

RIVERSIDE OAKS PHASE 1

A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST

SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 7

PLAT BOOK

PAGE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY FLORIDA, INCLUDING A PORTION OF GOVERNMENT LOTS 3 AND 4 DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE RUN SOUTH 89°52'31" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 FOR A DISTANCE OF 325.00 FEET, THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°03'01" WEST, FOR A DISTANCE OF 25.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CELERY AVENUE (ALSO KNOWN AS STATE ROAD 415), ACCORDING TO THE SEMINOLE COUNTY ENGINEERING DEPARTMENT MAP 77050 AND THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE. SOUTH 89° 52' 31" WEST, FOR A DISTANCE OF 350.50 FEET, THENCE RUN SOUTH 01° 05' 31" EAST FOR A DISTANCE OF 5.00 FEET, THENCE RUN SOUTH 89° 52' 31" WEST FOR A DISTANCE OF 507.47 FEET, THENCE DEPARTING SAID NORTH RIGHT-OF-WA Y LINE, RUN NORTH 00°05' 11" WEST, FOR A DISTANCE OF 464.00 FEET, THENCE RUN SOUTH 89° 52' 31" WEST, PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, FOR A DISTANCE OF 118.00 FEET, THENCE RUN NORTH 00° 05' 11" WEST FOR A DISTANCE OF 275.00 FEET, THENCE RUN SOUTH 89° 52' 31" WEST, PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28 FOR A DISTANCE OF 131.00 FEET TO THE WEST LINE OF THE EAST 99.00 FEET OF GOVERNMENT LOT 4 OF SAID SECTION 28, THENCE RUN NORTH 00° 15' 59" WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 1197.82 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 4; THENCE RUN SOUTH 83° 48' 52" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 99.63 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE RUN NORTH 00° 15' 59" WEST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID GOVERNMENT LOT 4 FOR A DISTANCE OF 1594.17 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MONROE CANAL (ALSO KNOWN AS WOODRUFF CREEK CANAL), ACCORDING TO DEED BOOK 145, PAGE 491 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 65° 00' 00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 672.90 FEET, THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 01° 05' 31" EAST FOR A DISTANCE OF 1635.74 FEET, THENCE RUN NORTH 89° 56' 06" EAST FOR A DISTANCE OF 382.36 FEET TO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 3541, PAGE 1561 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00° 03' 12" WEST. ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3541, PAGE 1563 OF SAID PUBLIC RECORDS, FOR A DISTANCE OF 1593.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 63.245 ACRES (2,754,954 SQUARE FEET), MORE OR LESS.

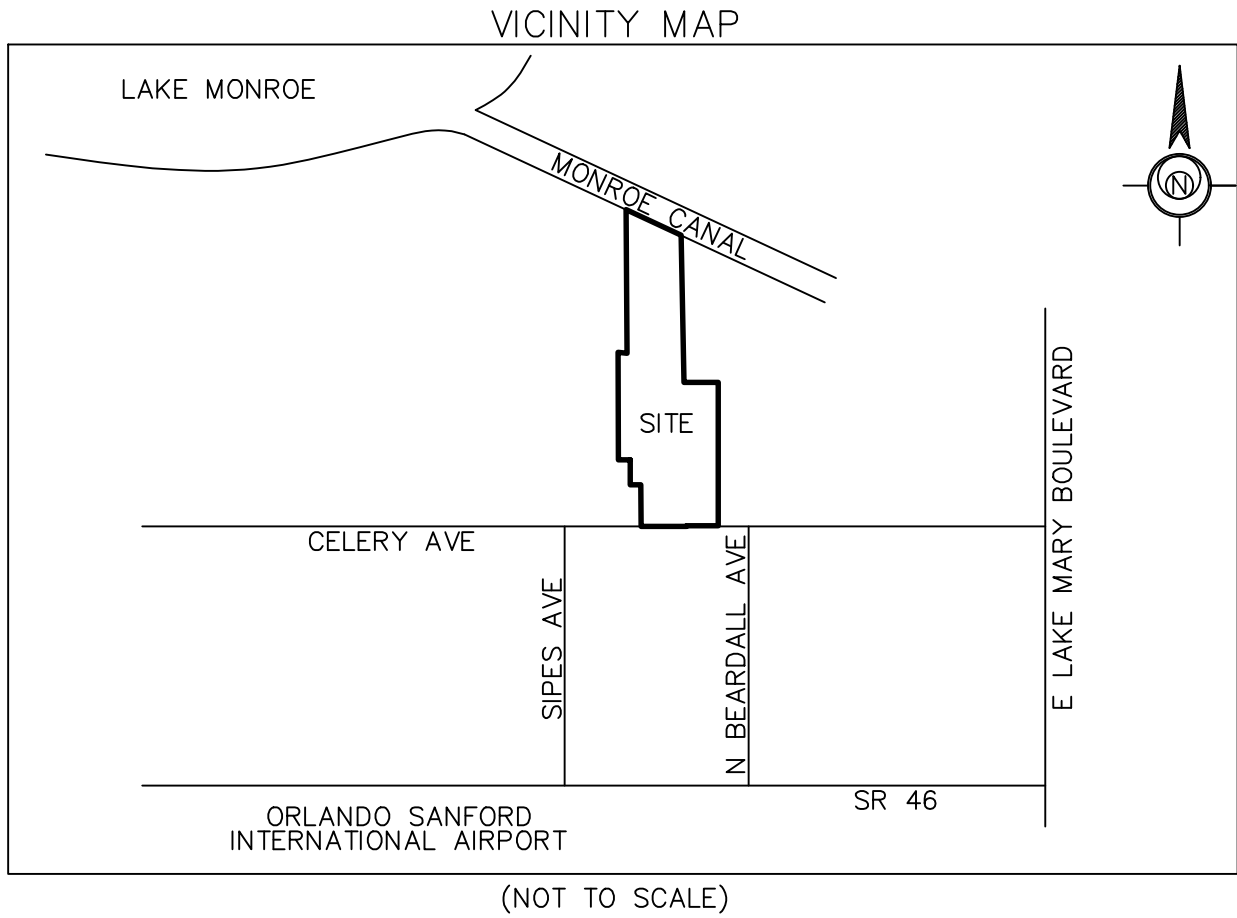
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NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the 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 the requirements of Chapter 177 and that said land is located in Seminole County, Florida.

