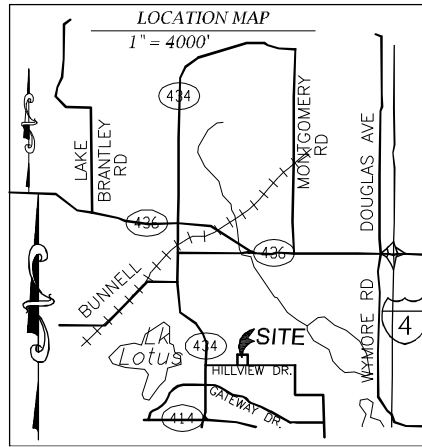


# ENCORE AT HILLVIEW

SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST,  
SEMINOLE COUNTY, FLORIDA



**NOTES:**

1. BEARINGS BASED ON ASSUMED DATUM, HOLDING THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, AS BEING N 09°07'22" E.
2. GPS TIES BASED ON FLORIDA EAST ZONE NAD 83.
3. COORDINATE VALUES ARE NOT THE SAME AS THE PLAT BEARING AND DISTANCE CALLS.
4. THE GRANTING OF EASEMENTS TO SEMINOLE COUNTY OR THE CITY OF ALTAMONTE SPRINGS DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY, FLORIDA OR THE CITY OF ALTAMONTE SPRINGS TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE SYSTEM UNLESS OTHERWISE STATED.
5. 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.
6. ALL LINES SHOWN HEREON ARE RADIAL UNLESS NOTED OTHERWISE.
7. THERE IS A 5.00' UTILITY EASEMENT ADJACENT TO THE TRACT A PRIVATE ROAD ROW LINES.

**PROPERTY DESCRIPTION:**

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 07 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 22, 25 FEET TO THE POINT OF BEGINNING, BEING ON THE NORTH RIGHT OF WAY LINE OF HILLVIEW DRIVE; THENCE CONTINUE NORTH 00 DEGREES 07 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 443.36 FEET, THENCE RUN NORTH 89 DEGREES 36 MINUTES 52 SECONDS EAST PARALLEL TO AND 468.36 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 22, 328.18 FEET; THENCE RUN SOUTH 00 DEGREES 03 MINUTES 03 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, 443.36 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HILLVIEW DRIVE; THENCE RUN SOUTH 89 DEGREES 36 MINUTES 52 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 328.73 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN SEMINOLE COUNTY, FLORIDA.

**LINE TABLE:**

- SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- CENTERLINE

**LEGEND:**

- PCP SET NAIL AND DISK PCP LS #5561,
- PRM SET 4"x4" CM PRM LS #5561,
- INDICATES CENTERLINE
- # NUMBER
- CCR - CERTIFIED CORNER RECORD
- CM - CONCRETE MONUMENT
- LB - LICENSED BUSINESS CERTIFICATION
- NE - NORTHEAST
- NTS - NOT TO SCALE
- NW - NORTHWEST
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- PRM - PERMANENT REFERENCE MONUMENT
- PCP - PERMANENT CONTROL POINT
- RAW - RIGHT-OF-WAY
- ③ STATE PLANE COORDINATES
- POB - POINT OF BEGINNING
- NAD - NORTH AMERICAN DATUM

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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.

**RALPH THOMAS SNOW, PSM**  
 2624 BENT HICKORY CIRCLE LONGWOOD, FL, 32779  
 407-701-6101 rsnov@rspsm.com  
 FLORIDA REGISTRATION NUMBER 9561

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 2

SECTION 22, TOWNSHIP 21 S., RANGE 29 E.

**ENCORE AT HILLVIEW**

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS, THAT SFPR SUNLAND, LLC, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES TRACT "C" (RIGHT-OF-WAY) TO THE PERPETUAL USE OF THE PUBLIC.

THE OWNER DOES HEREBY GRANT TO SEMINOLE COUNTY, AND THE CITY OF ALTAMONTE SPRINGS 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 LIENS ON SUCH LANDS, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS SAID STREETS.

