

GARDENS ON MILLENIA

A PORTION OF SECTIONS 8, 9 AND 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION

A Tract of land being a portion of Sections 8, 9 & 17, Township 23 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Lot 1, Millenia Plaza, according to the plat thereof as recorded in plat Book 46, Pages 69-71, Public Records of Orange County, Florida; thence along the Easterly boundary of said plat the following nine (9) courses and distances, North 00°18'35" West, a distance of 613.00 feet; thence North 89°33'25" East, a distance of 65.00 feet; thence North 00°18'40" West, a distance of 690.51 feet; thence North 89°28'49" East, a distance of 262.75 feet; thence North 89°38'51" East, a distance of 94.54 feet; thence North 00°14'05" West, a distance of 706.92 feet; thence South 89°38'51" West, a distance of 94.54 feet; thence South 89°28'49" West, a distance of 293.40 feet; thence North 37°42'45" East, a distance of 815.50 feet to the North line of the Southwest 1/4 of Section 9, Township 23 South, Range 29 East Orange County, Florida; thence departing said Easterly boundary of Millenia Plaza, North 89°34'40" East, a distance of 1115.61 feet along said North line to the East line of the West 1/2 of the Southwest 1/4 of said Section 9; thence South 00°16'29" East, a distance of 2594.54 feet along said West line to the North Right of Way of Millenia Boulevard per Official Records Book 4328, Page 4655 and Official Records Book 4349, Page 3994, Public Records of Orange County, Florida; thence South 89°41'58" West, a distance of 1325.50 feet along said Right of Way to the Northerly Right of Way line of Millenia Boulevard per QUL Claim Deed Recorded in Official Records Book 6939, Page 89, Public Records of Orange County, Florida; thence South 00°14'05" West, a distance of 7.00 feet along said Northerly Right of Way line to a point on a non-tangent curve concave Southerly having a radius of 860.00 feet, a central angle of 22°17'02" and a chord bearing of South 78°33'23" West; thence from a tangent bearing of South 89°41'54" West, Westerly a distance of 334.48 feet along said Northerly line; thence North 00°10'00" West, a distance of 10.42 feet to the Point of Beginning.

Containing 86.46 acres, more or less.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING SOUTH 00°16'29" EAST.
- SUBJECT TO EASEMENTS DESCRIBED IN THE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5141, PAGE 4579 AND AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 5982, PAGE 2998 AND OFFICIAL RECORDS BOOK 6176, PAGE 2396, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- TRACT J ON THIS PLAT IS REFERRED TO AS THE "LAKE LOT" UNDER THE DECLARATION ARTICLE III, SECTION 10 OF THE DECLARATION PROVIDES THAT TRACT J (LAKE LOT) WILL BE OWNED BY HEARTWOOD 21, LLC, AND THAT HEARTWOOD 21, LLC SHALL HAVE THE RIGHT TO CONVEY TRACT J (LAKE LOT) AT ANY TIME TO THE GARDENS ON MILLENIA OWNERS' ASSOCIATION, INC. (HEREIN REFERRED TO AS THE "ASSOCIATION"), UPON RECORDING A DEED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. PURSUANT TO ARTICLE III, SECTION 11 OF THE DECLARATION, THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACT J (LAKE LOT).
- TRACTS A AND C THROUGH H ARE SUBJECT TO A 10.00' SIDEWALK EASEMENT ALONG THE STREET SIDE OF THE LOTS AND TRACTS C THROUGH H ARE SUBJECT TO A 10.00' UTILITY EASEMENT ALONG ALL LOT LINES.
- TRACTS A THROUGH H ARE FOR COMMERCIAL USE AND WILL BE OWNED AND MAINTAINED BY GARDENS ON MILLENIA OWNERS' ASSOCIATION, INC.
- TRACT L AND M (COMMON AREA) ARE PRIVATE RIGHT OF WAYS AND IS FOR THE PURPOSE OF INGRESS/EGRESS, UTILITY CONVEYANCE AND THEIR ASSIGNS AND WILL BE OWNED AND MAINTAINED BY GARDENS ON MILLENIA OWNERS' ASSOCIATION, INC.
- HEARTWOOD 21, LLC HEREBY RESERVES TO THE OWNERS OF TRACT C AND TRACT D A NON-EXCLUSIVE PEDESTRIAN AND VEHICULAR CROSS ACCESS EASEMENT ON, THROUGH AND OVER THE PAVED PORTIONS OF TRACT C AND TRACT D, FOR USE BY THE EMPLOYEES, REPRESENTATIVES, AGENTS, CUSTOMERS, GUESTS, INVITEES, LICENSEES AND TENANTS OF TRACT C AND TRACT D, AND FOR EMERGENCY SERVICE PROVIDERS. THE OWNER OF TRACT C WILL MAINTAIN THE PORTION OF THE CROSS ACCESS EASEMENT LOCATED ON TRACT C AND THE OWNER OF TRACT D WILL MAINTAIN THE PORTION OF THE CROSS ACCESS EASEMENT LOCATED ON TRACT D.
- HEARTWOOD 21, LLC HEREBY RESERVES TO THE OWNERS OF TRACTS A, B, C AND TRACT D, A NON-EXCLUSIVE PEDESTRIAN AND VEHICULAR CROSS ACCESS EASEMENT ON, THROUGH AND OVER THE PAVED PORTIONS OF TRACTS A, B, C AND TRACT D, FOR USE BY EMPLOYEES, REPRESENTATIVES, AGENTS, CUSTOMERS, GUESTS, INVITEES, LICENSEES AND TENANTS OF TRACTS A, B, C AND TRACT D, AND FOR EMERGENCY SERVICE PROVIDERS. THE OWNER OF TRACT A WILL MAINTAIN THE PORTION OF THE CROSS ACCESS EASEMENT LOCATED ON TRACT A, THE OWNER OF TRACT B WILL MAINTAIN THE PORTION OF THE CROSS ACCESS EASEMENT LOCATED ON TRACT B, THE OWNER OF TRACT C WILL MAINTAIN THE PORTION OF THE CROSS ACCESS EASEMENT LOCATED ON TRACT C, AND THE OWNER OF TRACT D WILL MAINTAIN THE PORTION OF THE CROSS ACCESS EASEMENT LOCATED ON TRACT D.
- HEARTWOOD 21, LLC HEREBY ALSO RESERVES TO THE OWNERS OF TRACT E AND TRACT F, A NON-EXCLUSIVE PEDESTRIAN AND VEHICULAR CROSS ACCESS EASEMENT ON, THROUGH AND OVER THE PAVED PORTIONS OF TRACT E AND TRACT F, FOR USE BY EMPLOYEES, REPRESENTATIVES, AGENTS, CUSTOMERS, GUESTS, INVITEES, LICENSEES AND TENANTS OF TRACT E AND TRACT F, AND FOR EMERGENCY SERVICE PROVIDERS. THE OWNER OF TRACT E WILL MAINTAIN THE PORTION OF THE CROSS ACCESS EASEMENT LOCATED ON TRACT E AND THE OWNER OF TRACT F WILL MAINTAIN THE PORTION OF THE CROSS ACCESS EASEMENT LOCATED ON TRACT F.
- HEARTWOOD 21, LLC HEREBY ALSO RESERVES TO THE OWNERS OF TRACT I A NON-EXCLUSIVE PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ACCESS EASEMENT ON, THROUGH AND OVER THE PAVED PORTIONS OF TRACT J/K, FOR USE BY EMPLOYEES, REPRESENTATIVES, AGENTS, CUSTOMERS, GUESTS, INVITEES, LICENSEES AND TENANTS OF TRACT I, AND FOR EMERGENCY SERVICE PROVIDERS. THE OWNER OF TRACT J/K WILL MAINTAIN THE PORTION OF THE NON-EXCLUSIVE PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ACCESS EASEMENT ON TRACT J/K.

LEGEND & ABBREVIATIONS

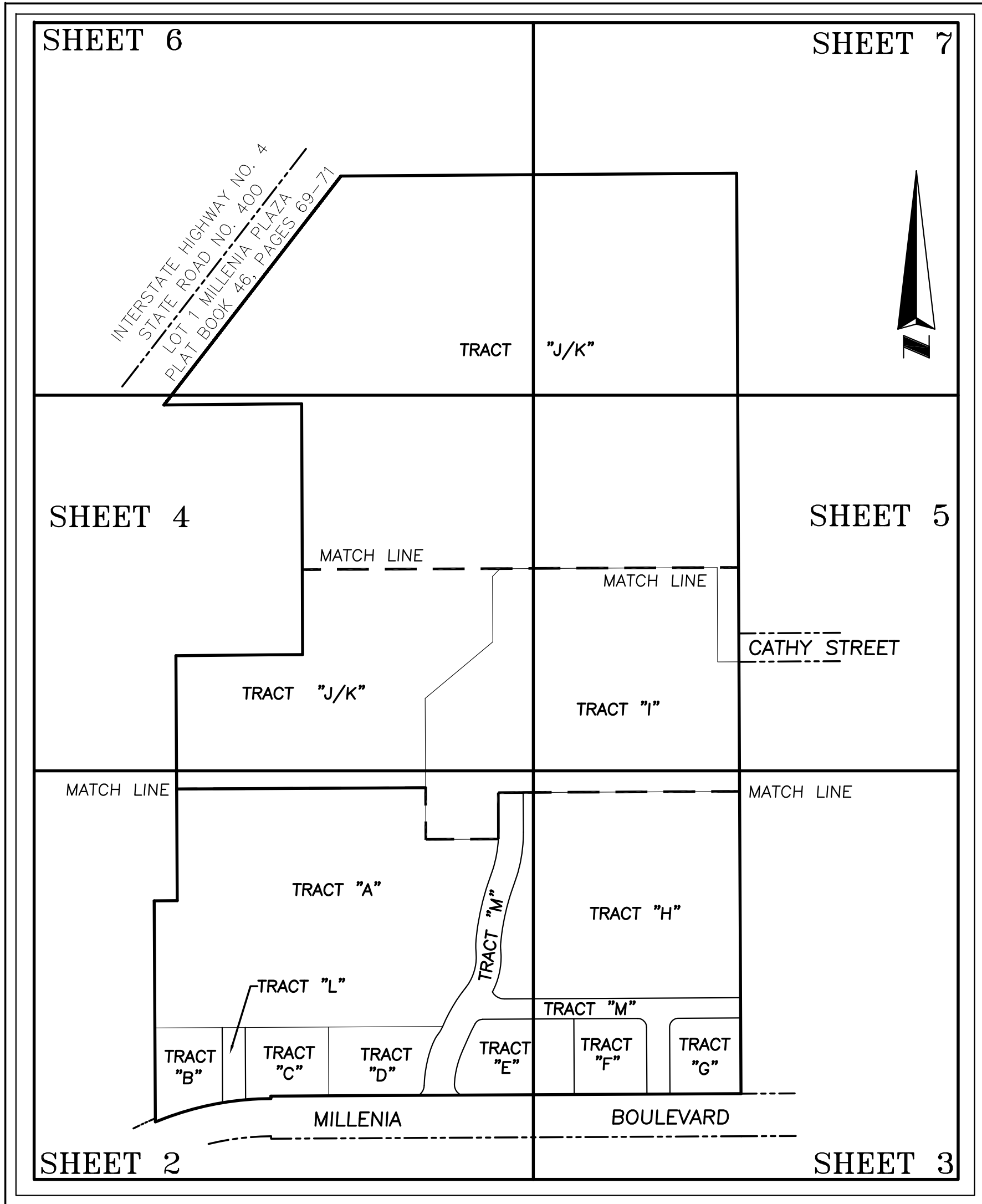
(NR) = NON RADIAL	TWP = TOWNSHIP	■ = DESIGNATES A PERMANENT REFERENCE MONUMENT (P.R.M.), BEING A FND 4" X 4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "P.R.M. LB 2108", UNLESS OTHERWISE NOTED.
C1 = CURVE NUMBER	RGE = RANGE	○ = DESIGNATES A PERMANENT REFERENCE MONUMENT (P.R.M.) BEING A SET NAIL & DISK STAMPED P.R.M. LB 2108 UNLESS OTHERWISE NOTED.
L1 = LINE NUMBER	IRC = IRON ROD & CAP	• = SET 5/8" IRON ROD & CAP "SSMC LB 2108" (UNLESS NOTED)
R = RADIUS	RW = RIGHT-OF-WAY	P.C.P. = PERMANENT CONTROL POINT
L = LENGTH	IP = IRON PIPE	LB = LICENSED BUSINESS
Δ = CENTRAL ANGLE	S.U.E. = SIDEWALK & UTILITY EASEMENT	P.C.C. = POINT OF COMPOUND CURVATURE
CH = CHORD DISTANCE	D.E. = DRAINAGE EASEMENT	P.R.C. = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY	W.E. = WALL EASEMENT	ORB = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE	SQ FT = SQ FT	PG(S) = PAGE
PI = POINT OF INTERSECTION	IP = IRON PIPE	U.E. = UTILITY EASEMENT
TB = TANGENT BEARING	CCR = CERTIFIED CORNER RECORD	
NT = NON-TANGENT	SEC = SECTION	
FND = FOUND	PG(S) = PAGE	
CM = CONCRETE MONUMENT	PB = PLAT BOOK	

