

EDEN PRESERVE

A REPLAT OF A PORTION OF LOT 64 AND 65, MCNEIL'S ORANGE VILLA, AS RECORDED IN PLAT BOOK 2, PAGES 99-101, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT
BOOK

PAGE

EDEN PRESERVE DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT DRP MULTISTATE K, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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 HEREBY DEDICATES TRACT RW-1 (PUBLIC RIGHT-OF-WAY) AND TRACT LS-1 (LIFT STATION), TO BE OWNED AND MAINTAINED BY SEMINOLE COUNTY, FLORIDA. THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE DEDICATED TO SEMINOLE COUNTY AND UTILITY PROVIDERS. UTILITIES INSTALLED WITHIN UTILITY EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE PURPOSE OF THE UTILITY EASEMENTS IS FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWERS, WATER MAINS, POWER LINES, TELEPHONE LINES, FIBER LINES AND CABLEVISION LINES AND ANY OTHER RELATED OR APPURTENANT FACILITIES. THE DRAINAGE EASEMENT SHOWN ARE DEDICATED TO AND MAINTAINED BY EDEN PRESERVE HOMEOWNERS 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. TRACT SMA-1 (STORMWATER/OPEN SPACE), IS HEREBY DEDICATED TO OWNED AND MAINTAINED BY EDEN PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION. THE FIVE (5.00) FOOT WIDE DRAINAGE AND UTILITY EASEMENT ON ALL SIDE PROPERTY LINES IS HEREBY DEDICATED TO THE ASSOCIATION. POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3.00) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN (3.00) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE AND UTILITY EASEMENT, THE TEN (10.00) FOOT FENCE AND LANDSCAPE EASEMENT (F.L.E.), THE TWELVE (12.00) FOOT TO (15.00) FOOT FENCE AND DRAINAGE EASEMENT (F.D.E.) AND THE FIVE (5.00) FOOT FENCE EASEMENT SHOWN HEREON IS DEDICATED TO THE EDEN PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND MAINTAINED IN ACCORDANCE WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.

IN WITNESS WHEREOF, THE UNDERSIGNED, DRP MULTISTATE K, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2025.

DRP MULTISTATE K, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: DW GENERAL PARTNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
HOLDIN HONARVAR
AUTHORIZED SIGNATORY FOR DW GENERAL PARTNER, LLC

SIGNED IN THE PRESENCE OF:

SIGN NAME: _____ SIGN NAME: _____

PRINT NAME: _____ PRINT NAME: _____

STATE OF
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ OF _____, 2025 BY HOLDIN HONARVAR, AUTHORIZED SIGNATORY, DW GENERAL PARTNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION. THE INDIVIDUAL AND AUTHORIZED SIGNATORY DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONVEYANCE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH AUTHORIZED SIGNATORY THEREUNTO DULY AUTHORIZED AND THE SAID CONVEYANCE IS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

NOTARY PUBLIC
PRINTED NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

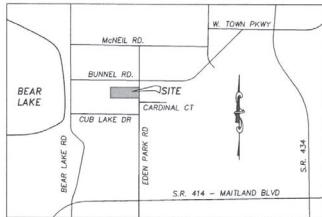
CERTIFICATE OF CLERK OF THE CIRCUIT COURT

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 RECORD ON _____, 2025, AT _____.

CLERK OF CIRCUIT COURT
IN AND FOR SEMINOLE COUNTY, FLORIDA

BY: _____
PRINTED NAME: _____

VICINITY MAP (SCALE 1"=2000')



LEGEND/ABBREVIATIONS:

- L.B. LICENSED BUSINESS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.P. RADIUS POINT
- U.E. UTILITY EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- F.D.E. FENCE AND DRAINAGE EASEMENT
- F.L.E. FENCE AND LANDSCAPE EASEMENT
- F.E. FENCE EASEMENT
- O.R. OFFICIAL RECORDS BOOK
- D.B. DEED BOOK
- P.G. PAGE
- (NR) NOT RADIAL
- (R) NOT RADIAL
- DENOTES SET 4"x4" CONCRETE MONUMENT
STAMPED "PBM LB 7274"
- DENOTES SET NAIL AND DISK
STAMPED "POP LB 7274"

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.

