

# CONESTOGA PARK, A REPLAT

## SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 3

PLAT BOOK PAGE

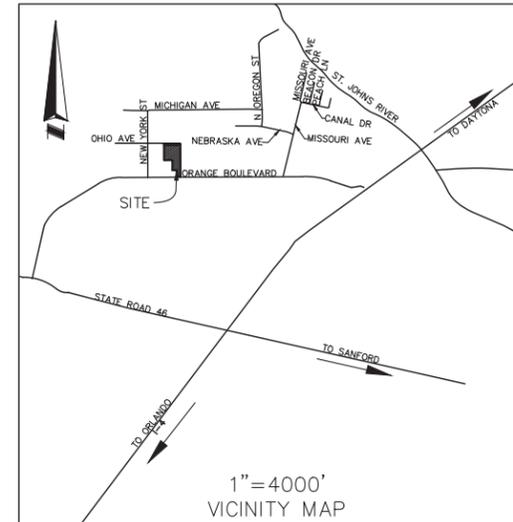
A REPLAT OF LOTS 7, AND 8, AND PART OF LOT 1, BLOCK 17, SANFORD FARMS  
AS RECORDED IN PLAT BOOK 1, PAGE 127, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

**DESCRIPTION:**

ALL OF LOTS 7 AND 8, AND PART OF LOT 1, BLOCK 17 SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 127, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE RUN SOUTH 76° 45' 14" WEST ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 150.64 FEET TO THE SOUTHEAST CORNER OF THE SOUTHERLY 264.00 FEET OF THE WESTERLY 165.00 FEET OF SAID LOT 1; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 13° 17' 14" WEST ALONG THE EAST LINE OF SAID SOUTHERLY 264.00 FEET OF THE WESTERLY 165.00 FEET OF SAID LOT 1 FOR A DISTANCE OF 264.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHERLY 264.00 FEET OF THE WESTERLY 165.00 FEET OF SAID LOT 1; THENCE DEPARTING SAID EAST LINE RUN SOUTH 76° 45' 14" WEST ALONG THE NORTH LINE OF SAID SOUTHERLY 264.00 FEET OF THE WESTERLY 165.00 FEET OF SAID LOT 1 FOR A DISTANCE OF 165.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE DEPARTING SAID NORTH LINE RUN NORTH 13° 17' 14" WEST ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 396.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 7; THENCE DEPARTING SAID WEST LINE RUN SOUTH 76° 45' 22" WEST ALONG THE SOUTH LINE OF SAID LOT 7 FOR A DISTANCE OF 330.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 13° 15' 03" WEST ALONG THE WEST LINE OF LOT 7 FOR A DISTANCE OF 644.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE DEPARTING SAID WEST LINE RUN NORTH 76° 49' 13" EAST ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF SAID LOT 8 FOR A DISTANCE OF 644.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 13° 19' 25" EAST ALONG THE EAST LINE OF SAID LOT 8 AND THE EAST LINE OF AFORESAID LOT 1 A DISTANCE OF 1303.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.31 ACRES MORE OR LESS.



**LEGEND**

# = NUMBER	● = SET NAIL & DISC PCP LB #6723
LB = LICENSED BUSINESS	PC = POINT OF CURVATURE
N.R. = NON RADIAL	PT = POINT OF TANGENCY
U.E. = UTILITY EASEMENT	PI = POINT OF INTERSECTION
D.E. = DRAINAGE EASEMENT	ORB = OFFICIAL RECORDS BOOK
L.B. = LANDSCAPE BUFFER	PLS = PROFESSIONAL LAND SURVEYOR
L.E. = LANDSCAPE EASEMENT	PB. = PLAT BOOK
⊕ = CENTERLINE	PG. = PAGE
● = CHANGE IN DIRECTION (NO CORNER SET)	R/W = RIGHT-OF-WAY
▣ = SET 4"X4" CONCRETE MONUMENT LB 6723 PRM	R.O.W. = RIGHT-OF-WAY
▭ = DRAINAGE EASEMENT WITHIN LOT 14	A.E. = ACCESS EASEMENT
	U.D.E. = UTILITY AND DRAINAGE EASEMENT

**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 APPROVAL BY  
BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That on \_\_\_\_\_ the foregoing plat was approved by the Board of County Commissioners for Seminole County, Florida

CHAIRMAN OF THE BOARD \_\_\_\_\_ CLERK OF THE BOARD \_\_\_\_\_  
Printed Name Printed Name

**COUNTY SURVEYOR'S CERTIFICATE**

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

Raymond F. Phillips, P.S.M. Date \_\_\_\_\_  
Florida Licensed Number 7015  
County Surveyor for Seminole County, Florida

**QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER**

KNOW ALL MEN BY THESE PRESENTS, That the 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 the requirements of Chapter 177 and that said land is located in Seminole County, Florida.

