

WILDERNESS ESTATES

A TRACT OF LAND LYING IN SECTION 21, TOWNSHIP 20 SOUTH, RANGE 32 EAST,  
SEMINOLE COUNTY, FLORIDA

A part of Section 21, Township 20 South, Range 32 East, & Lot 37

A part of Lots 36 & 37 of Southern Fields Citrus Company Plat of the Geneva Tract according to the Plat thereof as recorded in Plat Book 2, Page 68, of the public records of Seminole County, Florida, & a part of said Section 21 more fully described as:

Commence at the Southeast corner of Section 21, Township 20 South, Range 32 East, thence run South 89° 16' 40" West, along the South line of the Southeast ¼ of said Section 21, 30.00 feet for the Point of Beginning; thence continue South 89° 16' 40" West, along said South line 2,540.60 feet to the Intersection with the Easterly Right-of-Way Line of South Hart Road; thence North 20°15' 00" East, along said Right-of-Way line, 145.61 feet to the PC of a curve, concave Southeasterly having a Radius of 446.12 feet, a Chord of North 34° 20' 26" East, 204.13 feet; thence run 205.96 feet to the Point of Reverse Curvature of a curve, concave Northwesterly, having a Radius of 195.11 feet, a Chord of North 19° 22' 27" East, 190.00 feet; thence run along the Arc of said curve 198.45 feet to the Point of Reverse Curvature of a curve, concave Northeasterly, having a Radius of 301.26 feet, a Chord of North 04° 02' 30" East, 157.75 feet; thence run 159.61 feet along said curve to the Point of Tangency; thence continue along said East Right-of-Way line, 1,089.90 feet to a point on the North line of the South 300.00 feet of said Lot 37; thence North 89° 16' 32" East, along said North line, 605.26 feet to a point on the West line of said Lot 37; thence run South 00° 49' 31" West, along West line of Lot 36, 993.52 feet; thence run South 89° 16' 36" East, 1,293.29 feet to a point on a line 30.00 feet West of and parallel to the East line of the Southeast ¼ of the Southeast ¼ of said Section 21; thence run South 00° 55' 44" West, along said line 663.24 feet to the Point of Beginning.

Containing 54.47 acres more or less

Together With:

Commence at the Southwest corner of the Southeast ¼ of Section 21, Township 20 South, Range 32 East; thence run North 89° 16' 40" East, along the South line of said Section, 31.87 feet; thence North 19° 67' 24" East, 290.67 feet to the Point of Beginning, said point also being on the Westerly Right-Of-Way line of S. Hart Road and on a curve concave Southeasterly, having a Radius of 516.987 feet, a Chord of North 41° 52' 23" east, 131.574 feet; thence run along the Arc of said curve 161.651 feet to the Point of Reverse Curvature of a curve concave Northwesterly, having a Radius of 135.107 feet, a Chord of North 19° 22' 27" East, 131.574 feet; thence run along the Arc of said curve 137.422 feet to the Point of Reverse Curvature of a curve concave Northeasterly having a Radius of 359.966 feet and a Chord of North 02° 21' 19" West, 108.931'; thence run 109.351 feet to the end thereof said point being of the Easterly Right-Of-Way line of State Road 13 and Flagler Trail; thence run along said Easterly Right-Of-Way line, South 19° 06' 43" West 326.53 feet, to the Point of Beginning.

Containing 10,019 Square Feet more or less

CHARLES ROB DEFOOR  
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SHEET INDEX  
SHEET 1 LEGAL DESCRIPTION, DEDICATION & NOTES  
SHEET 2 BOUNDARY INFORMATION  
SHEETS 3-5 CENTERLINE, LOT & TRACT GEOMETRY  
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SURVEYORS NOTES:

1.BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 32 EAST.

2.THE STATE PLANE COORDINATE VALUES SHOWN HEREON ARE BASED UPON NAD 83 2011 ADJUSTMENT, FOR THE EAST ZONE OF FLORIDA.

3.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 INTERFERE WITH THE FACILITIES 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, 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 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.

