

Townhomes at the Villages of Moss Park

Sheet 1 of 5

A REPLAT OF TRACT A OF  
VILLAGES AT MOSS PARK REPLAT 1 AS RECORDED  
IN PLAT BOOK 62, PAGES 42-44, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

Surveyor's Notes

1. DEVELOPMENT ON THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, WHICH GOVERNS THE CITY'S ABILITY TO ISSUE BUILDING PERMITS ON THIS PROPERTY. APPROVAL OF THIS PLAT SHALL NOT BE DEEMED TO PROVIDE ANY VESTED RIGHTS, EXCEPT AS TO THOSE MATTERS DEPICTED HEREON, THAT ARE CONSISTENT WITH THE REQUIREMENT OF CHAPTER 177, FLORIDA STATUTES OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF SAVANNAH PARK DRIVE WHICH IS RECORDED TO BEAR N65°22'11"E.

3. TRACT A, WHICH IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1296, PAGE 174 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, IS A CONSERVATION AREA TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

4. TRACTS B - S ARE COMMON AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

5. TRACT T IS A PRIVATE ROADWAY AND UTILITIES TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

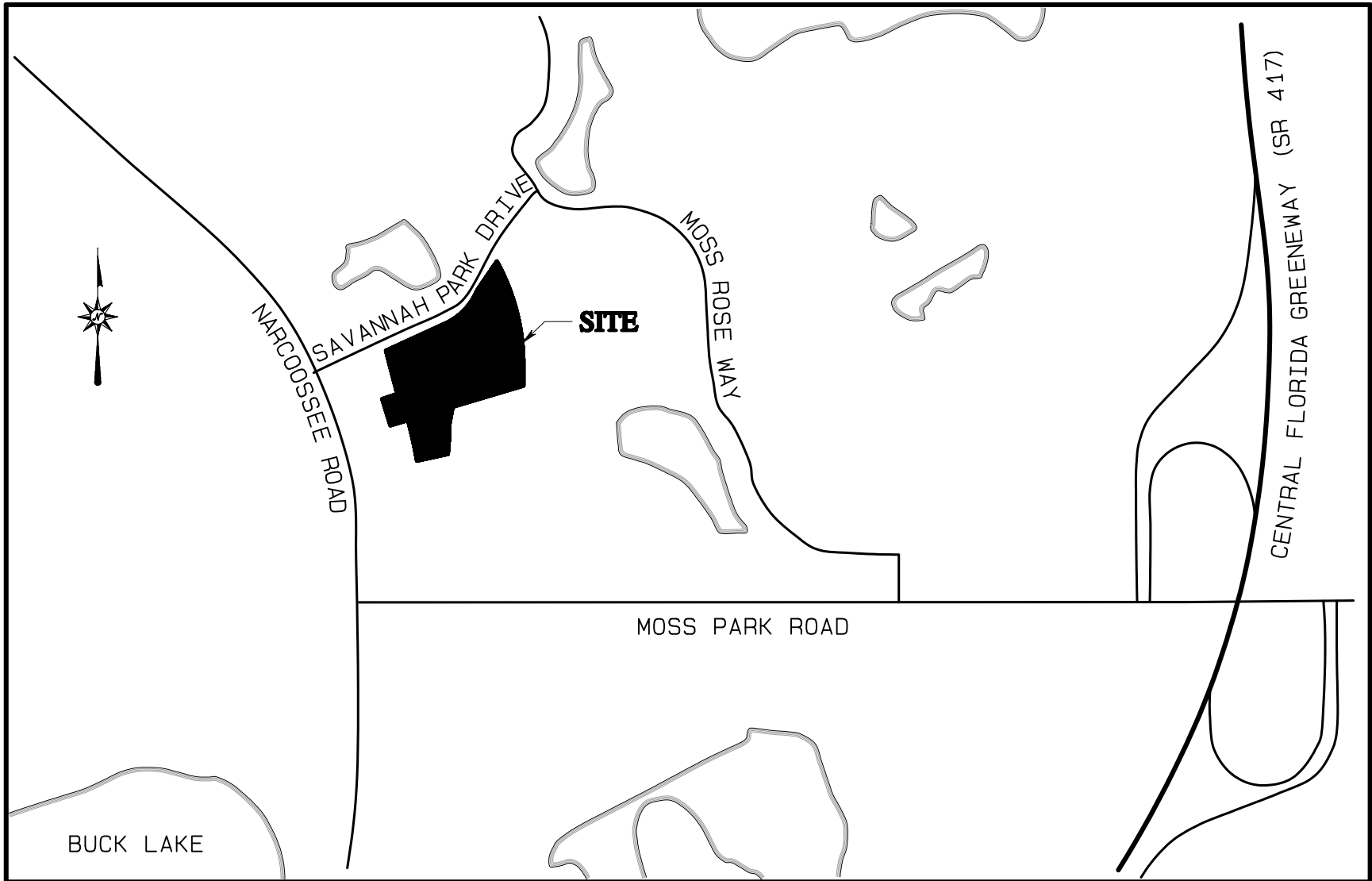
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL 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.

