

BAYWOODS ORLANDO

A REPLAT

SHEET 1 OF 3

REPLATTING A PORTION OF ORLANDO TERRACE, 7TH SECTION, PLAT BOOK "O", PAGE 106,
AND A PORTION OF ORLANDO TERRACE, 8TH SECTION, PLAT BOOK "Q", PAGE 57,
LOCATED IN SECTION 35, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING ALL OF BLOCKS 253, 264, 265, 272, 273, 279 AND 280; ALL OF LOTS 7 THROUGH 18, AND A PORTION OF LOTS 6 AND 19 OF BLOCK 241; ALL OF LOTS 7 THROUGH 24, AND A PORTION OF LOTS 1 THROUGH 6 OF BLOCK 252; ALL OF LOTS 8 THROUGH 17, AND A PORTION OF LOTS 7 AND 18 OF BLOCK 254; ALL OF LOTS 8 THROUGH 17, AND A PORTION OF LOTS 7 AND 18 OF BLOCK 263; ALL OF LOTS 8 THROUGH 17, AND A PORTION OF LOTS 7 AND 18 OF BLOCK 266; ALL OF LOTS 8 THROUGH 17, AND A PORTION OF LOTS 7 AND 18 OF BLOCK 271; ALL OF LOTS 8 THROUGH 17, AND A PORTION OF LOTS 7, 18 THROUGH 24 OF BLOCK 274; ALL OF LOTS 10 THROUGH 16, AND A PORTION OF LOTS 7, 8, 9, 17, 18 THROUGH 20 OF BLOCK 278 TOGETHER WITH PORTIONS OF RIGHT-OF-WAYS OF SECOND AVENUE, THIRD AVENUE, FOURTH AVENUE, FIFTH AVENUE, SIXTH AVENUE, SEVENTH AVENUE, EIGHTH AVENUE, NINTH AVENUE, FIFTH STREET, SIXTH STREET AND SEVENTH STREET, ALL LYING WITHIN THE PLAT OF ORLANDO TERRACE 8TH SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "Q", PAGE 57, ALSO BEING ALL OF BLOCKS 41, 42, 51 AND 52; ALL OF LOTS 6 THROUGH 19, AND A PORTION OF LOTS 5, 20 AND 21 OF BLOCK 43; ALL OF LOTS 5 THROUGH 20, AND A PORTION OF LOTS 4, 21 AND 22 OF BLOCK 50; ALL OF LOTS 4 THROUGH 17, AND A PORTION OF LOTS 1, 2, 3, 18 THROUGH 24 OF BLOCK 53; ALL OF LOTS 1 THROUGH 11, 14 THROUGH 24, AND A PORTION OF LOTS 12 AND 13 OF BLOCK 54; ALL OF LOTS 4 THROUGH 21, AND A PORTION OF LOTS 3 AND 22 OF BLOCK 55; ALL OF LOTS 8 THROUGH 15, AND A PORTION OF LOTS 4, 5, 6, 7, 16, 17 AND 18 OF BLOCK 62; ALL OF LOTS 1 THROUGH 9, 17 THROUGH 24, AND A PORTION OF LOTS 10, 11, 15 AND 16 OF BLOCK 63; PORTION OF LOTS 8 THROUGH 12 OF BLOCK 64; ALL OF LOTS 1 THROUGH 7, 19 THROUGH 24, AND A PORTION OF LOTS 8, 17 AND 18 OF BLOCK 66; ALL OF LOTS 11 THROUGH 14, AND A PORTION OF LOTS 10, 15, 16 AND 17 OF BLOCK 67; PORTION OF LOTS 8 THROUGH 12 OF BLOCK 78; ALL OF LOTS 1 THROUGH 5, AND A PORTION OF LOTS 6, 19 THROUGH 24 OF BLOCK 79 TOGETHER WITH PORTIONS OF RIGHT-OF-WAYS OF NINTH AVENUE, TENTH AVENUE, ELEVENTH AVENUE, TWELFTH AVENUE, THIRTEENTH AVENUE, FOURTEENTH AVENUE, FIFTH STREET, SIXTH STREET AND SEVENTH STREET, ALL LYING WITHIN THE PLAT OF ORLANDO TERRACE 7TH SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "Q", PAGE 106 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN THE WEST HALF OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°39'58" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; SAID POINT LIES ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE UNDERHILL; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°49'23" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 330.30 FEET; THENCE RUN SOUTH 00°38'14" EAST, 350.00 FEET; THENCE RUN NORTH 89°49'23" EAST, 335.26 FEET; THENCE RUN SOUTH 00°38'14" EAST, 53.50 FEET; THENCE RUN SOUTH 89°21'46" WEST, 25.00 FEET; THENCE RUN SOUTH 00°38'14" EAST, 200.00 FEET; THENCE RUN NORTH 89°21'46" EAST, 300.00 FEET; THENCE RUN SOUTH 00°38'14" EAST, 1580.59 FEET; THENCE RUN NORTH 89°21'46" EAST, 482.04 FEET; THENCE RUN SOUTH 29°59'09" EAST, 584.93 FEET; THENCE RUN SOUTH 07°58'50" EAST, 276.94 FEET; THENCE RUN SOUTH 08°36'37" EAST, 418.44 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 371.31 FEET, A CENTRAL ANGLE OF 69°14'03", AN ARC LENGTH OF 448.68 FEET, A CHORD LENGTH OF 421.87 FEET AND A CHORD BEARING OF SOUTH 25°57'35" WEST; THENCE RUN SOUTH 60°18'11" WEST, NON-TANGENT TO SAID CURVE, 16.85 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 285.83 FEET, A CENTRAL ANGLE OF 101°15'51", AN ARC LENGTH OF 505.18 FEET, A CHORD LENGTH OF 441.95 FEET AND A CHORD BEARING OF SOUTH 09°38'09" WEST; THENCE RUN SOUTH 41°10'05" EAST, NON-TANGENT TO SAID CURVE, 74.90 FEET TO A POINT LYING ON THE CENTERLINE OF A 60.00 FOOT WIDE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1022, PAGE 582 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID CENTERLINE, THE FOLLOWING COURSES: SOUTH 48°49'55" WEST, 112.74 FEET; THENCE RUN SOUTH 76°03'10" WEST, 67.25 FEET; THENCE RUN SOUTH 48°50'13" WEST, 215.02 FEET; THENCE RUN SOUTH 85°26'07" WEST, 93.65 FEET; THENCE RUN SOUTH 60°12'55" WEST, 66.10 FEET; THENCE RUN SOUTH 89°41'44" WEST, 82.15 FEET; THENCE RUN NORTH 00°32'59" WEST, 33.07 FEET; THENCE RUN NORTH 15°15'18" WEST, 666.49 FEET; THENCE RUN NORTH 30°09'21" WEST, 631.04 FEET; THENCE DEPARTING SAID CENTERLINE, RUN SOUTH 59°50'39" WEST, 30.00 FEET; THENCE RUN SOUTH 30°09'21" EAST, 157.22 FEET TO A POINT LYING ON THE NORTHERLY LINE OF AZALEA PARK SECTION TWENTY-SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "M", PAGE 118 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID NORTHERLY LINE, THE FOLLOWING COURSES: SOUTH 59°50'39" WEST, 119.71 FEET; THENCE RUN SOUTH 86°54'46" WEST, 67.23 FEET; THENCE RUN SOUTH 59°49'36" WEST, 490.37 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE RUN ALONG SAID WEST LINE, NORTH 00°20'35" WEST, 1156.91 FEET TO THE WEST QUARTER CORNER OFF SAID SECTION 35; THENCE RUN NORTH 00°39'58" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 2603.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND, LIES IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND CONTAINS 107.829 ACRES, MORE OR LESS.

