

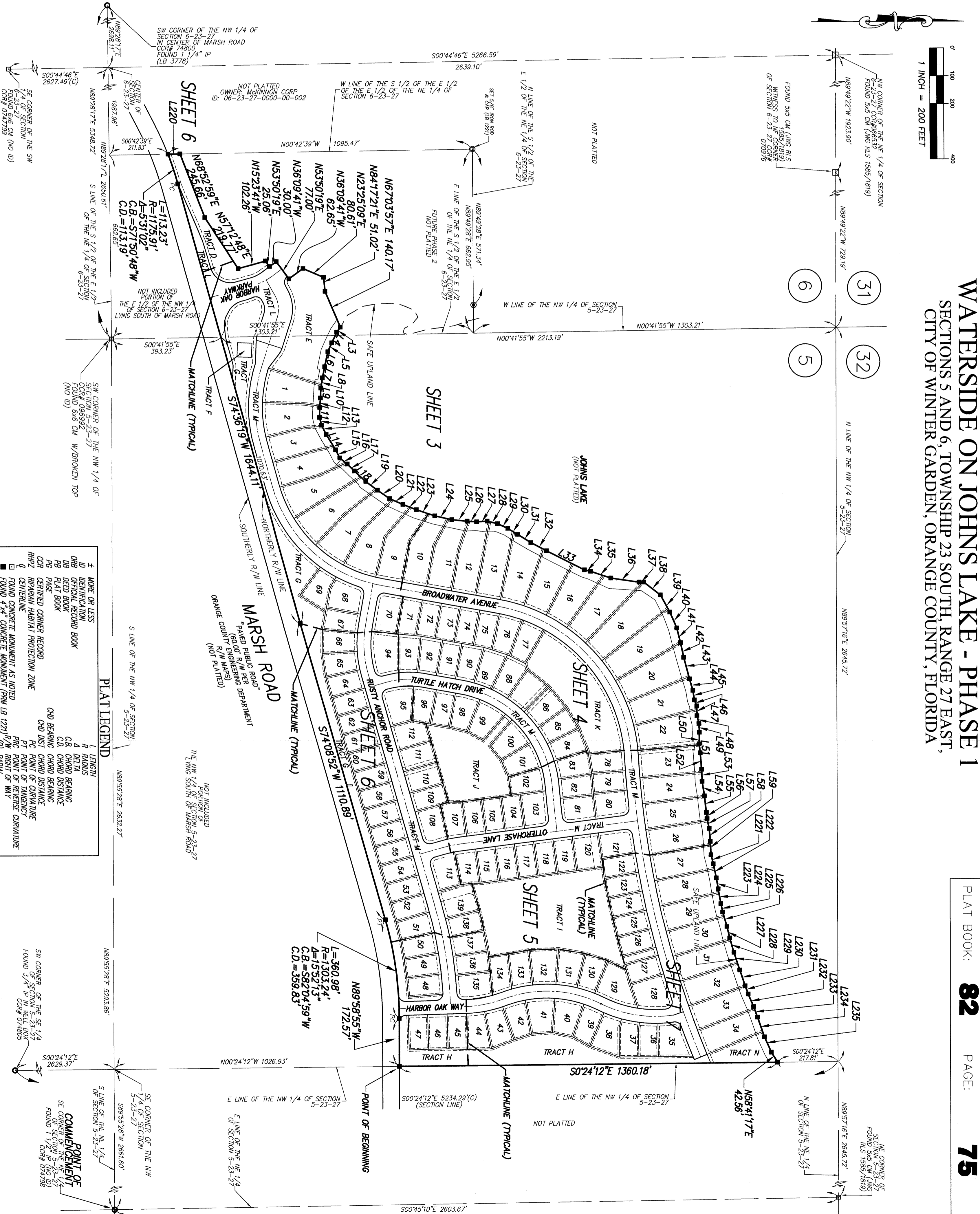




# WATERSIDE ON JOHNS LAKE - PHASE 1

## SECTIONS 5 AND 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

#	BEARING	DIST
L3	S54°50'42"E	22.32'
L4	S84°18'48"E	42.23'
L5	S66°05'44"E	34.95'
L6	S78°11'08"E	55.20'
L7	S78°05'19"E	40.85'
L8	S80°38'18"E	36.85'
L9	S87°29'05"E	36.30'
L10	S85°40'37"E	34.44'
L11	S89°09'23"E	35.61'
L12	N76°20'24"E	28.86'
L13	N62°43'10"E	37.28'
L14	N58°53'03"E	65.15'
L15	N63°26'03"E	33.28'
L16	N38°44'34"E	34.63'
L17	N44°54'52"E	35.73'
L18	N42°30'59"E	56.03'
L19	N36°57'01"E	52.70'
L20	N34°47'21"E	52.07'
L21	N24°13'57"E	52.85'
L22	N21°32'53"E	51.78'
L23	N18°38'41"E	69.64'
L24	N12°48'04"E	62.84'
L25	N06°04'08"E	55.54'
L26	N03°42'23"E	34.61'
L27	N03°32'44"W	38.09'
L28	N14°05'41"E	38.50'
L29	N24°42'57"E	40.67'
L30	N30°57'34"E	42.01'
L31	N31°58'26"E	55.57'
L32	N27°46'44"E	63.53'
L33	N26°53'26"E	53.32'
L34	N13°03'58"E	22.69'
L35	N19°09'20"E	76.82'
L36	N08°24'38"E	70.37'
L37	N00°19'47"W	17.24'
L38	N37°38'50"E	75.64'
L39	N61°32'55"E	70.48'
L40	N64°41'17"E	62.51'
L41	N75°52'36"E	54.56'
L42	N75°52'36"E	54.56'
L43	N75°52'36"E	54.56'
L44	N74°07'05"E	43.49'
L45	N81°09'04"E	34.73'
L46	N81°09'04"E	34.73'
L47	N88°49'55"E	34.81'
L48	N85°47'45"E	29.37'
L49	N87°56'58"E	31.68'
L50	S88°38'57"E	41.38'
L51	N83°55'46"E	32.81'
L52	N85°17'34"E	59.89'
L53	N87°41'37"E	43.41'
L54	N81°10'43"E	52.86'
L55	N83°43'00"E	60.18'
L56	N83°06'58"E	22.13'
L57	N77°55'21"E	36.40'
L58	N85°14'05"E	46.99'
L59	N87°07'35"E	42.73'
L220	N00°42'39"W	1095.47'
L221	N75°46'39"E	33.96'
L222	N78°22'20"E	51.73'
L223	N80°19'57"E	40.17'
L224	N73°49'09"E	54.03'
L225	N72°31'06"E	31.11'
L226	N74°48'34"E	54.59'
L227	N76°56'42"E	42.58'
L228	N73°49'09"E	54.03'
L229	N71°48'51"E	54.03'
L230	N71°42'06"E	59.30'
L231	N70°12'06"E	51.69'
L232	N66°42'08"E	49.55'
L233	N69°49'20"E	40.45'
L234	N70°54'19"E	78.22'
L235	N65°53'54"E	60.71'



**SHEET INDEX**  
SHEET 1 - COVER SHEET  
SHEET 2 - KEY MAP  
SHEETS 3-7 - 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.

