

August 20, 2019

Orange County
Planning and Zoning Commission
Re: Land Use Amendment #PSP-16-12-421

Marcel & Kathryn Montreuil
8548 Abbotsbury Dr.
Windermere, FL 34786

In October 2015 I came before you to express our concerns over the re-development of the wetlands adjacent to our home. Almost four years later our concerns have not changed. The building up of the surrounding area would take away our wooded views, increase traffic, decrease our property value and likely increase the probability of flooding which would result in higher insurance premiums.

As presented previously, before we purchased our home, I contacted Orange County Public Works, Transportation Planning Division and was assured by the Chief Transportation Planner, Mr. Brian Sanders that we would be "pleased". His assurance was due to the area behind us was designated both wetlands and conservation. I have submitted a copy for your review.

In summary, we paid a premium price for our home to back up to nature and not to look at other buildings behind us. Had we not received the assurance of Orange County Planning and Zoning Commission that the area would not be built upon, we would not have purchased the home.

We are asking that you deny this amendment to protect our way of life and our wetland areas.

Respectfully,


Marcel & Kathryn Montreuil



October 15, 2015

Orange County
Planning and Zoning Commission
Re: Land Use Amendment #2015-2-A-1-4

Marcel & Kathryn Montreuil
8548 Abbotsbury Dr.
Windermere, FL 34786

In 2009 we had achieved our goals and our dreams of retirement.

Our main requirement for home location was a green rear view with no neighbors. We wanted to live in a quiet rural-like community among nature. Before we purchased our home we wanted to confirm that this was indeed going to remain a green area. I called Orange County Public Works, Transportation Planning Division and spoke to Mr. Brian Sanders, Chief Transportation Planner. I was informed both verbally and written, that we would be "pleased" as the area behind us was designated both wetlands and conservation. Mr. Sanders also e-mailed a copy of the recorded plat and area plan for our subdivision and surrounding area. I have submitted a copy to the clerk for your review.

We paid a premium price for the natural view, so as soon as our trees are cut down our property values go down with them. We will no longer enjoy the sounds of nature due to the increased noise levels. We will no longer be able to view the star filled night sky due to increased lighting. We would lose all privacy having neighbors behind us. We would have a higher probability of flooding, increased insurance rates and the possibility of personal property loss.

If the information we received from Orange County did not confirm this land use designation as permanent greenbelt and wetland conservation we would NOT have purchased our home.

If this amendment is passed we expect Orange County to compensate us for our loss of property value, quality of life and higher insurance costs for increased risk of flooding.

We request that you vote in agreement with Commissioner Boyd and the County Commission to keep any and all development on this parcel limited and restricted to only the northeast portion immediately adjacent to Fiquette Road and the remainder of the land be placed in permanent conservation easement.

Respectfully,

Marcel & Kathryn Montreuil

District 1 Environmental Initiatives

Protecting our natural resources

Preserving the natural environment has always been a priority for Commissioner Boyd. Growing up among the citrus groves and vast green spaces in West Orange County, he has worked hard to protect our natural resources as District 1 continues to grow.

Commissioner Boyd has focused on water quality improvements in Lakes O'Dell, Floy and Cane with the help of Orange County's Environmental Protection Division (EPD). In addition, he secured supplemental funding for the Oakland Nature Preserve, which features 130 acres of wetlands and uplands that are being restored. The preserve is free to the public for nature walks, self-guided tours, bird watching and many formal and informal programs.

In 2005, Orange County Utilities began an extensive effort to develop plans for alternate water sources in Orange County due to the prediction that the primary source of drinking water in Florida (the Floridian Aquifer) would reach its sustainable level by 2013. Research at the University of Florida and in other areas of the U.S. has shown that Smart Irrigation Controllers have the potential to conserve water by efficiently scheduling irrigation.

Since more than 50 percent of the residential water use is for irrigation, Orange County Utilities became interested in Smart Irrigation Controllers as a potential practice to reduce landscape irrigation water use with residential customers. Commissioner Boyd is a strong proponent of this study.

Coming from an agricultural background, he realizes the great importance of water conservation and has been instrumental in gaining support for the project, which was approved by the Board of County Commissioners in August of 2009 and he continues to champion the effort.

Customer water use is being tracked for at least a three-year period and recommendations will be made to the Water Management Districts to support any potential rulemaking regarding the use of Smart Irrigation Devices.

As of February 2014, Utilities began to survey all 167 study participants to gain valuable insight about the products being tested and the study overall. The completed dataset is being analyzed and the final report for Phase I of the project will be completed by December 2014.

This project is collaboration between Orange County, the University of Florida, the Water Research Foundation and the South Florida and St. Johns River Water Management Districts, among others.

For more information, view the most current report on the Smart Irrigation Study.

Scheduled to begin in 2014, the Lake Down Sub-basin 9 is located on the east side of Lake Down, within the Cypress Creek and Butler Chain of Lakes drainage basins. The Butler Chain of Lakes study, conducted in 2007, identified the Lake Down Sub-basin 9 as a source of pollutants (phosphorous) to the Butler Chain.

SOCIAL MEDIA

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West Orange Relief High School

INITIATIVES

Transportation

Public safety

Economic development

Environmental

Parks

MILESTONES

Key achievements

OUR NEIGHBORHOODS

Community highlights

CALENDAR

District 1 Events

MAPS

District 1

Horizon West

District 1 Future Roadway Program

PROTECTING OUR NATURAL RESOURCES

WATER QUALITY IN LAKES O'DELL, FLOY AND CANE

SMART IRRIGATION STUDY

COMMISSIONER BOYD

WORK EFFORTS

LAKE DOWN NUTRIENT REMOVAL FACILITY

In June 2013, AMEC, Inc. was contracted by Orange County to identify the source of the elevated total phosphorus concentrations in the Lake Down Sub-basin 9 and to develop conceptual management recommendations to reduce the phosphorus concentrations and loadings discharging from Sub-basin 9 into Lake Down.

The final study report was submitted to Orange County in April 2014, and AMEC presented its findings at the May 19 Butler Chain of Lakes Advisory Board meeting.

**GREEN PLACE PROGRAM
JOHN'S LAKE
CONSERVATION AREA**

In 2007, Orange County purchased the Johns Lake Conservation Area through the Green PLACE (Park Land Acquisition for Conservation and Environmental Protection) Program. Johns Lake Conservation Area is located at 880 Avalon Road in Winter Garden. It is adjacent to Johns Lake and connected to Lake Tilden and Black Lake.

Future plans for the property include restoring the wet prairie system impacted by past land uses and opening the property for passive public recreational use. Green PLACE is in the beginning stages of planning the passive recreational uses for the parcel, which are scheduled to begin 2015. Recreation will include fishing, canoeing, kayaking and hiking while offering observation opportunities of the many different species of birds and wildlife.

[View a detailed map of the John's Lake Conservation Area Map.](#)

CONTACT US

Commissioner S. Scott Boyd
201 S. Rosalind Ave., 5th Floor
Orlando, FL 32801

Email: district1@ocfl.net
Phone: (407) 836-7350
Fax: (407) 836-5879

All e-mail sent to this address becomes part of Orange County public record. Comments received by our e-mail subsystem can be read by anyone who requests that privilege. In compliance with "Government in the Sunshine" laws, Orange County Government must make available, at request, any and all information not deemed a threat to the security of law enforcement agencies and personnel.

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From: **Kathryn Montreuil** (kmontreuil@hotmail.com)

Sent: Sun 9/30/12 11:21 AM

To: **Marcel Montreuil** (marcel254@live.com)

2 attachments

Lakeside Village (4.30.2009).pdf (114.4 KB) , Lakes of Windermere-Peachtree Plat.pdf (2.1 MB)

Subject: FW: Lakeside Village SAP

Date: Thu, 30 Apr 2009 11:17:49 -0400

From: **Brian.Sanders@ocfl.net**

To: kmontreuil@hotmail.com

Dear Catherine,

Please find attached a copy of the Lakeside Village Specific Area Plan which shows the proposed land uses and roadway network. It appears the area between the Lakes of Windermere-Peachtree and the subdivisions along Overland Road will be wetlands and conservation. I have also attached the recorded plat for your subdivision.

