

CBK DEVELOPMENT

A REPLAT OF LOTS 5 THROUGH 11 AND A PORTION OF LOTS 4 AND 12 AND THE VACATED ROAD RIGHT OF WAY ADJACENT ON THE SOUTH AND WEST, BELL'S SUBDIVISION, PLAT BOOK 6, PAGE 47 AND ALL OF LOT 28 AND PORTION OF LOT 29, W BEARDALL'S MAP OF S. JOSEPHS, PLAT BOOK 1, PAGE 114 LYING IN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

DESCRIPTION:

A PORTION OF LOTS 4 THROUGH 12, AND THE VACATED ROAD RIGHT OF WAY ADJACENT ON THE SOUTH AND VACATED RIGHT OF WAY ADJACENT ON THE WEST (LESS THE EAST 104.41 FEET OF LOT 4) AND (LESS EAST 87.78 FEET OF LOT 12), BELL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 47, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, ALL OF LOT 28 AND UNNAMED 25.00 FOOT WIDE ROAD RIGHT OF WAY ADJACENT ON THE WEST AND A PORTION OF LOT 29 AND THE SOUTH UNNAMED 50.00 FOOT WIDE ROAD RIGHT OF WAY ADJACENT ON THE NORTH AND UNNAMED 25.00 FOOT WIDE ROAD RIGHT OF WAY ADJACENT ON THE WEST (LESS THAT PORTION WITHIN THE RIGHT OF WAY OF INTERSTATE HIGHWAY #4) AND (LESS A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2586, PAGE 329), W BEARDALL'S MAP OF ST JOSEPHS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 114, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 00°05'05" WEST, A DISTANCE OF 160.10 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO THE SOUTH RIGHT OF WAY LINE OF ORANGE BOULEVARD (COUNTY ROAD 431) AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 74°28'07" EAST, A DISTANCE OF 25.96 FEET; THENCE SOUTH 89°50'49" EAST, A DISTANCE OF 136.46 FEET; THENCE SOUTH 87°03'54" EAST, A DISTANCE OF 96.37 FEET; THENCE SOUTH 86°13'22" EAST, A DISTANCE OF 377.02 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00°19'44" EAST, A DISTANCE OF 227.12 FEET; THENCE SOUTH 89°56'55" EAST, A DISTANCE OF 1.63 FEET; THENCE SOUTH 00°05'05" WEST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 89°56'55" EAST, A DISTANCE OF 4.46 FEET; THENCE SOUTH 00°00'17" EAST, A DISTANCE OF 736.76 FEET TO THE WEST LIMITED ACCESS RIGHT OF LINE OF STATE ROAD 400 (I-4) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77160-2404; THENCE SOUTH 41°32'58" WEST, A DISTANCE OF 811.23 FEET ALONG SAID WEST LIMITED ACCESS RIGHT OF WAY LINE TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2586, PAGE 329, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89°48'07" WEST, A DISTANCE OF 105.67 FEET ALONG THE NORTH LINE OF SAID DESCRIBED LANDS TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 00°05'05" EAST, A DISTANCE OF 659.71 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE CONTINUE NORTH 00°05'05" EAST, A DISTANCE OF 1,159.10 FEET ALONG AFORESAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO THE POINT OF BEGINNING.

CONTAINING 22.96 ACRES, MORE OR LESS.

GENERAL NOTES:

