

Fee: \$1000.00

PROJECT #: 21-01900001

RECEIVED

OCT 27 2021

Planning & Development
Division



DEVELOPMENT SERVICES
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
FACSIMILE: (407) 665-7385
E-MAIL: PLANDESK@SEMINOLECOUNTYFL.GOV

APPEAL OF DECISION BY BOA, PZC, OR DRC TO BCC
Including Decisions by Director or Manager

APPELLANT INFORMATION

Name: Toll Southeast LP Company, Inc.
Address: c/o Mestdagh, Wall & Hamilton, 280 W Canton Ave., Suite 110 City: Winter Park Zip code: 32789
Telephone Number(s): 407.702.6702
Email Address: Helen@m-wlawfirm.com

APPEAL INFORMATION

Project name and number being appealed: Riverside Oaks Phases 1, 2 & 3
Project Address: See Attached City: Sanford Zip code: 32271
Tax/Parcel ID Number: See Attached
Appealing decision of: Development Services Director (Rebecca Hammock, AICP) : Impact Fee Vesting
Decision date: September 28, 2021
Signature: *Helen Ford* Date: 10/27/21

SUBMITTAL CHECKLIST		Submittal requirements vary based upon the decision being appealed. All items must be provided prior to scheduling the BCC hearing.
<input checked="" type="checkbox"/>	Completed application.	
<input checked="" type="checkbox"/>	Written Notice of Appeal.	
<input checked="" type="checkbox"/>	Appeal fee.	
<input checked="" type="checkbox"/>	Additional information and supporting documents.	



**MESTDAGH, WALL
& HAMILTON**

ATTORNEYS AND COUNSELORS AT LAW

ALEXANDRE M. MESTDAGH, ESQ.
STEVEN L. WALL, ESQ.
CHRISTOPHER M. HAMILTON, ESQ.
HELEN FORD, ESQ.
HAZEL GUMERA, ESQ.
AUSTIN S. TURNER, ESQ.
DOMINIC SIEBER, ESQ.
MARK A. GRIMES, ESQ.

October 27, 2021

**VIA EMAIL: rhammock@seminolecountyfl.gov
AND HAND DELIVERY**

Rebecca Hammock, AICP
Development Services Director
Seminole County Development Services Department
1101 East Pine Street
Sanford, Florida 32771

RE: APPEAL OF VESTING AGREEMENT APPLICATION DENIAL

Project: Riverside Oaks Phases I, II, and III
Applicant: Toll Southeast LP Company, Inc.

Project: Riverside Oaks Phase IV
Applicant: Richard C. Lindsey & Patricia H.F. Allen / Toll Bros., Inc.
Date of Denial: September 28, 2021

Dear Director Hammock:

Please accept this letter as an application for an appeal, pursuant to the Seminole County Land Development Code ("SCLDC"), including, but not limited to Section 20.12, regarding the Development Services Director's decision to deny the Vesting Agreement Application (Mobility Fee, Fire & Rescue Impact Fee, & Library Impact Fees) submitted by Toll Southeast LP Company, Inc. with regard to the Riverside Oaks Phases I, II, and III project owned by Toll Southeast LP Company, Inc., and of the decision to deny the Vesting Agreement Application (Mobility Fee, Fire & Rescue Impact Fee, & Library Impact Fees) submitted by Toll Bros., Inc., for the Riverside Oaks Phase IV project which is owned by Richard C. Lindsey & Patricia H.F. Allen, but for which a contract for sale and purchase has been entered into to convey the property to Toll Bros., Inc. Pursuant to the Director's denial letter (see attached denial letter), we were instructed that the proper method of appeal is pursuant to Section 20.12 of the SLDC. The required appeal filing fee accompanies this letter.¹

BACKGROUND INFORMATION / BASIS FOR APPEAL

On June 04, 2021, Governor DeSantis signed HB337, which amended Florida Statutes, Section 163.31801 pertaining to local government impact fees. The amendments enacted by HB337 were made retroactively effective as of January 1, 2021.

¹ The undersigned counsel received a single notice from the Development Services Director, of her decision to deny both applications. As such, both applications are addressed in a single appeal, and only one appeal filing fee is enclosed. *See also Section 30.31(2) of the Seminole County Administrative Code.* That being said, the two applications can be bifurcated, for purposes of appeal, if requested by the Board of County Commissioners and/or as otherwise required by Section 20.12 of the SCLDC.

Florida Statutes, Section 163.31801 imposes legislative requirements on a local government that desires to adopt and collect an impact fee by ordinance. With regard to any ordinance that proposes to impose a new or increased impact fee, Florida Statutes, Section 163.31801(4)(d) requires that the local government provide at least ninety (90) days' notice before the effective date of the ordinance. Florida Statutes, Section 163.31801(4)(d) further provides that "new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee."

Following the effective date of HB337, the Seminole County Board of County Commissioners sought an ordinance proposing an increase of impact fees of more than the fifty percent (50%) limit set forth in HB337. Public meetings were held. On June 22, 2021, Mobility Fee Ordinance No. 2021-26 was enacted by the Seminole County Board of County Commissioners, replacing the prior Road Impact Fees system with a Mobility Fee system. Mobility Fee Ordinance No. 2021-26 indicates that, consistent with the notice requirements of Florida Statutes, Section 163.31801, the new proposed rate was noticed and published on March 28, 2021, and would become effective on June 29, 2021.

Mobility Fee Ordinance No. 2021-26 enacted several amendments to Seminole County Land Development Code. Section 120.11 of the SCLDC provides that "All Travel-Increasing Development occurring within the County ... shall pay the Mobility Fees established in this Chapter." Section 120.12 of the SCLDC provides that "Except as otherwise provided in this Chapter, a Mobility Fee Statement shall be issued for Travel-Increasing Development occurring in the unincorporated areas of the County following application for, but prior to the issuance of a Building Permit." Section 120.1 of the SCLDC defines an "Applicant" as "the Person who applies for a Building Permit".

Section 120.33 of the SCLDC provides that the County may enter into a "vested rights agreement" with the owner of property in the County, to allow the owner to pay or continue to pay the Road Impact Fees that were in effect prior to Mobility Fee Ordinance No. 2021-26, rather than paying the increased Mobility Fees which were imposed pursuant to Mobility Fee Ordinance No. 2021-26. Section 120.33 of the SCLDC further provides that "a written agreement ... entered into on or before September 27, 2021, which is ninety (90) days from the effective date of the new Mobility Fee Rates under this Chapter[,] ... shall be binding upon the County; such property shall not be subject to the provisions of this Chapter but shall pay such road impact fee or Mobility Fee rates as established in such written agreement provided a building permit utilizing the road impact fee or Mobility Fee rates in such written agreement is obtained within eighteen (18) months of the effective date of such written agreement."

Section 120.33 of the SCLDC does not, by itself, set forth the procedure by which an Applicant or owner would seek to enter into a vested rights agreement with the County. The individual municipalities in the County were left to determine those procedures. With regard to property in the unincorporated areas of the County, Resolution 2021-R-101 was adopted, which implements Section 30.31 of the Seminole County Administrative Code.² Section 30.31 imposes an arbitrary deadline of September 13, 2021 by which a property owner or Applicant must file a Vesting Certificate Application. The Appellants do not believe that any other local government in Seminole County has imposed a similar application deadline, which is separate and apart from the September 27, 2021 deadline set forth in Section 120.33 of the SCLDC. Instead, it is believed that all other local governments in the County maintained only the September 27, 2021

² Resolution 2021-R-101 also implemented Sections 30.32 (Fire and Rescue Impact Fees) and 30.33 (Library System Impact Fees) of the Seminole County Administrative Code. The Appellants have submitted a Vesting Certificate Application for each project covering each of these fees, and the procedures and application deadlines for each of these fees is substantially similar. Therefore, for ease of reference, this letter will solely refer to Section 30.31 of the Seminole County Administrative Code, but the same shall apply to all applications for a Vesting Certificate for all such impact fees.

deadline for having an agreement in place, as set forth in Section 120.33 of the SCLDC, rather than imposing a separate “application” deadline.

Section 30.31(2) of the Seminole County Administrative Code further provides that the “Mobility Fee Ordinance and this Administrative Code Section are not intended to impair the obligation of any contract in existence as of June 22, 2021.” It also provides that “Should the increase in the Mobility Fee from the Prior Road Impact Fee create such an impairment, the increased Mobility Fee shall not be imposed on the property this is the subject of the contract in existence as of June 22, 2021, but instead such property shall be subject to the impact fee in effect as of June 21, 2021.”

THE PROJECTS

The land now consisting of the Riverside Oaks Phases I, II, and III project was acquired by Toll Southeast LP Company, Inc. on October 10, 2019. The project consists of 119 residential platted lots in unincorporated Seminole County. Riverside Oaks Phase 1 was platted on August 12, 2020; Riverside Oaks Phase 2 (which was a replat of tract FD-1 of Phase 1) was platted on June 10, 2021; and Riverside Oaks Phase 3 (which was a replat of tract FD-2 of Phase 1) was platted on July 20, 2021. Several homes have been constructed and sold in Phase 1. Model homes have been built on lots in the project, and the marketing, construction and sales of new homes is ongoing throughout all 3 phases.

The analysis for the feasibility of this project, and its budgeted costs for buildout, were completed years ago and were based on the impact fees in existence prior to June 21, 2021. Seminole County has taken official action with respect to the project, in that it has already granted all required subdivision approvals to date and is issuing building permits for the construction of new homes. Toll Southeast LP Company, Inc. has relied upon those actions to proceed with the development and marketing of the project.

The land described above as the Riverside Oaks Phase IV project is adjacent to Riverside Oaks Phases I, II, and III, and consists of approximately 22 acres. It is currently owned by Richard C. Lindsey & Patricia H.F. Allen; however, Toll Bros., Inc. has entered into a contract to purchase the property. Toll Bros., Inc. intends to plat the property as Riverside Oaks Phase IV with 60+/- residential lots, and to incorporate it into the larger Riverside Oaks development community.

The purchase contract for this Phase IV project was executed on August 31, 2020. The time period under the contract for Toll Bros., Inc. to perform its due diligence inspections and investigations has lapsed. The project budget prepared, and feasibility studies conducted, by Toll Bros., Inc. for this phase of the project were all done during the due diligence period and were based on the impact fees in existence prior to June 21, 2021. Seminole County has taken official action with respect to this project, in that Toll Bros., Inc. has received Staff DRC Approval of the PD Amendment in October, 2021 (tying this project to the PD for Phases 1, 2 and 3) with Planning and Zoning Approval of the PD Amendment anticipated on December 1, 2021 and BCC approval anticipated on December 14, 2021. In addition, Toll Bros., Inc. is intending to submit for PSP/Final Master Plan Approval in November, 2021 for the development of 60+/- single family lots. Toll Bros., Inc. has spent substantial time and money on legal, engineering and other consulting fees to date in order to move this project forward. If the new impact fees are assessed against this project, it would create an undue hardship and impact the economic feasibility of the project.

