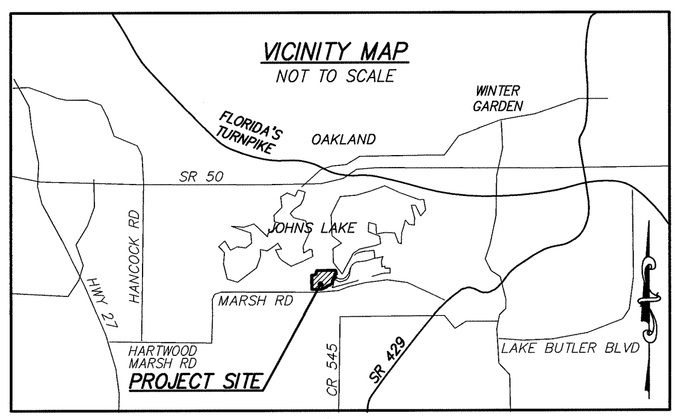
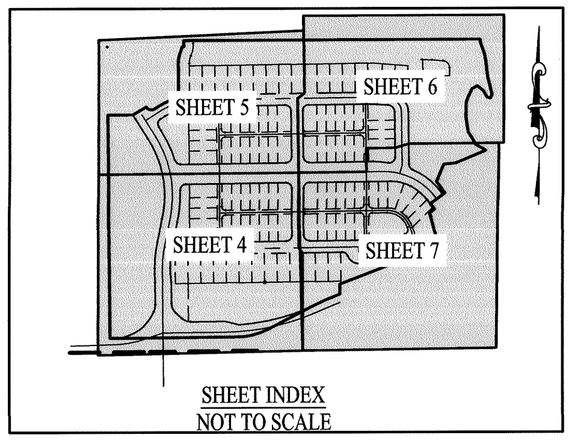
WATERSIDE ON JOHNS LAKE - PHASE 2A

BEING A REPLAT OF THE EAST 1/2 OF LOT 32H AND A PORTION OF THE EAST 1/2 OF LOT 21H, LAKE AVALON GROVES REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 81 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA





LEGAL DESCRIPTION:

THE EAST 1/2 OF LOT 32H AND A PORTION OF THE EAST 1/2 OF LOT 21H, LAKE AVALON GROVES REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 81, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LYING IN THE CITY OF WINTER GARDEN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE RUN N89°28'17" E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 6, A DISTANCE OF 1325.30 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6; THENCE RUN N00°43'21"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 A DISTANCE OF 31.13 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MARSH ROAD (A 60 FOOT WIDE PUBLIC RIGHT OF WAY) PER ORANGE COUNTY ENGINEERING DEPARTMENT RIGHT OF WAY MAPS AND THE POINT OF BEGINNING; THENCE RUN S89°27'19"W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 331.33 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN N00°43'43"W, A DISTANCE OF 963.02 FEET; THENCE RUN N89°16'17"E, A DISTANCE OF 107.99 FEET; THENCE RUN N59°59'23"E, A DISTANCE OF 67.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°26'59", A CHORD BEARING OF S76°14'07"E, AND A CHORD DISTANCE OF 36.10 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.34 FEET TO A POINT OF TANGENCY; THENCE RUN N57°32'24"E, A DISTANCE OF 21.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 322.00 FEET, A CENTRAL ANGLE OF 16°54'46", A CHORD BEARING OF N65°59'47"E, AND A CHORD DISTANCE OF 94.70 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.05 FEET TO THE END OF SAID CURVE; THENCE RUN N00°43'21"W, A DISTANCE OF 145.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 37°39'30", A CHORD BEARING OF N18°06'24"E, AND A CHORD DISTANCE OF 54.87 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 37°39'30", A CHORD BEARING OF N18°06'24"E, AND A CHORD DISTANCE OF 22.59 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.00 FEET TO A POINT OF TANGENCY AND A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE RUN N00°43'21"W ALONG SAID WEST LINE A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°49'28"E, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 1277.16 FEET TO A POINT ON THE SAFE UPLAND LINE OF JOHNS LAKE (SAID LINE HAVING AN ELEVATION OF 98.00 FEET, ACCORDING TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, OR 97.12 FEET ACCORDING TO THE NORTH AMERICAN VERTICAL DATUM OF 1988); THENCE RUN ALONG SAID SAFE UPLAND LINE THE FOLLOWING TWENTY-TWO (22) COURSES: THENCE S13°30'03"E, A DISTANCE OF 37.95 FEET; THENCE RUN S18°25'11"E, A DISTANCE OF 55.06 FEET; THENCE RUN S09°07'14"E, A DISTANCE OF 33.49 FEET; THENCE RUN S06°01'59"E, A DISTANCE OF 31.28 FEET; THENCE RUN S07°54'37"E, A DISTANCE OF 34.96 FEET; THENCE RUN S15°10'49"E, A DISTANCE OF 34.51 FEET; THENCE RUN S14°40'30"E, A DISTANCE OF 35.91 FEET; THENCE RUN S20°43'49"W, A DISTANCE OF 18.24 FEET; THENCE RUN N74°38'34"W, A DISTANCE OF 16.55 FEET; THENCE RUN N28°12'56"W, A DISTANCE OF 31.12 FEET; THENCE RUN N49°41'33"W, A DISTANCE OF 33.26 FEET; THENCE RUN S62°54'44"W , A DISTANCE OF 26.82 FEET; THENCE RUN S24°58'20"W, A DISTANCE OF 37.90 FEET; THENCE RUN S20°11'24"W, A DISTANCE OF 25.05 FEET; THENCE RUN S01°56'46"W, A DISTANCE OF 32.56 FEET; THENCE RUN S02°02'34"W, A DISTANCE OF 32.18 FEET; THENCE RUN S09°01'50"E, A DISTANCE OF 35.06 FEET; THENCE RUN S10°08'17"E, A DISTANCE OF 31.73 FEET; THENCE RUN S31°57'41"E, A DISTANCE OF 31.99 FEET; THENCE RUN S29°17'38"E, A DISTANCE OF 29.98 FEET; THENCE RUN S60°28'33"E, A DISTANCE OF 37.50 FEET; THENCE RUN S54°50'42"E, A DISTANCE OF 12.52 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT E, ACCORDING TO THE PLAT OF WATERSIDE ON JOHNS LAKE – PHASE 1 REPLAT, PLAT BOOK 84, PAGES 122–128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHERLY AND WESTERLY LINES OF SAID TRACT: S67°03'57"W, A DISTANCE OF 140.17 FEET; THENCE RUN S84°17'21"W, A DISTANCE OF 51.02 FEET; THENCE RUN S23°25'09"W, A DISTANCE OF 80.61 FEET; THENCE RUN S36°09'41"E, A DISTANCE OF 62.65 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN S53°50'19"W, A DISTANCE OF 77.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HARBOR OAK PARKWAY ACCORDING TO THE PLAT OF WATERSIDE ON JOHNS LAKE – PHASE 1, PLAT BOOK 82, PAGES 74–80 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S36°09'41"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF TRACT D PER SAID PLAT OF WATERSIDE ON JOHNS LAKE – PHASE 1; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN ALONG SAID NORTHWESTERLY LINE OF TRACT D THE FOLLOWING FIVE (5) COURSES: S53°50'19"W, A DISTANCE OF 25.06 FEET; THENCE RUN S15°23'41"E, A DISTANCE OF 102.26 FEET; THENCE RUN S57°12'48"W, A DISTANCE OF 219.77 FEET; THENCE RUN S68°52'59"W, A DISTANCE OF 245.66 FEET; THENCE RUN S00°42'39"E, A DISTANCE OF 42.99 FEET TO THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED MARSH ROAD AND A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1175.91 FEET, A CENTRAL ANGLE OF 06°24'58", A CHORD BEARING OF S65°52'48"W, AND A CHORD DISTANCE OF 131.61 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 131.68 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING THREE COURSES: S62°40'19"W, A DISTANCE OF 215.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 288.31 FEET, A CENTRAL ANGLE OF 26°47'00" , A CHORD BEARING OF S76°03'49" W, AND A CHORD DISTANCE OF 133.55 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.77 FEET TO A POINT OF TANGENCY; THENCE RUN S89°27'19"W, A DISTANCE OF 219.54 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,643,048 SQUARE FEET / 37.72 ACRES, MORE OR LESS.

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.

SHEET 1 OF 7

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

SHEET INDEX

SHEET 1 & 2 – COVER SHEET/NOTES
SHEET 3 – OVERALL MAP
SHEETS 3 TO 7 – DETAIL SHEETS

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON April 21, 2016 AS FILE NO. 20160201444, COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA.

BY: P. D. Faulrush (SEAL)

COUNTY COMPTROLLER SEAL ORANGE COUNTY FLORIDA

PLAT BOOK: **88** PAGE: **126**

WATERSIDE ON JOHNS LAKE – PHASE 2A

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE ENTITY NAMED BELOW, BEING THE OWNER ("OWNER") IN FEE SIMPLE OF THE LAND DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, INCLUDING THE PLAT NOTES. UNLESS OTHERWISE INDICATED IN THE PLAT NOTES, ALL UTILITY EASEMENTS (U.E.) AND DRAINAGE EASEMENTS (D.E.) CREATED BY THIS PLAT ARE DEDICATED TO THE CITY OF WINTER GARDEN. NO EASEMENT DEPICTED ON THE PLAT, OR DESCRIBED IN THE PLAT NOTES, IS DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY STATED OTHERWISE IN THE PLAT NOTES.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON April 5th, A.D. 2016.

WITNESSES:

PRINT NAME: Milton Andrade

PRINT NAME: Aaron Reid

STANDARD PACIFIC OF FLORIDA,
A FLORIDA GENERAL PARTNERSHIP

BY: STANDARD PACIFIC OF FLORIDA GP, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER

BY: David Baselice

PRINT NAME: David Baselice

ITS: Division President

SEAL

STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 4, 2016, BY David Baselice AS Division President OF STANDARD PACIFIC OF FLORIDA, GP, INC., A DELAWARE CORPORATION, THE MANAGING GENERAL PARTNER OF STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE CORPORATION AND GENERAL PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME AS THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER 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 WHO DID NOT TAKE AN OATH.

(NOTARY SEAL)

NOTARY PUBLIC

KARLA R. CUEVAS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF116014
Expires 4/24/2018

NAME: Karla R. Cuevas

COMMISSION NO: FF116014

COMMISSION EXPIRES: 4.24.2018

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON APRIL 5, 2016 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED OR SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA.

(SIGNATURE) DATE: 4/6/2016 (SEAL)

WILLIAM D. DONLEY, (PSM) PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5381

DEWBERRY
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8011

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY THAT ON April 14, 2016, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSIONERS OF WINTER GARDEN, FLORIDA.

CITY CLERK

MAYOR OF WINTER GARDEN
JOHN REES

(SEAL)

CERTIFICATE OF REVIEW BY CITY SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

CITY SURVEYOR DATE: 4/11/16

PRINTED NAME: GERALD M. JOHNSTON

COMPANY: ALLEN & COMPANY (SEAL)

ADDRESS: 16 EAST PLANT STREET WINTER GARDEN, FL 34787

REGISTRATION NO.: 5570

WATERSIDE ON JOHNS LAKE - PHASE 2A

BEING A REPLAT OF THE EAST 1/2 OF LOT 32H AND A PORTION OF THE EAST 1/2 OF LOT 21H, LAKE AVALON GROVES REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 81 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH A 1990 ADJUSTMENT AS DERIVED ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING N00°43'21"W.

2. UNLESS OTHERWISE INDICATED, A PRIVATE NON-EXCLUSIVE UTILITY EASEMENT BEING 10.00 FEET WIDE ADJACANT TO ROAD RIGHTS-OF-WAY (PUBLIC OR PRIVATE), IS HEREBY DEDICATED AND RESERVED IN FAVOR OF THE CITY OF WINTER GARDEN. NO UTILITIES OR OTHER IMPROVEMENTS SHALL BE PERMITTED TO CONFLICT OR INTERFERE WITH THE CITY OF WINTER GARDEN'S UTILITY IMPROVEMENTS WITHIN SAID UTILITY EASEMENT AREAS. THE CITY OF WINTER GARDEN IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF THEIR RESPECTIVE UTILITIES PLACED WITHIN THE AFORESAID EASEMENTS. THE FEE SIMPLE OWNER OF SAID LOTS AND OR TRACTS SHALL BE RESPONSIBLE FOR THE GRASS AND LANDSCAPING WITHIN THE UTILITY EASEMENT LOCATED UPON INDIVIDUAL LOTS AND OR TRACTS.

3. UNLESS OTHERWISE INDICATED, A PRIVATE NON-EXCLUSIVE UTILITY EASEMENT BEING 5.00 FEET WIDE ALONG THE SIDES OF ALL LOTS AND TRACTS, IS HEREBY DEDICATED AND RESERVED IN FAVOR OF THE CITY OF WINTER GARDEN. THE CITY OF WINTER GARDEN IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF THEIR RESPECTIVE UTILITIES PLACED WITHIN THE UTILITY EASEMENT. THE FEE SIMPLE OWNER OF SAID LOTS AND OR TRACTS SHALL BE RESPONSIBLE FOR THE GRASS AND LANDSCAPING WITHIN ALL UTILITY EASEMENTS LOCATED UPON INDIVIDUAL LOTS AND OR TRACTS.

4. UNLESS OTHERWISE INDICATED, A PRIVATE NON-EXCLUSIVE DRAINAGE EASEMENT BEING 5.00 FEET WIDE ALONG THE SIDES OF ALL LOTS AND TRACTS, IS HEREBY DEDICATED AND RESERVED IN FAVOR OF THE CITY OF WINTER GARDEN AND THE WATERSIDE ON JOHNS LAKE PHASE 2A/2B COMMUNITY ASSOCIATION, INC ("PHASE 2 HOA"), AND WATERSIDE ON JOHNS LAKE COMMUNITY ASSOCIATION. INC. ("MASTER HOA") (PHASE 2 HOA AND MASTER HOA ARE COLLECTIVELY REFERRED TO AS THE "HOA'). THE CITY OF WINTER GARDEN IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF THEIR RESPECTIVE UTILITIES PLACED WITHIN THE DRAINAGE EASEMENT. THE MASTER HOA OR PHASE 2 HOA, AS APPLICABLE, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ANY AND ALL DRAINAGE IMPROVEMENTS AND SWALES WITHIN THE DRAINAGE EASEMENT. THE FEE SIMPLE OWNER OF SAID LOTS AND OR TRACTS SHALL BE RESPONSIBLE FOR THE GRASS AND LANDSCAPING WITHIN ALL DRAINAGE EASEMENTS LOCATED UPON INDIVIDUAL LOTS AND OR TRACTS.

5. THE FOLLOWING TRACTS ARE INTENDED FOR THE PURPOSES AS SET FORTH BELOW AND ARE TO BE CONVEYED IN FEE SIMPLE TO THE MASTER HOA PURSUANT TO A SEPARATE DEED AS REQUIRED BY CHAPTER 720 OF THE FLORIDA STATUTES:

TRACTS "E", "F", AND "G" (RETENTION/OPEN SPACE)

TRACT "I" (PARK)

TRACT N" (OPEN SPACE)

6. THE FOLLOWING TRACTS ARE INTENDED FOR THE PURPOSES AS SET FORTH BELOW AND ARE TO BE CONVEYED IN FEE SIMPLE TO THE PHASE 2 HOA PURSUANT TO A SEPARATE DEED AS REQUIRED BY CHAPTER 720 OF THE FLORIDA STATUTES:

TRACTS "H" (RETENTION/OPEN SPACE)

TRACTS "J", "K", AND "L" (OPEN SPACE)

TRACTS "AA", "BB", "CC", & "DD" (ALLEY ACCESS/UTILITY TRACT)

7. EACH OF THE OWNERS OF LOTS AS SHOWN IN THIS PLAT, "WATERSIDE ON JOHNS LAKE PHASE 2A", IS A MEMBER OF THE HOA. THE MASTER HOA OR PHASE 2 HOA, AS APPLICABLE, IS REQUIRED TO MAINTAIN TRACTS E, F, G ,H, I, J, K, L, N, AA, BB, CC & DD. THE MEMBERS OF THE HOA ARE ULTIMATELY RESPONSIBLE FOR PAYMENT OF THE COST OF MAINTAINING SAID TRACTS AND ALL LOTS ARE SUBJECT TO ASSESSMENTS, LIENS AND FORECLOSURES FOR NON-PAYMENT.

8. PURSUANT TO SECTION 177.091 (28), FLORIDA STATUTES, AS AMENDED; ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS PARAGRAPH SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION FOR WATERSIDE ON JOHNS LAKE, THE ARTICLES OF INCORPORATION FOR WATERSIDE ON JOHNS LAKE COMMUNITY ASSOCIATION, THE DECLARATION FOR WATERSIDE ON JOHNS LAKE PHASE 2A/2B, AND THE ARTICLES OF INCORPORATION FOR WATERSIDE ON JOHNS LAKE PHASE 2A/2B, ALL OF THE FOREGOING OF WHICH ARE TO BE RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

10. THE LOTS WITHIN THIS SUBDIVISION ARE GOVERNED BY A MANDATORY HOMEOWNERS ASSOCIATION (I.E. THE PHASE 2 HOA AND THE MASTER HOA) REQUIRING THE PAYMENT OF FEES AND WITH THE POWER TO ASSESS THE LOTS. THE MASTER HOA AND THE PHASE 2 HOA, AS APPLICABLE, IS THE OWNER OF AND/OR RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL PRIVATE AREAS, DRAINAGE SYSTEMS, INCLUDING WITHOUT LIMITATION, THE RETENTION/DETENTION AREAS AND UNDERDRAINS, COMMON PROPERTIES, SCREENING WALLS, AND SUCH OTHER SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, INCLUDING, WITHOUT LIMITATION, TRACTS E, F, G ,H, I, J, K, L, N, AA, BB, CC & DD AND THE IMPROVEMENTS THEREON. EVERY LOT OWNER WITHIN THIS SUBDIVISION IS REQUIRED TO BE A MEMBER OF THE HOA, AND IS SUBJECT TO ITS RULES AND REGULATIONS, INCLUDING. BUT NOT LIMITED TO THE CONDITIONS, COVENANTS, AND RESTRICTIONS PROVIDED FOR IN ITS DECLARATIONS, AND THE DEDICATIONS, RESTRICTIONS, AND RESERVATIONS, AS SET FORTH ON THIS PLAT. FAILURE TO PAY SUCH FEES OR ASSESSMENTS SHALL RESULT IN THE ATTACHMENT OF A LIEN ON THE PROPERTY OF THE OWNER WHICH FAILS TO PAY SUCH FEES OR ASSESSMENTS BY THE HOA, WHICH MAY RESULT IN THE FORECLOSURE OF SAID PROPERTY.

11. THE CITY OF WINTER GARDEN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE AND OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, ANY AND ALL PORTIONS OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, ANY AND ALL PRIVATE AREAS, COMMON AREAS, DRAINAGE SYSTEMS, INCLUDING WITHOUT LIMITATION, THE RETENTION/DETENTION AREAS AND UNDERDRAINS, COMMON PROPERTIES, SCREENING WALLS, TRACTS E, F, G ,H, I, J, K, L, N, AA, BB, CC & DD AND THE IMPROVEMENTS THEREON, AND SUCH OTHER SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN (COLLECTIVELY, THE "FACILITIES AND LAND"). FURTHER, THE CITY OF WINTER GARDEN HAS THE RIGHT, BUT NOT THE OBLIGATION, TO CAUSE TO BE PREPARED ANY REPORT, STUDY, OR INSPECTION REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN (THE "CODE") IF THE HOA FAILS TO OBTAIN SUCH REPORTS, STUDIES, OR INSPECTIONS REQUIRED BY THE CODE IN THE TIME PROVIDED. IN THE EVENT THE FACILITIES AND LAND (OR ANY PORTION THEREOF) ARE NOT MAINTAINED, REPAIRED, OR REPLACED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES, GOOD ENGINEERING PRACTICES, OR BECOME A NUISANCE, OR THE REQUIRED REPORTS, STUDIES, OR INSPECTIONS ARE NOT OBTAINED IN THE TIME PROVIDED, OR IN THE EVENT THE CITY OF WINTER GARDEN EXERCISES THE AFOREMENTIONED RIGHT, EACH OF THE LOT OWNERS ON A PRO-RATA BASIS (I.E., PER LOT) SHALL BE RESPONSIBLE FOR PAYMENT OF THE COST OF SUCH MAINTENANCE, REPAIR, REPLACEMENT AND CARE PROVIDED BY THE CITY OF WINTER GARDEN OR THE CONTRACTORS AND AGENTS AND THE COST OF PREPARING SAID REPORTS, STUDIES, OR INSPECTIONS, PLUS ADMINISTRATIVE COSTS AND ATTORNEYS FEES INCURRED BY OR FOR THE CITY OF WINTER GARDEN. THE CITY OF WINTER GARDEN SHALL HAVE A LIEN UPON EACH LOT TO SECURE THE PERSONAL OBLIGATION OF EACH LOT OWNER THEREOF FOR ANY UNPAID FEES AND COSTS RESULTING FROM THE FOREGOING. SUCH LIEN SHALL ALSO" SECURE REASONABLE ATTORNEY'S FEES AND OTHER COSTS INCURRED BY THE CITY OF WINTER GARDEN INCIDENT TO THE COLLECTION OF SUCH FEES AND COSTS OF ENFORCEMENT OF SUCH LIEN. THE LIEN SHALL BE EVIDENCED BY A CLAIM RECORDED AMONG THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND SHALL BE EFFECTIVE FROM AND AS OF THE TIME OF SUCH RECORDING. THE CITY OF WINTER GARDEN MAY TAKE SUCH ACTION OR ACTIONS IT DEEMS NECESSARY TO COLLECT SAID FEES AND COSTS AS MAY BE PERMITTED BY LAW, INCLUDING, BUT NOT LIMITED TO, AN IN PERSONAL ACTION, LIEN, FORECLOSURE, OR SPECIAL ASSESSMENT. NEITHER THE RIGHTS PROVIDED FOR HEREIN NOR THE CITY'S EXERCISE OF SAID RIGHTS, SHALL IMPOSE ANY OBLIGATION ON THE CITY OF WINTER GARDEN TO MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR THE FACILITIES AND LAND, OR ANY PORTION THEREOF, OR CAUSE TO BE PREPARED ANY STUDIES, REPORTS OR INSPECTIONS.