Noah Catha Date
Professional Survey and Mapper
Florida Certificate No. 6873

ESE Consultants, Inc.
2966 Commerce Park Drive
Suite 100
Orlando, FL 32819
Certificate No. 7508

CERTIFICATE OF APPROVAL BY
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on_____the foregoing plat was approved by the Board of County Commissioners for Seminole County, Florida.

Jay Zembower, Chairman

Printed Name Printed Name

COUNTY SURVEYOR'S CERTIFICATE

I have reviewed this plat and find it to be in substantial conformity with Chapter 177, Florida Statutes.

Ralph T. Snow Date
Florida Professional Land Surveyor Number 5561
County Surveyor for Seminole County, Florida

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record

at_____ File Number_____

Clerk of the Circuit Court in and for Seminole County, Florida

The foregoing instrument was acknowledged before me by means of physical presence, this____day of____, 2020, by____as____of TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation, on behalf of said corporation. Said person is personally known to me.

Signature of Notary Public

Printed Name of Notary Public
Notary Public in and for the State of Florida

My Commission Expires:____
Commission Number:_____

RIVERSIDE OAKS PHASE 1
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Toll Southeast LP Company, Inc., a Delaware corporation, (the "owner") being the owner in fee simple of the lands described in the attached plat entitled "Riverside Oaks Phase 1", located in Seminole County, Florida, without dedicating said lands and plat to the public or for any public use or benefit whatsoever, except as expressly stated herein, hereby dedicates said lands and plat for the uses and purposes herein expressed; tract K (right-of-way) and tracts B, C, E, F, G, H , I J, N, O, P and Q (open spaces) shall be owned and maintained by the Riverside Oaks Community Homeowners Association, Inc., a Florida not-for-profit corporation ("Association"); the private roadways contained within tract K shall be owned and maintained by the Association.

Said private roadways are not required for County use and are private. A non-exclusive, perpetual easement for pedestrian and vehicular ingress, egress, and passage over and upon such roads and their associated sidewalks is granted by this plat to the owners of all lots shown hereon and their respective tenants, guests and invitees, and to all private entities and public agencies providing mail, utility, fire protection, law enforcement, emergency medical, and other governmental services, including the United States Postal Service and Seminole County; hereby dedicates tract L (lift station) in fee simple to the City of Sanford without any restriction whatsoever upon the City of Sanford; and hereby dedicates to the Association all easements shown hereon, other than utility easements. Ownership of tract L (lift station) and any improvements thereon vests in the City of Sanford upon approval of this plat by the Seminole County Board of County Commissioners. Except as otherwise expressly stated herein, all easements shown on this plat, other than utility easements, shall run only in favor of the Association and all present and future owners of the lots shown hereon and their respective tenants, guests and invitees.

The lands designated on this plat as tract K (right-of-way) and tracts B, C, E, F, G, H , I J, N, O, P and Q (open spaces) are not required for public use and, accordingly, such tracts are not and will not become a part of Seminole County public road system or stormwater management/drainage system.

The owner does hereby grant to Seminole County the non-exclusive and perpetual right of ingress egress over and across all of the private streets shown and does hereby grant to the present and future owners of adjacent lands and their quest, invitees and domestic help, and to delivery, pickup and fire protection services, police, authorities of the United States Postal Service mail carriers, representatives of utilities authorized by the owner, holders of mortgage liens on such lands, the non-exclusive and perpetual right of ingress egress over and across said streets and easements. Regardless of the preceding provisions, the lawful owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the lawful owner may create or participate in a disturbance or nuisance on any part of the land shown on this plat.