Please read the Dedication and Plat Notes sections, they specify what can happen in the common and conservation tracts surrounding the neighborhood. I think you will be pleased.

Here are some additional links that demonstrate our future roadway network:

Click [HERE](#) for the currently adopted Transportation Element of Orange County's Comprehensive Plan. Overstreet Road shows up as a project but it has already been constructed.

Click [HERE](#) for the current status report for Orange County Roads and Infrastructure projects (updated monthly). Your new home is located in Commission District 1.

Click [HERE](#) for other transportation links.

Please let me know if you need additional roadway information or help on other Orange County Governmental aspects. I wish you and yours all the luck with your offer on your new home!

Very truly yours,

Brian Sanders

Chief Transportation Planner

Orange County Public Works

Transportation Planning Division

407-836-8022

From: Driggers, Brandy [mailto:Brandy.Driggers@ocfl.net]
Sent: Thursday, April 30, 2009 10:30 AM
To: Sanders, Brian
Cc: Howard, Catherine
Subject: Lakeside Village SAP

Please find attached the Lakeside Village SAP with roadway networks.

Brandy Driggers, Senior Planner

Comprehensive Planning Section

Orange County Planning Division

201 S. Rosalind Ave., 2nd Floor

PO BOX 1393

Orlando, FL 32802-1393

Tel: 407-836-5615

Fax: 407-836-5862

brandy.driggers@ocfl.net

******Florida has a very broad public records law. As a result, any written communication created or received by Orange County officials and employees shall be made available to the public and media, upon request, unless such written communication falls within an exception or exemption to the Public Records Act. ******

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

LAKES OF WINDERMERE-PEACHTREE

IN PART, REPLATTING A PORTION OF LAKE REAMS ESTATES UNIT ONE, PLAT BOOK 30, PAGES 106-107

SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

SHEET 106 6

PLAT BOOK 55 PAGE 20

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.

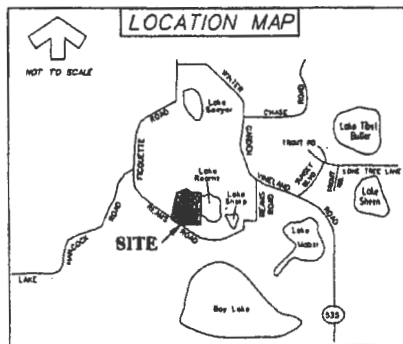
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION

IN PART REPLATTING A PORTION OF LAKE REAMS ESTATES UNIT ONE, AS RECORDED IN PLAT BOOK 30, PAGES 106-107, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST, THENCE N89°18'20"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 2424.91 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF REAMS ROAD, AS RECORDED IN PLAT BOOK 30, PAGES 106-107, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 03°45'53" AND A RADIUS OF 1292.49 FEET; THENCE FROM A TANGENT BEARING OF 45°03'04"W, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 89.07 FEET TO THE POINT OF TANGENCY; THENCE N63°58'57"W, A DISTANCE OF 1016.01 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN N08°47'44"E, A DISTANCE OF 1380.21 FEET; THENCE N14°00'27"E, A DISTANCE OF 1244.91 FEET; THENCE N07°08'24"E, A DISTANCE OF 447.18 FEET; THENCE S82°54'18"E, A DISTANCE OF 80.16 FEET; THENCE N68°13'46"E, A DISTANCE OF 1198.87 FEET; THENCE S92°12'27"E, A DISTANCE OF 778.01 FEET; THENCE S89°22'19"E, A DISTANCE OF 989.74 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST; THENCE RUN S00°37'27"W, ALONG SAID EAST LINE, A DISTANCE OF 3681.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 288.192 ACRES, MORE OR LESS.



BOWYER-SINGLETON & ASSOCIATES, INCORPORATED
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
620 SOUTH MAGNOLIA AVENUE • ORLANDO, FLORIDA 32801
407-842-8100 • FAX 407-842-8888
CERTIFICATE OF AUTHORIZATION NO. LS 1321

DEDICATION LAKES OF WINDERMERE-PEACHTREE

This is to certify that the undersigned, ASHTON WOODS ORLANDO LIMITED PARTNERSHIP, is the lawful Owner of the lands described in the caption hereon, less Lots 11, 12, 116, 117, 119, 120, 121, 130 and 131; and PLATE HOME CORPORATION, is the lawful Owner of Lots 11, 12, 116, 117, 119, 120, 121, 130 and 131, hereinafter referred to as "Donors", and that they have caused the same to be surveyed, and this plat, made and in accordance with said survey, is hereby offered as the true and correct plat of said lands. No part of said lands, except as noted on the face of this plat, is dedicated to Orange County or to the public. 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 the DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR LAKES OF WINDERMERE-PEACHTREE as recorded in the Public Records of this County, referred to as the "Declaration". Said "Common Area" shall remain private and the sole and exclusive property of the Owner, its successors and assigns. Other uses hereby granted to the present and future owners of the lots 1 through 132 include 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 mortgages liens and such other persons as owner, its successors 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 on Tract M of the Common Area. The Owner, in recording this plat, has created the "Common Area" shown hereon, which common area is part of the "Common Area" described in the Declaration. This "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 Lakes of Windermere-Peachtree. The exact nature and extent of, and the reservations and restrictions on such common use and enjoyment are more fully set forth in the Declaration.

NOTWITHSTANDING the foregoing an emergency access easement

to the private storm drainage system over Tracts G, L, X AND M and over all drainage easements shown on this plat is hereby dedicated to Orange County for emergency maintenance purposes. In the event of inadequate maintenance of the storm drainage system creates a hazard to the public health, safety, and general welfare. The emergency access easement above does not impose any obligation, burden, responsibility or liability upon Orange County to enter upon the subject property and take any action to repair or maintain the private drainage system. A non-exclusive easement through, over, under and across Tract M is hereby dedicated for use by all public utilities for the purpose

of constructing, maintaining, and replacing their respective facilities serving the lands embraced by this plat. The Owner does further grant to Orange County and the public Tract J, Tract K is a utility station tract and Tract G is a Public Facility tract dedicated to fee simple to Orange County without any reservation or restriction whatsoever to Orange County. County ownership of this tract and any improvements thereon vests upon approval of this Plat by the Board of County Commissioners of Orange County. Recording of this Plat shall act as conveyance to the County and no further instrument shall be necessary to vest fee simple title in the County as aforementioned.

PLATE HOME CORPORATION, a Michigan corporation
By: [Signature] (Corporate Seal)
DOUGLAS W. PINABEL
ATTORNEY IN FACT FOR
PLATE HOME CORPORATION
Print Name: DOUGLAS W. PINABEL

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, that on SEPTEMBER 18, 2003 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared:

DOUGLAS W. PINABEL AS ATTORNEY IN FACT FOR PLATE HOME CORPORATION, a Michigan Corporation to me known to be the person described in and who executed the foregoing declaration and acknowledged the execution to be his free act and deed for the uses and purposes therein expressed; and who is personally known to me and did not take an oath.

IT WITNESSETH, I have hereunto set my hand and seal on the above date.
[Signature]
NOTARY PUBLIC DIANA M. CABRERA
Commission Expires: 2-17-04

By Commission Expires APRIL 4, 2005

ASHTON WOODS ORLANDO LIMITED PARTNERSHIP, a Florida limited partnership
By: [Signature]
PAUL SHAKESPEARE
ITS AUTHORIZED REPRESENTATIVE

IN WITNESS WHEREOF, ASHTON WOODS ORLANDO LIMITED PARTNERSHIP has caused these presents to be signed and attested to or witnessed by the Authorized Representative named below on the 18th day of September, 2003.

