

RETREAT AT LAKE CHARM

SHEET 1 OF 2

PLAT BOOK 80 PAGE 88

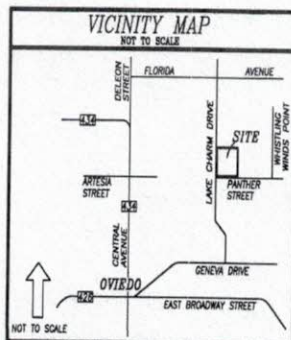
A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST
CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA.

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE N.00°39'53"W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF PANTHER STREET; THENCE S.89°37'54"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,295.81 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LAKE CHARM DRIVE; THENCE N.00°35'43"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,288.92 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N.89°39'55"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3, A DISTANCE OF 1,284.25 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3, THENCE S.00°39'53"E, ALONG SAID EAST LINE, A DISTANCE OF 1,288.17 FEET TO THE POINT OF BEGINNING, CONTAINING 1,688,686 SQUARE FEET OR 38.31 ACRES, MORE OR LESS

NOTES:

1. ☐ Denotes a Permanent reference Monument (P.R.M.) a 4" x 4" Concrete Monument with a disk stamped P.R.M. - L.S. 4714 (unless otherwise noted).
2. Bearings are based on the South line of the Southeast 1/4 of Section 3, Township 21 South, Range 31 East, Seminole County, Florida, being S.89°37'54"W.
3. Legend
 - D.E. denotes Drainage Easement
 - F.E. denotes Fence Easement
 - F.D.E. denotes Fence, Drainage Easement
 - IP denotes Iron Pipe
 - N&D denotes Nail & Disc
 - O.R.B. denotes Official Records Book
 - P.B. denotes Plot Book
 - PC denotes Point of Curvature
 - PG. denotes Page
 - PQS. denotes Pages
 - PI denotes Point of Intersection
 - P.O.B. denotes Point of Beginning
 - P.O.C. denotes Point of Commencement
 - PT denotes Point of Tangency
 - RP denotes Radius Point
 - R.O.W. denotes Right-of-Way
 - R/W denotes Right-of-Way
 - U.E. denotes Utility Easement
 - T denotes Township
 - R denotes Range
 - RA denotes Radial
 - W.U.E. denotes Well, Utility Easement
 - W.E. denotes Well Easement
4. All platted utility easements shall 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 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.
5. Per Florida Statutes Section 177.09(1), lot corners must be set before the transfer of any lot.
6. Use of land within a floodplain or floodway is substantially restricted by the City of Oviedo.
7. All lot lines that intersect curves are non-radial unless labeled (RN)



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.

RETREAT AT LAKE CHARM DEDICATION

KNOW ALL BY THESE PRESENTS that Taylor Morrison of Florida, Inc., a Florida corporation, (the "Owner"), being the owner in fee simple of the lands described in the foregoing caption to this Plat hereby dedicates said lands and plot for the following uses and purposes:

- (1) Tract A (Right-Of-Way) is hereby dedicated to the Retreat at Lake Charm Homeowners Association, Inc. ("Association") for private road purposes; provided, however, that a non-exclusive and perpetual easement is hereby granted over the Tract for the purposes of pedestrian and vehicular ingress and egress over the sidewalks and roads within the Tract for use by the owners of the lots platted herein, their guests and invitees; and all private and public agencies providing mail delivery, utility services, public safety services and governmental services to the platted property; further, that a non-exclusive utility easement over, under, through and across said Tract is hereby dedicated to all public utilities providers including, but not limited to, cable services providers, for the purposes of constructing, maintaining, repairing and replacing their respective utility facilities which provide services to the platted property.
- (2) Tract B (Stormwater) is hereby dedicated to the Association for drainage purposes.
- (3) Tract C (Stormwater/Open Space/Fence) is hereby dedicated to the Association for drainage or other purposes consistent with that use such as open space and fencing.
- (4) Tract D (Recreation Area/Open Space) is hereby dedicated to the Association for recreation or other purposes consistent with that use such as open space.
- (5) Tract E (Conservation) is hereby dedicated to the Association for conservation purposes. A perpetual conservation easement over Tract E (Conservation) is hereby granted to the St. Johns River Water Management District.
- (6) Tract F (Planted Buffer) is hereby dedicated to the Association for conservation purposes.
- (7) Tract G (Welland Buffer) is hereby dedicated to the Association for conservation purposes.
- (8) Tract H (Fence/Wall/Utility) is hereby dedicated to the Association for use as a fence, wall and utility purposes.
- (9) Tract I (Fence/Wall/Utility) is hereby dedicated to the Association for use as a fence, wall and utility purposes.
- (10) The Drainage Easements ("D.E.") are hereby dedicated to the Association for drainage purposes.
- (11) The Fence, Drainage Easements ("F.D.E.") are hereby dedicated to the Association for fence and drainage purposes.
- (12) The non-exclusive Utility Easements ("U.E.") are hereby dedicated to the City of Oviedo, Florida for utility purposes.
- (13) The Wall, Utility Easements ("W.U.E.") are hereby dedicated to the Association and the City of Oviedo, Florida for wall and non-exclusive utility purposes.
- (14) The Wall Easements ("W.E.") are hereby dedicated to the Association for wall purposes.

