

RIVERBANK PLACE

SECTIONS 27 & 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST,
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 5

DESCRIPTION:

That part of Sections 27 and 34, Township 19 South, Range 31 East, Seminole County, Florida, more particularly described as follows:

Commence at the West 1/4 corner of Section 34, Township 19 South, Range 31 East, Seminole County, Florida; thence run N89°51'55"E along the South line of the Northwest 1/4 of said Section 34, a distance of 584.41 feet to a point on the East right of way line of State Road No. 415 for the Point of Beginning; thence run N00°18'11"W along said East right of way line of State Road No. 415, a distance of 319.82 feet; thence departing said East right of way line run N89°41'49"E, a distance of 192.06 feet to a point on a non-tangent curve concave to the Southeast, having a radius of 205.00 feet; thence from a radial bearing of S61°40'41"E run Northeasterly along the arc of said curve through a central angle of 05°17'20", an arc distance of 18.92 feet, having a chord bearing of N30°57'59"E and a chord distance of 18.92 feet to a point of reverse curvature concave to the Northwest, having a radius of 155.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 23°21'48", an arc distance of 63.20 feet, having a chord bearing of N21°55'45"E and a chord distance of 62.77 feet; thence run N10°14'51"E, a distance of 95.96 feet to the beginning of a curve concave to the West, having a radius of 155.00 feet; thence run Northerly along the arc of said curve through a central angle of 32°55'38", an arc distance of 89.08 feet, having a chord bearing of N06°12'58"W and a chord distance of 87.86 feet; thence run S89°41'49"W, a distance of 234.14 feet; thence the next 5 courses and distances run along said East right of way line of State Road No. 415: run N00°18'11"W, a distance of 517.95 feet to the beginning of a curve concave to the Southeast, having a radius of 1859.86 feet; thence run Northeasterly along the arc of said curve through a central angle of 07°09'54", an arc distance of 232.58 feet, having a chord bearing of N03°16'46"E and a chord distance of 232.43 feet; thence run S83°08'17"E, a distance of 25.00 feet to a point on a non-tangent curve concave to the Southeast, having a radius of 1834.86 feet; thence from a radial bearing of S83°08'17"E run Northeasterly along the arc of said curve through a central angle of 21°23'21", an arc distance of 684.97 feet, having a chord bearing of N17°33'24"E and a chord distance of 681.00 feet; thence run N28°15'03"E, a distance of 928.70 feet; thence departing said East right of way line, run N71°00'00"E, a distance of 21.25 feet; thence run N32°15'00"W, a distance of 16.57 feet to a point on said East right of way line; thence run N28°15'03"E along said East right of way line, a distance of 161.18 feet; thence departing said East right of way line, the next 7 courses and distances run along the shoreline for the St. Johns River: run S67°57'33"E, a distance of 835.03 feet; thence run S56°07'05"E, a distance of 449.43 feet; thence run S32°19'20"E, a distance of 398.34 feet; thence run S30°49'18"E, a distance of 378.75 feet; thence run S60°58'02"E, a distance of 341.57 feet; thence run S27°09'55"E, a distance of 255.30 feet; thence run S22°11'33"E, a distance of 401.65 feet; thence departing said shore line, run S62°51'55"W, a distance of 917.41 feet; thence run S00°21'57"E, a distance of 575.22 feet; thence run S89°51'55"W along the North line of Sterling Meadows, according to the plat thereof as recorded in Plat Book 69, Pages 21 through 28, Public Records of Seminole County, Florida, a distance of 330.39 feet; thence run N00°08'05"W, a distance of 36.00 feet; thence run S89°51'55"W along the aforesaid South line of the Northwest 1/4 of Section 34, a distance of 1742.72 feet to the Point of Beginning.

Contains 5,807,350 square feet or 133.318 acres, more or less.

LESS THAT PORTIONS OF SECTION 34 & 27 DESCRIBED AS FOLLOWING:

Commence at the West 1/4 corner of Section 34, Township 19 South, Range 31 East, Orange County, Florida; thence run N89°51'55"E along the South line of the Northwest 1/4 of said Section 34, a distance of 584.41 feet to a point on the East right of way line of State Road No. 415; thence run N00°18'11"W along said East right of way line of State Road No. 415, a distance of 1093.76 feet to the beginning of a curve concave to the Southeast, having a radius of 1859.86 feet; thence run Northeasterly along the arc of said curve through a central angle of 07°09'54", an arc distance of 232.58 feet, having a chord bearing of N03°16'46"E and a chord distance of 232.43 feet; thence run S83°08'17"E, a distance of 25.00 feet to a point on a non-tangent curve concave to the Southeast, having a radius of 1834.86 feet; thence from a radial bearing of S83°08'17"E run Northeasterly along the arc of said curve through a central angle of 16°57'01", an arc distance of 542.82 feet, having a chord bearing of N15°20'14"E and a chord distance of 540.84 feet for the Point of Beginning; thence continue Northeasterly along said curve and East right of way of State Road No. 415 through a central angle of 04°26'20", an arc distance of 142.15 feet, having a chord bearing of N26°01'54"E and a chord of 142.12 feet; thence run N28°15'03"E, a distance of 928.70 feet; thence departing said East right of way line, run N71°00'00"E, a distance of 21.25 feet; thence run N32°15'00"W, a distance of 16.57 feet to a point on said East right of way line; thence run N28°15'03"E along said East right of way line, a distance of 161.18 feet; thence departing said East right of way line, the next 7 courses and distances run along the shoreline for the St. Johns River: run S67°57'33"E, a distance of 835.03 feet; thence run S56°07'05"E, a distance of 449.43 feet; thence run S32°19'20"E, a distance of 398.34 feet; thence run S30°49'18"E, a distance of 378.75 feet; thence run S60°58'02"E, a distance of 341.57 feet; thence run S27°09'55"E, a distance of 255.30 feet; thence run S22°11'33"E, a distance of 401.65 feet; thence departing said shore line, run S62°51'55"W, a distance of 917.41 feet; thence run S00°21'57"E, a distance of 121.93 feet to a point on the 1845 Government Meander Line as shown per the State Road No. 415 right of way Map; thence run along the said 1845 Government Meander Line the following 3 courses: N37°37'56"W a distance of 1554.81 feet; thence run N88°52'37"W a distance of 862.04 feet; thence run N25°41'00"W a distance of 193.08 feet to the Point of Beginning.

Contains 3,014,199 square feet or 69.196 acres, more or less.