ASHTON WOODS ORLANDO LIMITED PARTNERSHIP, a Florida limited partnership
By: [Signature]
PAUL SHAKESPEARE
ITS AUTHORIZED REPRESENTATIVE

STATE OF FLORIDA COUNTY OF ORANGE

THIS PLAT was acknowledged before me this 18th day of September, 2003, by Paul Shakespeare, the Authorized Representative of Ashton Woods Lakeside, L.L.C., a Nevada Limited Liability Company, the general partner of Ashton Woods Orlando Limited Partnership, a Florida Limited Partnership, an owner of the company and partnership. It is personally known to me that

[Signature]
Signature: Paul Shakespeare
Notary Public
Title: Notary Public
Commission Expires: 2-17-04

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that said plat is a correct representation of the lands therein described and that said plat was prepared under my direction and supervision and that this plat complies with all of the survey requirements as required by Chapter 117, Florida Statutes; and that said land is located in Orange County, Florida.

Signature: [Signature]
SANDRA V. BAILEY
Surveyor-Registration Number: 13122
Date: 9/18/03

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and approved: [Signature]
County Engineer
Date: 9/19/03

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity with Chapter 117 Florida Statutes.

[Signature] Date: 9/14/03
County Surveyor's Signature

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 9-30-03 this plat was approved by the Board of County Commissioners of Orange County, Florida.

[Signature]
Chairman of the Board
Date: 9-30-03

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

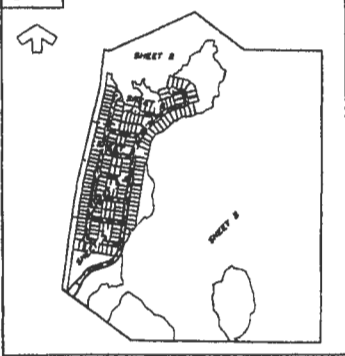
Examined and approved: [Signature]
Zoning Director
Date: 9-30-03

CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 117, Florida Statutes, and was filed for record on 09-30-03 File No. 2003-0000000000

[Signature]
County Comptroller
In and for Orange County, Florida
Date: 9-30-03

KEY MAP



LAKES OF WINDERMERE-PEACHTREE

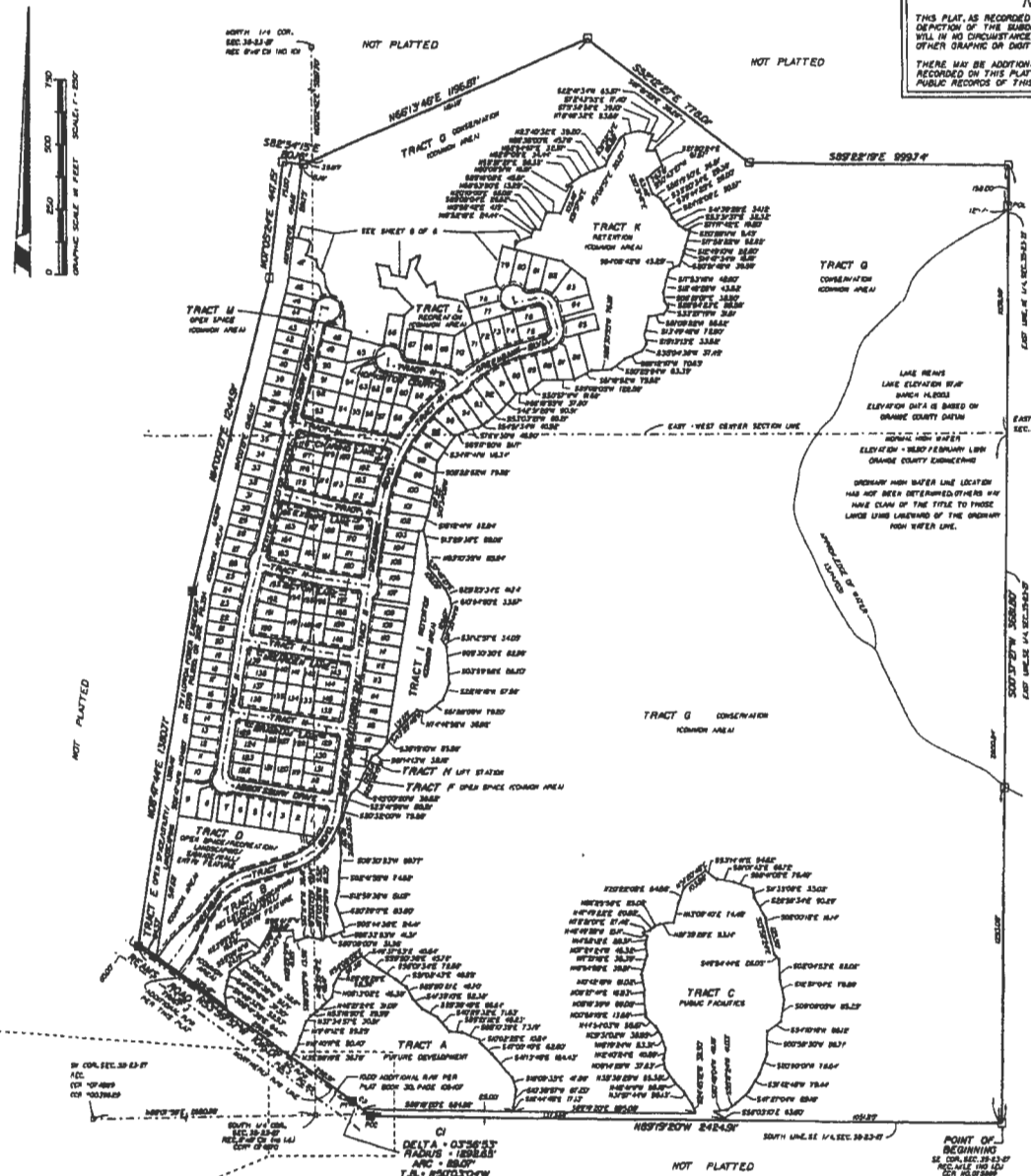
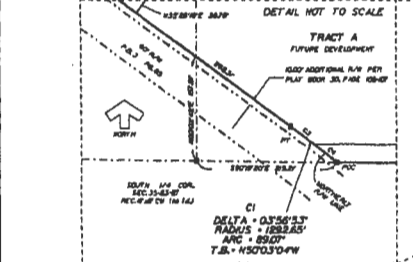
IN PART, REPLATTING A PORTION OF LAKE REAMS ESTATES UNIT ONE, PLAT BOOK 30, PAGES 106-107
 SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
 ORANGE COUNTY, FLORIDA

PLAT BOOK 55 PAGE 21

SHEET 2 OF 6

NOTICE
 THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LINES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN 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.

- PLAT NOTES**
1. BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 35-23-27, BEING 88°01'30"W, PER LAKE REAMS ESTATES UNIT ONE, PLAT BOOK 30, PAGES 106-107.
 2. ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, 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 PURSUANT TO SECTION 177.081(2), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 3. A 10.00' UTILITY EASEMENT IS RESERVED OVER THE FRONTS OF ALL LOTS AND TRACTS ADJACENT TO THE RIGHTS-OF-WAY AS SHOWN ON THE PLAT.
 4. TRACT J IS ADDITIONAL RIGHT-OF-WAY FOR REAMS ROAD, DEDICATED TO ORANGE COUNTY, FLORIDA PER THIS PLAT.
 5. TRACT B IS A RETENTION/LANDSCAPING/SIGNAGE/WALL/ ENTRY FEATURE TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 6. TRACTS K AND I ARE A RETENTION TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 7. TRACT A IS FOR FUTURE DEVELOPMENT AND IS TO BE OWNED AND MAINTAINED BY OWNER, ITS SUCCESSORS AND/OR ASSIONS.
 8. TRACTS F AND M ARE OPEN SPACE TRACTS TO BE OWNED AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 9. TRACT D IS AN OPEN SPACE/RECREATION/ LANDSCAPING/ SIGNAGE/WALL/ENTRY FEATURE TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 10. TRACT E IS AN OPEN SPACE/UTILITY/LANDSCAPE TRACT, WHICH CONTAINS A FLORIDA POWER EASEMENT. SAID TRACT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 11. TRACT G IS A CONSERVATION TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DEVELOPMENT RIGHTS ARE DEDICATED TO ORANGE COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING OR ALTERATION IS ALLOWED WITHIN TRACT G UNLESS APPROVED BY ORANGE COUNTY AND THE OTHER APPLICABLE JURISDICTIONAL AGENCIES.
 12. TRACT H IS A LIFT STATION TRACT AND TRACT C IS A PUBLIC FACILITIES TRACT DEDICATED TO ORANGE COUNTY, FLORIDA PER THIS PLAT. (SEE SHEET 1 OF 6)
 13. TRACT L IS A RECREATION TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 14. TRACT N IS A PRIVATE ROADWAY TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS SUBJECT TO AN ACCESS EASEMENT IN FAVOR OF THE PUBLIC OVER SIDEWALKS BUILT WITHIN TRACT N.
 15. THE DRAINAGE EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY RESERVED IN FAVOR OF, AND SHALL BE MAINTAINED BY, THE HOMEOWNERS ASSOCIATION.
 16. BY APPROVAL OF THIS PLAT, ORANGE COUNTY, FLORIDA HEREBY RELINQUISHES ANY RIGHT, TITLE AND INTEREST IT HAS, AS WELL AS ANY RIGHTS OF THE PUBLIC, IN THE PUBLIC STREETS OR TRACTS CONTAINED ON THE UNDERLYING PLAT BEING REPLATTED HEREIN.