SURVEYOR NOTES:

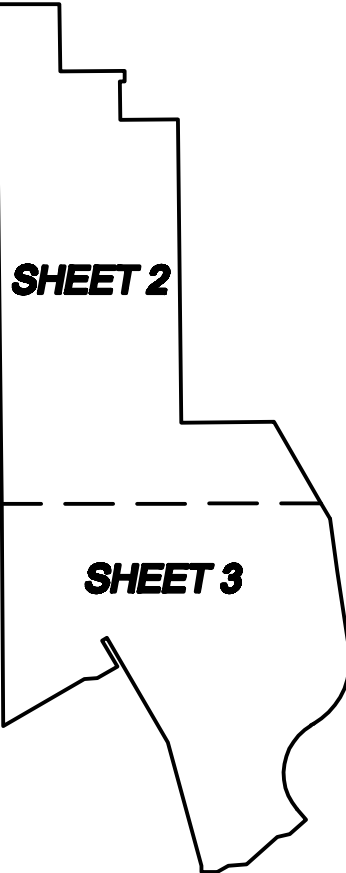
(1) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF LAKE UNDERHILL ROAD, BEING NORTH 89°49'23" EAST.

(2) —□— DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 4" X 4" CONCRETE MONUMENT STAMPED "PRM LB 7808", UNLESS OTHERWISE NOTED.

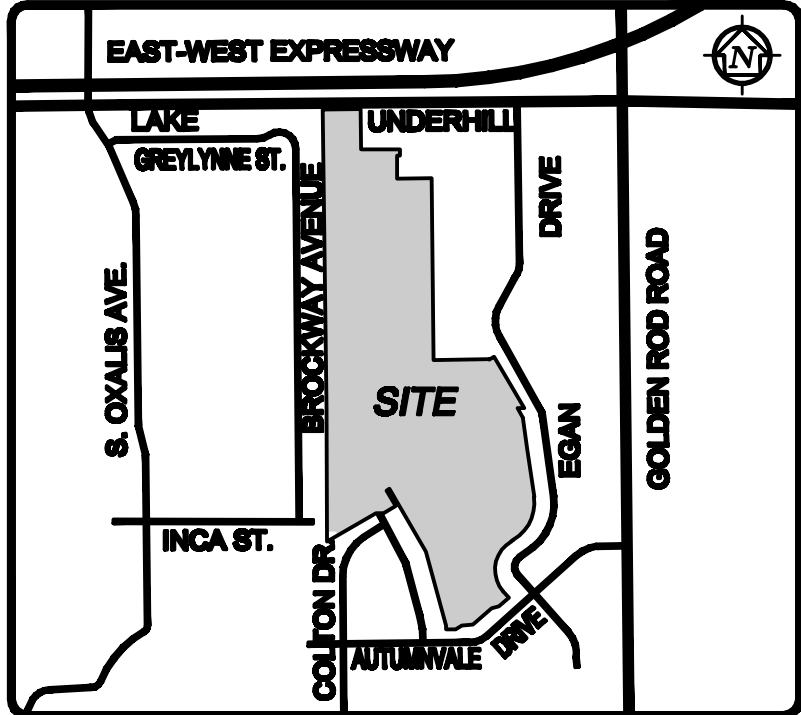
(3) "DEVELOPMENT OF THIS PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, WHICH GOVERNS THE CITY'S ABILITY TO ISSUE BUILDING PERMITS ON THIS PROPERTY. APPROVAL OF THIS PLAT SHALL NOT BE DEEMED TO PROVIDE ANY VESTED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

(10) TRACTS "H" AND "I" ARE RESERVED FOR PRIVATE ROADWAY, COMMON AREA AND UTILITY EASEMENT AND ARE OWNED AND OPERATED BY THE BALDWIN COVE HOME OWNERS ASSOCIATION.

(4) 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 DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



KEY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

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."

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

PLAT BOOK

PAGE

BAYWOODS ORLANDO

A REPLAT

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, That the Limited Liability Company named below, being the owner in fee simple of a portion 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 hereby dedicates Nothing for the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on _____, 2015.

BY: Baywoods Orlando, LLC, a Florida Limited Liability Company

Title: Manager
Signed and sealed in the presence of: _____

Printed Name

Printed Name

STATE OF _____ COUNTY OF _____.

THIS IS TO CERTIFY, that on _____, 2015, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Kenneth Goldring, who is personally known to me or has produced the following identification _____, and he did / did not take an oath that he is the person described in an who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed for he uses and purposes therein expressed.

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

NOTARY PUBLIC: _____

Printed Name: _____

My Commission expires: _____

QUALIFICATION STATEMENT OF THE SURVEYOR AND MAPPER

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

Dated: _____ Signed: _____
DAVID A. WHITE, P.S.M.
REGISTRATION NUMBER LS. 4044
PEC – SURVEYING AND MAPPING, LLC
2100 ALAFAYA TRAIL, SUITE 203
OVIEDO, FLORIDA 32765
CERTIFICATE OF AUTHORIZATION LB-7808

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY That on _____ the Orlando City Council approved the foregoing plat.

Mayor Pro Tem

Attest: _____
City Clerk

CERTIFICATE OF APPROVAL BY CITY PLANNING DIVISION MANAGER

Examined and Approved: _____
Date

Director of Planning & Development

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____
Date

City Engineer

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed and confirmed to Florida State Statute 177.

City Surveyor Date

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: _____