

LAKE IRISH ESTATES REPLAT

A REPLAT OF LAKE IRISH ESTATES, RECORDED IN PLAT BOOK 60, PAGE 67
LYING IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION:

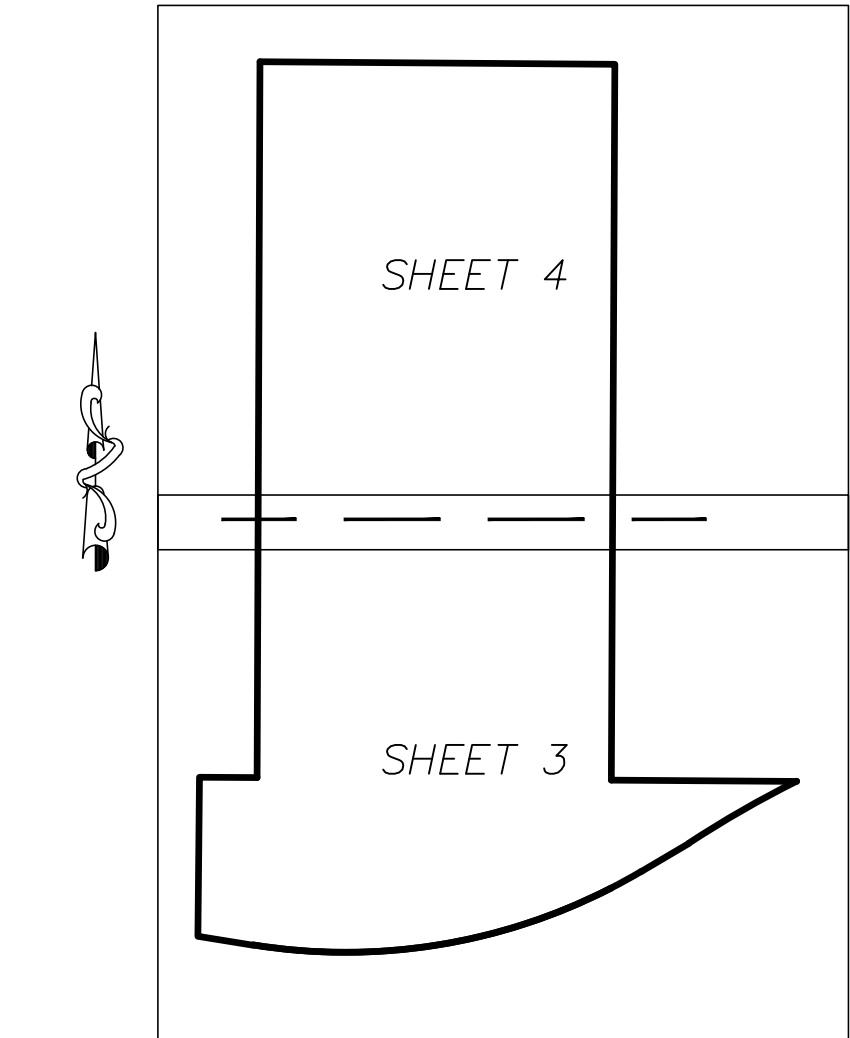
A PARCEL OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 35 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°36'02" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1861.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°36'02" EAST, ALONG SAID SOUTH LINE, 106.49 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE RUN NORTH 00°13'59" EAST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1325.71 FEET; THENCE RUN SOUTH 89°34'10" EAST, 657.31 FEET TO A POINT OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE RUN SOUTH 00°16'57" WEST, ALONG SAID EAST LINE, 1325.35 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE RUN SOUTH 89°36'02" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 343.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MARKHAM ROAD, SAID POINT IS ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1960.08 FEET, A CENTRAL ANGLE OF 06°44'37"; AN ARC LENGTH 230.70 FEET, A CHORD LENGTH OF 230.57 FEET AND A CHORD BEARING OF SOUTH 60°06'03" WEST; THENCE NON-TANGENT TO SAID CURVE, RUN SOUTH 59°22'36" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 102.42 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 1075.00 FEET, A CENTRAL ANGLE OF 03°25'35"; AN ARC LENGTH 64.29 FEET, A CHORD LENGTH OF 64.28 FEET AND A CHORD BEARING OF SOUTH 61°05'23" WEST TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, CONCAVE NORTHWESTERLY, THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 1075.00 FEET, A CENTRAL ANGLE OF 36°20'47"; AN ARC LENGTH 681.94 FEET, A CHORD LENGTH OF 670.57 FEET AND A CHORD BEARING OF SOUTH 80°58'34" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 80°51'02" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 103.59 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 00°33'44" EAST, 294.60 FEET TO THE POINT OF BEGINNING.

