

GRANDE OAKS AT HEATHROW REPLAT

SHEET 1 OF 3

PLAT BOOK **78** PAGE **22**

BEING A REPLAT OF A PORTION OF GRANDE OAKS AT HEATHROW
 PLAT BOOK 71, PAGE 47 THROUGH 52
 SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST,
 SEMINOLE COUNTY, FLORIDA

DESCRIPTION:

A PORTION OF GRANDE OAKS AT HEATHROW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGES 47 THROUGH 52, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN S89°44'51"E ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 31, A DISTANCE OF 40.00 FEET; THENCE RUN N00°02'42"W, A DISTANCE OF 85.04 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF H E THOMAS JR PARKWAY (OR 46A), ACCORDING TO THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PROJECT PS-117, AND THE EAST RIGHT OF WAY LINE OF ORANGE BOULEVARD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE AFORESAID PLAT OF GRANDE OAKS AT HEATHROW, THENCE RUN N00°02'42"W ALONG SAID EAST RIGHT OF WAY LINE OF ORANGE BOULEVARD AND THE WEST LINE OF SAID PLAT OF GRANDE OAKS AT HEATHROW, A DISTANCE OF 796.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°02'42"W ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF PLAT, A DISTANCE OF 285.40 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE RUN S00°02'42"E ALONG SAID NORTH LINE OF SAID PLAT, A DISTANCE OF 99.00 FEET; THENCE RUN S89°57'18"W, A DISTANCE OF 99.00 FEET; THENCE RUN N00°02'42"W, A DISTANCE OF 226.00 FEET; THENCE RUN N89°57'18"E, A PLAT, A DISTANCE OF 356.85 FEET; THENCE RUN S00°02'42"E, A DISTANCE OF 47.10 FEET; THENCE RUN S89°57'18"W, A DISTANCE OF 894.73 FEET; THENCE RUN N00°02'42"W, A DISTANCE OF 49.96 FEET; THENCE RUN N00°02'42"W, A DISTANCE OF 54.74 FEET; THENCE RUN S00°02'42"E, A DISTANCE OF 28.60 FEET; THENCE RUN N89°57'18"E, A DISTANCE OF 12.73 FEET; THENCE RUN S00°02'42"E, A DISTANCE OF 226.00 FEET; THENCE RUN S89°57'18"W, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 133,673 SQUARE FEET OR 3.069 ACRES MORE OR LESS.

GENERAL NOTES:

- DIMENSIONS ARE SHOWN IN US SURVEY FEET AND DECIMALS THEREOF.
- BEARING STRUCTURE BASED ON THE EAST LINE OF THE PLAT OF GRANDE OAKS AT HEATHROW AS BEING S00°02'42"E.
- ERROR OF CLOSURE DOES NOT EXCEED 1 IN 10,000.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC UTILITY SERVICE COMMISSION.
- EXCEPT AS SPECIFIED BELOW, NO PART OF THE LANDS DESCRIBED HEREON IS DEDICATED TO SEMINOLE COUNTY, FLORIDA, OR THE PUBLIC. NONE OF THE PROPERTY DESIGNATED AS A "TRACT" ON THIS PLAT WILL BECOME PART OF THE SEMINOLE COUNTY PUBLIC ROAD SYSTEM, NOR IS IT REQUIRED FOR ANY PUBLIC USE. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON ANY GOVERNING BODY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ASSUMED BY THE GOVERNING BODY.
- TRACT "C" IS DEDICATED TO THE ASSOCIATION AND IS TO BE MAINTAINED BY THE ASSOCIATION FOR LANDSCAPING, BUFFER, DRAINAGE, OPEN SPACE, AND UTILITY EASEMENT PURPOSES.
- BY ACCEPTANCE OF ANY DEED TO ANY "HOME OR LOT" AS DEFINED IN THE DECLARATION, TO BE LOCATED ON THE LANDS PLATTED HEREIN, THE GRANTEE THEREIN AGREES THAT NEITHER THE DECLARANT NOR SEMINOLE COUNTY, FLORIDA, WILL HAVE ANY LIABILITY OR RESPONSIBILITY TO MAINTAIN OR REPAIR ANY PROPERTY DEDICATED BY THIS PLAT TO THE ASSOCIATION NOR ANY IMPROVEMENTS ON SUCH PROPERTY. THE ASSOCIATION SHALL HAVE THE EXCLUSIVE RESPONSIBILITY FOR OWNERSHIP, CONTROL, ADMINISTRATION, MANAGEMENT, REGULATION, CARE, MAINTENANCE, REPAIR, RESTORATION, REPLACEMENT, IMPROVEMENT, PRESERVATION AND PROTECTION OF ALL AREAS DEDICATED BY THIS PLAT TO THE ASSOCIATION IN ACCORDANCE WITH AND PURSUANT TO THE DECLARATION.
- ACCORDING TO THE PLAT OF GRANDE OAKS AT HEATHROW, AS RECORDED IN PLAT BOOK 71, PAGES 47 THROUGH 52, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THE DECLARANT DOES HEREBY GRANT TO SEMINOLE COUNTY, FLORIDA, AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER TRACT "A", AND OVER PORTIONS OF THE COMMON AREAS USED FOR DRAINAGE PURPOSES AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE. THIS EMERGENCY ACCESS EASEMENT DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY, OR LIABILITY UPON SEMINOLE COUNTY, FLORIDA, TO ENTER SUBJECT PROPERTY OR TO TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM.
- ACCORDING TO THE PLAT OF GRANDE OAKS AT HEATHROW, AS RECORDED IN PLAT BOOK 71, PAGES 47 THROUGH 52, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THE DECLARANT DOES HEREBY GRANT TO ALL PUBLIC UTILITIES A NONEXCLUSIVE UTILITY EASEMENT THROUGH, OVER, UNDER, AND ACROSS OVER PORTIONS OF THE COMMON AREAS USED FOR UTILITY PURPOSES AND UTILITY EASEMENTS SHOWN ON THIS PLAT, FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, AND REPLACING THEIR RESPECTIVE FACILITIES SERVING THE LANDS ENCOMPASSED BY THIS PLAT.
- THE SIDEWALK EASEMENTS AS SHOWN THAT ARE ADJACENT TO LOTS 165, 176, 177, 187, 188 AND 195 ARE FOR THE BENEFIT OF THE RESPECTED LOT. THE SIDEWALK EASEMENTS ARE 5.00' WIDE AND PARALLEL TO THE LOTS THEY ARE ADJACENT TO, LYING IN TRACT C, FOR THE PURPOSE OF ANY SIDEWALK BUILT IN THE EASEMENT.
- SUBJECT TO THE RECORDED DECLARATION FOR GRANDE OAKS AS RECORDED IN OFFICIAL RECORDS BOOK 6444, PAGE 693 AND AS AFFECTED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7037, PAGE 263, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

