

SOUTH BAY SECTION 5

SECTIONS 28 & 33, TOWNSHIP 23 SOUTH, RANGE 28 EAST
DR. PHILLIPS - ORANGE COUNTY, FLORIDA

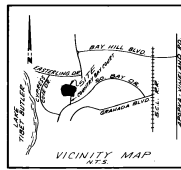
DESCRIPTION

FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN N 89° 57' 38" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 267.88 FEET TO THE WESTERN LINE OF TRACT "D" SOUTH BAY SECTION 5, AS RECORDED IN PLAT BOOK 11, PAGES 30 AND 31, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S 29° 46' 36" W ALONG SAID WESTERN LINE OF TRACT "D" 347.71 FEET TO THE POINT OF BEGINNING; THENCE S 17° 16' 10" W ALONG SAID WESTERN LINE 118.98 FEET TO THE NORTHEAST CORNER OF LOT 26, SAID SOUTH BAY SECTION 5; THENCE LEAVING SAID WESTERN LINE OF TRACT "D" RUN THE FOLLOWING COURSES ALONG THE BOUNDARY LINE OF SAID SOUTH BAY SECTION 5: N 76° 12' 54" W 164.11 FEET, THENCE N 16° 00' 12" E 250.00 FEET, THENCE N 89° 45' 25" W 225.78 FEET TO THE NORTHWEST CORNER OF LOT 27, SAID SOUTH BAY SECTION 5; THENCE LEAVING SAID BOUNDARY LINE OF SOUTH BAY SECTION 5, RUN N 44° 14' 51" W 100.00 FEET, THENCE N 02° 10' 55" W 250.00 FEET, THENCE N 65° 10' 12" E 125.00 FEET, THENCE N 45° 58' 52" E 205.00 FEET, THENCE S 55° 17' 22" E 410.00 FEET, THENCE S 48° 16' 07" E 37.17 FEET TO THE NORTHEAST CORNER OF AFORESAID TRACT "D"; THENCE RUN THE FOLLOWING COURSES ALONG THE WESTERN LINE OF SAID TRACT "D": S 16° 17' 23" W 86.83 FEET, THENCE S 29° 46' 36" W 55.13 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 3.8882 ACRES MORE OR LESS.

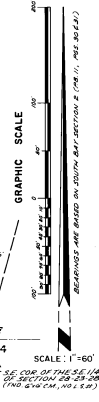
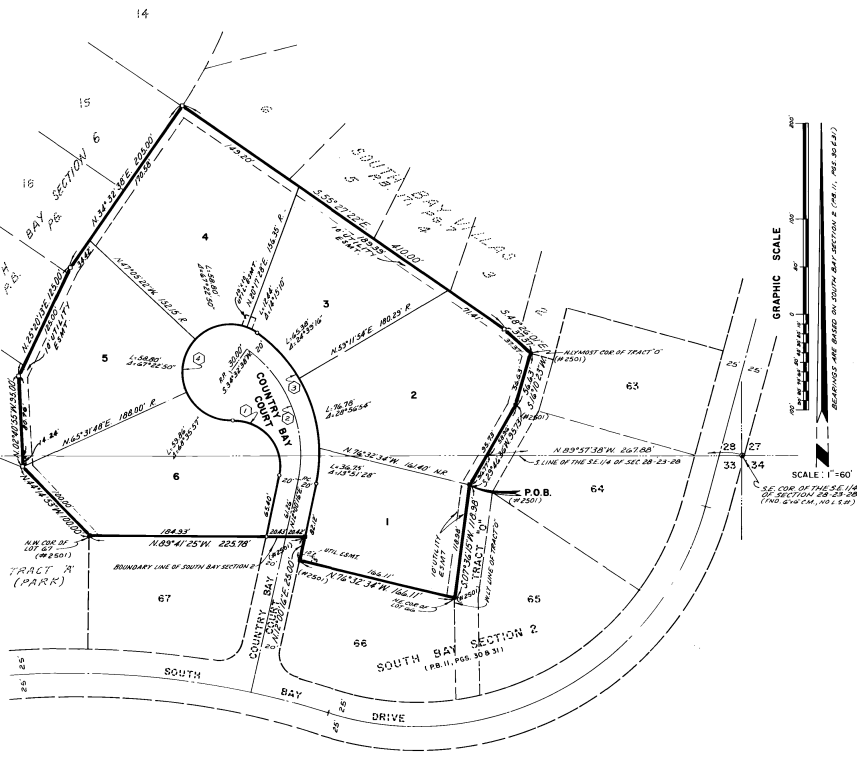
GENERAL NOTES:

- DENOTES PERM ANTIENNE MONUMENT FOUND (LSM AS SHOWN)
- " PERM ANTIENNE MONUMENT SET (LSM 1250)
- " RECON (C) TO SET (LSM 1250)
- " RADIAL LINE
- N.E. " NON RADIAL PER LINE

UTILITY EASEMENT



COPY



JOINDER AND CONSENT TO DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE WHOLE IN A WHOLE, LAW OR OTHER INCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY, AND THAT THE UNDERSIGNED HEREBY WITNESSES AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED ABOVE BY THE OFFICER THEREIN, AND HEREBY WITNESSES THAT THE LANDS IN THESE INCUMBRANCES ARE AS RECORDED IN PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE:

Dennis B. Powell
Dennis B. Powell
Notary Public

CURVE DATA				
NO.	RADIUS	DELTA	LENGTH	TANGENT
1	251.51	105.00	105.00	105.00
2	181.84	87.77	155.34	87.77
3	151.34	87.77	179.89	101.45
4	50.00	27.74	103.90	27.74

SOUTH BAY SECTION 5
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, I have caused these presents to be signed and attested by the officers named below and its corporate seal to be affixed hereon on JULY 28, 1985.

Core R. Sullivan
Core R. Sullivan, President

Attest:
Thomas H. Lacker
Thomas H. Lacker, Notary Public

STATE OF FLORIDA COUNTY OF ORANGE
THIS IS TO CERTIFY, That on JULY 28, 1985 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Core R. Sullivan and Dennis B. Sullivan respectively, President and SECRETARY

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 thereto 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.

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

Thomas H. Lacker
Notary Public
My Commission Expires 8/1/88

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on MARCH 13, 1985 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 thereon as required by Chapter 177, Florida Statutes; and that said land is located in

Orange County, Florida, Dated MARCH 13, 1985

John J. Patten
John J. Patten, Surveyor
Registration No. 1257

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: Philip Joyce Acting Zoning Director 7/14/85

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: Henry W. Galt County Engineer 7-14-85

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 7-14-86 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Tom Connor
Chairman of the Board.

Attest:
Thomas H. Lacker
Thomas H. Lacker, Clerk of the Board.

By John J. Patten D.C.
John J. Patten, County Comptroller

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 JULY 28, 1985 at 2:33 PM File No. 2561725

Thomas H. Lacker
Thomas H. Lacker, County Comptroller

HENRICH, TROTTER
CARTER, B AYERS, INC.
LAND SURVEYORS
636 N. WYMORE ROAD
WINTER PARK, FLORIDA 32789
(904) 647-7346