DESCRIPTION:

THAT PART THE SOUTH 1/2 OF LOT 65 AND THE SOUTH 1/2 OF LOT 64, MCNEIL'S ORANGE VILLA, AS RECORDED IN PLAT BOOK 2, PAGES 99 THROUGH 101, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN S00°02'50"W ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 20, 988.12 FEET, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOTS 64 AND 65, THENCE DEPARTING THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 20, RUN N89°35'24"W ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOTS 64 AND 65, 47.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EDEN PARK ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 5875, PAGE 914, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN N89°35'24"W ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOTS 64 AND 65, 948.13 FEET, TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE EAST 1/2 OF SAID LOT 65; THENCE RUN S00°05'12"E, ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE EAST 1/2 OF SAID LOT 65, 328.27 FEET TO THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE EAST 1/2 OF SAID LOT 65; THENCE RUN S89°35'01"E ALONG THE SOUTH LINE OF SAID LOTS 64 AND 65, 841.69 FEET TO THE AFORESAID WEST RIGHT-OF-WAY LINE OF EDEN PARK ROAD; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID WEST RIGHT-OF-WAY LINE, N00°02'52"E, 105.10 FEET; N01°32'51"E, 224.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.144 ACRES MORE OR LESS.

PLAT NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 29 EAST AS BEING N00°02'50"E (ASSUMED).
- 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. 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.
- THE DEVELOPMENT IS WITHIN THE WEXIVA STUDY AREA.
- THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015-33).

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____, 2025, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD _____ DATE _____

ATTEST: _____
CLERK OF THE BOARD

PRINTED NAME: _____

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.

RAYMOND PHILLIPS _____ DATE _____
COUNTY SURVEYOR FOR SEMINOLE COUNTY, FLORIDA

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER DOES HEREBY CERTIFY THAT ON MAY 02, 2024 HE COMPLETED THE SURVEY OF 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 OF CHAPTER 177, PART 1, AND THAT SAID LAND IS LOCATED IN: SEMINOLE COUNTY, FLORIDA.

Date: _____ Signed _____
BISHMAN SURVEYING AND MAPPING, INC. ARON D. BISHMAN, P.S.M.
301 N. RUBB STREET, SUITE 106 Florida Registration No. 5668
OAKLAND, FLORIDA 34760 Licensed Business No. 7274

