

# SOUTH BAY SECTION 1B

## SECTIONS 27 & 34, TOWNSHIP 23 SOUTH, RANGE 28 EAST ORANGE COUNTY, FLORIDA

### DR. PHILLIPS

#### DESCRIPTION

From the SE corner of the SW 1/4 of Section 27, Township 23 South, Range 28 East, Orange County, Florida, run S 89°57'48" W along the South line of said SW 1/4 a distance of 430.48 feet to the West right of way line of Seaboard Coast Line Railroad, thence N 06°29'29" E along said West right of way a distance of 180.81 feet for the Point of Beginning, thence N 06°29'29" E along said right of way a distance of 99.71 feet, thence N 66°30'31" W a distance of 270.00 feet, thence N 31°18'10" W a distance of 207.48 feet, thence N 75°21'35" W a distance of 1,172.65 feet, thence S 10°38'24" W a distance of 375.93 feet, thence S 20°21'41" W a distance of 50.06 feet, thence S 05°39'56" W a distance of 427.70 feet, thence S 11°49'20" E a distance of 112.64 feet, thence S 24°01'06" E a distance of 228.68 feet to the Point of Curvature of a curve concave Southerly with a radius of 975.96 feet, thence from a tangent bearing of N 63°33'23" E run Northeasterly along the arc of said curve and through a central angle of 05°51'56" a distance of 99.91 feet to the Point of Tangency, thence N 69°25'19" E a distance of 229.42 feet to the Point of Curvature of a curve concave to the Northwest having a radius of 1,201.70 feet, thence Northeasterly along the arc of said curve and through a central angle of 02°23'01" a distance of 49.99 feet to the Point of Tangency, thence N 67°02'18" E a distance of 312.70 feet to the Point of Curvature of a curve concave to the Southeast having a radius of 381.16 feet, thence Northeasterly along the arc of said curve and through a central angle of 22°15'48" a distance of 148.11 feet to the Point of Tangency, thence N 89°18'06" E a distance of 85.00 feet, thence N 00°41'54" W a distance of 8.28 feet to a point on a curve concave Northerly having a radius of 389.90 feet, thence from a tangent bearing of N 89°18'06" E run Easterly along the arc of said curve a distance of 342.40 feet through a central angle of 50°18'58", thence N 25°33'20" W a distance of 15.00 feet, thence N 64°26'40" E a distance of 60.00 feet, thence S 89°13'52" E a distance of 276.02 feet to the Point of Beginning; containing 24.44782 acres.

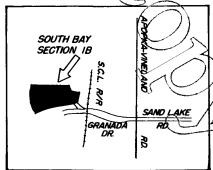
#### LEGEND

- 4" x 4" Concrete Monument PRM (P2567 Except on otherwise noted)
- 4" x 4" Concrete Monument PCP
- Easement Boundary Lines
- - - RAD Radial Line
- #10 Refer to Curve Table

