

ORANGEWOOD COVE
A PORTION OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

ORANGEWOOD COVE
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned limited liability company, 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 access easement *(SEE SURVEYOR'S NOTE 4.), utility easement, landscape easement, and public transit easement to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, CROSSWINDS AT TREASURE COVE, LLC, a Michigan limited liability company, has caused these presents to be executed and acknowledged by its undersigned Manager thereunto duly authorized on this 12th day of December, 2006.

WITNESSES: CROSSWINDS AT TREASURE COVE, LLC, a Michigan limited liability company
Print Name: Christine M. ... By: Bernard Gieberman, Manager

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing Dedication was executed and acknowledged before me on this 12th day of December, 2006, by Bernard Gieberman, Manager of CROSSWINDS AT TREASURE COVE, LLC, a Michigan limited liability company on behalf of said limited liability company. He is personally known to me or has produced _____ as identification.

Amy L. Weiss
Notary Public, State of Michigan
Print Name: Amy L. Weiss
Commission No.: _____
My commission expires: 3-22-08
OAKLAND

CERTIFICATE OF APPROVAL
BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that on 12/4/07 the _____ plat was approved by the Board of County Commissioners of Orange County, Florida.
Attest: Martha O. Haynes
Clerk of the Board
By: _____ D.C.

CERTIFICATE OF SURVEYOR

This Plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Florida Statutes.
By: J. Rickman Date: 12/08/06
James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787
Telephone (407) 654 5355

CERTIFICATE OF REVIEW
BY COUNTY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.
By: David J. McKee Date: 1/17/07
County Surveyor's signature

CERTIFICATE OF APPROVAL
BY ZONING DIRECTOR

Examined and Approved: [Signature] 1-17-06
Zoning Director Date

CERTIFICATE OF APPROVAL
BY COUNTY ENGINEER

Examined and Approved: [Signature] 1/17/07
County Engineer Date

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 JANUARY 30, 2007
File No. _____
County Comptroller Martha O. Haynes
in and for Orange County, Florida
By: [Signature] D.C.

LEGAL DESCRIPTION:

A parcel of land lying in a portion of Section 18, Township 24 South, Range 29 East. Being more particularly described as follows:

BEGIN at the Southwest corner of Lot 3, ORANGEWOOD CENTER, as recorded in Plat Book 32, Pages 95-96 of the Public Records of Orange County, Florida, said corner also lying along the Easterly right-of-way of International Drive, as recorded in ORANGEWOOD NEIGHBORHOOD 2, Plat Book 17, Pages 81-87 of the Public Records of Orange County, Florida; thence departing said Southwest corner and Easterly right-of-way run North 89°10'28" East along the Southerly line of Lot 3 and Tract 'A' of aforesaid ORANGEWOOD CENTER for a distance of 931.24 feet to the South corner of said Tract 'A' and the centerline of the City of Orlando Utilities Easement, as recorded in Official Records Book 1934, Page 12-14 of the Public Records of Orange County, Florida; thence departing said Southerly line and South corner run South 00°20'04" East along said centerline for a distance of 162.30 feet to a point along the Northeasterly extension of the Westerly line of the Florida Power Corporation Easement, as recorded in Deed Book 810, Pages 503-507 and Official Records Book 2441, Pages 245-249, both of the Public Records of Orange County, Florida; thence departing said centerline run South 42°12'08" West along said Northeasterly extension for a distance of 448.00 feet to the Northeast corner of Conservation Area 1 of aforesaid ORANGEWOOD NEIGHBORHOOD 2; thence departing said Northeasterly extension and Northeast corner run North 66°15'48" West along the North line of said Conservation Area 1 for a distance of 753.59 feet to the Northwest corner of said Conservation Area 1, said corner also lying along the Easterly right-of-way of aforesaid International Drive and being a point of curvature of a non-tangent curve concave Northwestly having a radius of 2949.79 feet; thence departing said North line and Northwest corner from a tangent bearing of North 20°07'13" East run along said curve and Easterly right-of-way through a central angle of 03°37'48" for an arc distance of 186.89 feet to the aforesaid Southwest corner of Lot 3 and the POINT OF BEGINNING.

