
**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Westwood Village Shopping Center Subdivision Final Plat

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

AUTHORIZED BY: Dori DeBord

CONTACT: Alan Willis

EXT: 7332

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for Westwood Village Shopping Center Subdivision located on the north side of W. SR 46 and west of N. Oregon Street in Sections 29, Township 19 South, Range 30 East.

District 5 Brenda Carey

Alan Willis

BACKGROUND:

The applicant, Rockett & Associates, is requesting final plat approval for Westwood Village Shopping Center. The project site is 8 acres more or less and zoned as a Planned Unit Development. The site consists of 2 commercial lots.

Staff has reviewed the plat and finds that it meets all the Planned Unit Development, Development Order, and Developers Commitment Agreement requirements. Staff also finds that the plat meets all applicable requirements of Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes. Prior to recording the applicant will submit a performance bond in compliance with Seminole County Land Development Code Section 35.44 (e) *Additional Required Legal Submittals (1) Bonds*, to guarantee all infrastructure improvements.

STAFF RECOMMENDATION:

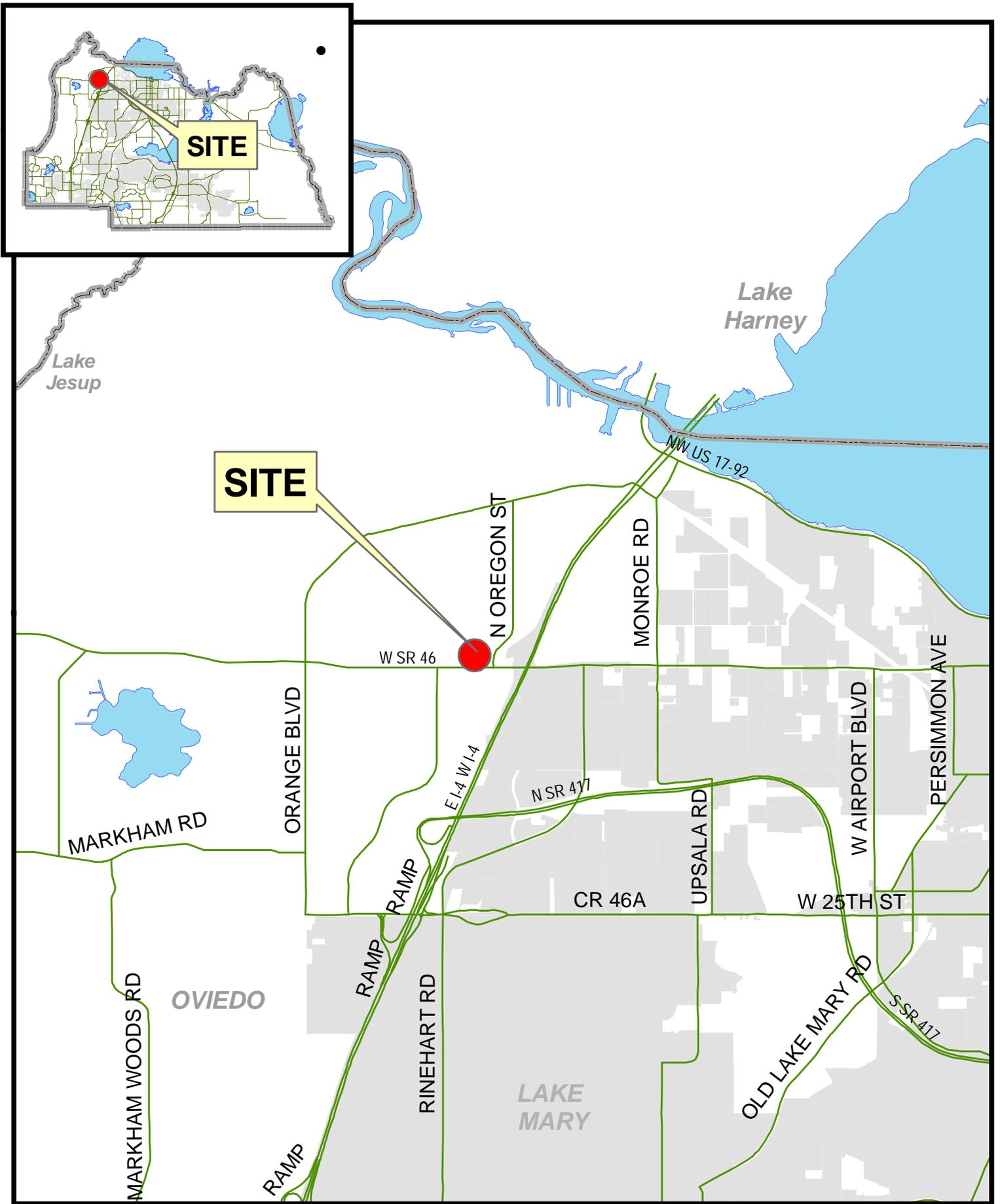
Staff recommends the Board approve and authorize the Chairman to execute the final plat for Westwood Village Shopping Center located on the north side of W. SR 46 and west of N. Oregon Street in Sections 29, Township 19 South, Range 30 East.

ATTACHMENTS:

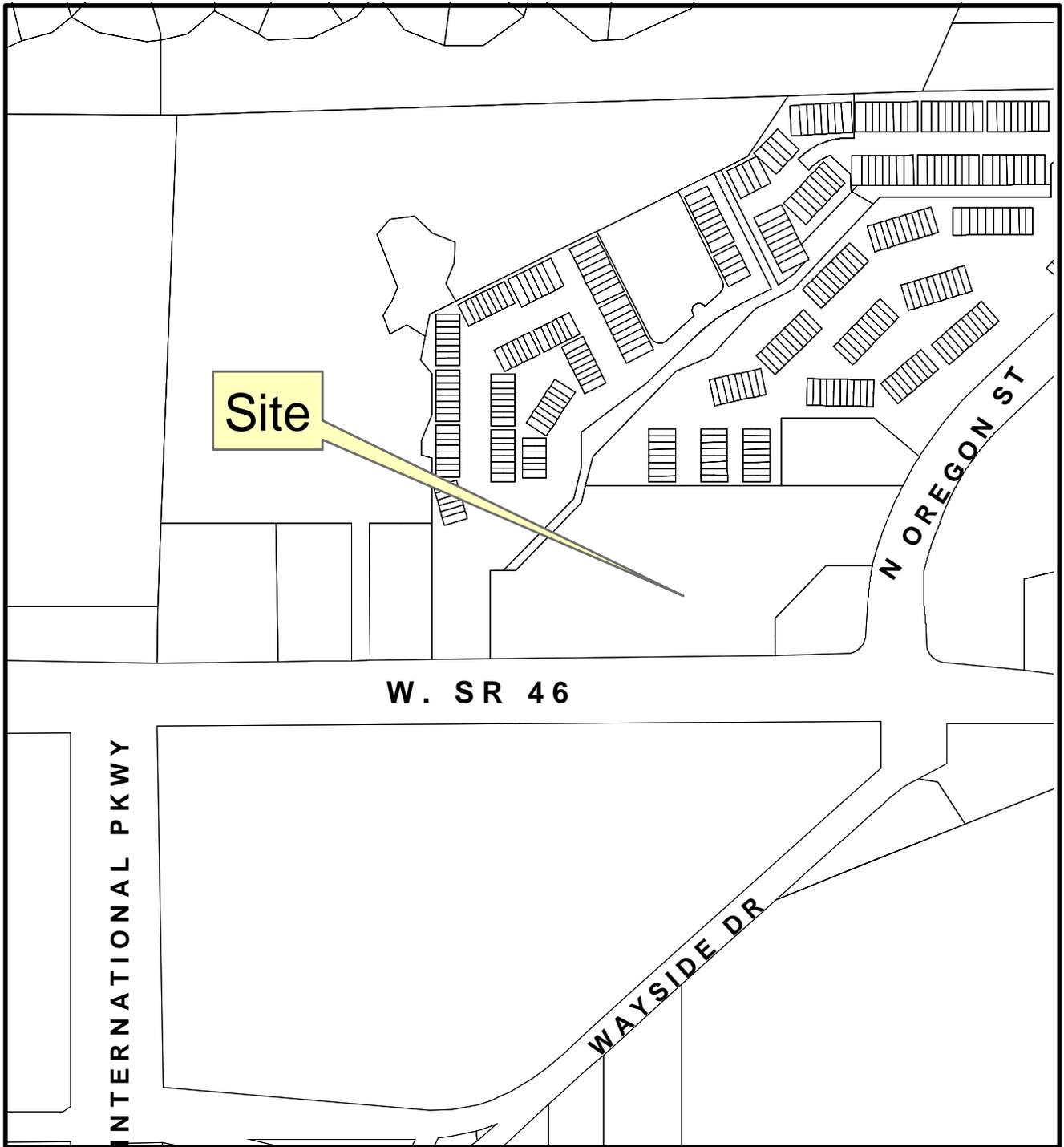
1. Maps and Aerials
2. Maps and Aerials
3. Maps and Aerials
4. Sketch of Description

Additionally Reviewed By:

County Attorney Review (Kathleen Furey-Tran)



Westwood Village Shopping Center Final Plat



Westwood Village
Shopping Center
Final Plat





Site

Hawkstone Drive

N Oregon Street

W SR 46

Westwood Village Shopping Center Final Plat

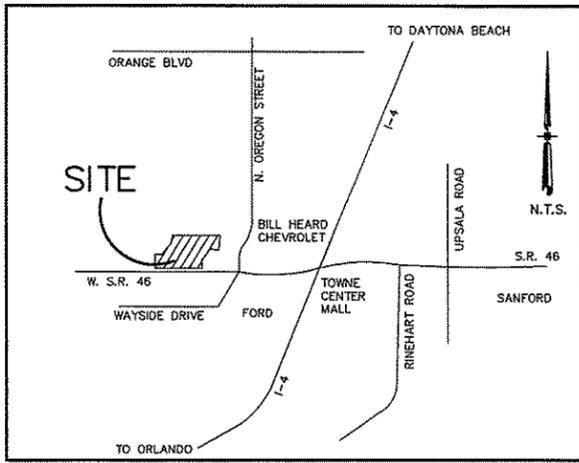
-  Parcel
-  Subject Property



January 2006 Color Aerials

WESTWOOD VILLAGE SHOPPING CENTER

A PORTION OF GOVERNMENT LOTS 1 AND 2, AND A PORTION OF THE MOSES E. LEVY GRANT AS SHOWN ON THE JULY 3, 1852 TOWNSHIP MAP OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA



LOCATION MAP

INDEX OF SHEETS:

1. COVER SHEET
- 2.-3. PLAT
- 4.-6. EASEMENT DETAIL

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOTS 1 AND 2, AND A PORTION OF THE MOSES E. LEVY GRANT AS SHOWN ON THE JULY 3, 1852 TOWNSHIP MAP OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 89°44'08" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 2591.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THRU SAID POINT BEARS NORTH 85°31'33" WEST), SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH OREGON STREET AS DESCRIBED IN THE "PUBLIC PURPOSE QUITCLAIM DEED" RECORDED IN OR BOOK 3332 PAGE 477 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 725.00 FEET, A DELTA OF 43°37'09", AN ARC DISTANCE OF 551.94 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 48°05'36" WEST, 333.46 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 785.00 FEET, A DELTA OF 25°54'54", AN ARC DISTANCE OF 355.06 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 785.00 FEET, A DELTA OF 16°05'49", AN ARC DISTANCE OF 220.54 FEET, (THE LAST THREE COURSES DESCRIBED BEING COINCIDENT WITH SAID NORTH OREGON STREET RIGHT-OF-WAY); THENCE NORTH 90°00'00" WEST, 25.13 FEET; THENCE NORTH 80°31'55" WEST, 108.15 FEET; THENCE SOUTH 44°26'27" WEST, 211.98 FEET; THENCE SOUTH 00°00'04" EAST, 92.27 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46, AS SHOWN ON THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT-OF-MAP MAP SECTION 77030-2505 SHEET 8 OF 8; THENCE SOUTH 89°50'18" WEST, ALONG SAID LINE, 714.33 FEET; THENCE NORTH 00°00'00" EAST, 218.14 FEET; THENCE SOUTH 90°00'00" EAST, 63.36 FEET; THENCE NORTH 44°26'27" EAST, 243.33 FEET; THENCE NORTH 13°38'10" EAST, 50.99 FEET, TO A POINT ON THE SOUTH BOUNDARY OF LOT 1 "CARRIAGE HOMES AT DUNWOODY COMMONS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGES 18 AND 19 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (THE LAST FOUR COURSES DESCRIBED BEING COINCIDENT WITH THE SOUTHEASTERLY BOUNDARY OF "DUNWOODY COMMONS PHASE 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 78 THRU 80 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE SOUTH 89°59'39" EAST, ALONG SAID LINE, 800.50 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN SEMINOLE COUNTY, FLORIDA.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 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 SAFETY COMMISSION.

