

# SOUTH BAY SECTION 1

## SECTIONS 28 & 33, TOWNSHIP 23 SOUTH, RANGE 28 EAST DR. PHILLIPS

### DESCRIPTION

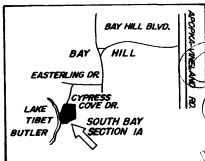
Begin at the Northeast corner of Lot 196, Bay Hill Section 5-B, as recorded in Plat Book 5, Page 17, Public Records of Orange County, Florida, thence S 34°45'00" W along the East line of Bay Hill Section 5-B a distance of 317.15 feet to the NE corner of Lot 199, Bay Hill Section 5-B, thence S 79°03'30" E a distance of 20.00 feet, thence S 05°51'49" W a distance of 197.12 feet, thence N 89°10'00" W a distance of 136.80 feet to the SE corner of Lot 199, thence N 89°10'00" W along the South line of Lots 199 and 200 a distance of 320.96 feet, thence S 22°14'15" W a distance of 160.70 feet, thence S 31°30'00" E a distance of 618.33 feet, thence S 21°05'00" W a distance of 50.00 feet, thence S 85°25'00" E a distance of 450.00 feet, thence N 19°32'04" E a distance of 102.66 feet, thence N 48°25'00" W a distance of 97.16 feet, thence N 41°35'00" E a distance of 157.65 feet, thence S 43°20'11" E a distance of 67.42 feet, thence N 41°35'00" E a distance of 218.32 feet, thence N 48°26'36" W a distance of 94.40 feet, thence N 06°52'37" E a distance of 734.20 feet to a point on the South line of Bay Hill Section 5, as recorded in Plat Book 3, Page 123, Public Records of Orange County, Florida, thence N 85°13'19" W along said South line of Bay Hill Section 5 a distance of 329.87 feet to the Point of Beginning; containing 17.03699 acres;

Also, begin at the SE corner of Lot 199, Bay Hill Section 5-B, as recorded in Plat Book 5, Page 17, Public Records of Orange County, Florida, thence N 34°45'00" E along the East line of said Lot 199 a distance of 240.85 feet to the NE corner of Lot 199, thence S 79°03'30" E a distance of 20.00 feet, thence S 05°51'49" W a distance of 97.12 feet, thence N 89°10'00" W a distance of 136.80 feet to the Point of Beginning; containing 0.35891 acres; being in Sections 28 and 33, Township 23 South, Range 28 East, Orange County, Florida.

VACATING PARKS AND WALKWAYS RECORDED IN O.R. 3320 P.G. 1565.  
SEE PLAT B.K. 11 PG. 34, REPLATTING A PART OF LOT 27.



GRAPHIC SCALE IN FEET: 1" = 100'  
0 100 200 300



LOCATION MAP  
NTS

#### LEGEND

- 4" x 4" Concrete Monument PRM (#2567 Except as otherwise noted)
- 4" x 4" Concrete Monument PCP
- Easement Boundary Lines
- RAD Radial Line
- #10 Refer to Curve Table
- Witness Lines

#### NOTES

1. Bearings are based on BAY HILL SECTION 5-B, Plat Book 5, Page 17.
2. 5.00 foot Utility Easement is reserved along the front of Lots 11 thru 16 and 23 thru 26 as shown.
3. Tracts are reserved for walkways, parks, landscaping, drainage and utilities.
4. Orange County reserves utility and drainage easements over Tracts A thru D.
5. Dedication of Access Rights to Cypress Cove Drive are dedicated to Orange County for Lots 11 and 26.

