PLAT BOOK 40 PAGE 32

MAITLAND CONCOURSE SOUTH

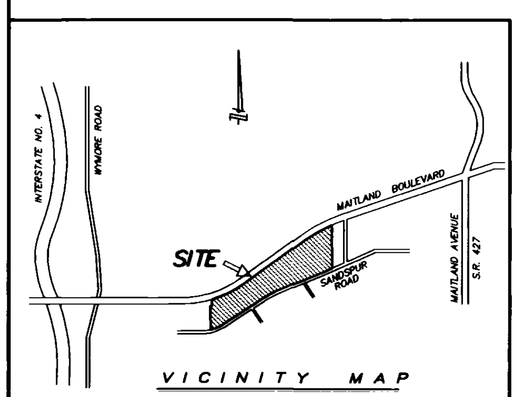
SECTION 25, TOWNSHIP 21 SOUTH, RANGE 29 EAST
CITY OF MAITLAND
ORANGE COUNTY, FLORIDA

Legal Description

A portion of Section 25, Township 21 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of Lot 1, "BUCHER HEIGHTS", according to the plat thereof, as recorded in Plat Book X, Page 70, Public Records of Orange County, Florida, said point being a point on the northerly right-of-way line of Sandspur Road; thence the following seven (7) courses and distances along said northerly right-of-way line; thence run S 66°05'25" W, a distance of 176.54 feet to a point of curvature of a curve, concave northwesterly, having a radius of 5965.99 feet and a central angle of 02°51'58"; thence run southwesterly, along the arc of said curve, a distance of 298.44 feet to the point of reverse curvature with a curve, concave southeasterly, having a radius of 6025.99 feet and a central angle of 02°51'58"; thence run southwesterly, along the arc of said curve, a distance of 301.44 feet to the point of tangency thereof; thence run S 66°05'25" W, a distance of 372.08 feet to a point of curvature of a curve, concave southeasterly, having a radius of 1889.25 feet and a central angle of 09°13'29"; thence run southwesterly, along the arc of said curve, a distance of 304.17 feet to the point of tangency thereof; thence run S 56°51'56" W, a distance of 926.83 feet to a point of curvature of a curve, concave northwesterly, having a radius of 639.11 feet and a central angle of 20°16'53"; thence run southwesterly, along the arc of said curve, a distance of 226.23 feet to a point; thence run N 00°34'01" W, a distance of 458.31 feet to a point on the southerly right-of-way line of Maitland Boulevard (State Road 426A); thence run N 89°25'59" E, a distance of 30.00 feet; thence run N 00°34'01" W, a distance of 106.84 feet to a point on the controlled access right-of-way line of said Maitland Boulevard (State Road 426A); thence the following five (5) courses and distances along said controlled access right-of-way line; thence run N 26°20'50" E, a distance of 18.87 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 1969.86 feet and a central angle of 18°51'30"; thence on a chord bearing of N 63°32'31" E, run 648.36 feet along the arc of said curve to the point of tangency thereof; thence run N 54°06'46" E, a distance of 1449.46 feet to a point of curvature of a curve, concave southeasterly, having a radius of 2804.79 feet and a central angle of 12°08'01"; thence run northeasterly, along the arc of said curve, a distance of 593.98 feet to a point on the northerly extension of the west line of said "BUCHER HEIGHTS"; thence run S 00°28'15" E, along said west line, a distance of 823.14 feet to the POINT OF BEGINNING.

Containing 33.30 acres, more or less.



VICINITY MAP

NOT TO SCALE

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

GANUNG - BELTON ASSOCIATES, INC.
professional surveyors and mappers
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

