

CAMERON PRESERVE

SHEET 1 OF 9

PLAT BOOK _____ PAGE _____

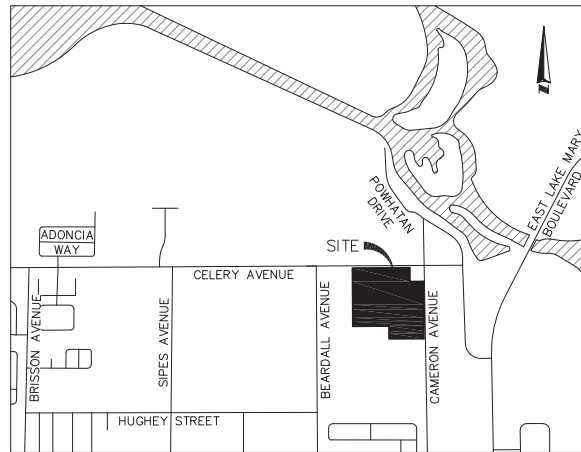
A PARCEL OF LAND LYING IN THE NORTHEAST 1/4
OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

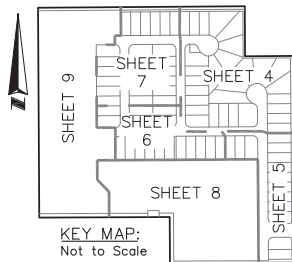
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE RUN SOUTH 89°35'39" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 939.56 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°24'21" EAST FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CELERY AVENUE ACCORDING TO SEMINOLE COUNTY ENGINEERING DEPARTMENT MAP NUMBER 77050, ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 00°21'05" EAST ALONG THE WEST LINE OF THE EAST 275.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 255.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 275.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 89°35'39" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 256.45 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CAMERON AVENUE ACCORDING TO SEMINOLE COUNTY MAP BOOK 6, PAGES 191 THROUGH 193 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID WESTERLY RIGHT OF WAY LINE: SOUTH 00°25'36" EAST FOR A DISTANCE OF 427.83 FEET; THENCE RUN SOUTH 01°55'08" EAST FOR A DISTANCE OF 84.26 FEET; THENCE RUN SOUTH 00°09'54" WEST FOR A DISTANCE OF 155.30 FEET; THENCE RUN SOUTH 00°39'57" EAST FOR A DISTANCE OF 76.20 FEET; THENCE RUN SOUTH 05°00'06" WEST FOR A DISTANCE OF 71.77 FEET; THENCE RUN SOUTH 00°51'30" EAST FOR A DISTANCE OF 98.77 FEET; THENCE RUN SOUTH 03°31'27" WEST FOR A DISTANCE OF 42.13 FEET; THENCE RUN SOUTH 00°11'37" EAST FOR A DISTANCE OF 97.61 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN SOUTH 89°44'27" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 638.87 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°21'16" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 235.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 235.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°44'27" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 664.48 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE RUN NORTH 00°21'27" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 1070.10 FEET TO A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF CELERY AVENUE; THENCE RUN NORTH 89°35'45" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1054.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.21 ACRES MORE OR LESS



VICINITY MAP:

SCALE 1" = 1500'



KEY MAP:
Not to Scale

SHEET INDEX
SHEET 1 OF 9 - LEGAL DESCRIPTION & DEDICATION
SHEET 2 OF 9 - NOTES AND LEGEND
SHEET 3 OF 9 - BOUNDARY GEOMETRY
SHEETS 4-9 OF 9 - 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

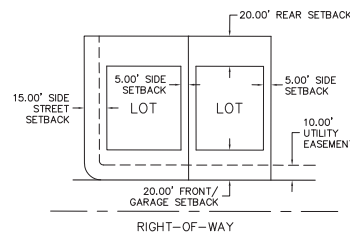
QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON JULY 20, 2023, 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 DEFINITION 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
DEDICATION**

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

TRACT FD (FUTURE DEVELOPMENT), TO BE OWNED AND MAINTAINED BY THE OWNER, THEIR SUCCESSORS AND/OR ASSIGNS.

TRACTS RD1 AND RD2 (R/W DEDICATION) ARE DEDICATED TO SEMINOLE COUNTY FOR THE PERPETUAL USE OF THE PUBLIC.

TRACT A (PRIVATE R/W), TRACTS LB1 AND LB2 (LANDSCAPE BUFFER), TRACT PD1 (RETENTION POND/OPEN SPACE), TRACT TS1 (TREE SAVE), TRACTS OS1 AND OS2 (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 A (PRIVATE R/W), AND TRACT PD1 (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: _____
PRINTED NAME: Stephen McConn
TITLE: 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 _____ FILE NO. _____

ATTEST: _____ DATE: _____

CLERK OF THE CIRCUIT COURT, GRANT MALOY
IN AND FOR SEMINOLE COUNTY, FLORIDA.

