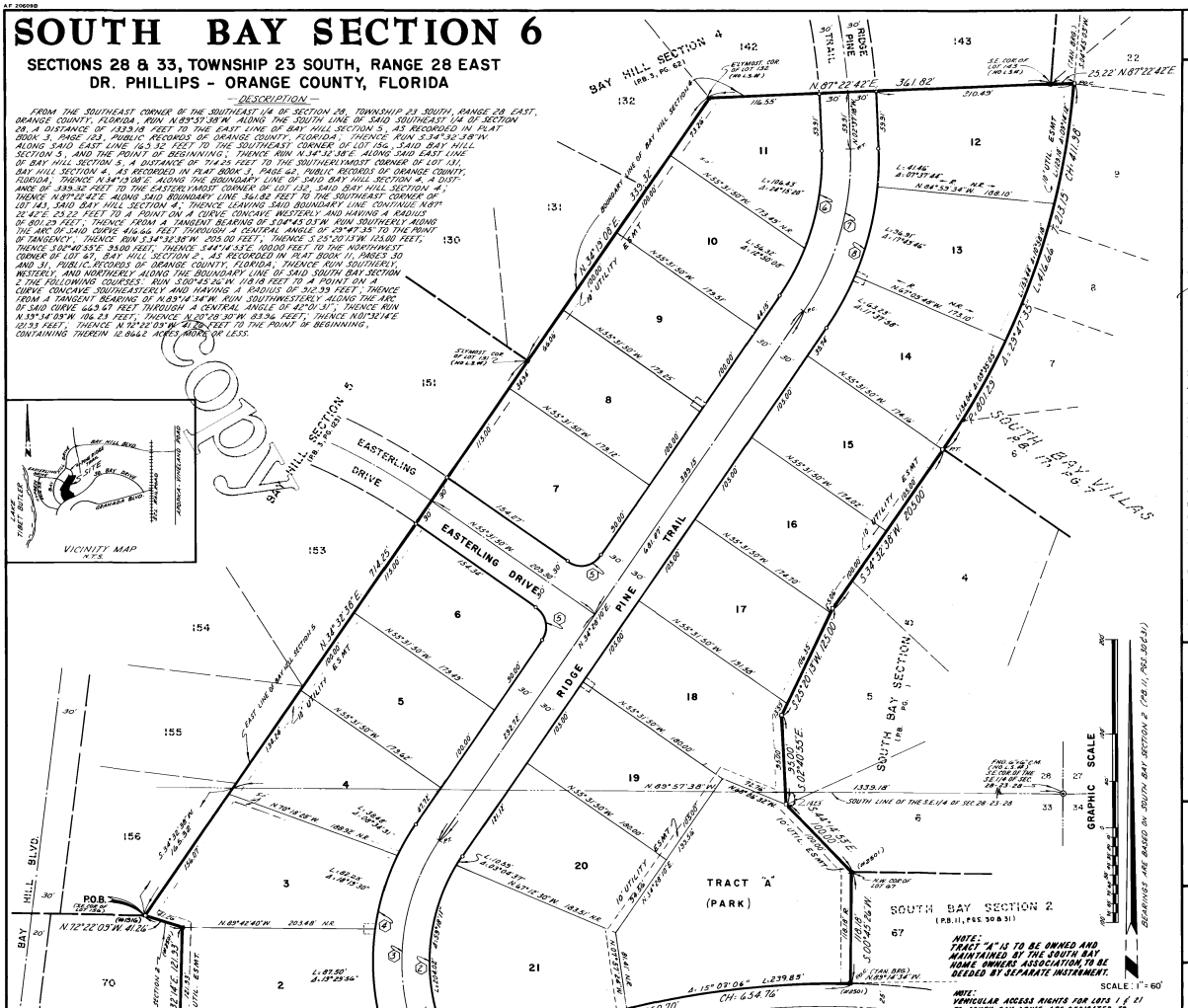
AF 206988

SOUTH BAY SECTION 6

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 SAID SOUTHEAST 1/4 OF SECTION 28, A DISTANCE OF 1323.18 FEET TO THE EAST LINE OF BAY HILL SECTION 3, AS RECORDED IN PLAT BOOK 13, PAGE 123, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S.34°32'38"E. ALONG SAID EAST LINE 163.32 FEET TO THE SOUTHEAST CORNER OF LOT 154, SAID BAY HILL SECTION 3; AND THE POINT OF BEGINNING; THENCE RUN N.34°32'38"E. ALONG SAID EAST LINE OF BAY HILL SECTION 3, A DISTANCE OF 714.25 FEET TO THE SOUTHERLYMOST CORNER OF LOT 131, BAY HILL SECTION 4, AS RECORDED IN PLAT BOOK 13, PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N.34°13'08"E. ALONG THE BOUNDARY LINE OF SAID BAY HILL SECTION 4, A DISTANCE OF 339.32 FEET TO THE EASTERLYMOST CORNER OF LOT 132, SAID BAY HILL SECTION 4; THENCE N.87°22'42"E. ALONG SAID BOUNDARY LINE 361.82 FEET TO THE SOUTHEAST CORNER OF LOT 143, SAID BAY HILL SECTION 4; THENCE LEAVING SAID BOUNDARY LINE CONTINUE N.87°22'42"E. 25.22 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 801.25 FEET; THENCE FROM A TANGENT BEARING OF S.04°45.03"W. RUN SOUTHERLY ALONG THE ARC OF SAID CURVE 416.66 FEET THROUGH A CENTRAL ANGLE OF 29°47.35" TO THE POINT OF TANGENCY; THENCE RUN S.34°32.38"W. 259.00 FEET; THENCE S.25°20.13"W. 133.00 FEET; THENCE S.08°40.55"E. 39.00 FEET; THENCE S.44°14.53"E. 100.00 FEET TO THE NORTHWEST CORNER OF LOT 67, BAY HILL SECTION 2, AS RECORDED IN PLAT BOOK 11, PAGES 30 AND 31, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN SOUTHERLY, WESTERLY, AND NORTHERLY ALONG THE BOUNDARY LINE OF SAID SOUTH BAY SECTION 2 THE FOLLOWING COURSES: RUN S.80°45.32"W. 118.18 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 312.39 FEET; THENCE FROM A TANGENT BEARING OF N.89°14'28"W. RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 623.87 FEET THROUGH A CENTRAL ANGLE OF 42°39.31"; THENCE RUN N.35°34.09"W. 186.23 FEET; THENCE N.00°29.30"W. 83.96 FEET; THENCE N.01°32'16"E. 107.33 FEET; THENCE N.70°12.03"W. 41.26 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 12.8462 ACRES, MORE OR LESS.



NOTE:
TRACT "A" IS TO BE OWNED AND MAINTAINED BY THE SOUTH BAY HOME OWNERS ASSOCIATION, TO BE DEEDED BY SEPARATE INSTRUMENT.

NOTE:
VEHICULAR ACCESS RIGHTS FOR LOTS 1 & 21 TO SOUTH BAY DRIVE ARE DEDICATED TO ORANGE COUNTY, FLORIDA.

GENERAL NOTES:
- ● DENOTES PRM 5"x4" CONC. MONUMENT FOUND (L.C.M.S. SHOWN)
- ○ " PRM 4"x4" CONC. MONUMENT SET (L.C.M.S. #1263)
- ○ " PCP IRON PIPE SET (L.B. #1263)
- R " RADIAL LOT LINE
- NR " NON RADIAL LOT LINE
- " UTILITY EASEMENT RESERVED ALONG REAR AND SIDE LOT LINES, AS SHOWN

