

TOWNHOMES AT GREEN BRIAR VILLAGE

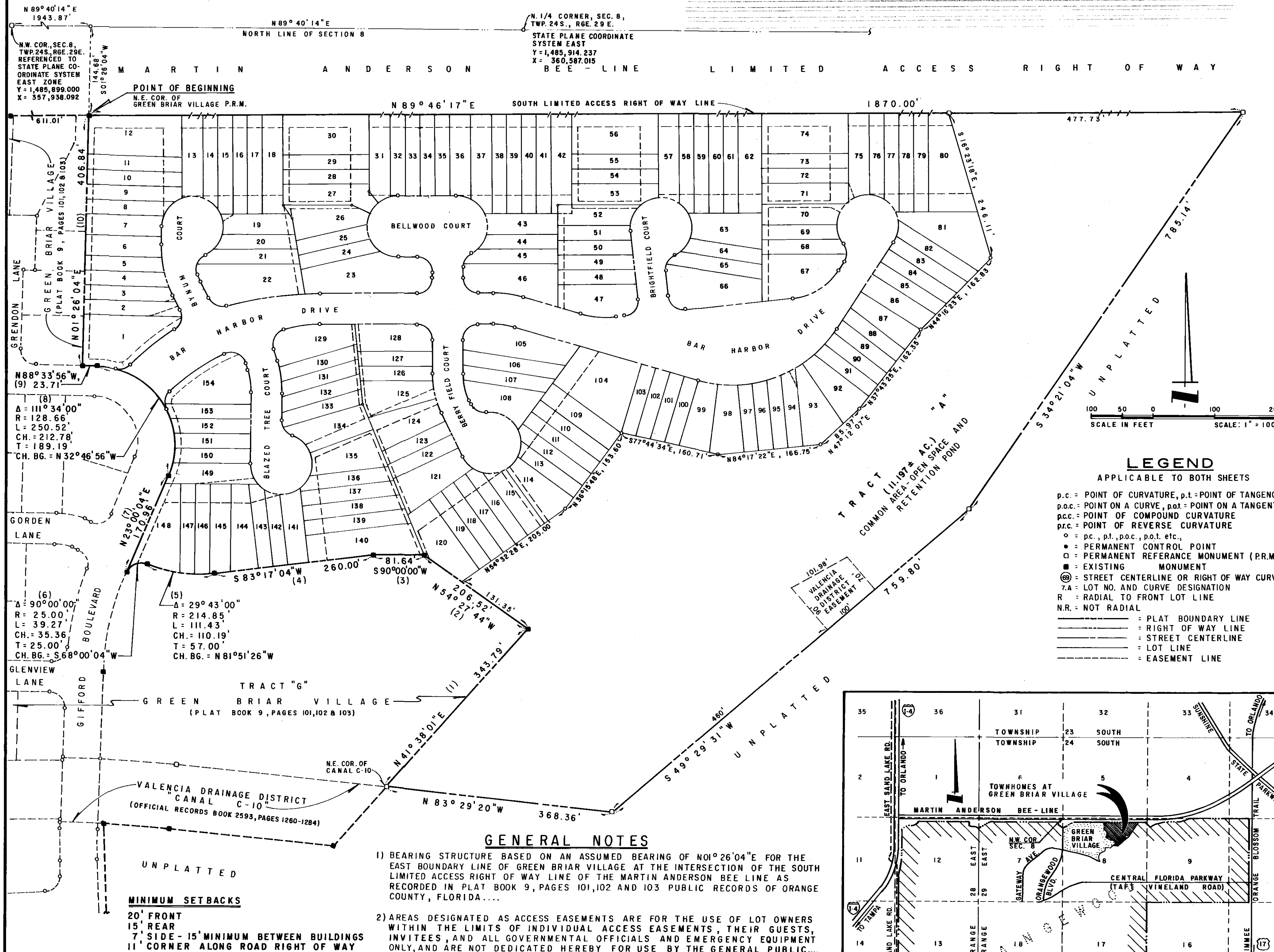
WILLIAMSBURG AT ORANGEWOOD
SECTION 8, TOWNSHIP 24 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