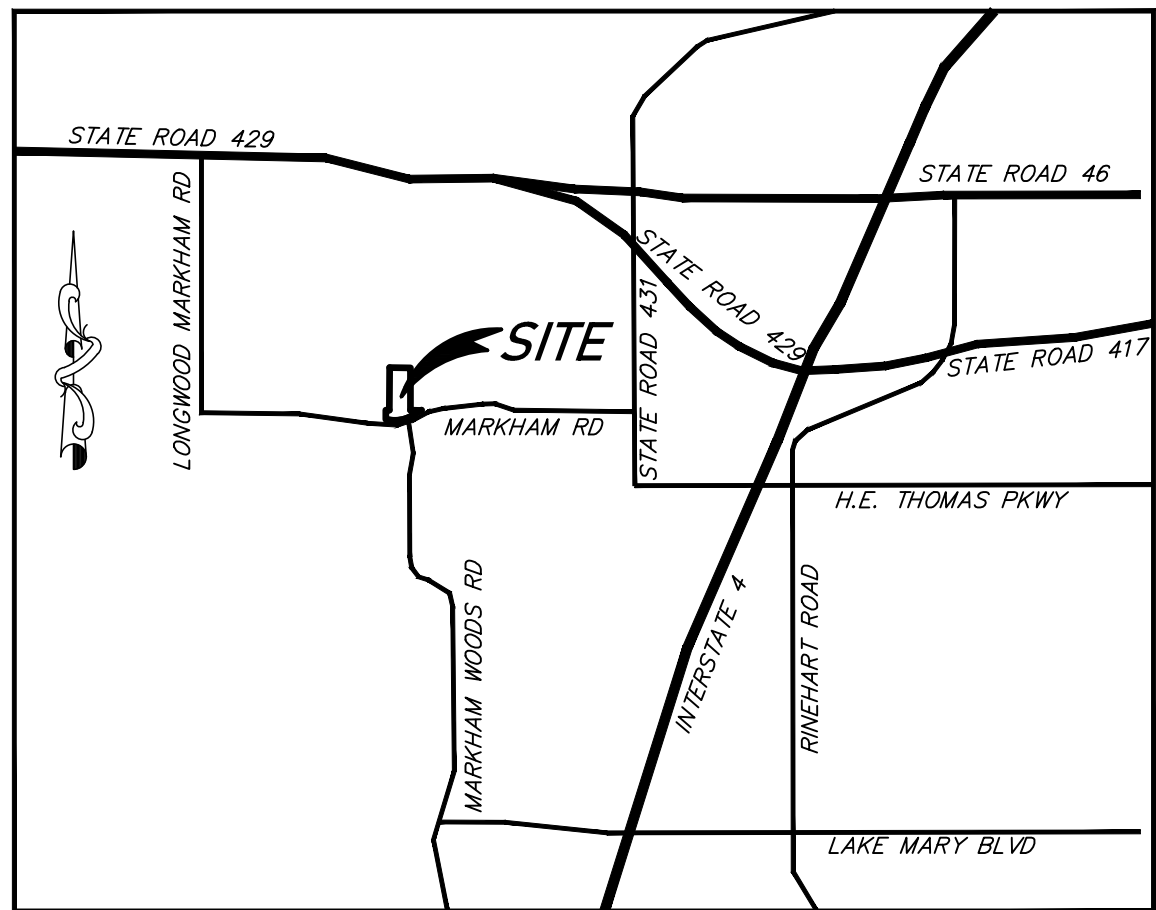
THE ABOVE DESCRIBED PARCEL OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 25.905 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 29 EAST, BEING SOUTH 89°36'02" EAST.
- B— DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A 4" X 4" CONCRETE MONUMENT STAMPED P.R.M. L.S. # 4044.
- C— DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED L.S. # 4044.
- 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. (F.S. 177.091-28)
- 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 ACTION TO REPAIR OR MAINTAIN THE SYSTEM UNLESS OTHERWISE STATED.
- THERE IS A 5.00' DRAINAGE EASEMENT ALONG ON ALL SIDE PROPERTY LINES. NO AC PADS, POOL EQUIPMENT ETC. WILL BE ALLOWED IN THE EASEMENT.
- THE PLAT AND THE LANDS DESCRIBED HEREIN ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAKE IRISH ESTATES REPLAT (THE "DECLARATION") AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DOCUMENT # _____ AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO. COMMON AREAS, AS DEFINED IN THE DECLARATION ARE TO BE OWNED AND MAINTAINED BY LAKE IRISH ESTATES HOMEOWNERS ASSOCIATION, INC. "ASSOCIATION", AS PRESCRIBED IN THE DECLARATION.
- SUBJECT TO CONDITIONAL UTILITY AGREEMENT FOR POTABLE AND RECLAIMED WATER SERVICES BY AND BETWEEN SEMINOLE COUNTY, FLORIDA AND LAKE IRISH ESTATES NEETA, LLC RECORDED JULY 14, 2014 IN OFFICIAL RECORDS BOOK 8295, PAGE 1160, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- SUBJECT TO DEVELOPER AGREEMENT DATED JUNE 3, 2015, AS EVIDENCED BY MEMORANDUM OF AGREEMENT BETWEEN LAKE IRISH ESTATES NEETA, LLC AND FLORIDA PUBLIC UTILITIES COMPANY, A FLORIDA CORPORATION RECORDED OCTOBER 13, 2015 IN OFFICIAL RECORDS BOOK 8564, PAGE 1004, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- THE SWALE EASEMENT SHOWN HEREIN SHALL BE OWNED AND MAINTAINED BY THE LAKE IRISH ESTATES HOMEOWNERS ASSOCIATION, INC.



KEY MAP
NOT TO SCALE



LOCATION MAP
SCALE: 1" = 6000'

LEGEND:

R.....RADIUS
Δ.....DELTA
L.....LENGTH
C.....CHORD LENGTH
CB.....CHORD BEARING
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
O.R.B.....OFFICIAL RECORDS BOOK
PG.....PAGE
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PI.....POINT OF INTERSECTION
P.C.C.....POINT OF COMPOUND CURVATURE
P.O.C.....POINT ON CURVE
PT.....POINT OF TANGENCY
RP.....RADIUS POINT
NT.....NON-TANGENT
CM.....CONCRETE MONUMENT
P.R.M.....PERMANENT REFERENCE MONUMENT
N.....NORTHING
E.....EASTING
.....FLOOD PLAIN BUFFER

SHEET LAYOUT:

SHEET 1: COVER SHEET
SHEET 2: BOUNDARY SHEET
SHEET 3: DETAIL SHEET
SHEET 4: DETAIL SHEET
SHEET 5: CONSERVATION EASEMENT DETAIL SHEET

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

SHEET 1 OF 5

PLAT BOOK	PAGE
-----------	------

LAKE IRISH ESTATES REPLAT

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, That the individual 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.

TRACT A, AND TRACT D (FENCE & GATE), SHALL BE OWNED AND MAINTAINED BY THE LAKE IRISH ESTATES HOMEOWNERS ASSOCIATION, INC., ACCORDING TO THE DECLARATION.

