

LEGAL DESCRIPTION:

A PORTION OF LOT 7. NORTHRIDGE PHASE II. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 8 IN THE OFFICIAL RECORDS OF SEMINOLE COUNTY, FLORIDA AND A PORTION OF SECTION 25. TOWNSHIP 20 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY **DESCRIBED AS FOLLOWS:**

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 25, TOWNSHIP 20 SOUTH RANGE 29 EAST, AS RECORDED IN CERTIFIED CORNER RECORD #057433 RUN NORTH 01°00'00" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25. A DISTANCE OF 2647,77 FEET TO A POINT, SAID POINT BEING THE CENTER OF SECTION AS RECORDED IN CERTIFIED CORNER RECORD #057431, SAID POINT BEING A RAILROAD SPIKE; THENCE DEPARTING SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 25 RUN NORTH 89°20'50" WEST ALONG THE NORTH LINE OF THE AFORESAID SOUTHWEST 1/4, A DISTANCE OF 2268.03 FEET TO A POINT ON SAID NORTH LINE, SAID POINT BEING A POINT ON THE CENTERLINE OF THE VACATED DIXON ROAD, A 66.00 FOOT WIDE RIGHT-OF-WAY, AS RECORDED IN PLAT BOOK 34, PAGE 8, AND PLAT BOOK 31, PAGES 1 - 3, SAID POINT ALSO BEING THE POINT OF BEGINNING:

THENCE DEPARTING AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 25, RUN SOUTH 00°09'59" EAST, A DISTANCE OF 33.03 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DIXON ROAD, NOW KNOWN AS NORTHRIDGE DRIVE, AS RECORDED IN PLAT BOOK 34, PAGE 8; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE CONTINUE SOUTH 00°09'59" EAST, A DISTANCE OF 165.76 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET, TOGETHER WITH A CHORD BEARING OF SOUTH 19°29'56" EAST, AND DISTANCE OF 118.69 FEET: THENCE ALONG SAID CURVE RUN 121.24 FEET THROUGH A CENTRAL ANGLE OF 40°51'48" TO A POINT OF REVERSE CURVATURE OF A CURVE; THENCE DEPARTING AFORESAID WEST RIGHT-OF-WAY LINE OF DIXON ROAD, NOW KNOWN AS NORTHRIDGE DRIVE. RUN SOUTH 44°00'43" WEST. A DISTANCE 59.45 FEET TO A POINT ON THE WEST LINE OF THE REMAINDER OF LOT 7, NORTHRIDGE PHASE II, AS RECORDED IN PLAT BOOK 34. PAGE 8: THENCE ALONG SAID WEST LINE RUN SOUTH 00°09'59" EAST, A DISTANCE OF 306.99 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID LOT 7, SAID POINT BEING A PLAT CORNER: THENCE RUN NORTH 89°21'41" WEST, A DISTANCE OF 326.21 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 25, SAID POINT ALSO BEING A CORNER ON THE PLAT BOUNDARY OF NORTH COVE, PLAT BOOK 25, PAGES 3-4, AS RECORDED IN THE OFFICIAL RECORDS OF SEMINOLE COUNTY, FLORIDA: THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 RUN NORTH 00°00'25" EAST, A DISTANCE OF 9.03 FEET TO THE POINT OF INTERSECTION OF THE WEST LINE OF THE SOUTHWEST 1/4 AND THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 4, AS RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 77160-2601; THENCE DEPARTING SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 25 AND ALONG THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 4 RUN NORTH 17°32'05" EAST, A DISTANCE OF 679.93 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE SAID POINT BEING THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 25, SAID POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 BEING A POINT ON THE CENTERLINE OF THAT VACATED PORTION OF DIXON ROAD, AS RECORDED IN PLAT BOOK 34, PAGE 8; THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 RUN SOUTH 89°20'50" EAST, A DISTANCE OF 119.43 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHWEST 1/4, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 150,229,12 SQ FT ± OR 3,45 ACRES ±.

