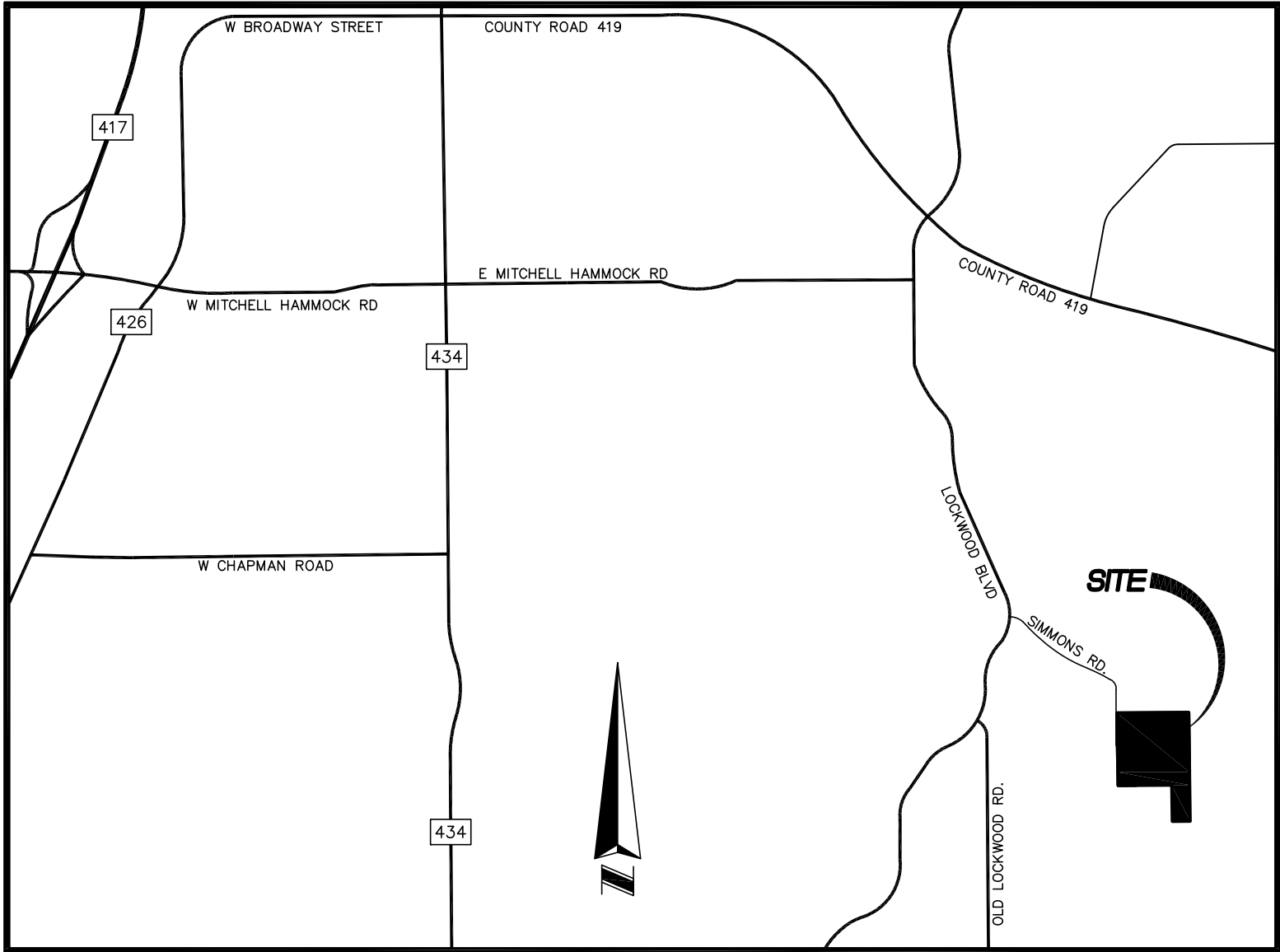


# HIDEAWAY COVE AT OVIEDO PHASE 1

LYING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 9

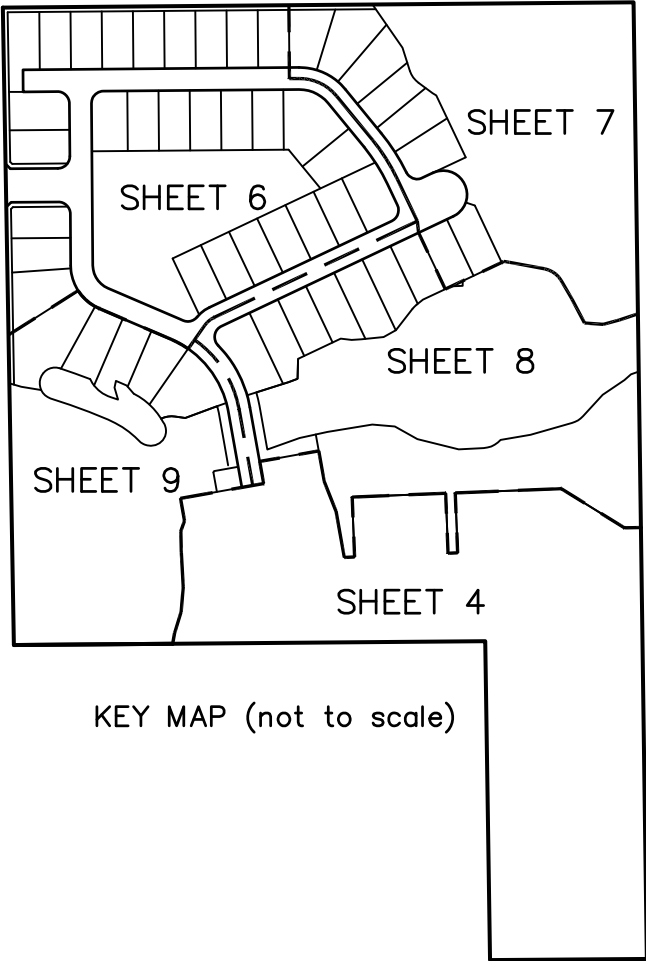
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



VICINITY MAP (not to scale)

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SHEET 2 OF 9 – LEGAL DESCRIPTION, SURVEYOR'S NOTE & LEGEND  
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SHEET 5



KEY MAP (not to scale)

## HIDEAWAY COVE AT OVIEDO PHASE 1 D E D I C A T I O N

This is to certify that M/I Homes of Orlando, LLC, hereafter referred to as "Owner" is the lawful owner of the lands described in the caption hereon, and that it has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. No part of said lands, except as noted on the face of this plat, is dedicated to Seminole County, Florida or to the public. None of the property designated as "Common Area" on this plat is required for public use and such "Common Area" is not and will not be a part of the County system of public roads. Said "Common Area" is instead part of the "Common Area" created by this plat and will be subject to the Community Declaration for Hideaway Cove at Oviedo of Seminole County Homeowners Association, Inc. recorded in Official Records Book \_\_\_\_\_, Page\_\_\_\_\_, of the Public Records of Seminole County, Florida (hereafter referred to as the "Declaration"). Said "Common Area" shall remain private and the sole exclusive property of the Hideaway Cove at Oviedo of Seminole County Homeowners' Association, Inc., a Florida not-for-profit corporation (the "Association"), its successors and assigns. The drainage easements described and shown hereon, together with Tracts E, H, I, J and D constitute components of the "Stormwater Management System", as defined in the Declaration, and which Stormwater Management System is dedicated to and is owned and maintained by the Homeowners Association in accordance with the Declaration.

The owner does hereby grant to Seminole County the non-exclusive and perpetual right of ingress egress over and across all of the private streets shown hereon and does hereby grant to the present and future owners of Lots 1 through 49, inclusive, and Tracts A, B, C, D, E, F, G, H, I, J, K, L, M and O, and their guests, invitees, licensees and domestic help, and to delivery, pickup and fire protection services, police, authorities of the United States postal service mail carriers, representatives of utilities, holders of mortgage liens on such lands, the non-exclusive and perpetual right of ingress egress over and across said private streets. Regardless of the preceding provisions, the lawful owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the lawful owner may create or participate in a disturbance or nuisance on any part of the land shown on this plat.

Notwithstanding the foregoing: An emergency access easement to the Stormwater Management System, as defined in the Declaration, including, without limitation, over all drainage easements and Tracts E, H, I, J, K, L and M shown on this plat is hereby dedicated to Seminole County for emergency maintenance purposes in the event inadequate maintenance of the Stormwater Management System creates a hazard to the public health, safety and general welfare. The emergency access easement granted does not impose any obligation, burden, responsibility or liability upon the County to enter upon the subject property and take any action to repair or maintain the Stormwater Management System.

Tract N (Lift Station), is dedicated in fee simple to Seminole County, Florida.

