



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL MEETING AGENDA

Tuesday, July 18, 2023 at 7:30 PM

Town Hall - 307 E Kennedy Blvd

I. CALL TO ORDER AND VERIFICATION OF QUORUM

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. APPROVAL OF THE AGENDA

IV. CITIZEN PARTICIPATION (Three minutes strictly enforced)

V. CONSENT AGENDA

1. Approval of Town Council Meeting Minutes – July 5, 2023 (Clerk Office)

2. Approval of Town Council Resolution Adopting The Final Plat of Enclave At Lake Shadow (Administration)

VI. COUNCIL DECISIONS

****Consent Item May Be Moved To Council Decision**

VII. REPORTS

CHIEF ADMINISTRATIVE OFFICER'S REPORT

TOWN ATTORNEY'S REPORT

TOWN COUNCIL REPORT/DISCUSSION ITEMS

MAYOR'S REPORT

VIII. ADJOURNMENT

The Town of Eatonville is subject to the Public Records Law. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

****PUBLIC NOTICE****

This is a Public Meeting, and the public is invited to attend. This Agenda is subject to change. Please be advised that one (1) or more Members of any of the Town's Advisory Boards/Committees may attend this Meeting and may participate in discussions. Any person who desires to appeal any decision made at this meeting will need a verbatim record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based – per Section 286.0105 Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Town of Eatonville at (407) 623-8910 "at least 48 hours prior to the meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26



HISTORIC TOWN OF EATONVILLE, FLORIDA

TOWN COUNCIL MEETING

JULY 18, 2023 AT 7:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of Town Council Meeting Minutes – July 5, 2023
(Clerk Office)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (CLERK OFFICE)
PUBLIC HEARING 1 ST / 2 ND READING		Exhibits: <ul style="list-style-type: none">Meeting Minutes – July 5, 2023
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Approval of meeting minutes for the Town Council Meeting held on July 5, 2023.

SUMMARY: The Town Council Meeting was held on the 1st Wednesday July 5, 2023 instead of the 1st Tuesday due to the 4th of July holiday. Minutes were transcribed from the audio archive for approval for the public records.

RECOMMENDATION: Approval of July 5, 2023 meeting minutes.

FISCAL & EFFICIENCY DATA: N/A



HISTORIC TOWN OF EATONVILLE, FLORIDA

REGULAR COUNCIL

MEETING MINUTES

Wednesday, July 5, 2023 at 7:30 PM

Town Hall (Council Chamber) - 307 E Kennedy Blvd. 32751

SPECIAL NOTICE: These meeting minutes are presented in an abbreviated format intended as a public record discussion of stated meeting according to the Florida's Government-in-the-Sunshine law. Meetings are opened to the public, noticed within reasonable advance notice, and transcribed into minutes for public record. ***Audio Recording are available through the Town's website on the Council Agenda Page.*

(PLEASE NOTE: Date was changed to Wednesday due to the July 4th holiday)

CALL TO ORDER AND VERIFICATION OF QUORUM:

Mayor Gardner called the meeting to order at 7:30 p.m. and quorum was established through roll call by Mrs. Veronica King

PRESENT: (5) Councilwoman Wanda Randolph, Councilman Marlin Daniels, Councilman Theo Washington, Vice Mayor Rodney Daniels, Mayor Angie Gardner;

STAFF: (8) Demetrius Pressley, **Interim Chief Administrator Officer**, Veronica King, **Town Clerk**, Ryan McKnight, **Attorney**, Joseph Jenkins, **Deputy Chief**, Katrina Gibson, **Finance Director**, Nicole Bonds, **CRA Executive Director**, Cobbin McGee, **Planner I**, Valerie Mundy, **Interim Public Works Director**,

INVOCATION AND PLEDGE OF ALLEGIANCE:

Mayor Grader led the Invocation through a moment of silence followed by the Pledge of Allegiance

APPROVAL OF THE AGENDA:

Mayor Gardner Motions to approve Council Meeting Agenda adding a presentation item (Denton Johnson Tennis Corp.) for council decision and moving item two (CDBG Interlocal Agreement with Orange County) down to Council Decision; Moved by Councilman Washington; Second by Councilman M. Daniels; **AYE: ALL, MOTION PASSES.**

CITIZEN PARTICIPATION - (The Three-minute rule was strictly enforced)

Angela Johnson – Inquired and discussed items related to Founder's Day, the CDBG Grant, Catalina Park, and Code Enforcement.

Anthony Grant – Inquired and discussed concerns pertaining to the CDBG Interlocal Agreement.

Ryan Novak – Spoke on options for branding of town's logo.

APPROVAL CONSENT AGENDA: **Mayor Gardner Motions** to approve the consent agenda approving Town Council Meeting Minutes for June 20, 2023 and approval of the Hurricane Preparedness Plan; Moved by Councilman Washington; Second by Councilman M. Daniels; **AYE: ALL, MOTION PASSES.**

COUNCIL DECISIONS:

Approval of CDBG Interlocal Agreement With Orange County (Moved from Consent Agenda):

Mayor Gardner motions for approval to Approval of CDBG Interlocal Agreement With Orange County; Moved by Councilman Washington; Second by Councilwoman Randolph; **Discussion::** **AYE:** Councilwoman Wanda Randolph, Councilman Marlin Daniels, Vice Mayor Rodney Daniels, Mayor Angie Gardner; **NAYE:** Councilman Theo Washington, **MOTION PASSES.**

Approval and Consent of Emergency Water Main Repair Kennedy Blvd:
Mayor Gardner motions for approval and Consent of Emergency Water Main Repair Kennedy Blvd; Moved by Councilman Washington; Second by Councilman M. Daniels; **AYE: ALL, MOTION PASSES.**

Approval of Funds For The Founder’s Day Celebration:
Mayor Gardner motions for approval of Funds For The Founder’s Day Celebration; Moved by Councilman Washington; Second by Councilman M. Daniels with discussion: ;**AYE:** Councilman Theo Washington, Councilman Marlin Daniels, Mayor Angie Gardner; **NAYE:** Councilwoman Wanda Randolph, Vice Mayor Rodney Daniels **MOTION PASSES.**

Approval of Funds Towards The Denton Johnson Tennis Corp (Added to Agenda through consensus of Council):
Mayor Gardner motions for approval of Funds Towards The Denton Johnson Tennis Corp; Moved by Councilman Washington; Second by Councilman M. Daniels **Comments:** Tennis Courts needs to be brought back up to standard; **AYE: ALL, MOTION PASSES.**

REPORTS:

INTERIM CHIEF ADMINISTRATIVE OFFICER: Demetrius Pressley
Sent CAO report/updates to Council in an email, Stakeholder’s Meeting is scheduled for July 17, 2013 at 6:30 p.m., Code Enforcement is under legal counsel review and pending date for a meeting, thanks to Mr. Novak for assisting in launching YouTube as a platform for the live Town Council Meetings

TOWN ATTORNEY’S REPORT: Attorney Ryan Knight – No Report

TOWN COUNCIL REPORT/DISCUSSION ITEMS-

- Councilman Theo Washington** – No Report
- Councilman Marlin Daniels** – Stay involved and connected, prayers for families experiencing lost (Pastor Bracy who fought for Civil Rights), Looking forward to the upcoming budget.
- Councilwoman Wanda Randolph** – No Report
- Vice Mayor Rodney Daniels** – Consider water tower as part of the branding, request the RWJF Award Amount and criteria, Consider scaling back Founder’s Day, the Senior’s event was a great event.

MAYOR’S REPORT

Mayor Angie Gardner – Seniors program was great, staff is appreciated, and provided updates on the 2 million grant/agreement.

ADJOURNMENT Mayor Gardner Motions for Adjournment of Meeting; Moved by Councilman M. Daniels; Second by Councilman Washington; **AYE: ALL, MOTION PASSES. Meeting Adjourned at 9:04 P.M.**

Respectfully Submitted by:	APPROVED
<hr/>	<hr/>
Veronica L King, Town Clerk	Angie Gardner, Mayor



HISTORIC TOWN OF EATONVILLE, FLORIDA
TOWN COUNCIL MEETING
JULY 18, 2023 AT 7:30 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Approval of Town Council Resolution Adopting The Final Plat of Enclave At Lake Shadow (**Administration**)

TOWN COUNCIL ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: LEGISLATIVE (ADMINISTRATION) Exhibits: <ul style="list-style-type: none">• Staff Comments with Response for CPH• Final Plat – Enclave at Lake Shadow• Boundary Survey• Resolution –Final Plat
PUBLIC HEARING 1ST / 2ND READING		
CONSENT AGENDA	YES	
COUNCIL DECISION		
ADMINISTRATIVE		

REQUEST: Approval of Resolution adopting the final plat of Enclave at Lake Shadow.