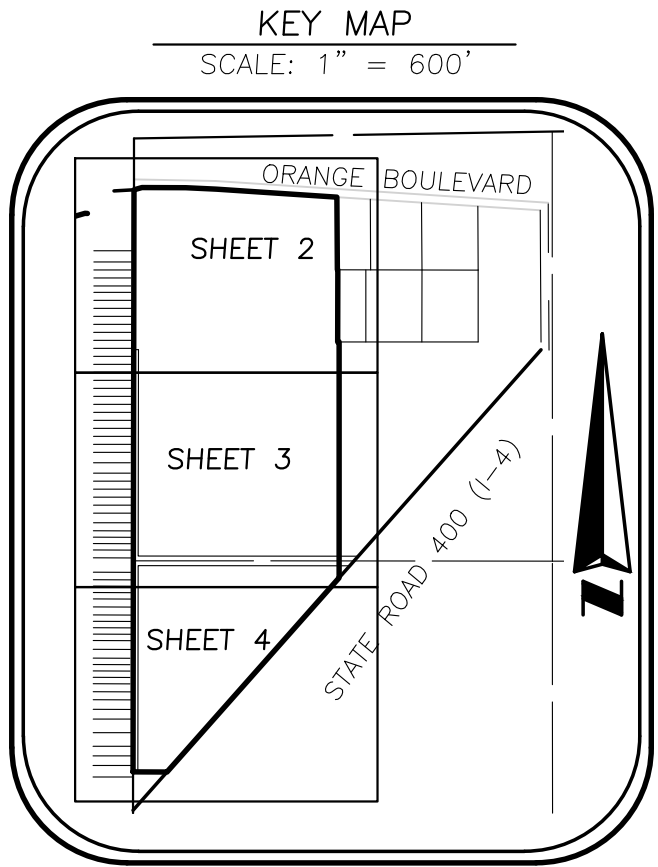
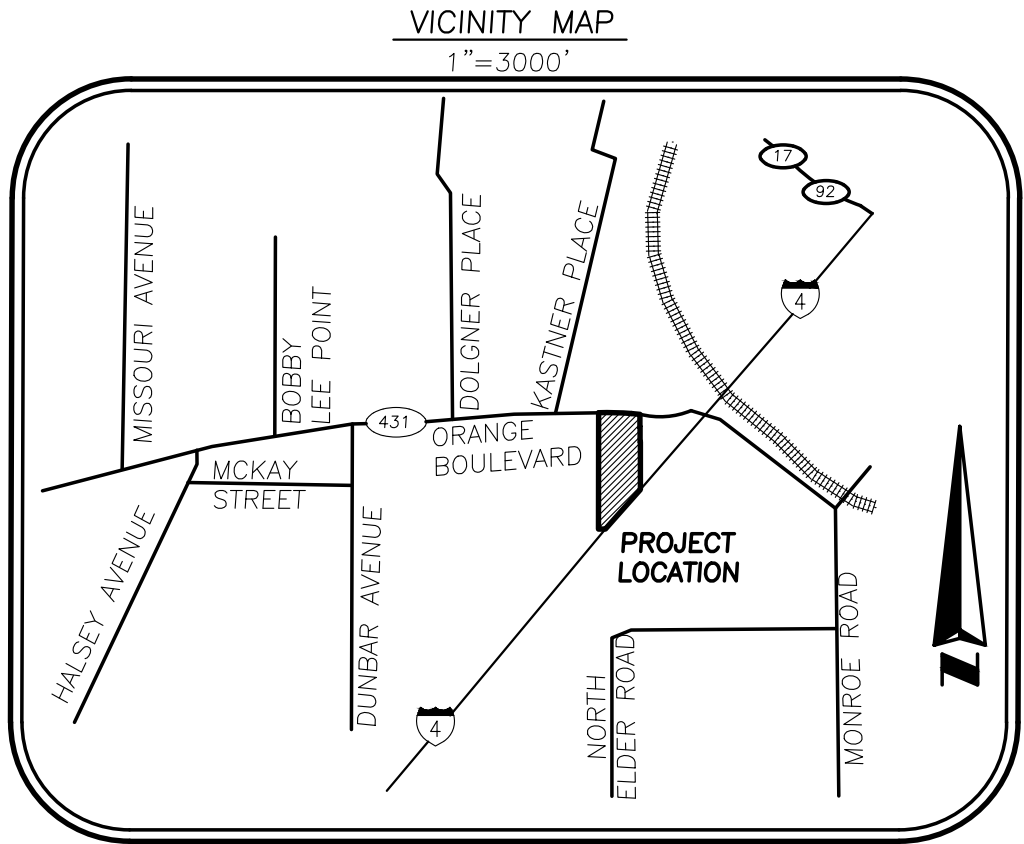
- BEARINGS SHOWN HEREON ARE BASED ON WEST LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 400 (I-4) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77160-2404, BEING SOUTH 41°32'58" WEST, BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL PLATTED UTILITY EASEMENTS 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.
- TRACT A IS HEREBY RESERVED FOR FUTURE RIGHT-OF-WAY AND DRAINAGE.
- THE PLAT IS SUBJECT TO THE REVISED AND RESTATED ORANGE BOULEVARD PROPERTY PUD DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 6988, PAGE 849, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS

- = DESIGNATES A PERMANENT REFERENCE MONUMENT, BEING A SET 4" X 4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB2108", UNLESS OTHERWISE NOTED.
- = DESIGNATES A PERMANENT CONTROL POINT, BEING A SET NAIL & DISK STAMPED "PRM LB2108" UNLESS OTHERWISE NOTED.
- = SET 5/8" IRON ROD "SSMC LB2108" UNLESS OTHERWISE NOTED.
- IRC = IRON ROD & CAP
- LB = LICENSED BUSINESS
- PRM = PERMANENT REFERENCE MONUMENT

- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- PCP = PERMANENT CONTROL POINT
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVE
- CCR = CERTIFIED CORNER RECORDS
- (P) = PLAT
- PC = POINT OF CURVATURE
- PB = PLAT BOOK
- ORB = OFFICIAL RECORDS BOOK
- POL = POINT OFF LINE

STATE PLANE COORDINATES							
HORIZONTAL DATUM: NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT, FLORIDA EAST ZONE							
POINT #	NORTHING	EASTING	DESCRIPTION	LONGITUDE	LATITUDE	CONVERGENCE ANGLE	SCALE FACTOR
621	1634500.614	550167.010	SET 4"x4" CONCRETE MONUMENT "PRM LB 2108"	W081°19'51.8047"	N028°49'46.7807"	-000°09'34.7019"	0.99995405
622	1634507.163	550328.461	SET 4"x4" CONCRETE MONUMENT "PRM LB 2108"	W081°19'49.9897"	N028°49'46.8500"	-000°09'33.8270"	0.99995401
623	1634502.294	550424.691	SET 4"x4" CONCRETE MONUMENT "PRM LB 2108"	W081°19'48.9076"	N028°49'46.8044"	-000°09'33.3049"	0.99995399
624	1634503.827	550178.486	SET 4"x4" CONCRETE MONUMENT "PRM LB 2108" 14.00' OFFSET	W081°19'51.6758"	N028°49'46.8128"	-000°09'34.6399"	0.99995405
625	1634477.430	550800.898	SET 4"x4" CONCRETE MONUMENT "PRM LB 2108"	W081°19'44.6770"	N028°49'46.5686"	-000°09'31.2637"	0.99995390
626	1633288.559	550808.016	SET 4"x4" CONCRETE MONUMENT "PRM LB 2108"	W081°19'44.5600"	N028°49'34.7981"	-000°09'31.1480"	0.99995390
627	1634250.304	550802.208	SET 4"x4" CONCRETE MONUMENT "PRM LB 2108"	W081°19'44.6552"	N028°49'44.3199"	-000°09'31.2419"	0.99995390
628	1634250.310	550803.844	SET NAIL & DISC "PRM LB 2108	W081°19'44.6368"	N028°49'44.3200"	-000°09'31.2330"	0.99995390
629	1634025.300	550807.971	SET 4"x4" CONCRETE MONUMENT "PRM LB 2108"	W081°19'44.5834"	N028°49'42.0924"	-000°09'31.1960"	0.99995390
630	1634025.300	550803.514	SET 5/8" IRON ROD "PRM LB 2108" IN TREE ROOT	W081°19'44.6335"	N028°49'42.0923"	-000°09'31.2202"	0.99995390
631	1632681.812	550164.297	SET 4"x4" CONCRETE MONUMENT "PRM LB 2108"	W081°19'51.7783"	N028°49'28.7731"	-000°09'34.5980"	0.99995405
632	1632681.442	550269.980	SET 4"x4" CONCRETE MONUMENT "PRM LB 2108"	W081°19'50.5901"	N028°49'28.7724"	-000°09'34.0251"	0.99995403
1008	1634660.715	550167.226	FOUND MAG NAIL NO ID	W081°19'51.8073"	N028°49'48.3658"	-000°09'34.7112"	0.99995405



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, PART 1 FLORIDA STATUTES, AND WAS FILED FOR RECORD ON COUNTY LAND DEVELOPMENT CODE AND WAS FILED FOR RECORD ON _____
AT _____ FILE NO: _____
CLERK OF THE COURT
IN AND FOR SEMINOLE COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER HAS PREPARED THE FOREGOING PLAT, MADE UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES AND THAT SAID LAND IS LOCATED IN THE SEMINOLE COUNTY, FLORIDA.
SIGNATURE _____ DATED _____
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810-4350
CERTIFICATE NUMBER LB 2108
REGISTRATION NUMBER 6377

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.