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.

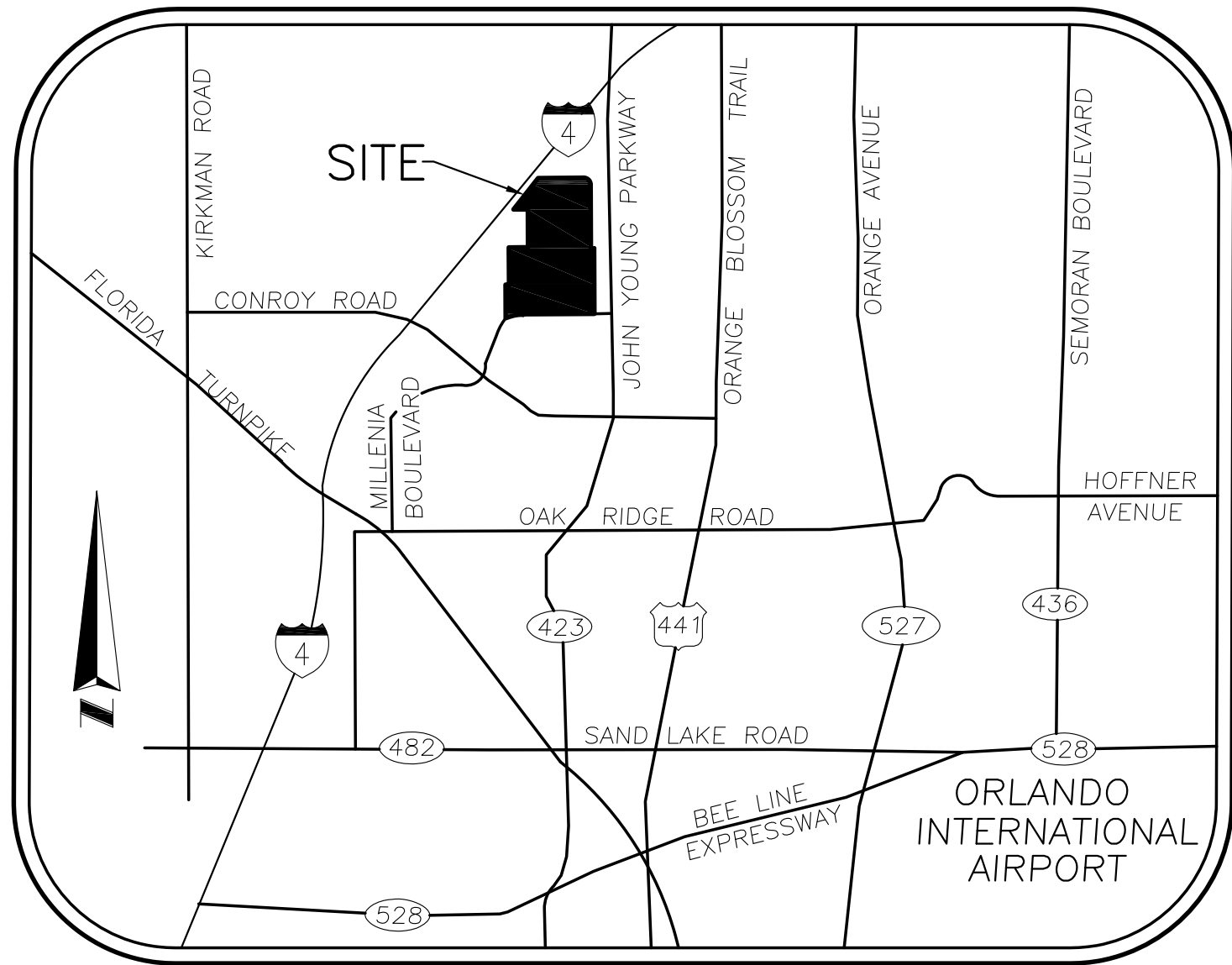
KEY MAP

SCALE 1"=300'



VICINITY MAP

NOT TO SCALE



CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____

Date: _____

City Engineer: _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

City Surveyor: _____

Date: _____

PLAT
BOOK

PAGE

GARDENS ON MILLENIA DEDICATION

KNOW ALL BY THESE PRESENTS, That HEARTWOOD 21, LLC 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 No part of the Property, except as noted on the face of this plat, is dedicated to the City of Orlando or to the public. 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 City system of public roads. Said "Common Area" is instead part of the "Common Area" created by this plat and will be subject to the COMMERCIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GARDENS ON MILLENIA (herein referred to as the "Declaration") as recorded in the Public Records of Orange County, Florida.

A non-exclusive easement over, under, through and across Tract A though Tract M 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.

N WITNESS WHEREOF, Owner has caused these presents to be signed and witnessed by the Authorized Representative named below on the ____ day of _____, 2015.

By: _____ Bruce J. Parker
Signature: _____ Vice President

TITLE: Vice President of Heartwood 21, LLC

Signed in the presence of:

By: _____
Signature: _____ Printed Name

By: _____
Signature: _____ Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ and _____ respectively _____ and _____ of the above named Corporation

incorporated under the laws of _____ who is/are personally known to me or have produced the following identification _____ and _____

respectively and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized and that 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 _____

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.

Signature: _____ Registration No. 4791
Dated: 2015
JAMES L. PETERSEN

Southeastern Surveying and Mapping Corporation
6500 All American Boulevard
Orlando, Florida 32810-4350
Certificate Number LB 2108

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____, the _____ approved the foregoing plat.
MAYOR

ATTEST: _____ City Clerk

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: _____

Date: _____

City Planning Official: _____

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 _____

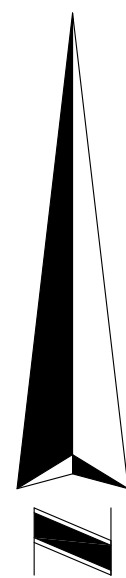
GARDENS ON MILLENIA

SHEET 2 OF 7

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A PORTION OF SECTIONS 8, 9 AND 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



