

# TOWNS AT GREENLEAF

LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK PAGE  
TOWNS AT GREENLEAF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, That the limited liability company named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed.

TRACT "LS" (LIFT STATION), SHOWN ON THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY.

TRACT "A" (WETLAND AND CONSERVATION EASEMENT) AND TRACT "B" (WETLAND BUFFER AND CONSERVATION EASEMENT) ARE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION. A CONSERVATION EASEMENT OVER TRACT "A" (WETLAND AND CONSERVATION EASEMENT) AND TRACT "B" (WETLAND BUFFER AND CONSERVATION EASEMENT) ARE DEDICATED TO SEMINOLE COUNTY. THE CONSERVATION EASEMENT IS TO BE MAINTAINED BY THE ASSOCIATION. THE REMOVAL OF VEGETATION WITHIN THE CONSERVATION EASEMENT IS PROHIBITED UNLESS APPROVAL FROM SEMINOLE COUNTY IS GRANTED TO REMOVE DEAD OR DAMAGED VEGETATION THAT POSES A HAZARD OR APPROVAL IS GRANTED TO REMOVE EXOTIC OR NUISANCE VEGETATION. ALL DEVELOPMENT RIGHTS WITHIN THE EASEMENT ARE GRANTED TO SEMINOLE COUNTY. NO SOIL EXCAVATION, FILL, OR REMOVAL WITHIN THE TRACTS IS PERMITTED. CONSTRUCTION ACTIVITY WITHIN THE TRACTS IS LIMITED TO DOCKS OR BOARDWALKS, LIMITED TO 4 FEET IN WIDTH, AND THEIR STRUCTURAL PIERS; AND PERMISSION FROM SEMINOLE COUNTY SHALL BE REQUIRED.

TRACT "C" (DRAINAGE/OPEN SPACE) IS TO BE OWNED AND MAINTAINED BY THE ASSOCIATION, ACCORDING TO THE DECLARATION.

ACCESS/INGRESS/EGRESS/UTILITY RIGHTS DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES OVER PLATTED UTILITY EASEMENTS.

TRACTS LB 1, LB 2 AND LB 3 (LANDSCAPE BUFFERS) ARE DEDICATED TO THE ASSOCIATION AND ARE OWNED AND MAINTAINED BY THE ASSOCIATION.

AN EMERGENCY ACCESS EASEMENT OVER ALL DRAINAGE EASEMENTS AND TRACTS 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 DRAINAGE EASEMENT.

THE 5.00 FOOT WIDE UTILITY AND DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED TO THE PERPETUAL USE OF THE UTILITY PROVIDERS AND THE ASSOCIATION AND IS OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

THE 20.00' X 19.00' UNOBSTRUCTED FIRE ACCESS EASEMENT IS HEREBY DEDICATED FOR EMERGENCY ACCESS PURPOSES TO SEMINOLE COUNTY AND IS OWNED AND MAINTAINED BY THE ASSOCIATION.

TRACT "D" (RECREATION) IS TO BE OWNED AND MAINTAINED BY THE ASSOCIATION.

TRACT "E" (GREEN SPACE), SHALL BE DEDICATED TO AND OWNED AND MAINTAINED BY THE ASSOCIATION.

TRACT "F" (RIGHT-OF-WAY) IS TO BE OWNED AND MAINTAINED BY THE ASSOCIATION, ACCORDING TO THE DECLARATION.

THE 5.00 FOOT WIDE UTILITY EASEMENTS SHOWN HEREON IS DEDICATED TO THE USE OF UTILITY PROVIDERS AND ARE TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

THE 10.00 FOOT WIDE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE USE OF SEMINOLE COUNTY AND THE UTILITY PROVIDERS AND ARE TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

THE 20.00 FOOT WIDE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE UTILITY PROVIDERS AND THE ASSOCIATION AND IS OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

THE 15.00 FOOT WIDE MAINTENANCE BERM IS TO BE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION, AND EMERGENCY ACCESS PURPOSES IS DEDICATED TO SEMINOLE COUNTY.

