

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

## SOCIAL MEDIA

District 1 Facebook

## E-NEWSLETTER

Sign up today!

## LATEST NEWS

Horizon West Town Hall  
Meeting 2015 PresentationNews releases, fact sheets  
and e-newsletter archiveWest 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

# 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.

### 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](mailto: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.

[Print](#)[Close](#)

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)

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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

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**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. \*\*\*\*

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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.



# Lakeside Village

**Legend**

[Symbol]	Water
[Symbol]	Unimproved Land
[Symbol]	Improved Land
[Symbol]	Highway Right-of-Way
[Symbol]	Other Right-of-Way
[Symbol]	Other
[Symbol]	Other
[Symbol]	Other
[Symbol]	Other
[Symbol]	Other
[Symbol]	Other



PTPIPPCA001 FORM 3  
PHASEONEPLAT.DUC  
PTPIPPCA001



SEE SHEET 2 OF 6 FOR PLAT NOTES

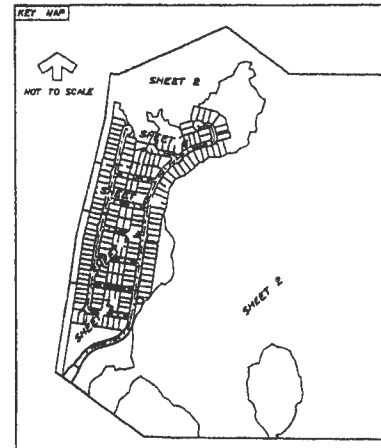
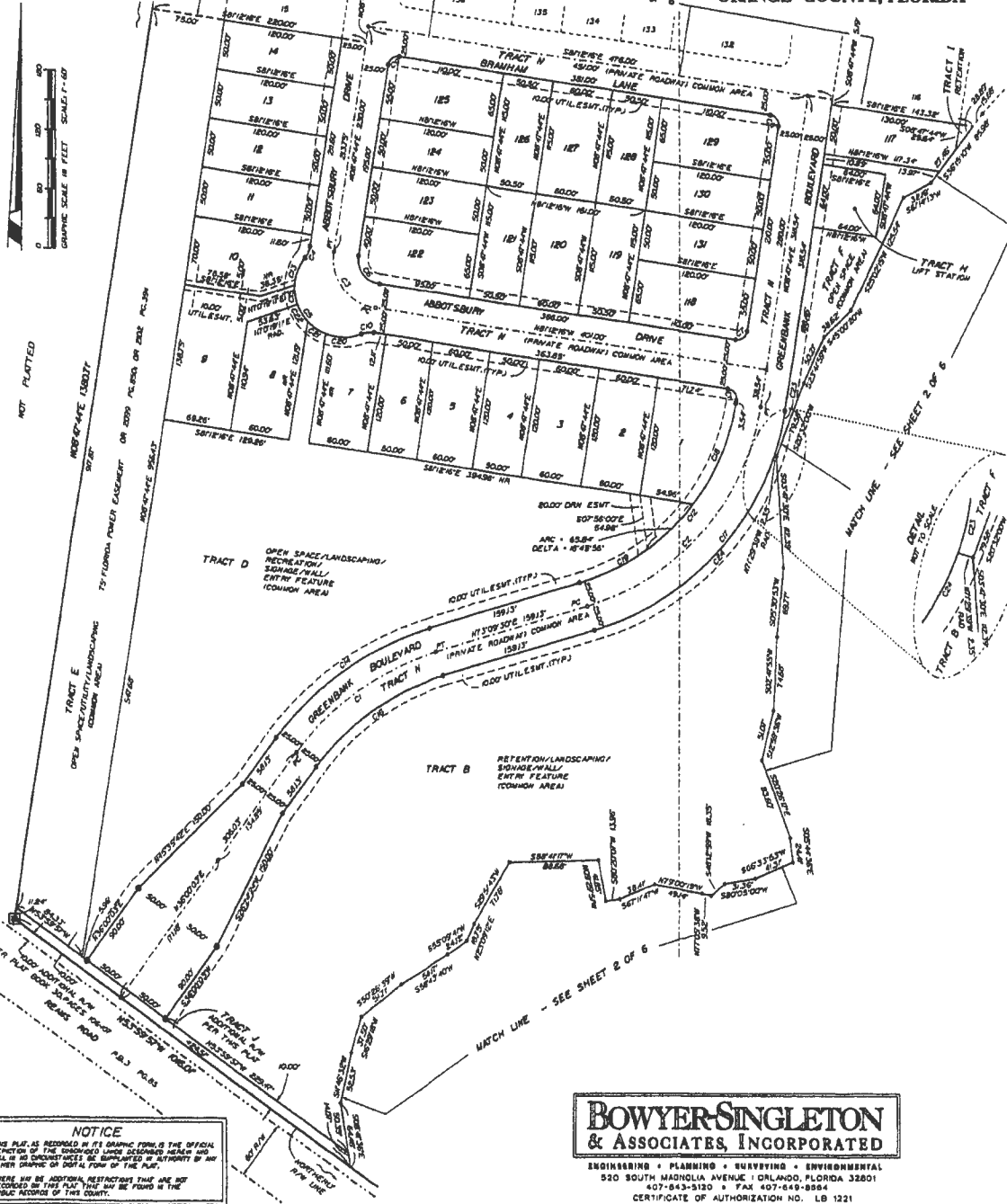
# LAKE OF WINDERMERE-PEACHTREE

