

CADENCE PARK TWO

SHEET 1 OF 3

PLAT BOOK _____ PAGE _____

A REPLAT OF TRACT I AND A PORTION OF TRACT J, CADENCE PARK, PLAT BOOK 85, PAGE 42 THROUGH 48 AND UNPLATTED LANDS LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING NORTH OF SEABOARD COASTLINE RAILROAD, INCLUDING TRACT I AND A PORTION OF TRACT J, CADENCE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 42 THROUGH 48, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE RUN NORTH 00° 11' 53" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SUNNYSIDE AVENUE, MIDWAY PARK SECTION 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 96 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 546.21 FEET TO THE SOUTHWEST CORNER OF SAID CADENCE PARK; THENCE RUN ALONG THE SOUTHERLY LINE OF TRACK K AND LOTS 25 THROUGH 41 OF AFORESAID CADENCE PARK NORTH 89° 43' 59" EAST, A DISTANCE OF 886.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONTEREY CYPRESS TRAIL (PRIVATE RIGHT-OF-WAY) OF SAID CADENCE PARK, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 52° 12' 45" WITH A CHORD BEARING OF SOUTH 47° 17' 02" WEST, AND A CHORD DISTANCE OF 22.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 53.00 FEET AND A CENTRAL ANGLE OF 163° 33' 43" WITH A CHORD BEARING OF SOUTH 08° 23' 27" EAST, AND A CHORD DISTANCE OF 104.91 FEET; THENCE CONTINUING SOUTHWESTERLY AND SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 151.30 FEET TO THE POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 40° 38' 17" WITH A CHORD BEARING OF SOUTH 86° 06' 33" WEST, AND A CHORD DISTANCE OF 17.36 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.73 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 45° 55' 39" WEST ALONG SAID WEST LINE, A DISTANCE OF 18.84 FEET; THENCE NORTH 89° 43' 59" EAST, A DISTANCE OF 37.26 FEET; THENCE RUN SOUTH 47° 21' 59" EAST, A DISTANCE OF 44.07 FEET TO A POINT ON THE SOUTH LINE OF TRACT J OF AFORESAID CADENCE PARK; THENCE RUN NORTH 89° 43' 59" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 97.10 FEET; THENCE RUN SOUTH 00° 16' 10" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 395.82 FEET; THENCE RUN SOUTH 00° 23' 10" EAST, A DISTANCE OF 374.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 64° 32' 45" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 785.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5802.35 FEET AND A CENTRAL ANGLE OF 03° 20' 59" WITH A CHORD BEARING OF SOUTH 65° 57' 35" WEST, AND A CHORD DISTANCE OF 339.18 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 339.23 FEET TO A POINT ON A NON-TANGENT LINE, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 23; THENCE RUN NORTH 00° 25' 52" WEST ALONG SAID WEST LINE, A DISTANCE OF 846.20 FEET TO THE **POINT OF BEGINNING**.

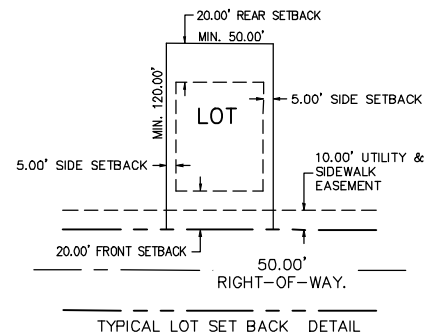
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 27.05 ACRES MORE OR LESS.

LEGEND & ABBREVIATIONS

⊕	CENTERLINE	■	SET 4"x4" CONCRETE MONUMENT LB#6723 PRM
P.R.C.	POINT OF REVERSE CURVATURE	↔	CHANGE IN DIRECTION
SJRWMD	SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT	⊙	A SET 1/2" IRON ROD & CAP OR NAIL & DISK PSM #6723 PERMANENT CONTROL POINT
P.C.C.	POINT OF COMPOUND CURVATURE	□	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
P.C.	POINT OF CURVATURE	⚠	DENOTES PRM STATE PLANE COORDINATE TABLE NUMBER
P.T.	POINT OF TANGENCY		
P.I.	POINT OF INTERSECTION		
(N.R.)	NON-RADIAL		
U.E.	UTILITY EASEMENT		
LB	LICENSED BUSINESS		
O.R.B.	OFFICIAL RECORDS BOOK		
N.T.	NON-TANGENT		
LS	LICENSED SURVEYOR		
CCR #	CERTIFIED CORNER RECORD NUMBER		
R/W	RIGHT-OF-WAY		
ESMT	EASEMENT		
R	RADIUS		
CB	CHORD BEARING		
C	CHORD DISTANCE		
Δ	DELTA		
L	LENGTH		
PB	PLAT BOOK		
PG(S)	PAGE		
R.P.	RADIUS POINT		
ID	IDENTIFICATION		
ELY	EASTERLY		
PRM	PERMANENT REFERENCE MONUMENT		
PSM	PROFESSIONAL SURVEYOR & MAPPER		
D.B.	DEED BOOK		

