

See Resolution by County Comm.
Recorded 1-18-91 in O.R. 5397
Pg 3504 Vacating & Amending
A Portion of Plat.

SHEET 1 OF 3 SHEETS

GREEN BRIAR VILLAGE

WILLIAMSBURG AT ORANGEWOOD
SECTIONS 7 AND 8, TOWNSHIP 24 SOUTH, RANGE 29 EAST

ORANGE COUNTY, FLORIDA

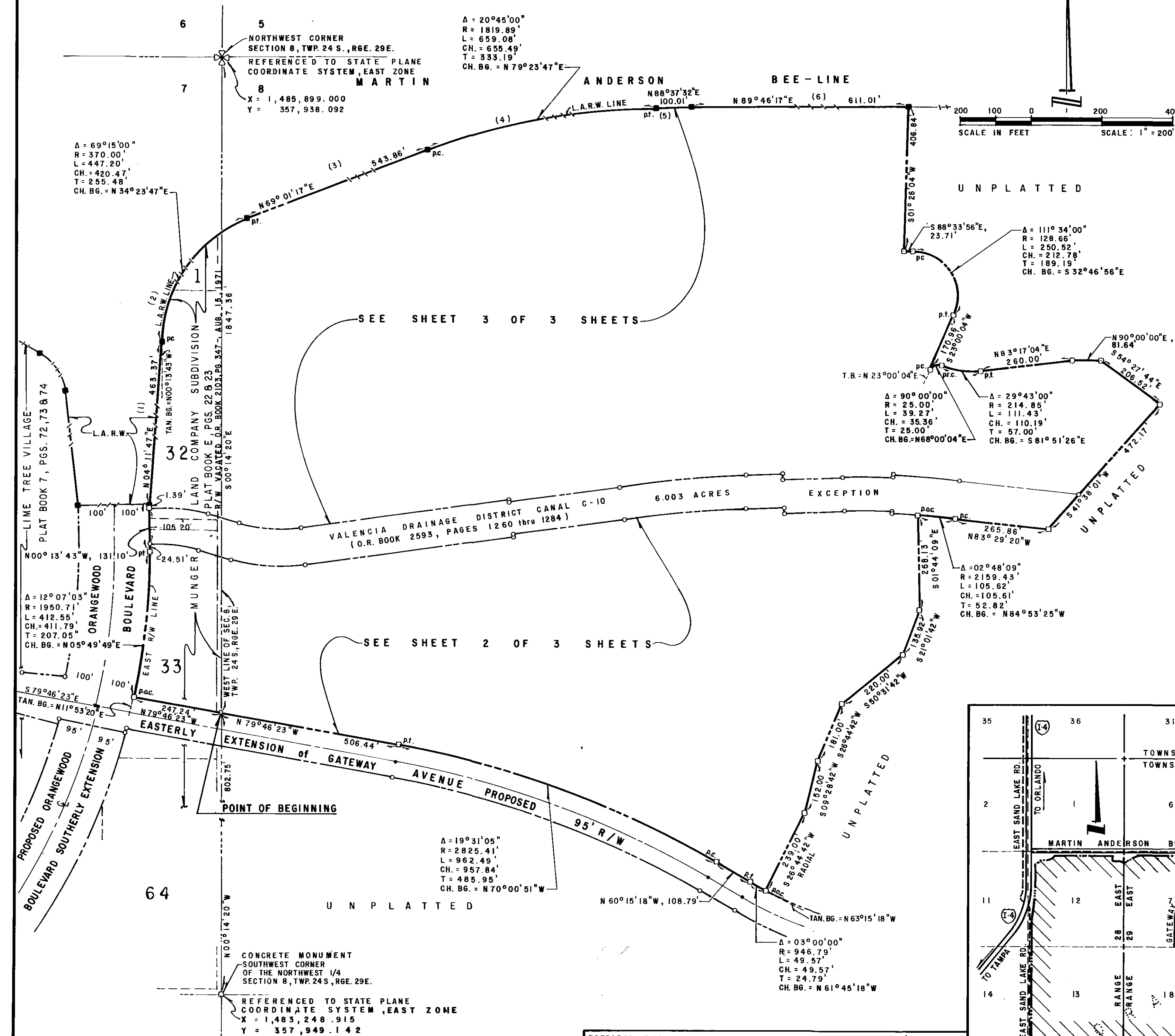
THAT PART OF LOTS 1, 32 and 33 OF THE MUNGER LAND COMPANY SUBDIVISION, OF SECTION 7, PLAT BOOK E, PAGES 22 and 23, RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THAT PART OF SECTION 8, ALL IN TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING on the West line of said Section 8, N00°14'20"W, 802.75 feet from the Southwest corner of the Northwest 1/4 thereof; thence N79°46'23"W, 247.24' along the North Right of Way line of the Easterly Extension of Gateway Avenue a proposed 95 foot width Right of Way, to a point on a curve on the East Right of Way line of Orangewood Boulevard as shown on the plat of Lime Tree Village, Plat Book 7, Pages 72, 73 and 74, Public Records of Orange County, Florida, said curve being concave Westerly, having a radius of 1950.71 feet; thence from a tangent bearing of N11°53'20"E, run 412.55 feet along the arc of said curve thru a central angle of 12°07'03" to the point of tangency thereof; thence N00°13'43"W, along said Orangewood Boulevard 131.10 feet to the intersection of the South Limited Access Right of Way line of the Martin Anderson Bee Line; thence the following six (6) courses and distances along said Bee Line limited access right of way; 1) thence N04°11'47"E, 463.37 feet to a point of curvature of a curve, concave Easterly, having a radius of 370.00 feet; 2) thence from a tangent bearing of N00°13'43"W, run 447.20 feet along the arc of said curve, thru a central angle of 69°15'00" to the point of tangency thereof; 3) thence N69°01'17"E, 543.86 feet, to a point of curvature of a curve, concave Southerly, having a radius of 1819.89 feet; 4) thence run 659.08 feet along the arc of said curve thru a central angle of 20°45'00" to the end of said curve; 5) thence N88°37'32"E, 100.01 feet; 6) thence N89°46'17"E, 611.01 feet; -thence S01°26'04"W, 406.84 feet; thence S88°33'56"E, 23.71 feet to a point of curvature of a curve, concave Westerly, having a radius of 128.66 feet; thence run 250.52 feet along the arc of said curve, thru a central angle of 111°34'00" to the point of tangency thereof; thence S23°00'04"W, 170.96 feet to a point of curvature of a curve, concave Easterly, having a radius of 25.00 feet; thence from a tangent bearing of N23°00'04"E, run 39.27 feet along the arc of said curve, thru a central angle of 90°00'00" to a point of reverse curvature of a curve, having a radius of 214.85 feet;

