

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

SERANZA PARK

REPLATTING STRICKLAND SUBDIVISION
PLAT BOOK 60, PAGE 59
SECTION 26, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK **81** PAGE **25**

LEGAL DESCRIPTION:

DESCRIPTION: LOTS 1, 2, 3 AND 4, STRICKLAND SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 59, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

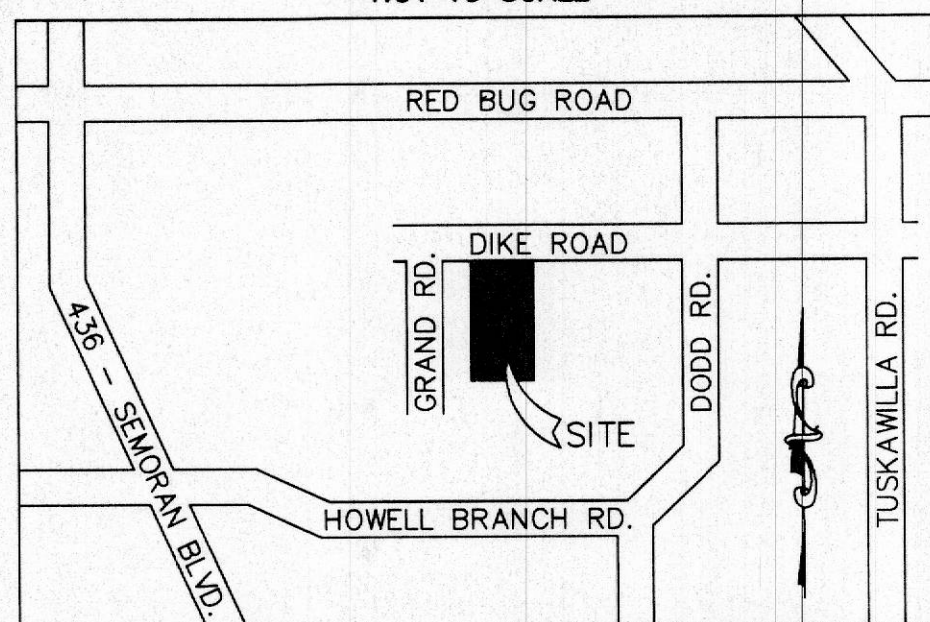
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN S00°28'01"E, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DIKE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE RUN S00°28'01"E ALONG THE WEST LINE OF THE PLAT OF GARDEN LAKE ESTATES UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 14 AND 15, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 616.60 FEET; THENCE RUN N89°28'36"W ALONG THE NORTH LINE OF SAID PLAT OF GARDEN LAKE ESTATES UNIT ONE, A DISTANCE OF 327.31 FEET; THENCE RUN N00°25'00"W, A DISTANCE OF 614.51 FEET; THENCE RUN S89°50'28"E ALONG THE AFORESAID SOUTH RIGHT OF WAY LINE OF DIKE ROAD, A DISTANCE OF 326.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 201,282 SQUARE FEET OR 4.621 ACRES MORE OR LESS.

NOTES:

- BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF DIKE ROAD AS BEING S89°50'28"E.
- 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 SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL LINES ARE NON-RADIAL LINES UNLESS OTHERWISE NOTED.
- GPS TIES BASED ON SEMINOLE COUNTY GPS STATIONS 0178/TEX AND 0179/DODD, FLORIDA EAST ZONE NAD 83.
- COORDINATE VALUES ARE NOT THE SAME AS THE PLAT BEARING AND DISTANCE CALLS. FLORIDA EAST ZONE NAD 83.
- TRACT A IS A DRAINAGE TRACT TO BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. A DRAINAGE EASEMENT OVER TRACT A IS DEDICATED TO SEMINOLE COUNTY.
- TRACT B IS A UTILITY TRACT TO BE DEDICATED TO DUKE ENERGY AND MAINTAINED BY THE SERANZA PARK HOMEOWNER'S ASSOCIATION INC.
- TRACT C IS A SIGN TRACT TO BE DEDICATED TO AND MAINTAINED BY THE SERANZA PARK HOMEOWNER'S ASSOCIATION INC.
- TRACT D AND TRACT E ARE LANDSCAPE TRACTS TO BE DEDICATED TO AND MAINTAINED BY THE SERANZA PARK HOMEOWNER'S ASSOCIATION INC.
- THE 15.00' UTILITY EASEMENT RUNNING ALONG THE FRONT OF ALL LOTS AND ADJACENT TO THE FOUNTAIN HILLS COURT IS TO BE DEDICATED TO SEMINOLE COUNTY AND MAINTAINED BY THE LOT OWNERS.
- THE UTILITY EASEMENT LEADING TO THE LIFT STATION LOCATED ON TRACT A IS TO BE DEDICATED TO SEMINOLE COUNTY AND MAINTAINED BY THE SERANZA PARK HOME OWNER'S ASSOCIATION INC.
- THE 5.00' WALL EASEMENT LOCATED ON LOTS 5 THROUGH 10 AND TRACT A IS TO BE DEDICATED TO AND MAINTAINED BY THE SERANZA PARK HOME OWNER'S ASSOCIATION INC.
- THERE IS A 5.00' DRAINAGE EASEMENT ON THE SIDE OF ALL LOT LINES TO BE DEDICATED TO SEMINOLE COUNTY AND MAINTAINED BY THE LOT OWNERS.
- THERE IS A 10.00' UTILITY EASEMENT ON TRACTS C, D AND E TO BE DEDICATED TO SEMINOLE COUNTY AND MAINTAINED BY THE SERANZA PARK HOME OWNER'S ASSOCIATION INC.
- IN CASES OF EMERGENCY, SEMINOLE COUNTY HAS THE RIGHT OF ACCESS OVER ALL DRAINAGE EASEMENTS.
- THE GRANTING OF EASEMENTS TO SEMINOLE COUNTY DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY FLORIDA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE SYSTEM UNLESS OTHERWISE STATED.
- THE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE DRAINAGE AND STORM-WATER SYSTEM AND OVER ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE PRIVATE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE & STORM-WATER SYSTEM.

LOCATION MAP NOT TO SCALE



LEGEND

- - RECOVERED PERMANENT REFERENCE MONUMENT (PRM 2259)
- - SET 4"x4" CONCRETE MONUMENT PRM 4671, UNLESS OTHERWISE NOTED
- - SET PERMANENT CONTROL POINT, NAIL & DISC STAMPED "SHANNON 4671" UNLESS OTHERWISE NOTED.
- CM - CONCRETE MONUMENT
- ⊙ - INDICATES CENTERLINE
- △ - INDICATES GPS CORNER
- LB - LICENSED BUSINESS CERTIFICATION
- ORB - OFFICIAL RECORDS BOOK
- PRM - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT-OF-WAY
- PB - PLAT BOOK
- PG - PAGE
- # - NUMBER

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.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN 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 the requirements of Chapter 177 and that said land is located in Seminole County, Florida.

James R. Shannon Jr.
James R. Shannon Jr.
Florida Registration Number 4671

Date **11-07-2016**
Shannon Surveying, Inc. LB#6898
499 North S.R. 434 - Suite 2045
Altamonte Springs, Florida, 32714

SERANZA PARK

REPLATTING STRICKLAND SUBDIVISION
PLAT BOOK 60, PAGE 59
SECTION 26, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Morris Realty of Orlando, LLC, A Florida Limited Liability Company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said land and plat for the uses and purposes therein expressed and dedicates the Fountain Hills Court to the perpetual use of the public.

IN WITNESS WHEREOF the undersigned owners has caused these presents to be signed this **16th** day of **December** 2016.

Morris Realty of Orlando, LLC, A Florida Limited Liability Company

By: *Thomas E. Morris*
THOMAS E. MORRIS, MANAGING PARTNER

Witness

Witness

STATE OF Florida COUNTY OF Orange

THIS IS TO CERTIFY, that on **December 16th 2016** before me the individuals duly authorized to take acknowledgments in the State and County aforesaid, personally appeared THOMAS E. MORRIS, and is known to me or have produced the following identification **Florida ID and License** and he did/did not take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such individual thereunto duly authorized; and that said Dedication is the acts and deeds of said individual.

NOTARY PUBLIC

Printed Name

Jan 16, 2019
My Commission Expires

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on **December 13 2016** the foregoing plat was approved by the Board of County Commissioners for Seminole County, Florida

Johnathan
CHAIRMAN OF THE BOARD

Printed Name

Wayne R. Ross
CLERK OF THE BOARD

Printed Name

COUNTY SURVEYOR'S CERTIFICATE

I have reviewed this plat and find it to be in conformity with Chapter 177, Florida Statutes.

Gary A. Leise
Gary A. Leise, P.L.S.
Florida Registration Number 4723
County Surveyor for Seminole County, Florida

Date

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the Foregoing plat and find that it complies with all the requirements of Chapter 177, Florida Statutes, and was filed for record on **December 27, 2016** at **1:43pm** File No. **2016133533**

CLERK OF THE COURT
in and for Seminole County, Florida

Maryanne Moore
M.C.