SURVEYOR'S NOTES:

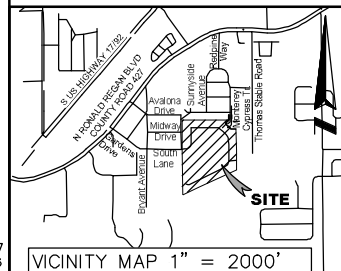
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23-20-30 BEING NORTH 00°11'53" WEST.
- IN ACCORDANCE WITH CHAPTER 177.091 F.S., ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENT 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, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- PER FLORIDA STATUTES CHAPTER 177.091(9), LOT CORNERS MUST BE SET BEFORE THE TRANSFER OF ANY LOT.
- 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 STATE PLANE COORDINATE VALUES SHOWN HEREON ARE BASED UPON FLORIDA EAST ZONE, NAD83 AND ARE FOR GIS PURPOSES, AND NOT TO BE USED TO RECREATE THE BOUNDARY OF SAID PLAT.
- THE PLAT AND THE LANDS SHOWN HEREIN ARE SUBJECT TO THE COMMUNITY DECLARATION FOR CADENCE PARK AS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO (THE DECLARATION). ALL PERSONS HAVING ANY INTEREST IN THE LANDS DESCRIBED IN THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CADENCE PARK HOMEOWNERS ASSOCIATION, (THE ASSOCIATION) INCLUDING ANY SUPPLEMENTS AND/OR AMENDMENT THERETO.
- THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO SEMINOLE COUNTY AND THE PUBLIC UTILITY PROVIDERS; 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.
- THE WALL EASEMENTS AND FENCE EASEMENTS SHOWN HEREON, SHALL BE DEDICATED TO THE ASSOCIATION AND MAINTAINED AS DEFINED IN THE DECLARATION.
- AN EMERGENCY ACCESS EASEMENT OVER TO THE PRIVATE DRAINAGE AND STORMWATER SYSTEM 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 OR RESPONSIBILITY OR LIABILITY UPON THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE AND STORMWATER SYSTEM.
- UNLESS NOTED OR SHOWN OTHERWISE A PRIVATE FIVE (5.00) FOOT WIDE SIDE AND REAR YARD DRAINAGE EASEMENT ON ALL LOTS IS HEREBY DEDICATED TO THE ASSOCIATION; POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN (3) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
- TRACT E (POND), SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT F (RIGHT-OF-WAY), SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT L (LIFT STATION) SHALL BE OWNED AND MAINTAINED BY SEMINOLE COUNTY, FLORIDA.
- A UTILITY EASEMENT OVER TRACT F (PRIVATE ROADWAY) IS GRANTED TO ALL PUBLIC UTILITY PROVIDERS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING THEIR RESPECTIVE UTILITY FACILITIES WHICH SERVICE THE LAND ENCOMPASSED BY THIS PLAT.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. AN EMERGENCY ACCESS EASEMENT ON ALL PRIVATE 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 EASEMENT.
- TRACT M (WETLAND/CONSERVATION), AND TRACTS N AND O (UPLAND BUFFER) ARE COMMON AREAS AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.



SHEET INDEX
 SHEET 1 - LEGAL DESCRIPTION, DEDICATION, TRACT DESCRIPTIONS, SURVEYOR'S NOTES & LEGEND
 SHEET 2 & 3 - BOUNDARY INFORMATION, LOT AND TRACT GEOMETRY



SURVEYING • MAPPING
 GEOSPATIAL SERVICES
 www.allen-company.com
 16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 654-5355 LB #6723



QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION. THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

SURVEYOR'S NAME: JAMES L. RICKMAN DATE: _____
 REGISTRATION NUMBER: 5633
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NUMBER OF LEGAL ENTITY : 6723
 ALLEN & COMPANY, INC.
 16 EAST PLANT STREET, WINTER GARDEN, FLORIDA 34787

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.