GBA Job No. 96383

MAITLAND CONCOURSE SOUTH
DEDICATION

This is to certify that the undersigned, Battaglia Properties Ltd. hereafter referred to as "Owner", is the lawful owner of the lands described in caption hereon, and that it has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. Except for the 15 foot wide water line easement, as depicted hereon, no roads or easements shown on this plat are required for public use and such roads and easements are not and will not be a part of the County System of public roads. None of the property designated "Common Area" on this plat is required for public use: and such "Common Area" is not and will not be a part of the County system of public roads. Said "Common Area" is instead part of the "Common Area" created by this plat and will be subject to "Declaration of Covenants and Restrictions for "Maitland Concourse South", as recorded in Public Records of Orange County (hereafter referred as the "Declaration"), said "Common Area" shall remain private and the sole exclusive property of the Owner, its successors and assigns. Owner does hereby grant to the present and future owners of all lands included in this plat and their guests, invitees, licensees and domestic help, and to delivery, pickup and fire protection services, police protection and other authorities of the law, United States Postal Service mail carriers, representatives of utilities authorized by the Owners, to serve the lands shown on this plat, holders of mortgage liens or such persons as the Owners, its successors and assigns, may from time to time designate the non-exclusive and perpetual right of ingress and egress over and across said roads and easements. The Owner, in recording this plat has created the "Common Area" shown hereon, which Common Area is a portion of the "Common Area" described in the Declaration. Said "Common Area" is not dedicated to the use and enjoyment of the general public, but its use is reserved for common use and enjoyment of the property owners of "Maitland Concourse South". The nature and extent of, and the reservations and restrictions on such common use and enjoyment are more fully set forth in the Declaration.

Notwithstanding the foregoing: An emergency access easement to the private storm drainage system over Tracts "A and "C" and over all drainage easements shown on this plat is hereby dedicated to the City of Maitland for emergency maintenance purposes in the event inadequate maintenance of the storm drainage system creates a hazard to the public health, safety, and general welfare. The emergency easement granted above does not impose any obligation, burden, responsibility or liability upon the City of Maitland to enter upon the subject property and take any action to repair or maintain the private drainage system. A non-exclusive easement through, over, under and across Tract "A" and all utility easements shown hereon is hereby dedicated for use by all public utilities for the purpose of constructing, maintaining and replacing their respective facilities servicing the lands encompassed by this plat.

IN WITNESS WHEREOF, the undersigned officer hereunto set his hand and seal on April 9, 1998.

BATTAGLIA PROPERTIES, LTD. a Florida limited partnership

By: BATAGGLIA FRUIT CO., INC., a Florida corporation as general partner

By: R.E. Battaglia
R.E. Battaglia, President

Signed and sealed in the presence of:

Name MICHAEL J. SHEAHAN

Name ELISE Y. LAUBACH

STATE OF: FLORIDA COUNTY OF: ORANGE

The foregoing instrument was acknowledged before me this 9th day of April 1998, by R.E. Battaglia, President of BATAGGLIA FRUIT CO., INC., a Florida corporation as general partner of BATTAGLIA PROPERTIES, LTD. He is personally known to me and did not take an oath.

NOTARY PUBLIC
(Print Name) Name
My Commission Expires

Elise Y. Laubach
Notary Public, State of Florida
Commission No. CC 447977
My Commission Expires 06/10/99

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on 3-23-98 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in the City of Maitland, Orange County, Florida.

R. CLAYTON GANUNG

Date: 4-10-98 Registration No. 4236

CERTIFICATE OF APPROVAL BY MUNICIPALITY

This is to certify, that on JUNE 8, 1998 the City Council of the City of Maitland approved the foregoing plat.

Robert Breaux
ROBERT BREAUX Mayor

Attest: Donna L. Williams
DONNA L. WILLIAMS City Clerk

CERTIFICATE OF APPROVAL BY THE CITY OF MAITLAND PLANNING AND ZONING COMMISSION CHAIRMAN

THIS IS TO CERTIFY, That on APRIL 16, 1998 the PLANNING & ZONING COMMISSION of the above Municipality approved the foregoing plat.

Joan Randolph
JOAN RANDOLPH, CHAIRMAN

CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER

THIS IS TO CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Chapter 177, Florida Statutes, and was filed for record on 7/16/98 at 8:51 A.M. File No. 98-281888

Martha O. Haynie
Martha O. Haynie, County Comptroller
in and for Orange County, Florida

By: D.C.

Sheet 2 of 2

PLAT BOOK 40 PAGE 33

MAITLAND CONCOURSE SOUTH

SECTION 25, TOWNSHIP 21 SOUTH, RANGE 29 EAST
CITY OF MAITLAND
ORANGE COUNTY, FLORIDA

100 50 0 100

SCALE IN FEET SCALE: 1" = 100'

LEGEND

- INDICATES PERMANENT CONTROL POINT (PCP) SET NAIL & DISK (LS #4236)
- INDICATES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT (LS #4236)
- INDICATES FOUND 4"x4" CONCRETE MONUMENT (LS #4236)

LINES ARE RADIAL UNLESS OTHERWISE SHOWN.