LEGEND

- - SET 4"x4" CM STAMPED "PRM 4671"
- - SET NAIL DISC STAMPED "PRM LS 4671"
- - SET 5/8" IRON "SHANNON 4671" UNLESS OTHERWISE NOTED
- - RECOVERED 4"x4" CM
- - RECOVERED 5/8" IRON
- CCR - CERTIFIED CORNER RECORD
- CB - CHORD BEARING
- CH - CHORD LENGTH
- CM - CONCRETE MONUMENT
- Δ - DELTA
- ID - IDENTIFICATION
- C - INDICATES CENTERLINE
- L - ARC LENGTH
- LB - LICENSED BUSINESS CERTIFICATION
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- PSS - PAGES
- PRM - PERMANENT REFERENCE MONUMENT
- R - RADIUS
- N - NUMBER
- ① - STATE PLANE COORDINATES

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.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

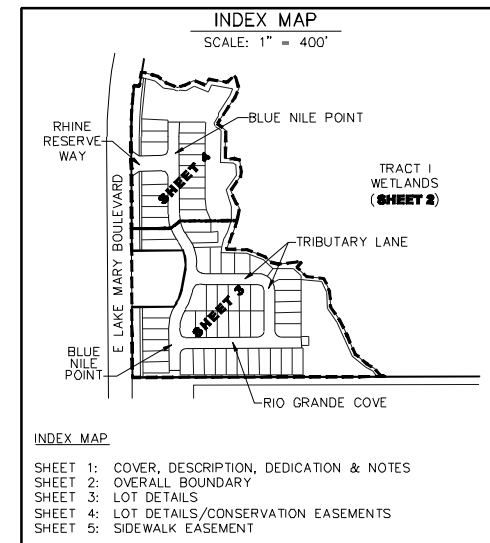
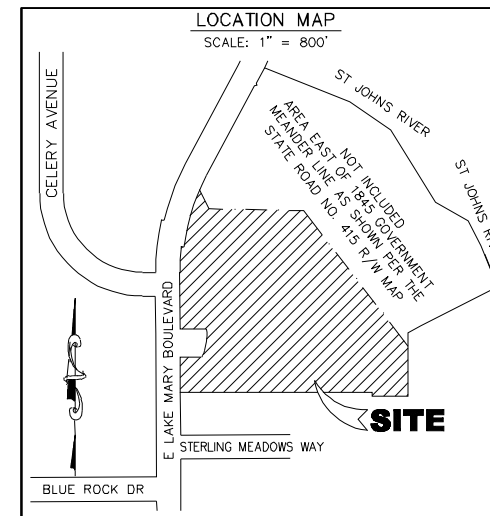
NOTES:

- Horizontal coordinates and bearings shown hereon are based on grid North, State Plane Coordinate System, Florida East, NAD 83, N65 adjustment of 2011. The West line of the Northwest 1/4 of Section 34-19-31 as being N00°20'43"W.
- The State Plane coordinate values shown hereon are based on Florida East Zone, NAD83/2011.
- All lines are non-radial.
- Nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.
- 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.
- Subject property shown is partially in Zone AE and partially in Zone X, according to Flood Insurance Rate Map Number 12117C0090F, Map Revised 09/28/2007. All Lots and Tracts above the Wetland Buffer lie in Zone X. Any Tracts lying below the Wetland Buffer lie in Zone AE.
- The property is located in proximity to an Airport Noise Zone. The properties delineated on this plat are subject to aircraft noise that may be objectionable.
- Terms, covenants, conditions, and other matters contained in Seminole County Development Order #21-20500002 for River's Edge LSLUMA & PD Rezone, recorded August 25, 2021 in Official Records Book 10023, Page 1163, together with River's Edge PD Phase 1 Final Development Plan, Developer's Commitment Agreement, Commitments, Classification and District Description, recorded November 16, 2022 in Official Records Book 10347, Page 1252, Public Records of Seminole County, Florida.
- Restrictive covenants, terms, conditions, easements and other matters as set for in that certain Declaration of Easements, Covenants, Conditions and Restrictions Agreement by and between Jen Florida 52 LLC, a Florida limited liability company, Ralf Bergmann, and Brigitte Elke Bergmann, dated August 29, 2023 and recorded September 1, 2023 in Official Records Book 10500, Page 1933, of the Public Records of Seminole County, Florida.
- Conservation Easements partially over Tracts H and I are as follows:

Conservation Easement by River Run, Inc. in favor of the St. Johns River Water Management District recorded December 15, 2000 in Official Records Book 3974, Page 1408, as affected by Partial Release of Regulatory Conservation Easement in Exchange for Substitute Mitigation, recorded June 26, 2023 in Official Records Book 10462, Page 1212, Public Records of Seminole County, Florida.

Conservation Easement by and between Palm Ranch, Inc. and St. Johns River Water Management District recorded September 5, 2007 in Official Records Book 6809, Page 350; Public Records of Seminole County, Florida.

Conservation Easement by and between Palm Ranch, Inc. and St. Johns River Water Management District recorded March 18, 2008 in Official Records Book 6952, Page 984, as affected by Partial Release of Regulatory Conservation Easement in Exchange for Substitute Mitigation, recorded June 26, 2023 in Official Records Book 10462, Page 1217, Public Records of Seminole County, Florida.



- INDEX MAP
- SHEET 1: COVER, DESCRIPTION, DEDICATION & NOTES
 - SHEET 2: OVERALL BOUNDARY
 - SHEET 3: LOT DETAILS
 - SHEET 4: LOT DETAILS/CONSERVATION EASEMENTS
 - SHEET 5: SIDEWALK EASEMENT

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 _____

CERTIFICATE OF REVIEWING SURVEYOR

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

Raymond F. Phillips, PSM _____ Date _____
Florida License No. LS7015 _____
Seminole County Surveyor _____

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 R. Shannon Jr. _____ Date _____
Shannon Surveying, Inc. LB#6898
Florida Registration Number 4671 _____
499 North S.R. 434 - Suite 2045
Altamonte Springs, Florida, 32714

PLAT BOOK _____ PAGE _____

RIVERBANK PLACE

SECTIONS 27 AND 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST,
SEMINOLE COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That JEN FLORIDA 52 LLC, a Florida Limited Liability Company being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said land and plot for the uses and purposes therein expressed and dedicates:

TRACT A is a Public Right of Way owned and maintained by and is dedicated to Seminole County, Florida.

TRACT B is a Lift Station owned and maintained by and is dedicated to the City of Sanford, Florida.

TRACTS C1, C2 and C3 are Landscape Buffer/Open Space/Drainage owned and maintained by and is dedicated to the River Bank Place Homeowners Association, Inc. (Home Owners Association).

TRACT D is Landscape Buffer/Open Space owned and maintained by and is dedicated to the Home Owners Association.

TRACT E is Open Space to be owned and maintained by and is dedicated to the Home Owners Association.

TRACTS F and G is Retention Pond/Open Space owned and maintained by and is dedicated to the Home Owners Association.

TRACT H is Wetland Buffer owned and maintained by and is dedicated to the Homeowners Association. 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.

TRACT I is Wetland owned and maintained by and is dedicated to the Home Owners Association.

TRACTS FPL1, FPL2 and FPL3 are Florida Power and Light Company easements owned by and dedicated to the Home Owners Association and maintained by the City of Sanford.