GRANDE OAKS AT HEATHROW REPLAT
DEDICATION

THIS IS to certify that the undersigned, hereafter referred to as "Owner", is the lawful owner of the lands described in the caption hereon, and that they have caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. None of the property designated "Common Area" on this plat is required for public use; and such "Common Area" is not and will not be a part of the County system of public roads. Said "Common Area" is instead part of the "Common Area" created by this plat and will be subject to Grande Oaks at Heathrow Association, Inc., a Florida non-profit corporation (the "Association"), recorded in the Public Records of Seminole County, Florida, (hereinafter referred to as the "Declaration"). Said "Common Area" shall remain private and the sole and exclusive property of the Owner and its successors and assigns. Owner does hereby grant to the present and future owners and their guests, invitees, domestic help, and to delivery, pick-up and fire protection services, police and other authorities of law, United States mail carriers, representatives of utilities, holders of mortgage liens on such lands, and such other persons as Owner, its successor and assigns, may from time to time designate the non-exclusive and perpetual right of ingress and egress over and across the roads and sidewalks. As they may from time to time be constructed, of the "Common Area". The owners in recording this plat have created the "Common Area" shown hereon, which common area is a portion of the "Common Area" described in the declaration. Said "Common Area" is not dedicated to the use and enjoyment of the general public, but its use is reserved for the common use and enjoyment of the property owners of Grande Oaks. The nature and extent of, and the reservation and restrictions on such common use and enjoyment are more fully set forth in the Declaration. NOTWITHSTANDING the plat of Grande Oaks at Heathrow, as recorded in Plat Book 71, Pages 47 through 52, public records of Seminole County, Florida, an emergency access easement to the private storm drainage system over Tract A, 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 storm drainage system creates a hazard to the public health, safety, and general welfare. The emergency access easement granted above does not impose any obligation, burden, responsibility or liability upon Seminole County to enter upon the subject property and take any action to repair or maintain the private drainage system. A non-exclusive utility easement through, over, under and across system. All utility easements shown hereon are Tract A of the "Common Area" and all utility easements shown hereon are hereby dedicated for use by all public utilities for the purpose of construction, maintaining and replacing their respective facilities servicing the lands encompassed by this plat.

IN WITNESS WHEREOF, the undersigned owner has caused these presents to be signed this 20th day of February, 2014.

HEATHROW OAKS LLC,
 a Delaware Limited Liability Company
 By: William Johnson
 Printed Name: William Johnson
 Title: Manager
 Signed in the presence of:
 By: Richard Kattoura
 Printed Name: Richard Kattoura
 By: Kevin Vallejos
 Printed Name: Kevin Vallejos

COUNTY OF PAIM BEACH STATE OF FLORIDA
 THIS IS TO CERTIFY, that on this 28 day of FEBRUARY, 2014, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____, personally known to me or have produced the following identification _____ and did/did not take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his free act and deed as such officer thereto duly authorized; that the official seal of said Limited Liability Company is affixed hereto; and that said dedication is the act and deed of said entity.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the _____ above date.
 NOTARY PUBLIC Judith Aording NOTARY STAMP

CERTIFICATE OF CLERK
 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 APRIL 01, 2014 at 3:05PM
 File No. 2014035121
 CLERK OF THE CIRCUIT COURT
 in and for Seminole County, Florida
 By: Maryanne Morse DC
 Printed Name: MARYANNE MORSE

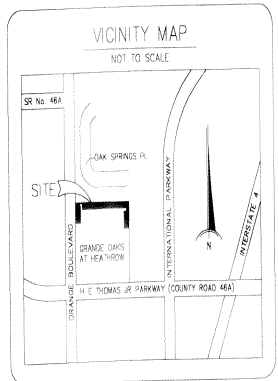
CERTIFICATE OF APPROVAL BY SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, that on 3/25/14 SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVED THE FOREGOING PLAT.
 CHAIRMAN OF THE BOARD: _____ ATTEST: _____
 Signature: Robert Dallari Signature: Maryanne Morse
 Printed Name: ROBERT DALLARI Printed Name: MARYANNE MORSE

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR
 I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.
Gary A. Leise 3-19-14
 GARY A. LEISE, P.L.S. Date
 FLORIDA REGISTRATION NUMBER 4723
 REPRESENTING SEMINOLE COUNTY, FLORIDA

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all the requirements of Chapter 177, and that said land is located in Seminole County, Florida.
James R. Shannon Jr. 2-28-14
 Date
 James R. Shannon Jr.
 Florida Registration Number: 4671
 SHANNON SURVEYING, INC. (LB No 6898)
 499 North S.R. 434 - SUITE 2153 ALTAMONTE SPRINGS,
 FLORIDA, 32714, (407) 774-8372

PRM STATE PLANE COORDINATES	NORTHING	EASTING
1	1619927.5516	539925.9028
2	1619922.7489	541015.6922
3	1619585.9034	541015.9724
4	1619585.8256	540916.9722
5	1619791.8255	540916.7950
6	1619791.8847	540986.7558
7	1619838.9696	540986.7186
8	1619838.2668	540071.9847
9	1619916.5780	540071.9233
10	1619916.8192	540071.1795
11	1619888.2238	540071.2020
12	1619888.2338	540029.9337
13	1619662.2339	540030.1112
14	1619662.1522	539926.1112

