

SHEET 1 OF 3 **MAGNOLIA PLANTATION DRIVING RANGE**

A REPLAT OF A PORTION OF TRACT "F-A" AND A PORTION OF TRACT "F-B", MAGNOLIA PLANTATION, AS RECORDED IN PLAT BOOK 55, PAGES 73 THROUGH 93, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A PORTION OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 29 EAST AND A PORTION OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

A PORTION OF TRACT "F-A" AND TRACT "F-B", MAGNOLIA PLANTATION, AS RECORDED IN PLAT BOOK 55, PAGES 73 THROUGH 93, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST CORNER OF TRACT "F-B", MAGNOLIA PLANTATION, AS RECORDED IN PLAT BOOK 55, PAGES 73 THROUGH 93, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SHADOWMOSS CIRCLE AND BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1486.03 FEET, AN INCLUDED ANGLE OF 00°51'21", A CHORD BEARING OF S 41°11'55" W AND A CHORD DISTANCE OF 22.19 FEET, RUN 22.19 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 238.62 FEET, AN INCLUDED ANGLE OF 70°08'32", A CHORD BEARING OF N 02°13'26" E AND A CHORD DISTANCE OF 274.22 FEET, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN 292.12 FEET ALONG THE ARC OF SAID CURVE TO A POINT; THENCE RUN N 35°30'49" W, A DISTANCE OF 203.44 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "F-B"; THENCE ALONG SAID NORTHERLY LINE RUN S 52°49'28" W, A DISTANCE OF 23.40 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN N 36°34'49" W, A DISTANCE OF 388.00 FEET; THENCE RUN N 43°22'15" W, A DISTANCE OF 451.53 FEET; THENCE RUN N 57°26'57" E, A DISTANCE OF 74.44 FEET; THENCE RUN N 32°33'22" W, A DISTANCE OF 50.16 FEET; THENCE RUN N 57°26'52" E, A DISTANCE OF 238.25 FEET; THENCE RUN N 42°55'09" W, A DISTANCE OF 93.29 FEET; THENCE RUN S 80°36'01" W, A DISTANCE OF 162.02 FEET; THENCE RUN N 12°32'27" E, A DISTANCE OF 117.99 FEET; THENCE RUN S 80°26'02" W, A DISTANCE OF 397.97 FEET; THENCE RUN S 38°05'33" E, A DISTANCE OF 345.61 FEET; THENCE RUN S 64°00'21" E, A DISTANCE OF 58.91 FEET; THENCE RUN S 28°05'43" E, A DISTANCE OF 91.40 FEET; THENCE RUN N 63°34'17" E, A DISTANCE OF 26.18 FEET; THENCE RUN S 43°12'04" E, A DISTANCE OF 48.92 FEET; THENCE RUN N 51°48'23" E, A DISTANCE OF 40.28 FEET; THENCE RUN S 43°22'15" E, A DISTANCE OF 364.70 FEET; THENCE RUN S 36°34'49" E, A DISTANCE OF 406.72 FEET; THENCE RUN N 53°13'25" E, A DISTANCE OF 10.02 FEET; THENCE RUN S 81°08'42" E, A DISTANCE OF 18.18 FEET; THENCE RUN S 35°30'49" E, A DISTANCE OF 155.69 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 258.67 FEET, AN INCLUDED ANGLE OF 68°09'50", A CHORD BEARING OF S 00°05'20" E AND A CHORD DISTANCE OF 289.91 FEET, RUN 307.74 FEET ALONG THE ARC OF SAID CURVE TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF SHADOWMOSS CIRCLE AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1486.03 FEET, AN INCLUDED ANGLE OF 00°48'12", A CHORD BEARING OF N 40°22'09" E AND A CHORD DISTANCE OF 20.84 FEET, RUN 20.84 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 3.44 ACRES, MORE OR LESS.

