

CITY OF CASSELBERRY PUBLIC SAFETY FACILITY

A PORTION OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 30 EAST
CITY OF CASSELBERRY, SEMINOLE COUNTY, FLORIDA

PLAT

BOOK :

PAGE:

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, NAD 1983/2011, U.S. SURVEY FEET, ESTABLISHED WITH GNSS RTK GPS SYSTEM, TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN). DERIVING A BEARING OF 54°7'41.57"E ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 436. THE FOLLOWING FPRN STATIONS WERE UTILIZED: ORL1, AND SNFD.
2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP (DEWBERRY LB 8011), IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE NOTED.
3. 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, MAINTENANCE, AND OPERATION OF CABLE 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 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. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON EASEMENTS OR DEDICATIONS WITHOUT WRITTEN APPROVAL FROM THE CITY OF CASSELBERRY.
5. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
6. UTILITY FACILITIES SHALL BE PLACED UNDERGROUND EXCEPT FOR ABOVE GROUND SUPPORT FACILITIES AND PLACED WITHIN UTILITY EASEMENTS DESIGNATED FOR SUCH PURPOSES.
7. PER FLORIDA STATUTES CHAPTER 177.091(9), LOT CORNERS MUST BE SET BEFORE THE TRANSFER OF ANY LOT.
8. ITEMS LISTED BELOW ARE INCLUDED IN THE PROPERTY INFORMATION REPORT:

1. UTILITY EASEMENT AS CONTAINED IN DEED RECORDED IN O.R. BOOK 1359, PAGE 176, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY - PLOTTED HEREON]
2. TERMS, CONDITIONS AND PROVISIONS OF WATER AND SEWER SERVICE AGREEMENT RECORDED IN O.R. BOOK 583, PAGE 391, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE, EASEMENT IS BLANKET IN NATURE]
3. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY CONTAINED IN INSTRUMENT RECORDED DECEMBER 6, 1973, UNDER O.R. BOOK 1002, PAGE 1446, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE, THIS UTILITY IS UNDERGROUND AND WAS NOT LOCATED BY THIS DEWBERRY]
4. GRANT OF EASEMENT TO UNITED TELEPHONE COMPANY OF FLORIDA CONTAINED IN INSTRUMENT RECORDED JANUARY 28, 1991, UNDER O.R. BOOK 2260, PAGE 1256, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY - PLOTTED HEREON]
5. DECREE CREATING AND INCORPORATING LAKE HOWELL WATER AND RECLAMATION DISTRICT RECORDED IN O.R. BOOK 589, PAGE 545, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE, EASEMENT IS BLANKET IN NATURE]
6. CONDITIONAL UTILITY AGREEMENT FOR WATER, WASTEWATER OR RECLAIMED WATER SERVICES RECORDED IN O.R. BOOK 10164, PAGE 775, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE]
7. RESTRICTION AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 8344, PAGE 1155, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE]
8. EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN O.R. BOOK 10386, PAGE 1033, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE]
9. CROSS, ACCESS, PARKING, UTILITY AND DUMPSTER EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN O.R. BOOK 10772, PAGE 879, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. [AFFECTS SUBJECT PROPERTY - PLOTTED HEREON]



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CERTIFICATE OF AUTHORIZATION NO. LB 8011

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

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SHEET 2 OF 3

CITY OF CASSELBERRY PUBLIC SAFETY FACILITY

A PORTION OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 30 EAST
CITY OF CASSELBERRY, SEMINOLE COUNTY, FLORIDA

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POINT OF
COMMENCEMENT
NE CORNER OF
SEC20-T21S-R30E
SET 5/8" IRON ROD & CAP
(DEWBERRY LB 8011)
CCR PENDING