TRACT "A" (RIGHT-OF-WAY AND DRAINAGE-UTILITY EASEMENT) IS DEDICATED TO AND MAINTAINED BY THE ENCORE AT HILLVIEW HOMEOWNERS ASSOCIATION. A UTILITY EASEMENT IS RESERVED OVER TRACT "A" AS SHOWN HEREON AND IS DEDICATED TO THE CITY OF ALTAMONTE SPRINGS FOR THE PURPOSE OF OPERATION AND MAINTENANCE OF THEIR UTILITY LINES FOR THE PROVISION OF POTABLE WATER AND RECLAIMED WATER FOR IRRIGATION SERVICE. SAID UTILITY LINES SHALL BE CONSTRUCTED BY THE OWNER, AND CONVEYED TO THE CITY FOR OWNERSHIP AND MAINTENANCE BY BILL OF SALE.

TRACT "B" (POND / OPEN SPACE AND DRAINAGE EASEMENT) IS DEDICATED TO AND MAINTAINED BY THE ENCORE AT HILLVIEW HOMEOWNERS ASSOCIATION.

TRACT "C" AND "E" (BUFFERS) ARE DEDICATED TO AND MAINTAINED BY THE ENCORE AT HILLVIEW HOMEOWNERS ASSOCIATION.

TRACT "D" AND "F" (OPEN SPACE AND DRAINAGE EASEMENT) ARE DEDICATED TO AND MAINTAINED BY THE ENCORE AT HILLVIEW HOMEOWNERS ASSOCIATION.

TRACT "G" (RIGHT-OF-WAY) IS DEDICATED TO SEMINOLE COUNTY.

TRACT "L" (LIFT STATION) IS DEDICATED TO AND MAINTAINED BY THE ENCORE AT HILLVIEW HOMEOWNERS ASSOCIATION.

AN EMERGENCY ACCESS EASEMENT OVER ALL PRIVATE DRAINAGE-UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO SEMINOLE COUNTY AND THE CITY OF ALTAMONTE SPRINGS FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT THE PRIVATE STORM DRAINAGE SYSTEM OR PRIVATE SANITARY SEWER 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 OR THE CITY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE FACILITIES WITHIN THE DRAINAGE-UTILITY EASEMENT.

IN WITNESS WHEREOF the undersigned owners has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Zachary Miller, Manager of Sanford Farms LLC, Manager for SFPF Sunland, LLC.

By: \_\_\_\_\_

Witness \_\_\_\_\_ (printed name)

Witness \_\_\_\_\_ (printed name)

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

THIS IS TO CERTIFY, that on \_\_\_\_\_ before me the individual duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Zachary Miller, as Manager of the above named corporation and is known to me or have produced the following identification \_\_\_\_\_ and he/she did/did not take an oath that he/she is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officer thereunto duly authorized; and that said Dedication is the acts and deeds of said corporation.

NOTARY PUBLIC \_\_\_\_\_ My Commission Expires \_\_\_\_\_

Printed Name \_\_\_\_\_ Commission Number \_\_\_\_\_

**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 for Seminole County, Florida

CHAIRMAN OF THE BOARD \_\_\_\_\_ CLERK OF THE BOARD \_\_\_\_\_

Printed Name \_\_\_\_\_ Printed Name \_\_\_\_\_

**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 \_\_\_\_\_ at \_\_\_\_\_ Date \_\_\_\_\_

CLERK OF THE COURT \_\_\_\_\_ File No. \_\_\_\_\_  
 in and for Seminole County, Florida

By: \_\_\_\_\_ D.C.

**CERTIFICATE OF COUNTY SURVEYOR**

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

RAYMOND F. PHILLIPS, P.S.M. \_\_\_\_\_ Date \_\_\_\_\_  
 License Number LS7015  
 Seminole County Surveyor.

**CERTIFICATE OF PLATTING SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Professional Surveyor and Mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all the requirements of Chapter 177 and that said land is located in Seminole County, Florida.

RALPH THOMAS SNOW \_\_\_\_\_ Date \_\_\_\_\_  
 Florida Registration Number 5561 RALPH THOMAS SNOW  
 2624 BENT HICKORY CIRCLE  
 LONGWOOD, FLORIDA, 32779