L	ARC LENGTH
Δ	CENTRAL ANGLE
NR	NON-RADIAL
℄	CENTERLINE
±	MORE OR LESS
pt	POINT OF TANGENCY
pc	POINT OF CURVATURE
prc	POINT OF REVERSE CURVATURE
R	RADIUS OR RADIAL
pnl	POINT ON LINE
pi	POINT OF INTERSECTION
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK

SURVEYORS NOTES

Bearings are based on an assumed bearing reference of N 54°06'46" E along the southerly right-of-way line of Maitland Boulevard.

Tract "A" is dedicated for Ingress/Egress, Utilities and Drainage and shall be owned and maintained by the Property Owners Association. An Emergency Access Easement over Tract "A" is dedicated to the City of Maitland.

Tract "B" is dedicated as Open Space and shall be owned and maintained by the Property Owners Association. The Sidewalk Easements over Tract "B" shall be dedicated to the City of Maitland for maintenance and access.

Tract "C" is dedicated for Drainage / Retention and shall be owned and maintained by the Property Owners Association.

Tract "D" is dedicated for Open Space and Wall and is owned and maintained by the Property Owners Association.

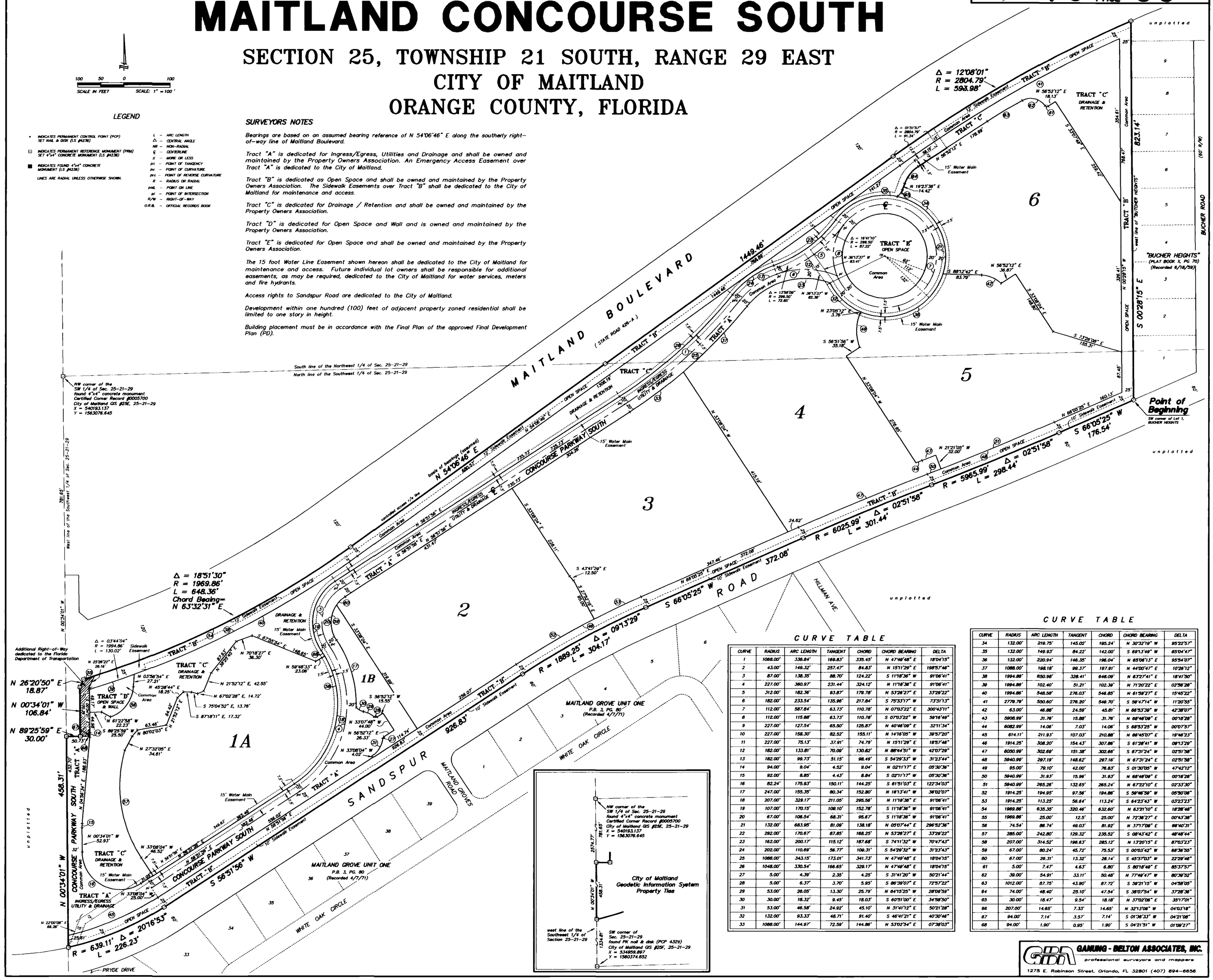
Tract "E" is dedicated for Open Space and shall be owned and maintained by the Property Owners Association.

