

# ENCLAVE AT LAKE SHADOW

LOCATED IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST,  
TOWN OF EATONVILLE, ORANGE COUNTY, FLORIDA.

## DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST, LOCATED IN THE TOWN OF EATONVILLE, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

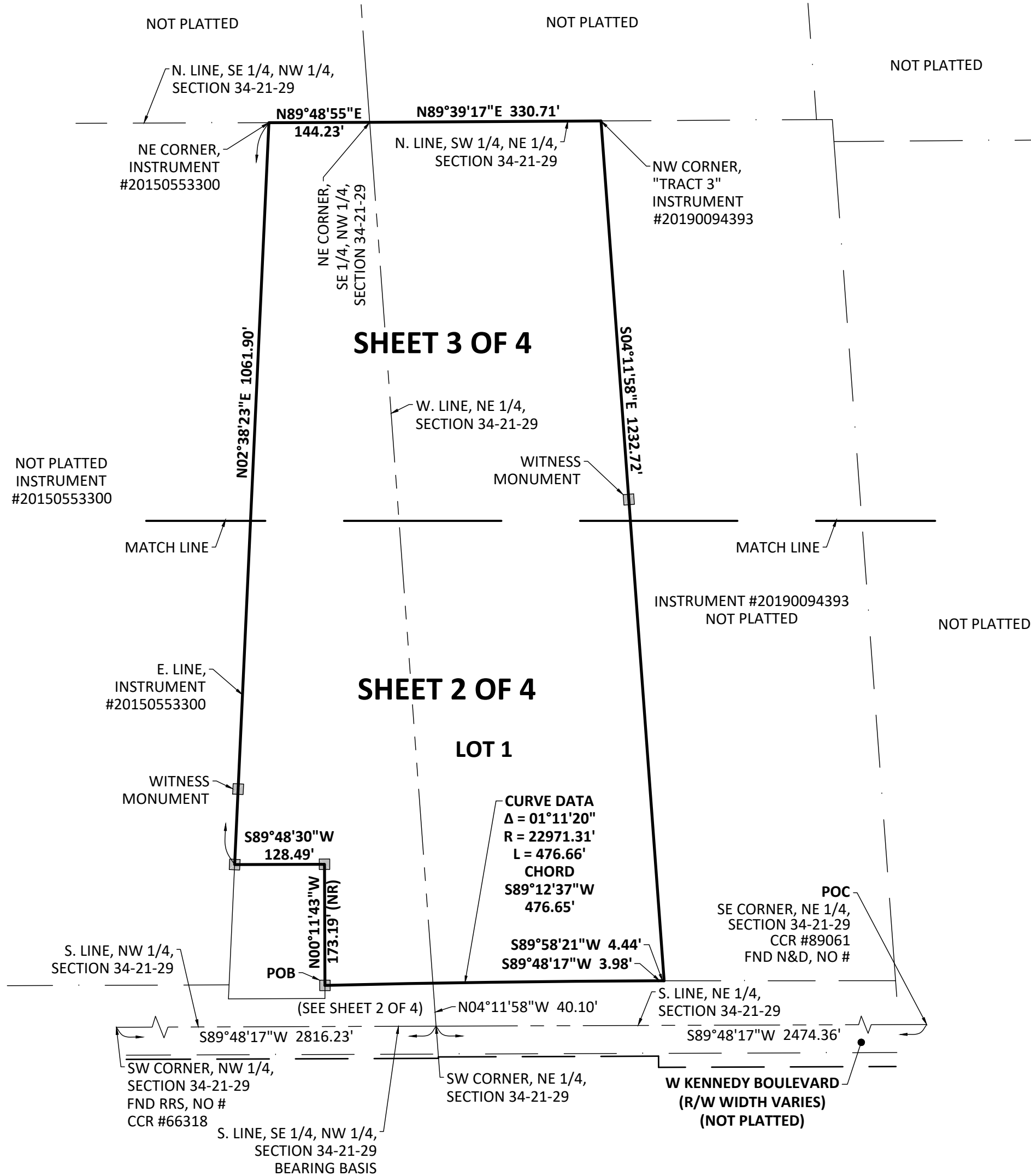
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE S89°48'17"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 2,474.36 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE N04°11'58"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 40.10 FEET; THENCE S89°48'17"W ALONG THE FORMER NORTH RIGHT-OF-WAY LINE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 75703-2601, A DISTANCE OF 155.94 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN INSTRUMENT #20190789197, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°11'43"W ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 18.81 FEET FOR A POINT OF BEGINNING; THENCE N00°11'43"W A DISTANCE OF 173.19 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S89°48'30"W ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 128.49 FEET TO THE NORTHWEST CORNER OF SAID LANDS, ALSO BEING A POINT ON THE EAST LINE OF INSTRUMENT #20150553300, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N02°38'23"E ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 1,061.90 FEET TO THE NORTHEAST CORNER OF SAID LANDS ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE N89°48'55"E ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 144.23 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N89°39'17"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 330.71 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED AS "TRACT 3" IN INSTRUMENT #20190094393, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S04°11'58"E ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1,232.72 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED AS "PARCEL 1066" IN OFFICIAL RECORDS BOOK 9244, PAGE 2343, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W KENNEDY BOULEVARD; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE: (1) S89°58'21"W A DISTANCE OF 4.44 FEET; (2) S89°48'17"W A DISTANCE OF 3.98 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 22971.31 FEET, A CHORD BEARING OF S89°12'37"W, A CHORD DISTANCE OF 476.65 FEET, (3) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°11'20", A DISTANCE OF 476.66 FEET TO THE POINT OF BEGINNING.