Said parcel contains 7.405 acres, more or less.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the Southerly line of Lot 3 of Orangewood Center as recorded in Plat Book 32, Pages 95-96, Public Records of Orange County, Florida as being N 89°10'28" E.
- The following documents, all of the Public Records of Orange County, Florida, affect this plat but cannot be shown hereon graphically: Decree Incorporating Valencia Drainage District recorded May 27, 1970 in Book 1948, Page 639; Notice of Restrictions on Real Estate recorded June 30, 1972 in Book 2244, Page 736; Declaration of Restrictions recorded September 7, 1977 in Book 2814, Page 631; and Resolution of the Board of County Commissioners Amending and Restating a Municipal Service Taxing Unit/Benefit Unit for Streetlighting for Orangewood/Westwood Area recorded June 10, 2002 in Book 6541, Page 4075.
- Development rights to the existing Conservation Easement recorded in Official Records Book 5599, Pages 1450-1456, Public Records of Orange County, Florida as shown hereon are dedicated to Orange County, Florida. No construction, clearing, grading or alteration to the Conservation Easement is permitted without prior approval of Orange County, Florida and all other applicable jurisdictional agencies.
- The access easement dedicated hereon is created for the limited purpose of providing access to Orange County, Florida for maintenance obligations associated with the underground utilities located within this property.
- Vehicular access locations from the property shown hereon to International Drive is controlled by Orange County, Florida and permitted through the Orange County Permitting Process.

LEGEND:

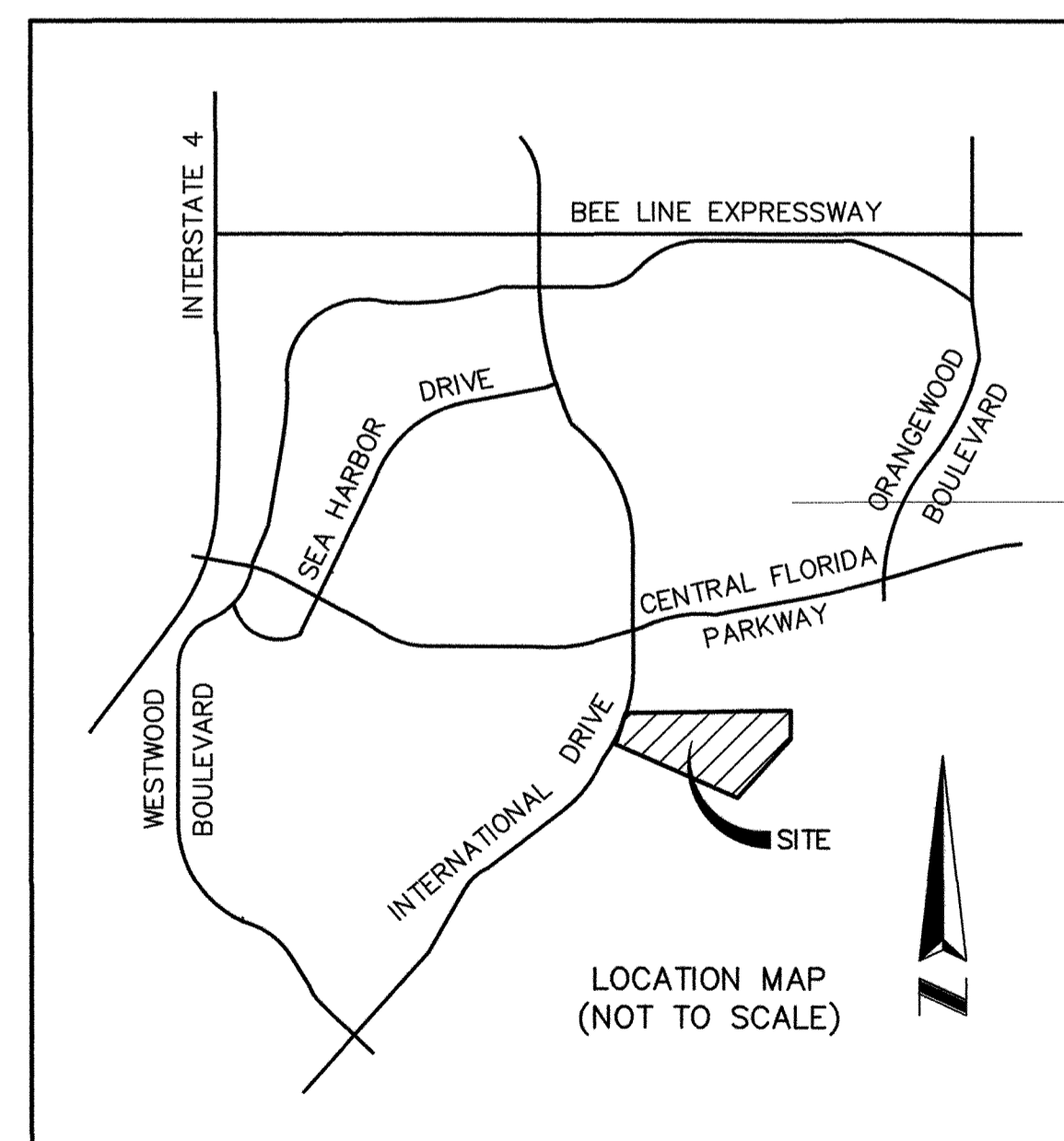
- denotes centerline
- R/W denotes right-of-way
- O.R. denotes Official Records
- CCR denotes Certified Corner Record
- (N.R.) denotes non-radial
- denotes recovered concrete monument
- denotes set 4"x4" concrete monument stamped "PRM LB #6723" or "PRM WITNESS LB #6723"
- PRM denotes Permanent Reference Monument
- LB denotes Licensed Business
- denotes change in direction
- R denotes radius
- L denotes arc length
- A denotes interior angle
- TAN denotes tangent length
- c denotes chord length
- cb denotes chord bearing
- TB denotes tangent bearing
- U.E. denotes utility easement
- L.E. denotes landscape easement
- P.E. denotes pedestrian easement
- P.T.E. denotes public transit easement
- denotes access easement as described in Surveyor's Note 4.