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



LEGEND:
 □ - SET 4"x4" CONCRETE MONUMENT
 PRM #4671 UNLESS OTHERWISE NOTED
 C - INDICATES CENTERLINE
 LB - LICENSED BUSINESS CERTIFICATION
 PRM - PERMANENT REFERENCE MONUMENT
 R/W - RIGHT-OF-WAY
 # - NUMBER
 R - RADIUS
 L - LENGTH
 Δ - DELTA
 PB - PLAT BOOK
 PG - PAGE
 SEC - SECTION
 SQ. FT. - SQUARE FEET
 NR - NON-RADIAL

SHANNON SURVEYING, INC.
 499 NORTH S.R. 434 - SUITE 2153
 ALTAMONTE SPRINGS, FLORIDA, 32714
 (407) 774-8372 LB # 6898

GRANDE OAKS AT HEATHROW REPLAT

SHEET 2 OF 3

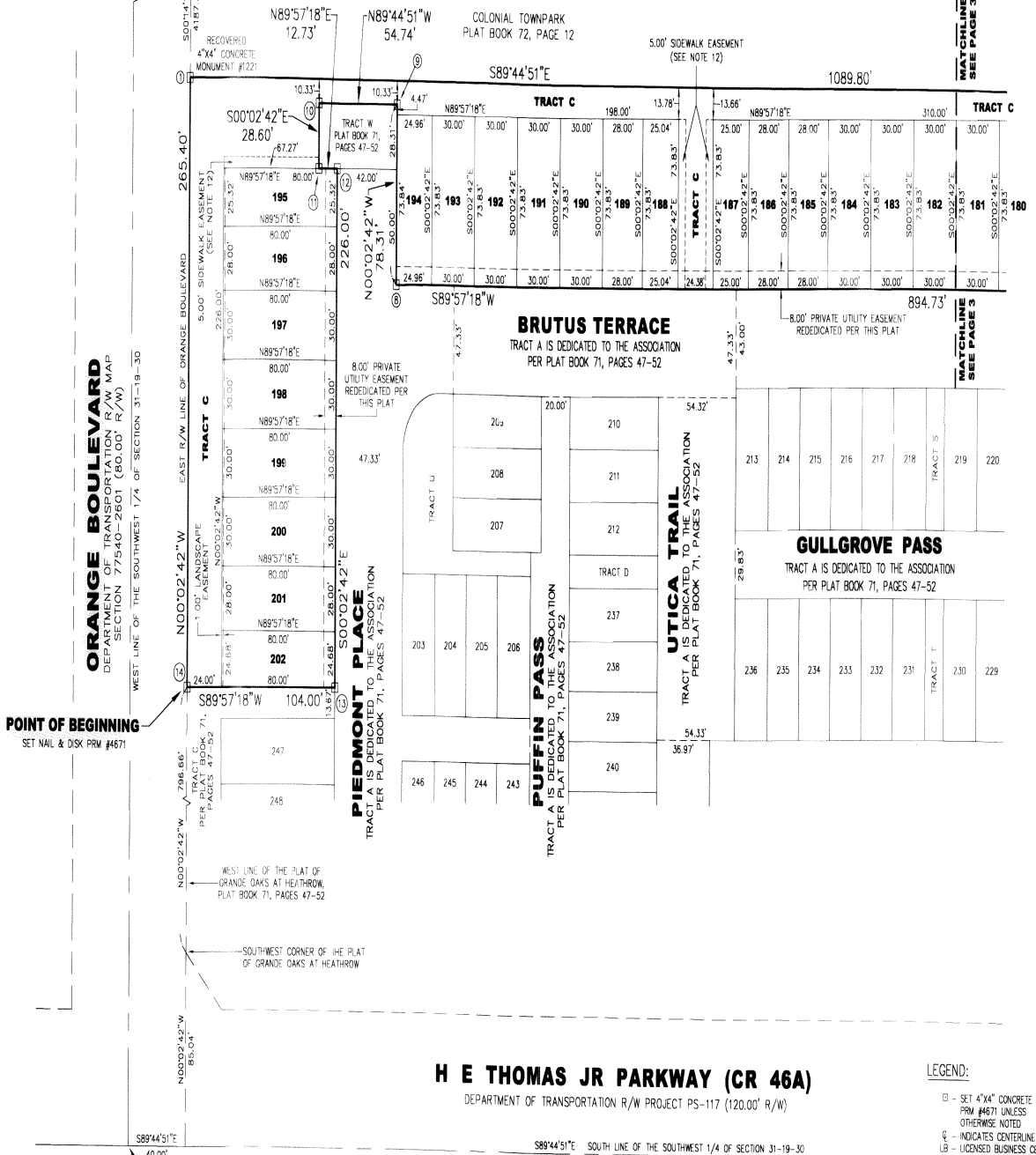
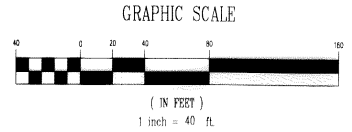
PLAT BOOK **78** PAGE **23**