7. THE 5' SIDEWALK AND ACCESS EASEMENTS DEPICTED HEREON WILL BE IN FAVOR OF THE INDIVIDUAL LOT OWNERS AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

8. THE PROPERTY DEPICTED HEREON IS SUBJECT TO FLORIDA POWER CORPORATION DISTRIBUTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5559, PAGE 3750 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA WHICH CANNOT BE DEPICTED GRAPHICALLY ON THE PLAT.

9. EXISTING EASEMENTS DEPICTED HEREON WHICH WERE CREATED BY SEPARATE DOCUMENT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. DEPICTION OF SAID EASEMENTS SHALL NOT SERVE TO MODIFY OR REINFORCE THE SAME.

10. PERMANENT CONTROL POINTS WILL BE SET UPON COMPLETION OF ROADWAY IMPROVEMENTS



VICINITY MAP  
NOT TO SCALE

Legal Description

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING ALL OF TRACT A, VILLAGES AT MOSS PARK REPLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 42, 43 AND 44 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT A, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAVANNAH PARK DRIVE (100 FOOT RIGHT OF WAY PER PLAT BOOK 52, PAGES 87-97 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA); THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) N65°22'11"E, A DISTANCE OF 370.34 FEET TO A POINT OF CURVATURE; 2) NORTHEASTERLY WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 40°15'31" AND A CHORD BEARING AND DISTANCE OF N45°14'26"E, 240.90 FEET) FOR AN ARC DISTANCE OF 245.93 FEET TO A POINT OF REVERSE CURVATURE; 3) NORTHEASTERLY WITH THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 9°15'19" AND A CHORD BEARING AND DISTANCE OF N29°44'20"E, 40.34 FEET) FOR AN ARC DISTANCE OF 40.38 FEET TO A POINT OF TANGENCY; 4) N34°21'59"E, A DISTANCE OF 176.37 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE WITH THE EAST LINE OF SAID TRACT A THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 29°19'29" AND A CHORD BEARING AND DISTANCE OF S14°25'27"E, 607.49 FEET) FOR AN ARC DISTANCE OF 614.48 FEET TO A POINT OF TANGENCY; 2) S00°14'18"W, A DISTANCE OF 115.98 FEET TO THE NORTHEAST CORNER OF TRACT B OF SAID VILLAGES AT MOSS PARK REPLAT 1; THENCE WITH THE NORTH LINE OF SAID TRACT B THE FOLLOWING SIX (6) COURSES: 1) S73°23'23"W, A DISTANCE OF 416.44 FEET; 2) S10°07'37"W, A DISTANCE OF 4.46 FEET; 3) S10°36'04"W, A DISTANCE OF 93.46 FEET; 4) S01°57'50"W, A DISTANCE OF 98.16 FEET; 5) S04°23'16"W, A DISTANCE OF 72.09 FEET; 6) S77°40'58"W, A DISTANCE OF 180.55 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID VILLAGES AT MOSS PARK REPLAT 1; THENCE WITH THE EAST LINE OF SAID LOT 1, NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2741.78 FEET, A CENTRAL ANGLE OF 4°54'10" AND A CHORD BEARING AND DISTANCE OF N12°30'56"W, 234.54 FEET) FOR AN ARC DISTANCE OF 234.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WITH THE NORTH LINE OF SAID LOT 1, S73°23'23"W, A DISTANCE OF 103.30 FEET; THENCE WITH THE WEST LINE OF SAID TRACT A, N17°10'54"W, A DISTANCE OF 158.41 FEET TO THE SOUTH LINE OF LOT 8 OF SAID VILLAGES OF MOSS PARK REPLAT 1; THENCE WITH THE SOUTH LINE OF SAID LOT 8, N71°21'17"E, A DISTANCE OF 89.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE WITH THE EAST LINE OF SAID LOT 8, N14°41'17"W, A DISTANCE OF 252.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.3422 ACRES OF LAND, MORE OR LESS.