A PART OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
Commence at the Northwest corner of said Section 8, thence run N89°40'14"E, along the North line of said Section 8, 1,943.87 feet; thence S01°26'04"W, 144.68 feet to the South limited access right of way line of the Martin Anderson Bee Line, also being the Northeast corner of Green Briar Village as recorded in plat book 9, pages 101, 102 and 103 inclusive, Public Records of Orange County, Florida, for the POINT OF BEGINNING; thence run N89°46'17"E, along the South limited access right of way line of said Martin Anderson Bee Line, 1,870.00 feet; thence leaving the South limited access right of way line of said Martin Anderson Bee Line, run S34°21'04"W, 785.14 feet; thence run S49°29'31"W, 759.80 feet; thence N83°29'20"W, 368.36 feet to a point on the Easterly boundary of aforementioned Green Briar Village, also being the Northeast corner of Valencia Drainage District Canal C-10, as recorded in Official Records Book 2593, pages 1260 thru 1284 inclusive, Public Records of Orange County, Florida; thence along the Easterly boundary of said Green

Briar Village, the following Ten (10) courses and distances; (1) thence N41°38'01"E, 343.79 feet; (2) thence N54°27'44"W, 206.52 feet; (3) thence S90°00'00"W, 81.64 feet; (4) thence S83°17'04"W, 260.00 feet to a point of curvature of a curve concave Northerly, having a radius of 214.85 feet; (5) thence along the arc of said curve, run 111.43 feet, thru a central angle of 29°43'00", to a point of reverse curvature of a curve having a radius of 25.00 feet; (6) thence along the arc of said curve, run 39.27 feet, thru a central angle of 90°00'00" to the end of said curve; (7) thence N23°00'04"E, 170.96 feet to a point of curvature of a curve concave Southwesterly, having a radius of 128.66 feet; (8) thence along the arc of said curve, run 250.52 feet, thru a central angle of 111°34'00" to a point of tangency thereof; (9) thence N88°33'56"W, 23.71 feet; (10) thence N01°26'04"E, 406.84 feet to the South limited access right of way line of the Martin Anderson Bee Line and the POINT OF BEGINNING.

Containing 30.801 Acres, more or less

ADDENDUM: LAND SURVEYOR'S P.L. CERTIFIES UTILITY EASEMENT WAS OMITTED FROM PLAT. THE SOUTH 5.00 FT. OF THE NORTH 25.00 FT. LYING IN DEPT. "A" EXCEPT THE WEST 15.00 FT. EXCEPT THE NORTH 25.00 AND THE SOUTH 10.00 FT. THEREOF. RECORDED IN O.C. BOOK 3275 PG. 2053. FILED APRIL 22, 1982.



PLAT BOOK AND PAGE 10-144

TOWNHOMES AT GREEN BRIAR VILLAGE 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 Easements and Road Rights of Way 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 APRIL 6, 1981

INTERNATIONAL COMMUNITY CORPORATION

By Victor Young, Sr. Vice President

Attest:

Gorham Rutter, Jr., Secretary

Signed and sealed in the presence of:

Karen L. Addison

Charles P. Bala

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on APRIL 6, 1981

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

Victor Young and Gorham Rutter, Jr.

respectively, Sr. Vice President and Secretary

of the above named corporation incorporated under the laws of the State of DELAWARE, 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.

Karen L. Addison

NOTARY PUBLIC

My Commission Expires JUNE 26, 1982

MY COMMISSION EXPIRES JUNE 26, 1982

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on OCTOBER 30, 1981 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 OCTOBER 30, 1981

Daryl Ganung Registration No. 926

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 12-7-81 the Orange County Planning and Zoning Commission approved the above plat.

Sharon Smith Asst. Zoning Director

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: Hugh M. Ledy 12-7-81 Date

County Engineer

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 12-7-81 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Allen C. Calkins Chairman of the Board

Attest: Thomas H. Lockett Clerk of the Board

Mary Jo Hamilton 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 DEC 7, 1981 at 2:40 PM File No. 1731732

Thomas H. Lockett County Comptroller

in and for Orange County, Fla.

By: John J. Ethier P.C.

PREPARED BY: DGA DARYL GANUNG AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
303 EAST ALTAMONTE DRIVE, ALTAMONTE SPRINGS, FLORIDA 32701