SURVEYOR'S NOTES

- 1.) BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY OF STATE ROAD 46, ACCORDING TO THE BOUNDARY SURVEY PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT NUMBER 24128.0005, SAID LINE BEING A BEARING OF S89°50'18"W.
- 2.) AT THE TIME OF RECORDING THIS PLAT IS AFFECTED BY THE FOLLOWING RECORDED DOCUMENTS, ALL IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 - A.) SEMINOLE COUNTY DEVELOPMENT ORDER #2000-0045 RECORDED IN OFFICIAL RECORDS BOOK 3907, PAGE 6.
 - B.) NW OREGON P.U.D. FINAL MASTER PLAN DEVELOPER'S COMMITMENT AGREEMENT COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 4191, PAGE 183, REVISED AND RESTATED NW OREGON P.U.D. FINAL MASTER PLAN DEVELOPER'S COMMITMENT AGREEMENT COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 5244, PAGE 1897, SECOND REVISED AND RESTATED NW OREGON P.U.D. FINAL MASTER PLAN DEVELOPER'S COMMITMENT AGREEMENT COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 6310, PAGE 254, AND THIRD REVISED AND RESTATED NW OREGON P.U.D. FINAL MASTER PLAN DEVELOPER'S COMMITMENT AGREEMENT COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 6547, PAGE 811.
 - C.) TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN EASEMENT AND RESTRICTIVE COVENANT AGREEMENT BY AND BETWEEN NW OREGON, LTD. AND RS III, INC., RECORDED IN OFFICIAL RECORDS BOOK 4638, PAGE 1840.
 - D.) TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN EASEMENT AND RESTRICTIVE COVENANT AGREEMENT BY AND BETWEEN NW OREGON, LTD., AND PULTE HOME CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 4641, PAGE 27.
 - E.) TERMS, CONDITIONS, AND PROVISIONS OF EASEMENT AND RESTRICTIVE COVENANT AGREEMENT BY AND BETWEEN NW OREGON, LTD., AND SRE FLORIDA - 2, LLC, RECORDED IN OFFICIAL RECORDS 5254, PAGE 514.
 - F.) TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN CUSTOMER AGREEMENT FOR RECLAIMED WATER RATES BY AND BETWEEN SONIC DEVELOPMENT, LLC AND SEMINOLE COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 5589, PAGE 348. (BLANKET EASEMENT)
 - G.) TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN CONDITIONAL UTILITY AGREEMENT FOR WATER SERVICES, RECORDED IN OFFICIAL RECORDS BOOK 5470, PAGE 895. (BLANKET EASEMENT)
 - H.) TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN CONDITIONAL UTILITY AGREEMENT FOR SEWER SERVICE, RECORDED IN OFFICIAL RECORDS BOOK 5470, PAGE 931. (BLANKET EASEMENT)

- 3.) 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.
- 4.) UTILIZATION OF THE LANDS DESCRIBED ON THIS PLAT WILL BE IMPACTED BY THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF WESTWOOD VILLAGE SHOPPING CENTER, WHICH WILL BE RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- 5.) LOTS 1, 2 AND 3 RESPECTIVELY, SHOWN HEREON ARE ALSO SHOWN AS LOTS 1A, 1 AND 1B RESPECTIVELY ON THE APPROVED "WESTWOOD VILLAGE SHOPPING CENTER" ENGINEERING PLANS.

PREPARED BY:



MORTGAGEE'S CONSENT

WESTWOOD VILLAGE SHOPPING CENTER
 FOR INSERT ON SHEET 1 OF PLAT

CONSENT TO DEDICATION
 MORTGAGEE APPROVAL

SUNTRUST BANK, A GEORGIA CORPORATION (THE "BANK") IS THE MORTGAGEE UNDER A CERTAIN MORTGAGE AND SECURITY AGREEMENT GIVEN BY CRF-SANFORD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED MAY 12, 2006, IN OFFICIAL RECORDS BOOK 6243, PAGE 1433, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND A CERTAIN MORTGAGE AND SECURITY AGREEMENT GIVEN BY CRF-SANFORD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED MAY 12, 2006, IN OFFICIAL RECORDS BOOK 6243, PAGE 1488, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA (COLLECTIVELY, THE "MORTGAGES"). THE BANK HEREBY CONSENTS TO THE PLATTING OF THE REAL PROPERTY SUBJECT TO THE MORTGAGES LEGALLY DESCRIBED ON THIS PLAT AND HEREBY JOINS IN ON THE DEDICATIONS AND RESERVATIONS CONTAINED ON THIS PLAT.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF:
 SUNTRUST BANK,
 A GEORGIA CORPORATION

BY: _____
 PRINT NAME: _____
 TITLE: _____

WITNESS
 BY: _____
 PRINT NAME: _____

WITNESS
 BY: _____
 PRINT NAME: _____

ACKNOWLEDGMENT:
 STATE OF FLORIDA
 COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2007, BY _____ AS _____ OF SUNTRUST BANK, A GEORGIA CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC

NAME: _____
 COMMISSION EXPIRES: _____
 COMMISSION NO.: _____

LEGEND AND ABBREVIATIONS

CM = CONCRETE MONUMENT	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
D.E. = DRAINAGE EASEMENT	P.L.S. = PROFESSIONAL LICENSED SURVEYOR
ESMT. = EASEMENT	R/W = RIGHT OF WAY
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	S.S.E. = SANITARY SEWER EASEMENT
G.I.S. = GEOGRAPHIC INFORMATION SYSTEM	SEC. = SECTION
INC. = INCORPORATED	W.E. = WATER EASMENT
LB = LICENSED BUSINESS	■ = FOUND 4"x4" CONCRETE MONUMENT LABELED "PRM LB 68"
N/D = NAIL AND DISC	⊙ = FOUND NAIL AND DISC LABELED "PRM LB 68"
NO. = NUMBER	□ = SET 4"x4" CONCRETE MONUMENT LABELED "LB 3461"
O.R.B. = OFFICIAL RECORDS BOOK	
PG. = PAGE	
(P) = PLAT	
P.B. = PLAT BOOK	

