

ESTATES AT LAKE JESUP NORTH  
LYING IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°36'30" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER, RESPECTIVELY, OF SAID SECTION 24, A DISTANCE OF 3488.75 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°15'06" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; SAID POINT LIES ON THE NORTH RIGHT-OF-WAY LINE OF MYRTLE STREET; THENCE CONTINUE NORTH 00°15'06" WEST, A DISTANCE OF 242.00 FEET; THENCE SOUTH 89°36'30" WEST, A DISTANCE OF 180.00 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00°15'06" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1053.96 FEET TO THE NORTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 89°38'17" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 657.03 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00°16'56" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1295.62 FEET TO AFORESAID NORTH RIGHT OF WAY LINE OF MYRTLE STREET; THENCE RUN SOUTH 89°36'30" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF MYRTLE STREET, A DISTANCE OF 477.71 FEET TO THE POINT OF BEGINNING.

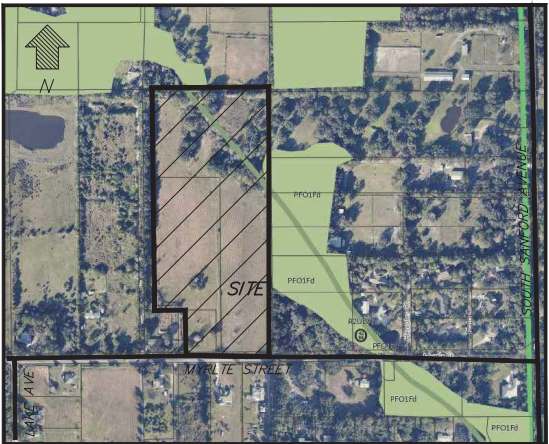
THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 18.555 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 30 EAST OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING NORTH 89°36'30" EAST.
- (2) —■— DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 4" X 4" CONCRETE MONUMENT WITH A CAP STAMPED P.R.M. L.S. # 4044.
- (3) —●— DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED P.C.P. L.S. # 4044.
- (4) THE LANDS DESCRIBED HEREIN ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF COVENANTS RESTRICTIONS FOR ESTATES AT LAKE JESUP (THE "DECLARATION"), THAT MAY NOT BE SHOWN ON THE PLAT. THE DECLARATION WILL BE RECORDED IN THE OFFICIAL RECORDS AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON ANY ADDITIONAL EASEMENTS, COVENANTS AND/OR RESTRICTIONS.
- (5) 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 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.
- (6) ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- (7) STATE PLANE COORDINATES ARE BASED ON NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT 1990), BEING SEMINOLE COUNTY HORIZONTAL CONTROL POINTS. THE COMPUTED VALUES SHALL BE SUBORDINATE TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.

LEGEND

P.O.C.....POINT OF COMMENCEMENT  
P.O.B.....POINT OF BEGINNING  
P.B.....PLAT BOOK  
P.G.....PAGE  
D.E.....DRAINAGE EASEMENT  
U.E.....UTILITY EASEMENT  
D/F/W.E.....DRAINAGE/FENCE AND WALL EASEMENT  
R/W.....RIGHT-OF-WAY  
(N.R.).....NOT RADIAL  
P.C.....POINT OF CURVATURE  
P.T.....POINT OF TANGENCY  
P.R.C.....POINT OF REVERSE CURVATURE  
P.I.....POINT OF INTERSECTION  
R.P.....RADIUS POINT  
⑤.....INDICATES STATE PLANE COORDINATES  
□.....DENOTES A SET 4" X 4" PRM L.S. # 4044 UNLESS OTHERWISE NOTED  
AC.....ACRES  
LSB.....LANDSCAPE BUFFER  
.....WETLAND LINES  
H.O.A.....ESTATES AT LAKE JESUP HOMEOWNERS ASSOCIATION, INC.