DRAWN BY: Jedd, DGA, Inc., JOB NO. 78229.9

TOWNHOMES AT GREEN BRIAR VILLAGE

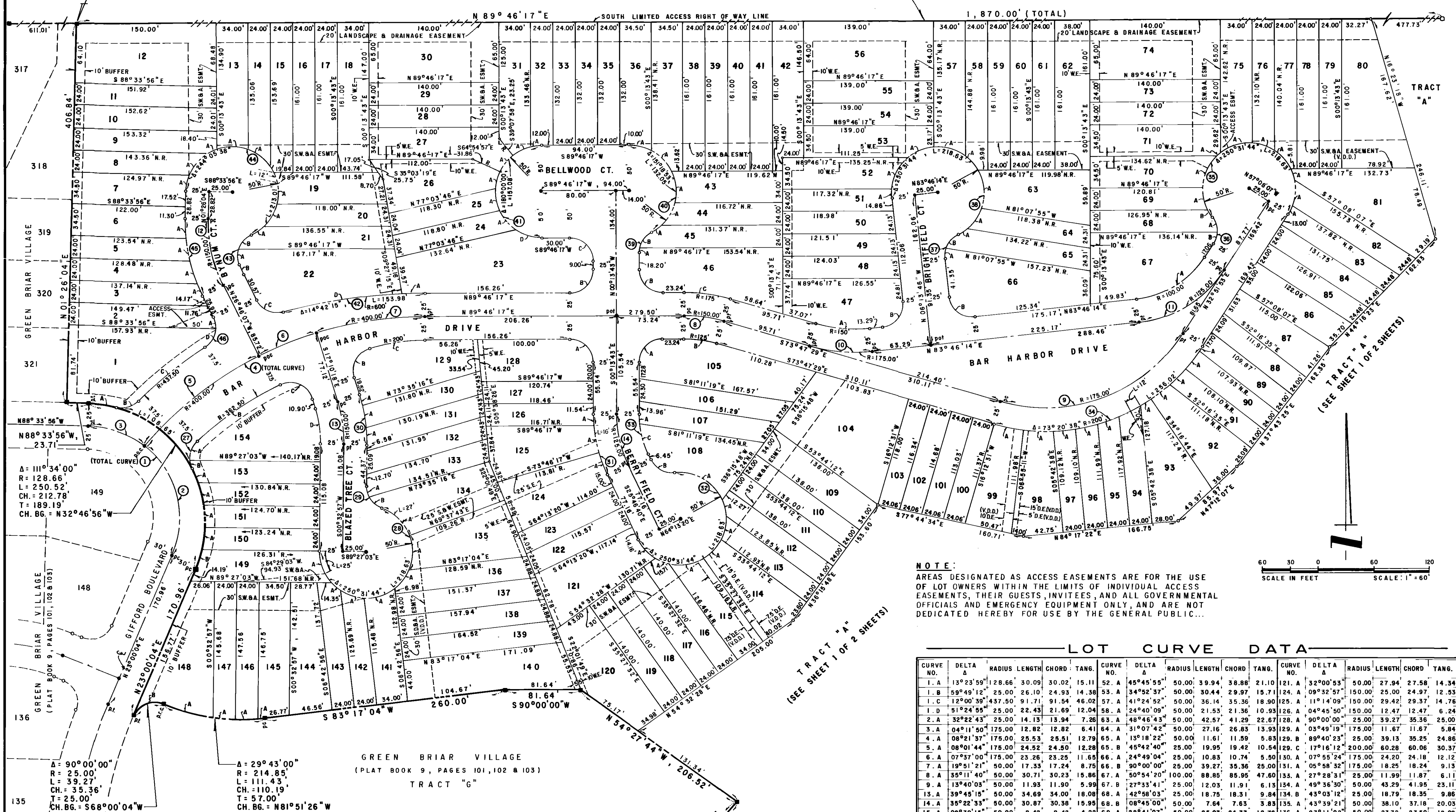
WILLIAMSBURG AT ORANGEWOOD
SECTION 8, TOWNSHIP 24 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

SHEET 2 OF 2 SHEETS

PLAT BOOK 10-145
AND PAGE

POINT OF BEGINNING
FOR DESCRIPTION SEE
SHEET 1 OF 2 SHEETS

MARTIN ANDERSON BEE - LINE LIMITED ACCESS RIGHT OF WAY



NOTE:
AREAS DESIGNATED AS ACCESS EASEMENTS ARE FOR THE USE
OF LOT OWNERS WITHIN THE LIMITS OF INDIVIDUAL ACCESS
EASEMENTS, THEIR GUESTS, INVITEES, AND ALL GOVERNMENTAL
OFFICIALS AND EMERGENCY EQUIPMENT ONLY, AND ARE NOT
DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC...