Ireland & Associates

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

Sheet 1 - Cover Sheet / Legal Description

NOTICE:

Sheet 2 Notes Sheet 3 - Plat Geometry Sheet 4 & 5 - Easement Details SHEET 1 OF 5

NORTHRIDGE RESERVE

A REPLAT OF A PORTION OF LOT 7. NORTHRIDGE PHASE II.

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 8

AND

A PORTION OF SECTION 25. TOWNSHIP 20 SOUTH, RANGE 29 EAST.

LYING IN

SEMINOLE COUNTY, FLORIDA

THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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

PLAT BOOK:

PAGE:

NORTHRIDGE RESERVE

DEDICATION

KNOW ALL BY THESE PRESENTS, That WM Land Co. 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, including as set forth in the plat notes.

Tract RW-1 (Additional Right-of-Way) is dedicated in fee simple to Seminole county without any restriction whatsoever upon Seminole County. County ownership of Tract RW-1 and any improvements thereon vests upon approval of this plat by Seminole County. Recording of this plat shall act as conveyance to the county and no further instrument shall be necessary to vest fee simple title in the county as aforementioned.

be signed to the individuals named below on this day	to of
, 2023	OI.
By:	
Print Name:	
Witness:	
Print Name:	
Witness:	
Print Name:	
STATE OF FLORIDA, COUNTY OF	
The foregoing instrument was acknowledged before me by means of	
□ physical presence or □ online notarization,	
this, 2023,	
by,as	of
a on behalf of the	–, he
company.	
He/She/They are	
□ personally known to me or □ produced a	as
Identification,	
IN WITNESS WHEREOF,	
I have hereto set my hand and seal on the above date.	
NOTARY PUBLIC	
My Commission Evniron	
My Commission Expires	
CERTIFICATE OF REVIEWING SURVEYOR	
I have reviewed this plat and find it to be in conformity with Chapter 177, Part Florida Statues.	. I
·	-
Date:, 20	
Florida License No. LS7015	
Seminole County Surveyor	

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

CERTIFICATE OF CLERK OF CIRCUIT COURT

Statutes, and was filed for record on

In and for Seminole County, Florida.

Signed and Sealed in the Presence of:

(name of person)

STATE OF FLORIDA COUNTY OF SEMINOLE

Clerk of the Court

I HEREBY CERTIFY, That I have examined the Foregoing plat and find that it complies with all the requirements of Chapter 177, Florida

JOINDER AND CONSENT TO DEDICATION

The Undersigned hereby certifies that it is the holder of a mortgage

lien, or other encumbrance upon the above described property, and

that the undersigned hereby joins portions of and consents to the

dedication of the lands described above by the owner thereof, and

agrees that its mortgage, lien or other encumbrance, which is

__, Pages_____ of the public records of Seminole

recorded under Instrument Number _____, O.R. Book

The foregoing instrument was acknowledged before me by means of

(type of authority - e.g. officer, trustee, attorney in fact) for

(name of party on behalf of whom instrument was executed).

(Signature of Notary Public - State of Florida)

 \square physical presence or \square online notarization,

County, Florida, Shall be Subordinate to the above dedication.

D.C.

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

Seminole County, Florida.		
	Chairman of the Board	
Attest:		
	Clerk of the Board	
BY		

D.C.

L.B. 7623

Legal Entity's Certificate of **Authorization Number**

PSM 6637

IS-59430_Plat

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 Part1, Florida Statutes, and that said land is located in the Seminole County, Florida.

Signed:

Patrick K. Ireland Ireland & Associates Surveying Surveyor's Registration Number

800 Currency Circle Suite 1020 Lake Mary, Florida 32746

PAGE:

NORTHRIDGE RESERVE

A REPLAT OF A PORTION OF LOT 7, NORTHRIDGE PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 8

AND

A PORTION OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 29 EAST,

LYING IN

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:

- 1. ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
- 2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 29 EAST, BEING NORTH 01°00'00" WEST, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83.
- 3. 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.
- 4. THE DRAINAGE EASEMENTS SHOWN HEREON IS HEREBY MAINTAINED BY THE NORTHRIDGE RESERVE NEIGHBORHOOD 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..
- 5. A FIVE (5.00) FOOT WIDE SIDE YARD DRAINAGE EASEMENT IS RESERVED ON ALL SIDE LOT LINES IN FAVOR OF NORTHRIDGE RESERVE NEIGHBORHOOD ASSOCIATION, INC. TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS; POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN (3.00) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED, (12) INCHES MINIMUM, AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
- 6. 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 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.
- 7. TRACT A (STORMWATER MANAGEMENT) IS TO BE OWNED AND MAINTAINED BY NORTHRIDGE RESERVE NEIGHBORHOOD ASSOCIATION, INC.
- 8. TRACT B (STORMWATER MANAGEMENT) IS TO BE OWNED AND MAINTAINED BY NORTHRIDGE RESERVE NEIGHBORHOOD ASSOCIATION, INC.
- 9. TRACT C (BILLBOARD PARCEL) IS TO BE DEDICATED TO, OWNED AND MAINTAINED BY WM LAND CO., SAID TRACT C (BILLBOARD PARCEL) IS EXEMPT FROM THE NORTHRIDGE RESERVE NEIGHBORHOOD ASSOCIATION, INC..
- 10. TRACT D (STORMWATER MANAGEMENT) IS TO BE OWNED AND MAINTAINED BY NORTHRIDGE RESERVE NEIGHBORHOOD ASSOCIATION, INC.
- 11. THE VARIABLE WIDTH ACCESS EASEMENT ACROSS LOTS 4 6 AND TRACT "A" IS TO BE MAINTAINED BY NORTHRIDGE RESERVE NEIGHBORHOOD ASSOCIATION, INC., AND IS FOR THE BENEFIT OF LOTS 1-6, TRACT A (STORMWATER MANAGEMENT), AND TRACT C (BILLBOARD PARCEL).
- 12. THE TWENTY (20.00) FOOT DRAINAGE EASEMENT ACROSS THE REAR OF LOTS 1 4 IS HEREBY TO BE MAINTAINED BY THE NORTHRIDGE RESERVE NEIGHBORHOOD ASSOCIATION, INC..
- 13. THE DRAINAGE EASEMENT ACROSS THE NORTHEAST CORNER OF LOT 1 IS HEREBY TO BE MAINTAINED BY THE NORTHRIDGE RESERVE NEIGHBORHOOD ASSOCIATION, INC.
- 14. THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO SEMINOLE COUNTY, AND FOR USE BY PUBLIC UTILITIES. 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.

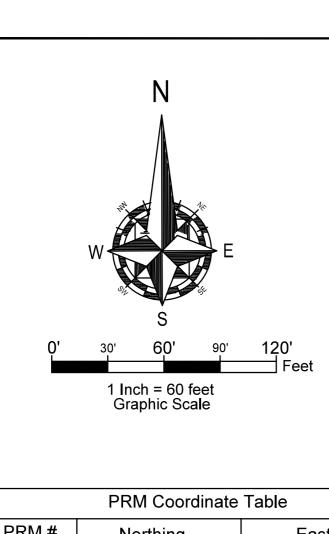
Ireland & Associates Surveying, Inc.

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

Sheet Index
Sheet 1 - Cover Sheet / Legal Description
Sheet 2 - Notes

Sheet 3 - Plat Geometry
Sheet 4 & 5 - Easement Details



	PRM Coordinate	Table
PRM#	Northing	Easting
1	1594762.566	535906.775
2	1594729.532	535906.871
3	1594563.774	535907.352
4	1594452.266	535948.718
5	1594409.911	535907.799
6	1594102.926	535908.690
7	1594106.562	535582.500
8	1594115.589	535582.502
9	1594763.927	535787.354

	Tract Table
Tract	Tract Purpose
"A"	Stormwater Management / Retention Area
"B"	Stormwater Management / Retention Area
"C"	Billboard Management
"D"	Stormwater Management / Retention Area

-Legend-

N.R. - Non-Radial

P.I. - Point of Intersection

P.R.C. - Point of Reverse Curvature

P.C. - Point of Curvature

P.T. - Point of Tangency

R/W - Right-of-Way

R.P. - Radius Point

M.B. - Minute Book

S 89°50'01" E 45.00'