THE VESTING AGREEMENT APPLICATION

Toll Bros., Inc. and its related entities are currently under contract to acquire and develop several residential projects in Seminole County. With regard to other projects located in incorporated areas of the County, Toll Bros., Inc. followed the procedures outlined by those other local governments, and sought

approval of a vesting agreement prior to the September 27, 2021 deadline set forth in Section 120.33 of the SCLDC. Toll has received confirmation of vesting approval for those projects.

With regard to the two above-described Riverside Oaks projects in unincorporated Seminole County, Toll Southeast LP Company, Inc. and Toll Bros., Inc. (as contract purchaser) also applied for approval of a vesting agreement. Those applications were also submitted before the September 27, 2021 deadline set forth in Section 120.33 of the SCLDC. However, those applications were denied because they were not submitted before the separate, September 13, 2021 arbitrary deadline imposed by Section 30.31 of the Seminole County Administrative Code. The Appellants are now appealing that decision.

THE LEGAL BASIS FOR APPEAL

Any determination by the Development Services Director with regard to a vesting agreement application must comply with the requirements of Florida Statutes and the SCLDC.

First and foremost, Section 120.33 of the SCLDC provides that a vesting agreement can be entered into by the County anytime “on or before September 27, 2021”. Even though these applications were submitted after September 13, 2021, there was still ample time for the County to consider and approve those applications prior to the September 27, 2021 deadline. Even if the applications were submitted late under the arbitrary application deadline of Section 30.31(2) of the Seminole County Administrative Code, that Code section nevertheless clarifies that the “Mobility Fee Ordinance and this Administrative Code Section are not intended to impair the obligation of any contract in existence as of June 22, 2021.” This would include the agreements already in place with regard to the existing Riverside Oaks Phases I, II, and III project which is already under development, and also the existing purchase contract and development approvals already in place for the Riverside Oaks Phase IV project. In light of this intent, Section 30.31(2) of the Seminole County Administrative Code provides that “the increased Mobility Fee shall not be imposed on [any] property that is the subject of the contract in existence as of June 22, 2021, but instead such property shall be subject to the impact fee in effect as of June 21, 2021.”

Even if the vesting agreement applications were submitted after the September 13, 2021 deadline imposed by Section 30.31 of the Seminole County Administrative Code, other sections of the Administrative Code would allow for that deadline to be adjusted if circumstances warrant. For example, Section 5.19 of the Administrative Code provides that the Development Services Department Director is granted the authority to make certain limited administrative adjustments “to allow a measure of flexibility while fulfilling the overall intent of the Code”. Section 5.19 of the Administrative Code even acknowledges that “strict application of all provisions of the Code may not be appropriate in all situations.” In addition, Section 15.5(g) of the Administrative Code, specifically dealing with vested rights determinations, provides that “At any time during or after the application period, the Planning and Development Director may extend the maximum calendar day response time set forth in this chapter to a date certain. Said extensions may be applicable to any step in the vested rights determination procedure upon the Planning and Development Director's determination that the volume of applications received exceeds the capacity of county staff to process the applications within the stated time limits or upon the applicant's reasonable request.” In other words, even though Section 30.31 of the Administrative Code imposes a September 13, 2021 application deadline, numerous other sections of the Administrative Code allow for such deadline to be adjusted.

As stated above, the Riverside Oaks Phases I, II, and III project has already been approved, already been platted, homes have already been constructed, and the marketing, construction and sales of new homes is ongoing. The feasibility of this project was budgeted and implemented based on the impact fees that were in existence prior to June 21, 2021. Toll Southeast LP Company, Inc. relied upon those impact fees, and the actions taken by Seminole County, to proceed with the development of the project. It would be harmful

for these fees to increase in the middle of the development. Furthermore, the increase of Mobility Fees would potentially cause an impairment of Toll Southeast LP Company, Inc.'s contracts to sell homes to third-party purchasers, since this increased cost would impact the underlying purchase price of the homes in the community.

With regard to the Riverside Oaks Phase IV project, the same issues and potential harm would apply if a vesting agreement is not entered into with the County. Furthermore, the increase of Mobility Fees would potentially cause an impairment of Toll Bros., Inc.'s contract to purchase the property from Richard C. Lindsey & Patricia H.F. Allen, and/or impair Toll Bros., Inc.'s ability to close on that contract.

The requirements imposed by Florida Statutes, Section 163.31801(4)(d) must also be considered. In that section of the statute, the Florida legislature made clear that "new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee." As such, it must be assumed that for any development project with a "current or pending permit application", fees may not be increased. This must be true, regardless of when an application for a Vesting Certificate is submitted. As described above, the Appellants have received permits and approvals for Phases 1, 2 and 3 and have pending development permit applications for Phase 4, prior to the implementation of Section 30.31 of the Seminole County Administrative Code. While the Appellants are willing to concede that the County has some degree of leeway to implement procedures for complying with the new impact fee code sections, the Appellants believe that the procedure process must comply with Florida law, and ensure that increased impact fees are not applied where current or pending permit applications exist.

The requirements imposed by applicable case law must also be considered. In *Council Brothers, Inc., v. City of Tallahassee*, 634 So. 2d 264 (Fla. 1st DCA 1994), the Court addressed the reasonable expectation of every citizen to be dealt with fairly by his government, and that equitable estoppel may be imposed to prevent harm. As explained by the Court in *Council Brothers*:

"One seeking to invoke the doctrine of estoppel against the government first must establish the usual elements of estoppel, and then must then demonstrate the existence of affirmative conduct by the government which goes beyond mere negligence, must show that the governmental conduct will cause serious injustice, and must show that the application of estoppel will not unduly harm the public interest." (citing *Alachua County v. Cheshire*, 603 So.2d 1334, 1337 (Fla. 1st DCA 1992).

In *Hollywood Beach Hotel Company v. City of Hollywood*, 329 So. 2d 10 (Fla. 1976), the Florida Supreme Court stated:

"Every citizen has the right to expect that he will be dealt with fairly by his government. 'Unfair dealing' by a municipality can also serve as the basis for the invocation of equitable estoppel. *City of Jacksonville v. Wilson, Id.* While a City Commission certainly possesses the prerogative of deciding to defer action on such a proposal over a long period of time, it must assume the attendant responsibility for the adverse effect it knows or should know its deliberate inaction will have upon the parties with whom it is dealing. In the instant case, the course of inaction chosen by the City and its subsequent arbitrary actions must necessarily be equated with 'unfair dealing.'"

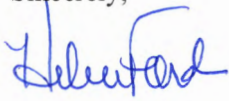
It would be unfair to the applications for vesting approval to be denied in these instances, as doing so would effectively impose a serious and significant increase to the cost of ongoing developments that were

previously permitted, platted, and approved or that have current development permit applications pending with the County.

For all of the foregoing reasons, the Development Services Director's decision to deny the Vesting Agreement Application (Mobility Fee, Fire & Rescue Impact Fee, & Library Impact Fees) submitted by Toll Southeast LP Company, Inc. with regard to the Riverside Oaks Phases I, II, and III project, and the Vesting Agreement Application (Mobility Fee, Fire & Rescue Impact Fee, & Library Impact Fees) submitted by Richard C. Lindsey & Patricia H.F. Allen / Toll Bros., Inc. with regard to the Riverside Oaks Phase IV project should be reversed on appeal. The Appellants formally request the opportunity to be heard with regard to this appeal.

The undersigned thanks the Director and the Board of County Commissioners for their consideration of this appeal.

Sincerely,



Helen Ford, Esq.
Mestdagh, Wall & Hamilton, P.A.

Enclosures

cc: client (via email)
Paul Chipok, Deputy County Attorney (via email, pchipok@seminolecountyfl.gov)
Clerk of the Seminole County Board of County Commissioners (via hand delivery)

Development Services Department



September 28, 2021

Helen Ford
Mestdagh, Wall & Hamilton
280 W Canton Avenue
Suite 110
Winter Park, FL 32789

RE: Toll Southeast LP Company, Inc.
Riverside Oaks Phases 1, 2 & 3

Richard Lindsey & Patricia H.F. Allen
Riverside Oaks Phase 4

Ms. Ford:

Please find enclosed check number 7592 in the amount of \$500 (G L Summitt Engineering, Inc.) for Riverside Oaks Phases 1 – 3 and check number 7593 in the amount of \$500 (G L Summitt Engineering, Inc.) for Riverside Oaks Phase 4 Impact Fee Vesting application fees.

As I stated in my email yesterday to Toll Southeast LP Company, Inc. and G L Summitt Engineering, Inc., Seminole County is unfortunately unable to accept and process the Impact Fee Vesting applications for the projects listed above due to untimely filing. The applications were received by our office on September 21, 2021, which was after the September 13, 2021 deadline.

If the Applicants wish to appeal my decision, they may do so under Section 20.12 Appeals of the Seminole County Land Development Code. The appeal filing fee is \$1,000.

If you have any questions or need additional information, please give me a call at 407-665-7396.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Hammock".

Rebecca Hammock AICP
Development Services Director

Enclosure: Check # 7592 and associated application
Check # 7593 and associated application

Cc: Paul Chipok
Deputy County Attorney

SEP 21 2021

Planning & Development Division

SEMINOLE COUNTY
VESTING AGREEMENT APPLICATION

FOR: MOBILITY FEE
FIRE AND RESCUE IMPACT FEE
LIBRARY IMPACT FEE

1. Fee simple property owner: Toll Southeast LP Company, Inc.
2. Phone Number: (407) 345-6006
3. Email Address: mmcintosh@tollbrothers.com
4. Project: Riverside Oaks Phases I, II, & III
5. Designated agent/applicant: N/A
6. Agent Authorization: N/A
7. A typed copy of the legal description of the subject property: See Attached
8. Subject Property Parcel IDs: See Attached
9. \$500.00 Application Fee: See Attached
10. Vesting through Governmental Approvals: Requirements (Seminole County Administrative Code Sections 30.31, 30.32, and 30.33)
 - a. The name of the owner of the fee interest in the property any, if applicable, the name of the designated agent;
 - b. Proof of Ownership of the Property. If the applicant is not the owner of the fee title to the property, then the applicant shall present an affidavit of authority providing for the applicant's authorization to seek approval of the Vesting Certificate on behalf of the fee owner. The affidavit of authority shall be signed by the property owner and said signature shall be properly attested to by a notary public;
 - c. A site plan or survey/sketch of description of the subject property to be subject to the Vesting Certificate showing:
 - i. The overall parcel;
 - ii. The number and types of units and/or type of use and square footage;
 - d. A typed copy of the legal description of the property;

- e. A statement outlining the background of the project permitting history and explaining the development process that applicant claims warrants a Vesting Certificate which shall, at a minimum, establish that:
 - i. A development order has been issued or the County has otherwise taken official action with respect to development of the applicable Impact Fee or Mobility Fee Constructions; and
 - ii. Extensive obligations or expenses (other than land purchase costs and payment of taxes) including, but not limited to, legal and professional expenses related directly to the development of the Impact Fee or Mobility Fee Construction have been incurred or there has otherwise been a substantial change in position by the applicant; and
 - iii. Such obligations, expenses and change in position were undertaken by the applicant in good faith reliance on the actions taken by the County; and
 - iv. It would be unfair to deny the applicant the opportunity to complete the Impact Fee or Mobility Fee Construction based on the Impact Fee or Mobility Fee rates in effect as of June 21, 2021.

