

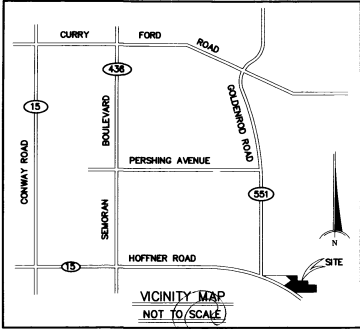
HARBOR BEND

SHEET 1 OF 3

A REPLAT OF A PORTION OF BLOCK 26, LOS TERRANOS AS RECORDED IN PLAT BOOK "P", PAGE 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA

DESCRIPTION

That portion of Block 26, LOS TERRANOS, as per Plat thereof recorded in Plat Book "P", Page 87, Public Records of Orange County, Florida and that portion of the Northeast 1/4 of Section 23, Township 23 South, Range 30 East, described as follows: Commence at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 23, thence run N 89°50'24" E along the South line of the said Northwest 1/4 of the Northeast 1/4, (also being the centerline of Seminole Avenue) a distance of 793.94 feet for the Point of Beginning; thence continue N 89°50'24" E along said centerline a distance of 379.90 feet; thence run S 00°05'12" E a distance of 182.26 feet; thence run S 28°29'48" E a distance of 57.03 feet; thence run S 00°13'27" E a distance of 99.77 feet; thence run N 89°46'33" E a distance of 610.61 feet; thence run S 00°13'27" E a distance of 125.00 feet; thence run S 89°46'33" W a distance of 0.61 feet; thence run S 00°13'27" E a distance of 125.00 feet; thence run N 89°46'33" E a distance of 314.60 feet; thence run S 00°13'27" E a distance of 125.00 feet; thence run N 89°46'33" E a distance of 4.93 feet; thence run S 00°13'27" E a distance of 125.00 feet to the South line of the North 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 23, thence run S 89°46'33" W along said South line a distance of 1293.37 feet; thence run N 45°39'31" W along the East right of way line of Narcoossee Road as shown on said Plat of LOS TERRANOS, a distance of 333.79 feet to the beginning of a curve, concave to the Northeast, having a radius of 25.00 feet; thence from a tangent bearing of N 44°20'29" E run Northeasterly along the arc of said curve through a central angle of 90°00'00" a distance of 39.27 feet; thence run N 44°20'29" E a distance of 457.61 feet to the beginning of a curve, concave to the Southeast, having a radius of 300.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 15°36'31" a distance of 81.73 feet; thence run N 45°39'31" W a distance of 316.97 feet to the Point of Beginning. Containing 700,052.3 square feet or 16.071 acres more or less.

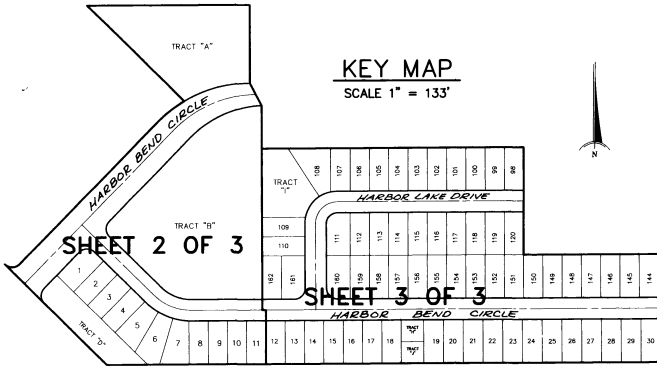


VICINITY MAP
NOT TO SCALE

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, WHETHER PRINTED OR DIGITAL.

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

- NOTES:
- BEARINGS BASED ON THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 SECTION 23-23-30 AS BEING N 89°50'24" E. (ASSUMED)
 - INDICATES SET 4"x4" CONCRETE MONUMENT, PERMANENT REFERENCE MARKER #4671 UNLESS OTHERWISE NOTED.
 - INDICATES SET PERMANENT CONTROL POINT NAIL & DISK P.C.P. #4671 UNLESS OTHERWISE NOTED.
 - ↑ INDICATES CHANGE IN DIRECTION. (NO CORNER SET)
 - THE LANDSCAPE AND WALL EASEMENT IS DEDICATED TO AND TO BE MAINTAINED BY THE HARBOR BEND HOMEOWNERS ASSOCIATION.
 - ALL LOT LINES ARE NON-RADIAL UNLESS NOTED (R) RADIAL.
 - TRACT "T" IS *OPEN SPACE* AND IS TO BE DEDICATED AND MAINTAINED BY THE HARBOR BEND HOMEOWNERS ASSOCIATION.
 - TRACT "H" IS OPEN SPACE TO BE DEDICATED AND MAINTAINED BY THE HARBOR BEND HOMEOWNERS ASSOCIATION. A UTILITY AND ACCESS EASEMENT OVER TRACT "H" IS DEDICATED TO ORANGE COUNTY.
 - TRACT "A" IS A RETENTION TRACT TO BE OWNED AND MAINTAINED BY FLORIDA VENTURE PROPERTIES, INC. AND ITS SUCCESSORS AND ASSIGNS. A DRAINAGE AND ACCESS EASEMENT OVER TRACT "A" SHALL BE DEDICATED TO ORANGE COUNTY.
 - TRACT "D" WILL BE TRANSFERRED BY THE OWNER TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY SEPARATE INSTRUMENT.
 - THE PORTION OF THE WAKULLA STREET RIGHT OF WAY LYING WITHIN THE BOUNDARY OF THIS PLAT IS INCLUDED AND VACATED PER THE RECORDING OF THIS PLAT.



