

BIRCHWOOD GROVE

SHEET 1 OF 2

A REPLAT OF A PORTION OF LOT 55, MCNEIL'S ORANGE VILLA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGES 99-101 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA SITUATED IN SECTION 20 TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA

SHEET INDEX

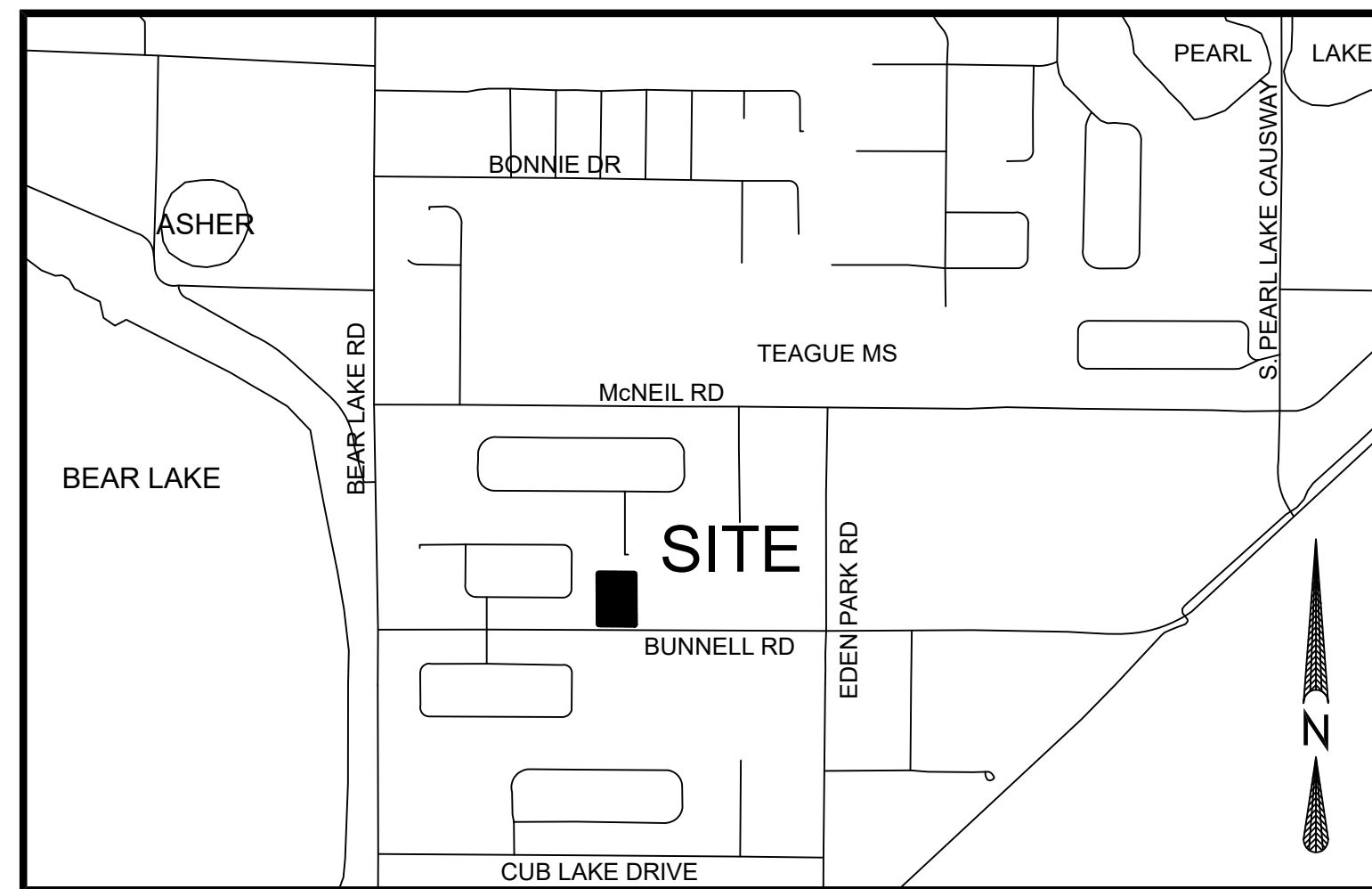
SHEET 1 OF 2 - Legal Description, Dedications Surveyor's Notes
SHEET 2 OF 2 - Boundary information, Legend and Geometry

LEGAL DESCRIPTION:

