

DEER CREEK VILLAGE SECTION 1 WILLIAMSBURG AT ORANGEWOOD

SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

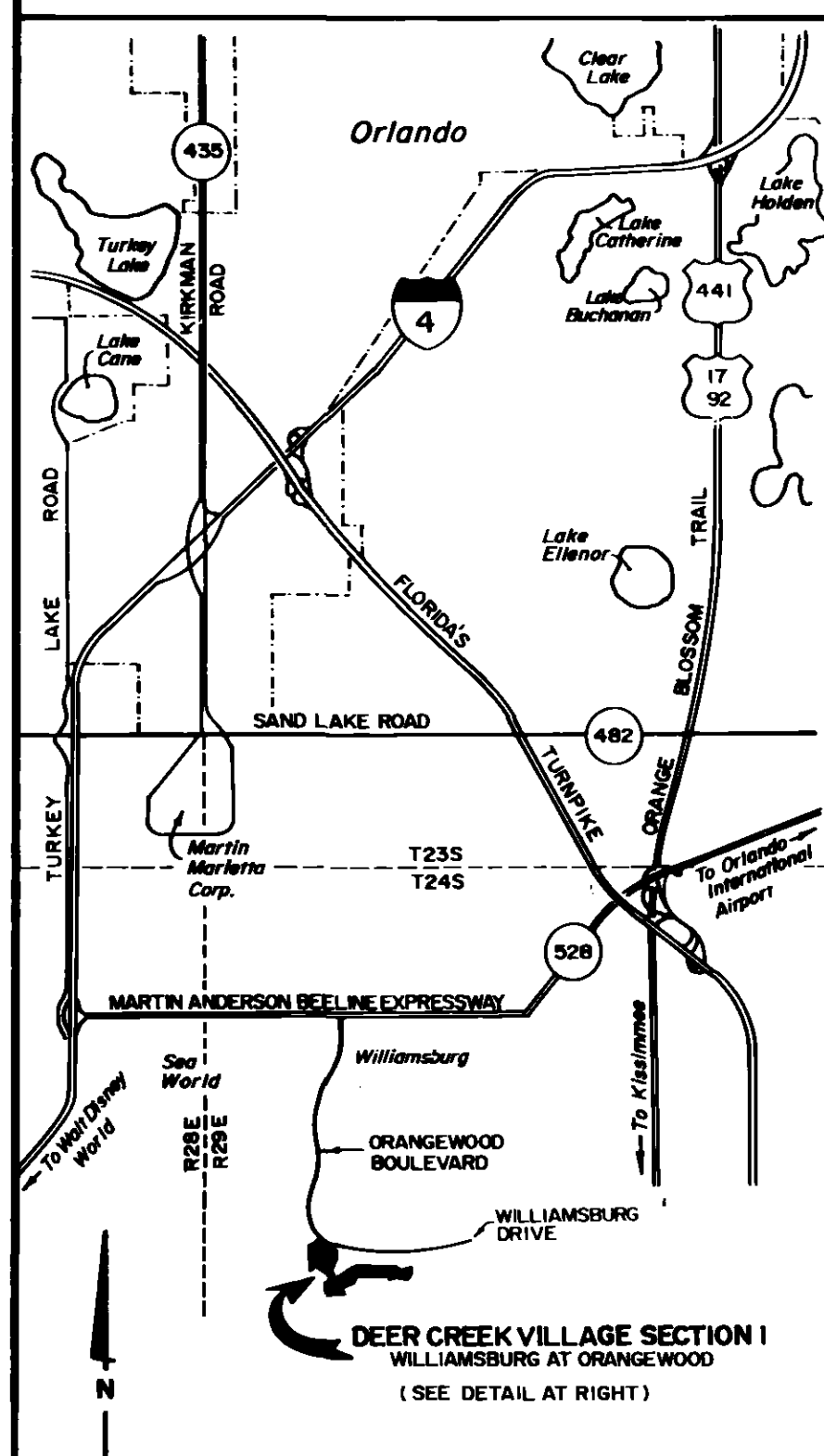
A PART OF SECTIONS 17 and 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 18, thence N 00°28'29" W along the West line of the East 1/2 of the Southeast 1/4 of said Section 18, a distance of 282.07 feet to the Southwest corner of SOMERSET VILLAGE, WILLIAMSBURG AT ORANGEWOOD as recorded in Plat Book 13, Pages 30, 31, 32, and 33 of the Public Records of Orange County, Florida; thence N 77°30'53" E along the Southerly boundary of said SOMERSET VILLAGE, a distance of 204.61 feet to the Southerly right-of-way of Orangewood Boulevard, said point also being a point on a curve concave Northerly having a radius of 423.00 feet; thence from a tangent bearing of S 72°01'19" E run Easterly along the arc of said curve through a central angle 25°28'27", a distance of 188.07 feet to the point of reverse curvature of a curve concave Southerly having a radius of 798.96 feet; thence Easterly along the arc of said curve through a central angle of 15°21'30", a distance of 214.17 feet; thence S 02°46'02" W, a distance of 228.00 feet; thence S 22°10'19" W, a distance of 46.62 feet; thence S 26°21'14" W, a distance of 138.40 feet; S 13°58'59" E, a distance of 103.21 feet; thence S 76°01'01" W, a distance of 37.98 feet; thence S 13°58'59" E, a distance of 150.00 feet; thence N 76°01'01" E, a distance of 181.70 feet; thence N 61°55'22" E, a distance of 243.08 feet; thence N 75°16'31" E, a distance of 83.43 feet; thence S 88°29'07" E, a distance of 865.00 feet; thence S 57°58'07" E, a distance of 83.45 feet; thence N 89°27'03" E, a distance of 137.98 feet to a point on a curve concave Westerly having a radius of 235.00 feet; thence from a tangent bearing of S 07°03'08" E run Southerly along the arc of said curve through a central angle of 38°52'20", a distance of 159.43 feet; thence N 75°43'20" W, a distance of 154.49 feet; thence S 79°43'06" W, a distance of 270.63 feet; thence N 41°26'51" W, a distance of 94.02 feet; thence N 89°33'49" W, a distance of 471.80 feet; thence S 71°46'58" W, a distance of 85.00 feet; thence S 24°48'21" W, a distance of 144.35 feet; thence N 77°58'06" W, a distance of 95.00 feet; thence S 56°11'43" W, a distance of 190.72 feet; thence S 02°04'43" E, a distance of 149.20 feet; thence S 89°31'31" W, a distance of 364.15 feet; thence N 00°28'29" W, a distance of 239.49 feet; thence N 26°30'31" E, a distance of 175.94 feet; thence N 58°43'18" W, a distance of 146.71 feet; thence N 80°37'48" W, a distance of 64.67 feet; thence N 58°43'18" W, a distance of 159.37 feet; thence S 44°04'20" W, a distance of 129.53 feet to the West line of the East 1/2 of the Southeast 1/4 of aforesaid Section 18; thence N 00°28'29" W along said West line, a distance of 239.14 feet to the POINT OF BEGINNING.

Containing 15.8096 acres.

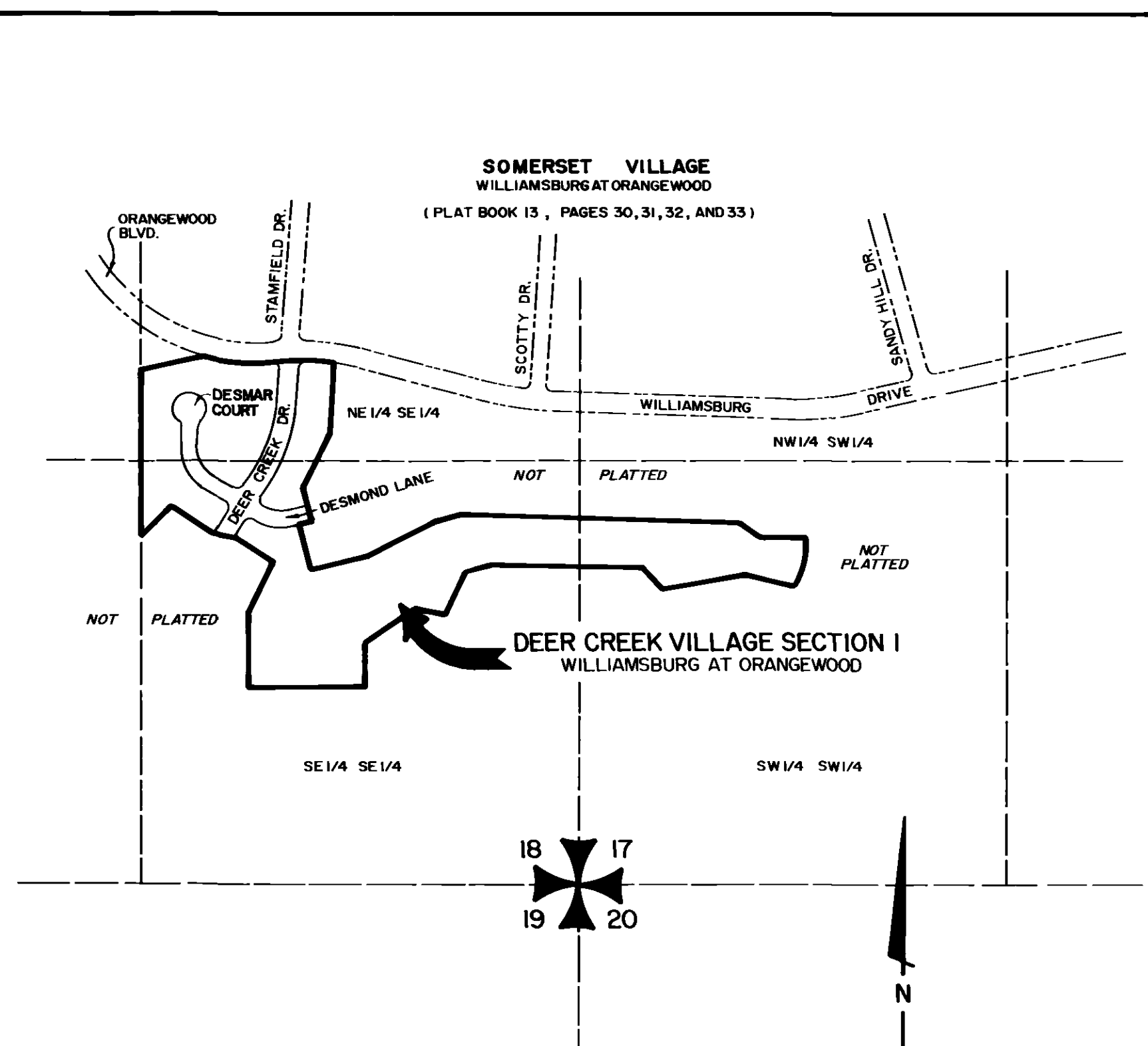
NOTES:

- Bearings are based on SOMERSET VILLAGE, WILLIAMSBURG AT ORANGEWOOD as recorded in Plat Book 13, Pages 30, 31, 32, and 33 of the Public Records of Orange County, Florida.
- Vehicular Access Rights to lots along the Orangewood Boulevard and Williamsburg Drive are dedicated to Orange County.
- Tract "A" is dedicated to Valencia Drainage District.
- No plantings or structures shall be placed within Valencia Drainage District Access Easements at Retention/Detention Areas.
- Orange County, Florida is hereby granted a perpetual, nonexclusive easement, for the purpose of drainage of surface water from the roadways as shown on this plat, over, across, under and upon Tract "A" and the Valencia Drainage District Access Easement.
- The owner of each lot on which the Landscape Buffer is located shall at all times maintain, replace and care for all landscaping upon and within that portion of the Landscape Buffer on such owner's lot. Deer Creek Homeowners' Association, Inc., the homeowners' association to be formed in connection with the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Deer Creek Village, shall have the right to elect to maintain the Landscape Buffer as provided in section 3.4 of said Declaration.



LOCATION MAP

N.T.S.



LOCATION DETAIL MAP

SCALE: 1" = 400'

BOYLE
Engineering Corporation
320 EAST SOUTH STREET ORLANDO, FLORIDA

DEER CREEK VILLAGE SECTION 1
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 rights-of-way and 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 hereto on DECEMBER 3, 1986
Steven Schottenstein
STEVEN SCHOTTENSTEIN, VICE PRESIDENT
M/I SCHOTTENSTEIN HOMES, INC.

Attest:

Signed and sealed in the presence of:

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on DECEMBER 3, 1986

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared STEVE SCHOTTENSTEIN and

respectively, VICE President and

of the above named corporation incorporated under the laws of the State of OHIO, 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 thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the 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.

Laura Anne Beechard
NOTARY PUBLIC
My Commission Expires July 13, 1997

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That JACK V. CARPER being a licensed and registered land surveyor, employed by Boyle Engineering Corporation, does hereby certify that on December 4, 1986

he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; 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 JANUARY 26, 1987 JACK V. CARPER
Registration No. 3538

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: *Shawn Smith* 3/2/87
Zoning Director Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: *George W. Cole* 2-27-87
County Engineer Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 3-2-87 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Paul T. Tawney
Chairman of the Board.

Attest: *Thomas H. Locken*
Clerk of the Board.

By *Mary Jo Harrison* D.C.

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 5, 1987 at 8:44 AM File No. 2715306

Thomas H. Locken
County Comptroller
in and for Orange County, Fla.

By *L. C. Flomberg* D.C.

DEER CREEK VILLAGE SECTION 1

WILLIAMSBURG AT ORANGEWOOD

SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA

LEGEND :

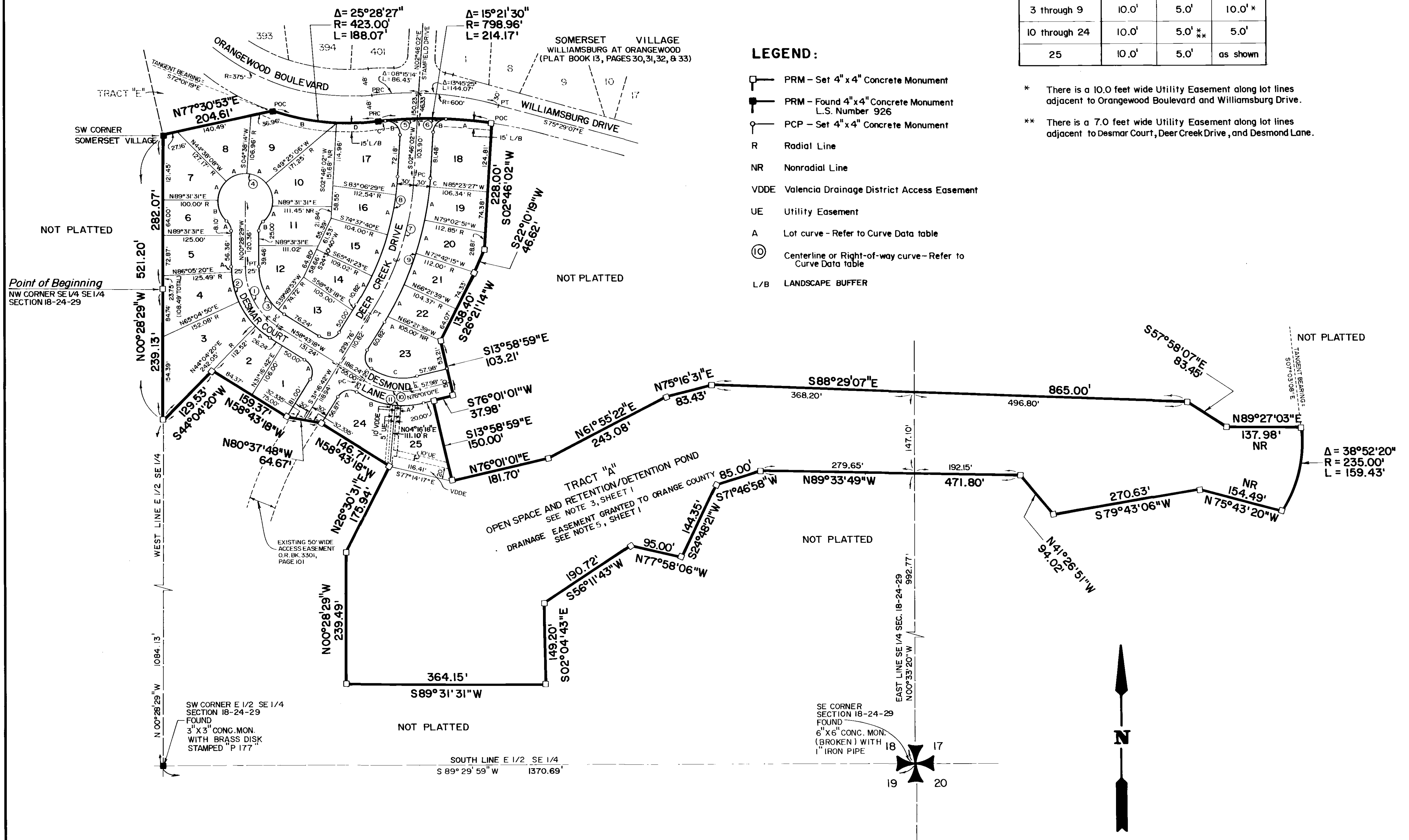
- PRM - Set 4" x 4" Concrete Monument
- PRM - Found 4" x 4" Concrete Monument L.S. Number 926
- PCP - Set 4" x 4" Concrete Monument
- R Radial Line
- NR Nonradial Line
- VDDE Valencia Drainage District Access Easement
- UE Utility Easement
- A Lot curve - Refer to Curve Data table
- Centerline or Right-of-way curve - Refer to Curve Data table
- L/B LANDSCAPE BUFFER

UTILITY EASEMENT WIDTH :

LOT NUMBER	LOT LINE		
	FRONT	SIDE	REAR
1 and 2	10.0'	5.0' **	5.0'
3 through 9	10.0'	5.0'	10.0' *
10 through 24	10.0'	5.0' **	5.0'
25	10.0'	5.0'	as shown

* There is a 10.0 feet wide Utility Easement along lot lines adjacent to Orangewood Boulevard and Williamsburg Drive.