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

The utility easements described and shown hereon are dedicated to City of Sanford and utility providers. Utilities installed within utility easements are owned and maintained by and dedicated to the utility providers. The purpose of the utility easements is for installation and maintenance of sanitary sewer, water mains, power lines, telephone lines, fiber lines, cablevisions lines and any other related or appurtenant facilities.

The Sidewalk Easement shown is owned and maintained by and is dedicated to the Home Owners Association.

Five (5) foot wide side yard drainage easements are hereby required on all lots and are dedicated to the Home Owners Association; pool equipment, water softeners, and similar facilities shall not be permitted within (3) feet of the side property lines. Air conditioner units shall not be within three (3) feet of the side property line unless elevated 12 inches minimum and mounted to the structure in a manner not obstructing side yard passage of the function and maintenance of the drainage easement.

Utility Easement over Tract A is hereby dedicated to the City of Sanford.

IN WITNESS WHEREOF the undersigned owners has caused these presents to be signed this _____ day of _____, 2025.

By: _____

Witness _____ Witness _____

Printed Name _____ Printed Name _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ by _____ of JEN FLORIDA 52 LLC, a Florida Limited Liability Company, as _____, on behalf of the company, who is personally known to me or has produced _____ as identification.

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

NOTARY PUBLIC _____ My Commission Expires _____

Printed Name _____ Commission Number _____

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, Florida Statutes, and was filed for record on _____

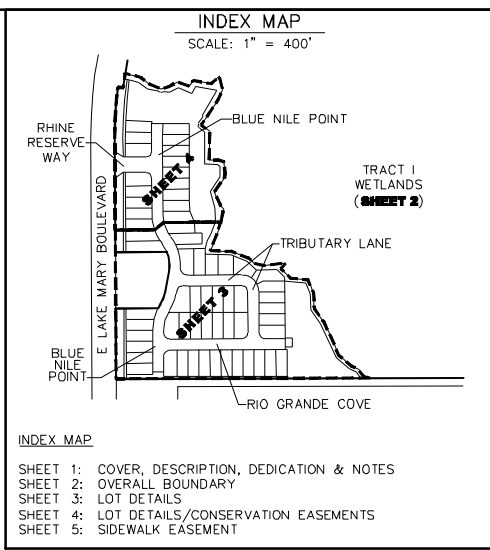
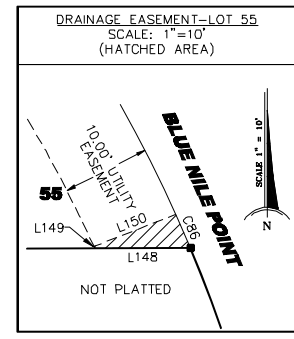
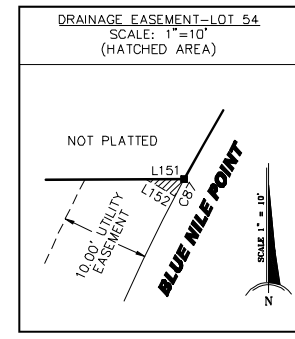
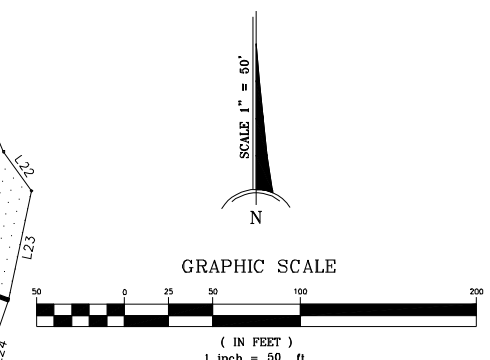
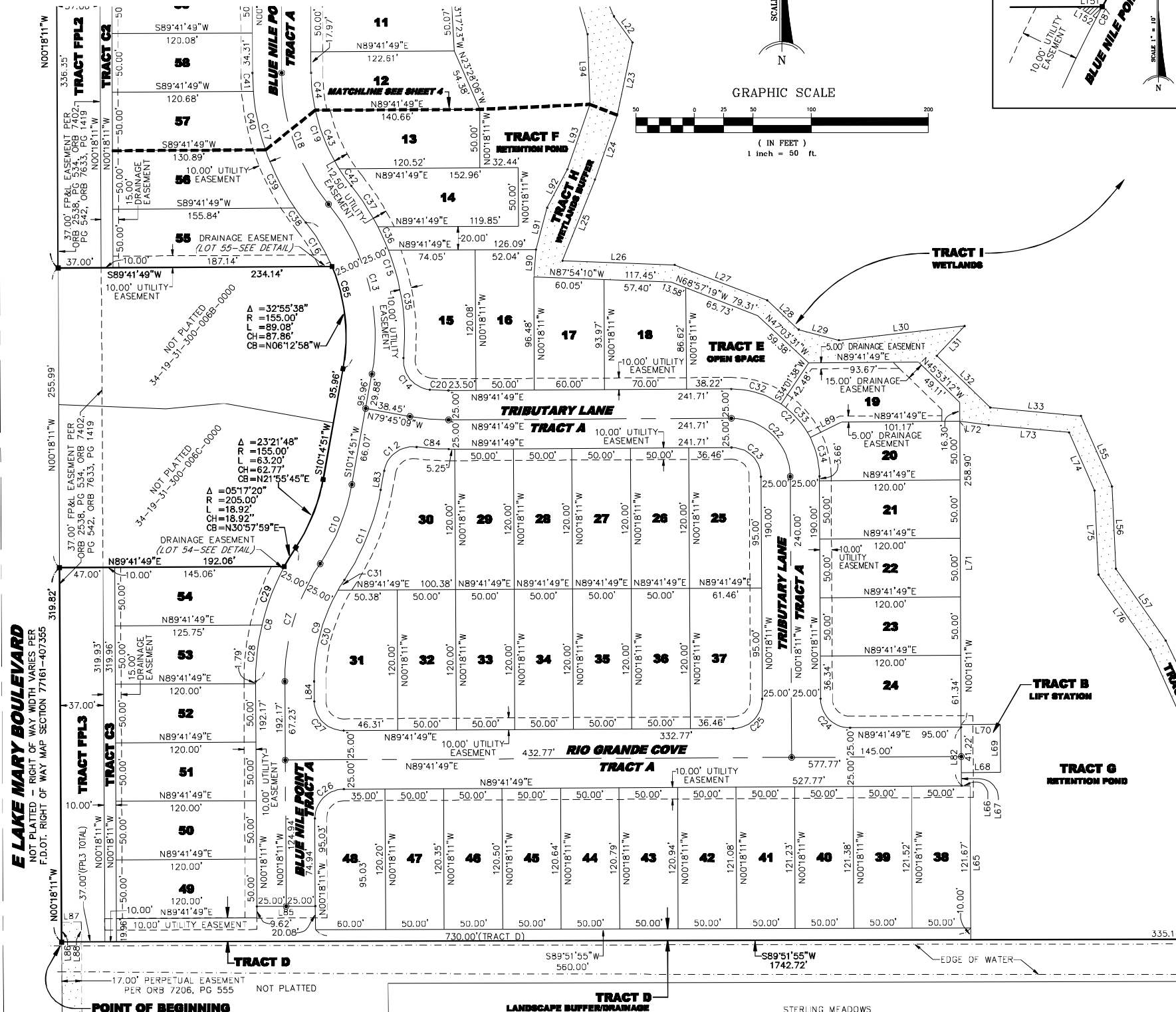
at _____ File No. _____

CLERK OF THE COURT _____
in and for Seminole County, Florida

By: _____ D.C.