THE OWNER DOES HEREBY GRANT TO SEMINOLE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS ALL THE PRIVATE RIGHT-OF-WAY TRACT "F", 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 AND EASEMENTS, REGARDLESS OF THE PRECEDING PROVISION, THE LAWFUL OWNER RESERVES THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY THE RIGHT TO INGRESS TO ANY PERSON WHO, IN THE OPINION OF THE LAWFUL OWNER MAY CREATE OF PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LAND SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON \_\_\_\_\_, A.D. 2024.

Witnesses: BEAZER HOMES, LLC  
a Delaware limited liability company

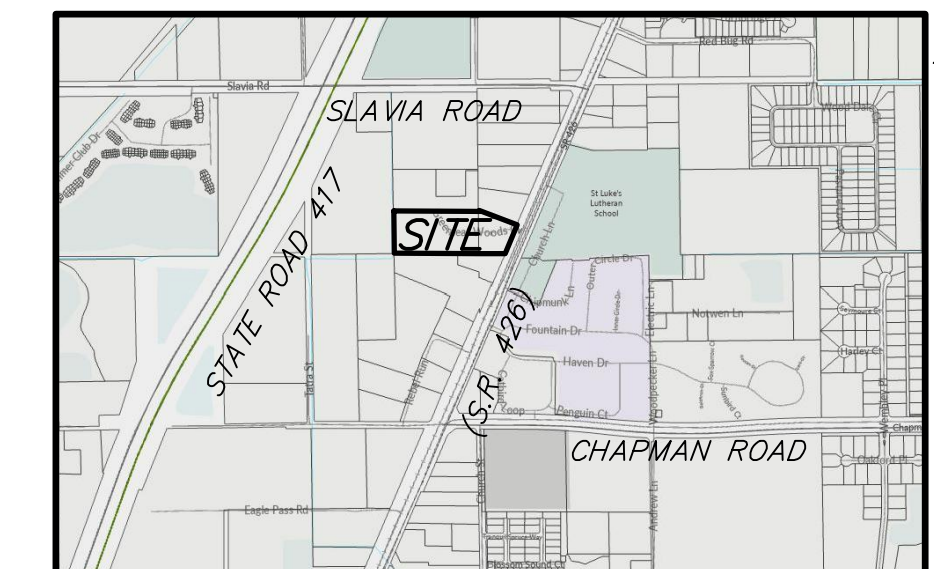
By: Marco Bisi, Manager  
Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_  
STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Marco Bisi, as \_\_\_\_\_ of BEAZER HOMES, LLC a Delaware limited liability company, who [ ] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)  
Notary Public  
Print Name \_\_\_\_\_  
Commission Number \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

LAND USE BREAKDOWN		
TRACT	TYPE/USE	OWNERSHIP/MAINTENANCE
A	WETLAND	HOMEOWNERS ASSOCIATION
B	WETLAND BUFFER	HOMEOWNERS ASSOCIATION
C	DRAINAGE/OPEN SPACE	HOMEOWNERS ASSOCIATION
D	RECREATION	HOMEOWNERS ASSOCIATION
E	GREEN SPACE	HOMEOWNERS ASSOCIATION
F	RIGHT-OF-WAY	HOMEOWNERS ASSOCIATION
LS	LIFT STATION	SEMINOLE COUNTY
LB 1	LANDSCAPE BUFFER	HOMEOWNERS ASSOCIATION
LB 2	LANDSCAPE BUFFER	HOMEOWNERS ASSOCIATION
LB 3	LANDSCAPE BUFFER	HOMEOWNERS ASSOCIATION



LOCATION MAP  
SCALE: 1" = 1500'