1" = 60'
GRAPHIC SCALE
0 30 60 120

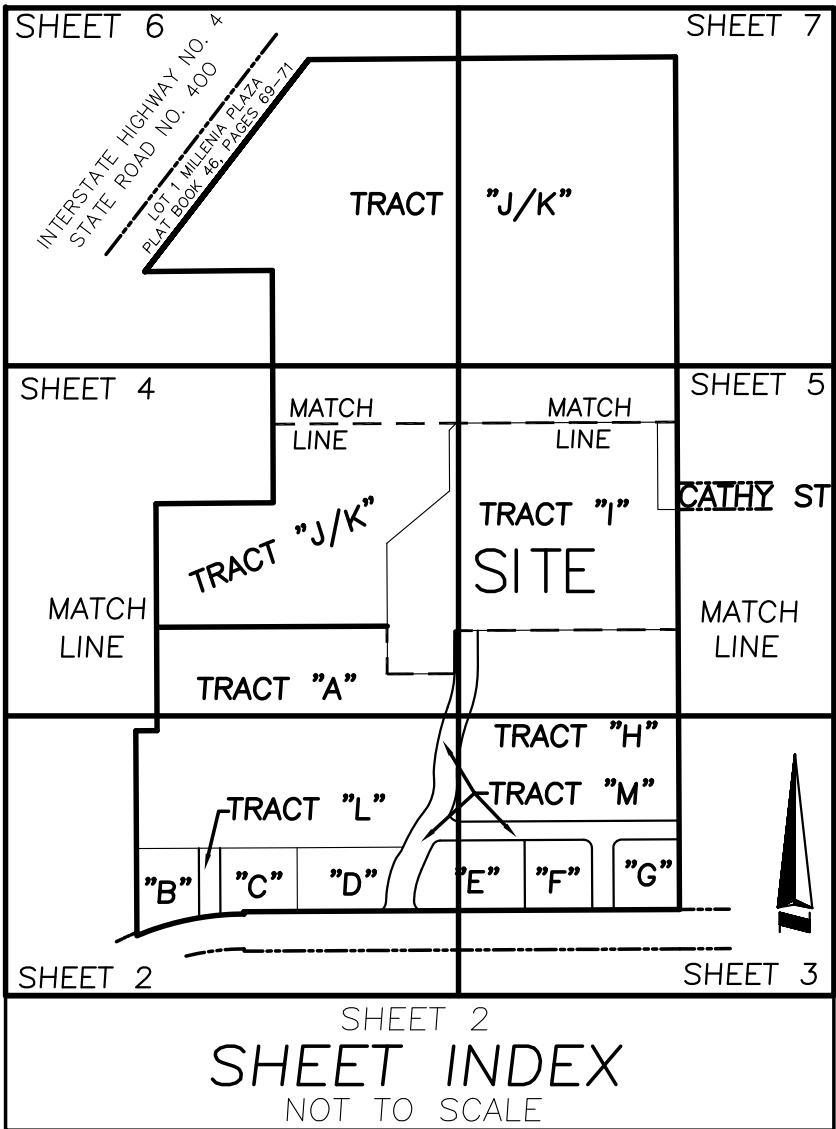
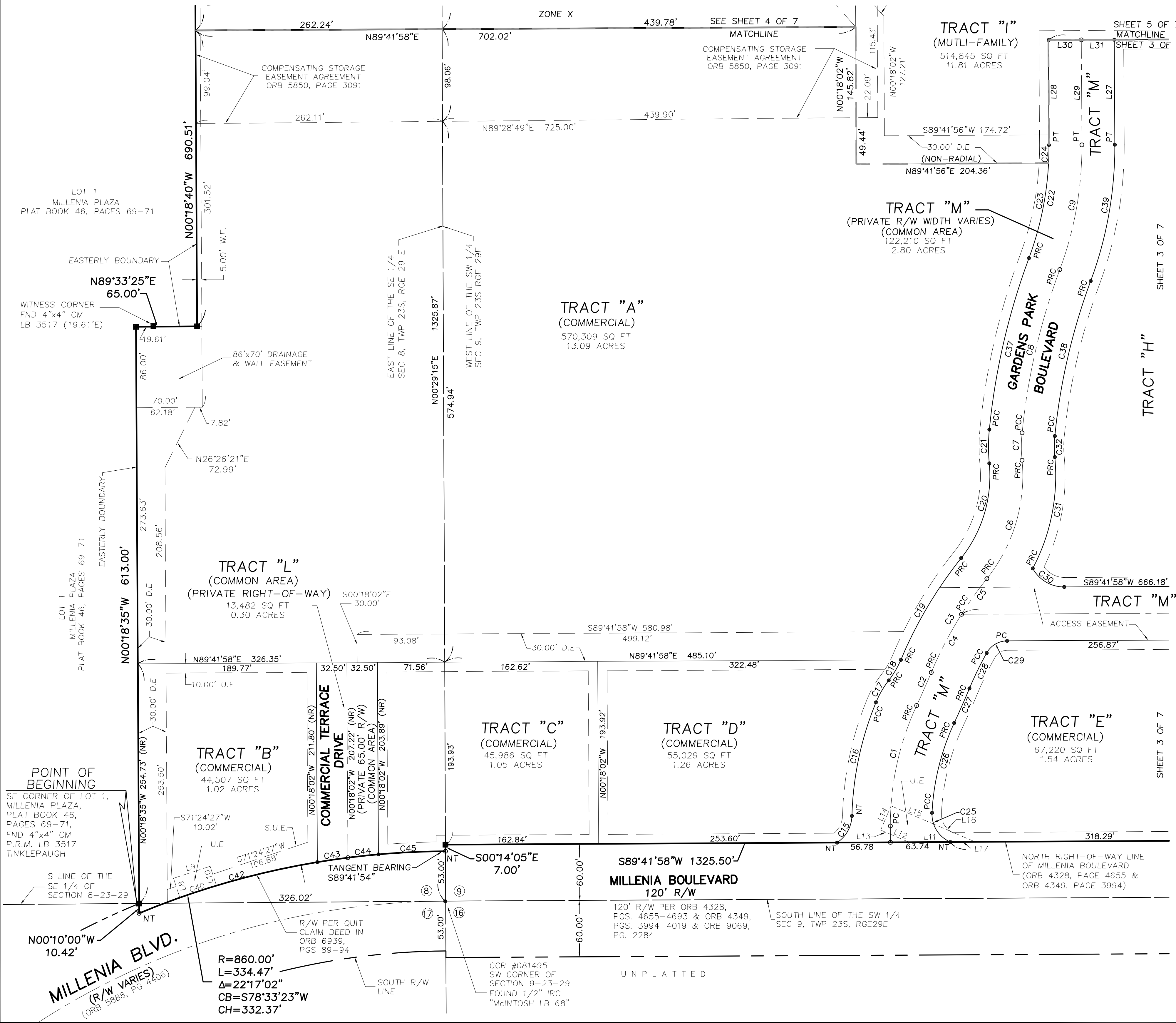
TRACT "J/K"
RETENTION AREA
(COMMON AREA)
1,870,504 SQ FT
42.94 ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.32	N17°22'22"E
L2	31.19	S72°37'32"E
L3	42.01	S72°37'32"E
L4	40.02	S89°41'58"W
L5	32.50	S89°41'58"W
L6	4.30	S89°41'58"W
L7	28.20	N89°41'58"E
L8	21.38	N18°07'52"W
L9	41.00	N71°52'08"E
L10	21.38	S18°07'52"E
L11	43.94	S89°41'58"W
L12	21.59	N66°49'38"W
L13	11.23	N66°49'38"W

LINE TABLE		
LINE	LENGTH	BEARING
L14	28.00	N00°18'02"W
L15	49.24	S66°49'38"E
L16	48.05	S66°49'38"E
L17	26.36	S89°41'58"W
L18	34.77	S51°53'23"E
L19	10.36	N41°53'58"W
L20	34.83	N41°53'58"W
L21	47.11	N41°53'58"W
L22	30.86	S34°30'53"W
L24	25.00	S00°16'29"E
L25	20.00	S89°34'40"W
L26	25.00	N00°16'29"W
L27	111.59	N00°18'02"W

LINE TABLE		
LINE	LENGTH	BEARING
L28	111.59	N00°18'02"W
L29	111.59	N00°18'02"W
L30	35.00	N89°41'58"E
L31	35.00	N89°41'58"E
L32	73.65	S41°53'58"E
L34	178.88	S51°51'54"E
L35	46.12	S51°51'54"E
L36	40.00	S38°08'52"W
L37	58.78	S51°51'54"E
L38	152.22	S51°51'54"E
L39	16.45	N00°21'09"W
L40	44.05	N89°38'51"E
L41	15.11	S00°21'09"E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	300.00	25°14'23"	132.15	131.09	N12°19'09"E
C2	1000.00	02°12'17"	38.48	38.48	N23°50'12"E
C3	420.00	15°51'23"	116.23	115.86	N30°39'45"E
C4	420.00	09°30'38"	69.72	69.64	N27°29'22"E
C5	420.00	06°20'45"	46.52	46.49	N35°25'04"E
C6	175.00	44°04'55"	134.64	131.34	N16°32'59"E
C7	150.00	11°09'09"	29.20	29.15	N00°05'07"E
C8	695.00	14°43'19"	178.58	178.09	N13°01'21"E
C9	375.00	20°41'02"	135.38	134.64	N10°02'29"E
C10	55.85	48°35'12"	47.96	45.96	S27°56'24"E
C11	37.50	89°58'31"	58.89	53.02	N83°07'21"E
C12	89.00	75°50'34"	117.81	109.40	N76°03'23"E
C13	37.50	68°33'54"	44.88	42.25	N79°41'42"E
C14	84.00	44°09'55"	64.75	63.16	N67°29'43"E
C15	35.00	55°14'12"	33.74	32.45	N29°09'03"E
C16	341.00	20°50'59"	124.09	123.40	S11°57'22"W
C17	100.00	15°30'53"	27.08	27.00	S30°08'23"W
C18	100.00	14°35'48"	25.48	25.41	N30°35'55"E
C19	455.00	15°51'23"	125.92	125.52	S30°39'45"W
C20	140.00	44°04'55"	107.71	105.08	N16°32'59"E
C21	185.00	11°09'09"	36.01	35.95	S00°05'07"W
C22	340.00	20°41'02"	122.74	122.07	N10°02'29"E
C23	340.00	17°26'28"	103.50	103.10	N11°39'46"E
C24	340.00	03°14'34"	19.24	19.24	N01°19'15"E
C25	32.00	69°55'49"	39.06	36.68	S32°10'34"E
C26	256.00	22°09'00"	98.97	98.35	S13°51'50"W
C27	1044.00	02°12'27"	40.22	40.22	N23°50'07"E
C28	375.50	06°23'31"	41.89	41.87	S25°55'38"W
C29	25.00	60°34'35"	26.43	25.22	S59°24'40"W
C30	38.00	61°29'59"	40.79	38.86	S59°32'50"E
C31	210.00	33°23'51"	122.41	120.68	N11°12'27"E
C32	115.00	11°09'09"	22.38	22.35	S00°05'07"W
C33	37.50	43°02'45"	28.17	27.52	S87°32'43"E
C34	37.50	25°31'09"	16.70	16.56	N58°10'20"E
C35	15.21	138°38'18"	36.80	28.46	N07°18'38"E
C36	87.02	25°52'05"	39.29	38.95	S76°20'39"W
C37	730.00	14°43'19"	187.57	187.05	S13°01'21"W
C38	660.00	14°43'19"	169.58	169.12	S13°01'21"W
C39	410.00	20°41'02"	148.01	147.21	N10°02'29"E
C40	860.00	02°43'54"	173.24	156.73	S43°51'14"W
C41	112.89	87°55'45"	173.24	156.73	S43°51'14"W
C42	860.00	13°09'41"	41.00	41.00	S71°52'08"W
C43	860.00	02°11'13"	32.82	32.82	S81°40'09"W
C44	860.00	02°10'36"	32.67	32.67	S83°51'04"W
C45	860.00	04°45'32"	71.43	71.41	S87°19'08"W
C46	22.36	90°00'00"	36.12	31.62	N44°38'51"E
C47	22.36	90°00'00"	36.12	31.62	S45°21'09"E



NOTES:
See sheet 1 for Description, General Notes and Legend.
See sheets 2-7 for overall Boundary information