KEY MAP
SCALE 1" = 133'

- LEGEND
- P.C. INDICATES POINT OF CURVATURE.
 - P.T. INDICATES POINT OF TANGENCY.
 - P.O.C. INDICATES POINT ON CURVE.
 - R/W INDICATES RIGHT OF WAY
 - C INDICATES CENTERLINE

JAMES R. SHANNON JR., P.S.&M.
499 NORTH S.R. 434 - SUITE NO. 2007
ALTAMONTE SPRINGS, FLORIDA, 32714
PHONE: (407) 774-8372

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and Registered Land Surveyor, does hereby certify that on September 1, 1998 he completed the survey of the lands shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; This plat was prepared under my direction and supervision. This plat complies with all of the survey requirements of chapter 177, Florida Statutes. And that said land is located in Orange County, Florida.

Surveyor's Signature: *James R. Shannon Jr.* Date: 9/1/98
 Surveyor's Name: JAMES R. SHANNON JR. P.L.S. #4671
 Surveyor's Registration Number: 499 N. S.R. 434, SUITE #2007
 Legal Entity's Name: ALTAMONTE SPRINGS, FLA. 32714
 Legal Entity's Address:

PLAT BOOK **40** PAGE **74**

HARBOR BEND
 A REPLAT OF A PORTION OF BLOCK 26, LOS TERRANOS AS RECORDED IN PLAT BOOK "P", PAGE 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA

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, Utility Easements, Tract B (Retention Tract) and Tract J (Lot Station) shown hereon to the perpetual use of the public as dedicated in fee simple to Orange County, without any restrictions whatsoever upon Orange County. Ownership of these Tracts and any improvements thereon vest upon approval of this Plat by the Board of County Commissioners of Orange County. Recording of this Plat shall act as conveyance to the County and no further instrument shall be necessary to vest fee simple title in the County as aforesaid.

IN WITNESS WHEREOF, has caused these presents to be signed by the Corporation named below on
 Date: September 1, 1998 FLORIDA VENTURE PROPERTIES, INC.
 Signed and sealed: *[Signature]* By: *[Signature]*
 In the presence of: *[Signature]* Leslie Cooper Kevin B. Hawkins, President
[Signature] Anne Reynolds
 Printed Name: *[Signature]*

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, that on SEPTEMBER 1, 1998 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Kevin B. Hawkins, President of the above named corporation, incorporated under the laws of the State of Florida, who is personally known to me and did not take an oath that he is the person described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to his true act and deed as such officer thereunto duly authorized that the 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.

[Signature]
 Notary Public
 Commission Number CC 22080
 My Commission Expires 12/28/98

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.

Examined and Approved: *[Signature]* 9/9/98
 County Surveyor's Signature Date

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: *[Signature]* 9/6/98
 Zoning Director Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: *[Signature]* 9/6/98
 County Engineer Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 9/1/98 the foregoing plat was approved by the Board of County Commissioners, Orange County, Florida.