CONTAINS 652,547 SQUARE FEET OR 14.980 ACRES, MORE OR LESS.

## NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST, BEING: S89°48'17"W.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- 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 SERVICE COMMISSION.
- THIS PLAT IS SUBJECT TO DISTRIBUTION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3707, PAGE 1089, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO RESTRICTIONS AND EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 5983, PAGE 1506 AND RE-RECORDED ON OFFICIAL RECORDS BOOK 6005, PAGE 1522 ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE DEVELOPERS AGREEMENT IN OFFICIAL RECORDS BOOK 7402, PAGE 781, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TERMINATED BY 20220169587.
- THIS PLAT IS SUBJECT TO THE EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 9244, PAGE 2343 AND OFFICIAL RECORDS BOOK 9892, PAGE 2480 ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT IN INSTRUMENT #20220600519, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE AMENDMENT TO DRAINAGE EASEMENT IN INSTRUMENT #20220600520, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- ALL LOT LINES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

## KEY MAP - 1" = 150'



SHEET INDEX:  
SHEET 1: DEDICATION, DESCRIPTION, NOTES AND KEYMAP  
SHEETS 2 & 3: PLAT DETAIL  
SHEET 4: DETAILS

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.

## LEGEND

CCR	- CERTIFIED CORNER RECORD	ORB	- OFFICIAL RECORDS BOOK
CS	- CENTERLINE SYMBOL	PC	- POINT OF CURVATURE
CM	- CONCRETE MONUMENT	PG	- PAGES
Δ	- CENTRAL ANGLE	POB	- POINT OF BEGINNING
ESMT	- EASEMENT	POC	- POINT OF COMMENCEMENT
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION	PRM	- PERMANENT REFERENCE MONUMENT
FND	- FOUND	R	- RADIUS
L	- LENGTH	RRS	- RAILROAD SPIKE
LB	- LICENSED BUSINESS	R/W	- RIGHT-OF-WAY
(NR)	- NON-RADIAL	TC	- TEMPORARY CONSTRUCTION
N&D	- NAIL & DISK		



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475  
2012 E. Robinson Street, Orlando, Florida 32803  
www.AccurightSurveys.net  
ACCU@AccurightSurveys.net  
PHONE: (407) 894-6314

PLAT  
BOOK

PAGE

## ENCLAVE AT LAKE SHADOW DEDICATION

KNOW ALL BY THESE PRESENTS, MHP FL II, LLC a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat entitled **Enclave at Lake Shadow** for the uses and purposes therein expressed, and dedicates utility easement shown hereon to the Town of Eatonville and nothing to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned have here-unto set their hands on this \_\_\_\_ day of \_\_\_\_\_, 2023.

OWNER:

BY: /S/ \_\_\_\_\_

Title: \_\_\_\_\_

SIGNED IN THE PRESENCE OF:

/S/ \_\_\_\_\_ /S/ \_\_\_\_\_

/P/ \_\_\_\_\_ /P/ \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ for MHP FL II, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.

SIGNATURE OF NOTARY

PRINT NAME

My Commission Number: \_\_\_\_\_

My commission expires: \_\_\_\_\_

## QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Part I, Florida Statutes; and that said land is located in the Town of Eatonville, Orange County, Florida.

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

Registration Number:

LB #4475

RONALD K. SMITH PSM #5797  
Accuright Surveys of Orlando, Inc.  
2012 East Robinson Street  
Orlando, Florida 32803

## CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: \_\_\_\_\_  
Date

Zoning Director

## CERTIFICATE OF APPROVAL BY TOWN ENGINEER

Examined and Approved: \_\_\_\_\_  
Date

Town Engineer

## CERTIFICATE OF REVIEW BY TOWN SURVEYOR

I HEREBY CERTIFY that this plat has been reviewed for the conformity to the requirements of Chapter 177, Part I of Florida Statutes. No confirmation of mathematical closure or the placement of PRM's and PCP's in the field was made in this review.