LOCATION MAP  
SCALE: 1" = 500'

TRACT	DESCRIPTION	OWNERSHIP
A	RIGHT-OF-WAY	SEMINOLE COUNTY
B	DRAINAGE/RETENTION POND/GREENWAY CONSERVATION EASEMENT	H.O.A.
C-1	GREENWAY CONSERVATION EASEMENT	H.O.A.
C-2	GREENWAY CONSERVATION EASEMENT	H.O.A.
C-3	GREENWAY CONSERVATION EASEMENT	H.O.A.
D	FLOOD ZONE/WETLANDS/UPLAND BUFFER CONSERVATION EASEMENT	H.O.A.
E	GREENWAY CONSERVATION EASEMENT	H.O.A.
F	LIFT STATION	SEMINOLE COUNTY
G	GREENWAY CONSERVATION EASEMENT	H.O.A.
H	RIGHT-OF-WAY DEDICATION	SEMINOLE COUNTY
I	SIGN TRACT	H.O.A.
J	SIGN TRACT	H.O.A.

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."

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB. 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

CERTIFICATE OF SURVEYOR

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered Professional surveyor and mapper, does hereby certify that on \_\_\_\_\_ he completed the survey of the said the lands shown in the foregoing plat and said survey was made under my responsible direction and that permanent reference monuments have been placed as required by Chapter 177, Florida Statutes; and that said plat complies with all survey requirements at Chapter 177 Part I; and that said lands is located in Seminole County, Florida.

\_\_\_\_\_  
Surveyor's Signature  
David A. White  
Surveyor's Name  
PEC - Surveying and Mapping, LLC  
2100 Alafaya Boulevard, Suite 203, Oviedo, Florida, 32765

L.S. 4044  
Surveyor's Registration Number  
LB. 7808  
Certificate of Authorization Number

COUNTY SURVEYOR  
CERTIFICATE OF APPROVAL BY

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

Printed Name: Raymond F. Phillips Date \_\_\_\_\_  
License No.: LS. 7015  
Seminole County Surveyor

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 of Seminole County, Florida.

CHAIRMAN OF THE BOARD Date \_\_\_\_\_  
Printed Name: Jay Zembower  
ATTEST: \_\_\_\_\_  
Printed Name: Grant Maloy

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 on, \_\_\_\_\_

at \_\_\_\_\_ File No.: \_\_\_\_\_

CLERK OF THE CIRCUIT COURT  
in and for Seminole County, Florida  
By: \_\_\_\_\_ D.C.  
Printed Name: Grant Maloy

PLAT BOOK PAGE

ESTATES AT LAKE JESUP NORTH  
DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE LIMITED LIABILITY COMPANY NAMED BELOW, BEING THE OWNER 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, UTILITY EASEMENTS, TRACT "A" (RIGHT OF WAY) AND TRACT "H" (RIGHT OF WAY DEDICATION) SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO SEMINOLE COUNTY FOR THE PERPETUAL USE OF THE PUBLIC.

TRACT "F" (LIFT STATION) IS DEDICATED TO SEMINOLE COUNTY.

ACCESS/INGRESS/EGRESS/UTILITY RIGHTS DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES OVER PLATTED UTILITY EASEMENTS.

THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE DEDICATED TO SEMINOLE COUNTY AND PROVIDERS OF PUBLIC UTILITIES. THE UTILITIES ARE 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 CONSERVATION EASEMENT IS DEDICATED TO SEMINOLE COUNTY AND IS TO BE OWNED AND MAINTAINED BY THE ESTATES AT LAKE JESUP HOMEOWNERS ASSOCIATION, INC. OVER TRACTS C-1, C-2, C-3, E, & G (GREENWAY CONSERVATION EASEMENT) IN ACCORDANCE WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE PART 27 - URBAN CONSERVATION VILLAGE DESIGN CHAPTER 30, PART 10, SEC. 30.10.13, AS MAY BE AMENDED.