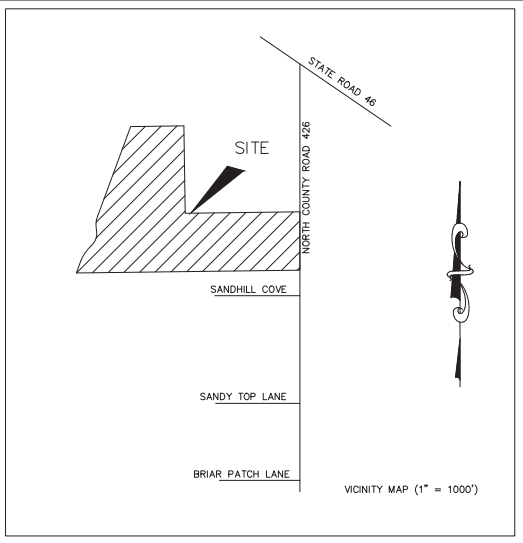
TRACTS A, B AND C SHALL REMAIN NATURAL AND UNDISTURBED. ONLY VEGETATION WHICH POSE A DIRECT HAZARD AND INVASIVE EXOTICS MAY BE REMOVED WITH PERMISSION FROM SEMINOLE COUNTY.

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 (B)(16))

LEGEND:

- DENOTES 4"x4" CONCRETE MONUMENT "P.R.M. L.S. 4189"
- DENOTES 5/8" IRON ROD "L.S. 4189"
- DENOTES NAIL & DISK "P.C.P. L.S.4189"
- RP DENOTES RADIUS POINT
- PC DENOTES POINT OF CURVATURE
- PT DENOTES POINT OF TANGENCY
- D.E. DENOTES DRAINAGE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- AC DENOTES ACRES
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT
- R.O.W. DENOTES RIGHT OF WAY

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 the undersigned, being a licensed and registered Land Surveyor, does hereby certify that on he completed the Survey of the lands as shown in the foregoing Plat or Plan; that said Plat is a correct representation of the lands therein described and that said Plat was prepared under his direction and supervision; and that this Plat complies with all of the Survey requirements as required by Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

Signed: STATE OF FLORIDA Date:

Printed Name: Charles Rob DeFoor  
PSM # 4189  
Charles Rob DeFoor Professional Land Surveyor LLC  
2269 Mullet Lake Park Road, Geneva, FL., 32732

COUNTY SURVEYOR'S CERTIFICATE

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

Raymond F. Phillips  
License No. LS7015  
Seminole County Surveyor

Date:

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.

By: Chairman of The Board

Attest:

CERTIFICATE OF CLERK OF CIRCUIT COURT

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

at File No.

CLERK OF THE COURT CIRCUIT GRANT MALOY in and for Seminole County, Florida.

WILDERNESS ESTATES  
DEDICATION

KNOW ALL BY THESE PRESENTS,  
This is to certify that CKS Aulin Land Holdings, LLC., a Florida Limited Liability Company hereafter referred to as "Owner" is the lawful owner of the lands described in the caption hereon, and that has caused the same to be surveyed, and this Plat made in accordance with said Survey is hereby adopted as the true and correct Plat of said lands.

Tracts A and B (natural) are dedicated, owned, and maintained by the Wilderness Estates Association.

Tract C (natural) is dedicated, owned, and maintained by the Wilderness Estates Association.

Tract D (retention) is dedicated, owned, and maintained by the Wilderness Estates Association.

Tract E (right of way) is dedicated to Seminole County for the perpetual use of the public.

The Utility Easements described and shown hereon are to be dedicated to the association. 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 Mains, Power Lines, Telephone Lines, and Cablevision Lines.