PLAT BOOK _____ PAGE _____

SHEET 1 OF 6 SHEETS

WESTWOOD VILLAGE SHOPPING CENTER DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ODYSSEY (III) DP IX, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE HEREON DESCRIBED LANDS, DOES HEREBY CAUSE THIS PLAT OF WESTWOOD VILLAGE SHOPPING CENTER TO BE MADE AND HEREBY DEDICATES THE FOLLOWING FOREVER:

1. TO SEMINOLE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, THE WATER AND SANITARY SEWER EASEMENTS SHOWN HEREON FOR THE PURPOSE OF PROVIDING WATER AND SANITARY SEWER UTILITIES, AND A PERPETUAL NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER, UNDER AND ACROSS THE INGRESS/EGRESS EASEMENT SHOWN HEREON SOLELY FOR THE PURPOSES OF OPERATING AND MAINTAINING SUCH WATER AND SANITARY SEWER UTILITIES.
2. TO THE OWNERS OF LOT 1 AND LOT 3 SHOWN ON THIS PLAT, AND THEIR SUCCESSORS AND ASSIGNS, THE INGRESS/EGRESS EASEMENT SHOWN HEREON FOR THE USES AND PURPOSES HEREON EXPRESSED (WHICH INGRESS/EGRESS EASEMENT IS AND SHALL BE A PERPETUAL AND NON-EXCLUSIVE EASEMENT).
3. TO THE OWNERS OF LOT 1, LOT 2 AND LOT 3 SHOWN ON THIS PLAT, AND THEIR SUCCESSORS AND ASSIGNS, THE DRAINAGE EASEMENT SHOWN HEREON FOR THE USES AND PURPOSES HEREON EXPRESSED (WHICH DRAINAGE EASEMENT IS AND SHALL BE A PERPETUAL AND NON-EXCLUSIVE EASEMENT).
4. NON-EXCLUSIVE RIGHTS OF ACCESS AND EMERGENCY MAINTENANCE ARE HEREBY DEDICATED TO SEMINOLE COUNTY OVER THE DRAINAGE EASEMENTS (EXCEPT THE FDOT DRAINAGE EASEMENTS). THIS DOES NOT OBLIGATE SEMINOLE COUNTY IN ANY WAY TO PERFORM REPAIRS OR MAINTENANCE.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF: ODYSSEY (III) DP IX, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY BY
 ODYSSEY DIVERSIFIED PROPERTIES III, LLC,
 A FLORIDA LIMITED LIABILITY COMPANY,
 ITS MANAGER

WITNESS SIGNATURE _____ BY: _____

WITNESS PRINTED NAME _____ PRINT NAME: _____

WITNESS SIGNATURE _____ TITLE: _____

WITNESS PRINTED NAME _____

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 THIS _____ DAY OF _____
 2007, BY _____

AS _____ OF ODYSSEY
 DIVERSIFIED PROPERTIES III, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
 THE MANAGER OF ODYSSEY (III)
 DP IX, LLC, FLORIDA LIMITED LIABILITY COMPANY, _____ WHO IS
 PERSONALLY KNOWN TO ME OR _____ NOTARY PUBLIC HAS
 PRODUCED _____ AS IDENTIFICATION AND WHO
 DID NOT TAKE AN OATH. NAME: _____

COMMISSION EXPIRES: _____

COMMISSION NO.: _____

COUNTY SURVEYOR'S CERTIFICATE

I HAVE REVIEWED THIS PLAT AND FIND IT IN CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

STEVE L. WESSELS, P.L.S.
 FLORIDA REGISTRATION No. 4589
 COUNTY SURVEYOR FOR
 SEMINOLE COUNTY, FLORIDA

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 177.091(7) REGARDING "PERMANENT REFERENCE MONUMENTS", AND THAT THE LAND IS LOCATED WITHIN SEMINOLE COUNTY, FLORIDA.

ROCKETT & ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION #3614

SIGNATURE _____ DATED _____
 EDWARD MIZO, P.S.M.
 REGISTRATION No. 3376

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.

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY 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

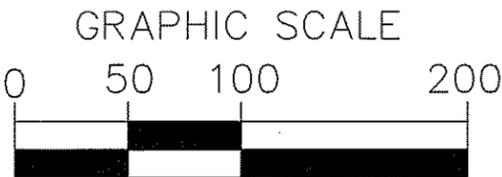
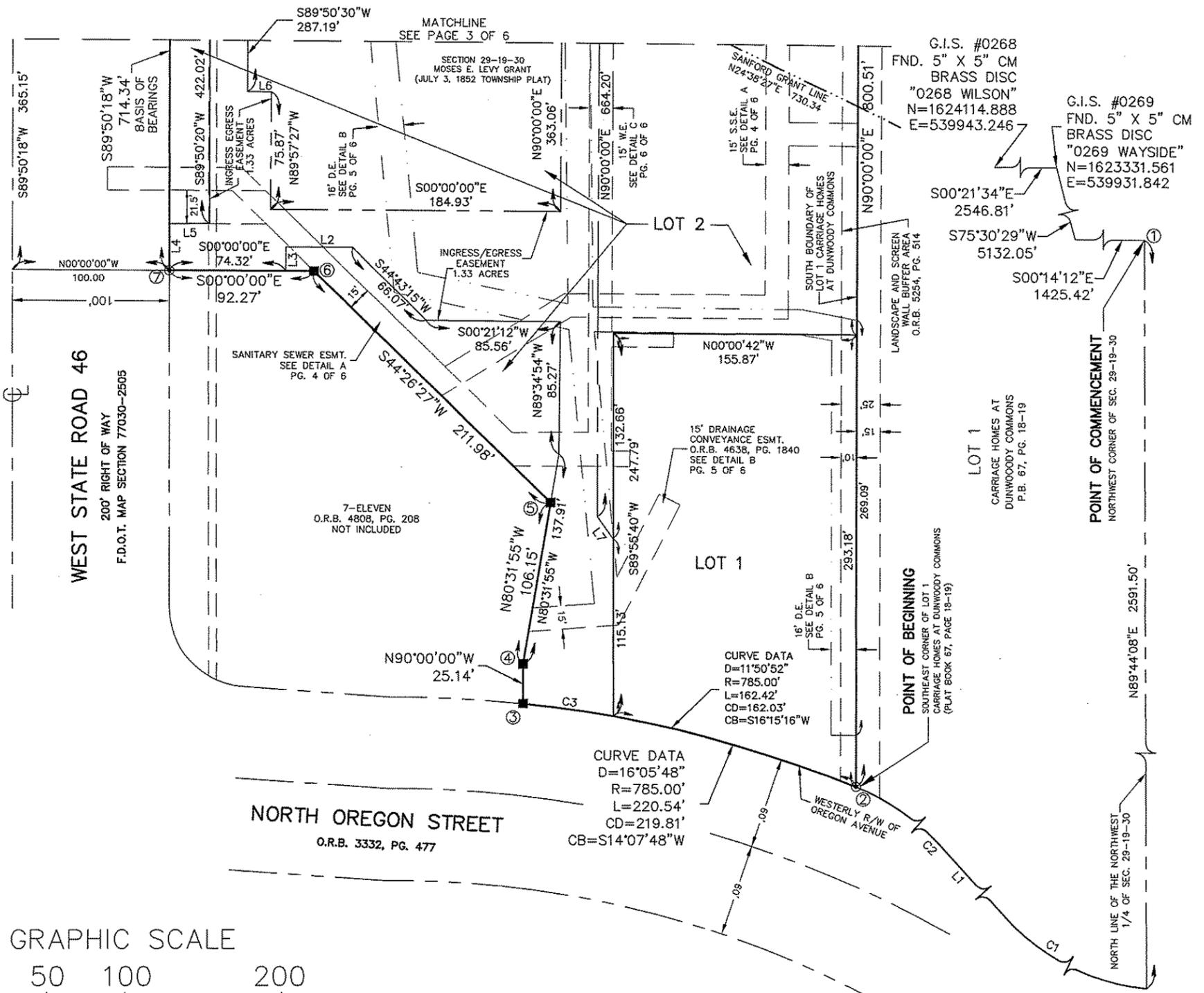
BY _____ D.C.