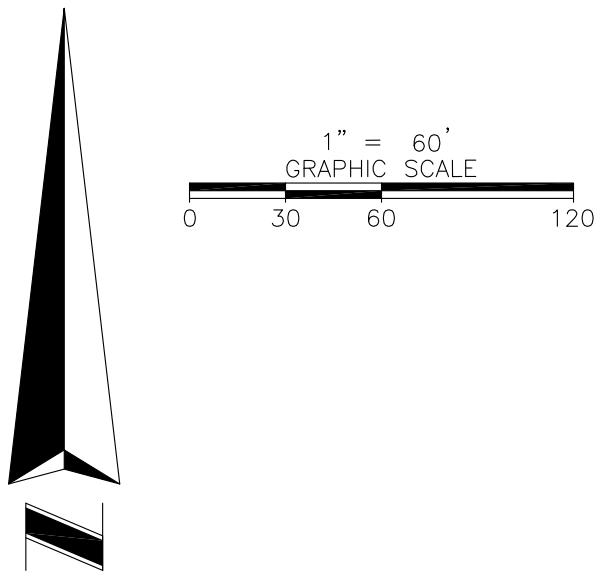
GARDENS ON MILLENIA

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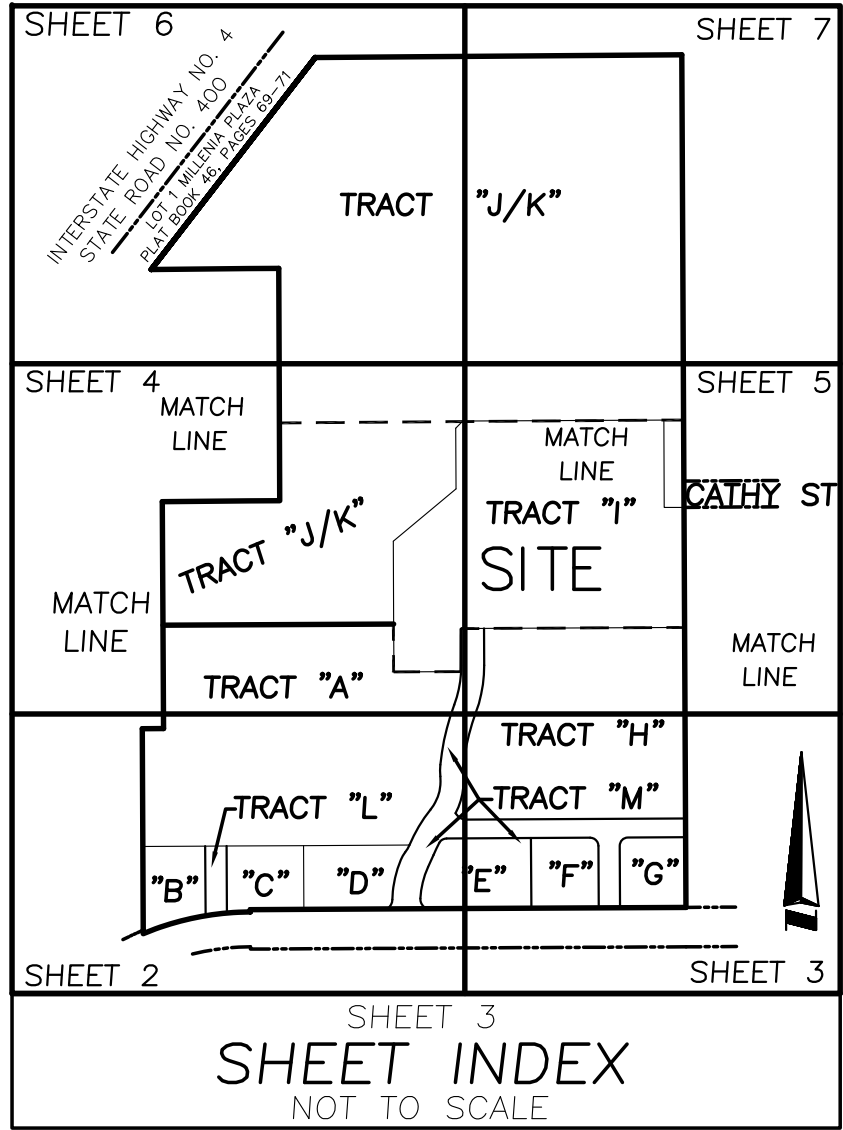
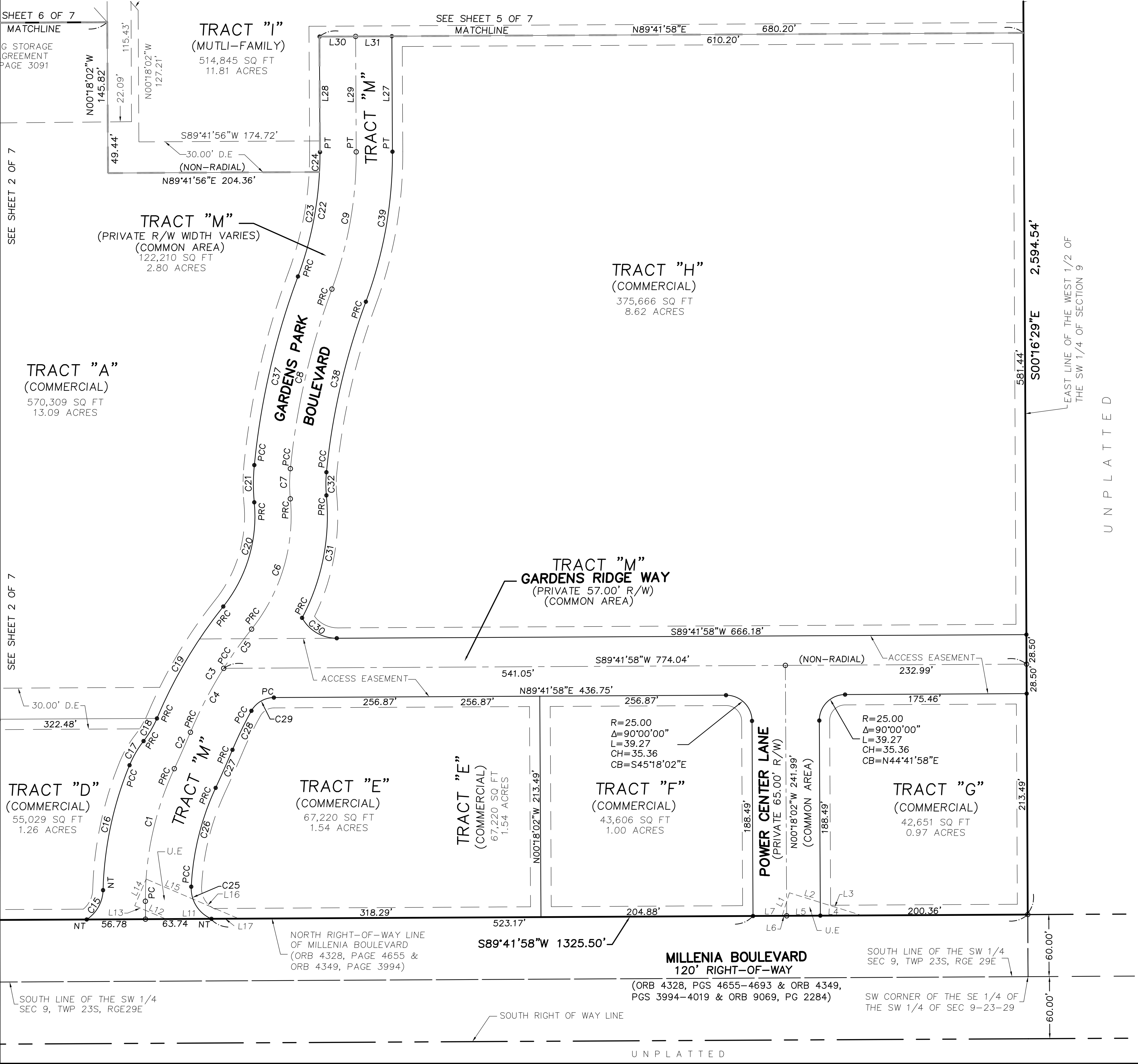


LINE TABLE		
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C5	420.00	06°20'45"	46.52	46.49	N35°25'04"E
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C10	55.85	48°35'12"	47.96	45.96	S27°56'24"E
C11	37.50	89°58'31"	58.89	53.02	N83°07'21"E
C12	89.00	75°50'34"	117.81	109.40	N76°03'23"E
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C14	84.00	44°09'55"	64.75	63.16	N67°29'43"E
C15	35.00	55°14'12"	33.74	32.45	N29°09'03"E
C16	341.00	20°50'59"	124.09	123.40	S11°57'27"W
C17	100.00	15°30'53"	27.08	27.00	S30°08'23"W
C18	100.00	14°35'48"	25.48	25.41	N30°35'55"E
C19	455.00	15°51'23"	125.92	125.52	S30°39'45"W
C20	140.00	44°04'55"	107.71	105.08	N16°32'59"E
C21	185.00	11°09'09"	36.01	35.95	S00°05'07"W
C22	340.00	20°41'02"	122.74	122.07	N10°02'29"E
C23	340.00	17°26'28"	103.50	103.10	N11°39'46"E
C24	340.00	03°14'34"	19.24	19.24	N01°19'15"E
C25	32.00	69°55'49"	39.06	36.68	S32°10'34"E
C26	256.00	22°09'00"	98.97	98.35	S13°51'50"W
C27	1044.00	02°12'27"	40.22	40.22	N23°50'07"E
C28	375.50	06°23'31"	41.89	41.87	S25°55'38"W
C29	25.00	60°34'35"	26.43	25.22	S59°24'40"W
C30	38.00	61°29'59"	40.79	38.86	S59°32'50"E
C31	210.00	33°23'51"	122.41	120.68	N11°12'27"E
C32	115.00	11°09'09"	22.38	22.35	S00°05'07"W
C33	37.50	43°02'45"	28.17	27.52	S87°32'43"E
C34	37.50	25°31'09"	16.70	16.56	N58°10'20"E
C35	15.21	138°38'18"	36.80	28.46	N07°18'38"E
C36	87.02	25°52'05"	39.29	38.95	S76°20'39"W
C37	730.00	14°43'19"	187.57	187.05	S13°01'21"W
C38	660.00	14°43'19"	169.58	169.12	S13°01'21"W
C39	410.00	20°41'02"	148.01	147.21	N10°02'29"E
C40	860.00	02°43'54"	173.24	156.73	S43°51'14"W
C41	112.89	87°55'45"	173.24	156.73	S43°51'14"W
C42	860.00	13°09'41"	41.00	41.00	S71°52'08"W
C43	860.00	02°11'13"	32.82	32.82	S81°40'09"W
C44	860.00	02°10'36"	32.67	32.67	S83°51'04"W
C45	860.00	04°45'32"	71.43	71.41	S87°19'08"W
C46	22.36	90°00'00"	36.12	31.62	N44°38'51"E
C47	22.36	90°00'00"	36.12	31.62	S45°21'09"E



NOTES:
See sheet 1 for Description, General Notes and Legend.
See sheets 2-7 for overall Boundary information

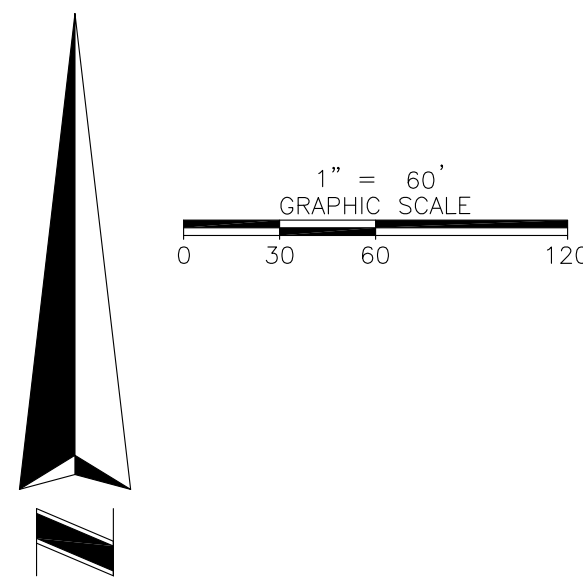
GARDENS ON MILLENIA

A PORTION OF SECTIONS 8, 9 AND 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 4 OF 7

