

CAMERON PRESERVE PHASE 2

A REPLAT OF TRACT FD OF CAMERON PRESERVE  
PLAT BOOK 90, PAGES 23 THROUGH 31 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA  
LYING IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 4

PLAT BOOK PAGE

CAMERON PRESERVE PHASE 2  
DEDICATION

THIS IS TO CERTIFY THAT KB HOME ORLANDO, LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREFTER 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. THE OWNER HEREBY DEDICATES SAID LANDS AND THE PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED;

TRACT A1 (PRIVATE R/W), TRACT LB3 (LANDSCAPE BUFFER), TRACT PD2 (RETENTION POND/OPEN SPACE), AND TRACT OS3 (OPEN SPACE) ARE TO BE OWNED AND MAINTAINED BY THE CAMERON PRESERVE HOMEOWNERS ASSOCIATION OF SEMINOLE, INC.; (THE "ASSOCIATION"). 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, GUEST 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; SHALL RUN ONLY IN FAVOR OF THE ASSOCIATION AND ALL PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN HEREON AND THEIR RESPECTIVE TENANTS, GUEST AND INVITEES.

DRAINAGE EASEMENTS DEPICTED HEREON ARE DEDICATED TO AND OWNED AND MAINTAINED BY THE ASSOCIATION. AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE DRAINAGE AND STORMWATER MANAGEMENT SYSTEM, AS DEFINED IN THE DECLARATION, INCLUDING, WITHOUT LIMITATION, OVER ALL DRAINAGE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, TRACT A1 (PRIVATE R/W), AND TRACT PD2 (RETENTION POND/OPEN SPACE) SHOWN ON THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORMWATER MANAGEMENT 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 STORMWATER MANAGEMENT SYSTEM.

IN WITNESS WHEREOF, THE UNDERSIGNED KB HOME ORLANDO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS \_\_\_\_ DAY OF \_\_\_\_ 2024.

By: KB HOME ORLANDO, LLC  
A DELAWARE LIMITED LIABILITY COMPANY.

By: \_\_\_\_\_  
STEPHEN MCCONN  
VICE PRESIDENT, LAND DEVELOPMENT

SIGNED AND SEALED IN THE PRESENCE OF:  
SIGNATURE OF WITNESS: \_\_\_\_\_  
PRINTED NAME OF WITNESS: \_\_\_\_\_  
SIGNATURE OF WITNESS: \_\_\_\_\_  
PRINTED NAME OF WITNESS: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED, BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION THIS \_\_\_\_ DAY OF \_\_\_\_ 2024 BY \_\_\_\_\_STEPHEN MCCONN,

VICE PRESIDENT, LAND DEVELOPMENT OF KB HOME ORLANDO, LLC., WHO IS ( ) PERSONALLY KNOWN TO ME OR ( ) PRODUCED AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

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.

SURVEYOR'S NOTES:

- ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 30 EAST, AS BEING NORTH 89°35'39" EAST.
- 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.
- THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO THE CAMERON PRESERVE HOMEOWNERS ASSOCIATION OF SEMINOLE, INC. (THE "ASSOCIATION"). 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 CABLE LINES.
- THE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO 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 THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE & STORM-WATER SYSTEM.
- 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 NAD83/2011 US FOOT, FLORIDA STATE PLANE EAST ZONE, 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 DECLARATION OF COVENANTS AND RESTRICTIONS FOR CAMERON PRESERVE (THE "DECLARATION") AS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO. ALL PERSONS HAVING ANY INTEREST IN THE LANDS DESCRIBED IN THIS PLAT SHALL BE SUBJECT TO THE DECLARATION OF THE ASSOCIATION.
- A FIVE (5.00) FOOT WIDE DRAINAGE EASEMENT ON ALL SIDE PROPERTY LINES IS HEREBY DEDICATED TO THE ASSOCIATION: POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3.00) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN (3.00) 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.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATES NORTH AMERICAN DATUM OF 1983 (NAD-83-2011, EAST ZONE, U.S. FOOT.)
- TRACT A1 (PRIVATE R/W) SHALL BE OWNED BY THE "ASSOCIATION" AND MAINTAINED ACCORDING TO THE DECLARATION.
- TRACT PD2 (RETENTION POND/OPEN SPACE) SHALL BE OWNED BY THE "ASSOCIATION" AND MAINTAINED ACCORDING TO THE DECLARATION.
- TRACT LB3 (LANDSCAPE BUFFER) SHALL BE OWNED BY THE "ASSOCIATION" AND MAINTAINED ACCORDING TO THE DECLARATION.
- TRACT OS3 (OPEN SPACE) SHALL BE OWNED BY THE "ASSOCIATION" AND MAINTAINED ACCORDING TO THE DECLARATION.
- THIS PROPERTY IS LOCATED IN PROXIMITY TO AN AIRPORT NOISE ZONE. THE LOTS DELINEATED ON THIS PLAT ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE. AVIGATION EASEMENT IN FAVOR OF SEMINOLE COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 10644, PAGE 284 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- SUBJECT PROPERTY SHOWN HEREON IS IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12117C0090F, MAP REVISED 9/28/2007.