RIVERBANK PLACE

SECTIONS 27 & 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST,
SEMINOLE COUNTY, FLORIDA



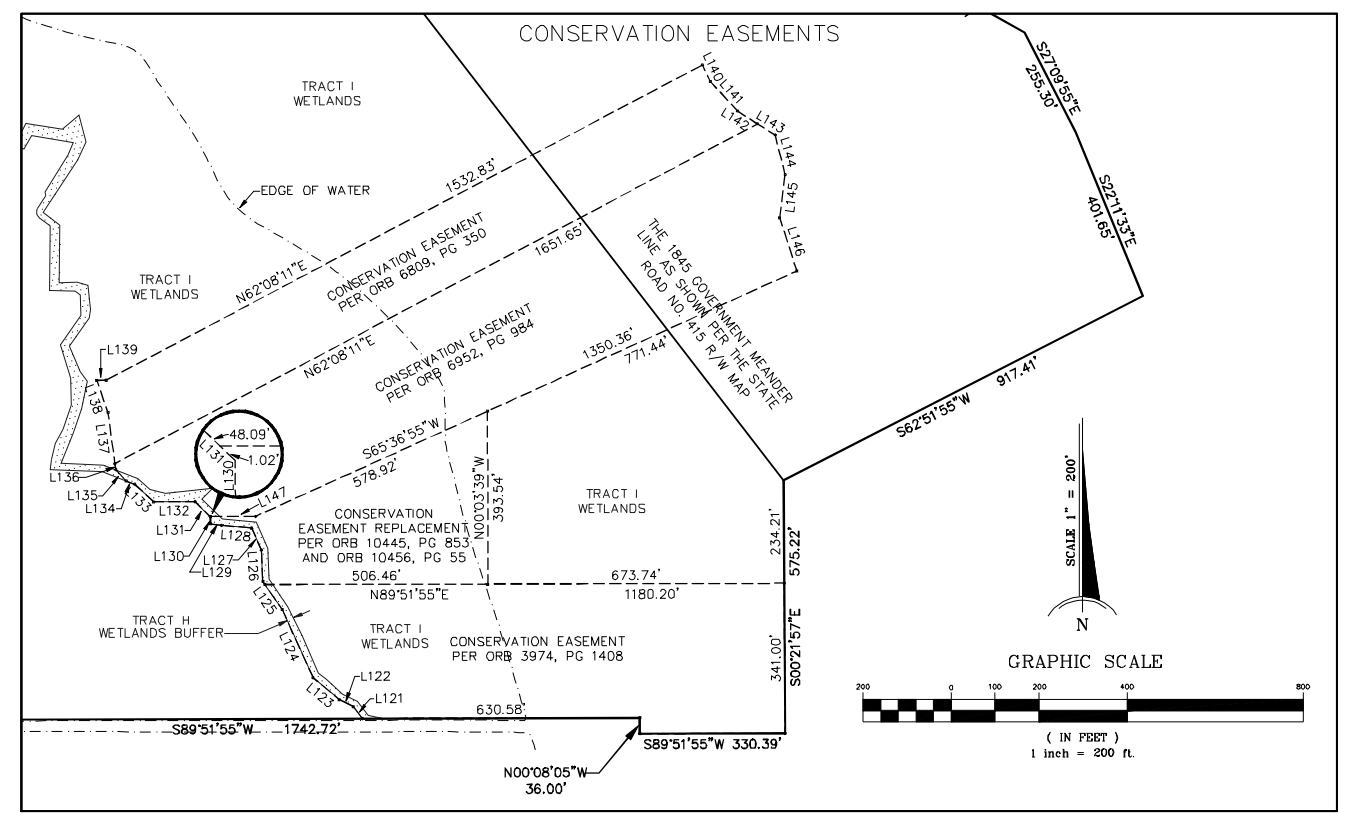
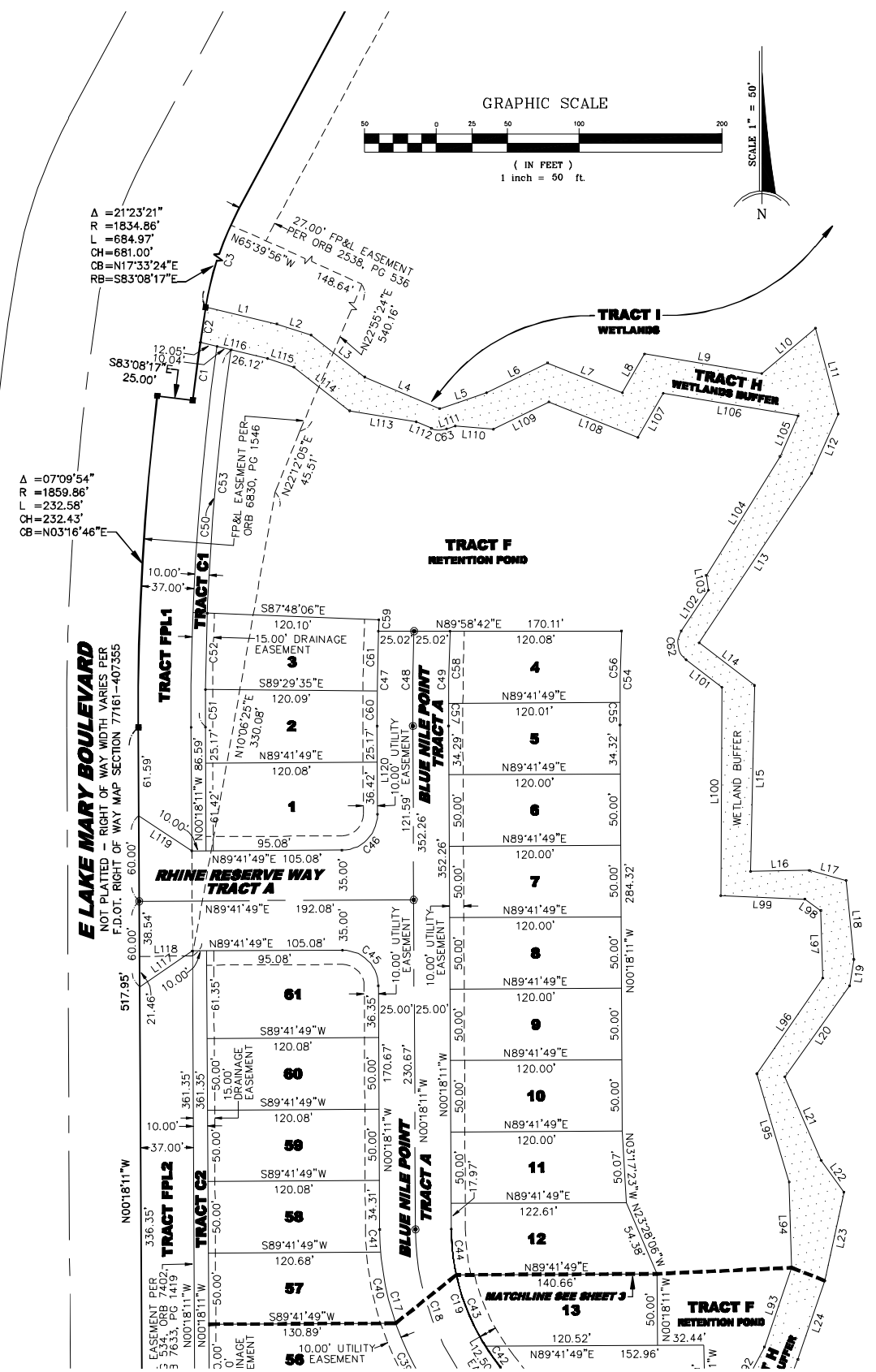
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C7	180.00'	33°54'50"	106.54'	S16°39'14"W	104.99'
C8	205.00'	28°37'30"	102.42'	S14°00'34"W	101.36'
C9	155.00'	33°54'50"	91.75'	S16°39'14"W	90.41'
C10	180.00'	23°21'48"	73.40'	N21°55'45"E	72.89'
C11	205.00'	23°21'48"	83.59'	N21°55'45"E	83.01'
C12	25.00'	87°07'18"	38.01'	S53°48'30"W	34.46'
C13	180.00'	49°10'13"	154.47'	N14°20'15"W	149.78'
C14	25.00'	89°33'46"	39.08'	S39°39'39"E	35.22'
C15	205.00'	44°02'36"	157.58'	N16°54'04"W	153.73'
C16	155.00'	16°14'35"	43.94'	N30°48'04"W	43.79'
C17	205.00'	38°37'11"	138.18'	S19°36'46"E	135.38'
C18	180.00'	38°37'11"	121.33'	S19°36'46"E	119.04'
C19	155.00'	38°37'11"	104.48'	S19°36'46"E	102.51'
C20	155.00'	05°51'38"	15.85'	S87°22'22"E	15.85'
C21	75.00'	90°00'00"	117.81'	N45°18'11"W	106.07'
C22	50.00'	90°00'00"	78.54'	N45°18'11"W	70.71'
C23	25.00'	90°00'00"	39.27'	N45°18'11"W	35.36'
C24	25.00'	90°00'00"	39.27'	S45°18'11"E	35.36'
C25	25.00'	90°00'00"	39.27'	N44°41'49"E	35.36'
C26	25.00'	90°00'00"	39.27'	S44°41'49"W	35.36'
C27	25.00'	90°00'00"	39.27'	S45°18'11"E	35.36'
C28	205.00'	13°36'06"	48.67'	S06°29'52"W	48.55'
C29	205.00'	15°01'24"	53.75'	S20°48'37"W	53.60'
C30	155.00'	30°07'03"	81.48'	S14°45'21"W	80.54'
C31	155.00'	03°47'47"	10.27'	S31°42'46"W	10.27'
C32	75.00'	34°19'49"	44.94'	N73°08'16"W	44.27'
C33	75.00'	29°23'08"	38.47'	N41°16'48"W	38.05'
C34	75.00'	26°17'03"	34.41'	N13°26'42"W	34.11'
C35	205.00'	26°11'03"	93.68'	N07°58'17"W	92.87'
C36	205.00'	06°06'47"	21.87'	N24°07'12"W	21.86'
C37	205.00'	11°44'46"	42.03'	N33°02'59"W	41.95'
C38	205.00'	04°15'52"	15.26'	S36°47'26"E	15.25'
C39	205.00'	13°40'01"	56.06'	S26°49'29"E	55.88'
C40	205.00'	14°18'00"	51.16'	S11°58'29"E	51.03'
C41	205.00'	04°23'18"	15.70'	S02°29'50"E	15.70'
C42	155.00'	06°40'02"	18.04'	S35°35'21"E	18.03'
C43	155.00'	20°01'38"	54.18'	S22°14'31"E	53.90'
C44	155.00'	11°55'31"	32.26'	S06°15'56"E	32.20'
C84	205.00'	07°40'20"	27.45'	S86°28'01"E	27.43'
C85	155.00'	49°10'13"	133.02'	N14°20'15"W	128.97'
C86	148.25'	01°36'35"	4.16'	N23°26'58"W	4.16'
C87	205.00'	00°36'49"	2.20'	S28°00'55"W	2.20'