ALLEN & COMPANY
Founded in 1988

SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #6723

CAMERON PRESERVE

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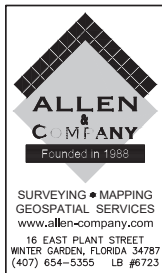
A PARCEL OF LAND LYING IN THE NORTHEAST 1/4
OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
2. 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 SOUTH 89°35'39" WEST.
3. 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.
4. 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.
5. 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.
6. PER FLORIDA STATUTES CHAPTER 177.091(9), LOT CORNERS MUST BE SET BEFORE THE TRANSFER OF ANY LOT.
7. 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.
8. THE STATE PLANE COORDINATE VALUES SHOWN HEREON ARE BASED UPON NAD83 US FOOT, FLORIDA STATE PLANE EAST ZONE, AND ARE FOR GIS PURPOSES, AND NOT TO BE USED TO RECREATE THE BOUNDARY OF SAID PLAT.
9. 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.
10. 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.
11. 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.)
12. TRACTS LB1 AND LB2 (LANDSCAPE BUFFER) SHALL BE OWNED BY THE "ASSOCIATION" AND MAINTAINED ACCORDING TO THE DECLARATION.
13. TRACT TS1 (TREE SAVE) SHALL BE OWNED BY THE "ASSOCIATION" AND MAINTAINED ACCORDING TO THE DECLARATION.
14. TRACT A (PRIVATE R/W) SHALL BE OWNED BY THE "ASSOCIATION" AND MAINTAINED ACCORDING TO THE DECLARATION.
15. TRACTS OS1 AND OS2 (OPEN SPACE) SHALL BE OWNED BY THE "ASSOCIATION" AND MAINTAINED ACCORDING TO THE DECLARATION.
16. TRACT PD1 (RETENTION POND/OPEN SPACE) SHALL BE OWNED BY THE "ASSOCIATION" AND MAINTAINED ACCORDING TO THE DECLARATION.
17. TRACT FD (FUTURE DEVELOPMENT) SHALL BE OWNED AND MAINTAINED BY KB HOME ORLANDO, LLC ITS SUCCESSORS AND/OR ASSIGNS.
18. TRACTS RD1 AND RD2 (R/W DEDICATION) SHALL BE OWNED AND MAINTAINED BY SEMINOLE COUNTY, FLORIDA.
19. TRACT LS1 (LIFT STATION) IS TO BE OWNED AND MAINTAINED BY THE CITY OF SANFORD, FLORIDA AND WILL BE CONVEYED VIA SEPARATE INSTRUMENT.
20. 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.
21. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12117C0090F, MAP REVISED 9/28/2007.

SYMBOL AND ABBREVIATION LEGEND:

☉	CENTER LINE	⊕	DENOTES POINT NUMBER FOR STATE PLANE COORDINATES
U.E.	UTILITY EASEMENT	CCR	CERTIFIED CORNER RECORD RECOVERED MONUMENT (SEE DRAWING FOR DESCRIPTION)
D.E.	DRAINAGE EASEMENT	■	SET 4"x4" CONCRETE MONUMENT LB #6723 PERMANENT REFERENCE MONUMENT (PRM)
PI	POINT OF INTERSECTION	●	SET NAIL & DISK LB #6723 PERMANENT CONTROL POINT (PCP)
RP	RADIUS POINT	○	FOUND MONUMENT (SEE DRAWING)
R	RADIUS	▨	DRAINAGE AND UTILITY EASEMENT (D.U.E.)
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		



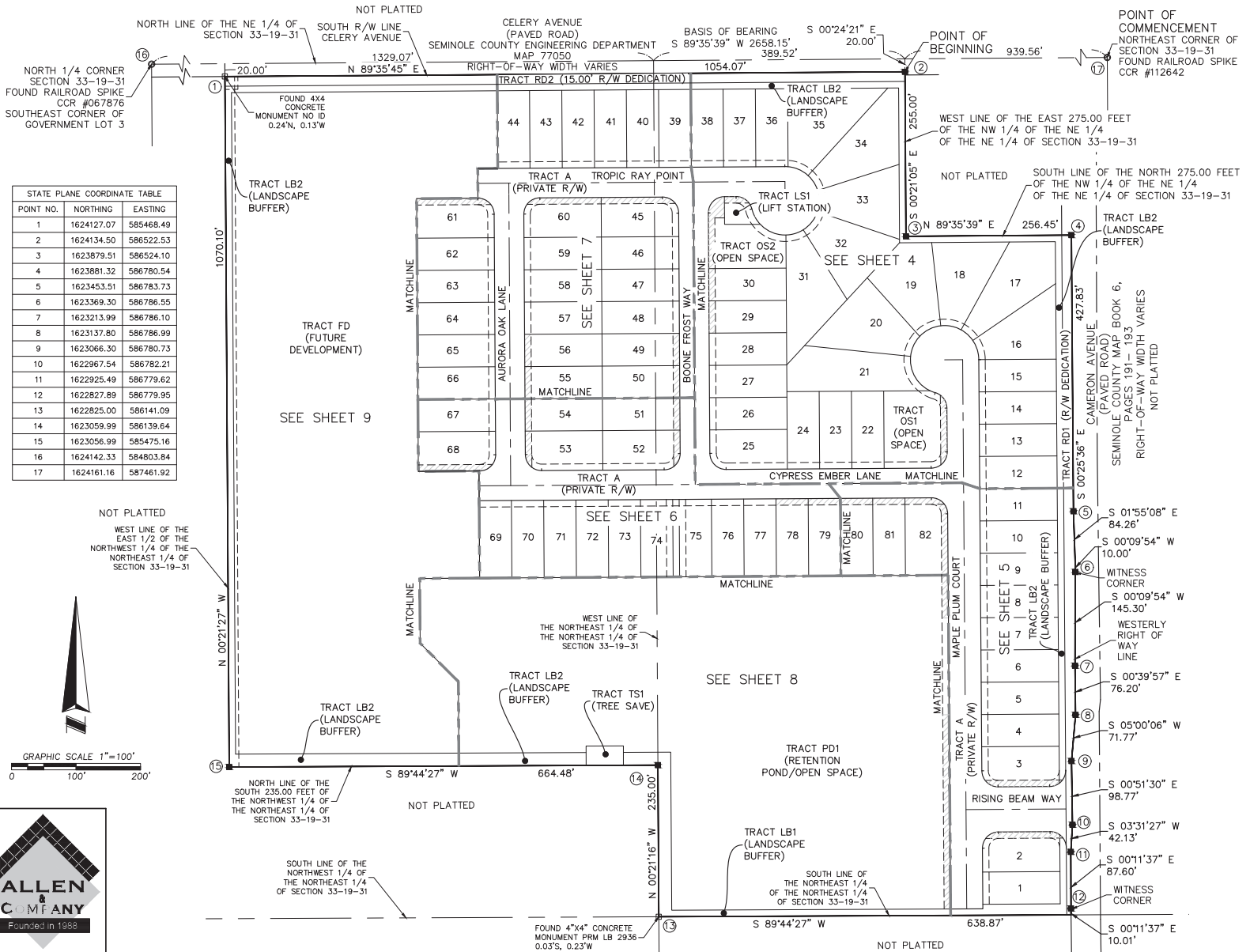
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SHEET 2 OF 9 – NOTES AND LEGEND
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SHEETS 4-9 OF 9 – LOT AND TRACT GEOMETRY