ORB - Offical Record Book

<u>L3</u>

L1

CCR - Certified Corner Record

C.M. - Concrete Monument

N 39°00'43" E 41.84'

● - Set Iron Rod & Cap LB# 7623 Set 4"x4" Concrete Monument

L5 N 17°32'05" E 16.69'

& Stamped Disk LB# 7623 Found Concrete Monument

N 43°05'29" E 89.18' (Size & Description as Noted)

P.R.M. -Permanent Reference Monument

Set Nail and Disk LB# 7623

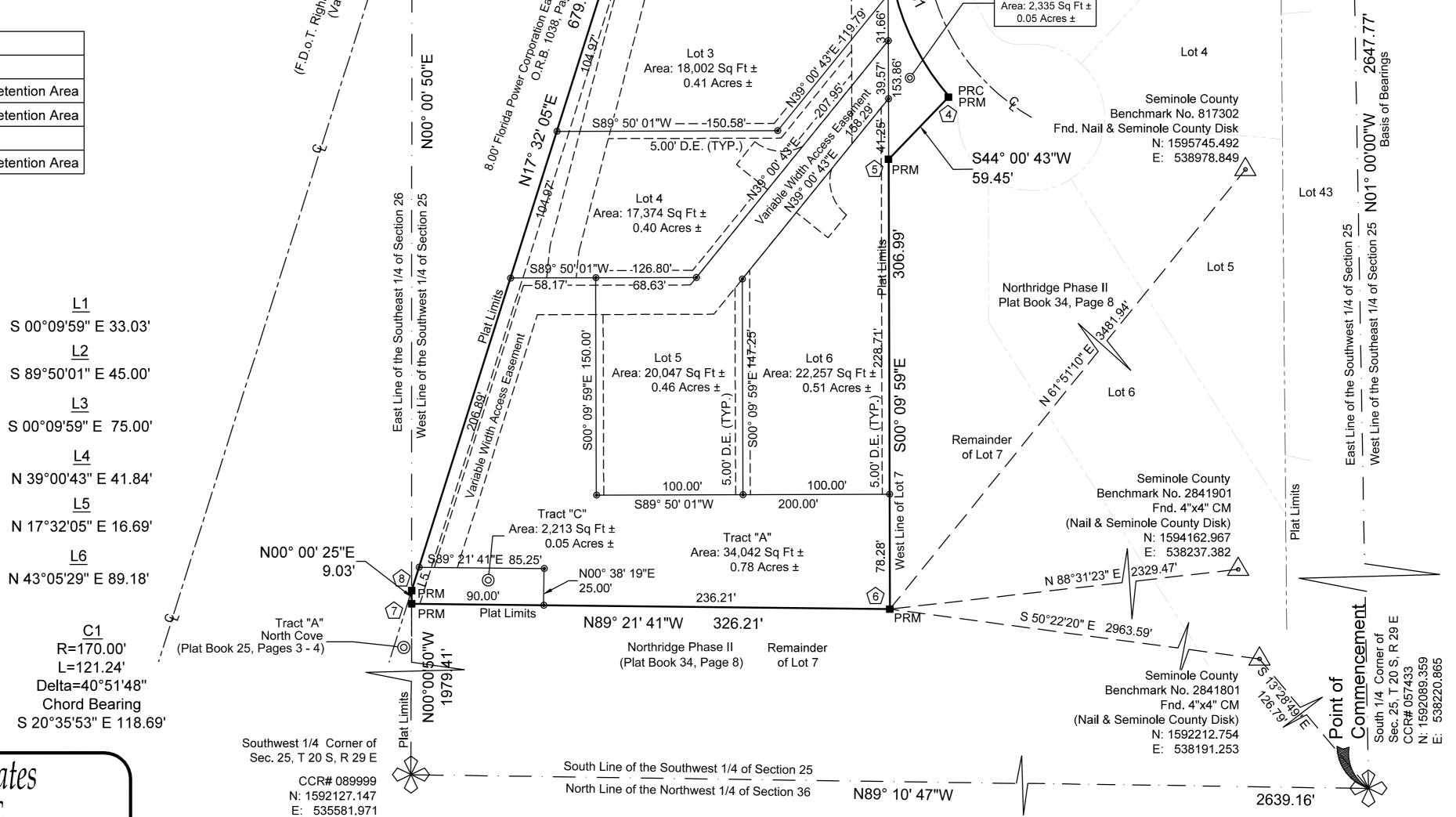
Ç - Centerline

O - Calculated Point (Not Set or Found)