SUMMARY: The Town Staff, Planning Consultant, and Engineer of Record have reviewed the conformity of the requirements for adopting final plat for the Enclave at Lake Shadow. In order to finalize and record the plat the Town’s review process must take place, in accordance with the Code of Ordinances of Town of Eatonville, Florida and Chapter 177, Part I of Florida Statutes. The applicant has addressed all the outstanding comments Town Staff, Planner Consultant and Attorney. The developers shall provide for the Town two (2) prints and one (1) electronic copy of the Final Plat recording. The final plat meets all the requirements of the Town and State.

RECOMMENDATION: Staff recommend the approval of Resolution adopting the Final Plat for the Enclave at Lake Shadow.

FISCAL & EFFICIENCY DATA: N/A

RESOLUTION 2023-10

**A RESOLUTION OF THE TOWN COUNCIL OF THE
TOWN OF EATONVILLE APPROVING AND ADOPTING
THE FINAL PLAT OF ENCLAVE AT LAKE SHADOW**

WHEREAS, the Developer has submitted for approval the Final Plat of Enclave at Lake Shadow; and

WHEREAS, the Town Council has determined that the plat of Enclave at Lake Shadow meets the requirements of F.S. 171 and Section 58-296 of Code of the Town of Eatonville and that it is in the best interest of the public welfare to approve said Final Plat of Enclave at Lake Shadow.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Eatonville, Florida, that the Final Plat of Enclave at Lake Shadow is hereby approved.

BE IT FURTHER RESOLVED by the Town Council of the Town of Eatonville, Florida, that the Final Plat of Enclave at Lake Shadow be returned to the Developer for recording in the public records of Orange County, Florida.

BE IT FURTHER RESOLVED by the Town Council of the Town of Eatonville, Florida that after recording, the Developer shall be responsible for returning three prints to the Town.

This Resolution shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing Resolution was adopted and resolved by a ____ to ____ vote of the Town Council of the Town of Eatonville, Florida, at a Regular Meeting held on the ____ day of _____, 2023

Attest:

Mayor Angie Gardner

Town Clerk

Approved As To Form and Legality
for the use and benefit of the Town only:

Town Attorney

CLERK’S CERTIFICATION

I HEREBY CERTIFY that a copy of the foregoing Resolution was posted and available for public review in our online agenda packet prior to the Commission meeting in accordance with Town policy.

Town Clerk

**TOWN OF EATONVILLE
RECORD PLAT REVIEW CHECK SHEET**

Section V. Item #2.

NAME OF PLAT: ENCLAVE AT LAKE SHADOW

DATE REVIEWED: March 23, 2023

REVIEWED BY: Randall L. Roberts, RLS

177.041 - Boundary Survey and Title Certification Required

1. Signed and Sealed Boundary Survey prepared by Professional Surveyor and Mapper submitted.

☒ APPROVED

☐ FAILED

2. Title Certificate prepared by Attorney, Abstractor, or Title Company.

☐ APPROVED

☒ FAILED Title Certificate not provided

Submit the two titles for the plat

3. Title Certificate Legal Description exactly matches Plat Legal Description.

☐ APPROVED

☒ FAILED Title Certificate not provided

"

4. All Mortgages listed in Title Certificate are referenced on Plat.

☐ APPROVED

☒ FAILED - Title Certificate not provided

u

5. All Easements listed in Title Certificate are shown on Plat.

☒ APPROVED

☒ FAILED Title Certificate not provided

u

6. Title Certificate addressed to the Town of Eatonville.

☐ APPROVED

☒ FAILED - Title Certificate not provided

u

**TOWN OF EATONVILLE
RECORD PLAT REVIEW CHECK SHEET**

Section V. Item #2.

NAME OF PLAT: ENCLAVE AT LAKE SHADOW

DATE: March 23, 2023

177.051 - Name of Subdivision

7. Name of Subdivision is not a duplicate of any other subdivision except if it is another phase of existing Plat.

☒ APPROVED
☐ FAILED

8. The words "the", "replat" or "a" may not be used as first word of Subdivision's primary name.

☒ APPROVED
☐ FAILED

9. All words in the name are of the same size and type of font. (No hand lettered additions)

☒ APPROVED
☐ FAILED

10. The subdivision name must be recited in the Owner's dedication.

☒ APPROVED
☐ FAILED

11. Subtitle of plat states the Section, Township, Range, County, City (if inside corporate limits) and State.

☐ APPROVED
☒ FAILED

Town

Fixed

"Town of Eatonville"

12. If this is a replat, Subtitle must state that this is a replat and must quote the full name and recording data.

☒ APPROVED – N/A
☐ FAILED

**TOWN OF EATONVILLE
RECORD PLAT REVIEW CHECK SHEET**

Section V. Item #2.

NAME OF PLAT: ENCLAVE AT LAKE SHADOW

DATE: March 23, 2023

177.061 - Qualification of Person filing Plat

13. Plat was prepared by a Professional Surveyor licensed in accordance with Chapter 472, Florida Statutes.

☒ APPROVED
☐ FAILED

14. Plat contains the printed name of the Surveyor of Record.

☒ APPROVED
☐ FAILED

15. Plat contains the full address of the Surveyor of Record.

☒ APPROVED
☐ FAILED

16. Plat contains the registration number of the Surveyor of Record

☒ APPROVED
☐ FAILED

17. Plat contains the certificate of authorization number of the Company if applicable.

☒ APPROVED
☐ FAILED

18. Signing surveyor must state that the plat was prepared under his/her direction and complies with all survey requirements of F.S. 177.

☒ APPROVED
☐ FAILED

**TOWN OF EATONVILLE
RECORD PLAT REVIEW CHECK SHEET**

Section V. Item #2.

NAME OF PLAT: ENCLAVE AT LAKE SHADOW

DATE: March 23, 2023

177.071 - Approval of Plat by Governing Bodies

19. Engineer/Administrative Official Approval checked for form and spelling.

☐ APPROVED
☒ FAILED

?

20. Planner's Approval checked for form and spelling.

☐ APPROVED
☐ FAILED

21. Surveyor's Approval checked for form and spelling.

✓ ☐ APPROVED
✓ ☒ FAILED see pdf

✓ Made corrections from pdf

22. Mayor Acceptance checked for form and spelling.

☐ APPROVED
☒ FAILED

?

23. Clerk of the Court's Approval checked for form and spelling.

☒ APPROVED
☐ FAILED

177.081 - Dedication and Approval

24. Dedication executed by all owners. Dedicates streets, alleys, and easements.

☐ APPROVED
☒ FAILED

Preliminary Not an executed copy

**TOWN OF EATONVILLE
RECORD PLAT REVIEW CHECK SHEET**

Section V. Item #2.

NAME OF PLAT: ENCLAVE AT LAKE SHADOW

DATE: March 23, 2023

25. Mortgagee(s) executed joinder to the Dedication on face of Plat.

☐ APPROVED –
☒ FAILED – Title ?

We got updated title in Feb. It is added to boundary survey. Added to plat in Feb.

177.091 - Plats made for Recording

26. Index or key map required for multiple sheet plats.

☒ APPROVED –
☐ FAILED

27. All matchlines are clearly labeled, if applicable.

☒ APPROVED
☐ FAILED

28. Scale and font size sufficient to show all detail. The minimum recommended text height is 0.07' at 1"=1"

☒ APPROVED
☐ FAILED

29. Scale shall be stated and graphically shown on every sheet showing any portion of the lands being platted.

☒ APPROVED
☐ FAILED –

30. Name of the subdivision shown on all sheets in the same size and type of font.

☒ APPROVED
☐ FAILED

**TOWN OF EATONVILLE
RECORD PLAT REVIEW CHECK SHEET**

Section V. Item #2.

NAME OF PLAT: ENCLAVE AT LAKE SHADOW

DATE: March 23, 2023

31. Name of Surveyor or legal entity, street and mailing address shown on all sheets.

☒ APPROVED
☐ FAILED

32. Prominent North Arrow on all sheets showing any portion of the lands being platted.

☒ APPROVED
☐ FAILED

33. Basis of Bearing referenced to a well-established and monumented line stated on all sheets.

☒ APPROVED per Note #1
☐ FAILED

34. Permanent Reference Monuments (PRM's) placed at each corner or change in direction of the plat boundary.
(May not be more than 1400 feet apart and must be set prior to acceptance of the plat. Cannot be bonded.)

☒ APPROVED
☐ FAILED

35. Inaccessible PRM's offset within the boundary of the plat and the offset properly noted.

☒ APPROVED POL (Witness)
☐ FAILED –

36. Registration number for found previously set PRM's noted or, if un-numbered, shall be so noted.

☒ APPROVED
☐ FAILED

**TOWN OF EATONVILLE
RECORD PLAT REVIEW CHECK SHEET**

Section V. Item #2.

