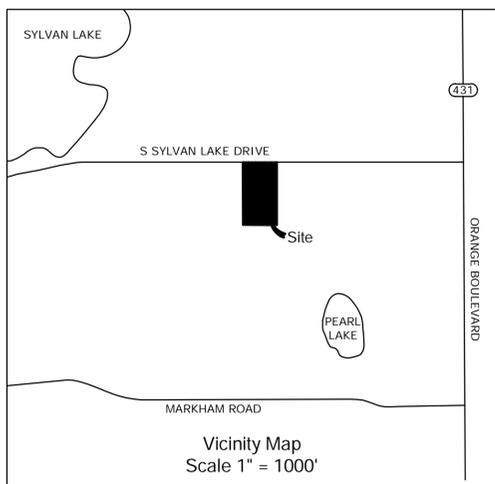


**SYLVAN ESTATES**

SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK: PAGE:



**Legal Description**

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 5.00 FEET THEREOF, AND THE EAST 10.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 33.00 FEET FOR ROAD RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT U, BUCKINGHAM ESTATES, AS RECORDED IN PLAT BOOK 59, PAGES 80 THROUGH 83, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THENCE RUN SOUTH 89°56'40" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH SYLVAN LAKE DRIVE, 334.62 FEET, TO A POINT ON THE EAST LINE OF LAKE SYLVAN OAKS, AS RECORDED IN PLAT BOOK 80, PAGES 86 THROUGH 87, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING 1.32 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LAKE SYLVAN OAKS; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH SYLVAN LAKE DRIVE, RUN SOUTH 00°13'52" WEST, ALONG THE WEST LINE OF SAID LAKE SYLVAN OAKS, ALSO BEING THE WEST LINE OF THE EAST 5.00' OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, 622.03 FEET, TO THE SOUTHWEST CORNER OF SAID LAKE SYLVAN OAKS; THENCE DEPARTING THE WEST LINE OF SAID LAKE SYLVAN OAKS, RUN SOUTH 89°51'57" WEST, ALONG THE NORTH LINE OF SAID BUCKINGHAM ESTATES, 334.08 FEET, TO THE SOUTHEAST CORNER OF LOT 82, SAID BUCKINGHAM ESTATES; THENCE DEPARTING THE NORTH LINE OF SAID BUCKINGHAM ESTATES, RUN NORTH 00°10'52" EAST, ALONG THE EAST LINE OF SAID BUCKINGHAM ESTATES, 623.14 FEET, TO THE POINT OF BEGINNING.

CONTAINING 208,162 SQUARE FEET OR 4.8 ACRES, MORE OR LESS.

**-NOTES-**

- BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF BUCKINGHAM ESTATES, BEING NORTH 00°10'52" EAST, AS ESTABLISHED BY THE RECORDED PLAT'S STATE PLANE COORDINATES, AS RECORDED IN PLAT BOOK 59, PAGES 80 THROUGH 83, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- TRACT ROW-1 (PRIVATE ROADWAY) IS DEDICATED TO AND OWNED AND MAINTAINED BY THE SYLVAN ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.
- TRACT SMA-1 (STORMWATER) IS DEDICATED TO AND OWNED AND MAINTAINED BY THE SYLVAN ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.
- TRACT B-1 (OPEN SPACE, WALL AND LANDSCAPE BUFFER) IS HEREBY DEDICATED TO THE SYLVAN ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSES OF OPEN SPACE, LANDSCAPING AND STORMWATER RETENTION. TRACT B-1 (OPEN SPACE, WALL AND LANDSCAPE BUFFER) SHALL BE OWNED AND MAINTAINED BY THE SYLVAN ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.
- THERE IS A UTILITY EASEMENT OVER, UNDER AND ACROSS TRACT B-1 (OPEN SPACE, WALL AND LANDSCAPE BUFFER).
- THE WALL AND LANDSCAPE EASEMENT SHOWN ON LOTS 1 AND 12 IS HEREBY DEDICATED TO THE SYLVAN ESTATES COMMUNITY HOMEOWNERS ASSOCIATION, INC.
- THE 15.00 FOOT WIDE UTILITY EASEMENT SHOWN ON LOTS 1 AND 12 IS HEREBY DEDICATED TO SEMINOLE COUNTY.
- 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.
- 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.
- FIVE (5) FOOT WIDE SIDE YARD DRAINAGE EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS: POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONING UNITS SHALL NOT BE WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED 12 MINIMUM AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
- ALL LINES ARE RADIAL TO CURVE, UNLESS NOTED OTHERWISE.