\_\_\_\_\_  
JAMES L. RICKMAN DATE \_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER #5633  
ALLEN & COMPANY  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA, 34787

**DEDICATION**

**CONESTOGA PARK, A REPLAT**

This is to certify that M/I HOMES OF ORLANDO, LLC, a Florida limited liability company is the lawful owner of the lands described in the caption hereon and that it has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. No part of said lands, except as noted on the face of this plat, is dedicated to Seminole County, Florida or to the public. The owner does hereby grant to Seminole County the non-exclusive and perpetual right of ingress egress over and across said private streets and easements 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 nature and extent of and the reservations and restrictions on such common use and easements are more fully set forth in the Declaration. Notwithstanding the foregoing: An emergency access easement to the Stormwater Management System, as defined in the Declaration, including, without limitation, over all drainage easements and Tracts E, G and H shown on this plat are hereby dedicated to Seminole County for emergency maintenance purposes in the event inadequate maintenance of the Stormwater Management 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 Stormwater Management System. 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.

Tract A (25.00' right-of-way dedication) and Tract B (10.00' right-of-way dedication) are hereby dedicated to Seminole County, Florida, by virtue of this plat.

IN WITNESS WHEREOF, the undersigned, M/I Homes of Orlando, LLC, a Florida Limited Liability Company, has caused these presents to be executed and acknowledged by Brent Bartholomew it's Vice President thereto duly authorized on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: M/I Homes of Orlando, LLC. A Florida Limited Liability Company  
Signed and sealed and delivered in our presence as witnesses:

Signature \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Signature \_\_\_\_\_  
Printed Name \_\_\_\_\_

State of Florida  
County of \_\_\_\_\_

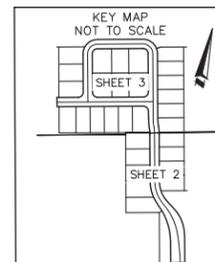
The foregoing Instrument was acknowledge before me, by means of ( ) physical presence or ( ) online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2023, by Brent Bartholomew as, Vice President of M/I Homes of Orlando, LLC. a Florida Limited Liability Company, such person ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

Signature of Acknowledger: \_\_\_\_\_  
Printed Name of Acknowledger: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**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 record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_.

\_\_\_\_\_  
CLERK OF THE COURT Grant Maloy  
in and for Seminole County, Fla.  
BY \_\_\_\_\_ D.C.



**SHEET INDEX**

- SHEET 1 of 3 - Legal description, dedication, Surveyor's notes & legend
- SHEET 2 of 3 - Surveyor's notes, Boundary information, lot and tract geometry
- SHEET 3 of 3 - Boundary information, lot and tract geometry