SYMBOL	DESCRIPTION
+	MORE OR LESS
ID	IDENTIFICATION
ORR	OFFICIAL RECORD BOOK
ORR	DEED BOOK
FB	PLAT BOOK
PC	PAGE
CCR	CERTIFIED CORNER RECORD
RHPZ	RECREATION HABITAT PROTECTION ZONE
Q	QUADRANT
■	FOUND CONCRETE MONUMENT AS NOTED
■	FOUND 4"x4" CONCRETE MONUMENT (RPM LB 1223)
■	PERMANENT REFERENCE MONUMENT
○	PERMANENT CONTROL POINT
○	SET 5/8" IRON ROD & CAP (LB 1223)
○	CHANGE IN DIRECTION (R/W LINE)
○	CHANGE IN DIRECTION (LAND BUFFER)
○	UTILITY EASEMENT
○	IRON PIPE
○	MAID NATIONAL AMERICAN VERTICAL DATUM
○	MAID NATIONAL GEOMETRIC VERTICAL DATUM
○	DRAINAGE & UTILITY EASEMENT
○	DURSEFF
○	ENCROACHMENT EASEMENT
L	LENGTH
R	RADIUS
A	DELTA
C.B.	CHORD BEARING
C.D.	CHORD DISTANCE
CHD	CHORD BEARING
CHD	CHORD DISTANCE
PT	POINT OF CURVATURE
PT	POINT OF TANGENCY
PT	POINT OF INTERSECTION
PT	POINT OF REVERSE CURVATURE
(M)	NON HORIZONTAL
(M)	CONCRETE MONUMENT
(M)	LAND SURVEYOR
(M)	LICENSED BUSINESS
(M)	FLORIDA DEPARTMENT OF
(M)	LAND SURVEYING
(M)	FEMA
(M)	FEDERAL EMERGENCY
(M)	MANAGEMENT ASSOCIATION
(M)	DRAINAGE & UTILITY EASEMENT
(M)	DRAINAGE, UTILITY & SIDEWALK
(M)	ENCROACHMENT EASEMENT

**SHEET 2 OF 7**

**Dewberry**

LAND DEVELOPMENT & TRANSPORTATION ENGINEERING  
PLANNING, SURVEYING & MAPPING

520 SOUTH MANGLA AVENUE  
ORLANDO, FLORIDA 32817  
PHONE: 407.251.8914  
WWW.DEBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8911

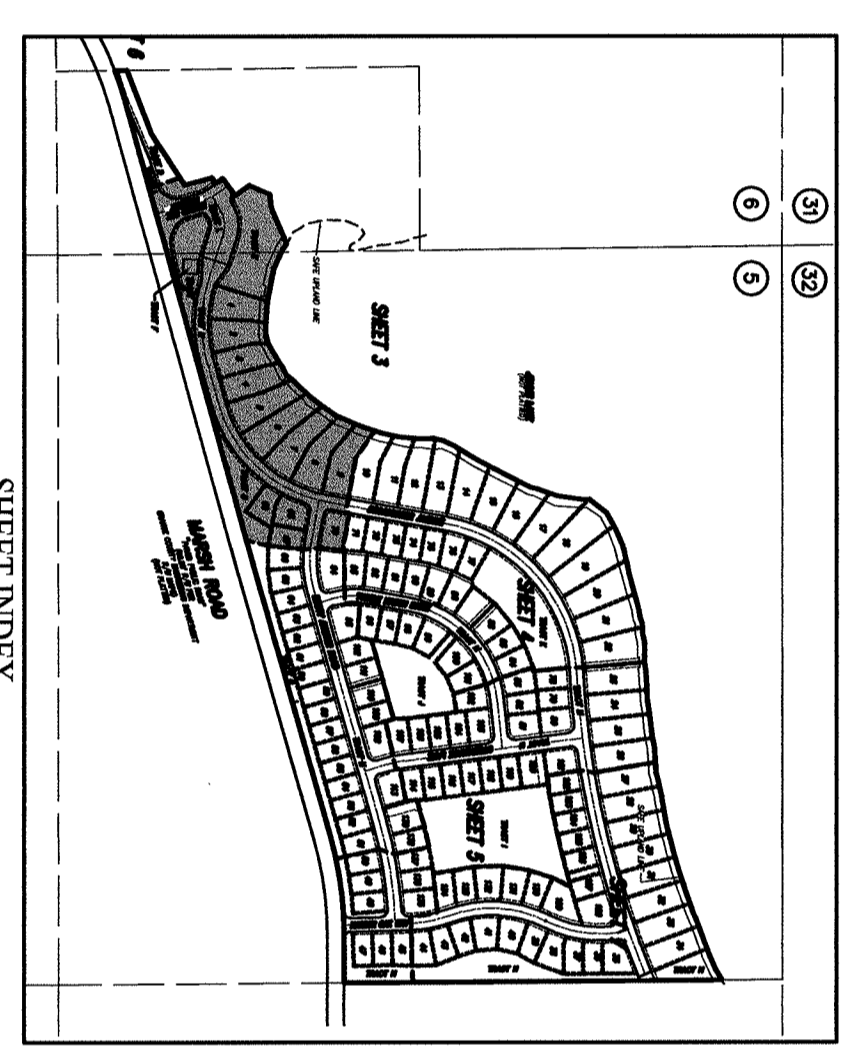
**BOWLER  
SHINGLETON**

SECTION 5-23-27  
FOUND 5/8" CM (NO ID)  
RS 1565/1819



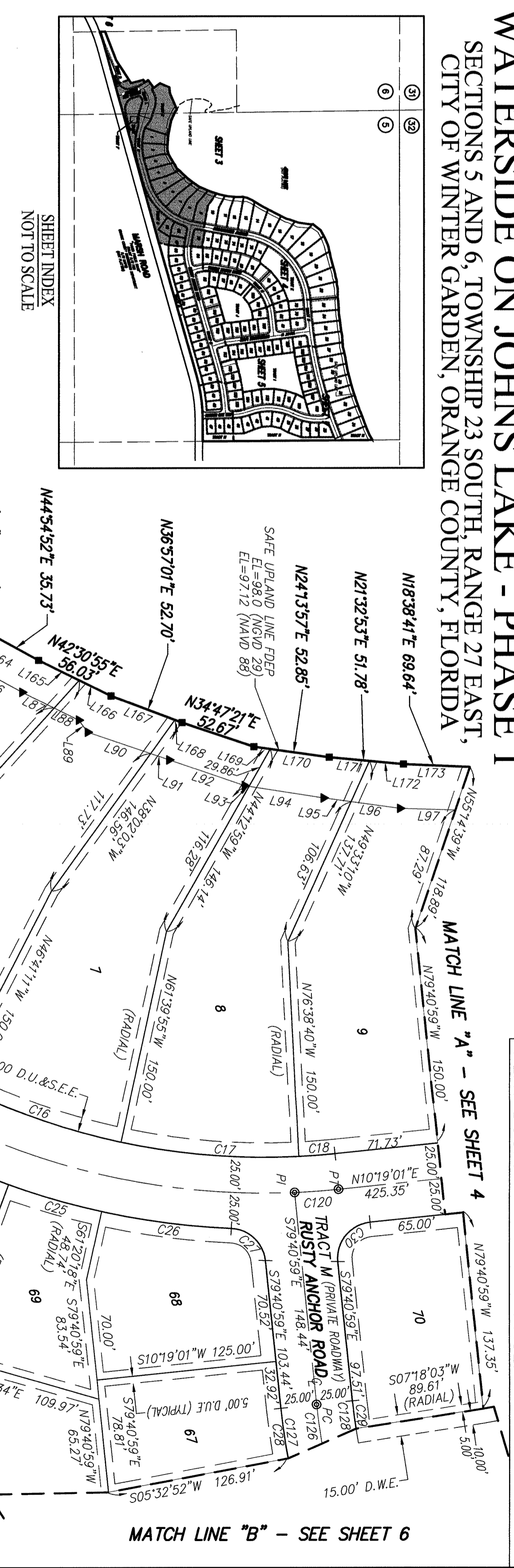
# WATERSIDE ON JOHNS LAKE - PHASE 1

## SECTIONS 5 AND 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA



UPLAND BUFFER LINE TABLE		
#	BEARING	DISTANCE
L60	N54°50'42"W	35.68'
L61	N64°18'48"W	44.69'
L62	N66°05'44"W	37.93'
L63	N78°11'08"W	57.83'
L64	N78°05'39"W	12.92'
L65	N71°54'21"W	10.00'
L66	N78°05'39"W	28.26'
L67	N80°58'18"W	9.75'
L68	N80°58'18"W	12.87'
L69	N80°58'18"W	16.53'
L70	N87°29'05"W	37.33'
L71	N85°40'37"W	26.90'
L72	N85°40'37"W	7.90'
L73	N89°09'23"W	39.55'
L74	N89°09'23"W	41.10'
L75	N89°09'23"W	31.76'
L76	N89°09'23"W	3.27'
L77	N89°09'23"W	2.61'
L78	N89°09'23"W	2.61'
L79	N89°09'23"W	2.61'
L80	N89°09'23"W	2.61'
L81	N89°09'23"W	2.61'
L82	N89°09'23"W	2.61'
L83	N89°09'23"W	2.61'
L84	N89°09'23"W	2.61'
L85	N89°09'23"W	2.61'
L86	N89°09'23"W	2.61'
L87	N89°09'23"W	2.61'
L88	N89°09'23"W	2.61'
L89	N89°09'23"W	2.61'
L90	N89°09'23"W	2.61'
L91	N89°09'23"W	2.61'
L92	N89°09'23"W	2.61'
L93	N89°09'23"W	2.61'
L94	N89°09'23"W	2.61'
L95	N89°09'23"W	2.61'
L96	N89°09'23"W	2.61'
L97	N89°09'23"W	2.61'