Chord Bearing (#) - PRM Number

N.T.S. - Not to Scale

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NORTHRIDGE RESERVE

A REPLAT OF A PORTION OF LOT 7, NORTHRIDGE PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 8

A PORTION OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 29 EAST, LYING IN

SEMINOLE COUNTY, FLORIDA

South Line of the Northwest 1/4 of Section 25

North Line of the Southwest 1/4 of Section 25 PRM / N89° 20' 50"W 204.75'

Tract "D" Area: 4,239 Sq Ft ±

0.10 Acres ±

Calculated West 1/4 Corner of

- Cover Sheet / Legal Description

Plat Geometry

Sheet 4 & 5 - Easement Details

Sheet 2

Sheet 3

(Falls in Travel Lane of Interstate 4)

Sec. 25, T 20 S, R 29 E

CCR# 047706

N: 1594766.260

E: 535582.613

PLAT BOOK:

SHEET 3 OF 5

Fnd. 4"x4" CM

"RLS 3505"

Fnd. 4"x4" CM

(No Identification)

Northridge Phase II

(Plat Book 34, Page 8)

Lot 2

Lot 3

Tract "RW-1"

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Northridge

(Plat Book 31, Pages 1 - 3)

Lot 40

___ _ Plat Limits

Remainder of

Dixon Road

∑ S89° 20' 50"E 119.43'

The South 1/2 of Dixon Road

o to be Vacated by this Plat \$89° 50' 01"W 130.50'

Lot 1

Area: 14,646 Sq Ft ±

/S89° 50' 01"W- — —162.42'

Lot 2 Area: 14,463 Sq Ft ± 0.33 Acres ±

— — — — —149.34'- — — —

-S89° 50' 01"W· — −167.91' — —

0.34 Acres ±

Point of

Beginning

N: 1586932.9239

E: 545817.0243

State Plane Coordinates

Northridge

Plat Book 31, Page 8

North Line of the Southwest 1/4 of Section 25/N89° 20' 50"W 2268.03'

Lot 1

Plat Limits

Northridge Drive (Variable Width Right-of-Way)

PAGE:

Center of Section

CCR #057431

N: 1594736.646

E: 538174.658

Lot 41

Lot 42

Sec. 25, T 20 S, R 29 E

PLAT BOOK:

PAGE:

NORTHRIDGE RESERVE

A REPLAT OF A PORTION OF LOT 7, NORTHRIDGE PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 8 AND

A PORTION OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 29 EAST, LYING IN SEMINOLE COUNTY, FLORIDA

N 39°00'43" E 41.84' S 00°09'59" E 33.03' S 89°50'01" E 45.00' N 17°32'05" E 16.69' S 00°09'59" E 75.00' N 43°05'29" E 89.18'

R=30.00' R=170.00' L=34.75' L=121.24' Delta=40°51'48" Delta=66°21'34" **Chord Bearing Chord Bearing** S 20°35'53" E 118.69' S 84°31'32" E 32.84'

> <u>C3</u> R=30.00' L=34.83' Delta=66°31'24" **Chord Bearing** S 18°05'03" W 32.91'

	Tract Table
Tract	Tract Purpose
"A"	Stormwater Management / Retention Area
"B"	Stormwater Management / Retention Area
"C"	Billboard Management
"D"	Stormwater Management / Retention Area

-Legend-

N.R. - Non-Radial

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P.R.C. - Point of Reverse Curvature

P.C. - Point of Curvature

P.T. - Point of Tangency R/W - Right-of-Way

R.P. - Radius Point

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M.B. - Minute Book

CCR - Certified Corner Record

C.M. - Concrete Monument

● - Set Iron Rod & Cap LB# 7623

Set 4"x4" Concrete Monument & Stamped Disk LB# 7623

Found Concrete Monument

(Size & Description as Noted)

