

Vicinity Map
1" = 500'

LEGAL DESCRIPTION:

THE NORTH 150 FEET OF LOT 76, SLAVIA COLONY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 31 EAST RUN SOUTH 01°04'46" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST A DISTANCE OF 15.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF MORNING STAR PLACE, REGENCY ESTATES A REPLAT, AS RECORDED IN PLAT BOOK 66, PAGES 23 - 31, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE OF THE NORTHEAST 1/4 RUN SOUTH 01°04'46" EAST, A DISTANCE OF 135.00 FEET TO A POINT ON AFORESAID EAST LINE; THENCE DEPARTING SAID EAST LINE RUN SOUTH 88°47'07" WEST, A DISTANCE OF 648.19 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MIKLER ROAD, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN NORTH 01°08'34" WEST, A DISTANCE OF 135.00 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF MIKLER ROAD AND THE AFORESAID PLATTED SOUTH RIGHT-OF-WAY LINE OF MORNING STAR PLACE; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE RUN NORTH 88°47'07" EAST, A DISTANCE OF 648.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 87,515.23 SQ FT ± OR 2.01 ACRES ±.

-Legend-

- | | |
|------------------------------|---|
| SEC. - Section | ⊙ - Set Iron Rod & Cap LB# 7623 (Unless Otherwise Noted) |
| FND. - Found | ■ - Set 4"x4" Concrete Monument With Disk Stamped (LB# 7623) (Unless Otherwise Noted) |
| SQ FT - Square Foot | ● - Set Nail and Disk With Disk Stamped (LB# 7623) (Unless Otherwise Noted) |
| N.R. - Non-Radial | ⊕ - Centerline |
| P.I. - Point of Intersection | CCR - Certified Corner Record |
| R/W - Right-of-Way | R.P. - Radius Point CM - Concrete Monument |
| | O.R.B. - Official Records Book P.R.M. - Permanent Reference Monument |

Ireland & Associates
Surveying, Inc.

CERTIFICATE OF AUTHORIZATION LB #7623
800 CURRENCY CIRCLE || SUITE 1020
LAKE MARY, FLORIDA 32746
WWW.IRELANDSURVEYING.COM

Phone : 407.678.3366 Fax : 407-320-8165

Morning Star

A REPLAT OF A PORTION OF LOT 76, SLAVIA COLONY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LYING IN

SECTION 30, TOWNSHIP 21 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

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.

PLAT NOTES:

- ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING NORTH 88°47'17" EAST. BASED UPON FLORIDA STATE PLANE COORDINATES, NAD 83 DATUM.
- THE GRANTING OF THE EASEMENTS TO SEMINOLE COUNTY 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 SYSTEM UNLESS OTHERWISE STATED.
- ALL PLATTED UTILITY 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 NOT 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 11.86' SIDEWALK, DRAINAGE, & UTILITY EASEMENT SHOWN HEREON ALONG THE WEST LINE OF THE ABOVE DEPICTED LOT 1, IS HEREBY DEDICATED TO SEMINOLE COUNTY. THE SIDEWALK & DRAINAGE EASEMENT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS. THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE PURPOSE OF THE UTILITY EASEMENTS ARE AS FOLLOWS: INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, POWER LINE, TELEPHONE LINE, AND CABLEVISION LINES. THE SIDEWALK IS TO BE OWNED AND MAINTAINED BY SEMINOLE COUNTY
- THE 5.00' UTILITY & DRAINAGE EASEMENT(S) SHOWN ON THIS PLAT ARE DEDICATED TO, OWNED, AND MAINTAINED BY THE HOMEOWNERS. 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 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 STORM-WATER SYSTEM. THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE USE OF THE UTILITY EASMENT(S) SHOWN ARE AS FOLLOWS: INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, SANITARY SEWERS WATER MAINS, POWERLINES, TELEPHONE LINES, AND CABLEVISION LINES.

THE 5.00' UTILITY EASEMENT ALONG MORNING STAR PLACE SHALL BE DEDICATED TO SEMINOLE COUNTY AND THE UTILITY PROVIDER. THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE USE OF THE UTILITY EASEMENT(S) SHOWN ARE AS FOLLOWS: INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, SANITARY SEWER, WATER MAINS, POWERLINES, TELEPHONE LINES, AND CABLEVISION LINES.
- THE 10.00' PRIVATE UTILITY EASEMENT DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO, OWNED AND MAINTAINED BY THE HOMEOWNER, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF A SANITARY SEWER LINE. THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE PURPOSE OF THE UTILITY EASEMENTS ARE AS FOLLOWS: INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, POWER LINE, TELEPHONE LINE, AND CABLEVISION LINES.
- THE 5.00' CROSS ACCESS EASEMENT DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO, OWNED AND MAINTAINED BY THE HOMEOWNER OF PARCEL 16-21-31-5CA-0000-076C, WHICH IS DIRECTLY TO THE SOUTH OF THE LANDS DESCRIBED IN THIS PLAT.

Morning Star DEDICATION

KNOW ALL BY THESE PRESENTS, That Valerie S. DeForest, 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 and dedicates the Cross Access, Sidewalk, Drainage, and Utilities Easements shown hereon to the parties expressed herein. 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.

IN WITNESS THEREOF, the undersigned has caused these presents to be signed to the individuals named below on this _____ day of _____, 20_____.

