

RIVERSIDE OAKS PHASE 4

SHEET 1 OF 5

PLAT BOOK _____ PAGE _____

A REPLAT OF A PORTION OF TRACT C, TRACT P, LOT 11, LOT 19, LOT 30 AND LOT 31 OF RIVERSIDE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 86, PAGES 4 THROUGH 10, AND AN UNRECORDED PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A REPLAT OF A PORTION OF TRACT C, TRACT P, LOT 11, LOT 19, LOT 30 AND LOT 31 OF RIVERSIDE OAKS PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGES 4 THROUGH 10, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND AN UNRECORDED PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

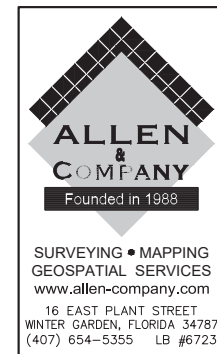
COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE RUN NORTH 00°04'37" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CELERY AVENUE ACCORDING TO THE SEMINOLE COUNTY ENGINEERING DEPARTMENT RIGHT OF WAY MAP 77050 AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89°52'31" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 174.98 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN NORTH 00°03'12" EAST A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH 89°52'31" WEST A DISTANCE OF 150.00 FEET TO A POINT ON THE EAST LINE OF SAID RIVERSIDE OAKS PHASE 1; THENCE RUN NORTH 00°03'12" EAST ALONG SAID EAST LINE A DISTANCE OF 56.48 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°56'48" WEST A DISTANCE OF 24.99 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF TRACT C OF SAID RIVERSIDE OAKS PHASE 1; THENCE RUN NORTH 00°03'12" EAST ALONG SAID SOUTHERLY EXTENSION AND SAID WEST LINE A DISTANCE OF 440.00 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°56'48" WEST A DISTANCE OF 10.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STONEBRIAR LANE OF SAID RIVERSIDE OAKS PHASE 1; THENCE RUN NORTH 00°03'12" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN SOUTH 89°56'48" EAST A DISTANCE OF 10.00 FEET TO A POINT ON SAID WEST LINE OF TRACT C; THENCE RUN NORTH 00°03'12" EAST ALONG SAID WEST LINE A DISTANCE OF 240.00 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°56'48" WEST A DISTANCE OF 10.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BLUFF OAK LANE OF SAID RIVERSIDE OAKS PHASE 1; THENCE RUN NORTH 00°03'12" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN SOUTH 89°56'48" EAST A DISTANCE OF 10.00 FEET TO A POINT ON SAID WEST LINE OF TRACT C; THENCE RUN NORTH 00°03'12" EAST ALONG SAID WEST LINE A DISTANCE OF 481.63 FEET TO THE NORTHWEST CORNER OF TRACT C AND A POINT ON THE SOUTH LINE OF TRACT P OF SAID RIVERSIDE OAKS PHASE 1; THENCE RUN NORTH 89°56'48" WEST ALONG SAID SOUTH LINE A DISTANCE OF 82.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT P AND A POINT ON THE EAST RIGHT OF WAY LINE OF MCLAIN PRESERVE POINT OF SAID RIVERSIDE OAKS PHASE 1; THENCE RUN NORTH 00°03'12" EAST ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID TRACT P A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 89°56'48" EAST ALONG SAID WEST LINE AND THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF SAID MCLAIN PRESERVE POINT A DISTANCE OF 107.00 FEET TO A POINT ON THE AFORESAID EAST LINE OF SAID RIVERSIDE OAKS PHASE 1; THENCE RUN NORTH 00°03'12" EAST ALONG SAID EAST LINE AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 522.88 FEET; THENCE RUN NORTH 89°52'31" EAST A DISTANCE OF 320.43 FEET TO A POINT ON THE EAST LINE OF GOVERNMENT LOT 3 AND THE WEST LINE OF GOVERNEMENT LOT 2; THENCE RUN NORTH 00°04'37" WEST ALONG SAID EAST AND WEST LINES A DISTANCE OF 203.25 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 2224.20 FEET OF SAID GOVERNMENT LOT 2; THENCE RUN NORTH 89°35'39" EAST ALONG SAID NORTH LINE A DISTANCE OF 341.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 341.00 FEET OF SAID GOVERNMENT LOT 2; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°04'37" EAST ALONG SAID EAST LINE A DISTANCE OF 1104.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1104.22 FEET OF THE SOUTH 2224.20 FEET OF SAID GOVERNMENT LOT 2; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°35'39" WEST ALONG SAID SOUTH LINE A DISTANCE OF 341.01 FEET TO A POINT ON SAID EAST LINE OF GOVERNMENT LOT 3 AND SAID WEST LINE OF GOVERNMENT LOT 2; THENCE RUN SOUTH 00°04'37" EAST ALONG SAID EAST AND WEST LINES A DISTANCE OF 1100.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.96 ACRES, MORE OR LESS

