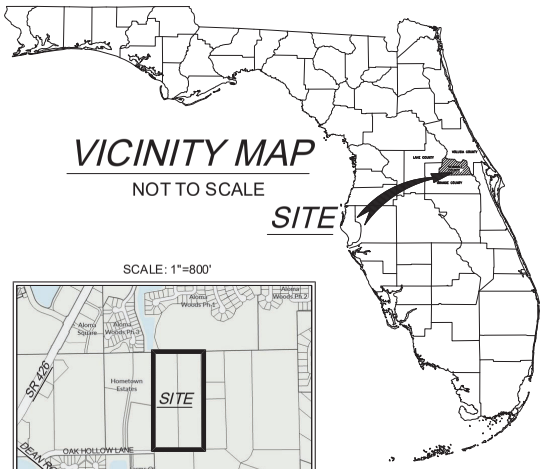
BONNALYN HOLLOW

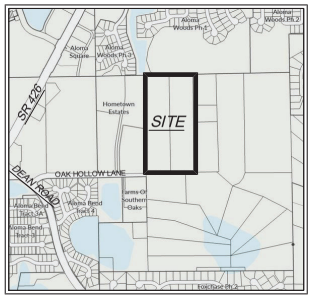
A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER
OF SECTION 32 TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA

VICINITY MAP

NOT TO SCALE



SCALE: 1"=800'



LEGAL DESCRIPTION :

A TRACT OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 32 EAST, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT STAMPED LS4285 AT THE NORTHEAST CORNER OF HOMETOWN ESTATES AS RECORDED IN PLAT BOOK 47, PAGE 77 OF THE PUBLIC RECORDS OF SAID SEMINOLE COUNTY, THENCE N88°58'57"E ALONG THE NORTH LINE OF SAID SW-1/4 OF THE NW-1/4 A DISTANCE OF 661.41 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SW-1/4 OF THE NW-1/4; THENCE S01°01'25"E ALONG SAID EAST LINE A DISTANCE OF 1324.21 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SW-1/4 OF THE NW-1/4 AS LAID OUT AND NOW IN USE; THENCE S88°50'01"W ALONG SAID SOUTH LINE A DISTANCE OF 662.73 FEET TO A FOUND CONCRETE MONUMENT STAMPED LS4714 AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF SAID SW-1/4 OF THE NW-1/4; THENCE N00°57'59"W ALONG SAID EAST LINE A DISTANCE OF 1325.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 877,289 SQUARE FEET, 20.14 ACRES, MORE OR LESS.

SURVEYOR'S NOTES TO PLAT:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AS BEARING S88°50'01"W, REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) AND DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK.

2. IN ACCORDANCE WITH CHAPTER 177.091, BOARD OF PROFESSIONAL LAND SURVEYORS LAWS AND RULES, 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 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.

3. COORDINATES SHOWN ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) AND DERIVED FROM ON-SITE GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK.

4. IN ACCORDANCE WITH CHAPTER 177.091.9, BOARD OF PROFESSIONAL LAND SURVEYORS LAWS AND RULES, ALL MONUMENTS HAVE BEEN PLACED AT ALL LOT CORNERS, POINTS OF INTERSECTIONS AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.

ELLIS SURVEYS LLC
Land Surveying & Planning
P.O. Box 160952
Altamonte Springs, FL 32716
Florida Licensed Business LB-7970
P. 407-834-4003 F. 407-869-5454
www.ellissurveys.com

24-1456

SHEET INDEX

SHEET 1 OF 2 - Legal Description, Dedications, Notes & Geometry
SHEET 2 OF 2 - Boundary information, Legend and Geometry

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 SURVEYOR APPROVAL

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

_____
Raymond F. Phillips, PSM, NP — Dated
County Surveyor
License No. LS #7015

CERTIFICATE OF APPROVAL BY THE 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.

By: _____
CHARMAN OF THE BOARD — DATE:

ATTEST: _____ D.C.
Clerk of Board

CERTIFICATE OF CLERK OF CIRCUT COURT

I HEREBY CERTIFY that I have examened the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statues, and was filed for record on_____

as Document No. _____

By _____
GRANT MALOY, CLERK OF THE CIRCUT COURT
IN AND FOR SEMINOLE COUNTY, FLORIDA.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION. THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Dated: _____ Signed: _____
ELLIS SURVEYS LLC LB7970 ROBERT A. ELLIS, PLS
PO BOX 160952 Florida Registration No. LS #3880
Altamonte Springs, FL 32716

PLAT BOOK:_____ PAGE:_____

BONNALYN HOLLOW

DEDICATION

KNOW ALL BY THESE PRESENTS, That TYRE W. FOOTE, TAMMIE E. FOOTE and KIMBERLEY L. MATHERS being owners 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, dedicates the lands for Private use, and further dedicates the following herin:

A five (5) foot utility and drainage easement is hereby created on all side property lines, no ac pads or other encumbrances are permitted with said easement.

