

# WOODS OF WINDERMERE

SHEET 1 of 3

LOCATED IN SECTION 32, TOWNSHIP 22 SOUTH, RANGE 28 EAST AND SECTION 5, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

## DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°48'41"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 272.32 FEET; THENCE S00°53'49"E A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MOORE ROAD AND FOR A POINT OF BEGINNING; THENCE S00°53'49"E A DISTANCE OF 129.00 FEET; THENCE N89°48'41"E A DISTANCE OF 87.00 FEET; THENCE N00°53'49"W A DISTANCE OF 129.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE N89°48'35"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 98.46 FEET; THENCE S00°23'26"E A DISTANCE OF 178.72 FEET; THENCE N89°48'41"E A DISTANCE OF 208.71 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE S00°23'26"E ALONG SAID EAST LINE A DISTANCE OF 452.87 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE S89°45'02"W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 A DISTANCE OF 333.86 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE S00°27'43"E ALONG SAID EAST LINE A DISTANCE OF 636.52 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PARK RIDGE GOTHA ROAD; THENCE S55°58'55"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 46.33 FEET TO A POINT ON THE NORTH LINE OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE S55°53'26"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 351.93 FEET; THENCE N01°02'12"W A DISTANCE OF 195.53 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 32; THENCE N00°23'55"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 A DISTANCE OF 1250.13 FEET; THENCE N89°48'40"E A DISTANCE OF 50.27 FEET; THENCE N00°44'45"W A DISTANCE OF 45.00 FEET TO AFORESAID SOUTH RIGHT-OF-WAY LINE OF MOORE ROAD; THENCE N89°48'40"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 222.58 FEET TO THE POINT OF BEGINNING.