SYMBOL AND ABBREVIATION LEGEND:

	CL CENTER LINE	CM CONCRETE MONUMENT
	PI POINT OF INTERSECTION	CR COUNTY ROAD
	PC POINT OF CURVATURE	CCR CERTIFIED CORNER RECORD RECOVERED MONUMENT (SEE DRAWING FOR DESCRIPTION)
	RP RADIUS POINT	
	(O.A.) OVERALL LENGTH	■ SET 4"x4" CONCRETE MONUMENT
	(N.R.) NON-RADIAL	LB #6723 PERMANENT REFERENCE MONUMENT (PRM)
	U.E. UTILITY EASEMENT	⊙ SET NAIL & DISK
	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	LB #6723 PERMANENT REFERENCE MONUMENT (PRM)
	RLS REGISTERED LICENSED SURVEYOR	● SET NAIL & DISK
	LS LICENSED SURVEYOR	LB #6723 PERMANENT CONTROL POINT (PCP)
	LB LICENSED BUSINESS	D.E. DRAINAGE EASEMENT
	ORB. OFFICIAL RECORDS BOOK	
	M.B. MAP BOOK	
	P.B. PLAT BOOK	
	PG(S). PAGE(S)	
	N.T.S. NOT TO SCALE	
	S.C.E.D.M. SEMINOLE COUNTY ENGINEERING DEPARTMENT MAP	
	E.A.E. EMERGENCY ACCESS EASEMENT	

SHEET INDEX
 SHEET 1 OF 5 - LEGAL DESCRIPTION, LEGEND & DEDICATION
 SHEET 2 OF 5 - NOTES
 SHEET 3-5 OF 5 - LOT AND TRACT GEOMETRY

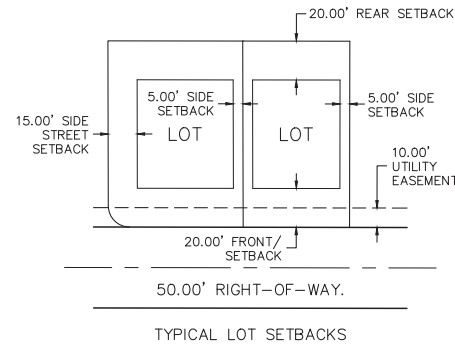


NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

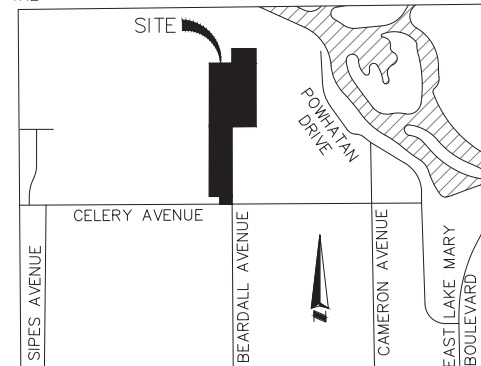
KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON SEPTEMBER 29, 2023 COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON; AND 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



VICINITY MAP:

SCALE 1" = 1500'



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.

JAY ZEMBOWER CHAIRMAN OF THE BOARD GRANT MALOY CLERK OF THE BOARD

CERTIFICATE OF REVIEWING SURVEYOR

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT TO COMPLY IN FORM WITH ALL THE REQUIREMENTS OF PART 1 OF CHAPTER 177, FLORIDA STATUTES.

RAYMOND F. PHILLIPS, LICENSE NO. LS7015, SEMINOLE COUNTY SURVEYOR

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON _____ 2024. FILE NO. _____

ATTEST: _____ DATE: _____

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

RIVERSIDE OAKS PHASE 4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, ("OWNER") BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "RIVERSIDE OAKS PHASE 4", LOCATED IN SEMINOLE COUNTY, FLORIDA, 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 W (PRIVATE RIGHT OF WAY) AND TRACTS S AND T (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE RIVERSIDE OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("ASSOCIATION"); THE PRIVATE ROADWAYS CONTAINED WITHIN TRACT W SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

SAID PRIVATE ROADWAYS ARE NOT REQUIRED FOR COUNTY USE AND ARE PRIVATE. A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, AND PASSAGE OVER AND UPON SUCH ROADS AND THEIR ASSOCIATED SIDEWALKS ARE 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 COUNTY; AND HEREBY DEDICATES TO THE ASSOCIATION ALL EASEMENTS SHOWN HEREON, OTHER THAN UTILITY EASEMENTS, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN. ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN UTILITY EASEMENTS, SHALL RUN ONLY IN FAVOR OF THE ASSOCIATION AND ALL PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN HEREON AND THEIR RESPECTIVE TENANTS, GUESTS AND INVITEES.