BEING A REPLAT OF A PORTION OF GRANDE OAKS AT HEATHROW
 PLAT BOOK 71, PAGE 47 THROUGH 52
 SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST,
 SEMINOLE COUNTY, FLORIDA

G.P.S. #0269 / WAYSIDE
 N 1626661.561, E 539931.842
 5"X5" C.M. WITH BRASS DISK

G.P.S. #0268 / WILSON
 N 162414.888, E 539943.246
 5"X5" C.M. WITH BRASS DISK

NORTHWEST CORNER OF
 SOUTHWEST 1/4 OF
 SECTION 31-19-30
 (NOTHING RECOVERED)



POINT OF BEGINNING
 SET NAIL & DISK PER #4671

POINT OF COMMENCEMENT
 SOUTHWEST CORNER OF SOUTHWEST 1/4
 OF SECTION 31-19-30
 (RECOVERED RAILROAD SPIKE)

H E THOMAS JR PARKWAY (CR 46A)
 DEPARTMENT OF TRANSPORTATION R/W PROJECT PS-117 (120.00' R/W)

- LEGEND:**
- - SET 4"X4" CONCRETE MONUMENT PER #4671 UNLESS OTHERWISE NOTED
 - ⊙ - INDICATES CENTERLINE
 - LB - LICENSED BUSINESS CERTIFICATION
 - PRM - PERMANENT REFERENCE MONUMENT
 - R/W - RIGHT-OF-WAY
 - # - NUMBER
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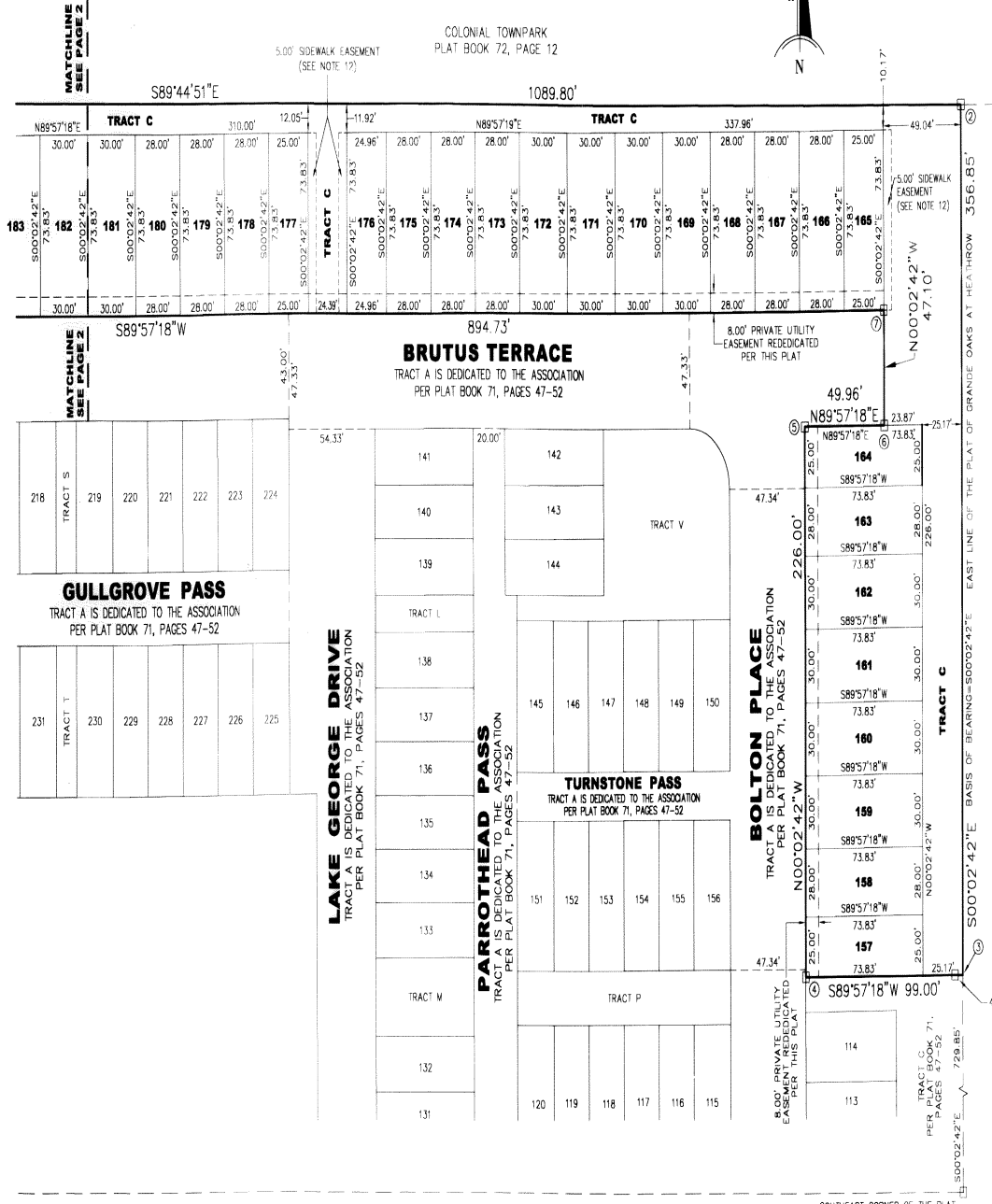