Legend

- RECOVERED 4"x4" CONCRETE MONUMENT "PRM LB 6846" UNLESS OTHERWISE NOTED
- RECOVERED NAIL & DISK "PRM LB 6846" UNLESS OTHERWISE NOTED
- SET 4"x4" CONCRETE MONUMENT "PRM LB 6846"
- SET NAIL & DISK "PCP LB 6846"
- SET 5/8" IRON ROD & CAP "LB 6846"
- POINT OF BEGINNING
- RIGHT OF WAY
- OFFICIAL RECORDS BOOK
- PLAT BOOK
- PAGE
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF REVERSE CURVATURE
- POINT OF COMPOUND CURVATURE
- POINT OF NON-TANGENCY
- CERTIFIED CORNER RECORD
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- CONCRETE MONUMENT
- LICENSED BUSINESS
- LIMITED LIABILITY COMPANY
- TOWNSHIP
- RANGE

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.

PLAT  
BOOK

PAGE

Townhomes at the Villages of Moss Park  
Dedication

KNOW ALL BY THESE PRESENTS, That ONE80 Group, LLC, a Florida limited liability company, 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.

IN WITNESS WHEREOF, ONE80 Group, LLC has caused these presents to be signed by the officer named below on

Signed, sealed and delivered  
in the presence of:

Witness Signature

Print Name:

Witness Signature

Print Name:

STATE OF

COUNTY OF

ONE80 Group, LLC, a Florida  
limited liability company

By: \_\_\_\_\_  
Signature

Print Name: James C. Leiferman

Title: Manager

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by James C. Leiferman, as Manager of ONE80 Group, LLC, a Florida limited liability company on behalf of said limited liability company. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

Signature of Person Taking Acknowledgement

Print Name: \_\_\_\_\_  
Title: Notary Public

Serial No. (if any) \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Affix Notary Stamp

Certificate of Approval by  
City Planning Official

Examined and Approved: \_\_\_\_\_ Date: \_\_\_\_\_

City Planning Official: \_\_\_\_\_

Certificate of Review by City Surveyor

Reviewed for conformity to Florida State Statute Chapter 177

City Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_

Certificate of Approval by City Engineer

Examined and Approved: \_\_\_\_\_ Date: \_\_\_\_\_

City Engineer: \_\_\_\_\_

Qualification Statement of  
Surveyor and Mapper

KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Orlando, Orange County, Florida.

Dated: \_\_\_\_\_ Signed: \_\_\_\_\_  
Registration Number 6610 Jeffrey D. Hofius  
Leading Edge Land Services, Inc.  
8802 Exchange Drive  
Orlando, FL 32809  
Florida Licensed Business Number LB 6846

Certificate of County Comptroller

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on \_\_\_\_\_ as File No. \_\_\_\_\_.

