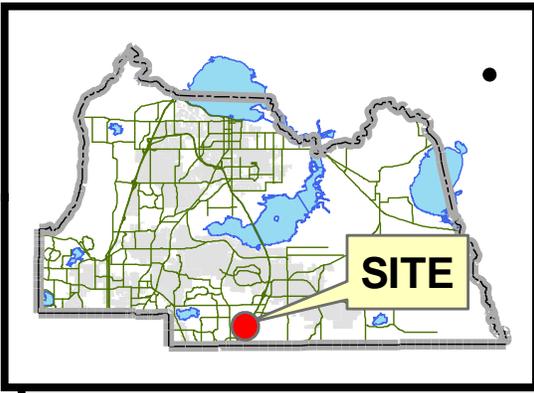
Staff recommends the Board approve and authorize the Chairman to execute the final plat for Provenance, containing 90 townhome lots on a 12.60 acre parcel zoned PUD, located on the north side of Via Loma Drive, within Loma Vista PUD, and east side of SR 426 (Aloma Avenue), in Sections 30 and 31, Township 21 S, Range 31 E, as requested by the applicant, M/I Homes of Orlando, LLC.

ATTACHMENTS:

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

Additionally Reviewed By:

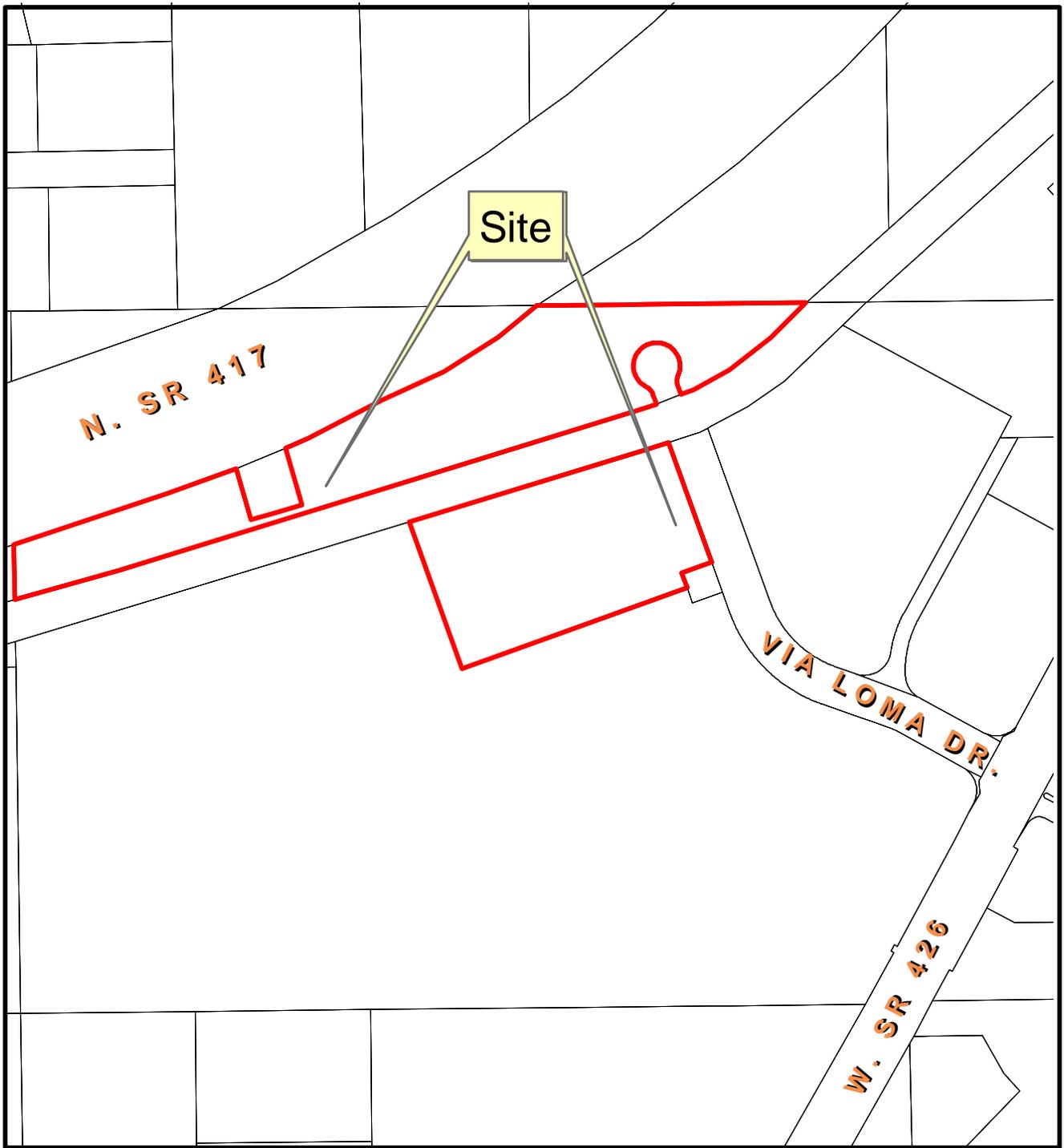
County Attorney Review (Kathleen Furey-Tran)