WESTWOOD VILLAGE SHOPPING CENTER

A PORTION OF GOVERNMENT LOTS 1 AND 2, AND A PORTION OF THE MOSES E. LEVY GRANT AS SHOWN ON THE JULY 3, 1852 TOWNSHIP MAP OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 2 OF 6 SHEETS



(IN FEET)

SCALE 1" = 100'

LINE	LENGTH	BEARING
L1	333.46	S48°05'36"W
L2	42.84	S00°00'00"E
L3	15.18	N90°00'00"E
L4	29.63	S89°50'18"W
L5	25.71	N00°44'20"W
L6	15.12	S00°00'00"E
L7	17.48	N54°07'53"E

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	43°37'09"	551.94	725.00	S26°17'02"W	538.71
C2	25°54'54"	365.06	785.00	S35°08'09"W	352.04
C3	4°14'57"	58.22	785.00	S08°12'22"W	58.20

STATE PLANE COORDINATES	
NORTHING	EASTING
1	1629371.23
2	1628389.58
3	1628176.40
4	1628176.40
5	1628193.86
6	1628042.51
7	1627950.24

LEGEND AND ABBREVIATIONS

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F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	S.S.E. = SANITARY SEWER EASEMENT
G.I.S. = GEOGRAPHIC INFORMATION SYSTEM	SEC. = SECTION
INC. = INCORPORATED	W.E. = WATER EASEMENT
LB = LICENSED BUSINESS	■ = FOUND 4"x4" CONCRETE MONUMENT LABELED "PRM LB 68"
N/D = NAIL AND DISC	⊙ = FOUND NAIL AND DISC LABELED "PRM LB 68"
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PREPARED BY:

R&A
ROCKETT & ASSOCIATES
 CONSULTING / CIVIL ENGINEERS & SURVEYORS
 1685 Lee Road, Winter Park, Florida 32789
 (407) 894-3804 FAX (407) 894-3805
 Certificate of Authorization LB 3461
 www.rocketting.com
 Job # 506059.001

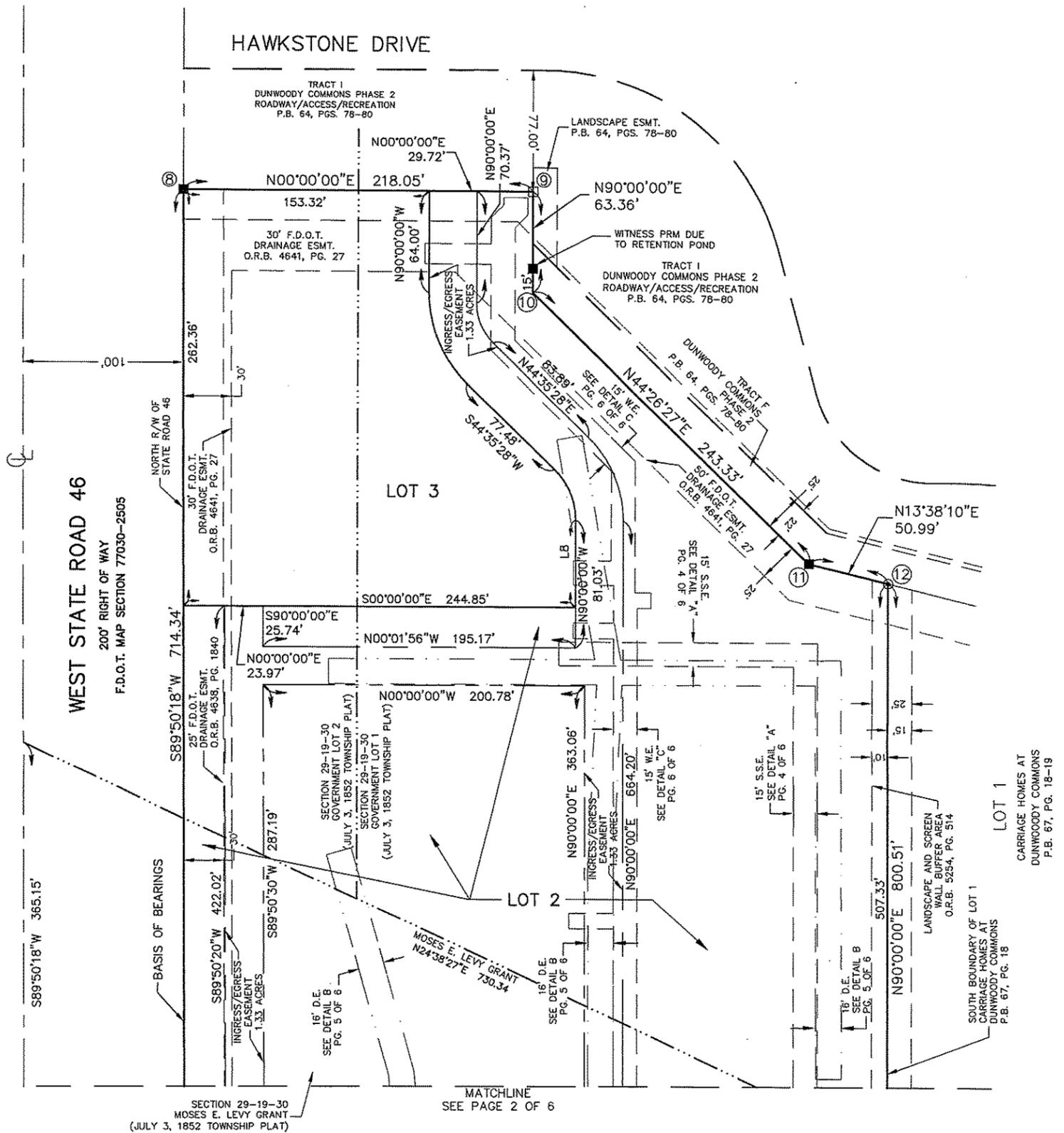
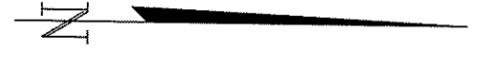
EXHIBIT B