TRACT B (PRIVATE RIGHT-OF-WAY) IS TO BE OWNED AND MAINTAINED BY THE LAKE IRISH ESTATES HOMEOWNERS ASSOCIATION, INC. THERE IS A UTILITY EASEMENT OVER THE ENTIRE TRACT B, DEDICATED TO SEMINOLE COUNTY.

TRACT C (RETENTION) IS TO BE OWNED AND MAINTAINED BY THE LAKE IRISH ESTATES HOMEOWNERS ASSOCIATION, INC., ACCORDING TO THE DECLARATION.

AN EMERGENCY ACCESS EASEMENT OVER DRAINAGE EASEMENTS AND TRACT C (RETENTION) 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 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.

THE OWNER DOES HEREBY GRANT TO SEMINOLE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS ALL OF THE PRIVATE STREETS 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 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 CONSERVATION EASEMENT IS DEDICATED TO SEMINOLE COUNTY AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT OVER ALL WETLANDS AND FLOODPLAIN AND IS TO BE OWNED AND MAINTAINED BY THE LAKE IRISH ESTATES 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, THAT DO NOT REQUIRE DREDGING OR FILLING OF WETLAND AND/OR FLOODPLAIN AREAS; AND PERMISSION FROM SEMINOLE COUNTY SHALL BE REQUIRED.

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.

By: _____
Dou D. Bansal

Witnesses:

Print Name_____

Print Name: _____
STATE OF FLORIDA
COUNTY OF _____ Seminole _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2025, by _____, _____, who [] is personally known to me or [] has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public
Print Name _____
Commission Number _____
My Commission Expires _____

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 APPROVAL BY COUNTY SURVEYOR

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.: L.S. 7015

Seminole County Surveyor

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

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 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 1; and that said lands is located in Seminole County, Florida.

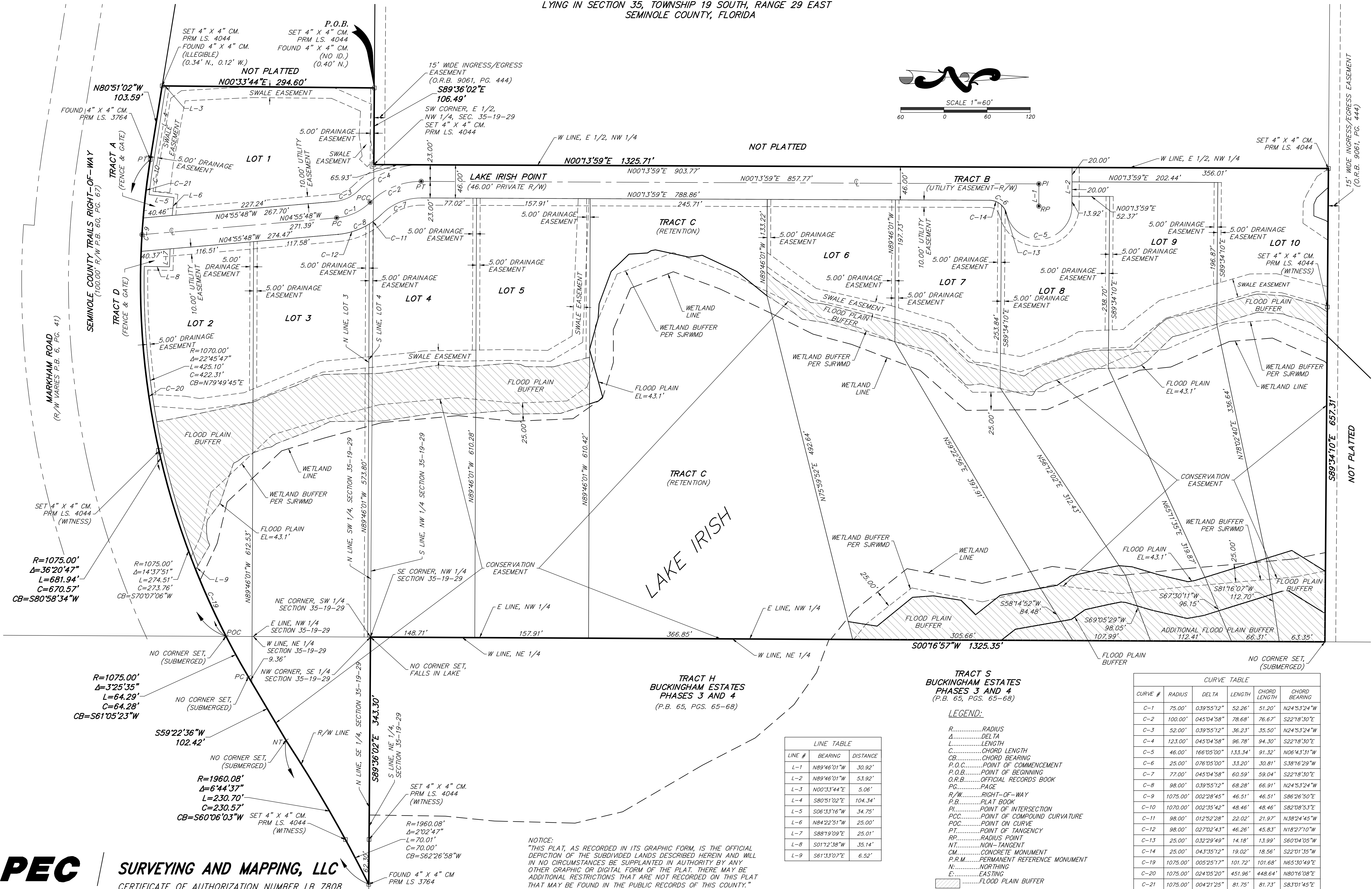
Surveyor's Signature _____ L.S. 4044
David A. White _____ Surveyor's Registration Number
Surveyor's Name _____ LB. 7808
PEC - Surveying and Mapping, LLC _____ Certificate of Authorization Number
2100 Alafaya Boulevard, Suite 203, Oviedo, Florida, 32765