thence run 111.43 feet along the arc of said curve thru a central angle of 29°43'00" to the point of tangency thereof; thence N83°17'04"E, 260.00 feet; thence N90°00'00"E, 81.64 feet; thence S54°27'44"E, 206.52 feet; thence S41°38'01"W, 472.17 feet to the South Right of Way line of Valencia Drainage District Canal C-10 as described in Official Records Book 2593, Pages 1260 thru 1284 inclusive, Public Records of Orange County, Florida; thence N83°29'20"W, along said Canal C-10 right of way 265.86 feet, to a point of curvature of a curve, concave Southerly, having a radius of 2159.43 feet; thence run 105.62 feet along the arc of said curve, thru a central angle of 02°48'09" to a point on said curve; thence S01°44'09"E, 268.13 feet; thence S21°01'42"W, 135.92 feet; thence S50°31'42"W, 220.00 feet; thence S26°44'42"W, 181.00 feet thence S09°28'42"W, 152.00 feet; thence S26°44'42"W, 239.00 feet to a point of curvature of a curve concave Northerly, having a radius of 946.79 feet, and being on the North Right of Way of said Gateway Avenue Easterly Extension; thence the following Four (4) courses and distances along said Gateway Avenue Right of Way; 1) thence from a tangent bearing of N63°15'18"W, run 49.57 feet along the arc of said curve thru a central angle of 03°00'00" to the point of tangency thereof; 2) thence N60°15'18"W, 108.79 feet to a point of curvature of a curve, concave Southerly, having a radius of 2825.41 feet; 3) thence run 962.49 feet along the arc of said curve, thru a central angle of 19°31'05" to the point of tangency thereof; 4) thence N79°46'23"W, 506.44 feet to the POINT OF BEGINNING.