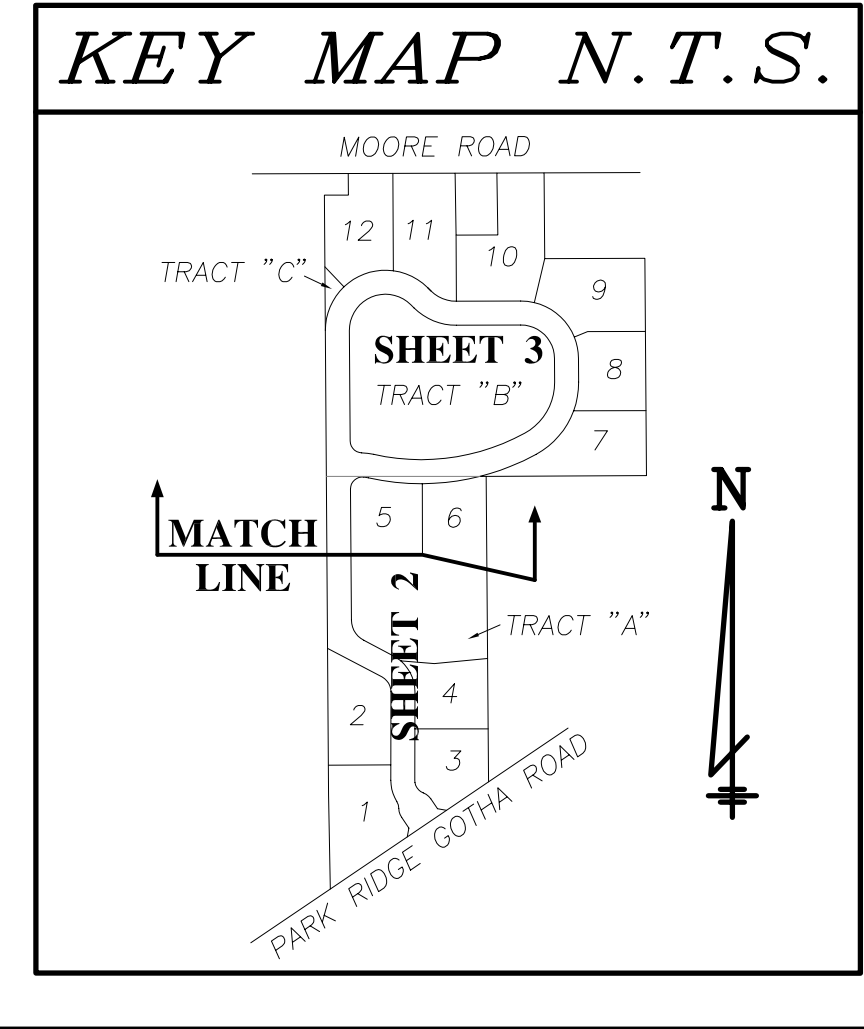
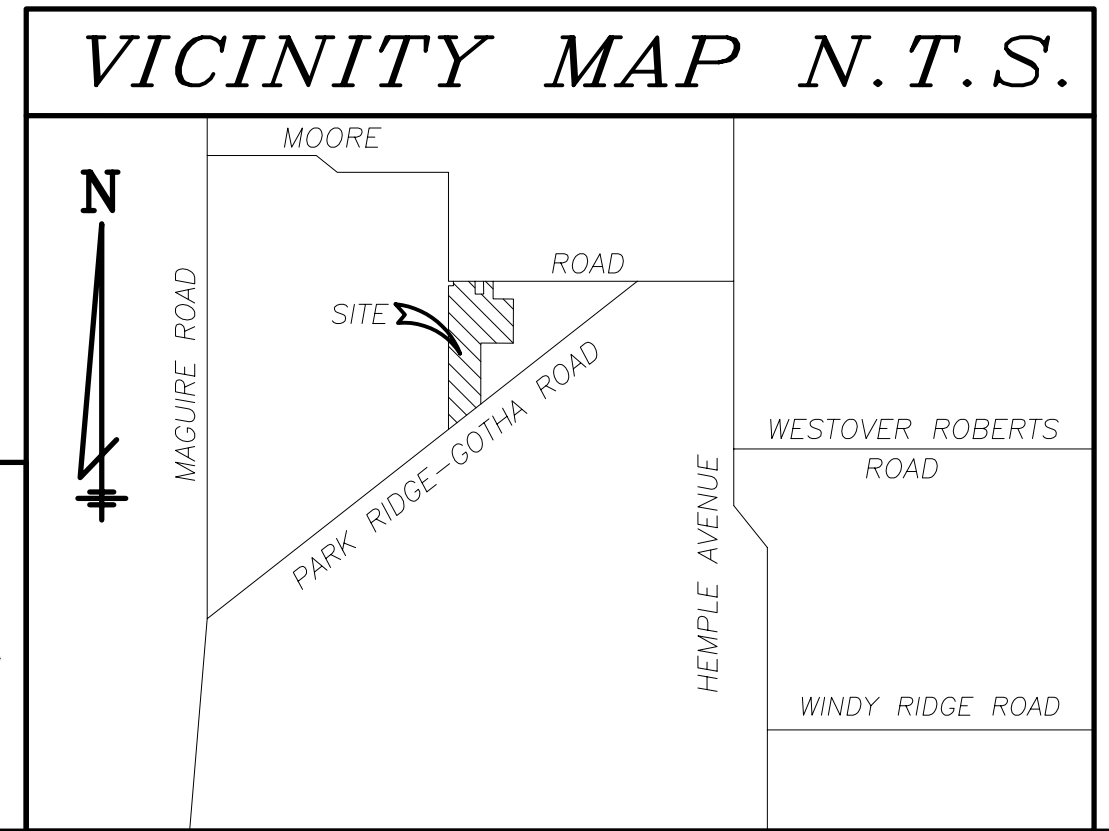
CONTAINS 619,613 SQUARE FEET OR 14.224 ACRES, MORE OR LESS.

