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LEGAL DESCRIPTION
(per Official Records Book 4578, Page 1983)

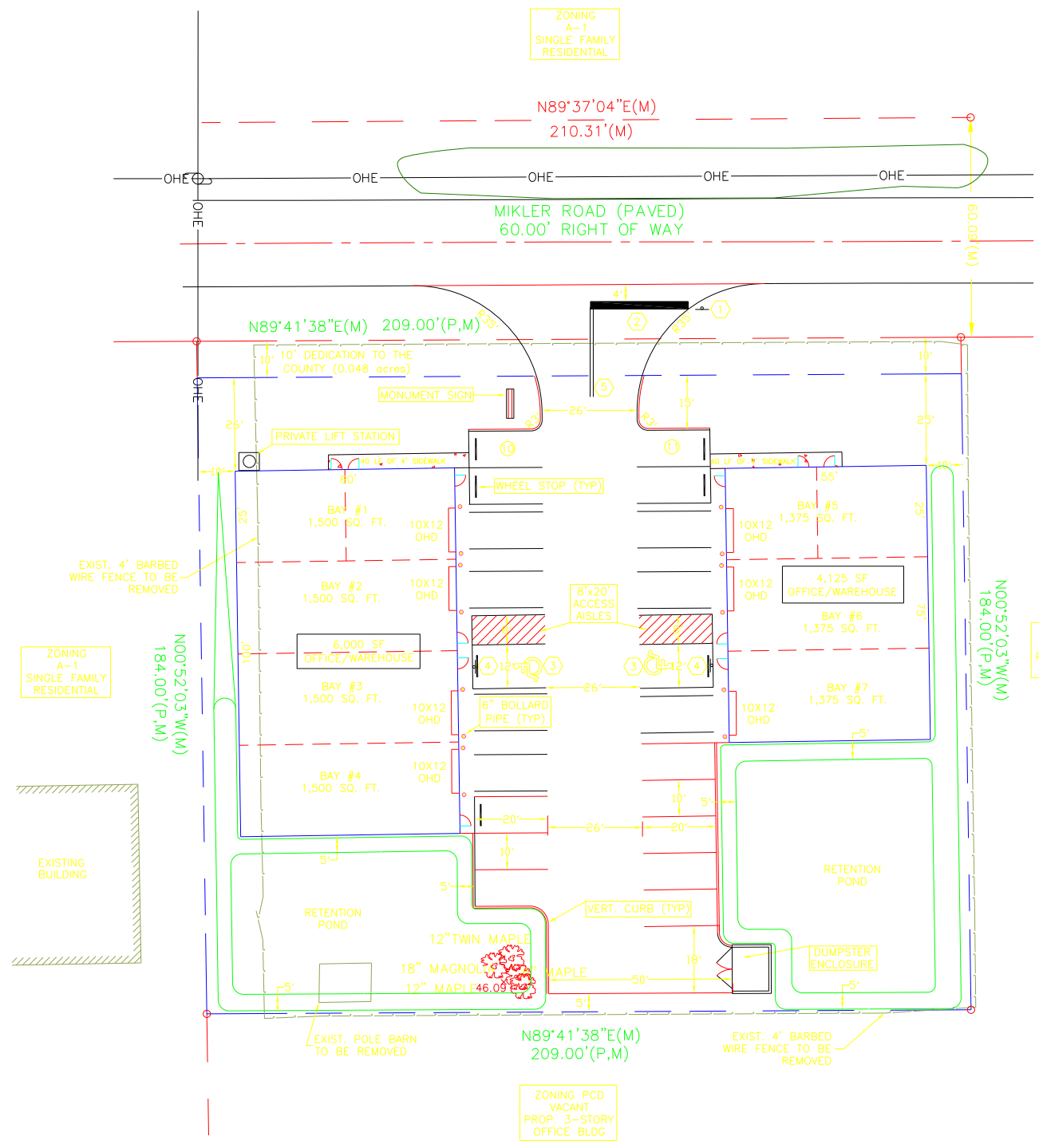
Lots 51 and 52, of "Benj. James Subdivision" as recorded in Plat Book 6, Page 1, of the Public Records of Seminole County, Florida;
LESS that portion of above mentioned Lots as shown on the Right of way Map from FDOT (F.A. project No. Section 77060-2518, Sheet 11) and that portion described in OR Book 3902, Pages 0537 through 0539;
All the above being more particularly described as follows:
Commencing at the Northwest corner of the East 1/2 of the Southwest corner of Section 29, Township 21 South, Range 31 East, Seminole County, Florida, run S00°52'03"E, along the West line of said East 1/2, a distance of 35.00 feet to the South right of way line of Mikler Road according to the aforementioned plat of "Jamestown"; thence run N89°41'38"E along said South right of way line of Mikler Road 209.01 feet to the Northeast corner of Lot 1 of said Jamestown plat and the Point of Beginning; thence continue N89°41'38"E along said South right of way line 518.61 feet; thence run S45°50'15"E 55.29 feet to the Northwesterly right of way line of State Road 426 according to the Right of way Map of State Road 426 Section 77060-2518, Sheet 11; thence run S47°01'37"W along said right of way line 767.78 feet; thence run S42°58'23"E 10.00 feet to the Southeast line of Lot 52 of the aforementioned plat of "Benj. James Subdivision"; thence run S47°01'37"W along said Southeast line 7.06 feet to the Southwesterly line of said Lot 52; thence departing said Southeast line of Lot 52 run 206.95 feet; thence run S89°07'57"W 76.72 feet to the East right of way line of a 20.00 foot wide platted right of way according to the aforementioned "Benj. James Subdivision" plat; thence run N00°52'04"W along said East right of way line 208.80 feet to the South line of the aforementioned Lot 1 of the "Jamestown" plat; thence run N89°41'38"E along said South line 189.01 feet to the East line of said Lot 1; thence run N00°52'03"W 184.00 feet to the Point of Beginning.