SEMINOLE COUNTY VESTING AGREEMENT NARRATIVE
RIVERSIDE OAKS PHASES 1, 2, & 3
09-10-2021

CONTRACT/PERMITTING HISTORY:

Toll Southeast LP Company, Inc. ("Toll") is the current owner of numerous single-family residential platted lots within Phases 1, 2 and 3 of its development known as Riverside Oaks. Since all of the infrastructure has been installed, these 3 Phases of Riverside Oaks have been platted, model homes have been built and the marketing, construction and sales of new homes is ongoing, the analysis for the feasibility of this development and its budgeted costs for buildout were completed years ago and were based on the impact fees in existence prior to June 21, 2021. The increase in the impact fees in the middle of the buildout of this project would materially impact this project.

Seminole County has taken official action with respect to the development of the project in that Toll has received all required approvals, including the platting of the Property and Toll is proceeding with its buildout of the project in good faith reliance on the actions taken by Seminole County. Based on the foregoing, it would be unfair to deny Toll the opportunity to complete the Impact Fee or Mobility Fee Construction based on the Impact Fee or Mobility Fee rates in effect as of June 21, 2021.

LEGAL DESCRIPTION:

100+ residential platted lots owned by Toll within the following plats recorded in the public records of Seminole County, Florida:

Riverside Oaks Phase 1 according to the plat thereof recorded August 12, 2020 in Plat Book 86, Pages 4-10, inclusive;

Riverside Oaks Phase 2 according to the plat thereof recorded June 10, 2021 in Plat Book 86, Pages 86-88, inclusive; and

Riverside Oaks Phase 3 according to the plat thereof recorded July 20, 2021 in Plat Book 86, Pages 96-98, inclusive.

TAX ID NOS: SEE ATTACHED

RIVERSIDE OAKS PHASE 1 SHEET 1 OF 7

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

RIVERSIDE OAKS PHASE 1 DEDICATION

LEGAL DESCRIPTION

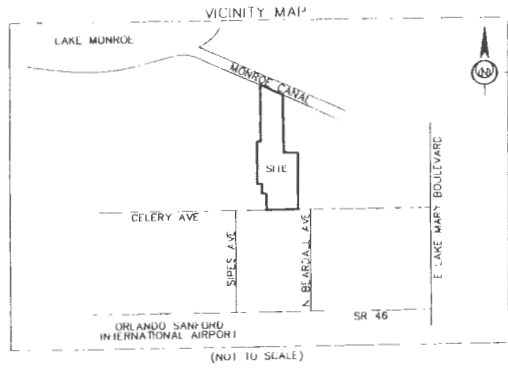
A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY FLORIDA, INCLUDING A PORTION OF GOVERNMENT LOTS 3 AND 4 DESCRIBED AS FOLLOWS:

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°05'01" WEST, FOR A DISTANCE OF 25.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CLEERY AVENUE (ALSO KNOWN AS STATE ROAD 415), ACCORDING TO THE SEMINOLE COUNTY ENGINEERING DEPARTMENT MAP 77026 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 350.00 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-WAY 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 151.00 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 85° 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 1094.17 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 85° 00' 00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 672.80 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' 08" 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 63.745 ACRES (2,754,954 SQUARE FEET), MORE OR LESS

INDEX OF SHEETS

- SHEET 1 - DEDICATION AND LEGAL DESCRIPTION
- SHEET 2 - LEGEND AND NOTES
- SHEET 3 - OVERALL
- SHEETS 4-7 - DETAIL SHEETS



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, Florida Statute, and that said land is located in Seminole County, Florida.

Glenn Cuth Date 05/06/20
 Glenn Cuth
 Professional Surveyor and Mapper
 Florida Certificate No. 6673

ESE Consultants, Inc.
 2950 Commerce Park Drive
 Suite 100
 Orlando, FL 32819
 Certificate No. 7508

ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

USA Consultants, Inc.
 2950 Commerce Park Dr., Suite 100 • Orlando, FL 32819
 407-840-8000
 (813) 909-1111

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 4/28/2020 the foregoing plat was approved by the Board of County Commissioners for Seminole County, Florida.

Jay Zeromski
 Jay Zeromski, Chairman
W. Jay Zeromski
 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 7-30-2020
 Ralph T. Snow
 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 August 12, 2020
1:56 PM File Number 2020000022P
Janet Castillo
 Clerk of the Circuit Court in and for Seminole County, Florida

KNOW ALL MEN BY THESE PRESENTS, that I, Iolli 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, K, L, M, 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 (left 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 (left station) and any improvements thereon vests in the City of Sanford upon approval of this plat by the Seminole County Board of County Commissioners, and hereby dedicates to the Association 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, K, L, M, 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 guests, 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. Notwithstanding 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, IOLLI SOUTHEAST LP COMPANY, INC., a Delaware corporation, has caused these presents to be executed and acknowledged by its undersigned Officer the duly authorized on this 28 day of July, 2020.

Alan R. ... IOLLI SOUTHEAST LP COMPANY, INC., a Delaware corporation

Solomon Bass
 Signature of Witness
 Printed Name of Witness

Erica Fanning
 Signature of Witness
 Name Erica Fanning
 Title District President

Printed Name of Witness

STATE OF FLORIDA
 COUNTY OF SEMINOLE

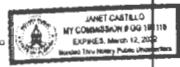
The foregoing instrument was acknowledged before me by means of physical presence, this 28 day of July, 2020, by Erica Fanning as District President of IOLLI SOUTHEAST LP COMPANY, INC., a Delaware corporation, in behalf of said corporation. Said person is personally known to me.

Janet Castillo
 Signature of Notary Public

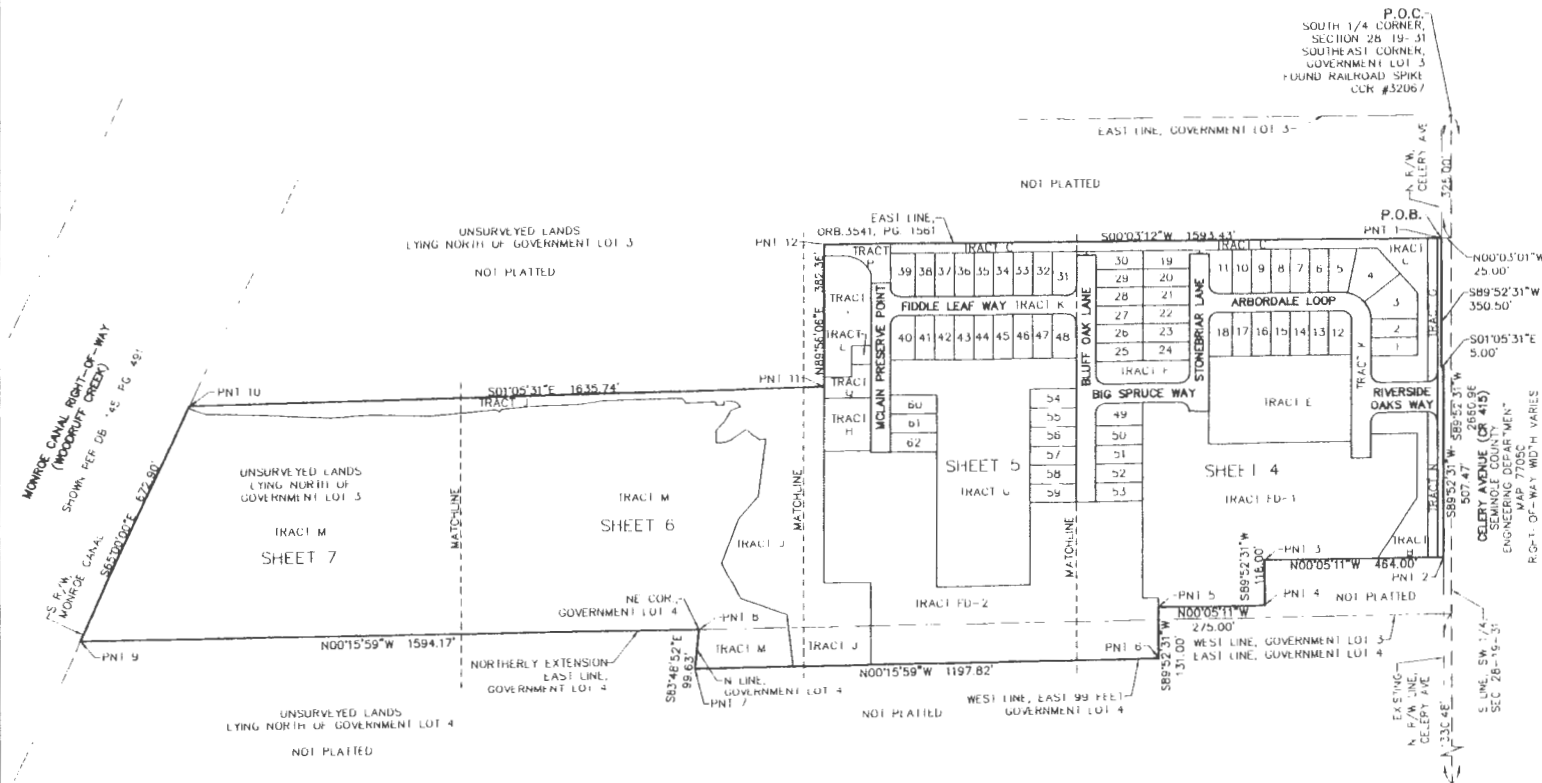
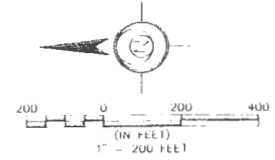
Janet Castillo
 Printed Name of Notary Public

Notary Public in and for the State of Florida

My Commission Expires: 3-12-22
 Commission Number: 69195118



RIVERSIDE OAKS PHASE 1 SHEET 3 OF 7 PLAT BOOK 86 PAGE 6
 A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST
 SEMINOLE COUNTY, FLORIDA



INDEX OF SHEETS

SHEET 1 DEDICATION AND LEGAL DESCRIPTION

SHEET 2 LEGEND AND NOTES

SHEET 3 - OVERALL

SHEETS 4-7 - DETAIL SHEETS

PNT 1	1624166.626	584478.822
PNT 2	1624159.759	583620.950
PNT 3	1624483.756	583620.251
PNT 4	1624623.500	583502.251
PNT 5	1624898.499	583501.837
PNT 6	1624898.214	583570.837
PNT 7	1625096.022	583385.789
PNT 8	1625085.287	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

ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

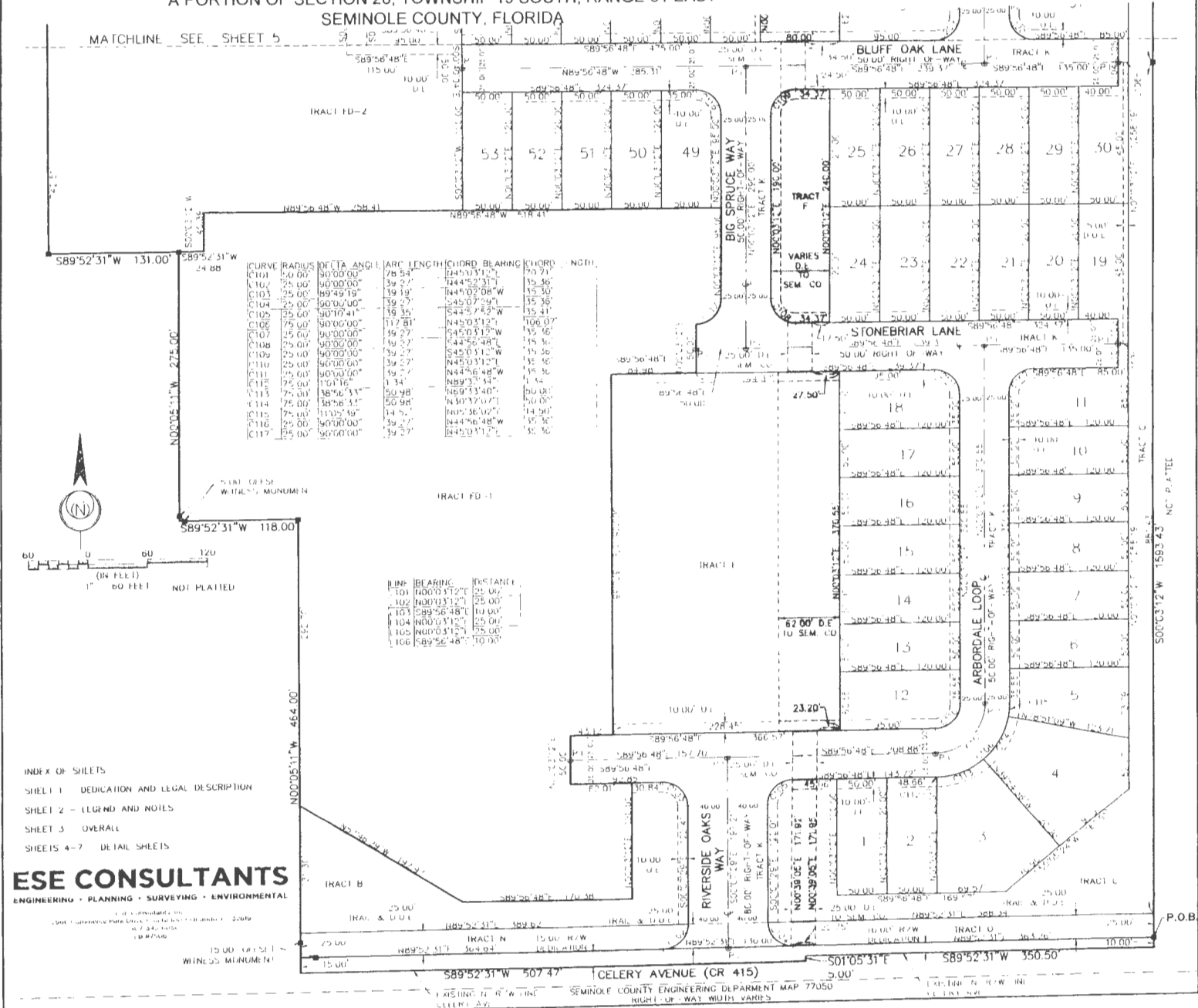
EST. 1984
 2300 University Park Drive, Suite 100 • Orlando, FL 32809
 407-850-8000
 FAX 407-850-8000

RIVERSIDE OAKS PHASE 1

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

SHEET 4 OF 7

PLAT BOOK 86 PAGE 7



CURVE	RADIUS	DECTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD	NCB
C101	75.00	90°00'00"	78.54	S44°50'31"E	70.71	
C102	75.00	90°00'00"	39.27	S44°52'31"E	35.36	
C103	75.00	89°49'19"	39.19	S44°52'08"W	35.30	
C104	75.00	90°00'00"	39.27	S45°07'59"E	35.36	
C105	75.00	90°00'41"	39.35	S44°57'43"W	35.31	
C106	75.00	90°00'00"	112.81	N42°03'12"E	106.07	
C107	75.00	90°00'00"	39.27	S45°03'12"W	35.36	
C108	75.00	90°00'00"	39.27	S44°56'48"E	35.36	
C109	75.00	90°00'00"	39.27	S45°03'12"E	35.36	
C110	75.00	90°00'00"	39.27	N45°03'12"E	35.36	
C111	75.00	90°00'00"	39.27	N44°56'48"W	35.36	
C112	75.00	101°16'	1.34	N89°33'54"	1.34	
C113	75.00	38°56'31"	59.98	S69°33'40"E	50.00	
C114	75.00	38°56'31"	59.98	N30°37'07"E	50.00	
C115	75.00	113°25'49"	14.75	S69°36'00"E	14.50	
C116	75.00	90°00'00"	39.27	S44°56'48"W	35.36	
C117	75.00	90°00'00"	39.27	S45°03'12"E	35.36	

LINK	BEARING	DISTANCE
101	N00°03'12"E	25.00
102	N00°03'12"E	25.00
103	S89°56'48"E	10.00
104	N00°03'12"E	25.00
105	N00°03'12"E	25.00
106	S89°56'48"E	10.00

- INDEX OF SHEETS
- SHEET 1 DEDICATION AND LEGAL DESCRIPTION
 - SHEET 2 - LEGEND AND NOTES
 - SHEET 3 OVERALL
 - SHEETS 4-7 DETAIL SHEETS

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11111 Consultants, Inc.
2000 North Orange Blossom Trail, Suite 200
Orlando, FL 32809
407.246.1111
407.246.1112

10.00' OFF SET
WITNESS MINUMENT

SEMINOLE COUNTY ENGINEERING DEPARTMENT MAP 77050
EXISTING R/W LINE
RIGHT-OF-WAY WIDTH VARIES

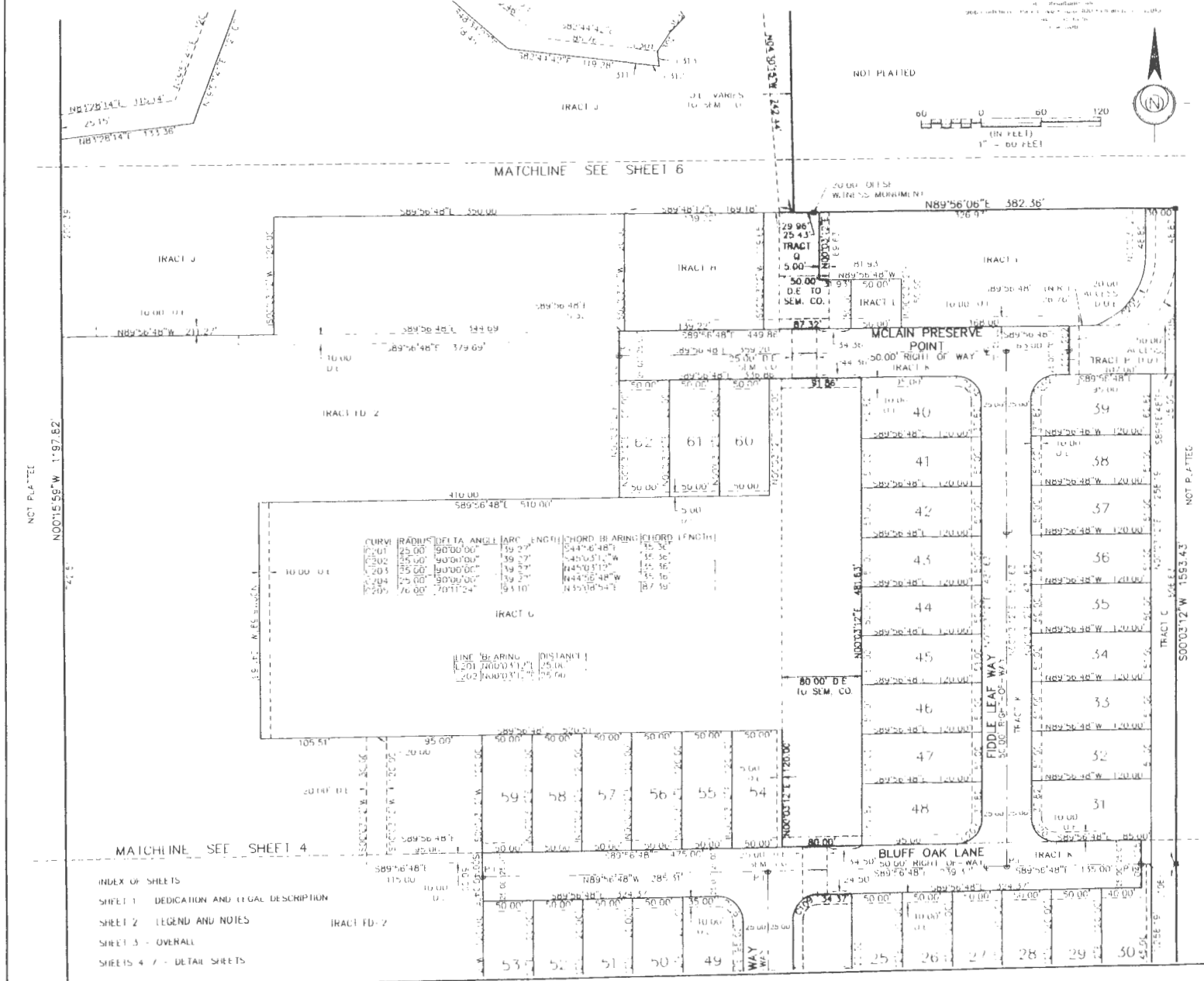
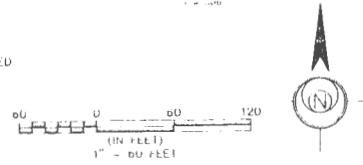
S00°03'12" W 156.00' NC - P.A.T.E.

P.O.B.