THE LANDS DESIGNATED ON THIS PLAT AS TRACT W (PRIVATE RIGHT OF WAY) AND TRACTS U AND V (STORMWATER) ARE NOT REQUIRED FOR PUBLIC USE AND, ACCORDINGLY, SUCH TRACTS ARE NOT AND WILL NOT BECOME A 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 LENS 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 OR THE LAND SHOWN ON THIS PLAT. THE OWNER FURTHER DEDICATES TO SEMINOLE COUNTY THE EMERGENCY ACCESS EASEMENT (E.A.E.) TO BE USED AS A SECONDARY EMERGENCY ACCESS.

DRAINAGE EASEMENTS NOTED HEREON ARE DEDICATED TO AND OWNED AND MAINTAINED BY THE ASSOCIATION. AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE DRAINAGE AND STORMWATER 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 AND STORMWATER SYSTEM. A NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, THROUGH AND ACROSS TRACT W (PRIVATE RIGHT OF WAY) AND ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO AND FOR USE BY ALL PUBLIC UTILITIES 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.

THE 45.00' RIGHT OF WAY DEDICATION (TRACT RW) SHOWN HEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE UNDERSIGNED, TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____ 2024.

SIGNATURE OF WITNESS: _____ TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION

PRINTED NAME OF WITNESS: _____ BY: _____

SIGNATURE OF WITNESS: _____ TITLE: _____

PRINTED NAME OF WITNESS: _____

STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION THIS _____ BY _____ AS _____ OF TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, ON BEHALF OF SAID CORPORATION. SAID PERSON IS PERSONALLY KNOWN TO ME.

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

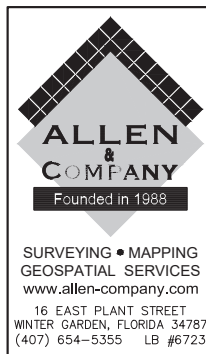
NOTARY PUBLIC IN AND FOR THE STATE OF FLORIDA COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A REPLAT OF A PORTION OF TRACT C, TRACT P, LOT 11, LOT 19, LOT 30 AND LOT 31
 OF RIVERSIDE OAKS PHASE 1 AS RECORDED IN PLAT BOOK 86, PAGES 4 THROUGH 10, AND
 AN UNRECORDED PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA

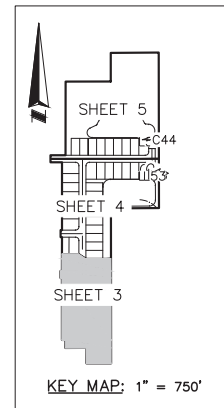
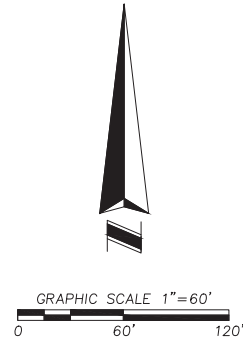
SURVEYOR'S NOTES:

1. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, BEING NORTH 89°52'31" EAST.
3. 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.
4. THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO THE RIVERSIDE OAKS HOMEOWNERS ASSOCIATION, INC. (THE "ASSOCIATION") AND SEMINOLE COUNTY, AND THE PROVIDERS OF THE PUBLIC UTILITIES. 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.
5. ALL LOTS SHOWN HEREON SHALL HAVE A FIVE (5) FOOT SIDE YARD DRAINAGE AND UTILITY EASEMENT. AIR CONDITIONING UNITS, POOL EQUIPMENT, WATER SOFTENERS AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THE DRAINAGE EASEMENT
6. THE DRAINAGE EASEMENTS NOTED HEREON ARE DEDICATED TO, OWNED AND MAINTAINED BY THE ASSOCIATION. AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE DRAINAGE AND STORMWATER 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 & STORMWATER SYSTEM. THERE IS A DRAINAGE EASEMENT OVER THE ENTIRETY OF TRACT T.
7. PER FLORIDA STATUTES CHAPTER 177.091(9), LOT CORNERS MUST BE SET BEFORE THE TRANSFER OF ANY LOT.
8. 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.
9. THE STATE PLANE COORDINATE VALUES SHOWN HEREON ARE BASED UPON NAD83 US FOOT, FLORIDA STATE PLANE EAST ZONE, AND ARE FOR GIS PURPOSES, AND NOT TO BE USED TO RECREATE THE BOUNDARY OF SAID PLAT.
10. TRACTS S AND T (OPEN SPACE) SHALL BE OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.
11. TRACT W (PRIVATE RIGHT OF WAY) IS PRIVATE RIGHT OF WAY AND SHALL BE OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.
12. TRACT R (CONSERVATION), ADJOINING UPLAND BUFFERS AND THE CONSERVATION EASEMENT SHOWN HEREON SHALL BE OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION. 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.
13. VEHICULAR ACCESS RIGHTS TO TRACT S (OPEN SPACE) ARE DEDICATED TO SEMINOLE COUNTY THROUGH THE COUNTY SPECIFICALLY FOR EMERGENCY ACCESS.
14. TRACTS V AND U (STORMWATER) SHALL BE OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.
15. ACCORDING TO THE FIRST AMERICAN TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT FATC FILE NO.: 110108608 DATED DECEMBER 12, 2023. THE FOLLOWING DOCUMENTS AFFECT THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE UNLESS OTHERWISE STATED.
 RIVERSIDE OAKS PHASE 1 PLAT RECORDED IN PLAT BOOK 86, PAGES 4 THROUGH 10, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
 RIGHT-OF-WAY EASEMENT PERPETUAL IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED IN DEED BOOK 145, PAGE 491, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 SEMINOLE COUNTY DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 8749, PAGE 387, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 SEMINOLE COUNTY DEVELOPMENT ORDER ADDENDUM #1 TO THE RIVER RIVERSIDE OAKS PLANNED DEVELOPMENT RECORDED IN OFFICIAL RECORDS BOOK 9738, PAGE 275, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
 RIVERSIDE OAKS PLANNED DEVELOPMENT DEVELOPER'S COMMITMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8757, PAGE 264, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 ADDENDUM #1 TO RIVERSIDE OAKS PLANNED DEVELOPMENT DEVELOPER'S COMMITMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9738, PAGE 268, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 ANNEXATION RECORDED IN OFFICIAL RECORDS 9198, PAGE 449, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
 RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 9421, PAGE 978, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 9459, PAGE 830, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RIVERSIDE OAKS RECORDED IN OFFICIAL RECORDS IN BOOK 965, PAGE 164, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 SUPPLEMENTAL RECORDED IN OFFICIAL RECORDS BOOK 9957, PAGE 677, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 SUPPLEMENTAL RECORDED IN OFFICIAL RECORDS BOOK 9992, PAGE 943, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 10265, PAGE 679, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 10395, PAGE 1729, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 TEMPORARY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9459, PAGE 836, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (TERMINATED UPON RECORDING OF PHASE 1)
 IRREVOCABLE LICENSE AGREEMENT FOR USE OF COMMON AREA RECORDED IN OFFICIAL RECORDS BOOK 10039, PAGE 1081, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, CANNOT BE GRAPHICALLY SHOWN)
 RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 10239, PAGE 1975, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 10488, PAGE 1691, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