The Drainage Easements shown and Tract D are dedicated to and to be owned by the Homeowners Association. An Emergency Access Easement to the private drainage and storm water system and over all Drainage Easements shown on this plat is dedicated to Seminole County for emergency maintenance purposes in the event the private storm drainage system creates a hazard to public health, safety, and general welfare, the Emergency Access Easement does not impose any obligation, Burden, responsibility or liability upon the County to enter the subject property and take any action to repair or maintain the private drainage and storm water system.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on

By:

Printed Name

Title:

Attest:

Printed Name

Signed in the presence of:

By:

Printed Name

By:

Printed Name

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of, by, as for, who signed with a mark in the presence of these witnesses:

Notary, State of Florida

Printed Name

Personally Known OR Produced Identification

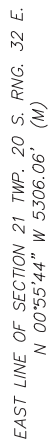
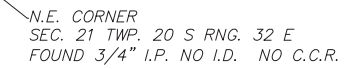
Type of Identification Produced

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

Notary Public:

My Commission Expires:

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# WILDERNESS ESTATES

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SEMINOLE COUNTY, FLORIDA

Line Table		
Line #	Length	Direction
L1	169.60	S20° 14' 23"E
L2	58.84	N00° 00' 00"E
L3	125.59	N53° 14' 04"W
L4	27.01	S75° 47' 13"W
L5	137.91	S10° 24' 08"W
L6	74.69	N67° 28' 06"W
L7	12.52	N67° 28' 06"W
L8	104.48	N00° 44' 41"W
L9	114.95	S83° 32' 15"W
L10	71.89	N19° 49' 02"E
L11	118.14	S74° 08' 43"E
L12	134.82	S01° 23' 37"W
L13	34.52	N31° 07' 07"E
L14	36.76	S79° 32' 08"E
L15	63.41	N50° 43' 49"E
L16	72.83	N09° 49' 19"W
L17	84.71	N47° 08' 17"W
L18	57.49	N51° 11' 54"W
L19	32.33	N82° 53' 38"W
L20	85.67	S02° 18' 24"W
L21	94.12	S70° 20' 05"E

Line Table		
Line #	Length	Direction
L22	87.68	S12° 32' 14"W
L23	71.05	S89° 16' 40"W
L24	202.29	S89° 16' 40"W
L25	30.47	N05° 35' 26"E
L26	33.58	N38° 57' 49"E
L27	103.79	N87° 42' 36"E
L28	82.91	N56° 50' 31"E
L29	62.87	N03° 35' 15"E
L30	97.98	N53° 49' 41"W
L31	20.25	N26° 26' 39"E
L32	75.84	S86° 51' 31"E
L33	50.12	S44° 30' 47"E
L34	37.85	S39° 41' 21"W
L35	173.76	S05° 07' 19"W
L36	72.55	S19° 16' 52"W
L37	114.52	S66° 15' 30"E
L38	71.81	N77° 00' 46"E
L39	66.88	S65° 18' 36"E
L40	64.12	S24° 46' 09"W
L41	91.85	S55° 49' 08"W

Line Table		
Line #	Length	Direction
L42	83.55	S82° 14' 32"W
L43	49.40	S15° 55' 20"W
L44	72.92	S76° 04' 41"W
L45	56.67	S28° 04' 53"W
L46	23.67	S76° 52' 54"W
L47	243.45	N19° 16' 52"E
L48	64.51	N74° 55' 31"W
L49	211.43	N32° 19' 46"W
L50	29.85	N40° 18' 52"E
L51	215.25	S70° 43' 08"E
L52	116.80	S19° 16' 52"W
L53	111.69	N37° 18' 24"W
L54	131.59	N78° 37' 42"E
L55	65.17	N16° 58' 07"W
L56	72.28	N49° 51' 12"W
L57	95.05	S87° 17' 15"W
L58	241.32	N89° 16' 40"E
L59	60.49	S00° 43' 20"E
L60	72.37	S89° 16' 40"W
L61	94.60	N73° 36' 16"W