SHANNON SURVEYING, INC.
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SECTION 26, TOWNSHIP 21 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT BOOK **81** PAGE **26**

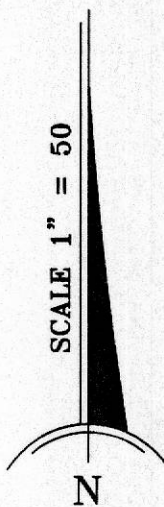
SEMINOLE COUNTY G.P.S.
NUMBER 0179 / DODD
N 1568259.7100
E 566487.6260

SEMINOLE COUNTY G.P.S.
NUMBER 0178 / TEX
N 1568276.0160
E 569263.1880

NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 30 EAST

POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE NORTHEAST 1/4
OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 26, TOWNSHIP 21 SOUTH, RANGE 30 EAST

POINT OF BEGINNING



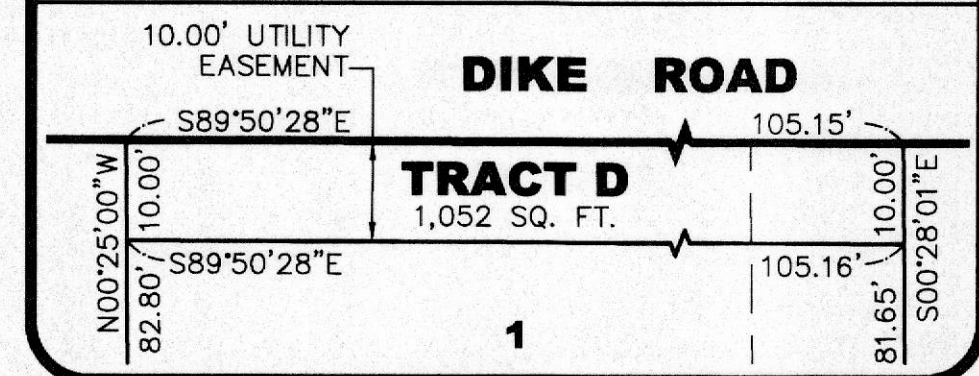
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

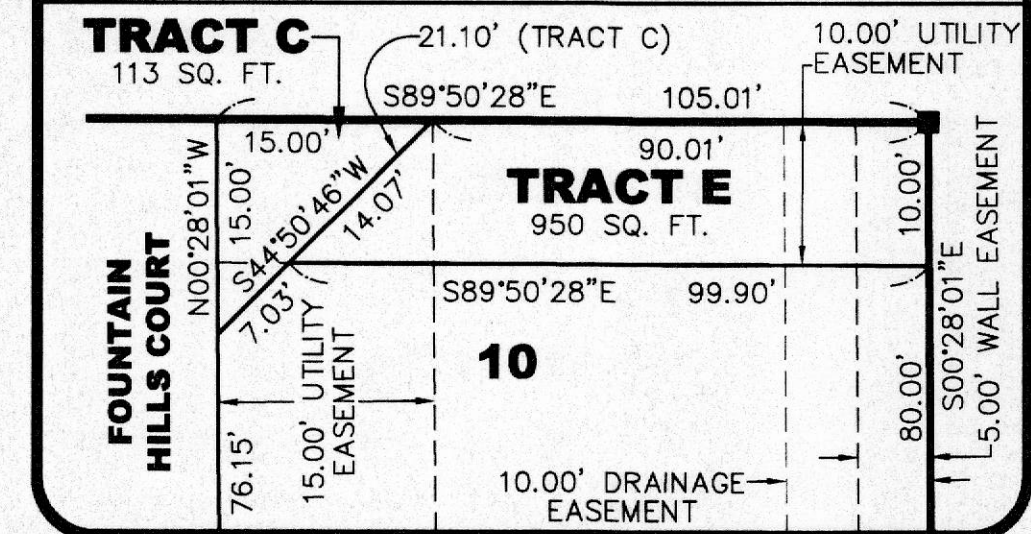
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DETAIL A NOT TO SCALE



DETAIL B NOT TO SCALE



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C1	25.00'	78°27'47"	34.24'	N38°45'52"E	31.62'
C2	55.00'	258°27'47"	248.11'	S51°14'08"E	85.21'
C3	55.00'	200°42'54"	192.67'	S22°21'41"E	108.21'
C4	55.00'	56°03'50"	53.82'	N29°14'57"E	51.70'
C5	55.00'	1°41'03"	1.62'	N00°22'30"E	1.62'