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

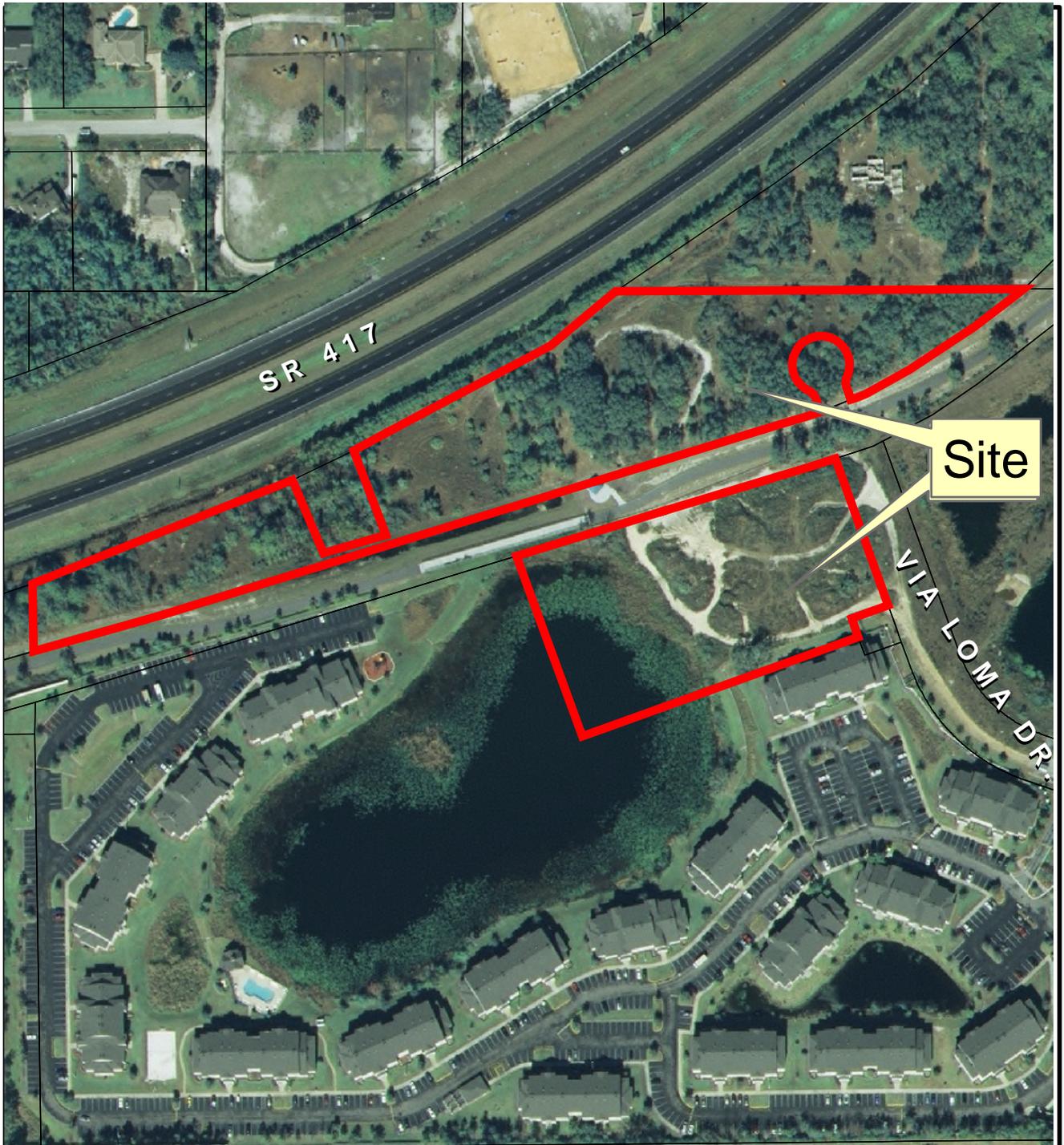
Provenance Final Plat

EXHIBIT A



Provenance
Final Plat





Provenance
Final Plat

-  Parcel
-  Subject Property



January 2006 Color Aerials

PROVENANCE

BEING A REPLAT OF LOMA VISTA, PLAT BOOK 59, PAGES 27 THROUGH 30
LOCATED IN SECTIONS 30 AND 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

NOTES:

1. DENOTES SET PERMANENT REFERENCE POINT CONCRETE MONUMENT AND DISC, "PRM LB 7274" UNLESS NOTED OTHERWISE.
2. DENOTES SET PERMANENT CONTROL POINT, A NAIL AND DISC "PRM LB 7274", UNLESS NOTED OTHERWISE.
3. DENOTES SET PERMANENT CONTROL POINT, A 5/8" IRON ROD & CAP "PRM LB 7274", UNLESS NOTED OTHERWISE.
4. BEARINGS ARE BASED ON THE NORTHERLY BOUNDARY OF FLORIDA RAILS TO TRAILS BEING 57°34'31.4"W (ASSUMED).
5. LOT LINES ARE NON-RADIAL UNLESS NOTED WITH (R) FOR RADIAL.
6. TRACTS A AND C (PRIVATE ROAD TRACT), SHALL BE CONVEYED TO AND MAINTAINED BY THE PROVENANCE AT LOMA VISTA HOMEOWNERS ASSOCIATION, INC. SAID TRACTS ARE SUBJECT TO A DRAINAGE AND UTILITY EASEMENT IN FAVOR OF SEMINOLE COUNTY, OVER THE ENTIRE TRACT.
7. TRACTS B, E, F AND H (RETENTION TRACTS), SHALL BE CONVEYED TO AND MAINTAINED BY THE PROVENANCE AT LOMA VISTA HOMEOWNERS ASSOCIATION, INC. SAID TRACTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF SEMINOLE COUNTY, OVER THE ENTIRE TRACT.
8. TRACT G (RETENTION TRACT) SHALL BE CONVEYED TO PROVENANCE AT LOMA VISTA HOMEOWNERS ASSOCIATION, INC. TRACT G IS SUBJECT TO THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3618, PAGE 1336, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. THE DRAINAGE POND AND DRAINAGE FACILITIES, AS THOSE TERMS ARE DEFINED IN THAT EASEMENT AGREEMENT, SHALL BE MAINTAINED AND REPAIRED AS PROVIDED IN THAT EASEMENT AGREEMENT.
9. TRACT D AND TRACT K (DRAINAGE TRACTS) SHALL BE CONVEYED TO AND MAINTAINED BY THE PROVENANCE AT LOMA VISTA HOMEOWNERS ASSOCIATION, INC.
10. THERE IS A 10.0' DRAINAGE AND UTILITY EASEMENT ON ALL FRONT LOT LINES.
11. ALL 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 DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IN WHICH CASE THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
12. TRACTS I, K, L, M AND N (COMMON AREA), SHALL BE CONVEYED TO AND MAINTAINED BY THE PROVENANCE AT LOMA VISTA HOMEOWNERS ASSOCIATION, INC.
13. TRACT J (OPEN SPACE), SHALL BE CONVEYED TO AND MAINTAINED BY THE PROVENANCE AT LOMA VISTA HOMEOWNERS ASSOCIATION, INC.
14. TRACT O AND P (OPEN SPACE, WALL AND LANDSCAPE TRACT), SHALL BE CONVEYED TO AND MAINTAINED BY THE PROVENANCE AT LOMA VISTA HOMEOWNERS ASSOCIATION, INC.
15. STATE PLANE COORDINATES SHOWN ARE BASED ON SEMINOLE COUNTY CONTROL POINT - GPS 158.
16. THERE IS A 10.00 FOOT UTILITY EASEMENT ADJACENT TO ALL RIGHTS OF WAY, UNLESS SHOWN OTHERWISE.

DESCRIPTION:

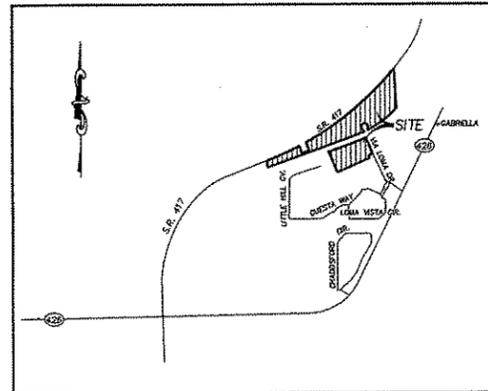
LOTS 1 AND 2 OF LOMA VISTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 27-30, INCLUSIVE, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTHERLY OF EASTERN BELTWAY AND NORTHERLY OF FLORIDA RAILS TO TRAILS, THE FORMER RAILROAD RIGHT OF WAY, LESS ANY PART LYING IN EXPRESSWAY RIGHT OF WAY.

THE ABOVE DESCRIBED PARCELS CONTAIN 12.60 ACRES MORE OR LESS.