There is a 20.00 foot utility easement dedcated to Seminole County on Lots 1, 2 and 3 parallel to Oak Hollow Lane for the intentions to provide a reasonable utility access corridor for lot/developments further to the east on Oak Hollow Lane if they desire to connect to Seminole County Utilities in the future.

Oak Hollow Lane is a private ingress/egress easement to be owned and maintained by the property owner. The owner does hereby grant to Seminole County the non-exclusive and perpetual right of ingress/egress over and across the private easement 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 easement.

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 are as follows: Installation and maintenance of, but not limited to, sanitary sewers, water mains, power lines, telephone lines and cablevision lines.

The drainage easements are owned and maintained by the Property Owner. An emergency access easement to the private drainage and storm-water system and all over 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 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 and maintain the private drainage and storm-water system.

A conservation easement over all wetlands and floodplain is hereby dedicated and is owned and maintained by the property owner. The removal of vegetation within the 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 easement shall be permitted. Construction activity within the easement shall be limited to docks or boardwalks, limited to 4 feet in width, and their structural piers; and permission from Seminole County shall be required. 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.

IN WITNESS THEREOF, TYRE W. FOOTE, TAMMIE E. FOOTE AND KIMBERLEY L. MATHERS have caused these presents to be signed by the officers named below on

Date: _____

By: _____ _____ _____
Signed *Signed* *Signed*

PRINTED NAMES:

TYRE W. FOOTE *TAMMIE E. FOOTE* *KIMBERLEY L. MATHERS*
Title: OWNER *OWNER* *OWNER*

Signed In the presence of: _____

By: _____
_____
Printed Name

By: _____
_____
Printed Name

BY: _____
_____
PRINTED NAME

STATE OF FLORIDA COUNTY OF _____

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared *TYRE W. FOOTE, TAMMIE E. FOOTE AND KIMBERLEY L. MATHERS and acknowledge the foregoing dedication and the execution thereof to be his free act and deed for the uses and purposes therein expressed. He is personally known to me or has produced the following identification* _____.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC _____