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

PLAT BOOK 55 PAGE 22

SHEET 3 OF 8



- PLAT LEGEND**
- C - CURVE
  - CCR - CERTIFIED CORNER RECORD
  - CH - CONCRETE MONUMENT
  - COR - CORNER
  - DELTA - CENTRAL ANGLE
  - DRN - DRAINAGE
  - ESMT - EASEMENT
  - ID - IDENTIFICATION
  - IP - IRON PIPE
  - IR - IRON ROD
  - LB - LICENSED BUSINESS
  - MAIL AND DISK - MAIL AND DISK
  - N/D - 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
  - 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
  - LB - LINE BREAK
  - TL - TOTAL LINE DIMENSION
  - CH - CHANGE IN DIRECTION
  - D - DENOTES P.M. 1/4" x 4" CH. LB. #1221, UNLESS OTHERWISE NOTED
  - D - DENOTES P.C.P. N/D LB. #1221, UNLESS OTHERWISE NOTED
  - D - DENOTES RECOVERED 4" x 4" CM #3421

## CURVE DATA FOR SHEET 3

CURVE	RADIUS	TANGENT	APC	LENGTH	DELTA	CHORD	CHORD BEARING
1	878.00	88.43	175.53	370.87	175.53	1543.44°E	
2	250.00	18.32	88.54	87.14	88.54	1405.37°E	
3	30.00	30.00	78.54	30.00	107.1	1361.16°W	
4	85.00	6.55	12.88	89.83	12.88	53.32°W	
5	50.00	17.86	12.88	148.40	12.88	53.32°W	
6	88.00	25.00	38.87	100.00	35.36	53.32°W	
7	10.00	10.00	18.7	10.00	14.1	1361.16°W	
8	10.00	10.00	18.7	10.00	14.1	1361.16°W	
9	10.00	10.00	18.7	10.00	14.1	1361.16°W	
10	25.00	6.55	12.88	89.83	12.88	1405.37°E	
11	10.00	10.00	18.7	10.00	14.1	1361.16°W	
12	25.00	14.89	88.57	87.14	88.57	1405.37°E	
13	30.00	15.42	28.86	37.08	28.86	53.32°W	
14	30.00	15.42	28.86	37.08	28.86	53.32°W	
15	30.00	15.42	28.86	37.08	28.86	53.32°W	
16	80.00	8.40	18.7	37.08	18.7	1405.37°E	
17	87.50	17.00	30.88	87.14	87.14	1405.37°E	
18	25.00	14.89	10.90	87.14	10.90	1405.37°E	
19	88.00	73.32	14.86	36.07	13.52	1361.16°W	
20	30.00	15.42	28.86	37.08	28.86	1405.37°E	
21	30.00	15.42	28.86	37.08	28.86	1405.37°E	
22	30.00	15.42	28.86	37.08	28.86	1405.37°E	
23	87.50	8.40	18.7	37.08	18.7	1405.37°E	
24	87.50	14.82	24.37	37.08	24.37	1405.37°E	

**NOTICE**

THIS PLAT, AS RECORDED IN ITS DRAWING FORM, IS THE OFFICIAL DETECTION OF THE SURVEYOR. ANY CHANGES, REVISIONS, OR ADDITIONS TO THIS PLAT MUST BE MADE IN THE PUBLIC RECORDS OF THIS COUNTY.