## NOTES:

- BEARING STRUCTURE BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 32-22-28, BEING: N00°23'55"W. (ASSUMED)
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4" X 4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.  
○ - DENOTES A NAIL AND BRASS DISC MARKED "PCP LB 4475".
- VEHICULAR ACCESS LOCATIONS FROM LOTS 1 AND 3 TO PARK RIDGE GOTHA ROAD AND LOTS 10, 11 AND 12 TO MOORE ROAD ARE CONTROLLED BY ORANGE COUNTY, FLORIDA AND PERMITTED THROUGH THE ORANGE COUNTY PERMITTING PROCESS.
- TRACT "A" (CONSERVATION) SHALL BE OWNED AND MAINTAINED BY WOODS AT WINDERMERE HOMEOWNERS ASSOCIATION, INC. AND WILL BE MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS AND RESTRICTIONS. DEVELOPMENT RIGHTS TO TRACT "A" ARE DEDICATED TO ORANGE COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION OF TRACT "A" IS PERMITTED WITHOUT PRIOR APPROVAL OF ORANGE COUNTY, FLORIDA AND ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.
- ENVIRONMENTAL SWALE EASEMENTS ARE HEREBY DEDICATED TO THE WOODS OF WINDERMERE HOMEOWNERS ASSOCIATION, INC. NO MODIFICATION OF THE ENVIRONMENTAL SWALES WITHIN THE EASEMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF THE WOODS OF WINDERMERE HOMEOWNERS ASSOCIATION, INC. AND ORANGE COUNTY, FLORIDA.
- THE 8.00 FEET WIDE AND A 15.00 FEET WIDE WALL AND LANDSCAPE EASEMENTS ON LOTS 1, 3, 10, 11 AND 12 AND THE 8.00 FEET WIDE WALL EASEMENT ON LOTS 7 THROUGH 12 INCLUSIVE, ARE HEREBY DEDICATED TO WOODS OF WINDERMERE HOMEOWNERS ASSOCIATION, INC. AND SHALL BE MAINTAINED BY WOODS OF WINDERMERE HOMEOWNERS ASSOCIATION, INC.
- ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON 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.
- THIS PLAT IS SUBJECT TO DECLARATION OF RESTRICTIONS FOR WOODS OF WINDERMERE DATED JULY 27, 2006, RECORDED AUGUST 28, 2006 IN OFFICIAL RECORDS BOOK 8831, PAGE 2335, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THAT CERTAIN FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIONS FOR WOODS OF WINDERMERE AS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO WOODS OF WINDERMERE HOMEOWNER'S ASSOCIATION, INC. MAINTENANCE OF THE ABOVE GROUND EASEMENT IS THE RESPONSIBILITY OF THE CURRENT OWNER. THE UNDERGROUND CONVEYANCE SYSTEM INCLUDING PIPES AND DRAINAGE STRUCTURES SHALL BY MAINTAINED BY THE WOODS OF WINDERMERE HOMEOWNER'S ASSOCIATION, INC.

- ### LEGEND
- ⊕ - CENTERLINE SYMBOL
  - △ - CENTRAL ANGLE
  - CCR - CERTIFIED CORNER RECORD
  - CM - CONCRETE MONUMENT
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  - ESMT - EASEMENT
  - FND - FOUND
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  - IP - IRON PIPE
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**ACCURIGHT SURVEYS**  
of Orlando Inc., LB 4475  
302 N Central Avenue  
Oviedo, Florida 32765  
(407) 359-9980



THE PROPERTY SHOWN HEREON REPRESENTS THE LANDS INCLUDED IN THE BUENA VISTA WOODS PRELIMINARY SUBDIVISION PLAN AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON NOVEMBER 29, 2005.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER 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.

### WOODS OF WINDERMERE DEDICATION

KNOW ALL BY THESE PRESENTS, That Avenue Home Builders, Inc., a Florida corporation, being the owner in fee simple of proposed Lot 12 of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned has hereunto set by hand on this \_\_\_\_ day of \_\_\_\_\_ A.D., 2009.

OWNER: Avenue Home Builders, Inc.  
a Florida corporation.