VICINITY MAP NOT TO SCALE



STATE PLANE COORDINATES VALUES

⊕ = DENOTES MONUMENT NUMBER

NO.	NORTHING	EASTING
1	1559951.368	575177.275
2	1559952.421	575211.547
3	1560109.437	575597.414
4	1560015.935	575624.941
5	1560044.177	575720.870
6	1560051.439	575688.289
7	1560435.625	576192.236
8	1560435.716	576187.665
9	1560439.213	576187.619
10	1561010.736	576875.254
11	1560514.102	576882.559
12	1560261.011	576485.195
13	1560263.634	576494.173
14	1560282.376	576494.775
15	1560260.649	576434.822
16	1560246.797	576447.165
17	1560242.182	576448.839
18	1560207.581	576346.722
19	1559883.762	575178.861
20	1560013.790	575971.737
21	1560130.837	576358.316
22	1560161.660	576452.063
23	1559954.078	575337.290
24	1559933.635	576480.880
25	1559900.739	576492.801
26	1559829.959	576297.491
27	1559746.952	576068.438
28	1560024.692	576008.767

LEGEND

Δ	CENTRAL ANGLE
R	RADIUS LENGTH
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
N.R.	NON-RADIAL
O.R.	OFFICIAL RECORDS BOOK
P.G.	PAGE
P.B.	PLAT BOOK
⊕	CENTERLINE
L.B.	LICENSED BUSINESS
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER

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.

EASEMENT NOTE: ALL PLATTED 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.

CLERK OF THE 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 THIS _____ DAY OF _____ 2007, AT _____

BY: _____ FILE NO. _____
MARYANNE MORSE, CLERK OF THE COURT IN AND FOR SEMINOLE COUNTY, FLORIDA

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

THIS IS TO CERTIFY THAT OF THIS _____ DAY OF _____ 2007, I REVIEWED THIS PLAT AND FIND THAT IT COMPLIES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

STEVE L. WESSELS
SEMINOLE COUNTY SURVEYOR
FLORIDA REGISTRATION NO. 4589

PROVENANCE (A REPLAT) DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, M/I HOMES OF ORLANDO, LLC, HEREAFTER REFERRED TO AS "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THIS PLAT (THE "PROPERTY"), AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED, AND THIS PLAT, MADE AND IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF THE PROPERTY. NO PART OF THE PROPERTY, EXCEPT CONSERVATION EASEMENT AND EASEMENTS AS NOTED ON THE FACE OF THIS PLAT, ARE DEDICATED TO SEMINOLE COUNTY, FLORIDA OR TO THE PUBLIC. ACCESS EASEMENT OVER TRACTS A AND E (PRIVATE ROADWAY), ARE HEREBY RESERVED TO ALL OWNERS OF ANY PORTION OF THE PROPERTY, THEIR RESPECTIVE SUCCESSORS, ASSIGNS, AGENTS AND INVITEES, UNITED STATES MAIL CARRIERS, AND TO SEMINOLE COUNTY, FLORIDA, ITS EMPLOYEES AND AGENTS, FOR THE PERFORMANCE OF MUNICIPAL AND GOVERNMENTAL FUNCTIONS REASONABLY NECESSARY TO PROVIDE FOR AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PROPERTY AND OWNERS THEREOF OR RESIDENTS THEREON, AS WELL AS THEIR AGENTS AND INVITEES, INCLUDING, BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY MEDICAL SERVICES. A NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT THROUGH, OVER, UNDER AND ACROSS TRACTS A, G, D, E, G AND K SHOWN HEREON ARE HEREBY DEDICATED TO SEMINOLE COUNTY AND FOR USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT. DEDICATION OF EASEMENTS TO SEMINOLE COUNTY SHALL NOT BE CONSTRUED AS CREATING AN OBLIGATION UPON SEMINOLE COUNTY TO PERFORM CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

IN WITNESS WHEREOF, M/I HOMES OF ORLANDO, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO OR WITNESSED BY THE AUTHORIZED REPRESENTATIVE NAMED BELOW ON THE 13th DAY OF JULY, 2007.

M/I HOMES OF ORLANDO, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Dana A. Bennett
DANA A. BENNETT
REGIONAL PRESIDENT

WITNESS: Eric K. Wills
Eric K. Wills
PRINT NAME: Katherine H. Anderson
Katherine H. Anderson

STATE OF FLORIDA, COUNTY OF SEMINOLE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF JULY, 2007, BY DANA A. BENNETT OF M/I HOMES OF ORLANDO, LLC, ON BEHALF OF THE CORPORATION AND WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.
William Kay Mowbray
NOTARY PUBLIC
MY COMMISSION EXPIRES March 8, 2008

CERTIFICATE OF SURVEYOR AND MAPPER

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 THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF CHAPTER 177.001 (7) REGARDING "PERMANENT REFERENCE MONUMENTS," THAT THE LAND IS LOCATED IN SEMINOLE COUNTY, FLORIDA, AND THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER PURSUANT TO SECTION 177.001 OF THE FLORIDA STATUTES.

SIGNED: Donald W. Bishman DATED: 6/12/07
BISHMAN SURVEYING AND MAPPING DONALD W. BISHMAN, P.S.M.
132 W. PLANT STREET, SUITE 210 FLORIDA REGISTRATION NO. 4214
WINTER GARDEN, FLORIDA 34787 CERTIFICATE OF AUTHORIZATION NO. 7274

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 2007, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