Lot	Area (Acres)	Area (Sq. Ft.)
1	198.00	8,713.20
2	20.00	871,200.00
3	20.00	871,200.00
4	20.00	871,200.00
5	20.00	871,200.00
6	20.00	871,200.00
7	20.00	871,200.00
8	20.00	871,200.00
9	20.00	871,200.00
10	20.00	871,200.00
11	20.00	871,200.00
12	20.00	871,200.00
13	20.00	871,200.00
14	20.00	871,200.00
15	20.00	871,200.00
16	20.00	871,200.00
17	20.00	871,200.00
18	20.00	871,200.00
19	20.00	871,200.00
20	20.00	871,200.00
21	20.00	871,200.00

#### MORTGAGE APPROVAL

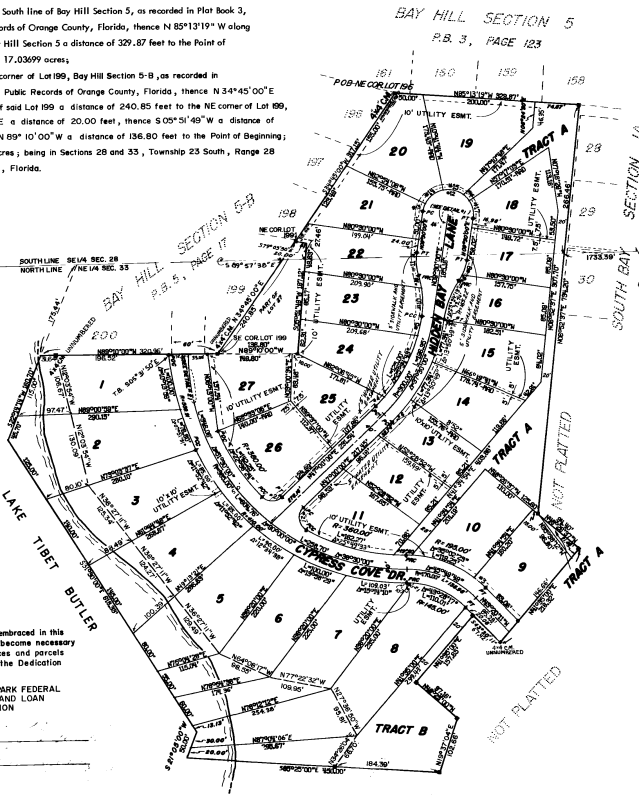
The mortgagee consents and agrees to the plotting of the lands embraced in this plat and to the Dedication shown hereon, and further, should it become necessary to foreclose the Mortgage covering the property, that all places and parcels dedicated to the public will be excluded from said suit and the Dedication shall remain in full force and effect.

BY: WINTER PARK FEDERAL SAVINGS AND LOAN ASSOCIATION

WITNESSES:

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



**Boyle Engineering Corporation**

PLAT BOOK AND PAGE **8 - 72**

#### DEDICATION

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 therein expressed and dedicates the STREETS AND EASEMENTS shown hereon to the perpetual use of the public, and 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 MARCH 21, 1979

SOUTH BAY DEVELOPERS, INC.  
By: George M. Hawley, Jr. President

Attest:  
Mary L. Enders  
MARY L. ENDERS, VICE PRESIDENT  
Signed and sealed in the presence of:  
Clayton S. Brown  
Sharon A. Brown

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on March 21, 1979 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared GEORGE M. HAWLEY, JR. and MARY L. ENDERS

respectively, THE President and VICE PRESIDENT

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 therunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that said Dedication is the act and deed of said corporation.

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

Clayton S. Brown  
NOTARY PUBLIC  
My Commission Expires March 25, 1980

#### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That Thomas N. Bevier, being a licensed and registered land surveyor, employed by Boyle Engineering Corporation, certifies that on March 20, 1979, he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown therein as required by Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida. Dated March 21, 1979.

Thomas N. Bevier Registration No. 2587

#### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on June 12, 1979, the Orange County Planning and Zoning Commission approved the above plat.

Jay Moody, Interim Director

#### CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: J.M. Hoatling 4-12-79  
County Engineer Date

#### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on JUNE 12, 1979, the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Alb. D. Cribbs, Chairman of the Board.

Attest: Kenneth W. Nichols, By J. J. ...  
Clerk of the Board.

#### 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 March 21, 1979 at 11:44 A.M. File No. 1485-002.

Kenneth D. Kincaid  
County Comptroller  
in and for Orange County, Fla. By W. M. ...