NAME OF PLAT: ENCLAVE AT LAKE SHADOW

DATE: March 23, 2023

37. Permanent Control Points (PCP's) set on centerline at the intersection and terminus of all streets, all changes of direction and not more than 1000 feet apart. **(Must be set within one year of the plat acceptance or, if bonded, must be set prior to the expiration of the bond)**

☒ APPROVED None shown or in legend
☐ FAILED

38. Monumentation set at all lot corners, points of intersection, and changes of direction of lines within the subdivision which do not require a PRM or PCP. **(Must be set before the transfer of any lot or, if bonded, must be set prior to the expiration of the bond.)**

☒ APPROVED – as noted on all sheets PRM on Boundary
☐ FAILED

39. Section, Township and Range stated immediately under the name of the subdivision on each sheet along with the name of the appropriate city, town, village, county and state in which the plat is situated.

☒ APPROVED
☐ FAILED

40. Description is complete, exactly matches the title opinion and accurately depicts the lands being platted.

☒ APPROVED Subject to review of current Title report
☐ FAILED –

41. All dedications and approvals required by ss.177.071 and 177.081 are shown.

☒ APPROVED
☐ FAILED

42. The Clerk of the Court's and Professional Surveyor's seal and certification shown.

☐ APPROVED
☒ FAILED

N/A – Preliminary Copy

**TOWN OF EATONVILLE
RECORD PLAT REVIEW CHECK SHEET**

Section V. Item #2.

NAME OF PLAT: ENCLAVE AT LAKE SHADOW

DATE: March 23, 2023

43. All section lines and quarter section lines occurring within the subdivision are shown.

☒ APPROVED
☐ FAILED

44. All information in the legal description is shown. (Point of Commencement, Point of Beginning, etc.)

✓ ☐ APPROVED add qualified lines and corners see pdf
☐ FAILED
Added closure line in rear, missing hard call, and corner labels for north corners in lake.

45. Location, width, and names of all streets waterways or other right-of-ways shown.

☒ APPROVED
☐ FAILED –

46. Location, width, and purpose of all existing and proposed easements shown. (Recording information for all existing easements required.)

☒ APPROVED subject to review of current title
☐ FAILED – *Title is on survey & plat.*

47. All contiguous properties identified by subdivision title, plat book and page, or if unrecorded, noted as such.

✓ ☐ APPROVED
☒ FAILED – see pdf *Added recording info to Not Platted parcels.*

48. If a replat, sufficient ties to controlling lines on the previous plat to allow an overlay to be made.

☒ APPROVED –N/A
☐ FAILED

**TOWN OF EATONVILLE
RECORD PLAT REVIEW CHECK SHEET**

Section V. Item #2.

NAME OF PLAT: ENCLAVE AT LAKE SHADOW

DATE: March 23, 2023

49. All lots numbered progressively or, if in blocks, progressively within the blocks.

☒ APPROVED
☐ FAILED

50. Sufficient survey data to accurately describe the bounds of every lot, block, street, easement, tract, etc.

☒ APPROVED –
☐ FAILED

51. All distances to the nearest hundredth of a foot.

☒ APPROVED
☐ FAILED

52. Curvilinear lot lines shall show as a minimum, the radii, arc distances and central angles.

☒ APPROVED
☐ FAILED

53. Radial lot lines shall be so designated. Directions of nonradial lines shall be indicated.

☒ APPROVED
☐ FAILED

54. All angles, bearings, or azimuths to the nearest second of arc.

☒ APPROVED
☐ FAILED

55. Centerlines of noncurved streets dimensioned with distances together with either angles, bearings or azimuths.

☒ APPROVED
☐ FAILED

**TOWN OF EATONVILLE
RECORD PLAT REVIEW CHECK SHEET**

Section V. Item #2.

NAME OF PLAT: ENCLAVE AT LAKE SHADOW

DATE: March 23, 2023

56. Centerlines of curves streets dimensioned with arc distances, central angles, radii, chord distances, and chord bearings or azimuths.

☒ APPROVED –
☐ FAILED

57. Parks and recreations areas so designated.

☒ APPROVED –
☐ FAILED

58. All excepted parcels labeled as “Not a part of this plat.”

☒ APPROVED – N/A
☐ FAILED

59. The purpose of all dedicated blocks, tracts or parcels shall be clearly stated.

☒ APPROVED
☐ FAILED

60. If line or curve tables are used, the tabular data must appear on the sheet to which it applies.

☒ APPROVED –
☐ FAILED

61. The plat shall include in a prominent place the following statement:

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.

☒ APPROVED
☐ FAILED

~~TOWN OF EATONVILLE~~
~~CITY OF LAKE ALFRED~~
RECORD PLAT REVIEW CHECK SHEET

Section V. Item #2.

NAME OF PLAT: ENCLAVE AT LAKE SHADOW

DATE: March 23, 2023

62. All platted utility easements shall provide that such easements are for the construction, installation, maintenance, and operation of cable television.

☒ APPROVED per Note #3
☐ FAILED

63. A legend of all symbols and abbreviations shall be shown.

☒ APPROVED
☐ FAILED

.....
COMMENTS:

Please see plat pdf markups for additional comments. ✓ Addressed comments in pdf.

This review is subject to Town Engineer and Town Attorney comments as well as Town staff review.

CERTIFICATION:

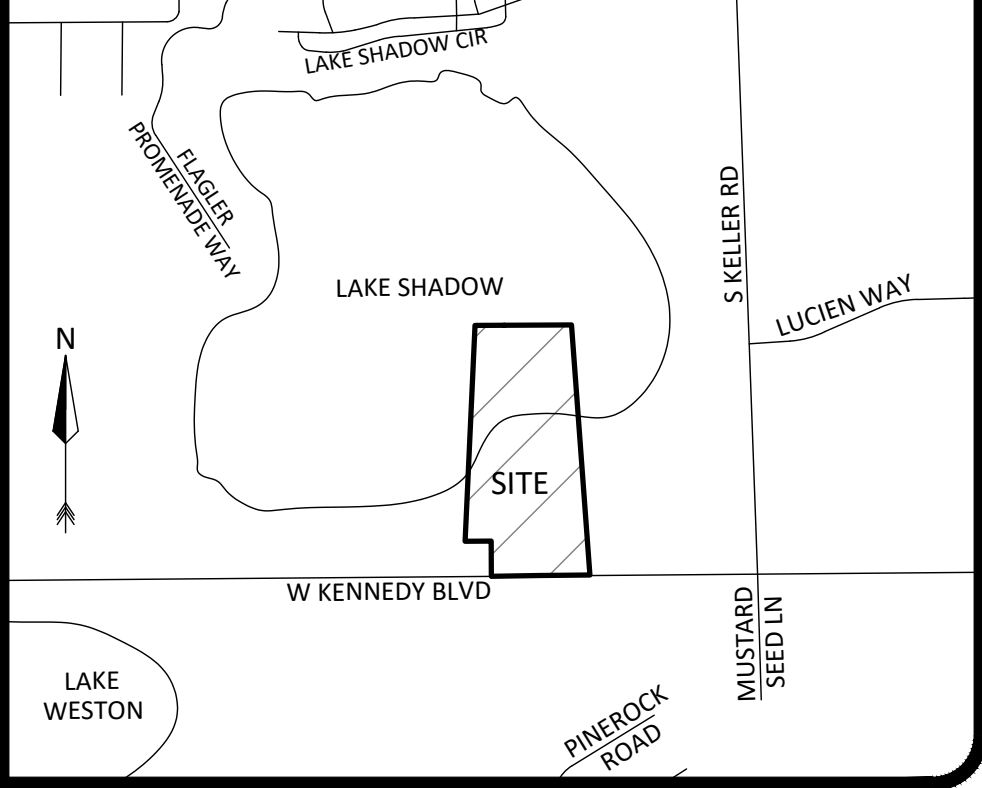
I HEREBY CERTIFY that this plat has been reviewed for the conformity to the requirements of Chapter 177, Part I of Florida Statutes. No confirmation of mathematical closure or the placement of PRM's and PCP's in the field was made in this review.