# CONESTOGA PARK, A REPLAT

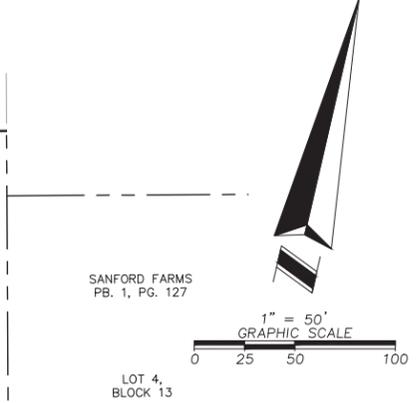
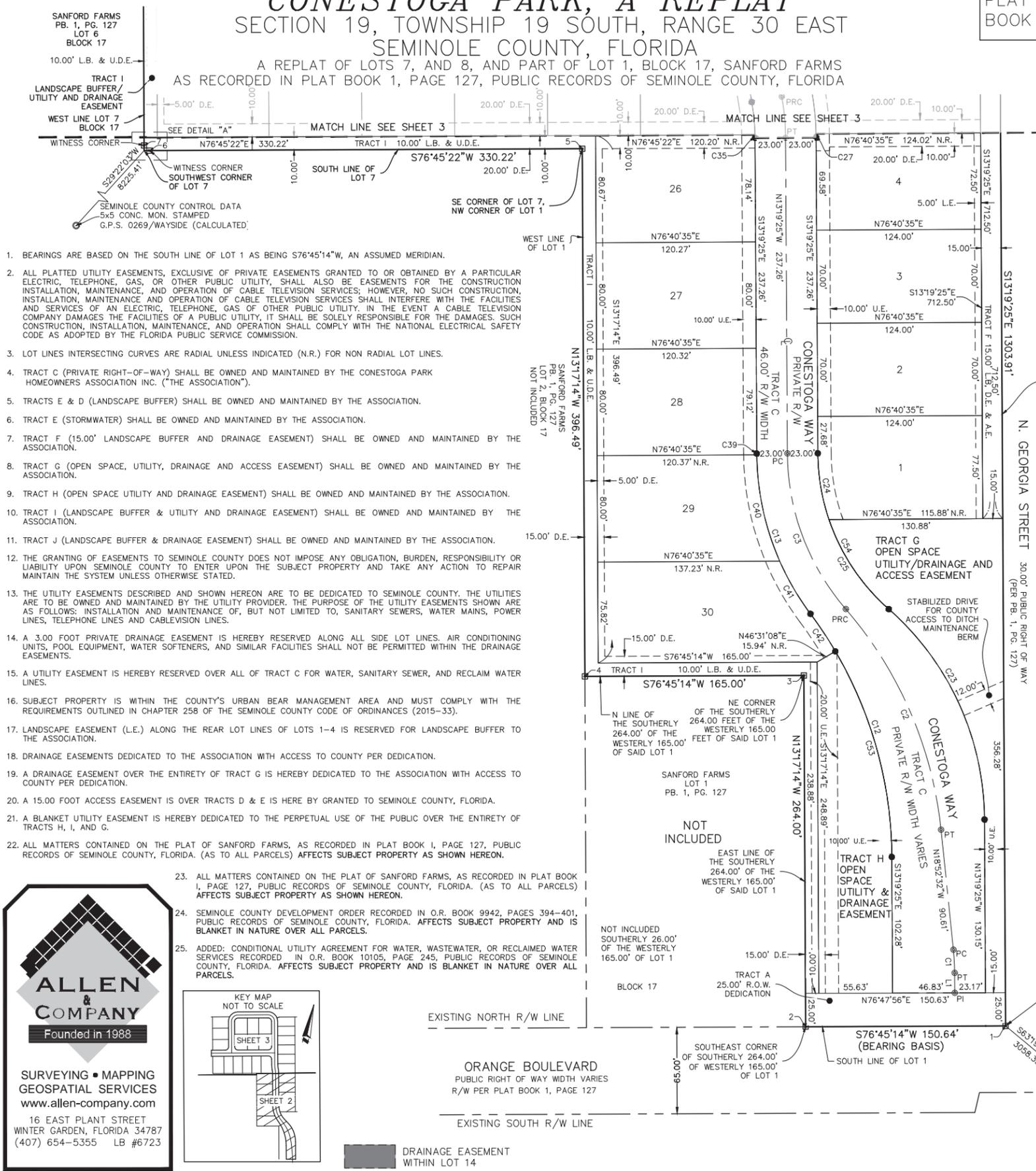
## SECTION 19, TOWNSHIP 19 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA

A REPLAT OF LOTS 7, AND 8, AND PART OF LOT 1, BLOCK 17, SANFORD FARMS  
AS RECORDED IN PLAT BOOK 1, PAGE 127, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 3

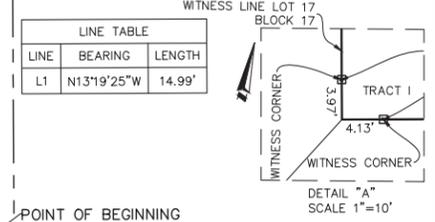
PLAT BOOK

PAGE



POINT TABLE		
POINT NO.	NORTHING	EASTING
1	163335.12	544746.13
2	163330.61	544599.50
3	163355.74	544538.82
4	163351.73	544378.21
5	163390.60	544287.08
6	163383.90	543969.66
7	163383.81	543964.74

