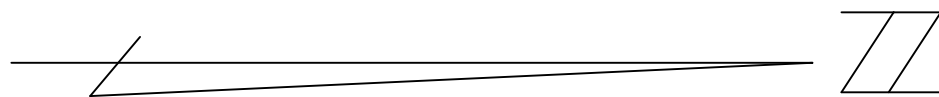


VICINITY MAP
SCALE 1" = 200'



NOTES:

1. ☐ PRM indicates Permanent Reference monument (4" X 4", 24" long concrete monument with aluminum disk stamped Hitt Land Surveyors, P.R.M. LB 7227

2. ☐ P.C.P. are set PK Nail and Disk labeled P.C.P. L.B. 7227.

3. State Plane Coordinates and grid bearings shown hereon are relative to the National Geodetic Transverse Mercator Coordinates, Florida East Zone, grid North as shown on the "STONER/KEITH RESURVEY NO. 11, as recorded in Misc. Map Book 4, Page 21 of the Public Records of Seminole County, Florida, as transformed to the North American Datum of 1983 with the 1990 adjustment. The bearing reference line is the Easterly line of Tract "A", FOREST COVE PLAT PB 55, PG 54 & 55, SCR. said line bears North 00°07'21" East.

N 000000.000 indicates State Plane Coordinates.
E 000000.000

4. 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 in this plat that may be found in the Public Records of this County.

5. This plat is restricted to 8 single family units.

VIA FORESTA
A REPLAT OF LOT 7, BLOCK 6, OF SANFORD FARMS, PLAT BOOK 1, PAGES 127 & 128, SECTION 16, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

Lot 7, Block 6, of SANFORD FARMS, as recorded in Plat Book 1, Pages 127 & 128 of the Public Records of Seminole County, Florida.

ST JOHNS RIVER

6. The following note is required by the Seminole County Surveyor pursuant to Chapter 177.091, subsection (28), Florida Statutes: Platted utility easements are also for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable televaion services shall interfere with the facilities and services of electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be soley responsible for the damages. This does not apply to 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 Electric Safety Code as adopted by the Florida Public Service Commission.

7. The granting of easements to Seminole Countydoes 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.

8. All platted 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 service of an electric, telephone, gas, or other public utility. In the event a cable television damages the facilitiesof 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 adoptedby the Florida Public Service Commission.

9. The subject property is within the County's Urban Bear Management Area and must comply with the requirements must comply with the requirements outlined in Chapter 258 of the Seminole County Coda of Ordinances, (2015-33).

10. Installation, maintenance and operation of cable televation services shall not interfere with the facilities and services of electric, telephone, gas and fiber optics.

11. Five (5) foot wide side yard drainage easement are hereby required on all lots. Pool equipment, water softeners similar facilities shall not be permitted within three (3) feet of the side property lines. Air conditioner units shall not be within three (3) feet of the side property line unless elevated and mounted to the structure in a manner not obstruction side yard passage or the fuction and maintenance of the drainage easement.

QUALIFICATION STATEMENT OF SURVEYOR

I hereby certify that the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision. That the survey data shown conforms to the applicable requirements of Chapter 177, Florida Statutes, as well as the Standards of Practice as set forth in the rules of Professional Surveyors and Mappers, as stated in Chapter 5J-17, Florida Administrative Code. The permanent Reference Monuments (PRM's) were set on _____, 2025.

Dated this ____ of _____, 2025, in Seminole County, Florida.

Jeffrey J. Hitt
Professional Survey and Mapper
Number 4717
State of Florida

CERTIFICATE OF APPROVAL
COUNTY SURVEYOR

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

Raymond F. Phillips, License No. LS 7015
Seminole County Surveror

IN WITNESS WHEREOF,
Sampathkumar Shanmugham, as its managing member of FRENZD CIRCLE I, LLC a Florida Limited Liability Company, set his hand LLC, a Florida limited liability

and seal this ____ day of _____ 2025.

FRENZD CIRCLE I, LLC,
a Florida limited liability company

Witness _____
Print name: Sampathkumar Shanmugham
It's Managing Member

Witness _____
Print name:

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ 2025, the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Jay Zembower, Chairman

Attest _____

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ 2025, the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Jay Zembower, Chairman

Attest _____

ACKNOWLEDGEMENT: STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing dedication was acknowledge before me by means of _____ physical presence or _____ online notarization, this _____ day _____, 2025, by Sampathkumar Shanmugham, as Manager of Frenzdz Circle I, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ (type of identification) as indentification.

Notary Public
My commission expires:

DEDICATION:

Know all men by these presents that FRENZD CIRCLE I, LLC, a Florida limited liability company, owner of the lands shown and described hereon, has caused said lands to be surveyed, subdivided and platted in the manner as shown hereon, said plat to be known as "VIA FORESTA", a replat.

The drainage easemnets shown hereon are dedicated to and owned and maintained 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 hereby dedicated to Seminole County for emergency maintenance purposes in the event the private storm drainage system creates a hazard to the public health, safety and general welfare. The emergency access easement does not impose any obligation, burden, resopnsibility or liability upon the County to enter upon the subject property and take any action to repair or maintain the private drainage and storm-water system.

The utility easements described and shown hereon are to be dedicated to Seminole County. The utilities are to be owned and maintained by the utility provider. The purpose of the utility easements shorn are as follows: Installation and maintenance of, but not limited, sanitary sewers, water mains, power lines, telephone lines and cablevision lines.

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, police, authorities of the United States postal service mail carriers, representatives of the utilities authorized by the owners, holders of mortgage liens 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 of the lans shown on this plat.

Tract "A" shown hereon is a retention and pre-treatment area and is hereby dedicated to the Frenzdz Circle Homeowners association and the maintenance responsibility is the obligation of said homeowners association.

Tract "B" shown hereon is a Ingress/Egress, drainage and Utility tract for the purposes of roadway, drainage and utilities and is hereby dedicated to the Frenzdz Circle Homeowners Association and the maintenance resopsiibility is the obligation of said homeowners association.

Tract "C" shown hereon is a retention and clubhouse area for retention and clubhouse and is hereby dedicated to the Frenzdz Circle Homeowners Associations and the maintenance responsibility is obligation of said homeowners association

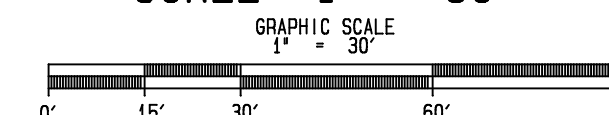
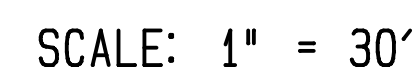
Tract "D" shown hereon is a additional right of way and is hereby dedicated to Seminole County for road purposes, and is the maintenance responsibility is the sole obligation of Seminole County.



Prepared By:
HITT LAND SURVEYORS, INC.
318 W. SWEETWATER CREEK DRIVE, LONGWOOD FLORIDA 32729
PHONE 47-772-0248 FAX 407-772-0248

PLAT BOOK _____ PAGE _____

SHEET 2 of 2



Prepared By:
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