CAMERON PRESERVE

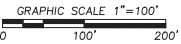
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A PARCEL OF LAND LYING IN THE NORTHEAST 1/4
OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



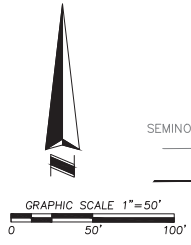
POINT NO.	NORTHING	EASTING
1	1624127.07	585468.49
2	1624134.50	586522.53
3	1623879.51	586524.10
4	1623881.32	586780.54
5	1623453.51	586783.73
6	1623369.30	586786.55
7	1623213.99	586786.10
8	1623137.80	586786.99
9	1623066.30	586780.73
10	1622967.54	586782.21
11	1622925.49	586779.62
12	1622827.89	586779.95
13	1622825.00	586141.09
14	1623059.99	586139.64
15	1623056.99	585475.16
16	1624142.33	584803.84
17	1624161.16	587461.92



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A PARCEL OF LAND LYING IN THE NORTHEAST 1/4
OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



CELERY AVENUE (PAVED ROAD)
SEMINOLE COUNTY ENGINEERING DEPARTMENT
MAP 72050
RIGHT-OF-WAY WIDTH VARIES
N 89°35'45" E

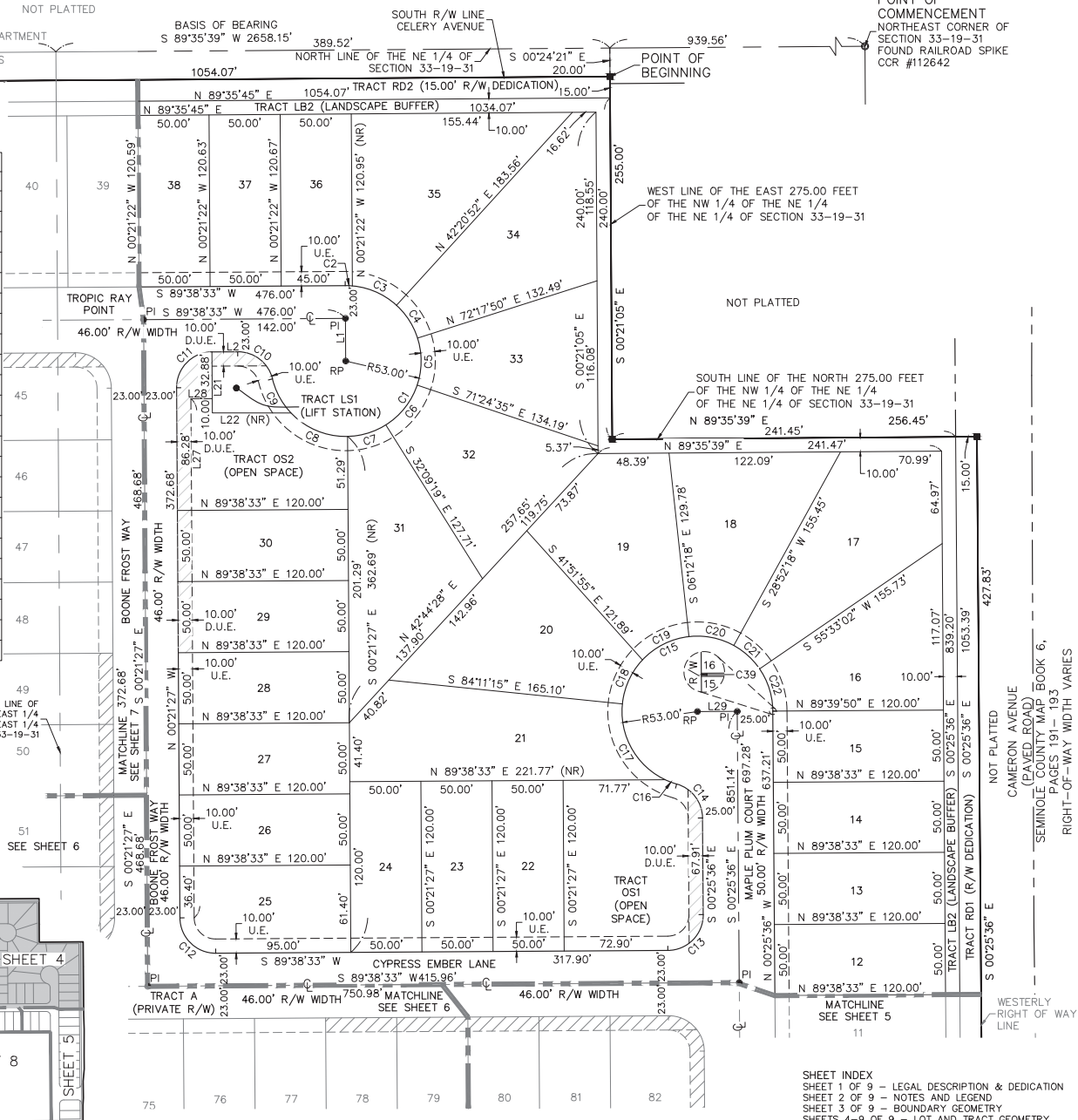
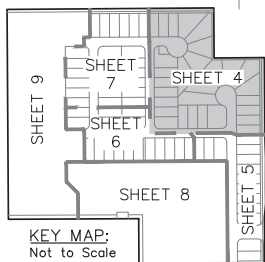
NOT PLATTED
BASIS OF BEARING
S 89°35'39" W 2658.15'
389.52'
SOUTH R/W LINE
CELERY AVENUE
939.56'
POINT OF COMMENCEMENT
NORTHEAST CORNER OF
SECTION 33-19-31
FOUND RAILROAD SPIKE
CCR #112642

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	53.00'	N37°58'17"E	83.15'	256°39'27"	237.41'
