

PRELIMINARY SUBDIVISION PLAN

for

Lake Conway Townhomes PD / Lake Conway Park PSP (PSP-15-04-121)

LEGAL DESCRIPTION

PARCEL A:
THE FOLLOWING FOUR (4) TAX PARCELS: 29-23-30-0000-00-011; 29-23-30-0000-00-018;
29-23-30-0000-00-019; 29-23-30-0000-00-020 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29 NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 499.09 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 630.45 FEET; THENCE LEAVING SAID R/W NORTH 89 DEGREES 49 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 297.29 FEET; THENCE NORTH 23 DEGREES 07 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 97.65 FEET TO A POINT IN THE CENTER OF A CANAL R/W; THENCE ALONG THE CENTER LINE OF SAID CANAL R/W SOUTH 84 DEGREES 19 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 280.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER DRIVE; THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 150.62 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 1294.99 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 29 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 412.96 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 545.45 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 185.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 54.55 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 322.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 37.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 543.67 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1405, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 00 DEGREES 25'57" WEST A DISTANCE OF 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 600.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 412.00 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE SOUTH 89 DEGREES 45'03" EAST FOR 412.00 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL A ALSO BEING DESCRIBED AS PARCELS 1 THROUGH 5 BELOW:
PARCEL 1 (TAX PARCEL 29-23-30-0000-00-019):
THE NORTH 125 FEET OF THE WEST 350 FEET OF THE SOUTH 754 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR DAETWYLER DRIVE AND LESS AND EXCEPT ANY PORTION THEREOF CONVEYED IN OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1405.

PARCEL 2 (TAX PARCEL 29-23-30-0000-00-018):
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT:
A) THE SOUTH 754 FEET;
B) RIGHT OF WAY FOR DAETWYLER DRIVE;
C) FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 RUN NORTH 84 DEGREES EAST 280 FEET; THENCE SOUTH 22 DEGREES EAST 103.2 FEET; THENCE SOUTH 350 FEET; THENCE WEST 330 FEET TO THE POINT OF BEGINNING; AND
D) BEING 412.00 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 165 FEET; THENCE WEST 545.45 FEET; THENCE NORTH 165 FEET; THENCE EAST 545.45 FEET TO A POINT OF BEGINNING.

PARCEL 4 (TAX PARCEL 29-23-30-0000-00-011):
FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 754.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE, A DISTANCE OF 430.80 FEET TO A POINT ON THE CENTER LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00" EAST, ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET; THENCE SOUTH 22 DEGREES 58'52" EAST, A DISTANCE OF 103.05 FEET; THENCE SOUTH 00 DEGREES 09'50" EAST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 89 DEGREES 50'10" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT: FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 754.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE, A DISTANCE OF 365.80 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE 65.00 FEET TO A POINT ON THE CENTER LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00" EAST ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET; THENCE SOUTH 22 DEGREES 58'52" EAST TO A POINT DUE EAST OF THE POINT OF BEGINNING; RUN THENCE DUE WEST TO THE POINT OF BEGINNING.

PARCEL 5 (TAX PARCEL 29-23-30-0000-00-020):
BEGIN 489 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 145.92 FEET, EAST 320 FEET, NORTH 87 FEET, EAST 370 FEET, SOUTH 204 FEET, WEST 150 FEET, NORTH 53 FEET, WEST 543.67 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ANY PORTION THEREOF PREVIOUSLY CONVEYED IN OFFICIAL RECORDS BOOK 1904, PAGE 1009, OFFICIAL RECORDS BOOK 2528, PAGE 1161, OFFICIAL RECORDS BOOK 3532, PAGE 1404, OFFICIAL RECORDS BOOK 3532, PAGE 1405, AND OFFICIAL RECORDS BOOK 3536, PAGE 614.

TOGETHER WITH A UTILITY EASEMENT GRANTED BY QUITCLAIM DEED IN OFFICIAL RECORDS BOOK 3598, PAGE 613 OVER THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, RUN SOUTH 00 DEGREES 25'57" WEST A DISTANCE OF 577.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 450.00 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 200 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE RUN SOUTH 89 DEGREES 45'03" EAST FOR 200 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.039 ACRES, MORE OR LESS.

Parcel ID #'s
29-23-30-0000-00-011
29-23-30-0000-00-018
29-23-30-0000-00-019
29-23-30-0000-00-020

General Notes:

- All construction details are conceptual and subject to review and modification during the approval of final construction plans.
- Approval of this plan does not constitute approval of a permit for the construction of a boat dock (including: boardwalks or observation piers in wetland buffer areas) or a boat ramp. Any person desiring to construct a boat dock or boat ramp within this county shall first apply for a permit prior to installation. A boat dock shall require additional permitting under Chapter 15, Article IX, Construction of Boat Dock Ordinance and a boat ramp shall require additional permitting under Chapter 15, Article XV, Boat Ramp Facility. If a variance or waiver is requested as part of the Application to Construct a Dock, the request must be approved by the Board of County Commissioners. The application to construct a Boat ramp Facility must be approved by the BCC. Application shall be made to the Orange County Environmental Protection Division (407-836-1400),(EPD)