A PORTION OF THE WEST 210.00 FEET OF THE SOUTH ONE-HALF (S-1/2) OF LOT 55, MCNEIL'S ORANGE VILLA, ACCORDING TO THE PLAT THEREOF AS PER PLAT BOOK 2, PAGES 99-101 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 55, THENCE N00°12'45"W ALONG THE WEST LINE OF SAID LOT 55 A DISTANCE OF 25.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY OF BUNNELL ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2950, PAGE 0660 OF SAID PUBLIC RECORDS AND BEING THE POINT OF BEGINNING; THENCE CONTINUE N00°12'45"W ALONG SAID WEST LINE A DISTANCE OF 296.68 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SOUTH ONE-HALF OF LOT 55, ALSO BEING THE SOUTH LINE OF EMERALD ESTATES AS PER PLAT BOOK 54, PAGE 78 OF SAID PUBLIC RECORDS; THENCE S89°34'25"E ALONG SAID LINE A DISTANCE OF 210.01 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WEST 210 FEET OF LOT 55; THENCE S00°12'45"E ALONG SAID EAST LINE A DISTANCE OF 296.37 FEET TO A POINT OF INTERSECTION WITH SAID NORTH RIGHT OF WAY LINE OF BUNNELL ROAD; THENCE N89°39'28"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 210.01 FEET TO THE SAID POINT OF BEGINNING.

VICINITY MAP

SCALE: 1"=1000'



SURVEYOR'S NOTES TO PLAT

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 55, MCNEIL'S ORANGE VILLA AS BEARING S89°39'28"E, 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.
- 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.
- 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.
- 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.
- THE EMERGENCY ACCESS EASEMENT GRANTED TO SEMINOLE COUNTY DOES NOT PLACE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY TO ENTER UPON SUBJECT PROPERTY OR TAKE ANY ACTION TO REPAIR OR MAINTAIN.
- ALL UTILITIES ARE PRIVATE AT THIS TIME AND ARE BEING SERVICED BY PRIVATE WATER AND SEPTIC SERVICES. LOTS 2 AND 3 FUTURE WATER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
- THE DRAINAGE EASEMENTS ON ALL INTERIOR LOT LINES ARE PRIVATE AND NO A/C PADS OR OTHER ENCUMBRANCES SHALL BE ALLOWED IN THE EASEMENTS.
- THE EXISTING INGRESS/EGRESS EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 2958, PAGE 1799 IS TO BE VACATED BY THIS PLAT.

MORTGAGE JOINDER AND CONSENT TO DEDICATION

IN WITNESS THEREOF, PENNYMAC LOAN SERVICES LLC, A FOREIGN LIMITED LIABILITY COMPANY has caused these presents to be signed to by the officers named below on _____
Date: _____
PENNYMAC LOAN SERVICES LLC, A FOREIGN LIMITED LIABILITY COMPANY
By: _____
Signed

Printed Name Title
Signed in the presence of:
Witness 1: _____
Printed Name
Witness 2: _____
Printed Name
STATE OF [_____] 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 _____ as _____ of PENNYMAC LOAN SERVICES LLC, a FOREIGN LIMITED LIABILITY COMPANY acknowledges 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 _____

PLAT BOOK: _____ PAGE: _____

BIRCHWOOD GROVE

DEDICATION

KNOW ALL BY THESE PRESENTS, That KIMBERLEY LOUISE SMITH and PETER RICHARD SMITH being the 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 herein: the 5.00' Drainage Easements shown on this Plat are to be dedicated to the owners and assigns of the lots herein, and are to be maintained by said owners and/or assigns, and emergency access to said easements is dedicated to Seminole County, but not required.

IN WITNESS THEREOF, KIMBERLEY LOUISE SMITH AND PETER RICHARD SMITH have caused these presents to be signed by the officers named below on _____

Date: _____
KIMBERLEY LOUISIE SMITH PETER RICHARD SMITH

By: _____
Signed Signed

Printed Names: KIMBERLEY LOUISE SMITH PETER RICHARD SMITH
Title: OWNER OWNER

Signed in the presence of: _____

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 KIMBERLEY LOUISE SMITH and PETER RICHARD SMITH as OWNERS 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 _____

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. LS3880
Altamonte Springs, FL 32716

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

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

Raymond F. Phillips Dated _____
License No. LS7015

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: _____ DATE: _____
CHARMAN OF THE BOARD

ATTEST: _____ D.C.
Clerk of Board

CERTIFICATE OF CLERK OF 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 record on _____

as Document No. _____

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



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.

22-1138