** There is a 7.0 feet wide Utility Easement along lot lines adjacent to Desmar Court, Deer Creek Drive, and Desmond Lane.



CURVE DATA

CENTERLINE AND RIGHT-OF-WAY				LOTS											
CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH
1	58°14'49"	125.00'	127.08'	1A	90°00'00"	25.00'	39.27'	11A	37°56'26"	50.00'	33.11'	18A	05°50'20"	798.96'	81.42'
2	58°14'49"	150.00'	152.49'	2A	12°47'38"	150.00'	33.49'	11B	48°11'23"	25.00'	21.03'	18B	89°15'23"	25.00'	38.95'
3	58°14'49"	100.00'	101.66'	3A	21°00'30"	150.00'	55.00'	12A	49°41'38"	100.00'	86.73'	18C	01°50'31"	560.00'	18.00'
4	276°22'46"	50.00'	241.18'	4A	21°00'30"	150.00'	55.00'	13A	08°33'11"	100.00'	14.93'	19A	06°20'36"	560.00'	62.00'
5	04°15'11"	798.96'	59.31'	5A	03°26'11"	150.00'	9.00'	13B	90°00'00"	25.00'	39.27'	20A	06°20'36"	560.00'	62.00'
6	03°55'34"	798.96'	54.75'	6A	48°11'23"	25.00'	21.03'	14A	06°58'05"	500.00'	60.81'	21A	06°20'36"	560.00'	62.00'
7	28°30'40"	530.00'	263.73'	6B	48°11'23"	50.00'	42.05'	15A	08°56'17"	500.00'	78.00'	22A	06°33'44"	560.00'	64.14'
8	28°30'40"	500.00'	248.81'	7A	45°50'21"	50.00'	40.00'	16A	08°28'49"	500.00'	74.00'	23A	01°04'37"	560.00'	10.52'
9	28°30'40"	560.00'	278.66'	8A	49°16'22"	50.00'	43.00'	17A	04°07'29"	500.00'	36.00'	23B	90°00'00"	25.00'	39.27'
10	45°15'41"	131.93'	104.22'	9A	44°46'52"	50.00'	39.08'	17B	98°55'22"	25.00'	43.16'	23C	45°15'41"	106.93'	84.47'
11	45°15'41"	156.93'	123.97'	9B	16°26'52"	423.00'	121.43'	17C	01°20'26"	798.96'	18.69'	24A	90°00'00"	25.00'	39.27'
				10A	50°21'22"	50.00'	43.94'	17D	09°01'35"	423.00'	66.64'	24B	27°00'26"	156.93'	73.97'
												25A	18°15'17"	156.93'	50.00'

DEER CREEK VILLAGE SECTION 2

WILLIAMSBURG AT ORANGEWOOD

SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA

See Resolution By COUNTY COMMISSIONER
Date Recorded 12/15/03
In Official Records Book/Page 7231/3165
Vacating and Annuling Plat.

LEGAL DESCRIPTION:

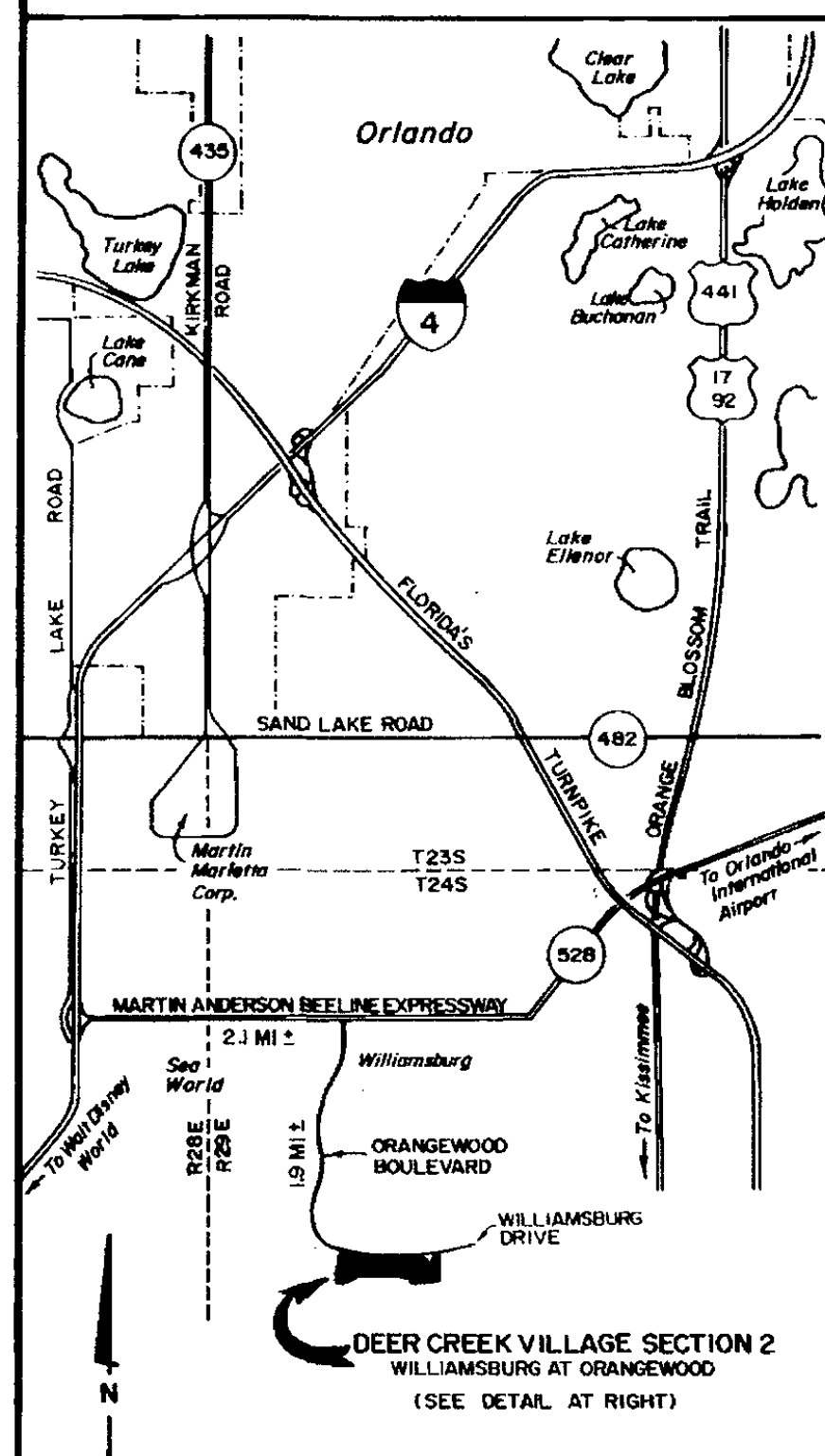
A part of Sections 17 and 18, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

BEGINNING at the Northeast corner of Lot 18, DEER CREEK VILLAGE SECTION 1 as recorded in Plat Book 19, Pages 17 and 18 of the Public Records of Orange County, Florida, said point being on the southerly right-of-way of Williamsburg Drive and also being a point on a curve concave southerly and having a radius of 798.96 feet, thence from a tangent bearing of S 82°08'15" E, run Easterly along the arc of said curve, also being said southerly right-of-way, through a central angle of 06°39'08", a distance of 92.76 feet; thence S 75°29'07" E along said southerly right-of-way, a distance of 352.56 feet to the point of curvature of a curve concave northerly and having a radius of 1346.53 feet; thence easterly along the arc of said curve, also being said southerly right-of-way through a central angle of 13°00'00", a distance of 305.52 feet; thence S 88°29'07" E along said southerly right-of-way, a distance of 689.61 feet to the point of curvature of a curve concave northerly and having a radius of 972.11 feet; thence easterly along the arc of said curve, also being said southerly right-of-way, through a central angle of 15°06'57", a distance of 256.46 feet; thence N 76°23'56" E along said southerly right-of-way, a distance of 163.54 feet; thence S 50°50'09" E, a distance of 157.00 feet; thence N 76°23'56" E, a distance of 25.00 feet; thence N 13°36'04" W, a distance of 125.00 feet to the aforesaid southerly right-of-way of Williamsburg Drive; thence N 76°23'56" E along said southerly right-of-way, a distance of 158.56 feet to the East line of the West 1/2 of the Southwest 1/4 of Section 17, Township 24 South, Range 29 East, Orange County, Florida; thence S 00°30'48" E along said East line, a distance of 572.70 feet; thence S 86°34'45" W, a distance of 647.82 feet to a point on a curve concave westerly and having a radius of 235.00 feet, said point being on the easterly line of "Tract A", of said DEER CREEK VILLAGE SECTION 1; thence run along the boundary of said DEER CREEK VILLAGE SECTION 1 the following courses: from a tangent bearing of N 20°34'30" E run northerly along the arc of said curve through a central angle of 27°37'38" a distance of 113.31 feet, S 89°27'03" W a distance of 137.98 feet, N 57°58'07" W a distance of 83.45 feet, N 88°29'07" W a distance of 865.00 feet, S 75°16'31" W a distance of 83.43 feet, S 61°55'22" W a distance of 243.08 feet, S 76°01'01" W a distance of 181.70 feet, N 13°58'59" W a distance of 150.00 feet, N 76°01'01" E a distance of 37.98 feet, N 13°58'59" W a distance of 103.21 feet, N 26°21'14" E a distance of 138.40 feet, N 22°10'19" E a distance of 46.62 feet, N 02°46'02" E a distance of 228.00 feet to the POINT OF BEGINNING.

Containing 21.1065 acres.

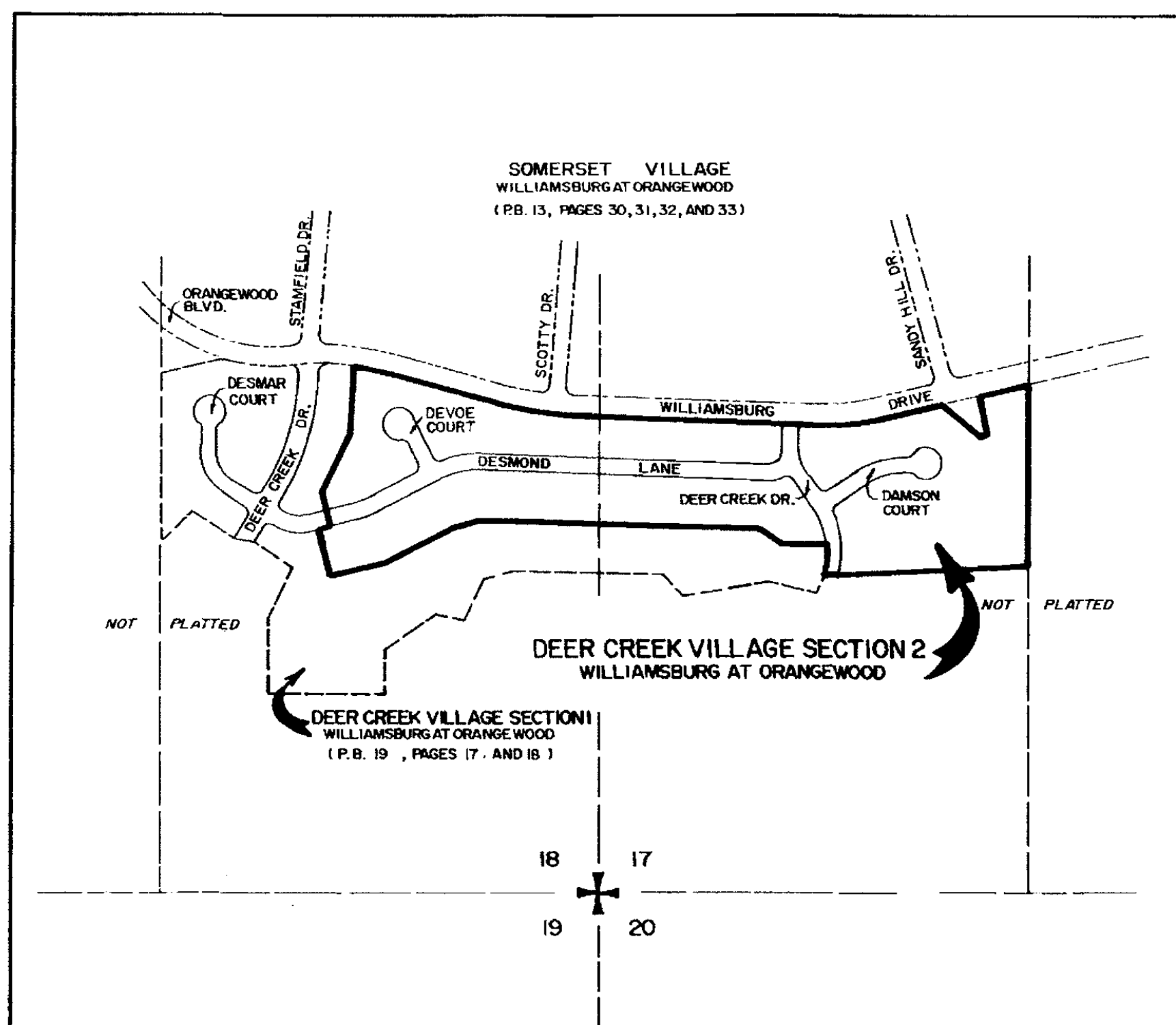
NOTES:

- Bearings are based on SOMERSET VILLAGE, WILLIAMSBURG AT ORANGEWOOD as recorded in Plat Book 13, Pages 30, 31, 32, and 33 of the Public Records of Orange County, Florida.
- Vehicular Access Rights from Lots 57 through 61, 63 through 78, 81 through 83, and Tract "A" to Williamsburg Drive are dedicated to Orange County.
- Tract "A" is to be owned and maintained by Valencia Drainage District.
- No plantings or structures shall be placed within Valencia Drainage District Access Easements at Retention/Detention Areas.
- Orange County, Florida is hereby granted a perpetual, nonexclusive easement, for the purpose of drainage of surface water from the roadways as shown on this plat, over, across, under and upon Tract "A" and the Valencia Drainage District Access Easement.
- The owner of each lot on which the Landscape Buffer is located shall at all times maintain, replace and care for all landscaping upon and within that portion of the Landscape Buffer on such owner's lot. Deer Creek Homeowners' Association, Inc. the homeowners' association to be formed in connection with the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Deer Creek Village, shall have the right to elect to maintain the Landscape Buffer as provided in section 3.4 of said Declaration as recorded in O.R. Book Page . In the event the homeowners' association so elects but thereafter ceases to exist or operate, the responsibility for maintaining, replacing, and caring for the Landscape Buffer shall revert to the owner of each lot on which the Landscape Buffer is located, unless a successor homeowners' association elects to maintain, replace and care for the Landscape Buffer.
- The Landscape Buffer shall be maintained and managed in accordance with the requirements and standards of Orange County, Florida.



LOCATION MAP

N.T.S.



LOCATION DETAIL MAP

SCALE: 1" = 400'

DEER CREEK VILLAGE SECTION 2

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 rights-of-way and 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 hereto on JANUARY 26, 1987

Steven Schottenstein
STEVEN SCHOTTENSTEIN, VICE PRESIDENT
M/I SCHOTTENSTEIN HOMES, INC.

Attest:

Signed and sealed in the presence of:

John D. Paul
John D. Paul

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on JANUARY 26, 1987

Before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared STEVEN SCHOTTENSTEIN and

respectively VICE President and

of the above named corporation incorporated under the laws of the State of OHIO, 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 thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the 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.