LINE TABLE		
LINE	BEARING	LENGTH
L23	S12°06'06"W	63.44'
L24	S18°56'35"W	58.18'
L25	S21°48'15"W	74.67'
L26	S87°54'10"E	96.00'
L27	S68°57'19"E	84.72'
L28	S47°03'31"E	36.64'
L29	S75°20'42"E	35.51'
L30	N83°37'13"E	108.21'
L31	S43°13'54"W	34.87'
L32	S45°53'12"E	63.69'
L33	S84°49'01"E	77.89'
L55	S23°43'48"E	65.80'
L56	S02°40'26"E	70.52'
L57	S34°47'55"E	74.56'
L58	S25°52'42"E	75.61'
L59	S22°54'46"E	91.96'
L60	S54°50'54"E	21.57'
L61	S48°16'06"E	51.30'
L62	S63°01'04"E	37.64'
L63	S37°05'39"E	35.99'
L64	S78°14'52"E	35.39'
L65	N00°18'11"W	131.67'
L66	N89°41'49"E	7.23'
L67	N00°18'11"W	11.23'
L68	N89°41'49"E	33.20'
L69	N00°18'11"W	41.22'
L70	N89°41'49"E	33.20'
L71	N00°18'11"W	258.90'
L72	S82°38'48"W	25.02'
L73	S84°49'01"E	69.04'
L74	S23°43'48"E	54.16'
L75	S02°40'26"E	72.05'
L76	S34°47'55"E	77.49'
L77	S24°15'03"E	169.59'
L78	S50°12'54"E	77.91'
L79	S63°01'04"E	35.87'
L80	S37°05'39"E	33.59'
L121	N37°05'39"W	33.59'
L122	N63°01'04"W	35.87'
L123	N50°12'54"W	77.91'
L124	N24°15'03"W	169.59'
L125	N34°47'55"W	77.49'
L126	N02°40'26"W	72.05'
L127	N23°43'48"W	54.16'
L128	N84°49'01"W	69.04'
L129	N82°38'48"W	25.02'
L130	N00°18'11"W	16.30'
L131	N45°53'12"W	49.11'
L132	S89°41'49"W	93.67'
L133	N47°03'31"W	59.38'
L134	N68°57'19"W	20.25'
L135	N43°12'08"W	34.79'
L136	N09°08'48"W	14.00'
L137	N07°44'05"W	117.69'
L138	N19°03'32"W	77.11'
L139	N89°51'55"E	20.94'
L140	S25°42'34"E	41.40'
L141	S42°41'07"E	91.99'
L142	S56°59'52"E	53.42'
L143	S58°39'37"E	47.22'
L144	S13°56'23"E	93.65'
L145	S07°07'44"W	98.41'
L146	S17°42'44"E	126.98'
L147	N89°51'55"E	102.96'
L148	S89°41'49"W	10.88'
L149	N24°21'47"W	0.24'
L150	N68°32'29"E	10.01'
L151	N89°41'49"E	4.37'
L152	N60°11'08"W	3.85'