BOWYER-SINGLETON & ASSOCIATES, INCORPORATED
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 407-843-9100 • FAX 407-848-9884
 CERTIFICATE OF AUTHORIZATION NO. LB 1381

CURVE DATA FOR SHEET 2

CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA	CHORD	CHORD BEARING
1	128.85'	44.85'	67.07'	73°51'33"	67.05'	N52°02'30"W
2	87.02'	36.62'	49.77'	65°17'28"	49.57'	S33°02'30"W
3	128.85'	44.85'	67.07'	73°51'33"	67.05'	N52°02'30"W
4	128.85'	44.85'	67.07'	73°51'33"	67.05'	N52°02'30"W

- PLAT LEGEND**
- C - CURVE
 - CCR - CERTIFIED CORNER RECORD
 - CM - CONCRETE MONUMENT
 - CON - CORNER
 - DELTA - CENTRAL ANGLE
 - DM - DRAINAGE
 - EASMT - EASEMENT
 - ID - IDENTIFICATION
 - IP - IRON PIPE
 - IR - IRON ROD
 - LB - LICENSED BUSINESS
 - N/D - MAIL AND DISK
 - NM - NON MONUMENT
 - OR - OFFICIAL RECORDS BOOK
 - PC - PLAT BOOK
 - PC - POINT OF CURVATURE
 - PRM - POINT OF REFERENCE CURVATURE
 - PCP - PERMANENT CONTROL POINT
 - PD - PLANNED DEVELOPMENT
 - PAE - PAGE
 - POC - POINT ON CURVE
 - PRC - POINT OF REVERSE CURVATURE
 - PRM - PERMANENT REFERENCE MONUMENT
 - PSM - PROFESSIONAL SURVEYOR MAPPER
 - PT - POINT OF TANGENCY
 - RAD - RADIAL
 - REC - RECOVERED
 - R/W - RIGHT-OF-WAY
 - SEC - SECTION
 - TB - TANGENT BEARING
 - TYP - TYPICAL
 - UTIL - UTILITY
 - UN - UNCLE
 - CB - CURVE BREAK
 - 0 - TOTAL LINE DIMENSION
 - ED - DENOTES P.L.A.N. 1/4" = 1" CH1 LB #122; UNLESS OTHERWISE NOTED DENOTES P.C.I.F. LB #121.
 - 0 - DENOTES RECOVERED *1/4" = 1" #42

SEE SHEET 2 OF 6 FOR PLAT NOTES

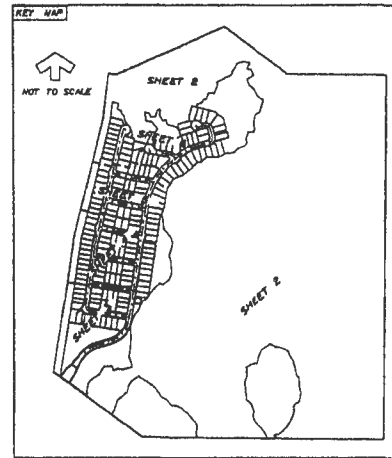
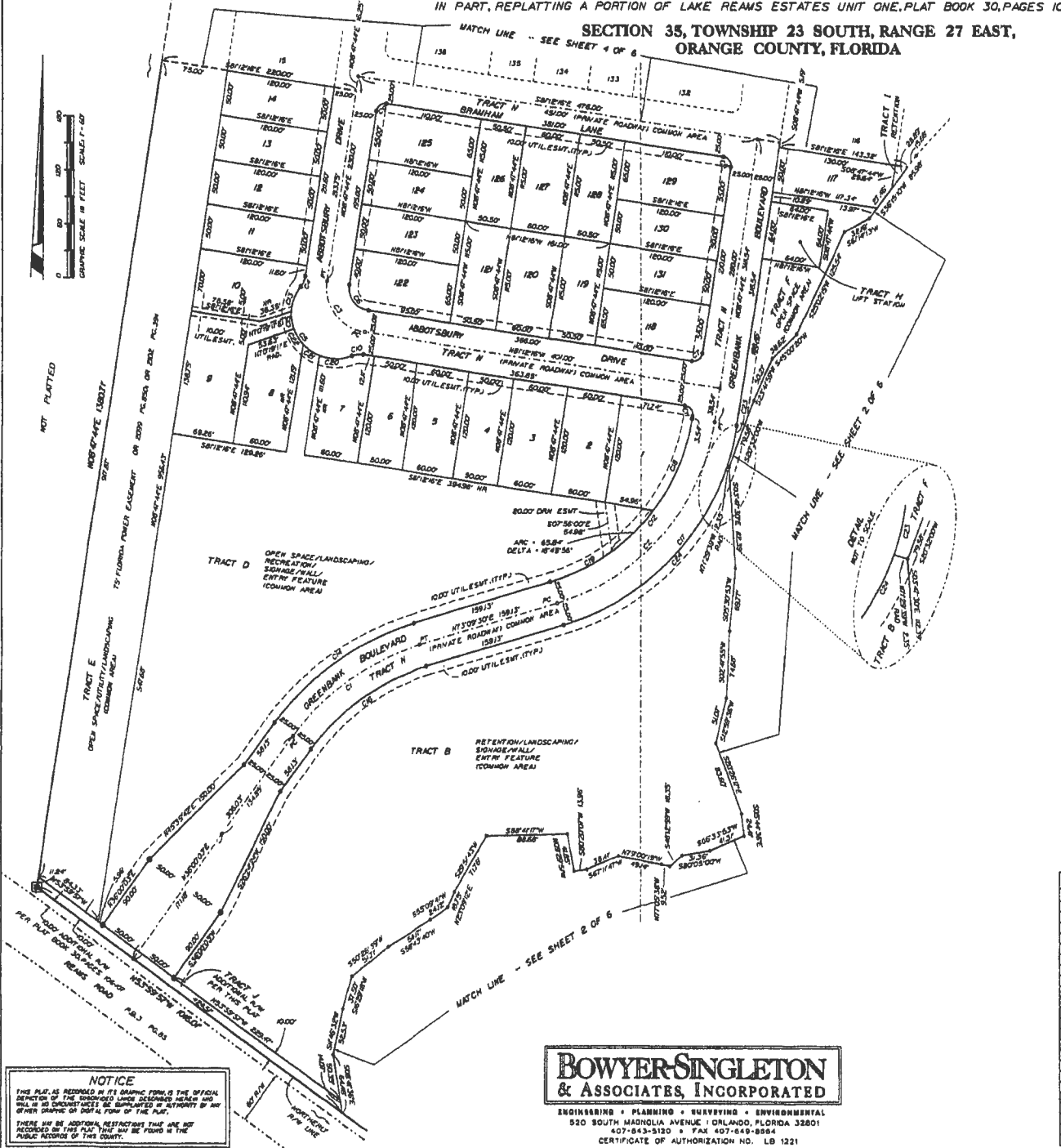
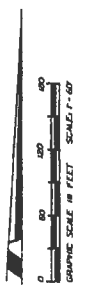
LAKES OF WINDERMERE-PEACHTREE