LINE TABLE		
#	BEARING	DISTANCE
L155	S80°58'18"E	25.60'
L156	S80°58'18"E	11.25'
L157	S85°40'37"E	28.04'
L158	S85°40'37"E	5.40'
L159	N62°43'10"E	5.10'
L160	N62°43'10"E	32.18'
L161	N58°53'03"E	48.57'
L162	N58°53'03"E	13.38'
L163	N58°44'34"E	5.64'
L164	N58°44'34"E	5.64'
L165	N42°30'55"E	24.67'
L166	N42°30'55"E	46.19'
L167	N36°57'01"E	47.36'
L168	N36°57'01"E	5.34'
L169	N24°33'57"E	11.49'
L170	N24°33'57"E	41.36'
L171	N21°32'53"E	28.01'
L172	N21°32'53"E	23.77'
L173	N18°38'41"E	37.19'
L208	N87°42'52"W	51.16'
L209	N02°17'08"E	52.00'
L210	S87°42'52"W	51.16'
L211	S02°17'08"W	52.00'
L212	N87°42'52"W	18.18'
L220	S87°42'52"E	18.18'



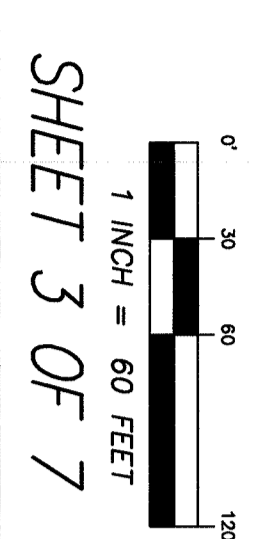
#	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DIST
C1	36.31'	23.00'	83°31'7"	S77°46'19"E	31.01'
C2	22.30'	65.00'	19°39'14"	N62°21'48"W	22.19'
C3	5.27'	25.00'	12°04'44"	S58°34'33"E	5.26'
C4	3.49'	25.00'	8°00'25"	S68°37'08"E	3.49'
C5	122.07'	462.00'	15°08'21"	S80°11'51"E	121.72'
C6	124.18'	462.00'	15°33'54"	N84°27'22"E	125.12'
C7	124.18'	462.00'	2°04'05"	N75°38'22"E	16.68'
C8	11.06'	475.00'	1°20'01"	N73°36'19"E	11.06'
C9	124.18'	475.00'	14°58'44"	N65°46'56"E	123.83'
C10	124.18'	475.00'	14°58'44"	N50°48'11"E	123.83'
C11	124.18'	475.00'	14°58'44"	N20°50'42"E	123.83'
C12	25.19'	475.00'	3°02'19"	N11°50'10"E	25.19'
C13	35.21'	61.00'	37°04'25"	S78°50'01"E	34.72'
C14	41.18'	50.00'	47°11'33"	N84°12'49"E	40.03'
C15	17.07'	63.00'	15°31'22"	S79°57'08"E	17.02'

#	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DIST
C16	6.68'	23.00'	15°19'01"	N80°03'27"W	6.66'
C17	294.87'	512.00'	3°29'50"	N89°53'46"W	290.81'
C18	353.53'	525.00'	38°34'58"	N55°18'50"E	346.89'
C19	67.45'	525.00'	72°17'39"	N33°20'32"E	67.40'
C20	90.90'	525.00'	93°59'14"	N23°42'05"E	90.79'
C21	35.59'	25.00'	81°34'32"	S59°31'45"W	32.66'
C22	35.58'	425.00'	4°46'09"	S82°04'04"E	35.37'
C23	18.57'	375.00'	02°59'24"	S81°10'41"E	18.57'
C24	39.27'	229.00'	07°54'37"	S34°40'59"E	35.36'
C25	31.62'	229.00'	07°54'37"	N38°50'45"W	31.59'
C26	59.75'	90°00'00"	90°00'00"	S34°40'59"E	55.36'
C27	82.37'	200.00'	47°11'33"	S84°12'49"E	72.09'
C28	292.23'	482.00'	33°12'16"	S88°42'33"E	278.30'
C29	8.76'	205°05'09"	S62°34'46"E	8.72'	120.09'
C30	284.28'	462.00'	32°46'20"	S89°00'51"E	260.67'
C31	511.88'	475.00'	64°17'18"	S42°21'40"W	505.45'
C32	332.97'	475.00'	64°17'18"	S46°40'24"W	305.45'
C33	194.11'	425.00'	26°10'09"	N87°13'27"E	182.43'
C34	26.65'	153.00'	10°03'20"	N79°36'06"E	26.82'
C35	36.24'	100.00'	20°46'00"	S25°46'41"E	36.05'
C36	113.35'	73.00'	89°00'00"	N28°06'19"E	102.33'
C37	48.83'	200.00'	06°46'43"	N32°46'19"W	48.71'
C38	251.50'	200.00'	28°08'36"	N32°46'19"W	248.97'
C39	18.00'	512.00'	02°00'52"	N76°14'39"W	18.00'
C40	25.37'	492.00'	07°50'22"	N76°14'39"W	25.37'
C41	67.16'	512.00'	78°31'47"	S53°01'15"E	62.02'
C42	42.49'	31.00'	78°31'47"	N53°01'15"E	39.24'

**PLAT LEGEND**

± MORE OR LESS  
 ID IDENTIFICATION  
 DB OFFICIAL RECORD BOOK  
 OR DEED BOOK  
 PB PLAT BOOK  
 PG PAGE  
 COR CERTIFIED CORNER RECORD  
 RHPZ RIPARIAN HABITAT PROTECTION ZONE  
 Q FOUND CONCRETE MONUMENT AS NOTED  
 (FORM LB 1221)  
 ■ FOUND 4"x4" CONCRETE MONUMENT  
 (FORM LB 1221)  
 PPM PERMANENT REFERENCE MONUMENT  
 SET NAIL & DISK (FORM LB 8011)  
 POP PERMANENT CONTROL POINT  
 SET 5/8" IRON ROD & CAP (LB 1221)  
 ▲ CHANGE IN DIRECTION (R/W LINE)  
 ▽ CHANGE IN DIRECTION (R/W LINE)  
 DE DRAINAGE EASEMENT  
 P ROW PIPE  
 NAD NATIONAL AMERICAN VERTICAL DATUM  
 L LENGTH  
 R DELTA  
 A DELTA  
 CB CHORD BEARING  
 CD CHORD DISTANCE  
 CHD BEARING CHORD BEARING  
 CHD DIST CHORD DISTANCE  
 PC POINT OF CURVATURE  
 PTC POINT OF TANGENCY  
 PRT POINT OF REVERSE CURVATURE  
 R/W RIGHT OF WAY  
 (M) NON RADIAL  
 (M) CONCRETE MONUMENT  
 (M) LICENSED BUSINESS  
 P POINT OF INTERSECTION  
 LS LAND SURVEYOR  
 LD LAND DEVELOPMENT & TRANSPORTATION ENGINEERING PLANNING SUPERVISING & MAPPING  
 FEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 FEA FEDERAL EMERGENCY MANAGEMENT AGENCY  
 D WE DRAINAGE & UTILITY EASEMENT  
 DUE DRAINAGE & UTILITY EASEMENT  
 DUESSE ENCROACHMENT EASEMENT