12. THE MASTER HOA AND PHASE 2 HOA, AS OWNER OF THE SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, COMMON PROPERTIES, AND AMENITIES, AND THE INDIVIDUAL LOT OWNERS TO EXTENT OF THEIR INTEREST IN THE FOREGOING, SHALL RELEASE, DEFEND, INDEMNIFY AND HOLD THE CITY OF WINTER GARDEN, OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES HARMLESS FROM ANY AND ALL COSTS, EXPENSES, SUITS, DEMANDS, LIABILITIES, DAMAGES, INJURIES (INCLUDING DEATH), OR OTHERWISE INCLUDING ATTORNEY'S FEES AND COSTS OF SUIT, IN CONNECTION WITH THE REASONABLE USE OF SAID SUBDIVISION INFRASTRUCTURE, COMMON AREAS, OR AMENITIES, OR SAID PARTIES' MAINTENANCE THEREOF, OR SAID PARTIES' EXERCISE OF RIGHTS PERMITTED IN THE DECLARATION OF THE HOMEOWNERS' ASSOCIATION, THIS PLAT, OR AS OTHERWISE PERMITTED BY LAW.

13. ACCORDING TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THE SAFE UPLAND LINE FOR JOHN'S LAKE IS 98.0 FEET (NATIONAL GEODETIC DATUM OF 1929) OR ELEVATION 97.12 FEET AS CONVERTED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THIS LINE AS ESTABLISHED IN THE FIELD IS DEPICTED AS THE BOUNDARY OF TRACTS "H" AND "I" AS THEY ABUT THE WATERS OF JOHN'S LAKE. THE SAFE UPLAND LINE MAY BE DIFFERENT FROM THE ORDINARY HIGH WATER LINE.

14. VEHICULAR ACCESS LOCATIONS FROM TRACTS E AND F TO MARSH ROAD ARE HEREBY DEDICATED TO AND CONTROLLED BY THE CITY OF WINTER GARDEN THROUGH THE CITY'S PERMITTING PROCESS.

15. THERE IS HEREBY GRANTED AND DEDICATED TO THE CITY OF WINTER GARDEN AND OTHER PUBLIC SERVICE AND EMERGENCY SERVICE PROVIDERS, A NON-EXCLUSIVE EASEMENT OVER AND THROUGH TRACTS AA (ALLEY TRACT), BB (ALLEY TRACT), CC (ALLEY TRACT), AND DD (ALLEY TRACT) AND ANY OTHER PRIVATELY OWNED INTERNAL ROADS, ALLEYS, PAVED AREAS AND SIDEWALKS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACCESS FOR THE PURPOSE OF PROVIDING PUBLIC AND EMERGENCY SERVICES TO THE SUBDIVISION, INCLUDING BUT NOT LIMITED TO, POSTAL, FIRE PROTECTION, POLICE PROTECTION, EMERGENCY MEDICAL TRANSPORTATION, CODE ENFORCEMENT, GARBAGE, UTILITIES AND OTHER PUBLIC AND EMERGENCY SERVICES.

16. THE CITY OF WINTER GARDEN IS DEDICATED A NON-EXCLUSIVE EASEMENT FOR UTILITIES OVER TRACT E & F IN THE LOCATION AS NOTED ON THE PLAT AS "UTILITY EASEMENT". FURTHER, THE CITY OF WINTER GARDEN IS DEDICATED A NON-EXCLUSIVE EASEMENT FOR DRAINAGE OVER TRACTS E, F, G & H TO ACCOMODATE THE STORMWATER DRAINAGE FROM THE PUBLIC ROAD TRACTS BEING CONVEYED TO THE CITY; HOWEVER, THE HOA SHALL REMAIN RESPONSIBLE FOR OPERATION, MAINTAINENCE, REPAIR AND REPLACEMENT OF SUCH TRACTS AND THE STORMWATER IMPROVEMENTS THEREON.

17. ALL LOT LINES ALONG CURVES ARE RADIAL UNLESS NOTED OTHERWISE. NON-RADIAL LINES ARE NOTED BY (NR).

18. EXISTING LINDSAY INGRESS EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9979, PAGE 3616, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA TO BE VACATED UPON RECORDING OF PLAT AND IS NOT SHOWN HEREON.

19. TRACT Z IS A PRIVATE ACCESS TRACT TO BE CONVEYED BY SEPARATE DEED TO THE OWNER OF THE PROPERTY LOCATED TO THE NORTH OF TRACT H (PARCEL ID # 06-23-27-0000-00-005) UPON THE RECORDING OF THIS PLAT. TRACT Z IS NOT PART OF THE HOA AND IS NOT SUBJECT TO THE TERMS, CONDITION AND OBLIGATIONS OF THE DECLARATION FOR WATERSIDE ON JOHNS LAKE RECORDED IN BOOK 10765, PAGE 7408, AS AMENDED (MASTER HOA DECLARATION) OR THE DECLARATION FOR WATERSIDE ON JOHNS LAKE PHASE 2A/2B (PHASE 2 HOA DECLARATION) TO BE RECORDED SIMULTANEOUSLY HEREWITH.

20. AN EASEMENT IS RESERVED AND DEDICATED IN FAVOR OF THE OWNER AND MEMBERS OF THE MASTER HOA OVER TRACT BB FOR PURPOSES OF INGRESS AND EGRESS TO TRACT N.

21. AN ORDINARY HIGH WATER LINE (OHWL) ELEVATION HAS NOT BEEN DETERMINED FOR JOHNS LAKE AS OF THE DATE OF THIS PLAT. THE APPROXIMATE EDGE OF WATER DEPICTED ON THIS PLAT IS NOT THE ORDINARY HIGH WATER LINE. THE STATE OF FLORIDA OWNS TITLE, AS SOVEREIGN LANDS, TO THOSE LANDS LYING WATERWARD OF THE OHWL FOR JOHNS LAKE, WHICH AFFECTS THE LOCATION OF THE BOUNDARY LINES FOR LAKEFRONT LOTS AND TRACTS. THE EXACT LOCATION OF LAKE FRONT LOTS' AND TRACTS' LAKESIDE LOT LINE ARE NOT DEPICTED ON THE PLAT. IN ORDER TO ENSURE THAT THERE IS NO GAP BETWEEN SOVEREIGN LANDS AND LAKE FRONT LOTS AND TRACTS AND THAT NO LAKE FRONT LOTS AND TRACTS INCLUDE SOVEREIGN LANDS, ALL LAKEFRONT LOTS AND TRACTS SHALL EXTEND OR DETRACT TO THE OHWL OF JOHNS LAKE NOTWITHSTANDING THE GRAPHICAL DEPICTION OF LOTS AND TRACTS ABUTTING A WITNESS LINE, NORMAL HIGH WATER LINE OR SAFE UPLAND LINE.

22. THE NORMAL HIGH WATER LINE (NHWL) ELEVATION OF 98.4 FEET (NGVD 29 DATUM) WAS ESTABLISHED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS IN APRIL 1984 PER ORANGE COUNTY LAKE INDEX (DATED JUNE 2009). THE NORMAL HIGH WATER LINE IS NOT THE SAME AS THE ORDINARY HIGH WATER LINE AND IS USED BY LOCAL JURISDICTIONS TO DETERMINE BUILDING SETBACKS AND OTHER LOCAL GOVERNMENTAL REQUIREMENTS.

23. NO EASEMENT DEDICATED BY THIS PLAT, INCLUDING WITHOUT LIMITATION, TO THE CITY OF WINTER GARDEN, THE PUBLIC (IF APPLICABLE), OR TO ANY HOMEOWNERS' ASSOCIATION, SHALL BE TERMINATED OR MODIFIED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WINTER GARDEN.

24. ALL UTILITY EASEMENTS CREATED BY THIS PLAT (INCLUDING THOSE UTILITY EASEMENTS WITHIN THE EASEMENTS REFERENCED ABOVE) ARE DEDICATED TO THE CITY OF WINTER GARDEN. THE CITY OF WINTER GARDEN'S RIGHTS IN UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE SUPERIOR TO ALL OTHERS AND NO UTILITIES OR OTHER IMPROVEMENTS SHALL BE PERMITTED TO CONFLICT OR INTERFERE WITH THE CITY'S UTILITY IMPROVEMENTS WITHIN SUCH UTILITY EASEMENT AREAS. THE CITY OF WINTER GARDEN SHALL ONLY BE RESPONSIBLE FOR THE MAINTENANCE OF UTILITIES IT ACCEPTS AND/OR INSTALLS WITHIN THE UTILITY EASEMENT AREAS.

25. SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN CONSERVATION EASEMENT WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT TO BE RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, NO CONSTRUCTION, CLEARING, GRADING, ALTERATIONS OR IMPERVIOUS SURFACES IN THE UPLAND BUFFER & OPEN SPACE PRESERVATION TRACT BUFFER AREA IS PERMITTED OTHER THAN BOAT DOCKS AND BOARDWALKS.

26. TRACTS MM, NN, OO, PP AND QQ ARE TO BE CONVEYED VIA SPECIAL WARRANTY DEED TO THE CITY OF WINTER GARDEN.

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WATERSIDE ON JOHNS LAKE - PHASE 2A

PLAT BOOK: **88** PAGE: **128**

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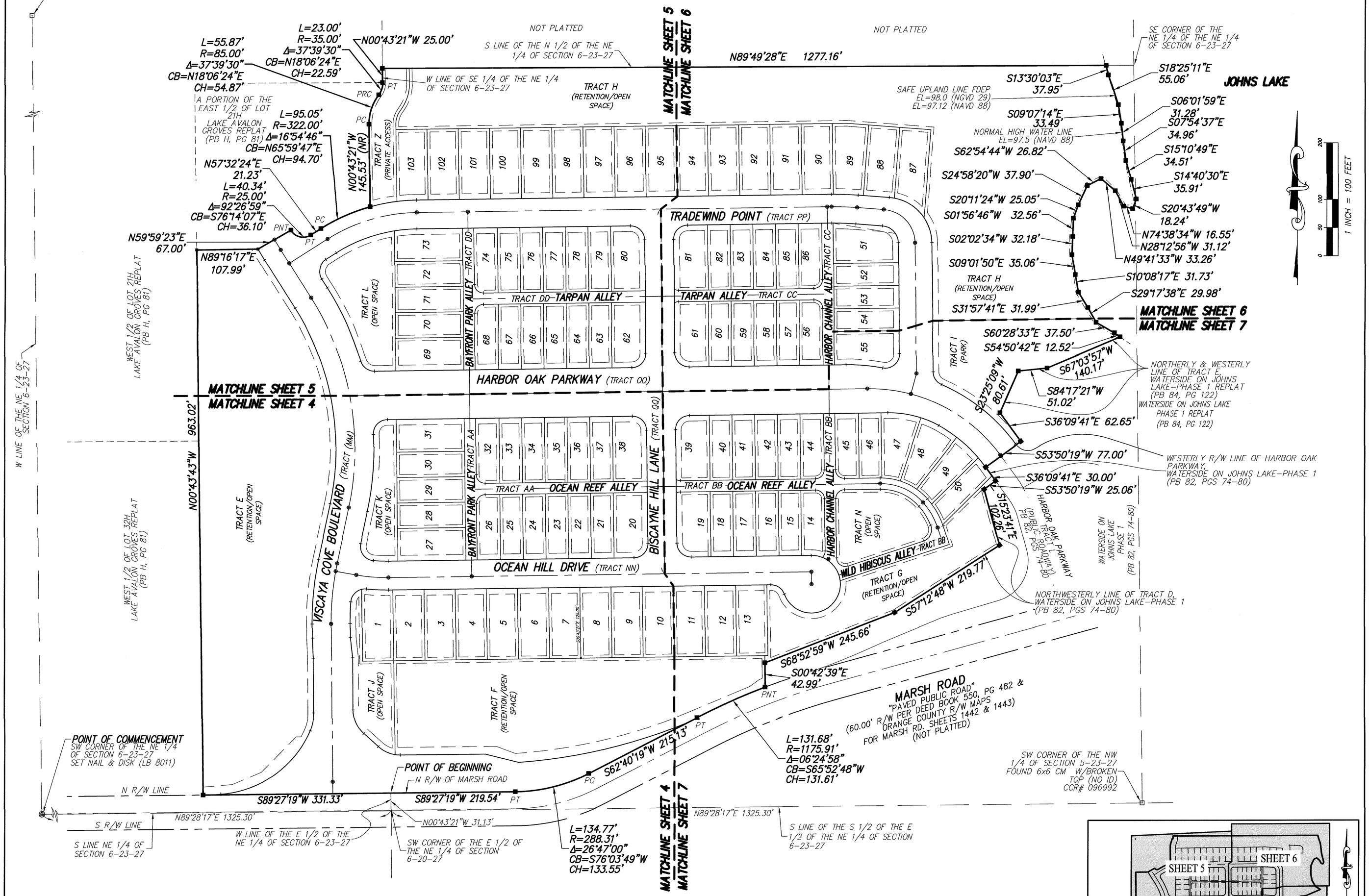

SHEET 3 OF 7

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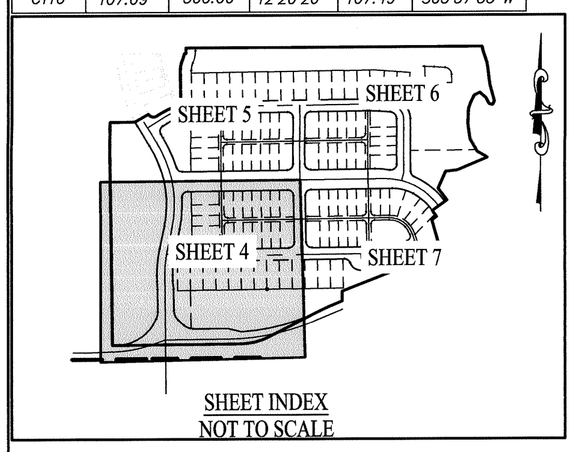
PLAT BOOK: **88** PAGE: **129**

0 25 50 100

1 INCH = 50 FEET

CURVE TABLE (THIS SHEET ONLY)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	9.26'	57.00	09°18'16"	9.25'	S85°53'33"E
C2	33.38'	57.00	33°33'32"	32.91'	S64°27'38"E
C3	38.40'	466.50	04°42'59"	38.39'	S01°48'49"W
C4	40.17'	25.00	92°03'26"	35.98'	S50°12'02"W
C5	31.59'	25.00	72°23'36"	29.53'	S40°22'06"W
C6	8.58'	25.00	19°39'50"	8.54'	S86°23'50"W
C7	39.07'	322.00	06°57'06"	39.04'	S87°14'48"E
C16	39.27'	25.00	90°00'00"	35.36'	N44°16'39"E
C17	26.35'	271.00	05°34'14"	26.34'	S87°56'14"E
C18	42.30'	25.00	96°56'53"	37.43'	S36°40'41"E
C19	57.06'	300.00	10°53'53"	56.98'	S85°16'25"E
C20	136.77'	533.50	14°41'20"	136.40'	N04°27'06"E
C21	360.33'	466.50	44°15'22"	351.44'	N10°19'55"W
C22	24.35'	15.50	90°00'00"	21.92'	S44°16'39"W
C23	24.35'	15.50	90°00'00"	21.92'	S45°43'21"E
C54	39.27'	25.00	90°00'00"	35.36'	N45°43'21"W
C55	40.22'	25.00	92°10'13"	36.02'	S43°11'32"W
C86	386.21'	500.00	44°15'22"	376.68'	N10°19'55"W
C107	198.88'	500.00	22°47'22"	197.57'	N00°24'05"E
C108	93.55'	500.00	10°43'12"	93.41'	S04°48'55"W
C109	14.14'	500.00	01°37'14"	14.14'	S10°59'09"W
C110	107.69'	500.00	12°20'26"	107.49'	S05°37'33"W



PLAT LEGEND

±	MORE OR LESS	RP	RADIAL POINT
ID	IDENTIFICATION	(T.Y.P.)	TYPICAL
ORB	OFFICIAL RECORD BOOK	L	LENGTH
DB	DEED BOOK	R	RADIUS
PB	PLAT BOOK	Δ	DELTA
PG	PAGE	CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD	CH	CHORD DISTANCE
RHPZ	RIPARIAN HABITAT PROTECTION ZONE	PC	POINT OF CURVATURE
℄	CENTERLINE	PT	POINT OF TANGENCY
⊡	FOUND CONCRETE MONUMENT AS NOTED	PRC	POINT OF REVERSE CURVATURE
■	SET 4"x4" CONCRETE MONUMENT (PRM LB 8011)	R/W	RIGHT OF WAY
PRM	PERMANENT REFERENCE MONUMENT	(R)	RADIAL
◎	SET NAIL & DISK (PCP LB 8011)	(NR)	NON RADIAL
PCP	PERMANENT CONTROL POINT	CM	CONCRETE MONUMENT
○	SET 5/8" IRON ROD & CAP (LB 1221)	LB	LICENSED BUSINESS
┼	CHANGE IN DIRECTION (R/W LINE)	LS	LAND SURVEYOR
▲	CHANGE IN DIRECTION (UPLAND BUFFER)	FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
D.E.	DRAINAGE EASEMENT	EL	ELEVATION
U.E.	UTILITY EASEMENT	FEMA	FEDERAL EMERGENCY MANAGEMENT ASSOCIATION
IP	IRON PIPE	PI	POINT OF INTERSECTION
NAVD	NORTH AMERICAN VERTICAL DATUM	D.W.E.	DRAINAGE & WALL EASEMENT
NGVD	NATIONAL GEODETIC VERTICAL DATUM	D.U&S.E.E	DRAINAGE, UTILITY & SIDEWALK ENCROACHMENT EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT		
PNT	POINT OF NON TANGENCY		

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THE STATE OF FLORIDA MAY OWN OR CLAIM TITLE TO THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE WHICH MAY AFFECT THE LOCATION OF THE BOUNDARY LINE OF THE PROPERTY FRONTING THE LAKE.

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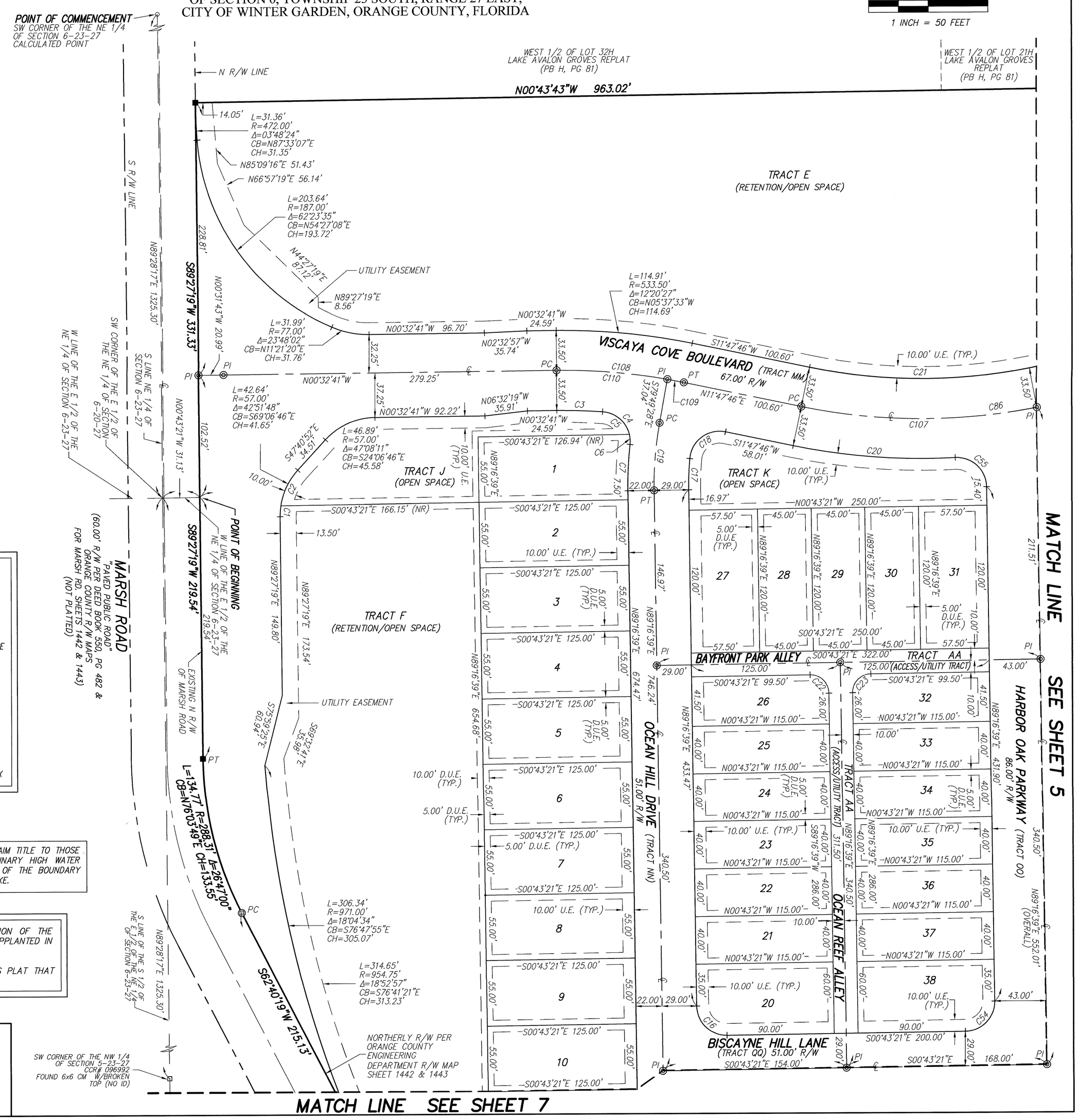

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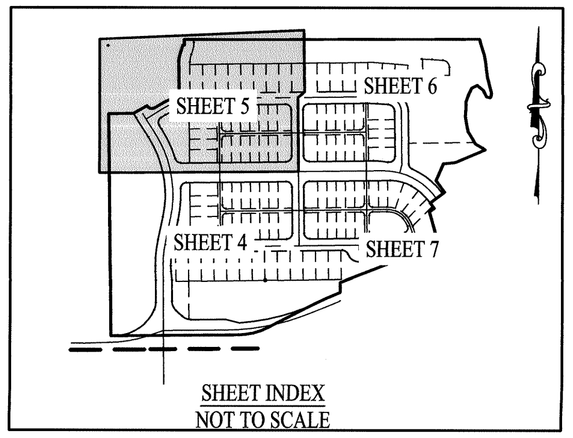
PLAT BOOK: **88** PAGE: **130**