SHEET INDEX:

- SHEET 1 OF 2 - LEGAL DESCRIPTION, DEDICATION, NOTES, & LEGEND
- SHEET 2 OF 2 - BOUNDARY INFORMATION, GEOMETRY & LEGEND

THE PROPERTY SHOWN HEREON REPRESENTS THE LANDS INCLUDED IN THE ORANGEWOOD PLANNED DEVELOPMENT/N-9/ORANGEWOOD COVE DEVELOPMENT PLAN AS APPROVED BY THE ORANGE COUNTY DEVELOPMENT REVIEW COMMITTEE ON FEBRUARY 22, 2006.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

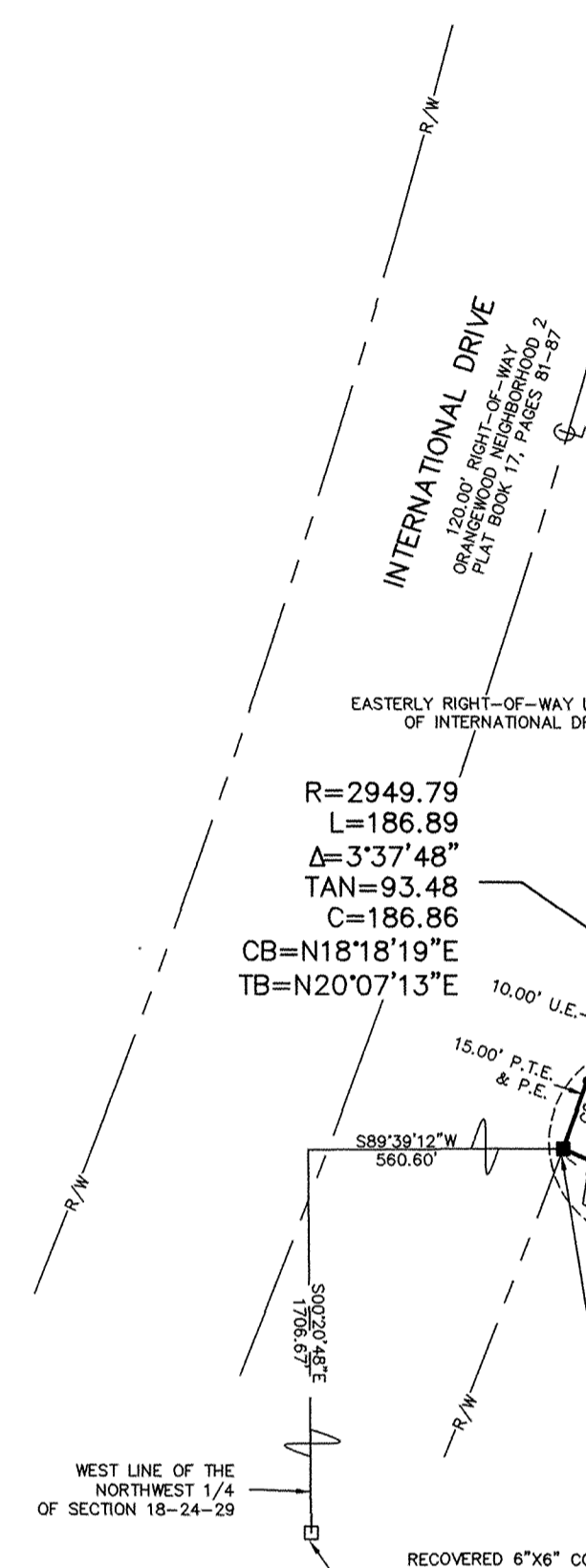
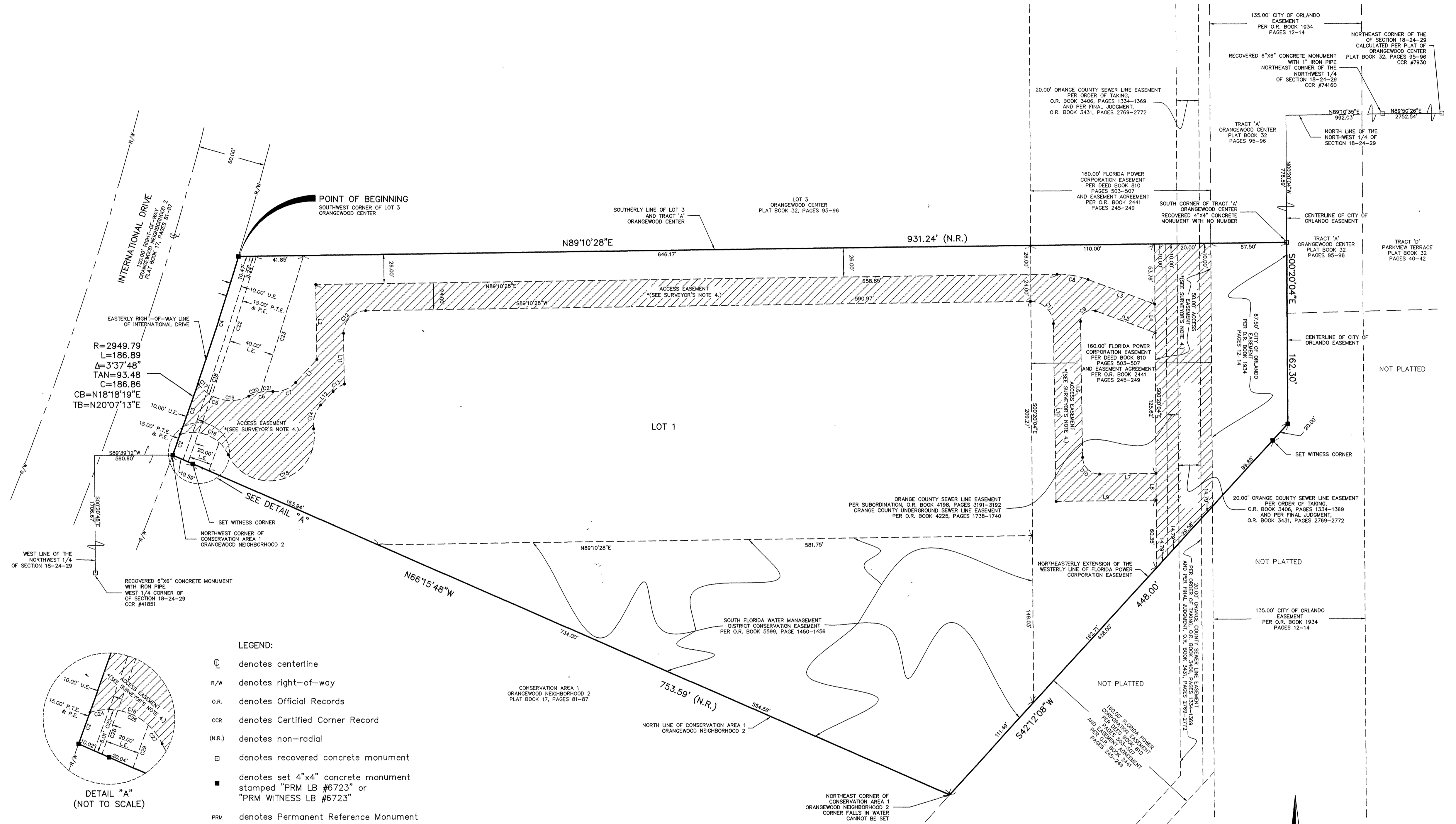


ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

ORANGEWOOD COVE

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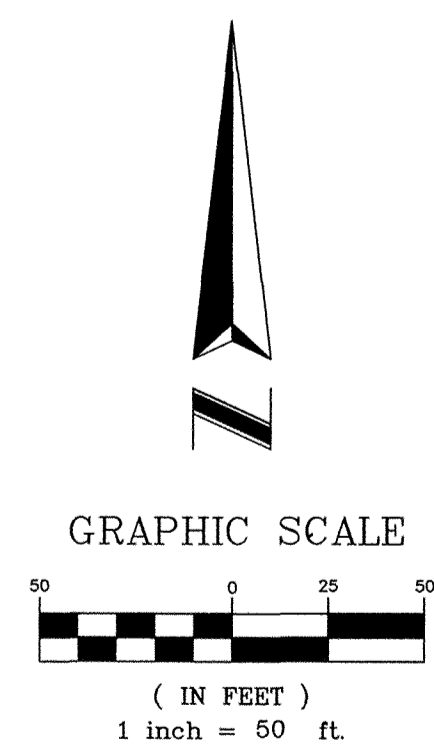


DETAIL "A"
(NOT TO SCALE)

- LEGEND:**
- ⊙ denotes centerline
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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C2	2949.79'	19.86'	19.86'	N19°55'39"E	0°23'09"
C3	2949.79'	48.04'	48.04'	N19°16'05"E	0°55'59"
C4	2949.79'	118.99'	118.98'	N17°38'45"E	2°18'40"
C5	35.00'	50.62'	46.32'	S75°39'11"E	82°52'06"
C6	40.00'	22.00'	21.72'	S78°40'03"W	31°30'35"
C7	25.00'	22.70'	21.93'	N68°24'45"E	52°01'12"
C8	76.00'	27.86'	27.70'	N80°19'32"W	21°00'00"
C9	10.00'	19.37'	16.48'	S54°40'28"W	111°00'00"
C10	15.00'	23.56'	21.21'	S45°49'32"E	90°00'00"
C11	20.00'	31.42'	28.28'	N45°49'32"W	90°00'00"
C12	20.00'	31.42'	28.28'	S44°10'28"W	90°00'00"
C13	25.00'	12.14'	12.02'	S56°18'51"W	27°49'25"
C14	25.00'	22.70'	21.93'	S16°23'52"W	52°01'12"
C15	40.00'	115.03'	79.29'	N72°45'33"E	164°45'33"
C16	35.00'	50.87'	46.51'	N66°29'30"W	83°16'39"
C17	35.00'	11.34'	11.29'	S43°29'59"E	18°33'41"
C18	35.00'	5.16'	5.15'	S57°00'13"E	8°26'47"
C19	35.00'	34.12'	32.79'	S89°09'25"E	55°51'38"
C20	40.00'	11.18'	11.15'	S70°55'21"W	16°01'10"
C21	40.00'	10.81'	10.78'	S86°40'38"W	15°29'25"
C22	2964.79'	130.78'	130.77'	N17°39'49"E	2°31'39"
C23	3004.79'	127.90'	127.89'	N17°22'59"E	2°26'20"
C24	35.00'	11.43'	11.37'	S81°13'17"W	18°42'13"
C25	35.00'	5.18'	5.17'	N85°11'24"W	8°28'26"
C26	35.00'	20.40'	20.11'	N64°15'12"W	33°23'57"
C27	35.00'	13.87'	13.78'	S56°12'12"W	22°42'03"
C28	2964.79'	27.67'	27.67'	N19°52'17"E	0°32'05"
C29	2964.79'	26.96'	26.96'	N19°54'15"E	0°31'03"

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.97'	N42°24'08"E
L2	66.87'	N00°49'32"W
L3	63.38'	S69°49'32"E
L4	25.62'	S00°20'04"E
L5	56.21'	N69°49'32"W
L6	121.42'	S00°49'32"E
L7	49.98'	N89°10'28"E
L8	24.00'	S00°20'04"E
L9	88.78'	S89°10'28"W
L10	159.00'	N00°49'32"W
L11	45.35'	S00°49'32"E
L12	16.35'	S42°24'08"W



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