C2	53.00'	N87°39'03"W	5.01'	005°24'48"	5.01'
C3	53.00'	N66°17'53"W	33.89'	037°17'31"	34.50'
C4	53.00'	N32°40'39"W	27.39'	029°56'58"	27.70'
C5	53.00'	N00°26'38"E	33.01'	036°17'35"	33.57'
C6	53.00'	N38°13'03"E	35.61'	039°15'16"	36.31'
C7	53.00'	N73°12'11"E	28.07'	030°43'01"	28.41'
C8	53.00'	S67°27'37"E	43.08'	047°57'23"	44.36'
C9	53.00'	S28°35'28"E	27.24'	029°46'57"	27.55'
C10	25.00'	S52°01'43"E	31.01'	076°39'27"	33.45'
C11	25.00'	N44°38'33"E	35.36'	090°00'00"	39.27'
C12	25.00'	N45°21'27"W	35.36'	090°00'00"	39.27'
C13	25.00'	S44°36'29"W	35.38'	090°04'09"	39.30'
C14	25.00'	S37°14'07"E	29.96'	073°37'02"	32.12'
C15	53.00'	S52°50'02"W	84.79'	253°45'20"	234.73'
C16	53.00'	S69°21'52"E	8.65'	009°21'30"	8.66'
C17	53.00'	S29°26'11"E	61.18'	070°29'52"	65.21'
C18	53.00'	S24°31'34"W	34.01'	037°25'37"	34.62'
C19	53.00'	S63°15'19"W	36.28'	040°01'55"	37.03'
C20	53.00'	N78°55'43"W	32.40'	035°36'01"	32.93'
C21	53.00'	N47°47'20"W	24.46'	026°40'45"	24.68'
C22	53.37'	N17°23'33"W	31.09'	033°52'07"	31.55'
C39	53.37'	N00°26'04"W	0.04'	000°02'52"	0.04'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'27"W	30.00'
L2	N89°38'33"E	18.11'
L21	S00°21'27"E	42.88'
L22	S89°59'46"E	55.32'
L27	N00°21'27"W	364.89'
L28	S89°59'52"E	15.00'
L29	N89°39'50"E	28.00'



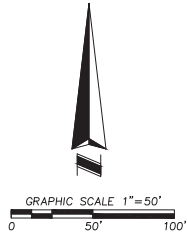
SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #6723