CPH, LLC LB #7143
500 West Fulton Street
Sanford, Fl 32771

By: Randall L. Roberts, R.L.S.
Florida Registration Number 3144

Date: March 23, 2023

VICINITY MAP (NOT TO SCALE)



MAP OF SURVEY



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 40' JOB #54117 SHEET 1 OF 3

DRAWN BY: ANT PREPARED FOR:

NAV5 COMPANY

SUBDIVISION NAME: SECTION 34-21-29

LOCATION:
2051, 2057 & 1001 W KENNEDY BOULEVARD
ORLANDO, FL 32810

LEGEND

BB - BOTTOM OF BANK	MEAS - MEASURED
BC - BACK OF CURB	MF - METAL FENCE
BF - BACK FLOW PREVENTER	MS - METAL SHED
B - BENCHMARK	MS - MITERED END SECTION
B - BENCHMARK	MS - MONITORING WELL
B - BURIED ELECTRIC	N&D - NAL & DISK
BWF - BARBED WIRE FENCE	NAVD - NORTH AMERICAN
CB - CABLE TV RISER	VD - VERTICAL DATUM
C - BURIED CABLE TV	NGVD - NATIONAL GEODETIC
CALC - CALCULATED	NT - NON TANGENT
CBM - CALCULATED & MEASURED	NTS - NOT TO SCALE
A - CENTRAL ANGLE	OHE - OVERHEAD ELECTRIC
CBW - CONCRETE BLOCK WALL	ORB - OFFICIAL RECORDS BOOK
CC - COVERED CONCRETE	-OW- OVERHEAD WIRE
CF - CONCRETE FLUME	PL - PLAT BOOK
CHW - CONCRETE HEAD WALL	PC - POINT OF CURVATURE
CL - CHAIN LINK FENCE	PEP - PER ENGINEERING PLANS
C - CENTERLINE	PF - PLASTIC FENCE
CM - CONCRETE MONUMENT	PG - PAGE
CMP - CORRUGATED METAL PIPE	PI - POINT OF INTERSECTION
-CO - CLEAN OUT	P&M - PLAT & MEASURED
CONC - CONCRETE	POB - POINT OF BEGINNING
COVD - COVERED	POC - POINT OF COMMENCEMENT
CP - CONCRETE PAD	PC - POINT OF REVERSE
CW - CONCRETE WALKWAY	D&M - DEED/DESC & MEASURED
D&M - DEED/DESC & MEASURED	(D) - WRITTEN BY SURVEYOR
DESC - DESCRIPTION	JDL - DOT INLET
DOC# - DOCUMENT #	DP - DUMPSTER PAD
DP - DUMPSTER PAD	DW - DRIVEWAY
ED - EASEMENT NUMBER	ED - EASEMENT NUMBER
ED - ELECTRIC METER	EL - ELECTRICAL BOX
EL - ELEVATION	ESMT - EASEMENT
EP - EDGE OF PAVEMENT	EP - FIRE DEPARTMENT
FDC - FLOOD INSURANCE	FIRM - FLOOD INSURANCE
RATE MAP	FE - FINISHED FLOOR ELEVATION
FE - FINISHED FLOOR ELEVATION	FM - FORCE MAIN
FM - FORCE MAIN	FND - FOUND
FND - FOUND	FO - FIBER OPTIC BOX
FO - FIBER OPTIC BOX	FO - GAS LINE
FO - GAS LINE	FO - GAS METER
FO - GAS METER	FO - GUY WIRE ANCHOR
FO - GUY WIRE ANCHOR	FO - HANDICAP PARKING
FO - HANDICAP PARKING	FO - HIGH DENSITY
FO - HIGH DENSITY	FO - POLYETHYLENE
FO - POLYETHYLENE	FO - INVERT ELEVATION
FO - INVERT ELEVATION	FO - IRON PIPE
FO - IRON PIPE	FO - IRON ROD
FO - IRON ROD	FO - IRRIGATION VALVE
FO - IRRIGATION VALVE	FO - ARC LENGTH
FO - ARC LENGTH	FO - LICENSED BUSINESS
FO - LICENSED BUSINESS	FO - LIGHT POLE
FO - LIGHT POLE	FO - LANDSCAPE AREA
FO - LANDSCAPE AREA	FO - LICENSE SURVEYOR

SURVEY DATE: 2/18/22

DATE:	JOB #	REVISION	BY:
4/6/21	54117	ADD TOPOGRAPHY AND TREES	ANT
8/27/21	54117	CLIENT COMMENTS	ANT
2/11/22	54117	CLIENT COMMENTS	ANT
2/18/22	55478	UPDATE SURVEY	ANT
2/25/22	55478	ADD ZONING	ANT
4/22/22	55478	UPDATE ZONING	ANT
9/7/22	56025	WRITE DESCRIPTION AND UPDATE TITLE	ANT
2/10/23	56025	UPDATE PROPERTY INFORMATION REPORT	ANT

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

RONALD K. SMITH, PSM 5797

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE BOUNDARY SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR- THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RONALD K. SMITH, PSM 5797.

DESCRIPTION

Parcel 1 (Dennison-A)
Parcel Identification Number: 34-21-29-0000-00-012

The West 165 feet of the West 330 feet of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 21 South, Range 29 East (less the South 40 feet for road), Orange County, Florida.

AND

Parcel 2 (Dennison-B)
Parcel Identification Number: 34-21-29-0000-00-013

The East 165 feet of the West 330 feet of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 21 South, Range 29 East (less the South 40 feet for road), Orange County, Florida.

AND

Parcel 3 (Rogers)
Parcel Identification Number: 34-21-29-0000-00-041

From the Southeast corner of the Northwest 1/4 of Section 34, Township 21 South, Range 29 East, run N. 04 degrees 01' 15" W. along the East line of the Northwest 1/4 of said Section 34, a distance of 40.10 feet to a point on the North right-of-way line of Lake Avenue for a Point of Beginning; continue N. 04 degrees 01' 15" W., a distance of 1255.67 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 34; thence N. 89 degrees 46' 45" W. along the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 34, a distance of 144.23 feet; thence run S. 02 degrees 49' 00" W. a distance of 1254.69 feet to the North right-of-way line of Lake Avenue; thence East, a distance of 293.94 feet to the Point of Beginning.

LESS ("Retained Parcel"):

From the Southeast corner of the Northwest 1/4 of Section 34, Township 21 South, Range 29 East, run N. 04 degrees 01' 15" W. along the East line of the Northwest 1/4 of said Section 34, a distance of 40.10 feet to a point on the North right-of-way line of Lake Avenue; thence run West along said North right-of-way line 155.94 feet to the Point of Beginning; thence leaving said North right-of-way line run North 192.00 feet; thence West 128.55 feet; thence S. 02 degrees 49' 00" W. 192.23 feet to the aforesaid North right-of-way line; thence East 138.00 feet to the Point of Beginning (the "Retained Parcel").

TOGETHER WITH a non-exclusive access easement over a portion of the Retained Parcel described as follows (the "Access Easement"):

From the Southeast corner of the Northwest 1/4 of Section 34, Township 21 South, Range 29 East, run N. 04 degrees 01' 15" W. along the East line of the Northwest 1/4 of said Section 34, a distance of 40.10 feet to a point on the North right-of-way line of Lake Avenue; thence run West along said North right-of-way line 155.94 feet to the Point of Beginning; thence leaving said North right-of-way line run North 192.00 feet; thence West 22.00 feet; thence South 192.00 feet to the aforesaid North right-of-way line; thence run East along said North right-of-way line 22.00 feet to the Point of Beginning.

BEING DESCRIBED AS: (WRITTEN BY SURVEYOR)

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST, LOCATED IN THE TOWN OF EATONVILLE, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE S89°48'17"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 2,474.36 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE N04°11'58"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 40.10 FEET; THENCE S89°48'17"W ALONG THE FORMER NORTH RIGHT-OF-WAY LINE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 75703-2601, A DISTANCE OF 155.94 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN INSTRUMENT #20190789197, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°11'43"W ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 18.81 FEET FOR A POINT OF BEGINNING; THENCE N00°11'43"W A DISTANCE OF 173.19 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S89°48'30"W ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 128.49 FEET TO THE NORTHWEST CORNER OF SAID LANDS, ALSO BEING A POINT ON THE EAST LINE OF INSTRUMENT #20150553300, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE N02°38'23"E ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 1,061.90 FEET TO THE NORTHEAST CORNER OF SAID LANDS ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE N89°48'55"E ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 144.23 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N89°39'17"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 330.71 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED AS "TRACT 3" IN INSTRUMENT #20190094393, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S04°11'58"E ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1,232.72 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED AS "PARCEL 1066" IN OFFICIAL RECORDS BOOK 9244, PAGE 2343, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W KENNEDY BOULEVARD; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE: (1) S89°58'21"W A DISTANCE OF 4.44 FEET; (2) S89°48'17"W A DISTANCE OF 3.98 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 22971.31 FEET, A CHORD BEARING OF S89°12'37"W, A CHORD DISTANCE OF 476.65 FEET, (3) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°11'20", A DISTANCE OF 476.66 FEET TO THE POINT OF BEGINNING.

CONTAINS 652,547 SQUARE FEET OR 14.980 ACRES, MORE OR LESS.

NOTES

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34-21-29 BEING S89°48'14"W.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS SURVEY WAS MADE ON THE GROUND. ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED SURFACE UTILITY FEATURES AND/OR DRAWINGS PROVIDED BY CLIENT. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

4. SUBJECT PROPERTY LIES IN ZONES "X" AND "AE"; A SPECIAL FLOOD HAZARD AREA, AS SHOWN HEREON HAVING A BASE FLOOD ELEVATION OF 83.6 FEET (NAVD 88), BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0235F, COMMUNITY NO. 120182, TOWN OF EATONVILLE, ORANGE COUNTY, FLORIDA, EFFECTIVE SEPTEMBER 25, 2009.