Louisa Anne Butler
NOTARY PUBLIC
My Commission Expires July 13, 1987

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That JACK V. CARPER being a licensed and registered land surveyor, employed by Boyle Engineering Corporation, does hereby certify that on JANUARY 29, 1987

he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; 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.

REGISTRATION NO. 3598 JACK V. CARPER

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: *Sharon Smith* 4/6/87
Zoning Director Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: *George W. Cole* 4-3-87
County Engineer Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 4-6-87 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Ray T. Tisdale
Chairman of the Board.

Attest: *Thomas H. Locker*
Clerk of the Board.

BY *Mary Jo Harrison* D.C.

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 April 9, 1987 at 8:42 AM File No. 2239934

Thomas H. Locker
County Comptroller
in and for Orange County, Fla.

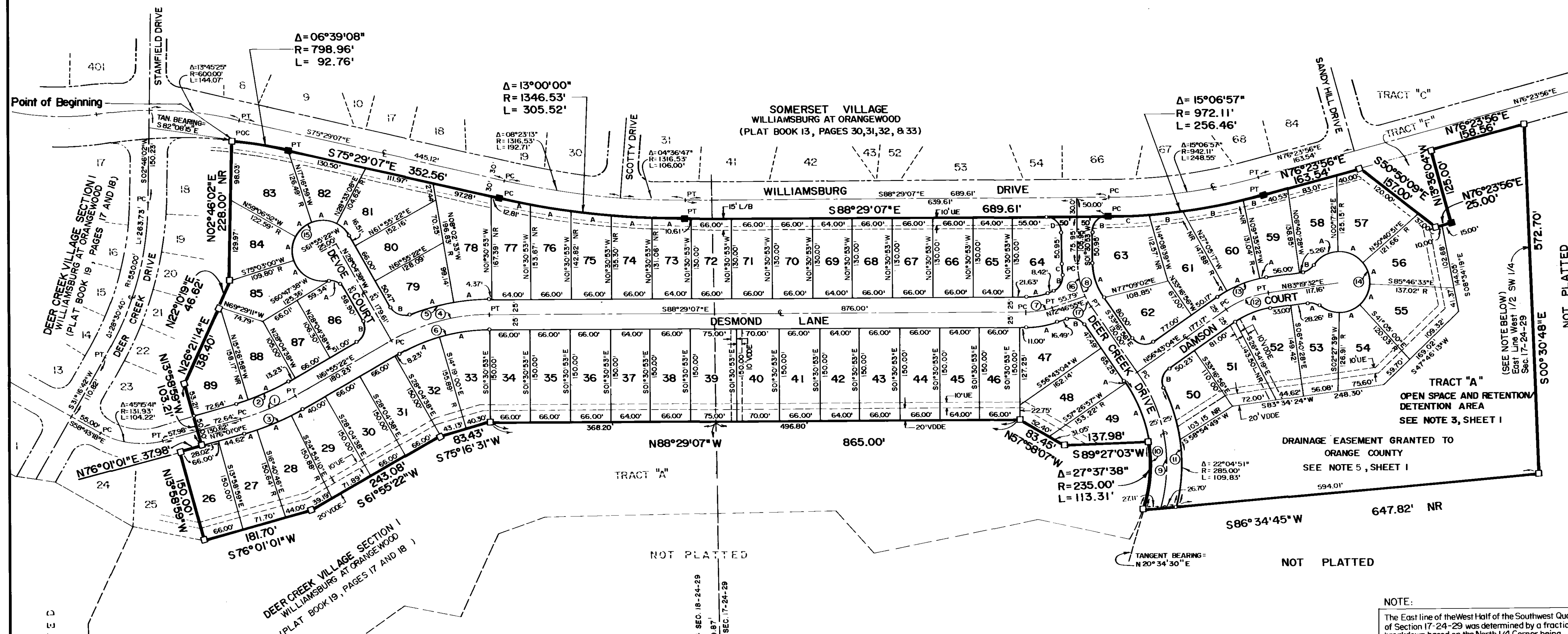
BY *L. E. Thomas* D.C.

BOYLE
Engineering Corporation
320 EAST SOUTH STREET ORLANDO, FLORIDA

DEER CREEK VILLAGE SECTION 2

WILLIAMSBURG AT ORANGEWOOD

SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA



UTILITY EASEMENTS:

There is a 5.0 foot Utility Easement along side lot lines and along adjacent lot lines.

There is a 100 foot Utility Easement along lot lines adjacent to Desmond Lane, Devoe Court, Deer Creek Drive, and Damson Court.

There is a 10.0 foot Utility Easement as shown hereon.

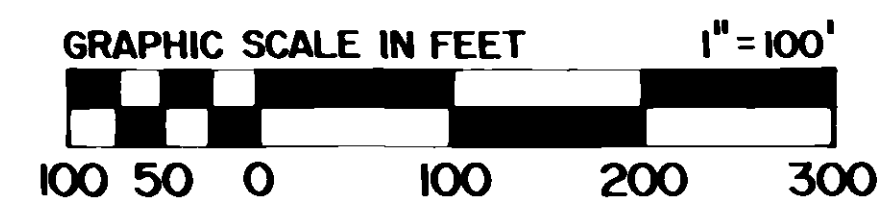
LEGEND:

- PRM - Set 4" x 4" Concrete Monument
- PRM - Found 4" x 4" Concrete Monument L.S. Number 926
- PCP - Set 4" x 4" Concrete Monument
- R Radial Line
- NR Nonradial Line
- VDDE Valencia Drainage District Access Easement
- UE Utility Easement
- A Lot curve - Refer to Curve Data table
- Centerline or Right-of-way curve - Refer to Curve Data table
- L/B Landscape Buffer

CURVE DATA

CENTERLINE AND RIGHT-OF-WAY				LOTS											
CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH
1	14°05'39"	400.00'	98.40'	27A	02°41'47"	425.00'	20.00'	57A	50°23'30"	50.00'	43.98'	73A	02°16'20"	1346.53'	53.40'
2	14°05'39"	375.00'	92.25'	28A	08°13'24"	425.00'	61.00'	58A	55°09'12"	50.00'	48.13'	74A	02°48'52"	1346.53'	66.14'
3	14°05'39"	425.00'	104.55'	29A	03°10'28"	425.00'	23.55'	59A	48°11'23"	25.00'	21.03'	75A	02°49'36"	1346.53'	66.44'
4	29°35'31"	322.72'	166.68'	30A	13°45'38"	297.72'	71.50'	60A	02°54'54"	185.00'	9.41'	76A	02°50'47"	1346.53'	66.89'
5	21°05'57"	347.72'	132.80'	31A	15°49'53"	297.72'	82.26'	61A	01°53'12"	185.00'	32.00'	77A	02°14'25"	1346.53'	52.65'
6	29°35'31"	297.72'	153.76'	32A	18°43'58"	158.38'	51.78'	62A	17°29'55"	185.00'	56.50'	78A	09°33'26"	347.72'	58.00'
7	18°43'58"	133.38'	43.61'	33A	73°56'09"	25.00'	32.26'	63A	05°54'09"	972.11'	100.15'	79A	12°19'31"	347.72'	74.80'
8	38°47'49"	125.00'	75.92'	34A	00°43'53"	235.00'	3.00'	64A	06°11'39"	185.00'	20.00'	80A	82°17'26"	25.00'	35.91'
9	51°02'37"	260.00'	233.37'	35A	25°29'55"	235.00'	104.58'	65A	03°19'08"	972.11'	56.31'	81A	33°22'14"	50.00'	29.12'
10	53°05'12"	235.00'	220.89'	36A	18°05'28"	285.00'	89.99'	66A	90°00'00"	25.00'	39.27'	82A	45°50'08"	50.00'	40.00'
11	40°10'19"	285.00'	199.82'	37A	80°43'06"	25.00'	35.22'	67A	34°47'49"	100.00'	60.73'	83A	41°49'53"	50.00'	36.51'
12	26°36'28"	160.00'	74.30'	38A	26°36'38"	135.00'	62.69'	68A	90°00'00"	25.00'	39.27'	84A	45°50'08"	50.00'	40.00'
13	26°36'28"	185.00'	85.91'	39A	48°11'23"	25.00'	21.03'	69A	04°00'28"	972.11'	68.00'	85A	83°39'21"	50.00'	73.00'
14	27°02'24"	50.00'	261.19'	40A	39°03'16"	50.00'	34.08'	70A	18°43'58"	108.38'	35.43'	86A	70°31'44"	25.00'	30.77'
15	25°03'14"	50.00'	218.63'	41A	43°32'38"	50.00'	38.00'	71A	78°27'57"	25.00'	34.74'	87A	90°00'00"	25.00'	39.27'
16	25°37'43"	125.00'	55.92'	42A	44°41'32"	50.00'	39.00'	72A	07°11'53"	150.00'	18.85'	88A	10°53'07"	375.00'	71.25'
17	09°10'06"	125.00'	20.00'	43A	43°32'38"	50.00'	38.00'	73A	90°00'00"	25.00'	39.27'	89A	03°12'32"	375.00'	21.00'

NOTE:
The East line of the West Half of the Southwest Quarter of Section 17-24-29 was determined by a fractional breakdown based on the North 1/4 Corner being positioned at the Mid-Point of said Section 17 by common report. There is a 6"x6" concrete monument located N 0.60', E 8.14'.



NOTE: IF SHEET IS LESS THAN 24" x 30" IT IS A REDUCED PRINT, SCALE REDUCED ACCORDINGLY.

DEER CREEK VILLAGE SECTION 3 WILLIAMSBURG AT ORANGEWOOD

SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PART OF SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

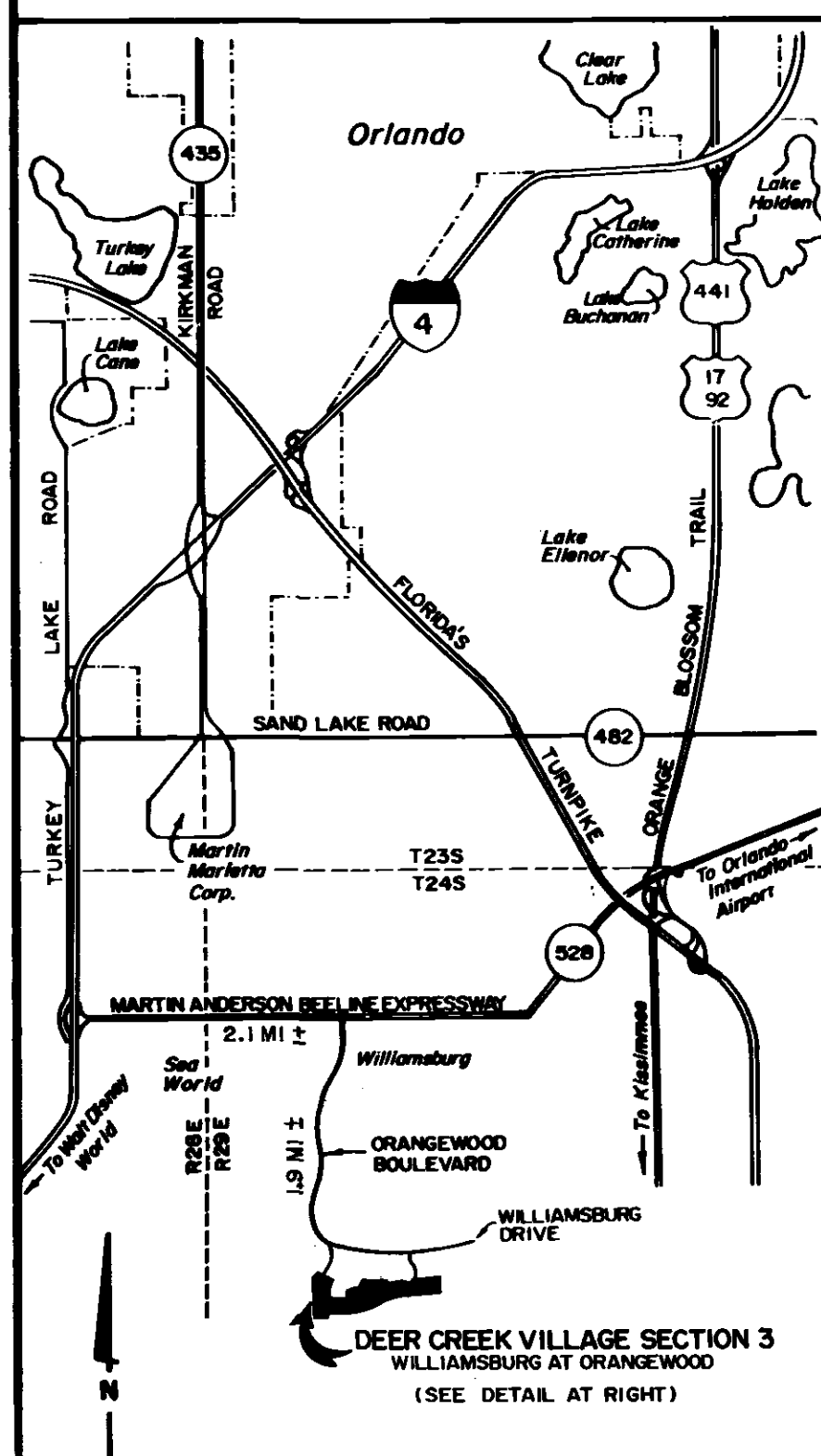
BEGINNING at the Southwest corner of Lot 3, DEER CREEK VILLAGE SECTION 1, as recorded in Plat Book 19, Pages 17 and 18 of the Public Records of Orange County, Florida, run along the Southerly boundary of said DEER CREEK VILLAGE SECTION 1 the following courses: N 44°04'20" E, a distance of 129.53 feet; thence S 58°43'18" E, a distance of 159.37 feet; thence S 80°37'48" E, a distance of 64.67 feet; thence S 58°43'18" E, a distance of 146.71 feet; thence S 26°30'31" W, a distance of 175.94 feet; thence S 00°28'29" E, a distance of 239.49 feet; thence N 89°31'31" E, a distance of 364.15 feet; thence N 02°04'43" W, a distance of 149.20 feet; thence N 56°11'43" E, a distance of 190.72 feet; thence S 77°58'06" E, a distance of 95.00 feet; thence N 24°48'21" E, a distance of 144.35 feet; thence N 71°46'58" E, a distance of 85.00 feet; thence S 89°33'49" E, a distance of 471.80 feet; thence S 41°26'51" E, a distance of 94.02 feet; thence N 79°43'06" E, a distance of 270.63 feet; thence S 75°43'20" E, a distance of 154.49 feet to a point on a curve concave Northwestly and having a radius of 235.00 feet; thence from a tangent bearing of N 31°49'11" E run Northeastly along the arc of said curve through a central angle of 110°14'41", a distance of 46.12 feet to the Southerly line of DEER CREEK VILLAGE SECTION 2 as recorded in Plat Book 19, Pages 65 and 66 of the Public Records of Orange County, Florida; thence N 86°34'45" E along said Southerly line, a distance of 647.82 feet to the East line of the Southwest 1/4 of the Southwest 1/4 of aforesaid Section 17; thence S 00°30'48" E along said East line, a distance of 329.20 feet to the Northerly line of Valencia Drainage District Canal "C-6" as recorded in O.R. Book 2593, Pages 1260 through 1284 of the Public Records of Orange County, Florida; thence S 86°52'42" W along said Northerly line, a distance of 722.74 feet to a point of curvature of a curve concave Southeastly and having a radius of 1289.82 feet; thence run Southwestly along the arc of said curve, also being said Northerly line, through a central angle of 25°06'37", a distance of 565.27 feet; thence S 61°46'05" W along said Northerly line, a distance of 40.59 feet to the point of curvature of a curve concave Northwestly and having a radius of 1598.85 feet; thence run Southwestly along the arc of said curve, also being said Northerly line, through a central angle of 35°32'17", a distance of 991.69 feet; thence S 89°31'31" W, a distance of 151.90 feet; thence S 00°28'29" E, a distance of 99.72 feet; thence S 89°31'31" W, a distance of 110.00 feet; thence S 84°45'42" W, a distance of 60.21 feet; thence S 89°31'31" W, a distance of 125.00 feet to the West line of the East 1/2 of the Southeast 1/4 of aforesaid Section 18; thence N 00°28'29" W along said West line, a distance of 886.11 feet to the POINT OF BEGINNING.

Containing 29.5291 acres.

SEE RESOLUTION BY COUNTY COMMISSIONERS RECORDED 10/5/92 IN D.R. 4469 PAGE 4290 LOCATING AND ANNULING A PORTION OF PLAT. SEE D.R. FOR DETAILS.