**LEGEND**

- INDICATES SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 6767" (UNLESS NOTED OTHERWISE)
- INDICATES SET 1" DIAMETER BRASS DISK, STAMPED "PRM LB6767" (UNLESS NOTED OTHERWISE)
- N/D 1" DIAMETER BRASS DISK (UNLESS NOTED OTHERWISE)
- PCP PERMANENT CONTROL POINT
- FND FOUND
- PG PAGE
- CCR CERTIFIED CORNER RECORD
- ORB OFFICIAL RECORDS BOOK
- CM CONCRETE MONUMENT
- PRM PERMANENT REFERENCE MONUMENT
- IP IRON PIPE
- SEC SECTION
- OA OVERALL
- ID IDENTIFICATION
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- RLS REGISTERED LAND SURVEYOR
- △ CENTRAL ANGLE
- R RADIUS
- L LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- PI POINT OF INTERSECTION
- RP RADIUS POINT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- DOC# OFFICIAL RECORD DOCUMENT NUMBER OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
- ESMT EASEMENT
- N/T NON-TANGENT
- RAD RADIAL
- (NR) NON-RADIAL
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- AKA ALSO KNOWN AS
- LB LICENSED BUSINESS
- (C) CALCULATED
- IR IRON ROD
- RR RAILROAD
- CHANGE IN DIRECTION

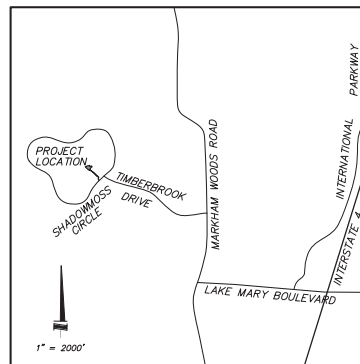
**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY SHADOWMOSS CIRCLE BEING S 46°35'55" W PER MAGNOLIA PLANTATION, PLAT BOOK 55, PAGES 73 THROUGH 93.
2. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ALL 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 SERVICES COMMISSION.
3. 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 ACTION TO REPAIR OR MAINTAIN THE SYSTEM UNLESS OTHERWISE STATED.
4. THE STATE PLANE COORDINATE VALUES SHOWN HEREON ARE BASED ON FLORIDA EAST ZONE, NAD83 AND ARE FOR GIS PURPOSES.
5. THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015-33).

**SHEET INDEX:**

- SHEET 1 - COVER SHEET
- SHEET 2 - PLAT
- SHEET 3 - TITLE INFORMATION

**VICINITY MAP**



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.

PREPARED BY: \_\_\_\_\_ (407) 869-5002  
**Associated Land Surveying & Mapping, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 1681 POWELL STREET LONGWOOD, FLORIDA 32750  
 CERTIFICATE OF AUTHORIZATION NUMBER: LB 6767

PLAT BOOK PAGE

**MAGNOLIA PLANTATION DRIVING RANGE DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that Magnolia Golf Club Holding, LLC, being the owner in fee simple of the lands described in the attached plat, entitled "MAGNOLIA PLANTATION DRIVING RANGE", located in the Seminole County, Florida, do hereby dedicate said lands and plat for the uses and purposes therein expressed. A non-exclusive easement through, over, under and across all utility easements shown hereon is dedicated for use by all public utilities for the purpose of constructing, maintaining and replacing their respective facilities servicing the lands encompassed by this plat.

AND IN WITNESS WHEREOF, has caused these presents to be signed by the owner named below on this \_\_\_\_\_ day of \_\_\_\_\_, 2025

MAGNOLIA GOLF CLUB HOLDING, LLC  
 a Florida limited liability company

BY: \_\_\_\_\_  
 Scott Meixwell, Manager

BY: \_\_\_\_\_  
 Tracey Carter, Manager

WITNESS: \_\_\_\_\_  
 signature  
 \_\_\_\_\_  
 print name  
 WITNESS: \_\_\_\_\_  
 signature  
 \_\_\_\_\_  
 print name

STATE of FLORIDA  
 County of \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on \_\_\_\_\_, 2025 by Scott Meixwell, and Tracey Carter, as Managers of Magnolia Golf Club Holding, LLC a Florida limited liability company, on behalf of said company  who is personally known to me or  who produced as identification. (AFFIX NOTARY SEAL)

Signature of Notary Public \_\_\_\_\_  
 Print Name of Notary Public \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_  
 Commission Number: \_\_\_\_\_

**QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Florida Statutes.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 David M. McDermott  
 Florida Registered Surveyor  
 and Mapper  
 Florida License No. LS4779  
 Associated Land Surveying  
 & Mapping, Inc.  
 1681 Powell Street  
 Longwood, FL 32750  
 Certificate of Authorization No. LB 6767

**BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, that on \_\_\_\_\_, 2025, the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Jay Zembower, Chairman \_\_\_\_\_ Date \_\_\_\_\_  
 Attest: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR**

I have reviewed this plat and find it to be in substantial conformity with Chapter 177, Part 1, Florida Statutes.