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PAGE

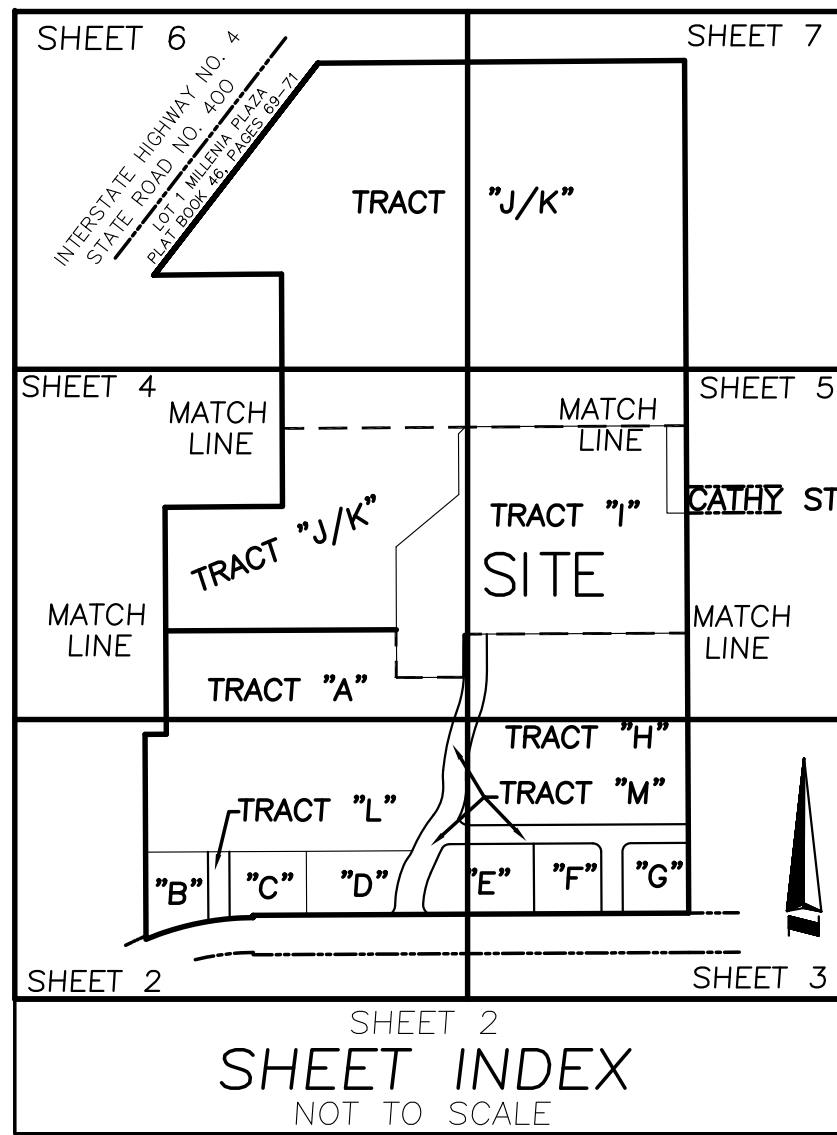
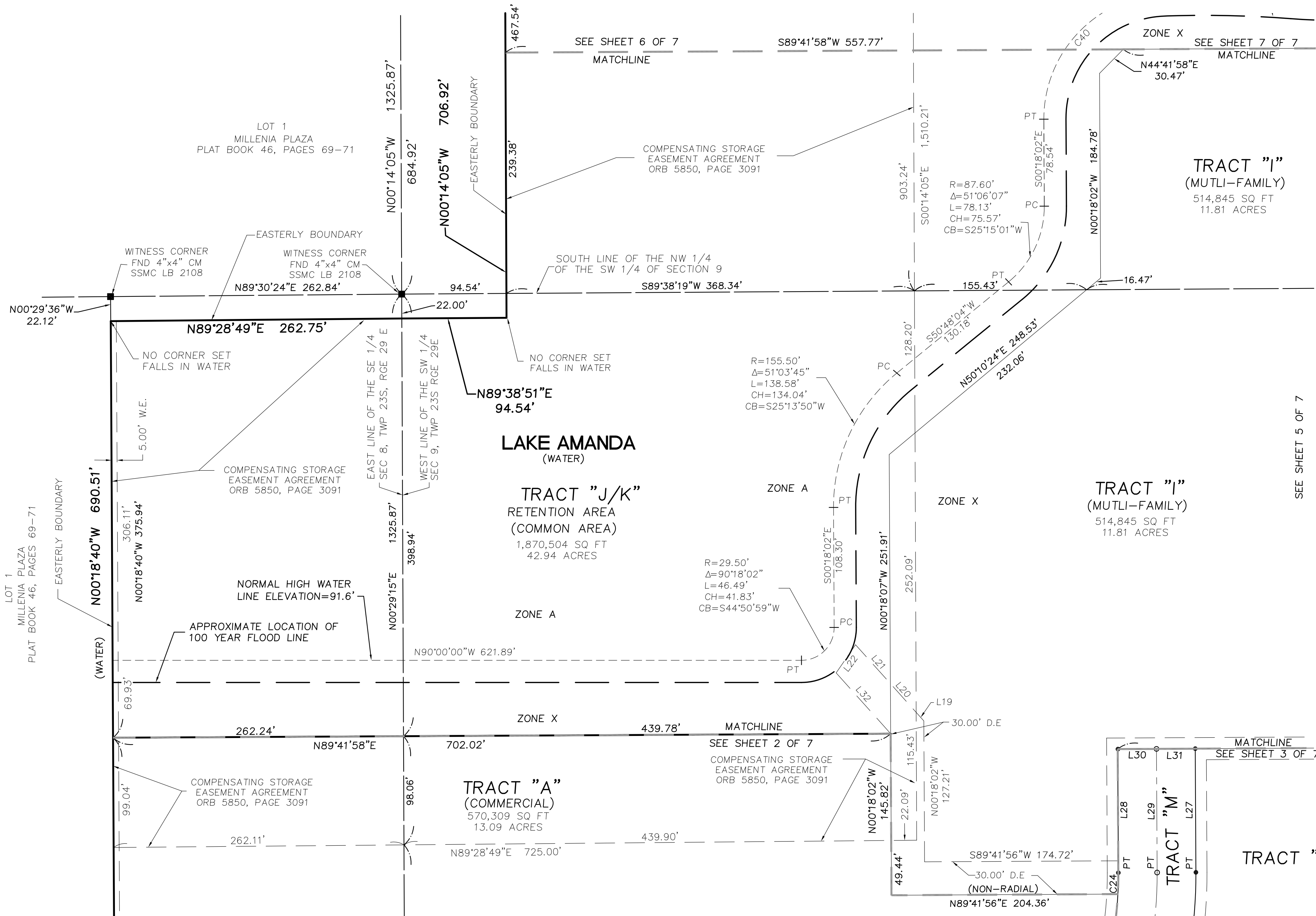


LINE TABLE		
LINE	LENGTH	BEARING
L1	23.32	N17°22'28"E
L2	31.19	S72°37'32"E
L3	42.01	S72°37'32"E
L4	40.02	S89°41'58"W
L5	32.50	S89°41'58"W
L6	4.30	S89°41'58"W
L7	28.20	N89°41'58"E
L8	21.38	N18°07'52"W
L9	41.00	N71°52'08"E
L10	21.38	S18°07'52"E
L11	43.94	S89°41'58"W
L12	21.59	N66°49'38"W
L13	11.23	N66°49'38"W

LINE TABLE		
LINE	LENGTH	BEARING
L14	28.00	N23°10'22"E
L15	49.24	S66°49'38"E
L16	48.05	S66°49'38"E
L17	26.36	S89°41'58"W
L18	34.77	S51°53'23"E
L19	10.36	N41°53'58"W
L20	34.83	N41°53'58"W
L21	47.11	N41°53'58"W
L22	30.86	S34°30'53"W
L24	25.00	S00°16'29"E
L25	20.00	S89°34'40"W
L26	25.00	N00°16'29"W
L27	111.59	N00°18'02"W

LINE TABLE		
LINE	LENGTH	BEARING
L28	111.59	N00°18'02"W
L29	111.59	N00°18'02"W
L30	35.00	N89°41'58"E
L31	35.00	N89°41'58"E
L32	73.65	S41°53'58"E
L34	178.88	S51°51'54"E
L35	46.12	S51°51'54"E
L36	40.00	S38°08'52"W
L37	58.78	S51°51'54"E
L38	152.22	S51°51'54"E
L39	16.45	N00°21'09"W
L40	44.05	N89°38'51"E
L41	15.11	S00°21'09"E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	300.00	25°14'23"	132.15	131.09
C2	1000.00	02°12'17"	38.48	38.48
C3	420.00	15°51'23"	116.23	115.86
C4	420.00	09°30'38"	69.72	69.64
C5	420.00	06°20'45"	46.52	46.49
C6	175.00	44°04'55"	134.64	131.34
C7	150.00	11°09'09"	29.20	29.15
C8	695.00	14°43'19"	178.58	178.09
C9	375.00	20°41'02"	135.38	134.64
C10	55.85	48°35'12"	47.96	45.96
C11	37.50	89°58'31"	58.89	53.02
C12	89.00	75°50'34"	117.81	109.40
C13	37.50	68°33'54"	44.88	42.25
C14	84.00	44°09'55"	64.75	63.16
C15	35.00	55°14'12"	33.74	32.45
C16	341.00	20°50'59"	124.09	123.40
C17	100.00	15°30'53"	27.08	27.00
C18	100.00	14°35'48"	25.48	25.41
C19	455.00	15°51'23"	125.92	125.52
C20	140.00	44°04'55"	107.71	105.08
C21	185.00	11°09'09"	36.01	35.95
C22	340.00	20°41'02"	122.74	122.07
C23	340.00	17°26'28"	103.50	103.10
C24	340.00	03°14'34"	19.24	19.24
C25	32.00	69°55'49"	39.06	36.68
C26	256.00	22°09'00"	98.97	98.35
C27	1044.00	02°12'27"	40.22	40.22
C28	375.50	06°23'31"	41.89	41.87
C29	25.00	60°34'35"	26.43	25.22
C30	38.00	61°29'59"	40.79	38.86
C31	210.00	33°23'51"	122.41	120.68
C32	115.00	11°09'09"	22.38	22.35
C33	37.50	43°02'45"	28.17	27.52
C34	37.50	25°31'09"	16.70	16.56
C35	15.21	138°38'18"	36.80	28.46
C36	87.02	25°52'05"	39.29	38.95
C37	730.00	14°43'19"	187.57	187.05
C38	660.00	14°43'19"	169.58	169.12
C39	410.00	20°41'02"	148.01	147.21
C40	860.00	02°43'54"	173.24	156.73
C41	112.89	87°55'45"	173.24	156.73
C42	860.00	13°09'41"	41.00	41.00
C43	860.00	02°11'13"	32.82	32.82
C44	860.00	02°10'36"	32.67	32.67
C45	860.00	04°45'32"	71.43	71.41
C46	22.36	90°00'00"	36.12	31.62
C47	22.36	90°00'00"	36.12	31.62



NOTES:
See sheet 1 for Description, General Notes
and Legend.