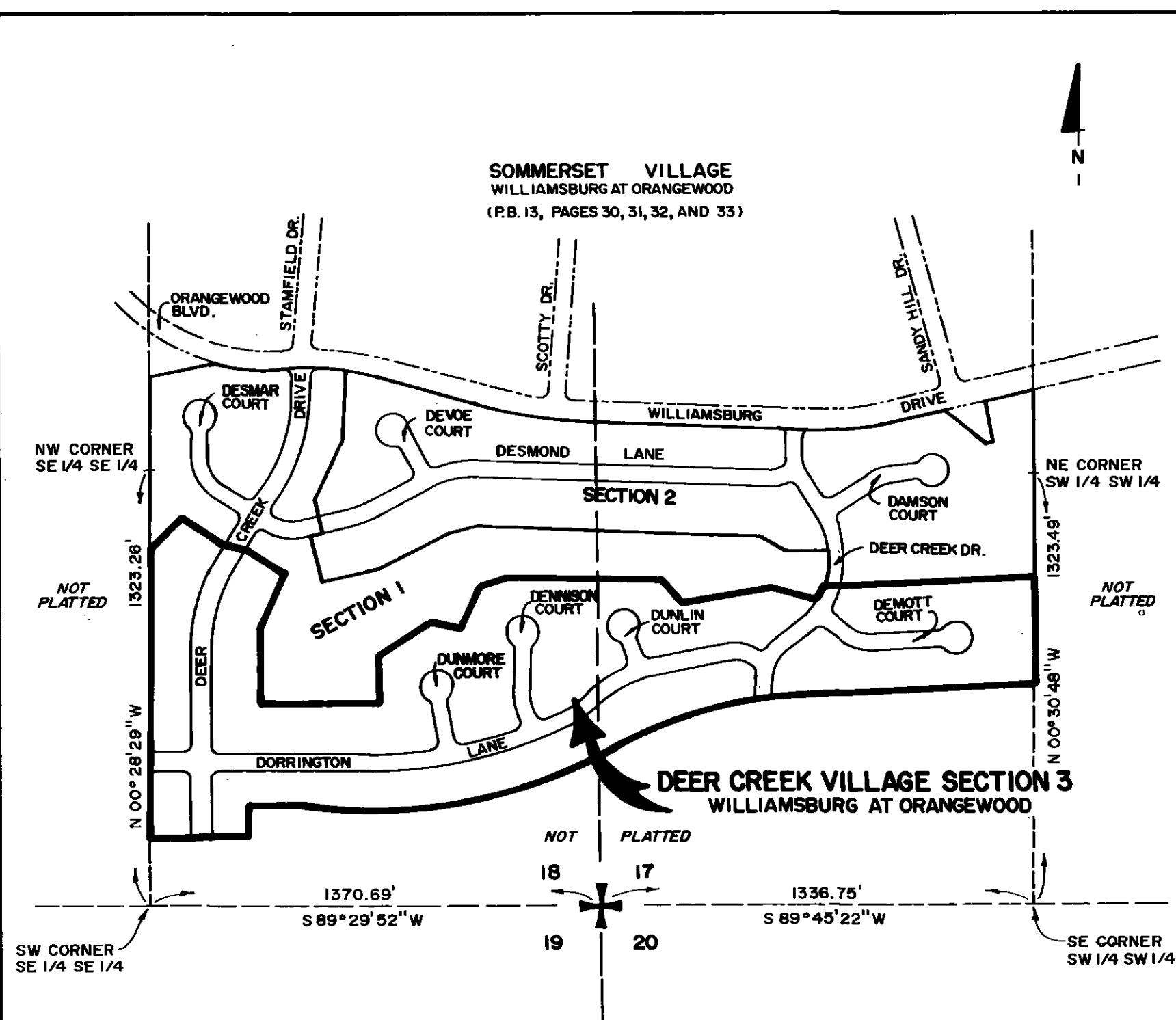
NOTES:

- Bearings are based on SOMERSET VILLAGE, WILLIAMSBURG AT ORANGEWOOD as recorded in Plat Book 13, Pages 30, 31, 32, and 33 of the Public Records of Orange County, Florida.
- Tract "A" is to be owned and maintained by Valencia Drainage District.
- No plantings or structures shall be placed within Valencia Drainage District Access Easements at Retention/Detention Areas.
- Orange County, Florida is hereby granted a perpetual, nonexclusive easement, for the purpose of drainage of surface water from the roadways as shown on this plat, over, across, under and upon Tract "A" and the Valencia Drainage District Access Easements.



LOCATION MAP

N.T.S.



LOCATION DETAIL MAP

SCALE: 1" = 400'

See Resolution by County Board
Recorded 5-15-98 IN OR 5483
By 3204 Locating & Annul
A portion of Plat.

BOYLE
ENGINEERING CORPORATION
320 EAST SOUTH STREET ORLANDO, FLORIDA

DEER CREEK VILLAGE SECTION 3

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 right-of-way and 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 hereto on February 26, 1987

Steven Schottenstein
STEVEN SCHOTTENSTEIN, VICE PRESIDENT
M/I SCHOTTENSTEIN HOMES, INC.

Attest:

Signed and sealed in the presence of:

John D. [Signature]
[Signature]

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on February 26, 1987

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared STEVEN SCHOTTENSTEIN

and
respectively, VICE President and

of the above named corporation incorporated under the laws of the State of OHIO, 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 thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the 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.

Louisa Anne Burkard
NOTARY PUBLIC

My Commission Expires July 13, 1987

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That JACK V CARPER being a licensed and registered land surveyor, employed by Boyle Engineering Corporation, does hereby certify that on

March 9, 1987
he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; 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.

REGISTRATION NO. 3598 Jack V. Carper DATE 5/11/87
JACK V. CARPER

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: Sharon Smith 5/11/87
Zoning Director Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: George W. [Signature] 5-8-87
County Engineer Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 5-11-87 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Don [Signature]
Chairman of the Board.

Attest: Thomas H. Locker
Clerk of the Board.

BY Mary Jo Garrison D.C.

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 May 26, 1987

at 2:48 PM File No. 27-5483
Thomas H. Locker
County Comptroller

In and for Orange County, Fla.
BY Roberta J. Wilcox D.C.

DEER CREEK VILLAGE SECTION 3

WILLIAMSBURG AT ORANGEWOOD

SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA

LEGEND:

- PRM - Set 4"x4" Concrete Monument
- PRM - Found 4"x4" Concrete Monument
L.S. Number as shown.
- PCP - Set 4"x4" Concrete Monument
- R Radial Line
- NR Nonradial Line
- VDDE Valencia Drainage District Access Easement
- UE Utility Easement
- A Lot curve - Refer to Curve Data table
- Centerline or Right-of-way curve - Refer to
Curve Data table

UTILITY EASEMENTS:

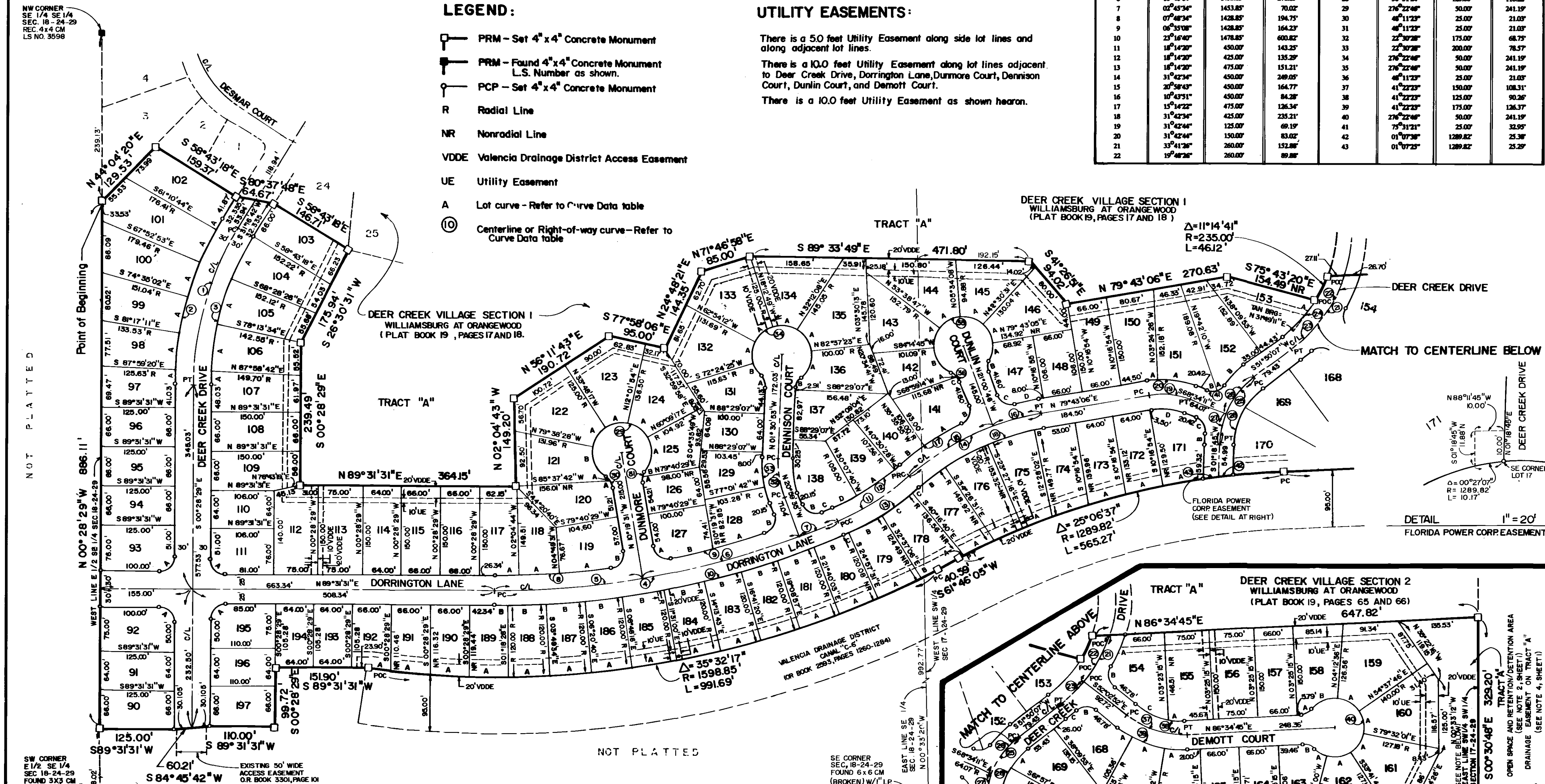
There is a 5.0 foot Utility Easement along side lot lines and along adjacent lot lines.

There is a 10.0 foot Utility Easement along lot lines adjacent to Deer Creek Drive, Dorrington Lane, Dunmore Court, Dennison Court, Dunlin Court, and Demott Court.

There is a 10.0 foot Utility Easement as shown hereon.

CENTER-LINE AND RIGHT-OF-WAY CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	CURVE NO.	DELTA	RADIUS	LENGTH
1	31°49'11"	500.00'	277.10'	23	13°33'00"	260.00'	63.00'
2	31°49'11"	530.00'	293.72'	24	31°15'37"	235.00'	128.21'
3	31°49'11"	470.00'	260.47'	25	50°31'34"	150.00'	132.27'
4	23°16'40"	1453.85'	590.66'	26	30°24'18"	150.00'	79.80'
5	09°31'02"	1453.85'	249.95'	27	20°07'00"	150.00'	52.67'
6	10°40'04"	1453.85'	270.69'	28	50°31'34"	125.00'	110.22'
7	02°45'34"	1453.85'	70.02'	29	276°22'46"	50.00'	241.19'
8	07°48'34"	1428.85'	194.75'	30	48°11'23"	25.00'	21.03'
9	06°35'08"	1428.85'	164.23'	31	48°11'23"	25.00'	21.03'
10	23°16'40"	1478.85'	600.82'	32	22°30'28"	175.00'	68.75'
11	18°14'20"	450.00'	143.25'	33	22°30'28"	200.00'	78.57'
12	18°14'20"	425.00'	135.29'	34	276°22'46"	50.00'	241.19'
13	18°14'20"	475.00'	151.21'	35	276°22'46"	50.00'	241.19'
14	31°42'34"	450.00'	249.05'	36	48°11'23"	25.00'	21.03'
15	20°38'43"	450.00'	164.77'	37	41°22'23"	150.00'	108.31'
16	15°14'22"	450.00'	84.28'	38	41°22'23"	125.00'	90.26'
17	15°14'22"	475.00'	126.34'	39	41°22'23"	175.00'	126.37'
18	31°42'34"	425.00'	235.21'	40	276°22'46"	50.00'	241.19'
19	31°42'34"	125.00'	69.19'	41	75°31'21"	25.00'	32.95'
20	31°42'34"	150.00'	83.02'	42	01°07'25"	1289.82'	25.38'
21	33°41'28"	260.00'	152.88'	43	01°07'25"	1289.82'	25.29'
22	19°48'28"	260.00'	89.88'				



LOT CURVE DATA

LOT/CURVE	DELTA	RADIUS	LENGTH	LOT/CURVE	DELTA	RADIUS	LENGTH	LOT/CURVE	DELTA	RADIUS	LENGTH	LOT/CURVE	DELTA	RADIUS	LENGTH
92A	90°00'00"	25.00'	39.27'	129A	14°29'11"	200.00'	50.57'	151A	24°30'14"	150.00'	65.00'	174A	02°31'20"	1289.82'	64.28'
93A	90°00'00"	25.00'	39.27'	131A	48°11'23"	25.00'	21.03'	151B	41°07'39"	25.00'	17.95'	174B	02°31'10"	1289.82'	63.00'
97A	02°29'09"	530.00'	23.00'	131B	28°04'53"	50.00'	25.38'	152A	34°23'22"	25.00'	15.00'	175A	02°19'53"	1289.82'	52.48'
98A	06°42'09"	530.00'	62.00'	132A	44°41'23"	50.00'	39.00'	152B	15°53'39"	175.00'	48.65'	175B	00°59'14"	425.00'	81.50'
99A	06°42'09"	530.00'	62.00'	133A	44°41'23"	50.00'	39.00'	153A	20°00'56"	235.00'	82.09'	176A	02°20'16"	1289.82'	52.63'
100A	06°42'09"	530.00'	62.00'	134A	50°25'06"	50.00'	44.00'	154A	12°29'56"	285.00'	62.17'	176B	00°59'14"	425.00'	81.50'
101A	06°42'09"	530.00'	62.00'	135A	50°25'06"	50.00'	44.00'	154B	80°43'06"	25.00'	35.22'	177A	02°30'51"	1289.82'	56.60'
102A	02°27'26"	530.00'	22.72'	136A	57°04'33"	50.00'	49.81'	154C	27°48'02"	125.00'	60.65'	177B	07°32'59"	425.00'	56.00'
104A	09°45'08"	470.00'	80.00'	136B	48°11'23"	25.00'	21.03'	155A	13°34'21"	125.00'	29.61'	177C	01°42'49"	475.00'	14.21'
105A	09°45'08"	470.00'	80.00'	138A	22°30'28"	150.00'	58.93'	158A	48°11'23"	25.00'	21.03'	178A	02°31'06"	1289.82'	63.00'
106A	09°45'08"	470.00'	80.00'	138B	92°02'28"	25.00'	40.16'	158B	55°49'14"	50.00'	48.72'	178B	01°10'00"	1598.85'	32.55'
107A	02°29'47"	470.00'	20.48'	138C	00°43'06"	1428.85'	17.91'	159A	50°25'11"	50.00'	44.00'	178C	07°39'34"	475.00'	63.50'
111A	09°00'00"	25.00'	39.27'	138D	06°22'31"	425.00'	47.29'	160A	45°30'13"	50.00'	40.00'	179A	02°51'50"	1598.85'	79.92'
117A	09°36'15"	1428.85'	40.00'	139A	10°22'48"	425.00'	77.00'	161A	45°30'13"	50.00'	40.00'	179B	07°39'34"	475.00'	63.50'
118A	02°54'47"	1428.85'	68.49'	140A	01°29'01"	425.00'	11.00'	162A	48°07'48"	50.00'	42.00'	180A	02°32'03"	1598.85'	70.71'
119B	02°54'47"	1428.85'	68.49'	140B	06°23'34"	475.00'	53.00'	163A	50°30'06"	50.00'	26.47'	180B	02°08'06"	1478.85'	53.82'
120A	26°53'28"	25.00'	40.16'	141A	08°30'48"	475.00'	73.34'	163B	48°11'23"	25.00'	21.03'	180C	01°12'23"	475.00'	10.00'
121A	18°17'57"	25.00'	36.77'	141B	84°15'39"	25.00'	36.77'	166A	12°29'57"	175.00'	38.18'	181A	02°31'06"	1598.85'	70.28'
121B	68°52'26"	50.00'	7.99'	141C	25°04'20"	25.00'	10.94'	167A	18°49'31"	175.00'	57.50'	181B	02°31'06"	1478.85'	63.00'
122A	45°50'11"	50.00'	40.00'	142A	23°07'03"	25.00'	10.09'	168A	10°02'55"	175.00'	30.69'	182A	02°27'37"	1598.85'	68.65'
123A	45°50'11"	50.00'	40.00'	142B	63°26'54"	50.00'	53.37'	168B	80°43'06"	25.00'	35.22'	182B	02°27'37"	1478.85'	63.50'
124A	48°07'23"	50.00'	42.00'	143A	42°06'28"	50.00'	36.75'	169A	20°30'06"	285.00'	22.89'	183A	02°27'37"	1598.85'	68.65'
125A	67°42'35"	50.00'	59.09'	144A	48°04'59"	50.00'	41.95'	170A	20°30'06"	125.00'	65.26'	183B	02°27'37"	1478.85'	63.50'
125B	25°07'47"	25.00'	10.97'	145A	48°04'59"	50.00'	41.95'	170B	03°42'57"	1289.82'	83.53'	184A	02°42'43"	1598.85'	75.68'
126A	23°03'36"	25.00'	10.06'	146A	31°18'54"	50.00'	36.05'	171A	03°01'10"	1289.82'	69.97'	184B	02°42'43"	1478.85'	70.07'
127A	02°02'28"	25.00'	40.16'	147A	35°21'12"	50.00'	29.11'	171B	03°38'27"	175.00'	17.23'	185A	02°42'43"	1598.85'	75.68'
127B	02°58'40"	1428.85'	74.26'	147B	48°11'23"	25.00'	21.03'	171C	75°31'21"	25.00'	32.95'	185B	02°42'43"	1478.85'	70.07'
128A	03°38'28"	1428.85'	89.97'	147C	84°15'39"	25.00'	36.77'	171D	31°42'44"	100.00'	55.35'	186B	02°27'37"	1598.85'	68.65'
128B	92°02'28"	25.00'	40.16'	147D	06°59'30"	475.00'	41.38'	172A	02°50'52"	1289.82'	64.11'	187A	02°31'06"	1598.85'	70.28'
128C	06°01'17"	200.00'	28.00'	150A	06°52'30"	150.00'	18.00'	174A	02°51'34"	1289.82'	64.37'	187B	02°31'06"	1478.85'	65.00'