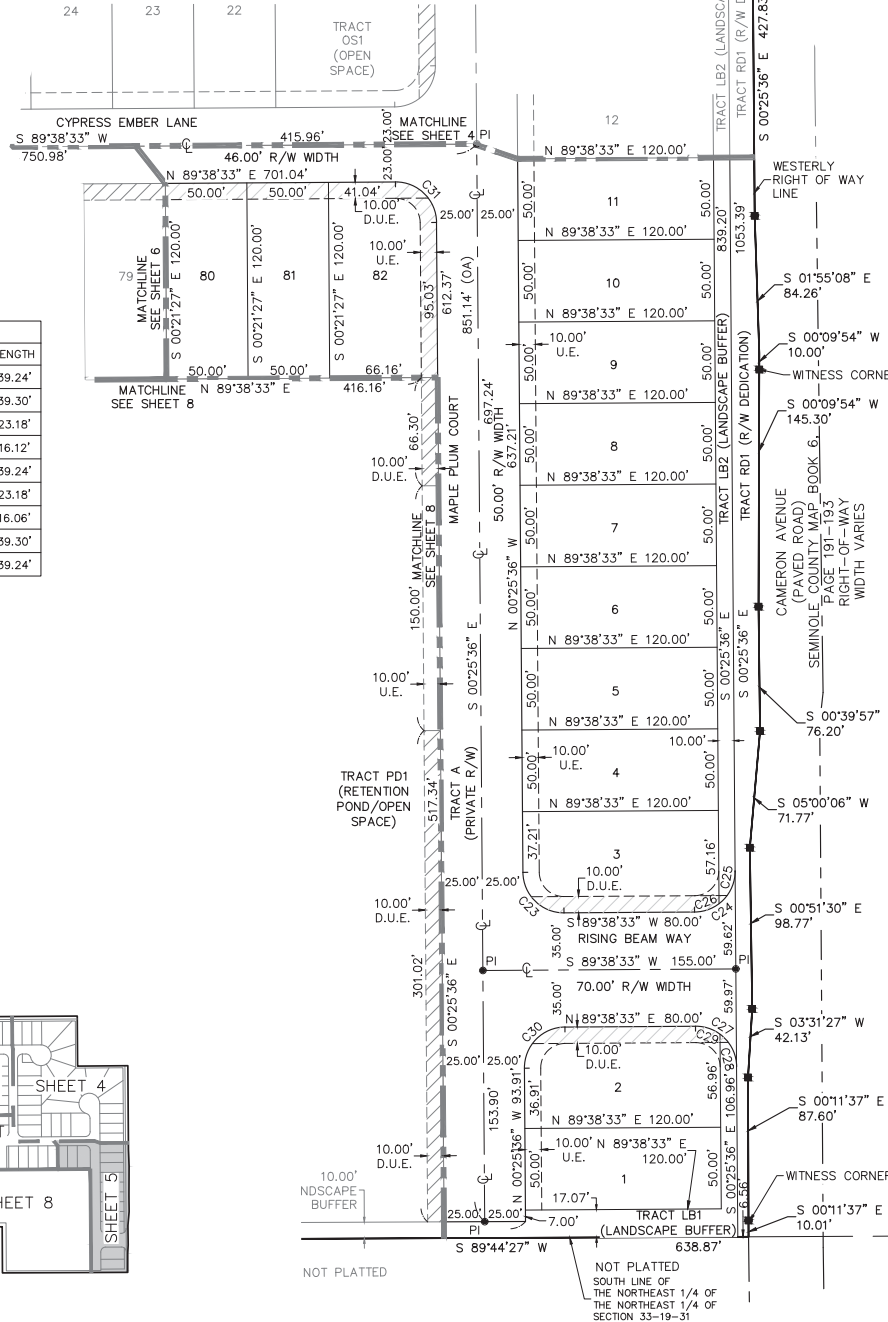
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CAMERON PRESERVE

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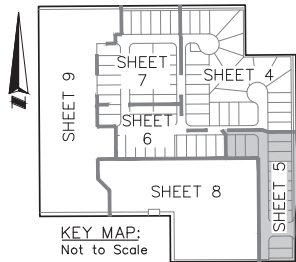
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C23	25.00'	N45°23'31"W	35.33'	089°55'51"	39.24'
C24	25.00'	S44°36'29"W	35.38'	090°04'09"	39.30'
C25	25.00'	S26°08'18"W	22.36'	053°07'48"	23.18'
C26	25.00'	S71°10'23"W	15.84'	036°56'21"	16.12'
C27	25.00'	S45°23'33"E	35.33'	089°55'48"	39.24'
C28	25.00'	S26°59'31"E	22.36'	053°07'46"	23.18'
C29	25.00'	S71°57'25"E	15.78'	036°48'03"	16.06'
C30	25.00'	N44°36'29"E	35.38'	090°04'09"	39.30'
C31	25.00'	S45°23'31"E	35.33'	089°55'51"	39.24'