IN PART, REPLATTING A PORTION OF LAKE REAMS ESTATES UNIT ONE, PLAT BOOK 30, PAGES 106-107

SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA

PLAT BOOK 55 PAGE 22

SHEET 3 OF 8



- PLAT LEGEND
- C - CURVE
- CCR - CERTIFIED CORNER RECORD
- CM - CONCRETE MONUMENT
- CON - CORNER
- DELTA - CENTRAL ANGLE
- DN - DRAINAGE
- ESMT - EASEMENT
- ID - IDENTIFICATION
- IP - IRON PIPE
- IR - IRON ROD
- LB - LICENSED BUSINESS
- M/D - MAIL AND DISK NUMBER
- NO - NUMBER
- NR - NON RADIAL
- OR - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCP - POINT OF COMPOUND CURVATURE
- PCP - PERMANENT CONTROL POINT
- PD - PLANNED DEVELOPMENT PAGE
- POC - POINT ON CURVE
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR MAPPER
- P1 - POINT OF TANGENCY
- RAD - RADIAL
- REC - RECOVERED
- R/W - RIGHT-OF-WAY
- SEC - SECTION
- TB - TANGENT BEARING
- TYP - TYPICAL
- UTIL - UTILITY
- LINE BREAK
- TOTAL LINE DIMENSION
- o CHANGE IN DIRECTION
- D DENOTES P.R.M. 1/4" x 4" CH. LB #1221, UNLESS OTHERWISE NOTED
- o DENOTES P.C.P. N/D LB #1221, UNLESS OTHERWISE NOTED
- o DENOTES RECOVERED 4" x 4" CM #3421

CURVE DATA FOR SHEET 3

CURVE	RADIUS	TANGENT	APC LENGTH	DELTA	CHORD	CHORD BEARING
1	27500	88.43	175.57	3709.87	175.62	18434.47E
2	25000	121.32	250.00	5714.00	250.30	16458.37E
3	3000	3000	78.54	800000	1071	13816.10W
4	2500	6.55	12.88	89.8500	12.88	583.8211W
5	5000	13.10	25.76	179.7000	25.76	836.6422W
6	8800	21.80	39.80	300000	35.36	836.6422W
7	1000	1000	1000	800000	1414	1834.944E
8	1000	1000	1000	800000	1414	1834.944E
9	1000	1000	1000	800000	1414	1834.944E
10	2500	6.55	12.88	89.8500	12.88	1840.101E
11	1000	1000	1000	800000	1414	836.6422E
12	2500	14.89	29.78	84.8700	29.78	540.9837W
13	3000	15.82	31.64	3709.87	29.78	540.9837W
14	30000	105.89	211.78	3709.87	105.89	540.9837W
15	3000	10.44	20.88	83.344	20.88	507.322E
16	28000	84.07	168.14	3709.87	168.14	1843.447E
17	27500	121.32	250.00	5714.00	250.30	16458.37W
18	25000	121.32	250.00	5714.00	250.30	16458.37W
19	28000	121.32	250.00	5714.00	250.30	16458.37W
20	3000	10.44	20.88	83.344	20.88	1843.447E
21	3000	10.44	20.88	83.344	20.88	1843.447E
22	3000	10.44	20.88	83.344	20.88	1843.447E
23	27500	88.43	175.57	3709.87	175.62	1843.447E
24	27500	88.43	175.57	3709.87	175.62	1843.447E

NOTICE
THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL DEFINITION OF THE BOUNDING LINES, DIMENSIONS, BEARINGS AND ALL IN CONNECTIONS HEREAFTER REFERRED TO IN ANY AND ALL OTHER GRANTS OF REAL ESTATE IN THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT. THEY MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

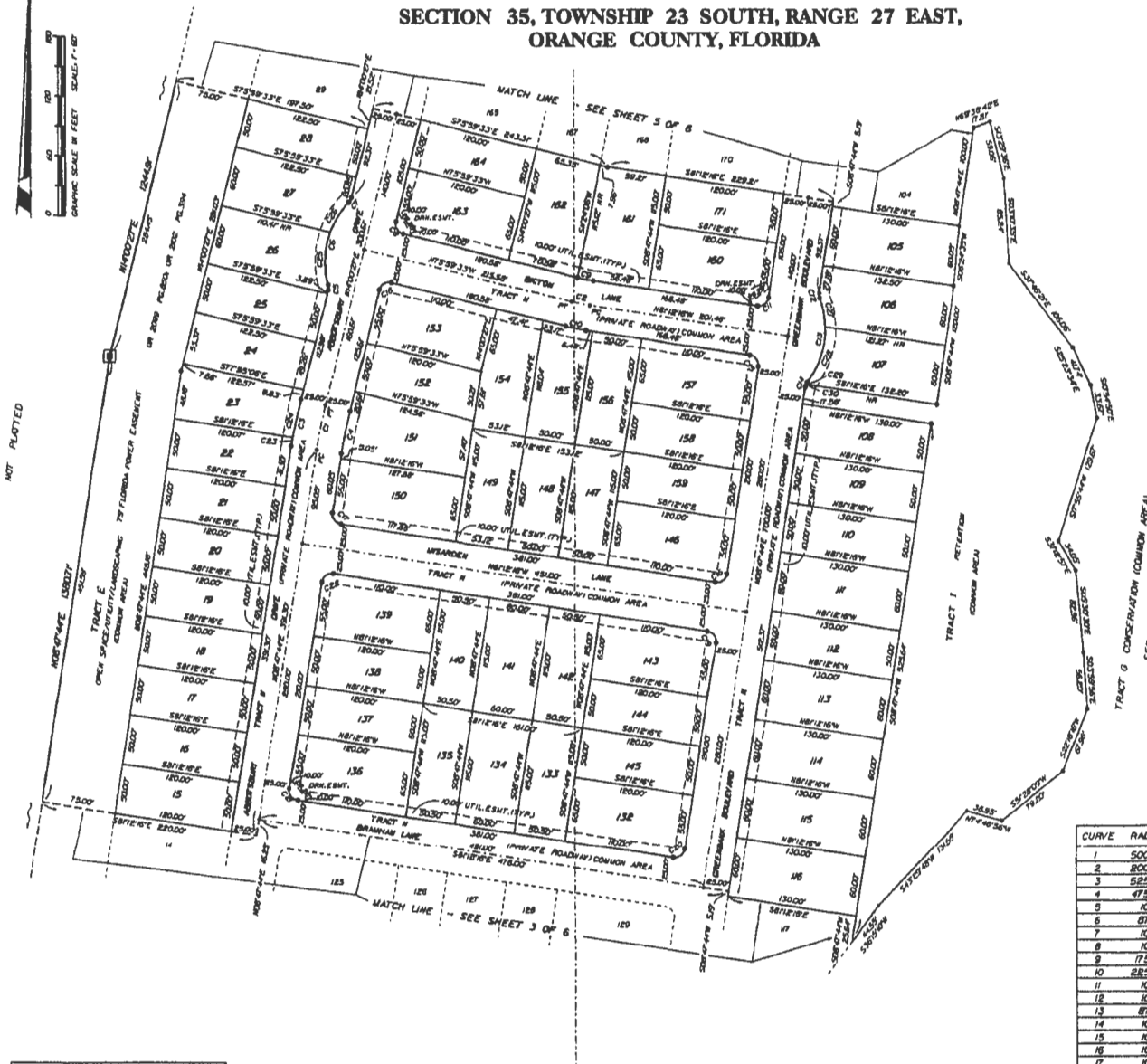
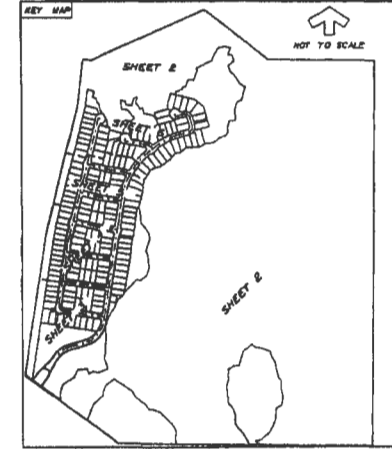
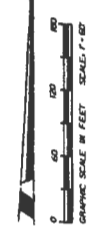
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CERTIFICATE OF AUTHORIZATION NO. LD 1221