0 25 50 100

1 INCH = 50 FEET

CURVE TABLE (THIS SHEET ONLY)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C21	360.33'	466.50	44°15'22"	351.44'	N10°19'35"W
C81	39.27'	25.00	90°00'00"	35.36'	N45°43'21"W
C82	39.27'	25.00	90°00'00"	35.36'	N44°16'39"E
C83	24.35'	15.50	90°00'00"	21.92'	S44°16'39"W
C84	24.35'	15.50	90°00'00"	21.92'	S45°43'21"E
C85	32.14'	25.00	73°39'27"	29.97'	S53°53'38"E
C86	386.21'	500.00	44°15'22"	376.68'	N10°19'55"W
C87	143.35'	533.50	15°23'42"	142.92'	N24°45'45"W
C88	39.27'	25.00	90°00'00"	35.36'	S12°32'24"W
C89	150.11'	271.00	31°44'15"	148.20'	S73°24'31"W
C90	110.08'	271.00	23°16'25"	109.32'	S69°10'36"W
C91	40.03'	271.00	08°27'50"	40.00'	S85°02'44"W
C94	166.18'	300.00	31°44'15"	164.06'	N73°24'31"E
C95	74.99'	322.00	13°20'36"	74.82'	S64°12'42"W
C96	103.37'	322.00	18°23'39"	102.93'	S80°04'49"W
C97	48.36'	322.00	08°36'17"	48.31'	S78°45'18"W
C98	34.96'	322.00	06°13'12"	34.94'	S86°10'03"W
C101	24.65'	37.50	37°39'30"	24.21'	S18°06'24"W
C102	54.22'	82.50	37°39'30"	53.25'	S18°06'24"W
C104	21.38'	500.00	02°26'59"	21.38'	N31°14'07"W
C105	22.81'	533.50	02°26'59"	22.81'	S31°14'07"E
C106	187.33'	500.00	21°28'00"	186.24'	N21°43'36"W



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NOT TO SCALE

PLAT LEGEND

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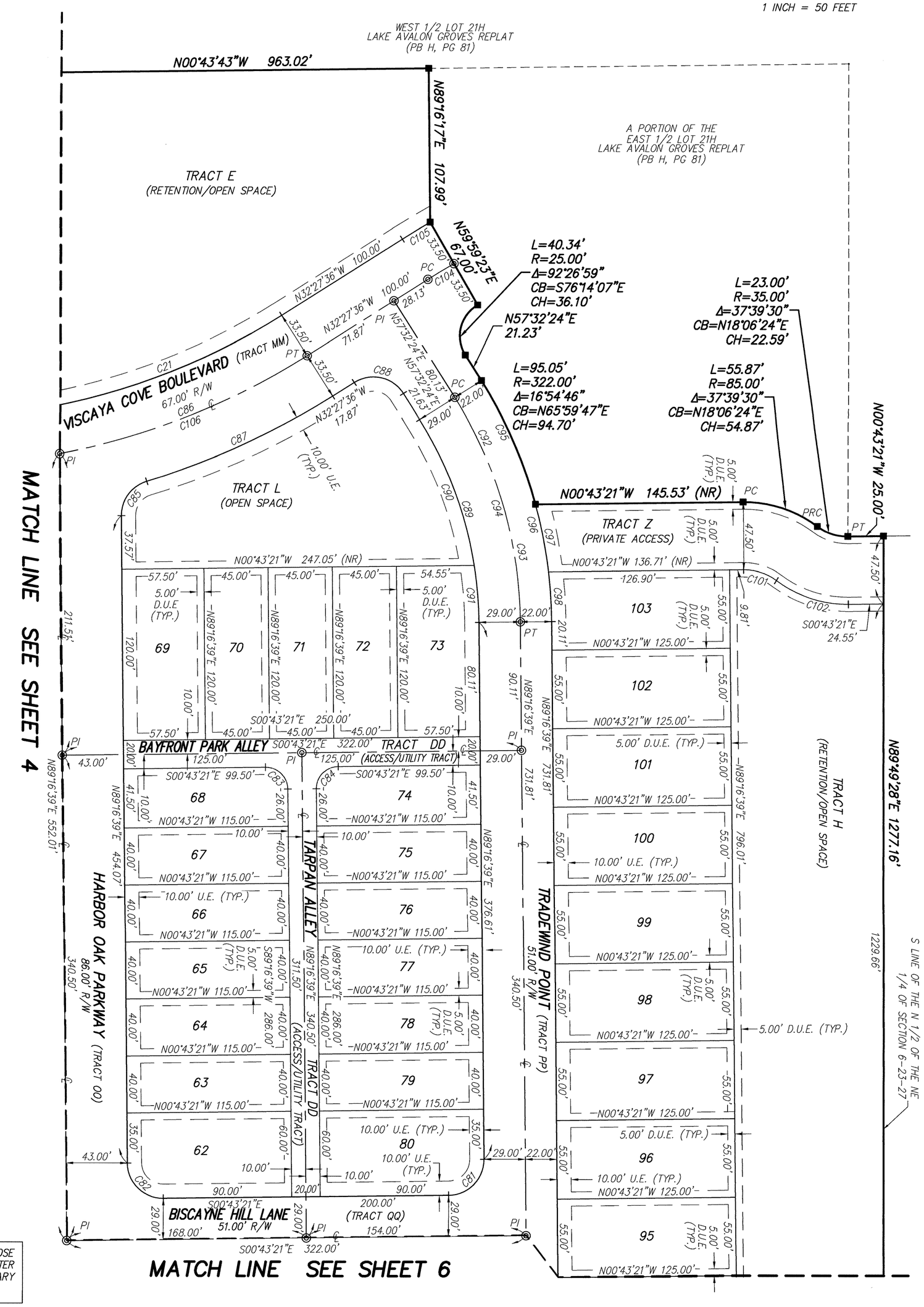

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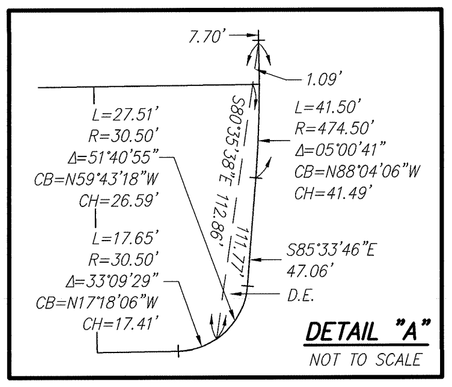
WATERSIDE ON JOHNS LAKE - PHASE 2A

BEING A REPLAT OF THE EAST 1/2 OF LOT 32H AND A PORTION OF THE EAST 1/2 OF LOT 21H, LAKE AVALON GROVES REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 81 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

PLAT BOOK: **88** PAGE: **131**

0 25 50 100

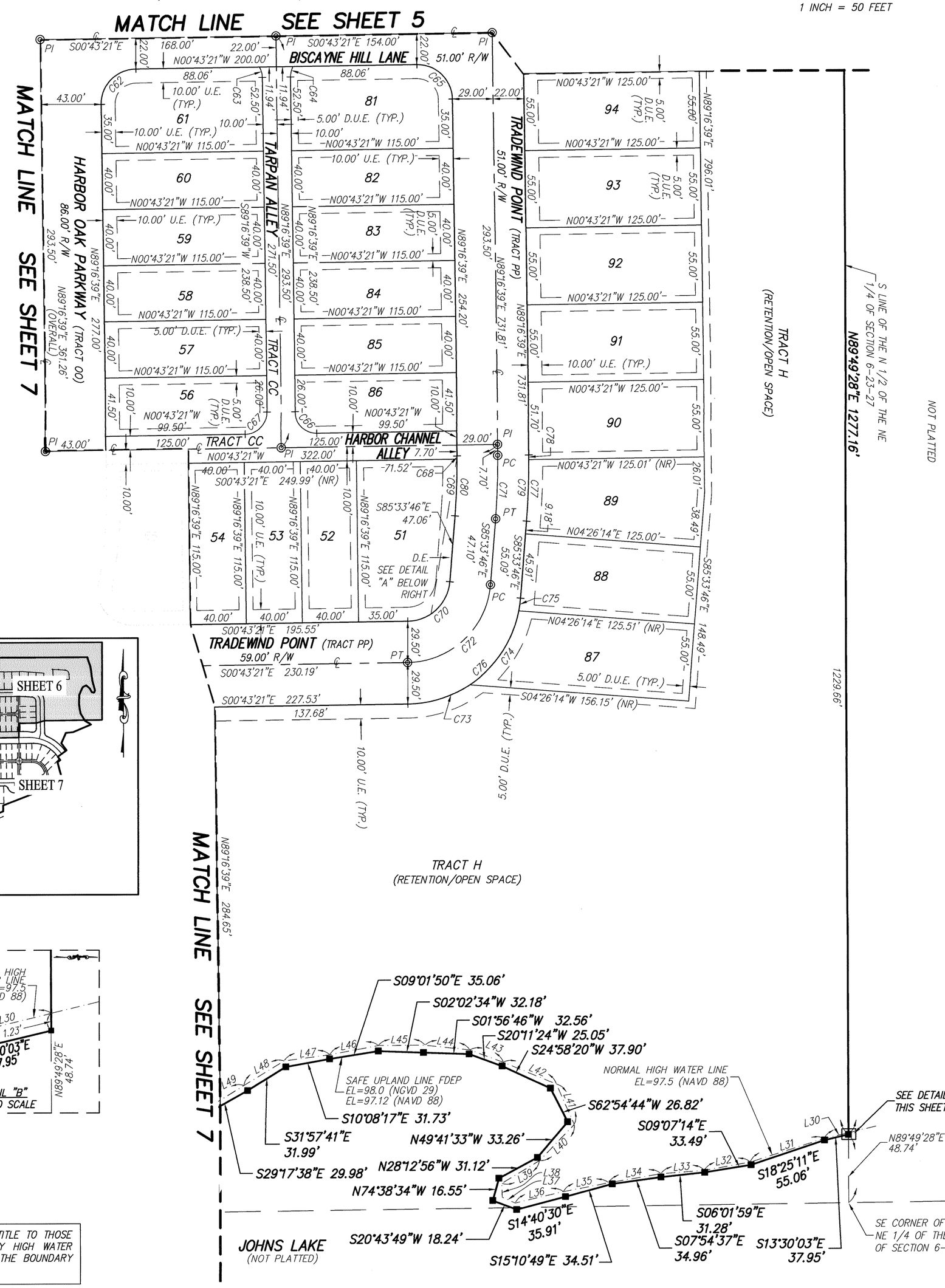
1 INCH = 50 FEET

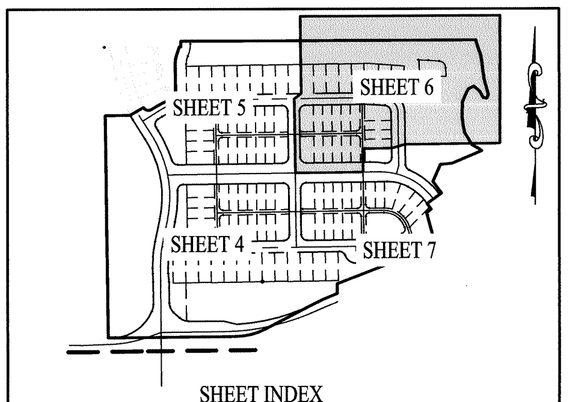


DETAIL "A"
NOT TO SCALE

CURVE TABLE (THIS SHEET ONLY)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C62	39.27'	25.00	90°00'00"	35.36'	S45°43'21"E
C63	7.83'	15.50	28°56'19"	7.75'	S74°48'29"W
C64	7.83'	15.50	28°56'19"	7.75'	S76°15'12"E
C65	39.27'	25.00	90°00'00"	35.36'	S44°16'39"W
C66	24.35'	15.50	90°00'00"	21.92'	N44°16'39"E
C67	24.35'	15.50	90°00'00"	21.92'	N45°43'21"W
C68	2.30'	474.50	00°16'40"	2.30'	S89°24'58"W
C69	40.43'	474.50	04°52'56"	40.42'	N88°00'14"W
C70	45.16'	30.50	84°50'25"	41.15'	N43°08'34"W
C71	45.34'	503.50	05°09'35"	45.33'	N88°08'34"W
C72	88.84'	60.00	84°50'25"	80.95'	N43°08'34"W
C73	46.94'	81.50	32°59'46"	46.29'	N17°13'14"W
C74	64.64'	81.50	45°26'35"	62.96'	N56°26'25"W
C75	9.10'	81.50	06°24'03"	9.10'	N82°21'44"W
C76	120.68'	81.50	84°50'25"	109.95'	N43°08'34"W
C77	44.03'	525.50	04°48'00"	44.01'	N87°57'46"W
C78	3.30'	525.50	00°21'35"	3.30'	S89°27'26"W
C79	47.32'	525.50	05°09'35"	47.31'	N88°08'34"W
C80	42.73'	474.50	05°09'35"	42.72'	N88°08'34"W

LINE TABLE NORMAL HIGH WATER LINE		
LINE	BEARING	LENGTH
L30	S13°30'03"E	17.81'
L31	S17°30'19"E	55.08'
L32	S10°08'59"E	33.24'
L33	S4°11'22"E	30.98'
L34	S9°44'35"E	37.80'
L35	S10°59'13"E	32.85'
L36	S13°09'30"E	35.18'
L37	S23°28'00"W	10.08'
L38	S88°03'49"W	10.04'
L39	N30°58'06"W	31.41'
L40	N46°03'41"W	35.61'
L41	S66°11'37"W	31.47'
L42	S22°35'43"W	40.87'
L43	S20°24'44"W	25.37'
L44	S6°10'41"W	32.11'
L45	S0°12'27"E	33.30'
L46	S10°36'48"E	35.14'
L47	S7°34'38"E	32.87'
L48	S31°30'48"E	33.48'
L49	S31°48'56"E	29.31'





SHEET INDEX
NOT TO SCALE

PLAT LEGEND

±	MORE OR LESS	RP	RADIAL POINT
ID	IDENTIFICATION	(T.Y.P.)	TYPICAL
ORB	OFFICIAL RECORD BOOK	L	LENGTH
DB	DEED BOOK	R	RADIUS
PB	PLAT BOOK	Δ	DELTA
PG	PAGE	CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD	CH	CHORD DISTANCE
RHPZ	RIPARIAN HABITAT PROTECTION ZONE	PC	POINT OF CURVATURE
℄	CENTERLINE	PT	POINT OF TANGENCY
⊡	FOUND CONCRETE MONUMENT AS NOTED	PRC	POINT OF REVERSE CURVATURE
■	SET 4"x4" CONCRETE MONUMENT (PRM LB 8011)	R/W	RIGHT OF WAY
PRM	PERMANENT REFERENCE MONUMENT	(R)	RADIAL
◎	SET NAIL & DISK (PCP LB 8011)	(NR)	NON RADIAL
PCP	PERMANENT CONTROL POINT	CM	CONCRETE MONUMENT
○	SET 5/8" IRON ROD & CAP (LB 1221)	LB	LICENSED BUSINESS
┼	CHANGE IN DIRECTION (R/W LINE)	LS	LAND SURVEYOR
▲	CHANGE IN DIRECTION (UPLAND BUFFER)	FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
D.E.	DRAINAGE EASEMENT	EL	ELEVATION
U.E.	UTILITY EASEMENT	FEMA	FEDERAL EMERGENCY MANAGEMENT ASSOCIATION
IP	IRON PIPE	PI	POINT OF INTERSECTION
NAVD	NORTH AMERICAN VERTICAL DATUM	D.W.E.	DRAINAGE & WALL EASEMENT
NGVD	NATIONAL GEODETIC VERTICAL DATUM	D.U&S.E.E	DRAINAGE, UTILITY & SIDEWALK ENCROACHMENT EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT		
PNT	POINT OF NON TANGENCY		

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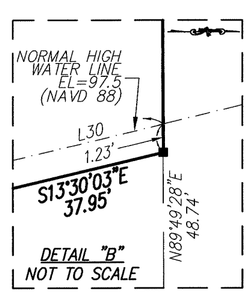
SHEET 1 & 2 – COVER SHEET/NOTES
SHEET 3 – OVERALL MAP
SHEETS 3 TO 7 – DETAIL SHEETS



DETAIL "B"
NOT TO SCALE

NOTICE

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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET 6 OF 7

Dewberry
131 WEST KALEY STREET
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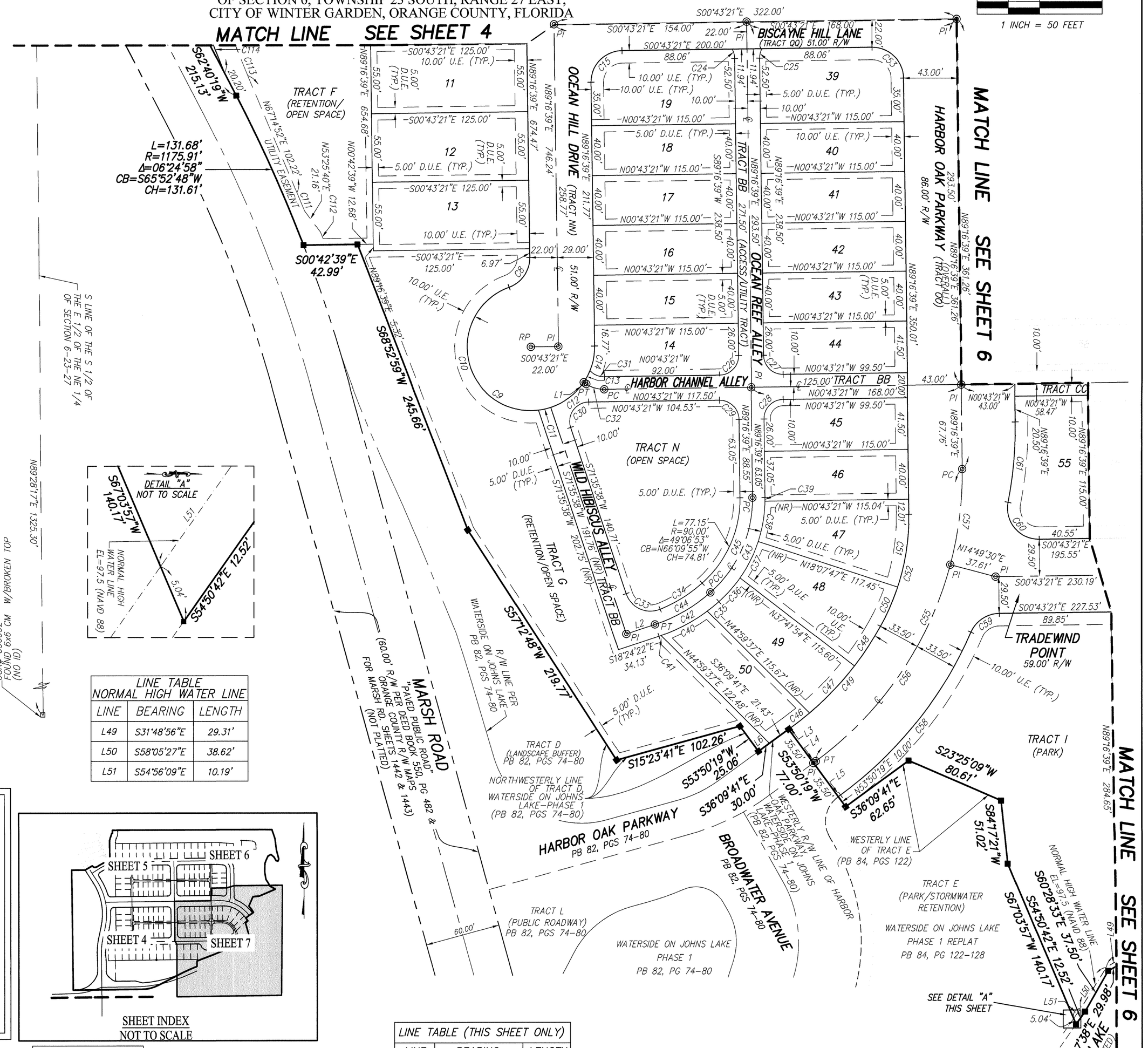
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

THE STATE OF FLORIDA MAY OWN OR CLAIM TITLE TO THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE WHICH MAY AFFECT THE LOCATION OF THE BOUNDARY LINE OF THE PROPERTY FRONTING THE LAKE.