5. THIS SURVEY WAS MADE WITH BENEFIT OF PROPERTY INFORMATION REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FATIC FILE NO. 1054-6152978, DATED: AUGUST 16, 2022 AND FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE SEARCH REPORT, FATIC FILE NO. 7222-6338417, DATED: FEBRUARY 7, 2023.

6. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

7. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.

8. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK EV-1 HAVING AN ELEVATION OF 96.846 FEET, (NAVD 88).

9. THE WATER BOUNDARIES SHOWN HEREON ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

10. THE ABOVE DESCRIBED PARCELS ARE CONTIGUOUS AT THEIR COMMON BOUNDARY LINES WITHOUT ANY GAPS, GORES, HIATUSES AND CONSTITUTE ONE PARCEL OF LAND.

11. BEARING FOLLOWED BY "(SPC)" IS RELATIVE TO STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 83, FLORIDA EAST ZONE AND SHOWN TO ESTABLISH THE RELATIONSHIP BETWEEN DESCRIPTION BEARINGS SHOWN AND BEARINGS CONTAINED IN WETLANDS LINE CHART. THIS DOES NOT ALTER OR CHANGE DESCRIBED AND SURVEYED BOUNDARY.

12. LOCATION OF WETLANDS SHOWN HEREON DELINEATED BY "BIO-TECH CONSULTING INC.", PROJECT #1089-02, DATED MARCH 24, 2021.

13. THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S PROPERTY INFORMATION REPORT, DATED AUGUST 16, 2022, AND TITLE SEARCH REPORT, DATED FEBRUARY 7, 2023 AND INSURED IN THE MORTGAGEE'S POLICY, OR ANY EXCEPTIONS OR DISCREPANCIES HAVE BEEN IDENTIFIED AND NOTED.

EASEMENT & EXCEPTIONS

EXCEPTIONS LISTED BELOW ARE SHOWN PER FIRST AMERICAN TITLE INSURANCE COMPANY'S FATIC FILE NUMBER 1054-6152978, DATED AUGUST 16, 2022, AND FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE SEARCH REPORT, FATIC FILE NUMBER 7222-6338417, DATED FEBRUARY 7, 2023.

1. DISTRIBUTION EASEMENT IN BOOK 3707, PAGE 1089. (AFFECTS PARCEL 3. DEPICTED HEREON AS A 10 FOOT EASEMENT LYING 5 FEET ON EITHER SIDE OF THE GRANTEES FACILITIES AT MUTUALLY AGREEABLE LOCATIONS OVER, UNDER, ACROSS AND THROUGH SUBJECT PROPERTY. THE ONLY FACILITIES FOUND IS OVERHEAD WIRES.)

2. RESTRICTIONS AND EASEMENTS IN BOOK 5983, PAGE 1506 AND RE-RECORDED IN BOOK 6005, PAGE 1522. (AFFECTS SUBJECT PROPERTY. DEPICTED HEREON.)

3. DEVELOPER'S AGREEMENT IN BOOK 7402, PAGE 781. (AFFECTS SUBJECT PROPERTY. CONTAINS NO EASEMENTS TO DEPICT.) TERMINATED BY DOCUMENT 20220169587.

4. EASEMENTS TO ORANGE COUNTY IN BOOK 9244, PAGE 2343, AND BOOK 9892, PAGE 2480. (AFFECTS SUBJECT PROPERTY. DEPICTED HEREON.)

5. DEVELOPMENT AGREEMENT IN INSTRUMENT #20220600519. (AFFECTS SUBJECT PROPERTY. CONTAINS NO EASEMENTS TO DEPICT.)

6. AMENDMENT TO DRAINAGE EASEMENT IN INSTRUMENT #20220600520. (AFFECTS SUBJECT PROPERTY AS A BLANKET EASEMENT.)

TREE CHART	61 - 28" OAK	122 - 3-8" EAR
1 - 12" PALM	62 - 24" OAK	123 - 3-14" EAR
2 - 12" PALM	63 - 24" OAK	124 - 16" EAR
3 - 5-6" CAMPHOR	64 - 27" OAK	125 - 16" OAK
4 - 18" PALM	65 - 6" CAMPHOR	126 - 9" CAMPHOR
5 - 20" PALM	66 - 12" PALM	127 - 7" CAMPHOR
6 - 20" PALM	67 - 10" OAK	128 - 7" CAMPHOR
7 - 13" PALM	68 - 7" CAMPHOR	129 - 22" PINE
8 - 24" OAK	69 - 2-24" OAK	130 - 19" PINE
9 - 17" PALM	70 - 6" CAMPHOR	131 - 16" PINE
10 - 20" PALM	71 - 6" CAMPHOR	132 - 3-9" CHERRY
11 - 16" PALM	72 - 46" OAK	133 - 3-9" CHERRY
12 - 21" PALM	73 - 22" PALM	134 - 17" PINE
13 - 10" PALM	74 - 2-20" OAK	135 - 16" OAK
14 - 13" PALM	75 - 10" CAMPHOR	136 - 24" PINE
15 - 6" EAR	76 - 13" PALM	137 - 10" OAK
16 - 12" PALM	77 - 7" OAK	138 - 24" OAK
17 - 20" PALM	78 - 10" PINE	139 - 34" OAK
18 - 8" PALM	79 - 6" PINE	140 - 22" OAK
19 - 7" EAR	80 - 24" OAK	141 - 32" OAK
20 - 21" PALM	81 - 26" OAK	142 - 6-18" CAMPHOR
21 - 20" PALM	82 - 20" OAK	143 - 20" PINE
22 - 13" EAR	83 - 19" OAK	144 - 18" CAMPHOR
23 - 9" CAMPHOR	84 - 6" CAMPHOR	145 - 11" OAK
24 - 6" CAMPHOR	85 - 12" CAMPHOR	146 - 3-6" CAMPHOR
25 - 11" CAMPHOR	86 - 8" EAR	147 - 24" OAK
26 - 11" CAMPHOR	87 - 18" EAR	148 - 11" OAK
27 - 26" OAK	88 - 6" EAR	149 - 14" OAK
28 - 30" OAK	89 - 9" EAR	150 - 20" OAK
29 - 27" OAK	90 - 3-12" EAR	151 - 19" OAK
30 - 2-24" EAR	91 - 2-7" EAR	152 - 12" OAK
31 - 24" EAR	92 - 13" EAR	153 - 19" OAK
32 - 10" EAR	93 - 12" EAR	154 - 8" OAK
33 - 2-10" CAMPHOR	94 - 9" EAR	155 - 6" CAMPHOR
34 - 2-24" CAMPHOR	95 - 6" EAR	156 - 20" EAR
35 - 12" OAK	96 - 12" EAR	157 - 6" OAK
36 - 27" OAK	97 - 12" EAR	158 - 2-10" CAMPHOR
37 - 13" PALM	98 - 24" OAK	159 - 24" OAK
38 - 19" OAK	99 - 19" OAK	160 - 3-20" OAK
39 - 17" OAK	100 - 19" OAK	161 - 9" CAMPHOR
40 - 19" EAR	101 - 14" PINE	162 - 9" CAMPHOR
41 - 6" CAMPHOR	102 - 16" OAK	163 - 43" OAK
42 - 8" CAMPHOR	103 - 20" OAK	164 - 3-9" OAK
43 - 20" OAK	104 - 20" OAK	165 - 6" OAK
44 - 11" OAK	105 - 11" CAMPHOR	166 - 10" OAK
45 - 10" OAK	106 - 19" OAK	167 - 12" OAK
46 - 12" OAK	107 - 19" OAK	168 - 15" OAK
47 - 10" OAK	108 - 13" OAK	169 - 10" OAK
48 - 14" OAK	109 - 3-11" OAK	170 - 12" OAK
49 - 24" OAK	110 - 2-18" OAK	171 - 14" OAK
50 - 26" OAK	111 - 2-10" OAK	172 - 16" PINE
51 - 6" CAMPHOR	112 - 10" OAK	173 - 18" EAR
52 - 10" EAR	113 - 10" OAK	174 - 28" EAR
53 - 2-11" EAR	114 - 11" CAMPHOR	175 - 2-26" OAK
54 - 6" CAMPHOR	115 - 8" CAMPHOR	
55 - 3-7" CAMPHOR	116 - 8" CAMPHOR	
56 - 27" OAK	117 - 22" OAK	
57 - 18" OAK	118 - 6" CAMPHOR	
58 - 28" OAK	119 - 6" CAMPHOR	
59 - 24" OAK	120 - 14" PINE	
60 - 27" OAK	121 - 15" PINE	

MAP OF SURVEY



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 40'	JOB #54117	SHEET 2 OF 3
DRAWN BY: ANT		