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.
 NAME: AMY LOCKHART CHAIRMAN OF BOARD
 NAME: GRANT MALOY CLERK OF THE BOARD

CERTIFICATE OF CLERK OF CIRCUIT 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 ON _____ 2022, FILE NO. _____

CLERK OF THE CIRCUIT COURT, GRANT MALOY
 IN AND FOR SEMINOLE COUNTY, FLORIDA.

COUNTY SURVEYOR CERTIFICATE
 I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN SUBSTANTIAL CONFORMITY WITH CHAPTER 177 PART 1, FLORIDA STATUTES.

RAYMOND F. PHILLIPS, LICENSE NO. LS 7015
 SEMINOLE COUNTY SURVEYOR

CADENCE PARK TWO DEDICATION

THIS IS TO CERTIFY THAT THAT M/I HOMES OF ORLANDO, LLC., A FLORIDA LIMITED LIABILITY COMPANY AND CADENCE PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-PROFIT CORPORATION HEREAFTER REFERRED TO AS "OWNERS" ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT. I HEREBY DEDICATES THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES HEREIN.

TRACT A (LANDSCAPE BUFFER/OPEN SPACE), TRACT B (WALL/LANDSCAPE BUFFER/UTILITY EASEMENT), TRACT E (STORMWATER), TRACT H (STORMWATER/UTILITY EASEMENT), TRACT I (OPEN SPACE), TRACT F (PRIVATE ROADWAY), TRACT G (WALL/DRAINAGE/OPEN SPACE), TRACT M (WETLAND/CONSERVATION), TRACT N (UPLAND BUFFER) AND TRACT O (UPLAND BUFFER) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

TRACT D (RIGHT-OF-WAY DEDICATION), FOR ADDITIONAL RIGHT-OF-WAY OF SUNNYSIDE AVENUE, IS DEDICATED SEMINOLE COUNTY, FLORIDA

TRACT L (LIFT STATION) IS DEDICATED TO SEMINOLE COUNTY, FLORIDA.

A CONSERVATION EASEMENT OVER ALL TRACT M (WETLAND/CONSERVATION), AND TRACTS N AND O (UPLAND BUFFERS), IS HEREBY DEDICATED TO SEMINOLE COUNTY, FLORIDA. THE EASEMENT IS TO BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE REMOVAL OF VEGETATION WITHIN THE EASEMENT IS PROHIBITED UNLESS APPROVAL FROM SEMINOLE COUNTY IS GRANTED TO REMOVE DEAD OR DAMAGED VEGETATION THAT POSES A HAZARD OR APPROVAL IS GRANTED TO REMOVE EXOTIC OR NUISANCE VEGETATION. ALL DEVELOPMENT RIGHTS WITHIN THE EASEMENT ARE GRANTED TO SEMINOLE COUNTY. NO SOIL, EXCAVATION, FILL OR REMOVAL WITHIN THE EASEMENT SHALL BE PERMITTED. CONSTRUCTION ACTIVITY WITHIN THE EASEMENT SHALL BE LIMITED TO DOCKS OR BOARDWALKS, LIMITED TO 4 FEET IN WIDTH, AND THEIR STRUCTURAL PIERS; AND PERMISSION FROM SEMINOLE COUNTY SHALL BE REQUIRED.

INGRESS/EGRESS ACCESS TO PARCEL 23-20-30-300-030A-0000 (PRAGER PROPERTY) IS HEREBY GRANTED OVER TRACT F (PRIVATE RIGHT-OF-WAY).

THE OWNERS DOES HEREBY GRANT TO SEMINOLE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL OF THE PRIVATE STREETS SHOWN AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF LOTS 96 THROUGH 183 AND THEIR GUEST, INVITEES AND DOMESTIC HELP, AND TO DELIVERY, PICK UP 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 AND EGRESS OVER AND ACROSS SAID STREETS AND EASEMENTS. THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO SEMINOLE COUNTY AND PUBLIC UTILITY PROVIDERS. 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 CABLE LINES. 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 PLOT.

HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON ANY GOVERNING BODY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ASSUMED BY THE GOVERNING BODY.

IN WITNESS WHEREOF, THE UNDERSIGNED M/I HOMES OF ORLANDO, LLC., A FLORIDA LIMITED LIABILITY COMPANY, THAT HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2022.

BY: M/I HOMES OF ORLANDO, LLC.