LEGAL DESCRIPTION:

TRACT FD OF CAMERON PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGES 23 THROUGH 31 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA LYING IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

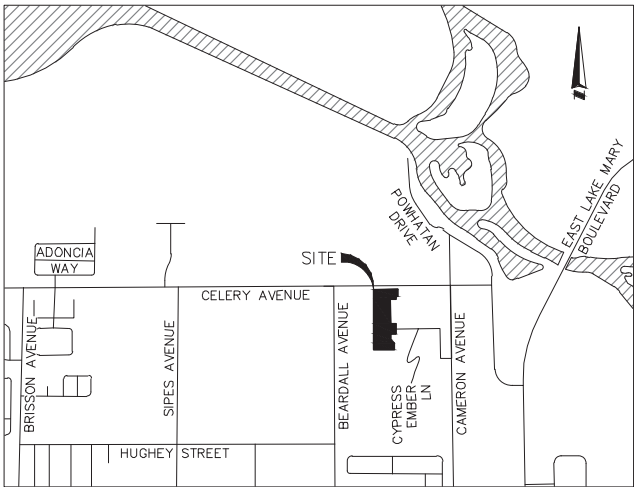
BEGIN AT THE NORTHWEST CORNER OF SAID TRACT FD; THENCE RUN NORTH 89°35'45" EAST ALONG THE NORTH LINE OF SAID TRACT FD FOR A DISTANCE OF 412.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT FD; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG THE EAST LINE OF SAID TRACT FD: SOUTH 00°21'22" EAST FOR A DISTANCE OF 120.34 FEET; THENCE RUN SOUTH 89°38'33" WEST FOR A DISTANCE OF 31.00 FEET; THENCE RUN SOUTH 00°21'27" EAST FOR A DISTANCE OF 46.00 FEET; THENCE RUN SOUTH 89°38'33" WEST FOR A DISTANCE OF 95.00 FEET; THENCE RUN SOUTH 00°21'27" EAST FOR A DISTANCE OF 422.68 FEET; THENCE RUN NORTH 89°38'33" EAST FOR A DISTANCE OF 93.98 FEET; THENCE RUN SOUTH 00°21'27" EAST FOR A DISTANCE OF 168.00 FEET; THENCE RUN SOUTH 89°38'33" WEST FOR A DISTANCE OF 92.84 FEET; THENCE RUN SOUTH 00°21'27" EAST FOR A DISTANCE OF 100.40 FEET; THENCE RUN SOUTH 44°48'33" EAST FOR A DISTANCE OF 84.05 FEET; THENCE RUN SOUTH 00°21'27" EAST FOR A DISTANCE OF 110.63 FEET TO THE SOUTHEAST CORNER OF SAID TRACT FD; THENCE RUN SOUTH 89°44'27" WEST ALONG THE SOUTH LINE OF SAID TRACT FD FOR A DISTANCE OF 346.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT FD; THENCE RUN NORTH 00°21'27" WEST ALONG THE WEST LINE OF SAID TRACT FD FOR A DISTANCE OF 1025.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.74 ACRES, MORE OR LESS.