The 15 foot Water Line Easement shown hereon shall be dedicated to the City of Maitland for maintenance and access. Future individual lot owners shall be responsible for additional easements, as may be required, dedicated to the City of Maitland for water services, meters and fire hydrants.

Access rights to Sandspur Road are dedicated to the City of Maitland.

Development within one hundred (100) feet of adjacent property zoned residential shall be limited to one story in height.

Building placement must be in accordance with the Final Plan of the approved Final Development Plan (PD).



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
1	1068.00'	336.84'	169.83'	335.45'	N 47°49'48" E	18°04'15"
2	43.00'	149.32'	257.47'	84.83'	N 15°11'29" E	198°57'46"
3	87.00'	138.35'	88.70'	124.22'	S 11°18'38" W	91°06'41"
4	227.00'	360.97'	231.44'	324.12'	N 11°18'38" E	91°06'41"
5	312.00'	182.36'	93.87'	179.78'	N 53°26'27" E	33°29'22"
6	182.00'	233.54'	135.96'	217.84'	S 75°33'17" W	73°31'13"
7	112.00'	587.84'	63.73'	110.78'	N 07°03'22" E	300°43'11"
8	112.00'	115.88'	63.73'	110.78'	S 07°03'22" W	59°16'49"
9	227.00'	127.54'	65.50'	125.87'	N 40°46'09" E	32°11'34"
10	227.00'	158.30'	82.52'	155.11'	N 14°16'05" W	39°57'20"
11	227.00'	75.13'	37.91'	74.79'	N 15°11'29" E	18°57'46"
12	182.00'	133.81'	70.09'	130.82'	N 88°44'51" W	42°07'29"
13	182.00'	99.73'	51.15'	98.49'	S 54°29'33" W	31°23'44"
14	94.00'	9.04'	4.52'	9.04'	N 02°11'17" E	05°30'36"
15	92.00'	8.85'	4.43'	8.84'	S 02°11'17" W	05°30'36"
16	82.24'	175.93'	150.11'	144.25'	S 61°51'03" E	122°34'03"
17	247.00'	155.35'	80.34'	152.80'	N 18°13'41" W	36°02'07"
18	207.00'	329.17'	211.05'	295.56'	N 11°18'38" E	91°06'41"
19	107.00'	170.15'	108.10'	152.78'	S 11°18'38" W	91°06'41"
20	67.00'	108.54'	68.31'	95.67'	S 11°18'38" W	91°06'41"
21	132.00'	683.95'	81.09'	138.18'	N 05°07'44" E	296°52'36"
22	292.00'	170.67'	87.85'	168.25'	N 53°26'27" E	33°29'22"
23	162.00'	200.17'	115.12'	187.68'	S 74°11'32" W	70°47'43"
24	202.00'	110.69'	56.77'	109.31'	S 54°29'32" W	31°23'43"
25	1088.00'	343.15'	173.01'	341.73'	N 47°49'48" E	18°04'15"
26	1048.00'	330.54'	166.65'	329.17'	N 47°49'48" E	18°04'15"
27	5.00'	4.39'	2.35'	4.25'	S 31°41'20" W	50°21'44"
28	5.00'	6.37'	3.70'	5.95'	S 86°39'07" E	72°57'22"
29	53.00'	26.05'	13.30'	25.79'	N 64°15'25" W	28°09'39"
30	30.00'	18.32'	9.45'	18.03'	S 60°51'00" E	34°58'50"