PRINTED NAME : BRENT BARTHOLOMEW
TITLE: VICE PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF: _____

PRINTED NAME OF WITNESS: _____

PRINTED NAME OF WITNESS: _____

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY, THAT ON THIS DAY, BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION THIS _____ DAY OF 2022 BY BRENT BARTHOLOMEW, VICE PRESIDENT OF M/I HOMES OF ORLANDO, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS () PERSONALLY KNOWN TO ME OR () PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

IN WITNESS WHEREOF, THE UNDERSIGNED, CADENCE PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 20 _____

BY: CADENCE PARK HOMEOWNERS ASSOCIATION, INC.



SIGNED AND SEALED IN THE PRESENCE OF: _____

PRINTED NAME OF WITNESS: _____

PRINTED NAME OF WITNESS: _____

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY, THAT ON THIS DAY, BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION THIS _____ DAY OF 2022 BY _____ OF CADENCE PARK HOMEOWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE COMPANY, WHO IS () PERSONALLY KNOWN TO ME OR () PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

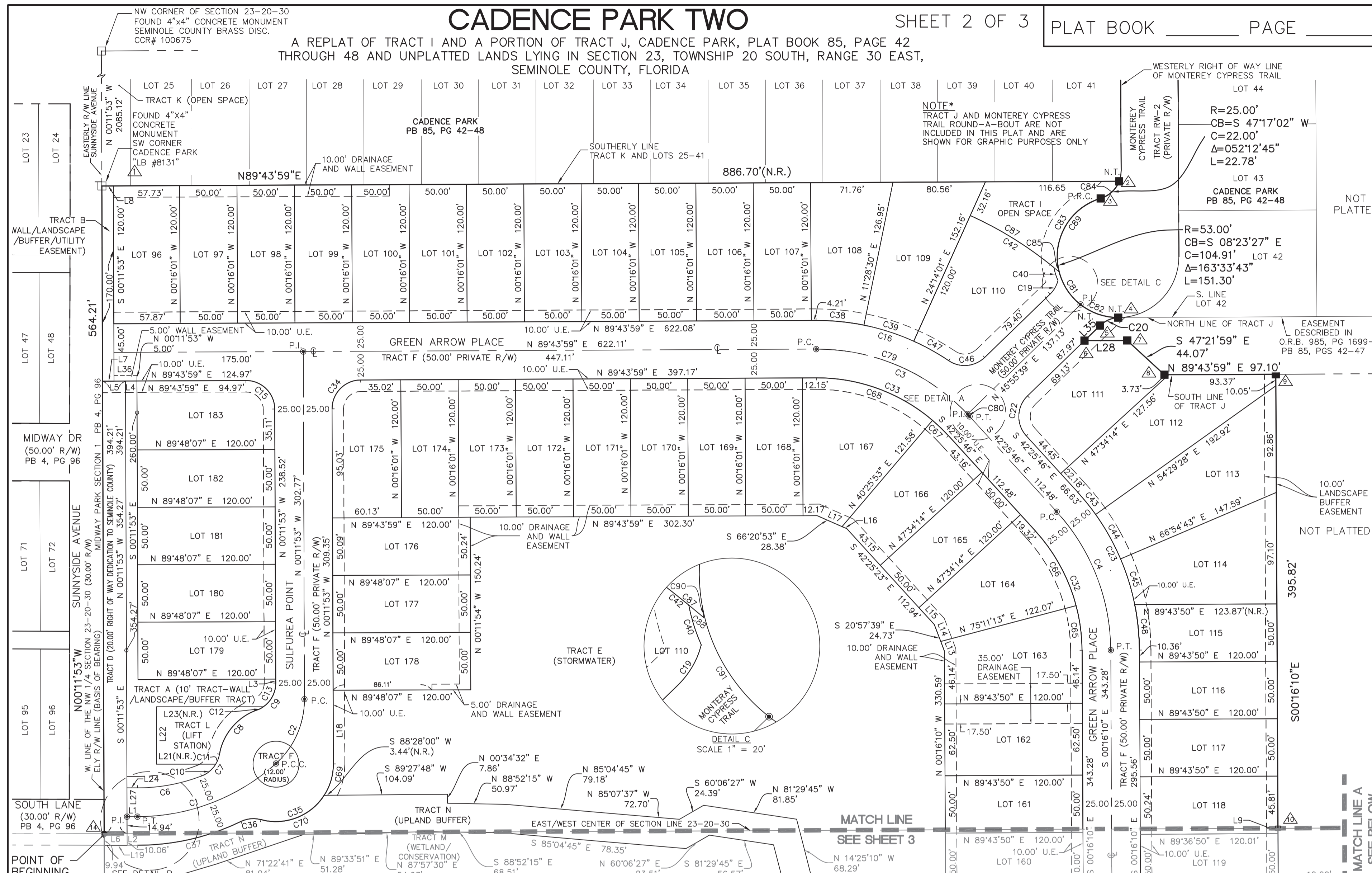
COMMISSION NUMBER _____

CADENCE PARK TWO

SHEET 2 OF 3

PLAT BOOK _____ PAGE _____

A REPLAT OF TRACT I AND A PORTION OF TRACT J, CADENCE PARK, PLAT BOOK 85, PAGE 42 THROUGH 48 AND UNPLATTED LANDS LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