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	180.00'	N16°05'59"W	17.43'	005°33'06"	17.44'
C2	300.00'	N36°24'26"W	180.74'	035°03'48"	183.59'
C3	180.00'	N33°37'52"W	124.94'	040°36'54"	127.60'
C12	308.00'	N31°33'08"W	192.69'	036°27'24"	195.98'
C13	203.00'	S31°33'08"E	127.00'	036°27'24"	129.17'
C23	212.00'	N37°31'21"W	173.80'	048°23'52"	179.08'
C24	157.00'	S22°34'31"E	50.48'	018°30'10"	50.70'
C25	157.00'	S37°31'21"E	128.71'	048°23'52"	132.62'
C27	203.00'	N13°44'04"W	2.91'	000°49'18"	2.91'
C35	157.00'	N13°45'14"W	2.36'	000°51'37"	2.36'
C39	203.00'	S13°26'51"E	0.88'	000°14'52"	0.88'
C40	203.00'	S25°11'14"E	81.75'	023°13'52"	82.31'
C41	203.00'	S43°17'30"E	45.88'	012°58'40"	45.98'
C42	308.00'	N46°37'51"W	33.85'	006°17'58"	33.86'
C53	308.00'	N28°24'09"W	160.25'	030°09'26"	162.11'
C54	157.00'	S46°46'26"E	80.99'	029°53'41"	81.92'

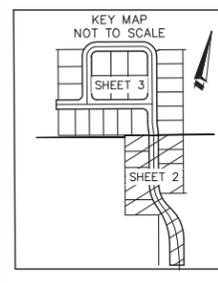


- BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1 AS BEING S76°45'14"W, AN ASSUMED MERIDIAN.
- ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; 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. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS INDICATED (N.R.) FOR NON RADIAL LOT LINES.
- TRACT C (PRIVATE RIGHT-OF-WAY) SHALL BE OWNED AND MAINTAINED BY THE CONESTOGA PARK HOMEOWNERS ASSOCIATION INC. ("THE ASSOCIATION").
- TRACTS E & D (LANDSCAPE BUFFER) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT E (STORMWATER) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT F (15.00' LANDSCAPE BUFFER AND DRAINAGE EASEMENT) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT G (OPEN SPACE, UTILITY, DRAINAGE AND ACCESS EASEMENT) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT H (OPEN SPACE UTILITY AND DRAINAGE EASEMENT) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT I (LANDSCAPE BUFFER & UTILITY AND DRAINAGE EASEMENT) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT J (LANDSCAPE BUFFER & DRAINAGE EASEMENT) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- THE GRANTING OF EASEMENTS TO SEMINOLE COUNTY DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR MAINTAIN THE SYSTEM UNLESS OTHERWISE STATED.
- 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.
- A 3.00 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY RESERVED ALONG ALL SIDE LOT LINES. AIR CONDITIONING UNITS, POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THE DRAINAGE EASEMENTS.
- A UTILITY EASEMENT IS HEREBY RESERVED OVER ALL OF TRACT C FOR WATER, SANITARY SEWER, AND RECLAIM WATER LINES.
- SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015-33).
- LANDSCAPE EASEMENT (L.E.) ALONG THE REAR LOT LINES OF LOTS 1-4 IS RESERVED FOR LANDSCAPE BUFFER TO THE ASSOCIATION.
- DRAINAGE EASEMENTS DEDICATED TO THE ASSOCIATION WITH ACCESS TO COUNTY PER DEDICATION.
- A DRAINAGE EASEMENT OVER THE ENTIRETY OF TRACT G IS HEREBY DEDICATED TO THE ASSOCIATION WITH ACCESS TO COUNTY PER DEDICATION.
- A 15.00 FOOT ACCESS EASEMENT IS OVER TRACTS D & E IS HERE BY GRANTED TO SEMINOLE COUNTY, FLORIDA.
- A BLANKET UTILITY EASEMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC OVER THE ENTIRETY OF TRACTS H, I, AND G.
- ALL MATTERS CONTAINED ON THE PLAT OF SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 127, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AS TO ALL PARCELS) AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
- ALL MATTERS CONTAINED ON THE PLAT OF SANFORD FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 127, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (AS TO ALL PARCELS) AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
- SEMINOLE COUNTY DEVELOPMENT ORDER RECORDED IN O.R. BOOK 9942, PAGES 394-401, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE OVER ALL PARCELS.
- ADDED: CONDITIONAL UTILITY AGREEMENT FOR WATER, WASTEWATER, OR RECLAIMED WATER SERVICES RECORDED IN O.R. BOOK 10105, PAGE 245, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE OVER ALL PARCELS.

**ALLEN & COMPANY**  
Founded in 1988

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16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB #6723



■ DRAINAGE EASEMENT  
WITHIN LOT 14