UTILITY EASEMENT

CURVE DATA					
NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1	25.00'	86°38'13"	37.80'	23.37'	34.30'
2	137.11'	62°55'58"	214.91'	118.33'	204.16'
3	237.11'	"	247.27'	137.49'	235.84'
4	237.11'	"	273.33'	155.65'	258.31'
5	25.00'	90°00'00"	39.27'	25.00'	35.36'
6	251.41'	37°05'28"	162.78'	84.34'	159.93'
7	281.41'	"	182.17'	94.41'	179.01'
8	311.41'	"	201.60'	104.47'	198.05'

SOUTH BAY SECTION 6
JOINDER AND CONSENT TO DEDICATION

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS, DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5161, PAGE 816 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

FIRST FEDERAL SAVINGS AND LOAN ASSOC.
DENNIS H. BREWER III

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, THAT ON 7/10/86, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED DENNIS H. BREWER III TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

Julie Jarman
NOTARY PUBLIC

11/14/88
MY COMMISSION EXPIRES

NOTARY PUBLIC SEAL

HENRICH, TROTTER, CARTER, & AYERS, INC.
LAND SURVEYORS
636 N. WYMORE ROAD
WINTER PARK, FLORIDA 32789
(305) 647-7346

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PLAT BOOK 17 **PAGE** 138

SOUTH BAY SECTION 6

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 JULY 14, 1986

JULIAN CONSOLIDATED, INC.

By: Carl R. Julian
CARL R. JULIAN President

Attest: Darrell R. Julian
DARRELL R. JULIAN SECRETARY

Signed and sealed in the presence of:
Sandra Tyler
Lori L. Bottell

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on JULY 14, 1986 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared CARL R. JULIAN and DARRELL R. JULIAN 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 thereunto 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.

Sandra J. Tyler
NOTARY PUBLIC
My Commission Expires 2/14/88

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 18, 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 18, 1985

L. G. Trotter (SEAL)
L. G. TROTTER Registration No. 1857

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: Lisa Jones Asst. Zoning Director 7/14/86
Zoning Director Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: Roger W. Cole 7-11-86
County Engineer Date

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.

Dan Kaufman
Chairman of the Board.

Attest: Thomas H. Locker
Clerk of the Board.
BY Mary J. Harrison 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 July 18, 1986 at 2:37 PM File No. 2561730

Thomas H. Locker
County Comptroller
In and for Orange County, Fla.
BY John J. Thiem D.C.

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