By: \_\_\_\_\_ Date: \_\_\_\_\_, 2025  
 Raymond F. Phillips, PSM Florida License No. LS7015  
 Reviewing Surveyor for Seminole County, Florida

**CERTIFICATE OF CLERK**

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on \_\_\_\_\_, 2025.

File No. \_\_\_\_\_  
 Clerk of the Circuit Court  
 in and for Seminole County, Florida

# MAGNOLIA PLANTATION DRIVING RANGE

PLAT  
BOOK

PAGE

A REPLAT OF A PORTION OF TRACT "F-A" AND A PORTION OF TRACT "F-B", MAGNOLIA PLANTATION, AS RECORDED IN PLAT BOOK 55, PAGES 73 THROUGH 93, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA  
A PORTION OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 29 EAST AND A PORTION OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA

### CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF PLAT IN SEMINOLE COUNTY, FLORIDA

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF A PLAT IN SEMINOLE COUNTY, FLORIDA, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORNTIC FILE No:1569916 A3, SEARCH THROUGH MAY 13, 2025.

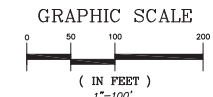
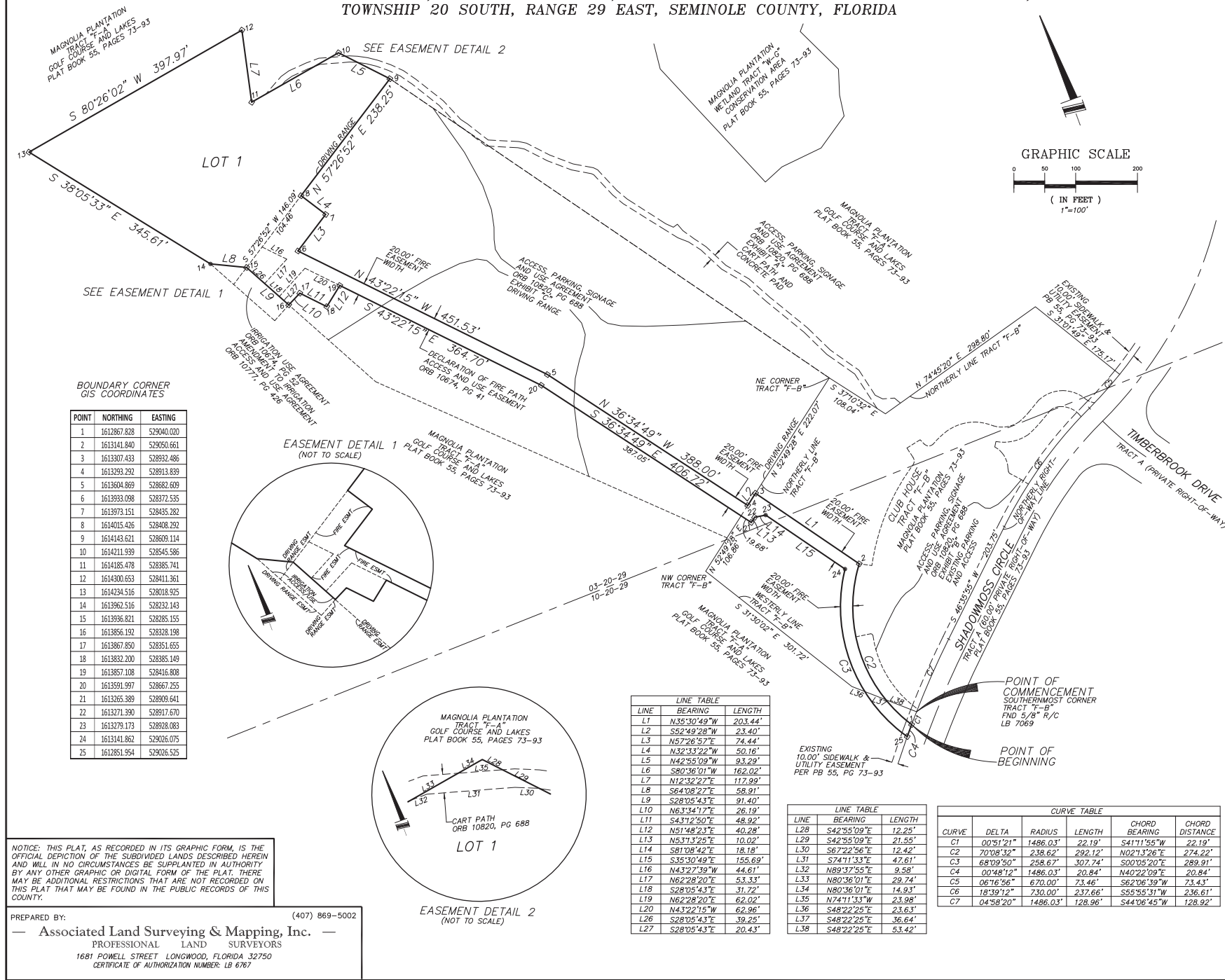
1. ALL MATTERS CONTAINED ON THE PLAT OF MAGNOLIA PLANTATION, AS RECORDED IN PLAT BOOK 55, PAGES 73, AS AFFECTED BY AFFIDAVITS RECORDED IN O.R. BOOK 3800, PAGE 1564 AND O.R. BOOK 3893, PAGE 832, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. PLOTTABLE MATTERS SHOWN.
2. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN O.R. BOOK 3672, PAGE 793, WITH AMENDMENTS RECORDED IN O.R. BOOK 3872, PAGE 1080; O.R. BOOK 3880, PAGE 1025; O.R. BOOK 3975, PAGE 324; O.R. BOOK 6266, PAGE 1359; O.R. BOOK 6494, PAGE 1932; O.R. BOOK 7545, PAGE 1857; O.R. BOOK 7685, PAGE 767; O.R. BOOK 7902, PAGE 1387; O.R. BOOK 8253, PAGE 1484; O.R. BOOK 8643, PAGE 142, AND O.R. BOOK 10173, PAGE 1056, AND FIRST SUPPLEMENT RECORDED IN O.R. BOOK 3916, PAGE 1422, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS. AFFECTS SUBJECT PROPERTY. NOT PLOTTABLE.
3. NON-EXCLUSIVE EASEMENTS FOR ACCESS, GRADING, DEVELOPMENT, DRAINAGE AND UNDERGROUND UTILITIES RECORDED IN O.R. BOOK 3736, PAGE 83 AND O.R. BOOK 3736, PAGE 88, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. NOT PLOTTABLE.