By: Frank Stape  
As it's Vice President

FRANK STAPE, VICE PRESIDENT

SIGNED IN THE PRESENCE OF: \_\_\_\_\_

ACKNOWLEDGMENT  
STATE OF FLORIDA, COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2009, by Frank Stape, Vice President of Avenue Home Builders, Inc., a Florida corporation, organized under the State of Florida and he is personally known to me or produced \_\_\_\_\_ as identification and did/did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC  
My commission expires: \_\_\_\_\_

PLAT BOOK	PAGE
<b>WOODS OF WINDERMERE DEDICATION</b>	
KNOW ALL BY THESE PRESENTS, That Buena Vista Woods, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, proposed Lot 12, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the street, sidewalk easement and utility easements to the perpetual use of the public.	
TRACT "B" (Drainage and Retention) and TRACT "C" (Lift Station) are both dedicated in fee simple to Orange County without any restriction whatsoever upon Orange County. County ownership of TRACTS "B" and "C" and any improvements thereon vests upon approval of this plat by the Board of County Commissioners of Orange County, Florida. 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.	
IN WITNESS WHEREOF, The undersigned has hereunto set by hand on this ____ day of _____ A.D., 2009.	
OWNER: Buena Vista Woods, LLC, a Florida limited liability company.	
By: Weatherstone Development Corp., A Florida corporation	
FREDERICK H. HARDWICK, PRESIDENT	
SIGNED IN THE PRESENCE OF: _____	
ACKNOWLEDGMENT STATE OF FLORIDA, COUNTY OF ORANGE	
The foregoing instrument was acknowledged before me this ____ day of _____, 2009, by Frederick H. Hardwick, President of Weatherstone Development Corp., a Florida corporation, the Managing Member of Buena Vista Woods, LLC, a Florida limited liability company, organized under the State of Florida and he is personally known to me or produced _____ as identification and did/did not take an oath.	
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.	
NOTARY PUBLIC My commission expires: _____	

### CERTIFICATION OF SURVEYOR

This plat was prepared under my direction and supervision. This plat complies with all of the survey requirements of Chapter 177, Florida Statutes.

Dated: \_\_\_\_\_ Signed: **ROBERT C. JOHNSON, PSM 5551**  
Accuright Surveys  
of Orlando, Inc.  
302 N Central Avenue  
Oviedo, Florida 32765

Registration Number: **LS #4475**

### CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

Reviewed for conformity to Chapter 177, Florida Statutes.

County Surveyor \_\_\_\_\_ Date \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: \_\_\_\_\_  
Zoning Director \_\_\_\_\_ Date \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: \_\_\_\_\_  
County Engineer \_\_\_\_\_ Date \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on \_\_\_\_\_, the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

\*See Resolution 91-M-62

Orange County  
Clerk of the Board  
By: \_\_\_\_\_ D.C.

### CERTIFICATE OF 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 177, Florida Statutes, and was filed for record on \_\_\_\_\_ at File No. \_\_\_\_\_.

County Comptroller  
in and for Orange County, Florida  
By: \_\_\_\_\_ D.C.

# WOODS OF WINDERMERE

LOCATED IN SECTION 32, TOWNSHIP 22 SOUTH, RANGE 28 EAST AND SECTION 5, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