SYMBOLS AND ABBREVIATIONS:

- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- LB - LICENSED BUSINESS
- CM - CONCRETE MONUMENT
- IR - IRON ROD
- IRC - IRON ROD AND CAP
- IP - IRON PIPE
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- (C) - CALCULATED
- (P) - PLAT
- (M) - MEASURED
- (D) - DESCRIPTION
- ORB - OFFICIAL RECORDS BOOK
- OHE - OVERHEAD ELECTRIC
- CONC - CONCRETE
- NO ID - NO IDENTIFICATION
- A/C - AIR CONDITIONER
- C/O - CLEANOUT
- FND - FOUND
- TYP - TYPICAL
- MES - MITERED END SECTION
- INV - INVERT
- LF - LENGTH FEET
- L - ARC LENGTH
- R - RADIUS
- B - BEARING
- CH - CHORD
- D - DELTA ANGLE
- N&D - NAIL AND DISK
- BM - BENCHMARK
- TRANS - TRANSFORMER
- FFE - FINISHED FLOOR ELEVATION
- CENTER LINE
- PROPERTY LINE
- WELL
- WATER VALVE
- WATER METER
- SIGN
- LIGHT POLE
- POWER POLE
- HYDRANT
- HANDICAP

- SURVEYOR'S NOTES:**
- ELEVATIONS NOT SHOWN.
 - LEGAL DESCRIPTION FURNISHED BY CLIENT.
 - BEARINGS SHOWN HEREON ARE BASED ON SOUTH RIGHT OF WAY LINE OF MIKLER ROAD, THAT BEARING BEING N 89°41'38" E, AND IS ASSUMED.
 - ACCORDING TO FIRM PANEL NUMBER 12117 C 0165 E, DATED 04/17/1995 THE SUBJECT PROPERTY LIES IN ZONE "X".

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Date: _____ John S. Ramsamy, PSM 65449	No.	1	2	3	4	5
	Revisions					
	Date					
CERTIFY TO: Sheel Ramsamy		GEOMARKS LAND SURVEYORS, INC. Florida Lic #6994 8408 E. Colonial Drive, Orlando, FL 32817 Phone: (407) 756-1697; Fax: (407) 775-5775 E-mail: geomarks@aol.com				
BOUNDARY SURVEY Section 29, Township 21 South, Range 31 East Seminole County, Florida		Field Date: 07/29/2005 Scale: 1" = 40' Drawn by: SDS Checked by: JSB Job Number: RAM05310 Sheet 1 of 1				



