

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:

- 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 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.
- 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 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..
- 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.
- 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.
- TRACT A (STORMWATER MANAGEMENT) IS TO BE OWNED AND MAINTAINED BY NORTHRIDGE RESERVE NEIGHBORHOOD ASSOCIATION, INC.
- TRACT B (STORMWATER MANAGEMENT) IS TO BE OWNED AND MAINTAINED BY NORTHRIDGE RESERVE NEIGHBORHOOD ASSOCIATION, INC.
- 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..
- TRACT D (STORMWATER MANAGEMENT) IS TO BE OWNED AND MAINTAINED BY NORTHRIDGE RESERVE NEIGHBORHOOD ASSOCIATION, INC.
- 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).
- 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..
- THE DRAINAGE EASEMENT ACROSS THE NORTHEAST CORNER OF LOT 1 IS HEREBY TO BE MAINTAINED BY THE NORTHRIDGE RESERVE NEIGHBORHOOD ASSOCIATION, INC.
- 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.

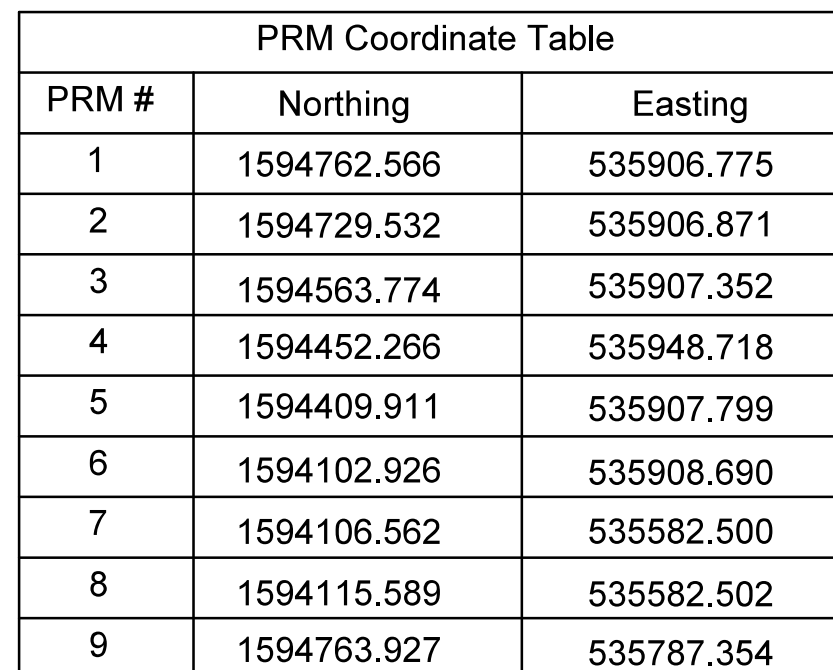
CERTIFICATE OF AUTHORIZATION LB #7623
800 CURRENCY CIRCLE II SUITE 1020
LAKE MARY, FLORIDA 32746
WWW.IRELANDSURVEYING.COM

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

Point of Beginning

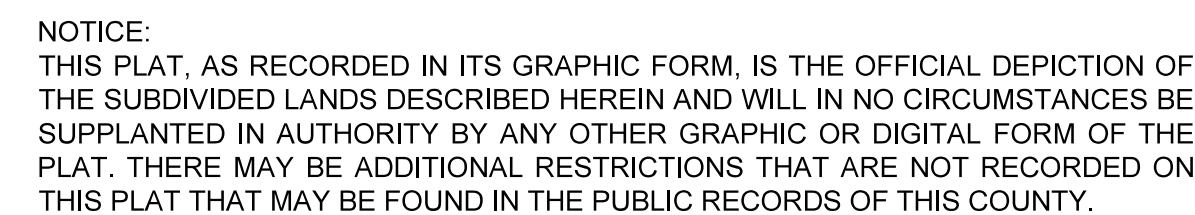
Center of Section
Sec. 25, T 20 S, R 29 E
CCR #057431
N: 1594736.646
E: 538174.658



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

N.T.S. - Not to Scale

Southwest 1/4 Corner of
Sec. 25, T 20 S, R 29 E
CCR# 089999
N: 1592127.147
E: 535581.971