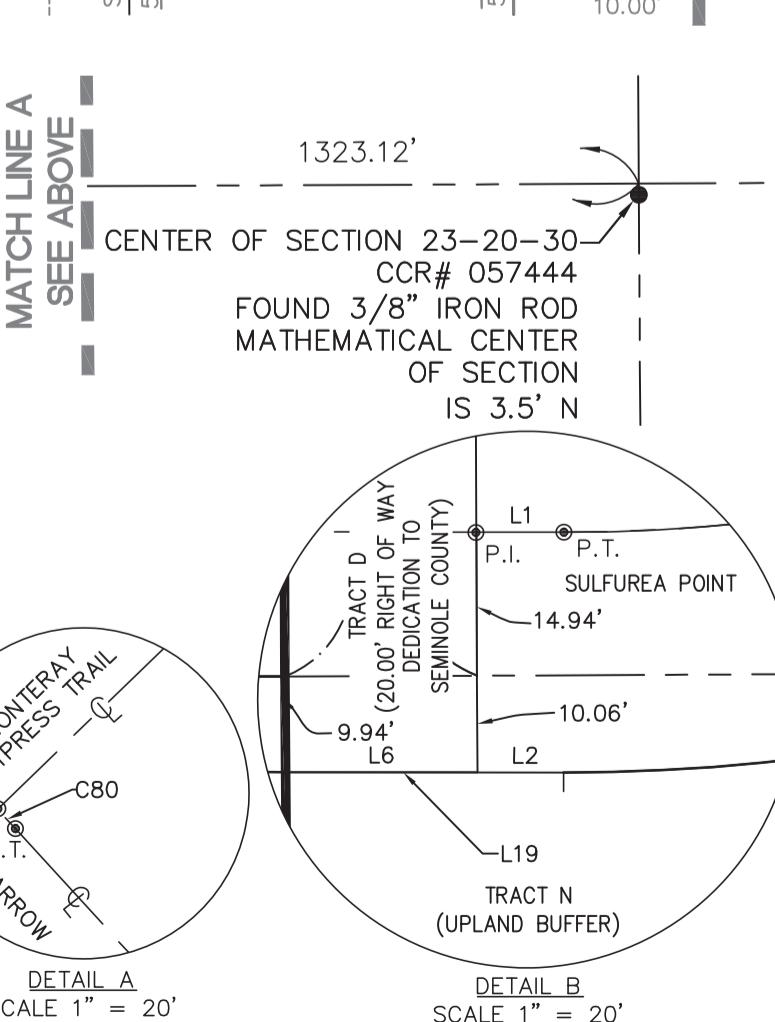


POINT OF BEGINNING
WEST 1/4 CORNER OF SECTION 23-20-30
CCR# 100679
FOUND 4" ROUND CONCRETE MONUMENT
NO ID
N: 1599891.39
E: 560893.95

CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH	CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH	CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	180.00'	N69°02'23"E	129.30'	042°05'47"	132.25'	C36	25.00'	S84°36'48"W	17.59'	041°12'10"	17.98'	C84	25.00'	S47°16'58"W	22.00'	052°12'38"	22.78'
C2	75.00'	N23°53'48"E	61.24'	048°11'23"	63.08'	C38	205.00'	S84°23'46"E	41.94'	011°44'30"	42.01'	C85	25.00'	S06°11'14"E	2.16'	004°56'44"	2.16'
C3	180.00'	S66°20'53"E	145.96'	047°50'15"	150.29'	C39	205.00'	S72°08'45"E	45.56'	012°45'31"	45.65'	C87	325.00'	N57°41'24"W	91.32'	016°09'09"	91.62'
C4	180.00'	S21°20'58"E	129.48'	042°09'35"	132.45'	C40	52.46'	S17°28'36"E	12.14'	013°17'17"	12.17'	C88	325.00'	N50°07'08"W	5.73'	001°00'36"	5.73'
C6	155.00'	N79°32'25"E	56.75'	021°05'42"	57.07'	C42	325.00'	S58°11'42"E	85.64'	015°08'33"	85.89'	C89	53.00'	S30°48'18"W	71.73'	085°10'14"	78.78'
C7	25.00'	N39°29'32"E	24.62'	059°00'05"	25.74'	C43	205.00'	N38°58'09"W	24.75'	006°55'14"	24.76'	C90	25.00'	S06°11'14"E	2.16'	004°56'44"	2.16'
C8	50.00'	N40°09'40"E	50.26'	060°20'21"	52.66'	C44	205.00'	S29°17'54"E	44.35'	012°25'15"	44.44'	C91	53.00'	N31°49'01"W	36.32'	040°04'24"	37.07'
C9	25.00'	N35°03'58"E	28.87'	070°31'44"	30.77'	C45	205.00'	S17°15'11"E	41.68'	011°40'12"	41.75'						
C10	25.00'	N50°10'46"E	16.12'	037°37'36"	16.42'	C46	25.00'	S84°57'32"W	31.49'	078°03'46"	34.06'						
C11	25.00'	N20°40'43"E	9.27'	021°22'29"	9.33'	C47	205.00'	N60°53'17"W	34.87'	009°45'24"	34.91'						
C12	25.00'	N62°57'26"E	6.42'	014°44'49"	6.43'	C48	205.00'	N05°50'37"W	39.83'	011°08'54"	39.89'						
C13	25.00'	N27°41'34"E	23.39'	055°46'54"	24.34'	C65	155.00'	N07°32'29"W	39.24'	014°32'37"	39.34'						
C15	25.00'	N45°13'57"W	35.38'	090°04'07"	39.30'	C66	155.00'	S28°37'16"E	73.99'	027°36'58"	74.71'						
C16	205.00'	S73°08'18"E	120.75'	034°15'26"	122.57'	C67	155.00'	S45°59'56"E	19.30'	007°08'21"	19.31'						
C19	25.00'	S30°14'43"W	13.52'	031°21'52"	13.69'	C68	155.00'	N69°55'04"W	107.80'	040°41'54"	110.10'						
C20	25.00'	S66°06'33"W	17.36'	040°38'17"	17.73'	C69	50.00'	S16°23'44"W	28.56'	033°11'14"	28.96'						
C22	25.00'	S01°44'56"W	34.84'	088°21'23"	38.55'	C70	50.00'	N69°06'07"E	58.94'	072°13'33"	63.03'						
C23	205.00'	S21°20'58"E	147.46'	042°09'35"	150.84'	C79	180.00'	S66°47'00"E	143.45'	046°58'01"	147.55'						
C32	155.00'	S21°20'58"E	111.50'	042°09'35"	114.05'	C80	180.00'	S42°51'53"E	2.73'	000°52'14"	2.73'						
C33	155.00'	N66°20'53"W	125.69'	047°50'15"	129.41'	C81	53.00'	S31°49'21"E	36.33'	040°05'05"	37.08'						
C34	25.00'	S44°46'03"W	35.33'	089°55'53"	39.24'	C82	53.00'	S71°01'06"E	34.78'	038°18'25"	35.43'						
C35	50.00'	N52°30'30"E	79.55'	105°24'46"	91.99'	C83	53.00'	S30°48'13"W	71.73'	085°10'09"	78.78'						

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°54'43"E	9.10'	L16	N66°20'53"W	4.55'
L2	S89°54'35"E	8.94'	L17	N66°20'53"W	23.83'
L3	S00°11'53"E	3.31'	L18	N00°11'53"W	64.23'
L4	N89°44'00"E	10.00'	L19	N89°54'43"E	28.94'
L5	N89°43'59"E	20.00'	L20	N90°00'00"W	51.77'
L6	S89°54'43"E	20.00'	L21	S00°00'00"E	50.00'
L7	N89°43'59"E	10.06'	L22	N90°00'00"W	93.17'
L8	N89°43'59"E	10.00'	L23	S89°54'43"E	9.23'
L9	S00°23'40"E	4.20'	L24	N00°11'53"W	25.00'
L10	N20°57'39"W	8.84'	L25	N89°43'59"E	37.26'
L11	N20°57'39"W	15.89'	L26	S45°55'39"W	18.84'
L12	N42°25'23"W	19.79'	L27	N89°43'59"E	20.00'