BY: _____ DATED _____
PRINTED NAME: _____
ATTEST: _____
CLERK OF THE BOARD
PRINTED NAME: _____



132 W. PLANT STREET, SUITE 210
WINTER GARDEN, FL 34787

CERTIFICATE OF AUTHORIZATION
LB 7274

Phone No. 407.905.8877
Fax No. 407.905.8875
E-mail: bsminc@earthlink.net

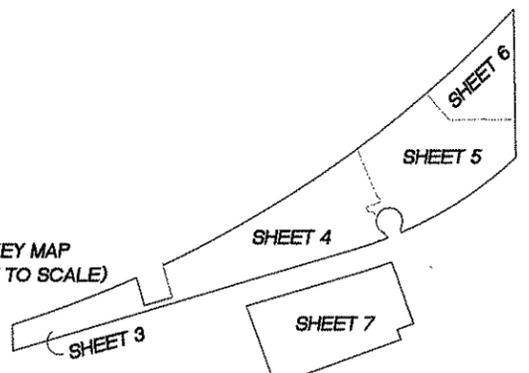
PROVENANCE

SHEET 2 OF 7

PLAT BOOK PAGE

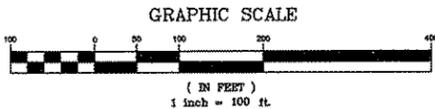
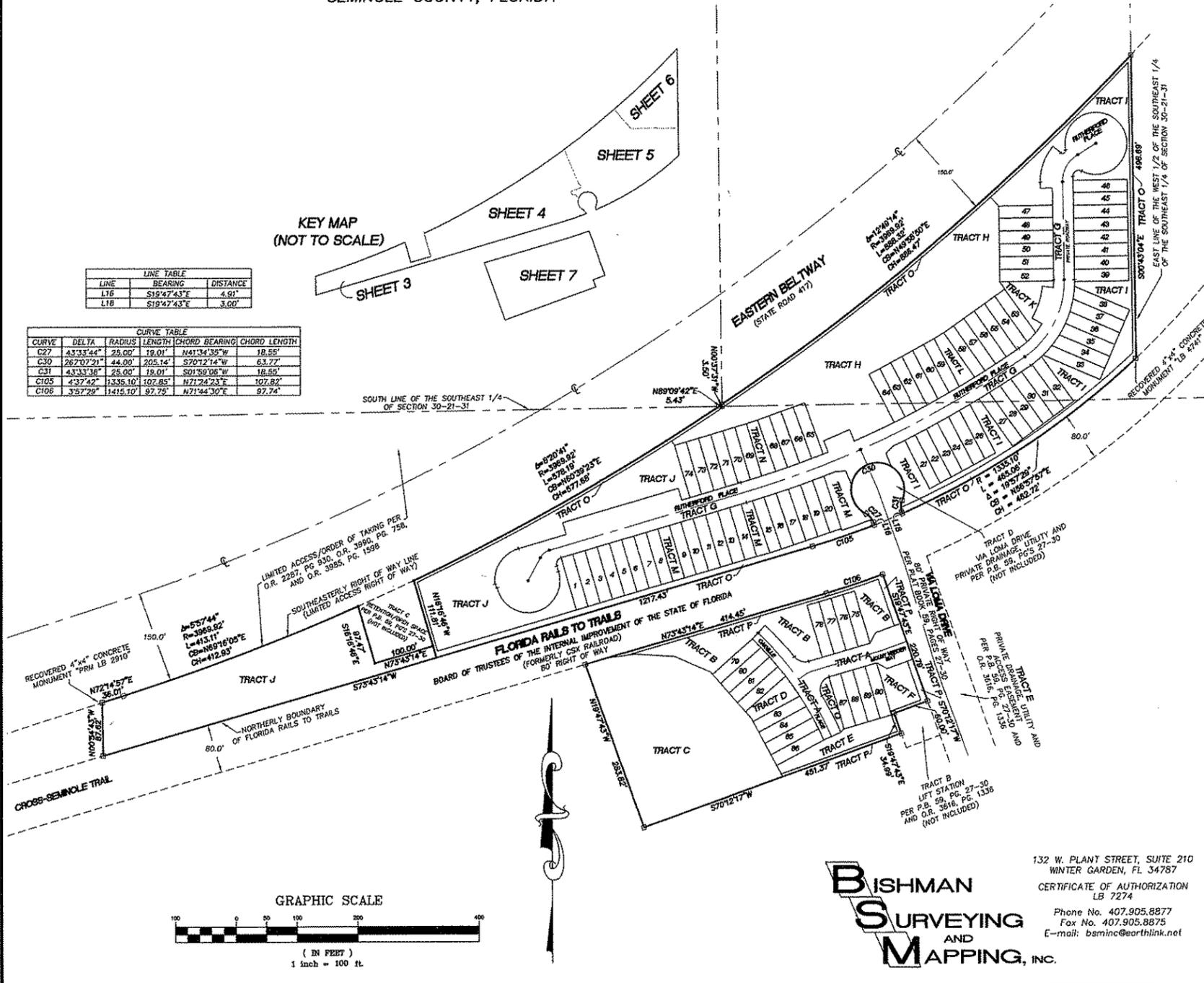
BEING A REPLAT OF LOMA VISTA, PLAT BOOK 59, PAGES 27 THROUGH 30
 LOCATED IN SECTIONS 30 AND 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
 SEMINOLE COUNTY, FLORIDA

KEY MAP
 (NOT TO SCALE)



LINE TABLE		
LINE	BEARING	DISTANCE
L16	S19°47'43"E	4.81'
L18	S19°47'43"E	3.60'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C27	43°33'44"	25.00'	19.01'	N41°34'35"W	18.55'
C30	267°07'21"	44.00'	205.14'	S70°12'14"W	63.77'
C31	43°33'36"	25.00'	19.01'	S01°39'06"W	18.50'
C105	437°42"	1335.10'	107.85'	N71°24'23"E	107.82'
C106	357°29"	1415.10'	97.75'	N71°44'30"E	97.74'



BISHMAN
SURVEYING
 AND
MAPPING, INC.

132 W. PLANT STREET, SUITE 210
 WINTER GARDEN, FL 34787
 CERTIFICATE OF AUTHORIZATION
 LB 7274
 Phone No. 407.905.8877
 Fax No. 407.905.8875
 E-mail: bsminc@earthlink.net

PROVENANCE

BEING A REPLAT OF LOMA VISTA, PLAT BOOK 59, PAGES 27 THROUGH 30
 LOCATED IN SECTIONS 30 AND 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
 SEMINOLE COUNTY, FLORIDA

SHEET 4 OF 7

PLAT BOOK PAGE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	10.64'	18.71'	S28°43'18"W	15.05'
C2	180°00'00"	52.00'	103.96'	N73°43'14"E	104.00'
C3	80°00'34"	54.99'	78.79'	S33°42'56"W	70.70'
C4	45°22'41"	25.00'	18.80'	S51°01'53"W	19.29'
C5	52°02'28"	1630.50'	152.01'	N71°03'07"E	151.85'
C6	7°08'08"	1646.51'	205.05'	N70°09'18"E	204.92'
C7	51°33'31"	1662.51'	151.61'	N71°06'38"E	151.56'
C8	0°34'36"	1630.50'	18.41'	N73°26'04"E	18.41'
C9	0°42'10"	1630.50'	20.00'	N72°41'40"E	20.00'
C10	0°51'28"	1630.50'	24.41'	N72°00'51"E	24.41'
C11	0°42'10"	1630.50'	20.00'	N71°14'02"E	20.00'
C12	0°44'17"	1630.50'	21.00'	N70°36'48"E	21.00'
C13	0°44'17"	1630.50'	21.00'	N69°46'32"E	21.00'
C14	0°42'11"	1630.50'	20.00'	N69°03'18"E	20.00'
C15	0°12'20"	1630.50'	9.17'	N68°32'33"E	9.17'
C16	3°54'36"	1109.51'	109.83'	N56°25'45"E	109.83'
C17	18°01'27"	1646.51'	517.86'	N64°42'38"E	515.83'
C18	0°20'23"	1682.51'	9.85'	N73°33'10"E	9.85'
C19	0°41'22"	1682.51'	20.01'	N73°02'18"E	20.01'
C20	0°43'26"	1682.51'	21.00'	N72°18'54"E	21.00'
C21	0°43'26"	1682.51'	21.00'	N71°36'28"E	21.00'
C22	0°43'26"	1682.51'	21.00'	N70°53'02"E	21.00'
C23	0°43'26"	1682.51'	21.01'	N70°09'37"E	21.01'
C24	0°41'23"	1682.51'	20.01'	N69°27'12"E	20.01'
C25	0°36'40"	1682.51'	17.73'	N68°48'11"E	17.73'
C26	74°01'01"	44.00'	56.84'	S26°20'56"E	52.87'
C27	43°43'44"	25.00'	18.01'	N41°34'35"W	18.55'
C28	3°57'28"	1415.10'	87.75'	N71°44'30"E	92.74'
C29	2°18'16"	1325.10'	53.32'	N70°14'42"E	53.31'