4. EASEMENT RECORDED IN O.R. BOOK 3786, PAGE 1013, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. NOT PLOTTABLE.
5. DEVELOPMENT ORDER RECORDED IN O.R. BOOK 2228, PAGE 89, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. NOT PLOTTABLE.
6. CONDITIONAL UTILITY AGREEMENT FOR WATER SERVICE RECORDED IN O.R. BOOK 3654, PAGE 1377, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. NOT PLOTTABLE.
7. CONDITIONAL UTILITY AGREEMENT FOR SEWER SERVICE RECORDED IN O.R. BOOK 3654, PAGE 1411, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. NOT PLOTTABLE.
8. UNRECORDED LEASE IN FAVOR OF M. BENDER, INC., A FLORIDA CORPORATION EVIDENCED BY MEMORANDUM OF LEASE RECORDED IN O.R. BOOK 7787, PAGE 1732, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. INCLUSIVE LEASE AREA LIES WITHIN PORTIONS OF LOT 1 ON THIS PLAT.
9. FINAL DEVELOPMENT PLAN RECORDED IN O.R. BOOK 10241, PAGE 740, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. NOT PLOTTABLE.
10. DECLARATION OF FIRE PATH ACCESS AND USE EASEMENT RECORDED IN O.R. BOOK 10674, PAGE 41, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. SHOWN.
11. REVISED 3/17/2025 UNDER A1: IRRIGATION USE AGREEMENT RECORDED IN O.R. BOOK 10674, PAGE 52, AMENDMENT RECORDED IN O.R. BOOK 10777, PAGE 426, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. EASEMENT IS ADJACENT TO SUBJECT PROPERTY. SHOWN.
12. CART BARN ACCESS AND USE EASEMENT RECORDED IN O.R. BOOK 10674, PAGE 56, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. NOT PLOTTABLE.
13. REVISED UNDER A3: ACCESS, PARKING, SIGNAGE AND USE EASEMENT RECORDED IN O.R. BOOK 10674, PAGE 56 AND RE-RECORDED IN O.R. BOOK 10920, PAGES 688-704, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. SHOWN.
14. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
15. SUBJECT TO ASSESSMENTS LEVIED BY THE CONDOMINIUM/HOMEOWNER ASSOCIATION.
16. ALL TAXES AND ASSESSMENTS ON PARCEL #03-20-SPG-PB00-0000 FOR THE YEAR 2025. THERE ARE NO OUTSTANDING PRIOR YEAR TAXES DUE FOR THE ABOVE REFERENCED PARCEL.