P.R.M. -Permanent Reference Monument

Set Nail and Disk LB# 7623

Ç - Centerline

O - Calculated Point (Not Set or Found)

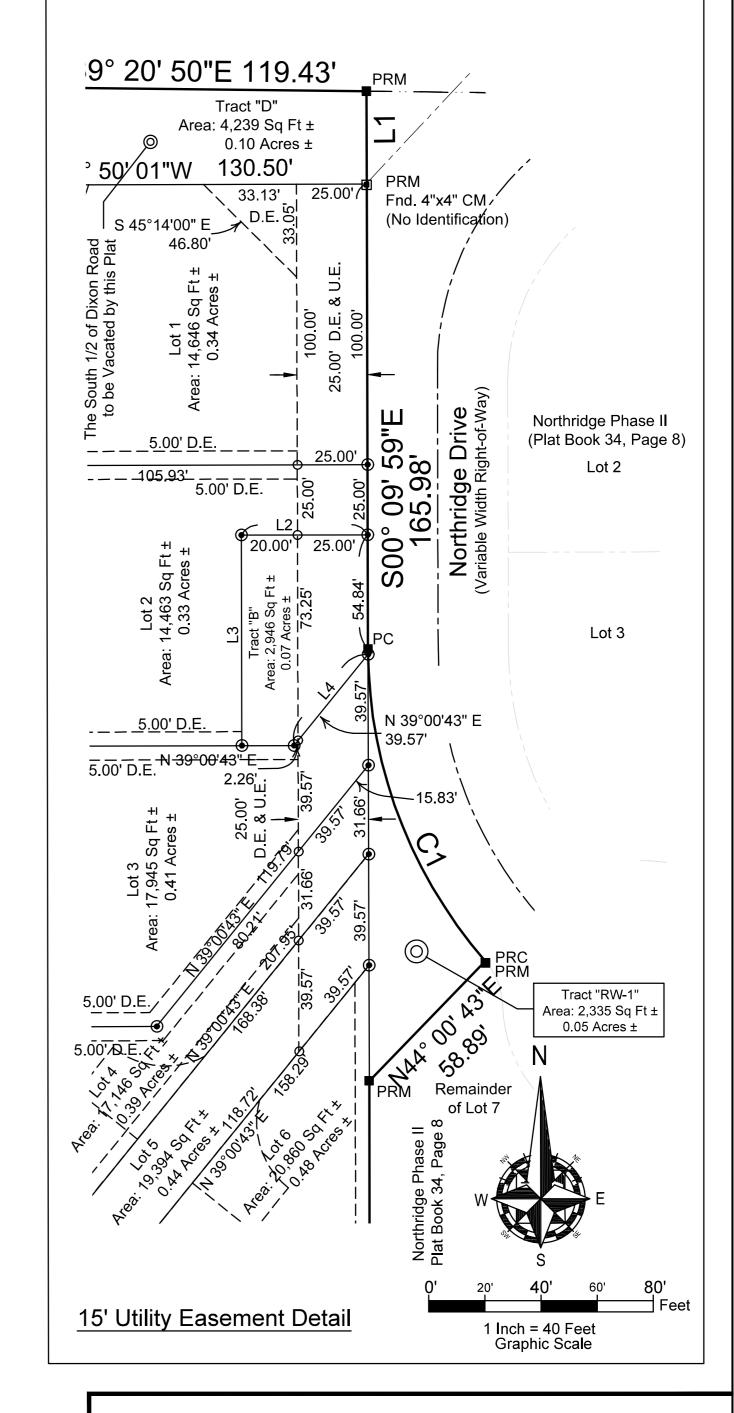
(#) - PRM Number

N.T.S. - Not to Scale

- Cover Sheet / Legal Description Sheet 2 Sheet 3 - Plat Geometry Sheet 4 & 5 - Easement Details

