SHEET 1 OF 2

S

Charles R. Defo Charles Rob De 2269 Mullet Lak

SAND HILL FARM OF GENEVA

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE

NORTHWEST & OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 32 EAST.

2. THE STATE PLANE COORDINATE VALUES SHOWN HEREON ARE BASED UPON FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983

3. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND MILL, 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. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL 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 INTERFER WITH THE FACILITES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR ANY OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IS 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.

5. THE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO THE INDIVIDUAL OWNERS OF LOTS 1 AND 2 AND OWNED AND MAINTAINED BY SAID OWNERS.

6. THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO THE PUBLIC. THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE PURPOSE OF SAID EASEMENTS ARE AS FOLLOWS:INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, SANITARY SEWERS, WATER WAINS, POWER LINES, TELEPHONE LINES, AND CABLE LINES FOR THE EXPRESSED USE OF SERVICING SAID LOTS 1 AND 2.

7. 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.

8. "NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

(SEMINOLE COUNTY LAND DEVELOPMENT CODE, SECTION 35.44 (F)(3)

9. TRACT 'A' IS DEDICATED TO SEMINOLE COUNTY AS ADDITIONAL R/W FOR NORTH COUNTY ROAD 426.

SURVEYORS NOTES:

(2011).

A TRACT OF LAND LYING IN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

THE NORTH 417.45 FEET OF THE WEST 620.40 FEET OF THE SOUTH OF THE NORTHWEST # OF SECTION 27, TOWNSHIP 2D SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA.

AND ALSO

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST & OF THE NORTHWEST & OF SECTION 27, TOWNSHIP 20 SOUTH, RANCE 32 EAST, THENCE RUN NORTH, 722,04 FEET (10.94 CHAINS); THENCE EAST, 520,40 FEET (3.4 CHAINS); THENCE SOUTH, 722,04 FEET (10.94 CHAINS); THENCE WEST, 620.40 FEET (9.4 CHAINS) TO THE THENCE RUN THENCE WEST, 620.40 FEET (9.4 CHAINS) TO THE POINT OF BEGINNING.

LESS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 426 WITH THE SOUTHERLY LINE OF THE LINE OF COUNTY ROAD 426 WITH THE SOUTHERLY LINE OF THE NORTHWEST 1 OF THE NORTHWEST 1 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 32 EAST, THENCE RUN NORTH, ALONG SAID EASTERLY RICHT-OF-WAY LINE, 100 FEET; THENCE EAST, 150 FEET; THENCE SOUTH, 1D0 FEET PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 426; THENCE WEST, 150 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST # OF THE NORTHWEST & OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 32 EAST; THENCE RUN N 89 DEGREES 33' 54" E, ALONG THE SOUTH EAST; THENCE RUN N 89 DEGREES 33' 54" E, ALONG THE SOUTH LINE OF THE NORTH 1 OF THE NORTHWEST 1 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 32 EAST, A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAD LINE, RUN N 00 DEGREES 00' 00" E. ALONG SAD EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 426, A DISTANCE OF 495.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY N 00 DEGREES 30' 00" E, A DISTANCE OF 227.00 FEET; THENCE RUN N 89 DEGREES 30' 54" E, ALONG THE NORTH LINE OF THE SOUTH 10.94 CHAINS OF THE NORTHWERE 1 OF THE NORTWERE 1 OF SAUG CHAINS OF THE NORTHWERE 1 OF THE NORTWERE 1 OF SAUG CHAINS OF THE NORTHWEST ‡ OF THE NORTHWEST ‡ OF SAID SECTION 27, A DISTANCE OF 246.00 FEET, THENCE DEPARTING SAID LINE, RUN S 00 DEGREES 00'00" W, A DISTANCE OF 227.00 FEET, THENCE RUN S 89 DEGREES 33'54" W, A DISTANCE OF 246.00 FEET TO THE POINT OF BEGINNING

RIGHT-OF-WAY FOR CR 426.