NOTE:

The East line of the West Half of the Southwest Quarter of Section 17-24-29 was determined by a fractional breakdown based on the North 1/4 Corner being Positioned at the Mid-Point of said Section 17 by common report. There is a 6"x6" concrete monument located N. 60°, E. 81.4'.

GRAPHIC SCALE IN FEET



NOTE: IF SHEET IS LESS THAN 24" X 30" IT IS A REDUCED PRINT, SCALE REDUCED ACCORDINGLY

DEER CREEK VILLAGE SECTION 4

WILLIAMSBURG AT ORANGEWOOD

SECTIONS 18 AND 19, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA

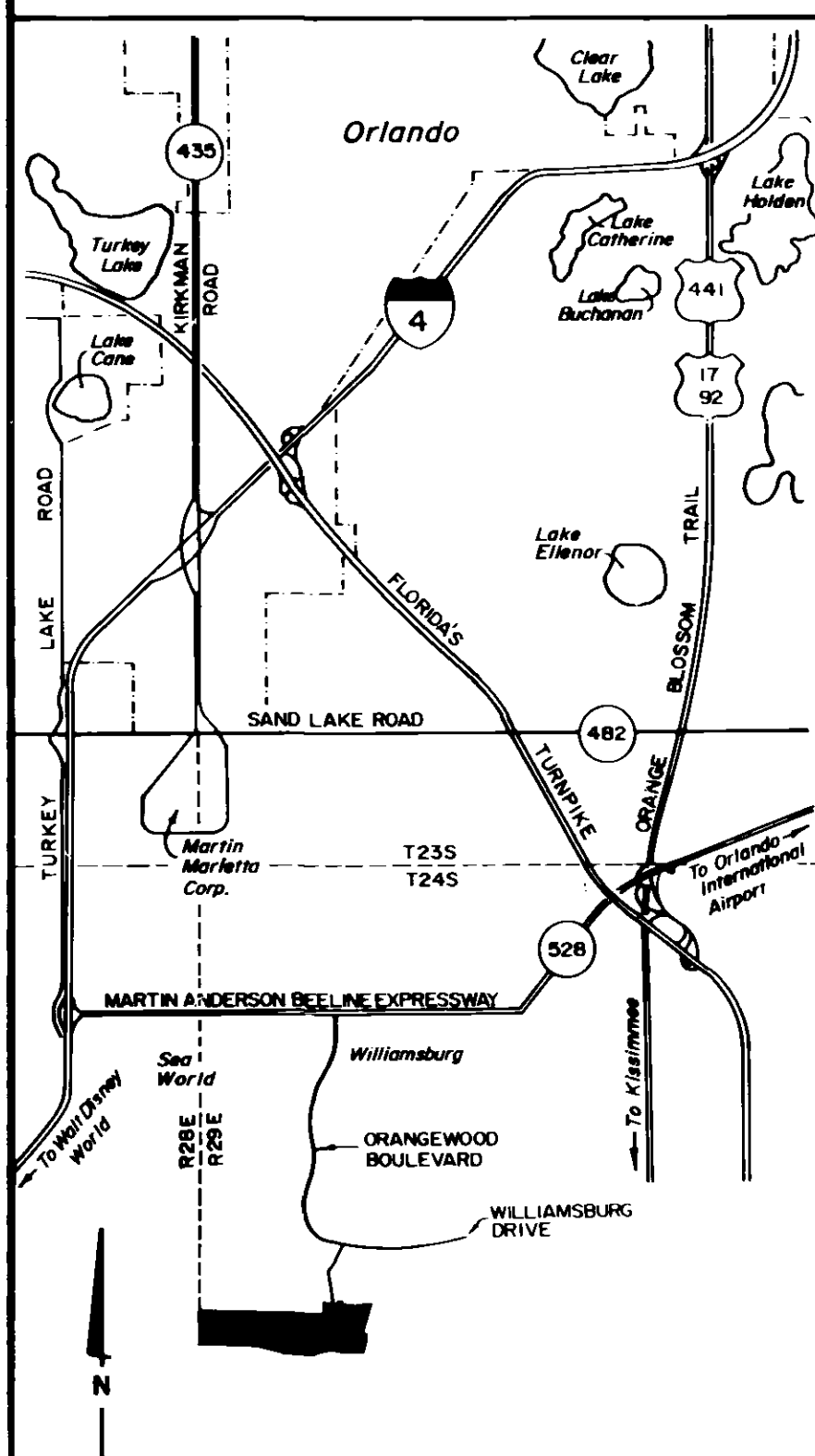
LEGAL DESCRIPTION:

From the Northeast corner of Section 19, Township 24 South, Range 29 East, Orange County, Florida, run S89°29'52"W, 439.75 feet, along the North line of said Section 19, to the Point of Beginning. Thence run S12°52'07"W, 376.57 feet; thence S77°07'53"E, 75.00 feet to the P.C. of a curve to the left with a radius of 25.00 feet; thence run Easterly, 39.27 feet, along the arc of said curve, through a central angle of 90°00'00"; thence run S12°52'07"W, 391.69 feet to a point 80.00 feet South of the South line of the N 1/2 of the NE 1/4 of the NE 1/4 of the aforesaid Section 19; thence S89°34'01"W, 851.70 feet, parallel with said South line to the West line of said NE 1/4 of the NE 1/4 of Section 19; thence S70°13'48"W, 211.40 feet to a point 150 feet South of the South line of the N 1/2 of the NW 1/4 of the NE 1/4 of said Section 19; thence S89°34'01"W, 500.00 feet, parallel with said South line; thence N77°48'02"W, 685.87 feet to the Southeast corner of the N 1/2 of the NE 1/4 of the NW 1/4 of said Section 19; thence S89°58'31"W, 1286.38 feet to the Southwest corner thereof; thence N00°39'10"W, 665.01 feet to Northwest corner of the NE 1/4 of the NW 1/4 of Section 19; thence S89°57'27"E, 1281.25 feet to the Northeast corner of the NW 1/4 of Section 19; thence N89°29'52"E, 1370.78 feet to the Northwest corner of the NE 1/4 of the NE 1/4 of Section 19; thence N00°27'14"W, 198.07 feet to the Southwest corner of Lot 90 in Deer Creek Village, Section 3, as recorded in Plat Book 19, pages 114 and 115, Public Records of Orange County, Florida; thence along the southerly boundary of said plat run N89°31'31"E, 125.00 feet; N84°45'42"E, 60.21 feet; N89°31'31"E, 100.00 feet; N00°28'29"W, 99.72 feet and N89°31'31"E, 151.90 feet to the Northwest corner of Valencia Drainage District Canal C-6, as recorded in O.R. Book 2593, pages 1260-1284, Public Records of Orange County, Florida. Thence run S07°18'22"W, 95.00 feet to the Southwest corner of Canal C-6 said corner being the beginning of a curve to the left with a radius of 1693.84 feet; thence from a tangent bearing S82°41'38"E, run Easterly, 552.52 feet along the arc of said curve, through a central angle of 18°41'23", said arc being the southerly line of said Canal C-6; thence departing said canal run S12°52'07"W, 229.43 feet to the Point of Beginning.

Contains 63.8511 Acres.

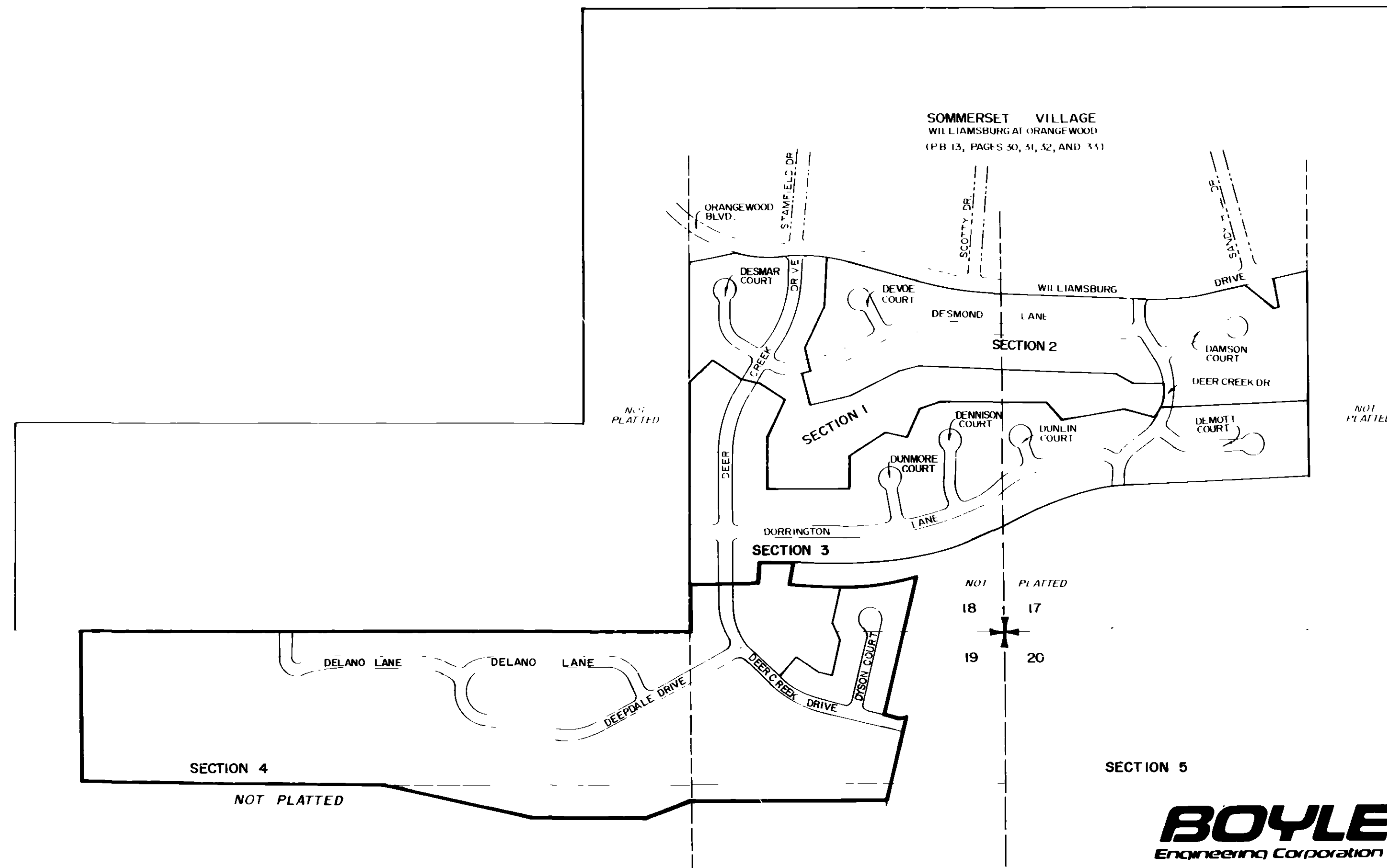
NOTES:

1. Bearings are based on Deer Creek Village, Section 3, WILLIAMSBURG AT ORANGEWOOD as recorded in Plat Book 19, Pages 114 and 115 of the Public Records of Orange County, FL.
2. Tract 1 is a Common Area and shall be used as a Conservation Area and shall be owned/maintained by a Homeowners Association.
3. Development Rights and a Drainage Easement are hereby granted to Orange County, FL. over Tract 1.
4. Tract 2 shall be used as a Retention Area and shall be owned/maintained by the Valencia Water Control District.
5. Orange County, FL. is hereby granted a perpetual, nonexclusive easement, for the purpose of drainage of surface water from the roadways as shown on this plat, over, across, under, and upon Tract 2 and the Valencia Drainage District Access Easements.
6. No plantings or structures shall be placed within Valencia Water Control District Access Easements at Retention/Detention Areas.
7. Tract 3 is a Common Area and shall be used as a Recreation Area and shall be owned/maintained by a Homeowners Association.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LOCATION MAP

N.T.S.



SECTION 5

BOYLE
Engineering Corporation
320 EAST SOUTH STREET ORLANDO, FLORIDA

PLAT
BOOK

22

PAGE 108

DEER CREEK VILLAGE SECTION 4

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 right-of-way and easements shown hereon to the perpetual use of the public.

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 hereto on SEPTEMBER 14, 1988

Steven Schottenstein
STEVEN SCHOTTENSTEIN, VICE PRESIDENT
M/I SCHOTTENSTEIN HOMES, INC.

Attest:

Signed and sealed in the presence of:

Christopher DeLong

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on SEPTEMBER 14, 1988

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared STEVEN

SCHOTTENSTEIN and
respectively VICE President and

of the above named corporation incorporated under the laws of the State of OHIO, 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 thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the 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.

Louise Anne Butcher
NOTARY PUBLIC
My Commission Expires

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That JACK V. CARPER being a licensed and registered land surveyor, employed by Boyle Engineering Corporation, does hereby certify that on SEPTEMBER 13, 1988

he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; 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. *Jack V. Carper* DATE 9/15/88
REGISTRATION NO. 3598 JACK V. CARPER

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: *John M. Smith* Zoning Director Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: *Henry J. Cobb* County Engineer Date 12-2-88

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 12-12-88 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Thomas H. Lister
Chairman of the Board.

Attest:
Thomas H. Lister
Clerk of the Board.

BY *Mary Jo Harrison* D.C.