CBK DEVELOPMENT DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT KBC DEVELOPMENT INC. BEING THE OWNER IN FEE, SIMPLE OF THE LAND DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED. THE OWNER DOES HEREBY GRANT TO SEMINOLE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS THE 70' UTILITY, DRAINAGE AND ACCESS EASEMENT 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 ACCESS EASEMENT. 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 UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE 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.

THE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO AND OWNED AND MAINTAINED BY THE KBC SOUTH OWNER'S ASSOCIATION, INC. 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.

IN WITNESS WHEREOF HAS CAUSED THESE PRESENTS TO BE SIGNED BY OWNERS NAMED BELOW ON _____

BY: _____ BY: _____
SIGNED AND SEALED IN THE PRESENCE OF: _____ PRINTED NAME

BY: _____ BY: _____
SIGNED AND SEALED IN THE PRESENCE OF: _____ Printed name

STATE OF FLORIDA
COUNTY OF SEMINOLE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 2024
BY _____ AND _____
WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
PRINTED NAME, NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES _____ COMMISSION NUMBER _____

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.

ATTEST:
BY: _____
BY: _____
CLERK OF THE BOARD

SEMINOLE COUNTY SURVEYOR'S CERTIFICATE
"I HEREBY CERTIFY, THAT THE UNDERSIGNED IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN SUBSTANTIAL CONFORMITY WITH CHAPTER 177, PART 1 FLORIDA STATUES."
RAYMOND F. PHILLIPS, PSM
LICENSE # 7015
COUNTY SURVEYOR FOR SEMINOLE COUNTY, FLORIDA
DATE: _____

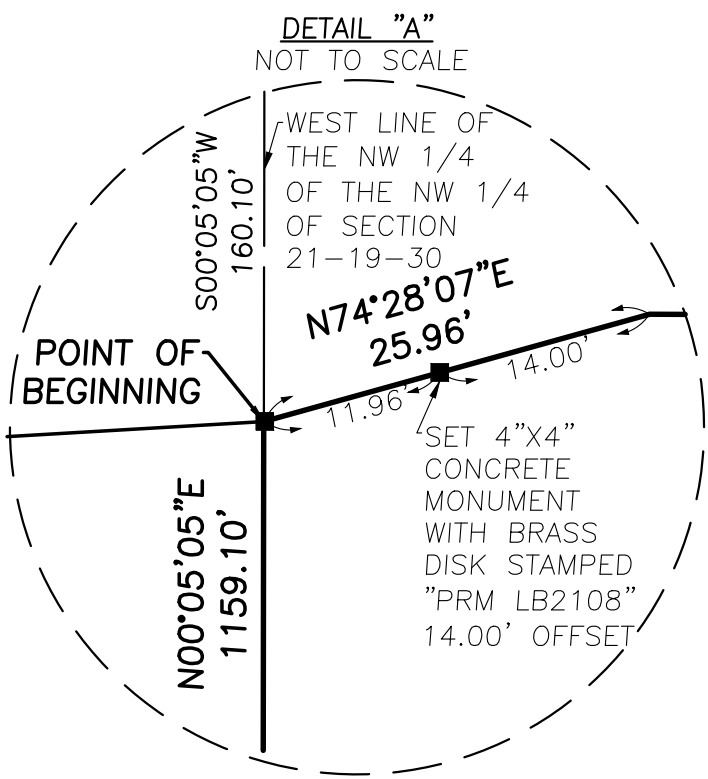
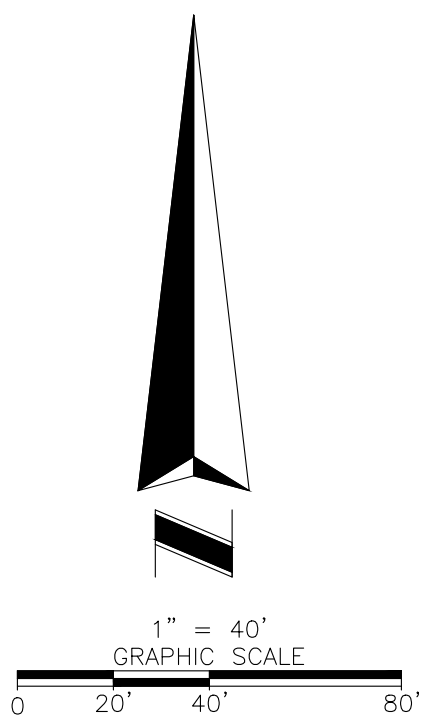
CBK DEVELOPMENT