IN WITNESS WHEREOF, Owner has caused these presents to be executed this _____ day of _____, 2016.

Signed, sealed and delivered
in the presence of:

Taylor Morrison of Florida, Inc.,
a Florida corporation

Print name: **Tom Boone**

Print name: **John C. Tuma**
Name: **John C. Tuma**
Title: **V.P. Land**

STATE OF **FLORIDA**

COUNTY OF **Orange**

The foregoing instrument was acknowledged before me on the _____ day of _____, 2016, by _____ of Taylor Morrison of Florida, Inc., a Florida corporation, on behalf of said corporation, his/her (check one) ☒ is personally known to me or ☐ produced his/her state of driver's license as identification.

Print Name: **John A. Shepperd**
Notary Public, State of **FLORIDA**

(notary stamp / seal)

Notary Public, State of **FLORIDA**

JULIA A. SHEPPERD
Notary Public - State of Florida
My Comm. Expires Feb 10, 2017
Commission # EE 872378

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____, 2016
City of Oviedo, Florida, City Council approved this

Print Name: **Stephane Schreck**
6/1/2016

Attest: **Debra J. Oreau**
City Clerk
Print Name: **Debra J. Oreau**

CERTIFICATE OF 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 on **August 3, 2016** at **2:00pm** in the **Public Records** of **Seminole County, Florida**.

By: _____ D.C.

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

This plat was prepared under my direction and supervision. This plat complies with all of the survey requirements of Chapter 177, Florida Statutes.

Print Name: **TXD** DATED: **7-12-2016**

Surveyor's Name: **Thomas X. Grunmeyer**
Registration number: **4714**
Professional Land Surveyor
Registration number of Legal Entity: **LB 4598**
GRUNMEYER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS
5400 EAST COLONIAL DRIVE - ORLANDO, FLORIDA 32807
Phone (407) 277-3232 - Fax (407) 658-1438

CERTIFICATE OF APPROVAL BY REVIEWING PROFESSIONAL SURVEYOR & MAPPER

It is hereby certified that this plat has been reviewed for conformity with Chapter 177, Part 1 of the Florida Statutes. No conformance of mathematical closure or confirmation of the placement of PRM's and PCP's or lot corners in the field was made in this review.

By: **Bruce C. Duce** Date: **8/1/16**
Name: **Bruce C. Duce**
Florida Registration Number: **3946**
State of **Florida**

RETREAT AT LAKE CHARM

SHEET 2 OF 2

PLAT BOOK 80 PAGE 80

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 3, TOWNSHIP 21 SOUTH, RANGE 31 EAST
CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA.