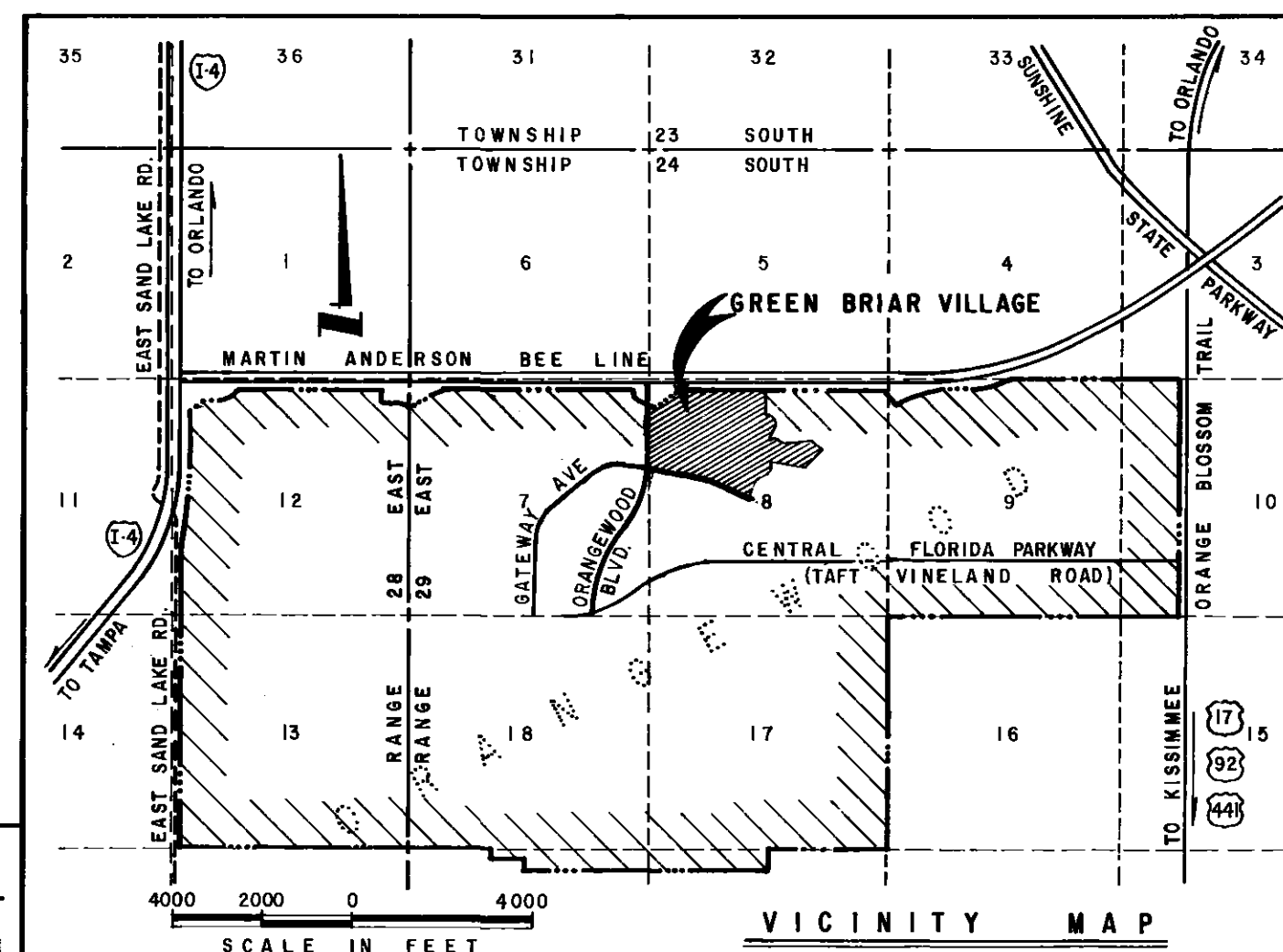
Excepting therefrom said Valencia Drainage District Canal C-10 Right of Way. Containing 85.941 Acres more or less.