SHEET 2 OF 4
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PLAT
BOOK

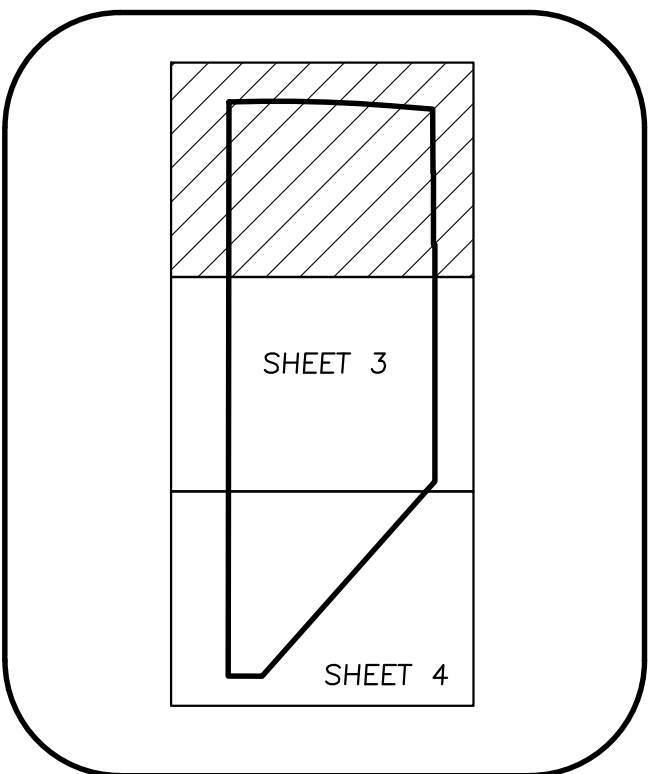
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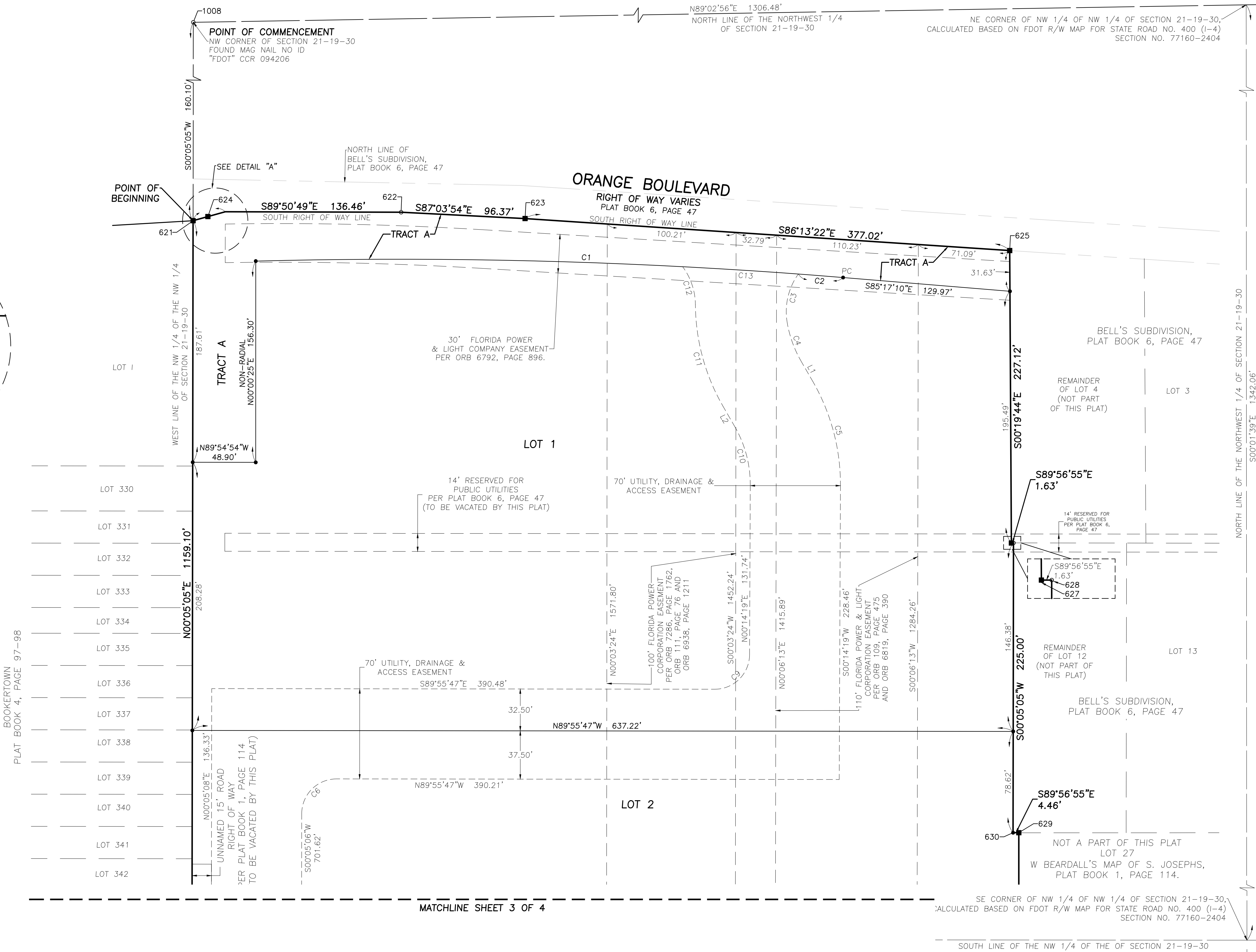


CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4202.25'	6°13'19"	456.33'	S88°23'54"E	456.10'
C2	4202.25'	0°28'30"	34.83'	N85°31'29"W	34.83'
C3	50.00'	45°04'02"	39.33'	S13°10'26"W	38.32'
C4	90.00'	20°39'08"	32.44'	S19°41'08"E	32.27'
C5	160.00'	30°15'02"	84.48'	S14°53'11"E	83.50'
C6	27.00'	89°59'07"	42.40'	S45°04'40"W	38.18'
C9	27.00'	89°49'54"	42.33'	N45°09'16"E	38.13'
C10	90.00'	30°15'02"	47.52'	N14°53'11"W	46.97'
C11	160.00'	29°36'20"	82.67'	N15°12'32"W	81.76'
C12	50.00'	36°15'24"	31.64'	N18°32'04"W	31.11'
C13	4202.25'	1°13'38"	90.00'	N86°22'33"W	90.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S30°00'42"E	18.18'
L2	N30°00'42"W	18.18'



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580
email: info@southeasternsurveying.com
Certification Number LB2108



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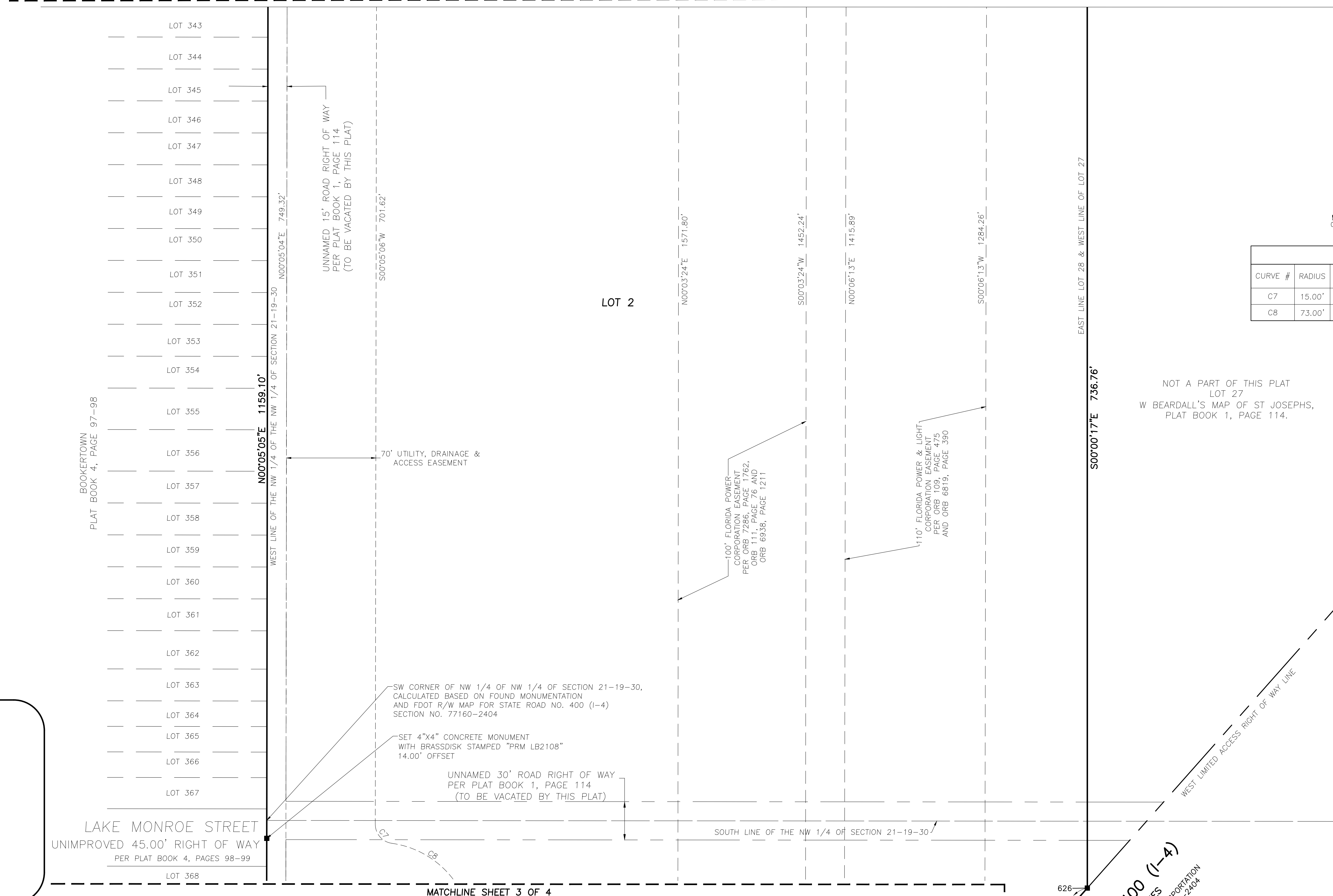
SHEET 3 OF 4
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PLAT
BOOK