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST & OF THE NORTHWEST 1 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N 88 DEGREES 51' 23" E, ALONG THE SOUTH LINE OF SAID NORTHWEST 1 OF THE NORTHWEST 1 OF SAID SECTION 27, 25,00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 426 AND THE POINT OF BEGINNING, THENCE CONTINUE N 88 DEGREES 51' 32" E, POINT OF BEGINNING, THENCE CONTINUE N BB DEGREES 51 32 E, ALONG SAID SOUTH LINE, 150.00 FEET, THENCE N 00 DEGREES 49 38" W, 100.00 FEET, THENCE S BB DEGREES 51' 32" W, 125.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE FOR COUNTY ROAD 426; THENCE N 00 DEGREES 49' 38" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 395.04 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N BB DEGREES 51' 32" E, 221.00 FEET; THENCE N 00 DEGREES 49' 32" W, 227.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 10.94 CHAINS OF THE NORTHWEST & OF NORTH LINE OF THE SOUTH 10.94 CHAINS OF THE NORTHWEST & OF THE NORTHWEST & OF SAID SECTION 27; THENORE N 88 DEGREES 51' 32" E, ALONG SAID NORTH LINE, 349:40 FEET, THENCE LEAVING SAID LINE RUN S 00 DEGREES 49' 38' E, 722.04 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST & OF THE NORTHWEST & THENCE S 00 DEGREES 49' 38' E, 417.45 FEET; THENCE S 88 DEGREES 51' 32" W, 595.40 FEET TO A POINT ON THE EASTRLY RIGHT-OF-WAY LINE OF COUNTY ROAD 426; THENCE N DD DEGREES 49' 38" W, ALONG SAID RIGHT-OF-WAY LINE, 417.45 FEET TO THE POINT OF BEGINNING.

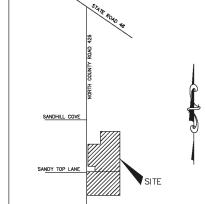
CONTAINING 13.72 ACRES MORE OR LESS.

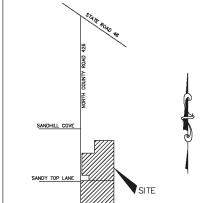
LEGEND:

- DENOTES 4"X4" CONCRETE MONUMENT "P.R.M. LS 4189"
- P.O.B. DENOTES POINT OF BEGINNING
- R/W DENOTES RIGHT OF WAY
- P.O.C. DENOTES POINT OF COMMENCEMENT

CHARLES ROB DEFOOR PROFESSIONAL LAND SURVEYOR P.L.S. #4189 I FT I AKE PARK ROAD GENEVA FLA 39782 / 4881 880.0811 WWW

STATE ROAD TO SANDHILL COVE SANDY TOP LANE BRIAR PATCH LANE VICINITY MAP (1" = 1000")