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

Drainage Easement Detail Remaining Portion of Dixon Road (Plat Book 34, Page 8) (Plat Book 31, Pages 1 - 3) S89° 20' 50"E 119.43' The South 1/2 of Dixon Road Tract "D" to be Vacated by this Plat Area: 4,239 Sq Ft ± 0.10 Acres ± 5° S89° 50' 01"W 130.50' /ш /50 Area: Lot 1 : 14,646 Sq Ft ± 0.34 Acres ± of Way Map Section 77160. Interstate 4 Way) 5.00' D.E. 5.00' D.E. _______ Area: 14,463 Sq Ft ± 0.33 Acres ± -N 17°32'05" E Area: 17,945 Sq Ft ± 0.41 Acres ± 5.00' D.E. Lot 4 Area: 17,146 Sq Ft ± 0.39 Acres ± N 17°32'05" N 17°32'05" E 22.38 Afea: 34,042 Sq Ft ± Area: 19,394 Sq Ft ± 0.78 Acres ± _ _ _ _ _ 0.44 Acres ± 1 Inch = 40 Feet Graphic Scale



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SHEET 5 OF 5 | PLAT BOOK: PAGE:

NORTHRIDGE RESERVE

A REPLAT OF A PORTION OF LOT 7, NORTHRIDGE PHASE II,

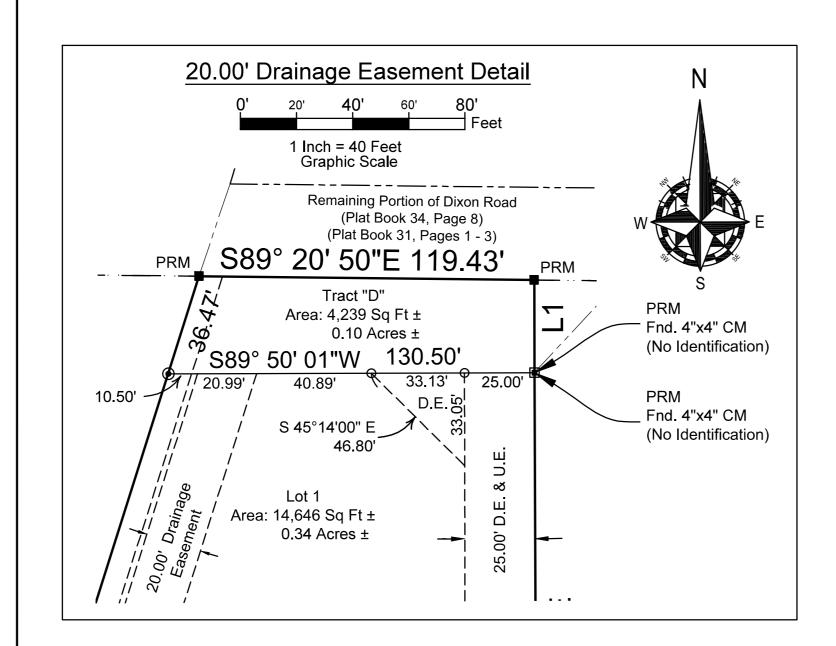
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A PORTION OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 29 EAST,

LYING IN

SEMINOLE COUNTY, FLORIDA



N.R Non-Radial
P.I Point of Intersection
P.R.C Point of Reverse Curvature
P.C Point of Curvature
P.T Point of Tangency
R/W - Right-of-Way
R.P Radius Point

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Centerline

O - Calculated Point (Not Set or Found)

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- Cover Sheet / Legal Description Sheet 2

 Plat Geometry Sheet 3 Sheet 4 & 5 - Easement Details Tract Tract Purpose Stormwater Management / Retention Area Stormwater Management / Retention Area Billboard Management Stormwater Management / Retention Area

R=170.00' L=121.24'

Delta=40°51'48"

Chord Bearing

S 00°09'59" E 33.03'

S 20°35'53" E 118.69' S 84°31'32" E 32.84'

R=30.00'

L=34.83'

Delta=66°31'24"

Chord Bearing

S 18°05'03" W 32.91'

S 89°50'01" E 45.00' N 17°32'05" E 16.69'

S 00°09'59" E 75.00' N 43°05'29" E 89.18'