Town Surveyor  
Randall L. Roberts, R.L.S.  
Florida Registration Number 3144

Date  
CPH, LLC LB #7143  
500 West Fulton Street  
Sanford, FL 32771

## CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was Recorded in Orange County Official Records on \_\_\_\_\_ as Document No. \_\_\_\_\_.

County Comptroller in and for Orange County, Florida.

BY: \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY BOARD OF TOWN COMMISSIONERS

I HEREBY CERTIFY that on \_\_\_\_\_ the foregoing plat was approved by the Board of Town Commissioners of Orange County, Florida.

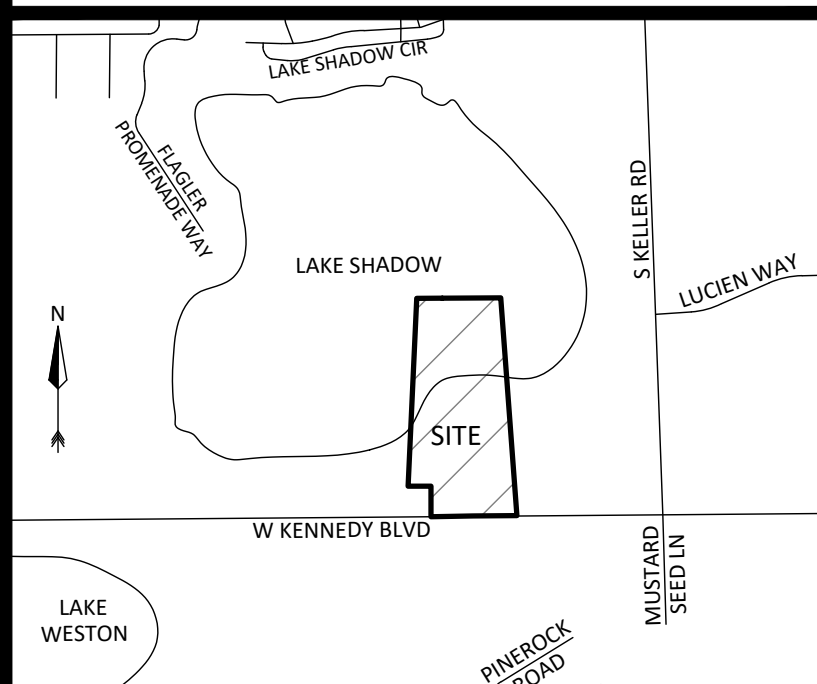
Orange County

Attest:

Clerk of the Board

For: \_\_\_\_\_ D.C.