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST AND LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE ABOVE REFERENCED NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF SLAVIA FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 97 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 89°45'29" WEST, ALONG THE MONUMENTED SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID SLAVIA FARMS PLAT, 669.59 FEET TO THE MONUMENTED SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE RUN NORTH 00°53'44" WEST, ALONG THE MONUMENTED WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 329.27 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE RUN SOUTH 89°50'40" EAST, ALONG THE MONUMENTED NORTH LINE OF THE SOUTH HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 670.33 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE RUN NORTH 00°45'50" WEST, ALONG THE MONUMENTED WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 5.63 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN THAT CERTAIN DEED OF TRUSTEE, AS RECORDED IN OFFICIAL RECORDS BOOK 10036, PAGES 134 THROUGH 136, OF SAID PUBLIC RECORDS OF SEMINOLE COUNTY; THENCE RUN SOUTH 69°12'14" EAST, ALONG THE SOUTH LINE OF SAID LANDS 317.41 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 426, ALSO KNOWN AS ALOMA AVENUE; THENCE RUN SOUTH 23°20'45" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 242.84 FEET TO THE MONUMENTED SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE RUN SOUTH 89°56'14" WEST, ALONG SAID SOUTH LINE, 196.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 6.711 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 46, BEING SOUTH 89°48'29" EAST.
- DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A 4" X 4" CONCRETE MONUMENT STAMPED P.R.M. L.S. # 4044.
- DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED L.S. # 4044.
- 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 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. (F.S. 177.091-28)
- 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 ACTION TO REPAIR OR MAINTAIN THE SYSTEM UNLESS OTHERWISE STATED.
- THE LANDS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12117C0190 F, MAP REVISED: SEPTEMBER 28, 2007.

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 of Seminole County, Florida.

CHAIRMAN OF THE BOARD \_\_\_\_\_ Date \_\_\_\_\_

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

ATTEST: \_\_\_\_\_

Printed Name: Grant Maloy

CERTIFICATE OF APPROVAL BY  
COUNTY SURVEYOR

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

Printed Name: Raymond F. Phillips \_\_\_\_\_ Date \_\_\_\_\_

License No.: LS. 7015

Seminole County Surveyor

CERTIFICATE OF CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for on, \_\_\_\_\_ at \_\_\_\_\_ File No.: \_\_\_\_\_

CLERK OF THE CIRCUIT COURT  
in and for Seminole County, Florida

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

Printed Name: Grant Maloy

CERTIFICATE OF SURVEYOR

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered Professional surveyor and mapper, does hereby certify that on \_\_\_\_\_ he completed the survey of the said lands shown in the foregoing plat and said survey was made under my responsible direction and that permanent reference monuments have been placed as required by Chapter 177, Florida Statutes; and that said plat complies with all survey requirements at Chapter 177 Part 1; and that said lands is located in Seminole County, Florida.

Surveyor's Signature \_\_\_\_\_ L.S. 4044

Surveyor's Registration Number \_\_\_\_\_

David A. White \_\_\_\_\_ L.B. 7808

Surveyor's Name \_\_\_\_\_ Certificate of Authorization Number \_\_\_\_\_

PEC - Surveying and Mapping, LLC  
2100 Alafaya Boulevard, Suite 203, Oviedo, Florida, 32765

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."

**PEC**

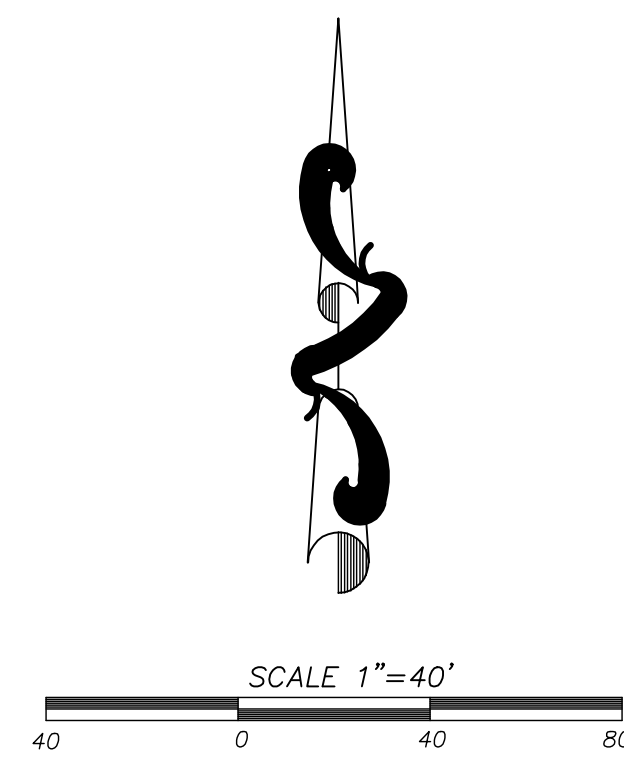
**SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB. 7808