LAKES OF WINDERMERE-PEACHTREE

IN PART, REPLATTING A PORTION OF LAKE REAMS ESTATES UNIT ONE, PLAT BOOK 30, PAGES 106-107
SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

SHEET 4 OF 6

PLAT BOOK 55 PAGE 23



- PLAT LEGEND
- C - CURVE
 - CCR - CERTIFIED CORNER RECORD
 - CM - CONCRETE MONUMENT
 - CON - CORNER
 - DELTA - CENTRAL ANGLE
 - DNH - DRAINAGE
 - ENBT - EASEMENT
 - ID - IDENTIFICATION
 - IR - IRON PIPE
 - IR - IRON ROD
 - LB - LICENSED BUSINESS
 - M&D - MAIL AND DISH
 - NR - NON RADIAL
 - OR - OFFICIAL RECORDS BOOK
 - PI - PLAT BOOK
 - PC - POINT OF CURVATURE
 - PCW - POINT OF COMPOUND CURVATURE
 - PCP - PERMANENT REFERENCE POINT
 - PD - PLANNED DEVELOPMENT
 - PO - PAGE
 - POC - POINT ON CURVE
 - PRC - POINT OF REVERSE CURVATURE
 - PRM - PERMANENT REFERENCE MONUMENT
 - PSM - PROFESSIONAL SURVEYOR MAPPER
 - PT - POINT OF TANGENCY
 - RAD - RADIAL
 - REC - RECOVERED
 - R/W - RIGHT-OF-WAY
 - SEC - SECTION
 - TB - TANGENT BEARING
 - TYP - TYPICAL
 - UTIL - UTILITY
 - LB - LINE BREAK
 - - - - - TOTAL LINE DIMENSION
 - ◻ - CHANGE IN DIRECTION
 - ◻ - DENOTES P.A.N. (1/4" x 1/4" C.M.I. LB #122), UNLESS OTHERWISE NOTED
 - ◻ - DENOTES P.C.P. LB #122), UNLESS OTHERWISE NOTED
 - ◻ - DENOTES RECOVERED 4" x 4" CM #3421

CURVE DATA FOR SHEET 4

CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA	CHORD	CHORD BEARING
1	500.00	227.6'	45.48'	51°43'	45.47'	N19°40'E
2	800.00	8.00'	16.29'	51°43'	16.29'	S76°33'E
3	525.00	23.89'	47.72'	51°43'	47.74'	N19°40'E
4	475.00	21.62'	43.27'	51°43'	43.27'	N19°40'E
5	10.00	2.62'	5.33'	89°24'34"	5.08'	N00°45'00"W
6	87.00	49.04'	89.31'	58°49'07"	85.44'	N14°00'E
7	10.00	2.62'	5.33'	89°24'34"	5.08'	N28°42'E
8	10.00	10.00'	15.71'	90°00'00"	14.14'	S30°59'33"E
9	775.00	7.98'	15.82'	51°43'	15.91'	S76°33'E
10	225.00	10.24'	20.47'	51°43'	20.46'	N76°33'44"W
11	10.00	10.00'	15.71'	90°00'00"	14.14'	N53°47'44"E
12	10.00	2.62'	5.33'	89°24'34"	5.08'	S03°34'33"E
13	87.00	49.04'	89.31'	58°49'07"	85.44'	S08°47'44"W
14	10.00	2.62'	5.33'	89°24'34"	5.08'	S83°30'00"W
15	10.00	10.00'	15.71'	90°00'00"	14.14'	N36°12'16"W
16	10.00	10.00'	15.71'	90°00'00"	14.14'	S53°47'44"W
17	10.00	10.00'	15.71'	90°00'00"	14.14'	N36°12'16"W
18	10.00	10.00'	15.71'	90°00'00"	14.14'	N59°00'87"E
19	10.00	10.00'	15.71'	90°00'00"	14.14'	S36°12'16"E
20	10.00	10.00'	15.71'	90°00'00"	14.14'	S53°47'44"W
21	10.00	10.00'	15.71'	90°00'00"	14.14'	N36°12'16"W
22	10.00	10.00'	15.71'	90°00'00"	14.14'	N53°47'44"E
23	525.00	4.33'	8.70'	89°24'34"	8.70'	N08°12'E
24	525.00	19.54'	39.05'	419°44'	39.05'	N15°23'59"E
25	87.00	27.43'	53.51'	350°07'	52.33'	N02°05'57"E
26	87.00	16.35'	36.61'	23°49'00"	35.90'	N37°30'31"E
27	87.00	15.03'	29.78'	19°38'33"	29.63'	S10°48'33"E
28	87.00	30.99'	59.54'	39°12'34"	58.38'	S18°36'00"W
29	10.00	1.34'	2.67'	187°18'	2.66'	S30°33'39"W
30	10.00	1.24'	2.46'	140°16'	2.46'	S15°51'22"W

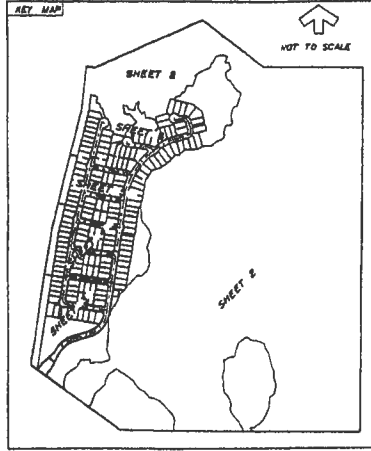
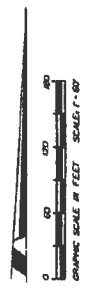
SEE SHEET 3 OF 6 FOR PLAT NOTES

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CERTIFICATE OF AUTHORIZATION NO. LB 1221

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

NOTICE
 THIS PLAN AS SHOWN IN ITS GRAPHIC FORM IS THE OFFICIAL
 COPY OF THE BUSINESS RECORDS OF THE COUNTY AND
 WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY
 OTHER GRAPHIC OR DOCUMENTARY FORM OF THIS PLAN.
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT
 RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE
 PUBLIC RECORDS OF THIS COUNTY.

LAKE OF WINDERMERE-PEACHTREE
 IN PART, REPLATTING A PORTION OF LAKE REAMS ESTATES UNIT ONE, PLAT BOOK 30, PAGES 106-107
 SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
 ORANGE COUNTY, FLORIDA