31	53.00'	46.58'	24.92'	45.10'	N 31°41'12" E	50°21'28"
32	132.00'	93.33'	48.71'	91.40'	S 46°41'21" E	40°30'46"
33	1088.00'	144.97'	72.59'	144.86'	N 53°02'54" E	07°38'03"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
34	132.00'	219.75'	145.02'	195.24'	N 30°32'19" W	95°22'57"
35	132.00'	149.93'	84.22'	142.00'	S 69°13'49" W	65°04'47"
36	132.00'	220.94'	146.35'	198.04'	N 65°06'13" E	95°54'07"
37	1088.00'	198.18'	99.37'	197.91'	N 44°00'47" E	10°26'12"
38	1994.86'	650.98'	328.41'	648.09'	N 63°27'41" E	18°41'30"
39	1994.86'	102.40'	51.21'	102.39'	N 71°20'22" E	02°56'28"
40	1994.86'	548.58'	276.03'	546.85'	N 61°59'27" E	15°45'22"
41	2779.79'	550.60'	276.20'	549.70'	S 59°47'14" W	11°20'55"
42	63.00'	46.88'	24.59'	45.81'	N 66°53'39" W	42°38'07"
43	5908.99'	31.76'	15.88'	31.76'	N 68°48'09" E	00°18'28"
44	6082.99'	14.06'	7.03'	14.06'	S 68°53'25" W	00°07'57"
45	614.11'	211.93'	107.03'	210.88'	N 66°45'07" E	19°46'23"
46	1914.25'	308.20'	154.43'	307.86'	S 61°28'41" W	09°13'29"
47	6050.99'	302.69'	151.38'	302.66'	S 67°31'24" W	02°51'58"
48	5940.99'	297.19'	148.62'	297.16'	N 67°31'24" E	02°51'58"
49	95.00'	79.10'	42.00'	76.83'	S 01°30'05" W	47°42'12"
50	5940.99'	31.93'	15.96'	31.93'	N 68°48'09" E	00°18'28"
51	5940.99'	265.26'	132.65'	265.24'	N 67°22'10" E	02°33'30"
52	1914.25'	194.95'	97.56'	194.86'	S 59°46'59" W	05°50'08"
53	1914.25'	113.25'	56.64'	113.24'	S 64°23'43" W	03°23'23"
54	1989.86'	635.35'	320.46'	632.60'	N 63°21'10" E	18°28'48"
55	1989.86'	25.00'	12.5'	25.00'	N 72°38'27" E	00°43'38"
56	74.54'	86.74'	49.03'	81.92'	N 37°17'09" E	66°40'31"
57	285.00'	242.80'	129.32'	235.52'	S 08°43'42" E	48°48'44"
58	207.00'	314.52'	198.63'	285.12'	N 13°20'15" E	87°03'23"
59	67.00'	80.24'	45.72'	75.53'	S 00°03'42" W	68°36'55"
60	67.00'	26.31'	13.32'	26.14'	S 45°37'03" W	22°29'48"
61	5.00'	7.47'	4.63'	6.80'	S 80°18'48" E	85°37'57"
62	39.00'	54.91'	33.11'	50.48'	N 77°48'47" W	80°39'32"
63	1012.00'	87.75'	43.90'	87.72'	S 59°21'15" W	04°58'05"
64	74.00'	48.40'	25.10'	47.54'	S 38°07'54" W	37°28'36"
65	30.00'	18.47'	9.54'	18.18'	N 37°02'08" E	35°17'01"
66	207.00'	14.65'	7.33'	14.65'	N 32°13'08" W	04°03'18"
67	94.00'	7.14'	3.57'	7.14'	S 01°36'33" W	04°21'08"
68	94.00'	1.90'	0.95'	1.90'	S 04°21'51" W	01°09'27"

GBA GAMUNG - BELTON ASSOCIATES, INC.
professional surveyors and mappers
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656
GBA Job No. 96313