SEE RESOLUTION BY COUNTY COMMISSIONERS
RECORDED 7/9/98 IN O.R. 5520 Pg 1802
VACATING A PORTION OF PLAT.



LEGEND
APPLICABLE TO ALL SHEETS
p.c. = POINT OF CURVATURE, p.t. = POINT OF TANGENCY
p.c.c. = POINT OF COMPOUND CURVATURE
p.r.c. = POINT OF REVERSE CURVATURE
o = p.c., p.t., p.c.c., p.t., etc., • = PERMANENT CONTROL POINT
□ = PERMANENT REFERENCE MONUMENT (P.R.M.)
■ = EXISTING D.O.T. MONUMENT
② = STREET CENTERLINE CURVE, SEE DATA CHART
15.A = LOT NO. & CURVE DESIGNATION, SEE LOT CURVE DATA CHART...
D.E. = DRAINAGE EASEMENT, U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT, S.E. = SAN SEWER EASEMENT.
S.D.E. = SAN SEWER / DRAINAGE EASEMENT etc.
--- PLAT BOUNDARY LINE
--- RIGHT OF WAY LINE
--- CENTERLINE OF STREET
--- EASEMENT LINE
--- LOT LINE
R = RADIAL TO FRONT LOT LINE, N.R. = NOT RADIAL

GENERAL NOTES:
APPLICABLE TO ALL SHEETS
1.) SIDE LOT LINE UTILITY EASEMENT = 4.0', REAR LOT LINE UTILITY EASEMENT = 10', and FRONT LOT LINE and ADJACENT STREET R/W LINE UTILITY EASEMENT = 7', unless noted otherwise.
2.) BEARING STRUCTURE BASED ON AN ASSUMED BEARING OF S76°46'23"E FOR THE CENTERLINE OF GATEWAY AVENUE OF THE LIME TREE VILLAGE, PLAT BOOK 7, PAGE 72, 73 & 74.
3.) TRACT USAGE:
TRACT "A" - 0.588 Ac. - OPEN SPACE, TRACT "B" - 2.799 Ac. - OPEN SPACE / UTILITY AND DRAINAGE, TRACT "C" - 1.485 Ac. - OPEN SPACE / UTILITY, TRACT "F" - 3.495 Ac. - COMMERCIAL, TRACT "G" - 4.521 Ac. - RECREATION, TRACT "J" - 0.320 Ac. - OPEN SPACE / DRAINAGE...
4.) COMMON AREAS ARE DEDICATED TO THE COMMUNITY ASSOCIATION...



PLAT BOOK AND PAGE 9-101

GREEN BRIAR VILLAGE, WILLIAMSBURG AT ORANGEWOOD
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the Road Rights of Way, Drainage and Utility Easements shown hereon to the perpetual use of the public, and

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on May 6, 1980

INTERNATIONAL COMMUNITY CORPORATION

By Victor Young Sr. Vice President

Attest:

Alan L. Tallis Secretary
Signed and sealed in the presence of:

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on May 6, 1980

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Victor Young Sr. and Alan L. Tallis respectively Sr. Vice President and Secretary

of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers 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.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC
My Commission Expires MARCH 19, 1983

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on APRIL 30, 1980 he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in

Orange County, Florida. Dated May 6, 1980

Registration No. 926

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on Aug 25, 1980 the Orange County Planning & Zoning Commission approved the above plat.

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: H. M. Ledy 8-25-80
County Engineer Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 8-25-80 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Attest: Thomas H. Locker, Clerk
By: Mary Jo Hudson Deputy Clerk of the Board.