See sheets 2-7 for overall Boundary information

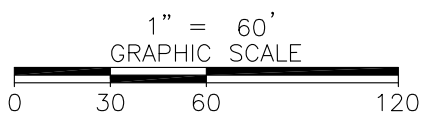
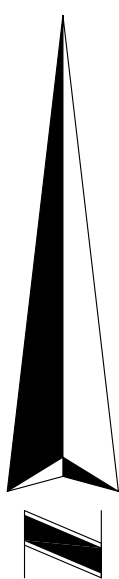
GARDENS ON MILLENIA

SHEET 5 OF 7

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BOOK

PAGE

A PORTION OF SECTIONS 8, 9 AND 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

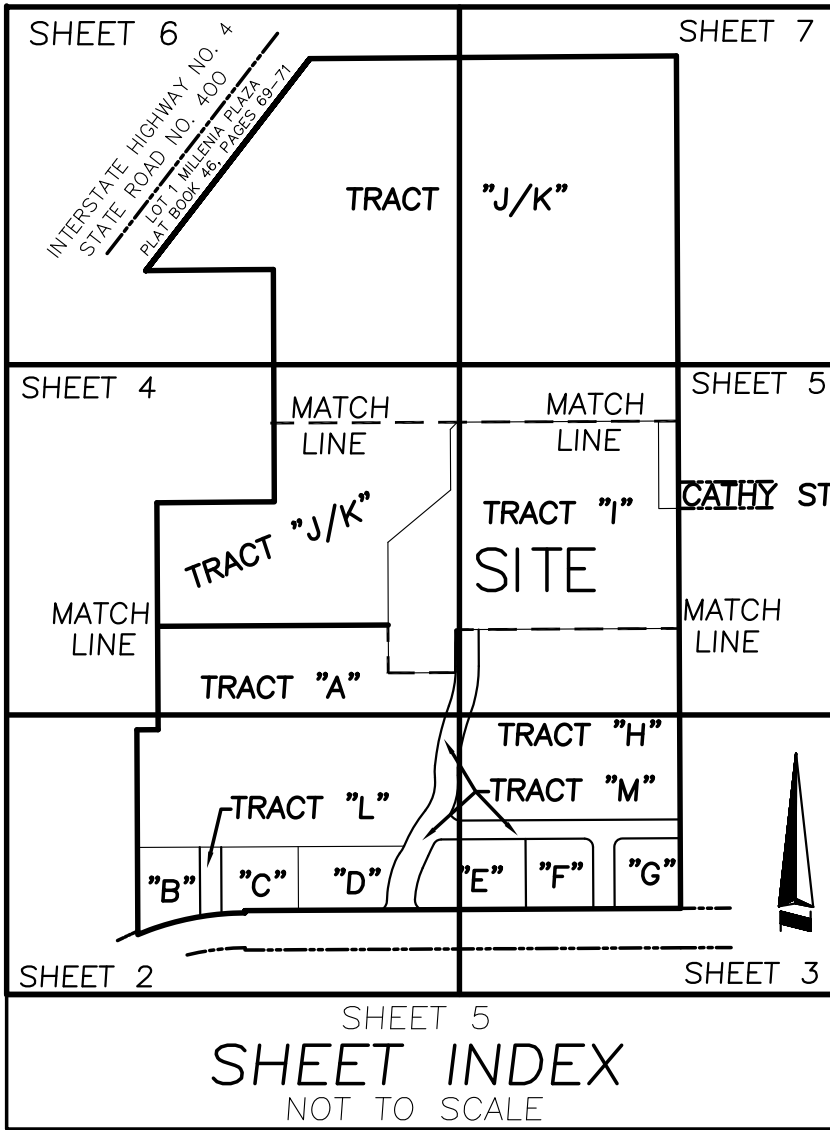
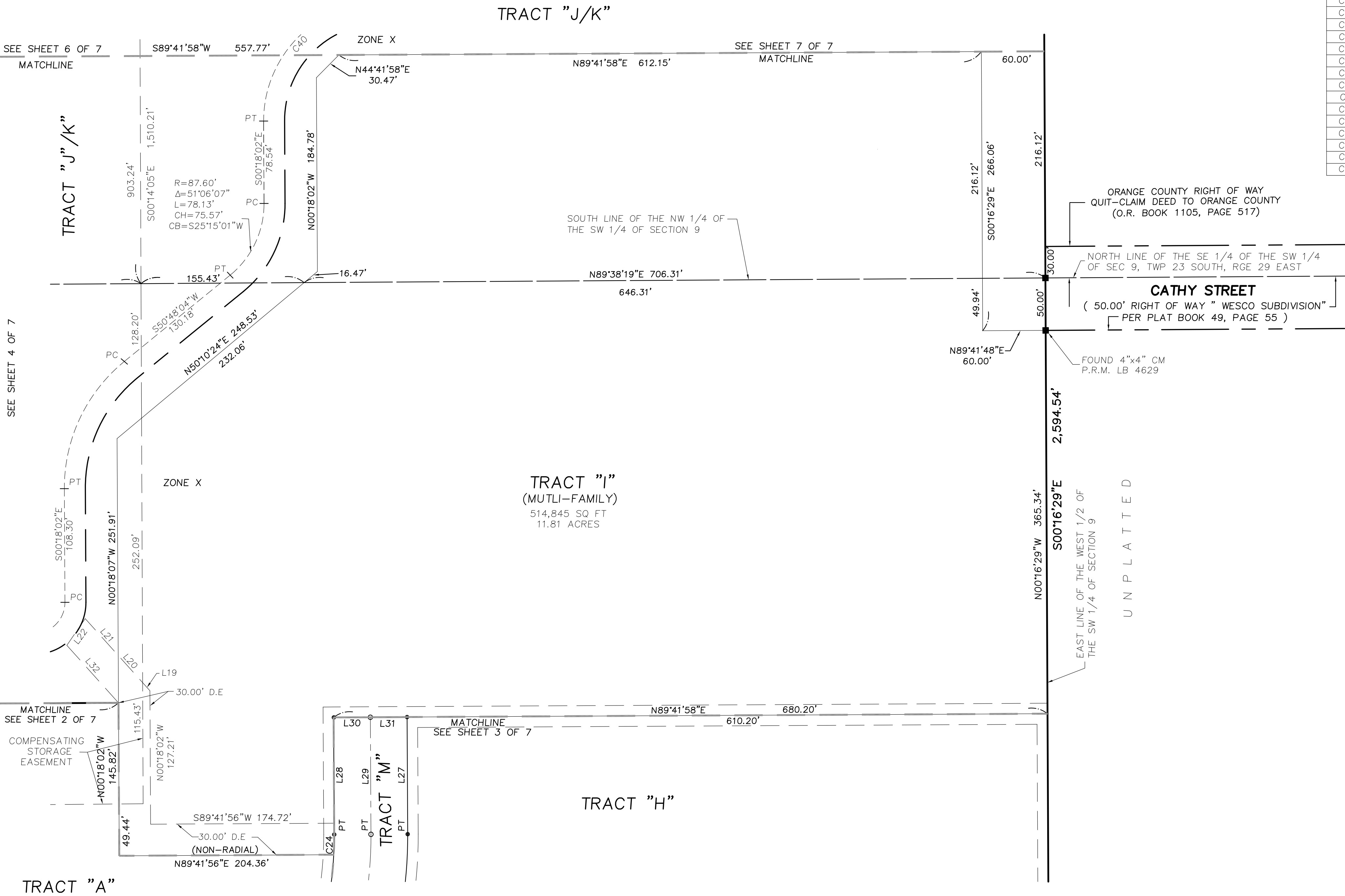


LINE TABLE		
LINE	LENGTH	BEARING
L1	23.32	N17°22'28"E
L2	31.19	S72°37'32"E
L3	42.01	S72°37'32"E
L4	40.02	S89°41'58"W
L5	32.50	S89°41'58"W
L6	4.30	S89°41'58"W
L7	28.20	N89°41'58"E
L8	21.38	N18°07'52"W
L9	41.00	N71°52'08"E
L10	21.38	S18°07'52"E
L11	43.94	S89°41'58"W
L12	21.59	N66°49'38"W
L13	11.23	N66°49'38"W

LINE TABLE		
LINE	LENGTH	BEARING
L14	28.00	N23°10'22"E
L15	49.24	S66°49'38"E
L16	48.05	S66°49'38"E
L17	26.36	S89°41'58"W
L18	34.77	S51°53'23"E
L19	10.36	N41°53'58"W
L20	34.83	N41°53'58"W
L21	47.11	N41°53'58"W
L22	30.86	S34°30'53"W
L24	25.00	S00°16'29"E
L25	20.00	S89°34'40"W
L26	25.00	N00°16'29"W
L27	111.59	N00°18'02"W

LINE TABLE		
LINE	LENGTH	BEARING
L28	111.59	N00°18'02"W
L29	111.59	N00°18'02"W
L30	35.00	N89°41'58"E
L31	35.00	N89°41'58"E
L32	73.65	S41°53'58"E
L34	178.88	S51°51'54"E
L35	46.12	S51°51'54"E
L36	40.00	S38°08'52"W
L37	58.78	S51°51'54"E
L38	152.22	S51°51'54"E
L39	16.45	N00°21'09"W
L40	44.05	S00°21'09"E
L41	15.11	S00°21'09"E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	300.00	25°14'23"	132.15	131.09	N12°19'09"E
C2	1000.00	02°12'17"	38.48	38.48	N23°50'12"E
C3	420.00	15°51'23"	116.23	115.86	N30°39'45"E
C4	420.00	09°30'38"	69.72	69.64	N27°29'22"E
C5	420.00	06°20'45"	46.52	46.49	N35°25'04"E
C6	175.00	44°04'55"	134.64	131.34	N16°32'59"E
C7	150.00	11°09'09"	29.20	29.15	N00°05'07"E
C8	695.00	14°43'19"	178.58	178.09	N13°01'21"E
C9	375.00	20°41'02"	135.38	134.64	N10°02'29"E
C10	55.85	48°35'12"	47.96	45.96	S27°56'24"E
C11	37.50	89°58'31"	58.89	53.02	N83°07'21"E
C12	89.00	75°50'34"	117.81	109.40	N76°03'23"E
C13	37.50	68°33'54"	44.88	42.25	N79°41'42"E
C14	84.00	44°09'55"	64.75	63.16	N67°29'43"E
C15	35.00	55°14'12"	33.74	32.45	N29°09'03"E
C16	341.00	20°50'59"	124.09	123.40	S11°57'27"W
C17	100.00	15°30'53"	27.08	27.00	S30°08'23"W
C18	100.00	14°35'48"	25.48	25.41	N30°35'56"E
C19	455.00	15°51'23"	125.92	125.52	S30°39'45"W
C20	140.00	44°04'55"	107.71	105.08	N16°32'59"E
C21	185.00	11°09'09"	36.01	35.95	S00°05'07"W
C22	340.00	20°41'02"	122.74	122.07	N10°02'29"E
C23	340.00	17°26'28"	103.50	103.10	N11°39'46"E
C24	340.00	03°14'34"	19.24	19.24	N01°19'15"E
C25	32.00	69°55'49"	39.06	36.68	S32°10'34"E
C26	256.00	22°09'00"	98.97	98.35	S13°51'50"W
C27	1044.00	02°12'27"	40.22	40.22	N23°50'07"E
C28	375.50	06°23'31"	41.89	41.87	S25°55'38"W
C29	25.00	60°34'35"	26.43	25.22	S59°24'40"W
C30	38.00	61°29'59"	40.79	38.86	S59°32'50"E
C31	210.00	33°23'51"	122.41	120.68	N11°12'27"E
C32	115.00	11°09'09"	22.38	22.35	S00°05'07"W
C33	37.50	43°02'45"	28.17	27.52	S87°32'43"E
C34	37.50	25°31'09"	16.70	16.56	N58°10'20"E
C35	15.21	138°38'18"	36.80	28.46	N07°18'38"E
C36	87.02	25°52'05"	39.29	38.95	S76°20'39"W
C37	730.00	14°43'19"	187.57	187.05	S13°01'21"W
C38	660.00	14°43'19"	169.58	169.12	S13°01'21"W
C39	410.00	20°41'02"	148.01	147.21	N10°02'29"E
C40	860.00	02°43'54"	173.24	156.73	S43°51'14"W
C41	112.89	87°55'45"	173.24	156.73	S43°51'14"W
C42	860.00	13°09'41"	41.00	41.00	S71°52'08"W
C43	860.00	02°11'13"	32.82	32.82	S81°40'09"W
C44	860.00	02°10'36"	32.67	32.67	S83°51'04"W
C45	860.00	04°45'32"	71.43	71.41	S87°19'08"W
C46	22.36	90°00'00"	36.12	31.62	N44°38'51"E
C47	22.36	90°00'00"	36.12	31.62	S45°21'09"E



NOTES:
See sheet 1 for Description, General Notes and Legend.
See sheets 2-7 for overall Boundary information.