- ### GENERAL NOTES
- CURRENT ZONING PCD, FLU IND.
 - ALL EXTERIOR EQUIPMENT, WHETHER GROUND OR ROOF MOUNTED, WILL BE SCREENED FROM OFF SITE VIEWS.
 - 30" STOP SIGN SHALL BE OF HIGH INTENSITY REFLECTORIZED AS SPECIFIED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND LOCATED AS SHOWN ON SITE PLAN.
 - STOP BAR SHALL BE 24" WIDE, WHITE THERMOPLASTIC AND LOCATED AS SHOWN ON SITE PLAN.
 - ALL ADDRESS NUMBERS SHALL BE VISIBLE AND READABLE FROM STREET.
 - INSTALL "NO TRESPASSING, CONSTRUCTION SITE" SIGN AS SPECIFIED IN FLORIDA STATUTE 810.09, PARAGRAPH D.
 - POST THE EMERGENCY NIGHT PHONE NUMBER ON THE BOTTOM OF THE BUILDING PERMIT.
 - NO CONSTRUCTION CAN OCCUR UNTIL THE APPLICANT HAS HAD A PRE-CONSTRUCTION CONFERENCE WITH SEMINOLE CO.
 - ALL WORK IN THE RIGHT OF WAY WILL BE REPAIRED OR REPLACED IF DAMAGED DURING CONSTRUCTION.
 - LOW INTENSITY, INDIRECT LIGHTING SHALL BE UTILIZED TO PREVENT GLARE.
 - MULTI-TENANT BUILDING.
 - CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
 - POTABLE WATER IS SUPPLIED BY SEMINOLE COUNTY PUBLIC UTILITIES.
 - SIGNAGE WILL REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPT.
 - CONSTRUCTION ACTIVITIES SHALL NOT ENCROACH ONTO THE SR 426 RIGHT OF WAY.
 - OFFICE AND RETAIL USES ARE LIMITED TO 1,800 S.F. AND WAREHOUSE USES ARE LIMITED TO 8,325 S.F. CHANGES IN USES OR CHANGES IN ALLOCATION OF SQUARE FOOTAGE AMONG USES THAT AFFECT THE MINIMUM PARKING REQUIREMENTS MAY REQUIRE ADDITIONAL PARKING OR REQUIRE AN AMENDMENT TO THE PCD.
 - MAXIMUM BUILDING HEIGHT IS 35'.
 - A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR THE DUMPSTER ENCLOSURE.

PARKING CALCULATIONS

1 PARKING SPACE PER 200 SQ. FT., OF OFFICE/RETAIL
 1 PARKING SPACE PER 1000 SQ. FT., OF WAREHOUSE
 1 PARKING SPACE PER (2) EMPLOYEES ON LARGEST SHIFT
 1,800 SQ. FT. OFFICE/RETAIL (MAX) /200 = 9
 (4) EMPLOYEES (WAREHOUSE/MANUFACTURING) = 2
 8,325 S.F. OF WAREHOUSE/1000 = 8.3
 TOTAL SPACES REQUIRED = 19.3 SPACES
 TOTAL SPACES PROVIDED = 21 SPACES

BUFFERYARDS BUILDING SETBACKS

FRONT	10'	FRONT	25'
SIDE	5'	SIDE	10'
REAR	5'	REAR	10'