RIVERSIDE OAKS PHASE 1 SHEET 5 OF 7 PLAT BOOK 86 PAGE 8
 A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST
 SEMINOLE COUNTY, FLORIDA

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DATE: 08/15/11
 PROJECT: RIVERSIDE OAKS PHASE 1
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 SCALE: AS SHOWN



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
101	25.00	90°00'00"	39.27	S44°48'48"W	45.36
102	25.00	90°00'00"	39.27	S45°03'12"W	45.36
103	25.00	90°00'00"	39.27	S44°58'48"W	45.36
104	25.00	90°00'00"	39.27	S44°54'24"W	45.36
105	25.00	90°00'00"	39.27	S44°48'48"W	45.36

LINE BEARING	DISTANCE
N201°20'00"E	25.00
S201°20'00"W	25.00

- INDEX OF SHEETS
- SHEET 1 DEDICATION AND LEGAL DESCRIPTION
 - SHEET 2 LEGEND AND NOTES
 - SHEET 3 - OVERALL
 - SHEETS 4 - 7 - DETAIL SHEETS

NOT PLATTED
 N00°15'55"W 1'-97.82'

NOT PLATTED
 S00°03'12"W 1553.43'

RIVERSIDE OAKS PHASE 1

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

SHEET 6 OF 7

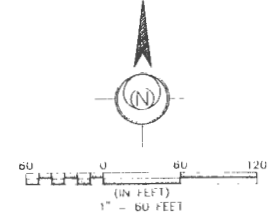
PLAT BOOK 86 PAGE 9

MATCHLINE SEE SHEET 7

CURVE RADIUS (FEET) ANGLE (DEGREES) ARC LENGTH (FEET) CHORD BEARING (DEGREES) CHORD LENGTH (FEET)

(301) 25.00' 71.10 26' 31.06' N34°55'22" 29.10'

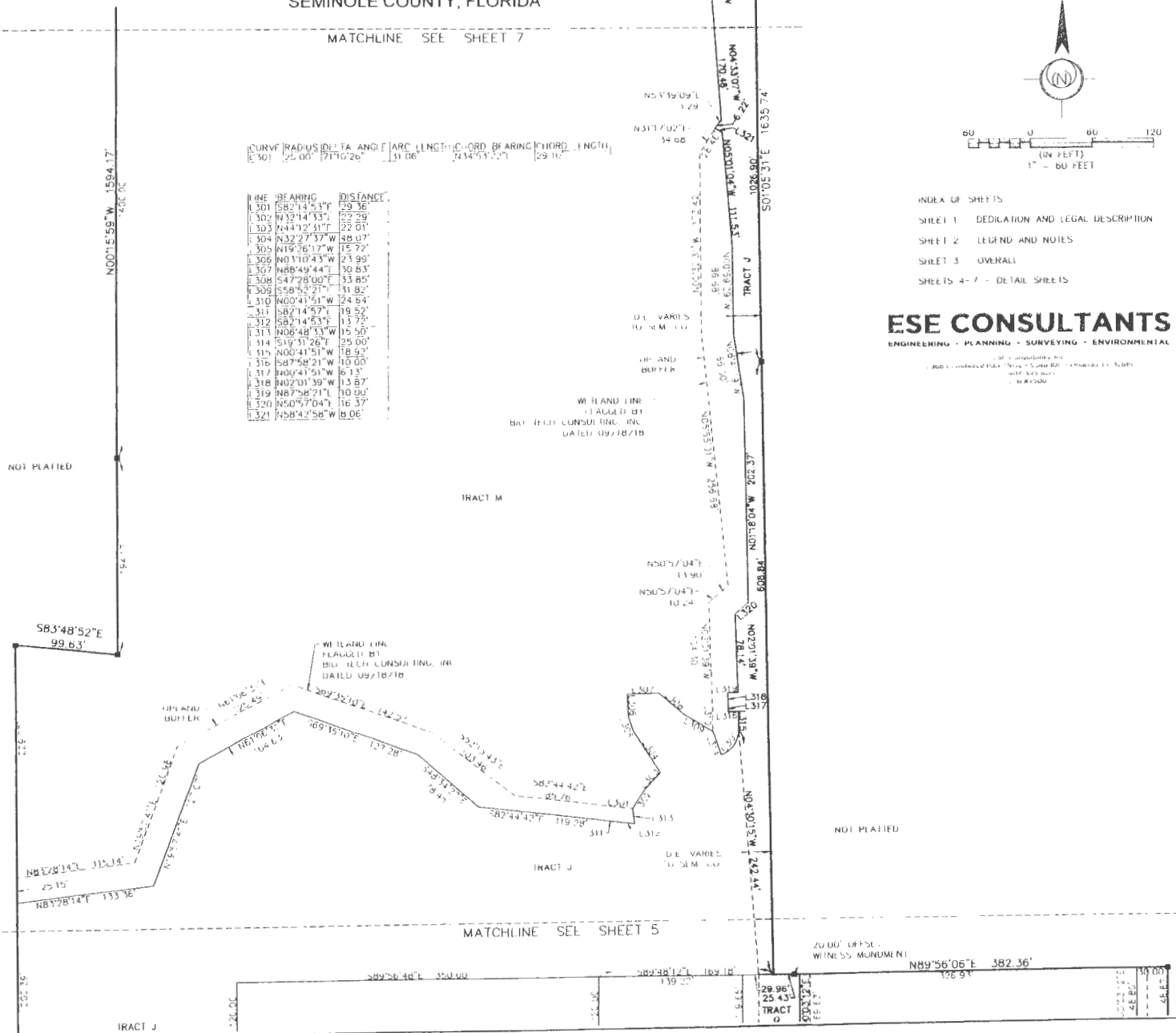
LINE	BEARING	DISTANCE
301	S82°18'51"E	19.36'
302	N32°14'53"E	22.29'
303	N44°12'51"E	22.01'
304	N32°27'37"W	48.07'
305	N19°26'17"W	15.72'
306	N01°10'43"W	23.99'
307	N88°49'44"E	30.83'
308	S47°28'00"E	33.85'
309	S58°52'21"E	31.82'
310	N00°41'51"W	24.84'
311	S82°14'57"E	19.52'
312	S82°14'53"E	13.75'
313	N06°48'33"W	15.50'
314	S19°31'26"E	25.00'
315	N00°41'51"W	18.92'
316	S87°58'21"W	10.00'
317	N00°41'51"W	16.13'
318	N02°01'39"W	13.87'
319	N87°58'21"E	10.00'
320	N50°57'04"E	16.37'
321	N58°42'58"W	18.08'



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- SHEET 1 DEDICATION AND LEGAL DESCRIPTION
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 - SHEET 3 OVERALL
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3810 University Blvd.
Jacksonville, Florida 32216-3000
Phone: 904.731.1100
Fax: 904.731.1101
www.esiconsultants.com



MATCHLINE SEE SHEET 5

20.00' OFFSET WITNESS MONUMENT
N89°56'06\"/>

TRACT J

TRACT O

NOT PLATTED

NOT PLATTED

TRACT M

TRACT J

W/ ISLAND LINE
FLAGGED BY
BIL TECH CONSULTING, INC.
DATED 09/18/18

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RIVERSIDE OAKS PHASE 1 SHEET 7 OF 7
 A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST
 SEMINOLE COUNTY, FLORIDA

PLAT BOOK 86 PAGE 10



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

S65°00'00"E 672.90'
 80° 29'

15.00' OFF-SET
 WITNESS MONUMENT

N19°02'36"W
 48.79'

N07°46'54"E
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N07°46'54"E
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N00°15'59"W 1554.17'
 430.00'

TRACT M

SEE VARIETY
 PLANTING

WETLAND LINE
 FLAGGED BY
 BIRCHER CONSULTING, INC.
 DATED 09-18-18

NOT PLATTED

NOT PLATTED

- INDEX OF SHEETS
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 SHEETS 4 - 7 - DETAIL SHEETS

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MATCHLINE SEE SHEET 6

TRACT J
 1026.80'

TRACT K
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TRACT L
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RIVERSIDE OAKS PHASE 2 SHEET 1 OF 3

A REPLAT OF TRACT FD-1 OF THE PLAT "RIVERSIDE OAKS PHASE 1", PLAT BOOK 86, PAGES 4 THROUGH 10, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA

PLAT BOOK 86 PAGE 86

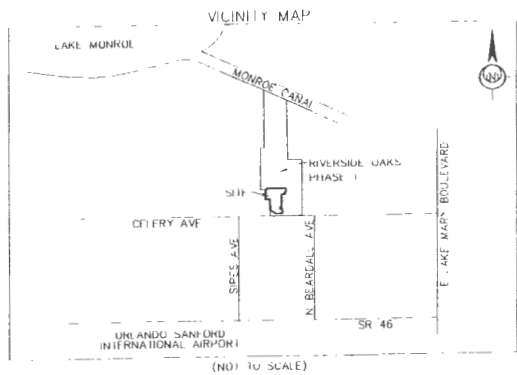
LEGAL DESCRIPTION

TRACT 1 OF THE PLAT OF "RIVERSIDE OAKS PHASE 1" AS RECORDED IN PLAT BOOK 86, PAGES 4 THROUGH 10, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID LANDS LING WITHIN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT FD-1, THENCE ALONG THE BOUNDARY OF SAID TRACT FD-1 FOR THE FOLLOWING SEVENTEEN (17) COURSES, RUN N00°05'11"W FOR 292.70 FEET; THENCE S89°52'31"W FOR 118.00 FEET; THENCE N00°05'11"W FOR 275.00 FEET; THENCE N89°52'31"E FOR 24.88 FEET; THENCE N00°05'12"E FOR 40.39 FEET; THENCE S89°56'48"E FOR 518.41 FEET; THENCE S00°05'12"W FOR 25.00 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET; THENCE S00°05'12"W FOR 50.00 FEET; THENCE N89°56'48"W FOR 68.38 FEET; THENCE S00°05'11"E FOR 370.55 FEET; THENCE N89°56'48"W FOR 43.13 FEET; THENCE S00°05'12"W FOR 50.00 FEET; THENCE S89°56'48"E FOR 62.02 FEET; THENCE S00°05'12"W FOR 120.00 FEET; THENCE N89°56'48"W FOR 170.38 FEET; THENCE N57°48'29"W FOR 192.97 FEET TO THE POINT OF BEGINNING

CONTAINING 0.177 ACRES (269,063 SQUARE FEET), MORE OR LESS.

- INDEX OF SHEETS
- SHEET 1 DEDICATION AND LEGAL DESCRIPTION
 - SHEET 2 NOTES AND LEGEND
 - SHEET 3 DETAIL SHEET



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, Florida Statutes, and that said land is located in Seminole County, Florida.

Nancy Catlin 05/03/21
 Date
 Nancy Catlin
 Professional Survey and Mapper
 Florida Certificate No. 0873
 ESE Consultants, Inc.
 2966 Commerce Park Drive
 Suite 100
 Orlando, FL 32819
 Certificate No. 7508

ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
 2966 Commerce Park Drive, Suite 100, Orlando, FL 32819
 Phone: 407.222.1111
 Fax: 407.222.1112
 Website: www.esiconsultants.com

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 5/25/21 the foregoing plat was approved by the Board of County Commissioners for Seminole County, Florida.

Joe Conatline Chairman
Grant Maloy
 Printed Name Printed Name

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

June 10, 2021
 at 9:08 am
 Clerk of the Circuit Court in and for Seminole County, Florida

CERTIFICATE OF REVIEWING SURVEYOR

I HEREBY CERTIFY, that the undersigned is a licensed Professional Surveyor and Mapper and I have reviewed the Plat and find it to be in substantial conformity with Chapter 177, Florida Statutes.