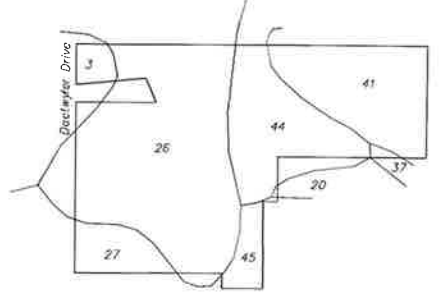


Location Map

OWNER:	STANLEY WEISER FAMILY TRUST C/O LYNN WIDEMAN TRUSTEE 6824 SEMINOLE DR. BELLE ISLE, FL. 32812	(407) 599-2228
DEVELOPER:	MATTAMY HOMES 1900 SUMMIT TOWER BLVD., SUITE 500 ORLANDO, FL. 32810	(407) 599-2228
ENGINEER:	JUNE ENGINEERING CONSULTANTS, INC. P.O. BOX 770609 WINTER GARDEN, FL. 34777-0609	(407) 905-8180
SURVEYOR:	BISHMAN SURVEYING AND MAPPING, INC. 32 W. PLANT STREET WINTER GARDEN, FL. 34787	(407) 905-8877
GEOTECHNICAL ENGINEER:	ECS FLORIDA, LLC. 2815 DIRECTORS ROW, SUITE 500 ORLANDO, FL. 32809	(407) 859-8378
ENVIRONMENTAL CONSULTANT:	BIO-TECH CONSULTING, INC. 2002 E. ROBINSON STREET ORLANDO, FL. 32803	(407) 894-5989

Sheet Index

- 1 Cover Sheet
- 2 Preliminary Plan
- 3 Preliminary Tract Plan
- 4 Tree Survey
- L-1, L-2 Landscape Plan



- 3 Basinger Fine Sand, Depressional
- 20 Immakolee Fine Sand
- 26 Ora Fine Sand
- 27 Ora-Urban Land Complex
- 37 St. Johns Fine Sand
- 41 Samsula-Hantoon Basinger association, Depressional
- 44 Smyrna Fine Sand
- 45 Smyrna-Urban Land Complex

SOILS MAP

CERTIFICATION

Preliminary Subdivision plans were prepared in accordance with the "Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, State of Florida" (FDOT Greenbook and Osceola County Regulations and Specifications).

July 23, 2013
Revised July 23, 2015

JEC june engineering consultants inc
32 W. Plant Street
Winter Garden, FL. 34787
Ph 407-905-8180
Fax 407-905-6232
Certificate of Authorization #00008507

ROHLAND ALLEN JUNE II
PE# 41949

Conservation Area
No dumping, land clearing,
or other
disturbance to native soils or
vegetation
permitted beyond this point.

TYPICAL CONSERVATION AREA SIGNAGE

Development Information

Project Area 19.039 Acres (Gross)
13.50 Acres (Useable) Usable is all lands
excluding Wetlands or Surface Waters

Existing Zoning PD'
Future Land Use Townhome Residential

Number of Lots 92
Proposed Density 6.81 units/acre

Minimum Building Floor Area 1,200 sf
Maximum Building Height 35 ft (2 stories)

Minimum Lot Area 1,600 sf

Phasing One Phase

Projected Number School Age Population
92 x 3.75 x 0.20 = 69 Students

Minimum Building Setbacks
Front 20'
Side 20' between buildings, 0' side internal
Rear 20'
Side Corner 15'
Front to Front 60'
Rear to Rear 60'

All parks, open space tracts, and trail tracts, internal to the project,
shall be owned and maintained by the Home Owners Association.

All underlying/existing plots within property shall be vacated at the
time of final platting.

Projected Traffic: 92 @ 9.5 = 874 Average Daily Traffic Trips

Stormwater Stormwater Management System shall be designed in
accordance with Orange County and Water Management
District Requirements and regulations.

FEMA Site is Primarily Located in Flood Zone "X", Area of
Minimal Flooding as Per FEMA FIRM Panel No.
12095C0430F

Utilities:
Water Orlando Utilities Commission
Wastewater Orange County Utilities
Telephone Century Link
Electric Orlando Utilities Commission

Internal Roads Within the Subdivision will be Dedicated to, Owned and
Maintained by Orange County.

Recreation Area Calculation
Number of Lots = 92
Recreational Area Required =
92 lots x (3.1 persons/lot) x (2.5 acres/1000 persons) =
0.713 acres
Recreational Area Provided =
Tract E = (portion) 0.22 acres
Tract D (portion) = 1.36 acres
Total Provided = 1.58 acres