The drainage easements shown are dedicated to and owned and maintained by the Association. 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 non-exclusive easement over, under, upon, through and across tract K (private roadway) and all utility easements shown on this plat is hereby dedicated to and for use by all public utilities providers including cable service providers for the purpose of constructing, maintaining, repairing and replacing their respective utility facilities which service the lands encompassed by this plat.

The owner does hereby grant to Seminole County a perpetual, non-exclusive easement for pedestrian use over and upon tracts N and O and a perpetual, non-exclusive drainage easement over the shaded areas shown on pages 3 through 7.

IN WITNESS WHEREOF, the undersigned, TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation, has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this____day of____, 2020.

TOLL SOUTHEAST LP COMPANY, INC.,
a Delaware corporation

Signature of Witness

Printed Name of Witness

Signature of Witness

By:____
Name

Printed Name of Witness

Title

STATE OF FLORIDA
COUNTY OF SEMINOLE

LEGEND

CL = CENTERLINE
R = RADIUS
Δ = CENTRAL ANGLE
L = ARC LENGTH
CH = CHORD LENGTH
CB = CHORD BEARING
TB = TANGENT BEARING
PNT = POINT NUMBER
(N.R.) = NON-RADIAL
N.T. = NON-TANGENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
R.P. = RADIUS POINT
P.C.C. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
P.I. = POINT OF INTERSECTION
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
C.E. = CONSERVATION EASEMENT
D.E. = DRAINAGE EASEMENT
P.D.E. = PRIVATE DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
D.U.E. = DRAINAGE EASEMENT AND UTILITY EASEMENT
SFWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
NHWL = NORMAL HIGH WATER LINE
R/W = RIGHT-OF-WAY
CR = COUNTY ROAD
SR = STATE ROAD
SEM. CO. = SEMINOLE COUNTY
APF = ADEQUATE PUBLIC FACILITY
CCR = CERTIFIED CORNER RECORD
NGVD = NATIONAL GEODETIC VERTICAL DATUM OF 1929
NAVD = NORTH AMERICAN VERTICAL DATUM OF 1988
NO. = NUMBER
PB. = PLAT BOOK
ORB. = OFFICIAL RECORDS BOOK
DB. = DEED BOOK
PGS. = PAGES
DOC # = OFFICIAL RECORD DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

■ = SET 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK STAMPED "ESE LB 7508"
● = SET NAIL AND DISK STAMPED "ESE LB 7508"

INDEX OF SHEETS

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NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, HAVNIG A BEARING OF S89°52'31"W.
- GPS TIES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), STATE PLANE ZONE FLORIDA EAST.
- ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO THE RIVERSIDE OAKS HOMEOWNERS ASSOCIATION, INC. AND SEMINOLE COUNTY. THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE PURPOSES 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 CABLE TELEVISION LINES.
- 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.
- ALL LOTS SHOWN HEREON SHALL HAVE A THREE (3) FOOT SIDE YARD DRAINAGE EASEMENT. AIR CONDITIONING UNITS, POOL EQUIPMENT, WATER SOFTENERS AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THE DRAINAGE EASEMENTS.
- THE DRAINAGE EASEMENTS SHOWN AND NOTED ARE DEDICATED TO, OWNED AND MAINTAINED BY THE RIVERSIDE OAKS HOMEOWNERS ASSOCIATION, INC. AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE DRAINAGE AND STORM WATER SYSTEM AND OVER ALL DRAINAGE EASEMENTS SHOWN AND NOTED 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 PUBIC 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 AND STORM WATER SYSTEM.
- TRACT P (OPEN SPACE) SHALL INCLUDE A BLANKET UTILITY, ACCESS AND DRAINAGE EASEMENT.
- TRACT K IS PRIVATE RIGHT-OF-WAY AND SHALL BE OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.
- TRACTS B, C, E, F, G, H, I, J, N, O, P AND Q SHALL BE OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION. THE USE FOR EACH TRACT IS AS FOLLOWS:
TRACT B – OPEN SPACE/LANDSCAPE BUFFER
TRACT C – OPEN SPACE/LANDSCAPE BUFFER
TRACT E – OPEN SPACE/RETENTION/DRAINAGE
TRACT F – OPEN SPACE/DRAINAGE
TRACT G – OPEN SPACE/RETENTION/DRAINAGE
TRACT H – OPEN SPACE/DRAINAGE/RECREATION
TRACT I – OPEN SPACE/RETENTION/ACCESS EASEMENT
TRACT J – OPEN SPACE/RETENTION/DRAINAGE/CANAL ACCESS/UPLAND BUFFER
TRACT P – OPEN SPACE
TRACT N – 25' TRAIL/UTILITY
TRACT O – 25' TRAIL/UTILITY
TRACT Q – OPEN SPACE
- TRACT L IS A LIFT STATION TRACT DEDICATED TO AND SHALL BE MAINTAINED BY THE CITY OF SANFORD, FLORIDA.
- TRACT M (WETLAND) AND ADJOINING UPLAND BUFFERS SHALL BE OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION. THE REMOVAL OF VEGETATION WITHIN THE EASEMENT IS PROHIBITED UNLESS APPROVAL FROM SEMINOLE COUNTY IS GRANTED TO REMOVE DEAD OR DAMAGED VEGETATION THAT POSES A HAZARD OR APPROVAL IS GRANTED TO REMOVE EXOTIC OR NUISANCE VEGETATION. ALL DEVELOPMENT RIGHTS WITHIN THE EASEMENT ARE GRANTED TO SEMINOLE COUNTY. NO SOIL EXCAVATION, FILL, OR REMOVAL WITHIN THE EASEMENT SHALL BE PERMITTED. CONSTRUCTION ACTIVITY WITHIN THE EASEMENT SHALL BE LIMITED TO DOCKS OR BOARDWALKS, LIMITED TO 4 FEET IN WIDTH, AND THEIR STRUCTURAL PIERS; AND PERMISSION FROM SEMINOLE COUNTY SHALL BE REQUIRED.
- THE ADDITIONAL RIGHT-OF-WAY ADJOINING CELERY AVENUE SHOWN ON SHEET 4 OF THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY, FLORIDA.
- TRACTS FD-1 AND FD-2 ARE FOR FUTURE DEVELOPMENT AND SHALL BE OWNED AND MAINTAINED BY TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION.
- ACCORDING TO THE FIRST AMERICAN TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATIC FILE NUMBER 2037-4524545, DATED JANUARY 16, 2020, THIS PROPERTY IS SUBJECT TO THE FOLLOWING ITEMS:
(EACH ITEM LISTED IN BLANKET IN NATURE UNLESS NOTED)