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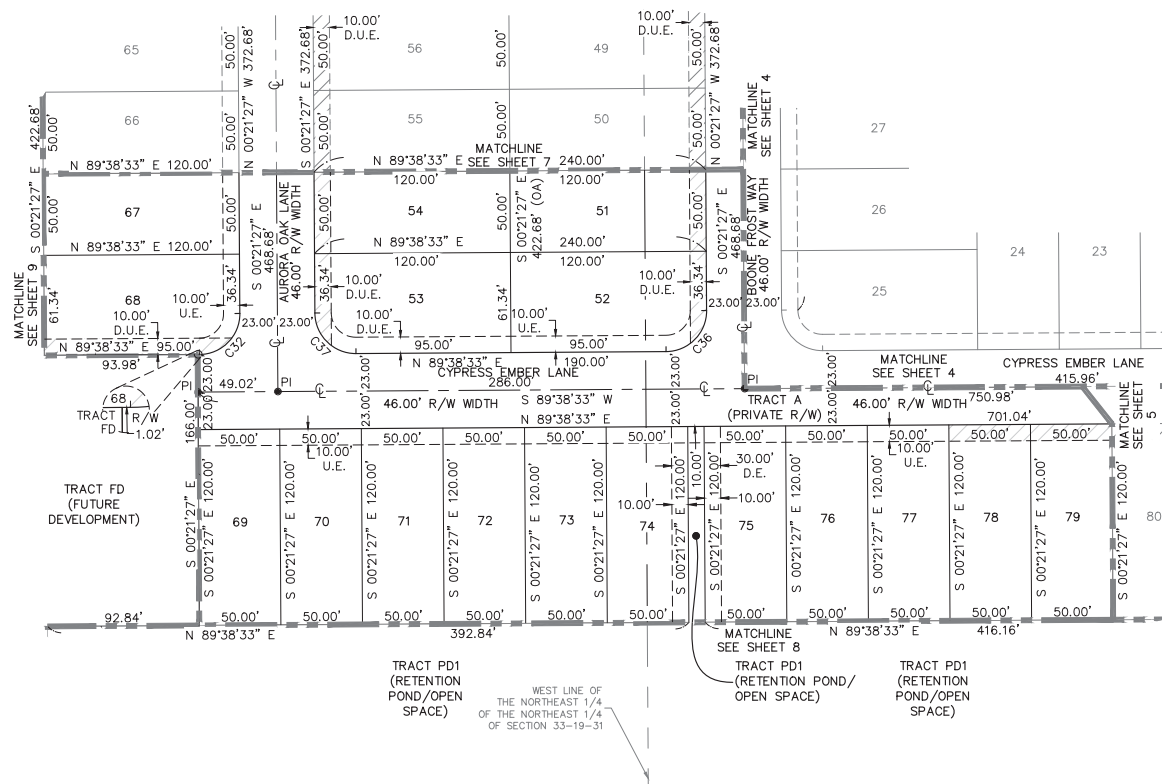
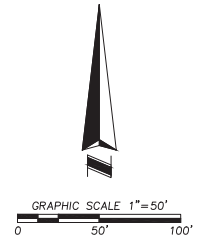
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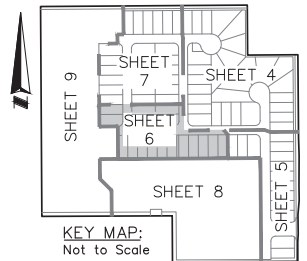
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SHEET 3 OF 9 - BOUNDARY GEOMETRY
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CAMERON PRESERVE

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4
OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C32	25.00'	N44°38'33"E	35.36'	090°00'00"	39.27'
C36	25.00'	N44°38'33"E	35.36'	090°00'00"	39.27'
C37	25.00'	S45°21'27"E	35.36'	090°00'00"	39.27'



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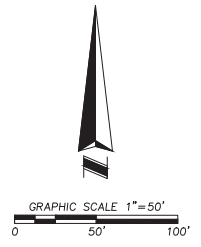
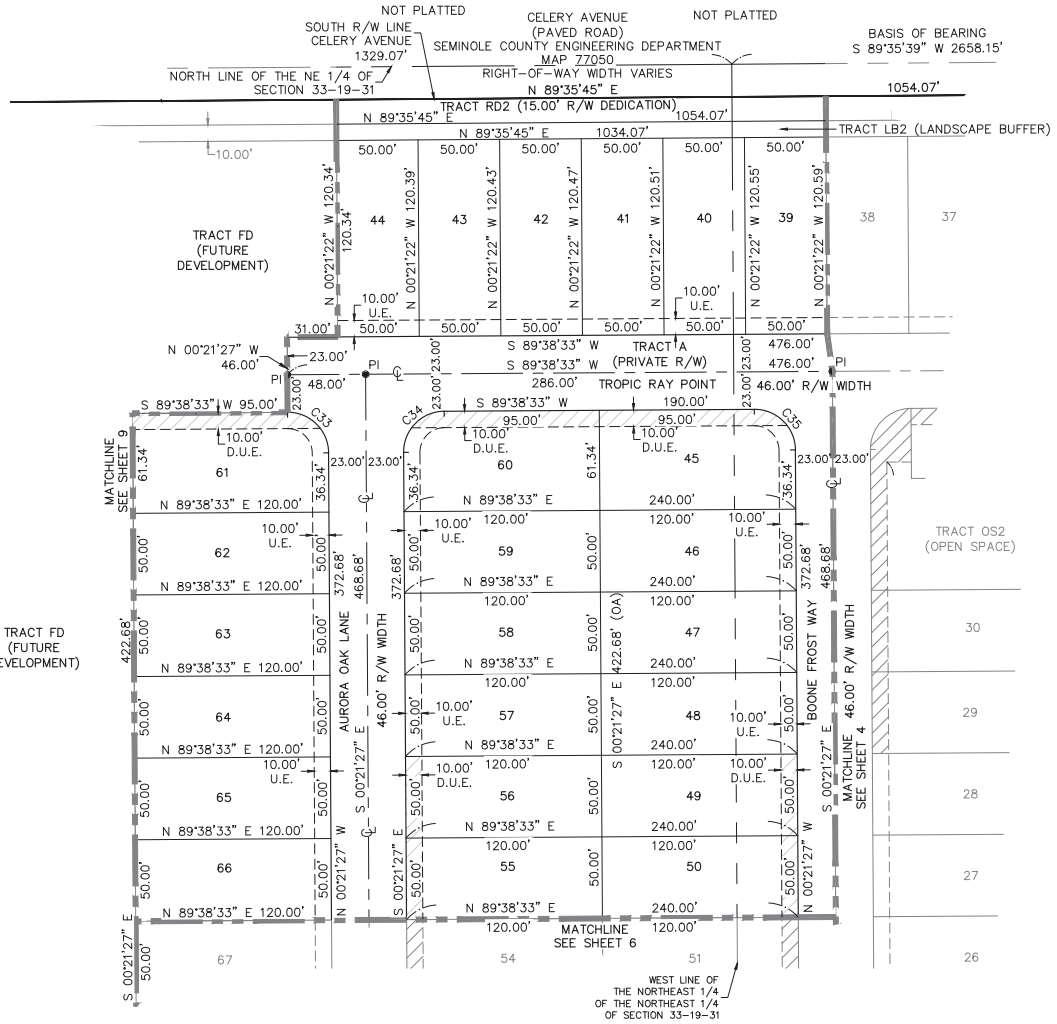
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OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 6