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on Aug 26, 1980 at 2:12 PM File No. 1555037

Thomas H. Locker
County Comptroller
in and for Orange County, Florida

GREEN BRIAR VILLAGE

WILLIAMSBURG AT ORANGEWOOD
SECTIONS 7 AND 8, TOWNSHIP 24 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

SHEET 2 OF 3 SHEETS

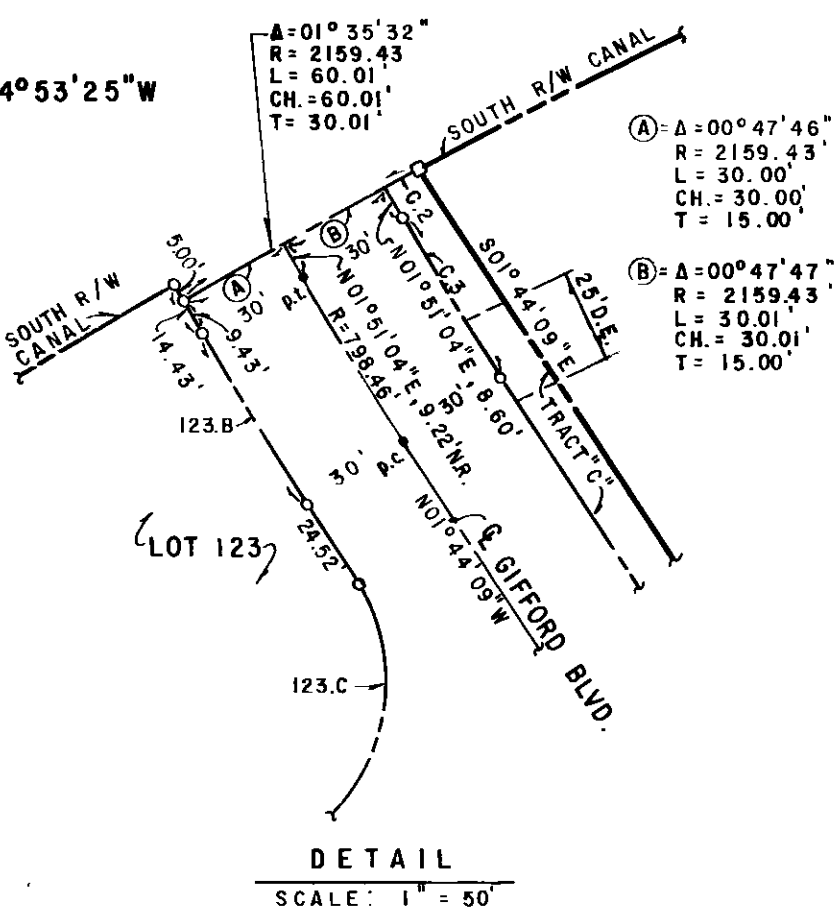
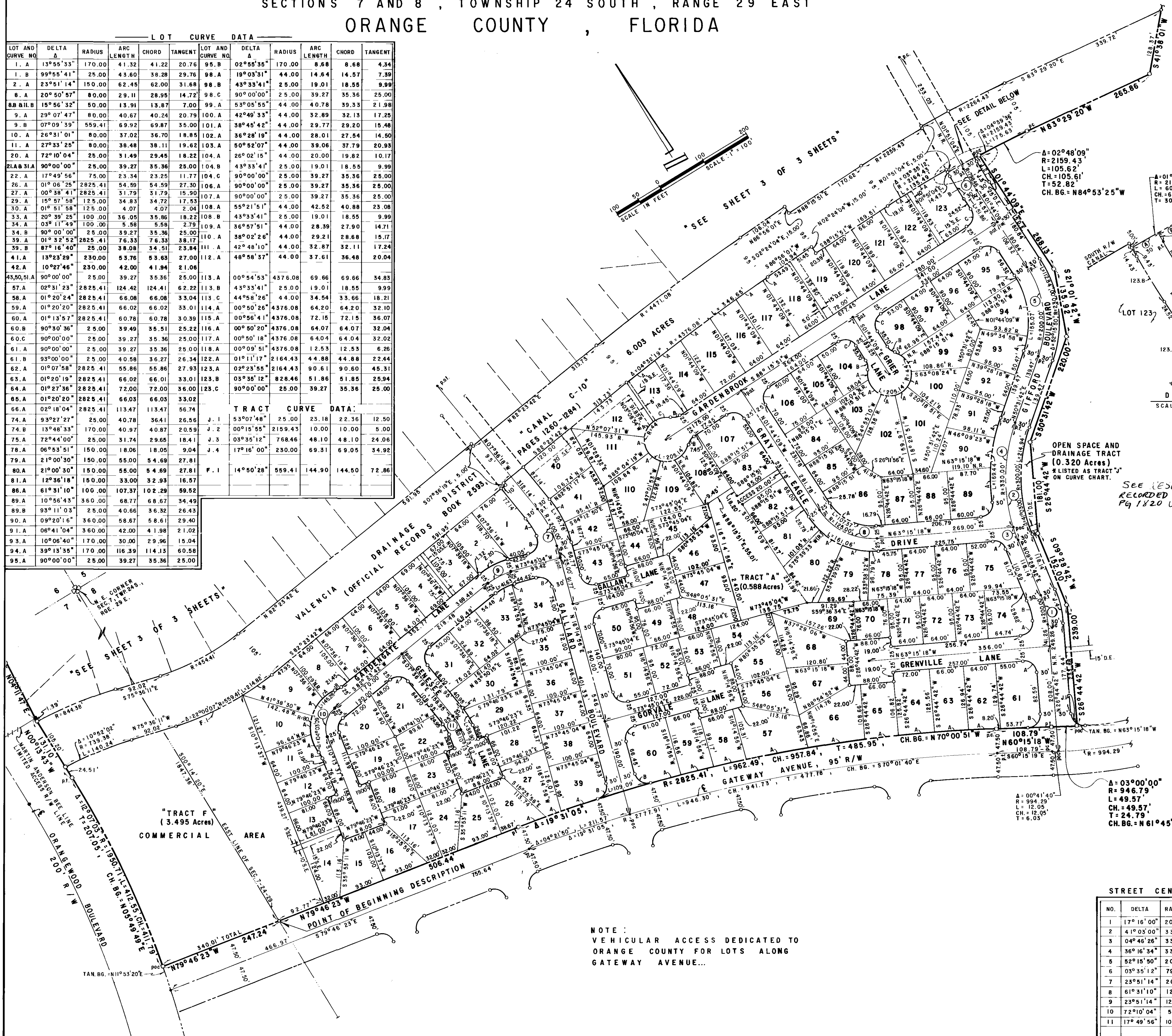
PLAT BOOK 9-102
AND PAGE