IN WITNESS WHEREOF, the undersigned, Daniel Kaiser, Vice President of M/I Homes of Orlando, LLC has caused these presents to be executed and acknowledged by its undersigned thereunto duly authorized on this \_\_\_\_ day of \_\_\_\_\_ 2019.

By: \_\_\_\_\_ M/I Homes of Orlando, LLC  
Name: Daniel Kaiser  
Title: Vice President

Signed and sealed in the presence of:

Signature of witness \_\_\_\_\_

Printed Name \_\_\_\_\_

Signature of witness \_\_\_\_\_

Printed Name \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SEMINOLE

I HEREBY CERTIFY, that on this day, before me personally appeared Daniel Kaiser, Vice President of M/I Homes of Orlando LLC, a Florida corporation who is ( ) personally known to me or ( ) produced \_\_\_\_\_ as identification, and did/did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said company.

WITNESS my hand and official seal this \_\_\_\_ day of \_\_\_\_\_ 2019.

Signature of Notary Public \_\_\_\_\_

Printed Name of Notary Public \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Commission Number \_\_\_\_\_

## CERTIFICATE OF CLERK OF CIRCUIT COURT

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 \_\_\_\_\_ 2019, File No. \_\_\_\_\_

\_\_\_\_\_  
Clerk of the Circuit Court  
in and for Seminole County, Florida.



### NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### COUNTY SURVEYOR'S CERTIFICATE

I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes.

By: \_\_\_\_\_ Date: \_\_\_\_\_ 2019

Gary A. Leise, P.L.S.  
Florida Registration No. 4723  
County Surveyor for Seminole County, Florida

### BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on \_\_\_\_\_ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

By: \_\_\_\_\_  
Brenda Carey, Chairman

Attest: \_\_\_\_\_

### QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

This plat was prepared under my direction and supervision. This plat complies with all of the survey requirements of Chapter 177, Florida Statutes.

\_\_\_\_\_  
Surveyor's name: James L. Rickman Date: \_\_\_\_\_  
Registration number: 5633  
Professional Land Surveyor  
Registration number of Legal Entity : 6723  
Allen & Company, Inc.  
16 East Plant Street, Winter Garden, Florida 34787

# HIDEAWAY COVE AT OVIEDO PHASE 1

LYING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION: – PHASE 1

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE RUN SOUTH 00°59'23" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, FOR A DISTANCE OF 664.10 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°31'29" EAST ALONG SAID NORTH LINE, FOR A DISTANCE OF 1314.03 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE RUN SOUTH 00°48'06" EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 1094.45 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°11'54" WEST, FOR A DISTANCE OF 34.41 FEET; THENCE RUN NORTH 58°10'03" WEST, FOR A DISTANCE OF 154.58 FEET; THENCE RUN SOUTH 87°42'22" WEST, FOR A DISTANCE OF 221.11 FEET; THENCE RUN SOUTH 02°17'38" EAST, FOR A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 87°42'22" WEST, FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 02°17'38" WEST, FOR A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 87°42'22" WEST, FOR A DISTANCE OF 195.00 FEET; THENCE RUN SOUTH 02°17'38" EAST, FOR A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 87°42'22" WEST, FOR A DISTANCE OF 21.35 FEET; THENCE RUN NORTH 10°11'05" WEST, FOR A DISTANCE OF 97.88 FEET; THENCE RUN NORTH 21°38'03" WEST, FOR A DISTANCE OF 66.32 FEET; THENCE RUN NORTH 10°11'05" WEST, FOR A DISTANCE OF 65.00 FEET; THENCE RUN SOUTH 79°48'55" WEST, FOR A DISTANCE OF 125.00 FEET; THENCE RUN SOUTH 10°11'05" EAST, FOR A DISTANCE OF 46.56 FEET; THENCE RUN SOUTH 79°48'55" WEST, FOR A DISTANCE OF 106.35 FEET; THENCE RUN NORTH 07°24'53" WEST, FOR A DISTANCE OF 7.57 FEET; THENCE RUN SOUTH 81°32'37" WEST, FOR A DISTANCE OF 50.31 FEET; THENCE RUN SOUTH 60°09'25" WEST, FOR A DISTANCE OF 20.94 FEET; THENCE RUN SOUTH 10°11'05" EAST, FOR A DISTANCE OF 49.31 FEET; THENCE RUN SOUTH 19°21'59" WEST, FOR A DISTANCE OF 23.39 FEET; THENCE RUN SOUTH 01°24'15" EAST, FOR A DISTANCE OF 43.92 FEET; THENCE RUN SOUTH 03°17'43" EAST, FOR A DISTANCE OF 71.72 FEET; THENCE RUN SOUTH 04°54'45" WEST, FOR A DISTANCE OF 52.64 FEET; THENCE RUN SOUTH 17°15'59" WEST, FOR A DISTANCE OF 45.55 FEET; THENCE RUN SOUTH 09°56'06" WEST, FOR A DISTANCE OF 23.03 FEET TO A POINT ON THE NORTH LINE OF SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE RUN SOUTH 89°33'00" WEST ALONG SAID NORTH LINE, FOR A DISTANCE OF 331.06 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE RUN NORTH 00°59'23" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 1328.21 FEET TO THE **POINT OF BEGINNING**.