A CONSERVATION EASEMENT IS DEDICATED TO SEMINOLE COUNTY, OVER ALL WETLANDS AND FLOODPLAIN IS HEREBY IMPOSED AND IS OWNED AND MAINTAINED BY THE ESTATES AT LAKE JESUP HOMEOWNERS ASSOCIATION, INC. 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 WETLAND/FLOODPLAIN BUFFER IS OWNED AND MAINTAINED BY THE ESTATES AT LAKE JESUP HOMEOWNERS ASSOCIATION, INC. 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 DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO AND OWNED AND MAINTAINED BY THE ESTATES AT LAKE JESUP HOMEOWNERS ASSOCIATION, INC. THE DECLARANT DOES HEREBY GRANT TO SEMINOLE COUNTY, FLORIDA AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER TRACTS "C-1", "C-2", "C-3", "E", AND "G" (GREENWAY CONSERVATION EASEMENT) AND TRACT "D" (FLOOD ZONE/WETLANDS/UPLAND BUFFER/CONSERVATION EASEMENT) AND OVER PORTIONS OF THE COMMON AREAS USED FOR DRAINAGE PURPOSES AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THIS EMERGENCY ACCESS EASEMENT DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY, FLORIDA, TO ENTER SUBJECT PROPERTY OR TO TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM.

TRACT "B" (DRAINAGE/RETENTION POND/GREENWAY CONSERVATION EASEMENT). SHALL BE OWNED AND MAINTAINED BY THE LAKE JESUP HOMEOWNERS ASSOCIATION, INC. THERE IS A DRAINAGE EASEMENT OVER THE ENTIRE TRACT, DEDICATED TO SEMINOLE COUNTY.

TRACTS "C-1", "C-2", "C-3", "E" AND "G" (GREENWAY CONSERVATION EASEMENT) AND LANDSCAPE BUFFERS, SHALL BE OWNED AND MAINTAINED BY THE ESTATES AT LAKE JESUP HOMEOWNERS ASSOCIATION, INC., ACCORDING TO THE DECLARATION, THE PLAT SHALL ACT AS A CONVEYANCE.

THERE IS A BLANKET DRAINAGE EASEMENT OVER TRACTS C-1, C-2, C-3, AND D", DEDICATED TO THE ESTATES AT LAKE JESUP HOMEOWNERS ASSOCIATION, INC. WITH AN EMERGENCY ACCESS EASEMENT DEDICATED TO SEMINOLE COUNTY.

THERE IS A FIVE (5) FOOT WIDE DRAINAGE EASEMENT ON ALL SIDE PROPERTY LINES, AND THEY ARE DEDICATED TO AND OWNED AND MAINTAINED BY THE ESTATES AT LAKE JESUP HOMEOWNERS ASSOCIATION, INC. AIR CONDITIONER UNITS, POOL EQUIPMENT, WATER SOFTENERS AND SIMILAR FACILITIES SHALL NOT BE PERMITTED 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.

THE GRANTING OF EASEMENTS TO SEMINOLE COUNTY DOES NOT IMPOSE AN 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.

TRACTS "I" AND "J" (SIGN TRACT), SHALL BE OWNED AND MAINTAINED BY THE ESTATES AT LAKE JESUP HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON \_\_\_\_\_ A.D. 2025.

Witnesses: BEAZER HOMES, LLC  
a Delaware limited liability company  
By: Bill J. Crawford,  
Vice President  
Print Name: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
STATE OF FLORIDA Seminole  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Bill J. Crawford as Vice President \_\_\_\_\_ of BEAZER HOMES, LLC, a Delaware limited liability company, who [ ] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)