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAIR/TELE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

RIVERBANK PLACE

SECTIONS 27 & 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST,
SEMINOLE COUNTY, FLORIDA



$\Delta = 21^{\circ}23'21''$
 $R = 1834.86'$
 $L = 684.97'$
 $CH = 681.00'$
 $CB = N17^{\circ}33'24''E$
 $RB = S83^{\circ}08'17''E$

$\Delta = 07^{\circ}09'54''$
 $R = 1859.86'$
 $L = 232.58'$
 $CH = 232.43'$
 $CB = N03^{\circ}16'46''E$

CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C1	1834.86	01°16'09"	40.65'	S07°29'48"W	40.65'
C2	1834.86	00°47'00"	25.09'	S08°31'23"W	25.09'
C3	1834.86	19°20'11"	619.24'	S18°34'59"W	616.30'
C4	1834.86	15°25'11"	493.81'	S16°37'29"W	492.32'
C5	1834.86	03°55'00"	125.43'	S26°17'34"W	125.40'
C6	180.00	33°54'50"	106.54'	S16°39'14"W	104.99'
C7	205.00	28°37'30"	102.42'	S14°00'34"W	101.36'
C8	155.00	33°54'50"	91.75'	S16°39'14"W	90.41'
C9	180.00	23°21'48"	73.40'	N21°55'45"E	72.89'
C10	205.00	23°21'48"	83.59'	N21°55'45"E	83.01'
C11	25.00	87°07'18"	38.01'	S53°48'30"W	34.46'
C12	180.00	49°10'13"	154.47'	N14°20'15"W	149.78'
C13	25.00	89°33'46"	39.08'	S39°39'39"E	35.22'
C14	205.00	44°02'36"	157.58'	N16°54'04"W	153.73'
C15	155.00	16°14'35"	43.94'	N30°48'04"W	43.79'
C16	205.00	38°37'11"	138.18'	S19°36'46"E	135.58'
C17	180.00	38°37'11"	121.33'	S19°36'46"E	119.04'
C18	155.00	38°37'11"	104.48'	S19°36'46"E	102.51'
C19	155.00	5°51'38"	15.85'	S87°22'22"E	15.85'
C20	75.00	90°00'00"	117.81'	N45°18'11"W	106.07'
C21	50.00	90°00'00"	78.54'	N45°18'11"W	70.71'

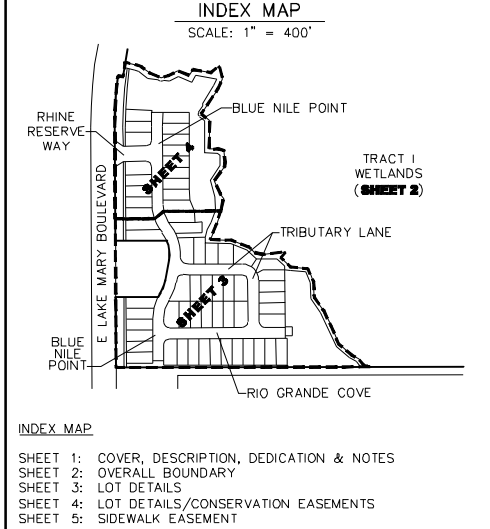
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C23	25.00	90°00'00"	39.27'	N45°18'11"W	35.36'
C24	25.00	90°00'00"	39.27'	S45°18'11"E	35.36'
C25	25.00	90°00'00"	39.27'	N44°41'49"E	35.36'
C26	25.00	90°00'00"	39.27'	S44°41'49"W	35.36'
C27	25.00	90°00'00"	39.27'	S45°18'11"E	35.36'
C28	205.00	13°36'06"	48.67'	S06°29'52"W	48.55'
C29	205.00	15°01'24"	53.75'	S02°48'37"W	53.60'
C30	155.00	30°07'03"	81.48'	S14°45'21"W	80.54'
C31	155.00	3°47'47"	10.27'	S31°42'46"W	10.27'
C32	75.00	34°19'49"	44.94'	N73°08'16"W	44.27'
C33	75.00	29°23'08"	38.47'	N41°16'48"W	38.05'
C34	75.00	26°17'03"	34.41'	N13°26'42"W	34.11'
C35	205.00	26°11'03"	93.68'	N07°58'17"W	92.87'
C36	205.00	6°06'47"	21.87'	N24°07'12"W	21.86'
C37	205.00	11°44'46"	42.03'	N33°02'59"W	41.95'
C38	205.00	11°45'52"	15.26'	S36°47'26"E	15.25'
C39	205.00	15°40'01"	56.06'	S26°49'29"E	55.88'
C40	205.00	14°18'00"	51.16'	S11°50'29"E	51.03'
C41	205.00	4°23'18"	15.70'	S02°29'50"E	15.70'
C42	155.00	6°40'02"	18.04'	S35°35'21"E	18.03'
C43	155.00	20°01'38"	54.18'	S22°14'31"E	53.90'

CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C44	155.00	11°55'31"	32.26'	S06°15'56"E	32.20'
C45	25.00	90°00'00"	39.27'	N45°18'11"E	35.36'
C46	25.00	90°00'00"	39.27'	N44°41'49"E	35.36'
C47	1679.75	2°16'08"	66.52'	S00°49'53"W	66.51'
C48	1654.75	2°17'56"	66.40'	S00°50'47"W	66.39'
C49	1629.75	2°19'49"	66.28'	S00°51'44"W	66.28'
C50	1812.86	8°22'18"	264.88'	S03°52'58"W	264.64'
C51	1812.86	0°49'52"	26.29'	S00°06'45"W	26.29'
C52	1812.86	1°41'29"	53.51'	S01°22'25"W	53.51'
C53	1812.86	5°50'57"	185.07'	S05°08'38"W	184.99'
C54	1509.75	2°29'34"	65.69'	S00°56'36"W	65.68'
C55	1509.75	0°35'46"	15.71'	S00°00'18"E	15.71'
C56	1509.75	1°53'48"	49.98'	S01°42'29"W	49.98'
C57	1629.75	0°33'08"	15.71'	S00°01'37"E	15.71'
C58	1629.75	1°46'41"	50.57'	S05°08'17"W	50.57'
C59	1679.75	0°16'28"	8.05'	S02°06'12"W	8.05'
C60	1679.75	0°50'20"	24.60'	S00°06'59"W	24.60'
C61	1679.75	1°42'16"	49.97'	S01°23'18"W	49.97'
C62	15.00	86°07'50"	22.55'	S09°28'23"E	20.48'
C63	15.00	41°19'22"	10.82'	S87°53'37"E	10.59'