E. UNDERLYING RIGHTS OF WAY, EASEMENTS OR PLATS AFFECTING SAID PROPERTY ARE AS FOLLOWS:

1. RIGHT-OF-WAY EASEMENT PERPETUAL IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED DECEMBER 17, 1957 IN DEED BOOK 145, PAGE 491, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

2. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED SEPTEMBER 10, 1981 IN OFFICIAL RECORDS BOOK 1355, PAGE 1517, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (EASEMENT PLOTTED ON SHEETS 4 THROUGH 7)

3. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED JUNE 13, 2002 IN OFFICIAL RECORDS BOOK 4433, PAGE 1835, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (THIS EASEMENT IS TEMPORARY AND WILL BE TERMINATED UPON COMPLETION OF RIVERSIDE OAKS PHASE 1 INFRASTRUCTURE.)

4. TEMPORARY ACCESS AND CONSTRUCTION EASEMENT AGREEMENT BY AND BETWEEN TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION AND DARYL G. MCLAIN AND BARBARA A. MCLAIN, HUSBAND AND WIFE RECORDED OCTOBER 17, 2019 IN OFFICIAL RECORDS BOOK 9459, PAGE 836, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. (THIS EASEMENT IS TEMPORARY AND WILL BE TERMINATED UPON COMPLETION OF RIVERSIDE OAKS PHASE 1 INFRASTRUCTURE.)

F. OTHER INFORMATION REGARDING SAID PROPERTY INCLUDES:

1. SEMINOLE COUNTY DEVELOPMENT ORDER RECORDED DECEMBER 26, 2002 IN OFFICIAL RECORDS BOOK 4645, PAGE 135, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

2. RIVERSIDE OAKS PLANNED DEVELOPMENT DEVELOPER'S COMMITMENT AGREEMENT RECORDED AUGUST 26, 2016 IN OFFICIAL RECORDS BOOK 8757, PAGE 264, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

3. PETITION FOR ANNEXATION TO THE CITY OF SANFORD, SEMINOLE COUNTY, FLORIDA RECORDED AUGUST 23, 2018 IN OFFICIAL RECORDS BOOK 9198, PAGE 449, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

4. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED AUGUST 22, 2019 IN OFFICIAL RECORDS BOOK 9421, PAGE 978, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

5. ASSIGNMENT AND ASSUMPTION OF PERMITS & APPROVALS TO COLONIAL SEMORAN INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED OCTOBER 14, 2019 IN OFFICIAL RECORDS BOOK 9457, PAGE 258, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

6. ASSIGNMENT OF IMPACT FEE CREDITS TO TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION RECORDED OCTOBER 14, 2019 IN OFFICIAL RECORDS BOOK 9457, PAGE 274, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

7. ASSIGNMENT OF DEVELOPMENT RIGHTS TO TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION RECORDED OCTOBER 17, 2019 IN OFFICIAL RECORDS BOOK 9459, PAGE 830, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

8. NOTICE OF COMMENCEMENT RECORDED NOVEMBER 20, 2019, IN OFFICIAL RECORDS BOOK 9483, PAGE 1160, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

9. NOTICE OF COMMENCEMENT RECORDED DECEMBER 11, 2019, IN OFFICIAL RECORDS BOOK 9497, PAGE 947, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

10. NOTICE OF COMMENCEMENT RECORDED DECEMBER 11, 2019, IN OFFICIAL RECORDS BOOK 9497, PAGE 948, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