RIVERSIDE OAKS PHASE 4

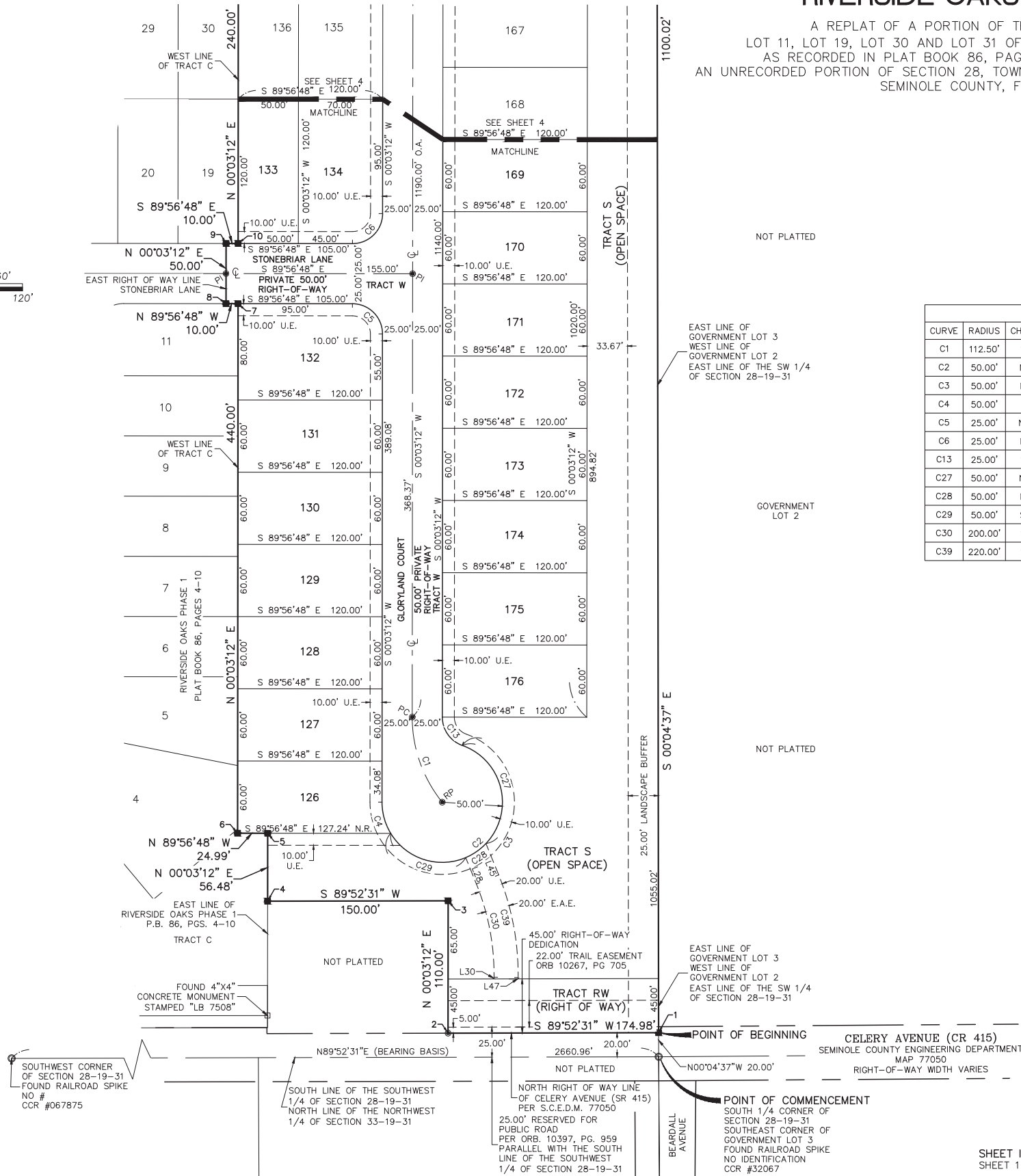
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 SEMINOLE COUNTY, FLORIDA



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



NOT PLATTED

EAST LINE OF GOVERNMENT LOT 3
 WEST LINE OF GOVERNMENT LOT 2
 EAST LINE OF THE SW 1/4 OF SECTION 28-19-31

GOVERNMENT LOT 2

NOT PLATTED

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	112.50'	S19°25'04"E	75.00'	38°56'33"	76.46'
C2	50.00'	N54°47'20"E	81.65'	250°31'44"	218.63'
C3	50.00'	N39°10'37"E	94.18'	219°18'17"	191.38'
C4	50.00'	S15°33'31"E	26.91'	31°13'27"	27.25'
C5	25.00'	N44°56'48"W	35.36'	90°00'00"	39.27'
C6	25.00'	N45°03'12"E	35.36'	90°00'00"	39.27'
C13	25.00'	S35°12'40"E	28.87'	70°31'44"	30.77'
C27	50.00'	N13°32'48"W	83.80'	113°51'27"	99.36'
C28	50.00'	N55°12'43"E	20.50'	23°39'35"	20.65'
C29	50.00'	S72°03'52"E	65.47'	81°47'15"	71.37'
C30	200.00'	S10°43'27"E	78.89'	22°45'02"	79.41'
C39	220.00'	S10°43'27"E	86.78'	22°45'02"	87.36'

LINE TABLE		
LINE	BEARING	LENGTH
L28	S22°05'58"E	23.64'
L30	S00°39'04"W	1.40'
L45	S22°05'58"E	28.14'
L47	S00°39'04"W	1.13'

STATE PLANE		
POINT NO.	NORTHING	EASTING
1	1624162.33	584803.80
2	1624161.95	584628.82
3	1624271.95	584628.92
4	1624271.63	584478.92
5	1624328.11	584478.97
6	1624328.13	584453.98
7	1624768.13	584454.39
8	1624768.14	584444.39
9	1624818.14	584444.43
10	1624818.13	584454.44

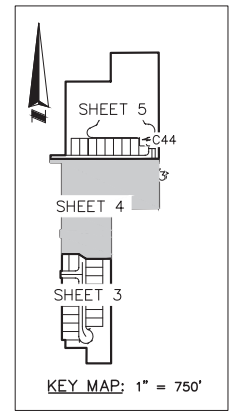
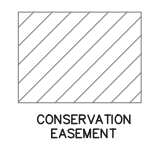
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RIVERSIDE OAKS PHASE 4