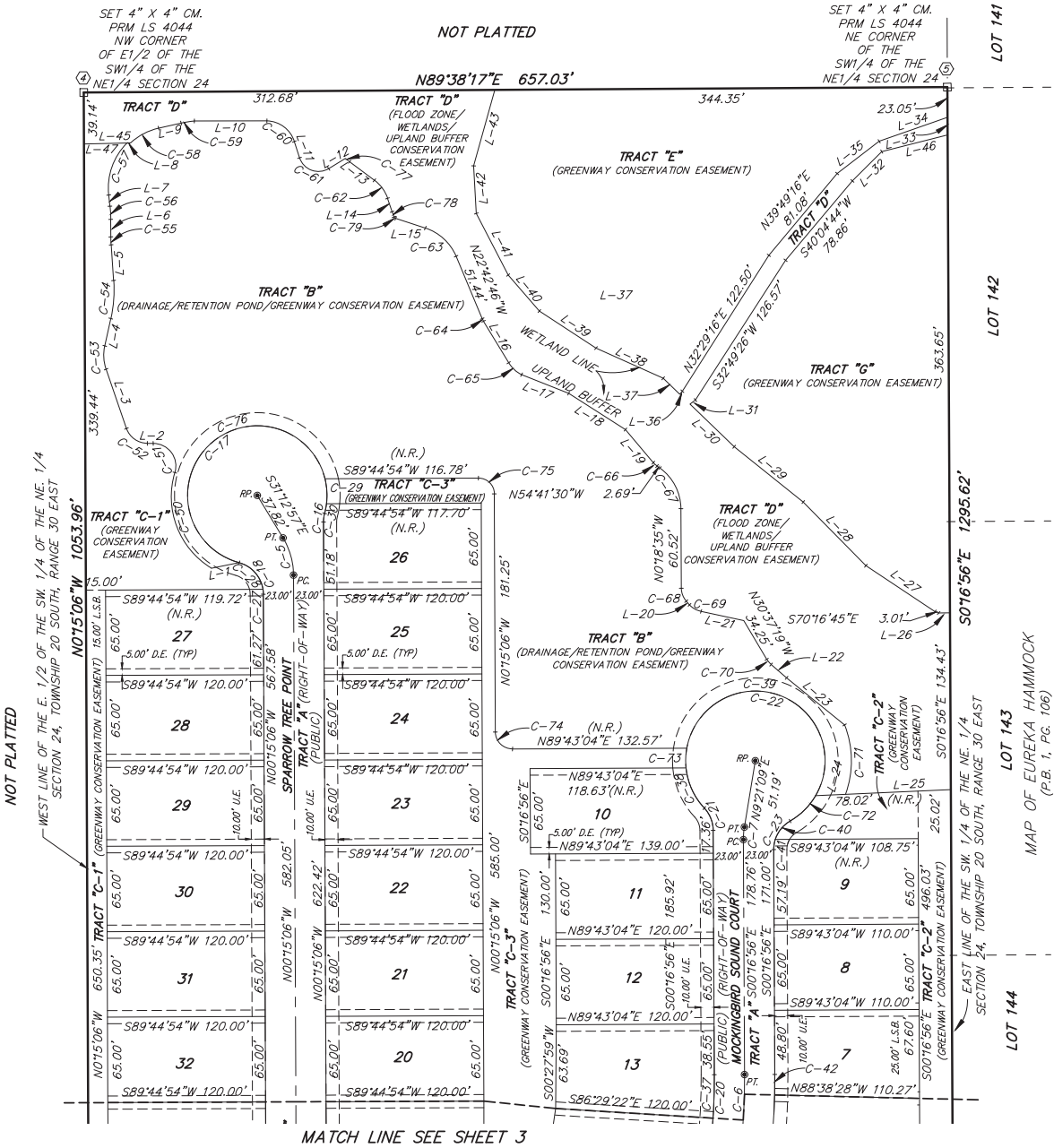
Notary Public  
Print Name \_\_\_\_\_  
Commission Number \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