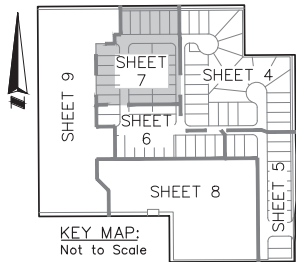
MATCHLINE SEE SHEET 4

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C33	25.00'	N45°21'27"W	35.36'	090°00'00"	39.27'
C34	25.00'	S44°38'33"W	35.36'	090°00'00"	39.27'
C35	25.00'	N45°21'27"W	35.36'	090°00'00"	39.27'

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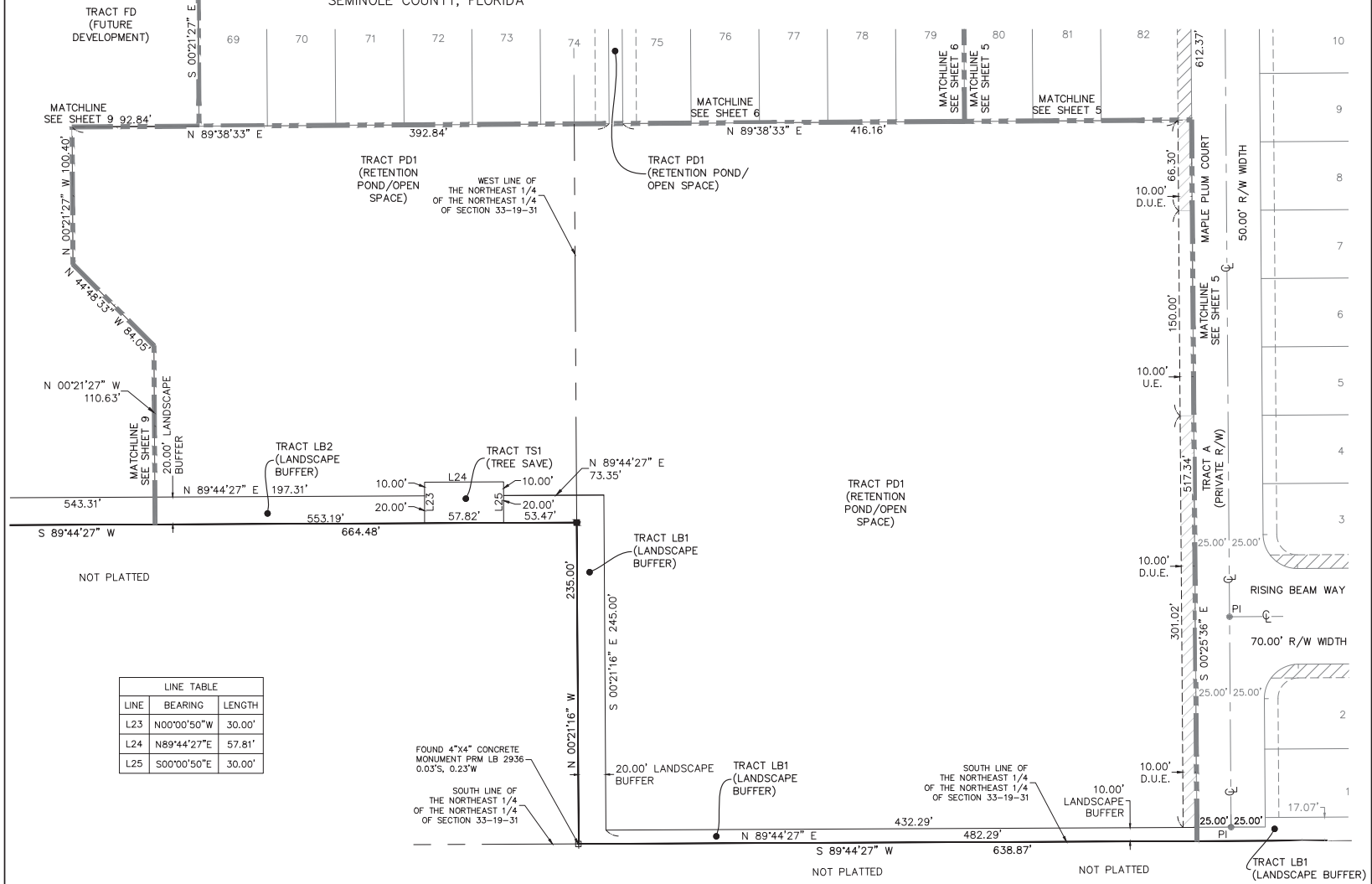
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A PARCEL OF LAND LYING IN THE NORTHEAST 1/4
OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA



LINE	BEARING	LENGTH
L23	N00°00'50"W	30.00'
L24	N89°44'27"E	57.81'
L25	S00°00'50"E	30.00'

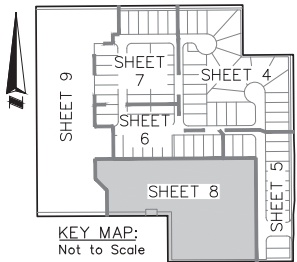
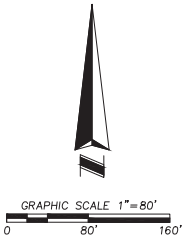
FOUND 4"x4" CONCRETE
MONUMENT PRM LB 2936
0.03'S, 0.23'W

SOUTH LINE OF
THE NORTHEAST 1/4
OF SECTION 33-19-31

SOUTH LINE OF
THE NORTHEAST 1/4
OF SECTION 33-19-31



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A PARCEL OF LAND LYING IN THE NORTHEAST 1/4
OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

NORTH 1/4 CORNER
SECTION 33-19-31
FOUND RAILROAD SPIKE
CCR #067876
SOUTHEAST CORNER OF
GOVERNMENT LOT 3

CELERY AVENUE
(PAVED ROAD)
SEMINOLE COUNTY ENGINEERING DEPARTMENT
MAP 77050
RIGHT-OF-WAY WIDTH VARIES
SOUTH R/W LINE
CELERY AVENUE
BASIS OF BEARING
S 89°35'39" W 2658.15'
1329.07'
NOT PLATTED
N 89°35'45" E 1054.07'

FOUND 4x4
CONCRETE
MONUMENT NO. ID
0.24'N, 0.13'W
TRACT RD2
(15.00' R/W
DEDICATION)
20.00 EASEMENT
ORB. 1426, PG. 22
TRACT LB2
(LANDSCAPE BUFFER)
N 89°35'45" E 412.00'
N 89°35'45" E 1054.07'
N 00°21'22" W 120.34'
S 89°38'33" W 31.00'
N 00°21'27" W 46.00'
S 89°38'33" W 95.00'

44 43 42
TRACT A
(PRIVATE R/W)
TROPIC RAY POINT
46.00' R/W WIDTH

61 62 63 64 65 66 67 68
AURORA OAK LANE
46.00' R/W WIDTH

TRACT FD
(FUTURE
DEVELOPMENT)
TRACT LB2
(LANDSCAPE
BUFFER)
10.00' LANDSCAPE
BUFFER
15.00 FLORIDA POWER &
LIGHT UTILITY EASEMENT
ORB. 1791, PG. 1119
WEST LINE OF THE
EAST 1/2 OF THE
NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF
SECTION 33-19-31
N 00°21'27" E
S 00°21'27" W
N 00°21'27" W
S 00°21'27" E
S 89°38'33" W 93.98'
N 00°21'27" W 166.00'

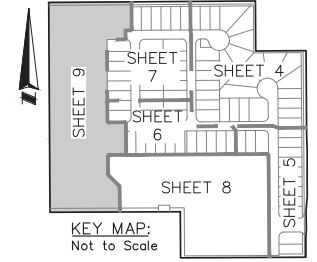
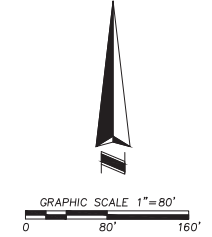
TRACT A
(PRIVATE R/W)
CYPRESS EMBER LANE
46.00' R/W WIDTH
MATCHLINE
SEE SHEET 7
MATCHLINE
SEE SHEET 6
MATCHLINE
SEE SHEET 8

69 70
TRACT PD1
(RETENTION
POND/OPEN
SPACE)
N 00°21'27" W 100.40'
N 44°48'33" W 84.05'

TRACT LB2
(LANDSCAPE
BUFFER)
20.00' LANDSCAPE
BUFFER
TRACT LB2
(LANDSCAPE
BUFFER)
N 00°21'27" W 110.63'
TRACT LB2
(LANDSCAPE
BUFFER)
N 89°44'27" E 346.00'
S 89°38'33" W 92.84'
N 00°21'27" W 100.40'
N 44°48'33" W 84.05'

543.31'
553.19'
S 89°44'27" W
664.48'

NORTH LINE OF THE
SOUTH 235.00 FEET OF
THE NORTHWEST 1/4 OF
THE NORTHEAST 1/4 OF
SECTION 33-19-31
NOT PLATTED



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