County Comptroller in and for Orange County, Florida

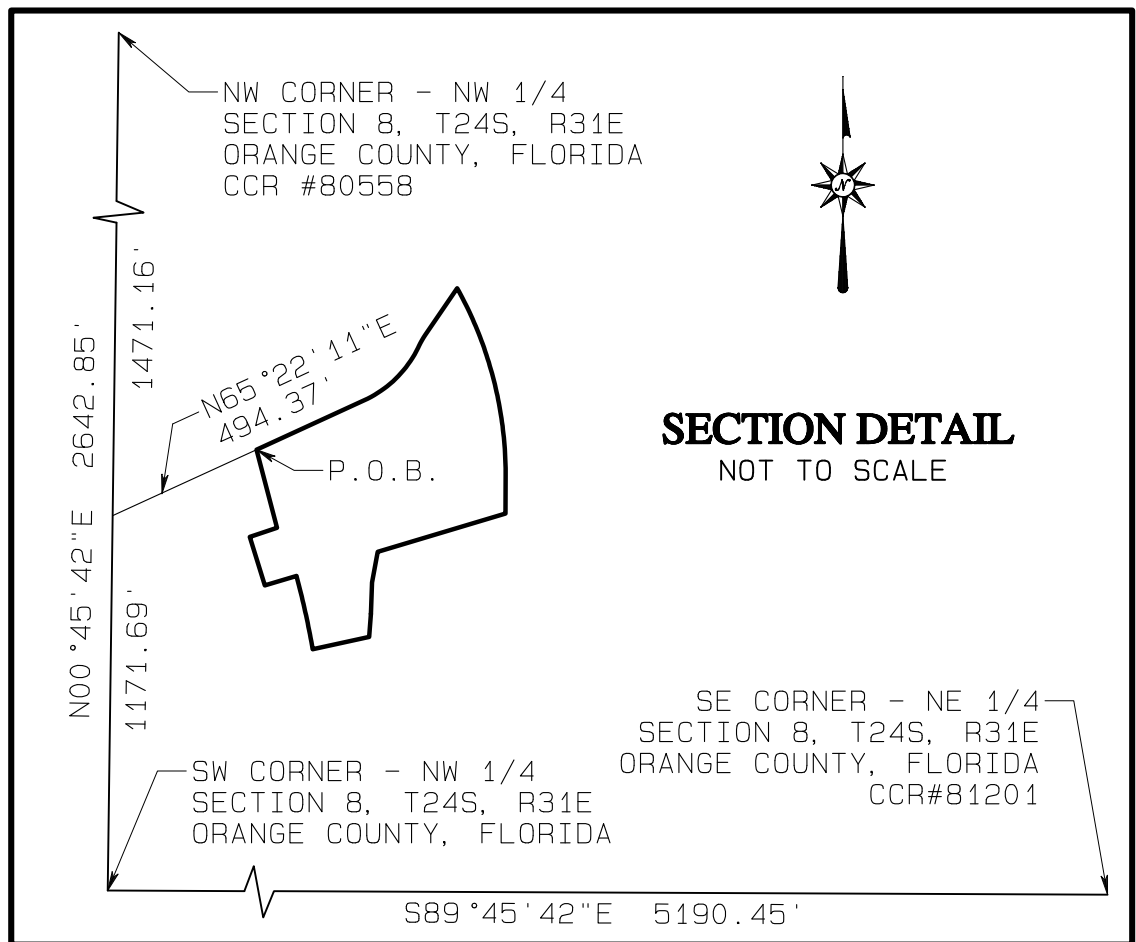
By: \_\_\_\_\_

Certificate of Approval by Municipality

THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.

MAYOR: \_\_\_\_\_

ATTEST: \_\_\_\_\_ City Clerk



Leading Edge  
Land Services

INCORPORATED  
8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691

FLORIDA LICENSED BUSINESS NUMBER LB 6846

# TOWNHOMES AT THE VILLAGES OF MOSS PARK

A REPLAT OF TRACT A OF  
VILLAGES AT MOSS PARK REPLAT 1 AS RECORDED  
IN PLAT BOOK 62, PAGES 42-44, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA  
SECTION 8, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

CURVE TABLE

LINE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	350.00'	40°15'31"	N45°14'26"E	240.90'	245.93'
C2	250.00'	9°15'19"	N29°44'20"E	40.34'	40.38'
C3	2741.78'	4°54'10"	N12°30'56"W	234.54'	234.61'
C4	350.00'	25°05'01"	N52°49'41"E	152.01'	153.23'
C5	350.00'	15°10'30"	N32°41'55"E	92.43'	92.70'
C6	350.00'	1°38'43"	N51°14'21"E	10.05'	10.05'
C7	24.33'	43°26'14"	N33°11'33"W	18.01'	18.45'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N33°04'48"W	18.26'
L2	S33°04'48"E	30.85'
L3	S14°22'56"E	30.04'
L4	S72°49'06"W	51.59'
L5	N17°10'54"W	30.00'
L6	N72°49'06"E	53.06'
L7	S41°23'03"E	11.18'
L8	S14°49'08"E	5.87'
L9	S73°23'23"W	57.08'
L10	N54°51'50"E	3.33'
L11	N65°22'11"E	25.13'
L12	N65°22'11"E	41.63'
L13	N14°51'17"W	5.13'
L14	N14°51'17"W	7.00'
L15	N75°08'43"E	3.50'
L16	S14°51'17"E	7.00'
L17	S75°08'43"W	3.50'