# ESTATES AT LAKE JESUP NORTH

LYING IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING
C-5	55.00'	305°57'51"	28.22'	28.36'
C-6	523.00'	45°36'00"	416.54'	405.62'
C-7	52.00'	9°38'04"	9.58'	9.52'
C-16	25.00'	15°07'47"	6.60'	6.58'
C-17	53.00'	269°44'13"	249.51'	75.13'
C-18	25.00'	74°36'27"	32.55'	30.30'
C-19	96.00'	43°48'30"	78.43'	76.21'
C-20	500.00'	39°22'46"	343.85'	336.93'
C-21	25.00'	42°38'54"	18.61'	18.18'
C-22	53.00'	282°57'45"	261.75'	66.01'
C-23	25.00'	60°18'51"	26.32'	25.12'
C-27	25.00'	8°35'23"	3.75'	3.74'
C-28	25.00'	66°01'04"	28.81'	27.24'
C-29	53.00'	20°41'08"	18.13'	18.03'
C-30	53.00'	8°02'54"	7.44'	7.44'
C-37	500.00'	3°47'33"	33.10'	33.09'
C-38	53.00'	37°00'28"	34.23'	33.64'
C-39	53.00'	199°49'59"	184.85'	104.42'
C-40	25.00'	42°07'12"	18.38'	17.97'
C-41	25.00'	18°11'34"	7.94'	7.90'
C-42	546.00'	1°38'28"	15.64'	14.64'
C-50	63.80'	75°15'12"	63.80'	77.90'
C-51	17.20'	106°45'59"	32.05'	27.61'
C-52	16.80'	71°01'55"	20.83'	19.52'
C-53	32.80'	31°27'27"	18.01'	17.78'
C-54	101.40'	16°28'34"	29.16'	29.06'
C-55	98.60'	3°50'16"	6.03'	6.03'
C-56	101.40'	5°41'44"	10.08'	10.08'
C-57	48.60'	51°05'24"	43.34'	41.92'
C-58	48.60'	29°56'24"	24.46'	24.18'
C-59	76.80'	7°37'14"	10.21'	10.21'
C-60	22.59'	70°51'50"	27.64'	26.19'
C-61	15.00'	104°10'00"	27.27'	23.67'
C-62	28.80'	34°15'41"	17.22'	16.92'
C-63	38.56'	48°35'20"	32.70'	31.73'
C-64	15.00'	8°30'46"	2.23'	2.23'
C-65	22.05'	35°27'55"	13.65'	13.43'
C-66	15.00'	14°36'50"	3.83'	3.82'
C-67	38.46'	5°34'27"	36.05'	34.75'
C-68	15.20'	40°29'29"	10.74'	10.52'
C-69	15.00'	39°20'05"	10.30'	10.10'
C-70	15.00'	19°54'21"	5.21'	5.19'
C-71	75.00'	41°14'35"	53.99'	52.83'
C-72	53.00'	29°50'08"	27.60'	27.29'
C-73	53.00'	16°17'10"	15.06'	15.01'
C-74	13.00'	90°01'50"	20.43'	18.39'
C-75	12.00'	90°00'00"	18.85'	16.92'
C-76	53.00'	241°00'12"	222.93'	91.33'
C-77	96.20'	2°26'11"	4.09'	4.09'
C-78	96.20'	2°29'20"	4.18'	4.18'
C-79	2.00'	50°34'15"	1.77'	1.71'