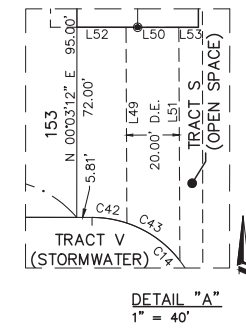
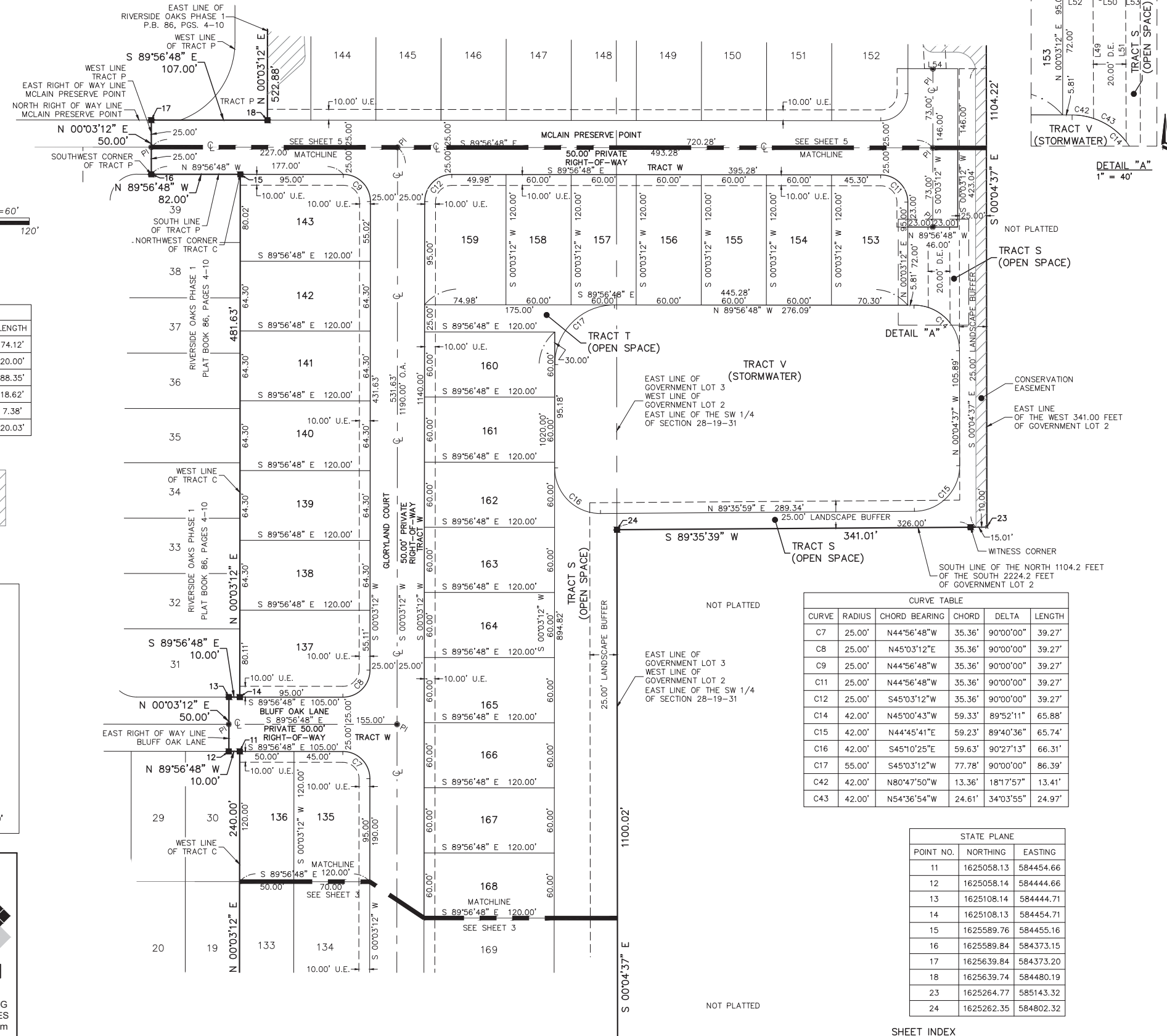
A REPLAT OF A PORTION OF TRACT C, TRACT P, LOT 11, LOT 19, LOT 30 AND LOT 31 OF RIVERSIDE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 86, PAGES 4 THROUGH 10, AND AN UNRECORDED PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA



LINE	BEARING	LENGTH
L49	S00°14'26"E	74.12'
L50	S89°56'48"E	20.00'
L51	S00°14'26"E	88.35'
L52	N89°56'48"W	18.62'
L53	N89°56'48"W	7.38'
L54	N89°56'48"W	20.03'