SYMBOL AND ABBREVIATION LEGEND:

CL	CENTER LINE	#	DENOTES POINT NUMBER FOR STATE PLANE COORDINATES
U.E.	UTILITY EASEMENT	CCR	CERTIFIED CORNER RECORD RECOVERED MONUMENT (SEE DRAWING FOR DESCRIPTION)
DE	DRAINAGE EASEMENT		
PI	POINT OF INTERSECTION	■	SET 4"x4" CONCRETE MONUMENT LB #6723 PERMANENT REFERENCE MONUMENT (PRM)
RP	RADIUS POINT	●	SET NAIL & DISK LB #6723 PERMANENT CONTROL POINT (PCP)
R	RADIUS	○	FOUND MONUMENT (SEE DRAWING)
R/W	RIGHT-OF-WAY		
(OA)	OVERALL LENGTH		
(NR)	NON-RADIAL		
D.U.E.	DRAINAGE AND UTILITY EASEMENT		
PSM	PROFESSIONAL SURVEYOR AND MAPPER		
LB	LICENSED BUSINESS		
O.R.B.	OFFICIAL RECORDS BOOK		
P.B.	PLAT BOOK		
Pg(S)	PAGE(S)		

DRAINAGE AND UTILITY EASEMENT (D.U.E)



VICINITY MAP:  
SCALE 1" = 1500'

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SHEET 1 OF 4 - LEGAL DESCRIPTION & DEDICATION  
NOTES AND LEGEND  
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LOT AND TRACT GEOMETRY

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

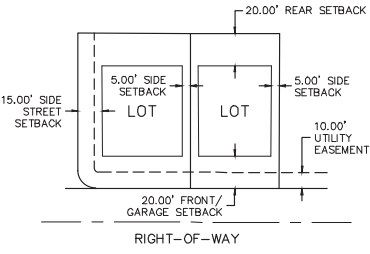
QUALIFICATION STATEMENT OF  
SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON JULY 17, 2024, I 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

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.



TYPICAL LOT SETBACKS

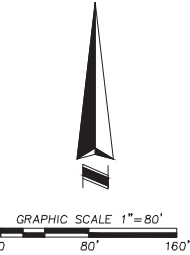
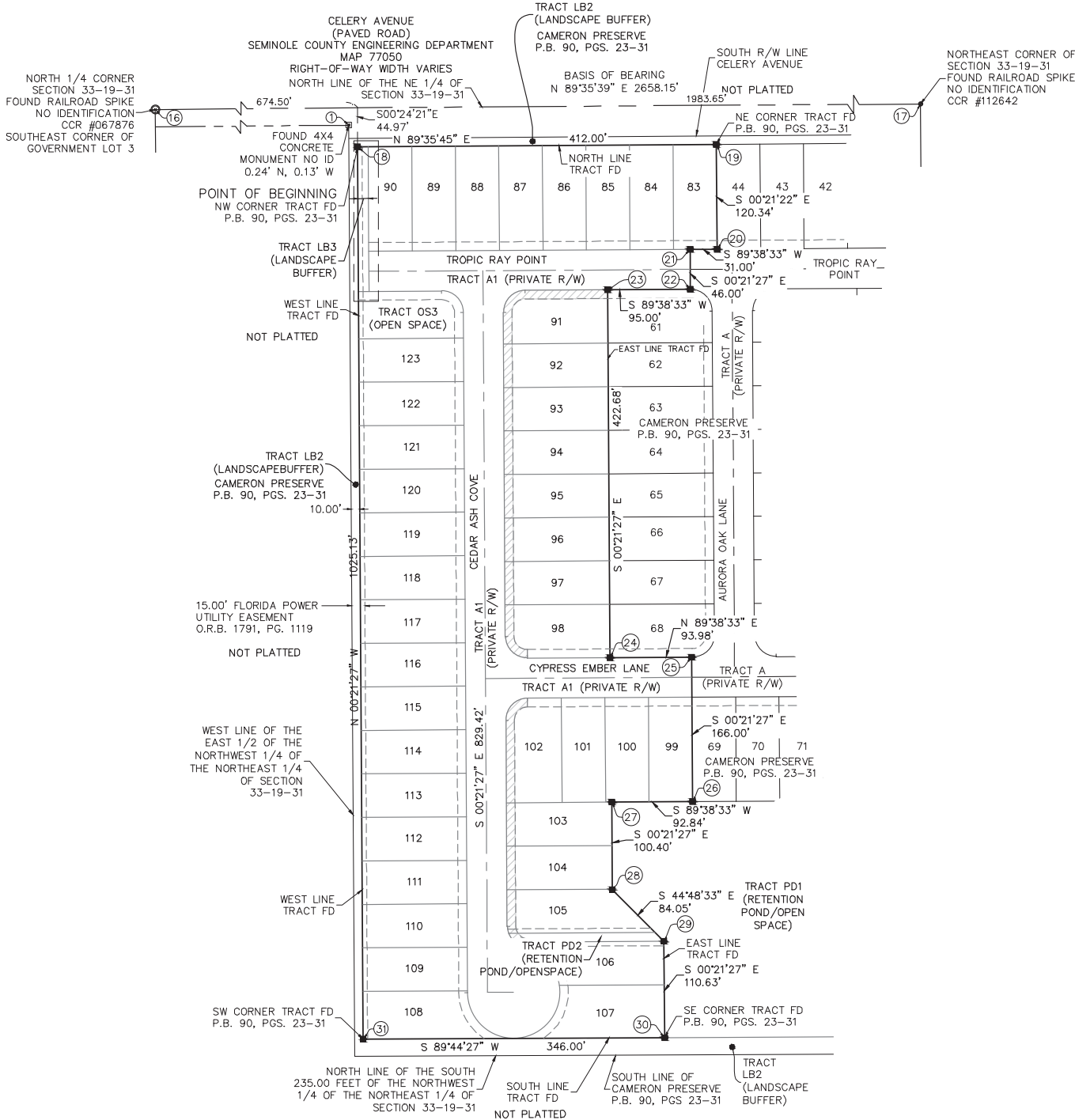
CERTIFICATE OF REVIEWING SURVEYOR