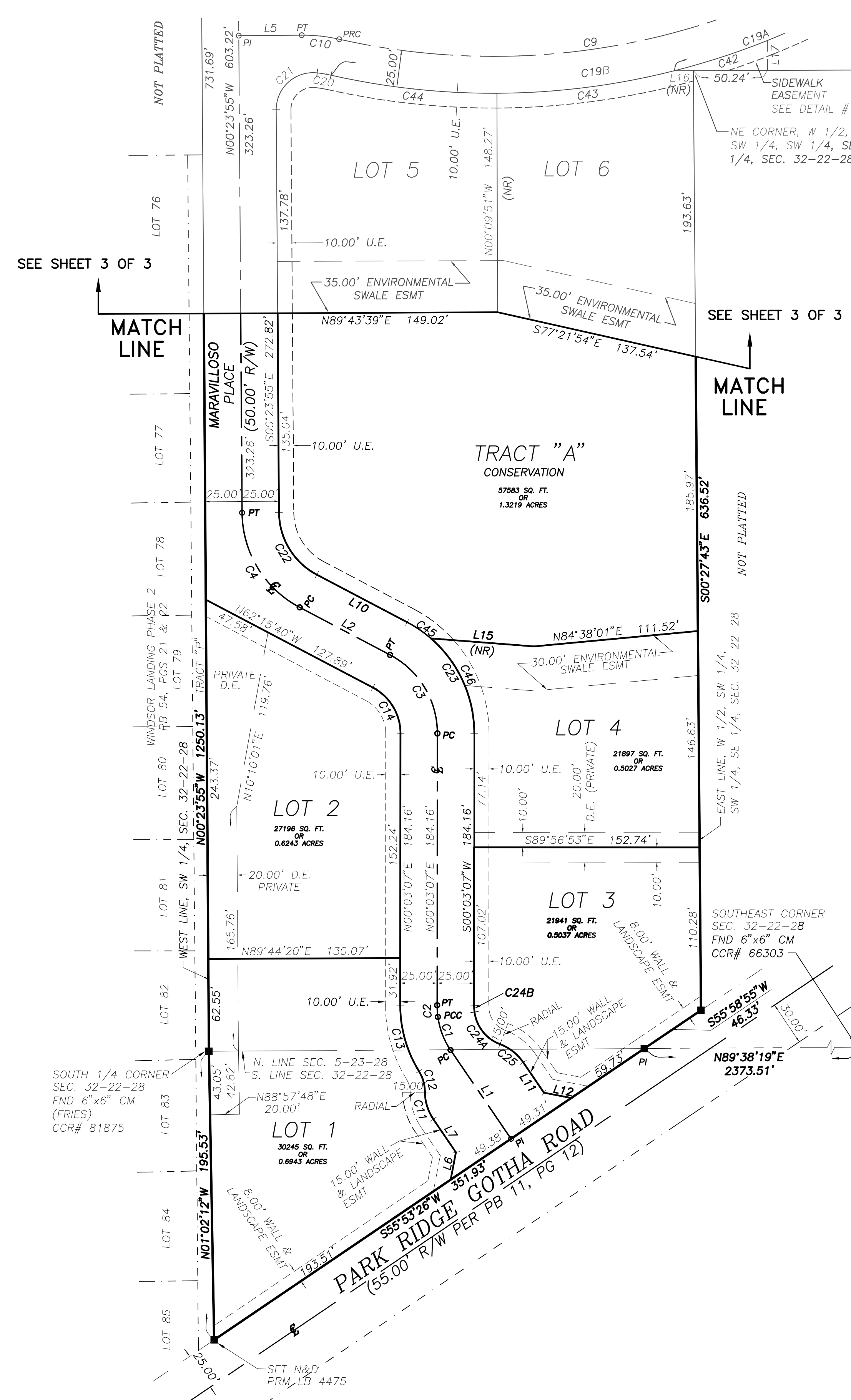
LINE CHART

L1	N34°15'46"W	72.73'
L2	N62°15'40"W	69.16'
L5	S89°36'05"W	42.64'
L6	N10°53'26"E	18.87'
L7	N34°15'46"W	27.14'
L10	S62°15'40"E	69.16'
L11	S34°15'46"E	24.86'
L12	S79°06'34"E	18.87'
L15	S85°33'38"E	70.02'
L16	N89°45'02"E	13.06'
L17	N00°14'58"W	20.24'

NO.	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHART	CHORD BEARING	CHORD DISTANCE
C1	26°44'37"	52.00'	24.27'	12.36'	S20°53'27"E	24.05'
C2	7°34'16"	60.00'	7.93'	3.97'	S03°44'01"E	7.92'
C3	62°18'48"	60.00'	65.25'	36.28'	N31°06'17"W	62.09'
C4	61°51'46"	73.00'	78.82'	43.74'	S31°19'48"E	75.05'
C9	41°20'45"	475.00'	342.77'	179.23'	N82°01'47"E	335.38'
C10	13°06'04"	112.00'	25.61'	12.86'	N83°50'53"W	25.55'
C11	33°59'48"	33.00'	19.58'	10.09'	S17°15'51"E	19.29'
C12	31°26'19"	27.00'	14.82'	7.60'	N15°59'07"W	14.63'
C13	31°46'26"	85.00'	47.14'	24.19'	S15°50'05"E	46.54'
C14	62°18'48"	35.00'	38.07'	21.16'	N31°06'17"W	36.22'
C20	6°17'01"	87.00'	9.54'	4.78'	N80°26'21"W	9.54'
C21	96°49'03"	25.00'	42.24'	28.17'	S48°00'37"W	37.39'
C22	61°51'46"	48.00'	51.83'	28.76'	S31°19'48"E	49.35'
C23	62°18'48"	85.00'	92.44'	51.39'	N31°06'17"W	87.95'
C24A	61°59'28"	27.00'	29.21'	16.22'	S38°30'53"E	27.81'
C24B	7°34'16"	35.00'	4.62'	16.22'	S03°44'01"E	4.62'
C25	35°14'51"	33.00'	20.30'	10.48'	N51°53'11"W	19.98'
C41	6°50'55"	500.00'	59.76'	29.92'	N64°46'52"E	59.73'
C42	7°37'17"	500.00'	66.51'	33.30'	N72°00'57"E	66.46'
C43	13°53'49"	500.00'	121.27'	60.94'	N82°46'50"E	120.98'
C44	12°58'44"	500.00'	113.26'	56.88'	S83°47'13"E	113.02'
C45	13°09'00"	85.00'	19.51'	9.80'	N55°41'10"W	19.47'
C46	49°09'47"	85.00'	72.93'	38.88'	N24°31'46"W	70.72'