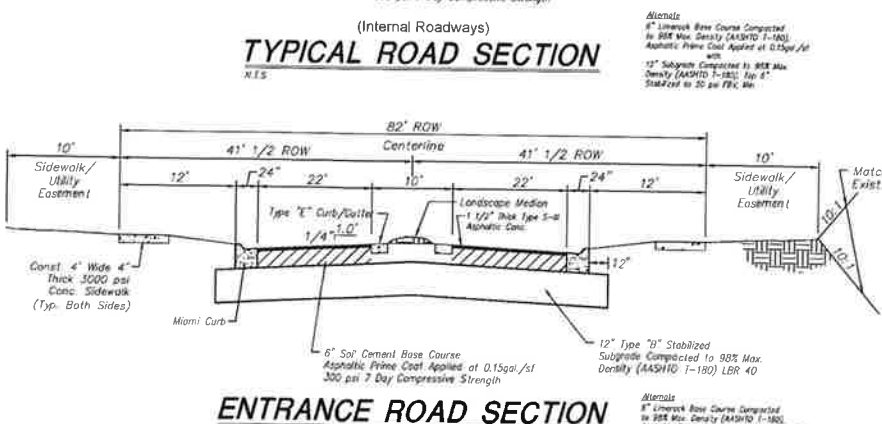
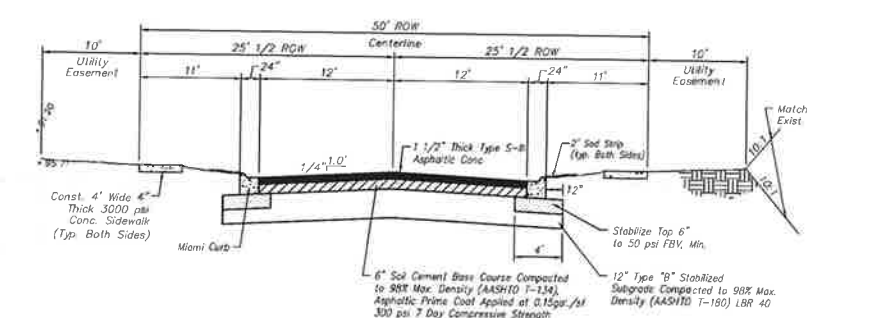
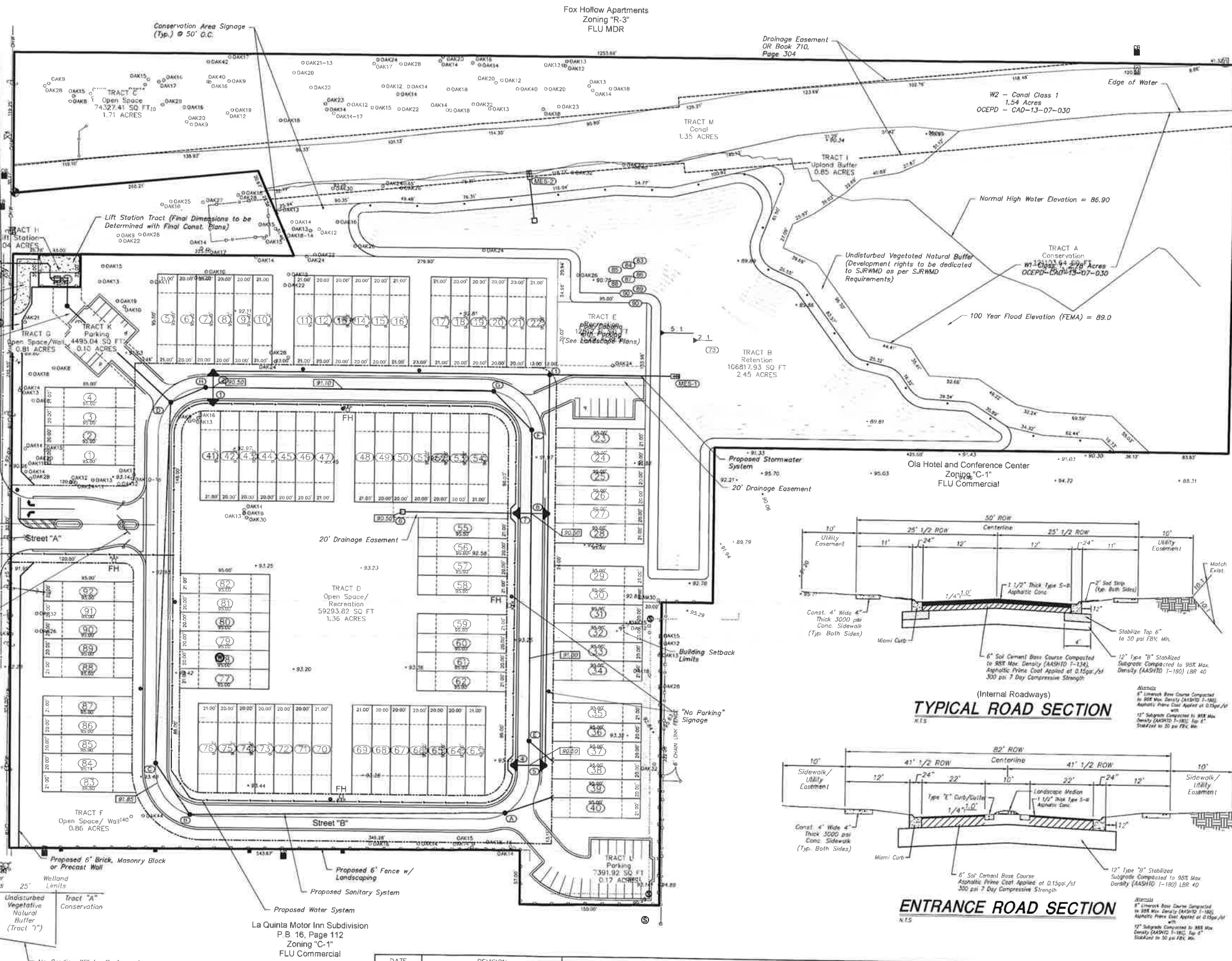
In Accordance with Section 38-1227, any Violations from County
Code Minimum Standards Represented on this Plan that have not
been Expressly Approved by the BCC are invalid.

Gates (Shall be provided with
siren-operated sensor with
battery back-up for access
by emergency vehicles in the
event of an emergency) Gate
openings shall be a Min.
of 20 feet clear width

TYPICAL POND SECTION

(Wet Detention)