[Signature]
 County Chairman

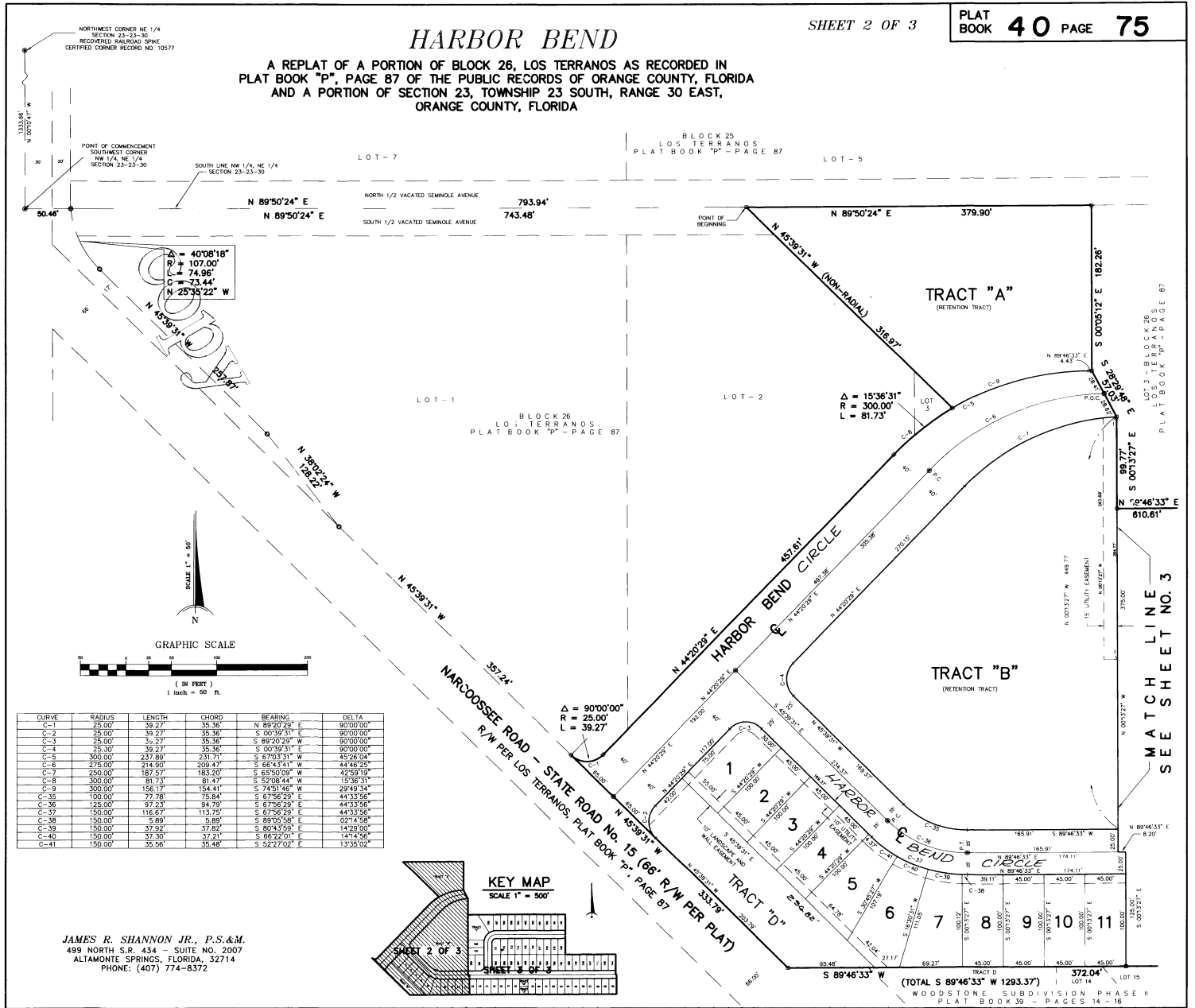
CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, That I have examined the foregoing plat and find it conforms with all the requirements of the Florida Statutes, and was filed 9/9/98 at 11:03 A.M. in the County Comptroller's Office, Orange County, Florida and by Orange County, Florida.

By: *[Signature]* D.C.

HARBOR BEND

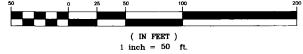
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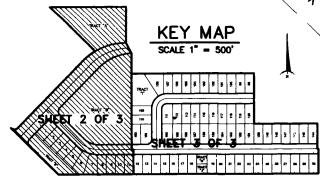
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GRAPHIC SCALE



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	25.00	39.27	35.38	N 89°20'29\"	90°00'00\"
C-2	25.00	39.27	35.38	S 00°39'31\"	90°00'00\"
C-3	25.00	39.27	35.38	S 89°20'29\"	90°00'00\"
C-4	25.00	39.27	35.38	S 00°39'31\"	90°00'00\"
C-5	300.00	237.89	231.71	S 67°03'31\"	45°26'04\"
C-6	275.00	214.93	209.47	S 65°43'41\"	44°46'25\"
C-7	250.00	187.57	183.20	S 65°00'09\"	42°59'19\"
C-8	300.00	81.73	81.47	S 57°08'44\"	15°36'31\"
C-9	300.00	156.17	154.41	S 74°51'46\"	29°49'34\"
C-35	100.00	77.78	75.84	S 67°56'29\"	44°33'56\"
C-36	125.00	97.23	94.70	S 67°56'29\"	44°13'59\"
C-37	150.00	116.67	113.75	S 67°56'29\"	44°33'56\"
C-38	150.00	5.89	5.89	S 89°05'36\"	02°14'58\"
C-39	150.00	37.92	37.82	S 89°43'09\"	14°29'00\"
C-40	150.00	37.30	37.21	S 86°22'01\"	14°47'56\"
C-41	150.00	35.56	35.48	S 52°27'02\"	13°35'02\"