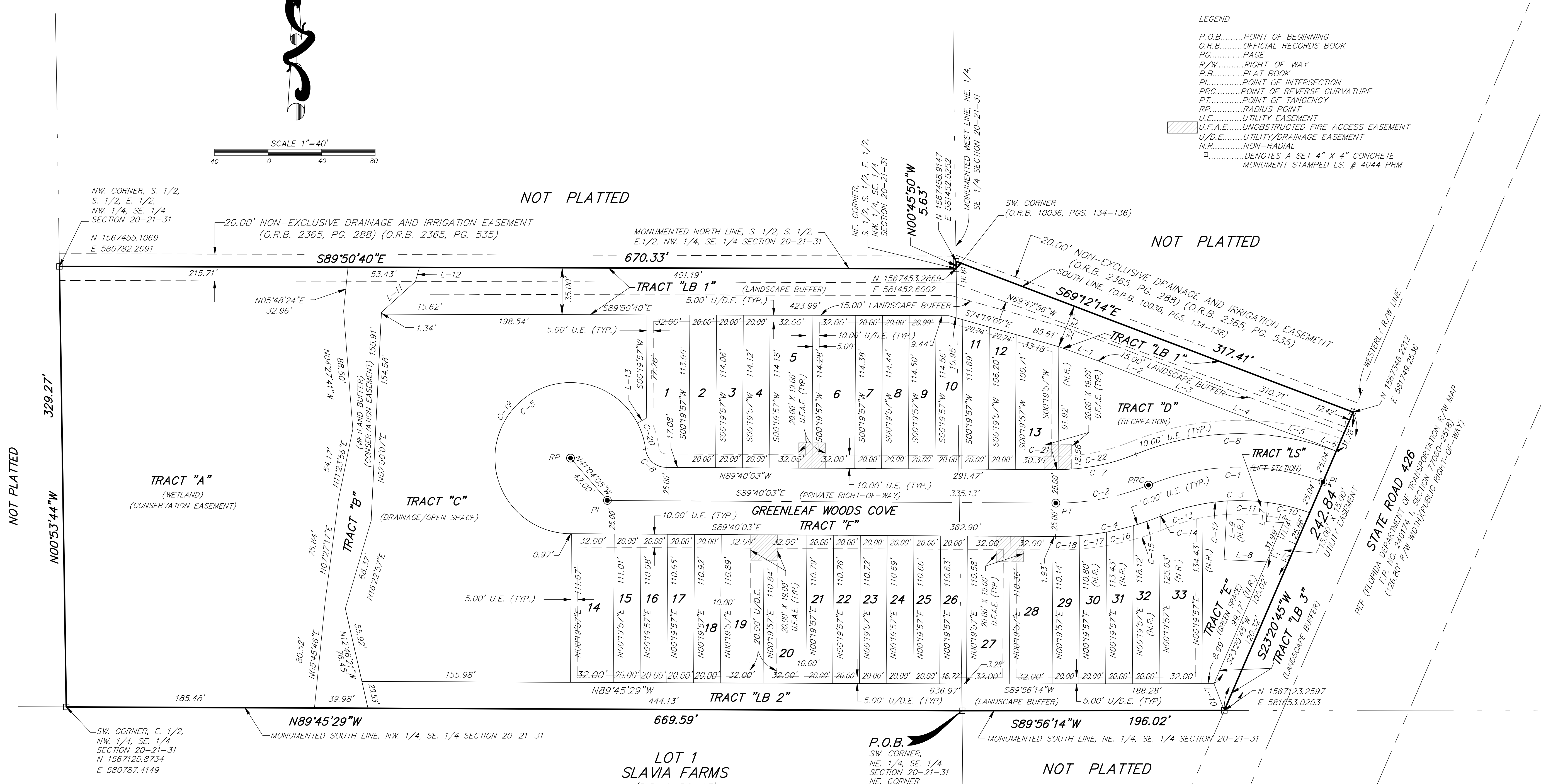
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

