TRADITION

SECTION 10, TOWNSHIP 26 SOUTH, RANGE 30 EAST
CITY OF ST.CLOUD, OSCEOLA COUNTY, FLORIDA

BEING A REPLAT OF A LOTS 35, 46, 51, AND A PORTION OF LOTS 52, 61 AND 62, SEMINOLE LAND AND INVESTMENT CO.'S (INCORPORATED) SUBDIVISION OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 30 EAST, AS RECORDED IN PLAT BOOK "B", PAGE 1, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

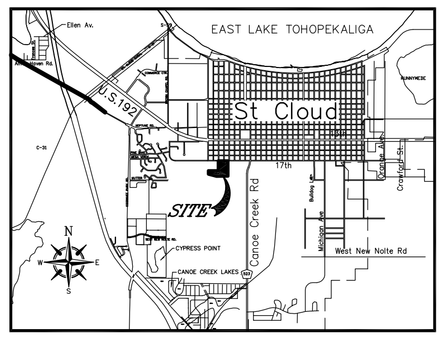
N

W E

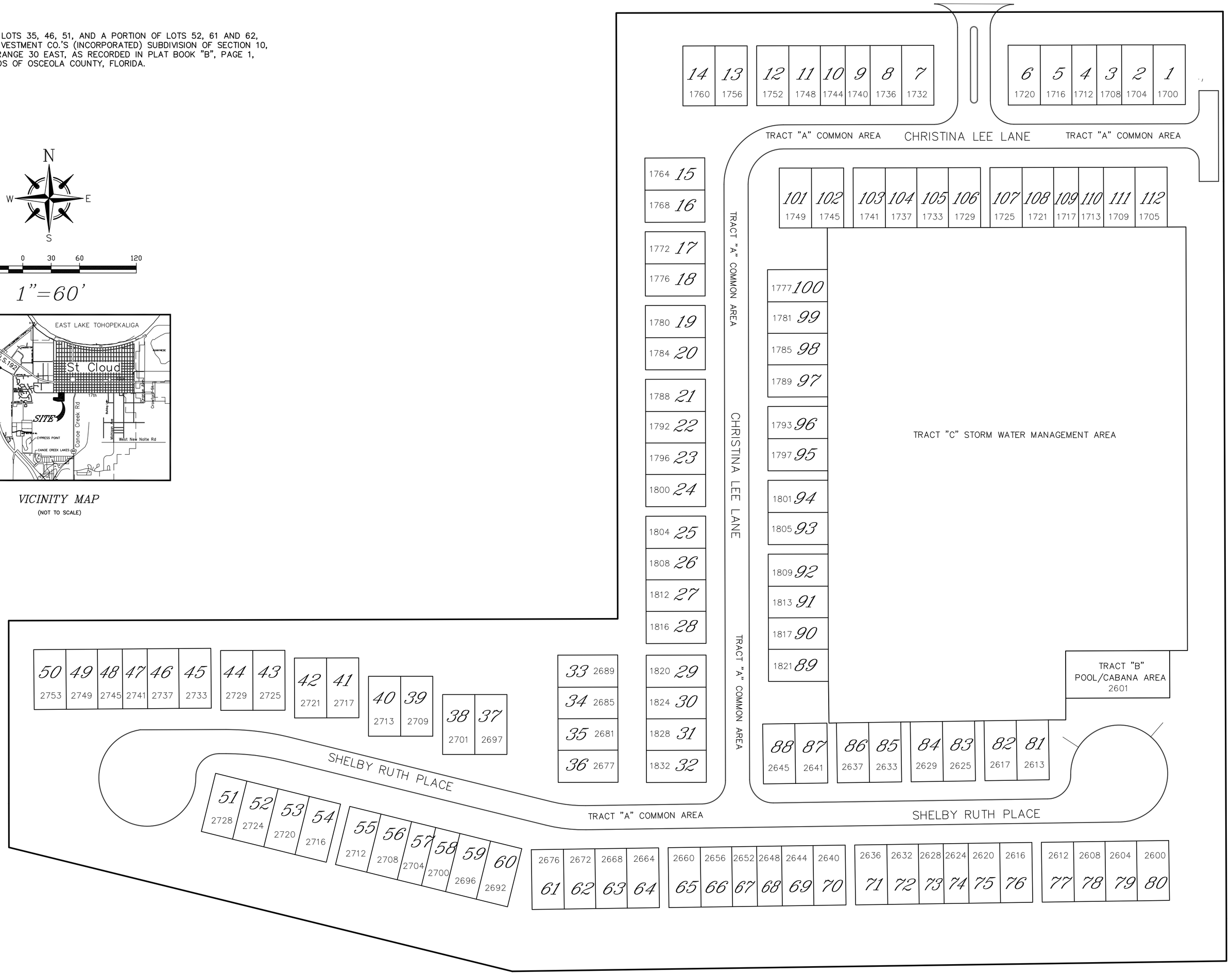
S

60 0 30 60 120

1"=60'



VICINITY MAP
(NOT TO SCALE)



NOTES:

BEARINGS ARE BASED UPON SOUTH RIGHT OF WAY LINE OF 17TH STREET ROAD AS SHOWN. (PER DESCRIPTION)

THERE SHALL EXIST A BLANKET EASEMENT OVER AND THROUGH TRACT "A" (COMMON AREA) FOR THE PURPOSES OF PROVIDING AND MAINTAINING UTILITIES, DRAINAGE AND TO PROVIDE INGRESS/EGRESS FOR EMERGENCY AND LAW ENFORCEMENT VEHICLES.