WATERSIDE ON JOHNS LAKE - PHASE 2A

BEING A REPLAT OF THE EAST 1/2 OF LOT 32H AND A PORTION OF THE EAST 1/2 OF LOT 21H, LAKE AVALON GROVES REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 81 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

PLAT BOOK: **88** PAGE: **132**



CURVE TABLE (THIS SHEET ONLY)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C8	30.89'	25.00	70°47'42"	28.96'	N55°19'30"W
C9	223.24'	51.00	250°47'42"	83.15'	N34°40'30"E
C10	148.80'	51.00	167°10'15"	101.36'	N76°29'13"E
C11	10.07'	51.00	11°18'28"	10.05'	N12°45'08"W
C12	33.69'	51.00	37°50'49"	33.08'	N37°19'47"W
C13	10.48'	51.00	11°46'25"	10.46'	N62°08'24"W
C14	20.20'	51.00	22°41'45"	20.07'	N79°22'29"W
C15	39.27'	25.00	90°00'00"	35.36'	S45°43'21"E
C24	7.83'	15.50	28°56'19"	7.75'	S74°48'29"W
C25	7.83'	15.50	28°56'19"	7.75'	S76°15'12"E
C26	24.35'	15.50	90°00'00"	21.92'	N45°43'21"W
C27	24.35'	15.50	90°00'00"	21.92'	N44°16'39"E
C28	24.35'	15.50	90°00'00"	21.92'	S45°43'21"E
C29	24.35'	15.50	90°00'00"	21.92'	S44°16'39"W
C30	29.13'	15.50	107°41'01"	25.03'	S54°33'52"E
C31	12.88'	15.50	47°37'01"	12.51'	N23°05'09"E
C32	15.34'	25.50	34°28'10"	15.11'	N16°30'44"E
C33	33.55'	20.50	93°46'01"	29.93'	N24°42'37"E
C34	39.86'	117.50	19°26'05"	39.66'	N31°53'26"W
C35	11.91'	137.50	04°57'54"	11.91'	S39°07'31"W
C36	25.64'	110.00	13°21'10"	25.58'	N48°17'03"W
C37	32.69'	110.00	17°01'40"	32.57'	N63°28'28"W
C38	33.02'	110.00	17°11'52"	32.89'	N80°35'14"W
C39	2.95'	110.00	01°32'11"	2.95'	N89°57'16"W
C40	42.02'	137.50	17°30'31"	41.85'	N27°53'19"W
C41	1.75'	137.50	00°43'42"	1.75'	N18°46'13"W
C42	55.68'	137.50	23°12'06"	55.30'	N30°00'25"W
C43	94.29'	110.00	49°06'53"	91.43'	N66°09'55"W
C44	51.63'	127.50	23°12'06"	51.28'	N30°00'25"W
C45	85.72'	100.00	49°06'53"	83.12'	N66°09'55"W
C46	18.96'	252.50	04°18'08"	18.95'	N38°18'45"W
C47	52.17'	252.50	11°50'17"	52.08'	N46°22'57"W
C48	38.14'	252.50	08°39'16"	38.10'	N56°37'44"W
C49	109.27'	252.50	24°47'41"	108.42'	N48°33'31"W
C50	34.38'	180.50	10°54'51"	34.33'	N66°24'48"W
C51	59.39'	180.50	18°51'08"	59.12'	N81°17'47"W
C52	93.77'	180.50	29°46'00"	92.72'	N75°50'22"W
C53	39.27'	25.00	90°00'00"	35.36'	S44°16'39"W
C55	272.35'	286.00	54°33'41"	262.18'	N63°26'31"W
C56	194.74'	286.00	39°00'50"	191.00'	N55°40'06"W
C57	77.61'	286.00	15°32'51"	77.37'	N82°56'56"W
C58	169.28'	319.50	30°21'26"	167.31'	N51°20'24"W
C59	28.71'	25.00	65°47'46"	27.16'	N33°37'14"E
C60	44.35'	25.00	101°38'20"	38.76'	N50°05'49"E
C61	64.90'	319.50	11°38'20"	64.79'	N84°54'11"W
C111	15.71'	1045.25	00°51'39"	15.71'	S67°40'42"W
C112	5.72'	1192.16	00°16'30"	5.72'	S68°58'55"W
C113	314.65'	954.75	18°52'57"	313.23'	S76°41'21"E
C114	306.34'	971.00	18°04'34"	305.07'	S76°47'55"E

LINE TABLE NORMAL HIGH WATER LINE		
LINE	BEARING	LENGTH
L49	S31°48'56"E	29.31'
L50	S58°05'27"E	38.62'
L51	S54°56'09"E	10.19'

PLAT LEGEND

±	MORE OR LESS	RP	RADIAL POINT
ID	IDENTIFICATION	(T.Y.P.)	TYPICAL
ORB	OFFICIAL RECORD BOOK	L	LENGTH
DB	DEED BOOK	R	RADIUS
PB	PLAT BOOK	Δ	DELTA
PG	PAGE	CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD	CH	CHORD DISTANCE
RHPZ	RIPARIAN HABITAT PROTECTION ZONE	PC	POINT OF CURVATURE
℄	CENTERLINE	PT	POINT OF TANGENCY
⊡	FOUND CONCRETE MONUMENT AS NOTED	PRC	POINT OF REVERSE CURVATURE
■	SET 4"x4" CONCRETE MONUMENT (PRM LB 8011)	R/W	RIGHT OF WAY
PRM	PERMANENT REFERENCE MONUMENT	(R)	RADIAL
◎	SET NAIL & DISK (PCP LB 8011)	(NR)	NON RADIAL
PCP	PERMANENT CONTROL POINT	CM	CONCRETE MONUMENT
○	SET 5/8" IRON ROD & CAP (LB 1221)	LB	LICENSED BUSINESS
┼	CHANGE IN DIRECTION (R/W LINE)	LS	LAND SURVEYOR
▲	CHANGE IN DIRECTION (UPLAND BUFFER)	FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
D.E.	DRAINAGE EASEMENT	EL	ELEVATION
U.E.	UTILITY EASEMENT	FEMA	FEDERAL EMERGENCY MANAGEMENT ASSOCIATION
IP	IRON PIPE	PI	POINT OF INTERSECTION
NAVD	NORTH AMERICAN VERTICAL DATUM	D.W.E.	DRAINAGE & WALL EASEMENT
NGVD	NATIONAL GEODETIC VERTICAL DATUM	D.U&S.E.E	DRAINAGE, UTILITY & SIDEWALK ENCROACHMENT EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT		
PNT	POINT OF NON TANGENCY		

SHEET INDEX
NOT TO SCALE

LINE TABLE (THIS SHEET ONLY)		
LINE	BEARING	LENGTH
L1	N33°44'49"E	2.45'
L2	S18°24'22"E	24.13'
L3	S36°09'41"E	2.34'
L4	S36°09'41"E	2.34'
L5	S36°09'41"E	2.34'
L6	S36°09'41"E	10.91'

SHEET 7 OF 7

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SHEET INDEX

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SHEET 3 – OVERALL MAP
SHEETS 3 TO 7 – DETAIL SHEETS

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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

WATERSIDE ON JOHNS LAKE - PHASE 2B

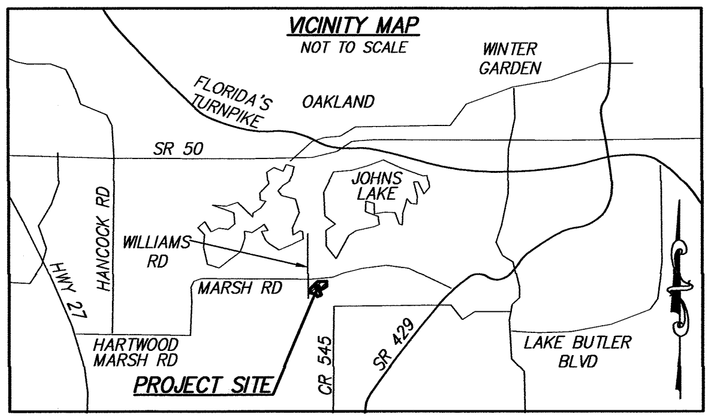
BEING A REPLAT OF A PORTION OF LOT 3, LAKE AVALON ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 52, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF LOT 3 OF LAKE AVALON ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 52, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE NORTH 15 FEET FOR ROAD RIGHT OF WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE N00°44'46"W, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 1699.18 FEET TO A POINT ON THE WESTERLY PROJECTION OF THE SOUTH LINE OF LOT 3, LAKE AVALON ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK R, PAGE 52, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S80°44'46"E, ALONG SAID WESTERLY PROJECTION OF THE SOUTH LINE OF LOT 3, A DISTANCE OF 30.46 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WILLIAMS ROAD, AS SHOWN ON THE PLAT OF SAID LAKE AVALON ESTATES AND THE POINT OF BEGINNING; THENCE N00°44'46"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 282.40 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 3; THENCE N44°15'01"E, ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 855.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MARSH ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 4545, PAGE 1077, OF AFORESAID PUBLIC RECORDS; THENCE N89°27'19"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 688.72 FEET TO THE EAST LINE OF THE AFORESAID LOT 3; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN S00°07'19"W ALONG SAID EAST LINE, A DISTANCE OF 396.40 FEET TO A POINT ON THE SAFE UPLAND LINE OF LAKE AVALON HAVING AN ELEVATION OF 90.2 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), ACCORDING TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION; THENCE RUN SOUTHWESTERLY ALONG SAID SAFE UPLAND LINE THE FOLLOWING TWENTY-THREE (23) COURSES; S57°32'58"W, A DISTANCE OF 45.73 FEET; THENCE S59°13'35"W, A DISTANCE OF 82.76 FEET; THENCE S57°39'28"W, A DISTANCE OF 78.63 FEET; THENCE S38°55'00"W, A DISTANCE OF 73.21 FEET; THENCE S62°10'26"W, A DISTANCE OF 51.80 FEET; THENCE N86°29'31"W, A DISTANCE OF 19.35 FEET; THENCE N69°18'01"W, A DISTANCE OF 44.02 FEET; THENCE S68°23'29"W, A DISTANCE OF 39.85 FEET; THENCE S37°55'21"W, A DISTANCE OF 28.06 FEET; THENCE S41°53'00"W, A DISTANCE OF 69.26 FEET; THENCE S33°05'13"W, A DISTANCE OF 67.88 FEET; THENCE S27°16'26"W, A DISTANCE OF 71.81 FEET; THENCE S04°33'13"W, A DISTANCE OF 63.27 FEET; THENCE S23°19'59"E, A DISTANCE OF 72.18 FEET; THENCE S41°41'43"E, A DISTANCE OF 73.50 FEET; THENCE S04°34'10"E, A DISTANCE OF 58.89 FEET; THENCE S13°07'31"W, A DISTANCE OF 61.31 FEET; THENCE S42°14'18"W, A DISTANCE OF 42.78 FEET; THENCE S55°50'41"W, A DISTANCE OF 48.14 FEET; THENCE S85°53'11"W, A DISTANCE OF 59.80 FEET; THENCE S78°41'17"W, A DISTANCE OF 50.82 FEET; THENCE S66°48'49"W, A DISTANCE OF 55.82 FEET; THENCE S53°23'59"W, A DISTANCE OF 27.47 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 3; THENCE N34°44'46"W, ALONG SAID SOUTH LINE, A DISTANCE OF 266.97 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, N80°44'46"W, A DISTANCE OF 447.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 20.671 ACRES, MORE OR LESS.



SHEET INDEX

SHEET 1 - COVER SHEET / NOTES
SHEETS 2 & 3 - DETAIL SHEETS

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SHEET 1 OF 3

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131 WEST KALEY STREET
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WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH A 1990 ADJUSTMENT AS DERIVED ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING N00°44'46"W.

2. UNLESS OTHERWISE INDICATED, A NON-EXCLUSIVE UTILITY EASEMENT BEING 10.00 FEET WIDE ADJACENT TO ROAD RIGHTS-OF-WAY (PUBLIC OR PRIVATE), IS HEREBY DEDICATED AND RESERVED IN FAVOR OF THE CITY OF WINTER GARDEN. NO UTILITIES OR OTHER IMPROVEMENTS SHALL BE PERMITTED TO CONFLICT OR INTERFERE WITH THE CITY OF WINTER GARDEN'S UTILITY IMPROVEMENTS WITHIN SAID UTILITY EASEMENT AREAS. THE WATERSIDE ON JOHNS LAKE COMMUNITY ASSOCIATION. INC. ("HOA") SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ANY AND ALL DRAINAGE IMPROVEMENTS AND SWALES WITHIN THE DRAINAGE AND UTILITY EASEMENT. THE FEE SIMPLE OWNER OF SAID LOTS AND OR TRACTS SHALL BE RESPONSIBLE FOR THE GRASS AND LANDSCAPING WITHIN ALL UTILITY AND DRAINAGE EASEMENTS LOCATED UPON INDIVIDUAL LOTS AND OR TRACTS.

3. UNLESS OTHERWISE INDICATED, A NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT BEING 5.00 FEET WIDE ALONG THE SIDES OF ALL LOTS AND TRACTS, IS HEREBY DEDICATED AND RESERVED IN FAVOR OF THE CITY OF WINTER GARDEN. THE CITY OF WINTER GARDEN IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF THEIR RESPECTIVE UTILITIES PLACED WITHIN THE UTILITY AND DRAINAGE EASEMENT. THE WATERSIDE ON JOHNS LAKE COMMUNITY ASSOCIATION. INC. ("HOA") SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ANY AND ALL DRAINAGE IMPROVEMENTS AND SWALES WITHIN THE UTILITY AND DRAINAGE EASEMENT. THE FEE SIMPLE OWNER OF SAID LOTS AND OR TRACTS SHALL BE RESPONSIBLE FOR THE GRASS AND LANDSCAPING WITHIN ALL UTILITY AND DRAINAGE EASEMENTS LOCATED UPON INDIVIDUAL LOTS AND OR TRACTS.

4. ALL TRACTS SHALL HAVE A CITY UTILITY ACCESS AND MAINTENANCE RIGHTS DEDICATED TO THE CITY OF WINTER GARDEN.

5. NO EASEMENT DEDICATED BY THIS PLAT, INCLUDING WITHOUT LIMITATION, TO THE CITY OF WINTER GARDEN, THE PUBLIC, OR TO HOMEOWNERS' ASSOCIATION, SHALL BE TERMINATED OR MODIFIED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WINTER GARDEN.

6. ALL UTILITY EASEMENTS CREATED BY THIS PLAT (INCLUDING THOSE UTILITY EASEMENT WITHIN THE ABOVE REFERENCED EASEMENTS) ARE DEDICATED TO THE CITY OF WINTER GARDEN. THE CITY OF WINTER GARDEN'S RIGHTS IN THE UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE SUPERIOR TO ALL OTHERS AND NO UTILITIES OR OTHER IMPROVEMENTS SHALL BE PERMITTED TO CONFLICT OR INTERFERE WITH THE CITY'S UTILITY IMPROVEMENTS WITHIN SUCH UTILITY EASEMENT AREA. THE CITY OF WINTER GARDEN SHALL ONLY BE RESPONSIBLE FOR THE MAINTENANCE OF UTILITIES IT ACCEPTS AND/OR INSTALLS WITHIN THE UTILITY EASEMENT AREAS.

7. THE FOLLOWING TRACTS ARE INTENDED FOR THE PURPOSES AS SET FORTH BELOW AND ARE TO BE CONVEYED TO THE "HOA" VIA QUIT CLAIM DEED AS REQUIRED BY CHAPTER 720 OF THE FLORIDA STATUTES:
   TRACT "A" (RETENTION/OPEN SPACE)
   TRACT "B" (OPEN SPACE/LANDSCAPE BUFFER)
   TRACT "C" (RETENTION/OPEN SPACE/LANDSCAPE BUFFER)
   TRACT "MM" (RETENTION/OPEN SPACE)

8. THE FOLLOWING TRACT IS INTENDED FOR THE PURPOSE AS SET FORTH BELOW AND IS TO BE CONVEYED TO THE CITY OF WINTER GARDEN VIA A SPECIAL WARRANTY DEED AS REQUIRED BY CHAPTER 720 OF THE FLORIDA STATUTES:
   TRACT "D" (LIFT STATION)
   TRACT "E" (R/W TRACT)

9. EACH OF THE OWNERS OF LOTS AS SHOWN ON THIS PLAT, "WATERSIDE ON JOHNS LAKE - PHASE 2B", IS A MEMBER OF THE "HOA". THE "HOA" IS REQUIRED TO MAINTAIN TRACTS A, B, C & MM. THE MEMBERS OF THE "HOA" ARE ULTIMATELY RESPONSIBLE FOR PAYMENT OF THE COST OF MAINTAINING SAID TRACTS AND ALL LOTS ARE SUBJECT TO ASSESSMENTS, LIENS AND FORECLOSURES FOR NON-PAYMENT.

10. PURSUANT TO SECTION 177.091 (28), FLORIDA STATUTES, AS AMENDED; ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS PARAGRAPH SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION FOR WATERSIDE ON JOHNS LAKE PHASE 2A/2B, WHICH IS RECORDED IN OFFICIAL DOC# 20160214098, PAGE 1 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

12. THE LOTS WITHIN THIS SUBDIVISION ARE GOVERNED BY THE "HOA" REQUIRING THE PAYMENT OF FEES AND WITH THE POWER TO ASSESS THE LOTS. THE "HOA" IS THE OWNER OF AND/OR RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL PRIVATE AREAS, DRAINAGE SYSTEMS, INCLUDING WITHOUT LIMITATION, THE RETENTION/DETENTION AREAS AND UNDERDRAINS, COMMON PROPERTIES, SCREENING WALLS, AND SUCH OTHER SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, INCLUDING, WITHOUT LIMITATION, TRACTS A, B, C & MM AND THE IMPROVEMENTS THEREON. EVERY LOT OWNER WITHIN THIS SUBDIVISION IS REQUIRED TO BE A MEMBER OF THE "HOA", AND IS SUBJECT TO ITS RULES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO THE CONDITIONS, COVENANTS, AND RESTRICTIONS PROVIDED FOR IN ITS DECLARATIONS FOR WATERSIDE ON JOHNS LAKE PHASE 2A/2B AS RECORDED IN DOC# 20160214098, PG 1 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE DEDICATIONS, RESTRICTIONS, AND RESERVATIONS, AS SET FORTH ON THIS PLAT. FAILURE TO PAY SUCH FEES OR ASSESSMENTS SHALL RESULT IN THE ATTACHMENT OF A LIEN ON THE PROPERTY OF THE OWNER WHICH FAILS TO PAY SUCH FEES OR ASSESSMENTS BY THE "HOA", WHICH MAY RESULT IN THE FORECLOSURE OF SAID PROPERTY.

13. THE CITY OF WINTER GARDEN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE AND OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, ANY AND ALL PORTIONS OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY AND ALL PRIVATE AREAS, COMMON AREAS, DRAINAGE SYSTEMS, INCLUDING WITHOUT LIMITATION THE RETENTION/DETENTION AREAS AND UNDERDRAINS, COMMON PROPERTIES, SCREENING WALLS, TRACTS A, B, C & MM AND THE IMPROVEMENTS THEREON, AND SUCH OTHER SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN (COLLECTIVELY, THE "FACILITIES AND LAND"). FURTHER, THE CITY OF WINTER GARDEN HAS THE RIGHT, BUT NOT THE OBLIGATION, TO CAUSE TO BE PREPARED ANY REPORT, STUDY, OR INSPECTION REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN (THE "CODE") IF THE "HOA" FAILS TO OBTAIN SUCH REPORTS, STUDIES, OR INSPECTIONS REQUIRED BY THE CODE IN THE TIME PROVIDED. IN THE EVENT THE FACILITIES AND LAND (OR ANY PORTION THEREOF) ARE NOT MAINTAINED, REPAIRED, OR REPLACED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES, GOOD ENGINEERING PRACTICES, OR BECOME A NUISANCE, OR THE REQUIRED REPORTS, STUDIES, OR INSPECTIONS ARE NOT OBTAINED IN THE TIME PROVIDED, OR IN THE EVENT THE CITY OF WINTER GARDEN EXERCISES THE AFOREMENTIONED RIGHT, EACH OF THE LOT OWNERS ON A PRO-RATA BASIS (I.E., PER LOT) SHALL BE RESPONSIBLE FOR PAYMENT OF THE COST OF SUCH MAINTENANCE, REPAIR, REPLACEMENT AND CARE PROVIDED BY THE CITY OF WINTER GARDEN OR THE CONTRACTORS AND AGENTS AND THE COST OF PREPARING SAID REPORTS, STUDIES, OR INSPECTIONS, PLUS ADMINISTRATIVE COSTS AND ATTORNEYS FEES INCURRED BY OR FOR THE CITY OF WINTER GARDEN. THE CITY OF WINTER GARDEN SHALL HAVE A LIEN UPON EACH LOT TO SECURE THE PERSONAL OBLIGATION OF EACH LOT OWNER THEREOF FOR ANY UNPAID FEES AND COSTS RESULTING FROM THE FOREGOING. SUCH LIEN SHALL ALSO SECURE REASONABLE ATTORNEY'S FEES AND OTHER COSTS INCURRED BY THE CITY OF WINTER GARDEN INCIDENT TO THE COLLECTION OF SUCH FEES AND COSTS OF ENFORCEMENT OF SUCH LIEN. THE LIEN SHALL BE EVIDENCED BY A CLAIM RECORDED AMONG THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND SHALL BE EFFECTIVE FROM AND AS OF THE TIME OF SUCH RECORDING. THE CITY OF WINTER GARDEN MAY TAKE SUCH ACTION OR ACTIONS IT DEEMS NECESSARY TO COLLECT SAID FEES AND COSTS AS MAY BE PERMITTED BY LAW, INCLUDING, BUT NOT LIMITED TO, AN IN PERSONAL ACTION, LIEN, FORECLOSURE, OR SPECIAL ASSESSMENT. NEITHER THE RIGHTS PROVIDED FOR HEREIN NOR THE CITY'S EXERCISE OF SAID RIGHTS, SHALL IMPOSE ANY OBLIGATION ON THE CITY OF WINTER GARDEN TO MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR THE FACILITIES AND LAND, OR ANY PORTION THEREOF, OR CAUSE TO BE PREPARED ANY STUDIES, REPORTS OR INSPECTIONS.

14. THE "HOA" AS OWNER OF THE SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, COMMON PROPERTIES, AND AMENITIES, AND THE INDIVIDUAL LOT OWNERS TO EXTENT OF THEIR INTEREST IN THE FOREGOING, SHALL RELEASE, DEFEND, INDEMNIFY AND HOLD THE CITY OF WINTER GARDEN, OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES HARMLESS FROM ANY AND ALL COSTS, EXPENSES, SUITS, DEMANDS, LIABILITIES, DAMAGES, INJURIES (INCLUDING DEATH), OR OTHERWISE INCLUDING ATTORNEY'S FEES AND COSTS OF SUIT, IN CONNECTION WITH THE REASONABLE USE OF SAID SUBDIVISION INFRASTRUCTURE, COMMON AREAS, OR AMENITIES, OR SAID PARTIES' MAINTENANCE THEREOF, OR SAID PARTIES' EXERCISE OF RIGHTS PERMITTED IN THE DECLARATION OF THE HOMEOWNERS' ASSOCIATION, THIS PLAT, OR AS OTHERWISE PERMITTED BY LAW.

15. ACCORDING TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THE SAFE UPLAND LINE FOR LAKE AVALON IS 91.1 FEET (NATIONAL GEODETIC VERTICAL DATUM OF 1929) OR ELEVATION 90.2 FEET AS CONVERTED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THIS LINE AS ESTABLISHED IN THE FIELD IS DEPICTED AS THE BOUNDARY OF TRACT "C" AS IT ABUTTS THE WATERS OF LAKE AVALON. THE SAFE UPLAND LINE MAY BE DIFFERENT FROM THE ORDINARY HIGH WATER LINE (OHWL) ELEVATION. THE STATE FLORIDA OWNS TITLE, AS SOVEREIGN LANDS, TO THOSE LANDS LYING WATERWARD OF THE OHWL FOR LAKE AVALON. THE BOUNDARIES OF TRACT C EXTEND TO THE OHWL NOTWITHSTANDING THE GRAPHICAL DEPICTION OF THE SAFE UPLAND LINE.

16. SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN CONSERVATION EASEMENT WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT TO BE RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, NO CONSTRUCTION, CLEARING, GRADING, ALTERATIONS OR IMPERVIOUS SURFACES IN THE UPLAND BUFFER & OPEN SPACE PRESERVATION TRACT BUFFER AREA IS PERMITTED OTHER THAN BOAT DOCKS AND BOARDWALKS.

17. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE AS NON-RADIAL (NR).

18. THE CITY OF WINTER GARDEN IS HEREBY GRANTED A NON-EXCLUSIVE DRAINAGE EASEMENT OVER, UNDER AND THROUGH TRACT A, ,B C AND MM FOR THE BENEFIT OF TRACTS D AND E AND OTHER PUBLIC RIGHTS-OF-WAY. THE HOA SHALL REMAIN RESPONSIBLE FOR THE OPERATION, MAINTENANCE AND REPAIR OF TRACTS A, B, C AND MM AND ALL DRAINAGE IMPROVEMENTS THEREON.

19. THIS PROPERTY IS SUBJECT TO OWNER/DEVELOPER/BUILDER AGREEMENT WITH LAKE APOPKA NATURAL GAS DISTRICT RECORDED ON MARCH 8, 2017, IN THE ORANGE COUNTY PUBLIC RECORDS AT DOCUMENT # 20170123454, AS IS BEING AMENDED BY THE FIRST AMENDMENT THERETO TO BE RECORDED IN THE PUBLIC RECORDS.