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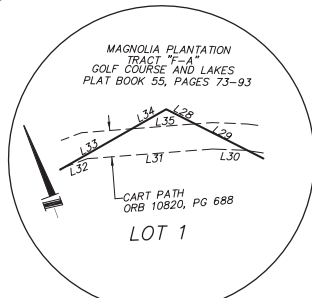
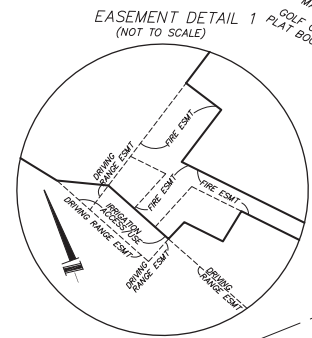
# MAGNOLIA PLANTATION DRIVING RANGE

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BOUNDARY CORNER GIS COORDINATES

POINT	NORTHING	EASTING
1	1612867.828	529040.020
2	1613141.840	529050.661
3	1613307.433	528932.486
4	1613293.292	528913.839
5	1613604.869	528682.809
6	1613933.098	528372.535
7	1613973.151	528435.282
8	1614015.426	528408.292
9	1614143.621	528609.114
10	1614211.939	528545.586
11	1614185.478	528385.741
12	1614300.653	528411.361
13	1614234.516	528018.925
14	1613962.516	528232.143
15	1613936.821	528285.155
16	1613856.192	528328.198
17	1613867.850	528351.655
18	1613832.200	528385.149
19	1613857.108	528416.808
20	1613591.997	528667.255
21	1613265.389	528909.641
22	1613271.390	528917.670
23	1613279.173	528928.083
24	1613141.862	529006.075
25	1612851.954	529006.525



LINE TABLE

LINE	BEARING	LENGTH
L1	N35°30'49"W	203.44'
L2	S52°49'28"W	23.40'
L3	N57°26'57"E	74.44'
L4	N32°33'22"W	50.16'
L5	N42°55'09"W	93.29'
L6	S80°36'01"W	162.02'
L7	N12°32'27"E	117.99'
L8	S64°08'22"E	58.91'
L9	S28°05'43"E	91.40'
L10	N63°34'17"E	26.19'
L11	S43°12'50"E	48.92'
L12	N51°48'23"E	40.28'
L13	N53°13'26"E	10.02'
L14	S91°08'42"E	18.18'
L15	S35°30'49"E	155.69'
L16	N43°27'39"W	44.61'
L17	N62°28'20"E	53.33'
L18	S28°05'43"E	31.72'
L19	N62°28'20"E	62.02'
L20	N43°22'15"W	62.96'
L26	S28°05'43"E	39.25'
L27	S28°05'43"E	20.43'

LINE TABLE

LINE	BEARING	LENGTH
L28	S42°55'09"E	12.25'
L29	S42°55'09"E	21.55'
L30	S67°22'56"E	12.42'
L31	S74°11'33"E	47.61'
L32	N89°37'55"E	9.58'
L33	N80°36'01"E	29.74'
L34	N80°36'01"E	14.93'
L35	N74°11'33"W	23.98'
L36	S48°22'25"E	23.63'
L37	S48°22'25"E	36.64'
L38	S48°22'25"E	53.42'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	00°51'21"	1486.03'	22.19'	S41°11'55"W	22.19'
C2	70°08'32"	238.62'	292.12'	N02°13'26"E	274.22'
C3	68°09'50"	258.67'	307.74'	S00°05'20"E	289.91'
C4	00°48'12"	1486.03'	20.84'	N40°22'09"E	20.84'
C5	06°16'56"	670.00'	73.46'	S62°06'59"W	73.43'
C6	18°39'12"	730.00'	237.66'	S55°55'31"W	236.61'
C7	04°58'20"	1486.03'	128.96'	S44°06'45"W	128.92'

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