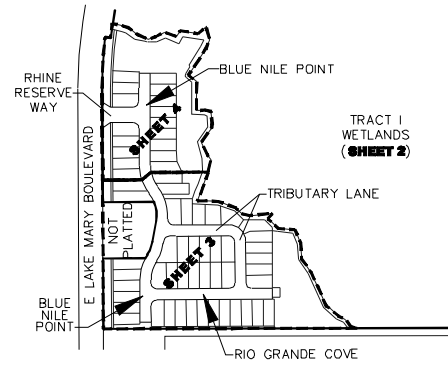
LINE	BEARING	LENGTH
L1	S76°42'56"E	51.30'
L2	S72°05'16"E	25.03'
L3	S51°51'29"E	47.65'
L4	S67°13'56"E	56.99'
L5	N71°26'42"E	34.63'
L6	N63°46'51"E	47.49'
L7	S68°13'03"E	56.42'
L8	N29°45'46"E	31.28'
L9	S80°32'20"E	83.25'
L10	N49°37'01"E	49.12'
L11	S14°47'30"E	62.17'
L12	S23°53'51"W	45.43'
L13	S33°35'32"W	142.40'
L14	S52°32'18"E	48.86'
L15	S01°12'34"W	130.34'
L16	N88°55'21"E	41.11'
L17	S74°30'46"E	26.65'
L18	S05°31'22"E	55.59'
L19	S09°09'59"W	18.62'
L20	S35°21'52"W	78.03'
L21	S23°25'15"E	63.81'
L22	S35°30'57"E	27.33'
L23	S12°06'06"W	63.44'
L24	N18°56'35"W	58.18'
L25	N27°53'43"E	37.20'
L26	N56°15'25"W	44.65'
L27	S18°56'35"W	58.71'

LINE	BEARING	LENGTH
L94	S01°41'59"E	59.92'
L95	S16°31'55"E	79.11'
L96	S34°30'22"W	81.21'
L97	S01°39'28"E	47.26'
L98	S54°17'12"E	13.71'
L99	S87°38'19"E	58.89'
L100	N00°21'07"E	145.87'
L101	S52°32'18"E	31.63'
L102	S33°35'32"W	34.30'
L103	S08°12'57"E	10.32'
L104	S31°48'19"W	97.95'
L105	S23°53'51"W	31.22'
L106	S80°32'20"E	95.72'
L107	N29°45'46"E	35.61'
L108	S68°13'03"E	67.03'
L109	N63°46'51"E	43.32'
L110	S85°06'49"E	26.91'
L111	S71°26'42"W	6.38'
L112	S67°13'56"E	11.54'
L113	S80°27'20"E	47.19'
L114	S51°51'29"E	49.56'
L115	S72°05'16"E	19.56'
L116	S76°42'56"E	48.21'
L117	S55°39'04"W	44.65'
L118	N89°40'52"E	37.07'
L119	N56°15'25"W	44.65'
L120	N00°18'11"W	61.59'

LINE	BEARING	LENGTH
L121	N37°05'39"W	33.59'
L122	N63°01'04"W	35.87'
L123	N50°12'54"W	77.91'
L124	N24°15'03"W	169.59'
L125	N34°47'55"W	77.49'
L126	N02°40'26"W	72.05'
L127	N23°43'48"W	54.16'
L128	N84°49'01"W	69.04'
L129	N82°38'48"W	25.02'
L130	N00°18'11"W	16.30'
L131	N45°53'12"W	49.11'
L132	S89°41'49"W	93.67'
L133	N47°03'31"W	59.38'
L134	N68°57'19"W	20.25'
L135	N43°12'08"W	34.79'
L136	N09°08'48"W	14.00'
L137	N07°44'05"W	117.69'
L138	N19°03'32"W	77.11'
L139	N89°51'55"E	20.94'
L140	S25°42'34"E	41.40'
L141	S42°41'07"E	91.99'
L142	S56°59'52"E	53.42'
L143	S58°39'37"E	47.22'
L144	S13°56'23"E	93.65'
L145	S07°07'44"W	98.41'
L146	S17°42'44"E	126.98'
L147	N89°51'55"E	102.96'



SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAVENTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898



INDEX MAP

- SHEET 1: COVER, DESCRIPTION, DEDICATION & NOTES
- SHEET 2: OVERALL BOUNDARY
- SHEET 3: LOT DETAILS
- SHEET 4: LOT DETAILS/CONSERVATION EASEMENTS
- SHEET 5: SIDEWALK EASEMENT

RIVERBANK PLACE

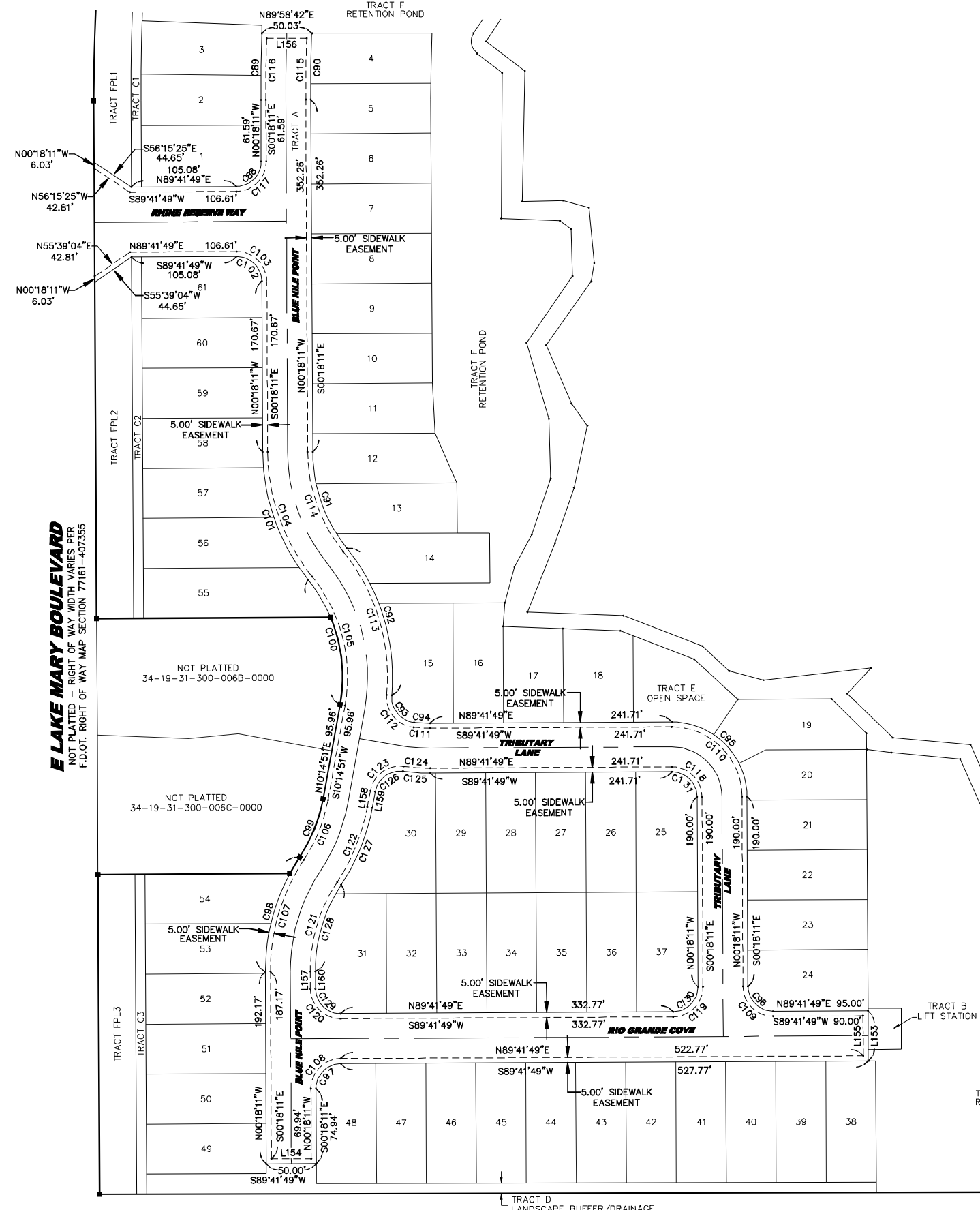
SECTIONS 27 & 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST,
SEMINOLE COUNTY, FLORIDA