20. WALL EASEMENTS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOA.

WATERSIDE ON JOHNS LAKE - PHASE 2B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE ENTITY NAMED BELOW, BEING THE OWNER ("OWNER") IN FEE SIMPLE OF THE LAND DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, INCLUDING THE PLAT NOTES. UNLESS OTHERWISE INDICATED IN THE PLAT NOTES, ALL UTILITY EASEMENTS (U.E.) AND DRAINAGE EASEMENTS (D.E.) CREATED BY THIS PLAT ARE DEDICATED TO THE CITY OF WINTER GARDEN.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON JULY 19TH, A.D. 2017.

STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP
BY: STANDARD PACIFIC OF FLORIDA GP, INC, A DELAWARE CORPORATION

BY: _____
NAME: David Baselice
TITLE: Operational Vice President

SEAL

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: _____ (SIGNATURE) Richard Rosello (PRINTED NAME)
WITNESS: _____ (SIGNATURE) Aaron J. Reid (PRINTED NAME)

STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 19 July, 2017, BY David Baselice AS Operational VP OF STANDARD PACIFIC OF FLORIDA, GP, INC., A DELAWARE CORPORATION, THE MANAGING GENERAL PARTNER OF STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE CORPORATION AND GENERAL PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME AS THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED; AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION WHO DID NOT TAKE AN OATH; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THERETO.

(NOTARY SEAL)

Krystle M. Treves
NOTARY PUBLIC
NAME: Krystle M. Treves

KRYSTLE M. TREVES
MY COMMISSION # GG 112426
EXPIRES: June 18, 2021
Bonded Thru Notary Public Underwriters

COMMISSION NO: GG 112426
COMMISSION EXPIRES: 06/18/2021

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON MARCH 7, 2016, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED OR SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA.

(SIGNATURE) DATE: July 19, 2017 (SEAL)
WILLIAM D. DONLEY, (PSM) PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5381

DEWBERRY
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8011

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY THAT ON July 27, 2017, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSIONERS OF WINTER GARDEN, FLORIDA.

Kathy Golden
CITY CLERK

MAYOR OF WINTER GARDEN
JOHN REES
(SEAL)

CERTIFICATE OF REVIEW BY CITY SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

CITY SURVEYOR _____ DATE 7-21-17
PRINTED NAME: GERALD M. JOHNSON
COMPANY: ALLEN & COMPANY (SEAL)
ADDRESS: 16 E. PLANT ST. WGH
REGISTRATION NO.: PSM 5570

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON 8-24-17, 2017 AS FILE NO. 20170471491, COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA.

BY: _____ (SEAL)

COUNTY COMPTROLLER SEAL ORANGE COUNTY FLORIDA

WATERSIDE ON JOHNS LAKE - PHASE 2B

BEING A REPLAT OF A PORTION OF LOT 3, LAKE AVALON ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 52, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

PLAT BOOK: **93** PAGE: **66**

SHEET INDEX

SHEET 1 – COVER SHEET / NOTES
SHEETS 2 & 3 – DETAIL SHEETS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°15'14"W	0.57'
L2	S09°15'14"W	0.57'
L3	S44°32'20"E	16.07'
L4	S09°15'14"W	5.00'
L5	S80°44'46"E	10.83'
L6	S80°44'46"E	8.50'
L7	N09°15'14"E	5.00'
L8	N44°32'20"W	16.07'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	41.89'	150.00'	16°00'00"	41.75'	N88°44'46"W
C2	60.59'	100.00'	34°43'03"	59.67'	N26°36'46"W
C5	26.38'	37.00'	40°50'46"	25.82'	N62°49'51"E
C6	34.91'	125.00'	16°00'01"	34.79'	N88°44'46"W
C7	27.91'	125.00'	12°47'33"	27.85'	N89°39'00"E
C8	7.00'	125.00'	03°12'28"	7.00'	S82°20'59"E
C9	30.77'	25.00'	70°31'44"	28.87'	N45°28'54"W
C10	23.60'	25.00'	54°05'49"	22.74'	S53°41'52"E
C11	7.17'	25.00'	16°25'55"	7.15'	S18°26'00"E
C12	218.63'	50.00'	250°31'44"	81.65'	N44°31'06"E
C13	66.09'	50.00'	75°44'16"	61.39'	S48°05'10"E
C14	33.35'	50.00'	38°12'51"	32.73'	N74°56'16"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C15	18.10'	50.00'	20°44'22"	18.00'	N45°27'40"E
C16	46.47'	50.00'	53°14'55"	44.81'	N08°28'01"E
C17	30.00'	50.00'	34°22'39"	29.55'	N35°20'45"W
C18	24.62'	50.00'	28°12'41"	24.37'	N66°38'25"W
C19	39.27'	25.00'	90°00'00"	35.36'	N35°44'46"W
C20	45.45'	75.00'	34°43'04"	44.75'	N26°36'46"E
C30	75.74'	125.00'	34°43'03"	74.59'	S26°36'46"W
C31	32.14'	125.00'	14°43'51"	32.05'	S36°36'22"W
C32	43.60'	125.00'	19°59'12"	43.38'	S19°14'50"W
C33	39.27'	25.00'	90°00'00"	35.36'	S54°15'14"W
C34	16.03'	25.00'	36°44'29"	15.76'	S27°37'29"W
C35	23.24'	25.00'	53°15'31"	22.41'	S72°37'29"W

LEGEND AND ABBREVIATIONS:

CB	CHORD BEARING	PCP	PERMANENT CONTROL POINT
CCR#	CERTIFIED CORNER RECORD NUMBER	PG(S)	PAGE/PAGES
CH	CHORD DISTANCE	PI	POINT OF INTERSECTION
℄	CENTER LINE	PLS	PROFESSIONAL LAND SURVEYOR
CM	CONCRETE MONUMENT	PRM	PERMANENT REFERENCE MONUMENT
D.E.	DRAINAGE EASEMENT	PSM	PROFESSIONAL SURVEYOR MAPPER
D.U.E.	DRAINAGE & UTILITY EASEMENT	PT	POINT OF TANGENCY
FND	FOUND	R	RADIUS
ID	IDENTIFICATION	(R)	RADIAL
IPC	IRON PIPE & CAP	R/W	RIGHT OF WAY
L	ARC LENGTH	RP	RADIUS POINT
LB	LICENSED BUSINESS	SEC	SECTION–TOWNSHIP–RANGE
NAVD	NORTH AMERICAN VERTICAL DATUM	U.E	UTILITY EASEMENT
NGVD	NATIONAL GEODETIC VERTICAL DATUM	W.E	WALL EASEMENT
N/D	NAIL & DISK	△	CENTRAL ANGLE
NO.	NUMBER	⊸⊷	BREAK LINE
(NR)	NON–RADIAL	■	SET 4"x4" CM (PRM LB 8011)
ORB	OFFICIAL RECORDS BOOK	⊡	FOUND 4"x4" CM (AS NOTED)
(P)	PLAT	◎	SET N/D (PCP LB 8011)
P.B.	PLAT BOOK	◎	FOUND N/D (AS NOTED)
PC	POINT OF CURVATURE	○	FOUND IRON PIPE (AS NOTED)
		+++	CHANGE IN DIRECTION

POINT OF COMMENCEMENT
SW CORNER OF THE SE 1/4 OF SECTION 6–23–27
CCR #0002970 & 074799
FND 6"x6" CM (NO ID)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C36	48.87'	175.00'	16°00'00"	48.71'	S88°44'46"E
C37	33.51'	37.00'	51°53'04"	32.37'	N70°48'14"W
C38	55.39'	59.00'	53°47'35"	53.38'	N17°38'33"W
C39	38.49'	41.00'	53°47'35"	37.10'	N17°38'33"W

SHEET 2 OF 3

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

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.

WATERSIDE ON JOHNS LAKE - PHASE 2B

BEING A REPLAT OF A PORTION OF LOT 3, LAKE AVALON ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 52, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

PLAT BOOK: **93** PAGE: **67**

SHEET INDEX
SHEET 1 – COVER SHEET / NOTES
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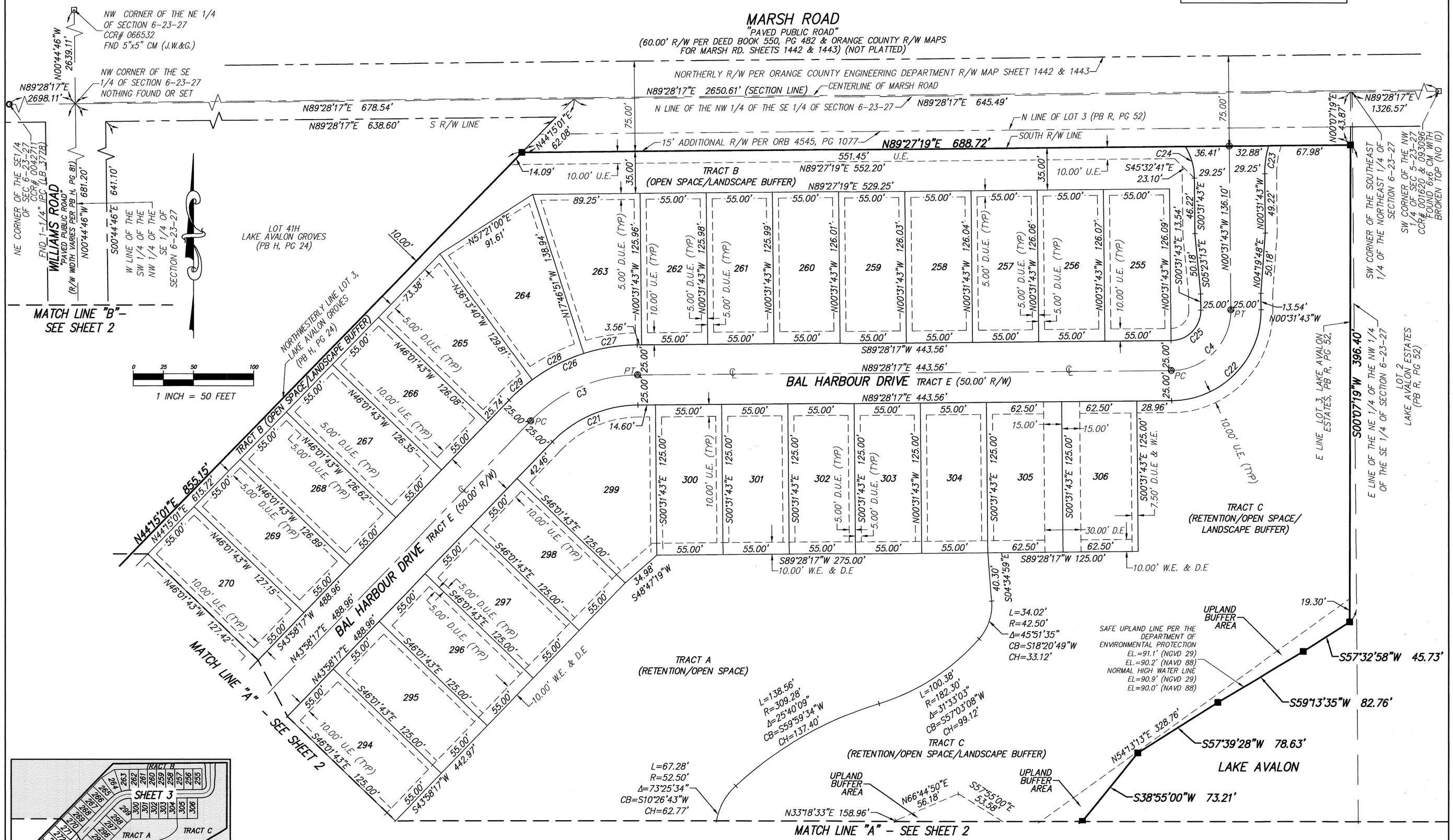

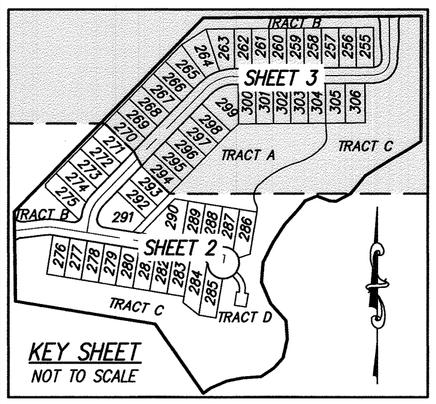

SHEET 3 OF 3

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LB	LICENSED BUSINESS	SEC	SECTION–TOWNSHIP–RANGE
NAVD	NORTH AMERICAN VERTICAL DATUM	U.E	UTILITY EASEMENT
NGVD	NATIONAL GEODETIC VERTICAL DATUM	W.E	WALL EASEMENT
N/D	NAIL & DISK	△	CENTRAL ANGLE
NO.	NUMBER	⁄⁄	BREAK LINE
(NR)	NON–RADIAL	■	SET 4"x4" CM (PRM LB 8011)
ORB	OFFICIAL RECORDS BOOK	⊡	FOUND 4"x4" CM (AS NOTED)
(P)	PLAT	◎	SET N/D (PCP LB 8011)
P.B.	PLAT BOOK	◎	FOUND N/D (AS NOTED)
PC	POINT OF CURVATURE	○	FOUND IRON PIPE (AS NOTED)
		—⊥—	CHANGE IN DIRECTION

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	99.27'	125.00'	45°30'00"	96.68'	S66°43'17"W
C4	78.54'	50.00'	90°00'00"	70.71'	N44°28'17"E
C21	79.41'	100.00'	45°30'01"	77.34'	S66°43'17"W
C22	117.81'	75.00'	90°00'00"	106.07'	N44°28'17"E
C23	23.73'	77.00'	17°39'14"	23.63'	S08°17'54"W

CURVE TABLE

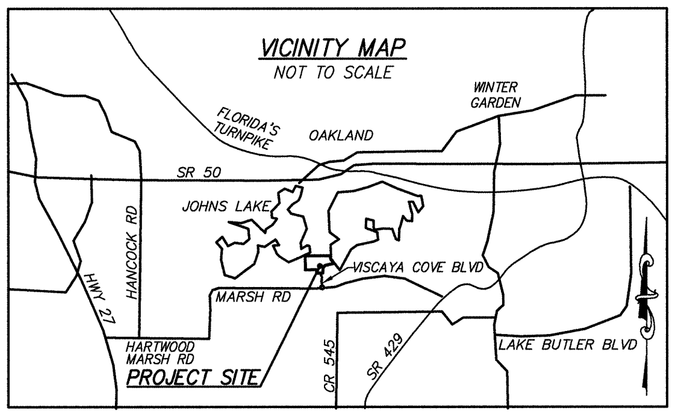
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C24	27.61'	52.00'	30°25'37"	27.29'	N15°44'31"W
C25	39.27'	25.00'	90°00'00"	35.36'	N44°28'17"E
C26	119.12'	150.00'	45°30'00"	116.01'	S66°43'17"W
C27	45.17'	150.00'	17°15'09"	45.00'	S80°50'43"W
C28	48.29'	150.00'	18°26'49"	48.09'	S62°59'44"W
C29	25.66'	150.00'	9°48'03"	25.63'	S48°52'19"W

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.

WATERSIDE ON JOHNS LAKE - PHASE 2C

A REPLAT OF A PORTION OF LOT 21H, LAKE AVALON GROVES REPLAT, AS RECORDED IN PLAT BOOK H, PAGE 81 AND A PORTION OF THE NORTH 1/2 OF THE NE 1/4, OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA



PLAT LEGEND:

±	MORE OR LESS	L	LENGTH
ID	IDENTIFICATION	R	RADIUS
ORB	OFFICIAL RECORD BOOK	Δ	DELTA
PB	PLAT BOOK	CB	CHORD BEARING
PG(S)	PAGE(S)	CH	CHORD DISTANCE
CCR	CERTIFIED CORNER RECORD	PNT	POINT OF NON-TANGENCY
℄	CENTERLINE	PC	POINT OF CURVATURE
⊡	FOUND CONCRETE MONUMENT AS NOTED	PT	POINT OF TANGENCY
■	SET 4"x4" CONCRETE MONUMENT (PRM LB 8011)	PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT	R/W	RIGHT OF WAY
◎	SET NAIL & DISK (PCP LB 8011)	(R)	RADIAL
PCP	PERMANENT CONTROL POINT	(NR)	NON RADIAL
┼	CHANGE IN DIRECTION (R/W LINE)	CM	CONCRETE MONUMENT
DE	PUBLIC DRAINAGE EASEMENT	LB	LICENSED BUSINESS
D.U.E.	PUBLIC DRAINAGE AND UTILITY EASEMENT	PI	POINT OF INTERSECTION
D.U.&S.E.E	PUBLIC DRAINAGE, UTILITY & SIDEWALK ENCROACHMENT EASEMENT	RP	RADIUS POINT
		EL	ELEVATION
U.E.	UTILITY EASEMENT	(TYP)	TYPICAL
ESMT	EASEMENT	FPC	FLORIDA POWER CORPORATION
IP	IRON PIPE	OCPA	ORANGE COUNTY PROPERTY APPRAISER
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988		
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929		

LEGAL DESCRIPTION

PARCEL 1

A PORTION OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE S89°49'22"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 1886.36 FEET TO A POINT ON THE SAFE UPLAND LINE OF JOHNS LAKE (SAID LINE HAVING AN ELEVATION OF 98.00 FEET, ACCORDING TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, OR 97.12 FEET ACCORDING TO THE NORTH AMERICAN VERTICAL DATUM OF 1988); THENCE RUN ALONG SAID SAFE UPLAND LINE THE FOLLOWING ELEVEN (11) COURSES: S17°16'52"E, A DISTANCE OF 40.78 FEET; THENCE S15°50'43"E, A DISTANCE OF 63.68 FEET; THENCE S12°18'50"E, A DISTANCE OF 79.51 FEET; THENCE S17°39'52"E, A DISTANCE OF 67.65 FEET; THENCE S21°02'36"E, A DISTANCE OF 50.29 FEET; THENCE S37°58'50"E, A DISTANCE OF 65.74 FEET; THENCE S40°01'33"E, A DISTANCE OF 55.48 FEET; THENCE S45°39'38"E, A DISTANCE OF 64.26 FEET; THENCE S43°14'36"E, A DISTANCE OF 64.24 FEET; THENCE S37°45'23"E, A DISTANCE OF 55.41 FEET; THENCE S21°52'29"E, A DISTANCE OF 42.51 FEET TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9979, PAGE 3623 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SAFE UPLAND LINE, RUN S76°59'29"W ALONG SAID NORTH LINE, A DISTANCE OF 713.08 FEET TO THE NORTHERLY MOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10645, PAGE 8770 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10645, PAGE 8770, THE FOLLOWING TWO (2) COURSES: S38°28'15"W, A DISTANCE OF 166.93 FEET; THENCE S23°14'56"W, A DISTANCE OF 126.44 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID NORTHWESTERLY LINE, RUN S00°43'21"E ALONG SAID WEST LINE, A DISTANCE OF 333.02 FEET TO REFERENCE POINT "A", SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 167.73 FEET, A CENTRAL ANGLE OF 20°30'12", A CHORD BEARING OF S79°34'22"W AND A CHORD DISTANCE OF 59.70 FEET; THENCE DEPARTING SAID WEST LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.02 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 6 AND THE END OF SAID CURVE; THENCE S89°49'28"W ALONG SAID SOUTH LINE, A DISTANCE OF 421.04 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10645, PAGE 8576 OF SAID PUBLIC RECORDS; THENCE N00°44'46"W ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10645, PAGE 8576 OF SAID PUBLIC RECORDS, A DISTANCE OF 256.50 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED ON OFFICIAL RECORDS BOOK 10645, PAGE 8576; THENCE S89°49'28"W ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10645, PAGE 8576, A DISTANCE OF 846.00 FEET TO A REFERENCE POINT "B", SAID POINT BEING ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE N00°44'46"W ALONG SAID WEST LINE, A DISTANCE OF 1063.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,001,667 SQUARE FEET OR 45.95 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2

A PORTION OF LOT 21H, LAKE AVALON GROVES REPLAT, AS RECORDED IN PLAT BOOK H, PAGE 81, AND LYING IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE REFERENCE POINT "A" AS PREVIOUSLY DESCRIBED IN PARCEL 1; THENCE S00°43'21"E ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 35.63 FEET TO A POINT ON THE WEST LINE OF WATERSIDE ON JOHNS LAKE – PHASE 2A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGES 126 THROUGH 132 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 37°39'30", A CHORD BEARING OF S18°06'24"W AND A CHORD DISTANCE OF 22.59 FEET; THENCE RUN ALONG THE WESTERLY AND NORTHERLY LINES OF SAID WATERSIDE OF JOHNS LAKE – PHASE 2A THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.00 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 37°39'30", A CHORD BEARING OF S18°06'24"W AND A CHORD DISTANCE OF 54.87 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.87 FEET TO THE END OF SAID CURVE; THENCE S00°43'21"E, A DISTANCE OF 145.53 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 322.00 FEET, A CENTRAL ANGLE OF 16°54'46", A CHORD BEARING OF S65°59'47"W AND A CHORD DISTANCE OF 94.70 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.05 FEET TO THE END OF SAID CURVE; THENCE S57°32'24"W, A DISTANCE OF 21.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°26'59", A CHORD BEARING OF N76°14'07"W AND A CHORD DISTANCE OF 36.10 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE; THENCE S59°59'23"W, A DISTANCE OF 67.00 FEET; THENCE S89°16'17"W, A DISTANCE OF 107.99 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF LOT 21H OF LAKE AVALON GROVES REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK H, PAGE 81 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY LINE OF WATERSIDE OF JOHNS LAKE – PHASE 2A, RUN N00°43'43"W, ALONG SAID EAST LINE, A DISTANCE OF 294.37 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 21H; THENCE DEPARTING SAID EAST LINE, RUN N89°49'28"E, A DISTANCE OF 331.47 FEET TO THE POINT OF BEGINNING.

CONTAINING: 83,366 SQUARE FEET OR 1.914 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 3

A PORTION OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE REFERENCE POINT "B" AS PREVIOUSLY DESCRIBED IN PARCEL 1; THENCE S00°44'46"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 104.61 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 04°01'01", A CHORD BEARING OF S13°36'36"E AND A CHORD DISTANCE OF 33.29 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 13°13'40", A CHORD BEARING OF S09°00'16"E AND A CHORD DISTANCE OF 120.94 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 121.21 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE S89°49'28"W ALONG SAID SOUTH LINE, A DISTANCE OF 24.79 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID SOUTH LINE, RUN N00°44'46"W ALONG SAID WEST LINE, A DISTANCE OF 151.89 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2319 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

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.