STATE PLANE COORDINATE			
POINT NO.	NORTHING	EASTING	
1	1600455.60	560892.00	
2	1600459.73	561778.69	
3	1600444.81	561762.54	
4	1600341.01	561777.74	
5	1600333.98	561761.91	
6	1600320.88	561748.43	
7	1600321.15	561785.63	
8	1600291.30	561818.06	
9	1600291.65	561915.21	
10	1599896.14	561917.07	
11	1599891.39	560893.95	



ALLEN & COMPANY
Founded in 1988

SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com

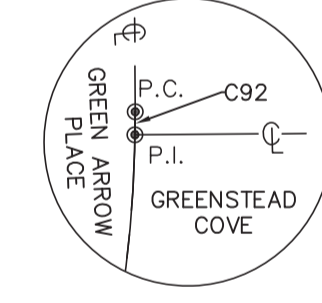
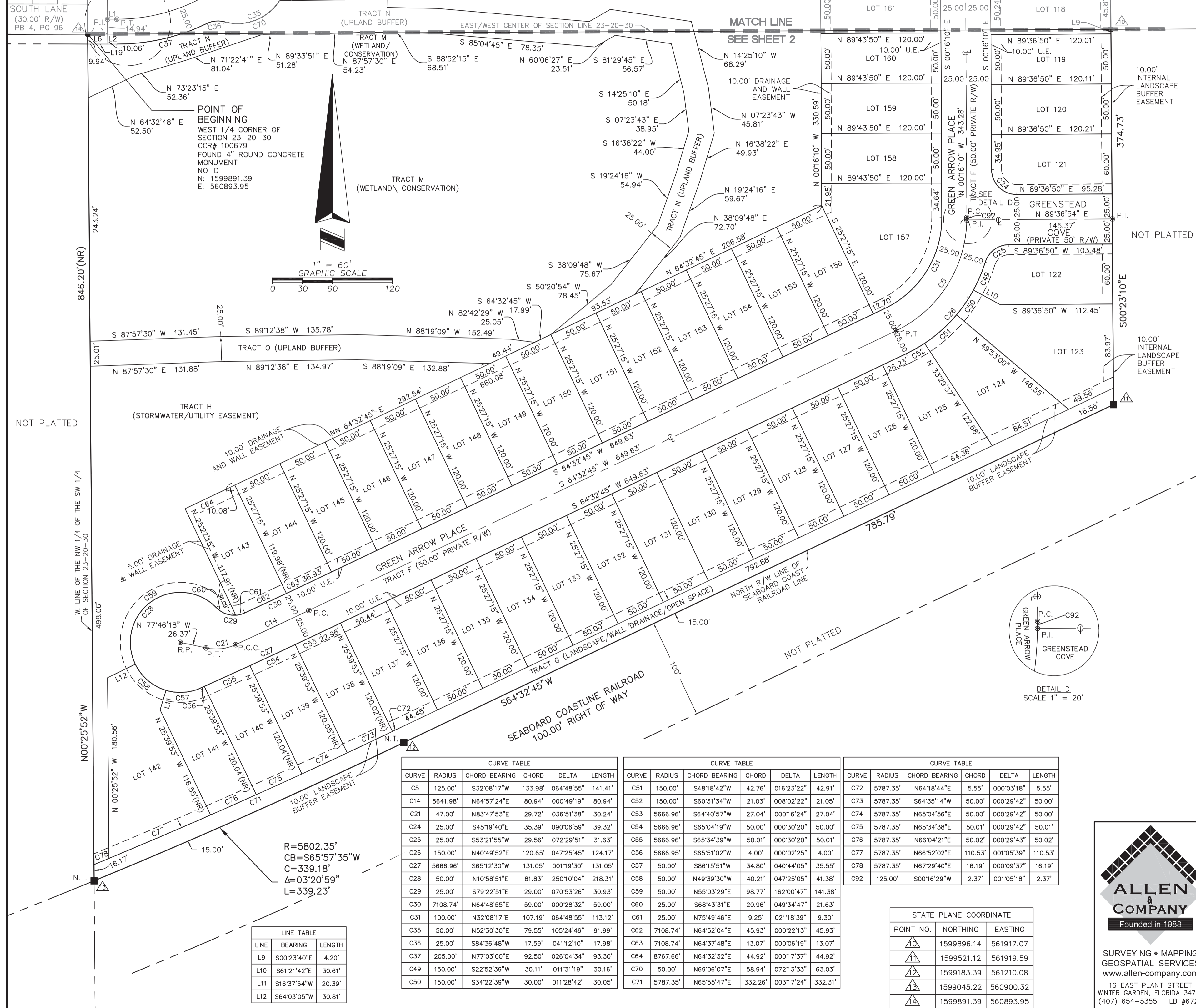
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #6723