LAKE IRISH ESTATES REPLAT

A REPLAT OF LAKE IRISH ESTATES, RECORDED IN PLAT BOOK 60, PAGE 67
LYING IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 5
PLAT BOOK

PAGE



LAKE IRISH ESTATES REPLAT

SHEET 3 OF 5

PLAT
BOOK

PAGE

A REPLAT OF LAKE IRISH ESTATES, RECORDED IN PLAT BOOK 60, PAGE 67
LYING IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

MATCHLINE SEE SHEET 4 OF 5



SCALE 1"=50'
50 0 50 100

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L-1	N89°46'01"W	30.92'	L-33	N22°17'44"W	114.23'
L-2	N89°46'01"W	53.92'	L-34	N05°32'28"W	126.33'
L-3	N00°33'44"E	5.06'	L-35	N08°34'29"W	17.52'
L-4	S80°51'02"E	104.34'	L-36	N00°33'19"W	118.15'
L-5	S06°33'16"W	34.75'	L-37	N01°17'40"E	54.92'
L-6	N84°22'51"W	25.00'	L-38	N30°29'17"W	39.54'
L-7	S88°19'09"E	25.01'	L-39	N87°27'45"W	191.02'
L-8	S01°12'38"W	35.14'	L-40	N00°13'59"E	15.01'
L-9	S61°33'07"E	6.52'	L-41	S87°27'45"E	199.77'
L-10	S23°47'07"W	57.60'	L-42	S30°29'17"E	51.95'
L-11	N86°41'57"W	42.64'	L-43	S01°17'40"W	58.90'
L-12	S81°54'20"W	35.05'	L-44	S00°53'19"E	116.85'
L-13	N46°47'04"W	12.69'	L-45	S08°34'29"E	16.91'
L-14	N43°12'56"E	15.00'	L-46	S05°32'28"E	124.51'
L-15	S46°47'04"E	5.48'	L-47	S22°17'44"E	113.98'
L-16	N81°54'20"E	29.35'	L-48	S07°26'32"E	66.24'
L-17	S86°41'57"E	33.73'	L-49	S04°03'06"W	63.09'
L-18	N23°47'07"E	44.53'	L-50	N65°13'41"W	30.60'
L-19	N00°33'44"E	108.43'	L-51	N76°23'26"W	64.19'
L-20	N02°26'52"W	24.72'	L-52	N43°10'09"W	117.04'
L-21	N02°49'34"W	70.15'	L-53	N14°56'58"W	85.41'
L-22	N79°21'45"W	90.36'	L-54	N05°10'20"W	110.16'
L-23	N82°59'08"W	38.72'	L-55	N05°37'37"E	79.70'
L-24	N03°26'56"E	20.16'	L-56	N02°27'27"W	71.85'
L-25	S82°11'09"E	28.64'	L-57	N34°56'18"W	34.00'
L-26	S80°02'28"E	102.77'	L-58	N73°07'06"W	39.69'
L-27	S35°38'57"E	18.13'	L-59	S89°47'21"W	46.66'
L-28	S03°19'19"E	73.86'	L-60	N67°17'31"W	78.16'
L-29	S02°26'52"E	25.94'	L-61	N20°59'09"W	83.62'
L-30	N02°46'19"E	45.42'	L-62	N20°13'47"E	79.58'
L-31	N08°59'35"E	20.46'	L-63	S10°37'42"E	36.05'
L-32	N07°26'32"W	62.18'	L-64	S11°48'26"E	100.40'

P.O.C.
FOUND 4" X 4" CM
PRM 1653
WEST 1/4 CORNER
SECTION 35-19-29
C.C.R. # 88288
N: 1621184.6870
E: 530219.6760

SW CORNER, E 1/2,
NW 1/4, SEC. 35-19-29
N: 1621170.9658
E: 532188.1086
SET 4" X 4" CM.
PRM L.S. 4044

P.O.B.
N: 1621171.7081
E: 532081.6178

15' WIDE INGRESS/EGRESS
EASEMENT
(O.R.B. 9061, PG. 444)

S89°36'02"E
106.49'

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L-65	S23°22'31"E	26.27'	L-93	N71°22'00"W	58.92'
L-66	S19°42'12"E	37.84'	L-94	N52°23'49"W	28.03'
L-67	S25°00'34"E	27.66'	L-95	N76°14'59"W	5.39'
L-68	S01°38'58"E	35.93'	L-96	N89°03'46"W	11.49'
L-69	S00°11'01"E	26.35'	L-97	S84°00'03"W	10.52'
L-70	S01°53'31"E	14.94'	L-98	S68°10'59"W	8.97'
L-71	S07°53'38"E	83.62'	L-99	N60°02'30"W	32.84'
L-72	S04°21'15"W	34.23'	L-100	S18°06'53"E	13.25'
L-73	S04°36'58"E	64.21'	L-101	N43°49'56"W	7.91'
L-74	S06°02'47"W	15.03'	L-102	S74°35'56"W	68.32'
L-75	S24°32'52"W	7.46'	L-103	N74°41'47"W	44.87'
L-76	S00°30'36"W	38.98'	L-104	N85°54'32"W	20.42'
L-77	S14°57'14"E	52.15'	L-105	N69°35'14"W	47.89'
L-78	S89°46'01"E	64.96'	L-106	N44°08'59"W	34.46'
L-79	N18°06'53"W	55.75'	L-107	N03°50'06"W	25.66'
L-80	N00°43'43"W	66.45'	L-108	N31°43'54"W	6.03'
L-81	N40°07'04"E	8.26'	L-109	N10°18'21"W	6.12'
L-82	N04°57'56"W	68.07'	L-110	N12°12'36"E	47.64'
L-83	N06°41'57"E	26.39'	L-111	N08°14'48"W	18.47'
L-84	N08°40'10"W	80.65'	L-216	S15°01'20"E	13.87'
L-85	N00°34'39"W	73.37'			
L-86	N25°33'20"W	23.80'			
L-87	N21°03'37"W	56.50'			
L-88	N33°22'06"W	8.49'			
L-89	N10°35'27"W	6.65'			
L-90	N20°19'16"W	33.91'			
L-91	N39°27'07"W	9.48'			
L-92	N28°15'46"W	8.07'			

SET 4" X 4" CM.
PRM L.S. 4044
FOUND 4" X 4" CM.
O.D.)
.40" N.)