SHEET INDEX

SHEET 1 & 2 – COVER SHEET/NOTES
SHEET 3 – OVERALL MAP/KEY MAP
SHEETS 4 TO 8 – DETAIL SHEETS

SHEET 1 OF 8

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PLAT BOOK: 104 PAGE: 75

WATERSIDE ON JOHNS LAKE – PHASE 2C

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE ENTITY NAMED BELOW, BEING THE OWNER ("OWNER") IN FEE SIMPLE OF THE LAND DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, INCLUDING THE PLAT NOTES. UNLESS OTHERWISE INDICATED IN THE PLAT NOTES, ALL UTILITY EASEMENTS (U.E.) AND DRAINAGE EASEMENTS (D.E.) CREATED BY THIS PLAT ARE DEDICATED TO THE CITY OF WINTER GARDEN AND THE PUBLIC.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON NOVEMBER 10TH, A.D. 2020.

BY: STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP

STANDARD PACIFIC OF FLORIDA GP INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER

SEAL

NAME: BROCK NICHOLAS
TITLE: VICE PRESIDENT
SIGNATURE:

WITNESS:

Adeola Adefala — PRINT
Nicole Holden — PRINT

SIGNATURE
SIGNATURE

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF NOVEMBER, 2020, BY Brock Nicholas, AS VICE PRESIDENT OF STANDARD PACIFIC OF FLORIDA GP, INC. A DELAWARE CORPORATION, THE MANAGING GENERAL PARTNER OF STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE CORPORATION. SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE ~~OR [ ] ONLINE NOTARIZATION~~ AND [X] IS PERSONALLY KNOWN TO ME. ~~OR [ ] HAS PRODUCED ____ AS IDENTIFICATION~~.

Susan N. Kane
NOTARY – STATE OF FLORIDA

Notary Public State of Florida
Susan N Kane
My Commission GG 224647
Expires 06/09/2022

SUSAN N. KANE
NOTARY PRINTED NAME

(NOTARY SEAL)

June 9, 2022
MY COMMISSION EXPIRES

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON AUGUST 2, 2018, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED OR SHOWN THEREON AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA.

(SIGNATURE) DATE: Nov. 10, 2020 (SEAL)
WILLIAM D. DONLEY, (PSM) PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5381

DEWBERRY ENGINEERS, INC.
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NO. (LB) LICENSED BUSINESS 8011

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY THAT ON NOVEMBER 12, 2020 THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSIONERS OF WINTER GARDEN, FLORIDA.

CITY CLERK
MAYOR OF WINTER GARDEN
JOHN REES

(SEAL)

CERTIFICATE OF REVIEW BY CITY SURVEYOR

REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

CITY SURVEYOR DATE: 11-12-2020
GERALD M. JOHNSTON PSM 5570

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON 12-17-, 2020 AS FILE NO. 20200662475, COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA.

BY: (SEAL)

COUNTY COMPTROLLER SEAL ORANGE COUNTY FLORIDA

WATERSIDE ON JOHNS LAKE - PHASE 2C

A REPLAT OF A PORTION OF LOT 21H, LAKE AVALON GROVES REPLAT, AS RECORDED IN PLAT BOOK H, PAGE 81 AND A PORTION OF THE NORTH 1/2 OF THE NE 1/4, OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH A 1990 ADJUSTMENT AS DERIVED ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING N00°44'46"W.

2. UNLESS OTHERWISE INDICATED, A NON-EXCLUSIVE DRAINAGE, UTILITY AND SIDEWALK EASEMENT BEING 10.00 FEET WIDE ADJACENT TO ROAD RIGHTS-OF-WAY (PUBLIC OR PRIVATE), IS HEREBY DEDICATED AND RESERVED IN FAVOR OF THE CITY OF WINTER GARDEN AND THE PUBLIC. NO UTILITIES OR OTHER IMPROVEMENTS SHALL BE PERMITTED TO CONFLICT OR INTERFERE WITH THE CITY OF WINTER GARDEN'S UTILITY IMPROVEMENTS WITHIN SAID UTILITY EASEMENT AREAS. THE WATERSIDE ON JOHNS LAKE COMMUNITY ASSOCIATION. INC. ("HOA") SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ANY AND ALL DRAINAGE IMPROVEMENTS AND SWALES WITHIN THE DRAINAGE, UTILITY AND SIDEWALK EASEMENT. THE FEE SIMPLE OWNER OF SAID LOTS AND OR TRACTS SHALL BE RESPONSIBLE FOR THE GRASS AND LANDSCAPING WITHIN ALL DRAINAGE, UTILITY, AND SIDEWALK EASEMENTS LOCATED UPON INDIVIDUAL LOTS AND OR TRACTS.

3. UNLESS OTHERWISE INDICATED, A NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT BEING 5.00 FEET WIDE ALONG THE SIDES OF ALL LOTS AND TRACTS, IS HEREBY DEDICATED AND RESERVED IN FAVOR OF THE CITY OF WINTER GARDEN AND THE PUBLIC. THE CITY OF WINTER GARDEN AND THE PUBLIC IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF THEIR RESPECTIVE UTILITIES PLACED WITHIN THE UTILITY AND DRAINAGE EASEMENT. THE WATERSIDE ON JOHNS LAKE COMMUNITY ASSOCIATION. INC. ("HOA") SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ANY AND ALL DRAINAGE IMPROVEMENTS AND SWALES WITHIN THE UTILITY AND DRAINAGE EASEMENT. THE FEE SIMPLE OWNER OF SAID LOTS AND OR TRACTS SHALL BE RESPONSIBLE FOR THE GRASS AND LANDSCAPING WITHIN ALL UTILITY AND DRAINAGE EASEMENTS LOCATED UPON INDIVIDUAL LOTS AND OR TRACTS.

4. ALL TRACTS SHALL HAVE A CITY UTILITY ACCESS AND MAINTENANCE RIGHTS DEDICATED TO THE CITY OF WINTER GARDEN.

5. NO EASEMENT DEDICATED BY THIS PLAT, INCLUDING WITHOUT LIMITATION, TO THE CITY OF WINTER GARDEN, THE PUBLIC, OR TO HOMEOWNERS' ASSOCIATION, SHALL BE TERMINATED OR MODIFIED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WINTER GARDEN.

6. ALL UTILITY EASEMENTS CREATED BY THIS PLAT (INCLUDING THOSE UTILITY EASEMENTS WITHIN THE ABOVE REFERENCED EASEMENTS) ARE DEDICATED TO THE CITY OF WINTER GARDEN. THE CITY OF WINTER GARDEN'S RIGHTS IN THE UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE SUPERIOR TO ALL OTHERS AND NO UTILITIES OR OTHER IMPROVEMENTS SHALL BE PERMITTED TO CONFLICT OR INTERFERE WITH THE CITY'S UTILITY IMPROVEMENTS WITHIN SUCH UTILITY EASEMENT AREA. THE "HOA" SHALL ONLY BE RESPONSIBLE FOR THE MAINTENANCE OF UTILITIES IT ACCEPTS AND/OR INSTALLS WITHIN THE UTILITY EASEMENT AREAS.

7. THE FOLLOWING TRACTS ARE INTENDED FOR THE PURPOSES AS SET FORTH BELOW AND ARE TO BE CONVEYED TO THE "HOA" VIA QUIT CLAIM DEED AS REQUIRED BY CHAPTER 720 OF THE FLORIDA STATUTES:

TRACT "E" (RETENTION/OPEN SPACE/UTILITY)
TRACT "M" (OPEN SPACE)
TRACT "O" (OPEN SPACE/RETENTION)
TRACT "P" (PARK)
TRACT "R" (OPEN SPACE/LANDSCAPE BUFFER/UTILITY)
TRACT "Q" (OPEN SPACE/LANDSCAPE BUFFER/UTILITY)
TRACT "S" (OPEN SPACE/LANDSCAPE BUFFER/UTILITY)
TRACT "X" (OPEN SPACE/LANDSCAPE BUFFER/UTILITY)
TRACT "EE" (ALLEY ACCESS/UTILITY)
TRACT "FF" (ALLEY ACCESS/UTILITY)
TRACT "GG" (ALLEY ACCESS/UTILITY)
TRACT "HH" (ALLEY ACCESS/UTILITY)
TRACT "II" (ALLEY ACCESS/UTILITY)
TRACT "JJ" (ALLEY ACCESS/UTILITY)
TRACT "KK" (ALLEY ACCESS/UTILITY)
TRACT "LL" (ALLEY ACCESS/UTILITY)

8. THE FOLLOWING TRACTS ARE INTENDED FOR THE PURPOSE AS SET FORTH BELOW AND ARE TO BE CONVEYED IN FEE SIMPLE TO THE "CITY OF WINTER GARDEN" AND THE PUBLIC VIA A SPECIAL WARRANTY DEED AS REQUIRED BY CHAPTER 720 OF THE FLORIDA STATUTES:

TRACT "V" (R/W DEDICATION)
TRACT "Y" (R/W TRACT)
TRACT "W" (LIFT STATION)

9. EACH OF THE OWNERS OF LOTS AS SHOWN ON THIS PLAT, "WATERSIDE ON JOHNS LAKE - PHASE 2C", IS A MEMBER OF THE "HOA". THE "HOA" IS REQUIRED TO MAINTAIN TRACTS E, M, O, P, Q, R, S, X, EE, FF, GG, HH, II, JJ, KK, & LL. THE MEMBERS OF THE "HOA" ARE ULTIMATELY RESPONSIBLE FOR PAYMENT OF THE COST OF MAINTAINING SAID TRACTS AND ALL LOTS ARE SUBJECT TO ASSESSMENTS, LIENS AND FORECLOSURES FOR NON-PAYMENT.

10. PURSUANT TO SECTION 177.091 (28), FLORIDA STATUTES, AS AMENDED; ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION,INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.THIS PARAGRAPH SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION FOR WATERSIDE ON JOHNS LAKE PHASE RECORDED IN OFFICIAL RECORDS BOOK 10765, PAGE 7408 ("DECLARATION") AND ALL AMENDMENTS AND SUPPLEMENTS TO SAME, INCLUDING THE SECOND SUPPLEMENT TO THE DECLARATION TO BE RECORDED IN THE PUBLIC RECORDS, WHICH ANNEXES AND INCORPORATES THE PROPERTY SHOWN HEREON.

12. THE LOTS WITHIN THIS SUBDIVISION ARE GOVERNED BY THE "HOA" REQUIRING THE PAYMENT OF FEES AND WITH THE POWER TO ASSESS THE LOTS. THE "HOA" IS THE OWNER OF AND/OR RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL PRIVATE AREAS, DRAINAGE SYSTEMS, INCLUDING WITHOUT LIMITATION, THE RETENTION/DETENTION AREAS AND UNDERDRAINS, COMMON PROPERTIES, SCREENING WALLS, AND SUCH OTHER SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, INCLUDING, WITHOUT LIMITATION, TRACTS E, M, O, P, Q, R, S, X, EE, FF, GG, HH, II, JJ, KK, & LL AND THE IMPROVEMENTS THEREON. EVERY LOT OWNER WITHIN THIS SUBDIVISION IS REQUIRED TO BE A MEMBER OF THE "HOA", AND IS SUBJECT TO ITS RULES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO THE CONDITIONS, COVENANTS, AND RESTRICTIONS PROVIDED FOR IN ITS DECLARATIONS FOR WATERSIDE ON JOHNS LAKE PHASE 2C, TO BE RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE DEDICATIONS, RESTRICTIONS, AND RESERVATIONS, AS SET FORTH ON THIS PLAT. FAILURE TO PAY SUCH FEES OR ASSESSMENTS SHALL RESULT IN THE ATTACHMENT OF A LIEN ON THE PROPERTY OF THE OWNER WHICH FAILS TO PAY SUCH FEES OR ASSESSMENTS BY THE "HOA", WHICH MAY RESULT IN THE FORECLOSURE OF SAID PROPERTY.

13. THE CITY OF WINTER GARDEN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE AND OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, ANY AND ALL PORTIONS OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY AND ALL PRIVATE AREAS, COMMON AREAS, DRAINAGE SYSTEMS, INCLUDING WITHOUT LIMITATION THE RETENTION/DETENTION AREAS AND UNDERDRAINS, COMMON PROPERTIES, SCREENING WALLS, TRACTS E, M, O, P, Q, R, S, X, EE, FF, GG, HH, II, JJ, KK, & LL AND THE IMPROVEMENTS THEREON, AND SUCH OTHER SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN (COLLECTIVELY, THE "FACILITIES AND LAND"). FURTHER, THE CITY OF WINTER GARDEN HAS THE RIGHT, BUT NOT THE OBLIGATION, TO CAUSE TO BE PREPARED ANY REPORT, STUDY, OR INSPECTION REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN (THE "CODE") IF THE "HOA" FAILS TO OBTAIN SUCH REPORTS, STUDIES, OR INSPECTIONS REQUIRED BY THE CODE IN THE TIME PROVIDED. IN THE EVENT THE FACILITIES AND LAND (OR ANY PORTION THEREOF) ARE NOT MAINTAINED, REPAIRED, OR REPLACED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES, GOOD ENGINEERING PRACTICES, OR BECOME A NUISANCE, OR THE REQUIRED REPORTS, STUDIES, OR INSPECTIONS ARE NOT OBTAINED IN THE TIME PROVIDED, OR IN THE EVENT THE CITY OF WINTER GARDEN EXERCISES THE AFOREMENTIONED RIGHT, EACH OF THE LOT OWNERS ON A PRO-RATA BASIS (I.E., PER LOT) SHALL BE RESPONSIBLE FOR PAYMENT OF THE COST OF SUCH MAINTENANCE, REPAIR, REPLACEMENT AND CARE PROVIDED BY THE CITY OF WINTER GARDEN OR THE CONTRACTORS AND AGENTS AND THE COST OF PREPARING SAID REPORTS, STUDIES, OR INSPECTIONS, PLUS ADMINISTRATIVE COSTS AND ATTORNEYS FEES INCURRED BY OR FOR THE CITY OF WINTER GARDEN. THE CITY OF WINTER GARDEN SHALL HAVE A LIEN UPON EACH LOT TO SECURE THE PERSONAL OBLIGATION OF EACH LOT OWNER THEREOF FOR ANY UNPAID FEES AND COSTS RESULTING FROM THE FOREGOING. SUCH LIEN SHALL ALSO SECURE REASONABLE ATTORNEY'S FEES AND OTHER COSTS INCURRED BY THE CITY OF WINTER GARDEN INCIDENT TO THE COLLECTION OF SUCH FEES AND COSTS OF ENFORCEMENT OF SUCH LIEN. THE LIEN SHALL BE EVIDENCED BY A CLAIM RECORDED AMONG THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND SHALL BE EFFECTIVE FROM AND AS OF THE TIME OF SUCH RECORDING. THE CITY OF WINTER GARDEN MAY TAKE SUCH ACTION OR ACTIONS IT DEEMS NECESSARY TO COLLECT SAID FEES AND COSTS AS MAY BE PERMITTED BY LAW, INCLUDING, BUT NOT LIMITED TO, AN IN PERSONAL ACTION, LIEN, FORECLOSURE, OR SPECIAL ASSESSMENT. NEITHER THE RIGHTS PROVIDED FOR HEREIN NOR THE CITY'S EXERCISE OF SAID RIGHTS, SHALL IMPOSE ANY OBLIGATION ON THE CITY OF WINTER GARDEN TO MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR THE FACILITIES AND LAND, OR ANY PORTION THEREOF, OR CAUSE TO BE PREPARED ANY STUDIES, REPORTS OR INSPECTIONS.

14. THE "HOA" AS OWNER OF THE SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, COMMON PROPERTIES, AND AMENITIES, AND THE INDIVIDUAL LOT OWNERS TO EXTENT OF THEIR INTEREST IN THE FOREGOING, SHALL RELEASE, DEFEND, INDEMNIFY AND HOLD THE CITY OF WINTER GARDEN, OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES HARMLESS FROM ANY AND ALL COSTS, EXPENSES, SUITS, DEMANDS, LIABILITIES, DAMAGES, INJURIES (INCLUDING DEATH), OR OTHERWISE INCLUDING ATTORNEY'S FEES AND COSTS OF SUIT, IN CONNECTION WITH THE REASONABLE USE OF SAID SUBDIVISION INFRASTRUCTURE, COMMON AREAS, OR AMENITIES, OR SAID PARTIES' MAINTENANCE THEREOF, OR SAID PARTIES' EXERCISE OF RIGHTS PERMITTED IN THE DECLARATION OF THE HOMEOWNERS' ASSOCIATION, THIS PLAT, OR AS OTHERWISE PERMITTED BY LAW.

15. THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON JULY 14, 2003 DETERMINED THAT ELEVATION 98.0 FEET (NGVD 29 DATUM) IS A SAFE UPLAND LINE FOR JOHNS LAKE AND IS AT OR ABOVE THE ORDINARY HIGH WATER LINE.

16. ACCORDING TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THE SAFE UPLAND LINE FOR JOHN'S LAKE IS 98.0 FEET (NATIONAL GEODETIC VERTICAL DATUM OF 1929) OR ELEVATION 96.79 FEET AS CONVERTED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THIS LINE AS ESTABLISHED IN THE FIELD IS DEPICTED AS THE BOUNDARY OF TRACT P AS IT ABUTS THE WATERS OF JOHN'S LAKE. THE SAFE UPLAND LINE MAY BE DIFFERENT FROM THE ORDINARY HIGH WATER LINE (OHWL) ELEVATION. THE STATE OF FLORIDA OWNS TITLE, AS SOVEREIGN LANDS, TO THOSE LANDS LYING WATERWARD OF THE OHWL FOR JOHN'S LAKE. THE BOUNDARIES OF TRACT P EXTEND TO THE OHWL NOTWITHSTANDING THE GRAPHICAL DEPICTION OF THE SAFE UPLAND LINE.

17. THE NORMAL HIGH WATER LINE (NHWL) ELEVATION OF 98.4 FEET (NGVD 29 DATUM) WAS ESTABLISHED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS IN APRIL 1984 PER ORANGE COUNTY LAKE INDEX (DATED JUNE 2009). THE NORMAL HIGH WATER LINE IS NOT THE SAME AS THE ORDINARY HIGH WATER LINE AND IS USED BY LOCAL JURISDICTIONS TO DETERMINE BUILDING SETBACKS AND OTHER LOCAL GOVERNMENTAL REQUIREMENTS.

18. NO CONSTRUCTION, CLEARING, EXCAVATION, GRADING, ALTERNATIONS, OR IMPERVIOUS SURFACES UPON TRACT P, WHICH SERVES AS AN UPLAND BUFFER AND OPEN SPACE PRESERVATION TRACT, IS PERMITTED EXCEPT FOR DOCKS AND BOARDWALKS AS MAY BE ALLOWED PURSUANT TO THE TERMS OF THE CONSERVATION EASEMENT. FUTHER, THE CITY OF WINTER GARDEN IS HEREBY GIVEN THE RIGHT TO ENFORCE THE FOREGOING RESTRICTIONS AS A RESTRICTIVE COVENANT AGAINST THE PROPERTY, INCLUDING THE TERMS AND CONDITIONS OF THE AFORESAID CONSERVATION EASEMENT IN THE SAME MANNER AS THE GRANTEE THEREUNDER.

19. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE AS NON-RADIAL (NR).

20. THE CITY OF WINTER GARDEN IS HEREBY GRANTED A NON-EXCLUSIVE DRAINAGE EASEMENT OVER, UNDER AND THROUGH TRACTS E, M, O, P, Q, R, S, T, X, EE, FF, GG, HH, II, JJ, KK, & LL FOR THE BENEFIT OF TRACTS W AND Y AND OTHER PUBLIC RIGHTS-OF-WAY. THE HOA SHALL REMAIN RESPONSIBLE FOR THE OPERATION, MAINTENANCE AND REPAIR OF TRACTS E, M, O, P, Q, R, S, V, X, EE, FF, GG, HH, II, JJ, KK, & LL AND ALL DRAINAGE IMPROVEMENTS THEREON.

21. THERE IS HEREBY GRANTED AND DEDICATED TO THE CITY OF WINTER GARDEN AND OTHER PUBLIC SERVICE AND EMERGENCY SERVICE PROVIDERS, A NON-EXCLUSIVE EASEMENT OVER AND THROUGH TRACTS EE (ALLEY TRACT), FF (ALLEY TRACT), GG (ALLEY TRACT), HH (ALLEY TRACT), II (ALLEY TRACT), JJ (ALLEY TRACT), KK (ALLEY TRACT), AND LL (ALLEY TRACT) AND ANY OTHER PRIVATELY OWNED INTERNAL ROADS, ALLEYS, PAVED AREAS AND SIDEWALKS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACCESS FOR THE PURPOSE OF PROVIDING PUBLIC AND EMERGENCY SERVICES TO THE SUBDIVISION, INCLUDING BUT NOT LIMITED TO, POSTAL, FIRE PROTECTION, POLICE PROTECTION, EMERGENCY MEDICAL TRANSPORTATION, CODE ENFORCEMENT, GARBAGE, UTILITIES AND OTHER PUBLIC AND EMERGENCY SERVICES.

22. TRACT T (FUTURE DEVELOPMENT) IS TO BE OWNED AND MAINTAINED BY STANPACIFIC OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS. AS CURRENTLY CONFIGURED, TRACT T IS NOT DEVELOPABLE AND A REPLAT OF TRACT T COMBINING SUCH TRACT WITH OTHER LANDS TO MAKE DEVELOPABLE LOT(S) WILL BE REQUIRED BEFORE DEVELOPMENT MAY OCCUR.

23. OWNER HEREBY QUIT CLAIMS, DISCLAIMS AND RELEASES ANY AND ALL INTEREST OWNER MAY HAVE IN AMBER SWEET LANE TO THE CITY OF WINTER GARDEN.

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CERTIFICATE OF AUTHORIZATION NO. LB 8011

SHEET INDEX

SHEET 1 & 2 - COVER SHEET/NOTES
SHEET 3 - OVERALL MAP/KEY MAP
SHEETS 4 TO 8 - DETAIL SHEETS

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.

WATERSIDE ON JOHNS LAKE - PHASE 2C

PLAT BOOK: **104** PAGE: **77**

A REPLAT OF A PORTION OF LOT 21H, LAKE AVALON GROVES REPLAT, AS RECORDED IN PLAT BOOK H, PAGE 81 AND A PORTION OF THE NORTH 1/2 OF THE NE 1/4, OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

THE STATE OF FLORIDA MAY OWN OR CLAIM TITLE TO THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE WHICH MAY AFFECT THE LOCATION OF THE BOUNDARY LINE OF THE PROPERTY FRONTING THE LAKE.