11. NOTICE OF COMMENCEMENT RECORDED DECEMBER 11, 2019, IN OFFICIAL RECORDS BOOK 9497, PAGE 949, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

12. NOTICE OF COMMENCEMENT RECORDED DECEMBER 11, 2019, IN OFFICIAL RECORDS BOOK 9497, PAGE 950, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

13. NOTICE OF COMMENCEMENT RECORDED DECEMBER 11, 2019, IN OFFICIAL RECORDS BOOK 9497, PAGE 951, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

RIVERSIDE OAKS PHASE 1

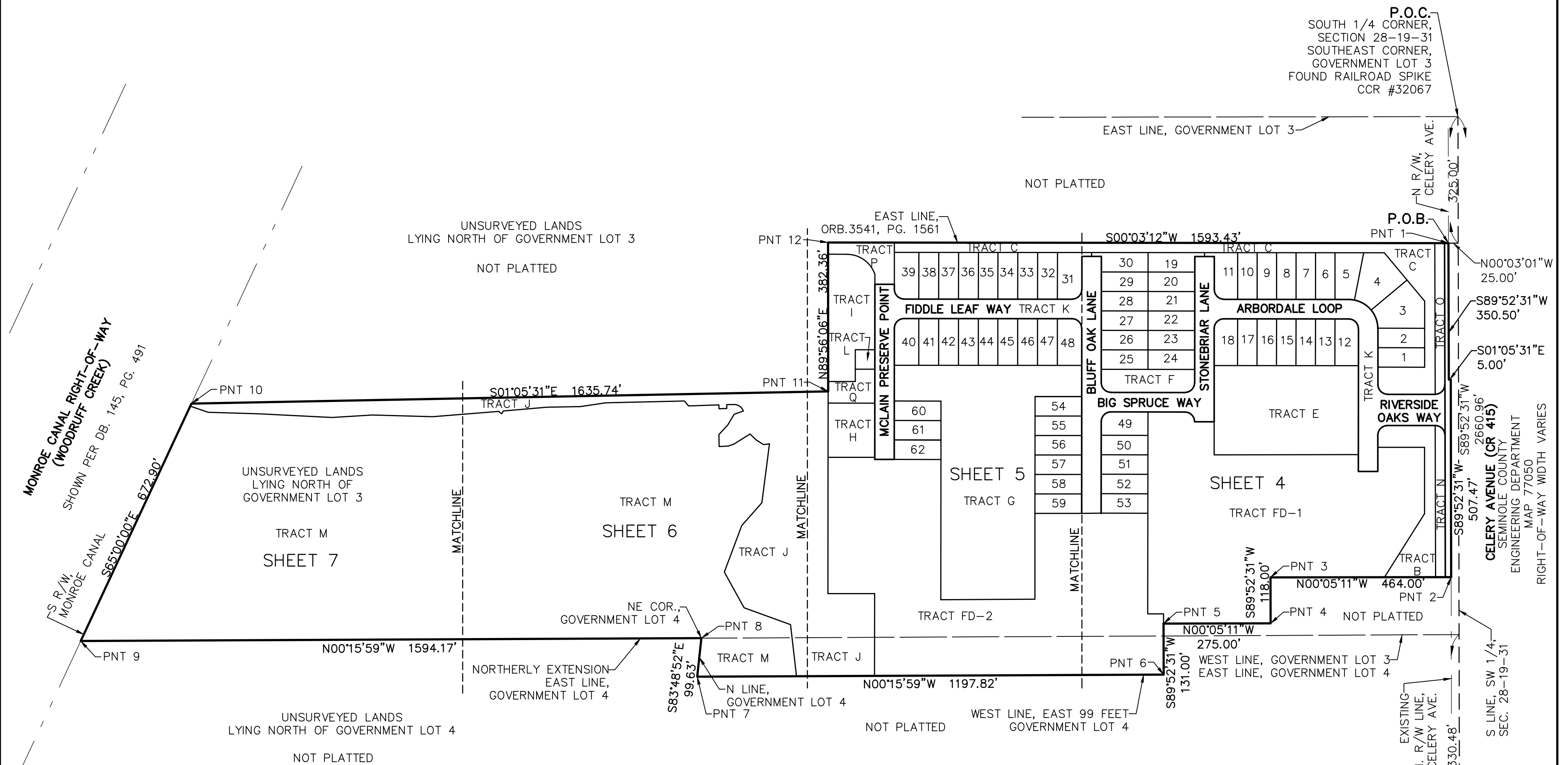
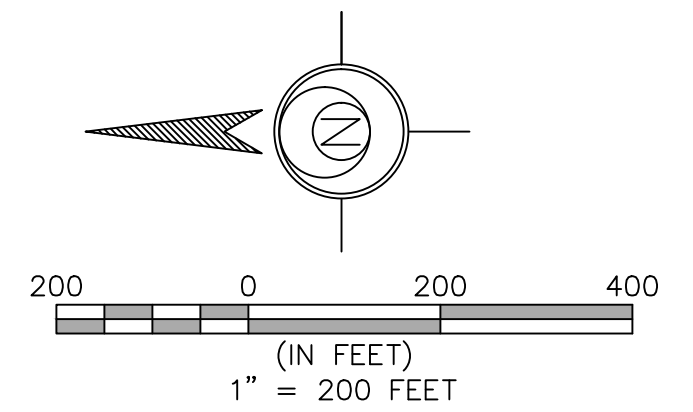
A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST

SEMINOLE COUNTY, FLORIDA

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PLAT BOOK

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PNT 2	1624159.759	583620.950
PNT 3	1624623.756	583620.251
PNT 4	1624623.500	583502.251
PNT 5	1624898.499	583501.837
PNT 6	1624898.214	583370.837
PNT 7	1626096.022	583365.269
PNT 8	1626085.287	583464.320
PNT 9	1627679.440	583456.908
PNT 10	1627395.058	584066.767
PNT 11	1625759.618	584097.942
PNT 12	1625760.052	584480.307

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SEMINOLE COUNTY, FLORIDA

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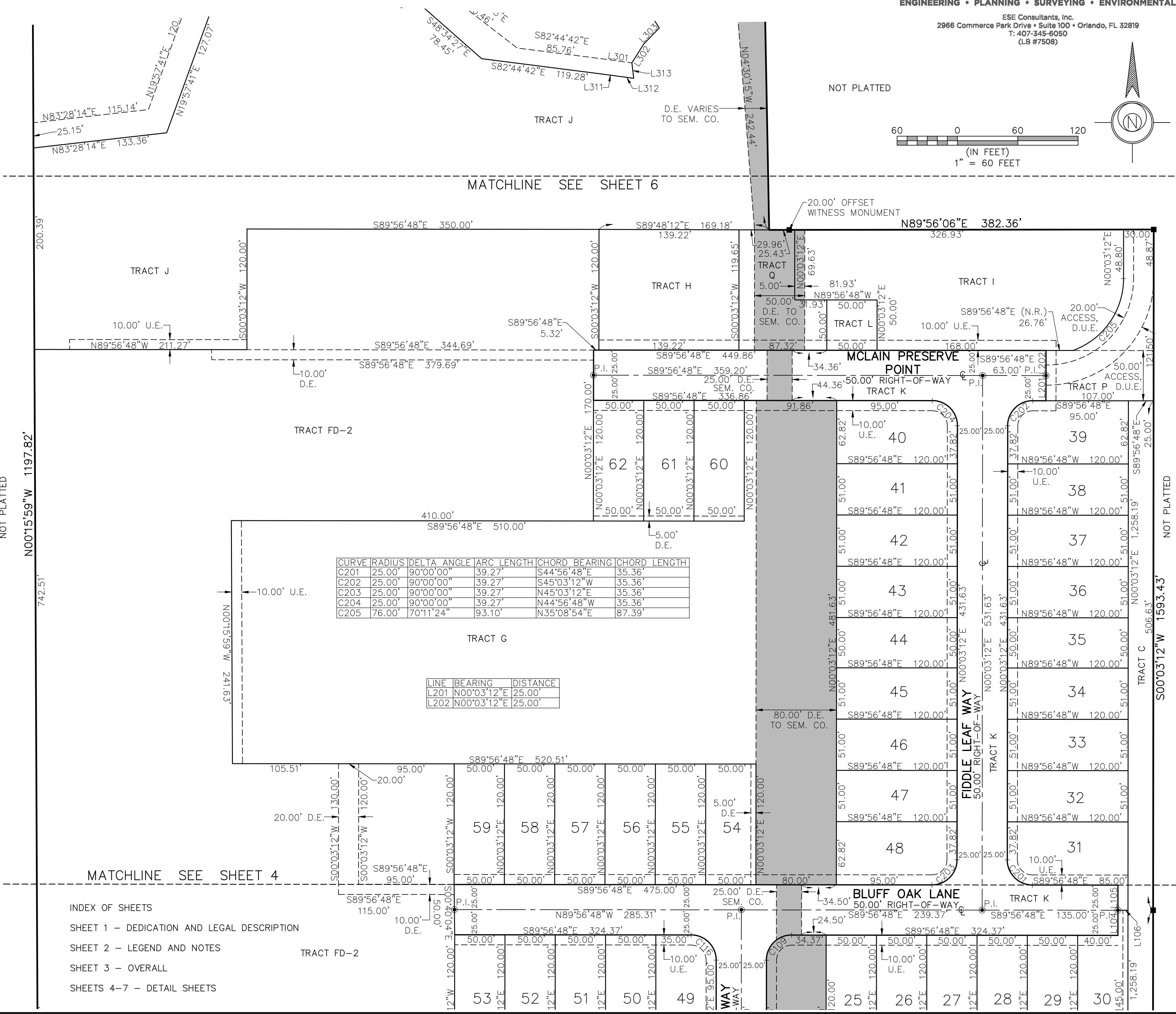
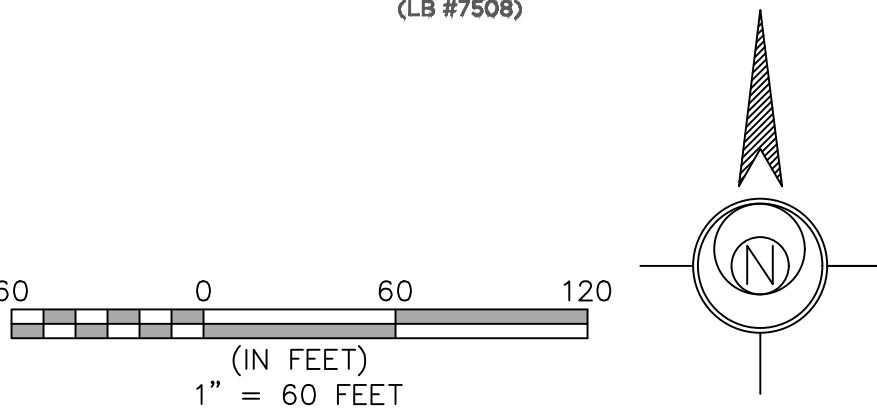
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SEMINOLE COUNTY, FLORIDA