## VICINITY MAP (NOT TO SCALE)



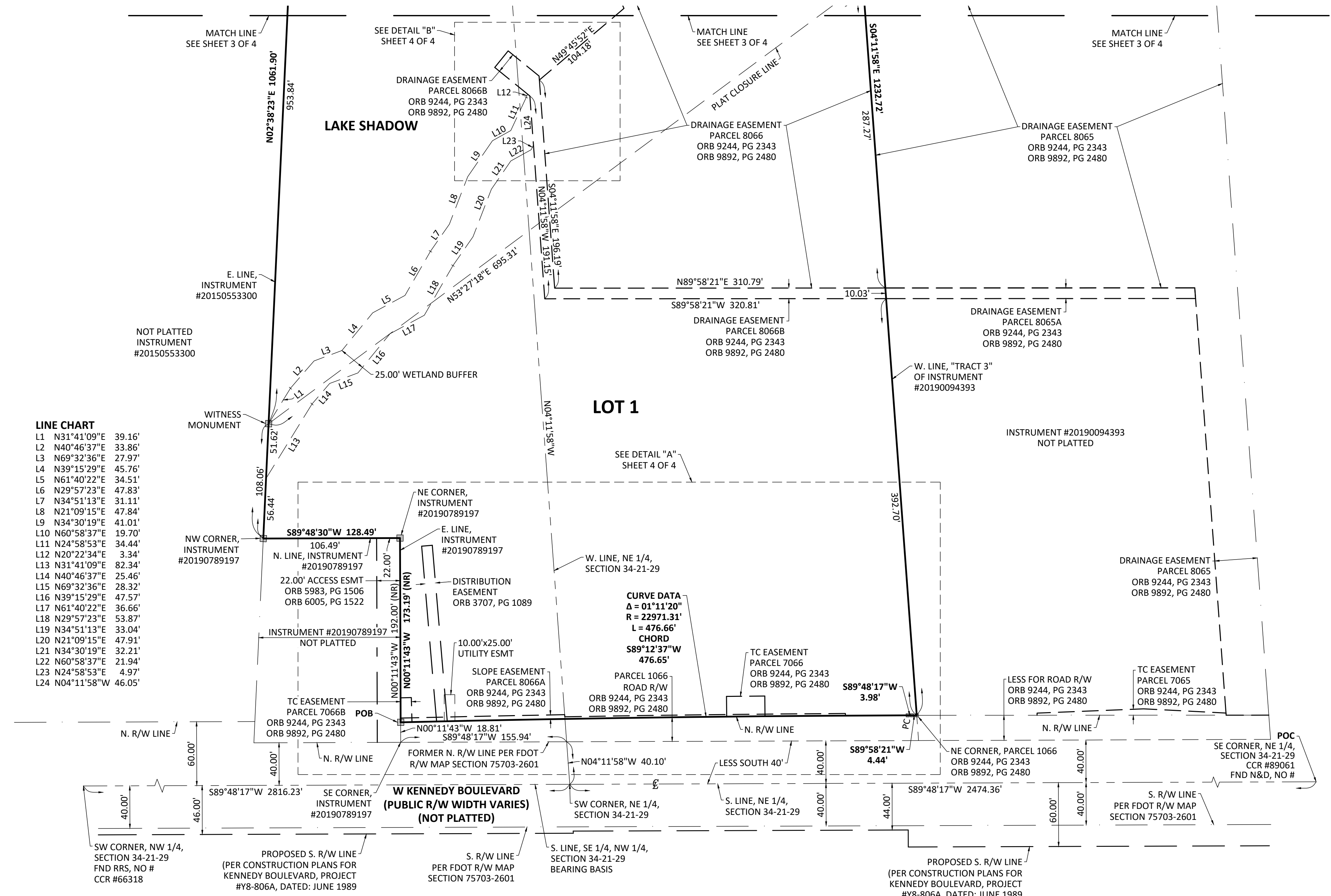
SHEET 1 OF 4

# ENCLAVE AT LAKE SHADOW

LOCATED IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST,  
CITY OF EATONVILLE, ORANGE COUNTY, FLORIDA.

PLAT  
BOOK

PAGE



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## PAGE

L8	N21°09'15"E	47.84'
L9	N34°30'19"E	41.01'
L10	N60°58'37"E	19.70'
L11	N24°58'53"E	34.44'
L12	N20°22'34"E	3.34'
L20	N21°09'15"E	47.91'
L21	N34°30'19"E	32.21'
L22	N60°58'37"E	21.94'
L23	N24°58'53"E	4.97'
L24	N04°11'58"W	46.05'

E. LINE, -  
INSTRUMENT  
#20150553300

## LAKE SHADOW

N65°42'12"E 20.00'

S24°17'48"E 38.67'

N80°23'22"E 208.03'

N24°17'48"W 39.16'

N49°45'52"E 104.18'

S06°11'58"E 1232.72'

287.27'

WITNESS MONUMENT

MATCH LINE  
SEE SHEET 2 OF 4

PLAT CLOSURE LINE

DRAINAGE EASEMENT  
PARCEL 8066B  
ORB 9244, PG 2343  
ORB 9892, PG 2480

DRAINAGE EASEMENT  
PARCEL 8066  
ORB 9244, PG 2343  
ORB 9892, PG 2480

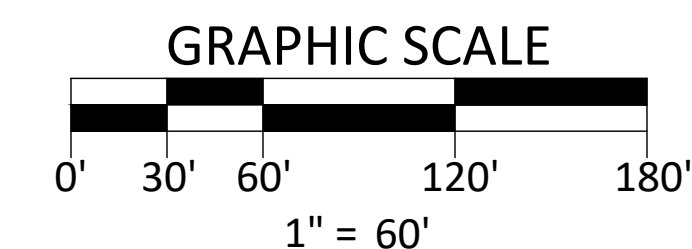
DRAINAGE EASEMENT  
PARCEL 8065  
ORB 9244, PG 2343  
ORB 9892, PG 2480

25.00' WETLAND BUFFER

SEE DETAIL "B"  
SHEET 4 OF 4

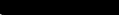
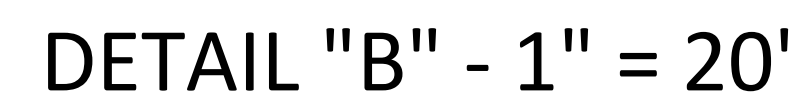
LAKE SHADOW

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FND	- FOUND	R	- RADIUS
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(NR)	- NON-RADIAL	T	- TEMPORARY CONSTRUCTION
N&D	- NAIL & DISK		



PLAT BOOK	PAGE
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DETAIL "A" - 1" = 30'



SHEET 4 OF 4