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 DECEMBER 15, 1988 at 10:31 A.M. File No. 3152252

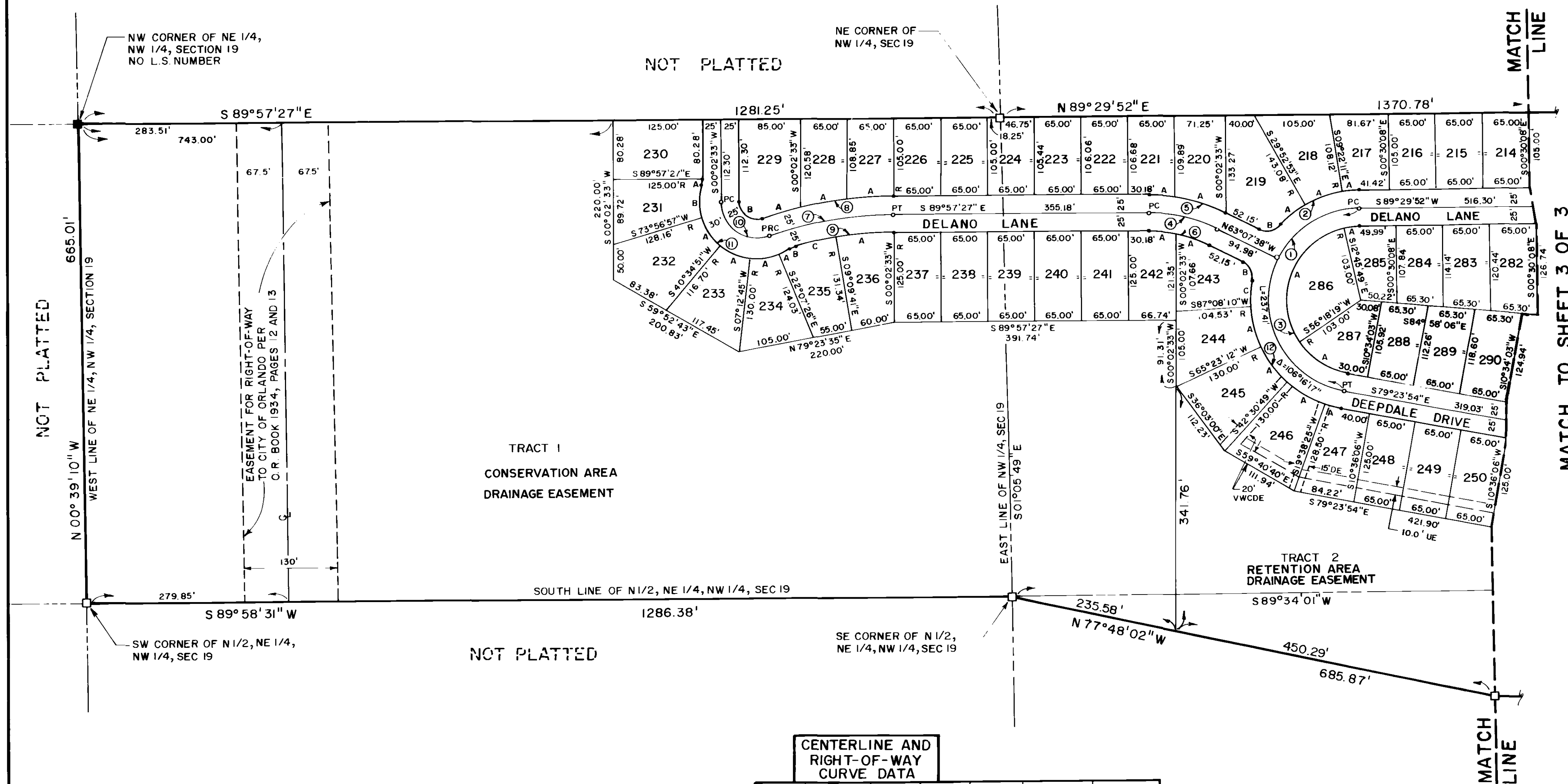
Thomas H. Lister
County Comptroller
in and for Orange County, Fla.

BY *Thomas H. Lister* D.C.

DEER CREEK VILLAGE SECTION 4

WILLIAMSBURG AT ORANGEWOOD

SECTIONS 18 AND 19, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA



LEGEND:

- PRM - Set 4" x 4" Concrete Monument
- PRM - Found 4" x 4" Concrete Monument L.S. NO.3596 (Except as noted)
- PCP - Set Nail and Boyle Disc.
- Denotes change in direction (No monumentation set in field)
- R Radial Line
- VWCDE Valencia Water Control District Access Easement
- UE Utility Easement
- DE Drainage Easement
- A Lot curve - Refer to Curve Data Table
- 10 Centerline or Right-of-way curve - Refer to Curve Data Table

UTILITY EASEMENTS:

There is a 5.0 foot Utility Easement along side lot lines and along adjacent lot lines.

There is a 10.0 foot Utility Easement along the rear lot lines of lots 214-242, 244, and 245.

There is a 5.0 foot Utility Easement along the rear lot lines of lots 243, 282-285, and 287-290.

There is a 10.0 feet Utility Easement along lot lines adjacent to Delano Lane and Deepdale Drive.

There is a 10.0 foot Utility Easement adjacent to the 20' VWCDE as shown hereon.

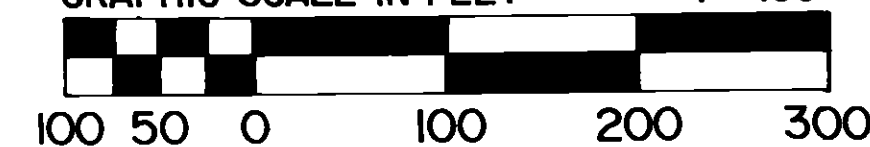
LOT CURVE DATA

LOT & CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH
199A	08°06'11"	302.50'	42.78'	234A	29°20'10"	80.00'	40.96'	271A	04°56'08"	525.00'	45.22'
200A	11°22'59"	302.50'	60.10'	235A	13°12'37"	80.00'	18.45'	285A	12°15'41"	103.00'	22.04'
201A	12°09'55"	302.50'	64.23'	235B	19°35'31"	25.00'	8.55'	286A	11°05'53"	103.00'	199.42'
201B	82°18'13"	25.00'	35.91'	235C	06°34'51"	500.00'	57.43'	287A	45°42'13"	103.00'	82.16'
201C	11°25'27"	225.00'	44.86'	236A	09°12'14"	500.00'	80.32'	292A	13°30'34"	225.00'	53.05'
206A	90°00'00"	25.00'	39.27'	242A	11°23'57"	185.00'	36.81'	293A	22°11'42"	225.00'	87.16'
206B	04°57'13"	150.00'	12.97'	243A	15°25'52"	185.00'	49.82'	294A	03°17'44"	225.00'	12.94'
207A	21°07'41"	150.00'	55.31'	243B	73°41'10"	25.00'	32.15'	296A	90°00'00"	25.00'	39.27'
208A	21°07'41"	150.00'	55.31'	243C	13°25'23"	153.00'	35.84'	297A	09°27'40"	475.00'	78.43'
209A	14°53'39"	150.00'	38.99'	244A	21°44'58"	153.00'	58.08'	298A	09°25'50"	475.00'	78.18'
217A	08°52'03"	153.00'	23.68'	245A	22°52'23"	153.00'	61.08'	299A	09°42'25"	475.00'	80.47'
218A	20°30'42"	153.00'	54.77'	246A	22°52'23"	153.00'	61.08'	300A	00°52'11"	475.00'	7.21'
219A	16°55'55"	153.00'	45.21'	247A	09°02'20"	153.00'	24.14'	300B	90°00'00"	25.00'	39.27'
219B	73°41'10"	25.00'	32.15'	252A	08°20'29"	275.00'	40.04'	304A	70°31'44"	25.00'	30.77'
220A	18°18'33"	235.00'	75.10'	253A	12°34'49"	275.00'	60.38'	305A	88°48'39"	50.00'	77.50'
221A	08°31'17"	235.00'	34.95'	254A	12°39'33"	275.00'	60.76'	306A	54°30'04"	50.00'	47.56'
227A	06°47'14"	550.00'	65.15'	255A	05°25'09"	275.00'	26.01'	306B	04°03'10"	1693.84'	119.81'
228A	06°53'05"	550.00'	66.09'	264A	03°21'08"	275.00'	16.09'	307A	49°28'00"	50.00'	43.17'
229A	05°37'23"	550.00'	53.98'	265A	08°04'19"	275.00'	38.74'	307B	06°21'33"	1693.84'	188.00'
229B	109°17'43"	25.00'	47.69'	265B	83°20'37"	25.00'	36.37'	308A	44°17'59"	50.00'	38.66'
231A	17°45'10"	25.00'	7.75'	267A	05°50'16"	525.00'	53.49'	308B	00°40'35"	1693.84'	20.00'
231B	33°50'46"	80.00'	47.26'	268A	06°46'34"	525.00'	62.09'	309A	13°27'01"	50.00'	11.74'
232A	33°22'06"	80.00'	46.59'	269A	06°31'45"	525.00'	59.83'	314A	90°00'00"	25.00'	39.27'
233A	33°22'06"	80.00'	46.59'	270A	06°34'27"	525.00'	60.24'				

CENTERLINE AND RIGHT-OF-WAY CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG	CHORD DIST
1	168°53'47"	128.00'	377.32'	1316.85'	S05°02'59"W	254.80'
2	46°18'40"	153.00'	123.67'			
3	168°53'47"	103.00'	303.62'			
4	26°49'49"	210.00'	98.34'	50.09'	S76°32'32"E	97.44'
5	26°49'49"	235.00'	110.05'			
6	26°49'49"	185.00'	86.63'			
7	19°17'43"	525.00'	176.80'	89.25'	N80°23'42"E	175.97'
8	19°17'43"	550.00'	185.22'			
9	15°47'05"	500.00'	137.75'			
10	109°17'43"	50.00'	95.38'	70.48'	S54°36'18"E	81.56'
11	143°07'45"	80.00'	199.85'			
12	89°57'27"	153.00'	240.22'			
13	39°00'00"	250.00'	170.17'	88.53'	N81°06'06"E	166.90'
14	39°00'00"	225.00'	153.15'			
15	39°00'00"	275.00'	187.19'			
16	62°06'14"	125.00'	135.49'	75.26'	S59°27'01"E	128.95'
17	62°06'14"	150.00'	162.59'			
18	62°06'14"	100.00'	108.39'			
19	11°25'27"	250.00'	49.85'	25.01'	N55°53'22"E	49.76'
20	11°25'27"	275.00'	54.83'			
21	46°00'15"	275.00'	220.80'	116.74'	S23°28'37"E	214.92'
22	46°00'15"	247.50'	198.72'			
23	31°39'05"	302.50'	167.11'			
24	30°39'09"	500.00'	267.49'	137.03'	S61°48'19"E	264.31'
25	30°39'09"	475.00'	254.12'			
26	30°39'09"	525.00'	280.87'			
27	250°31'44"	50.00'	218.63'			

GRAPHIC SCALE IN FEET

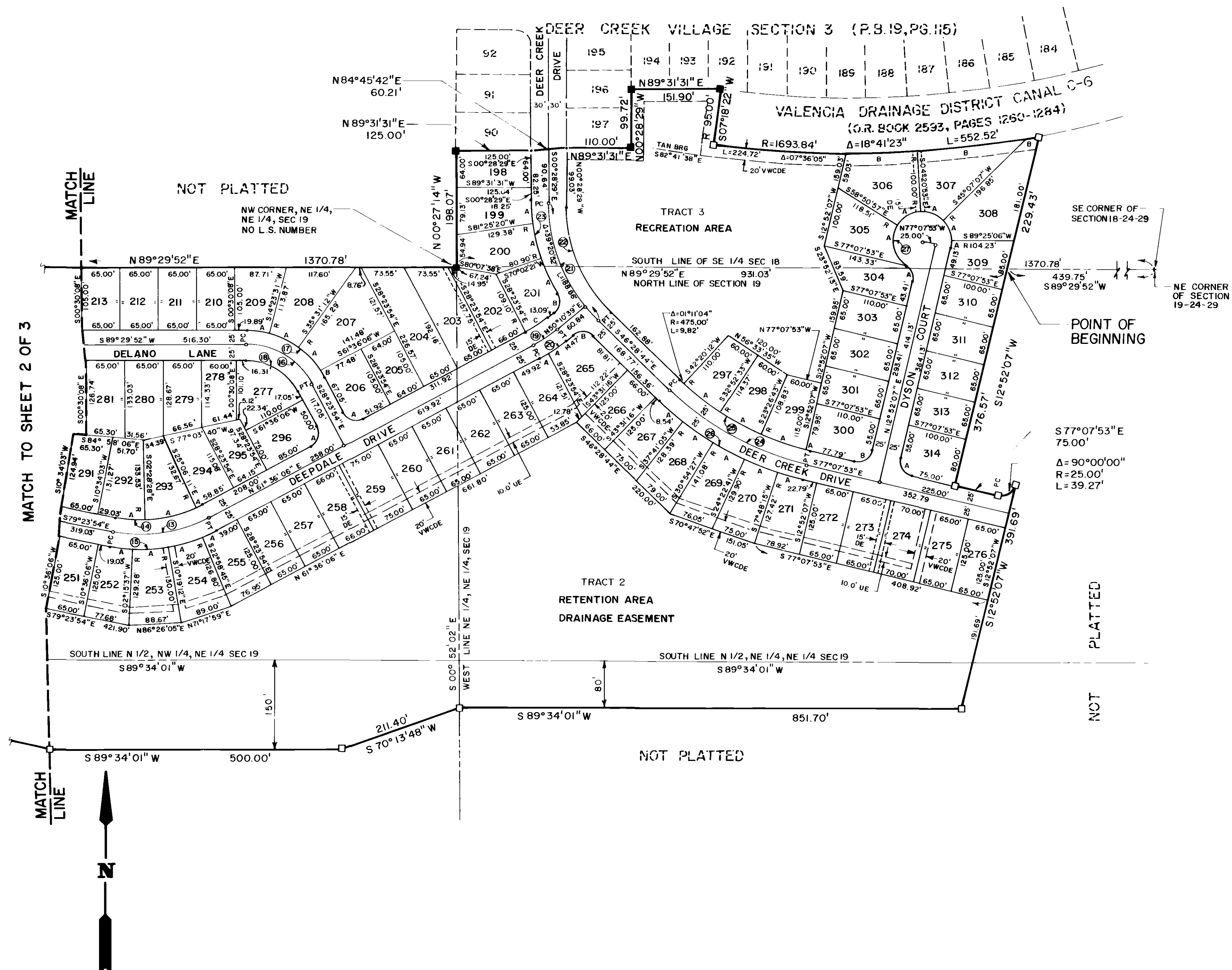


NOTE: IF SHEET IS LESS THAN 24" x 30" IT IS A REDUCED PRINT, SCALE REDUCED ACCORDINGLY.

DEER CREEK VILLAGE SECTION 4

WILLIAMSBURG AT ORANGEWOOD

SECTIONS 18 AND 19, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA



LEGEND:

- PRM - Set 4" x 4" Concrete Monument
- PRM - Found 4" x 4" Concrete Monument L.S. NO.3598 (Except as noted)
- PCP - Set Nail and Boyle Disc.
- Denotes change in direction (No monumentation set in field)
- R** Radial Line
- VWCDE** Valencia Water Control District Access Easement
- UE** Utility Easement
- DE** Drainage Easement
- A** Lot curve - Refer to Curve Data Table
- (10)** Centerline or Right-of-way curve - Refer to Curve Data table

UTILITY EASEMENTS:

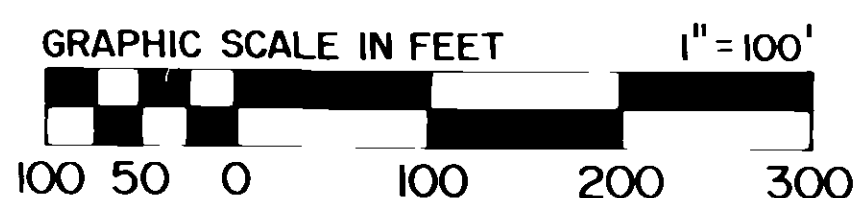
There is a 5.0 foot Utility Easement along side lot lines and along adjacent lot lines.

There is a 10.0 foot Utility Easement along the rear lot lines of lots 198-200, 202-204, 207-213, 275, 276, 297-299, and 301-306.

There is a 5.0 foot Utility Easement along the rear lot lines of lots 201, 205, 206, 277-281, 291-296, 300 and 308-314.

There is a 10.0 foot Utility Easement along lot lines adjacent to Deepdale Drive, Deer Creek Drive, and Dyson Court.

There is a 10.0 foot Utility Easement adjacent to the 20' VWCDE as shown hereon.



NOTE: IF SHEET IS LESS THAN 24" x 30" IT IS A REDUCED PRINT, SCALE REDUCED ACCORDINGLY.