LEADING EDGE  
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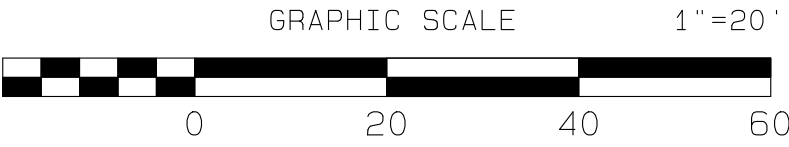
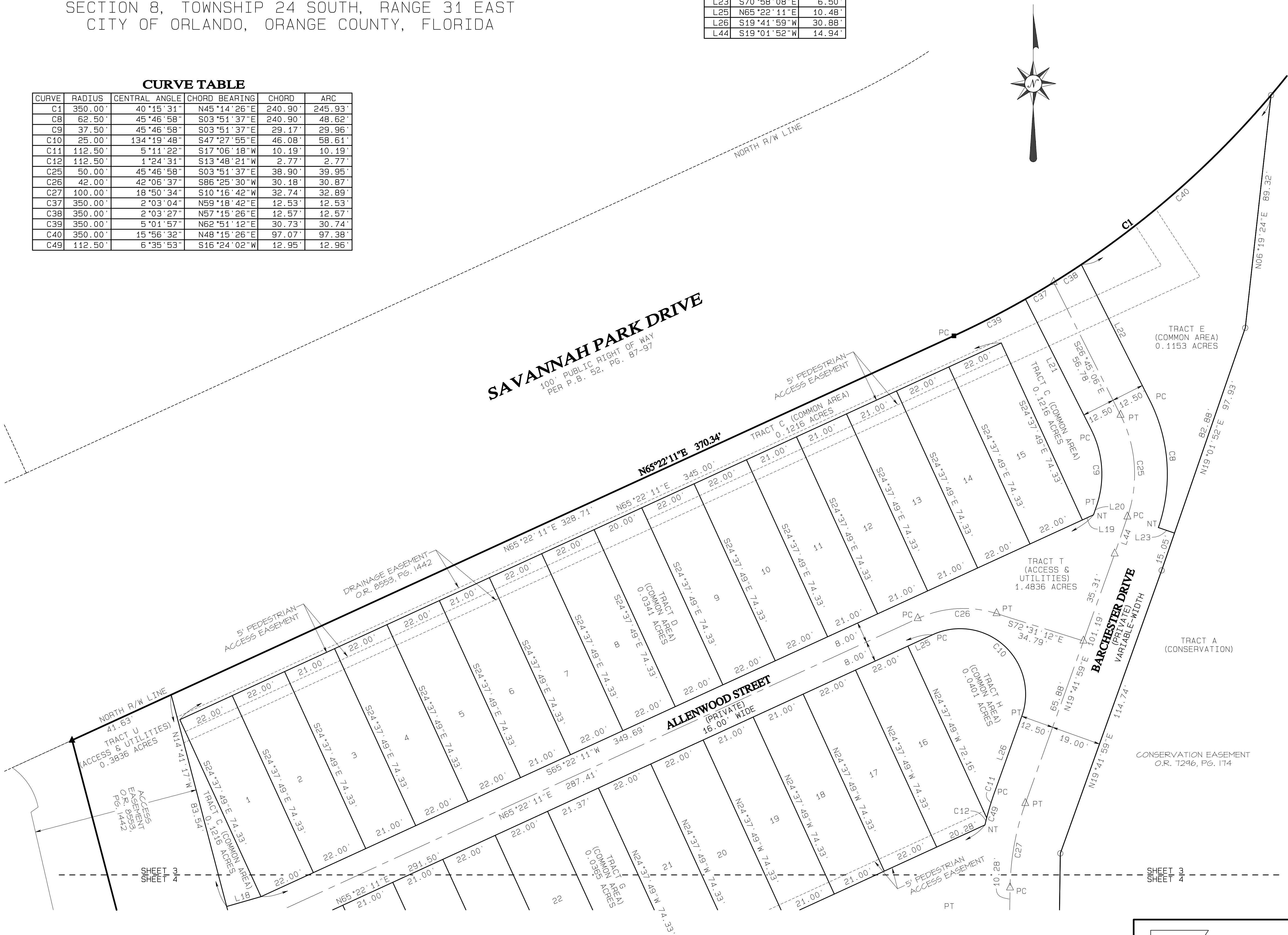
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	350.00'	40°15'31"	N45°14'26"E	240.90'	245.93'
C8	62.50'	45°46'58"	S03°51'37"E	240.90'	48.62'
C9	37.50'	45°46'58"	S03°51'37"E	29.17'	29.96'
C10	25.00'	134°19'48"	S47°27'55"E	46.08'	58.61'
C11	112.50'	5°11'22"	S17°06'18"W	10.19'	10.19'
C12	112.50'	1°24'31"	S13°48'21"W	2.77'	2.77'
C25	50.00'	45°46'58"	S03°51'37"E	38.90'	39.95'
C26	42.00'	42°06'37"	S86°25'30"W	30.18'	30.87'
C27	100.00'	18°50'34"	S10°16'42"W	32.74'	32.89'
C37	350.00'	2°03'04"	N59°18'42"E	12.53'	12.53'
C38	350.00'	2°03'27"	N57°15'26"E	12.57'	12.57'
C39	350.00'	5°01'57"	N62°51'12"E	30.73'	30.74'
C40	350.00'	15°56'32"	N48°15'26"E	97.07'	97.38'
C49	112.50'	6°35'53"	S16°24'02"W	12.95'	12.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	N74°00'32"E	13.62'
L19	N65°22'11"E	4.69'
L20	N19°01'52"E	3.49'
L21	S26°45'06"E	55.92'
L22	S26°45'06"E	58.09'
L23	S70°58'08"E	6.50'
L25	N65°22'11"E	10.48'
L26	S19°41'59"W	30.88'
L44	S19°01'52"W	14.94'