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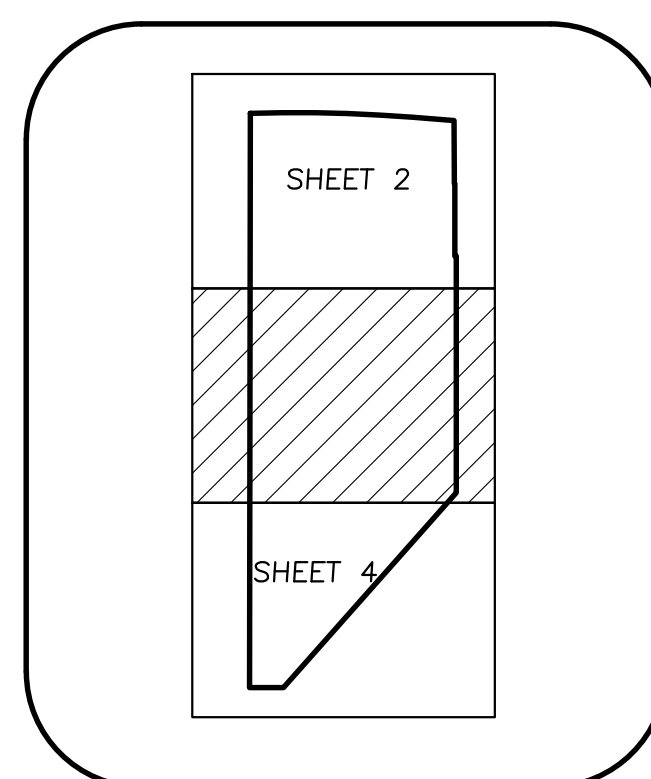
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MATCHLINE SHEET 2 OF 4



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C7	15.00'	82°09'45"	21.51'	S40°59'47"E	19.71'
C8	73.00'	262°15'33"	334.14'	S49°03'07"W	109.97'

NOT A PART OF THIS PLAT
LOT 27
W BEARDALL'S MAP OF ST JOSEPHS,
PLAT BOOK 1, PAGE 114.