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499 NORTH S.R. 434 - SUITE NO. 2007
ALTA MONTÉ SPRINGS, FLORIDA, 32714
PHONE: (407) 774-6372

MATCH LINE SEE SHEET NO. 3

(TOTAL S 89°46'33\"/>

HARBOR BEND

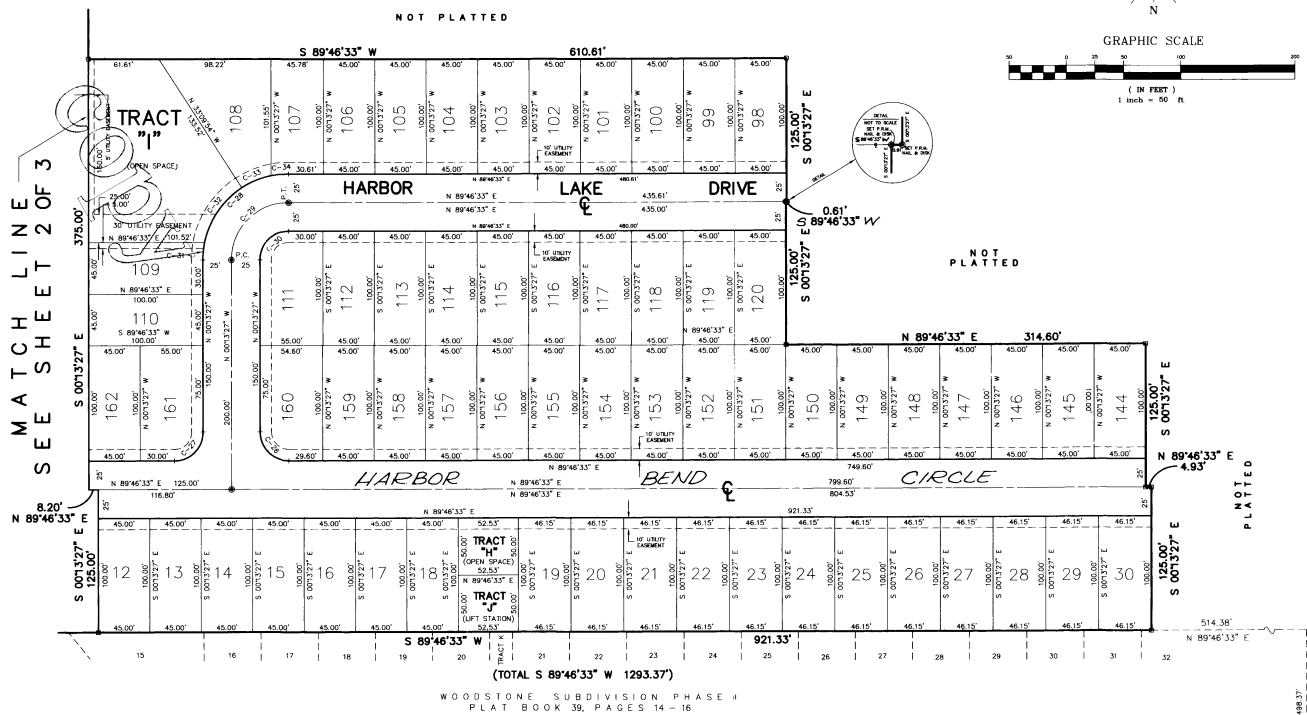
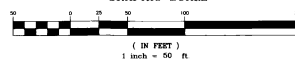
SHEET 3 OF 3

PLAT BOOK 40 PAGE 76

A REPLAT OF A PORTION OF BLOCK 26, LOS TERRANOS AS RECORDED IN PLAT BOOK "P", PAGE 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA



GRAPHIC SCALE



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-26	25.00'	39.27'	35.36'	S 45°13'27" E	90°00'00"
C-27	25.00'	39.27'	35.36'	N 44°46'33" E	90°00'00"
C-28	75.00'	117.81'	106.01'	S 44°46'33" W	90°00'00"
C-29	50.00'	78.54'	70.71'	S 44°46'33" W	90°00'00"
C-30	25.00'	39.27'	35.36'	S 44°46'33" W	90°00'00"
C-31	75.00'	115.10'	105.32'	S 45°13'27" E	115°13'13"
C-32	75.00'	59.59'	58.03'	S 34°34'26" W	45°31'20"
C-33	75.00'	27.84'	27.69'	S 6°28'16" W	27°14'19"
C-34	75.00'	15.27'	15.25'	S 83°56'29" W	11°40'08"

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SOUTHEAST CORNER NE 1/4 SECTION 23-23-30 RECOVERED 6"X6" IRON MONUMENT CERTIFIED CORNER RECORD NO 0025008