*Ireland & Associates  
Surveying, Inc.*  
Patrick K. Ireland, PSM 6637/LB 7623  
800 Currency Circle, Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com  
Office-407.678.3366  
Fax-407.320.8165

Sheet Index:  
Sheet 1 of 2 - Legal Description, dedication, and notes  
Sheet 2 of 2 - Boundary information and geometry and lot and tract 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 CLERK OF CIRCUIT COURT**  
I HEREBY CERTIFY that I have examined the Foregoing plat and find that it complies with all the requirements of Chapter 177 Part 1, Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_  
Clerk of the Circuit Court in and for Seminole County, Florida

**CERTIFICATE OF COUNTY SURVEYOR**  
I have reviewed the Plat and find it to be in substantial conformity with Chapter 177 Part 1, Florida Statutes.  
Raymond F. Phillips, LS #7015 Date \_\_\_\_\_  
Seminole County Surveyor

**QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER**  
KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Sanford, Seminole County, Florida.  
Dated: \_\_\_\_\_ Signed: \_\_\_\_\_  
PSM 6637 Patrick K. Ireland  
Surveyor's Registration Number Ireland & Associates Surveying  
L.B. 7623 800 Currency Circle Suite 1020  
Legal Entity's Certificate of Lake Mary, Florida 32746  
Authorization Number

STATE OF FLORIDA  
COUNTY OF SEMINOLE  
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.  
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.  
NOTARY PUBLIC \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, that on \_\_\_\_\_ the foregoing plat was approved by Community Development Director of Sanford, Florida  
Chairman of the Board \_\_\_\_\_ Clerk of the Board \_\_\_\_\_  
Printed Name \_\_\_\_\_ Printed Name \_\_\_\_\_

**SYLVAN ESTATES DEDICATION**  
KNOW ALL BY THESE PRESENTS, J.E.S. Consulting Property 5, L.L.C., a Florida Limited Liability Company ("Owner"), being the owner in fee simple of the lands described in the foregoing caption to this plat, without dedicating said lands and plat to the public or for any public use or benefit whatsoever, except as expressly stated herein, hereby dedicates said lands and plat for the uses and purposes herein expressed.  
Tract ROW-1 (Private Roadway), Tract SMA-1 (Stormwater), and Tract B-1 (Open Space, Wall and Landscape Buffer) shall be owned by Sylvan Estates Community Homeowner Association, Inc., a Florida not-for-profit corporation ("Association"). The private roadway within Tract ROW-1 shall be owned and maintained by the Association. Said Private Roadway is not required for Seminole County use and is private. A Non-exclusive, perpetual easement for pedestrian and vehicular ingress, egress, and passage over and upon such road and its associated sidewalks is granted by this plat to the owners of all lots shown hereon and their respective tenants, guests, 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.  
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 shown are as follows: Installation and maintenance of, but not limited to, sanitary sewers, water mains, power lines, telephone lines, and cablevision lines.  
There is to be a Drainage Easement over all of Tract B-1 (Open Space, Wall and Landscape Buffer) and Tract SMA-1 (Stormwater), and is to be dedicated to the Association.

The lands designated on this plat as Tract ROW-1 (Private Roadway) and Tract B-1 (Open Space, Wall and Landscape Buffer) are not required for public use and, accordingly, such tracts are not and will not become part of Seminole County public road system or stormwater management / drainage system.  
The owner does hereby grant to Seminole County the non-exclusive and perpetual right of ingress egress over and across all of the private streets 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 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 land shown on this plat.

The drainage easements shown are dedicated to and owned 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 Seminole County to enter upon the subject property and take any action to repair or maintain the private drainage & storm-water system.

A non-exclusive easement over, under, upon, through and across Tract ROW-1 (Private Roadway) and all utility easements shown on this plat is hereby dedicated to and for use by all public utility providers including cable service providers for the purpose of constructing, maintaining, repairing and replacing their respective utility facilities which service the lands encompassed by this plat.