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407-843-5120 • FAX 407-849-8964

CERTIFICATE OF AUTHORIZATION NO. LB 1221

# 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

SHEET 4 OF 6

PLAT BOOK 55 PAGE 23



NOT PLATTED

SEE SHEET 5 OF 6 FOR PLAT NOTES

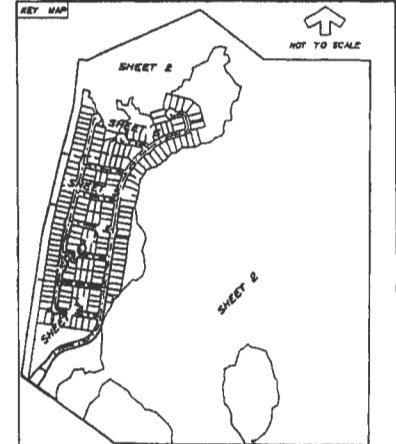
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CERTIFICATE OF AUTHORIZATION NO. LB 1221

## NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION 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.



## PLAT LEGEND

- CCR - CERTIFIED CORNER RECORD
- CM - CONCRETE MONUMENT
- CON - CORNER
- DELTA - CENTRAL ANGLE
- DRN - DRAINAGE
- ELMT - ELEVATION
- ID - IDENTIFICATION
- IP - IRON PIPE
- IR - IRON ROD
- LB - LICENSED BUSINESS
- N&D - NAIL AND DISH
- NR - NON RADIAL
- OR - OFFICIAL RECORDS BOOK
- PI - PLAT BOOK
- PC - POINT OF CURVATURE
- PCP - POINT OF COMPOUND CURVATURE
- PCN - PERMANENT CONTROL POINT
- PD - PLANNED DEVELOPMENT
- PO - POLE
- 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
- WB - LINE BREAK
- TOTAL LINE DIMENSION
- CHANGE IN DIRECTION
- DENOTES P.A.N. (1" x 4" CM) LB
- DENOTES P.C.P. LB #1221, UNLESS OTHERWISE NOTED
- DENOTES P.C.P. LB #1221, 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	22.76'	45.48'	51°43'	45.47'	N19°40'E
2	800.00	0.00	0.00'	51°43'	0.00'	S76°35'E
3	525.00	23.89'	47.78'	51°43'	47.74'	N19°40'E
4	475.00	21.62'	43.24'	51°43'	43.19'	N19°40'E
5	10.00	2.62'	5.13'	29°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'	5.13'	29°24'34"	5.08'	N28°42'44"E
8	10.00	2.62'	5.13'	90°00'00"	14.14'	S30°59'33"E
9	175.00	7.98'	15.88'	51°43'	15.91'	S76°35'E
10	225.00	10.84'	20.47'	51°43'	20.46'	N76°35'54"W
11	10.00	0.00	0.00'	90°00'00"	14.14'	N53°47'44"E
12	10.00	2.62'	5.13'	29°24'34"	5.08'	S03°59'33"E
13	87.00	49.04'	89.31'	58°49'07"	85.44'	S08°47'44"W
14	10.00	2.62'	5.13'	29°24'34"	5.08'	S83°10'00"W
15	10.00	10.00'	15.71'	90°00'00"	14.14'	N361°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'	N361°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'	S361°16'W
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'	N361°16'W
22	10.00	0.00	0.00'	90°00'00"	14.14'	N53°47'44"E
23	325.00	4.35'	8.70'	0°56'59"	8.70'	N08°16'14"E
24	525.00	19.54'	39.05'	41°54'	39.05'	N15°52'39"E
25	87.00	27.43'	53.15'	35°00'07"	52.33'	N09°05'57"E
26	87.00	18.35'	36.66'	23°49'00"	35.90'	N37°30'33"E
27	87.00	15.03'	29.78'	19°36'33"	29.63'	S10°46'33"E
28	87.00	39.18'	59.54'	39°18'34"	58.38'	S18°36'09"W
29	10.00	1.34'	2.67'	18°17'18"	2.66'	S30°33'39"W
30	10.00	1.24'	2.46'	14°07'18"	2.46'	S15°51'22"W

THIS PLAY, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL  
DEPICTION OF THE SUSPECTED LAUNCH DESCRIBED HEREIN AND  
WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY  
OTHER GRAPHIC OR DIGITAL FORM OF THE PLAY.

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

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 24

SHEET 8 OF 8



C - CURVE  
CER - CERTIFIED CORNER RECORD  
CON - CONCRETE MONUMENT  
CON - CORNER  
CON - CONCRETE  
DRW - DRAINAGE  
EXT - EASEMENT  
F - FENCE  
FID - IDENTIFICATION  
IR - IRON PIPE  
IR - IRON ROD  
LB - LICENSED BUREAU  
M - MAIL AND DISA  
N - NUMBER  
NR - NON RAIL  
OR - POINT OF RECORDS BOOK  
P - PLAT BOOK  
PC - POINT OF CURVATURE  
PCG - POINT OF COMPOUND CURVATURE  
PCG - POINT OF CONTRING POINT  
P - PLANNED DEVELOPMENT  
P - PAGE  
POS - POINT ON CURVE  
PRC - POINT TO REVERSE CURVATURE  
P - POINT OF RECORDS MONUMENT  
P - PROFESSIONAL SURVEYOR HANDBOOK  
P - POINT OF TANGENCY  
RAB - RAIL  
REC - RECOVERED  
R/W - RIGHT-OF-WAY  
SEC - SECTION  
S - TANGENT BEARING  
TYP - TYPICAL  
UTIL - UTILITIES  
V - VINE GREASE  
- TOTAL LINE DIMENSION  
- CHANGE IN DIRECTION  
X - DENOTES P.S.M.S. (14" x 6" CMI LB  
- DENOTES P.S.M.S. OTHERSIDE NOTED  
- DENOTES P.C.P. R/W D 16 MI2  
- DENOTES RECOVERED  
- DENOTES RECOVERED