LOT CURVE DATA

LOT AND CURVE NO.	DELTA	RADIUS	ARC LENGTH	CHORD	TANGENT	LOT AND CURVE NO.	DELTA	RADIUS	ARC LENGTH	CHORD	TANGENT
1. A	13°55'33"	170.00	41.32	41.22	20.76	95. B	02°55'35"	170.00	8.68	8.68	4.34
1. B	99°55'41"	25.00	43.60	38.28	29.76	98. A	19°03'31"	44.00	14.64	14.57	7.39
2. A	23°51'14"	150.00	62.45	62.00	31.68	98. B	43°33'41"	25.00	19.01	18.55	9.99
8. A	20°50'57"	80.00	29.11	28.95	14.72	98. C	90°00'00"	25.00	39.27	35.36	25.00
8. B & 11. B	15°56'32"	50.00	13.91	13.87	7.00	99. A	53°05'55"	44.00	40.78	39.33	21.98
9. A	29°07'47"	80.00	40.67	40.24	20.79	100. A	42°49'33"	44.00	32.89	32.13	17.25
9. B	07°09'39"	559.41	69.92	69.87	35.00	101. A	38°45'42"	44.00	29.77	29.20	15.48
10. A	26°31'01"	80.00	37.02	36.70	18.85	102. A	36°28'19"	44.00	28.01	27.54	14.50
11. A	27°33'25"	80.00	38.48	38.11	19.62	103. A	50°52'07"	44.00	39.06	37.79	20.93
20. A	72°10'04"	25.00	31.49	29.45	18.22	104. A	26°02'15"	44.00	20.00	19.82	10.17
21. A & 31. A	90°00'00"	25.00	39.27	35.36	25.00	104. B	43°33'41"	25.00	19.01	18.55	9.99
22. A	17°49'56"	75.00	23.34	23.25	11.77	104. C	90°00'00"	25.00	39.27	35.36	25.00
26. A	01°06'25"	2825.41	54.59	54.59	27.30	106. A	90°00'00"	25.00	39.27	35.36	25.00
27. A	00°38'41"	2825.41	51.79	51.79	15.90	107. A	90°00'00"	25.00	39.27	35.36	25.00
29. A	15°57'58"	125.00	34.83	34.72	17.83	108. A	55°21'51"	44.00	42.52	40.88	23.08
30. A	01°51'58"	125.00	4.07	4.07	2.04	108. B	43°33'41"	25.00	19.01	18.55	9.99
33. A	20°39'25"	100.00	36.05	35.86	18.22	108. B	43°33'41"	25.00	19.01	18.55	9.99
34. A	03°11'49"	100.00	3.58	3.58	1.79	109. A	36°57'51"	44.00	28.39	27.90	14.71
34. B	90°00'00"	25.00	39.27	35.36	25.00	110. A	38°02'26"	44.00	29.21	28.68	15.17
39. A	01°32'52"	2825.41	76.33	76.33	38.17	111. A	42°48'10"	44.00	32.87	32.11	17.24
39. B	87°16'40"	25.00	38.08	34.51	23.84	112. A	48°58'37"	44.00	37.61	36.48	20.04
41. A	13°23'29"	230.00	53.76	53.63	27.00	113. A	00°54'53"	4376.08	69.66	69.66	34.83
42. A	10°27'46"	230.00	42.00	41.94	21.08	113. B	43°33'41"	25.00	19.01	18.55	9.99
43.50.51. A	90°00'00"	25.00	39.27	35.36	25.00	113. C	44°58'26"	44.00	34.54	33.66	18.21
47. A	02°31'23"	2825.41	124.42	124.41	62.22	114. A	00°50'26"	4376.08	64.20	64.20	32.10
58. A	01°20'24"	2825.41	66.08	66.08	33.04	115. A	00°56'41"	4376.08	72.15	72.15	36.07
59. A	01°20'20"	2825.41	66.02	66.02	33.01	116. A	00°50'20"	4376.08	64.07	64.07	32.04
60. A	01°13'57"	2825.41	60.78	60.78	30.39	117. A	00°50'18"	4376.08	64.04	64.04	32.02
60. B	90°30'36"	25.00	39.49	35.51	25.22	118. A	00°09'51"	4376.08	12.53	12.53	6.26
60. C	90°00'00"	25.00	39.27	35.36	25.00	122. A	01°11'17"	2164.43	44.88	44.88	22.44
61. A	90°00'00"	25.00	39.27	35.36	25.00	123. A	02°23'55"	2164.43	90.61	90.60	45.31
61. B	93°00'00"	25.00	40.58	36.27	26.34	123. B	03°35'12"	828.46	51.86	51.85	25.94
62. A	01°07'58"	2825.41	55.86	55.86	27.93	123. C	90°00'00"	25.00	39.27	35.36	25.00
63. A	01°20'19"	2825.41	66.02	66.01	33.01						
64. A	01°27'36"	2825.41	72.00	72.00	36.00						
65. A	01°20'20"	2825.41	66.03	66.03	33.02						
66. A	02°18'04"	2825.41	113.47	113.47	56.74						
74. A	93°27'27"	25.00	40.78	36.41	26.56						
74. B	13°48'33"	170.00	40.97	40.87	20.59						
75. A	72°44'00"	25.00	31.74	29.65	18.41						
78. A	06°53'51"	150.00	18.06	18.05	9.04						
79. A	21°00'30"	150.00	55.00	54.69	27.81						
80. A	21°00'30"	150.00	55.00	54.69	27.81						
81. A	12°36'18"	150.00	33.00	32.93	16.57						
86. A	61°31'10"	100.00	107.37	102.29	59.52						
89. A	10°56'43"	360.00	68.77	68.67	34.49						
89. B	93°11'03"	25.00	40.66	36.32	26.43						
90. A	09°20'16"	360.00	58.67	58.61	29.40						
91. A	06°41'04"	360.00	42.00	41.98	21.02						
93. A	10°06'40"	170.00	30.00	29.96	15.04						
94. A	39°13'35"	170.00	116.39	114.13	60.58						
95. A	90°00'00"	25.00	39.27	35.36	25.00						