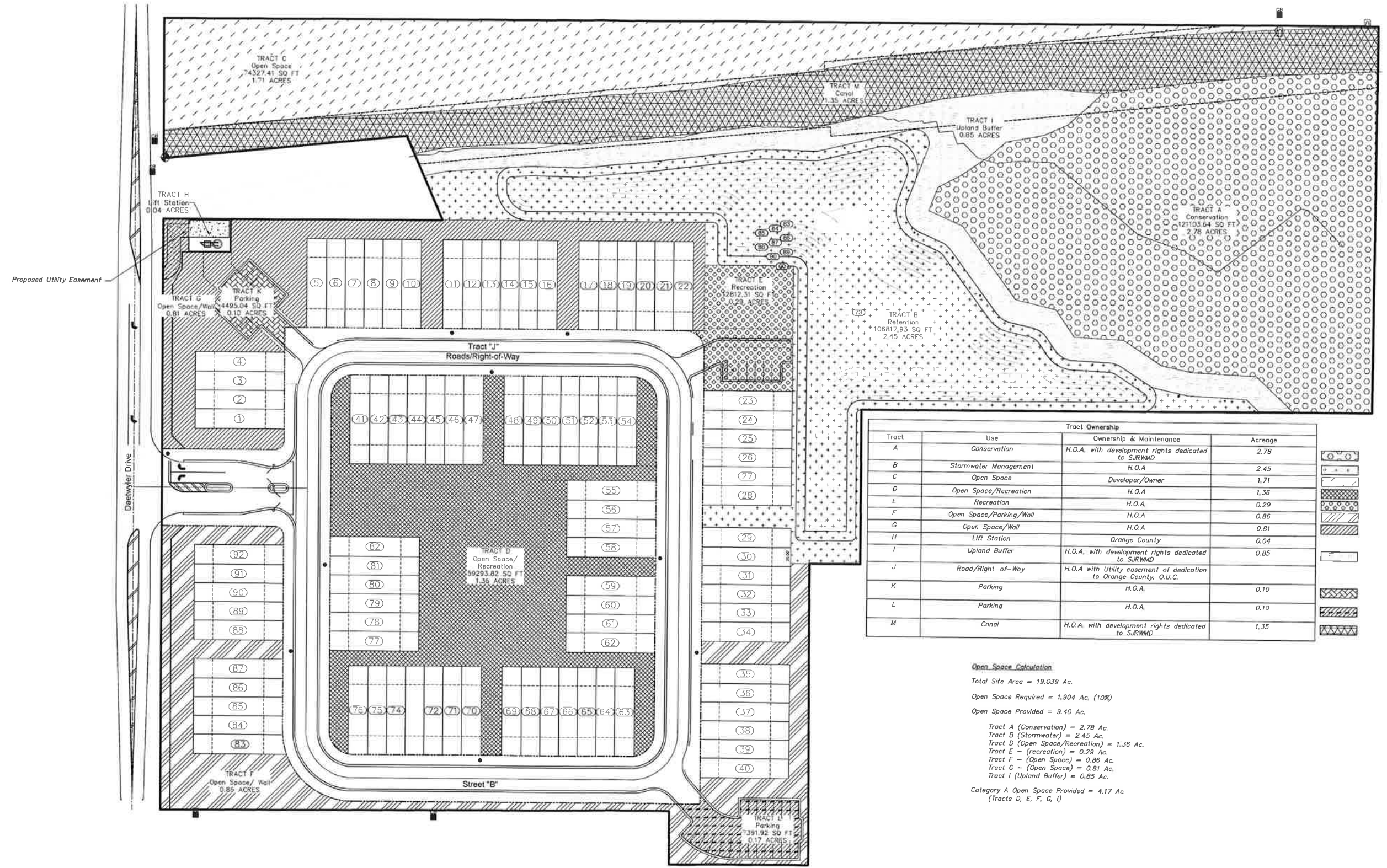
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DATE	REVISION
8/22/13	County TRS Comments
9/26/13	County TRS Comments
3/27/15	Bldg Layout
6/16/15	County TRG Comments
7/23/15	County TRG Comments

Lake Conway Park
Preliminary
Subdivision Plan

JEC June engineering consultants, inc. 32 W. Plant Street Winer Garden, FL 34787 Ph. 407-905-8180 Fax 407-905-6232
Certificate of Authorization #00008507
DRAWN BY: CLK CHECKED BY: RAJ SCALE 1" = 50'
DATE: 7/16/15 DATE: 7/16/15 ROHLAND ALLEN JUNE II PE# 41949
JOB NO. 13-0453 SHEET 2 OF 4



Tract	Use	Ownership & Maintenance	Acreage
A	Conservation	H.O.A. with development rights dedicated to SJRWMD	2.78
B	Stormwater Management	H.O.A.	2.45
C	Open Space	Developer/Owner	1.71
D	Open Space/Recreation	H.O.A.	1.36
E	Recreation	H.O.A.	0.29
F	Open Space/Parking/Wall	H.O.A.	0.86
G	Open Space/Wall	H.O.A.	0.81
H	Lift Station	Orange County	0.04
I	Upland Buffer	H.O.A. with development rights dedicated to SJRWMD	0.85
J	Road/Right-of-Way	H.O.A. with Utility easement of dedication to Orange County, O.U.C.	
K	Parking	H.O.A.	0.10
L	Parking	H.O.A.	0.10
M	Canal	H.O.A. with development rights dedicated to SJRWMD	1.35

Open Space Calculation
 Total Site Area = 19.039 Ac.
 Open Space Required = 1,904 Ac. (10%)
 Open Space Provided = 9.40 Ac.
 Tract A (Conservation) = 2.78 Ac.
 Tract B (Stormwater) = 2.45 Ac.
 Tract D (Open Space/Recreation) = 1.36 Ac.
 Tract E (recreation) = 0.29 Ac.
 Tract F (Open Space) = 0.86 Ac.
 Tract G (Open Space) = 0.81 Ac.
 Tract I (Upland Buffer) = 0.85 Ac.
 Category A Open Space Provided = 4.17 Ac.
 (Tracts D, E, F, G, I)

DATE	REVISION
8/22/13	County TRS Comments
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3/27/15	Bldg Layout
6/10/15	County TRG Comments
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Lake Conway Park
 Preliminary
 Tract Layout

JEC June engineering consultants, inc.
 32 W. Plant Street
 Winter Garden, FL 34787
 Ph. 407-905-8180
 Fax 407-905-6232
 Certificate of Authorization #00008507

DRAWN BY: CLK DATE: 7/16/15
 CHECKED BY: RAJ DATE: 7/16/15
 SCALE: 1" = 50'