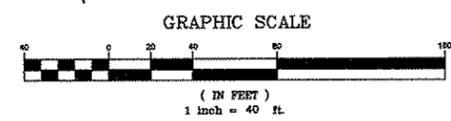
LINE	BEARING	DISTANCE
L1	N16°16'47"W	11.36'
L2	N20°00'26"W	9.79'
L3	S16°16'38"E	20.00'
L4	S16°16'38"E	21.00'
L5	S21°43'22"W	8.53'
L6	N73°43'22"E	9.28'
L7	S73°43'22"W	4.59'
L8	S21°30'01"E	21.00'
L9	S25°31'33"E	21.00'
L10	N21°30'08"W	18.00'
L11	S86°20'27"W	20.35'
L12	N22°08'16"W	24.26'
L13	S19°47'43"E	4.91'
L14	S16°16'46"E	10.02'
L15	S16°16'46"E	10.00'
L16	S73°43'33"W	20.00'
L17	S73°46'17"W	22.74'
L18	S16°35'03"E	2.57'

KEY MAP
(NOT TO SCALE)

EASTERN BELTWAY
(STATE ROAD 417)

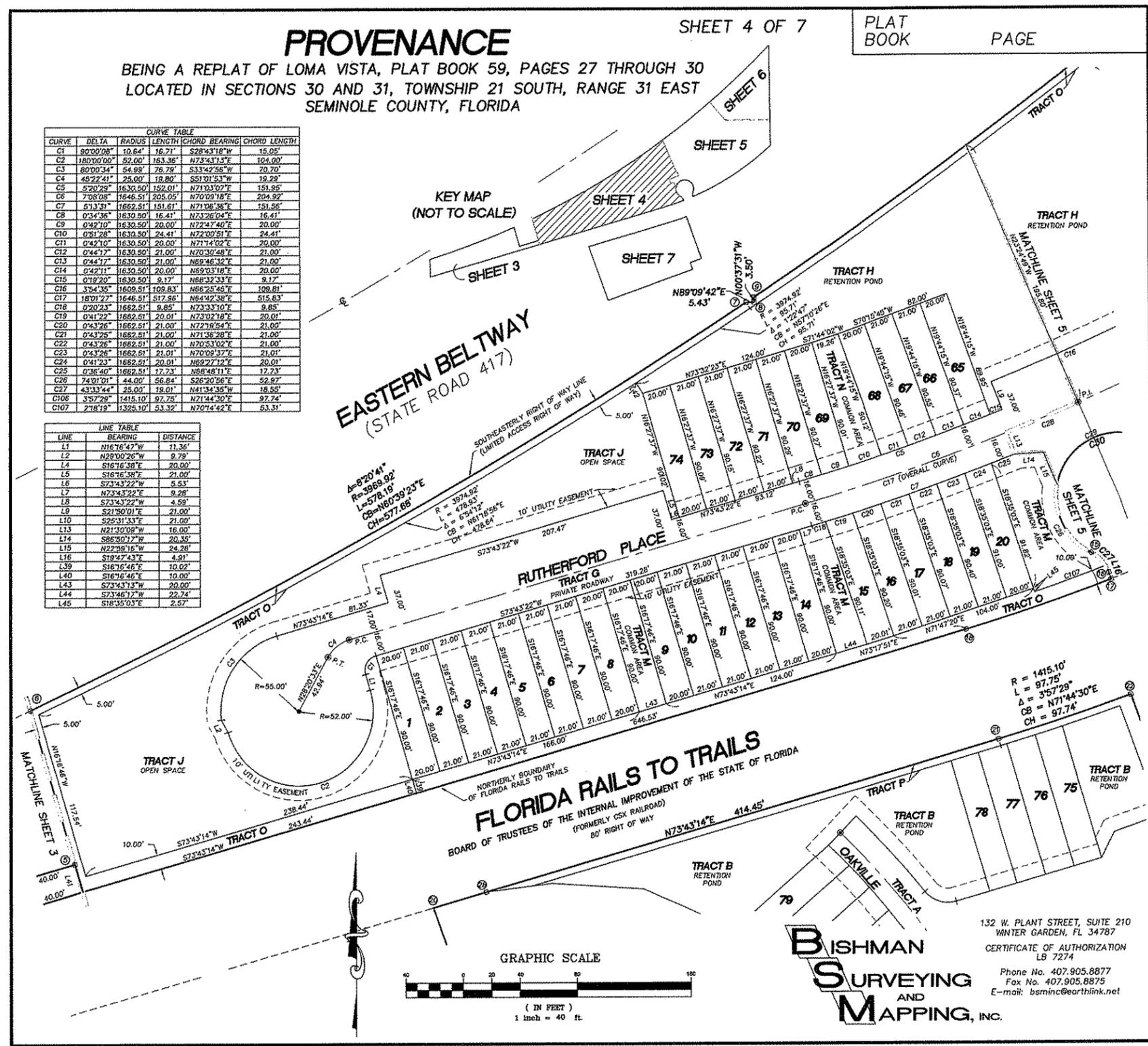
RUTHERFORD PLACE

FLORIDA RAILS TO TRAILS
 BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT OF THE STATE OF FLORIDA
 (FORMERLY CSX RAILROAD)
 80' RIGHT OF WAY



BISHMAN
 SURVEYING
 AND
 MAPPING, INC.

132 W. PLANT STREET, SUITE 210
 WINTER GARDEN, FL 34787
 CERTIFICATE OF AUTHORIZATION
 LB 7274
 Phone No. 407.905.8877
 Fax No. 407.905.8875
 E-mail: bsmnc@earthlink.net



PROVENANCE

BEING A REPLAT OF LOMA VISTA, PLAT BOOK 59, PAGES 27 THROUGH 30
 LOCATED IN SECTIONS 30 AND 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
 SEMINOLE COUNTY, FLORIDA