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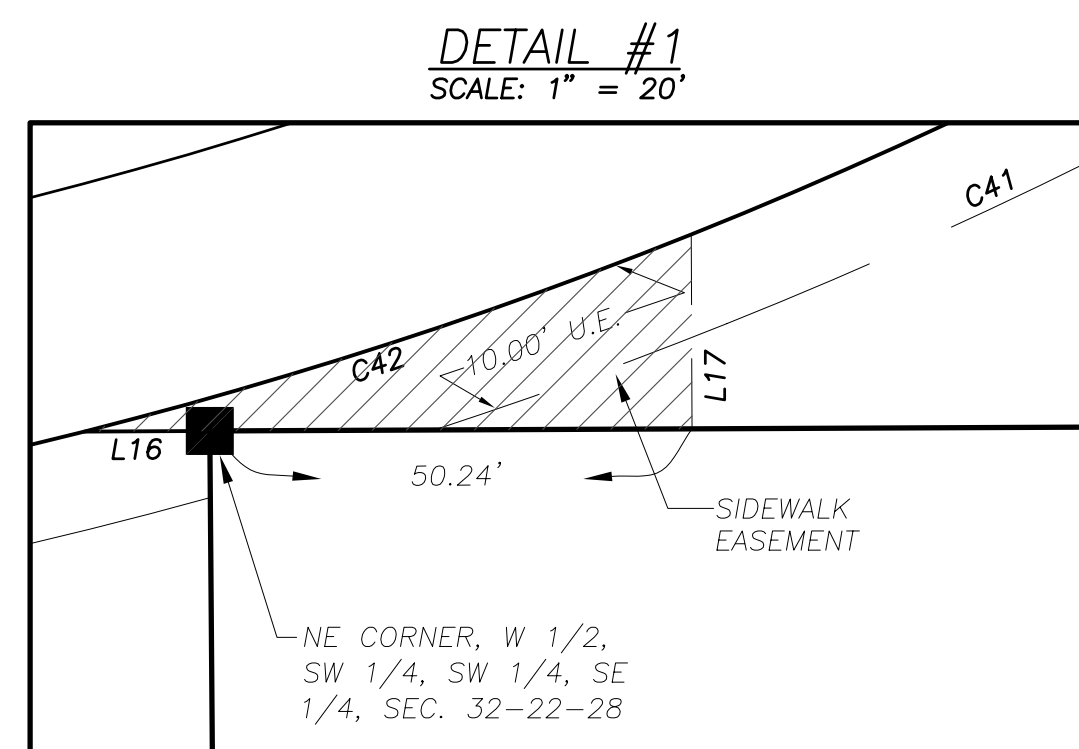
SHEET 3 of 3

