

# VASANT VATIKA

A REPLAT OF THE EAST 2/3 OF LOT 41 OF WATTS FARM, RECORDED IN PLAT BOOK 6, PAGE 80, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA TOGETHER WITH THE NORTH HALF OF VACATED SOUTH DRIVE, RECORDED IN OFFICIAL RECORDS BOOK 6924, PAGE 788 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, ABUTTING THE SOUTH LINE OF THE EAST 2/3 OF ABOVE REFERENCED LOT 41 SITUATED WITHIN SECTION 38 (PER THE PHILIP R. YOUNG GRANT), TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

### LEGAL DESCRIPTION

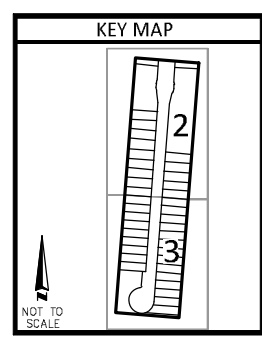
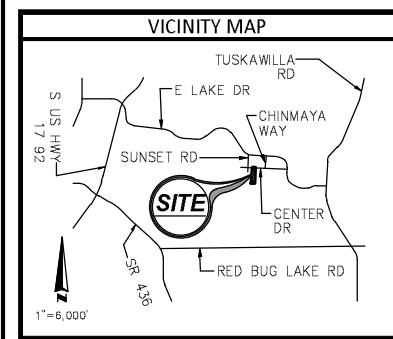
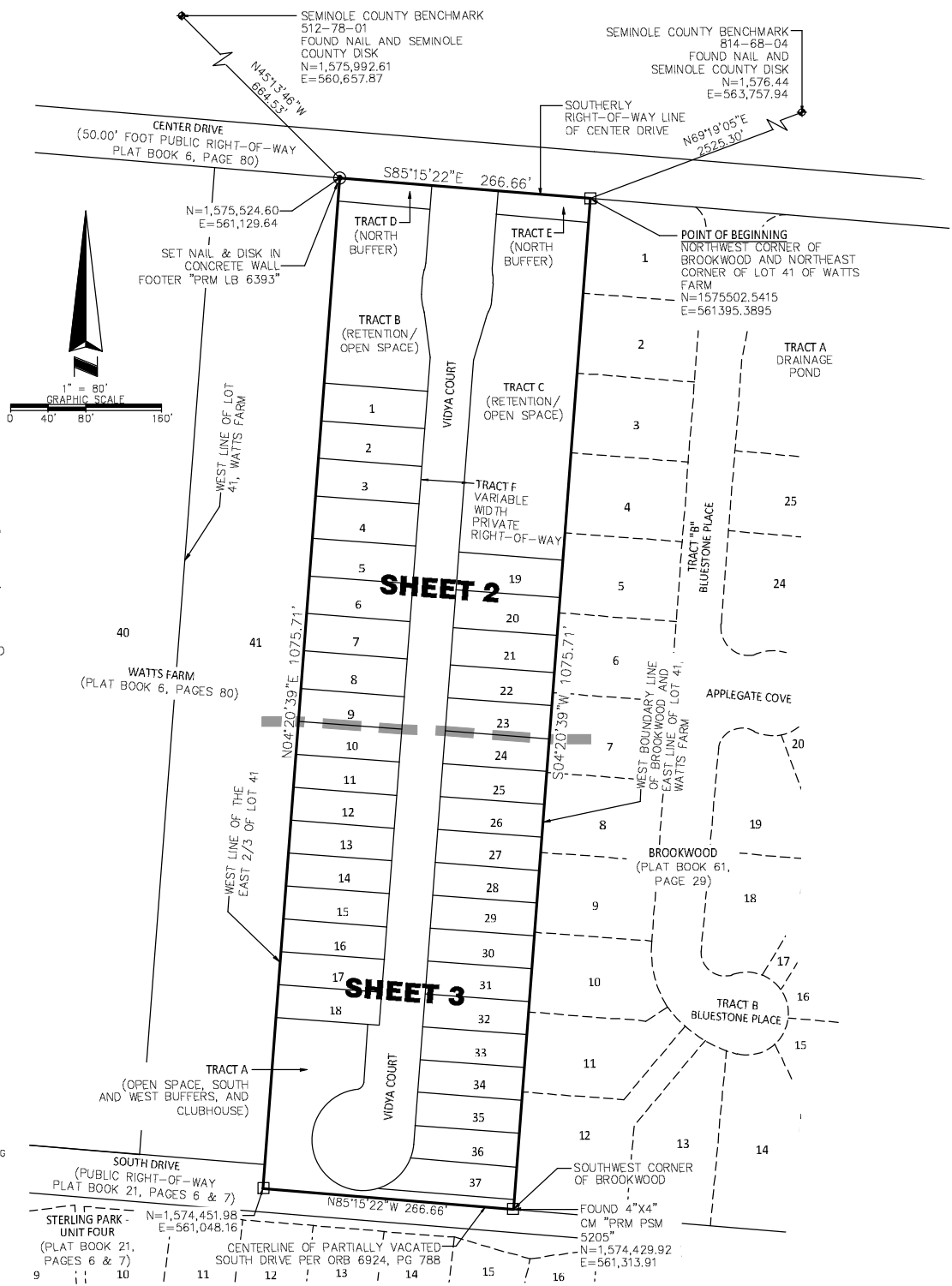
A REPLAT OF THE EAST 2/3 OF LOT 41 OF WATTS FARM, RECORDED IN PLAT BOOK 6, PAGE 80, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA TOGETHER WITH THE NORTH HALF OF VACATED SOUTH DRIVE, RECORDED IN OFFICIAL RECORDS BOOK 6924, PAGE 788 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, ABUTTING THE SOUTH LINE OF THE EAST 2/3 OF ABOVE REFERENCED LOT 41 SITUATED WITHIN SECTION 38 (PER THE PHILIP R. YOUNG GRANT), TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BROOKWOOD AS RECORDED IN PLAT BOOK 61, PAGE 29 OF THE PUBLIC RECORDS OF SAID SEMINOLE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 41; THENCE ALONG THE WEST LINE OF SAID BROOKWOOD AND THE EAST LINE OF LOT 41, SOUTH 04°20'39" WEST A DISTANCE OF 1,075.71 FEET TO A POINT ON THE CENTERLINE OF THE PARTIALLY VACATED SOUTH DRIVE, PER OFFICIAL RECORDS BOOK 6924, PAGE 788 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID BROOKWOOD; THENCE DEPARTING SAID EAST AND WEST LINE RUN NORTH 85°15'22" WEST ALONG THE CENTERLINE OF SAID VACATED SOUTH DRIVE, A DISTANCE OF 266.66 FEET; THENCE DEPARTING SAID CENTERLINE RUN NORTH 04°20'39" EAST ALONG THE WEST LINE OF THE EAST 2/3 OF SAID LOT 41, A DISTANCE OF 1,075.71 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CENTER DRIVE AND NORTH LINE OF SAID LOT 41; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF LOT 41 RUN SOUTH 85°15'22" EAST, A DISTANCE OF 266.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 286,849 SQUARE FEET OR 6.585 ACRES, MORE OR LESS

### SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF BROOKWOOD, RECORDED IN PLAT BOOK 61, PAGE 29 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING SOUTH 04°20'39" WEST, AS MEASURED BY FOUND MONUMENTATION AND CALCULATED BY STATE PLANE COORDINATES RECORDED IN SAID PLAT.
- COORDINATES SHOWN HEREON ARE BASED ON FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, 2011 ADJUSTMENT.
- 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 CABLE 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 (STATUTE 177.091(28)).
- ALL PUBLIC RECORD INFORMATION LISTED OR SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
- ALL LOT CORNERS AND CHANGES IN DIRECTION OF LOT AND TRACT SHALL BE MONUMENTED BY A 1/2" IRON ROD AND CAP STAMPED LB 6393 SET IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE SHOWN.
- 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 THREE (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.
- THE PROPERTY DEPICTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR VASANT VATIKA AND ANY AMENDMENTS THERE TO AS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- THE PLAT AND LANDS SHOWN HEREON ARE SUBJECT TO THE SEMINOLE COUNTY DEVELOPMENT ORDER #14-2050022 AS RECORDED IN RECORDS BOOK 8956, PAGES 778-783, PUBLIC RECORDS OF SEMINOLE COUNTY AND DEVELOPER'S COMMITMENT AGREEMENT #22-2050021 AS RECORDED IN RECORDS BOOK 10791, PAGES 221-228, PUBLIC RECORDS OF SEMINOLE COUNTY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO CERTAIN MATTERS OF TITLE AS REPORTED IN THAT CERTAIN TITLE OPINION PREPARED BY LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A., WHICH IS BASED ON THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY (ORDER NUMBER 110642520). SAID MATTERS OF TITLE ARE LISTED BELOW AND/OR SHOWN HEREON:
  - ALL MATTERS CONTAINED IN THAT PLAT OF WATTS FARM, RECORDED IN PLAT BOOK 6, PAGE 80 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
  - THAT CERTAIN EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED IN PLAT BOOK 1344, PAGE 185 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)



- ### LEGEND
- ☐ = SET 4"x4" CM PRM LB#6393 IN ACCORDANCE WITH CHAPTER 177.091(7), FLORIDA STATUTES (UNLESS OTHERWISE NOTED)
  - = SET NAIL AND DISK, INSCRIBED PRM LB 6393 IN ACCORDANCE WITH F.S. 177.091(7) (UNLESS OTHERWISE NOTED)
  - C# = CURVE TAG (SEE CORRESPONDING CURVE INFORMATION CHART)
  - CM = CONCRETE MONUMENT
  - DE = DRAINAGE EASEMENT
  - E = EASTING
  - F.S. = FLORIDA STATUTES
  - FPCE = FLORIDA POWER CORPORATION EASEMENT
  - IRC = IRON ROD AND CAP
  - LB = LICENSED BUSINESS
  - LSB = LANDSCAPE BUFFER
  - (NR) = NON-RADIAL
  - ORB = OFFICIAL RECORDS BOOK
  - PC = POINT OF CURVATURE
  - PG = PAGE(S)
  - PI = POINT OF INTERSECTION
  - PRM = PERMANENT REFERENCE MONUMENT
  - PSM = PROFESSIONAL SURVEYOR AND MAPPER
  - PT = POINT OF TANGENCY
  - RP = RADIUS POINT
  - SE = UTILITY EASEMENT
  - WDE = WALL AND DRAINAGE EASEMENT