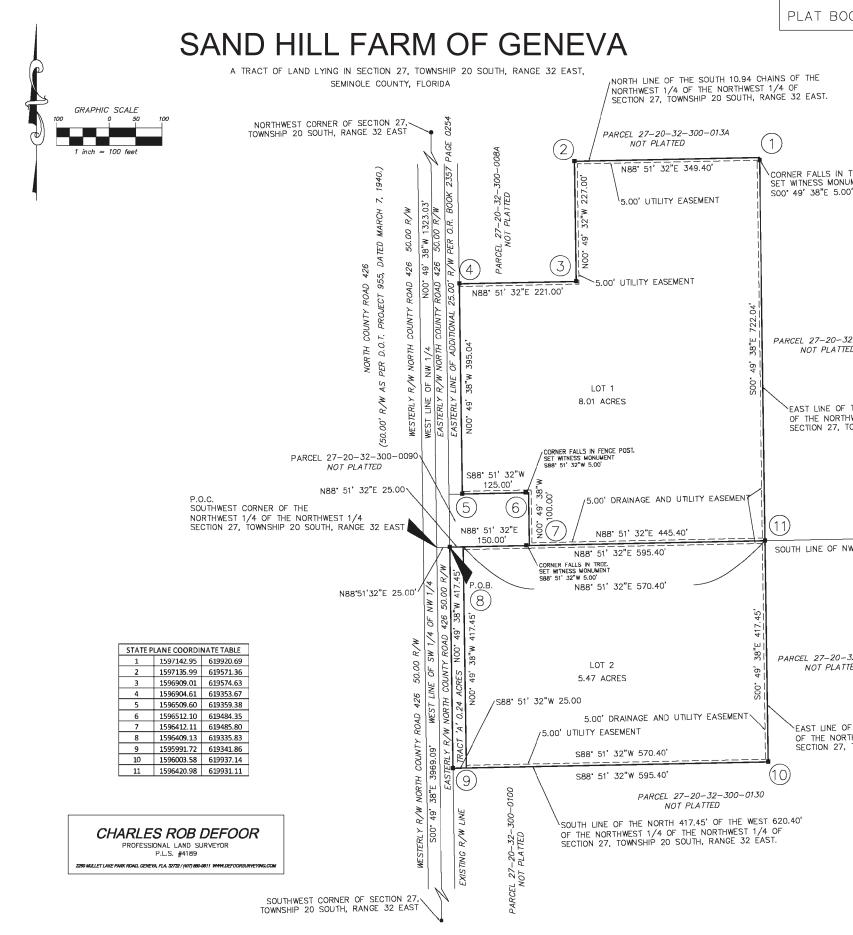




AND ASLO LESS:

ALL OF THE ABOVE MORE FULLY DESCRIBED AS FOLLOWS:

]
PLA	T BOOK PAGE
	SAND HILL FARM OF GENEVA DEDICATION
in Ion Ro Dro eas	OW ALL BY THESE PRESENTS. That Dr. David A. Jaurdenois the dersigned, being the owner in fee simple of the lands described the foregoing caption to this plat, do hereby dedicate said ds and plat for the use and purposes therein expressed and licates Tract X' as additional Right-On-Way for North County ad 426 to the public and Seminole County and dedicates the inoge easements to the individual owners of lats 1 and 2, said sements to be owned and maintained by soid owners. Utility sements to be owned and maintained by soid owners. Itility ities are to be owned and maintained by the utility provider.
IN WIT otteste By ,	INESS THEREOF, has caused these presents to be signed and ad to or witnessed thisday of, 202
Attest	Printed name
Signed By:	Printed name in the presence of:
By:	Printed nome
Dr. Do	Printed name: OFCOUNTY OFTHIS IS TO CERTIFY. nbefore me, an officer duly outhorized to take redgements in the State and County aforesaid, personally appeared vid A. Jourdenais who is personally known to me or has produced lowing identification
IN WIT. dote	NESS WHEREOF, I have hereto set my hand and seel on the above
NOTAR My Col	Y PUBLIC
	CERTIFICATE OF PREPARING SURVEYOR
This plat with oll	was prepared under my direction and supervision. This plot complies the survey requirements of Chapter 177, Florida Statutes.
Surveyor	's Signature Date
Charles	R. Defoor LS 4189 Rob Defoor and Associates illet Lake Park Rood, Geneva, FL 32732
l have ro Chapter	CERTIFICATE OF REVIEWING SURVEYOR eviewed the Plat and find it to be in substantial conformity with 177 Part 1, Florido Statutes.
Raymono Seminole	Dated: I F. Phillips License No. LS7015 County Surveyor
	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 Baard
	Attest:Clerk of the Board
	By: D.C.
<u>(</u>	CERTIFICATE OF CLERK OF CIRCUIT COURT I HEREBY CERTIFY That I have examined the forgoing 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.



00K	PAGE
SHEET 2 (DF 2
N TREE. NUMENT	
00'	
-32–300–013A TTED	
OF THE WEST 620.40	NORTHWEST 1/4 OF
TOWNSHIP 20 SOUT	NORTHWEST 1/4 OF H, RANGE 32 EAST.
NW 1/4	
0–32–300–0130 ATTED	
OF THE NORTH 417.	45' OF THE WEST 620.40' IE NORTHWEST 1/4 OF ITH, RANGE 32 EAST.
7, 10 m inarii 20 300	