LINE TABLE		
LINE	BEARING	LENGTH
L-1	S78°39'04"W	21.54'
L-2	N89°58'59"E	4.43'
L-3	N18°58'06"W	47.74'
L-4	S12°29'21"W	21.24'
L-5	S35°13'E	27.19'
L-6	S02°8'57"E	13.35'
L-7	S61°0'41"E	8.54'
L-8	N88°46'14"E	2.65'
L-9	S77°11'47"W	17.54'
L-10	S89°54'28"W	55.19'
L-11	N17°31'52"W	13.01'
L-12	S58°18'08"W	14.89'
L-13	N53°11'34"W	23.58'
L-14	N18°55'53"W	10.79'
L-15	N71°59'28"W	23.73'
L-16	N31°13'32"W	36.90'
L-17	N68°21'51"W	38.51'
L-18	N57°29'09"W	51.21'
L-19	N40°04'40"W	32.96'
L-20	N41°06'35"W	3.78'
L-21	N77°50'13"W	33.22'
L-22	N49°12'33"W	15.52'
L-23	N50°54'20"W	56.81'
L-24	S87°24'14"W	22.80'
L-25	S87°24'14"W	80.23'
L-26	N89°43'04"E	6.58'
L-27	S56°23'31"E	63.09'
L-28	S44°31'28"E	67.96'
L-29	S51°18'24"E	67.29'
L-30	S46°02'05"E	46.67'
L-31	S52°48'41"W	5.15'
L-32	S44°58'46"W	31.58'
L-33	S07°16'58"E	13.36'
L-34	N70°42'47"E	53.08'
L-35	N52°32'18"E	40.32'
L-36	N40°38'17"E	3.04'
L-37	S46°02'05"E	17.46'
L-38	S65°49'46"E	53.99'
L-39	S56°50'42"E	51.55'
L-40	S40°49'50"E	36.27'
L-41	S27°21'14"E	52.72'
L-42	S37°09'35"E	36.25'
L-43	S15°29'49"W	59.96'
L-44	N88°45'48"E	35.43'
L-45	N88°45'48"E	32.78'



STATE PLANE COORDINATES		
#	NORTHING	EASTING
1	1599964.7461	569664.2453
2	1600206.7445	569663.1821
3	1600205.5139	569483.1858
4	1601259.4643	569478.5554
5	1601263.6157	570135.5675
6	1599968.0122	570141.9477

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PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB. 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967



LYING IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

N89°40'04"E

2625.29

NORTH 1/4 CORNER  
SEC.24-20-30  
FOUND 4" X 4" C.M.  
W/REBAR

NORTHEAST CORNER, NE.1/4  
SECTION 23-20-30  
SET NAIL & DISK  
LB. 7808



SCALE 1"=60'

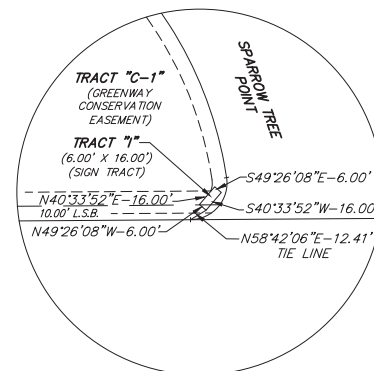
A horizontal scale bar with a central zero point. To the left of zero is a mark labeled '60'. To the right of zero is a mark labeled '60'. Further to the right is a mark labeled '120'. The bar is divided into segments by these marks and by a central vertical line at zero.

LINE TABLE CONTINUED		
LINE	BEARING	LENGTH
L-44	N89°36'30"E	17.00'