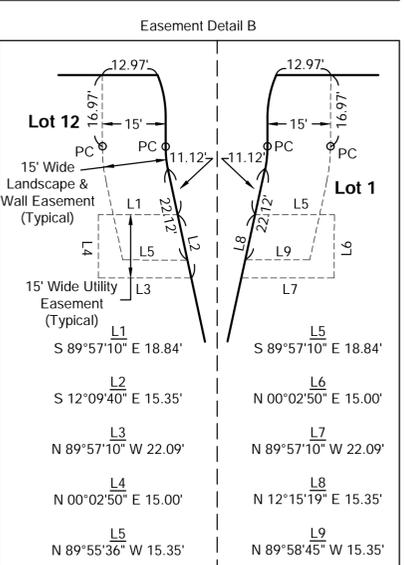
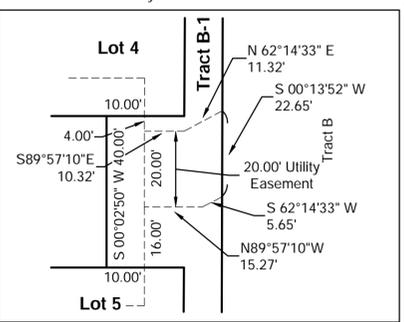
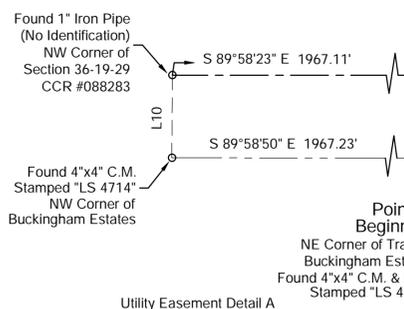
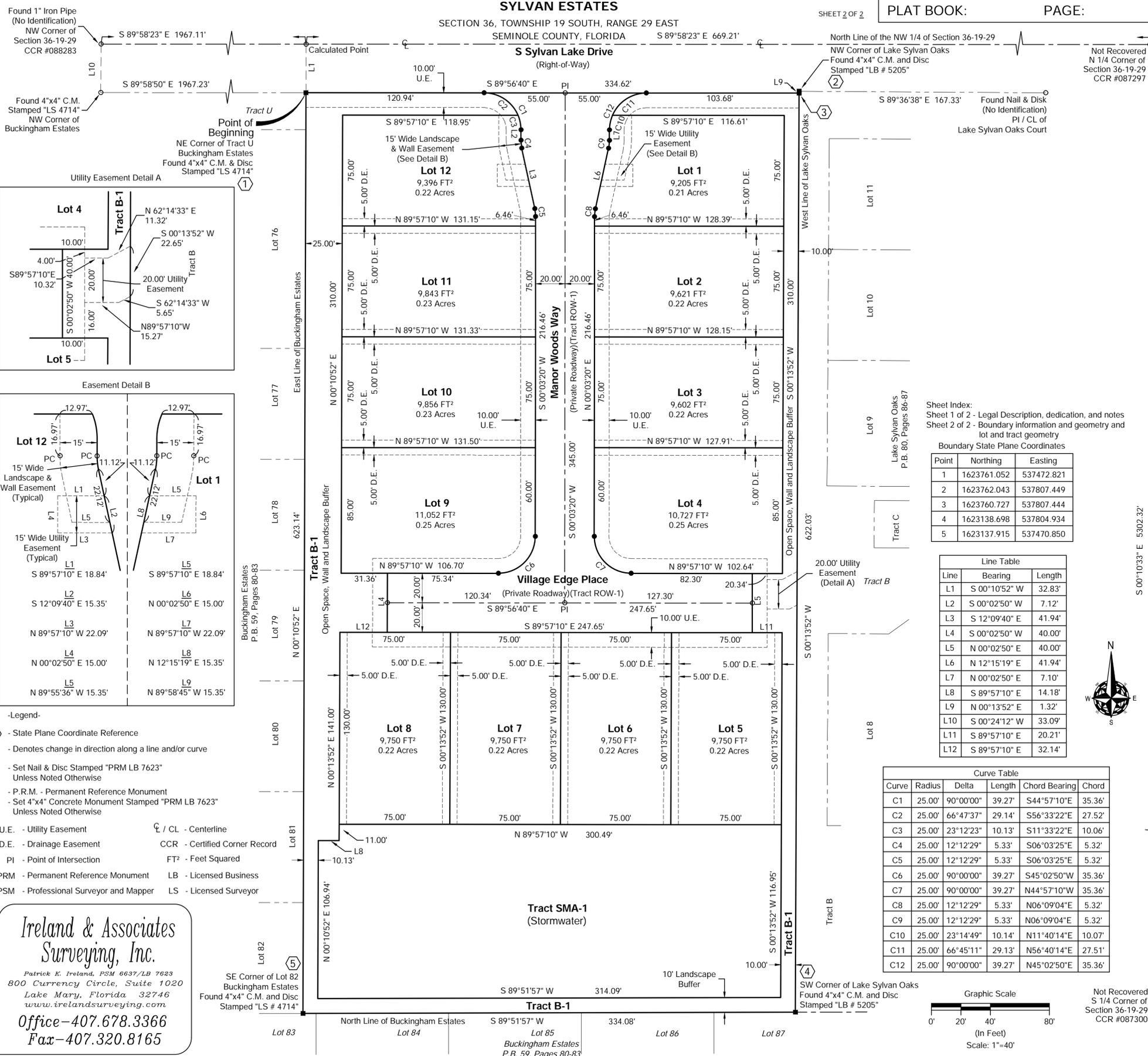
**SYLVAN ESTATES**

SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST  
SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT BOOK:

PAGE:



- Legend**
- ① - State Plane Coordinate Reference
  - - Denotes change in direction along a line and/or curve
  - - Set Nail & Disc Stamped "PRM LB 7623" Unless Noted Otherwise
  - - P.R.M. - Permanent Reference Monument - Set 4"x4" Concrete Monument Stamped "PRM LB 7623" Unless Noted Otherwise
  - U.E. - Utility Easement
  - D.E. - Drainage Easement
  - PI - Point of Intersection
  - PRM - Permanent Reference Monument
  - PSM - Professional Surveyor and Mapper
  - CL / CL - Centerline
  - CCR - Certified Corner Record
  - FT<sup>2</sup> - Feet Squared
  - LB - Licensed Business
  - LS - Licensed Surveyor

**Ireland & Associates Surveying, Inc.**  
Patrick K. Ireland, PSM 6637/LB 7623  
800 Currency Circle, Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com  
Office-407.678.3366  
Fax-407.320.8165

SE Corner of Lot 82 Buckingham Estates Found 4"x4" C.M. and Disc Stamped "LS # 4714"

**Boundary State Plane Coordinates**

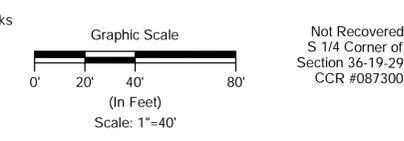
Point	Northing	Easting
1	1623761.052	537472.821
2	1623762.043	537807.449
3	1623760.727	537807.444
4	1623138.698	537804.934
5	1623137.915	537470.850

**Line Table**

Line	Bearing	Length
L1	S 00°10'52" W	32.83'
L2	S 00°02'50" W	7.12'
L3	S 12°09'40" E	41.94'
L4	S 00°02'50" W	40.00'
L5	N 00°02'50" E	40.00'
L6	N 12°15'19" E	41.94'
L7	N 00°02'50" E	7.10'
L8	S 89°57'10" E	14.18'
L9	N 00°13'52" E	1.32'
L10	S 00°24'12" W	33.09'
L11	S 89°57'10" E	20.21'
L12	S 89°57'10" E	32.14'

**Curve Table**

Curve	Radius	Delta	Length	Chord Bearing	Chord
C1	25.00'	90°00'00"	39.27'	S44°57'10"E	35.36'
C2	25.00'	66°47'37"	29.14'	S56°33'22"E	27.52'
C3	25.00'	23°12'23"	10.13'	S11°33'22"E	10.06'
C4	25.00'	12°12'29"	5.33'	S06°03'25"E	5.32'
C5	25.00'	12°12'29"	5.33'	S06°03'25"E	5.32'
C6	25.00'	90°00'00"	39.27'	S45°02'50"W	35.36'
C7	25.00'	90°00'00"	39.27'	N44°57'10"W	35.36'
C8	25.00'	12°12'29"	5.33'	N06°09'04"E	5.32'
C9	25.00'	12°12'29"	5.33'	N06°09'04"E	5.32'
C10	25.00'	23°14'49"	10.14'	N11°40'14"E	10.07'
C11	25.00'	66°45'11"	29.13'	N56°40'14"E	27.51'
C12	25.00'	90°00'00"	39.27'	N45°02'50"E	35.36'



Not Recovered S 1/4 Corner of Section 36-19-29 CCR #087300