PLAT BOOK

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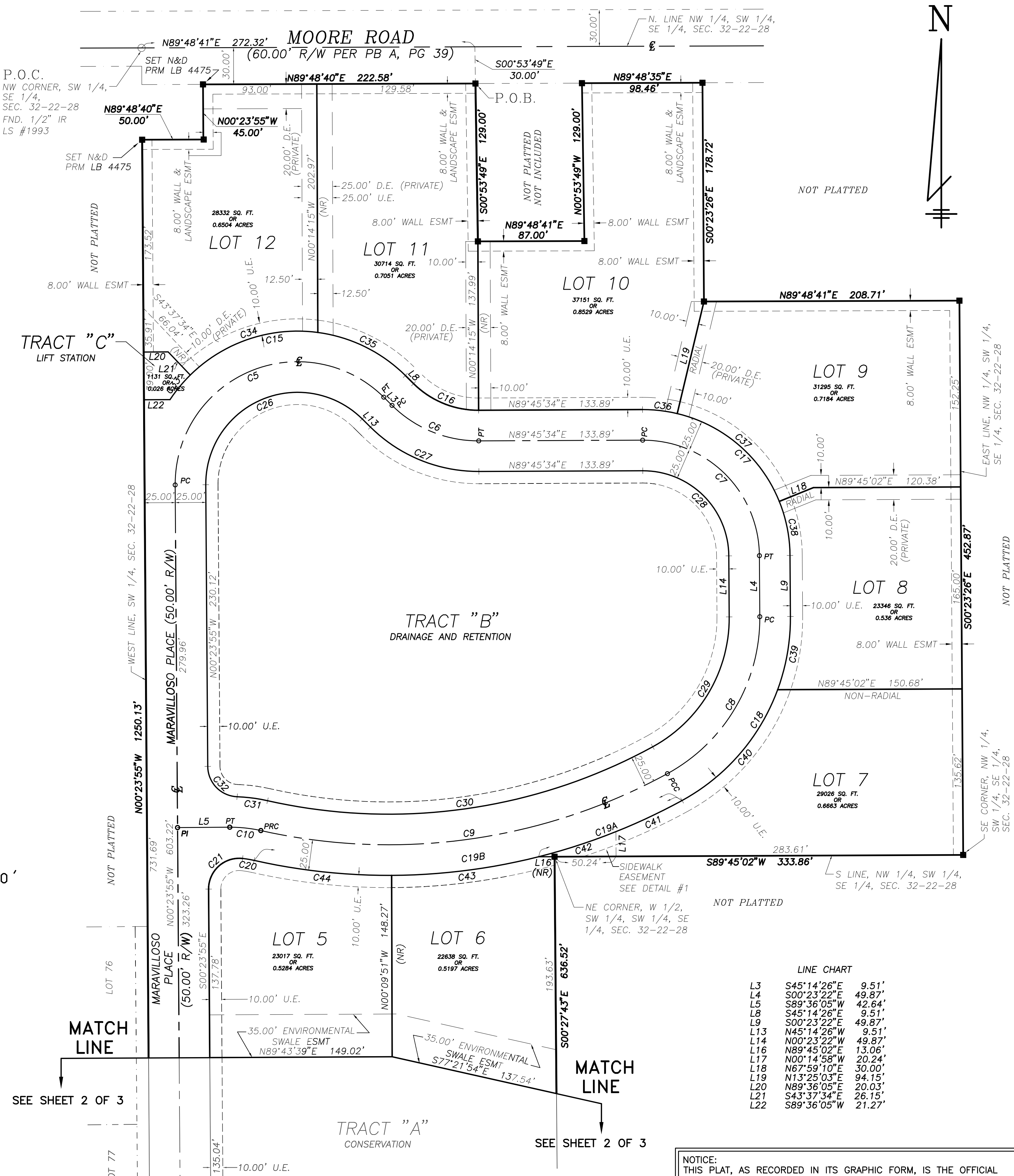
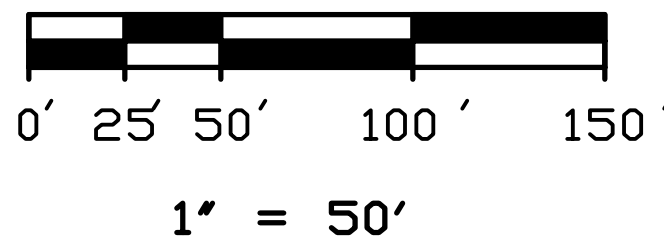
NO.	CENTRAL ANGLE	RADIUS	CURVE ARC LENGTH	CHART TANGENT	CHORD BEARING	CHORD DISTANCE
C5	135°09'28"	100.00'	235.89'	242.37'	S67°10'50"W	184.88'
C6	45°00'00"	100.00'	78.54'	41.42'	S67°44'26"E	76.54'
C7	89°51'05"	95.00'	148.98'	94.75'	N45°18'54"W	134.18'
C8	61°44'46"	145.00'	156.26'	86.69'	N30°29'01"E	148.81'
C9	41°20'45"	475.00'	342.77'	179.23'	N82°01'47"E	335.38'
C10	13°06'04"	112.00'	25.61'	12.96'	N83°50'53"W	25.55'
C15	101°14'24"	125.00'	220.87'	172.24'	S84°08'20"W	193.24'
C16	45°00'00"	75.00'	58.90'	31.07'	S67°44'26"E	57.40'
C17	89°51'05"	120.00'	188.18'	119.69'	N45°18'54"W	169.49'
C18	61°44'46"	170.00'	183.20'	101.63'	N30°29'01"E	174.47'
C19A	14°28'11"	500.00'	126.27'	188.66'	N68°35'30"E	125.94'
C19B	41°20'45"	500.00'	360.81'	188.66'	N82°01'47"E	353.03'
C20	6°17'01"	87.00'	9.54'	4.78'	N80°26'21"W	9.54'
C21	96°49'03"	25.00'	42.24'	28.17'	S48°00'37"W	37.39'
C26	135°09'28"	75.00'	176.92'	181.77'	S67°10'50"W	138.66'
C27	45°00'00"	125.00'	98.15'	51.78'	S67°44'26"E	95.67'
C28	89°51'05"	70.00'	109.77'	69.82'	N45°18'54"W	98.87'
C29	61°44'46"	120.00'	129.32'	71.74'	N30°29'01"E	123.15'
C30	41°20'45"	450.00'	324.73'	169.80'	N82°01'47"E	317.73'