THERE SHALL EXIST A BLANKET EASEMENT OVER AND THROUGH TRACTS "B & C" FOR THE PURPOSES OF MAINTAINING THE STORM WATER MANAGEMENT SYSTEM.

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

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEED RESTRICTIONS FOR THIS PLAT ARE FILED IN O.R. BOOK ....., PAGE ..... AND (ARE) (ARE NOT) ACCOMPANIED BY DEED COVENANTS.

LEGEND:
- ⊡ DENOTES FOUND PERMANENT REFERENCE MONUMENTS (AS NOTED)
- ■ DENOTES SET PERMANENT REFERENCE MONUMENTS (4"X4" CONCRETE MONUMENT W/CAP #L.B. 7048)
- O DENOTES FOUND IRON ROD (AS NOTED)
- ● DENOTES SET 5/8" IRON ROD SET W/CAP # L.B. 7048
- △ DENOTES NAIL AND DISK FOUND (AS NOTED)
- ▲ DENOTES PERMANENT CONTROL POINT (SET NAIL AND DISK # L.B. 7048)
- C = CHORD DISTANCE, PG. = PAGE, C.B.=CHORD BEARING
- R = RADIUS, P.O.B. = POINT OF BEGINNING, ID. = IDENTIFICATION
- Δ = CENTRAL ANGLE, P.O.C. = POINT OF COMMENCEMENT, S.R. = STATE ROAD
- L = ARC LENGTH, P.C. = POINT OF CURVE
- O.R.B. = OFFICIAL RECORDS BOOK, L.B. = LICENSED BUSINESS, P.T. = POINT OF TANGENT
- P.R.C. = POINT OF REVERSE CURVE
- P.C.C. = POINT OF COMPOUND CURVE

CERTIFICATE OF AUTHORIZATION L.B. 7048

BROWN & JOHNSTON, INC.
LAND SURVEYING ◆ MAPPING ◆ CONSULTING
1201 VERMONT AVE. ST. CLOUD, FLORIDA 34769
PHONE: (407) 891-7048 FAX: (407) 891-2893
CERTIFICATE OF AUTHORIZATION No. L.B. 7048

CERTIFICATE OF APPROVAL BY THE CITY SURVEYOR

THIS IS TO CERTIFY, That on .....the Florida Professional Surveyor and Mapper representing the City of St. Cloud reviewed this plat. This plat conforms to Florida Statutes, Chapter 177.

....., P.S.M.

Dated..... Registration No. .....

PLAT BOOK PAGE

DEDICATION

TRADITION

SECTION 10, TOWNSHIP 26 SOUTH, RANGE 30 EAST
CITY OF ST.CLOUD, OSCEOLA COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes there in expressed and dedicates TRACTS "A, B & C" to the TRADITION HOMEOWNERS ASSOCIATION, nothing is dedicated to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on .....

QUINN CONTRACTORS, INC.

By.....
DANNY QUINN, President
Attest:

.....

Signed and sealed in the presence of:

.....

.....

STATE OF FLORIDA COUNTY OF OSCEOLA

THIS IS TO CERTIFY, That on ..... before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared .... and ..... respectively ..... President and ..... of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation. Officers known to me personally. IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

.....
NOTARY PUBLIC
My Commission Expires .....

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on DECEMBER 03, 2004..... he completed the survey of the lands as shown in the fore-going plat; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Osceola County requirements and regulations, the survey was prepared under the undersigned responsible direction and supervision and that the survey data complies with and all requirements of Chapter 177, F.S.; and that permanent control points will be placed as required by Chapter 177, F.S.; and that said land is located in:
Section 10, Township 26 South, Range 30 East
Osceola County, Florida.

.....
RICHARD D. BROWN, P.S.M.
Dated ..... Registration No. 5700

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on .....the .....

..... approved the foregoing plat.

.....
MAYOR

.....
CITY CLERK

CERTIFICATE OF APPROVAL BY PLANNING BOARD

THIS IS TO CERTIFY, That on .....the Planning Advisory Board of the Municipality approved the fore-going plat.

.....
Chairman of the Board

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the The Land Development Code of the City OF St. Cloud, Florida and filed for record on .....at .....

.....
Clerk of the Circuit Court
in and for Osceola County, Florida

BY.....D.C. File No.....