N: 1620877.1186
E: 535495.4034
SET 4" X 4" CM.
PRM L.S. 4044
FOUND 4" X 4" CM.
(ILLEGIBLE)
(0.34' N., 0.12' W.)

N80°51'02"W
103.59'

N: 1620860.6470
E: 532180.9981
FOUND 4" X 4" CM.
PRM L.S. 3764

SEMINOLE COUNTY TRAILS RIGHT-OF-WAY
(100.00' R/W P.B. 60, PG. 67)

MARKHAM ROAD
(R/W VARIES P.B. 6, PG. 41)

TRACT H
BUCKINGHAM ESTATES
PHASES 3 AND 4
(P.B. 65, PGS. 65-68)

NO CORNER SET,
FALLS IN LAKE
N: 1621166.3921
E: 532844.2529

S LINE, NE 1/4,
SECTION 35-19-29

SET 4" X 4" CM.
PRM L.S. 4044
(WITNESS)

FOUND 4" X 4" CM.
PRM L.S. 3764
N: 1621163.9992
E: 533187.5445

S89°36'02"E 343.30'

N LINE, SE 1/4 SECTION 35-19-29

NW CORNER, SE 1/4,
SECTION 35-19-29

3.86'

SET 4" X 4" CM.
PRM L.S. 4044
(WITNESS)

R=1960.08'
Δ=6°44'37"
L=230.70'
C=230.57'
CB=S60°06'03"W

S59°22'36"W
102.42'

N: 1620996.8957
E: 532899.5301
NO CORNER SET
(SUBMERGED)

R=1075.00'
Δ=3°25'35"
L=64.29'
C=64.28'
CB=S61°05'23"W

LEGEND:

R.....RADIUS
Δ.....DELTA
L.....LENGTH
C.....CHORD LENGTH
CB.....CHORD BEARING
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
O.R.B.....OFFICIAL RECORDS BOOK
PG.....PAGE
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PI.....POINT OF INTERSECTION
PCC.....POINT OF COMPOUND CURVATURE
POC.....POINT ON CURVE
PT.....POINT OF TANGENCY
RP.....RADIUS POINT
NT.....NON-TANGENT
CM.....CONCRETE MONUMENT
P.R.M.....PERMANENT REFERENCE MONUMENT
N.....NORTHING
E.....EASTING
.....FLOOD PLAIN BUFFER

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C-1	75.00'	39°55'12"	52.26'	51.20'	N24°53'24"W
C-2	100.00'	45°04'58"	78.68'	76.67'	S22°18'30"E
C-3	52.00'	39°55'12"	36.23'	35.50'	N24°53'24"W
C-4	123.00'	45°04'58"	96.78'	94.30'	S22°18'30"E
C-7	77.00'	45°04'58"	60.59'	59.04'	S22°18'30"E
C-8	98.00'	39°55'12"	68.28'	66.91'	N24°53'24"W
C-9	1075.00'	02°28'45"	46.51'	46.51'	S86°26'50"E
C-10	1070.00'	02°35'42"	48.46'	48.46'	S82°08'53"E
C-11	98.00'	12°52'28"	22.02'	21.97'	N38°24'45"W
C-12	98.00'	27°02'43"	46.26'	45.83'	N18°27'10"W
C-15	1070.00'	09°34'25"	178.79'	178.58'	N86°25'26"E
C-16	1070.00'	00°52'17"	16.27'	16.27'	N81°12'05"E
C-17	1070.00'	11°08'33"	208.09'	207.76'	N74°01'08"E
C-18	1070.00'	01°10'32"	21.95'	21.95'	N80°10'40"E

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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

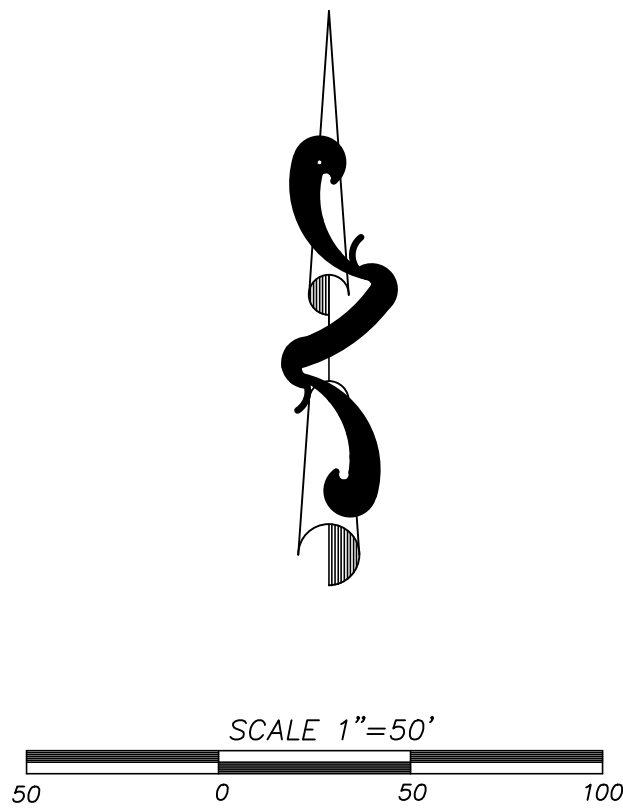
LAKE IRISH ESTATES REPLAT

A REPLAT OF LAKE IRISH ESTATES, RECORDED IN PLAT BOOK 60, PAGE 67
LYING IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 4 OF 5