ROHLAND ALLEN JUNE II
 PE# 41949

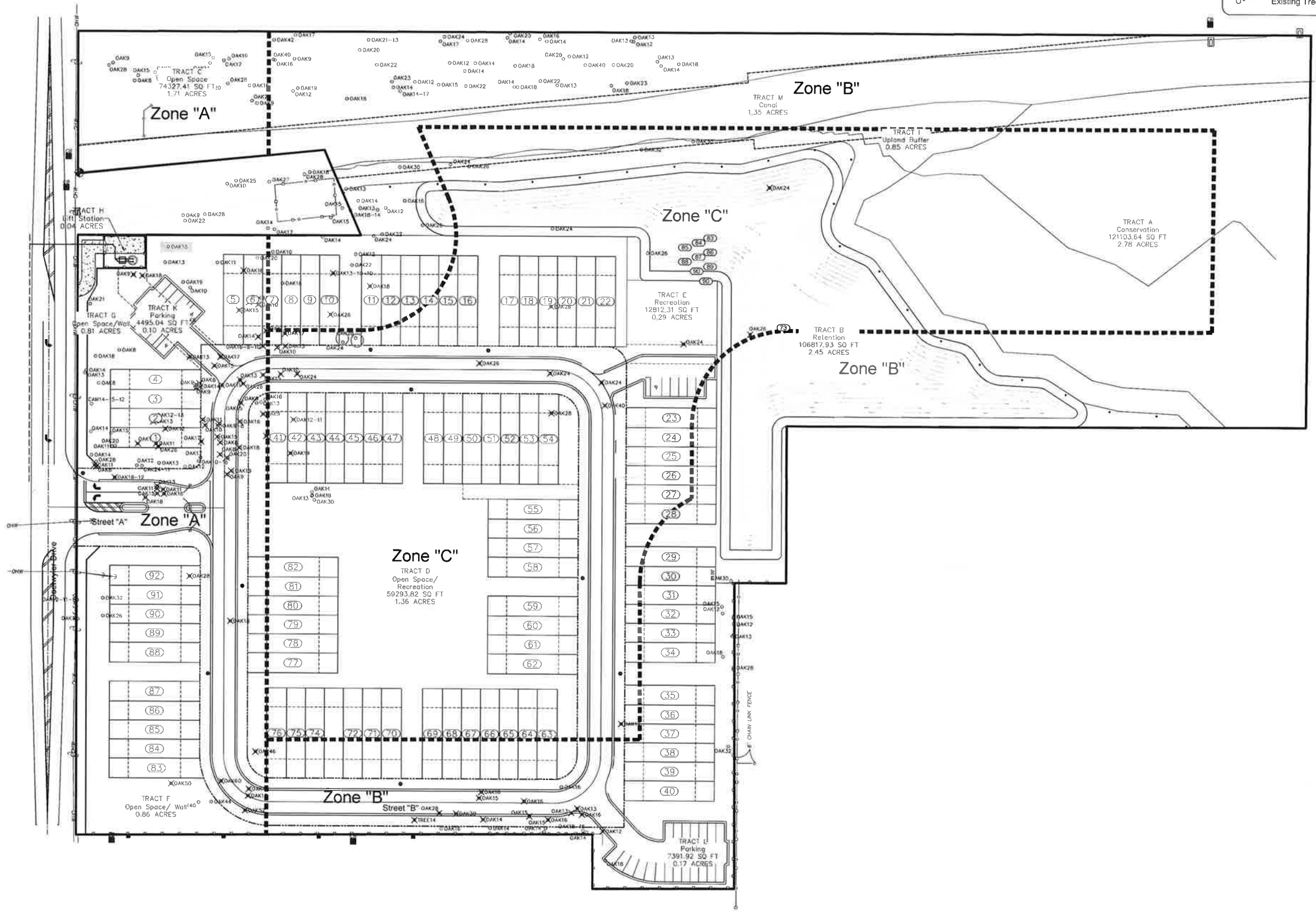
JOB NO. 13-0453
 SHEET 3 OF 4



Legend

To be Removed

Existing Tree



Vacant - Unplatted
Zoning TRS
FLU MDR

DATE	REVISION
8/22/13	County TRS Comments
9/26/13	County TRS Comments
12/3/13	County TRS Comments
6/10/15	County TRG Comments
7/23/15	County TRG Comments

Lake Conway Park
Preliminary
Tree Survey

JEC june engineering consultants, inc

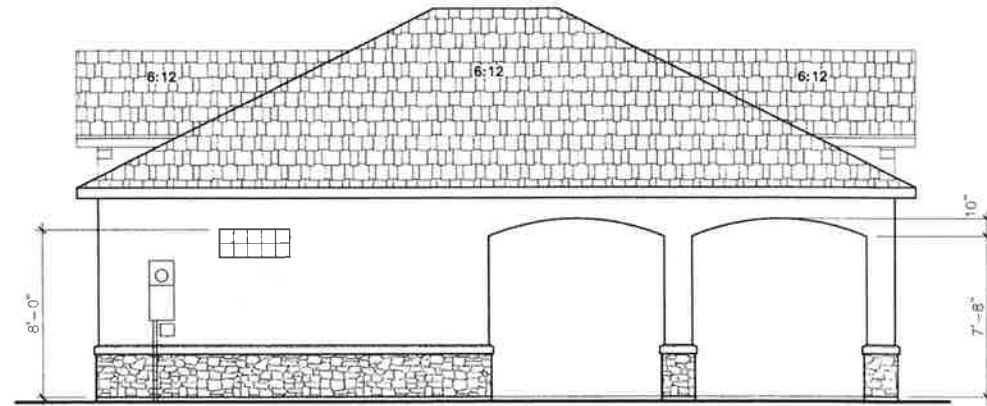
32 W. Plant Street
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PE# 41949