C31	10°29'50"	137.00'	25.10'	12.59'	N82°32'46"W	25.06'
C32	87°23'46"	25.00'	38.13'	23.99'	S44°05'48"E	34.54'
C33	11°56'15"	125.00'	26.04'	13.07'	S39°29'18"W	26.00'
C34	52°09'40"	125.00'	113.80'	61.18'	S71°32'11"W	109.91'
C35	37°08'33"	125.00'	81.03'	42.00'	N63°48'43"W	79.62'
C36	13°39'29"	120.00'	28.61'	14.37'	N83°24'42"W	28.54'
C37	54°34'07"	120.00'	114.29'	61.90'	N49°17'54"W	110.02'
C38	21°37'28"	120.00'	45.29'	22.92'	N11°12'06"W	45.02'
C39	20°35'14"	170.00'	61.08'	30.87'	N09°54'16"E	60.76'
C40	41°09'32"	170.00'	122.12'	63.83'	N40°46'38"E	119.51'
C41	6°50'55"	500.00'	59.76'	29.92'	N64°46'52"E	59.73'
C42	7°37'12"	500.00'	66.51'	33.30'	N72°00'57"E	66.46'
C43	13°53'49"	500.00'	121.27'	60.94'	N82°46'30"E	120.98'
C44	12°58'44"	500.00'	113.26'	56.88'	S83°47'13"E	113.02'



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### GRAPHIC SCALE



#### LINE CHART

L3	S45°14'26"E	9.51'
L4	S00°23'22"E	49.87'
L5	S89°36'05"W	42.64'
L8	S45°14'26"E	9.51'
L9	S00°23'22"E	49.87'
L13	N45°14'26"W	9.51'
L14	N00°23'22"W	49.87'
L16	N89°45'02"E	13.06'
L17	N00°14'58"W	20.24'
L18	N67°59'10"E	30.00'
L19	N13°25'03"E	94.15'
L20	N89°36'05"W	20.03'
L21	S43°37'34"E	26.15'
L22	S89°36'05"W	21.27'

**ACCURIGHT SURVEYS**  
of Orlando Inc., LB 4475  
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