#	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DIST
C22	6.68'	23.00'	15°19'01"	N80°03'27"W	6.66'
C23	294.87'	512.00'	3°29'50"	N89°53'46"W	290.81'
C24	353.53'	525.00'	38°34'58"	N55°18'50"E	346.89'
C25	67.45'	525.00'	72°17'39"	N33°20'32"E	67.40'
C26	90.90'	525.00'	93°59'14"	N23°42'05"E	90.79'
C27	35.59'	25.00'	81°34'32"	S59°31'45"W	32.66'
C28	35.58'	425.00'	4°46'09"	S82°04'04"E	35.37'
C29	18.57'	375.00'	02°59'24"	S81°10'41"E	18.57'
C30	39.27'	229.00'	07°54'37"	S34°40'59"E	35.36'
C31	31.62'	229.00'	07°54'37"	N38°50'45"W	31.59'
C32	59.75'	90°00'00"	90°00'00"	S34°40'59"E	55.36'
C33	82.37'	200.00'	47°11'33"	S84°12'49"E	72.09'
C34	292.23'	482.00'	33°12'16"	S88°42'33"E	278.30'
C35	8.76'	205°05'09"	S62°34'46"E	8.72'	120.09'
C36	284.28'	462.00'	32°46'20"	S89°00'51"E	260.67'
C37	511.88'	475.00'	64°17'18"	S42°21'40"W	505.45'
C38	332.97'	475.00'	64°17'18"	S46°40'24"W	305.45'
C39	194.11'	425.00'	26°10'09"	N87°13'27"E	182.43'
C40	26.65'	153.00'	10°03'20"	N79°36'06"E	26.82'
C41	36.24'	100.00'	20°46'00"	S25°46'41"E	36.05'
C42	113.35'	73.00'	89°00'00"	N28°06'19"E	102.33'
C43	48.83'	200.00'	06°46'43"	N32°46'19"W	48.71'
C44	251.50'	200.00'	28°08'36"	N32°46'19"W	248.97'
C45	18.00'	512.00'	02°00'52"	N76°14'39"W	18.00'
C46	25.37'	492.00'	07°50'22"	N76°14'39"W	25.37'
C47	67.16'	512.00'	78°31'47"	S53°01'15"E	62.02'
C48	42.49'	31.00'	78°31'47"	N53°01'15"E	39.24'



**SHEET 3 OF 7**

**Dewberry**  
 LAND DEVELOPMENT & TRANSPORTATION ENGINEERING PLANNING SUPERVISING & MAPPING  
 520 SOUTH MAGNOLIA AVENUE  
 ORLANDO, FLORIDA 32801  
 PHONE: 407.843.5000 FAX: 407.843.8304  
 WWW.DEWBERRY.COM  
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

**SHEET INDEX**

SHEET 1 - COVER SHEET
SHEET 2 - KEY MAP
SHEETS 3-7 - DETAIL SHEETS







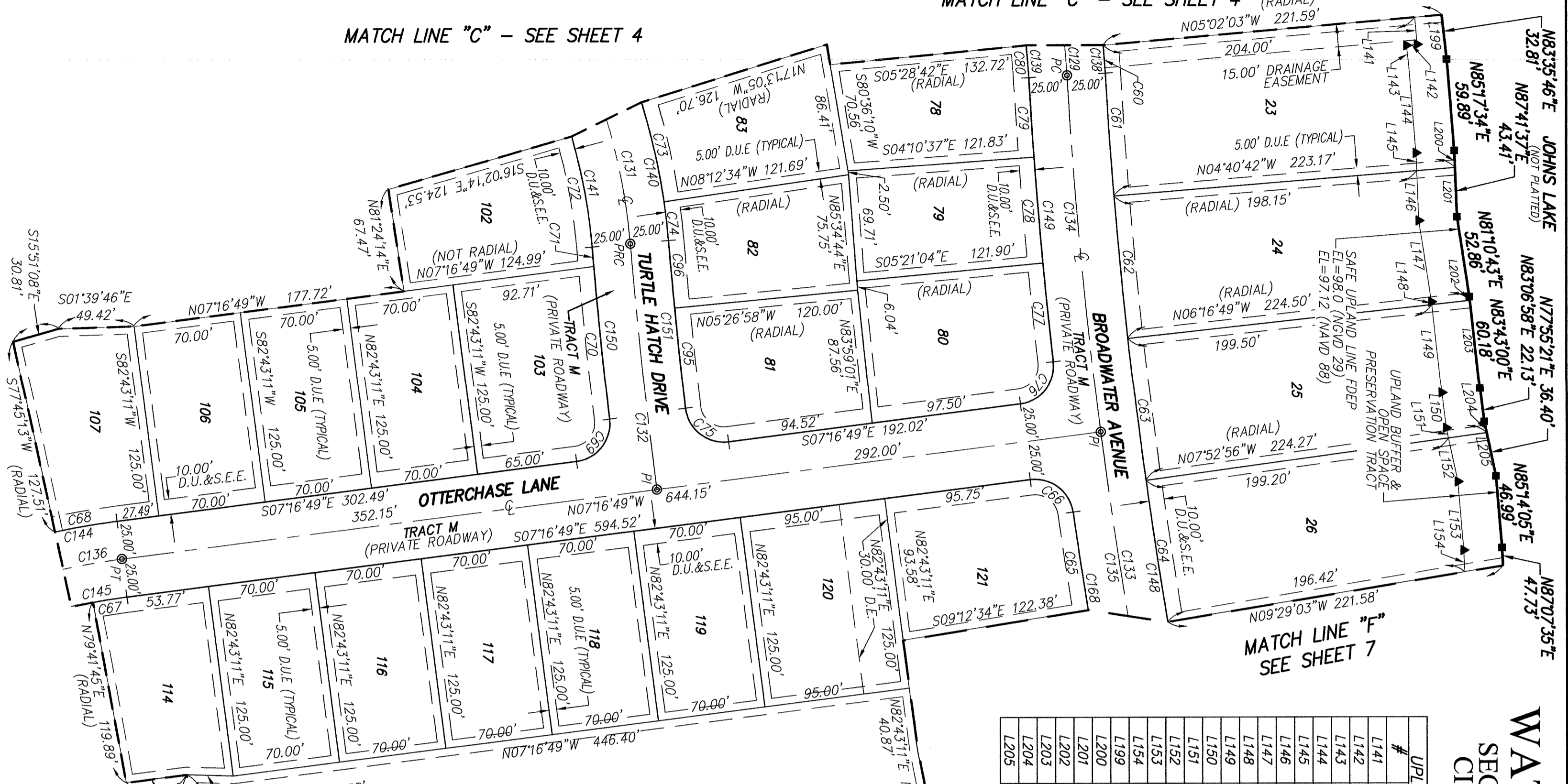
Drawing name: S:\EWD\J\Plotting\EDWD-JI\_SURPLAT\_PHASE LDW6 PLAT SHEET 5 Jun 05, 2014 9:30am by: MPHILLIPS

# SHEET 5 OF 7



MATCH LINE "C" - SEE SHEET 4

MATCH LINE "C" - SEE SHEET 4 (RADIAL)