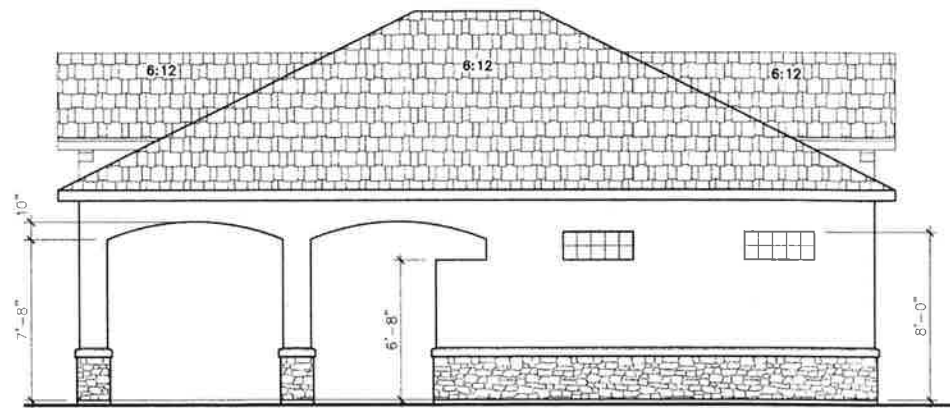
JOB NO.
13-0453
SHEET
4
OF **4**



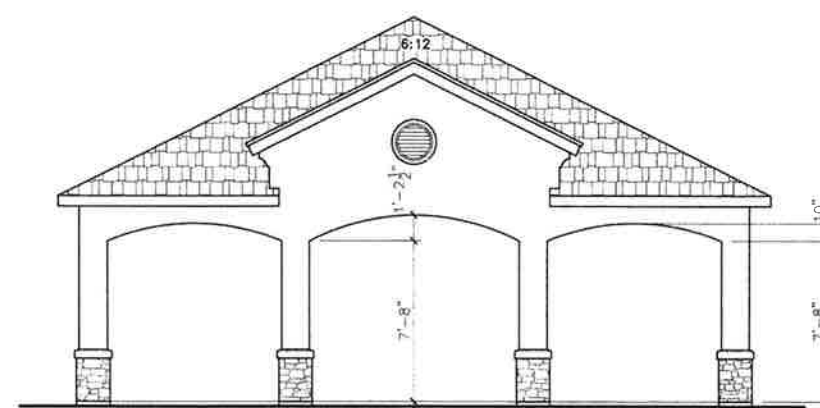
RIGHT SIDE ELEVATION



ENTRY ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

ELEVATIONS BY IF DESIGN, INC.

DRAFT - SUBJECT TO CHANGE



BONNETT design group, llc
landscape architecture
community planning
FL LIC 26003341

353 Circle Drive
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

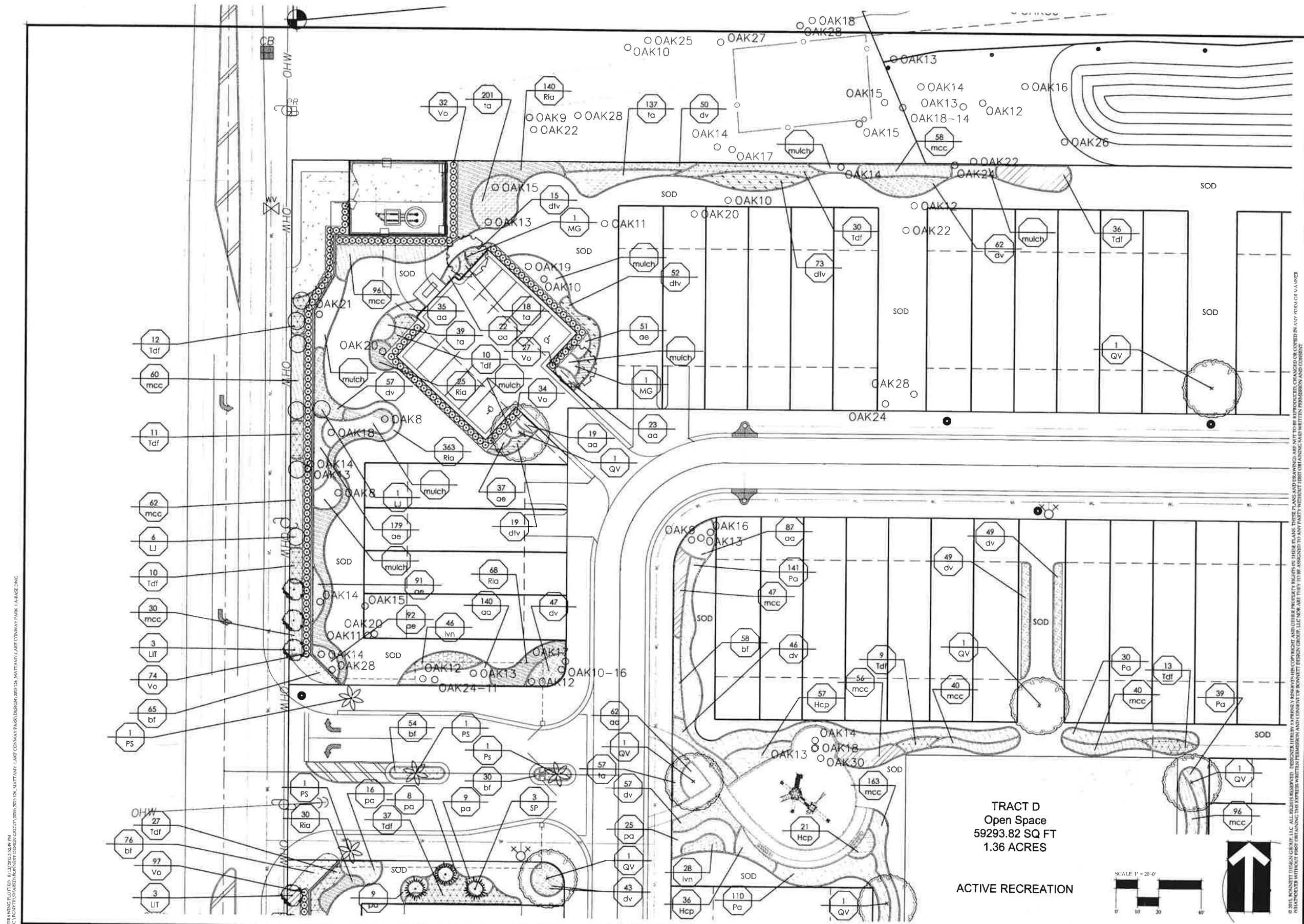
Lake Conway Park
Community Landscape Architecture
Mattamy Orlando, LLC
ORANGE COUNTY, FLORIDA
CABANA ELEVATION