Andrew Perry 5-12-21
 Date
 Andrew Perry
 Florida Professional Land Surveyor Number 0124
 Reviewing Surveyor for Seminole County, Florida

RIVERSIDE OAKS PHASE 2 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that full Southeast LP Company, Inc., a Delaware corporation, (the owner) using the owner in fee simple of the lands described in the attached plat entitled "Riverside Oaks Phase 2", 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 Tract U (open space) shall be owned and maintained by the Riverside Oaks Condominium 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 Tract K and their associated sidewalks is granted by this plat to the owners of all lots shown hereon and their respective tenants, guests and invitees, fire protection, law enforcement, emergency medical, and other governmental services, including the United States Postal Service and Seminole County, and hereby dedicates to the Association all easements shown hereon, other than utility easements. 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 Tract U (open space) 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 guests, invitees and domestic help, and to delivery, pickup and fire protection services, public 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 lands 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.

IN WITNESS WHEREOF, the undersigned, full Southeast LP Company, Inc., a Delaware corporation, has caused these presents to be executed and acknowledged by its undersigned Officer (the date) authorized on this 3 day of May, 2021.

Grant Maloy Signature of Witness
 Mark McIntosh
 Printed Name of Witness
John Bass Signature of Witness
 Division President
 Printed Name of Witness

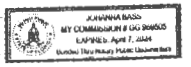
STATE OF FLORIDA
 COUNTY OF

I HEREBY CERTIFY, that on this day, before me personally appeared Brook Feaning for full Southeast LP Company, Inc., a Delaware corporation who is (is/ is not) personally known to me or (is/ is not) produced to me, the individual and office described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed and such officer thereunto duly authorized.

WITNESS my hand and official seal this 3rd day of May, 2021.

John Bass Signature of Notary Public
 Johanna Bass
 Printed Name of Notary Public

Notary Public in and for the State of Florida
 My Commission Expires: 4/7/2024
 Commission Number: 06969505



RIVERSIDE OAKS PHASE 2

SHEET 2 OF 3

PLAT BOOK 86 PAGE 87

A REPLAT OF TRACT FD-1 OF THE PLAT "RIVERSIDE OAKS PHASE 1",
 PLAT BOOK 86, PAGES 4 THROUGH 10, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
 A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST,
 SEMINOLE COUNTY, FLORIDA

NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF TRACT FD-1 OF THE PLAT OF "RIVERSIDE OAKS PHASE 1", PLAT BOOK 86, PAGES 4 THROUGH 10 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, HAVING A BEARING OF N00°05'11"W.
2. GPS TIES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), STATE PLANE ZONE FLORIDA EAST
3. ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.)

4. THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO THE RIVERSIDE OAKS COMMUNITY HOMEOWNERS ASSOCIATION, INC. (THE "ASSOCIATION"), THE CITY OF SANFORD, SEMINOLE COUNTY AND THE PROVIDERS OF PUBLIC UTILITIES. 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.

5. 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 ELECTRICAL, 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.

6. THREE (3) FOOT WIDE SIDE YARD DRAINAGE EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS. 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) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.

7. THE DRAINAGE EASEMENTS SHOWN AND NOTED ARE DEDICATED TO AND OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVERSIDE OAKS AND ANY SUPPLEMENTS AND/OR AMENDMENTS HERETO (THE "DECLARATION"). 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 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 AND STORM WATER SYSTEM.

8. TRACT K IS PRIVATE RIGHT-OF-WAY AND SHALL BE OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.

9. TRACT D IS OPEN SPACE AND SHALL BE OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.

10. ACCORDING TO THE FIRST AMERICAN TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT (PLAT FILE NUMBER 2037 0185334, DATED MARCH 22, 2021), 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. INTENTIONALLY DELETED
2. TERMS AND CONDITIONS OF THE PLAT OF RIVERSIDE OAKS PHASE 1, RECORDED AUGUST 12, 2020, IN PLAT BOOK 86, PAGE 4, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

F. OTHER INFORMATION REGARDING SAID PROPERTY INCLUDES:

1. SEMINOLE COUNTY DEVELOPMENT ORDER RECORDED AUGUST 16, 2016, IN OFFICIAL RECORDS BOOK 8749, PAGE 587, ADDENDUM RECORDED OCTOBER 20, 2020, IN OFFICIAL RECORDS BOOK 9736, PAGE 275, 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, ADDENDUM RECORDED OCTOBER 20, 2020, IN OFFICIAL RECORDS BOOK 9736, PAGE 268, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
3. PETITION FOR ANNEXATION TO THE CITY OF SANFORD RECORDED AUGUST 25, 2018, IN OFFICIAL RECORDS BOOK 9196, PAGE 449, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIVERSIDE OAKS RECORDED AUGUST 12, 2020, IN OFFICIAL RECORDS BOOK 9675, PAGE 1646, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
5. NOTICE OF COMMENCEMENT RECORDED OCTOBER 29, 2020, IN OFFICIAL RECORDS BOOK 9747, PAGE 674, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

LEGEND

- ☐ - CENTERLINE
- R - RADIUS
- Δ - CENTRAL ANGLE
- L - ARC LENGTH
- CB - CHORD BEARING
- CL - CHORD LENGTH
- CK - CORNER
- CR - COUNTY ROAD
- DB - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- NAVD - NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD - NATIONAL GEODETIC VERTICAL DATUM OF 1929
- NO - NUMBER
- (NR) - NON-RADIAL
- N.I. - NON-TANGENT
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- P.C. - POINT OF CURVATURE
- PGS - PAGES
- P.I. - POINT OF INTERSECTION
- PNT - POINT NUMBER
- P.O.B. - POINT OF BEGINNING
- P.I. - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- SR - STATE ROAD
- SEM. CO. - SEMINOLE COUNTY

- ① - RECOVERED 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK STAMPED "PRM LB 750B"
- ② - SET 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK STAMPED "PRM LB 750B"
- ③ - SET NAIL AND DISK STAMPED "PCH ESE LB 750B"

INDEX OF SHEETS

- SHEET 1 - DEDICATION AND LEGAL DESCRIPTION
- SHEET 2 - NOTES AND LEGEND
- SHEET 3 - DETAIL SHEET

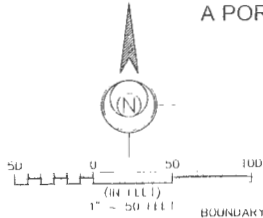
ESE CONSULTANTS
 ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL

2020 - 2021
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RIVERSIDE OAKS PHASE 2 SHEET 3 OF 3

PLAT BOOK 86 PAGE 88

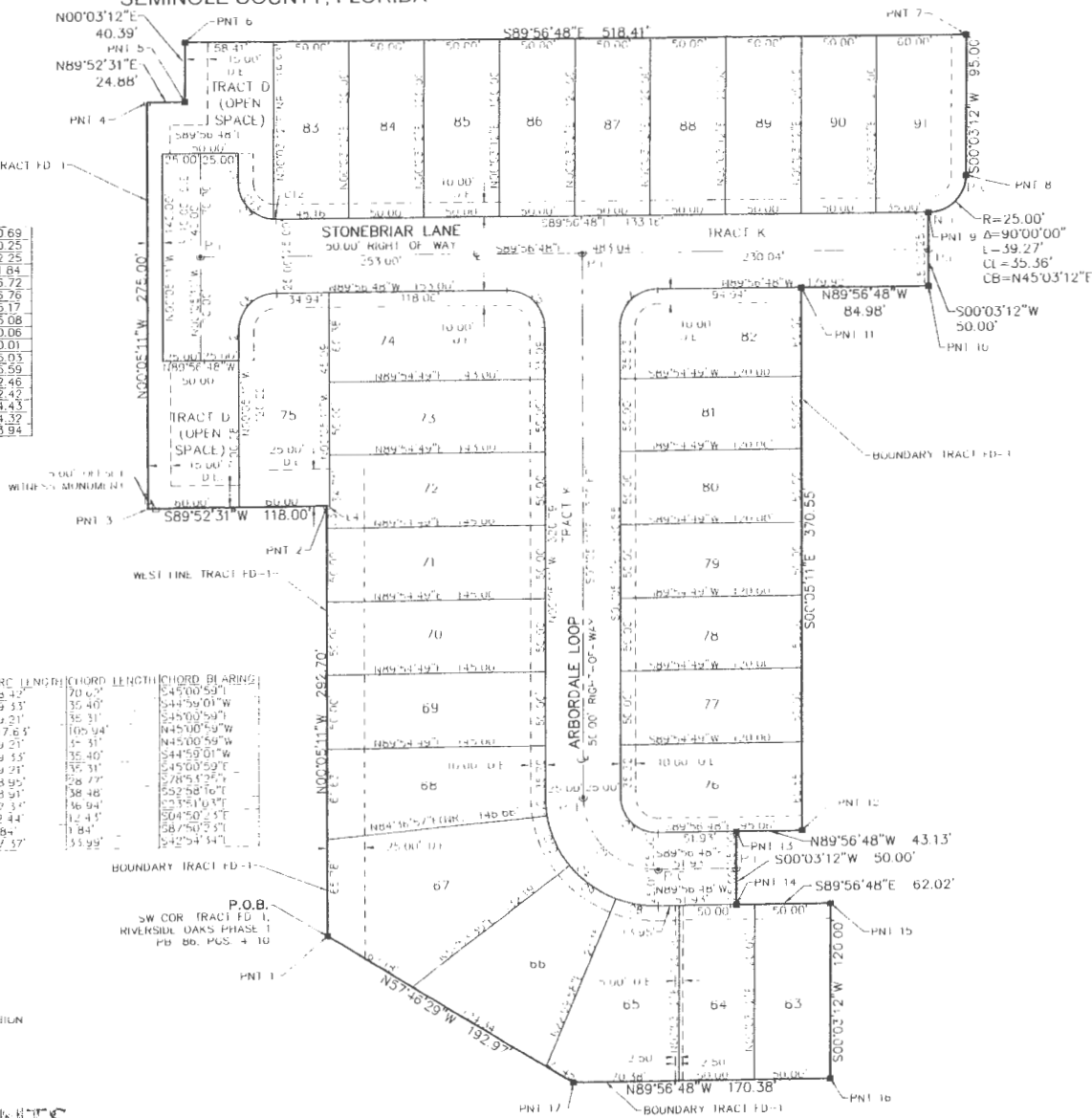
A REPLAT OF TRACT FD-1 OF THE PLAT "RIVERSIDE OAKS PHASE 1",
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 A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST,
 SEMINOLE COUNTY, FLORIDA