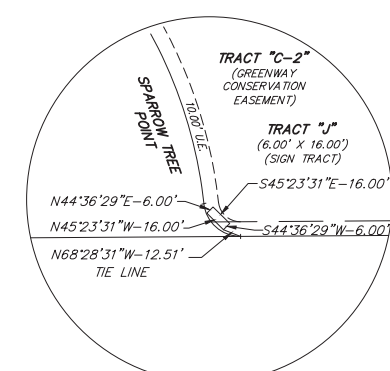
		CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING	
C-1	289.00'	70°51'44"	357.43'	179.56'	N34°36'56"E	
C-2	289.00'	36°11'51"	182.58'	135.08'	N17°16'56"E	
C-3	289.00'	34°39'53"	174.85'	172.19'	N52°42'48"E	
C-4	73.00'	69°47'39"	88.92'	83.53'	N33°08'55"E	
C-6	523.00'	45°38'00"	416.54'	405.62'	N62°32'04"E	
C-7	25.00'	88°51'00"	37.76'	37.76'	N40°33'52"E	
C-8	25.00'	84°13'32"	36.75'	33.53'	N48°16'44"E	
C-10	266.00'	61°33'59"	258.83'	272.27'	N39°15'45"E	
C-11	312.00'	22°25'12"	122.09'	121.32'	N71°22'37"E	
C-12	25.00'	70°03'30"	35.63'	28.70'	N50°26'34"E	
C-13	212.00'	95°31'33"	41.62'	37.02'	N86°51'30"E	
C-14	212.00'	94°02'30"	41.62'	33.30'	N40°33'52"E	
C-15	500.00'	69°47'39"	60.91'	57.31'	N33°08'55"E	
C-19	96.00'	54°36'30"	78.43'	76.21'	N35°10'51"E	
C-24	546.00'	41°45'19"	37.91'	389.16'	S20°54'34"E	
C-25	96.00'	46°48'30"	78.43'	76.27'	N31°51'10"E	
C-26	96.00'	87°14'	37.23'	13.72'	N40°42'00"E	
C-27	25.00'	154°02'12"	34.81'	32.09'	N40°33'52"E	
C-32	25.00'	154°02'10"	6.84'	6.82'	N46°50'00"E	
C-33	500.00'	73°7'55"	66.60'	66.55'	N35°16'52"E	
C-34	500.00'	97°9'00"	81.30'	81.21'	N26°48'25"E	
C-35	500.00'	97°06'00"	81.32'	81.23'	N17°22'22"E	
C-36	500.00'	97°11'	81.33'	81.24'	N08°01'10"E	
C-37	500.00'	97°11'	81.33'	81.24'	N08°01'10"E	
C-44	546.00'	63°34'30"	62.67'	62.63'	N11°33'26"E	
C-45	546.00'	63°34'30"	62.66'	62.62'	S17°49'39"E	
C-46	546.00'	63°34'38"	62.66'	62.64'	S24°22'33"E	
C-47	546.00'	63°35'03"	62.75'	62.71'	S30°57'24"E	
C-48	546.00'	63°35'58"	62.57'	62.54'	S37°31'55"E	
C-49	546.00'	63°36'00"	6.27'	6.27'	N108°00'00"E	
C-50	546.00'	63°37'20"	62.67'	62.63'	N11°33'26"E	

P.O.C.....POINT OF COMMENCEMENT  
P.O.B.....POINT OF BEGINNING  
P.B.....PLAT BOOK  
P.C.....PAGE  
D.E.....DRAINAGE EASEMENT  
U.E.....UTILITY EASEMENT  
D/F/W.E.....DRAINAGE/FENCE AND WALL EASEMENT  
R/W.....RIGHT-OF-WAY  
(N.R.).....NOT RADIAL  
P.C.....POINT OF CURVATURE  
P.T.....POINT OF TANGENCY  
P.R.C.....POINT OF REVERSE CURVATURE  
P.I.....POINT OF INTERSECTION  
R.P.....RADIUS POINT  
⑤.....INDICATES STATE PLANE COORDINATES  
  
□.....DENOTES A SET 4" X 4" PRM L.S. # 4044  
UNLESS OTHERWISE NOTED  
AC.....ACRES  
LSB.....LANDSCAPE BUFFER  
W.L.....WETLAND LINES  
H.O.A.....ESTATES AT LAKE DESUP HOMEOWNERS  
ASSOCIATION, INC.

STATE PLANE COORDINATES		
#	NORTHING	EASTING
1	1599964.7461	569664.2453
2	1600206.7445	569663.1821
3	1600205.5139	569483.1858
4	1601259.4643	569478.5554
5	1601263.6157	570135.5675
6	1599968.0122	570141.9477



TRACT "I"  
DETAIL  
SCALE: 1"=60'



TRACT "J"  
DETAIL  
SCALE: 1"=60'

**PEC**

***SURVEYING AND MAPPING, LLC***

CERTIFICATE OF AUTHORIZATION NUMBER LB. 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967