

SOUTH BAY VILLAS DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of these lands described in the foregoing caption to this plat, does hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicate the streets and easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned has hereunto set their hand and seal on Dec. 14, 1985

THIS IS TO CERTIFY, That on 12-16-85 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Raymond T. Coudriet and Vita Coudriet to me known to be the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

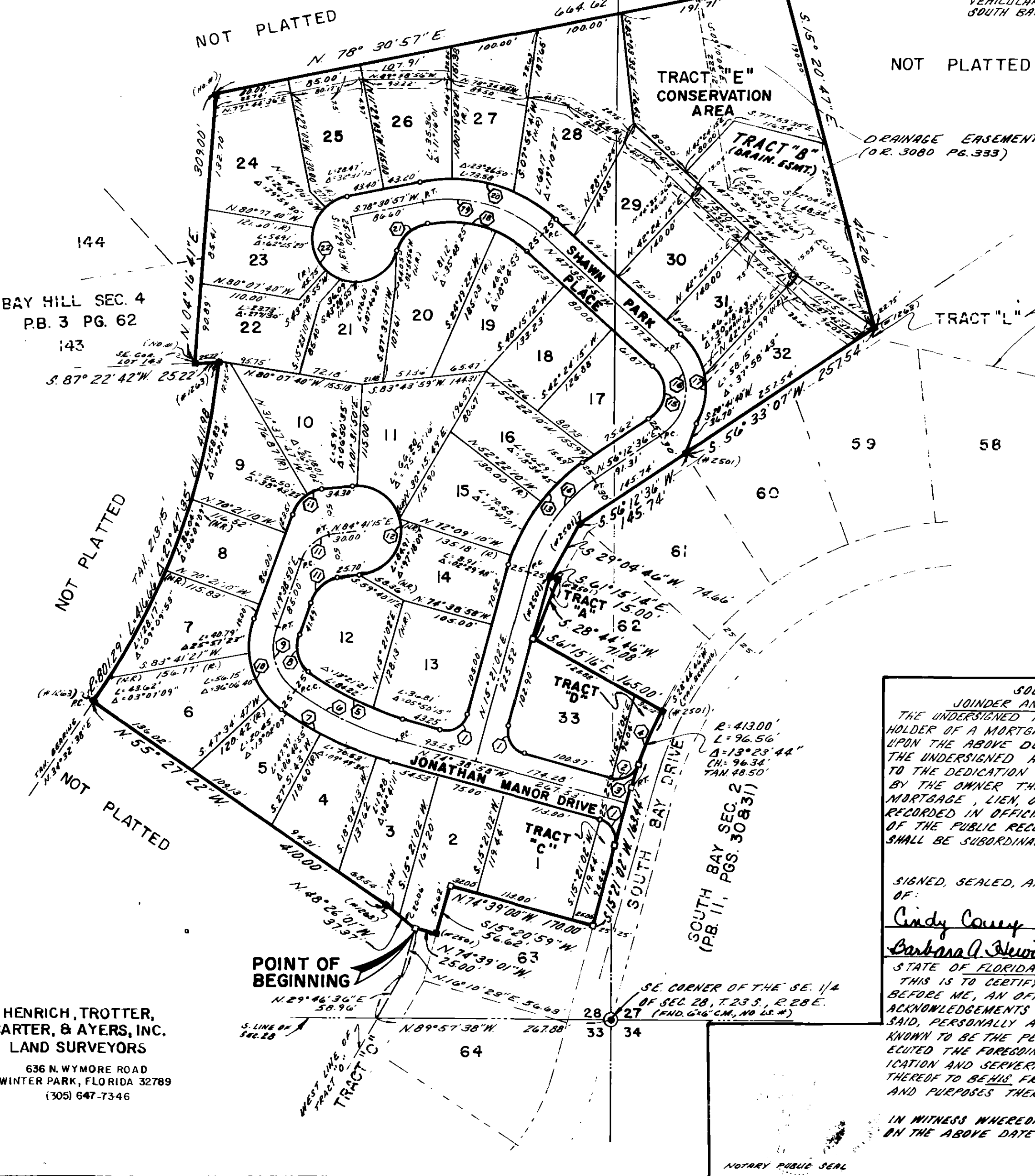
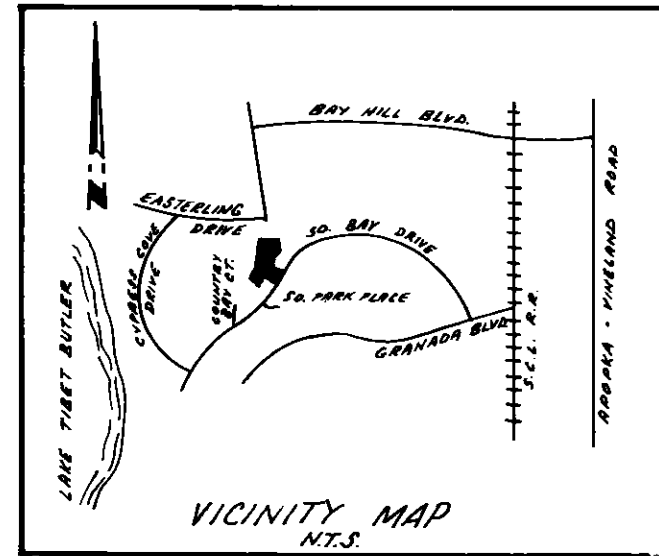
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date. Brenda A. Espino, Notary Public, My Commission Expires May 3, 1986