DEER CREEK VILLAGE SECTION 5

WILLIAMSBURG AT ORANGEWOOD

SECTIONS 17, 18, 19 AND 20, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA

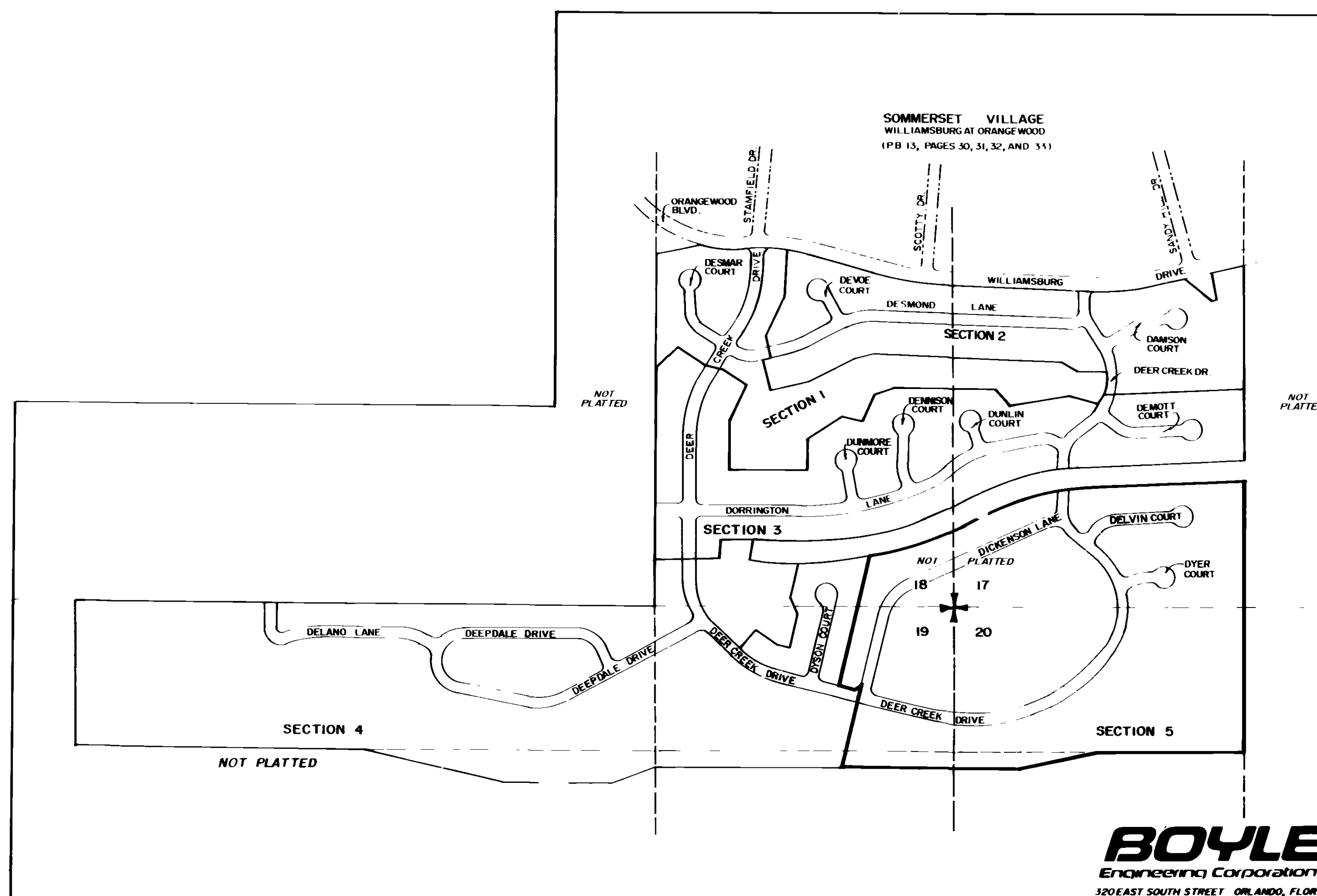
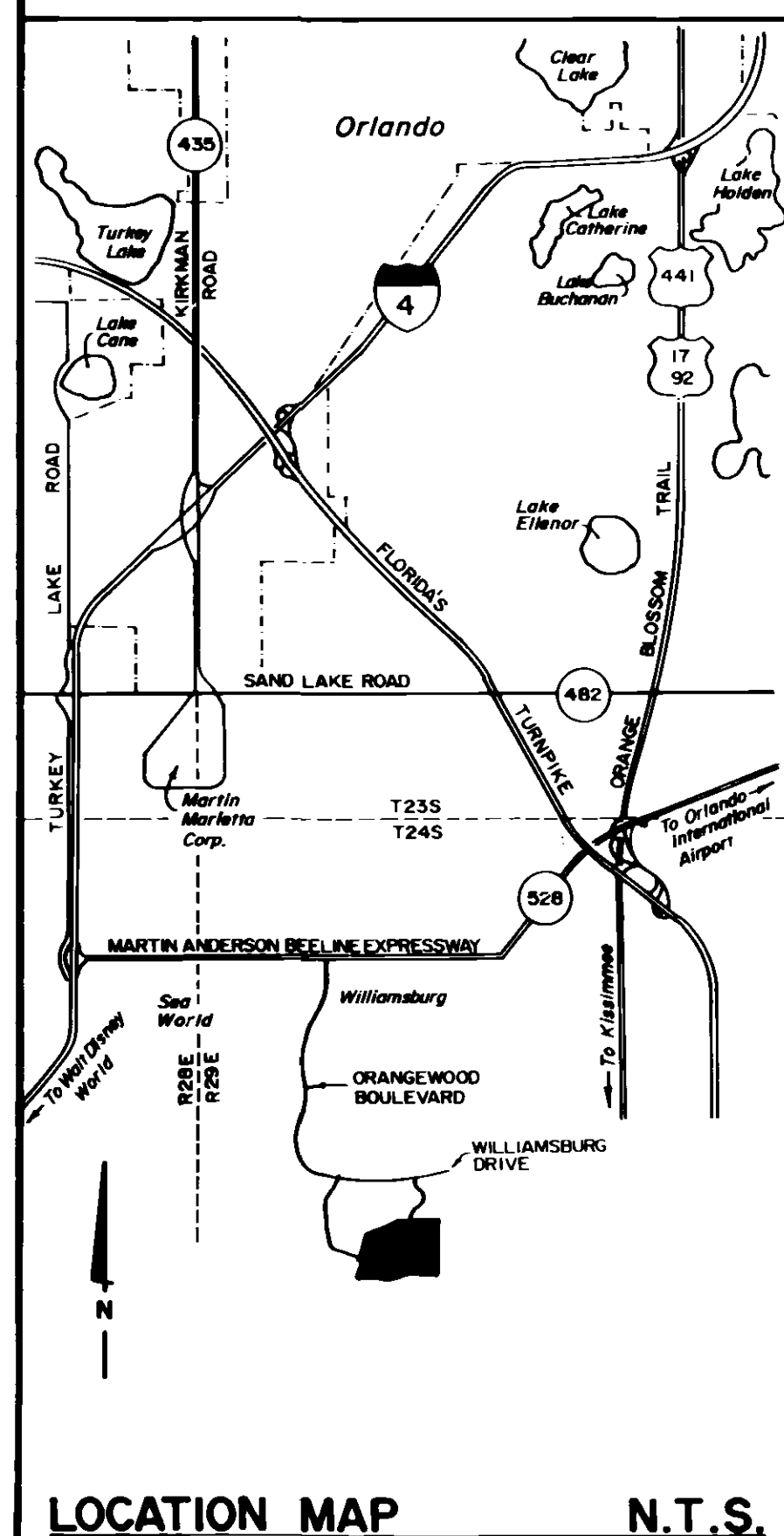
LEGAL DESCRIPTION:

From the Northeast corner of Section 19, Township 24 South, Range 29 East, Orange County, Florida, run S 89°29'52" W, 439.75 feet, along the North line of said Section 19, to the Point of Beginning on the Easterly line of Deer Creek Village, Section 4, as recorded in Plat Book 22, Pages 108, 109, and 110, Public Records of Orange County, Florida; thence along said Easterly line run S 12°52'07" W, 376.57 feet; thence S 77°07'53" E, 75.00 feet to the P.C. of a curve to the left with a radius of 25.00 feet; thence Easterly 39.27 feet along the arc of said curve, through a central angle of 90°00'00"; thence S 12°52'07" W, 391.69 feet to a point 80.00 feet south of the south line of the N 1/2 of the NE 1/4 of the NE 1/4 of the aforesaid Section 19; thence N 89°34'01" E, 516.11 feet parallel with said south line to the East line of said Section 19 and the West line of Section 20; thence N 89°44'56" E, 300.00 feet, parallel with the south line of the N 1/2 of the NW 1/4 of the NW 1/4 of said Section 20; thence N 77°24'02" E, 374.09 feet to said south line; thence N 89°44'56" E, 665.97 feet to the southeast corner of said N 1/2 of the NW 1/4 of the NW 1/4 of Section 20; thence N 00°13'25" W, 666.68 feet the Northeast corner of the NW 1/4 of the NW 1/4 of said Section 20; thence N 00°30'54" W, 581.01 feet, along the East line of the SW 1/4 of the SW 1/4 of Section 17 to the south line of Valencia Drainage District Canal C-6 as recorded in O.R. Book 2593, Pages 1260-1284, Public Records of Orange County, Florida; thence along said canal run S 86°52'42" W, 718.41 feet to the P.C. of a curve to the left with a radius of 1194.82 feet; thence westerly, 523.64 feet along the arc of said curve through a central angle of 25°06'37"; thence S 61°46'05" W, 40.59 feet to the P.C. of a curve to the right with a radius of 1693.84 feet; thence westerly, 498.09 feet along the arc of said curve through a central angle of 16°50'54" to the Northeast corner of the aforesaid Deer Creek Village, Section 4; thence S 12°52'07" W, 229.43 feet to the Point of Beginning.

Contains 48.0984 Acres.

NOTES:

- Bearings are based on Deer Creek Village, Section 3, WILLIAMSBURG AT ORANGEWOOD as recorded in Plat Book 19, Pages 114 and 115 of the Public Records of Orange County, Florida.
- Tract 1 shall be used as a Retention Area and shall be owned/maintained by the Valencia Water Control District.
- Tract 2 is a Common Area and shall be used as a Conservation Area and shall be owned/maintained by a Homeowners' Association.
- No plantings or structures shall be placed within Valencia Water Control District Access Easements at Retention/Detention Areas.
- Orange County, Florida is hereby granted a perpetual, nonexclusive easement, for the purpose of drainage of surface water from the roadways as shown on this plat, over, across, under and upon Tracts 1 and 2 and the Valencia Water Control District Access Easements.
- Development rights are hereby dedicated and a Drainage Easement is hereby granted to Orange County, Florida over Tract 2.
- A Drainage Easement is hereby granted to Valencia Water Control District over Tract 2.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.



BOYLE
Engineering Corporation
320 EAST SOUTH STREET ORLANDO, FLORIDA

DEER CREEK VILLAGE SECTION 5

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

right-of-way and easements shown hereon to the perpetual use of the public.

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 hereto on December 2, 1988.

Steven Schottenstein
STEVEN SCHOTTENSTEIN, VICE PRESIDENT
M/I SCHOTTENSTEIN HOMES, INC.

Attest:

Signed and sealed in the presence of:

Christopher LaSage

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on DECEMBER 2, 1988

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared STEVEN

SCHOTTENSTEIN and respectively, VICE President and

of the above named corporation incorporated under the laws of the State of OHIO, 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 thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the 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.

Laura Anne Burkard
NOTARY PUBLIC
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: JULY 13, 1991
My Commission Expires

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That JACK V. CARPER, being a licensed and registered land surveyor, employed by Boyle Engineering Corporation, does hereby certify that on March 3, 1989

he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; 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.

REGISTRATION NO. 3598 JACK V. CARPER DATE 3-3-89

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: *Sharon Smith* 6/19/89
Zoning Director Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: *George W. Cole* 6-16-89
County Engineer Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 6-19-89 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Chairman of the Board.

Attest:

Martha V. Haynie
Clerk of the Board
BY *Robert M. Haynie* D.C.

CERTIFICATE OF COUNTY COMPTROLLER

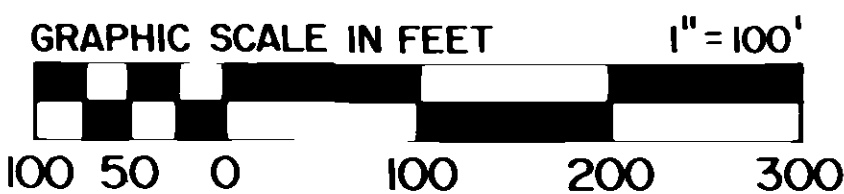
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on June 22, 1989 at 2:33 PM File No. 3281360

Martha V. Haynie
County Comptroller
in and for Orange County, Fla.
BY *Robert M. Haynie* D.C.

DEER CREEK VILLAGE SECTION 5

WILLIAMSBURG AT ORANGEWOOD

SECTIONS 17,18,19 AND 20, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA



NOTE: IF SHEET IS LESS THAN 24" X 30"
IT IS A REDUCED PRINT, SCALE REDUCED
ACCORDINGLY.

LEGEND:

- PRM - Set 4" x 4" Concrete Monument L.S. No. 3598
- PRM - Found 4" x 4" Concrete Monument L.S. NO.3598 (Except as noted)
- PCP - (To be set) L.S. No. 3598
- Denotes change in direction (No monument set in field)
- R Radial Line
- VWCDE Valencia Water Control District Access Easement
- UE Utility Easement
- DE Drainage Easement
- A Lot curve - Refer to Curve Data Table
- 10 Centerline or Right-of-way curve - Refer to Curve Data table

UTILITY EASEMENTS:

There is a 5.0 foot Utility Easement along side lots lines and along adjacent lot lines.

There is a 10.0 foot Utility Easement along the Northern lot line of lot 335, and along the rear lot lines of lots 322-334, 337-346, 357-360, and 363-384.

There is a 5.0 foot Utility Easement along the rear lot lines of lots 315-322, 335, 336, 347-357, 361, 362, 385, 386, and 402.

There is a 10.0 feet Utility Easement along lot lines adjacent to Deer Creek Drive, Dickenson Lane, Delvin Court, and Dyer Court.

There is a 10.0 foot Utility Easement adjacent to the 20' VWCDE as shown hereon.

NE CORNER OF NW 1/4, NW 1/4, SEC 20

CENTERLINE AND RIGHT-OF-WAY CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG	CHORD DIST
1	52°13'34"	225.00'	205.11'	110.30'	N38°59'04"E	198.08'
2	52°13'34"	250.00'	227.90'	122.58'	N38°59'04"E	220.09'
3	52°13'34"	200.00'	182.32'	98.05'	N38°59'04"E	176.08'
4	09°36'36"	350.00'	58.70'	29.42'	N69°54'19"E	58.84'
5	09°36'36"	375.00'	62.90'	31.52'	N69°54'19"E	62.82'
6	09°36'36"	325.00'	54.51'	27.32'	N69°54'19"E	54.45'
7	52°03'46"	125.00'	113.58'	61.05'	S24°43'10"E	109.72'
8	47°37'45"	100.00'	83.13'	44.14'	N63°03'50"E	80.78'
9	47°37'45"	125.00'	103.91'	55.17'	N63°03'50"E	100.94'
10	27°02'24"	50.00'	241.19'	—	S03°07'18"E	66.67'
11	86°23'04"	325.00'	490.00'	305.11'	S07°33'31"E	444.89'
12	24°14'50"	350.00'	148.12'	75.18'	S38°37'38"E	147.01'
13	86°23'04"	300.00'	452.31'	281.64'	S07°33'31"E	410.67'
14	15°43'11"	100.00'	27.44'	13.80'	N79°01'07"E	27.38'
15	27°02'24"	50.00'	241.19'	—	S03°07'18"E	66.67'
16	46°48'46"	350.00'	285.96'	151.50'	S12°13'38"W	278.08'
17	67°14'06"	775.00'	906.44'	515.25'	S69°15'04"W	858.15'
18	67°14'06"	750.00'	880.10'	498.63'	S69°15'04"W	830.47'
19	67°14'06"	800.00'	938.78'	531.87'	S69°15'04"W	885.83'