CADENCE PARK TWO

SHEET 3 OF 3

PLAT BOOK _____ PAGE _____

A REPLAT OF TRACT I AND A PORTION OF TRACT J, CADENCE PARK, PLAT BOOK 85, PAGE 42 THROUGH 48 AND UNPLATTED LANDS LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA



DETAIL D
SCALE 1" = 20'

R=5802.35'
CB=S65°57'35"W
C=339.18'
Δ=03°20'59"
L=339.23'

LINE	BEARING	LENGTH
L9	S00°23'40"E	4.20'
L10	S61°21'42"E	30.61'
L11	S16°37'54"W	20.39'
L12	S64°03'05"W	30.81'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C5	125.00'	S32°08'17"W	133.98'	064°48'55"	141.41'
C14	5641.98'	N64°57'24"E	80.94'	000°49'19"	80.94'
C21	47.00'	N83°47'53"E	29.72'	036°51'38"	30.24'
C24	25.00'	S45°19'40"E	35.39'	090°06'59"	39.32'
C25	25.00'	S53°21'55"W	29.56'	072°29'51"	31.63'
C26	150.00'	N40°49'52"E	120.65'	047°25'45"	124.17'
C27	5666.96'	S65°12'30"W	131.05'	001°19'30"	131.05'
C28	50.00'	N10°58'51"E	81.83'	250°10'04"	218.31'
C29	25.00'	S79°22'51"E	29.00'	070°53'26"	30.93'
C30	7108.74'	N64°48'55"E	59.00'	000°28'32"	59.00'
C31	100.00'	N32°08'17"E	107.19'	064°48'55"	113.12'
C35	50.00'	N52°30'30"E	79.55'	105°24'46"	91.99'
C36	25.00'	S84°36'48"W	17.59'	041°12'10"	17.98'
C37	205.00'	N77°03'00"E	92.50'	026°04'34"	93.30'
C49	150.00'	S22°52'39"W	30.11'	011°31'19"	30.16'
C50	150.00'	S34°22'39"W	30.00'	011°28'42"	30.05'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C51	150.00'	S48°18'42"W	42.76'	016°23'22"	42.91'
C52	150.00'	S60°31'34"W	21.03'	008°02'22"	21.05'
C53	5666.96'	S64°40'57"W	27.04'	000°16'24"	27.04'
C54	5666.96'	S65°04'19"W	50.00'	000°30'20"	50.00'
C55	5666.96'	S65°34'39"W	50.01'	000°30'20"	50.01'
C56	5666.95'	S65°51'02"W	4.00'	000°02'25"	4.00'
C57	50.00'	S86°15'51"W	34.80'	040°44'05"	35.55'
C58	50.00'	N49°39'30"W	40.21'	047°25'05"	41.38'
C59	50.00'	N55°03'29"E	98.77'	162°00'47"	141.38'
C60	25.00'	S68°43'31"E	20.96'	049°34'47"	21.63'
C61	25.00'	N75°49'46"E	9.25'	021°18'39"	9.30'
C62	7108.74'	N64°52'04"E	45.93'	000°22'13"	45.93'
C63	7108.74'	N64°37'48"E	13.07'	000°06'19"	13.07'
C64	8767.66'	N64°32'32"E	44.92'	000°17'37"	44.92'
C70	50.00'	N69°06'07"E	58.94'	072°13'33"	63.03'
C71	5787.35'	N65°55'47"E	332.26'	003°17'24"	332.31'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C72	5787.35'	N64°18'44"E	5.55'	000°03'18"	5.55'
C73	5787.35'	S64°35'14"W	50.00'	000°29'42"	50.00'
C74	5787.35'	N65°04'56"E	50.00'	000°29'42"	50.00'
C75	5787.35'	N65°34'38"E	50.01'	000°29'42"	50.01'
C76	5787.35'	N66°04'21"E	50.02'	000°29'43"	50.02'
C77	5787.35'	N66°52'02"E	110.53'	001°05'39"	110.53'
C78	5787.35'	N67°29'40"E	16.19'	000°09'37"	16.19'
C92	125.00'	S00°16'29"W	2.37'	001°05'18"	2.37'

STATE PLANE COORDINATE		
POINT NO.	NORTHING	EASTING
△	1599896.14	561917.07
▲	1599521.12	561919.59
△	1599183.39	561210.08
▲	1599045.22	560900.32
△	1599891.39	560893.95

ALLEN & COMPANY
Founded in 1988

SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #6723