PLAT  
BOOK

PAGE

SHEET 3 OF 5



**LEADING EDGE  
LAND SERVICES**  
INCORPORATED  
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PLAT  
BOOK

PAGE

SHEET 4 OF 5

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C13	14.50'	115°29'13"	S56°53'12"E	24.52'	29.23'
C14	15.00'	122°31'21"	S53°22'09"E	26.30'	32.08'
C15	187.50'	2°14'05"	S09°00'34"W	7.31'	7.31'
C16	14.50'	125°13'53"	S52°00'53"E	25.75'	31.69'
C27	100.00'	18°50'34"	S10°16'42"W	32.74'	32.89'
C28	37.00'	25°29'13"	S78°06'48"W	16.32'	16.46'
C29	200.00'	9°16'13"	S05°29'31"W	32.32'	32.36'
C30	33.00'	25°29'13"	S78°06'48"W	14.56'	14.68'
C31	37.00'	34°45'26"	S82°44'54"W	22.10'	22.45'

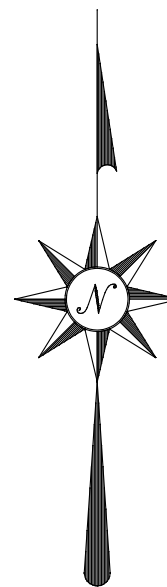
LINE TABLE

LINE	BEARING	DISTANCE
L18	N74°00'32"E	13.62'
L24	N14°41'17"W	2.07'
L27	N65°22'11"E	1.33'
L28	S00°51'24"W	59.37'
L29	S65°22'11"W	2.27'
L30	N65°22'11"E	5.75'
L31	S10°07'37"W	54.78'
L32	S10°07'37"W	0.21'
L45	S89°08'36"E	24.35'
L46	S79°52'23"E	19.19'
L48	S14°41'17"E	10.20'
L49	S14°41'17"E	8.12'
L50	S04°11'07"E	21.34'
L51	S04°11'07"E	18.21'
L52	S14°49'08"E	2.98'
L53	S14°49'08"E	9.37'
L54	S14°49'08"E	8.12'
L60	S70°24'55"W	14.02'
L61	S10°07'37"W	54.99'

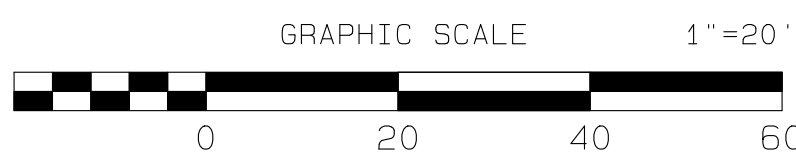
LEADING EDGE  
LAND SERVICES

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FLORIDA LICENSED BUSINESS NUMBER LB 6846