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.

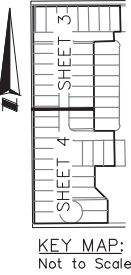
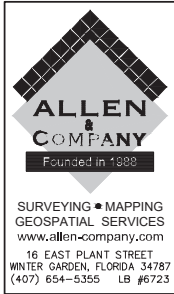
RAYMOND F. PHILLIPS, PSM 7015,  
SEMINOLE COUNTY SURVEYOR

# CAMERON PRESERVE PHASE 2

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PLAT BOOK 90, PAGES 23 THROUGH 31 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA  
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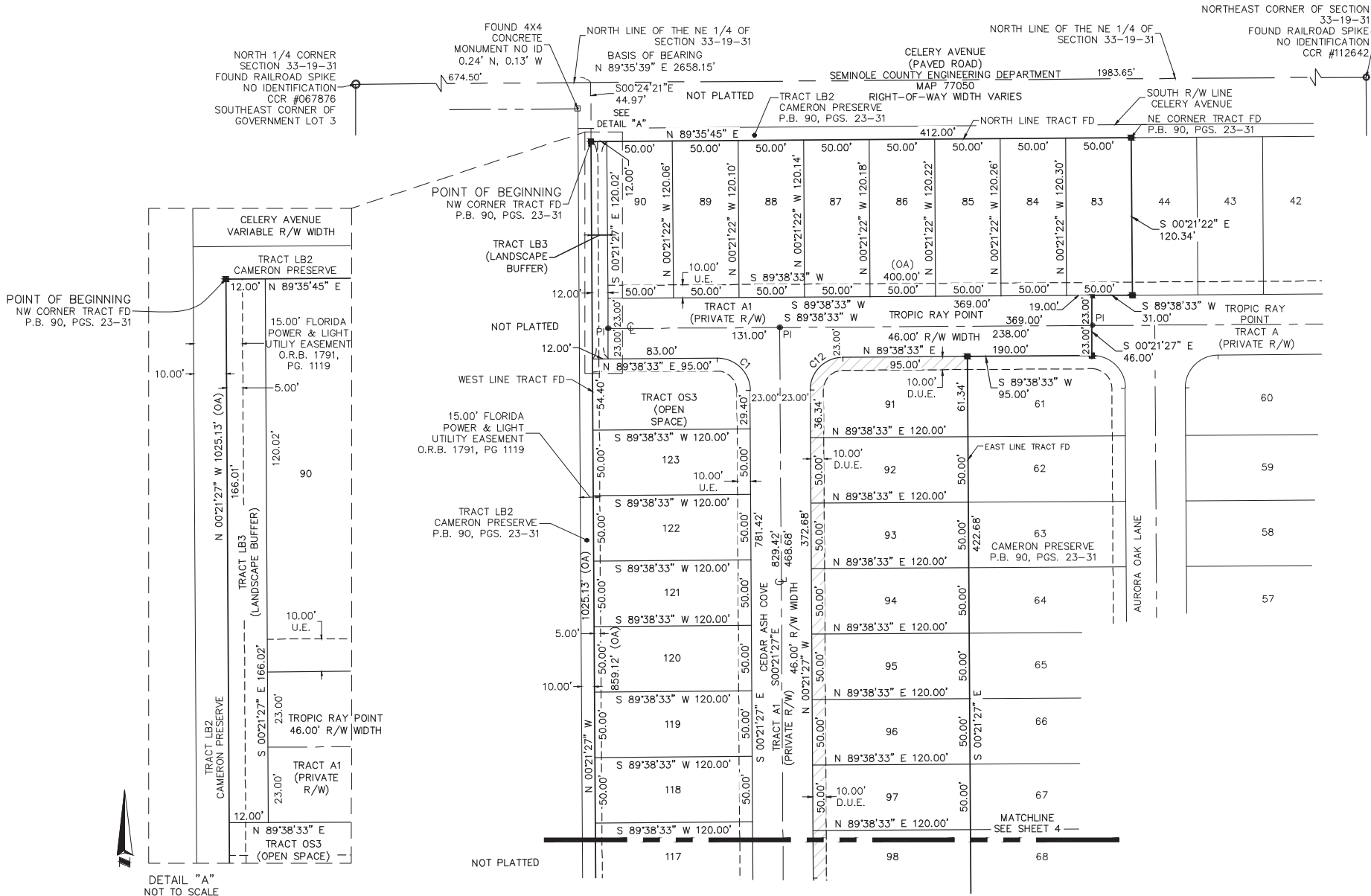
STATE PLANE COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	1624127.07	585468.49
16	1624142.33	584803.84
17	1624161.16	587461.92
18	1624102.14	585478.64
19	1624105.05	585890.64
20	1623984.70	585891.38
21	1623984.51	585860.38
22	1623938.51	585860.67
23	1623937.92	585765.67
24	1623515.25	585768.31
25	1623515.83	585862.28
26	1623349.84	585863.32
27	1623349.26	585770.48
28	1623248.86	585771.11
29	1623189.23	585830.34
30	1623078.60	585831.03
31	1623077.03	585485.04



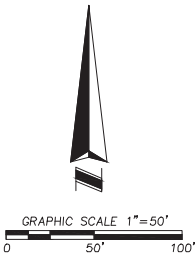
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SEMINOLE COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	25.00'	S45°21'27\"E	35.36'	090°00'00\"	39.27'
C12	25.00'	N44°38'33\"E	35.36'	090°00'00\"	39.27'