MATCH LINE "F" - SEE SHEET 7

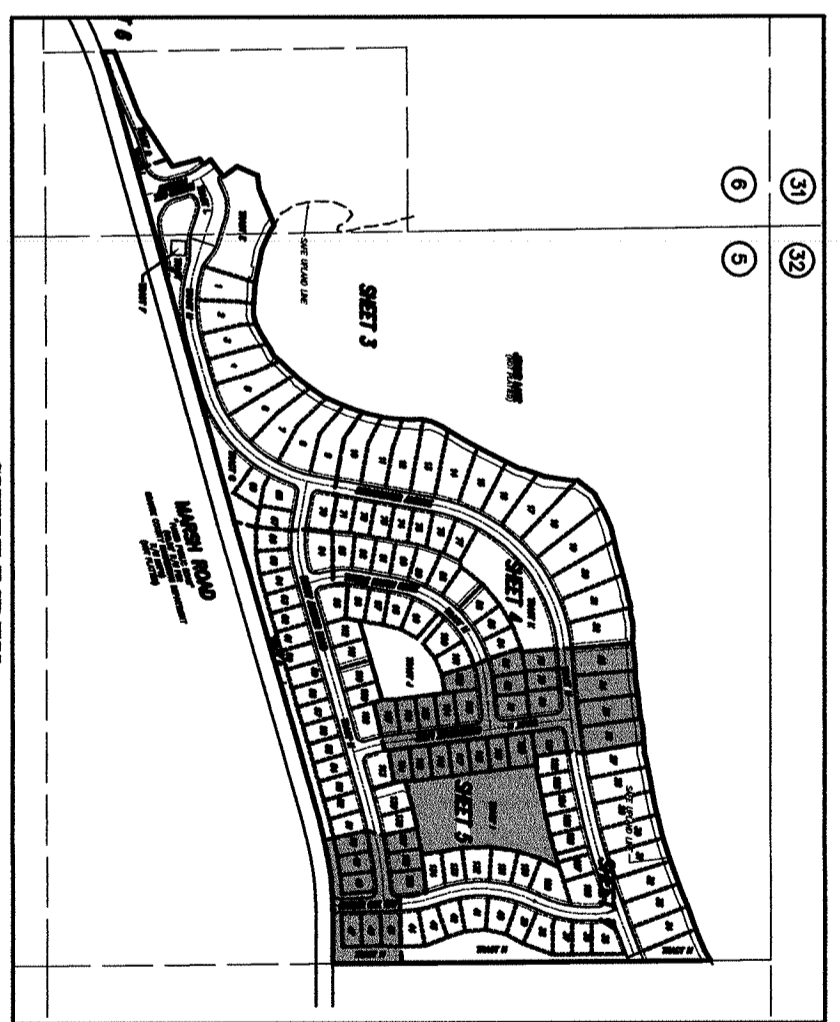
MATCH LINE "E" - SEE SHEET 6

#	BEARING	DISTANCE
L141	S84°57'57"W	18.00'
L142	N05°02'03"W	6.98'
L143	S83°35'46"W	11.52'
L144	S83°17'34"W	59.00'
L145	S87°41'37"W	33.68'
L146	S87°41'37"W	33.68'
L147	S81°10'43"W	63.73'
L148	S83°43'00"W	1.83'
L149	S83°43'00"W	57.93'
L150	S83°10'58"W	23.39'
L151	S77°55'21"W	6.79'
L152	S77°55'21"W	29.15'
L153	S85°14'05"W	44.98'
L154	S87°07'35"W	14.22'
L159	N83°35'46"E	29.30'
L201	N87°41'37"E	33.29'
L202	N83°43'00"E	2.38'
L203	N83°43'00"E	67.80'
L204	N77°55'21"E	7.49'
L205	N77°55'21"E	28.91'

## WATERSIDE ON JOHNS LAKE - PHASE 1

SECTIONS 5 AND 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

PLAT BOOK: **82** PAGE: **78**



PLAT LEGEND

- ± MORE OR LESS
- ID IDENTIFICATION
- DB OFFICIAL RECORD BOOK
- DB DEED BOOK
- PG PLAT BOOK
- PG PAGE
- CCR CERTIFIED CORNER RECORD
- RHPZ RIPARIAN HABITAT PROTECTION ZONE
- g CENTERLINE
- FOUND CONCRETE MONUMENT AS NOTED
- REMANENT REFERENCE MONUMENT (FROM LB 1223)
- PMN SET NAIL & DISK (POP LB 8011)
- POP PERMANENT REFERENCE POINT
- SET 5/8" IRON ROD & CAP (LB 1221)
- CHANGE IN DIRECTION (R/L W/ LINE)
- CHANGE IN DIRECTION (UPLAND BUFFER)
- DE UTILITY EASEMENT
- IP IRON PIPE
- MAID NATIONAL AMERICAN VERTICAL DATUM
- MAID NATIONAL GEODEMIC VERTICAL DATUM
- DRAINAGE & UTILITY EASEMENT
- DUES.E
- ENDORSEMENT EASEMENT
- L LENGTH
- R RADIUS
- Δ DELTA
- C.B. CHORD BEARING
- C.D. CHORD DISTANCE
- CHD BEARING
- CHD DIST
- CHD DIST CHORD DISTANCE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- RIGHT-OF-WAY
- (R) RADIAL
- (N) NON RADIAL
- CM CONCRETE MONUMENT
- LS LICENSED BUSINESS
- FEED FENCED EASEMENT
- FEED FEDERAL DEPARTMENT OF ELECTRICITY
- FEED FEDERAL EMERGENCY MANAGEMENT AGENCY
- P POINT OF INTERSECTION
- D.W.E. DRAINAGE & UTILITY EASEMENT
- S.W.WALK SIDEWALK

MATCH LINE "F" - SEE SHEET 7

**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 INDEX**

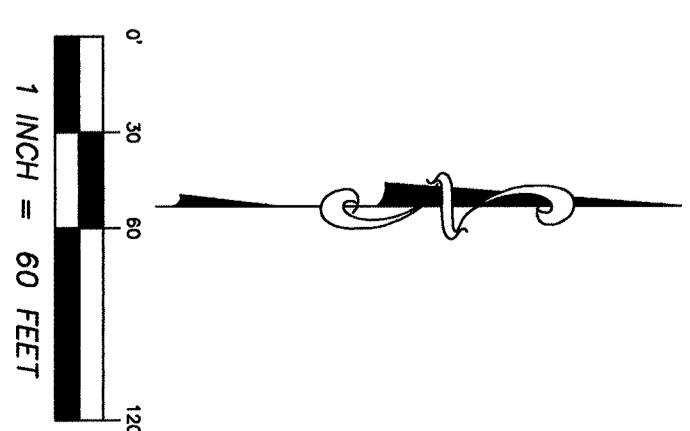
SHEET 1 - COVER SHEET

SHEET 2 - KEY MAP

SHEETS 3-7 - DETAIL SHEETS

#	LENGTH	RADIUS	DELTA (CHD BEARING)	CHD DIST	
680	18.44'	610.00'	174.356°	585.49355"W	18.44'
681	80.48'	3350.00'	172.35°	N86°00'35"E	80.48'
682	93.66'	3350.00'	173.07°	N84°51'14"E	93.66'
683	93.66'	3350.00'	173.07°	N82°55'07"E	93.66'
684	93.66'	3350.00'	173.07°	N81°19'01"E	93.66'
685	38.90'	25.00'	89°09'49"	S27°18'05"W	35.10'
686	22.43'	425.00'	301°25"	S08°42'33"E	22.43'
687	41.17'	25.00'	45°15'58"	S09°45'48"E	41.16'
688	41.17'	25.00'	89°13'45"	N51°53'42"W	35.12'
689	100.38'	3692.00'	133.28°	N84°16'09"E	100.37'
690	12.80'	3692.00'	01°15'55"	N85°08'51"E	12.80'
691	73.85'	375.00'	117°10'2"	S7°36'17"W	73.73'
692	25.64'	425.00'	327°22"	S83°31'07"W	25.63'
693	25.64'	425.00'	90°42'31"	N39°08'56"E	35.60'
694	38.90'	25.00'	89°09'49"	N51°14'44"W	35.10'
695	38.90'	25.00'	110°28"	N85°14'10"E	64.84'
696	69.17'	3400.00'	170°28'	N84°06'09"E	64.84'
697	51.92'	3400.00'	052°30'	N86°15'38"E	51.92'
698	21.27'	360.00'	270°35"	S85°36'36"W	21.27'
699	101.76'	415.00'	140°2'58"	S08°35'06"E	101.51'
700	38.46'	25.00'	88°08'14"	N42°30'30"E	34.78'
701	193.24'	237.09'	237.09'	S82°49'20"W	69.17'
702	75.52'	1463.24'	257°26'	S82°15'23"W	75.52'
703	69.17'	1513.24'	237.09'	S80°21'11"W	75.52'
704	69.17'	1463.24'	242°44"	S85°08'28"W	69.26'
705	3.52'	25.00'	80°32'27"	N88°31'28"W	3.51'
706	3.52'	25.00'	83°56'05"	N43°31'40"W	33.44'
707	38.33'	25.00'	87°50'34"	N42°21'40"E	34.68'
708	276.01'	1503.24'	1208°04"	S80°12'54"W	273.99'
709	38.59'	25.00'	88°25'18"	S45°46'16"E	34.86'
710	44.23'	3642.00'	01°41'46"	N84°53'55"E	44.24'
711	119.00'	3375.00'	185°9'48"	N84°42'32"E	234.30'
712	161.74'	3662.00'	231°37"	N83°58'59"E	161.72'
713	52.11'	400.00'	74°55'47"	S47°46'54"W	486.62'
714	708.59'	3375.00'	1202°34"	N76°41'54"E	708.08'
715	371.23'	1488.24'	147°31"	S81°17'38"W	370.26'
716	67.32'	450.00'	83°41'18"	S11°33'59"E	67.26'
717	813.19'	610.00'	76°22'32"	S48°30'27"W	754.50'
718	746.54'	560.00'	76°22'32"	S48°30'27"W	692.47'
719	555.80'	425.00'	74°55'47"	S47°46'54"W	517.03'
720	490.41'	375.00'	74°55'47"	S47°46'54"W	456.21'
721	71.06'	475.00'	83°41'18"	S11°33'59"E	71.00'
722	63.59'	425.00'	83°41'18"	S11°33'59"E	63.52'
723	328.27'	1513.24'	122°25'24"	S80°21'45"W	327.62'
724	314.11'	1463.24'	121°7'58"	S80°17'51"W	313.51'
725	110.73'	3350.00'	185°9'48"	N77°15'58"E	110.65'
726	186.45'	3400.00'	370°31"	N85°07'37"E	186.42'
727	113.17'	3692.00'	145°23"	N84°22'07"E	113.17'
728	110.29'	3642.00'	144°06"	N84°22'45"E	110.28'
729	5.26'	440.00'	04°105"	N01°54'10"W	5.26'
730	401.41'	25.00'	91°59'32"	S47°33'23"E	35.96'
731	35.90'	1303.24'	01°34'42"	S89°13'44"W	34.90'
732	49.07'	1303.24'	02°09'26"	S87°21'40"W	49.07'
733	671.39'	3400.00'	107°10"	N76°43'54"E	370.56'
734	135.71'	415.00'	18°44'13"	S10°55'42"W	135.11'
735	70.92'	465.00'	08°44'19"	N05°55'42"W	70.85'