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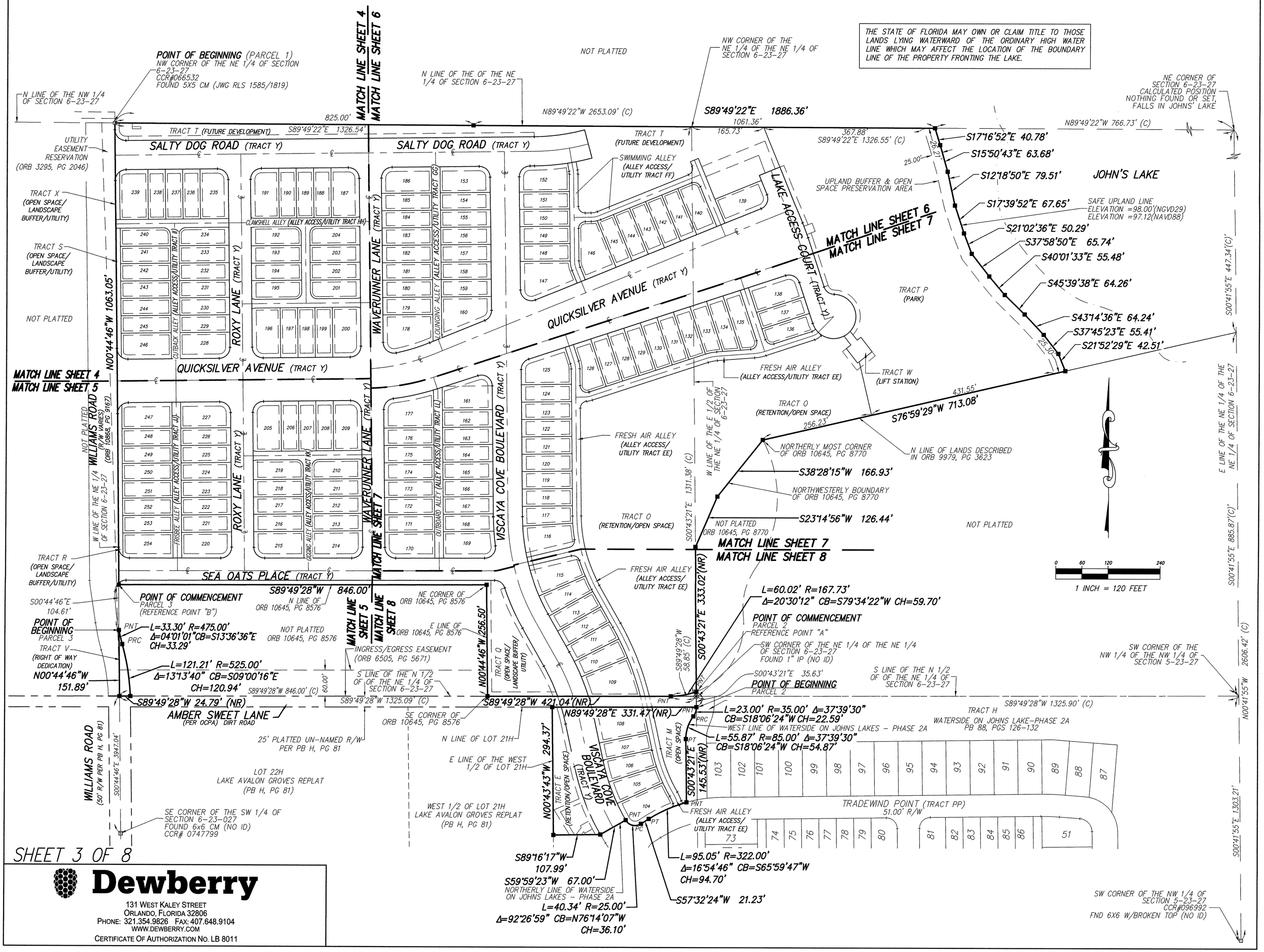

SHEET 3 OF 8

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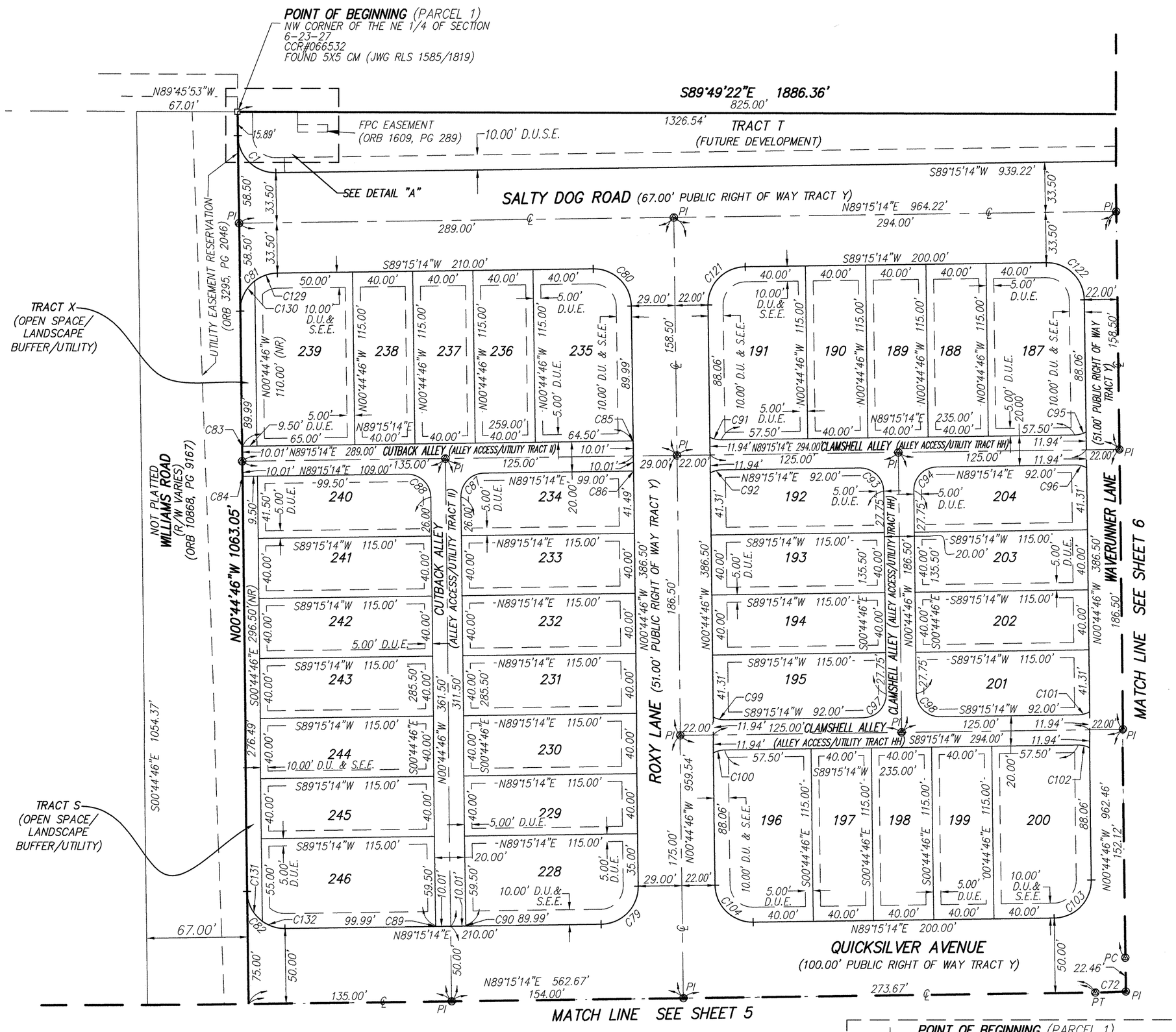
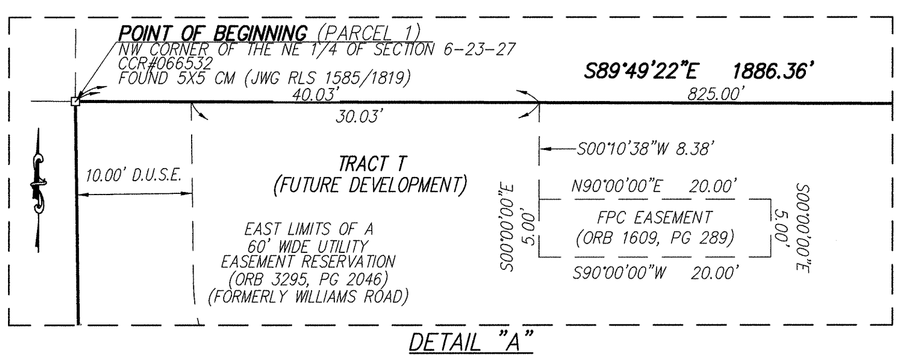
PLAT BOOK: **104** PAGE: **78**

WATERSIDE ON JOHNS LAKE - PHASE 2C

A REPLAT OF A PORTION OF LOT 21H, LAKE AVALON GROVES REPLAT, AS RECORDED IN PLAT BOOK H, PAGE 81 AND A PORTION OF THE NORTH 1/2 OF THE NE 1/4, OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.27'	25.00	90°00'00"	35.36'	N45°44'46"E
C72	20.34'	500.00	02°19'51"	20.34'	N88°05'19"E
C79	39.27'	25.00	90°00'00"	35.36'	N44°15'14"E
C80	39.27'	25.00	90°00'00"	35.36'	S45°44'46"W
C81	39.27'	25.00	90°00'00"	35.36'	S44°15'14"W
C82	39.27'	25.00	90°00'00"	35.36'	N45°44'46"E
C83	0.50'	15.50	01°50'55"	0.50'	S89°49'18"E
C84	0.50'	15.50	01°50'55"	0.50'	N88°19'47"W
C85	0.50'	15.50	01°50'55"	0.50'	S88°19'47"E
C86	0.50'	15.50	01°50'55"	0.50'	S89°49'18"W
C87	24.35'	15.50	90°00'00"	21.92'	N44°15'14"W
C88	24.35'	15.50	90°00'00"	21.92'	S45°44'46"W
C89	0.50'	15.50	01°50'55"	0.50'	S00°10'42"E
C90	0.50'	15.50	01°50'55"	0.50'	S01°40'13"E
C91	7.83'	15.50	28°56'19"	7.75'	S76°16'37"E
C92	7.83'	15.50	28°56'19"	7.75'	S74°47'05"W
C93	24.35'	15.50	90°00'00"	21.92'	S45°44'46"W
C94	24.35'	15.50	90°00'00"	21.92'	N44°15'14"W
C95	7.83'	15.50	28°56'19"	7.75'	S74°47'05"E
C96	7.83'	15.50	28°56'19"	7.75'	S76°16'37"W
C97	24.35'	15.50	90°00'00"	21.92'	S44°15'14"E
C98	24.35'	15.50	90°00'00"	21.92'	S45°44'46"E
C99	7.83'	15.50	28°56'19"	7.75'	S76°16'37"E
C100	7.83'	15.50	28°56'19"	7.75'	S74°47'05"W
C101	7.83'	15.50	28°56'19"	7.75'	S74°47'05"E
C102	7.83'	15.50	28°56'19"	7.75'	S76°16'37"W
C103	39.27'	25.00	90°00'00"	35.36'	N44°15'14"E
C104	39.27'	25.00	90°00'00"	35.36'	S45°44'46"E
C121	39.27'	25.00	90°00'00"	35.36'	N44°15'14"W
C122	39.27'	25.00	90°00'00"	35.36'	N45°44'46"W
C129	16.09'	25.00	36°52'12"	15.81'	S70°49'08"W
C130	23.18'	25.00	53°07'48"	22.36'	S25°49'08"W
C131	23.18'	25.00	53°07'48"	22.36'	N27°18'40"W
C132	16.09'	25.00	36°52'12"	15.81'	N72°18'40"W



DETAIL "A"
SCALE 1"=10'

1 INCH = 50 FEET

SHEET 4 OF 8

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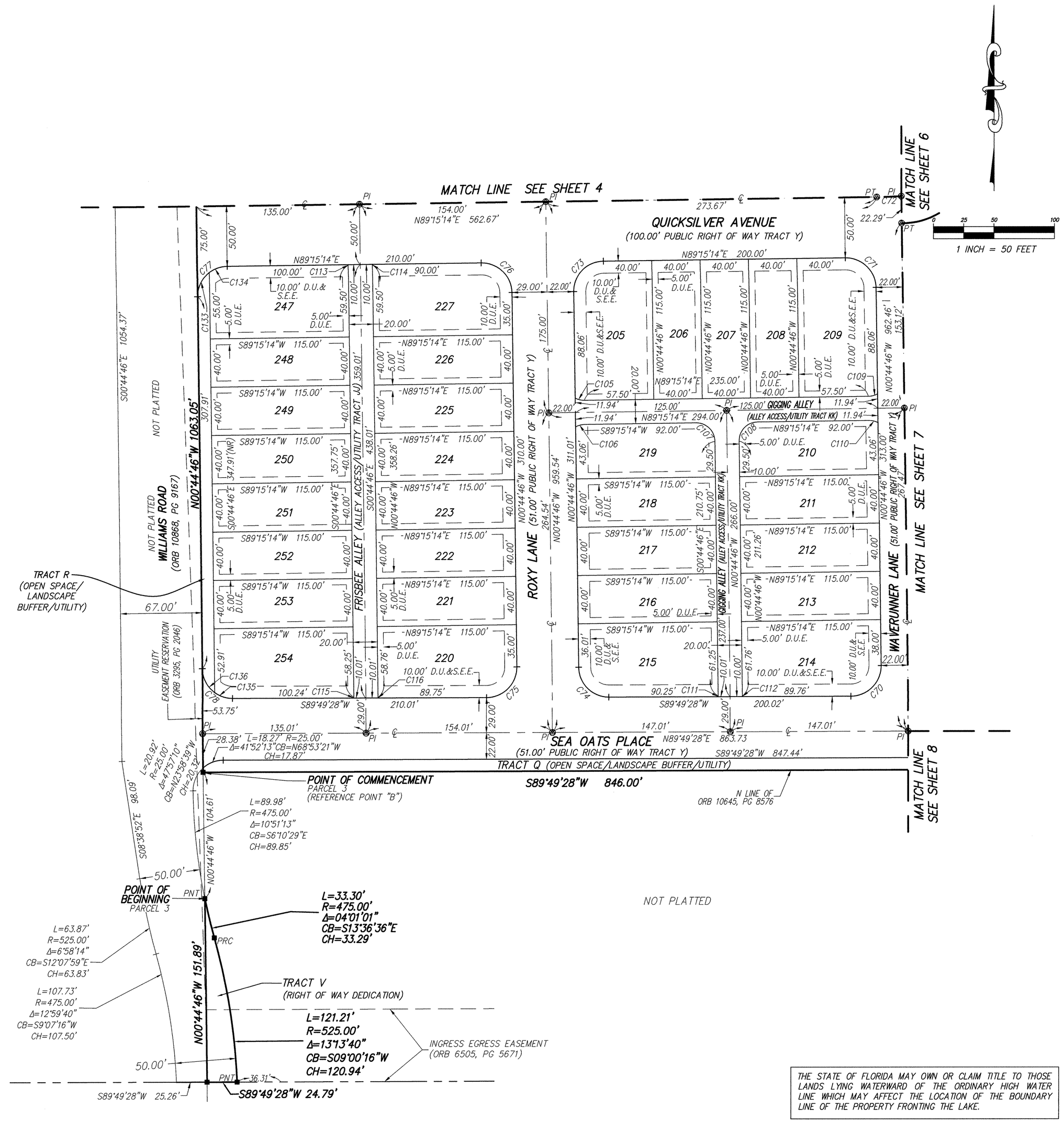
THE STATE OF FLORIDA MAY OWN OR CLAIM TITLE TO THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE WHICH MAY AFFECT THE LOCATION OF THE BOUNDARY LINE OF THE PROPERTY FRONTING THE LAKE.

WATERSIDE ON JOHNS LAKE - PHASE 2C

PLAT BOOK: **104** PAGE: **79**

A REPLAT OF A PORTION OF LOT 21H, LAKE AVALON GROVES REPLAT, AS RECORDED IN PLAT BOOK H, PAGE 81 AND A PORTION OF THE NORTH 1/2 OF THE NE 1/4, OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C70	39.52'	25.00	90°34'14"	35.53'	S44°32'21"E
C71	39.27'	25.00	90°00'00"	35.36'	S45°44'46"W
C72	20.34'	500.00	02°19'51"	20.34'	N88°05'19"E
C73	39.27'	25.00	90°00'00"	35.36'	N44°15'14"W
C74	39.02'	25.00	89°25'46"	35.18'	S45°27'39"E
C75	39.52'	25.00	90°34'14"	35.53'	S44°32'21"E
C76	39.27'	25.00	90°00'00"	35.36'	N45°44'46"W
C77	39.27'	25.00	90°00'00"	35.36'	S44°15'14"W
C78	39.02'	25.00	89°25'46"	35.18'	N45°27'39"E
C105	7.83'	15.50	28°56'19"	7.75'	S76°16'37"E
C106	7.83'	15.50	28°56'19"	7.75'	S74°47'05"W
C107	24.35'	15.50	90°00'00"	21.92'	S45°44'46"W
C108	24.35'	15.50	90°00'00"	21.92'	N44°15'14"W
C109	7.83'	15.50	28°56'19"	7.75'	S74°47'05"E
C110	7.83'	15.50	28°56'19"	7.75'	N76°16'37"W
C111	0.65'	15.50	02°25'09"	0.65'	S00°27'48"E
C112	0.35'	15.50	00°16'41"	0.35'	N01°23'06"E
C113	0.50'	15.50	01°50'55"	0.50'	S01°40'13"W
C114	0.50'	15.50	01°50'55"	0.50'	N00°10'42"W
C115	0.65'	15.50	02°25'09"	0.65'	S00°27'48"E
C116	0.35'	15.50	01°16'41"	0.35'	S01°23'06"E
C133	23.18'	25.00	53°07'48"	22.36'	S25°49'08"W
C134	16.09'	25.00	36°52'12"	15.81'	S70°49'08"W
C135	15.84'	25.00	36°17'58"	15.58'	N72°01'33"W
C136	23.18'	25.00	53°07'48"	22.36'	N27°18'40"W



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WATERSIDE ON JOHNS LAKE - PHASE 2C

PLAT BOOK: **104** PAGE: **80**

A REPLAT OF A PORTION OF LOT 21H, LAKE AVALON GROVES REPLAT, AS RECORDED IN PLAT BOOK H, PAGE 81 AND A PORTION OF THE NORTH 1/2 OF THE NE 1/4, OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

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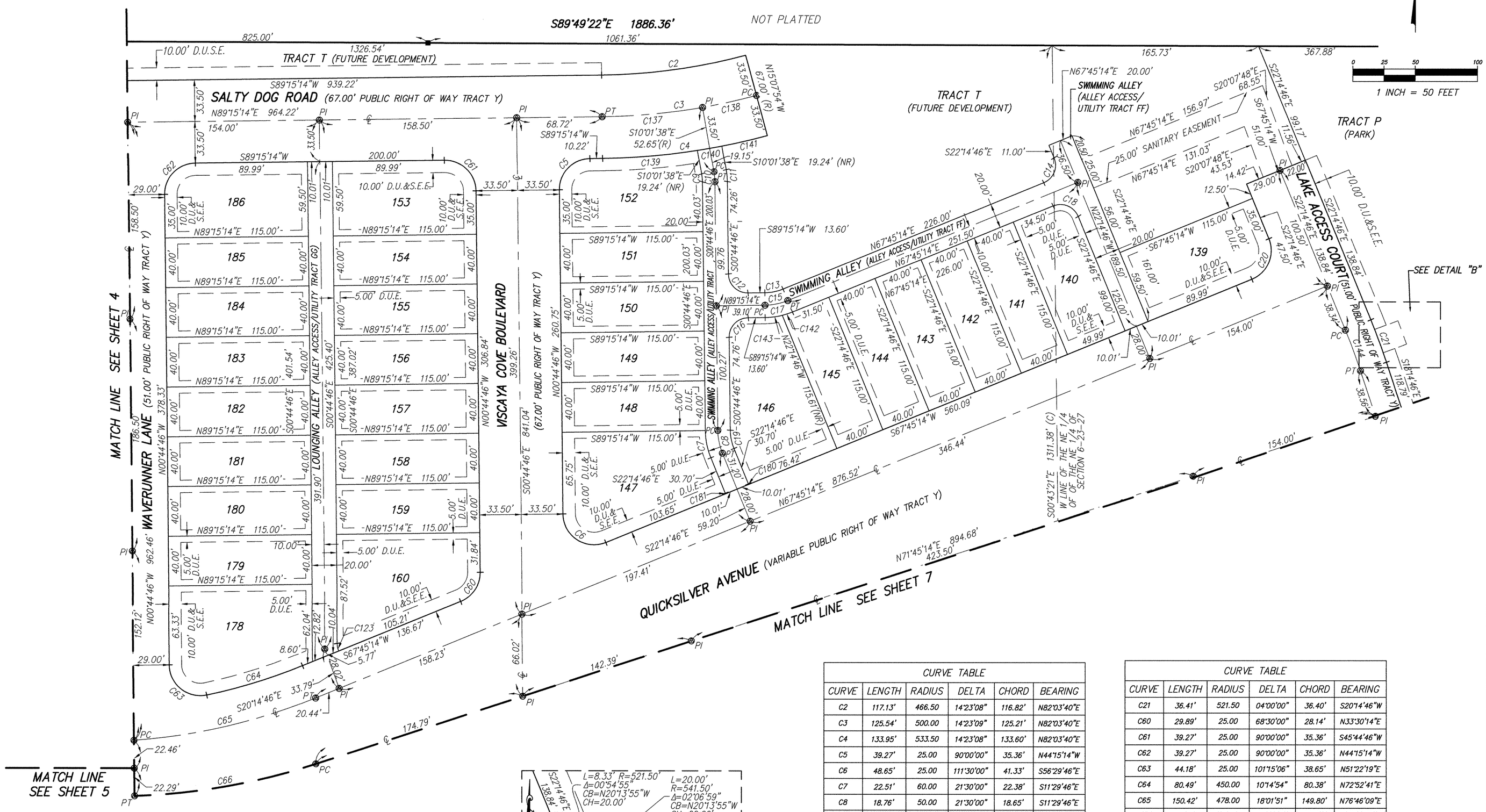