SEE SHEET 2 OF 6 FOR PLAT NOTES

CURVE DATA FOR SHEET 8

CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA	CHORD	CHORD BEARING
1	1000	1000	157	900000	144	S30°59'37E
2	1700	738	153	51°43'	150	S78°35'52E
3	1500	845	48.45	185°52'	92.3	S77°45'35E
4	1000	842	131	86°34'08"	137	N7°48'09E
5	8700	884	108.4	92°32'	105.1	S33°08'32W
6	7000	3640	378.25	370°32'	374.83	N87°00'00E
7	7000	700	13.87	7°05'55"	13.84	N10°00'00E
8	7000	180.81	239.38	17°33'37"	232.82	N16°35'33E
9	1500	842	131	86°34'08"	137	N7°48'09E
10	8000	840	18.7	57°42'	18.7	S78°35'52E
11	22500	10.87	20.47	57°42'	20.46	S78°35'52E
12	10000	18.9	32.07	17°03'33"	32.8	S78°00'00E
13	1000	877	14.8	89°37'18"	13.8	S78°35'52E
14	71800	10.55	200.70	161°22'	200.0	S17°31'49W
15	8700	187.48	382.77	370°32'	368.85	N87°00'00E
16	1000	842	131	86°34'08"	137	S17°31'49W
17	1000	1000	157	900000	144	N30°59'37W
18	1700	738	153	51°43'	150	N78°35'52W
19	1500	845	48.45	185°52'	92.3	N77°45'35W
20	1000	842	131	86°34'08"	137	N7°48'09W
21	1200	849	137	57°43'	143	N78°35'52W
22	1000	1000	157	900000	144	N30°59'37W
23	1000	842	131	86°34'08"	137	N7°48'09W
24	8700	490.4	84.3	34°49'01"	84.4	N10°00'00E
25	1000	842	131	86°34'08"	137	N7°48'09E
26	8700	23.85	46.8	30°34'	45.6	S28°16'40W
27	8700	820.8	43.3	88°48'	42.7	S10°11'32E
28	22500	24.8	4.8	74°43'	4.8	S78°00'00E
29	22500	77.9	15.8	37°46'	15.8	S77°13'32E
30	8700	84.3	59.6	60°40'	59.8	S17°31'49W
31	8700	380	68.8	8°06'19"	68.3	S28°16'40W
32	8700	350	84.9	8°16'	83.8	S17°31'49W
33	8700	171.9	58.3	47°49'	58.8	S10°00'00E
34	71800	10.5	200.7	161°22'	200.0	S17°31'49W
35	71800	10.5	200.7	161°22'	200.0	S17°31'49W
36	71800	10.5	200.7	161°22'	200.0	S17°31'49W
37	71800	10.5	200.7	161°22'	200.0	S17°31'49W
38	1200	849	137	57°43'	143	S78°35'52E
39	1200	849	137	57°43'	143	S78°35'52E
40	1200	849	137	57°43'	143	S78°35'52E
41	1500	842	131	86°34'08"	137	S17°31'49E
42	1500	842	131	86°34'08"	137	S17°31'49E
43	71800	35.8	103.4	8°31'3"	103.7	N32°28'40E

- PLAT LEGEND**
- C - CURVE
 - CCA - CERTIFIED CORNER RECORD
 - CM - CONCRETE MONUMENT
 - COA - CORNER
 - DA - DELTA
 - DR - DRAINAGE
 - DRU - DRAINAGE
 - ESMT - EASEMENT
 - IG - IDENTIFICATION
 - IP - IRON PIPE
 - IR - IRON ROD
 - LB - LICENSED BUSINESS
 - M/D - NAIL AND DISH
 - ND - NUMBER
 - NR - NON RADIAL
 - OR - OFFICIAL RECORDS BOOK
 - PL - PLAT BOOK
 - PC - POINT OF CURVATURE
 - PCC - POINT OF COMPOUND CURVATURE
 - PCP - PERMANENT CONTROL POINT
 - PD - PLANNED DEVELOPMENT
 - PG - PAGE
 - PDC - POINT ON CURVE
 - PNL - POINT OF REVERSE CURVATURE
 - PRR - PERMANENT REFERENCE MONUMENT
 - PSR - PROFESSIONAL SURVEYOR MAPPER
 - PT - POINT OF TANGENCY
 - REC - RECOVERED
 - R/W - RIGHT-OF-WAY
 - SEC - SECTION
 - TB - TANGENT BEARING
 - TYP - TYPICAL
 - UTL - UTILITY
 - VB - LINE BREAK
 - VD - VERTICAL LINE DIMENSION
 - W - CHANGE IN DIRECTION
 - X - DEDOTES P.A.M. 14" x 14" CH 1 LB #121, UNLESS OTHERWISE NOTED
 - Y - DEDOTES P.C.P. N.D LB #121, UNLESS OTHERWISE NOTED
 - Z - DEDOTES RECOVERED 4" x 4" CH #3421

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LAKES OF WINDERMERE-PEACHTREE

IN PART, REPLATTING A PORTION OF LAKE REAMS ESTATES UNIT ONE, PLAT BOOK 30, PAGES 106-107
SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST,
ORANGE COUNTY, FLORIDA

SHEET 8 OF 8

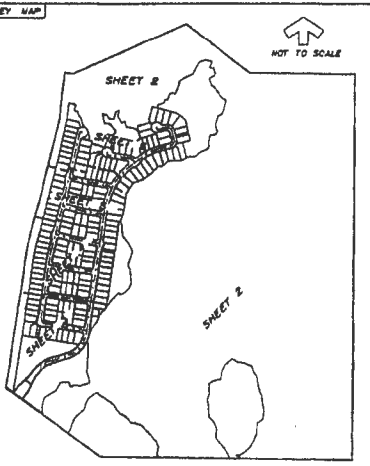
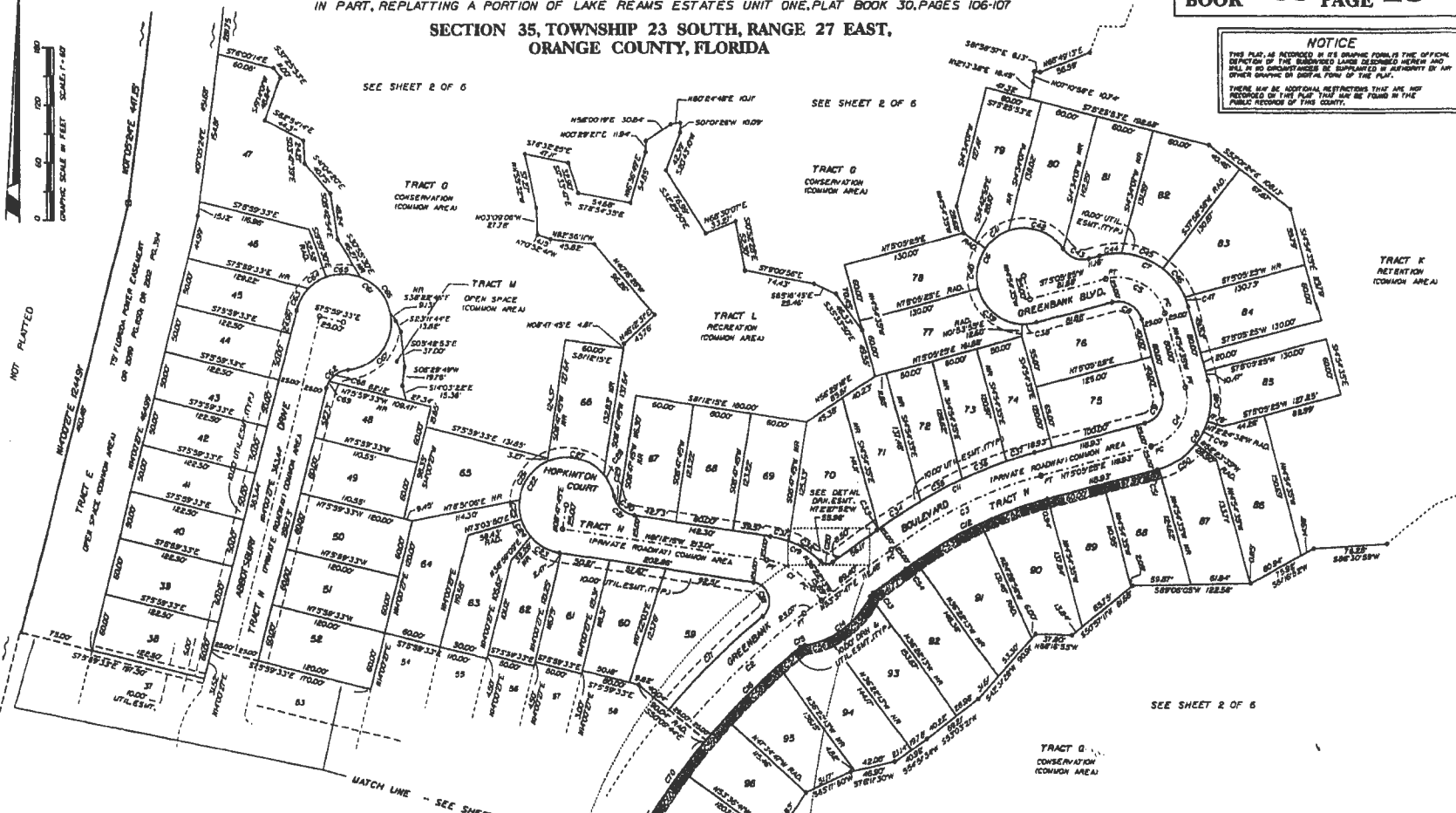
PLAT BOOK 55 PAGE 25