NOT PLATTED  
OWNER: CRA-MAR GROVES, INC  
PID: 05-23-27-0000-00-005



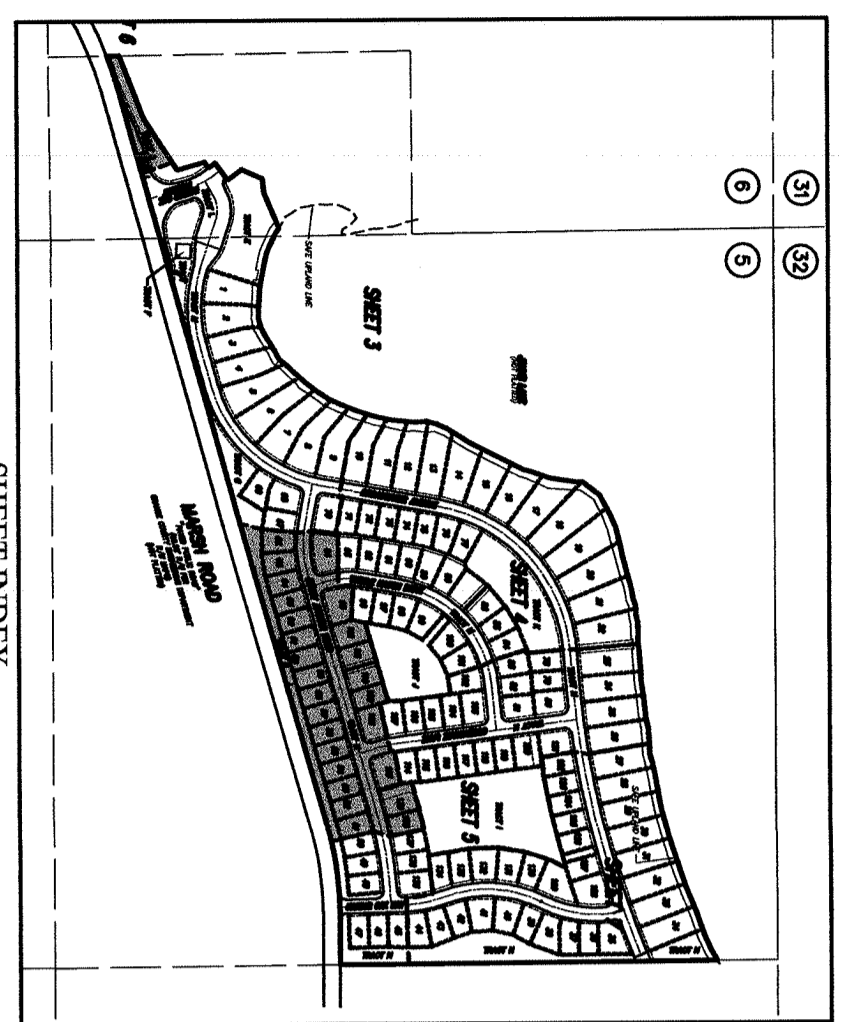
**MARSH ROAD**  
PAVED PUBLIC ROAD - (60.00' R/W PER ORANGE COUNTY R/W MAPS & FOR MARSH RD SHEETS 142 & 143 (NOT PLATTED))

L=360.98'  
R=1303.24'  
A=155°17.3"  
C.B.=S82°04'59"W  
C.D.=359.83'