LOT 8 MOSS PARK  
VILLAGES AT MOSS PARK  
P.B. 62, PG. 42-44



# TOWNHOMES AT THE VILLAGES OF MOSS PARK

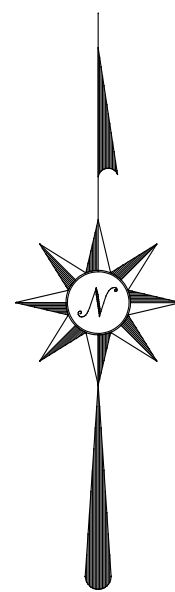
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PLAT  
BOOK

PAGE

SHEET 5 OF 5

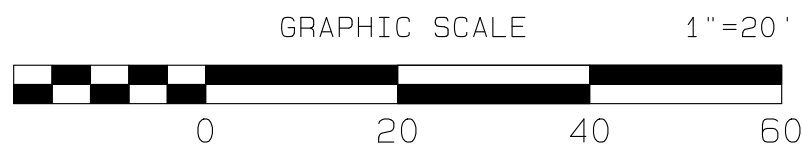


CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C16	14.50'	125°13'53"	S52°00'53"E	25.75'	31.69'
C17	49.50'	2°26'13"	S09°22'57"W	2.11'	2.11'
C18	15.00'	8°23'38"	N69°34'00"E	2.20'	2.20'
C19	15.00'	77°52'55"	S67°17'44"E	18.86'	20.39'
C20	49.50'	5°02'43"	S30°52'38"E	4.36'	4.36'
C21	37.50'	61°53'59"	S02°27'00"E	38.57'	40.51'
C22	73.00'	16°37'33"	N57°03'24"E	21.11'	21.18'
C23	67.50'	13°33'41"	N23°03'01"E	15.94'	15.98'
C24	67.50'	21°03'28"	N22°52'15"W	24.67'	24.81'
C32	37.00'	44°00'04"	S11°23'58"E	27.72'	28.41'
C33	37.00'	16°35'14"	S02°18'27"W	10.67'	10.71'
C34	37.00'	27°24'50"	S19°41'35"E	17.53'	17.70'
C35	33.00'	18°38'39"	S74°41'30"W	10.69'	10.74'
C36	50.00'	98°46'11"	S15°59'06"W	75.91'	86.19'
C41	2741.78'	0°10'53"	S14°52'34"E	8.68'	8.68'
C42	2741.78'	1°33'16"	S14°00'30"E	74.38'	74.38'
C43	2741.78'	0°11'48"	S13°07'58"E	9.42'	9.42'
C44	2741.78'	0°10'15"	S12°56'57"E	8.17'	8.17'
C45	2741.78'	1°35'29"	S12°04'05"E	76.15'	76.15'
C46	2741.78'	0°25'48"	S11°03'26"E	20.57'	20.57'
C47	2741.78'	0°29'44"	S10°35'41"E	23.71'	23.71'
C48	2741.78'	0°16'58"	S10°12'20"E	13.53'	13.53'
C50	15.00'	86°16'33"	S71°29'33"E	20.51'	22.59'

LINE TABLE

LINE	BEARING	DISTANCE
L33	N65°22'11"E	7.51'
L34	S10°36'04"W	60.87'
L35	S65°22'11"W	4.02'
L36	S68°40'43"W	21.26'
L37	N65°22'11"E	8.21'
L38	S33°24'00"E	20.49'
L39	S65°22'11"W	1.82'
L40	N26°03'41"E	23.71'
L41	N33°24'00"W	20.49'
L42	N16°48'45"W	8.63'
L43	S74°01'52"E	25.77'
L47	N84°00'50"E	16.42'
L55	S14°49'08"E	15.79'
L56	S41°23'03"E	4.63'
L57	S41°23'03"E	6.55'
L58	S14°49'08"E	5.87'
L59	S73°23'23"W	4.35'
L62	N33°24'00"W	20.49'



LEADING EDGE

LAND SERVICES

INCORPORATED

8802 EXCHANGE DRIVE

ORLANDO, FLORIDA 32809

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