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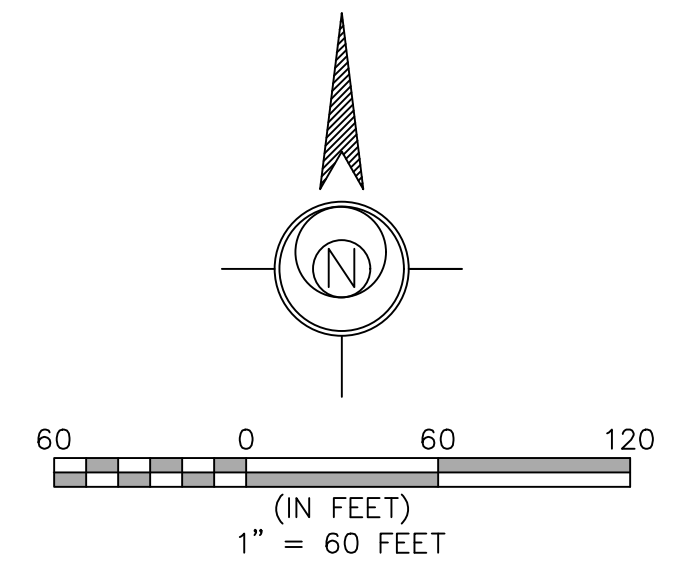
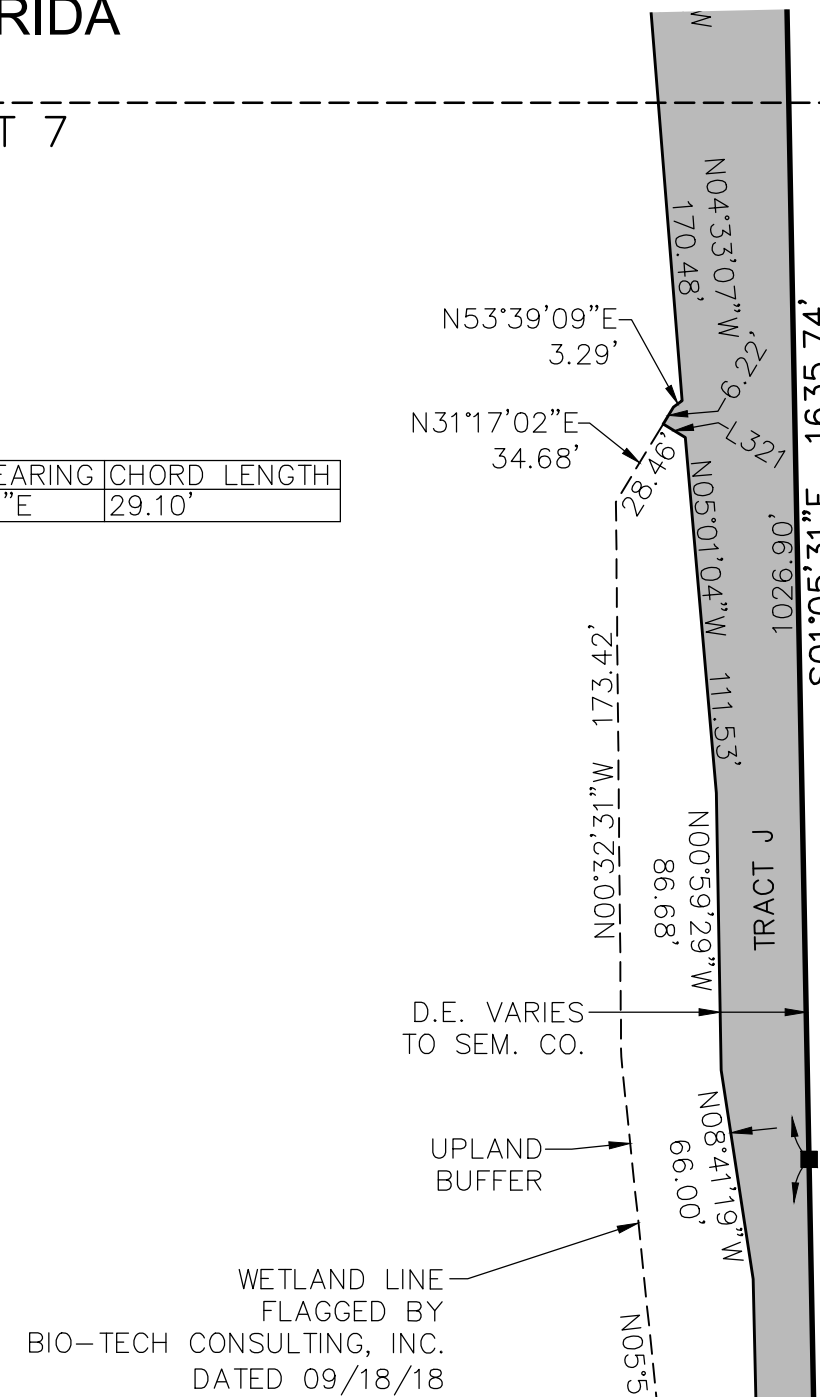
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MATCHLINE SEE SHEET 7