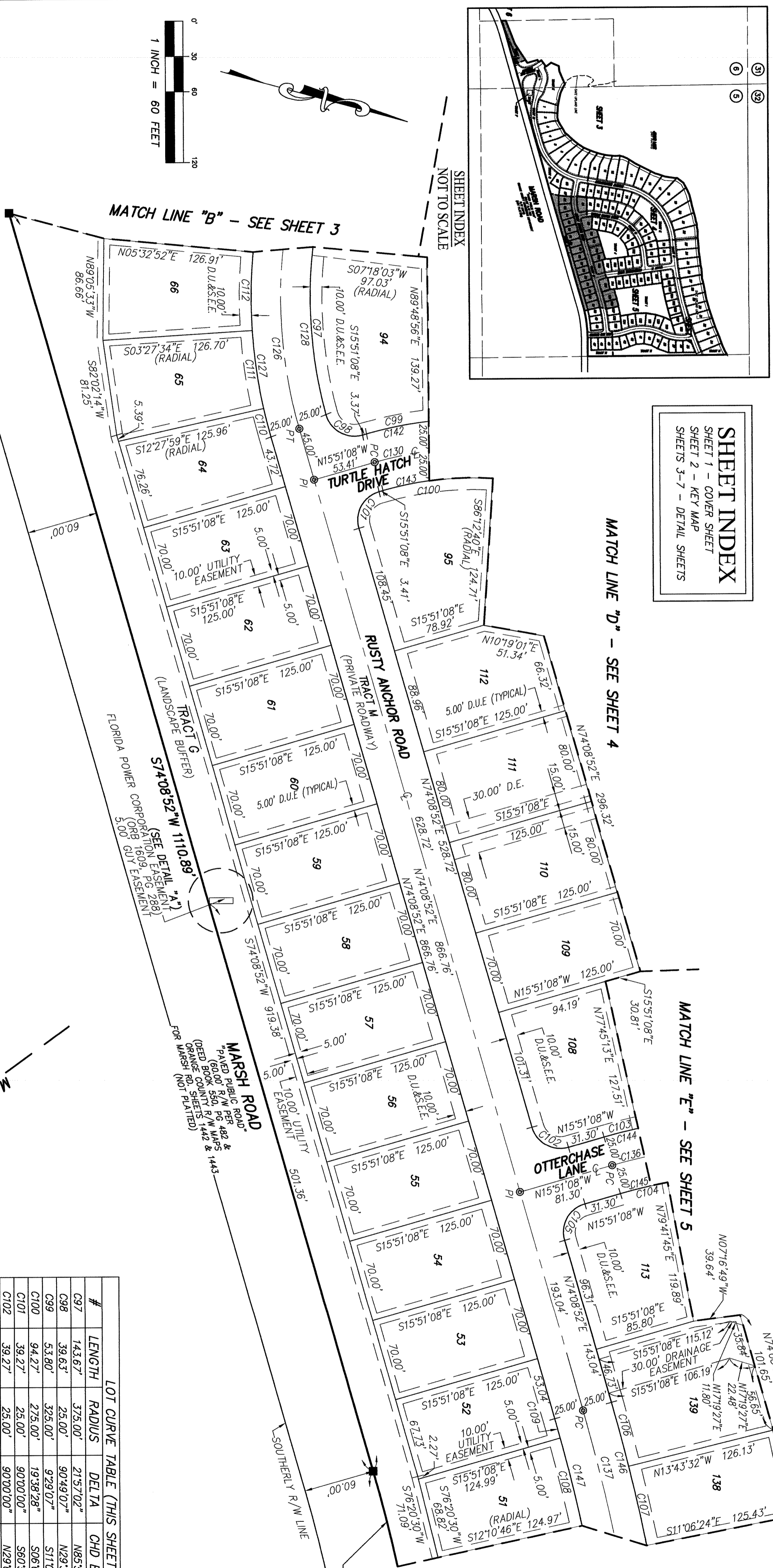


# WATERSIDE ON JOHNS LAKE - PHASE 1

## SECTIONS 5 AND 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA



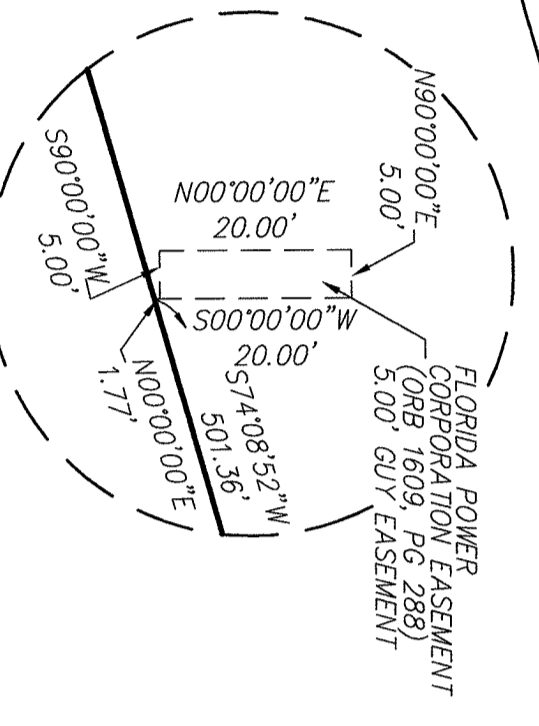
**SHEET INDEX**  
SHEET 1 - COVER SHEET  
SHEET 2 - KEY MAP  
SHEETS 3-7 - DETAIL SHEETS



**NOTICE**

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**PLAT LEGEND**  
1"=20'

- 4. MORE OR LESS
- 10. IDENTIFICATION
- 11. OFFICIAL RECORD BOOK
- 12. DEED BOOK
- 13. PLAT BOOK
- 14. PAGE
- 15. CERTIFIED CORNER RECORD
- 16. RIPARIAN HABITAT PROTECTION ZONE
- 17. CENTERLINE
- 18. FOUND CONCRETE MONUMENT AS NOTED
- 19. FOUND 4"x4" CONCRETE MONUMENT (PRM LB 1221)
- 20. PERMANENT REFERENCE MONUMENT (PRM LB 8011)
- 21. SET NAIL & DISK (PP LB 8011)
- 22. PERMANENT CONTROL POINT
- 23. CHANGE IN DIRECTION (R/W LINE)
- 24. CHANGE IN DIRECTION (PLAND BUFFER)
- 25. UTILITY EASEMENT
- 26. IRON PIPE
- 27. NATIONAL AMERICAN VERTICAL DATUM
- 28. NATIONAL GEODETIC VERTICAL DATUM
- 29. DRAINAGE & UTILITY EASEMENT
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- 136. DRAINAGE & UTILITY EASEMENT
- 137. DRAINAGE & UTILITY EASEMENT
- 138. DRAINAGE & UTILITY EASEMENT

#	LENGTH	RADIUS	DELTA	CHD BEARING	CHD DIST
C97	143.67'	373.00'	215.70°	N85°56'30"E	142.79'
C98	39.63'	25.00'	90.94°	N29°33'26"E	35.61'
C99	53.80'	325.00'	9.29°	S11°06'34"E	53.74'
C100	94.27'	275.00'	19.38°	S06°01'54"E	93.81'
C101	39.27'	25.00'	90.00°	S60°51'08"E	35.36'
C102	39.27'	25.00'	90.00°	N29°08'52"E	35.36'
C103	29.89'	475.00'	3.36°	S14°02'57"E	29.89'
C104	41.15'	425.00'	5.32°	S13°04'44"E	41.14'
C105	39.27'	25.00'	90.00°	S60°51'08"E	35.36'
C106	56.16'	1513.24'	2.37°	S77°35'02"W	69.17'
C107	69.17'	1513.24'	2.37°	S77°35'02"W	69.17'
C108	76.84'	1463.24'	3.00°	S76°18'58"W	76.83'
C109	16.95'	1463.24'	0.39°	S74°28'47"W	16.95'
C110	25.11'	425.00'	3.23°	N75°50'26"E	25.11'
C111	66.81'	425.00'	9.00°	N82°02'13"E	66.74'
C112	66.81'	425.00'	9.00°	S88°52'21"E	66.74'
C113	182.69'	400.00'	26.10°	N87°15'37"E	181.11'
C114	194.11'	425.00'	26.10°	N87°15'37"E	192.43'
C115	165.92'	375.00'	25.21°	N87°38'30"E	164.57'
C116	137.02'	300.00'	26.10°	S02°46'03"E	135.83'
C117	67.32'	450.00'	8.34°	S11°33'59"E	67.26'
C118	371.23'	1488.24'	14.17°	S81°17'38"W	370.26'
C119	148.44'	325.00'	26.10°	S02°46'03"E	147.15'
C120	125.60'	275.00'	26.10°	S02°46'03"E	124.51'
C121	71.06'	475.00'	8.34°	S11°33'59"E	71.00'
C122	63.58'	425.00'	12.29°	S02°46'03"E	63.52'
C123	314.11'	1463.24'	12.29°	S02°46'03"E	313.51'
C124	328.27'	1291.58'	12.29°	N80°17'51"W	327.62'
C125	92.53'	73.00'	72.37°	N80°55'08"E	86.46'
C126	89.56'	1229.00'	16.22°	S65°25'08"E	89.54'
C127	82.17'	1171.00'	0.41°	N67°24'48"E	82.15'
C128	32.31'	500.00'	0.34°	S71°16'29"W	32.30'
C129	82.86'	1175.91'	0.40°	S71°06'25"W	82.84'

**Dewberry**

LAND DEVELOPMENT & TRANSPORTATION ENGINEERING  
PLANNING SURVEYING & MAPPING

520 SOUTH MANGLA AVENUE  
ORLANDO, FLORIDA 32801  
PHONE: 407.548.9104  
WWW.DEWBERRY.COM


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# WATERSIDE ON JOHNS LAKE - PHASE 1

## SECTIONS 5 AND 6, TOWNSHIP 23 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

Drawing name: S:\E\DW\J\Platting\EDNO-II SURPLAT\_PHASE 1.DWG PLAT SHEET 7 Jun 05, 2014 9:30am by: MPHILLIPS



**Dewberry**  
LAND DEVELOPMENT & TRANSPORTATION ENGINEERING  
PLANNING | SURVEYING & MAPPING

520 SOUTH MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801  
PHONE: 407.853.5120 FAX: 407.848.8704  
WWW.DEBERRY.COM  
CERTIFICATE OF AUTHORIZATION NO. LB 8011