PREPARED FOR: UNIT COMMAND

NV5 COMPANY

SUBDIVISION NAME: SECTION 34-21-29

LOCATION:
2051, 2057 & 1001 W KENNEDY BOULEVARD
ORLANDO, FL 32810

LEGEND

[illegible]

SURVEY DATE: 2/18/22

DATE:	JOB #	REVISION	BY:
4/6/21	54117	ADD TOPOGRAPHY AND TREES	AN
8/27/21	54117	CLIENT COMMENTS	AN
2/11/22	54117	CLIENT COMMENTS	AN
2/18/22	55478	UPDATE SURVEY	AN
2/25/22	55478	ADD ZONING	AN
4/22/22	55478	UPDATE ZONING	AN
9/7/22	56025	WRITE DESCRIPTION AND UPDATE TITLE	AN
2/10/23	56025	UPDATE PROPERTY INFORMATION REPORT	AN

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

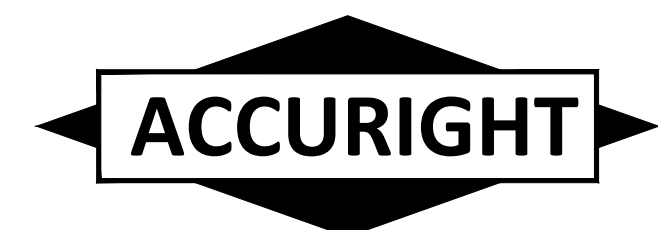
RONALD K. SMITH, PSM 5797

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AUTHORIZED BY RONALD K. SMITH, PSM 5797.

MAP OF SURVEY



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SCALE: 1" = 40'	JOB #54117	SHEET 3 OF 3
DRAWN BY: ANT		

DRAWN BY: ANI	
PREPARED FOR:	

NV5 COMPANY

SUBDIVISION NAME: SECTION 34-21-29

LOCATION:
2051, 2057 & 1001 W KENNEDY BOULEVARD
ORLANDO, FL 32810

LEGEND

[illegible]

SURVEY DATE: 2/18/22

DATE:	JOB #	REVISION	BY:
4/6/21	54117	ADD TOPOGRAPHY AND TREES	ANT
8/27/21	54117	CLIENT COMMENTS	ANT
2/11/22	54117	CLIENT COMMENTS	ANT
2/18/22	55478	UPDATE SURVEY	ANT
2/25/22	55478	ADD ZONING	ANT
4/22/22	55478	UPDATE ZONING	ANT
9/7/22	56025	WRITE DESCRIPTION AND UPDATE TITLE	ANT
2/10/23	56025	UPDATE PROPERTY INFORMATION REPORT	ANT

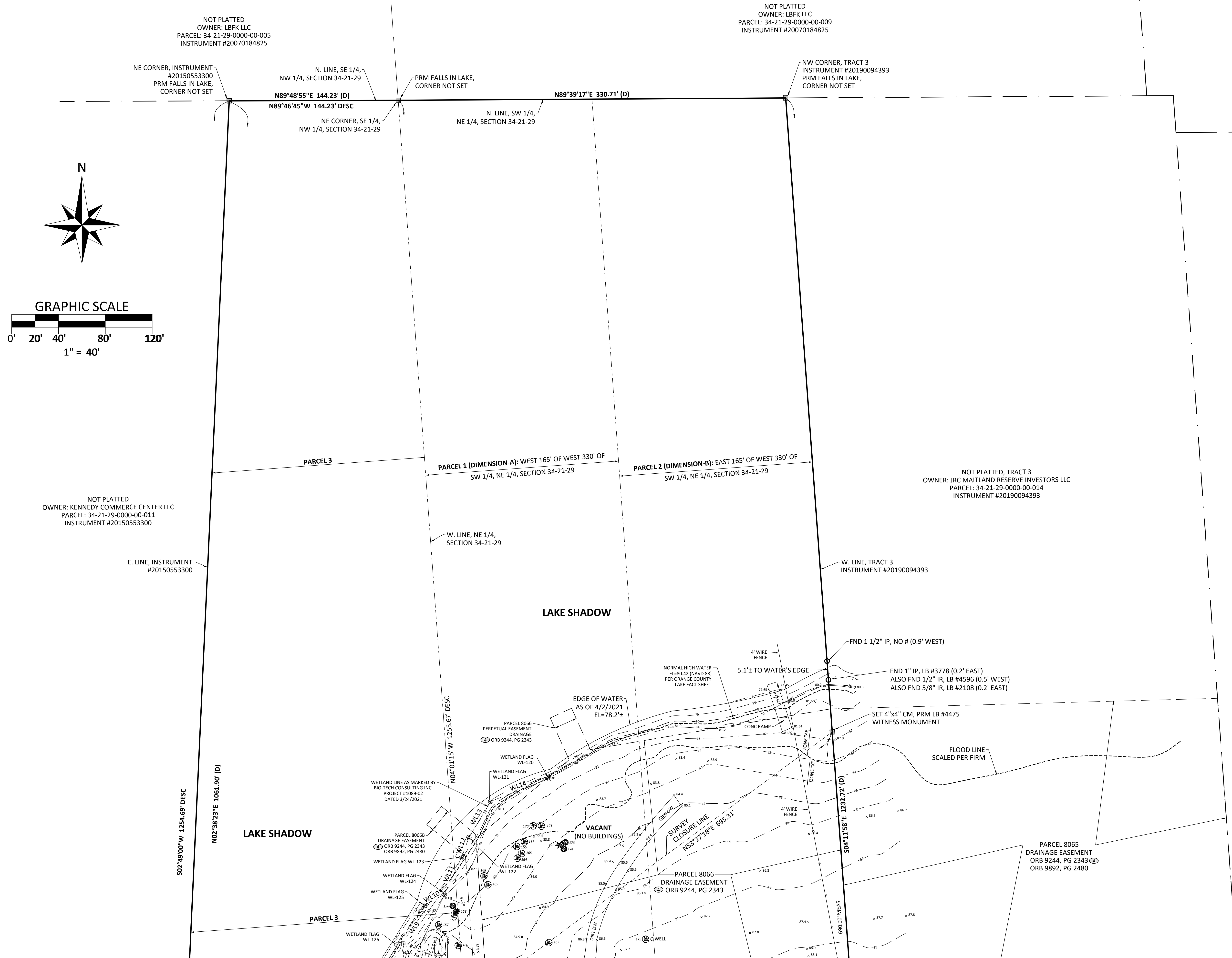
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

RONALD K. SMITH, PSM 5797

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE BOUNDARY SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY
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THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY RONALD K. SMITH, PSM 5797.



ENCLAVE AT LAKE SHADOW

LOCATED IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
TOWN OF EATONVILLE, ORANGE COUNTY, FLORIDA.

DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST, LOCATED IN THE TOWN OF EATONVILLE, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