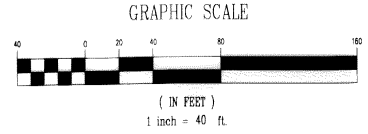
SHANNON SURVEYING, INC.
 499 NORTH S.R. 434 - SUITE 2155
 ALTAMONTE SPRINGS, FLORIDA 32714
 (407) 774-8372 LB # 6898

GRANDE OAKS AT HEATHROW REPLAT

SHEET 3 OF 3

PLAT BOOK **78** PAGE **24**

BEING A REPLAT OF A PORTION OF GRANDE OAKS AT HEATHROW
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 SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST,
 SEMINOLE COUNTY, FLORIDA



LAKE MARY WESTIN - REPLAT 1
 PLAT BOOK 77, PAGE 24

H E THOMAS JR PARKWAY (CR 46A)
 DEPARTMENT OF TRANSPORTATION R/W PROJECT PS-117 (120.00' R/W)

S89°44'51"E SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31-19-30

- LEGEND:**
- - SET 4"x4" CONCRETE MONUMENT PERM #4671 UNLESS OTHERWISE NOTED
 - C - INDICATES CENTERLINE
 - LB - LICENSED BUSINESS CERTIFICATION
 - PRM - PERMANENT REFERENCE MONUMENT
 - R/W - RIGHT-OF-WAY
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