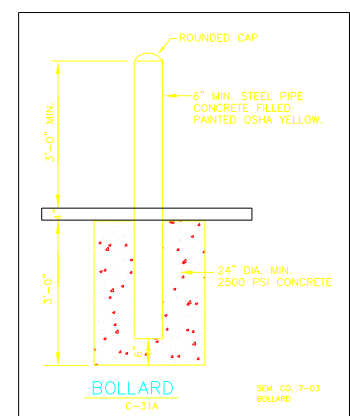
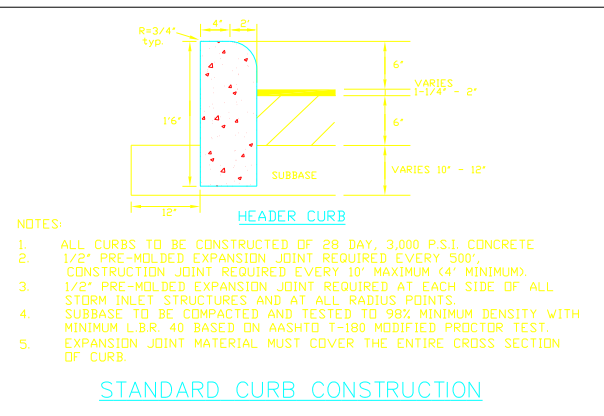
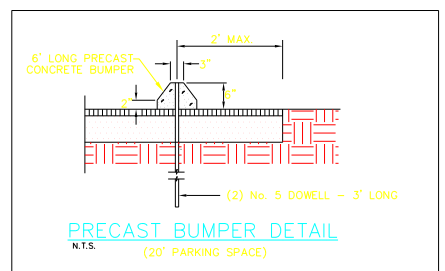
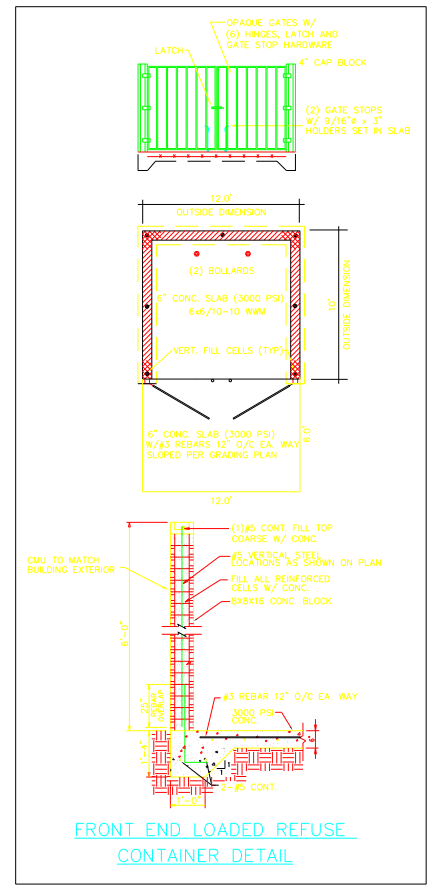
- ### SIGN LEGEND
- ① STOP SIGN (30" HIGH INTENSITY)
 - ② STOP BAR (24" WIDE WHITE THERMOPLASTIC)
 - ③ HANDICAP SYMBOL (WHITE THERMOPLASTIC)
 - ④ HANDICAP SIGN
 - ⑤ DBL. YELLOW LINE (EACH STRIPE 6" WIDE, 25' LONG)

- ### ADDRESSING GENERAL NOTES
- ADDRESS NUMBERS MUST BE AT LEAST 5" TALL AND CLEARLY VISIBLE FROM THE RIGHT OF WAY AND SHALL BE MADE OF DURABLE MATERIAL AND CONTRAST W/ SURROUNDING BACKGROUND.
 - UNIT NUMBERS MUST BE POSTED OVER ALL MEANS OF INGRESS/EGRESS.
 - IF MAIN ENTRANCE TO THE BUILDING IS NOT READILY VISIBLE FROM THE STREET, NUMBERS SHALL BE POSTED AT THE STREET ENTRANCE OR DRIVEWAY TO THE BUILDING.

SITE STATISTICAL DATA

DESCRIPTION	SQ. FT.	ACRES	% OF SITE
TOTAL SITE	36,366	0.84	100.00%
PROP. BLDG.	10,125	0.23	27.84%
PROP. PAVEMENT	11,641	0.27	32.01%
TOTAL IMPERVIOUS	21,766	0.50	59.85%
OPEN SPACE	14,600	0.34	40.15%

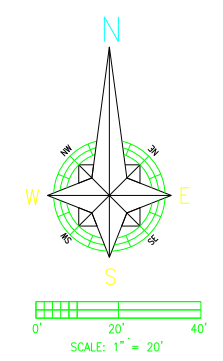
FAR = 0.28 ISR = 0.60



Seminole County
 Approved for construction

This approval is subject to specific conformance to the Seminole County Land Development Code and any special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed which results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plans does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. This specific approval is valid for a period of one year from the date below.

Approved.
 Seminole County Development Review Department
 Date



DATE:	11/02/06	THIS	JHR	REVISIONS	ADDRESS SEMINOLE COUNTY'S COMMENTS (2/27/07)
SCALE:	1" = 20'	THIS	JHR	REVISIONS	SEMINOLE COUNTY COMMENTS (1/02/07)
DESIGNED:	MWF	THIS	JHR	REVISIONS	DATE
DRAWN:	MWF	THIS	JHR	REVISIONS	
CHECKED BY:	INS	THIS	JHR	REVISIONS	
CADD FILE TITLE:	BUFFALO SP-1	THIS	JHR	REVISIONS	
CADD FILE:	BUFFALO	THIS	JHR	REVISIONS	
PROJECT NO.:	06295	THIS	JHR	REVISIONS	

AMERICAN CIVIL ENGINEERING CO.
 207 N. WISS ROAD, SUITE 211, WINTER SPRINGS, FLORIDA, 32789
 PH: (407) 327-7700, FAX: (407) 327-0227, C.A. 8729

MAPLE LEAF COMMERCE CENTER
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