SCALE IN FEET
0 30 60 120
SCALE: 1" = 60'

LOT CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	TANG.	CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	TANG.
1. A	13°23'55"	128.66	30.09	30.02	15.11	52. A	45°45'55"	50.00	39.94	38.88	21.10
1. B	59°49'12"	25.00	26.10	24.93	14.38	53. A	34°52'37"	50.00	30.44	29.97	15.71
1. C	12°00'39"	1437.50	91.71	91.54	46.02	57. A	41°24'52"	50.00	36.14	35.36	18.90
1. D	51°24'55"	25.00	22.43	21.69	12.04	58. A	24°40'09"	50.00	21.53	21.36	10.93
2. A	32°22'43"	25.00	14.13	13.94	7.26	63. A	48°46'43"	50.00	42.57	41.29	22.67
3. A	04°11'50"	175.00	12.82	12.82	6.41	64. A	31°07'42"	50.00	27.16	26.83	13.93
4. A	08°21'37"	175.00	25.53	25.51	12.79	65. A	13°18'22"	50.00	11.61	11.59	5.83
5. A	08°01'44"	175.00	24.52	24.50	12.28	66. B	45°42'40"	25.00	19.95	19.42	10.54
6. A	07°37'00"	175.00	23.26	23.25	11.65	66. B	24°49'04"	25.00	10.83	10.74	5.40
7. A	19°51'21"	50.00	17.33	17.24	8.75	66. B	90°00'00"	25.00	39.27	35.36	25.00
8. A	35°11'40"	50.00	30.71	30.23	15.86	67. A	50°54'20"	100.00	88.85	85.95	47.60
9. A	13°40'03"	50.00	11.93	11.90	5.99	67. B	27°33'41"	25.00	12.03	11.91	6.13
13. A	39°45'15"	50.00	34.69	34.00	18.08	68. A	42°58'03"	25.00	18.75	18.31	9.84
14. A	35°22'33"	50.00	30.87	30.38	15.95	68. A	08°45'00"	50.00	7.64	7.63	3.83
15. A	09°39'15"	50.00	8.42	8.42	4.22	69. A	28°41'07"	50.00	25.03	24.77	12.67
19. A	39°54'17"	50.00	34.82	34.12	18.15	70. A	43°37'48"	50.00	38.07	37.16	20.01
20. A	32°39'41"	50.00	28.50	28.12	14.66	71. A	08°19'47"	50.00	7.27	7.26	3.64
21. A	18°01'32"	50.00	15.73	15.67	7.93	75. A	41°41'50"	50.00	36.39	35.59	19.04
21. B	48°34'24"	25.00	21.19	20.57	11.28	76. A	29°17'05"	50.00	25.56	25.28	13.06
22. A	38°15'07"	25.00	16.69	16.38	8.67	77. A	32°13'25"	50.00	28.12	27.75	14.44
22. B	05°28'16"	125.00	11.94	11.93	5.97	81. A	13°30'04"	50.00	11.78	11.75	5.92
22. C	78°09'50"	25.00	34.11	31.52	20.30	82. A	31°43'05"	50.00	27.68	27.33	14.20
22. D	12°19'00"	600.00	128.98	128.73	64.74	83. A	12°42'33"	50.00	11.09	11.07	5.57
23. A	02°23'14"	600.00	25.00	25.00	12.50	89. A	01°48'44"	200.00	6.38	6.38	3.19
23. B	09°00'00"	25.00	39.27	35.36	25.00	90. A	06°52'47"	200.00	24.02	24.00	12.02
23. D	34°20'31"	50.00	29.97	29.52	15.45	91. A	06°56'10"	200.00	24.21	24.20	12.12
24. A	31°20'00"	50.00	27.34	27.00	14.02	92. A	07°12'41"	200.00	25.17	25.16	12.60
25. A	27°47'44"	50.00	24.26	24.02	12.37	93. A	03°46'55"	200.00	13.20	13.20	6.60
26. A	21°50'31"	50.00	19.06	18.95	9.65	94. A	07°22'29"	200.00	25.74	25.72	12.89
27. A	46°46'55"	50.00	22.50	22.31	11.44	95. A	07°05'11"	200.00	24.74	24.72	12.38
31. A	25°01'03"	50.00	21.83	21.66	11.09	96. A	06°55'45"	200.00	24.19	24.17	12.11
32. A	13°52'12"	50.00	12.12	12.09	6.09	97. A	06°52'47"	200.00	24.01	24.00	12.02
36. A	29°56'26"	50.00	25.60	25.33	13.09	98. A	09°08'48"	200.00	31.93	31.89	16.00
37. A	35°49'29"	50.00	31.26	30.76	16.16	99. A	09°17'20"	200.00	32.42	32.39	16.25
43. A	39°54'17"	50.00	34.82	34.12	18.15	105. A	90°00'00"	25.00	39.27	35.36	25.00
44. A	32°39'41"	50.00	28.50	28.12	14.66	105. B	16°26'14"	125.00	35.86	35.74	18.05
45. A	13°34'59"	50.00	11.85	11.82	5.95	108. A	71°37'51"	50.00	62.51	58.52	36.08
45. B	50°15'23"	25.00	21.93	21.23	11.73	108. B	70°31'44"	25.00	30.77	28.87	17.68
46. A	11°03'28"	25.00	4.83	4.82	2.42	108. C	19°33'49"	100.00	34.15	33.98	17.24
46. B	90°00'00"	25.00	39.27	35.36	25.00	112. A	21°10'49"	50.00	18.48	18.38	9.35
46. C	16°26'14"	175.00	50.20	50.03	25.28	113. A	30°34'39"	50.00	26.68	26.37	13.67
47. A	22°26'17"	150.00	58.74	58.37	29.75	114. A	32°00'22"	50.00	27.93	27.57	14.34
47. B	90°00'00"	25.00	39.27	35.36	25.00	115. A	44°51'13"	50.00	39.14	38.15	20.64
51. A	10°35'22"	50.00	9.24	9.23	4.63	116. A	18°15'56"	50.00	15.94	15.87	8.04