DATE: August 13, 2015
DRAWN BY: RCL/TWB
CHECKED BY: TWB
JOB NUMBER: 2015.126
FILE NAME: 2015_LAKE CONWAY PARK_CABANA
REVISIONS:
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L303

DRAWING PLOTTED: 4/22/2015 10:54 AM
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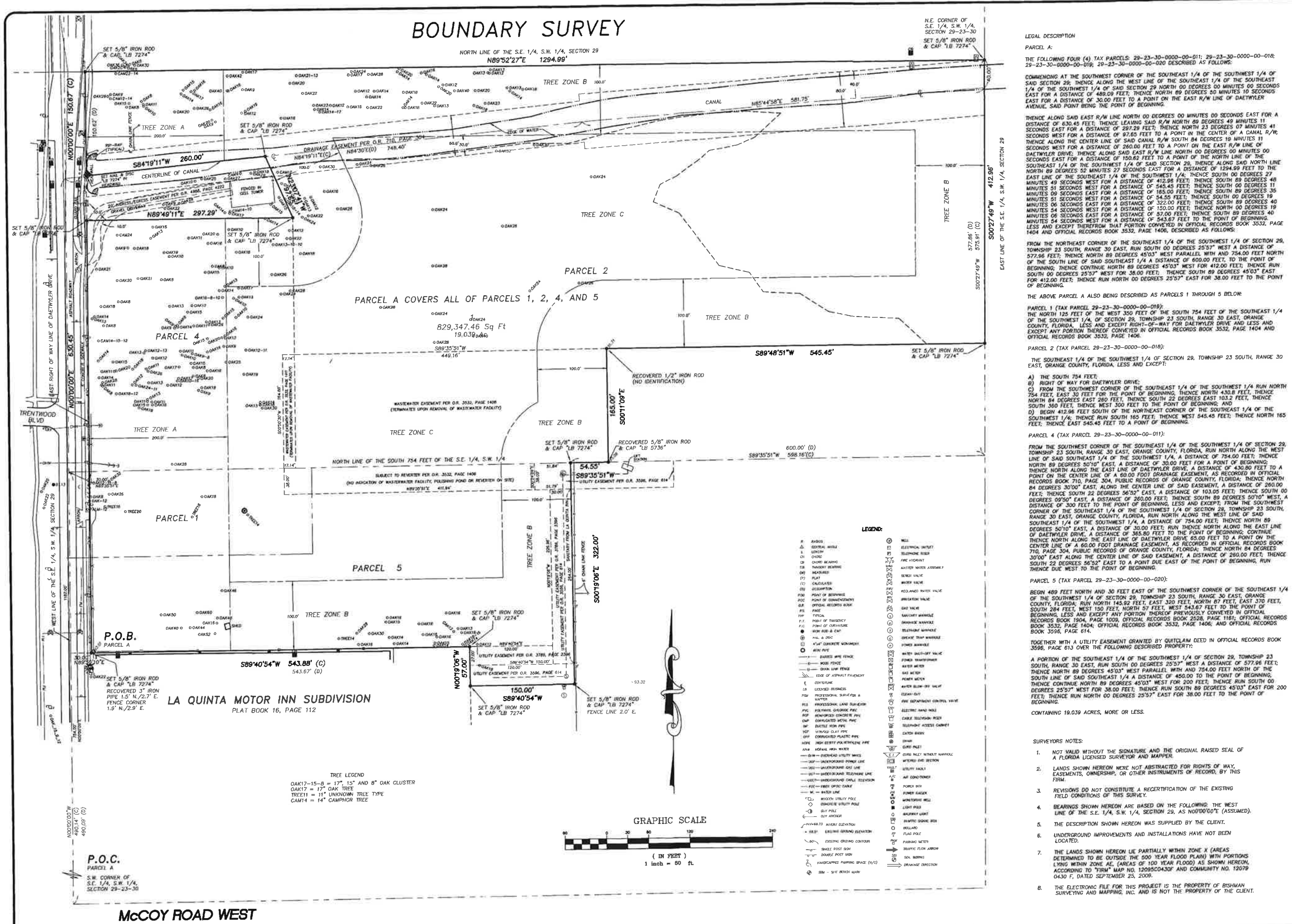


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community planning
FL LC 26000341
151 Circle Drive
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Lake Conway Park
Community Landscape Architecture
Mattamy Orlando, LLC
ORANGE COUNTY, FLORIDA
LANDSCAPE PLAN



BOUNDARY SURVEY



SHEET 1 OF 1

SECTION 29
 TOWNSHIP 23 SOUTH
 RANGE 30 EAST

BISHMAN SURVEYING AND MAPPING, INC.