SHEET 5 OF 7

PLAT BOOK PAGE

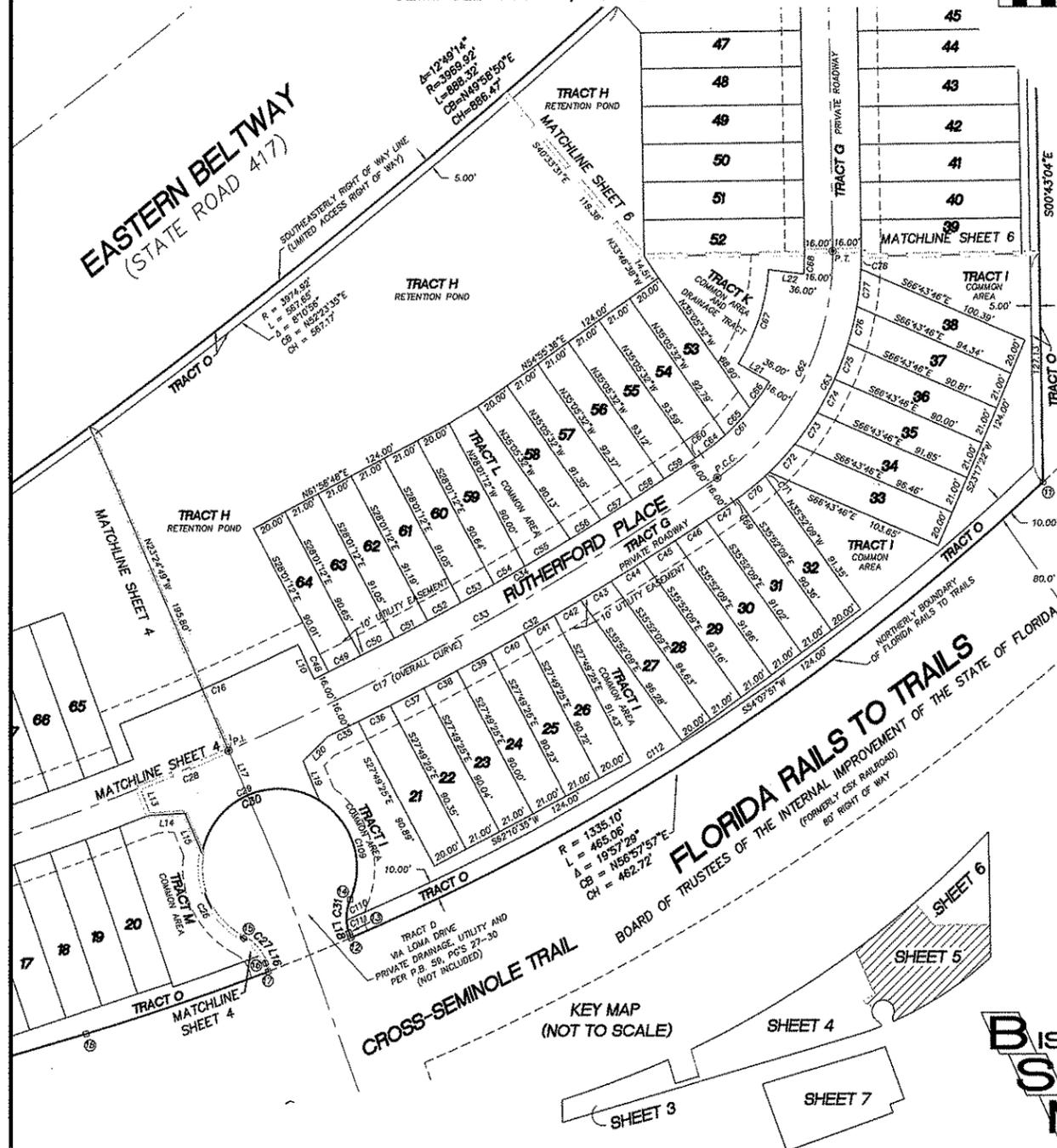
GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

LINE	BEARING	DISTANCE
L13	N21°30'09"W	16.00'
L14	S86°30'17"W	20.35'
L15	N22°59'16"W	24.28'
L16	S19°47'43"E	4.91'
L17	N23°24'49"W	27.06'
L18	S19°47'43"E	3.00'
L19	N22°59'16"W	23.81'
L20	N45°44'07"E	19.67'
L21	N60°26'22"W	20.02'
L22	N62°48'35"W	20.03'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C17	18°01'27"	1646.01'	517.86'	N64°42'38"E	515.83'
C27	43°33'44"	25.00'	19.01'	N41°34'35"W	18.55'
C28	154°37'	1646.51'	56.80'	N62°32'32"E	54.88'
C29	111°05'49"	44.00'	35.32'	S65°12'28"W	32.67'
C30	267°07'21"	44.00'	205.14'	S70°12'14"W	63.77'
C31	43°33'38"	25.00'	19.01'	S01°58'06"W	18.55'
C32	87°02'21"	1662.61'	261.32'	N60°12'05"E	261.65'
C33	103°31'19"	1646.50'	312.80'	N61°28'34"E	312.43'
C34	8°46'32"	1630.50'	249.73'	N60°05'11"E	249.48'
C35	0°38'33"	1662.91'	18.66'	N62°22'56"E	18.66'
C36	0°41'27"	1662.61'	20.01'	N63°48'10"E	20.01'
C37	0°43'26"	1662.61'	21.00'	N63°00'35"E	21.00'
C38	0°43'26"	1662.61'	21.00'	N62°17'10"E	21.00'
C39	0°43'26"	1662.61'	21.00'	N61°33'44"E	21.00'
C40	0°43'26"	1662.61'	21.00'	N60°50'16"E	21.00'
C41	0°41'23"	1662.61'	20.01'	N60°07'34"E	20.01'
C42	0°35'30"	1662.61'	17.17'	N62°22'26"E	17.17'
C43	0°41'30"	1662.61'	20.02'	N62°50'58"E	20.02'
C44	0°43'32"	1662.61'	21.05'	N62°06'27"E	21.05'
C45	0°43'32"	1662.61'	21.03'	N62°24'56"E	21.03'
C46	0°43'28"	1662.61'	21.02'	N62°41'27"E	21.02'
C47	0°37'48"	1662.61'	18.28'	N62°00'48"E	18.28'
C48	0°19'17"	1630.50'	9.10'	N64°18'51"E	9.10'
C49	0°42'11"	1630.50'	20.01'	N63°48'10"E	20.01'
C50	0°44'17"	1630.50'	21.00'	N63°04'36"E	21.00'
C51	0°44'17"	1630.50'	21.00'	N62°20'39"E	21.00'
C52	0°45'22"	1630.50'	21.76'	N61°35'35"E	21.76'
C53	0°44'17"	1630.50'	21.00'	N60°52'06"E	21.00'
C54	0°42'11"	1630.50'	20.01'	N60°08'51"E	20.01'
C55	1°26'31"	1630.50'	29.65'	N62°13'05"E	29.65'
C56	0°42'15"	1630.50'	20.04'	N62°40'07"E	20.04'
C57	0°44'20"	1630.50'	21.02'	N62°40'50"E	21.02'
C58	0°44'18"	1630.50'	21.01'	N62°36'31"E	21.01'
C59	0°44'17"	1630.50'	21.01'	N62°12'13"E	21.01'
C60	0°08'10"	1630.50'	3.87'	N63°46'00"E	3.87'
C61	23°38'16"	134.00'	66.06'	N43°42'47"E	65.65'
C62	58°24'59"	150.00'	147.68'	N27°22'25"E	141.80'
C63	66°24'51"	166.00'	163.45'	N27°28'29"E	156.92'
C64	7°20'13"	134.00'	17.15'	N62°01'48"E	17.15'
C65	8°43'02"	134.00'	20.39'	N44°08'10"E	20.37'
C66	7°55'00"	134.00'	18.62'	N35°41'08"E	18.50'
C67	27°55'37"	114.00'	88.56'	N16°08'43"E	85.01'
C68	5°20'51"	134.00'	12.51'	N01°57'29"E	12.50'
C69	0°58'28"	166.00'	2.73'	N55°13'41"E	2.73'
C70	6°34'07"	166.00'	20.04'	N91°17'58"E	20.02'
C71	13°06'20"	166.00'	3.20'	N47°17'20"E	3.20'
C72	7°20'30"	166.00'	21.27'	N43°03'56"E	21.26'
C73	7°26'37"	166.00'	21.62'	N35°40'52"E	21.50'
C74	7°18'34"	166.00'	21.10'	N28°19'57"E	21.08'
C75	7°15'31"	166.00'	21.03'	N21°13'25"E	21.02'
C76	7°21'16"	166.00'	21.31'	N13°45'02"E	21.28'
C77	7°12'57"	166.00'	20.91'	N06°27'55"E	20.89'
C78	2°32'03"	166.00'	7.34'	N91°35'25"E	7.34'
C108	82°00'32"	44.00'	62.88'	N17°42'21"W	57.74'
C110	22°37'28"	25.00'	13.84'	S10°21'05"W	11.73'
C111	16°28'08"	25.00'	7.17'	S11°34'38"E	7.15'
C112	19°58'26"	1325.10'	462.33'	N56°52'51"E	458.99'



