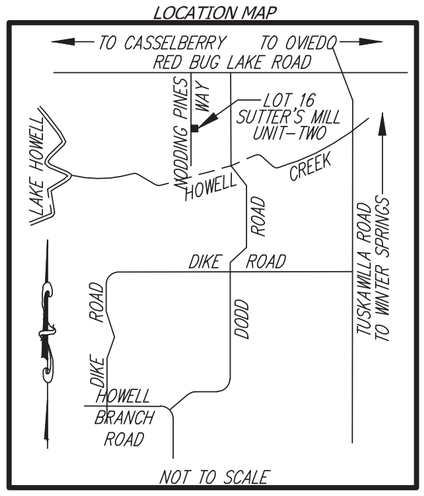
PROPOSED ACCESS POINT FOR DEVELOPMENT

LOCATION MAP



DEDICATION NOTES:
1) Tracts "A" and "B" are for landscaping, entry features and signage and are to remain private, owned and maintained by the Home Owners Association.
2) Access Road is hereby dedicated to the public and is for ingress, egress and the installation and maintenance of utilities.

℄ NODDING PINES WAY 50' DEDICATED R/W
(PLAT BOOK 25, PAGE 12)

RANGE 30 EAST, NO CORNER FOUND OR SET

S.W. CORNER OF LOT 12
FND 1" PIPE, NO I.D.

LOT 15
SUTTER'S MILL - UNIT TWO
PLAT BOOK 25, PAGE 12

WEST R/W LINE OF NODDING PINES WAY (BEARING STRUCTURE LINE)
179.95'(A) 180.00'(P)

N: 1566784.116
E: 565148.273

FND 1/2" IRON "6593"
REPLACED WITH P.R.M.

N 89°53'00" E 130.00'(P)
N 89°07'51" E 130.00'(A)

5' UTILITY EASEMENT (P.B. 25, P. 12)

TRACT "A"

N 89°07'51" E 115.00'

△ =90°00'02"
L=23.56'
R=15.00'
BRG=N 45°52'08" W
C LEN=21.21'
T=15.00'

45.00'

N 00°07'00" W 90.00'(P)
N 00°52'09" W 90.00'(A)

℄ ACCESS ROAD

△ =90°00'02"
L=23.56'
R=15.00'
BRG=S 44°07'50" W
C LEN=21.21'
T=15.00'

45.00'

N 89°07'51" E 115.01'

TRACT "B"

5' UTILITY EASEMENT (P.B. 25, P. 12)

N: 1566694.126
E: 565149.638

N 89°07'51" E 130.00'(A)
N 89°53'00" E 130.00'(P)

269.96'(A) 270.00'(P)

N.W. CORNER OF LOT 20
FND 1" PIPE, NO I.D.

LOT 17
SUTTER'S MILL - UNIT TWO
PLAT BOOK 25, PAGE 12

25.00'
25.00'

25' EASEMENT OR RIGHT-OF-WAY FOR PUBLIC ROAD, DEED BOOK 88, PAGE 25

FND 1" PIPE, NO I.D.
0.14' N. & 0.40' E
SET P.R.M.

0.42'

N: 1566786.088
E: 565278.258

15' UTILITY EASEMENT (P.B. 25, P. 12)
S 00°52'09" E 90.00'(A)
30.00'

15.00'

N 00°57'07" W 1312.79'(A)

25' EASEMENT OR RIGHT-OF-WAY FOR PUBLIC ROAD, DEED BOOK 88, PAGE 25

UNPLATTED

N: 1566696.098
E: 565279.623

0.56'

FND 1" PIPE, NO I.D.
0.19' N. & 0.38' E
SET P.R.M.

EAST LINE OF W. 1/2 OF S.W. 1/4, SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST (PER PLAT)
1105.56'(A) 1106.01'(P)

TRUE EAST LINE OF W. 1/2 OF S.W. 1/4, SECTION 23 TOWNSHIP 21 SOUTH, RANGE 30 EAST

SOUTHEAST CORNER OF W. 1/2 OF S.E. 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST
NO CORNER FOUND OR SET

S 89°09'03" W 1303.44'

N 89°09'03" E 1303.44'

FND 4"x4" CONCRETE MONUMENT
NO I.D., S. 1/4 CORNER SECTION 23,
TOWNSHIP 21 SOUTH, RANGE 30 EAST

SOUTHEAST CORNER SECTION 23,
TOWNSHIP 21 SOUTH, RANGE 30 EAST

ABBREVIATIONS LEGEND:
(A).....ACTUAL MEASUREMENT
℄.....CENTER LINE
D.B.....DEED BOOK
FND.....FOUND
I.D.....IDENTIFICATION
IRON.....IRON BAR SET OR FOUND AS NOTED
L.B.....CORPORATION LICENSE NUMBER
L.B.220.....CORPORATE REGISTRATION NUMBER OF THE DOUDNEY COMPANIES, INC
NO.....NUMBER
O.R.B.....OFFICIAL RECORDS BOOK
P.....PAGE
(P).....PLATTED MEASUREMENT
P.B.....PLAT BOOK
P.L.S.....PROFESSIONAL LAND SURVEYOR
Pp.....PAGES
PSM.....PROFESSIONAL SURVEYOR AND MAPPER
R.L.S.....REGISTERED LAND SURVEYOR
R/W.....RIGHT-OF-WAY

CURVE ELEMENTS
△.....DELTA OR CENTRAL ANGLE OF A CURVE
R.....RADIUS LENGTH
L.....ARC LENGTH
C LEN...CHORD LENGTH
BRG.....CHORD BEARING
T.....TANGENT

0' 20' 40' 60'
SCALE: 1" = 20'

THE DOUDNEY COMPANIES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
200 EAST COMMERCIAL STREET, SUITE 1
SANFORD, FLORIDA 32771-3866
PHONE: (407)322-1451

"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."

JOB NO. 15-18