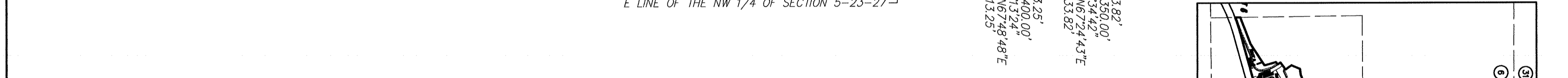
SHEET 7 OF 7

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- PLAT LEGEND**
- 1. MORE OR LESS
  - 2. IDENTIFICATION
  - 3. DEED RECORD BOOK
  - 4. PLAT BOOK
  - 5. PLAT PAGE
  - 6. CERTIFIED CORNER RECORD
  - 7. RIPARIAN HABITAT PROTECTION ZONE
  - 8. CENTERLINE
  - 9. FOUND CONCRETE MONUMENT AS NOTED
  - 10. FOUND CONCRETE MONUMENT (FROM LB 1221) (P/W)
  - 11. FOUND CONCRETE MONUMENT (FROM LB 801)
  - 12. SET NAIL & DISK (R/S LB 801)
  - 13. PERMANENT CONTROL POINT
  - 14. SET 5/8" IRON ROD & CAP (LB 1221)
  - 15. CHANGE IN DIRECTION (R/W LINE)
  - 16. CHANGE IN DIRECTION (UPLAND BUFFER)
  - 17. DE PRUNICE EASEMENT
  - 18. UTILITY EASEMENT
  - 19. IRON PIPE
  - 20. HAND NATIONAL AMERICAN VERTICAL DATUM
  - 21. HAND NATIONAL GEODESIC VERTICAL DATUM
  - 22. DUE DRAINAGE & UTILITY EASEMENT
  - 23. DUE DRAINAGE & UTILITY EASEMENT
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  - 44. DUE DRAINAGE & UTILITY EASEMENT



NOT PLATTED  
PID: 05-23-27-0000-00-005

1 INCH = 60 FEET

#	BEARING	DISTANCE	#	BEARING	DISTANCE
1212	S87°07'35"W	35.98'	1236	N87°07'35"E	35.99'
1213	S75°46'39"W	35.88'	1237	N78°22'20"E	33.81'
1214	S78°22'20"W	17.12'	1238	N78°22'20"E	17.12'
1215	S78°22'20"W	33.62'	1239	N79°39'47"E	40.43'
1216	S80°19'57"W	39.89'	1240	N79°39'47"E	40.43'
1217	S79°39'47"W	14.77'	1241	N74°48'54"E	16.13'
1218	S79°39'47"W	39.90'	1242	N74°48'54"E	38.46'
1219	S77°23'06"W	32.17'	1243	N73°48'09"E	47.40'
1220	S74°48'54"W	16.31'	1244	N73°48'09"E	47.40'
1221	S74°48'54"W	38.46'	1245	N71°48'51"E	6.53'
1222	S76°36'42"W	42.79'	1246	N71°48'51"E	26.73'
1223	S73°49'09"W	7.12'	1247	N70°12'06"E	30.75'
1224	S73°49'09"W	47.96'	1248	N70°12'06"E	30.75'
1225	S71°48'51"W	39.97'	1249	N69°49'20"E	33.09'
1226	S71°48'51"W	5.95'	1250	N69°49'20"E	54.56'
1227	S71°48'51"W	81.53'	1251	N70°54'19"E	175.16'
1228	S70°12'06"W	31.83'	1252	N70°54'19"E	20.66'
1229	S66°42'08"W	49.64'	1253	S70°12'06"W	0.86'
1230	S69°49'20"W	32.62'			
1231	S70°54'19"W	55.72'			
1232	S70°54'19"W	20.35'			
1233	S65°53'54"W	63.37'			
1234	S58°41'17"W	29.17'			
1235	S69°49'20"W	6.91'			

#	CURVE RADIUS	DELTA CHD BEARING/CHD DIST
C133	1119.00'	3375.00' 1859.48' N77°11'59"E 1113.88'
C135	709.58'	3375.00' 1202.34' N76°41'54"E 708.08'
C148	1110.73'	3350.00' 1839.44' N77°11'58"E 1103.68'
C152	5.26'	440.00' 0°41'05" N01°54'10"W 5.26'
C168	611.36'	3400.00' 1018.10' N76°43'54"E 310.56'
C169	93.66'	3350.00' 01°36'07" S78°08'47"W 93.66'
C170	93.66'	3350.00' 01°36'07" S78°08'47"W 93.66'
C171	93.66'	3350.00' 01°36'07" S74°54'34"W 93.66'
C172	93.66'	3350.00' 01°36'07" S73°18'27"W 93.66'
C173	93.66'	3350.00' 01°36'07" S70°42'21"W 93.66'
C174	93.66'	3350.00' 01°36'07" S68°30'07"W 93.66'
C175	93.66'	3350.00' 01°36'07" S68°30'07"W 93.66'
C176	93.66'	3350.00' 01°36'07" S68°30'07"W 93.66'
C177	93.66'	3350.00' 01°36'07" S68°30'07"W 93.66'
C178	93.66'	3350.00' 01°36'07" S68°30'07"W 93.66'
C179	93.66'	3350.00' 01°36'07" S68°30'07"W 93.66'
C180	93.66'	3350.00' 01°36'07" S68°30'07"W 93.66'
C181	93.66'	3350.00' 01°36'07" S68°30'07"W 93.66'
C182	93.66'	3350.00' 01°36'07" S68°30'07"W 93.66'
C183	93.66'	3350.00' 01°36'07" S68°30'07"W 93.66'
C184	288.90'	415.00' 31°38'10" N10°45'37"E 226.01'
C185	380.30'	465.00' 46°51'32" S37°56'56"W 368.79'
C186	135.71'	415.00' 18°44'13" S10°55'44"W 135.11'
C187	150.07'	465.00' 18°44'13" S10°55'44"W 151.39'
C188	338.41'	415.00' 46°51'32" S37°56'56"W 330.02'
C189	280.41'	465.00' 18°44'13" S10°55'44"W 280.41'
C190	33.97'	25.00' 77°51'20" N30°56'17"W 31.42'
C191	128.42'	3400.00' 02°09'51" N68°47'01"E 128.42'
C192	101.19'	415.00' 13°58'13" N1°56'38"E 100.94'
C193	127.71'	415.00' 17°37'57" N17°44'43"E 127.71'
C194	37.48'	465.00' 04°37'07" S24°15'08"W 37.47'
C195	67.05'	465.00' 08°16'01" S17°48'34"W 67.03'
C196	76.63'	465.00' 08°28'37" S8°57'18"W 76.54'
C197	83.61'	465.00' 10°18'09" S0°55'02"E 83.50'
C198	38.67'	465.00' 09°27'50" S10°48'01"E 76.72'
C199	38.67'	465.00' 04°45'54" S17°54'53"E 38.66'
C200	135.71'	415.00' 18°44'13" S10°55'44"W 135.11'
C201	70.92'	465.00' 08°44'19" N5°55'47"W 70.85'
C202	67.05'	465.00' 08°15'44" N4°25'48"W 67.00'
C203	14.09'	465.00' 01°44'10" N19°25'45"W 14.09'
C204	70.49'	415.00' 08°44'34" S19°25'53"E 70.40'
C205	107.23'	415.00' 14°47'59" S37°09'57"E 106.90'
C206	107.23'	415.00' 14°48'15" S11°38'10"W 106.93'
C207	54.49'	415.00' 07°31'24" S22°48'00"W 54.45'
C208	24.51'	465.00' 03°01'11" N29°03'07"E 24.50'
C209	66.44'	465.00' 08°11'12" N19°26'55"E 66.38'
C210	115.66'	465.00' 08°05'25" N11°18'37"E 65.60'
C211	66.82'	465.00' 08°15'12" N37°08'18"E 66.93'
C212	56.82'	465.00' 07°00'05" N4°29'21"W 56.79'
C213	175.27'	3375.00' 02°58'32" N69°11'21"E 175.25'
C214	359.85'	440.00' 46°51'32" S37°56'56"W 349.91'
C215	115.17'	440.00' 1°56'27" N68°33'43"E 115.16'
C216	115.17'	440.00' 1°56'27" N68°33'43"E 115.16'
C217	93.66'	3350.00' 01°36'07" S70°06'14"W 93.66'
C218	93.66'	3350.00' 01°36'07" S68°30'07"W 93.66'