Tract Table

R=30.00'

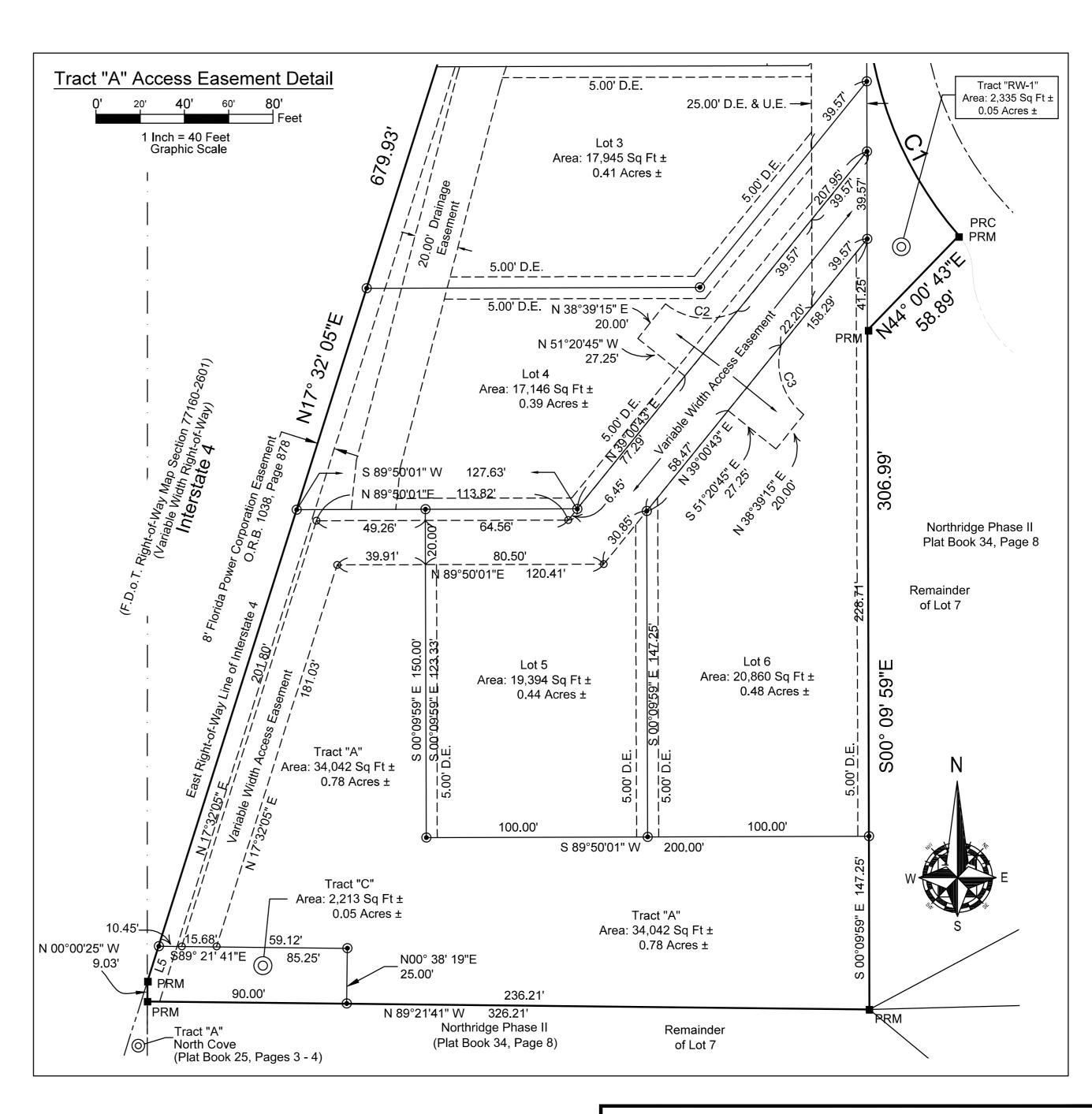
L=34.75'

Delta=66°21'34"

Chord Bearing

N 39°00'43" E 41.84'

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



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