# TOWNS AT GREENLEAF

LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

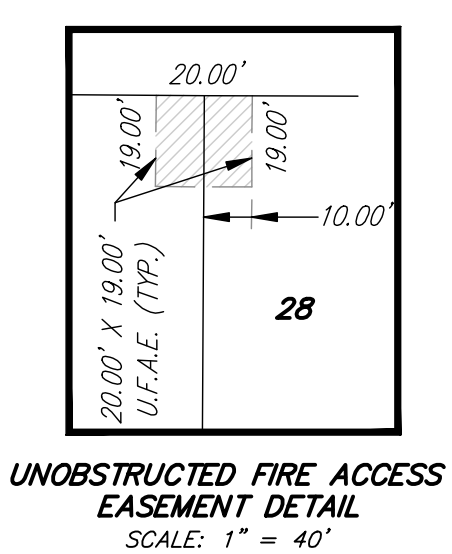


- LEGEND
- P.O.B.....POINT OF BEGINNING
  - O.R.B.....OFFICIAL RECORDS BOOK
  - PG.....PAGE
  - R/W.....RIGHT-OF-WAY
  - P.B.....PLAT BOOK
  - PI.....POINT OF INTERSECTION
  - PRC.....POINT OF REVERSE CURVATURE
  - PT.....POINT OF TANGENCY
  - RP.....RADIUS POINT
  - U.E.....UTILITY EASEMENT
  - U.F.A.E.....UNOBSTRUCTED FIRE ACCESS EASEMENT
  - U/D.E.....UTILITY/DRAINAGE EASEMENT
  - N.R.....NON-RADIAL
  - .....DENOTES A SET 4" X 4" CONCRETE MONUMENT STAMPED L.S. # 4044 PRM



CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	180.00'	42°29'01"	133.47'	130.43'	S88°52'22"W
C-2	180.00'	22°37'06"	71.06'	70.60'	N79°01'24"E
C-3	155.00'	41°58'31"	113.55'	111.03'	S88°42'07"W
C-4	205.00'	22°37'06"	80.93'	80.40'	N79°01'24"E
C-5	56.50'	262°49'22"	259.17'	84.75'	S41°44'38"W
C-6	15.50'	82°49'22"	22.41'	20.51'	N48°15'22"W
C-7	155.00'	22°37'06"	61.19'	60.79'	N79°01'24"E
C-8	205.00'	42°52'04"	153.38'	149.83'	S89°08'53"W
C-9	NOT USED				
C-10	155.00'	12°02'55"	32.59'	32.53'	N76°20'05"W
C-11	155.00'	11°06'30"	30.05'	30.00'	N87°54'48"W
C-12	155.00'	6°45'01"	18.26'	18.25'	S81°09'26"W
C-13	155.00'	12°04'04"	32.65'	32.59'	N73°44'54"E
C-14	205.00'	01°37'06"	61.83'	61.81'	N69°01'24"E
C-15	205.00'	5°55'42"	21.22'	21.21'	N70°54'43"E
C-16	205.00'	5°45'11"	20.58'	20.58'	N76°45'12"E
C-17	205.00'	5°38'43"	20.20'	20.19'	N82°27'09"E
C-18	205.00'	5°03'27"	18.10'	18.09'	N87°48'14"E
C-19	56.50'	241°57'02"	238.59'	96.89'	S31°18'28"W
C-20	56.50'	20°52'20"	20.58'	20.47'	N17°16'51"W
C-21	155.00'	0°35'44"	1.61'	1.61'	N89°51'59"W
C-22	155.00'	22°01'22"	59.58'	59.21'	N78°43'32"E

LINE	BEARING	LENGTH
L-1	S70°01'04"E	39.46'
L-2	S68°53'55"E	38.82'
L-3	S68°33'01"E	40.43'
L-4	S69°36'33"E	51.39'
L-5	S70°24'34"E	36.49'
L-6	N67°32'22"W	15.00'
L-7	N03°01'20"E	44.42'
L-8	S86°58'40"E	30.00'
L-9	N03°01'20"E	43.93'
L-10	S21°05'13"E	21.43'
L-11	N47°48'11"E	34.23'
L-12	N16°13'15"E	11.04'
L-13	S62°16'59"W	7.54'
L-14	N86°58'40"W	12.87'
L-15	S66°39'15"E	15.00'



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