PLAT
BOOK

PAGE

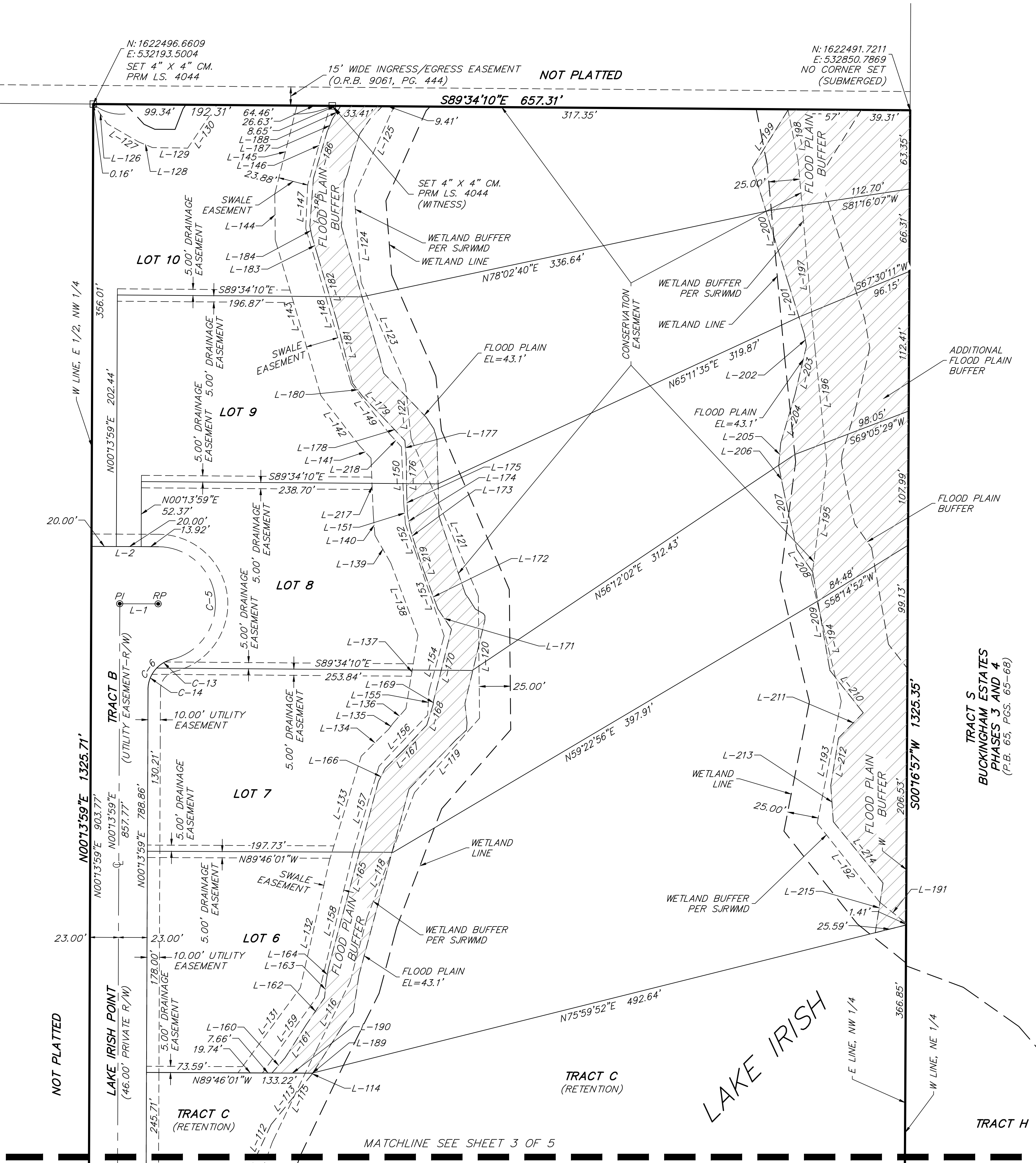


LEGEND:

- R.....RADIUS
Δ.....DELTA
L.....LENGTH
C.....CHORD LENGTH
CB.....CHORD BEARING
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
O.R.B.....OFFICIAL RECORDS BOOK
PG.....PAGE
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PI.....POINT OF INTERSECTION
P.C.C.....POINT OF COMPOUND CURVATURE
P.O.C.....POINT OF TANGENCY
RP.....RADIUS POINT
NT.....NON-TANGENT
CM.....CONCRETE MONUMENT
P.R.M.....PERMANENT REFERENCE MONUMENT
N.....NORTHING
E.....EASTING
.....FLOOD PLAIN BUFFER

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-5	46.00'	166°05'00"	133.34'	91.32' N06°43'31"W
C-6	25.00'	076°05'00"	33.20'	30.81' S38°16'29"W
C-13	25.00'	032°29'49"	14.18'	13.99' S60°04'03"W
C-14	25.00'	043°35'12"	19.02'	18.56' S22°01'35"W

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."



LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L-1	N89°46'01"W	30.92'	L-169	N06°39'30"E	3.25'
L-2	N89°46'01"W	53.92'	L-170	N14°03'08"E	59.23'
L-112	N25°03'51"E	53.62'	L-171	N33°41'30"W	19.98'
L-113	N39°06'23"E	51.68'	L-172	N201°8'07"W	32.02'
L-114	N32°36'01"E	1.55'	L-173	N16°39'42"W	12.12'
L-115	N25°30'24"E	84.11'	L-174	N09°59'16"W	12.41'
L-116	N26°27'00"E	58.63'	L-175	N02°19'17"W	17.37'
L-117	N14°52'55"E	53.87'	L-176	N00°35'53"W	26.92'
L-118	N20°45'52"E	107.61'	L-177	N04°15'54"W	14.43'
L-119	N41°07'03"E	79.53'	L-178	N43°19'51"W	24.35'
L-120	N00°34'19"W	98.32'	L-179	N43°56'23"W	24.85'
L-121	N23°06'15"W	137.89'	L-180	N37°31'28"W	13.46'
L-122	N05°56'53"W	43.88'	L-181	N14°09'37"W	50.84'
L-123	N23°33'09"W	89.14'	L-182	N16°20'40"W	55.42'
L-124	N04°28'34"W	70.52'	L-183	N16°31'33"W	17.07'
L-125	N24°06'46"E	78.40'	L-184	N10°43'21"W	7.87'
L-126	S34°48'04"E	19.18'	L-185	N04°15'22"E	38.33'
L-127	S59°56'24"E	29.24'	L-186	N16°27'36"E	39.30'
L-128	S67°45'52"E	12.27'	L-187	N22°28'46"E	10.90'
L-129	S89°12'46"E	28.24'	L-188	N33°01'49"E	12.51'
L-130	N34°06'37"E	41.89'	L-189	S75°59'52"W	0.53'
L-131	N36°16'07"E	84.79'	L-190	N89°46'01"W	32.24'
L-132	N12°52'48"E	104.91'	L-191	N51°15'31"W	27.42'
L-133	N16°54'50"E	87.95'	L-192	N38°22'17"W	80.88'
L-134	N45°27'15"E	31.00'	L-193	N11°09'18"E	100.05'
L-135	N36°24'22"E	5.86'	L-194	N13°36'47"W	101.20'
L-136	N41°31'20"E	15.77'	L-195	N07°27'13"E	94.73'
L-137	N09°13'44"E	59.94'	L-196	N05°59'29"W	92.02'
L-138	N20°35'20"W	61.94'	L-197	N05°08'16"W	151.95'
L-139	N29°47'25"W	25.73'	L-198	N11°14'32"W	41.98'
L-140	N04°36'23"W	16.48'	L-199	N31°49'14"E	55.01'
L-141	N42°47'28"W	13.75'	L-200	N17°12'52"W	96.33'
L-142	N37°34'21"W	50.97'	L-201	N17°23'35"W	44.02'
L-143	N16°17'33"W	130.47'	L-202	N09°56'22"W	9.95'
L-144	N00°31'12"W	37.08'	L-203	N13°08'49"E	39.99'
L-145	N14°08'09"E	73.13'	L-204	N16°30'52"E	40.64'
L-146	S15°51'23"W	66.25'	L-205	N04°53'55"E	18.43'
L-147	S02°29'10"W	35.00'	L-206	N11°05'49"W	22.36'
L-148	S16°17'33"E	130.47'	L-207	N12°38'47"W	46.50'
L-149	S37°34'21"E	50.97'	L-208	N34°39'46"W	22.34'
L-150	S02°19'12"E	45.75'	L-209	N09°56'20"W	80.33'
L-151	S04°36'23"E	16.48'	L-210	N38°13'45"W	43.40'
L-152	S19°45'45"E	24.38'	L-211	N44°32'49"E	28.39'
L-153	S18°52'29"E	70.87'	L-212	N09°16'35"E	38.75'
L-154	S15°24'16"W	46.14'	L-213	N04°02'43"W	29.30'
L-155	S03°07'31"W	19.16'	L-214	N39°05'45"W	63.48'
L-156	S43°28'12"W	56.84'	L-215	N08°56'33"E	40.50'
L-157	S16°53'45"W	70.13'	L-216	N02°19'12"W	45.75'
L-158	S13°38'55"W	120.17'	L-217	N42°47'28"W	13.75'
L-159	S35°34'48"W	77.40'	L-218	N18°28'21"W	23.90'
L-160	N40°51'38"E	16.12'	L-219		
L-161	N32°30'24"E	31.75'			
L-162	N34°13'09"E	25.99'			
L-163	N05°45'24"E	13.81'			
L-164	N09°39'33"E	10.20'			
L-165	N14°59'58"E	155.64'			
L-166	N27°36'53"E	11.91'			
L-167	N42°48'47"E	27.87'			
L-168	N17°24'52"E	17.23'			

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

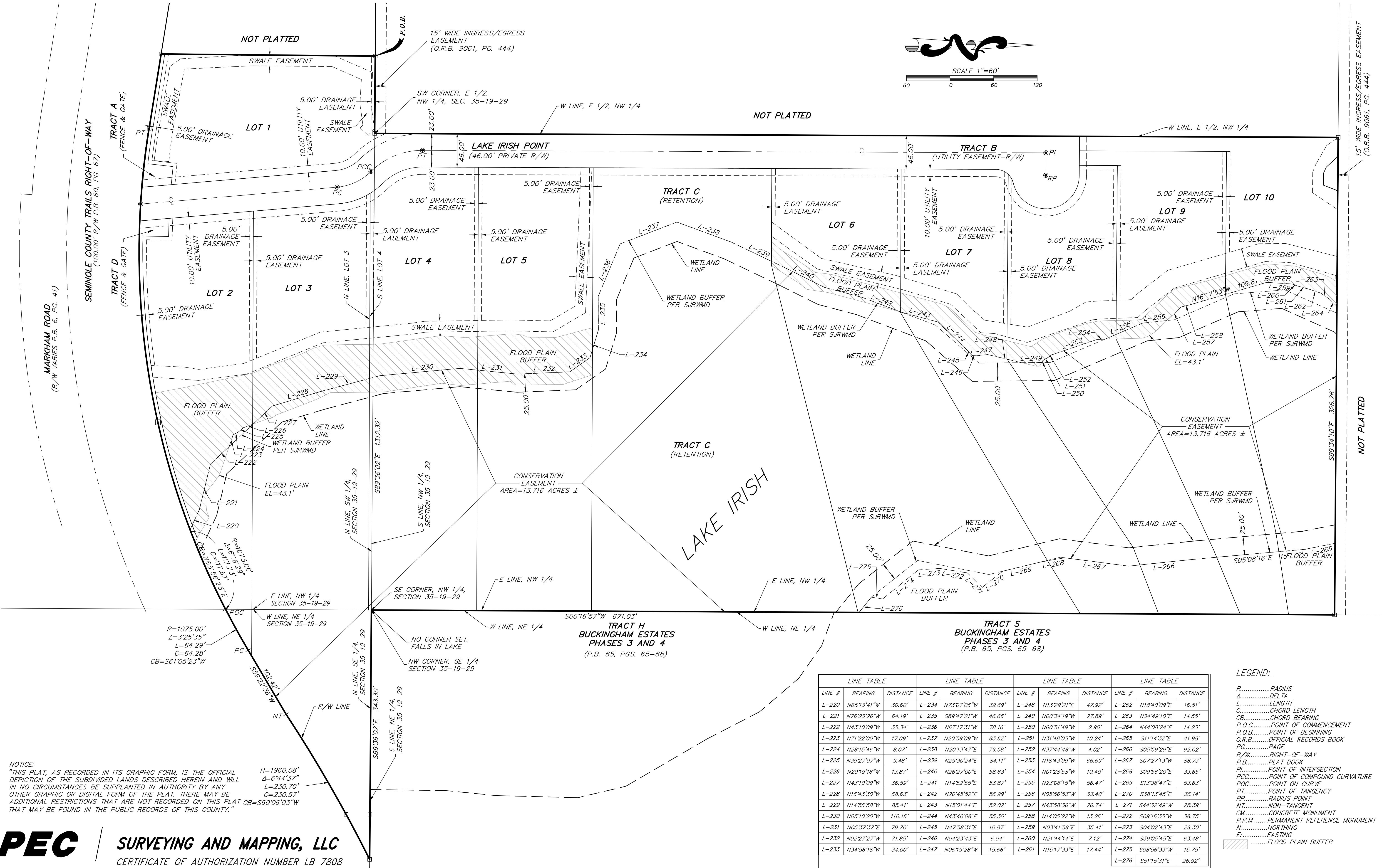
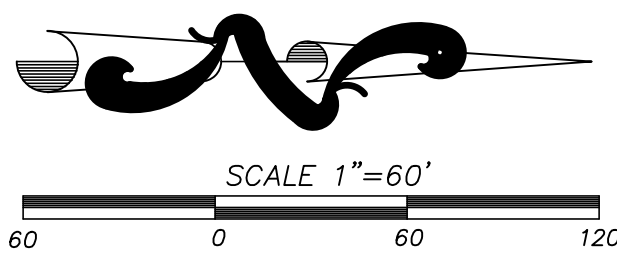
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