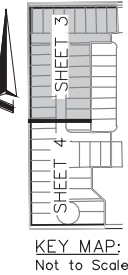




**ALLEN & COMPANY**  
Founded in 1988

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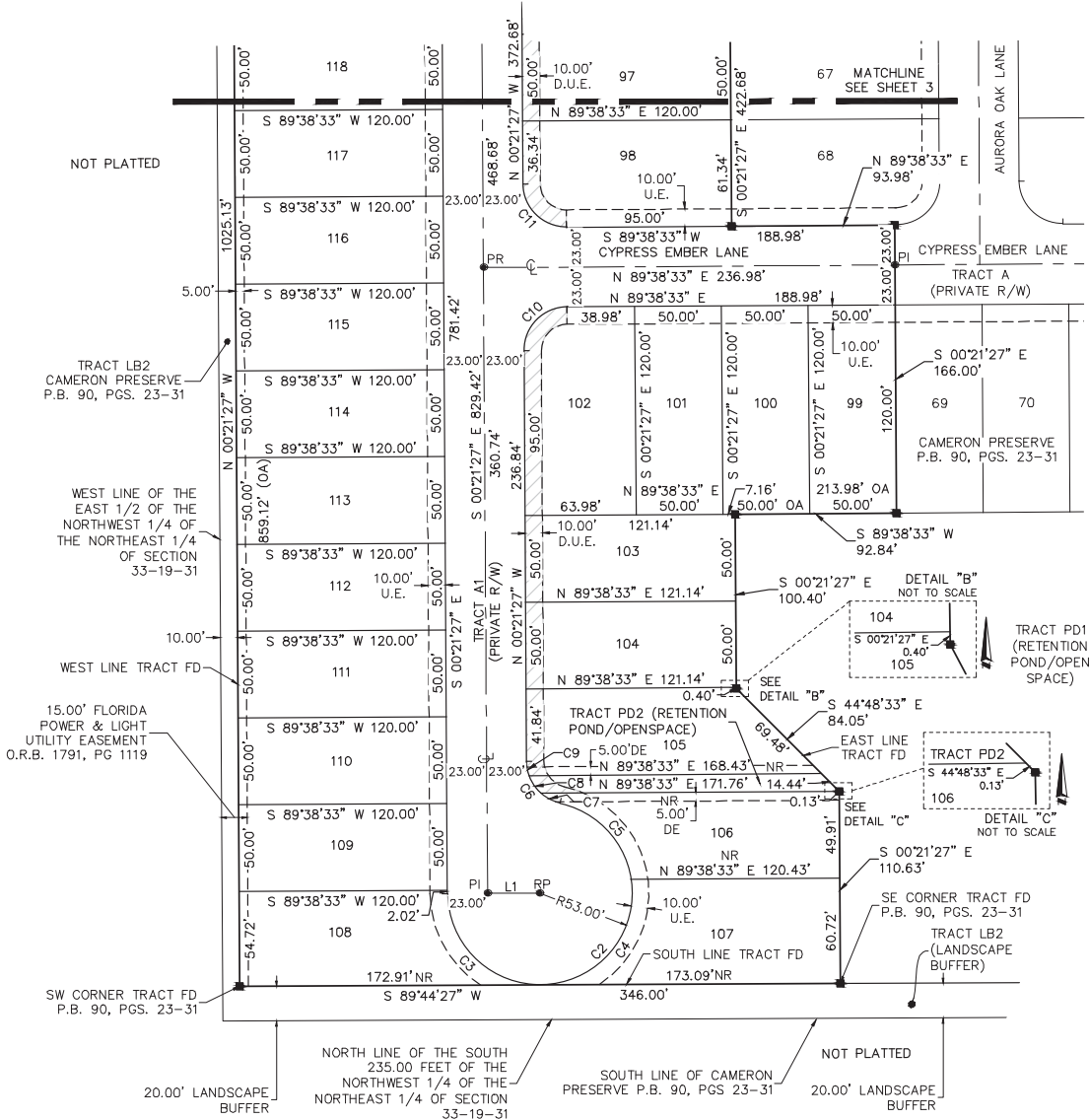
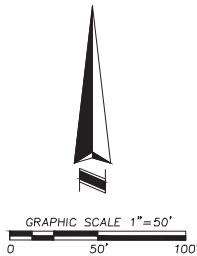


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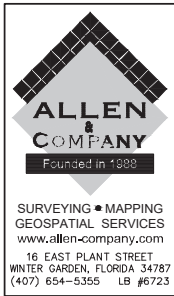
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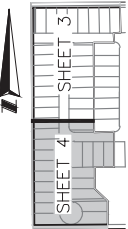


CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C2	53.00'	N51°18'50"E	83.15'	256°39'27"	237.41'
C3	53.00'	S45°18'30"E	74.89'	089°54'06"	83.16'
C4	53.00'	N40°39'54"E	80.09'	098°09'07"	90.79'
C5	53.00'	N42°42'47"W	59.74'	068°36'14"	63.46'
C6	25.00'	N38°41'10"W	31.01'	076°39'27"	33.45'
C7	25.00'	S62°29'59"E	12.53'	029°01'51"	12.67'
C8	25.00'	S33°41'43"E	12.34'	028°34'41"	12.47'
C9	25.00'	S09°52'54"E	8.27'	019°02'55"	8.31'
C10	25.00'	N44°38'33"E	35.36'	090°00'00"	39.27'
C11	25.00'	N45°21'27"W	35.36'	090°00'00"	39.27'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'33"W	30.00'



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KEY MAP:  
Not to Scale