### SHEET KEY

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES, LEGEND, VICINITY MAP, CERTIFICATIONS, DEDICATION, AND OVERALL VIEW OF PLAT. SEE SHEETS 2 & 3 OF 3 FOR DETAILED VIEW OF LOTS AND TRACTS.

### 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.

### CERTIFICATE OF COUNTY 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, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON THE \_\_\_\_\_ OF 20\_\_\_\_ (AM/PM) AS FILE NO. \_\_\_\_\_

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

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS A FLORIDA REGISTERED SURVEYOR AND MAPPER, THAT THE FOREGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE LAND DESCRIBED HEREON LIES IN SECTION 38, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

E. GLENN TURNER, PSM  
FLORIDA REGISTRATION NO. 5643  
DATE \_\_\_\_\_  
PREPARED BY:  
AMERICAN SURVEYING AND MAPPING, INC.  
221 CIRCLE DRIVE  
MAITLAND, FL 32751  
(407) 426-7979  
REGISTRATION NUMBER OF LEGAL ENTITY: LB 6393

### VASANT VATIKA DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT PARK SQUARE ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT, ENTITLED "VASANT VATIKA", LOCATED IN SEMINOLE COUNTY, FLORIDA, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

THE UTILITY EASEMENTS (UE) SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, POWER LINES, AND RECLAIM WATER MAINS. A UTILITY EASEMENT IS HEREBY GRANTED OVER TRACT F.

TRACT A, BEING AN OPEN SPACE, SOUTH AND WEST BUFFERS, AND CLUBHOUSE TRACT, IS DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE VASANT VATIKA HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (HEREAFTER REFERRED TO AS THE "ASSOCIATION").

TRACT B AND TRACT C, BEING RETENTION AND OPEN SPACE TRACTS, ARE DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. AN EMERGENCY ACCESS EASEMENT OVER TRACTS B AND C IS HEREBY DEDICATED TO SEMINOLE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT THE INSTALLED DRAINAGE SYSTEM THEREIN CREATES A HAZARD TO 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 SAID EASEMENTS OR DRAINAGE SYSTEM THEREIN.

TRACTS D AND E, BEING NORTH BUFFER TRACTS, ARE HEREBY DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

TRACT F, BEING A VARIABLE WIDTH PRIVATE RIGHT-OF-WAY, IS HEREBY DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THERE IS HEREBY GRANTED TO SEMINOLE COUNTY, FLORIDA, A BLANKET DRAINAGE AND UTILITY EASEMENT OVER TRACT F. THE OWNER FURTHER DEDICATES TO SEMINOLE COUNTY, FLORIDA, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL OF THE PRIVATE STREETS SHOWN HEREON AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF ADJACENT LANDS AND THEIR GUESTS, INVITEES, AND DOMESTIC HELP, AND TO DELIVERY, PICKUP AND FIRE CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE OWNER, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS 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 LANDS SHOWN ON THIS PLAT.

THE WALL AND DRAINAGE EASEMENT AND LANDSCAPE BUFFER (WDE&LSB) SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE ASSOCIATION.

THE DRAINAGE EASEMENTS (DE) SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE ASSOCIATION.

AN EMERGENCY ACCESS EASEMENT IS HEREBY DEDICATED TO SEMINOLE COUNTY OVER THE DRAINAGE EASEMENTS SHOWN HEREON FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT THE INSTALLED DRAINAGE SYSTEM THEREIN CREATES A HAZARD TO 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 SAID EASEMENTS OR DRAINAGE SYSTEM THEREIN.

BY: PARK SQUARE ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY

SURESH GUPTA, MANAGER

WITNESS PRINTED NAME ADDRESS

WITNESS PRINTED NAME ADDRESS

### ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY SURESH GUPTA, AS MANAGER OF PARK SQUARE ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID CORPORATION, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA

PRINTED NAME  
STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION #: \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_, 2026, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

JAY ZEMBOWER DATE

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

### CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATE STATUTES.

RAYMOND F. PHILLIPS - LICENSE NO. LS7015 DATE \_\_\_\_\_  
SEMINOLE COUNTY SURVEYOR

**ASMA**  
AMERICAN SURVEYING & MAPPING, INC.  
NDDS NATIONAL DUE DILIGENCE SERVICES  
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.  
221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7979  
LB#6393 nationalduediligenceservices.com