PNT 1	1624331.05	583620.69
PNT 2	1624623.76	583620.25
PNT 3	1624623.50	583502.25
PNT 4	1624898.50	583501.84
PNT 5	1624898.55	583526.72
PNT 6	1624938.94	583526.76
PNT 7	1624938.46	584045.17
PNT 8	1624843.46	584045.08
PNT 9	1624818.48	584020.06
PNT 10	1624768.48	584020.01
PNT 11	1624768.56	583935.03
PNT 12	1624398.01	583935.59
PNT 13	1624398.05	583892.46
PNT 14	1624348.05	583892.42
PNT 15	1624347.99	583954.43
PNT 16	1624227.99	583954.32
PNT 17	1624228.15	583783.94

LINE	BLARING	DISTANCE
1-1	S00°05'11\"	20.00'
1-2	S00°05'11\"	19.94'
1-3	N00°05'11\"	19.94'
1-4	N89°52'31\"	118.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	70.00'	89°54'37\"	76.42'	35.40'	S45°00'59\"
C2	75.00'	90°08'23\"	79.53'	35.40'	S44°59'01\"
C3	75.00'	89°51'37\"	39.21'	35.31'	S45°00'59\"
C4	75.00'	89°51'37\"	117.65'	105.94'	N45°00'59\"
C5	75.00'	89°51'37\"	39.21'	35.31'	N45°00'59\"
C6	75.00'	90°08'23\"	39.55'	35.40'	S44°59'01\"
C7	75.00'	89°51'37\"	76.21'	35.31'	S45°00'59\"
C8	75.00'	22°06'46\"	28.95'	26.77'	S78°51'25\"
C9	75.00'	35°41'52\"	38.51'	38.48'	S52°58'10\"
C10	75.00'	28°30'45\"	37.34'	36.94'	S35°11'31\"
C11	75.00'	09°30'24\"	12.44'	12.45'	S84°50'34\"
C12	75.00'	04°32'50\"	1.84'	1.84'	S87°40'54\"
C13	75.00'	85°38'44\"	37.57'	33.99'	S42°54'34\"



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RIVERSIDE OAKS PHASE 3

SHEET 1 OF 5

A REPLAT OF TRACT FD-2 OF THE PLAT "RIVERSIDE OAKS PHASE 1",
 PLAT BOOK 86, PAGES 4 THROUGH 10, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
 A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST,
 SEMINOLE COUNTY, FLORIDA

PLAT BOOK 86 PAGE 96

LEGAL DESCRIPTION

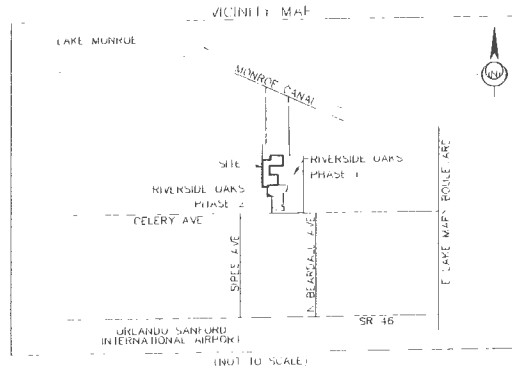
TRACT FD-2 OF THE PLAT OF "RIVERSIDE OAKS PHASE 1" AS RECORDED IN PLAT BOOK 86, PAGES 4 THROUGH 10, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID LANDS LYING WITHIN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT FD-2; THENCE ALONG THE BOUNDARY OF SAID TRACT FD-2 FOR THE FOLLOWING SIXTEEN (16) COURSES: RUN N00°15'59"W FOR 742.51 FEET; THENCE S89°56'46"E FOR 211.27 FEET; THENCE N00°05'12"E FOR 120.00 FEET; THENCE S89°56'46"E FOR 350.00 FEET; THENCE S00°05'12"W FOR 120.00 FEET; THENCE N89°56'46"W FOR 5.52 FEET; THENCE S00°05'12"W FOR 170.00 FEET; THENCE N89°56'46"W FOR 500.00 FEET; THENCE S00°05'12"W FOR 241.60 FEET; THENCE S89°56'46"E FOR 220.51 FEET; THENCE S00°05'12"W FOR 120.00 FEET; THENCE S89°56'46"W FOR 50.00 FEET; THENCE S00°05'12"W FOR 120.00 FEET; THENCE N89°56'46"W FOR 258.41 FEET; THENCE S00°05'12"W FOR 40.59 FEET; THENCE S89°52'31"W FOR 155.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.122 ACRES (310,244 SQUARE FEET), MORE OR LESS.

INDEX OF SHEETS

- SHEET 1 DEDICATION AND LEGAL DESCRIPTION
- SHEET 2 NOTES AND LEGEND
- SHEET 3 DETAIL SHEET



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED 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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 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
 2900 Commerce Park Drive • Suite 100 • Orlando, FL 32819
 1-407-545-6056
 (L.S. #7304)

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 that the plot complies with all the requirements of Chapter 177 and that said land is located in Seminole County, Florida.

Nash Cobb 06/10/21
 Name Date
 Professional Surveyor and Mapper
 Florida Certificate No. 0873

ESE Consultants, Inc.
 2900 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 7-20-2021 the foregoing plat was approved by the Board of County Commissioners for Seminole County, Florida.

Lee Conner Chairman
Grant Maloy 7/20/21
 Printed Name Printed Name

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 July 20th, 2021 at 1:20pm File Number 2021000014P

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

CERTIFICATE OF RECEIVING SURVEYOR

I HEREBY CERTIFY, that the undersigned is a licensed Professional Surveyor and Mapper and I have reviewed the Plat and find it to be in substantial conformity with Chapter 177, Florida Statutes.

Andrew Brown 7-15-21
 Andrew J. Brown, P.S.
 Florida Professional Land Surveyor Number 0174
 Receiving Surveyor for Seminole County, Florida

**RIVERSIDE OAKS PHASE 3
 DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that Full Southeast LP Company, Inc., a Delaware corporation, the owner of being the owner in fee simple of the lands described in the attached plat entitled "Riverside Oaks Phase 3" 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 A (right-of-way) and Tract A (open space drainage easement) shall be owned and maintained by the Riverside Oaks Community Homeowners Association Inc. a Florida not-for-profit corporation ("Association"); the private roadways situated within Tract A 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 under Tract A (right-of-way) and its 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, the protection, law enforcement, emergency medical, and other governmental services, including the United States Postal Service and Seminole County, and hereby dedicates to the Association all easements shown hereon, other than utility easements (except as otherwise expressly stated herein), all adjustments shown on this plat, other than utility easements, shall run solely 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 A (right-of-way) and Tract A (open space/drainage easement) are not required for public use and, accordingly, such lands 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 guest, invitees and domestic help, and to delivery, pickup and the protection services, police, authorities of the United States Postal Service mail carrier's 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 stormwater 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, liability, responsibility or liability upon the County to enter upon the subject property and take any action to repair or maintain the private drainage & stormwater system.

A non-exclusive easement over, under, upon, through and across Tract A (private roadway) and all utility easements shown on this plat is hereby dedicated to and for use by all public utilities providers including cubic service providers for the purpose of constructing, maintaining, repairing and replacing their respective utility facilities within service the lands encompassed by this plat.

IN WITNESS WHEREOF the undersigned FULL SOUTHEAST LP COMPANY, INC., a Delaware corporation, has caused these presents to be executed and acknowledged by its undersigned officer thereto duly authorized on this 10th day of June, 2021.

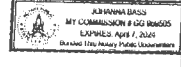
John B. FULL SOUTHEAST LP COMPANY, INC.
 Signature of Witness
Johanna Bass
 Printed Name of Witness
Stuart McDonald
 Signature of Witness
 Division President
 Title

STATE OF FLORIDA
 COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me personally appeared John B. for FULL SOUTHEAST LP COMPANY, INC., a Delaware corporation, who is not personally known to me or (is) produced as identification, and who did not take an oath. The individual and officer described in and who executed the foregoing conveyance and acknowledged the execution hereof to be his free act and deed as such officer thereto duly authorized.

WITNESS my hand and official seal this 10th day of June, 2021.

John B.
 Signature of Notary Public
Johanna Bass
 Printed Name of Notary Public



Notary Public in and for the State of Florida
 My Commission Expires April 7, 2024
 Commission Number 389969505

RIVERSIDE OAKS PHASE 3

SHEET 2 OF 3

PLAT BOOK 86 PAGE 97

A REPLAT OF TRACT FD-2 OF THE PLAT "RIVERSIDE OAKS PHASE 1",
 PLAT BOOK 86, PAGES 4 THROUGH 10, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
 A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST,
 SEMINOLE COUNTY, FLORIDA

LEGEND

- CL - CENTERLINE
- R - RADIUS
- α - CENTRAL ANGLE
- L - ARC LENGTH
- CB - CHORD BEARING
- CL - CHORD LENGTH
- CR - CORNER
- CR - CURVE ROAD
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- NAD83 - NORTH AMERICAN VERTICAL DATUM OF 1983
- NVD83 - NATIONAL GEODETIC VERTICAL DATUM OF 1929
- NO - NUMBER
- NR - NON RADIAL
- NT - NON TANGENT
- OR - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PL - POINT
- PI - POINT OF INTERSECTION
- PN - POINT NUMBER
- POB - POINT OF BEGINNING
- PT - POINT OF TANGENCY
- R/W - RIGHT OF WAY
- SEM CO - SEMINOLE COUNTY
- SR - STATE ROAD
- - RECOVERED 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK STAMPED "PRM LB 750B"
- - SET 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK STAMPED "PRM LB 750B"
- ⊙ - SET NAIL AND DISK STAMPED "PCP ESE LB 750B"

NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF TRACT FD-2 OF THE PLAT OF "RIVERSIDE OAKS PHASE 1", PLAT BOOK 86, PAGES 4 THROUGH 10 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, HAVING A BEARING OF N00°15'59"W.
2. GPS TIES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), STATE PLANE ZONE FLORIDA EAST.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED NON RADIAL (NR).
4. THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO THE RIVERSIDE OAKS COMMUNITY HOMEOWNERS ASSOCIATION, INC. (THE "ASSOCIATION"), THE CITY OF SANFORD, SEMINOLE COUNTY AND THE PROVIDERS OF PUBLIC UTILITIES. 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.
5. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, TO 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 NOTE 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.
6. THREE (3) FOOT WIDE SIDE YARD DRAINAGE EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS. PUMP EQUIPMENT, WATER TAP ENDS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN (3) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED AND MODIFIED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING ADEQUATE PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
7. THE DRAINAGE EASEMENTS SHOWN AND NOTED ARE DEDICATED TO AND OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVERSIDE OAKS AND ANY SUPPLEMENTS AND OR AMENDMENTS THERE TO (THE "DECLARATION"). 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 INDIVIDUAL MAINTENANCE OF THE PRIVATE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC OR THE SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED DOES NOT IMPOSE ANY OBLIGATORY 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.
8. 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.
9. TRACT A IS PRIVATE RIGHT OF WAY AND SHALL BE OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.
10. TRACT B IS OPEN SPACE/DRAINAGE EASEMENT AND SHALL BE OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.
11. TRACT C IS OPEN SPACE/DRAINAGE EASEMENT AND SHALL BE OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.
12. TRACT D IS OPEN SPACE/RETENTION/DRAINAGE/CANAL ACCESS/UPLAND BUFFER AND SHALL BE OWNED BY THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.
13. ACCORDING TO THE FIRST AMERICAN TITLE INSURANCE COMPANY PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FATH FILE NUMBER 2017-0138446, DATED APRIL 7, 2019, THIS PROPERTY IS SUBJECT TO THE FOLLOWING ITEM: (EACH ITEM LISTED IN BLANKET IN NATURE UNLESS NOTED)
 - E. UNDERLYING RIGHTS OF WAY, EASEMENTS OR PLATS AFFECTING SAID PROPERTY ARE AS FOLLOWS:
 - NONE
 - F. OTHER INFORMATION REGARDING SAID PROPERTY INCLUDES:
 1. RIVERSIDE OAKS PLANNED DEVELOPMENT DEVELOPER'S COMMITMENT AGREEMENT RECORDED AUGUST 26, 2016, IN OFFICIAL RECORDS BOOK 8757, PAGE 204, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 2. PETITION FOR ANNEXATION RECORDED AUGUST 23, 2018, IN OFFICIAL RECORDS BOOK 9198, PAGE 449, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 3. ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED OCTOBER 17, 2019, IN OFFICIAL RECORDS BOOK 9459, PAGE 850, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 4. SEMINOLE COUNTY DEVELOPMENT ORDER RECORDED AUGUST 16, 2016, IN OFFICIAL RECORDS BOOK 8749, PAGE 387, ADDENDUM #1 RECORDED OCTOBER 20, 2020, IN OFFICIAL RECORDS BOOK 9736, PAGE 275, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

INDEX OF SHEETS

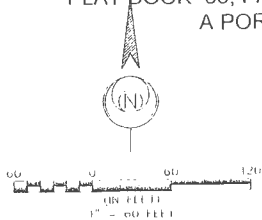
- SHEET 1 - DEDICATION AND LEGAL DESCRIPTION
- SHEET 2 - NOTES AND LEGEND
- SHEET 3 - DETAIL SHEET

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ESE Consultants, Inc.
 2900 Cornerstone Park Drive • Suite 100 • Orlando, FL 32819
 407.345.6600
 (LB #750B)

RIVERSIDE OAKS PHASE 3

A REPLAT OF TRACT FD-2 OF THE PLAT "RIVERSIDE OAKS PHASE 1",
 PLAT BOOK 86, PAGES 4 THROUGH 10, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
 A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 31 EAST,
 SEMINOLE COUNTY, FLORIDA



PNT 1	1624898.21	583370.84
PNT 2	1625640.72	583367.39
PNT 3	1625640.53	583378.61
PNT 4	1625760.53	583378.76
PNT 5	1625760.20	583328.76
PNT 6	1625640.20	583328.65
PNT 7	1625640.20	583323.54
PNT 8	1625470.20	583323.18
PNT 9	1625470.54	583356.18
PNT 10	1625228.54	583356.30
PNT 11	1625228.70	583384.81
PNT 12	1625108.70	583384.70
PNT 13	1625058.70	583378.28
PNT 14	1624938.70	583375.17
PNT 15	1624938.94	583372.76
PNT 16	1624898.55	583326.73

TRACT	CORNER	BEARING	DISTANCE	AREA	PERIMETER	AREA	PERIMETER	BEARING	DISTANCE
1	1	S89°56'48\"	155.88'	100.00	100.00	100.00	100.00	S00°40'04\"	50.00'
1	2	S00°40'04\"	50.00'	100.00	100.00	100.00	100.00	S89°56'48\"	155.88'
1	3	S89°56'48\"	155.88'	100.00	100.00	100.00	100.00	S00°40'04\"	50.00'
1	4	S00°40'04\"	50.00'	100.00	100.00	100.00	100.00	S89°56'48\"	155.88'

TRACT	AREA	PERIMETER
1	100.00	100.00
2	100.00	100.00
3	100.00	100.00
4	100.00	100.00

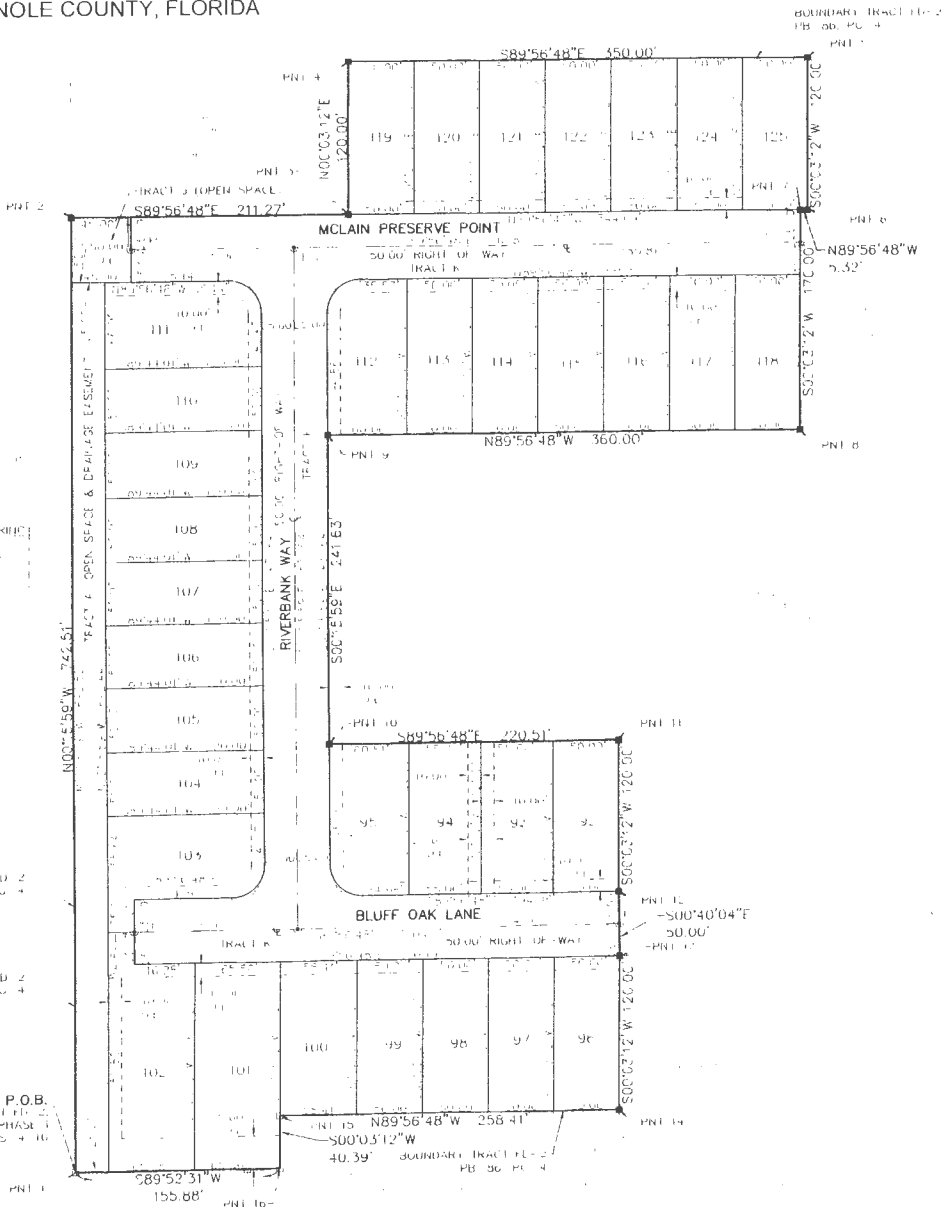
WEST LIME TRAIL FD 2
PB 86, PG 4

BOUNDARY TRACT FD 2
PB 86, PG 4

P.O.B.
SW COR. TRACT FD 2
RIVERSIDE OAKS PHASE 1
PB 86, PGS 4, 10

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 2966 Constance Park Drive • Suite 100 • Orlando, FL 32819
 (407) 445-6006
 (CD #7500)



BOUNDARY TRACT FD 2
PB 86, PG 4

N89°56'48\"

N89°56'48\"

S00°40'04\"

N89°56'48\"

LEGAL DESCRIPTION: (ADDITIONAL AREA FOR PD)

North 1104.2 ft. of South 2224.2 ft. of West 341 ft. of Lot 2 and Begin at Southeast corner of Lot 3, run West 325 ft. North 0°7' East 2021 feet East 321 feet, South 2021 feet to beginning. (Less West 150 feet of South 130 feet) Section 28, Township 19 South, Range 31, East, in Seminole County, Florida.

AND

Beginning at the South one-quarter section post of Section 28, Township 19 South, Range 31 East, thence run West 325 feet; thence North 0°7' East 2021 feet; thence run East 321 feet; thence South 2021 feet to the point of beginning, containing 15 acres more or less, excepting therefrom a tract of land 150 feet along East and West by 105 feet North and South in the Southwest corner of the following described land: Beginning at the Southeast corner of Lot 3, Section 28, Township 19 South, Range 31 East, thence West 325 feet; thence North 0°7' East 2021 feet; thence East 321 feet; thence South to beginning. The South 25 feet being reserved for a public road.

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Richard C. Lindsey & Patricia H.F. Allen (Tenants In Common), the owner of record for the following described property (Tax/Parcel ID Number) 28-19-31-300-0180-0000 hereby designates Toll Brothers, Inc. & G L Summitt Engineering, Inc. to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input checked="" type="checkbox"/> Final Plat
<input type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

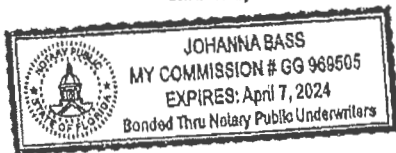
Date 1/15/2024

[Signature]
Property Owner's Signature

RICHARD C LINDSEY
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Richard C Lindsey (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 15th day of January, 2024.



[Signature]
Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

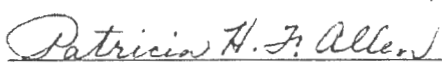
- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Richard C. Lindsey & Patricia H.F. Allen (Tenants in Common), the owner of record for the following described property (*Tax/Parcel ID Number*) 28-19-31-300-0180-0000 hereby designates Toll Brothers, Inc. & G L Summitt Engineering, Inc. to act as my authorized agent for the filing of the attached application(s) for:

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<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

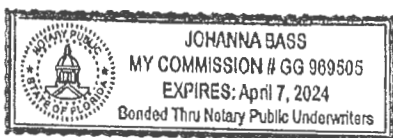
OTHER: _____
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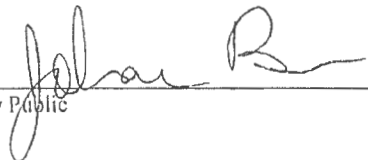
Date: January 15, 2021


 Property Owner's Signature
Patricia H.F. Allen
 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Patricia Allen (*property owner*),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 15 day of January, 2021.




 Notary Public