20 S. MAIN STREET, SUITE 210
 WINTER GARDEN, FL 34787
 CERTIFICATE OF AUTHORIZATION
 LB 7274
 Phone No. 407.905.8877
 Fax No. 407.905.8875
 E-mail: bishmansurveying.com

ARON D. BISHMAN, P.S.M.
 FLORIDA REGISTRATION NO. 5668

REVISIONS:

JOB NUMBER:	13057.000
SURVEY DATE:	06/27/13
FIELD BY:	E. CAIN
FIELD BOOK:	SSC 458
PAGES:	7
FIELD FILE:	13057.TSV
DRAWING FILE:	13057.DWG

LEGAL DESCRIPTION

PARCEL A:

THE FOLLOWING FOUR (4) TAX PARCELS: 29-23-30-0000-00-011; 29-23-30-0000-00-018; 29-23-30-0000-00-019; 29-23-30-0000-00-020 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29 NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 489.09 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 630.45 FEET; THENCE LEAVING SAID R/W NORTH 89 DEGREES 49 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 297.29 FEET; THENCE NORTH 23 DEGREES 07 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 97.65 FEET TO A POINT IN THE CENTER OF A CANAL R/W; THENCE ALONG THE CENTER LINE OF SAID CANAL R/W SOUTH 84 DEGREES 19 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 260.00 FEET TO A POINT ON THE EAST R/W LINE OF DAETWYLER DRIVE; THENCE ALONG SAID EAST R/W LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 150.62 FEET TO A POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 1294.89 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 27 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 412.98 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 545.45 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 54.55 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 322.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 57.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 543.67 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED BY OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1406, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, RUN SOUTH 00 DEGREES 25'57" WEST A DISTANCE OF 572.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 600.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 412.00 FEET; THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL A ALSO BEING DESCRIBED AS PARCELS 1 THROUGH 5 BELOW:

PARCEL 1 (TAX PARCEL 29-23-30-0000-00-019):
 THE NORTH 125 FEET OF THE WEST 350 FEET OF THE SOUTH 754 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION THEREOF CONVEYED IN OFFICIAL RECORDS BOOK 3532, PAGE 1404 AND OFFICIAL RECORDS BOOK 3532, PAGE 1406.

PARCEL 2 (TAX PARCEL 29-23-30-0000-00-018):
 THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT:

A) THE SOUTH 754 FEET;
 B) RIGHT OF WAY FOR DAETWYLER DRIVE;
 C) FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 RUN NORTH 754 FEET, EAST 30 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 430.8 FEET, THENCE NORTH 84 DEGREES EAST 280 FEET, THENCE SOUTH 22 DEGREES EAST 103.2 FEET, THENCE SOUTH 580 FEET, THENCE WEST 300 FEET TO THE POINT OF BEGINNING; AND
 D) BEGIN 412.96 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 165 FEET, THENCE WEST 545.45 FEET; THENCE NORTH 165 FEET, THENCE EAST 545.45 FEET TO A POINT OF BEGINNING.

PARCEL 4 (TAX PARCEL 29-23-30-0000-00-011):
 FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 784.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 84 DEGREES EAST 280 FEET, THENCE SOUTH 22 DEGREES EAST 103.2 FEET, THENCE SOUTH 580 FEET, THENCE WEST 300 FEET TO THE POINT OF BEGINNING; A DISTANCE OF 260.00 FEET; THENCE SOUTH 22 DEGREES 56'52" EAST, A DISTANCE OF 103.05 FEET; THENCE SOUTH 00 DEGREES 09'50" EAST, A DISTANCE OF 280.00 FEET; THENCE SOUTH 89 DEGREES 50'10" WEST, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT: FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 784.00 FEET; THENCE NORTH 89 DEGREES 50'10" EAST, A DISTANCE OF 30.00 FEET; RUN THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE, A DISTANCE OF 365.80 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH ALONG THE EAST LINE OF DAETWYLER DRIVE 55.00 FEET TO A POINT ON THE CENTER LINE OF A 60.00 FOOT DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 710, PAGE 304, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 84 DEGREES 30'00" EAST, ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 260.00 FEET; THENCE SOUTH 22 DEGREES 56'52" EAST, A DISTANCE OF 103.05 FEET; THENCE SOUTH 00 DEGREES 09'50" EAST, A DISTANCE OF 280.00 FEET; THENCE SOUTH 89 DEGREES 50'10" WEST, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.

PARCEL 5 (TAX PARCEL 29-23-30-0000-00-020):
 BEGIN 489 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 145.92 FEET, EAST 320 FEET, EAST 320 FEET, SOUTH 284 FEET, WEST 150 FEET, NORTH 57 FEET, WEST 543.67 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION THEREOF PREVIOUSLY CONVEYED IN OFFICIAL RECORDS BOOK 1904, PAGE 1009, OFFICIAL RECORDS BOOK 2528, PAGE 1161, OFFICIAL RECORDS BOOK 3532, PAGE 1404, OFFICIAL RECORDS BOOK 3532, PAGE 1406, AND OFFICIAL RECORDS BOOK 3532, PAGE 614.

TOGETHER WITH A UTILITY EASEMENT GRANTED BY QUILTAM DEED IN OFFICIAL RECORDS BOOK 3556, PAGE 613 OVER THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; RUN SOUTH 00 DEGREES 25'57" WEST A DISTANCE OF 572.96 FEET; THENCE NORTH 89 DEGREES 45'03" WEST PARALLEL WITH AND 754.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES 45'03" WEST FOR 200 FEET, THENCE RUN SOUTH 00 DEGREES 25'57" WEST FOR 38.00 FEET, THENCE RUN SOUTH 89 DEGREES 45'03" EAST FOR 200 FEET; THENCE RUN NORTH 00 DEGREES 25'57" EAST FOR 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.039 ACRES, MORE OR LESS.

SURVEYORS NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
- REVISIONS DO NOT CONSTITUTE A RECERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE WEST LINE OF THE S.E. 1/4, S.W. 1/4, SECTION 29, AS N00'D00'G0'E (ASSUMED).
- THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
- THE LANDS SHOWN HEREON LIE PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN) WITH PORTIONS LYING WITHIN ZONE AE, (AREAS OF 100 YEAR FLOOD) AS SHOWN HEREON, ACCORDING TO "TRIM" MAP NO. 120950430P AND COMMUNITY NO. 12079 0430 F, DATED SEPTEMBER 23, 2008.
- THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