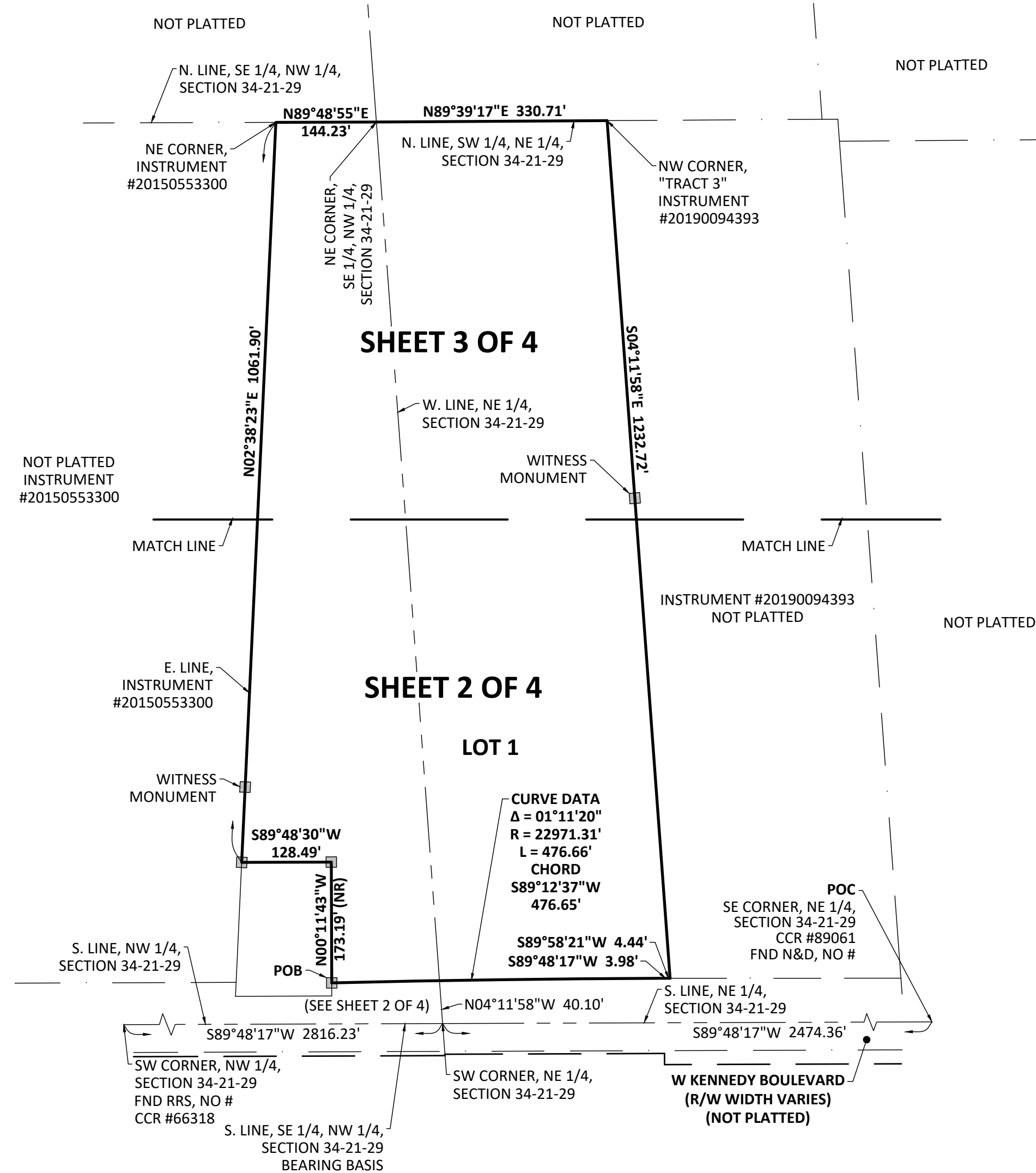
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE S89°48'17"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 2,474.36 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE N04°11'58"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 40.10 FEET; THENCE S89°48'17"W ALONG THE FORMER NORTH RIGHT-OF-WAY LINE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 75703-2601, A DISTANCE OF 155.94 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN INSTRUMENT #20190789197, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°11'43"W ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 18.81 FEET FOR A POINT OF BEGINNING; THENCE N00°11'43"W A DISTANCE OF 173.19 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S89°48'30"W ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 128.49 FEET TO THE NORTHWEST CORNER OF SAID LANDS, ALSO BEING A POINT ON THE EAST LINE OF INSTRUMENT #20150553300, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N02°38'23"E ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 1,061.90 FEET TO THE NORTHEAST CORNER OF SAID LANDS ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE N89°48'55"E ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 144.23 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N89°39'17"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 330.71 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED AS "TRACT 3" IN INSTRUMENT #20190094393, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S04°11'58"E ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1,232.72 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED AS "PARCEL 1066" IN OFFICIAL RECORDS BOOK 9244, PAGE 2343, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W KENNEDY BOULEVARD; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE: (1) S89°58'21"W A DISTANCE OF 4.44 FEET; (2) S89°48'17"W A DISTANCE OF 3.98 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 22971.31 FEET, A CHORD BEARING OF S89°12'37"W, A CHORD DISTANCE OF 476.65 FEET, (3) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°11'20", A DISTANCE OF 476.66 FEET TO THE POINT OF BEGINNING.

CONTAINS 652,547 SQUARE FEET OR 14.980 ACRES, MORE OR LESS.

NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST, BEING: S89°48'17"W.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- 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. 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.
- THIS PLAT IS SUBJECT TO DISTRIBUTION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3707, PAGE 1089, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO RESTRICTIONS AND EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 5983, PAGE 1506 AND RE-RECORDED ON OFFICIAL RECORDS BOOK 6005, PAGE 1522 ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE DEVELOPERS AGREEMENT IN OFFICIAL RECORDS BOOK 7402, PAGE 781, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TERMINATED BY 20220169587.
- THIS PLAT IS SUBJECT TO THE EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 9244, PAGE 2343 AND OFFICIAL RECORDS BOOK 9892, PAGE 2480 ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT IN INSTRUMENT #20220600519, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE AMENDMENT TO DRAINAGE EASEMENT IN INSTRUMENT #20220600520, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- ALL LOT LINES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

KEY MAP - 1" = 150'

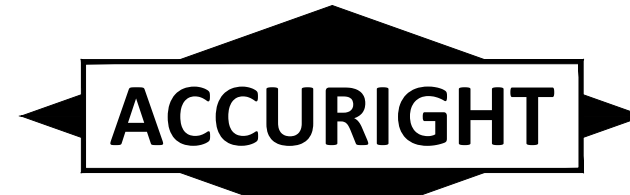


SHEET INDEX:
SHEET 1: DEDICATION, DESCRIPTION, NOTES AND KEYMAP
SHEETS 2 & 3: PLAT DETAIL
SHEET 4: DETAILS

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.

LEGEND

CCR	- CERTIFIED CORNER RECORD	ORB	- OFFICIAL RECORDS BOOK
CS	- CENTERLINE SYMBOL	PC	- POINT OF CURVATURE
CM	- CONCRETE MONUMENT	PG	- PAGES
Δ	- CENTRAL ANGLE	POB	- POINT OF BEGINNING
ESMT	- EASEMENT	POC	- POINT OF COMMENCEMENT
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION	PRM	- PERMANENT REFERENCE MONUMENT
FND	- FOUND	R	- RADIUS
LB	- LICENSED BUSINESS	RRS	- RAILROAD SPIKE
(NR)	- NON-RADIAL	R/W	- RIGHT-OF-WAY
N&D	- NAIL & DISK	TC	- TEMPORARY CONSTRUCTION



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SHEET 1 OF 4

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BOOK

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ENCLAVE AT LAKE SHADOW DEDICATION

KNOW ALL BY THESE PRESENTS, MHP FL II, LLC a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat entitled **Enclave at Lake Shadow** for the uses and purposes therein expressed, and dedicates utility easement shown hereon to the Town of Eatonville and nothing to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned have here-unto set their hands on this ____ day of _____, 2023.

OWNER:

BY: /S/ _____

Title: _____

SIGNED IN THE PRESENCE OF:

/S/ _____ /S/ _____

/P/ _____ /P/ _____

STATE OF FLORIDA, COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023, by _____ for MHP FL II, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

SIGNATURE OF NOTARY

PRINT NAME

My Commission Number: _____

My commission expires: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Part I, Florida Statutes; and that said land is located in the Town of Eatonville, Orange County, Florida.

Dated: _____

Signed: _____

Registration Number:

LB #4475

RONALD K. SMITH PSM #5797
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: _____
Date

Zoning Director

CERTIFICATE OF APPROVAL BY TOWN ENGINEER

Examined and Approved: _____
Date

Town Engineer

CERTIFICATE OF REVIEW BY TOWN SURVEYOR

I HEREBY CERTIFY that this plat has been reviewed for the conformity to the requirements of Chapter 177, Part I of Florida Statutes. No confirmation of mathematical closure or the placement of PRM's and PCP's in the field was made in this review.

Town Surveyor
Randall L. Roberts, R.L.S.
Florida Registration Number 3144

Date
CPH, LLC LB #7143
500 West Fulton Street
Sanford, FL 32771

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was Recorded in Orange County Official Records on _____ as Document No. _____.

County Comptroller in and for Orange County, Florida.

BY: _____

CERTIFICATE OF APPROVAL BY BOARD OF TOWN COMMISSIONERS

I HEREBY CERTIFY that on _____ the foregoing plat was approved by the Board of Town Commissioners of Orange County, Florida.

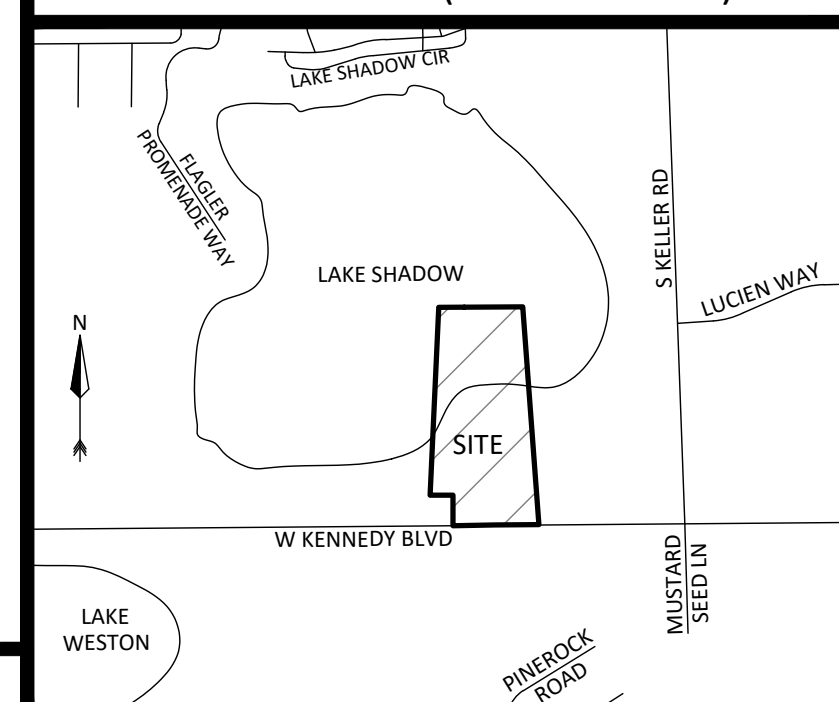
Orange County

Attest:

Clerk of the Board

For: _____ D.C.