WESTWOOD VILLAGE SHOPPING CENTER

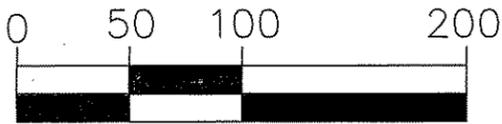
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PLAT BOOK _____ PAGE _____

SHEET 3 OF 6 SHEETS



GRAPHIC SCALE



(IN FEET)

SCALE 1" = 100'

LINE TABLE		
LINE	LENGTH	BEARING
LB	55.40	N90°00'00"E

STATE PLANE COORDINATES		
	NORTHING	EASTING
8	1627948.22	545750.61
9	1628166.36	545750.61
10	1628166.36	545813.97
11	1628340.09	545984.34
12	1628389.65	545996.36

LEGEND AND ABBREVIATIONS

- | | |
|---|---|
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PREPARED BY:

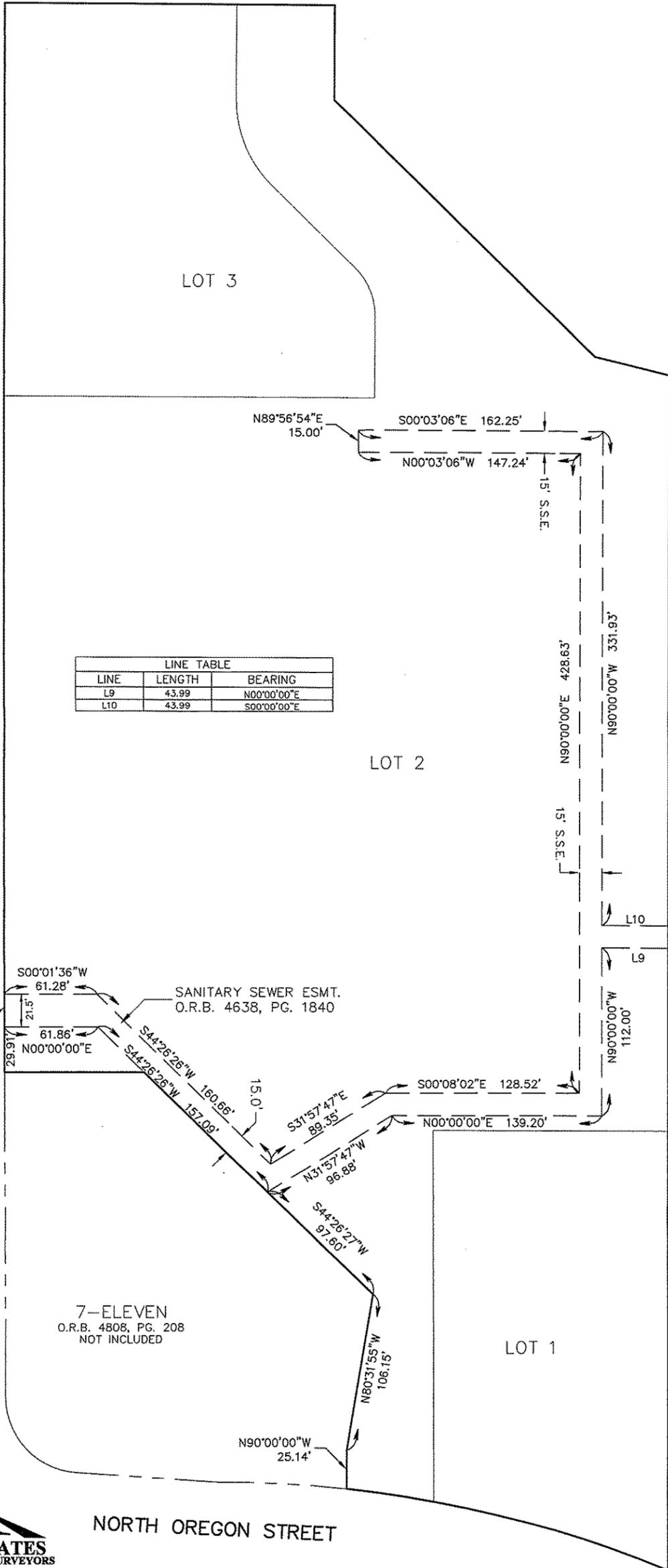
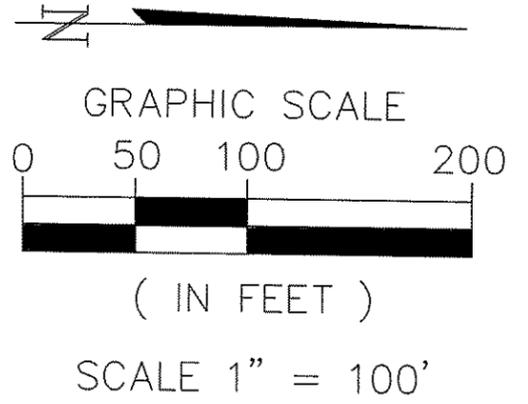
R&A
ROCKETT & ASSOCIATES
 CONSULTING / CIVIL ENGINEERS & SURVEYORS
 1685 Lee Road, Winter Park, Florida 32789
 (407) 894-3804 FAX (407) 894-3805
 Certificate of Authorization LB 3461
 www.rockettengineering.com
 Job # 506059.001