LAKE IRISH ESTATES REPLAT

SHEET 5 OF 5 PLAT BOOK

PAGE

A REPLAT OF LAKE IRISH ESTATES, RECORDED IN PLAT BOOK 60, PAGE 67
LYING IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 29 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 CB=560'06'03\"W
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

R=1960.08'
Δ=6'44'37\"
L=230.70'
C=230.57'
C=117'6'25\"E

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L-220	N65°13'41\"W	30.60'	L-234	N73°07'06\"W	39.69'	L-248	N13°29'21\"E	47.92'	L-262	N18°40'09\"E	16.51'
L-221	N76°23'26\"W	64.19'	L-235	S89°47'21\"W	46.66'	L-249	N00°34'19\"W	27.89'	L-263	N34°49'10\"E	14.55'
L-222	N43°10'09\"W	35.34'	L-236	N67°17'31\"W	78.16'	L-250	N60°51'49\"W	2.90'	L-264	N44°08'24\"E	14.23'
L-223	N71°22'00\"W	17.09'	L-237	N20°59'09\"W	83.62'	L-251	N31°48'05\"W	10.24'	L-265	S11°14'32\"E	41.98'
L-224	N28°19'46\"W	8.07'	L-238	N20°13'47\"E	79.58'	L-252	N37°44'48\"W	4.02'	L-266	S05°59'29\"E	92.02'
L-225	N39°27'07\"W	9.48'	L-239	N25°30'24\"E	84.11'	L-253	N18°43'09\"W	66.69'	L-267	S07°27'13\"W	88.73'
L-226	N20°19'16\"W	13.87'	L-240	N26°27'00\"E	58.63'	L-254	N01°28'58\"W	10.40'	L-268	S09°56'20\"E	33.65'
L-227	N43°10'09\"W	36.59'	L-241	N14°52'55\"E	53.87'	L-255	N23°06'15\"W	56.47'	L-269	S13°36'47\"E	53.63'
L-228	N16°43'30\"W	68.63'	L-242	N20°45'52\"E	56.99'	L-256	N05°56'33\"W	33.40'	L-270	S38°13'45\"E	36.14'
L-229	N14°56'58\"W	85.41'	L-243	N15°01'44\"E	52.02'	L-257	N43°58'36\"W	26.74'	L-271	S44°32'49\"W	28.39'
L-230	N05°10'20\"W	110.16'	L-244	N43°40'08\"E	55.30'	L-258	N14°05'22\"W	13.26'	L-272	S09°16'35\"W	38.75'
L-231	N05°37'37\"E	79.70'	L-245	N47°58'31\"E	10.87'	L-259	N03°41'59\"E	35.41'	L-273	S04°02'43\"E	29.30'
L-232	N02°27'27\"W	71.85'	L-246	N04°23'43\"E	6.04'	L-260	N21°44'14\"E	7.12'	L-274	S39°05'45\"E	63.48'
L-233	N34°56'18\"W	34.00'	L-247	N06°19'28\"W	15.66'	L-261	N15°17'33\"E	17.44'	L-275	S08°56'33\"W	15.75'
									L-276	S51°15'31\"E	26.92'

LEGEND:

R.....RADIUS
Δ.....DELTA
L.....LENGTH
C.....CHORD LENGTH
CB.....CHORD BEARING
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
O.R.B.....OFFICIAL RECORDS BOOK
PG.....PAGE
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PI.....POINT OF INTERSECTION
PCC.....POINT OF COMPOUND CURVATURE
POC.....POINT OF CURVE
PT.....POINT OF TANGENCY
RP.....RADIUS POINT
NT.....NON-TANGENT
CM.....CONCRETE MONUMENT
P.R.M.....PERMANENT REFERENCE MONUMENT
N.....NORTHING
E.....EASTING
.....FLOOD PLAIN BUFFER