SEE SHEET 2 OF 6 FOR PLAT NOTES

SEE SHEET 2 OF 6

SEE SHEET 2 OF 6

SEE SHEET 2 OF 6



- PLAT LEGEND**
- C - CURVE
 - CCR - CERTIFIED CORNER RECORD
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 - LB - LICENSED BUSINESS
 - MD - MAIL AND BILL
 - NO - NUMBER
 - NR - NON RADIAL
 - OR - OFFICIAL RECORDS BOOK
 - PL - PLAT BOOK
 - PC - POINT OF CURVATURE
 - PP - POINT OF COMPOUND CURVATURE
 - RC - REFINEMENT CONTROL POINT
 - PD - PLANNED DEVELOPMENT
 - PG - PAGE
 - POC - POINT ON CURVE
 - PRC - POINT OF REVERSE CURVATURE
 - PRM - PERMANENT REFERENCE MONUMENT
 - PSM - PROFESSIONAL SURVEYOR MAPPER
 - PT - POINT OF TANGENCY
 - RAD - RADIAL
 - REC - RECOVERED
 - R/O - RIGHT-OF-WAY
 - SEC - SECTION
 - TS - TANGENT BEARING
 - TYP - TYPICAL
 - UTIL - UTILITY
 - W - LINE BREAK
 - TL - TOTAL LINE DIMENSION
 - CH - CHANGE IN DIRECTION
 - D - DENOTES P.R.M. (14" x 14" CH) LB (#22) UNLESS OTHERWISE NOTED
 - O - DENOTES P.C. & P.O.C. LB (#22) UNLESS OTHERWISE NOTED
 - - DENOTES RECOVERED 4" x 4" CH (#21)

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 CERTIFICATE OF AUTHORIZATION NO. LB 1211

CURVE DATA FOR SHEET 8

CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA	CHORD	CHORD BEARING
1	7300	3084	6489	47°00'	87.00	S86°47'45"
2	7000	3448	6800	52°30'	86.00	S84°00'00"
3	6700	3812	7112	58°00'	85.00	S81°15'00"
4	6400	4176	7424	63°30'	84.00	S78°30'00"
5	6100	4540	7736	69°00'	83.00	S75°45'00"
6	5800	4904	8048	74°30'	82.00	S73°00'00"
7	5500	5268	8360	80°00'	81.00	S70°15'00"
8	5200	5632	8672	85°30'	80.00	S67°30'00"
9	4900	5996	8984	91°00'	79.00	S64°45'00"
10	4600	6360	9296	96°30'	78.00	S62°00'00"
11	4300	6724	9608	102°00'	77.00	S59°15'00"
12	4000	7088	9920	107°30'	76.00	S56°30'00"
13	3700	7452	10232	113°00'	75.00	S53°45'00"
14	3400	7816	10544	118°30'	74.00	S51°00'00"
15	3100	8180	10856	124°00'	73.00	S48°15'00"
16	2800	8544	11168	129°30'	72.00	S45°30'00"
17	2500	8908	11480	135°00'	71.00	S42°45'00"
18	2200	9272	11792	140°30'	70.00	S40°00'00"
19	1900	9636	12104	146°00'	69.00	S37°15'00"
20	1600	10000	12416	151°30'	68.00	S34°30'00"
21	1300	10364	12728	157°00'	67.00	S31°45'00"
22	1000	10728	13040	162°30'	66.00	S29°00'00"
23	700	11092	13352	168°00'	65.00	S26°15'00"
24	400	11456	13664	173°30'	64.00	S23°30'00"
25	100	11820	13976	179°00'	63.00	S20°45'00"
26	50	12184	14288	184°30'	62.00	S18°00'00"
27	25	12548	14600	190°00'	61.00	S15°15'00"
28	12.5	12912	14912	195°30'	60.00	S12°30'00"
29	6.25	13276	15224	201°00'	59.00	S9°45'00"
30	3.125	13640	15536	206°30'	58.00	S7°00'00"
31	1.5625	14004	15848	212°00'	57.00	S4°15'00"
32	0.78125	14368	16160	217°30'	56.00	S1°30'00"
33	0.390625	14732	16472	223°00'	55.00	S0°00'00"
34	0.1953125	15096	16784	228°30'	54.00	S0°00'00"
35	0.09765625	15460	17096	234°00'	53.00	S0°00'00"
36	0.048828125	15824	17408	239°30'	52.00	S0°00'00"
37	0.0244140625	16188	17720	245°00'	51.00	S0°00'00"
38	0.01220703125	16552	18032	250°30'	50.00	S0°00'00"
39	0.006103515625	16916	18344	256°00'	49.00	S0°00'00"
40	0.0030517578125	17280	18656	261°30'	48.00	S0°00'00"
41	0.00152587890625	17644	18968	267°00'	47.00	S0°00'00"
42	0.000762939453125	18008	19280	272°30'	46.00	S0°00'00"
43	0.0003814697265625	18372	19592	278°00'	45.00	S0°00'00"
44	0.00019073486328125	18736	19904	283°30'	44.00	S0°00'00"
45	0.000095367431640625	19100	20216	289°00'	43.00	S0°00'00"
46	0.0000476837158203125	19464	20528	294°30'	42.00	S0°00'00"
47	0.00002384185791015625	19828	20840	300°00'	41.00	S0°00'00"
48	0.000011920928955078125	20192	21152	305°30'	40.00	S0°00'00"
49	0.0000059604644775390625	20556	21464	311°00'	39.00	S0°00'00"
50	0.00000298023223876953125	20920	21776	316°30'	38.00	S0°00'00"
51	0.000001490116119384765625	21284	22088	322°00'	37.00	S0°00'00"
52	0.0000007450580596923828125	21648	22400	327°30'	36.00	S0°00'00"
53	0.00000037252902984619140625	22012	22712	333°00'	35.00	S0°00'00"
54	0.000000186264514923095703125	22376	23024	338°30'	34.00	S0°00'00"
55	0.000000093132257461547890625	22740	23336	344°00'	33.00	S0°00'00"
56	0.0000000465661287307939453125	23104	23648	349°30'	32.00	S0°00'00"
57	0.00000002328306436539697265625	23468	23960	355°00'	31.00	S0°00'00"
58	0.000000011641532182698486328125	23832	24272	360°30'	30.00	S0°00'00"
59	0.0000000058207660913492431640625	24196	24584	366°00'	29.00	S0°00'00"
60	0.0000000029103830456746219384765625	24560	24896	371°30'	28.00	S0°00'00"
61	0.00000000145519152283731096923828125	24924	25208	377°00'	27.00	S0°00'00"
62	0.000000000727595761418655470468765625	25288	25520	382°30'	26.00	S0°00'00"
63	0.0000000003637978807093277353243828125	25652	25832	388°00'	25.00	S0°00'00"
64	0.00000000018189894035466386865619140625	26016	26144	393°30'	24.00	S0°00'00"
65	0.000000000090949470177331934328095703125	26380	26456	399°00'	23.00	S0°00'00"
66	0.000000000045474735088665967161547890625	26744	26768	404°30'	22.00	S0°00'00"
67	0.00000000002273736754433298358079396923828125	27108	27080	410°00'	21.00	S0°00'00"
68	0.00000000001136868377216649176596923828125	27472	27392	415°30'	20.00	S0°00'00"
69	0.00000000000568434188608208878298486865619140625	27836	27704	421°00'	19.00	S0°00'00"
70	0.0000000000028421709430410443914704328095703125	28200	28016	426°30'	18.00	S0°00'00"