132 W. PLANT STREET, SUITE 210
 WINTER GARDEN, FL 34787
 CERTIFICATE OF AUTHORIZATION
 LB 7274
 Phone No. 407.905.8877
 Fax No. 407.905.8875
 E-mail: bsminc@earthlink.net

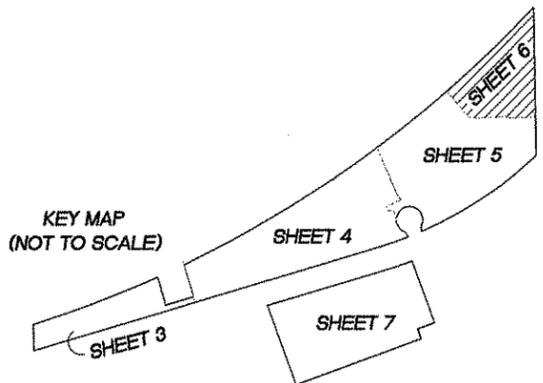
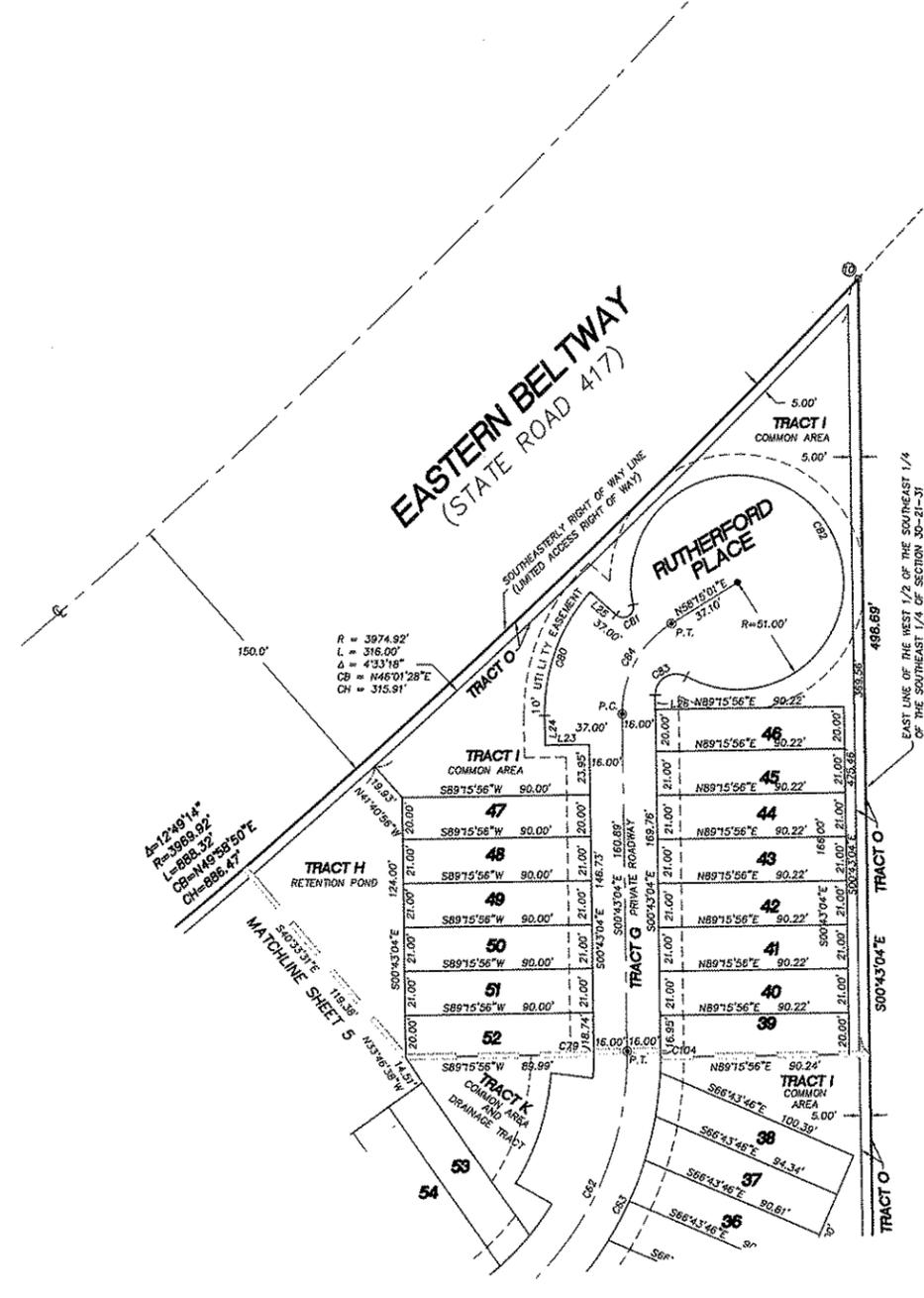
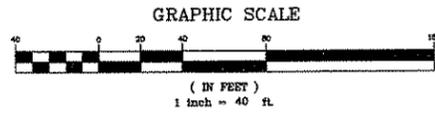
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PROVENANCE

BEING A REPLAT OF LOMA VISTA, PLAT BOOK 59, PAGES 27 THROUGH 30
 LOCATED IN SECTIONS 30 AND 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
 SEMINOLE COUNTY, FLORIDA

SHEET 6 OF 7

PLAT BOOK PAGE



LINE TABLE

LINE	BEARING	DISTANCE
L23	N89°17'04"E	21.60'
L24	S00°43'04"E	14.16'
L25	S48°34'11"E	16.52'
L26	S00°43'04"E	6.78'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C78	0°39'11"	134.00'	1.22'	N00°22'20"W	1.22'
C80	42°09'09"	87.00'	64.01'	S20°21'31"W	62.67'
C81	143°26'33"	5.00'	12.52'	N58°42'33"E	9.50'
C82	310°46'39"	51.00'	276.63'	N36°32'25"W	42.48'
C83	119°28'58"	10.00'	20.85'	S59°01'25"W	17.28'
C84	88°58'05"	59.00'	51.46'	S28°45'59"W	49.22'
C104	102°27'	168.00'	3.02'	N00°11'51"W	3.02'

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 WINTER GARDEN, FL 34787
 CERTIFICATE OF AUTHORIZATION
 LB 7274
 Phone No. 407.905.8877
 Fax No. 407.905.8875
 E-mail: bsminc@earthlink.net