Line Table		
Line #	Length	Direction
L62	32.65	S00° 43' 20"E
L63	162.78	N89° 16' 40"E
L64	148.51	S34° 47' 46"W
L65	227.04	S61° 29' 52"E
L66	47.14	S26° 15' 45"E
L67	57.77	N89° 16' 40"E
L69	52.04	S29° 14' 11"W
L70	65.18	S18° 35' 16"E
L71	144.28	S65° 14' 30"E
L72	35.51	N12° 10' 43"E
L73	83.01	N64° 10' 38"W
L74	116.45	N20° 15' 53"E
L75	159.82	S41° 49' 13"E
L76	103.51	N90° 00' 00"E
L77	134.03	N14° 24' 19"E
L78	131.55	N62° 04' 48"W
L79	51.02	N07° 01' 25"E
L80	17.08	S89° 04' 16"W
L81	16.83	S89° 04' 16"W
L82	61.83	S89° 04' 16"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.270	25.000	90°00'00"	35.355	N45° 55' 44"W
C2	122.604	175.000	40°08'28"	120.112	S69° 00' 02"W
C3	416.297	374.797	63°36'05"	395.225	S80° 43' 51"W
C4	233.368	575.000	23°15'14"	231.769	N79° 05' 43"W
C5	335.986	175.000	110°00'12"	286.709	N35° 43' 14"W
C6	21.027	25.000	48°11'23"	20.412	N04° 48' 50"W
C7	241.186	50.000	276°22'46"	66.667	S70° 43' 08"E
C8	21.027	25.000	48°11'23"	20.412	S43° 22' 33"W
C9	239.991	124.999	110°00'16"	204.792	S35° 43' 14"E
C10	253.661	625.000	23°15'14"	251.923	S79° 05' 43"E
C11	360.768	325.000	63°36'05"	342.528	N80° 43' 51"E
C12	157.633	225.000	40°08'28"	154.429	S69° 00' 02"W
C13	38.849	25.000	89°02'03"	35.056	S44° 33' 14"W
C14	206.226	417.201	28°19'18"	204.133	S34° 20' 27"W
C15	204.070	195.589	59°46'48"	194.938	S18° 32' 30"W
C16	154.270	276.105	32°00'48"	152.271	S04° 34' 51"W
C17	109.351	359.966	17°24'20"	108.931	S02° 21' 19"E
C18	137.422	135.107	58°16'40"	131.574	S19° 22' 27"W
C19	101.651	510.987	11°23'52"	101.484	S41° 52' 23"W
C20	143.001	200.000	40°58'00"	139.974	S69° 24' 49"W
C21	388.519	350.000	63°36'05"	368.877	S80° 43' 51"W
C22	243.514	600.000	23°15'14"	241.846	N79° 05' 43"W
C23	287.988	150.000	110°00'12"	245.751	N35° 43' 14"W
C24	112.846	225.000	28°44'09"	111.667	S74° 42' 11"W
C25	44.788	225.000	11°24'18"	44.714	S54° 37' 58"W
C26	228.489	624.901	20°56'59"	227.218	N77° 56' 36"W
C27	25.171	634.973	2°16'17"	25.169	N89° 33' 13"W
C28	58.440	50.000	66°58'02"	55.170	N33° 59' 13"E
C29	52.728	50.000	60°25'20"	50.319	N29° 42' 28"W
C30	25.268	50.000	28°57'18"	25.000	N74° 23' 46"W
C31	36.991	50.000	42°23'19"	36.153	S69° 55' 55"W
C32	67.759	50.000	77°38'47"	62.692	S09° 54' 52"W
C33	37.933	175.000	12°25'10"	37.859	S13° 04' 17"W
C34	298.053	175.000	97°35'02"	263.313	S41° 55' 49"E
C35	53.148	195.589	15°34'09"	52.985	N03° 33' 49"W
C36	150.921	195.589	44°12'39"	147.205	S26° 19' 35"W
C37	5.989	175.000	1°57'39"	5.989	S49° 54' 38"W
C38	116.615	175.000	38°10'49"	114.469	S69° 58' 52"W
C39	71.962	419.233	9°50'06"	71.87	N25° 10' 03"E
C40	49.84	419.23	6°48'44"	49.81	S33° 29' 27"W
C41	70.685	124.998	32°24'00"	69.74	N03° 04' 53"E
C42	28.989	175.000	9°29'28"	28.95	S07° 50' 58"E
C43	39.404	175.000	12°54'03"	39.32	N84° 16' 19"W
C44	8.206	625.000	0°45'08"	8.20	N67° 50' 40"W
C45	68.802	325.000	12°07'46"	68.67	S73° 31' 59"E
C46	153.335	325.000	27°01'56"	151.91	S86° 53' 10"W