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CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C7	25.00'	N44°56'48"W	35.36'	90°00'00"	39.27'
C8	25.00'	N45°03'12"E	35.36'	90°00'00"	39.27'
C9	25.00'	N44°56'48"W	35.36'	90°00'00"	39.27'
C11	25.00'	N44°56'48"W	35.36'	90°00'00"	39.27'
C12	25.00'	S45°03'12"W	35.36'	90°00'00"	39.27'
C14	42.00'	N45°00'43"W	59.33'	89°52'11"	65.88'
C15	42.00'	N44°45'41"E	59.23'	89°40'36"	65.74'
C16	42.00'	S45°10'25"E	59.63'	90°27'13"	66.31'
C17	55.00'	S45°03'12"W	77.78'	90°00'00"	86.39'
C42	42.00'	N80°47'50"W	13.36'	18°17'57"	13.41'
C43	42.00'	N54°36'54"W	24.61'	34°03'55"	24.97'

POINT NO.	NORTHING	EASTING
11	1625058.13	584454.66
12	1625058.14	584444.66
13	1625108.14	584444.71
14	1625108.13	584454.71
15	1625589.76	584455.16
16	1625589.84	584373.15
17	1625639.84	584373.20
18	1625639.74	584480.19
23	1625264.77	585143.32
24	1625262.35	584802.32

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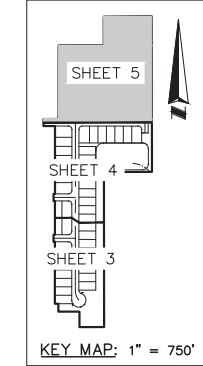
A REPLAT OF A PORTION OF TRACT C, TRACT P, LOT 11, LOT 19, LOT 30 AND LOT 31 OF RIVERSIDE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 86, PAGES 4 THROUGH 10, AND AN UNRECORDED PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C10	25.00'	N45°03'12"E	35.36'	90°00'00"	39.27'
C19	35.00'	N12°40'59"W	68.28'	154°31'37"	94.40'
C20	10.37'	N46°35'05"E	6.84'	38°29'24"	6.97'
C21	55.00'	N40°53'33"E	24.01'	251°3'04"	24.21'
C22	55.00'	N52°57'59"E	17.75'	18°34'26"	17.83'
C23	11.48'	N40°53'55"E	7.58'	38°33'38"	7.73'
C24	55.00'	N55°31'45"E	59.28'	651°3'05"	62.60'
C26	47.54'	S01°25'05"W	94.76'	170°34'59"	141.55'
C31	45.12'	S56°19'15"E	52.39'	70°58'50"	55.90'
C32	8.31'	S55°07'07"E	7.98'	57°27'06"	8.33'
C33	10.02'	N22°37'51"E	8.65'	51°07'59"	8.94'
C34	7.59'	N45°18'02"E	11.26'	95°37'40"	12.68'
C35	16.24'	N32°47'09"E	25.49'	103°24'30"	29.30'
C36	9.46'	S31°26'07"W	11.22'	72°44'19"	12.01'
C37	10.29'	S46°58'33"E	13.68'	83°18'26"	14.96'
C38	18.04'	S49°21'33"E	22.55'	77°22'34"	24.36'
C44	47.54'	S78°33'57"W	13.47'	161°7'14"	13.51'
C45	47.54'	S56°14'25"W	23.30'	28°21'50"	23.54'

