

PLOT PLAN

LOT 132

DESCRIPTION:

LOT 132 OF THE PROPOSED PLAT OF "RIVERSIDE OAKS PHASE 4", TO BE RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LOT 10
 RIVERSIDE OAKS PHASE 1
 PB. 86 PAGES 4-10

LOT 11
 RIVERSIDE OAKS PHASE 1
 PB. 86 PAGES 4-10

EXISTING 6 FT
 WHITE LINE

5' High
 Black
 aluminum

5' wide
 gate

STONEBRIAR LANE

BUILDING
 SETBACK

COVD.
 LANAI

GLORYLAND COURT
 FREDERICK ELITE
 MODERN FARMHOUSE
 (L=74.67'xW=50.00')
 FFE=17.80'

THREE CAR
 GARAGE

COVD.
 ENTRY

STORM
 DRAIN

FRONT
 SETBACK

GLORYLAND COURT

50.00' RIGHT-OF-WAY
 S00°03'12" W

5' setback
 from
 Front of Home

10' setback
 from
 Front
 of Home

LOT DRAINAGE TYPE "A"

SETBACKS

FRONT=20'
 SIDE=5'
 SIDE SETBACK=15'
 REAR=20'

LEGEND

C= CENTERLINE
 A/C= AIR CONDITIONING PAD
 COVD.= COVERED
 D.E.= DRAINAGE EASEMENT
 U.E.= UTILITY EASEMENT
 FFE= FINISHED FLOOR ELEVATION
 = PROPOSED FLOW

Y. Megan Znorowski

ZONING PD

8/2/2024

SEMINOLE COUNTY

ZONING-APPROVED

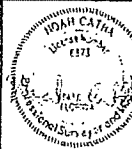
PERMIT #BP24-00011532

SFR

NOT TO ENCROACH
 ANY EASEMENTS

NOTES:

1. THIS IS NOT A SURVEY.
2. THE LANDS SHOWN HEREON LIE WITHIN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.
3. BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF GLORYLAND COURT, BEING CHORD BEARING S00°03'12" W.
4. ELEVATIONS SHOWN HEREON ARE BASED UPON SEMINOLE COUNTY DATUM (NAVD 88).
5. THIS DOCUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THE UNDERSIGNED SURVEYOR MAKES NO GUARANTEES REGARDING INFORMATION SHOWN HEREON PERTAINING TO ANY EASEMENTS, RESERVATIONS, SETBACK LINES, AGREEMENTS, RIGHTS OF WAY OR OTHER SIMILAR MATTERS.
6. ACCORDING TO THE FEDERAL INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12117C0090F, DATED SEPTEMBER 28, 2007, THIS PROPERTY LIES IN ZONE "X".
7. INTERIOR IMPROVEMENTS SHOWN HEREON ARE PROPOSED.



Digitally signed by Noah Catha
 DN: cn=US, st=Florida,
 o=Osando o=Toll Brothers
 Inc. cn=Noah Catha,
 email=cathn@osando.com,
 nty=us
 Date: 2023/05/31 17:27:37
 04:00

NOAH CATHA
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE #6873
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
 MAPPER.

ESE CONSULTANTS ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL ESE Consultants, Inc. 2966 Commerce Park Drive Suite 100 Orlando, FL 32819 T: 407-345-6050 (LB #7508)	RIVERSIDE OAKS TOLL SE LIMITED PARTNERSHIP SPECIAL USE PLAT	CONVEYANCE RECORD PLAT RECORD RECORD RECORD RECORD
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