Printed Name _____

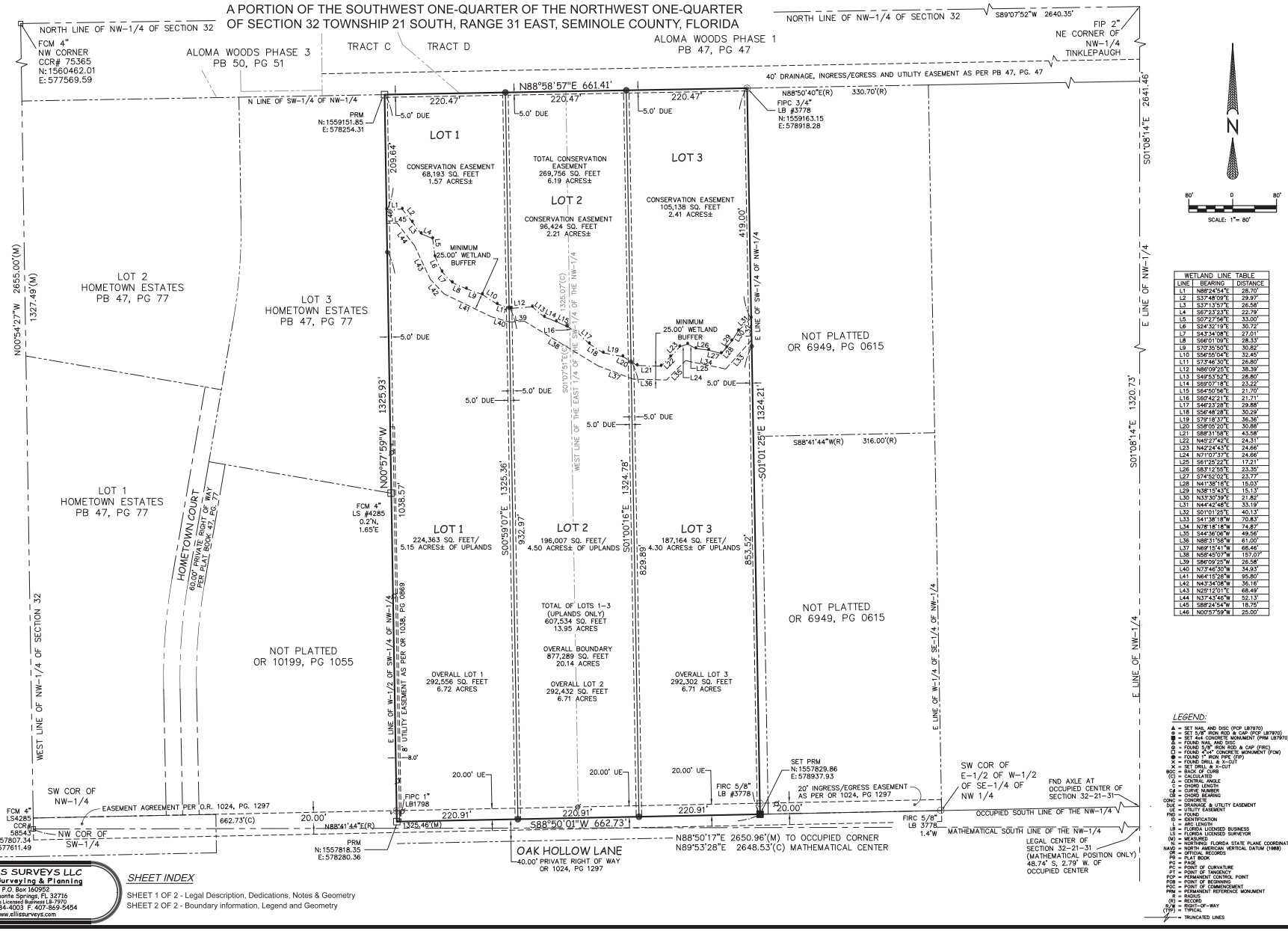
My Commission Expires _____

Commission Number _____

BONNALYN HOLLOW

SHEET 2 OF 2 | PLAT BOOK:_____ PAGE:_____

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER
OF SECTION 32 TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA



WETLAND LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°24'54"E	28.70'
L2	S37°48'09"E	29.97'
L3	S37°13'57"E	26.58'
L4	S67°23'23"E	22.79'
L5	S07°27'56"E	33.00'
L6	S24°32'19"E	30.72'
L7	S43°34'08"E	27.01'
L8	S66°01'09"E	28.33'
L9	S70°35'50"E	30.82'
L10	S56°55'04"E	32.45'
L11	S73°46'30"E	26.80'
L12	N86°09'25"E	38.39'
L13	S42°53'52"E	26.80'
L14	S69°07'18"E	23.22'
L15	S64°50'56"E	21.70'
L16	S60°42'11"E	21.71'
L17	S46°23'28"E	29.88'
L18	S56°48'28"E	30.29'
L19	S79°18'37"E	36.36'
L20	S58°05'20"E	30.88'
L21	S88°31'58"E	43.58'
L22	N49°27'42"E	24.31'
L23	N42°24'43"E	24.66'
L24	N71°07'37"E	24.66'
L25	S61°25'22"E	17.21'
L26	S83°12'55"E	23.35'
L27	S74°52'02"E	23.77'
L28	N41°36'18"E	15.03'
L29	N38°15'43"E	15.13'
L30	N33°30'39"E	21.82'
L31	N44°42'48"E	33.19'
L32	S01°01'25"E	40.13'
L33	S41°38'18"W	70.83'
L34	N78°18'18"W	74.87'
L35	S44°36'06"W	49.56'
L36	N88°31'58"W	61.00'
L37	N69°15'41"W	68.46'
L38	N56°45'07"W	157.07'
L39	S86°09'25"W	26.58'
L40	N73°46'30"W	34.93'
L41	N64°15'28"W	95.80'
L42	N43°34'08"W	36.16'
L43	N25°12'01"E	68.49'
L44	N37°43'46"W	52.13'
L45	S88°24'54"W	18.75'
L46	N00°57'59"W	25.00'

LEGEND:

- ▲ = SET NAIL AND DISC (PCP LB7970)
- ● = SET 5/8" IRON ROD & CAP (PCP LB7970)
- ■ = SET 4x4 CONCRETE MONUMENT (PRM LB7970)
- △ = FOUND NAIL AND DISC
- ○ = FOUND 5/8" IRON ROD & CAP (FIRC)
- □ = FOUND 4"x4" CONCRETE MONUMENT (FCM)
- ⊕ = FOUND IRON PIPE (FIP)
- ⊗ = FOUND PK NAIL-CUT
- × = SET DRILL & X-CUT
- BC(C) = BACK OF CURB
- (C) = CALCULATED
- Δ = CENTRAL ANGLE
- C = CHORD LENGTH
- CB = CURVE NUMBER
- CB = CHORD BEARING
- CONC = CONCRETE
- DUE = DRAINAGE & UTILITY EASEMENT
- UE = UTILITY EASEMENT
- FND = FOUND
- ID = IDENTIFICATION
- L = ARC LENGTH
- LB = FLORIDA LICENSED BUSINESS
- LS = FLORIDA LICENSED SURVEYOR
- (M) = MEASURED
- N/E = NORTHING: FLORIDA STATE PLANE COORDINATE
- NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
- OR = OFFICIAL RECORDS
- PB = PLAT BOOK
- PG = PAGE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PCP = PERMANENT CONTROL POINT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- (TYP) = TYPICAL
- = TRUNCATED LINES

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