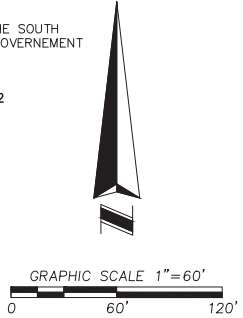
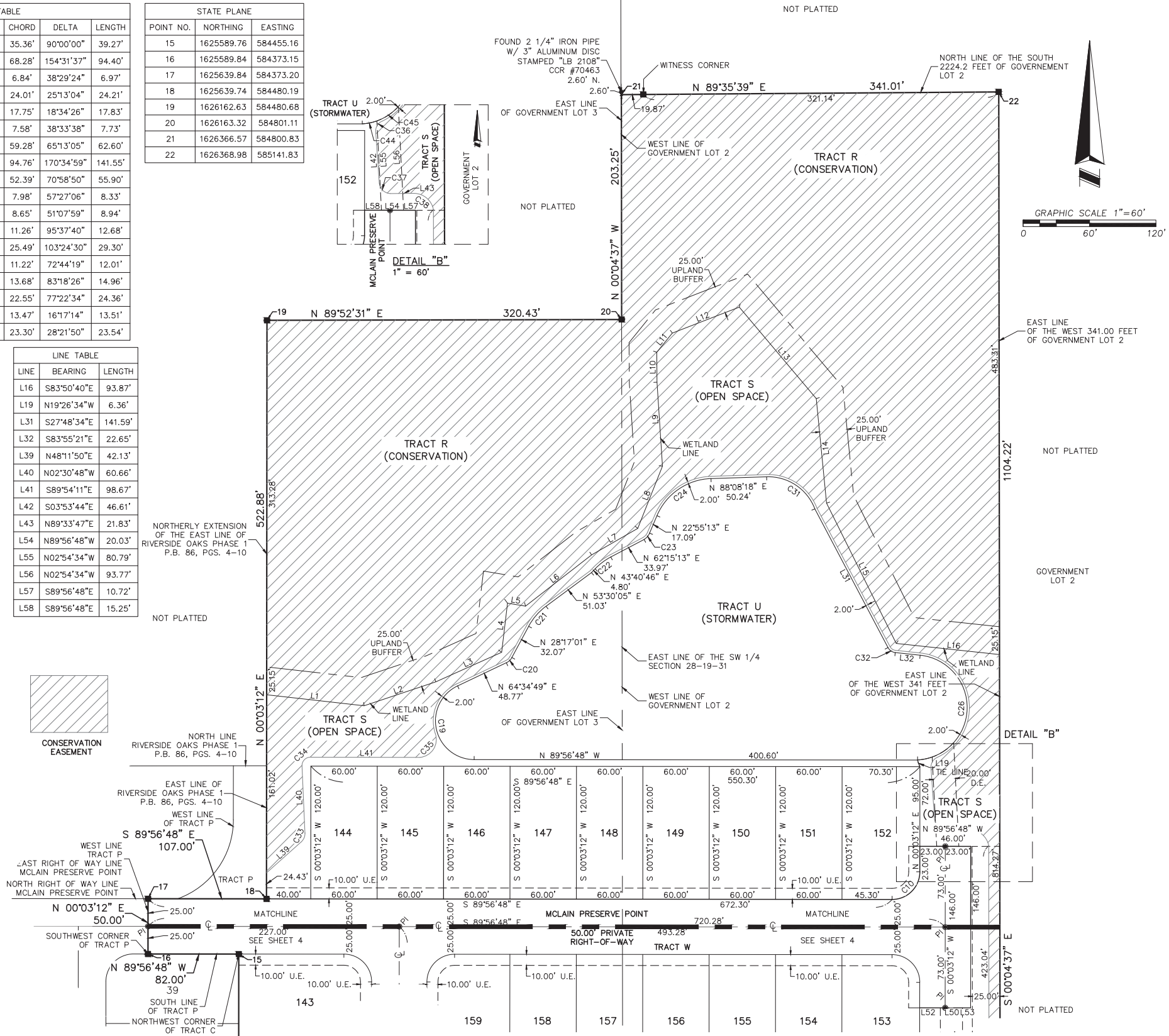
STATE PLANE		
POINT NO.	NORTHING	EASTING
15	1625589.76	584455.16
16	1625589.84	584373.15
17	1625639.84	584373.20
18	1625639.74	584480.19
19	1626162.63	584480.68
20	1626163.32	584801.11
21	1626366.57	584800.83
22	1626368.98	585141.83

LINE TABLE		
LINE	BEARING	LENGTH
L1	S83°32'34"E	88.61'
L2	N71°31'06"E	68.36'
L3	N65°49'47"E	65.15'
L4	N06°49'11"E	44.73'
L5	S80°29'04"E	16.47'
L6	N52°12'00"E	75.58'
L7	N60°10'44"E	48.09'
L8	N21°37'06"E	60.57'
L9	N03°42'45"W	75.99'
L10	N00°26'58"W	27.05'
L11	N39°00'04"E	22.34'
L12	N68°46'50"E	64.87'
L13	S40°04'50"E	108.02'
L14	S05°38'12"E	94.96'
L15	S26°23'34"E	141.55'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S83°50'40"E	93.87'
L19	N19°26'34"W	6.36'
L31	S27°48'34"E	141.59'
L32	S83°55'21"E	22.65'
L39	N48°11'50"E	42.13'
L40	N02°30'48"W	60.66'
L41	S89°54'11"E	98.67'
L42	S03°53'44"E	46.61'
L43	N89°33'47"E	21.83'
L54	N89°56'48"W	20.03'
L55	N02°54'34"W	80.79'
L56	N02°54'34"W	93.77'
L57	S89°56'48"E	10.72'
L58	S89°56'48"E	15.25'



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