EXHIBIT B

WESTWOOD VILLAGE SHOPPING CENTER

A PORTION OF GOVERNMENT LOTS 1 AND 2, AND A PORTION OF THE MOSES E. LEVY GRANT AS SHOWN ON THE JULY 3, 1852 TOWNSHIP MAP OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 6 SHEETS



LINE TABLE		
LINE	LENGTH	BEARING
L9	43.99	N00°00'00"E
L10	43.99	S00°00'00"E

DETAIL A

SANITARY SEWER EASEMENTS
0.38 ACRES (16,770 SQ FT)

WEST STATE ROAD 46

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- ESMT. = EASEMENT
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- P.L.S. = PROFESSIONAL LICENSED SURVEYOR
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- S.S.E. = SANITARY SEWER EASEMENT
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- = FOUND 4"x4" CONCRETE MONUMENT LABELED "PRM LB 68"
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1685 Lee Road, Winter Park, Florida 32789
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Certificate of Authorization L.B. 3461
www.rockettengineering.com
Job # 506059.001

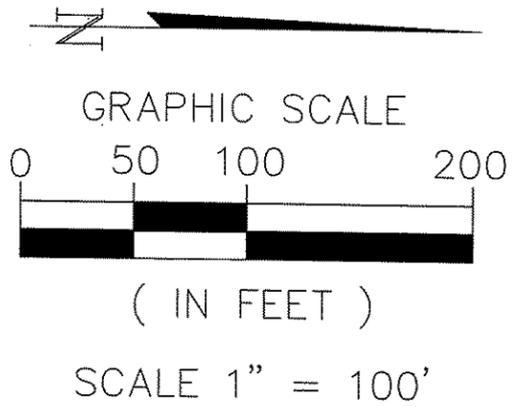
NORTH OREGON STREET

WESTWOOD VILLAGE SHOPPING CENTER

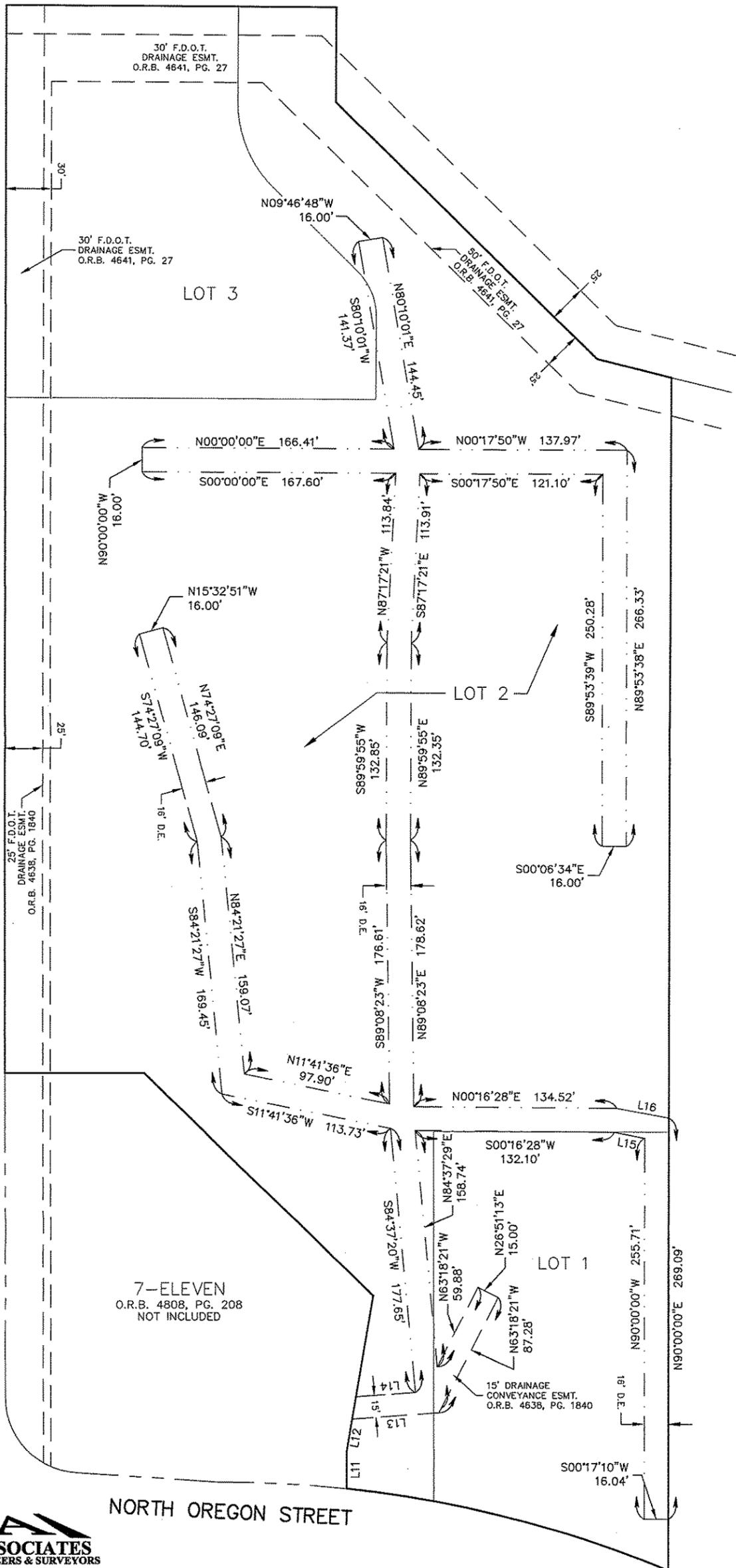
A PORTION OF GOVERNMENT LOTS 1 AND 2, AND A PORTION OF THE MOSES E. LEVY GRANT AS SHOWN ON THE JULY 3, 1852 TOWNSHIP MAP OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 5 OF 6 SHEETS



DETAIL B
DRAINAGE EASEMENTS
0.84 ACRES (36,657 SQ FT)
WEST STATE ROAD 46



LINE TABLE		
LINE	LENGTH	BEARING
L11	25.14	N90°00'00"W
L12	21.52	N80°31'55"W
L13	57.58	S04°27'16"E
L14	39.47	S04°27'16"E
L15	20.38	S10°30'20"W
L16	35.16	N10°30'20"E