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C301	25.00'	71°10'26"	31.06'	N34°53'22"E	29.10'

LINE	BEARING	DISTANCE
L301	S82°14'53"E	29.36'
L302	N32°14'33"E	22.29'
L303	N44°12'31"E	22.01'
L304	N32°27'37"W	48.07'
L305	N19°26'17"W	15.72'
L306	N03°10'43"W	23.99'
L307	N88°49'44"E	30.83'
L308	S47°28'00"E	33.85'
L309	S58°52'21"E	31.82'
L310	N00°41'51"W	24.64'
L311	S82°14'57"E	19.52'
L312	S82°14'53"E	13.72'
L313	N06°48'33"W	15.50'
L314	S19°31'26"E	25.00'
L315	N00°41'51"W	18.92'
L316	S87°58'21"W	10.00'
L317	N00°41'51"W	6.13'
L318	N02°01'39"W	13.87'
L319	N87°58'21"E	10.00'
L320	N50°57'04"E	16.37'
L321	N58°42'58"W	8.06'



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(LB #7508)

NOT PLATTED

TRACT M

NOT PLATTED

MATCHLINE SEE SHEET 5

20.00' OFFSET
WITNESS MONUMENT

TRACT J

TRACT J

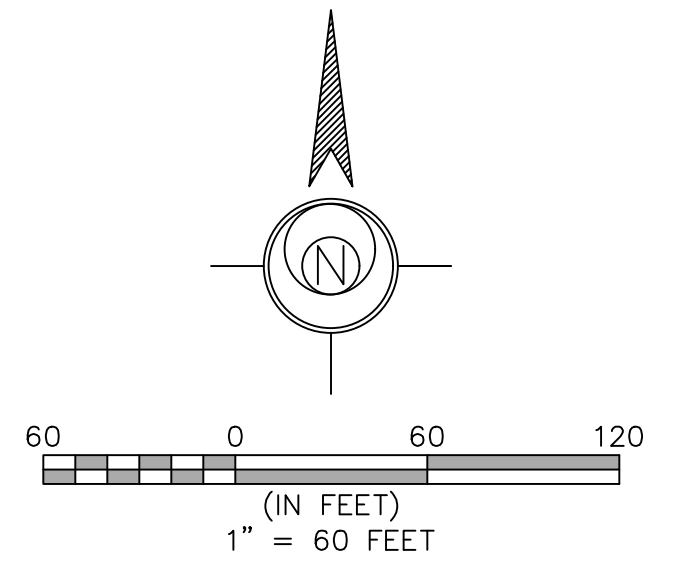
TRACT O

RIVERSIDE OAKS PHASE 1
A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 7 OF 7

PLAT BOOK

PAGE



MONROE CANAL RIGHT-OF-WAY
(WOODRUFF CREEK)
SHOWN PER DB. 145, PG. 491

S65°00'00"E 672.90'
665.69'

15.00' OFFSET
WITNESS MONUMENT

7.21'

N19°02'36"E
48.79'

N01°44'48"E 56.22'
N01°45'54"E 75.67'

N02°48'39"E 186.31'

D.E. VARIES
TO SEM. CO.

WETLAND LINE
FLAGGED BY
BIO-TECH CONSULTING, INC.
DATED 09/18/18

NOT PLATTED

INDEX OF SHEETS

SHEET 1 – DEDICATION AND LEGAL DESCRIPTION

SHEET 2 – LEGEND AND NOTES

SHEET 3 – OVERALL

SHEETS 4-7 – DETAIL SHEETS

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
2966 Commerce Park Drive • Suite 100 • Orlando, FL 32819
T: 407-345-6050
(LB #7508)

MATCHLINE SEE SHEET 6

NOT PLATTED

TRACT M

TRACT J

N00°15'59"W 1594.17'
1400.00'

N01°36'40"E 155.08'

N04°33'07"W
170.48'