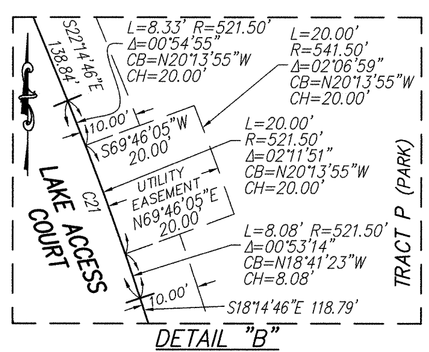

DETAIL "B"
SCALE 1"=20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C2	117.13'	466.50	14°23'08"	116.82'	N82°03'40"E
C3	125.54'	500.00	14°23'09"	125.21'	N82°03'40"E
C4	133.95'	533.50	14°23'08"	133.60'	N82°03'40"E
C5	39.27'	25.00	90°00'00"	35.36'	N44°15'14"W
C6	48.65'	25.00	111°30'00"	41.33'	S56°29'46"E
C7	22.51'	60.00	21°30'00"	22.38'	S11°29'46"E
C8	18.76'	50.00	21°30'00"	18.65'	S11°29'46"E
C9	6.48'	40.00	09°16'52"	6.47'	S05°23'12"W
C10	8.10'	50.00	09°16'52"	8.09'	N05°23'12"W
C11	9.72'	60.00	09°16'52"	9.71'	S05°23'12"W
C12	24.35'	15.50	90°00'00"	21.92'	N45°44'46"E
C13	15.01'	40.00	21°30'00"	14.92'	S78°30'14"E
C14	24.35'	15.50	90°00'00"	21.92'	S22°45'14"E
C15	18.76'	50.00	21°30'00"	18.65'	N78°30'14"E
C16	24.35'	15.50	90°00'00"	21.92'	N44°15'14"W
C17	22.51'	60.00	21°30'00"	22.38'	S78°30'14"E
C18	24.35'	15.50	90°00'00"	21.92'	S67°14'46"W
C19	15.01'	40.00	21°30'00"	14.92'	S11°29'46"E
C20	39.27'	25.00	90°00'00"	35.36'	S22°45'14"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C21	36.41'	521.50	04°00'00"	36.40'	S20°14'46"W
C60	29.89'	25.00	68°30'00"	28.14'	N33°30'14"E
C61	39.27'	25.00	90°00'00"	35.36'	S45°44'46"W
C62	39.27'	25.00	90°00'00"	35.36'	N44°15'14"W
C63	44.18'	25.00	101°15'06"	38.65'	N51°22'19"E
C64	80.49'	450.00	10°14'54"	80.38'	N72°52'41"E
C65	150.42'	478.00	18°01'51"	149.80'	N76°46'09"E
C66	148.27'	522.00	16°16'27"	147.77'	N79°53'28"E
C123	6.32'	15.50	23°20'55"	6.27'	S12°25'13"E
C137	80.99'	500.00	09°16'52"	80.90'	N84°36'48"E
C138	44.55'	500.00	05°06'16"	44.53'	N77°25'14"E
C139	76.42'	533.50	08°12'26"	76.35'	N85°09'01"E
C140	20.00'	533.50	02°08'53"	20.00'	N79°58'22"E
C141	37.53'	533.50	04°01'50"	37.52'	N76°53'01"E
C142	8.53'	60.00	08°08'39"	8.52'	S71°49'34"W
C143	13.99'	60.00	013°21'21"	13.95'	S82°34'34"W
C144	34.87'	499.50	04°00'00"	34.86'	S20°14'46"W
C180	0.50'	15.50	01°50'55"	0.50'	S23°10'13"E
C181	0.50'	15.50	01°50'55"	0.50'	S21°19'18"E

SHEET 6 OF 8

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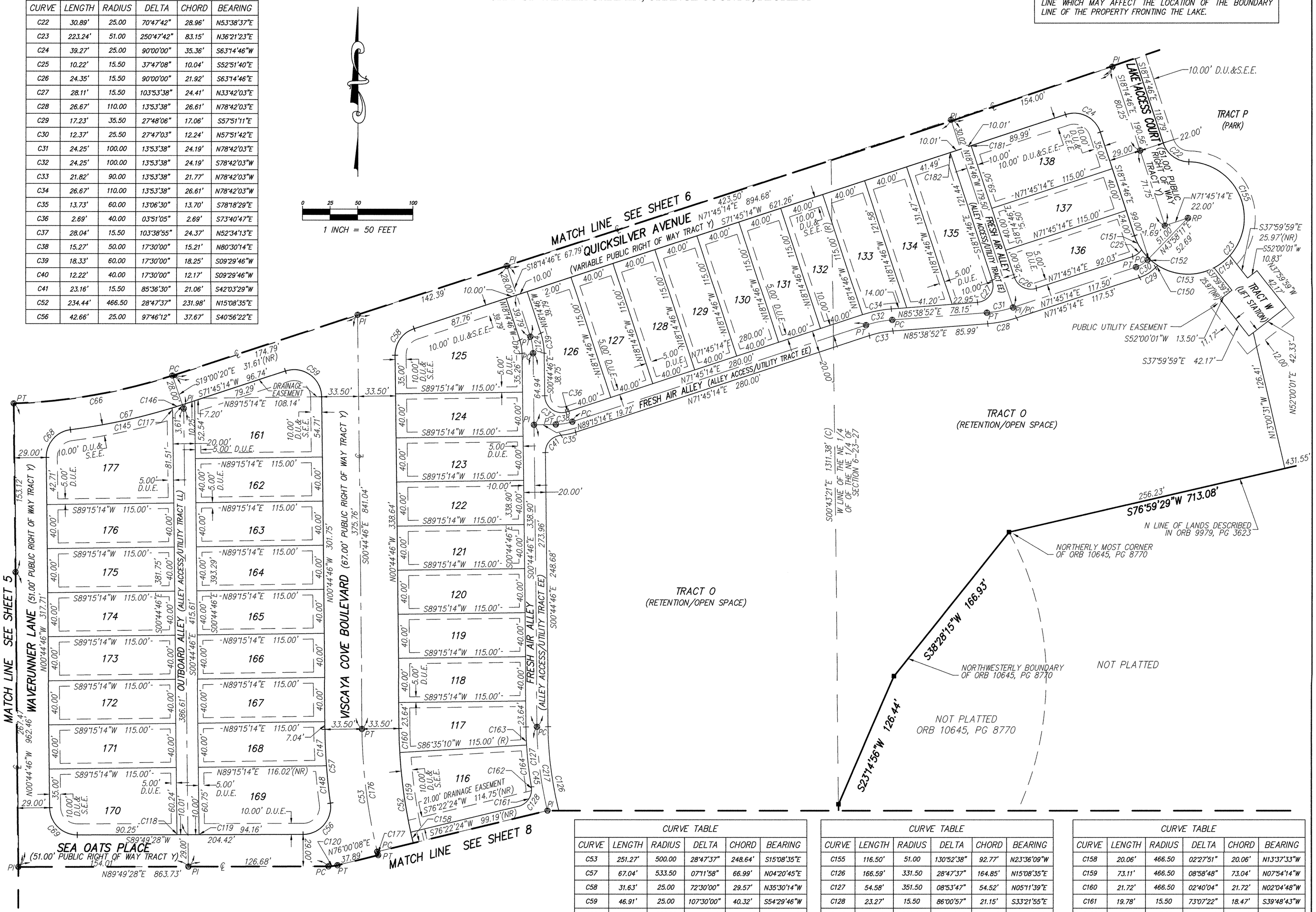
WATERSIDE ON JOHNS LAKE - PHASE 2C

A REPLAT OF A PORTION OF LOT 21H, LAKE AVALON GROVES REPLAT, AS RECORDED IN PLAT BOOK H, PAGE 81 AND A PORTION OF THE NORTH 1/2 OF THE NE 1/4, OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

PLAT BOOK: **104** PAGE: **81**

THE STATE OF FLORIDA MAY OWN OR CLAIM TITLE TO THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE WHICH MAY AFFECT THE LOCATION OF THE BOUNDARY LINE OF THE PROPERTY FRONTING THE LAKE.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C22	30.89'	25.00	70°47'42"	28.96'	N53°38'37"E
C23	223.24'	51.00	250°47'42"	83.15'	N36°21'23"E
C24	39.27'	25.00	90°00'00"	35.36'	S63°14'46"W
C25	10.22'	15.50	37°47'08"	10.04'	S52°51'40"E
C26	24.35'	15.50	90°00'00"	21.92'	S63°14'46"E
C27	28.11'	15.50	103°53'38"	24.41'	N33°42'03"E
C28	26.67'	110.00	13°53'38"	26.61'	N78°42'03"E
C29	17.23'	35.50	27°48'06"	17.06'	S57°51'11"E
C30	12.37'	25.50	27°47'03"	12.24'	N57°51'42"E
C31	24.25'	100.00	13°53'38"	24.19'	N78°42'03"E
C32	24.25'	100.00	13°53'38"	24.19'	S78°42'03"W
C33	21.82'	90.00	13°53'38"	21.77'	N78°42'03"W
C34	26.67'	110.00	13°53'38"	26.61'	N78°42'03"W
C35	13.73'	60.00	13°06'30"	13.70'	S78°18'29"E
C36	2.69'	40.00	03°51'05"	2.69'	S73°40'47"E
C37	28.04'	15.50	103°38'55"	24.37'	N52°34'13"E
C38	15.27'	50.00	17°30'00"	15.21'	N80°30'14"E
C39	18.33'	60.00	17°30'00"	18.25'	S09°29'46"W
C40	12.22'	40.00	17°30'00"	12.17'	S09°29'46"W
C41	23.16'	15.50	85°36'30"	21.06'	S42°03'29"W
C52	234.44'	466.50	28°47'37"	231.98'	N15°08'35"E
C56	42.66'	25.00	97°46'12"	37.67'	S40°56'22"E



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C53	251.27'	500.00	28°47'37"	248.64'	S15°08'35"E
C57	67.04'	533.50	07°11'58"	66.99'	N04°20'45"E
C58	31.63'	25.00	72°30'00"	29.57'	N35°30'14"W
C59	46.91'	25.00	107°30'00"	40.32'	S54°29'46"W
C66	148.27'	522.00	16°16'27"	147.77'	N79°53'28"E
C67	105.52'	550.00	10°59'33"	105.36'	N77°15'01"E
C68	36.43'	25.00	83°29'33"	33.29'	S41°00'01"W
C69	39.02'	25.00	89°25'46"	35.18'	S45°27'39"E
C117	4.69'	15.50	17°21'07"	4.68'	S09°25'19"W
C118	0.65'	15.50	02°25'09"	0.65'	S00°27'48"E
C119	0.35'	15.50	01°16'41"	0.35'	N01°23'06"E
C120	8.32'	34.50	13°49'20"	8.30'	N82°54'48"E
C124	15.27'	50.00	17°30'00"	15.21'	S09°29'46"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C155	116.50'	51.00	130°52'38"	92.77'	N23°36'09"W
C126	166.59'	331.50	28°47'37"	164.85'	N15°08'35"E
C127	54.58'	351.50	08°53'47"	54.52'	N05°11'39"E
C128	23.27'	15.50	86°00'57"	21.15'	S33°21'55"E
C145	94.10'	550.00	09°48'10"	93.98'	N77°50'42"E
C146	11.42'	550.00	01°11'23"	11.42'	N72°20'56"E
C147	32.98'	533.50	03°32'31"	32.97'	S02°31'01"E
C148	34.06'	533.50	03°39'27"	34.05'	S06°07'01"E
C150	2.70'	15.50	09°59'03"	2.70'	N48°56'40"W
C151	14.44'	51.00	16°13'29"	14.39'	S26°21'31"E
C152	20.61'	51.00	23°09'13"	20.47'	S46°02'52"E
C153	53.59'	51.00	60°12'39"	51.16'	S87°43'48"E
C154	18.09'	51.00	20°19'43"	18.00'	N52°00'01"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C158	20.06'	466.50	02°27'51"	20.06'	N13°37'33"W
C159	73.11'	466.50	08°58'48"	73.04'	N07°54'14"W
C160	21.72'	466.50	02°40'04"	21.72'	N02°04'48"W
C161	19.78'	15.50	73°07'22"	18.47'	S39°48'43"W
C162	3.49'	15.50	12°53'35"	3.48'	S03°11'46"E
C163	16.37'	351.50	02°40'04"	16.36'	S02°04'48"E
C164	38.21'	351.50	06°13'44"	38.19'	S06°31'41"E
C176	112.41'	500.00	12°52'51"	112.17'	S07°11'11"E
C177	3.24'	500.00	00°22'16"	3.24'	S13°48'44"E
C181	0.50'	15.50	01°50'55"	0.50'	S17°19'18"E
C182	0.50'	15.50	01°50'55"	0.50'	S19°10'13"W
C217	76.77'	341.50	12°52'51"	76.61'	S07°11'11"E

SHEET 7 OF 8

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WATERSIDE ON JOHNS LAKE - PHASE 2C

PLAT BOOK: **104** PAGE: **82**

A REPLAT OF A PORTION OF LOT 21H, LAKE AVALON GROVES REPLAT, AS RECORDED IN PLAT BOOK H, PAGE 81 AND A PORTION OF THE NORTH 1/2 OF THE NE 1/4, OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C43	181.51'	668.50	15°33'25"	180.95'	N21°45'41"W
C44	176.34'	658.50	15°20'35"	175.81'	S21°52'06"W
C45	171.62'	341.50	28°47'37"	169.82'	S15°08'35"E
C46	171.16'	648.50	15°07'20"	170.66'	N21°58'43"W
C47	73.18'	351.50	11°55'43"	73.05'	N23°34'31"E
C48	23.27'	15.50	86°00'57"	21.15'	N60°37'08"W
C49	111.40'	533.50	11°57'50"	111.20'	N23°33'28"W
C50	93.87'	500.00	10°45'24"	93.73'	N24°09'41"W
C51	76.25'	466.50	09°21'56"	76.17'	N24°51'25"W
C52	234.44'	466.50	28°47'37"	231.98'	N15°08'35"E
C53	251.27'	500.00	28°47'37"	248.64'	S15°08'35"E
C54	101.87'	533.50	10°56'26"	101.72'	N24°04'10"E
C55	31.23'	25.00	71°34'35"	29.24'	N54°23'14"W
C120	8.32'	34.50	13°49'20"	8.30'	N82°54'48"E
C126	166.59'	331.50	28°47'37"	164.85'	N15°08'35"E
C156	46.44'	466.50	05°42'15"	46.42'	N26°41'16"W
C157	73.10'	466.50	08°58'40"	73.02'	N19°20'49"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C158	20.06'	466.50	02°27'51"	20.06'	N13°37'33"W
C165	47.63'	533.50	05°06'55"	47.61'	N20°08'01"W
C166	39.25'	533.50	04°12'54"	39.24'	N24°47'55"W
C167	24.52'	533.50	02°38'02"	24.52'	N28°13'22"W
C168	93.64'	648.50	08°16'25"	93.56'	N18°33'16"W
C169	47.71'	648.50	04°12'54"	47.70'	N24°47'55"W
C170	29.81'	648.50	02°38'02"	29.81'	N28°13'22"W
C171	38.19'	351.50	06°13'29"	38.17'	S20°43'24"E
C172	34.99'	351.50	05°42'15"	34.98'	S26°41'16"E
C173	19.78'	15.50	73°07'22"	18.47'	N67°03'56"W
C174	3.49'	15.50	12°53'35"	3.48'	N24°03'27"W
C175	135.63'	500.00	15°32'31"	135.21'	S21°46'08"E
C177	3.24'	500.00	00°22'16"	3.24'	S13°48'44"E
C183	40.27'	466.50	04°56'46"	40.26'	N14°27'55"W
C185	33.10'	500.00	03°47'35"	33.10'	S13°53'19"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C186	157.24'	500.00	18°01'06"	156.59'	S21°00'05"E
C187	25.98'	533.50	02°47'25"	25.98'	N13°23'14"W
C188	146.70'	466.50	18°01'06"	146.10'	S21°00'05"E
C189	1.78'	648.50	00°09'26"	1.78'	N12°04'15"W
C190	113.59'	351.50	18°30'56"	113.10'	S21°15'00"E
C191	17.89'	90.00	11°23'28"	17.86'	S24°48'44"W
C192	3.73'	15.50	13°46'44"	3.72'	N12°13'38"W
C193	110.36'	341.50	18°30'56"	109.88'	S21°15'00"E
C194	19.88'	100.00	11°23'28"	19.85'	S24°48'44"W
C195	107.13'	331.50	18°30'56"	106.66'	S21°15'00"E
C196	21.87'	110.00	11°23'28"	21.83'	S24°48'44"E
C197	3.73'	15.50	13°46'44"	3.72'	N26°00'22"W
C198	50.73'	466.50	06°13'52"	50.71'	S15°06'28"E
C199	53.09'	466.50	06°31'16"	53.07'	S21°29'01"E
C200	42.88'	466.50	05°15'58"	42.86'	S27°22'38"E

CURVE TABLE

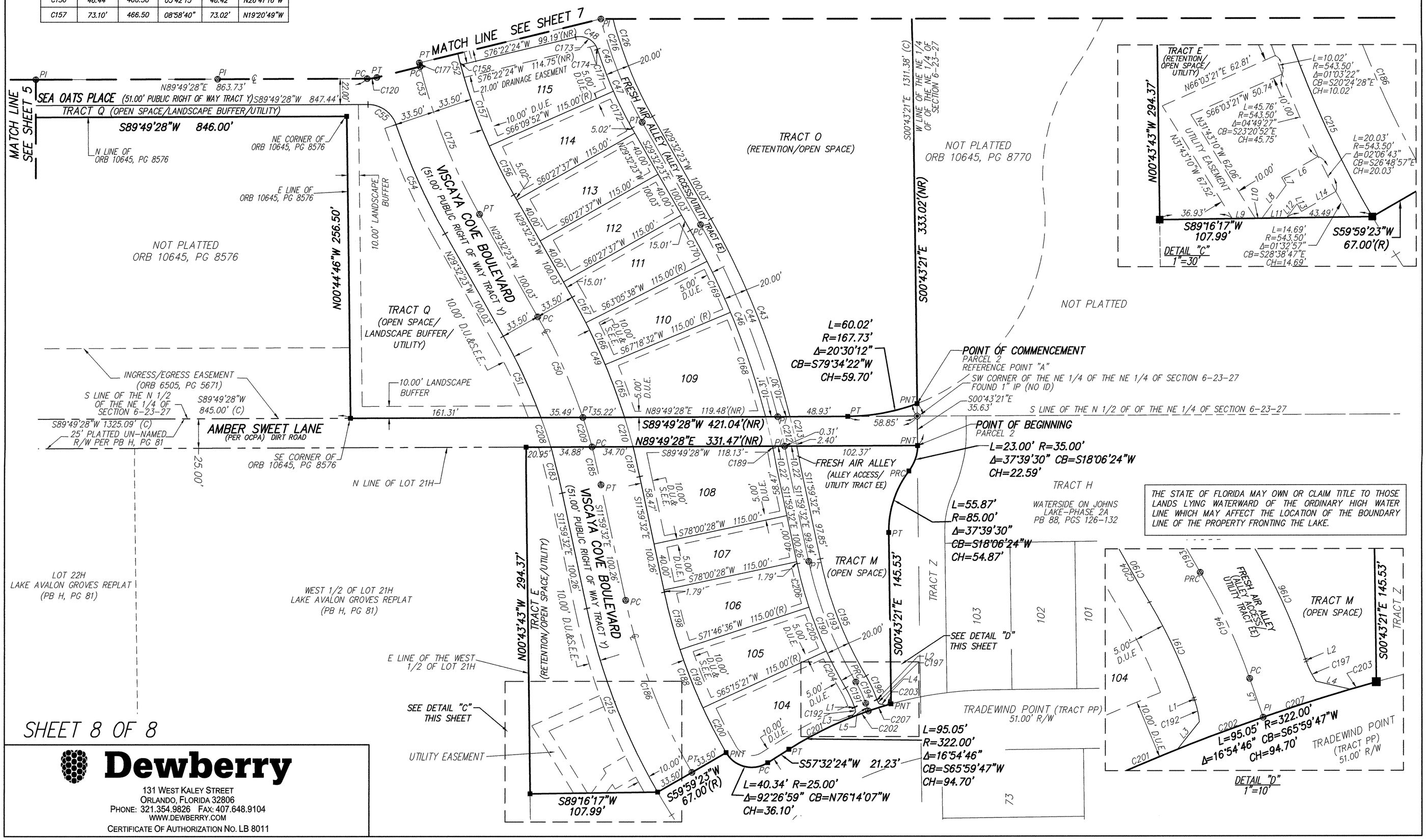
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C201	59.51'	322.00	10°35'19"	59.42'	S62°50'03"W
C202	15.48'	322.00	02°45'18"	15.48'	S69°30'21"W
C203	4.58'	322.00	00°48'52"	4.57'	S74°02'44"W
C204	35.36'	351.50	05°45'48"	35.34'	S27°37'34"E
C205	40.01'	351.50	06°31'16"	39.98'	S21°29'01"E
C206	38.23'	351.50	06°13'52"	38.21'	S15°06'28"E
C207	15.48'	322.00	02°45'18"	15.48'	S72°15'39"W
C208	26.35'	466.50	03°14'10"	26.34'	N18°33'22"W
C209	26.16'	500.00	02°59'52"	26.16'	N17°17'03"W
C210	26.01'	533.50	02°47'36"	26.01'	N16°10'45"W
C211	25.67'	648.50	02°16'05"	25.67'	N13°17'01"W
C212	25.34'	658.50	02°12'17"	25.34'	N13°05'40"W
C213	23.23'	668.50	01°59'26"	23.22'	N12°59'15"W
C215	167.77'	533.50	18°01'06"	167.08'	S21°00'05"E
C216	94.85'	341.50	15°54'47"	94.54'	S21°35'00"E

LINE TABLE

LINE	BEARING	LENGTH
L1	N19°07'00"W	0.46'
L2	N19°07'00"W	0.46'
L3	N38°29'08"E	5.96'
L4	S76°43'08"E	5.96'
L5	N19°07'00"W	6.97'
L6	S59°57'51"W	21.30'
L7	S30°02'09"E	4.55'
L8	S36°24'44"W	20.80'
L9	N89°16'17"E	11.67'
L10	N89°16'17"E	3.36'
L11	N89°16'17"E	12.54'
L12	N36°24'44"E	8.87'
L13	S30°02'09"E	4.55'
L14	N59°57'51"E	20.18'

0 25 50 100

1 INCH = 50 FEET



THE STATE OF FLORIDA MAY OWN OR CLAIM TITLE TO THOSE LANDS LYING WATERWARD OF THE ORDINARY HIGH WATER LINE WHICH MAY AFFECT THE LOCATION OF THE BOUNDARY LINE OF THE PROPERTY FRONTING THE LAKE.

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