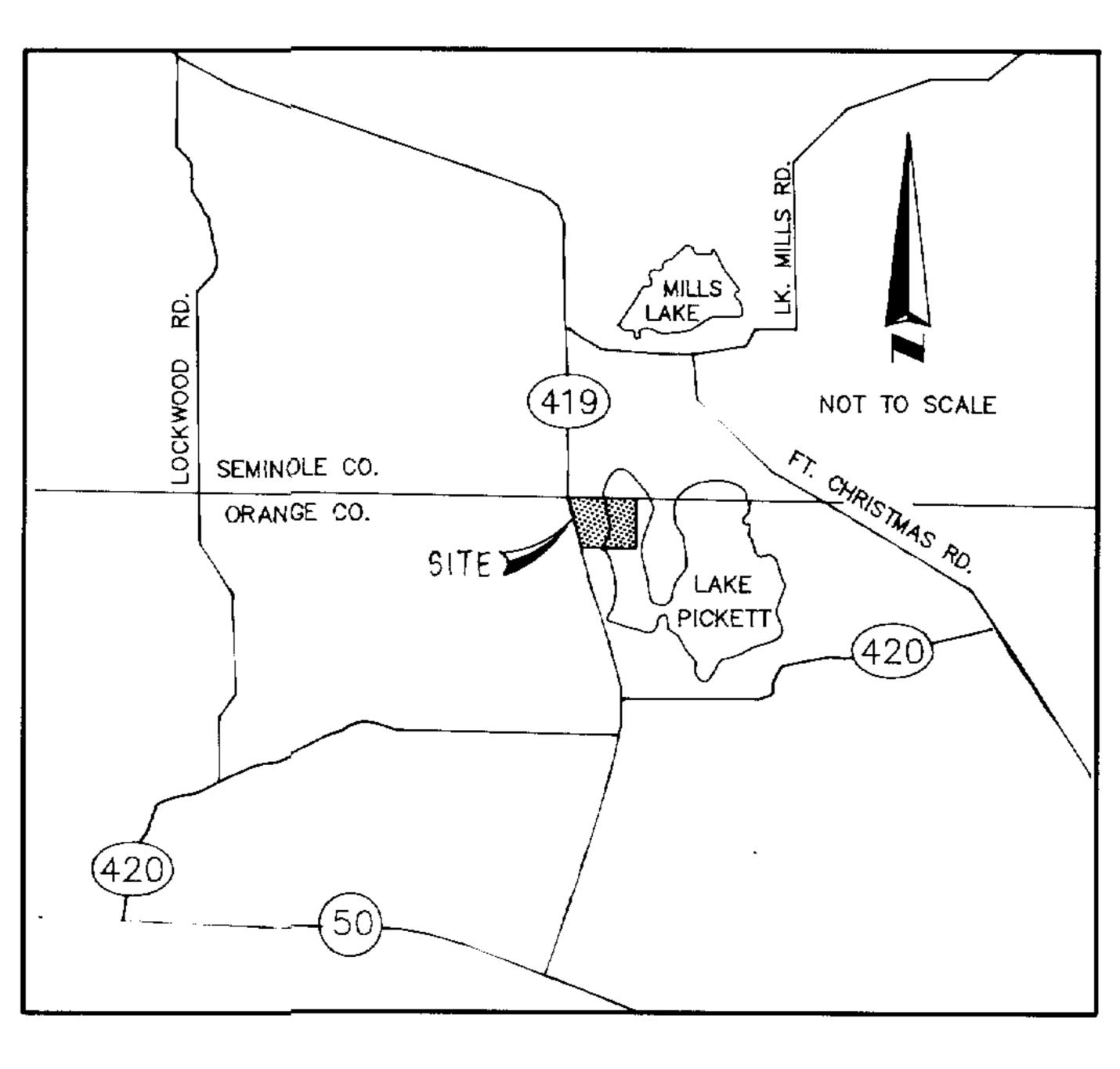
PICKETT'S COVE

SECTION 4, TOWNSHIP 22 SOUTH, RANGE 32 EAST ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

FROM THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY FLORIDA RUN N 89°25'15" E 332.57 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4 TO THE POINT OF BEGINNING; THENCE CONTINUE N 89° 25'15" E 2328.43 FEET; THENCE RUN S 02'45'11" E 1183.39 FEET ALONG THE EAST LINE OF SAID NORTHWEST 1/4; THENCE RUN S 89° 24'25" W 1330.55 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE RUN N 02° 45'59" W 3.00 FEET; THENCE RUN S 89'24'25" W 662.47 FEET; THENCE RUN N 18' 33'00" W PARALLEL WITH AND 150.00 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 419 1105.84 FEET TO THE P.C. OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3669.83 FEET A CENTRAL ANGLE OF 02°05'28" AND A CHORD OF 133.93 FEET THAT BEARS N 17'30'16" W RUN ALONG SAID CURVE 133.94 FEET TO THE POINT OF BEGINNING, CONTAINING 58.64 ACRES MORE OR LESS.