EAST 1/4 CORNER
SECTION 3-21S-31E
RECOVERED STAKES
CERTIFIED CORNER RECORD #81107

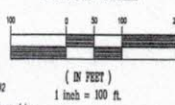
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	80°00'00"	50.00'	78.54'	70.71'	S 44°24'17" W
C2	80°00'00"	25.00'	117.81'	108.07'	S 44°24'17" W
C3	80°00'00"	100.00'	148.83'	135.47'	S 44°24'17" W
C4	80°00'00"	50.00'	78.54'	70.71'	N 45°35'43" E
C5	80°00'00"	25.00'	117.81'	108.07'	N 45°35'43" E
C6	80°00'00"	100.00'	148.83'	135.47'	N 45°35'43" E
C7	80°00'00"	50.00'	78.54'	70.71'	N 44°28'28" E
C8	80°00'00"	25.00'	117.81'	108.07'	N 44°28'28" E
C9	80°00'00"	100.00'	148.83'	135.47'	N 44°28'28" E
C10	150°56'30"	50.00'	131.72'	96.80'	N 44°28'28" E
C11	30°24'10"	25.00'	13.07'	13.11'	S 70°19'22" W
C12	80°00'00"	50.00'	78.54'	70.71'	S 45°31'28" E
C13	80°00'00"	25.00'	117.81'	108.07'	S 45°31'28" E
C14	80°00'00"	100.00'	148.83'	135.47'	S 45°31'28" E
C15	80°00'00"	50.00'	78.54'	70.71'	N 45°35'43" W
C16	80°00'00"	25.00'	117.81'	108.07'	N 45°35'43" W
C17	80°00'00"	100.00'	148.83'	135.47'	N 45°35'43" W
C18	80°00'00"	50.00'	78.54'	70.71'	N 44°28'28" W
C19	80°00'00"	25.00'	117.81'	108.07'	N 44°28'28" W
C20	80°00'00"	100.00'	148.83'	135.47'	N 44°28'28" W
C21	30°24'10"	25.00'	13.07'	13.11'	S 70°19'22" W
C22	80°00'00"	50.00'	78.54'	70.71'	S 45°31'28" E
C23	80°00'00"	25.00'	117.81'	108.07'	S 45°31'28" E
C24	80°00'00"	100.00'	148.83'	135.47'	S 45°31'28" E
C25	80°00'00"	50.00'	78.54'	70.71'	N 45°35'43" W
C26	80°00'00"	25.00'	117.81'	108.07'	N 45°35'43" W
C27	80°00'00"	100.00'	148.83'	135.47'	N 45°35'43" W
C28	80°00'00"	50.00'	78.54'	70.71'	N 44°28'28" W
C29	80°00'00"	25.00'	117.81'	108.07'	N 44°28'28" W
C30	80°00'00"	100.00'	148.83'	135.47'	N 44°28'28" W
C31	30°24'10"	25.00'	13.07'	13.11'	S 70°19'22" W
C32	80°00'00"	50.00'	78.54'	70.71'	S 45°31'28" E
C33	80°00'00"	25.00'	117.81'	108.07'	S 45°31'28" E
C34	80°00'00"	100.00'	148.83'	135.47'	S 45°31'28" E
C35	80°00'00"	50.00'	78.54'	70.71'	N 45°35'43" W
C36	80°00'00"	25.00'	117.81'	108.07'	N 45°35'43" W
C37	80°00'00"	100.00'	148.83'	135.47'	N 45°35'43" W
C38	80°00'00"	50.00'	78.54'	70.71'	N 44°28'28" W
C39	80°00'00"	25.00'	117.81'	108.07'	N 44°28'28" W
C40	80°00'00"	100.00'	148.83'	135.47'	N 44°28'28" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°24'17" E	10.15'
L2	N 89°24'17" E	41.82'
L3	N 89°24'17" E	38.47'
L4	N 89°24'17" E	37.89'
L5	N 89°24'17" E	34.95'
L6	N 89°24'17" E	33.48'
L7	N 89°24'17" E	30.88'
L8	N 89°24'17" E	0.74'
L9	N 89°24'17" E	21.00'
L10	N 89°24'17" E	31.77'
L11	N 89°24'17" E	2.35'
L12	N 89°24'17" E	18.88'
L13	N 89°24'17" E	80.14'
L14	N 89°24'17" E	30.88'
L15	N 89°24'17" E	59.22'
L16	N 89°24'17" E	80.00'
L17	N 89°24'17" E	80.00'
L18	N 89°24'17" E	80.00'
L19	N 89°24'17" E	54.50'
L20	N 89°24'17" E	80.00'
L21	N 89°24'17" E	28.14'
L22	N 89°24'17" E	75.87'
L23	N 89°24'17" E	13.11'
L24	N 89°24'17" E	51.84'
L25	N 89°24'17" E	30.00'
L26	N 89°24'17" E	30.00'
L27	N 89°24'17" E	7.78'
L28	N 89°24'17" E	106.81'
L29	N 89°24'17" E	108.79'
L30	N 89°24'17" E	15.63'
L31	N 89°24'17" E	21.80'
L32	N 89°24'17" E	42.80'
L33	N 89°24'17" E	49.30'
L34	N 89°24'17" E	46.80'
L35	N 89°24'17" E	45.25'
L36	N 89°24'17" E	38.80'
L37	N 89°24'17" E	58.73'
L38	N 89°24'17" E	29.37'
L39	N 89°24'17" E	54.17'
L40	N 89°24'17" E	42.15'
L41	N 89°24'17" E	27.41'
L42	N 89°24'17" E	34.48'
L43	N 89°24'17" E	30.00'
L44	N 89°24'17" E	33.64'
L45	N 89°24'17" E	28.77'
L46	N 89°24'17" E	37.34'
L47	N 89°24'17" E	39.45'
L48	N 89°24'17" E	42.21'
L49	N 89°24'17" E	63.72'
L50	N 89°24'17" E	50.89'
L51	N 89°24'17" E	71.27'
L52	N 89°24'17" E	45.51'
L53	N 89°24'17" E	68.68'
L54	N 89°24'17" E	57.40'
L55	N 89°24'17" E	40.67'
L56	N 89°24'17" E	24.18'
L57	N 89°24'17" E	27.18'
L58	N 89°24'17" E	68.87'
L59	N 89°24'17" E	160.00'
L60	N 89°24'17" E	30.80'
L61	N 89°24'17" E	24.15'
L62	N 89°24'17" E	87.50'
L63	N 89°24'17" E	810.80'
L64	N 89°24'17" E	240.14'
L65	N 89°24'17" E	24.15'
L66	N 89°24'17" E	88.30'
L67	N 89°24'17" E	5.02'

GRAPHIC SCALE



Prepared by:
GRUBBENMEYER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS
3400 EAST COASTAL DRIVE - ORLANDO, FLORIDA 32807
Phone (407) 277-3232 - Fax (407) 658-1438