NOTE: VEHICULAR ACCESS DEDICATED TO ORANGE COUNTY
FOR LOTS 1, 148, 149, 150, 151, 152, 153 and 154
ALONG GIFFORD BOULEVARD.

RIGHT OF WAY CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	TANG.	CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	TANG.
27	74°01'24"	25.00	32.30	30.10	18.85	37	70°31'44"	25.00	30.77	28.87	17.68
28	25°01'44"	50.00	21.83	21.63	11.05	38	25°01'44"	50.00	21.83	21.63	11.05
29	70°31'44"	25.00	30.77	28.87	17.68	39	61°18'53"	25.00	26.75	25.50	14.82
30	17°43'15"	175.00	54.12	53.91	27.28	40	61°18'53"	50.00	132.05	96.88	—
31	25°32'57"	50.00	66.89	66.33	34.01	41	180°00'00"	50.00	157.08	100.00	—
32	25°32'57"	50.00	66.89	66.33	34.01	42	14°42'15"	600.00	153.98	153.56	77.42
33	25°32'57"	100.00	44.59	44.22	22.87	43	86°49'31"	25.00	37.88	34.36	23.65
34	73°20'38"	200.00	256.02	238.89	148.92	44	244°05'38"	50.00	213.01	84.76	—
35	25°01'44"	50.00	21.83	21.63	11.05	45	28°12'11"	175.00	86.14	85.27	43.96
36	70°31'44"	25.00	30.77	28.87	17.68	46	83°47'37"	25.00	36.56	33.89	22.43

EASEMENT ABBREVIATIONS

S.E. = SANITARY EASEMENT
W.E. = WATER EASEMENT
D.E. = DRAINAGE EASEMENT
S.W.B.A. = SEWER, WATER & ACCESS EASEMENT
V.D.D. = VALENCIA DRAINAGE DISTRICT EASEMENT

MINIMUM SETBACKS

20' FRONT
15' REAR
7' SIDE - 15' MINIMUM BETWEEN BUILDINGS
11' CORNER ALONG ROAD RIGHT OF WAY

NOTE:
EASEMENTS, EACH LOT UNLESS OTHERWISE SHOWN:
7.0' FRONT LOT LINE AND ADJACENT STREET RIGHT
OF WAY LINE UTILITY EASEMENT,
10.0' REAR LOT LINE UTILITY EASEMENT,
A 4.0' UTILITY EASEMENT IS RESERVED ON ALL SIDE
LOT LINES EXCEPT THAT PORTION OCCUPIED BY
PROPOSED BUILDINGS...

STREET CENTERLINE CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	TANG.	CHORD BEARING
1	111°34'00"	100.00	194.72	165.38	147.05	N32°46'56"W
2	74°19'28"	100.00	129.72	120.82	75.80	N14°09'40"W
3	37°14'32"	100.00	65.00	63.86	33.70	N69°56'40"W
4	49°10'19"	400.00	343.28	332.84	183.02	N65°11'07"E
5	22°37'55"	400.00	158.00	156.97	80.04	N51°54'55"E
6	09°55'49"	400.00	67.00	66.92	33.59	N68°01'47"E
7	16°56'35"	400.00	118.28	117.85	59.58	N81°17'59"E
8	16°26'14"	150.00	43.03	42.89	21.67	S82°00'36"E
9	73°20'38"	175.00	224.02	209.03	130.31	N69°32'12"E
10	22°26'17"	175.00	68.53	68.10	34.71	S85°00'38"E
11	50°54'20"	125.00	111.06	107.44	59.50	N58°19'03"E
12	28°12'11"	150.00	73.84	73.09	37.68	N12°40'02"W
13	17°43'15"	150.00	46.39	46.21	23.38	S08°18'41"E
14	25°32'57"	125.00	55.74	55.28	28.34	S13°00'12"E