By: _____
Print Name: _____

Signature: _____

Witness: _____
Print Name: _____

Signature: _____

Witness: _____
Print Name: _____

Signature: _____

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me by means of
 physical presence or online notarization, this _____ day of _____, 20_____.

He/She/They are
 personally known to me
or
 produced _____ as Identification,

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

NOTARY PUBLIC

My Commission Expires _____

CERTIFICATE OF REVIEWING SURVEYOR

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

Date: _____, 20____

Raymond F. Phillips
Florida License No. LS7015
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 Part 1, Florida Statutes, and that said land is located in the Seminole County, Florida.

Signed: _____ Dated: _____

PSM 6637
Surveyor's Registration Number
L.B. 7623
Legal Entity's Certificate of Authorization Number

Patrick K. Ireland
Ireland & Associates Surveying
800 Currency Circle Suite 1020
Lake Mary, Florida 32746

IS-83928_Plat

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.

**CERTIFICATE OF APPROVAL BY
BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That on _____ the forgoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board

Attest: _____
Clerk of the Board

BY _____
D.C.

Morning Star

SHEET 2 OF 2

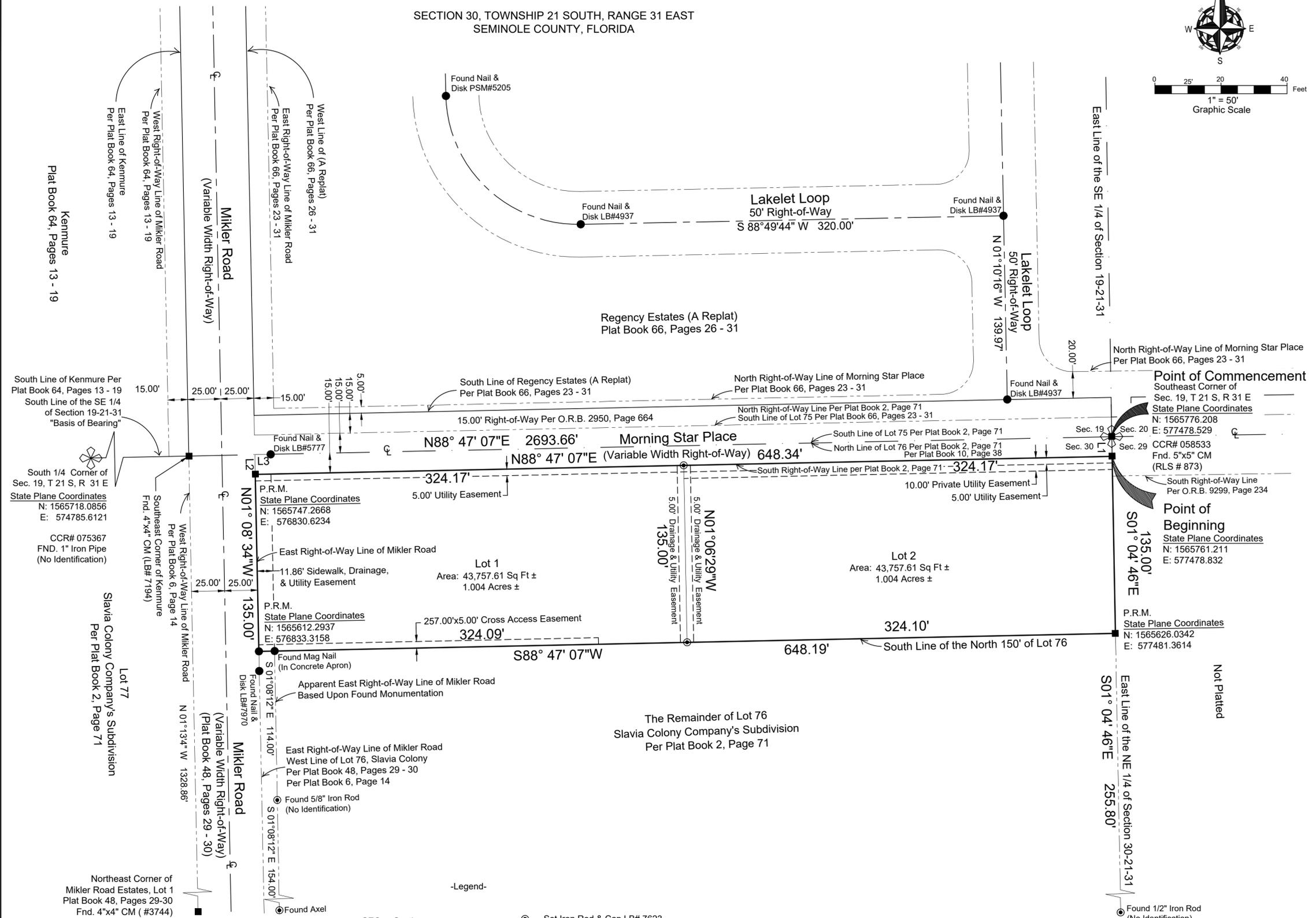
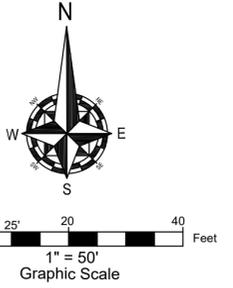
PLAT BOOK:

PAGE:

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 - P.R.M. - Permanent Reference Monument

- L1
S 01°04'46" E 15.00'
- L2
S 01°08'12" E 15.00'
- L3
N 88°47'07" E 11.88'