

## SYLVAN ESTATES

SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST SEMINOLE COUNTY, FLORIDA

### Legal Description

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 5.00 FEET THEREOF, AND THE EAST 10.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 33.00 FEET FOR ROAD RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT U, BUCKINGHAM ESTATES, AS RECORDED IN PLAT BOOK 59, PAGES 80 THROUGH 83, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 89°56'40" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH SYLVAN LAKE DRIVE, 334.62 FEET, TO A POINT ON THE EAST LINE OF LAKE SYLVAN OAKS, AS RECORDED IN PLAT BOOK 80, PAGES 86 THROUGH 87, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 1.32 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LAKE SYLVAN OAKS; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH SYLVAN LAKE DRIVE, RUN SOUTH 00°13'52" WEST, ALONG THE WEST LINE OF SAID LAKE SYLVAN OAKS, ALSO BEING THE WEST LINE OF THE EAST 5.00' OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, 622.03 FEET, TO THE SOUTHWEST CORNER OF SAID LAKE SYLVAN OAKS; THENCE DEPARTING THE WEST LINE OF SAID LAKE SYLVAN OAKS, RUN SOUTH 89°51'57" WEST, ALONG THE NORTH LINE OF SAID BUCKINGHAM ESTATES, 334.08 FEET, TO THE SOUTHEAST CORNER OF LOT 82, SAID BUCKINGHAM ESTATES; THENCE DEPARTING THE NORTH LINE OF SAID BUCKINGHAM ESTATES, RUN NORTH 00°10'52" EAST, ALONG THE EAST LINE OF SAID BUCKINGHAM ESTATES, 623.14 FEET, TO THE POINT OF BEGINNING.

CONTAINING 208,162 SQUARE FEET OR 4.8 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF BUCKINGHAM ESTATES, BEING NORTH 00°10'52" EAST, AS ESTABLISHED BY THE RECORDED PLAT'S STATE PLANE COORDINATES, AS RECORDED IN PLAT BOOK 59, PAGES 80 THROUGH 83, PUBLIC RECORDS OF

TRACT B-1 (OPEN SPACE, WALL AND LANDSCAPE BUFFER) IS HEREBY DEDICATED TO THE SYLVAN ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSES OF OPEN SPACE, LANDSCAPING AND STORMWATER RETENTION. TRACT B-1 (OPEN SPACE, WALL AND LANDSCAPE BUFFER) SHALL BE OWNED AND MAINTAINED BY THE SYLVAN ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.

6. THE WALL AND LANDSCAPE EASEMENT SHOWN ON LOTS 1 AND 12 IS HEREBY DEDICATED TO THE SYLVAN ESTATES COMMUNITY

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 CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS

9. 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

10. FIVE (5) FOOT WIDE SIDE YARD DRAINAGE EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS: POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONING UNITS SHALL NOT BE WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED 12 MINIMUM AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.

Description, dedication, and notes	
ary information and geometry and	
I tract geometry	

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.

CERTIFICATE OF CLERK (	OF CIRCUIT COURT
HEREBY CERTIFY that I have examined the For	egoing plat and find that it complies with
I the requirements of Chapter 177 Part 1, Florida	Statutes, and was filed for record on
File No	
lerk of the Circuit Court in and for Seminole Cour	-
nave reviewed the Plat and find it to be in substan	ntial conformity with Chapter 177 Part 1,
aymond F. Phillips, LS #7015	Date
eminole County Surveyor	
OUALIFICATION STATEMENT OF	SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That 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 the City of Sanford, Seminole County, Florida.

Dated:

PSM 6637

Surveyor's Registration Number

L.B. 7623 Legal Entity's Certificate of

Authorization Number

 Signed:
Patrick K. Ireland
Ireland & Associates Surveying
800 Currency Circle Suite 1020
Lake Mary, Florida 32746

# PLAT BOOK:

SHEET 1 OF 2

KNOW ALL BY THESE PRESENTS, J.E.S. Consulting Property 5, L.L.C., a Florida Limited Liability Company ("Owner"), being the owner in fee simple of the lands described in the foregoing caption to this plat, without dedicating said lands and plat to the public or for any public use or benefit whatsoever, except as expressly stated herein, hereby dedicates said lands and plat for the uses and purposes herein expressed.

Tract ROW-1 (Private Roadway), Tract SMA-1 (Stormwater), and Tract B-1 (Open Space, Wall and Landscape Buffer) shall be owned by Sylvan Estates Community Homeowner Association, Inc., a Florida not-for-profit corporation ("Association"). The private roadway within Tract ROW-1 shall be owned and maintained by the Association. Said Private Roadway is not required for Seminole County use and is private. A Non-exclusive, perpetual easement for pedestrian and vehicular ingress, egress, and passage over and upon such road and its associated sidewalks is granted by this plat to the owners of all lots shown hereon and their respective tenants, guests, and invitees, and to all private entities and public agencies providing mail, utility, fire, protection, law enforcement, emergency medical, and other governmental services, including the United States Postal Service and Seminole

The Utility Easements described and shown hereon are to be dedicated to Seminole County. The utilities are to be owned and maintained by the utility provider. The purpose of the utility easements shown are as follows: Installation and maintenance of, but not limited to, sanitary sewers, water mains, power lines, telephone lines, and cablevision lines. There is to be a Drainage Easement over all of Tract B-1 (Open Space, Wall

Association.

The lands designated on this plat as Tract ROW-1 (Private Roadway) and Tract B-1 (Open Space, Wall and Landscape Buffer) are not required for public use and, accordingly, such tracts are not and will not become part of Seminole County public road system or stormwater management / drainage system. The owner does hereby grant to Seminole County the non-exclusive and

perpetual right of ingress egress over and across all of the private streets shown and does hereby grant to the present and future owners of adjacent lands and their guest, invitees and domestic help, and to delivery, pickup and fire protection services, police, authorities of the united states postal service mail carriers, representatives of utilities authorized by the owner, holders of mortgage liens on such lands, the non-exclusive and perpetual right of ingress egress over and across said streets and 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.

The drainage easements shown are dedicated to and owned and maintained by the 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 Seminole County to enter upon the subject property and take any action to repair or maintain the

private drainage & storm-water system. A non-exclusive easement over, under, upon, through and across Tract ROW-1 (Private Roadway) and all utility easements shown on this plat is hereby dedicated to and for use by all public utility providers including cable service providers for the purpose of constructing, maintaining, repairing and replacing their respective utility facilities which service the lands encompassed by this plat.

Ву \_\_\_

Print Name:

Its:

Vitness

Witness

STATE OF FLORIDA

COUNTY OF SEMINOLE

I WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

OTARY PUBLIC

ly Commission Expires \_

THIS IS TO CERTIFY, that on \_ foregoing plat was approved by Community Development Director of Sanford, Florida

Printed Name

PAGE:

# SYLVAN ESTATES

## **DEDICATION**

and Landscape Buffer) and Tract SMA-1 (Stormwater), and is to be dedicated to the

IN WITNESS THEREOF, has caused these presents to be signed and attached to the individuals named below on this \_\_\_\_ day of \_\_\_\_ 2023

The foregoing instrument was acknowledged before me by means of  $\Box$  physical

presence or 
orea online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ \_, 2023,

#### **CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

Chairman of the Board

Clerk of the Board

Printed Name