LEGEND AND ABBREVIATIONS

- CM = CONCRETE MONUMENT
- D.E. = DRAINAGE EASEMENT
- ESMT. = EASEMENT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- G.I.S. = GEOGRAPHIC INFORMATION SYSTEM
- INC. = INCORPORATED
- LB = LICENSED BUSINESS
- N/D = NAIL AND DISC
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- (P) = PLAT
- P.B. = PLAT BOOK
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- P.L.S. = PROFESSIONAL LICENSED SURVEYOR
- R/W = RIGHT OF WAY
- S.S.E. = SANITARY SEWER EASEMENT
- W.E. = WATER EASEMENT
- = FOUND 4"x4" CONCRETE MONUMENT LABELED "PRM LB 68"
- ⊙ = FOUND NAIL AND DISC LABELED "PRM LB 68"
- = SET 4"x4" CONCRETE MONUMENT LABELED "LB 3461"

PREPARED BY:

R&A
ROCKETT & ASSOCIATES
CONSULTING / CIVIL ENGINEERS & SURVEYORS
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NORTH OREGON STREET

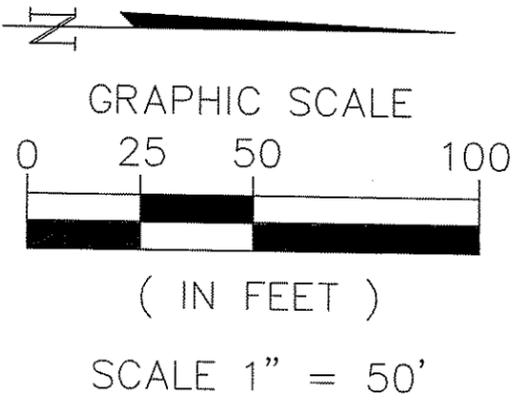
WESTWOOD VILLAGE SHOPPING CENTER

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PLAT BOOK _____ PAGE _____

SHEET 6 OF 6 SHEETS

LINE TABLE		
LINE	LENGTH	BEARING
L17	25.14	N90°00'00"W
L18	33.45	S44°26'27"W
L19	10.00	N90°00'00"W
L20	10.00	N90°00'00"W
L21	51.24	S89°50'18"W
L22	15.00	S89°42'56"E
L23	10.00	N90°00'00"E
L24	25.33	N00°00'00"E
L25	10.00	N90°00'00"E
L26	25.33	S00°00'00"E
L27	23.87	N89°59'07"E
L28	25.05	N00°00'00"E
L29	15.44	N90°00'00"E
L30	23.55	S00°00'00"E
L31	10.00	S89°59'31"W
L32	12.83	N90°00'00"E
L33	11.06	S45°00'00"E
L34	8.71	N90°00'00"E
L35	15.00	S00°00'00"E
L36	14.93	N90°00'00"W
L37	11.06	N45°00'00"W
L38	16.51	N90°00'00"E



DETAIL C

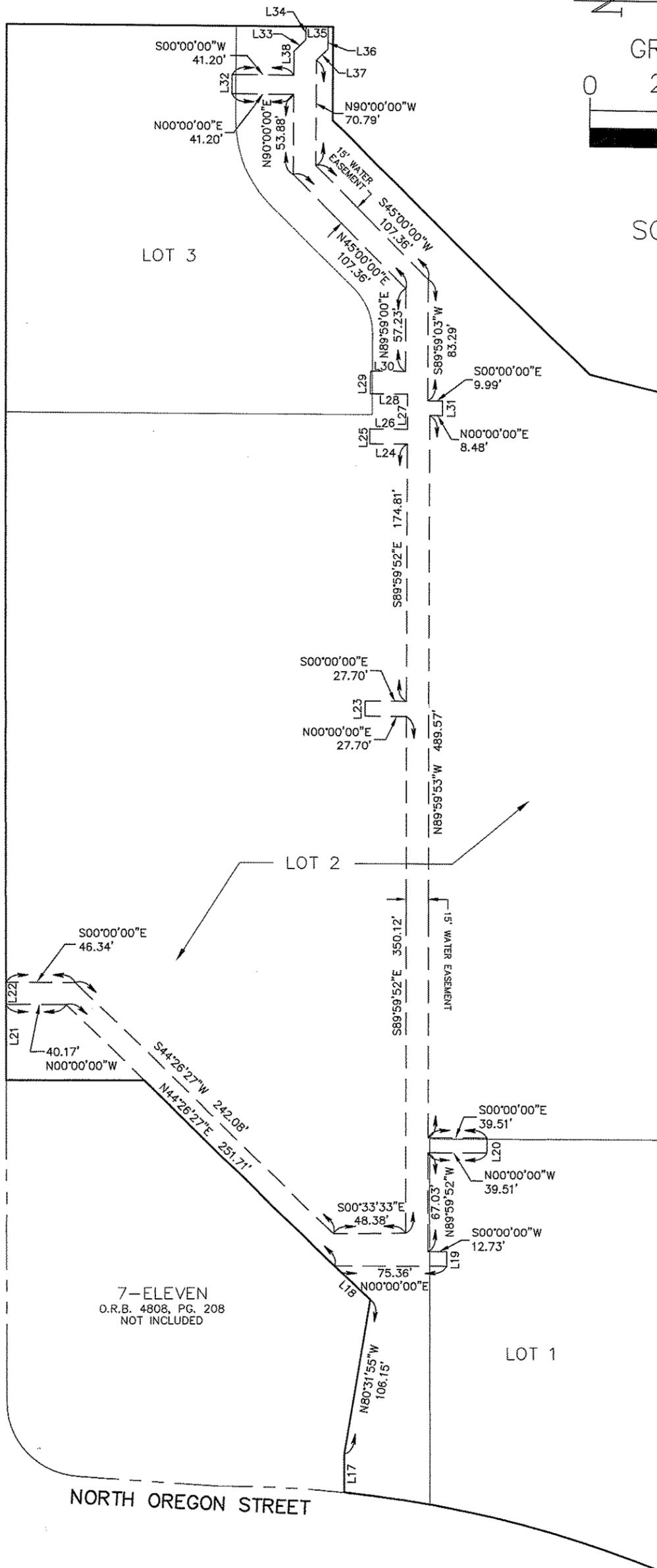
WATER EASEMENT

0.47 ACRES (20,540 SQ FT)

WEST STATE ROAD 46

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EXHIBIT B