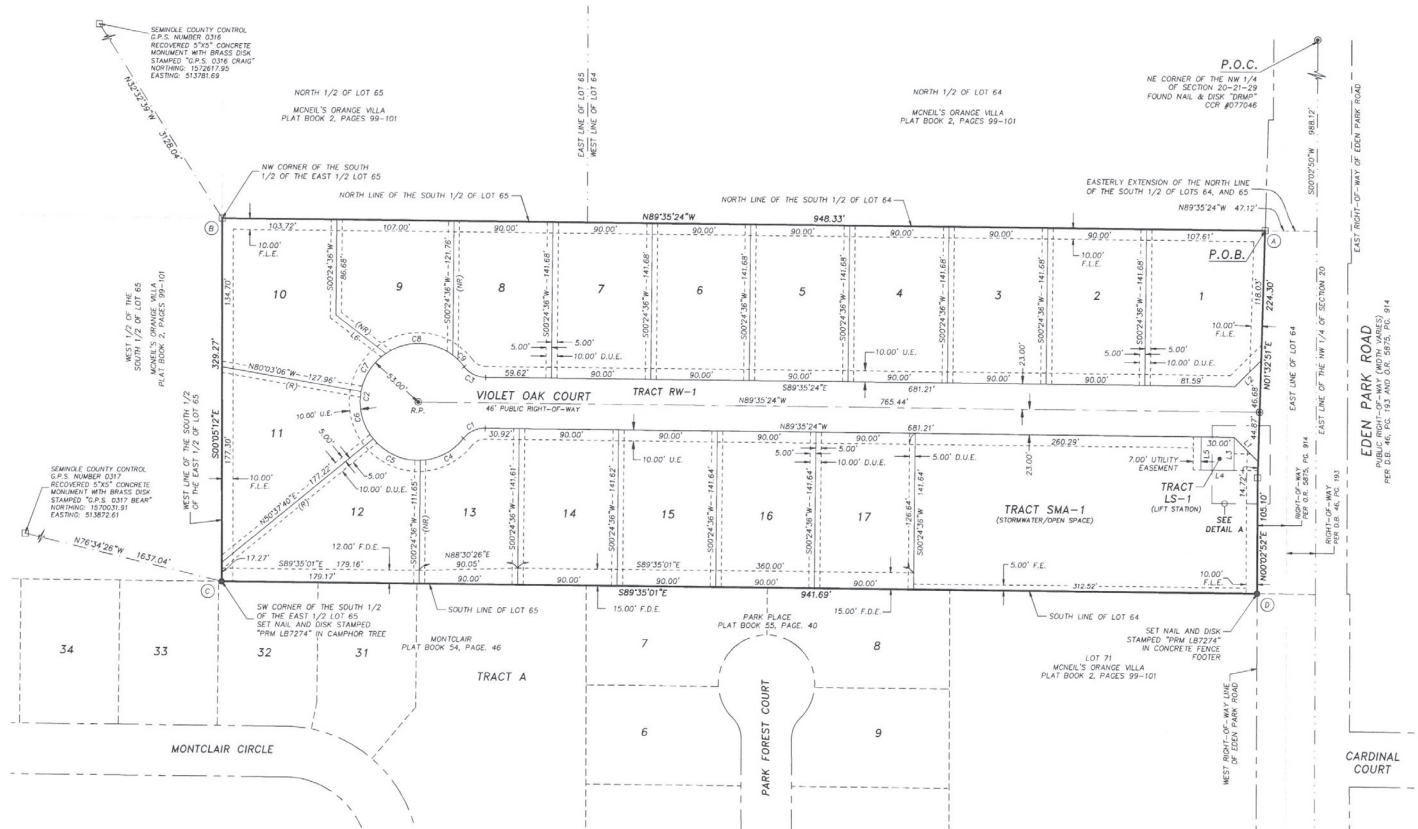


CERTIFICATE OF AUTHORIZATION LB 7274
301 N. RUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407-905-8877

EDEN PRESERVE

A REPLAT OF A PORTION OF LOT 64 AND 65, MCNEIL'S ORANGE VILLA, AS RECORDED IN PLAT BOOK 2, PAGES 99-101, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA

SHEET 2 OF 2
PLAT BOOK PAGE



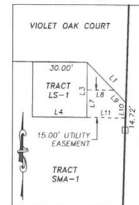
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NORTHING EASTING

①	1569974.29	516412.73
②	1569981.08	515464.42
③	1569851.81	515464.81
④	1569644.96	516406.58

DETAIL A
SCALE 1"=30'



BISHMAN
Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7274
301 N. RUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407-905-8877

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	52°01'12"	25.00'	22.70'	56.424'00"	21.93'
C2	284°02'25"	53.00'	262.74'	500724.36"	65.23'
C3	52°01'12"	25.00'	22.70'	56.334'47"	21.93'
C4	49°25'41"	53.00'	45.72'	N63°06'14"E	44.32'
C5	52°48'35"	53.00'	48.85'	S65°46'38"E	47.14'
C6	49°19'14"	53.00'	45.62'	S14°42'43"E	44.23'
C7	45°56'01"	53.00'	42.49'	S32°54'54"E	41.36'
C8	70°27'21"	53.00'	65.17'	N89°53'25"W	61.14'
C9	16°05'34"	53.00'	14.89'	N45°36'58"W	14.84'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N44°35'24"W	30.91'
L2	N45°24'36"E	33.48'
L3	S00°24'36"W	30.00'
L4	N89°35'24"W	30.00'
L5	N00°24'36"E	30.00'
L6	S52°46'03"E	57.29'
L7	N00°24'36"E	15.00'
L8	S89°35'24"E	15.00'
L9	S44°35'24"E	9.70'
L10	S01°32'51"W	8.14'
L11	N89°35'24"W	21.70'