**BOWYER-SINGLETON**  
**& ASSOCIATES, INCORPORATED**

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CERTIFICATE OF AUTHORIZATION NO. LB 1221

CURVE DATA FOR SHEET 5

CURVE	RADIUS	TANGENT	ARC LENGTH	DELTA	CHORD	CHORD BEARING
1	15.00	15.00	15.71	90.00°	14.94	S30°59'33"E
2	17.00	7.86	15.98	81°43'	15.97	S73°13'46"E
3	16.00	24.59	48.15	183°58'	48.83	S7°30'33"E
4	17.00	18.84	39.08	131°	37.17	N33°00'33"E
5	17.00	18.84	10.84	92°22'	10.57	N33°00'33"E
6	70.00	39.44	379.83	133.87°	37.63	N49°00'00"E
7	70.00	70.00	370.00	178.55°	136.64	N0°00'49"E
8	70.00	39.44	379.83	133.87°	37.63	N49°00'00"E
9	15.00	8.61	11.81	57°30'	11.67	N73°13'46"E
10	15.00	8.61	10.89	51°43'	10.89	N73°13'46"E
11	15.00	10.89	80.49	51°43'	80.49	N73°13'46"E
12	15.00	10.89	18.10	18°00'33"	3.06	S70°00'33"E
13	15.00	10.89	18.10	18°00'33"	3.06	S70°00'33"E
14	75.00	103.53	805.70	107°28'	80.00	S77°34'00"E
15	17.00	187.46	340.75	33.02°	34.83	N49°00'00"E
16	15.00	8.69	13.60	89°23'30"	14.00	S29°00'36"E
17	15.00	15.00	15.71	90.00°	14.94	N30°59'33"E
18	15.00	7.86	15.71	81°43'	15.97	N73°13'46"E
19	15.00	8.69	11.37	51°43'	11.37	N73°13'46"E
20	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
21	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
22	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
23	15.00	8.69	11.37	51°43'	11.37	N00°00'36"E
24	15.00	7.86	15.71	81°43'	15.97	N73°13'46"E
25	15.00	8.69	11.37	51°43'	11.37	N73°13'46"E
26	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
27	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
28	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
29	15.00	8.69	11.37	51°43'	11.37	N00°00'36"E
30	15.00	7.86	15.71	81°43'	15.97	N73°13'46"E
31	15.00	8.69	11.37	51°43'	11.37	N73°13'46"E
32	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
33	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
34	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
35	15.00	8.69	11.37	51°43'	11.37	N00°00'36"E
36	15.00	7.86	15.71	81°43'	15.97	N73°13'46"E
37	15.00	8.69	11.37	51°43'	11.37	N73°13'46"E
38	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
39	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
40	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
41	15.00	8.69	11.37	51°43'	11.37	N00°00'36"E
42	15.00	7.86	15.71	81°43'	15.97	N73°13'46"E
43	15.00	8.69	11.37	51°43'	11.37	N73°13'46"E
44	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
45	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
46	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
47	15.00	8.69	11.37	51°43'	11.37	N00°00'36"E
48	15.00	7.86	15.71	81°43'	15.97	N73°13'46"E
49	15.00	8.69	11.37	51°43'	11.37	N73°13'46"E
50	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
51	15.00	10.89	18.10	18°00'33"	3.06	N00°00'36"E
52	15.00	10.89	18.10	18°00'33"	3.06	N00°00'



SEE SHEET 2 OF 6 FOR PLAT NOTES

# 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

SHEET 5 OF 6

PLAT BOOK 55 PAGE 25

## NOTICE

THIS PLAT, AS RECORDED IN THE PUBLIC RECORDS OF THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, FLORIDA, IS THE OFFICIAL DEFINITION OF THE BOUNDARIES OF THE LANDS DESCRIBED HEREIN AND SHALL BE CONSIDERED AS SUCH BY ALL PERSONS. THEREIN MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THE PUBLIC RECORDS OF THE OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, FLORIDA.