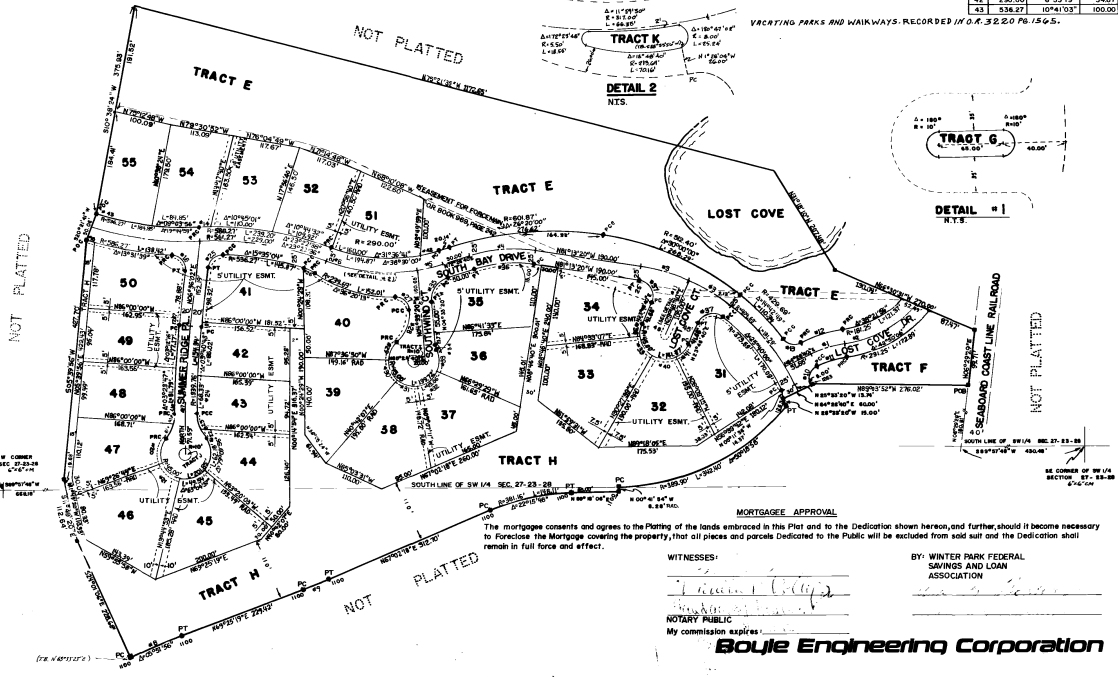
NO.	BEARING	DIST.	ARC
1	206.25	17°02'58"	62.27
2	206.25	10°00'00"	171.81
3	338.12	15°00'00"	88.22
4	258.39	20°00'00"	117.88
5	355.00	89°30'50"	17.38
6	355.00	20°00'00"	109.21
7	370.78	69°38'10"	68.65
8	275.96	23°15'28"	29.81
9	230.73	20°00'00"	145.99
10	25.00	89°00'00"	38.27
11	38.29	17°02'58"	62.29
12	228.68	10°00'00"	70.88
13	25.00	89°33'21"	36.30
14	586.41	70°00'00"	12.28
15	586.27	15°00'00"	15.29
16	26.00	89°42'54"	10.09
17	370.78	69°38'10"	158.62
18	70.00	14°05'11"	17.82
19	70.00	20°00'00"	26.52
20	15.00	50°03'11"	16.38
21	15.00	50°18'58"	13.75
22	70.00	10°00'00"	187.51
23	70.00	22°00'00"	27.30
24	1508.78	70°00'00"	68.89
25	25.00	89°09'04"	37.38
26	70.00	17°05'14"	20.86
27	25.00	89°35'01"	37.51
28	70.00	52°00'17"	64.12
29	15.00	50°00'00"	16.79
30	15.00	51°06'23"	19.80
31	15.00	52°09'18"	20.63
32	15.00	53°02'14"	21.51
33	15.00	54°05'10"	22.43
34	15.00	55°08'06"	23.39
35	15.00	56°11'02"	24.39
36	15.00	57°13'58"	25.42
37	15.00	58°16'54"	26.49
38	15.00	59°19'50"	27.60
39	15.00	60°22'46"	28.75
40	15.00	61°25'42"	29.94
41	15.00	62°28'38"	31.17
42	250.00	63°31'34"	34.87
43	538.27	107°41'03"	100.00

#### NOTES

- Bearings are based on S 89°57'48" W for the South line of SW 1/4, Section 27-23-28.
- Tracts are reserved for walkways, parks, landscaping, drainage and utilities.
- Orange County reserves utility and drainage easements over Tracts E thru K.
- Dedication of Access Rights to South Bay Drive are dedicated to Orange County for Lots 31, 34, 35, 40, 41, 50.



LOCATION MAP  
NTS



MORTGAGE APPROVAL

The mortgagee consents and agrees to the Platting of the lands embraced in this Plat and to the Dedication shown hereon, and further, should it become necessary to Foreclose the Mortgage covering the property, that all pieces and parcels Dedicated to the Public will be excluded from said sale and the Dedication shall remain in full force and effect.

WITNESSES:

BY: WINTER PARK FEDERAL SAVINGS AND LOAN ASSOCIATION

NOTARY PUBLIC

My commission expires: \_\_\_\_\_

**Bouje Engineering Corporation**

PLAT BOOK AND PAGE **8-73**

#### 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 STREETS, ALLEYS, EASEMENTS, 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 hereon on MARCH 21, 1979.

**SOUTH BAY DEVELOPERS, INC.**  
By: George M. Barley, Jr.  
GEORGE M. BARLEY, JR. President

Attest:  
Mary L. Enders  
MARY L. ENDERS, VICE PRESIDENT  
Signed and sealed in the presence of:  
Charles V. Brown  
Thomas H. Barrett

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on MARCH 21, 1979 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared GEORGE M. BARLEY, JR. and MARY L. ENDERS respectively, THE President and VICE PRESIDENT of the above named corporation incorporated under the laws of the State of FLORIDA, 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 therunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that said Dedication is the act and deed of said corporation.

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

Charles V. Brown  
NOTARY PUBLIC  
My Commission Expires APRIL 25, 1980

#### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That Thomas H. Barrett, being a licensed and registered land surveyor, employed by Bouje Engineering Corporation, certifies that on March 20, 1979 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 MARCH 21, 1979

Thomas H. Barrett  
Registration No. 8587

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**

THIS IS TO CERTIFY, That on June 12, 1979 the Orange County Planning & Zoning Commission approved the above plat.

Don Moody, Interim Director

**CERTIFICATE OF APPROVAL BY COUNTY ENGINEER**

Examined and Approved: John Heston 6-12-79  
County Engineer Date

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That on MARCH 21, 1979 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Alb L. Cobb Jr.  
Chairman 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 March 21, 1979 File No. 144520-5

Ronald D. Kirsch  
County Comptroller  
in and for Orange County, Fla. By W.H. Day, Jr.