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



LINE	BEARING	LENGTH
L153	S00°18'11"W	50.00'
L154	N89°41'49"E	40.00'
L155	N00°18'11"W	40.00'
L156	N89°58'42"E	40.02'
L157	N00°18'11"W	17.23'
L158	N10°14'51"E	16.36'
L159	S10°14'51"W	16.36'
L160	S00°18'11"E	17.23'

CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C88	25.00'	90°00'00"	39.27'	N44°41'49"E	35.36'
C89	1679.75'	2°16'08"	66.52'	S00°49'53"W	66.51'
C90	1629.75'	2°19'49"	66.28'	S00°51'44"W	66.28'
C91	155.00'	38°37'11"	104.48'	S19°36'46"E	102.51'
C92	205.00'	44°02'36"	157.58'	N16°54'04"W	153.73'
C93	25.00'	89°33'46"	39.08'	S39°39'39"E	35.22'
C94	155.00'	5°51'38"	15.85'	S87°22'22"E	15.85'
C95	75.00'	90°00'00"	117.81'	N45°18'11"W	106.07'
C96	25.00'	90°00'00"	39.27'	S45°18'11"E	35.36'
C97	25.00'	90°00'00"	39.27'	S44°41'49"W	35.36'
C98	205.00'	33°54'50"	121.34'	S16°39'14"W	119.58'
C99	155.00'	23°21'48"	63.20'	N21°55'45"E	62.77'
C100	155.00'	49°10'13"	133.02'	N14°20'15"W	128.97'
C101	205.00'	38°37'11"	138.18'	S19°36'46"E	135.58'
C102	25.00'	90°00'00"	39.27'	N45°18'11"W	35.36'
C103	30.00'	90°00'00"	47.12'	N45°18'11"W	42.43'
C104	200.00'	38°37'11"	134.81'	S19°36'46"E	132.27'
C105	160.00'	49°10'13"	137.31'	N14°20'15"W	133.13'
C106	160.00'	23°21'48"	65.24'	N21°55'45"E	64.79'
C107	200.00'	33°54'50"	118.38'	S16°39'14"W	116.66'
C108	30.00'	90°00'00"	47.12'	S44°41'49"W	42.43'
C109	30.00'	90°00'00"	47.12'	S45°18'11"E	42.43'
C110	70.00'	90°00'00"	109.96'	N45°18'11"W	98.99'
C111	160.00'	5°51'38"	16.37'	S87°22'22"E	16.36'
C112	30.00'	89°33'46"	46.90'	S39°39'39"E	42.26'
C113	200.00'	44°02'36"	153.74'	N16°54'04"W	149.98'
C114	160.00'	38°37'11"	107.85'	S19°36'46"E	105.82'
C115	1634.75'	2°08'54"	61.30'	S00°46'16"W	61.29'
C116	1674.75'	2°06'13"	61.49'	S00°44'56"W	61.49'
C117	30.00'	89°41'49"	46.97'	N44°50'55"E	42.31'
C118	30.00'	90°00'00"	47.12'	N45°18'11"W	42.43'
C119	30.00'	90°00'00"	47.12'	N44°41'49"E	42.43'
C120	30.00'	90°00'00"	47.12'	S45°18'11"E	42.43'
C121	160.00'	33°54'50"	94.71'	S16°39'14"W	93.33'
C122	200.00'	23°21'48"	81.55'	N21°55'45"E	80.99'
C123	30.00'	87°07'18"	45.62'	S53°48'30"W	41.35'
C124	200.00'	7°40'20"	26.78'	S86°28'01"E	26.76'
C125	205.00'	7°40'20"	27.45'	S86°28'01"E	27.43'
C126	25.00'	87°07'18"	38.01'	S53°48'30"W	34.46'
C127	205.00'	23°21'48"	83.59'	N21°55'45"E	83.01'
C128	155.00'	33°54'50"	91.75'	S16°39'14"W	90.41'
C129	25.00'	90°00'00"	39.27'	S45°18'11"E	35.36'
C130	25.00'	90°00'00"	39.27'	N44°41'49"E	35.36'
C131	25.00'	90°00'00"	39.27'	N45°18'11"W	35.36'

LEGEND

- - SET 4"x4" CM STAMPED "PRM 4671"
- - SET NAIL DISC STAMPED "PRM LS 4671"
- - SET 5/8" IRON "SHANNON 4671" UNLESS OTHERWISE NOTED
- - RECOVERED 4"x4" CM
- - RECOVERED 5/8" IRON
- CCR - CERTIFIED CORNER RECORD
- CB - CHORD BEARING
- CH - CHORD LENGTH
- CM - CONCRETE MONUMENT
- Δ - DELTA
- ID - IDENTIFICATION
- C - INDICATES CENTERLINE
- L - ARC LENGTH
- LB - LICENSED BUSINESS CERTIFICATION
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- PCS - PAGES
- PRM - PERMANENT REFERENCE MONUMENT
- R - RADIUS
- # - NUMBER
- ⊙ - STATE PLANE COORDINATES

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