TRACT CURVE DATA:

TRACT	DELTA	RADIUS	ARC LENGTH	CHORD	TANGENT
TRACT A	53°07'48"	25.00	23.18	22.36	12.50
TRACT B	00°15'55"	2159.43	10.00	10.00	5.00
TRACT C	03°35'12"	768.46	48.10	48.10	24.06
TRACT D	17°16'00"	230.00	69.31	69.05	34.92
TRACT E	14°50'28"	559.41	144.90	144.50	72.86



OPEN SPACE AND DRAINAGE TRACT (0.320 Acres)
* LISTED AS TRACT "J" ON CURVE CHART.
SEE RESOLUTION BY COUNTY COMMISSIONERS
RECORDED 7/19/98 IN O.R. BOOK 5520
Pg 1820 VACATING A PORTION OF PLAT.

NOTE:
VEHICULAR ACCESS DEDICATED TO
ORANGE COUNTY FOR LOTS ALONG
GATEWAY AVENUE...

STREET CENTERLINE CURVE DATA:

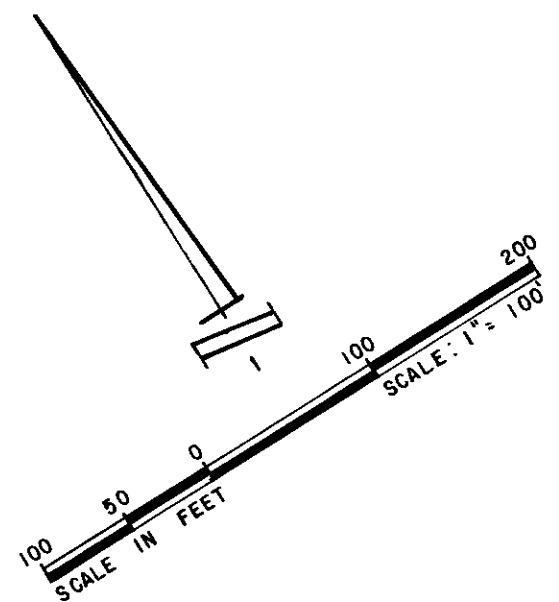
NO.	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CHORD BEARING
1	17°16'00"	200.00	60.27	60.04	30.37	N18°06'42"E
2	41°03'00"	330.00	236.43	231.41	123.55	N30°00'12"E
3	04°46'26"	330.00	27.50	27.49	13.76	N11°51'55"E
4	36°16'34"	330.00	208.93	205.46	108.10	N32°23'25"E
5	52°15'50"	200.00	182.44	176.18	98.12	N24°23'47"E
6	03°35'12"	798.46	49.98	49.98	25.00	N00°03'28"E
7	23°51'14"	200.00	83.27	82.67	42.25	N04°19'19"E
8	61°31'10"	125.00	134.21	127.86	74.40	N32°29'43"W
9	23°51'14"	125.00	52.04	51.67	26.40	N85°40'41"W
10	72°10'04"	50.00	62.98	58.90	36.44	S46°18'39"W
11	17°49'56"	100.00	31.12	31.00	15.69	S01°18'39"W

GREEN BRIAR VILLAGE

WILLIAMSBURG AT ORANGEWOOD
SECTIONS 7 AND 8, TOWNSHIP 24 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

SHEET 3 OF 3 SHEETS

PLAT BOOK 9-103
AND PAGE



NOTE:
THERE SHALL BE A 30' WIDE LANDSCAPE/
UTILITY EASEMENT ADJACENT TO AND
ALONG THE MARTIN ANDERSON BEE-LINE
LIMITED ACCESS RIGHT OF WAY. THE
SOUTHERLY 10 FEET BEING RESERVED
FOR UTILITY EASEMENT....

A = 69°15'00"
R = 370.00'
L = 447.20'
CH. = 420.47'
T = 255.48'
CH. BG. = N34°23'47"E

SECTION LINE

TAN. BG. = N00°13'43"W, 1.39'

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