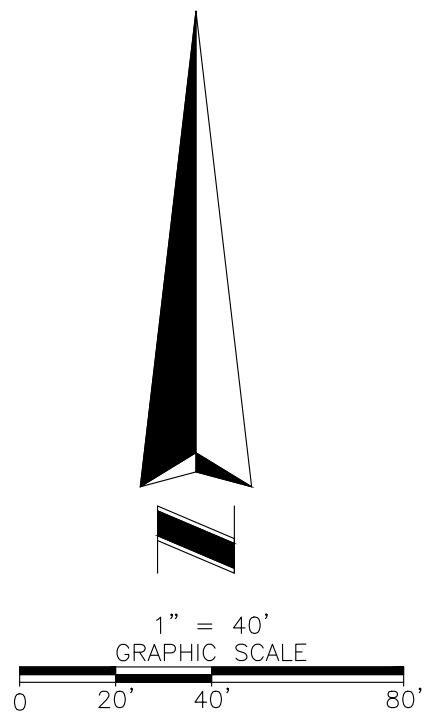
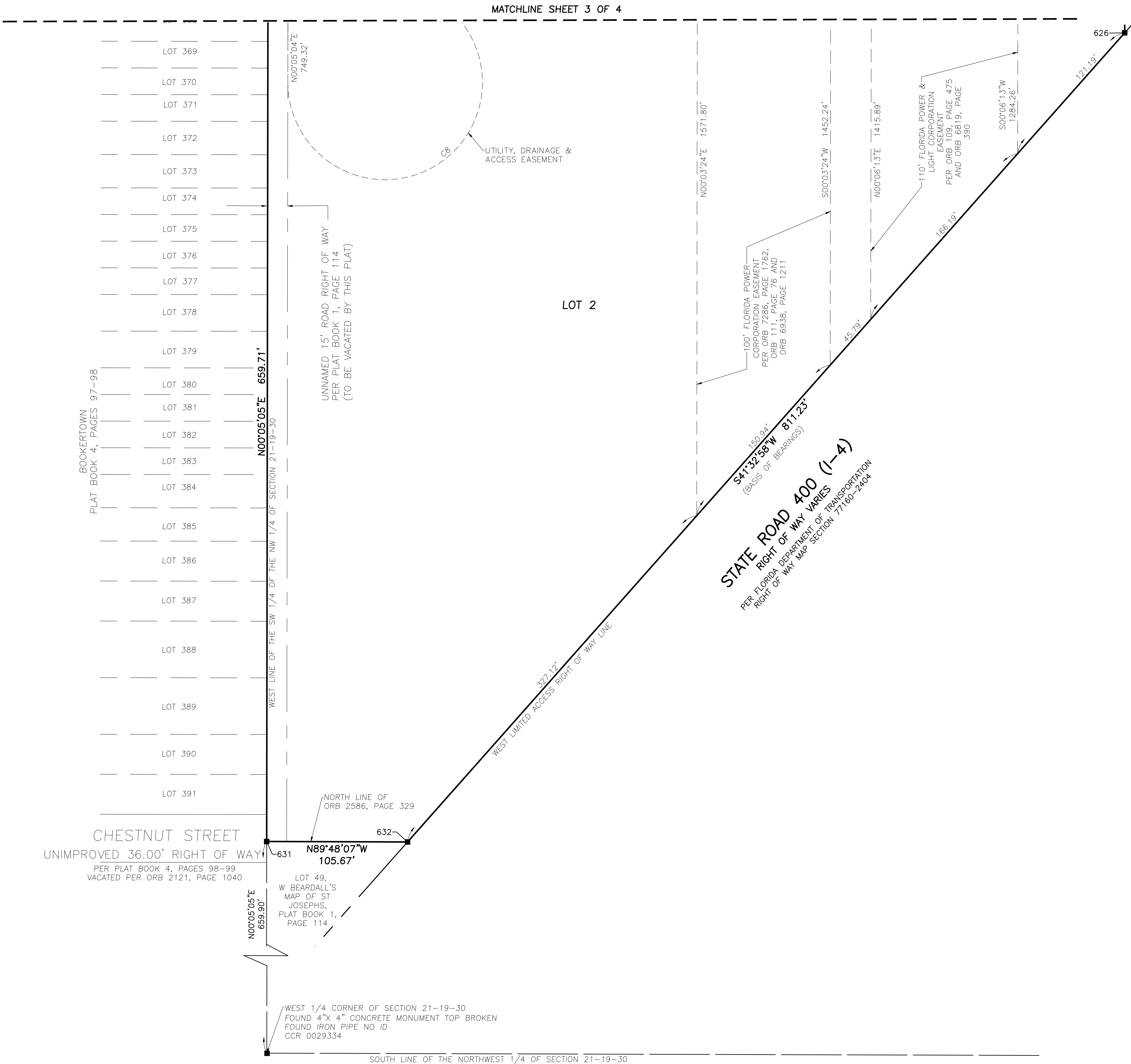


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CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C8	73.00'	262°15'33"	334.14'	S49°03'07"W	109.97'