VICINTIY MAP

NOTES:

- l) Bearings are based on the Centerline of County Road 419 as recorded in Road Plat Book 1, Page 3, in the Public Records of Orange County, Florida.
- 2) -P.R.M. concrete monument with brass cap stamped LB-2108/L5-2247
- 3) - P.C.P. nail & disc. stamped LB-2108 / L.6.-2247
- 4) There is a 10' Drainage and Utility Easement on all lot lines adjacent to road Right of ways.
- 5) All lot line intersections with curves are radial unless otherwise noted.
- 6) (N.R.) indicates not radial
- 7) There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.
- 8) Tracts A & C, are to be owned and mantained by the Homeowners Association.
- 9) There is a 10 foot Utility Easement on the rear of all Lots unless otherwise shown 10) There is a 5 foot Utility Easement on the side of all lots unless otherwise shown Development Rights to Tract "C" are hereby dedicated to Orange County 12) Landscape and Signage Buffers shown hereon are to be maintained by the
- Homeowners Association. 13) Islands shown on plat shall not be used for dwelling units
- 14) Access rights to lots 5 and 23 from C.R. 419 are hereby dedicated to Orange County.



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 3978, Page 4671 of the Public Records of Orange County, Florida, Shall be subordinated to the above dedication.

Signed, sealed and delivered in the presence of:

FIRST AMERICAN BANK & TRUST DATE: SOPTOMBER 6, 1581

Mater B. Bank S.V.P.

PALM BEACH

known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be ______ 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.

PICKETT'S COVE

CERTIFICATION OF DEDICATION (INDIVIDUAL) STREETS : EASEMENTS perpetual use of the public.

set # THEIR hand and see on SEPTEMBER 27, 1989 (Same FLORIDA ORANGE

WILLIAM F. SIMONET É aforesaid, personally appeared JANNET R. SIMONET 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.

NOTARY PUBLIC My Commission expires Colour 11, 1992

PICKETT'S COVE

CERTIFICATION OF DEDICATION (INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS. That the undersigned, being the owner in fee KNOW 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 | simple of these lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes thereon expressed | hereby dedicate said lands and plat for the uses and purposes thereon expressed STREETS & EASEMENTS shown hereon to the and dedicate the _ shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned WILLIAM F. SIMONET & JANET R. SIMONET hereund IN WITNESS WHEREOF, The undersigned CARL SCHWENK & CAROL J. SCHWENK hereunto set THEIR hand and see on OCTOBER 16, 1989 al Mwent tim Muneum Seller COUNTY OF _ORANGE STATE OF FLORIDA

THIS IS TO CERTIFY, That on SAPTEMBER 6.1981, before me, an THIS IS TO CERTIFY, That on SEPTEMBER 27, 1989, before me, an THIS IS TO CERTIFY, That on SEPTEMBER 27, 1989, before me, an officer duly authorized to take acknowledgements in the State and County | officer duly authorized to take acknowledgements in the State and County CARL SCHWENK & CAROL J. SCHWENK ___ to me | aforesaid, personally appeared : __ to me known to be the persons described in and who executed the foregoing dedication | known to be the person described in and who executed the foregoing dedication 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.

My Commission expires CCOVII 7, 1992

PICKETT'S COVE

CERTIFICATION OF DEDICATION

simple of these lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes thereon expressed

1 KNOW ALL MEN BY THESE PRESENTS, Corporation named below

and dedicate the streets, easements i tract B shown hereon to the

perpetual use of the public. 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 hereon 8-21-89

PICKETT COVE, INC Mmanueld

STATE OF FLORIDA

THIS IS TO CERTIFY, That on AUGUST 31, 1929, before me, an

officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared W.W. ARNOLD

known to be the person described in and who executed the foregoing dedication

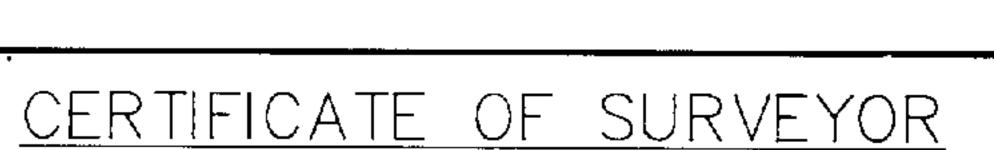
free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set

TARY PUBLIC

my hand and seal on the above date.

My Commission expires June 10, 1973



KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on July 10, 1989 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; 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.

ROGER LONSWAY

BY COUNTY ENGINEER

12.8.89

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: Joanne Mc Munay 12-11-89

OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 12-11-89_____, the foregoing plat or plan was approved by the Board of County Commissioners of Orange County, Florida.

Jam Daman. Chairman of the Board ATTEST: Marthy S. Hayrie, Clerk.

Wir jany to Harrison -

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 12/14/89 at 3:26 P.M. File No. 3407048

MARTHA O. HAYNIE

County Comptroller in and for Orange County, Fla.

SHEET 2 OF 2

PLAT BOOK

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PICKETT'S COVE

SECTION 4, TOWNSHIP 22 SOUTH, RANGE 32 EAST

ORANGE COUNTY, FLORIDA