PAGE

CCR #081491
W 1/4 CORNER
SEC 9-23-29
FOUND 6"x6" CM
1 1/2" IP NO ID

FOUND 6"x6" CM
1 1/2" IP NO ID

INTERSTATE HIGHWAY NO. 4 STATE ROAD NO. 400
RIGHT-OF-WAY WIDTH VARIES
(FEDERAL PROJECT NUMBER 242-484-3)
LIMITED ACCESS RIGHT OF WAY LINE

(FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 75380)

AT 1 MILENNIA PLAZA
BOOK 46, PAGES 6

LOT 1 MILLENIA PLAZA
PLAT BOOK 46, PAGES 69-71
42°45"E
OF

N LINE OF S. 684.91'
- OF NW1/4 OF SW1/4
OF SEC 9, TWP 23S,
RGE 29E

WITNESS CORNER
FND 4"x4" CM
P.R.M. LB 2108
FND WITNESS CORNER
1 1/4"IP LB 3778
0.90'N,0.48'E

WITNESS CORNER
FND 4"x4" CM
P.R.M. LB 2108

LOT 1
MILLENNIA PLAZA
PLAT BOOK 46, PAGES 69-71

TRACT "J/K"
RETENTION AREA
(LAKE LOT)
1,870,504 SQ FT
42.94 ACRES

COMPENSATING STORAGE
EASEMENT AGREEMENT
ORB 5850, PAGE 3091

APPROXIMATE LOCATION OF
100 YEAR FLOOD LINE

NORMAL HIGH WATER
LINE ELEVATION=91.6'

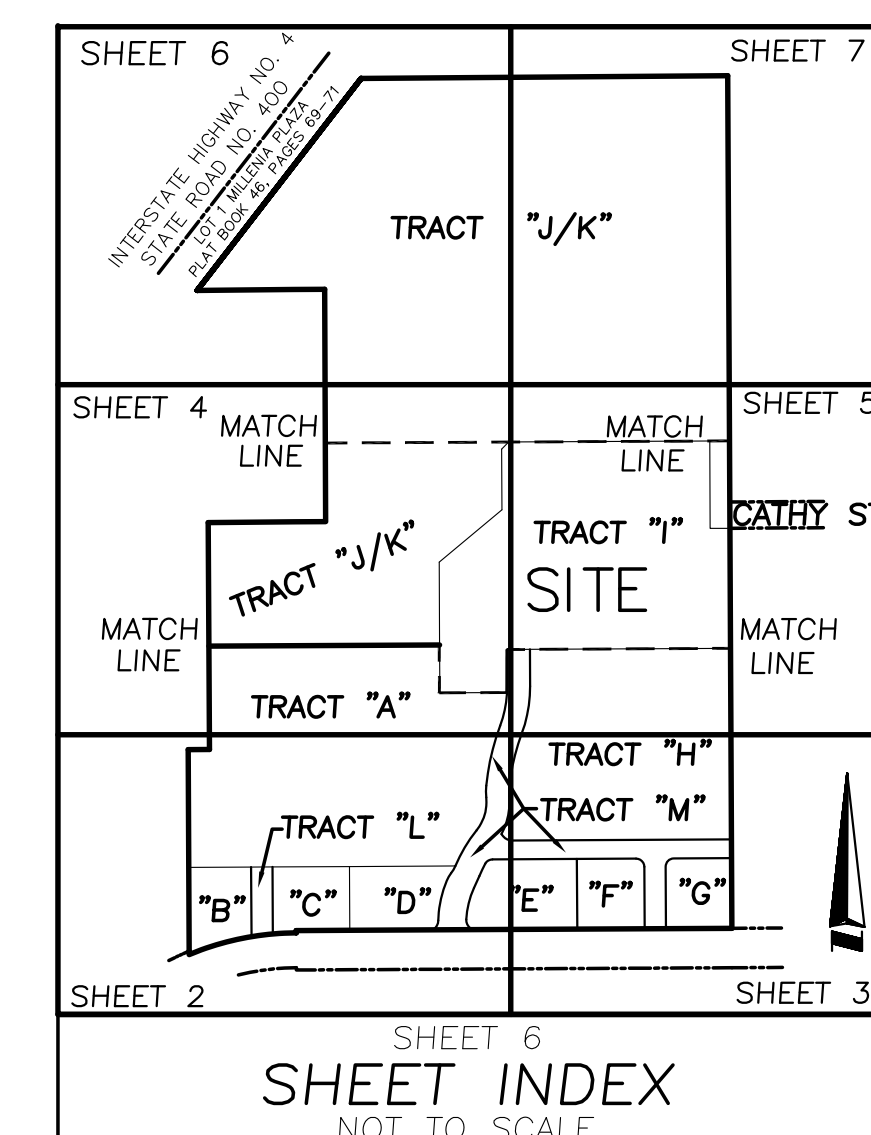
LAKE AMANDA
(WATER)

TRACT "J/K"
RETENTION AREA
(LAKE LOT)
1,870,504 SQ FT
42.94 ACRES

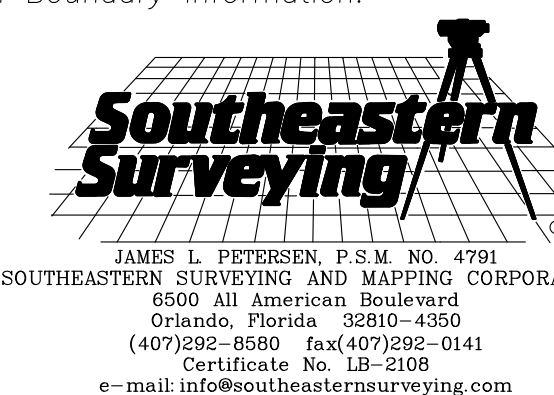
MATCHLINE

S89°41'58"W 557.77
MATCHLINE
SEE SHEET 4 OF 7

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING	
C1	300.00	25°14'23"	132.15	131.09	N121°09'09"E	
C2	1000.00	02°21'17"	38.48	38.48	N23°50'12"E	
C3	420.00	15°51'23"	116.23	115.86	N30°39'45"E	
C4	420.00	09°30'38"	69.72	69.64	N27°29'22"E	
C5	420.00	06°20'45"	46.52	46.49	N25°25'04"E	
C6	175.00	44°04'55"	134.64	131.34	N16°32'59"E	
C7	150.00	1°09'09"	29.20	29.15	N00°05'07"E	
C8	695.00	14°43'19"	178.58	178.09	N13°01'21"E	
C9	375.00	20°41'02"	135.38	134.64	N10°02'29"E	
C10	55.85	48°35'12"	47.96	45.96	S27°56'24"E	
C11	37.50	89°58'31"	58.89	53.02	N83°07'21"E	
C12	89.00	75°50'34"	117.81	109.40	N76°03'23"E	
C13	37.50	68°33'54"	44.88	42.25	N79°41'42"E	
C14	84.00	44°09'55"	64.75	63.16	N67°29'43"E	
C15	35.00	55°14'12"	33.74	32.45	N29°09'03"E	
C16	34.00	20°50'59"	124.09	123.40	N15°57'27"W	
C17	100.00	15°30'53"	27.08	27.00	S13°08'23"W	
C18	100.00	14°35'48"	25.48	25.41	S30°35'55"E	
C19	455.00	15°51'23"	125.92	125.52	N30°39'45"W	
C20	140.00	44°04'55"	107.71	105.08	S16°32'59"E	
C21	185.00	11°09'09"	36.01	35.95	S00°05'07"W	
C22	340.00	20°41'02"	122.74	122.07	N10°02'29"E	
C23	340.00	17°26'28"	103.50	103.10	N11°39'46"E	
C24	340.00	03°14'34"	19.24	19.24	N01°19'15"E	
C25	32.00	69°55'49"	39.06	36.68	S32°10'34"E	
C26	256.00	22°09'00"	98.97	98.35	S13°51'50"W	
C27	1044.00	02°12'27"	40.22	40.22	N23°50'07"E	
C28	375.00	06°23'31"	41.89	41.87	S25°55'38"W	
C29	25.00	60°34'35"	26.43	25.22	S59°24'40"W	
C30	38.00	61°29'59"	40.79	38.86	S39°32'50"E	
C31	210.00	33°23'51"	122.41	120.68	N11°12'27"E	
C32	115.00	11°09'09"	22.38	22.35	S00°05'07"W	
C33	37.50	43°02'45"	28.17	27.52	S87°32'43"E	
C34	37.50	25°31'09"	16.70	16.56	N58°10'20"E	
C35	15.21	138°38'18"	36.80	28.46	N07°18'38"E	
C36	87.02	25°52'05"	39.29	38.95	S76°20'39"W	
C37	730.00	14°43'19"	187.57	187.05	S13°01'21"W	
C38	660.00	14°43'19"	169.58	169.12	S13°01'21"W	
C39	410.00	20°41'02"	148.01	147.21	N10°02'29"E	
C40	860.00	02°43'54"	173.24	156.73	S43°51'14"W	
C41	112.89	87°55'45"	173.24	156.73	S43°51'14"W	
C42	860.00	13°09'41"	41.00	41.00	S71°52'08"W	
C43	860.00	02°11'13"	32.82	32.82	S81°40'09"W	
C44	860.00	02°10'36"	32.67	32.67	S83°51'04"W	
C45	860.00	04°45'32"	71.43	71.41	S87°18'08"W	
C46	22.36	90°00'00"	36.12	31.62	N44°38'51"E	
C47	22.36	90°00'00"	36.12	31.62	S45°21'09"E	



NOTES:
See sheet 1 for Description, General Notes S and Legend.
See sheets 2-7 for overall Boundary information.