SOUTH BAY VILLAS SECTIONS 27 & 28, 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' 36" W 267.88 FEET TO THE WESTERLY LINE OF TRACT "O", SOUTH BAY SECTION 2, AS RECORDED IN PLAT BOOK 11, PAGES 30 & 31, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG SAID WESTERLY LINE OF TRACT "O": N 29° 46' 36" E 58.96 FEET; THENCE N 16° 10' 23" E 56.63 FEET TO THE NORTHERLY MOST CORNER OF SAID TRACT "O" AND THE POINT OF BEGINNING. THENCE LEAVING SAID WESTERLY LINE OF TRACT "O" RUN N 48° 06' 07" W 37.37 FEET; THENCE N 55° 27' 22" W 40.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 801.29 FEET; THENCE FROM A TANGENT BEARING OF N 34° 32' 38" E RUN NORTHERLY ALONG THE ARC OF SAID CURVE 416.66 FEET THROUGH A CENTRAL ANGLE OF 29° 47' 35"; THENCE RUN S 87° 22' 42" W 25.22 FEET TO THE SOUTHEAST CORNER OF LOT 143, BAY HILL SECTION 4, AS RECORDED IN PLAT BOOK 3, PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N 04° 16' 41" E ALONG THE EAST LINE OF SAID LOT 143 AND ITS NORTHERLY PROJECTION 309.00 FEET; THENCE RUN N 78° 30' 57" E 664.62 FEET TO THE SOUTHEAST CORNER OF BAY HILL SECTION 3, AS RECORDED IN PLAT BOOK 2, PAGE 10, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S 45° 20' 47" E 412.26 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID SOUTH BAY SECTION 2; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHERLY BOUNDARY LINE OF SAID SOUTH BAY SECTION 2; THENCE S 56° 12' 36" W 145.74 FEET; THENCE S 29° 04' 46" W 74.66 FEET; THENCE S 61° 15' 14" E 15.00 FEET; THENCE S 28° 44' 46" W 71.00 FEET; THENCE S 61° 15' 16" E 165.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 413.00 FEET; THENCE FROM A TANGENT BEARING OF S 28° 44' 46" W RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 96.56 FEET THROUGH A CENTRAL ANGLE OF 13° 23' 44" TO THE POINT OF TANGENCY; THENCE RUN S 15° 21' 02" W 143.44 FEET; THENCE N 74° 39' 00" W 170.00 FEET; THENCE S 15° 20' 59" W 56.62 FEET; THENCE N 74° 39' 01" W 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 13.2989 ACRES MORE OR LESS.

GENERAL NOTES:

- DENOTES P.R.M. 4"x4" CONC. MONUMENT FOUND (L.S. 948 SHOWN)
P.R.M. 4"x4" CONC. MONUMENT SET (L.S. 1263)
P.C.P. IRON PIPE SET (L.S. N 1263)
RADIAL LOT LINE
NON-RADIAL LOT LINE
THERE IS A 100 FT. UTILITY EASEMENT RESERVED ALONG ALL REAR LOT LINES AND A 50 FT. UTILITY EASEMENT RESERVED ALONG ALL SIDE LOT LINES, EXCEPT ADJACENT TO STREET RIGHT-OF-WAYS OR UNLESS OTHERWISE SHOWN.
TRACT "B" IS RESERVED FOR STORM WATER RETENTION
TRACTS A, C, D, E ARE RESERVED FOR WALKWAYS, PARKS, LANDSCAPING, DRAINAGE, AND UTILITIES.
TRACTS A, B, C, D, E ARE OWNED AND MAINTAINED BY SOUTH BAY HOMEOWNERS ASSOCIATION.
DEVELOPMENT RIGHTS FOR TRACT "E" (CONSERVATION AREA) HEREBY DEDICATED TO ORANGE COUNTY, FLORIDA.
VEHICULAR ACCESS RIGHTS TO TRACT "C" AND TRACT "D" FROM SOUTH BAY DRIVE ARE DEDICATED TO ORANGE COUNTY, FLORIDA.

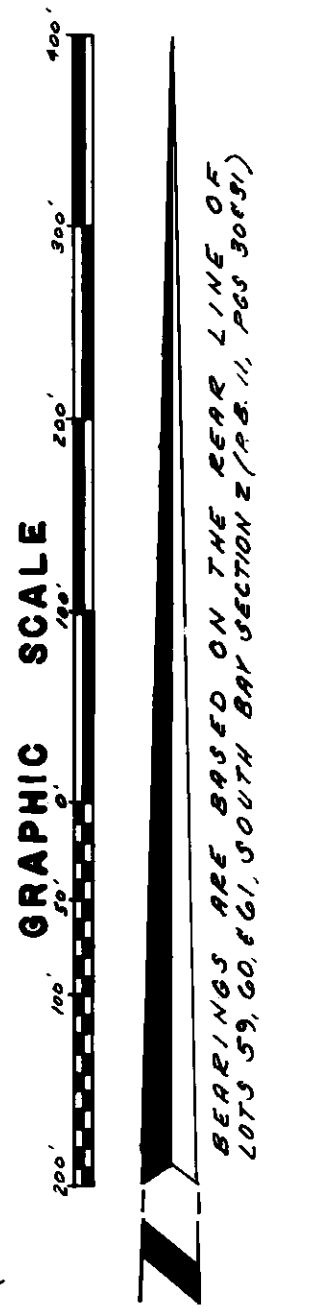


See Resolution By County Comm. Recorded 5-15-94 IN OR 5483 Pg 3199 Vacating & Annuling A Portion of Plat

SEE RESOLUTION COUNTY COMM. RECORDED 12/30/87 IN O.R. 3906 PAGE 890 VACATING THE WEST 5 FEET OF LOT 2 AND THE EAST 5 FEET OF LOT 3. THE WEST 5 FEET OF LOT 3 AND THE EAST 5 FEET OF LOT 4.

SOUTH BAY VILLAS 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 3647, P. 2046 & 2083 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF: Cindy Cooney, Southeast Bank N.A., Barbara A. Hewitt. STATE OF FLORIDA, COUNTY OF ORANGE. THIS IS TO CERTIFY, THAT ON Dec. 19, 1985 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED David H. Daniel 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 SET MY HAND AND SEAL ON THE ABOVE DATE: 12-19-85 Cindy Cooney, Notary Public, My Commission Expires 7-31-96



SCALE: 1"=100'

Table with columns: No, RADIUS, DELTA, LENGTH, TANGENT, CHORD. Contains 22 rows of curve data.

SOUTH BAY VILLAS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned 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, The undersigned persons hereunto set their hand and seal on Dec. 24, 1985

WITNESSES: R. J. C. R. J. C. R. J. C. OWNER: SOUTH BAY PARTNERSHIP, Frank A. Spigel, Harold L. Greenberg, Barry D. Portnow

STATE OF FLORIDA COUNTY OF ORANGE THIS IS TO CERTIFY, That on 24 DEC 1985

before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared HOWARD A. SPEIGEL, HAROLD L. GREENBERG, BARRY D. PORTNOW

to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date. Sharon A. Mumburg, Notary Public, My Commission Expires Oct. 21, 1987

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on November 5, 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 plotted; 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 November 5, 1985. Registration No. 1257

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: Sharon Smith, Zoning Director, 2-10-86

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: Henry W. Cole, County Engineer, 2-7-86

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 2-10-86 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida. Chairman of the Board: Tom Herman

Attest: Thomas H. Lockee, 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 FEBRUARY 13, 1986 at 10:16 AM File No. 2460650. County Comptroller in and for Orange County, Fla. Thomas H. Lockee