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LYING IN
SEMINOLE COUNTY, FLORIDA

L1 L4
S 00°09'59" E 33.03' N 39°00'43" E 41.84'
L2 L5
S 89°50'01" E 45.00' N 17°32'05" E 16.69'
L3 L6
S 00°09'59" E 75.00' N 43°05'29" E 89.18'

C1 C2
R=170.00' R=30.00'
L=121.24' L=34.75'
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'

C3
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

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

ORB - Official Record Book

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

○ - Centerline

○ - Calculated Point (Not Set or Found)

Ⓐ - PRM Number

N.T.S. - Not to Scale

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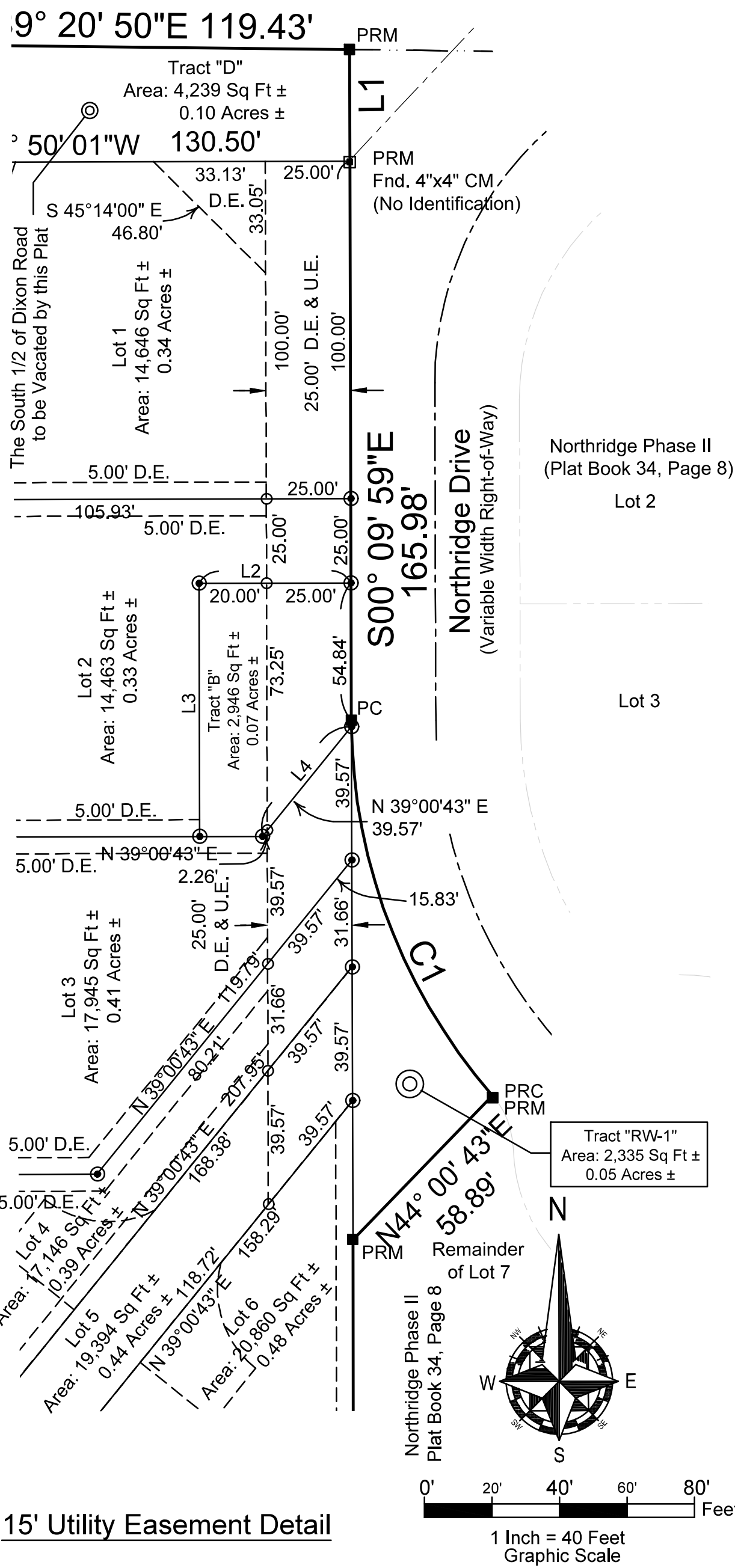
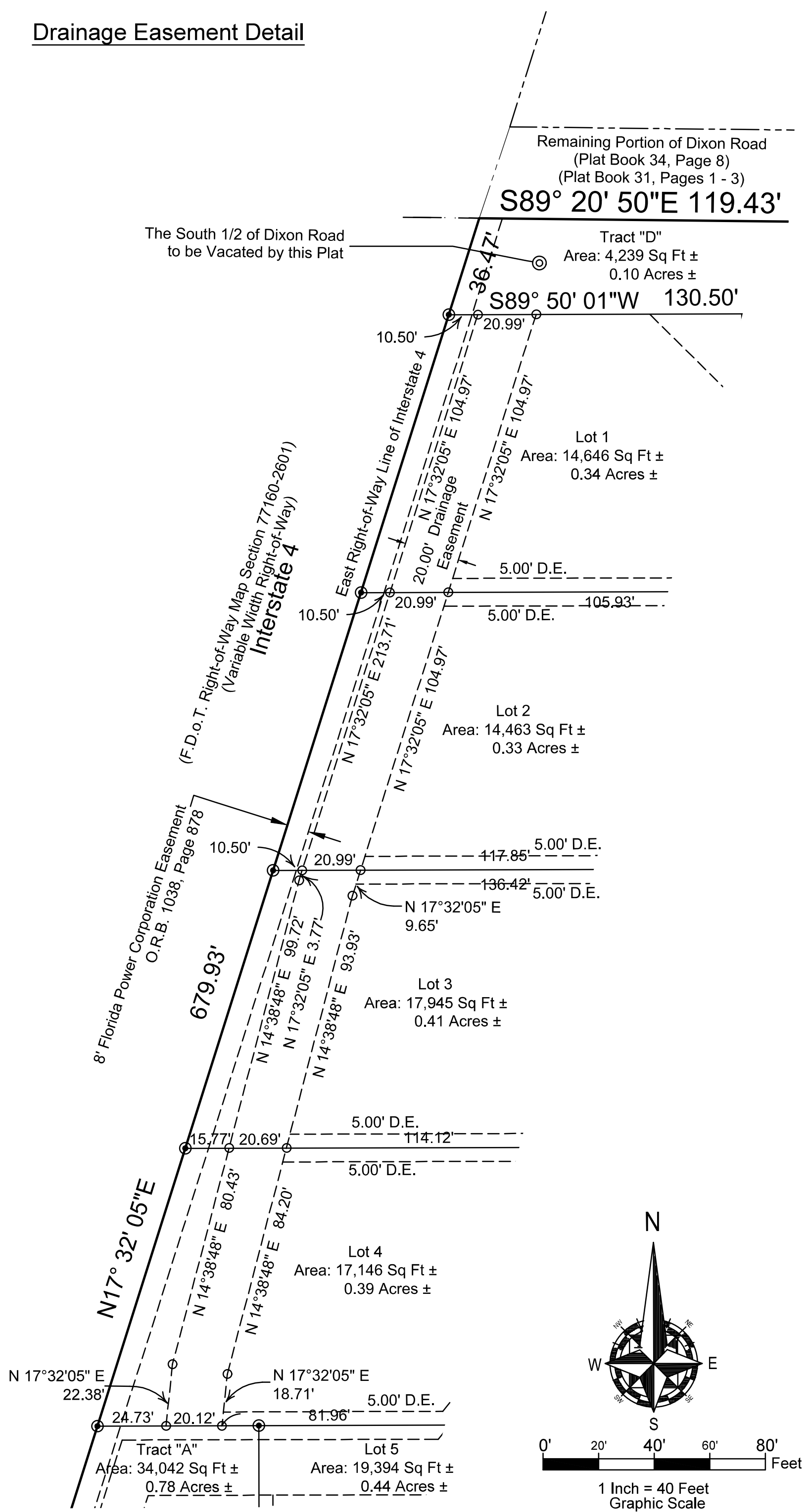
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Drainage Easement Detail



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