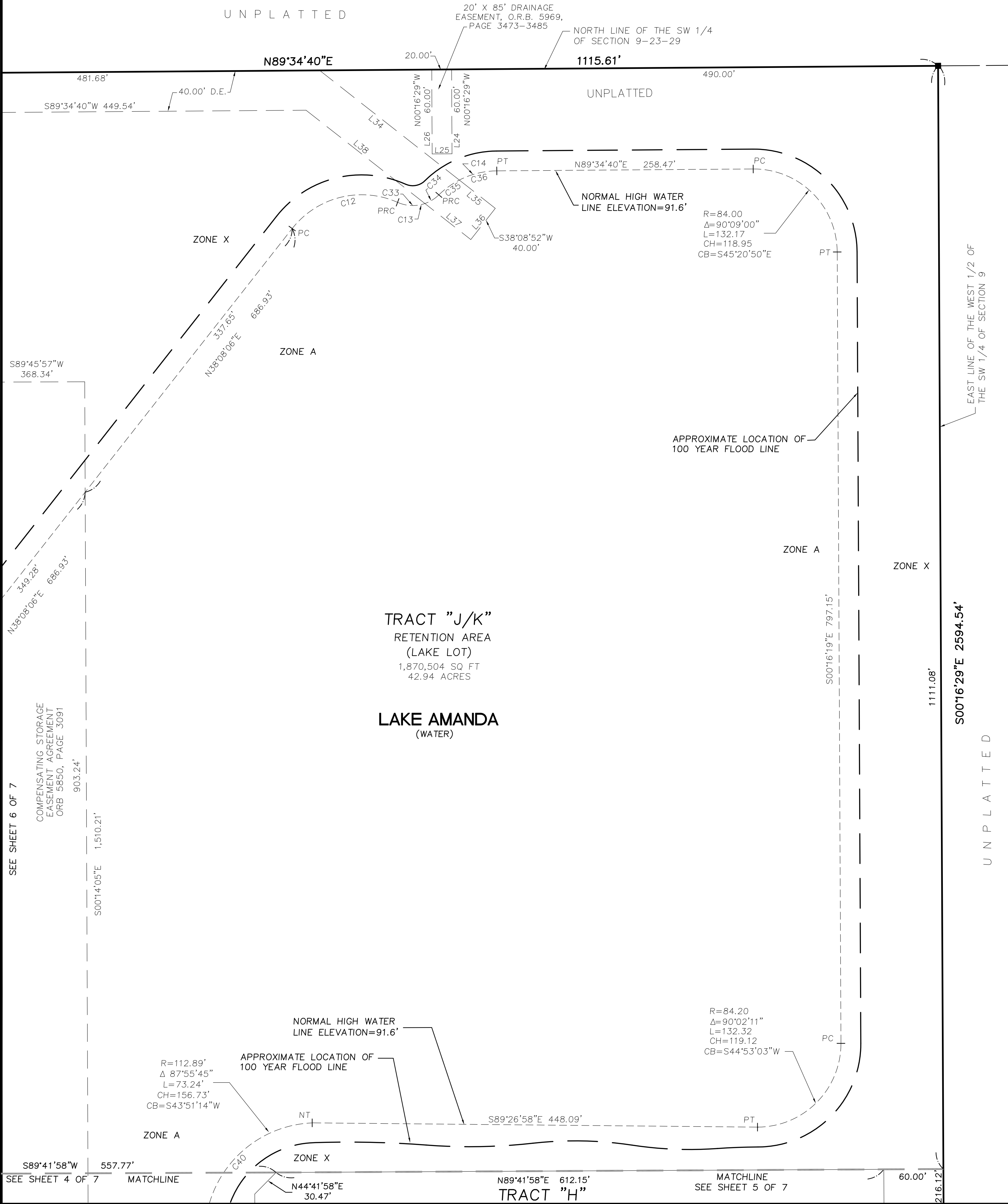
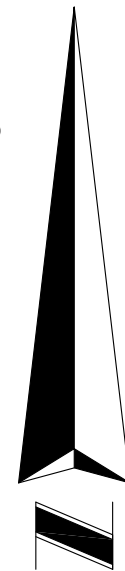
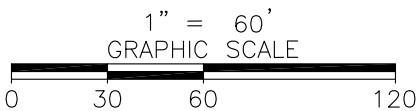
GARDENS ON MILLENIA

SHEET 7 OF 7

PLAT
BOOK

PAGE

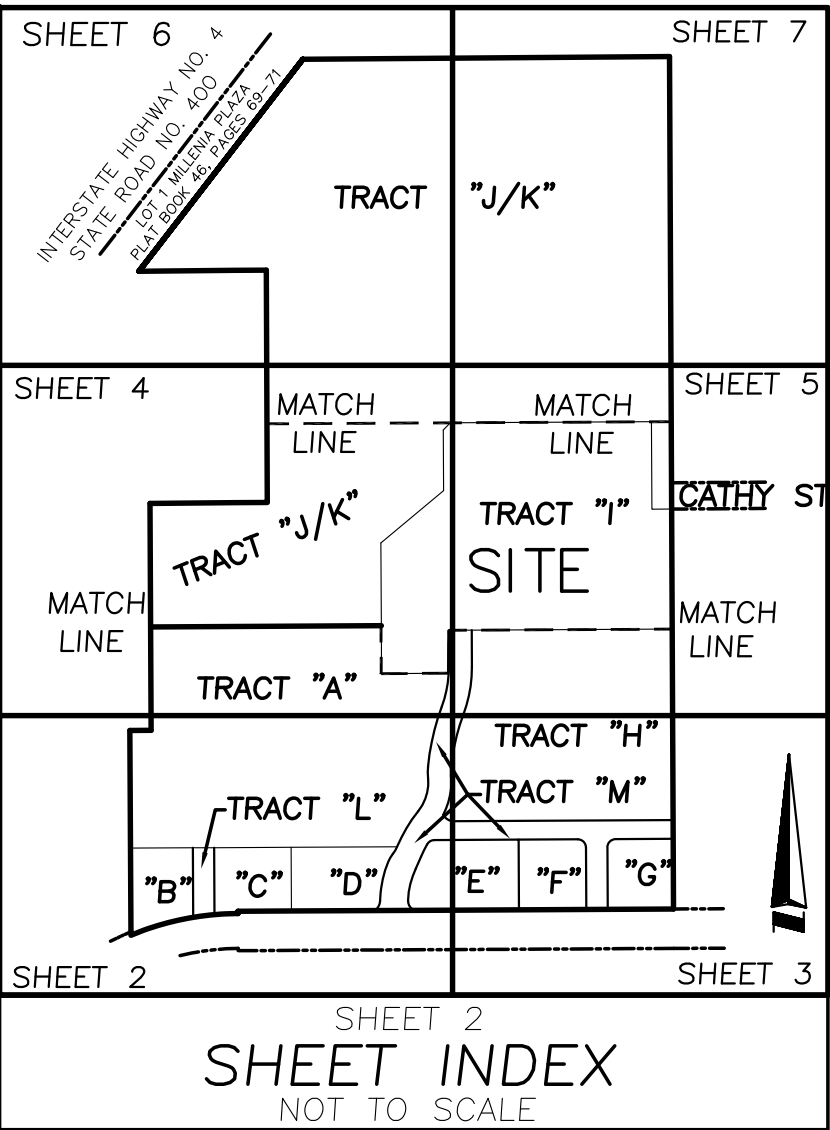
A PORTION OF SECTIONS 8, 9 AND 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



LINE TABLE		
LINE	LENGTH	BEARING
L1	23.32	N17°22'28"E
L2	31.19	S72°37'32"E
L3	42.01	S72°37'32"E
L4	40.02	S89°41'58"W
L5	32.50	S89°41'58"W
L6	4.30	S89°41'58"W
L7	28.20	N89°41'58"E
L8	21.38	N18°07'52"W
L9	41.00	N71°52'08"E
L10	21.38	S18°07'52"E
L11	43.94	S89°41'58"W
L12	21.59	N66°49'38"W
L13	11.23	N66°49'38"W
L14	28.00	N23°10'22"E
L15	49.24	S66°49'38"E
L16	48.05	S66°49'38"E
L17	26.36	S89°41'58"W
L18	34.77	S51°53'23"E
L19	10.36	N41°53'58"W
L20	34.83	N41°53'58"W
L21	47.11	N41°53'58"W
L22	30.86	S34°30'53"W
L24	25.00	S00°16'29"E
L25	20.00	S89°34'40"W
L26	25.00	N00°16'29"W
L27	111.59	N00°18'02"W

LINE TABLE		
LINE	LENGTH	BEARING
L28	111.59	N00°18'02"W
L29	111.59	N00°18'02"W
L30	35.00	N89°41'58"E
L31	35.00	N89°41'58"E
L32	73.65	S41°53'58"E
L34	178.88	S51°51'54"E
L35	46.12	S51°51'54"E
L36	40.00	S38°08'52"W
L37	58.78	S51°51'54"E
L38	152.22	S51°51'54"E
L39	16.45	N00°21'09"W
L40	44.05	N89°38'51"E
L41	15.11	S00°21'09"E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	300.00	25°14'23"	132.15	131.09	N12°19'09"E
C2	1000.00	02°12'17"	38.48	38.48	N23°50'12"E
C3	420.00	15°51'23"	116.23	115.86	N30°39'45"E
C4	420.00	09°30'38"	69.72	69.64	N27°29'22"E
C5	420.00	06°20'45"	46.52	46.49	N35°25'04"E
C6	175.00	44°04'55"	134.64	131.34	N16°32'59"E
C7	150.00	11°09'09"	29.20	29.15	N00°05'07"E
C8	695.00	14°43'19"	178.58	178.09	N13°01'21"E
C9	375.00	20°41'02"	135.38	134.64	N10°02'29"E
C10	55.85	48°35'12"	47.96	45.96	S27°56'24"E
C11	37.50	89°58'31"	58.89	53.02	N83°07'21"E
C12	89.00	75°50'34"	117.81	109.40	N76°03'23"E
C13	37.50	68°33'54"	44.88	42.25	N79°41'42"E
C14	84.00	44°09'55"	64.75	63.16	N67°29'43"E
C15	35.00	55°14'12"	33.74	32.45	N29°09'03"E
C16	341.00	20°50'59"	124.09	123.40	S11°57'27"W
C17	100.00	15°30'53"	27.08	27.00	S30°08'23"W
C18	100.00	14°35'48"	25.48	25.41	N30°35'55"E
C19	455.00	15°51'23"	125.92	125.52	S30°39'45"W
C20	140.00	44°04'55"	107.71	105.08	N16°32'59"E
C21	185.00	11°09'09"	36.01	35.95	S00°05'07"W
C22	340.00	20°41'02"	122.74	122.07	N10°02'29"E
C23	340.00	17°26'28"	103.50	103.10	N11°39'46"E
C24	340.00	03°14'34"	19.24	19.24	N01°19'15"E
C25	32.00	69°55'49"	39.06	36.68	S32°10'34"E
C26	256.00	22°09'00"	98.97	98.35	S13°51'50"W
C27	1044.00	02°12'27"	40.22	40.22	N23°50'07"E
C28	375.50	06°23'31"	41.89	41.87	S29°55'38"W
C29	25.00	60°34'35"	26.43	25.22	S59°24'40"W
C30	38.00	61°29'59"	40.79	38.86	S59°32'50"E
C31	210.00	33°23'51"	122.41	120.68	N11°12'27"E
C32	115.00	11°09'09"	22.38	22.35	S00°05'07"W
C33	37.50	43°02'45"	28.17	27.52	S87°32'43"E
C34	37.50	25°31'09"	16.70	16.56	N58°10'20"E
C35	15.21	138°38'18"	36.80	28.46	N07°18'38"E
C36	87.02	25°52'05"	39.29	38.95	S76°20'39"W
C37	730.00	14°43'19"	187.57	187.05	S13°01'21"W
C38	660.00	14°43'19"	169.58	169.12	S13°01'21"W
C39	410.00	20°41'02"	148.01	147.21	N10°02'29"E
C40	860.00	02°43'54"	173.24	156.73	S43°51'14"W
C41	112.89	87°55'45"	173.24	156.73	S43°51'14"W
C42	860.00	13°09'41"	41.00	41.00	S71°52'08"W
C43	860.00	02°11'13"	32.82	32.82	S81°40'09"W
C44	860.00	02°10'36"	32.67	32.67	S83°51'04"W
C45	860.00	04°45'32"	71.43	71.41	S87°19'08"W
C46	22.36	90°00'00"	36.12	31.62	N44°38'51"E
C47	22.36	90°00'00"	36.12	31.62	S45°21'09"E



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