VICINITY MAP (NOT TO SCALE)

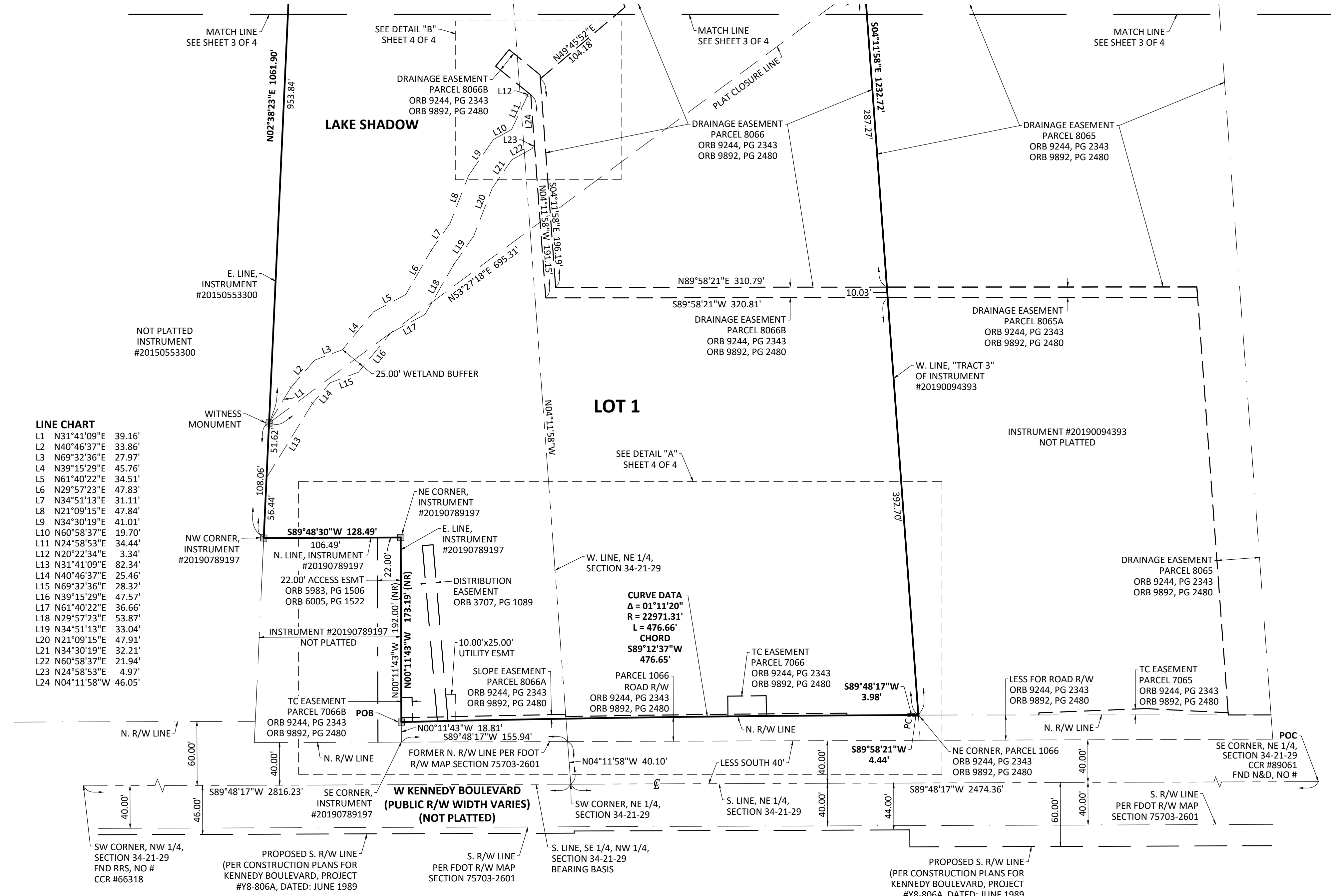


ENCLAVE AT LAKE SHADOW

LOCATED IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
CITY OF EATONVILLE, ORANGE COUNTY, FLORIDA.

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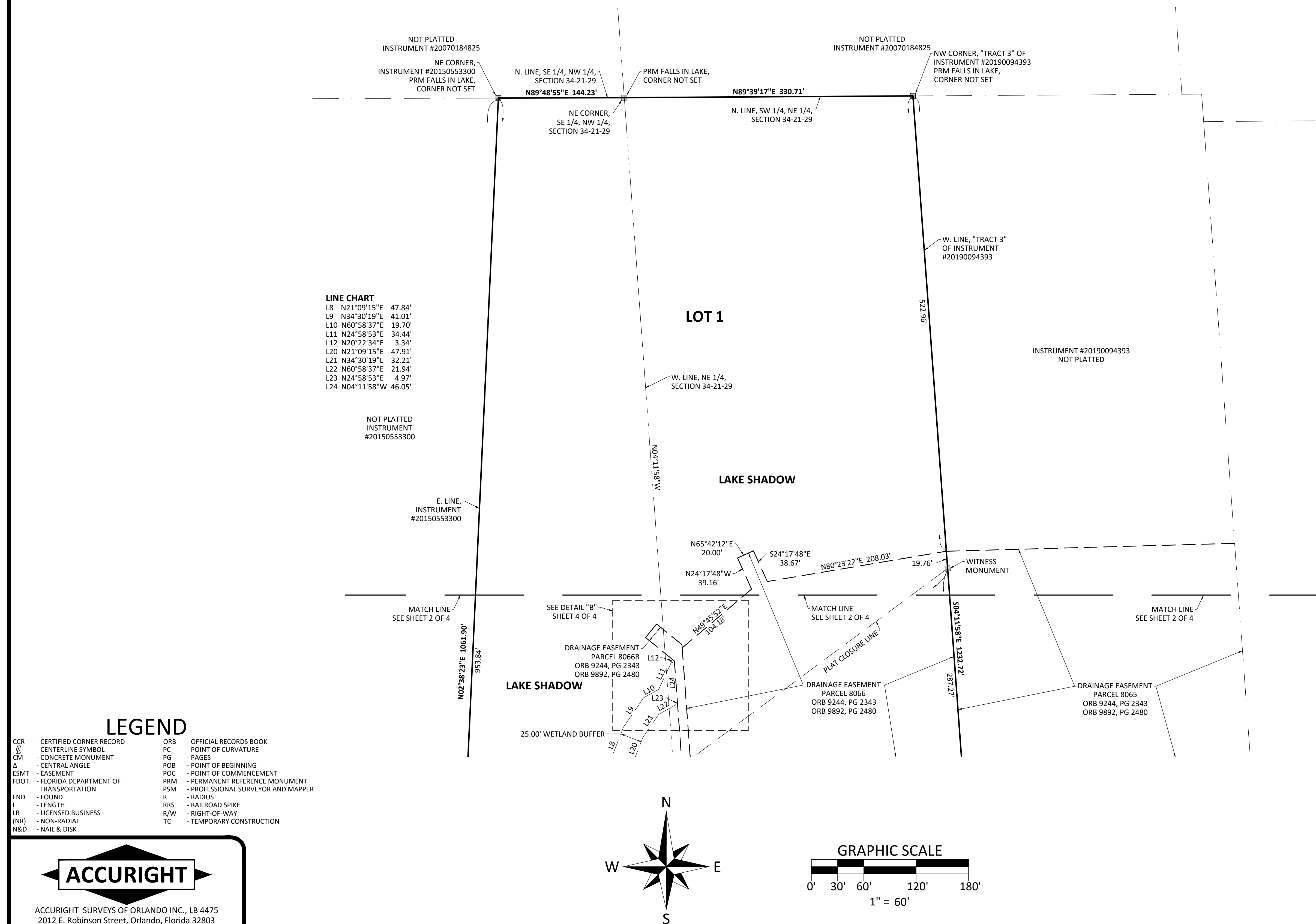


ENCLAVE AT LAKE SHADOW

LOCATED IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
CITY OF EATONVILLE, ORANGE COUNTY, FLORIDA.

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DETAIL "A" - 1" = 30'



SHEET 4 OF 4