LOT & CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH	LOT & CURVE	DELTA	RADIUS	LENGTH
315A	90°00'00"	25.00'	39.27'	329A	01°38'52"	1893.84'	47.24'	336C	14°39'27"	125.00'	31.98'	352A	90°00'00"	25.00'	39.27'	360B	48°11'23"	25.00'	21.03'	370A	04°23'50"	800.00'	63.72'	381A	27°30'19"	200.00'	96.01'	412A	05°32'42"	750.00'	72.58'
320A	11°30'51"	250.00'	39.24'	339A	02°16'10"	1194.82'	47.33'	347A	24°43'57"	125.00'	53.95'	352B	10°40'02"	350.00'	65.16'	361A	19°43'11"	75.00'	20.58'	371A	04°41'14"	800.00'	66.46'	401A	01°21'47"	325.00'	7.73'	413A	06°32'42"	750.00'	72.58'
322A	13°24'18"	250.00'	57.72'	341A	03°07'03"	1194.82'	68.01'	338A	08°11'21"	125.00'	17.98'	353A	13°34'48"	350.00'	82.96'	361B	82°20'16"	25.00'	36.58'	372A	04°33'14"	800.00'	63.58'	402A	08°14'48"	325.00'	46.78'	414A	08°32'42"	750.00'	72.58'
322B	00°40'36"	1893.84'	58.48'	342A	03°07'25"	1194.82'	65.14'	342A	48°11'23"	25.00'	21.03'	353B	82°20'16"	25.00'	36.58'	361C	09°07'06"	350.00'	56.70'	373A	04°41'50"	800.00'	66.58'	402B	73°23'54"	25.00'	32.03'	415A	05°28'06"	750.00'	71.14'
322B	00°40'36"	1893.84'	20.00'	333A	02°05'53"	375.00'	13.73'	342B	37°46'30"	50.00'	32.99'	354A	15°43'11"	125.00'	34.30'	362A	06°44'40"	350.00'	56.53'	374A	04°25'52"	800.00'	61.87'	402C	18°51'38"	150.00'	49.37'	416A	05°28'06"	750.00'	71.14'
323A	14°06'04"	250.00'	61.46'	333B	03°23'05"	1194.82'	70.58'	343A	47°04'39"	50.00'	41.08'	355A	48°11'23"	25.00'	21.03'	363A	09°41'58"	350.00'	59.25'	375A	04°25'52"	800.00'	61.87'	405A	19°05'56"	300.00'	100.00'	417A	05°28'06"	750.00'	71.14'
323B	03°32'22"	1893.84'	104.84'	334A	07°30'43"	375.00'	48.17'	344A	43°17'45"	50.00'	37.78'	355B	48°11'23"	50.00'	42.05'	364A	08°58'43"	350.00'	54.85'	376A	04°25'52"	800.00'	61.87'	406A	16°48'17"	300.00'	88.06'	418A	05°28'06"	750.00'	71.14'
324A	02°13'17"	1893.84'	65.67'	334B	73°23'55"	25.00'	32.03'	345A	46°13'30"	50.00'	40.34'	356A	49°05'08"	50.00'	42.84'	365A	09°16'22"	350.00'	56.84'	377A	04°25'52"	800.00'	61.87'	407A	18°48'17"	300.00'	88.06'	419A	05°28'06"	750.00'	71.14'
325A	02°12'39"	1893.84'	65.36'	334C	06°25'02"	1194.82'	133.82'	346A	48°20'30"	50.00'	42.19'	357A	40°54'52"	50.00'	35.70'	366A	04°33'50"	800.00'	63.72'	378A	04°25'52"	800.00'	61.87'	408A	16°48'17"	300.00'	88.06'	420A	04°41'38"	750.00'	61.44'
326A	02°12'13"	1893.84'	65.14'	335A	04°21'48"	1194.82'	90.98'	347A	53°37'52"	50.00'	46.80'	358A	43°49'14"	50.00'	38.24'	367A	04°41'14"	800.00'	65.45'	379A	02°19'13"	800.00'	32.40'	409A	16°48'17"	300.00'	88.06'	421A	01°30'45"	75.00'	1.98'
327A	02°11'59"	1893.84'	65.03'	336A	52°03'48"	100.00'	90.87'	347B	48°11'23"	25.00'	21.03'	359A	41°36'52"	50.00'	36.32'	368A	04°33'50"	800.00'	63.72'	385A	90°00'00"	25.00'	39.27'	410A	05°32'42"	750.00'	72.58'				
328A	02°11'56"	1893.84'	65.01'	336B	90°00'00"	25.00'	39.27'	351A	44°07'00"	75.00'	60.37'	360A	52°45'17"	50.00'	46.04'	369A	04°41'14"	800.00'	65.45'	390A	24°43'36"	200.00'	86.31'	411A	05°32'42"	750.00'	72.58'				

LOT CURVE DATA

DEER CREEK VILLAGE SECTION 6

WILLIAMSBURG AT ORANGEWOOD

SECTION 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST ORANGE COUNTY, FLORIDA

Legal Description

A parcel of land lying in Section 18, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:
Beginning at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 18 also being the southwest corner of Lot 200, Deer Creek Village Section 4, as recorded in Plat Book 22, Pages 108-110; thence run South 89°48'22" West 1370.93 feet along the north line of said Deer Creek Village Section 4 to the South 1/4 corner of said Section 18; thence run North 89°38'14" West 413.23 feet along said north line to the northeast corner of Lot 230 said Deer Creek Village Section 4; thence run North 00°21'46" East 160.00 feet; thence run South 89°38'14" East 183.80 feet; thence run North 00°11'38" West 931.34 feet; thence run North 44°51'46" East 325.66 feet to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 18, also being the southwest corner of Tract F, Parkview Pointe Section 2, as recorded in Plat Book 23, Pages 136-140; thence run North 89°48'19" East 1369.21 feet along the south line of said Parkview Pointe Section 2 to a point on the west line of Deer Creek Village Section 1, as recorded in Plat Book 19, Pages 17 and 18, also being the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 18; thence run South 00°09'16" East 1323.62 feet along the west line of Deer Creek Village Sections 1, 3 and 4 to the Point of Beginning; Containing 48.659 acres, more or less.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	225.00'	44.41'	22.28'	44.34'	S 84°09'06" W	111°18'30"
C2	225.00'	44.41'	22.28'	44.34'	N 84°09'06" E	111°18'30"
C3	225.00'	44.42'	22.28'	44.35'	N 84°32'16" W	111°18'41"
C4	225.00'	44.42'	22.28'	44.35'	S 84°32'16" E	111°18'41"
C5	150.00'	235.52'	149.50'	212.06'	N 44°49'33" E	89°57'38"
C6	150.00'	235.72'	150.11'	212.21'	N 45°10'26" W	90°02'25"
C7	100.00'	81.60'	40.29'	86.43'	S 63°33'53" W	52°28'51"
C8	100.00'	85.41'	33.92'	84.25'	S 18°35'06" W	37°28'44"
C9	100.00'	157.01'	99.93'	141.37'	N 44°49'33" E	89°57'38"
C10	225.00'	176.84'	93.33'	172.41'	S 22°20'04" W	45°03'24"
C11	75.00'	68.70'	36.97'	66.52'	S 63°33'53" W	52°28'51"
C12	75.00'	117.76'	74.95'	108.03'	N 44°49'33" E	89°57'38"
C13	25.00'	21.03'	11.18'	20.41'	S 66°57'27" W	48°11'23"
C14	50.00'	241.19'	11.18'	66.67'	N 45°09'14" E	27°62'24"
C15	25.00'	21.03'	11.18'	20.41'	N 20°48'04" E	48°11'23"
C16	200.00'	157.28'	82.96'	153.26'	S 22°20'04" W	45°03'24"
C17	250.00'	198.80'	103.70'	181.57'	S 22°20'04" W	45°03'24"
C18	25.00'	39.27'	25.00'	35.36'	S 45°11'40" E	90°00'00"
C19	25.00'	39.27'	25.00'	35.36'	S 44°48'20" W	89°59'57"
C20	25.00'	39.27'	25.00'	35.36'	S 45°21'46" W	90°00'00"
C21	25.00'	39.51'	25.24'	35.53'	N 45°05'04" E	90°03'24"
C22	25.00'	39.03'	24.76'	35.18'	S 44°34'56" E	89°28'36"
C23	25.00'	39.27'	25.00'	35.36'	N 44°48'22" E	90°00'00"
C24	25.00'	21.03'	11.18'	20.41'	N 24°17'20" W	48°11'23"
C25	50.00'	241.11'	11.18'	66.66'	S 89°48'29" W	27°62'12"
C26	25.00'	21.02'	11.18'	20.41'	S 23°53'46" W	48°10'52"
C27	25.00'	39.27'	25.00'	35.36'	S 45°11'39" E	90°00'00"
C28	200.00'	39.47'	19.80'	39.41'	N 84°09'06" E	111°18'30"
C29	250.00'	49.34'	24.75'	49.26'	N 84°09'06" E	111°18'30"
C30	250.00'	49.34'	24.75'	49.26'	S 84°09'06" W	111°18'30"
C31	200.00'	39.47'	19.80'	39.41'	S 84°09'06" W	111°18'30"
C32	200.00'	39.48'	19.81'	39.42'	N 84°32'16" W	111°18'41"
C33	250.00'	49.36'	24.76'	49.28'	N 84°32'16" W	111°18'41"
C34	250.00'	49.36'	24.76'	49.28'	S 84°32'16" E	111°18'41"
C35	200.00'	39.48'	19.81'	39.42'	S 84°32'16" E	111°18'41"
C36	125.00'	198.28'	124.91'	176.72'	N 44°49'33" E	89°57'38"
C37	175.00'	70.62'	35.79'	70.14'	N 78°14'46" E	23°07'10"
C38	25.00'	26.76'	14.82'	25.50'	N 82°39'10" W	61°19'19"
C39	50.00'	145.18'	418.23'	99.29'	N 44°49'33" E	186°21'54"
C40	25.00'	26.76'	14.82'	25.50'	S 07°41'45" E	61°19'19"
C41	175.00'	70.62'	35.79'	70.14'	N 11°24'19" E	23°07'11"
C42	25.00'	39.27'	25.00'	35.36'	S 44°50'44" W	90°00'00"
C43	25.00'	39.27'	25.00'	35.36'	S 45°09'16" E	90°00'00"
C44	25.00'	39.27'	25.00'	35.36'	N 45°09'16" W	90°00'00"
C45	25.00'	21.03'	11.18'	20.41'	S 65°44'59" W	48°11'29"
C46	50.00'	241.19'	11.18'	66.67'	S 09°09'14" E	27°62'24"
C47	25.00'	21.03'	11.18'	20.41'	S 66°03'39" E	48°11'23"
C48	25.00'	39.27'	25.00'	35.36'	N 44°50'44" E	90°00'00"
C49	25.00'	39.29'	25.02'	35.37'	N 45°10'26" W	90°02'25"
C50	25.00'	21.03'	11.18'	20.41'	S 65°42'39" W	48°11'23"
C51	50.00'	241.19'	11.18'	66.67'	S 00°11'41" E	27°62'24"
C52	25.00'	21.03'	11.18'	20.41'	S 66°08'00" E	48°11'23"
C53	25.00'	39.25'	24.98'	35.34'	N 44°49'32" E	89°57'35"
C54	175.00'	70.72'	35.85'	70.24'	N 11°43'55" W	23°07'17"
C55	25.00'	26.80'	14.85'	25.53'	S 07°23'57" W	61°25'01"
C56	50.00'	145.35'	424.48'	99.31'	N 45°10'26" W	186°33'51"
C57	25.00'	26.80'	14.85'	25.53'	S 87°15'06" E	81°25'01"
C58	175.00'	70.72'	35.85'	70.24'	N 78°37'02" W	23°07'17"
C59	125.00'	198.44'	125.09'	176.84'	N 45°10'26" W	90°02'25"
C60	125.00'	114.50'	61.62'	110.53'	S 83°53'53" W	52°28'51"
C61	75.00'	49.06'	25.44'	48.19'	S 18°35'06" W	37°28'44"
C62	125.00'	81.77'	42.41'	80.32'	S 18°35'06" W	37°28'44"
C63	125.00'	198.36'	124.91'	176.71'	N 44°49'32" E	89°57'35"
C64	235.00'	368.57'	234.83'	332.22'	N 44°49'32" E	89°57'35"
C65	150.00'	117.76'	62.16'	114.76'	N 67°18'57" E	44°58'49"
C66	150.00'	117.76'	62.16'	114.76'	N 22°20'06" E	44°58'48"
C67	150.00'	117.86'	62.10'	114.86'	N 22°39'52" W	45°01'12"
C68	150.00'	117.86'	62.10'	114.85'	N 67°41'05" W	45°01'12"
C69	50.00'	78.54'	50.00'	70.71'	N 45°21'46" E	90°00'00"

Notes

- Designates Permanent Reference Monument - being a 4" x 4" Concrete Monument w/Brass disc imprinted PRM #LS2247
- Designates Permanent Control Point - being an Iron Rod w/cap imprinted PCP #LS2247
- Designates Permanent Control Point - being a Nail w/disc imprinted PCP#LS2247
- (NR) Designates non-radial lot line. All lot lines intersecting curves are non-radial unless otherwise noted.
- Bearings shown hereon are based on the South line of the Southwest 1/4 of Section 18-24-29 being N89°48'22"E per Orange County Geodetic Information System.
- Tract A is a conservation tract and shall be owned by the homeowners association with development rights to this tract dedicated to Orange County. No construction, clearing, grading, alteration is allowed unless approved by Orange County, Florida and/or other applicable jurisdictional agencies.
- Tract B shall be used as a Retention Area and shall be owned and maintained by the Valencia Water Control District.
- Tract C shall be used as an Open Area and shall be owned and maintained by the Homeowners Association with development rights dedicated to Orange County.
- Tract D shall be used as a Passive Recreation Area and shall be owned and maintained by the Homeowners Association.
- Orange County, Florida is hereby granted a perpetual, nonexclusive easement for the purpose of drainage of surface water from the roadways as shown on this plat, over, across, under and upon Tracts A & B.
- There is a 5.0 foot Utility Easement along all side and rear lot lines unless otherwise noted.
- There is a 10.0 foot Utility Easement along all lot lines adjacent to road rights of way.
- The 20' Valencia Water Control District Easements are dedicated to the Valencia Water Control District.
- P.C.=Point of Curvature, P.T.=Point of Tangency, P.I.=Point of Intersection
- No Planting or structures shall be installed in Valencia Water Control District easements without approval by Valencia Water Control District.

NOTICE

There may be additional restrictions that are recorded on this Plat that may be found in the Public Records of this County.

Sheet 1 of 2

PLAT BOOK 31 PAGE 77

DEER CREEK VILLAGE SECTION 6

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 and drainage easements shown hereon to the perpetual use of the public unless otherwise noted, 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 hereto on JANUARY 12, 1992
M/I SEMOTENSTEIN HOMES, INC.

JAMES D. BAGLEY, VICE PRESIDENT

Attest:

DAVID G. BYRNES, VICE PRESIDENT

Signed, sealed and delivered in the presence of:

Walter B. Gundersman
Charles Gundersman

STATE OF FLORIDA, COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of January, 1992, by James D. Bagley and David G. Byrnes, both VICE PRESIDENTS on behalf of the corporation, they are personally known to me, or has produced _____ as identification and did/did not take an oath.

Notary Public

My Commission Expires: 5/28/96

Print name Walter B. Gundersman

COMMISSION # 111111

Walter B. Gundersman
NOTARY PUBLIC

My Commission Expires 5/28/96

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on Dec. 29, 1992 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; 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 Dec. 29, 1992 ROGER LANSWAY
Registration No. 2247

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

EXAMINED & APPROVED Joanne M. McMillan 12/29/92
Assistant ZONING DIRECTOR DATE

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

EXAMINED & APPROVED William P. Bort 7-1-93
COUNTY ENGINEER DATE

CERTIFICATE OF APPROVAL BY BOARD BY COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 7-8-93 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Simon Chap
CHAIRMAN OF THE BOARD SEE RESOLUTION 91-M-62

ATTEST: Martha D. Haynie
CLERK OF THE BOARD

BY Ray D. Haynie D.C.

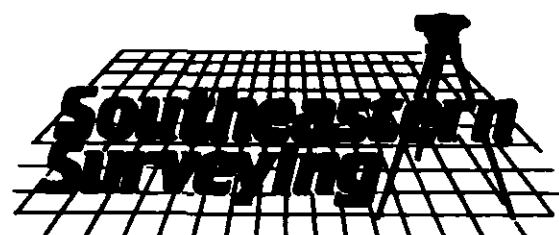
CERTIFICATE OF COUNTY COMPTROLLER

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 7/12/93 at 3:05 P.M. File No. 4522963

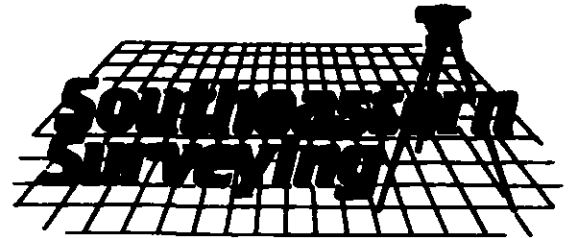
BY Martha D. Haynie

COUNTY COMPTROLLER
in and for Orange County, Fla.

BY Ray D. Haynie D.C.



SOUTHEASTERN SURVEYING & MAPPING CORP.
925 S. Semoran Blvd., Suite 112
Winter Park, Florida 32792
(407)678-8729



SOUTHEASTERN SURVEYING & MAPPING CORP.
925 S. Semoran Blvd., Suite 112
Winter Park, Florida 32792
(407)878-8729

DEER CREEK VILLAGE SECTION 6

WILLIAMSBURG AT ORANGEWOOD
SECTION 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

Sheet 2 of 2

PLAT
BOOK

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