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SHEET 7 OF 7

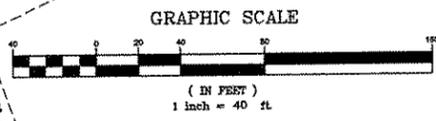
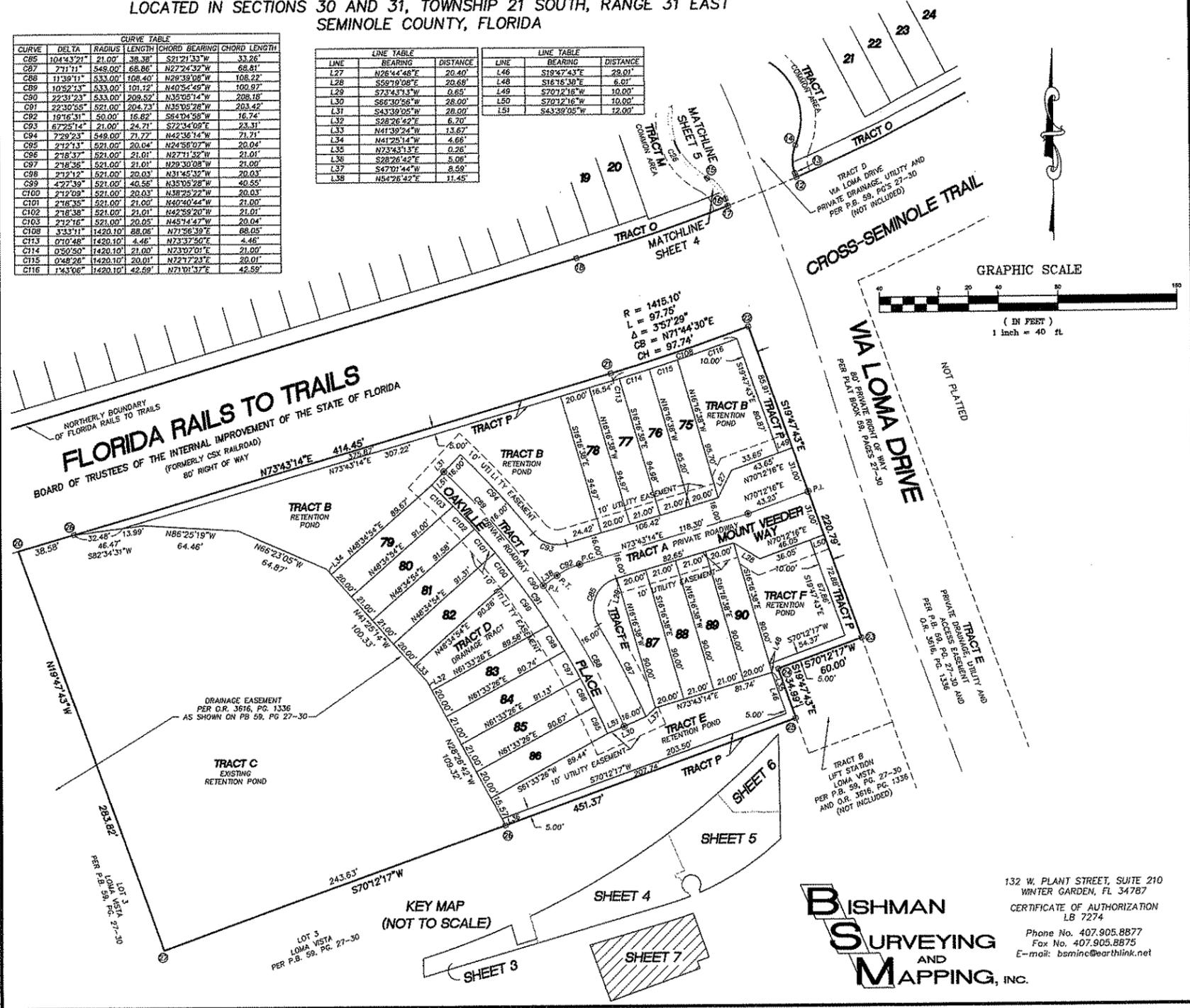
PLAT BOOK

PAGE

BEING A REPLAT OF LOMA VISTA, PLAT BOOK 59, PAGES 27 THROUGH 30
LOCATED IN SECTIONS 30 AND 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C85	104.3721°	21.00'	38.38'	S21°21'33"W	33.26'
C87	71°11'	545.00'	68.86'	N27°24'32"W	68.81'
C88	11°39'11"	533.00'	108.40'	N28°38'08"W	108.22'
C89	10°52'13"	533.00'	101.12'	N40°54'49"W	100.97'
C90	22°31'23"	533.00'	209.52'	N35°05'14"W	208.18'
C91	22°30'55"	521.00'	204.73'	N35°05'28"W	203.42'
C92	19°16'31"	50.00'	16.62'	S64°14'58"W	16.74'
C93	67°25'14"	21.00'	24.71'	S72°34'09"E	23.31'
C94	7°29'23"	548.00'	71.77'	N42°36'14"W	71.71'
C95	2°12'13"	521.00'	20.04'	N24°58'07"W	20.04'
C96	2°18'37"	521.00'	21.01'	N27°11'32"W	21.01'
C97	2°18'36"	521.00'	21.01'	N29°30'08"W	21.00'
C98	2°12'12"	521.00'	20.03'	N31°45'32"W	20.03'
C99	4°27'39"	521.00'	40.55'	N33°05'28"W	40.55'
C100	2°12'08"	521.00'	20.03'	N38°25'22"W	20.03'
C101	2°18'35"	521.00'	21.00'	N40°40'44"W	21.00'
C102	2°18'38"	521.00'	21.01'	N42°59'20"W	21.01'
C103	2°12'16"	521.00'	20.05'	N45°14'47"W	20.04'
C108	3°33'11"	1420.10'	88.08'	N71°56'39"E	88.05'
C113	0°10'48"	1420.10'	4.46'	N73°17'50"E	4.46'
C114	0°30'59"	1420.10'	21.00'	N73°02'01"E	21.00'
C115	0°48'28"	1420.10'	20.01'	N72°17'23"E	20.01'
C116	1°43'06"	1420.10'	42.89'	N71°01'37"E	42.89'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L27	N26°44'48"E	20.40'	L46	S19°47'43"E	29.01'
L28	S59°19'08"E	20.60'	L48	S16°15'30"E	6.01'
L29	S71°41'31"W	0.65'	L49	S70°12'16"W	10.00'
L30	S66°30'56"W	28.00'	L50	S70°12'16"W	10.00'
L31	S43°39'05"W	28.00'	L51	S43°39'05"W	12.00'
L32	S28°26'42"E	6.70'			
L33	N41°39'24"W	13.67'			
L34	N41°25'14"W	4.66'			
L35	N23°43'33"E	0.73'			
L36	S20°04'42"E	5.08'			
L37	S47°01'44"W	8.59'			
L38	N84°26'42"E	11.45'			



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WINTER GARDEN, FL 34787
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