AND






















LEGAL DESCRIPTION: TRACT C – (FUTURE DEVELOPMENT)

















A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 45.00 ACRES MORE OR LESS.

LEGEND:

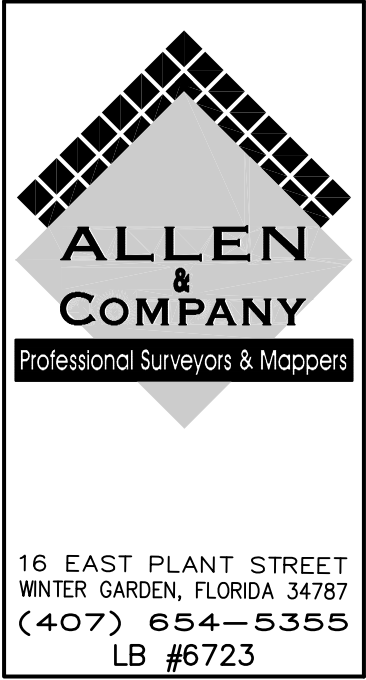
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-  DENOTES PLAT BOOK
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-  DENOTES POINT OF INTERSECTION
-  DENOTES TANGENT BEARING
-  DENOTES POINT OF REVERSE CURVATURE
-  DENOTES RADIUS POINT
-  DENOTES STATE PLANE POINT
-  DENOTES UPLAND BUFFER
-  DENOTES UTILITY/SIDEWALK EASEMENT
-  DENOTES LICENSED BUSINESS
-  DENOTES POINT ON CURVE
-  DENOTES CERTIFIED CORNER RECORD NUMBER
-  DENOTES RIGHT-OF-WAY
-  DENOTES POINT OF COMPOUND CURVATURE
-  DENOTES OVERALL LENGTH
-  DENOTES UTILITY, LANDSCAPE & FENCE EASEMENT
-  DENOTES DRAINAGE EASEMENT
-  DENOTES OFFICIAL RECORDS BOOK

-  DENOTES NON-TANGENT
-  DENOTES A SET 4" X 4" CONCRETE MONUMENT P.S.M. # 6723
-  PERMANENT REFERENCE MONUMENT
-  DENOTES CENTRAL ANGLE
-  DENOTES RADIUS
-  DENOTES CHORD LENGTH
-  DENOTES CHORD BEARING
-  DENOTES ARC LENGTH
-  DENOTES DRAINAGE EASEMENT
-  PERMANENT REFERENCE MONUMENT
-  DENOTES NON-RADIAL
-  DENOTES WALL/FENCE/LANDSCAPE EASEMENT
-  DENOTES COMMUNITY MAILBOXES EASEMENT
-  DENOTES CHANGE IN DIRECTION ALONG RIGHT-OF-WAY LINES
-  DENOTES A SET 1/2" IRON ROD & CAP OR NAIL & DISK P.S.M. #6723
-  PERMANENT CONTROL POINT

SURVEYORS NOTES:

1. All lot lines intersecting curves are radial, unless otherwise noted non-radial ( N.R. ).
2. Bearings shown hereon are assumed and based on the West line of the Northeast 1/4 of the Southeast 1/4 of Section 25-21-31 being South 00°59'23" East.
3. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
4. The owner does hereby grant to Seminole County the non-exclusive and perpetual right of ingress egress over and across all of the private streets (Tract O) shown and does hereby grant to the present and future owners of lots 1 through 49 and Tracts A, B, D E, F, G, H, I, J, K, L, M AND O, invitees and domestic help, and to delivery, pickup and fire protection services, police, authorities of the United States postal service mail carriers, representatives of utilities, holders of mortgage liens on such lands, the non-exclusive and perpetual right of ingress egress over and across said streets and easements. Regardless of the preceding provisions, the lawful owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the lawful owner may create or participate in a disturbance or nuisance on any part of the land shown on this plat.
5. Per Florida Statutes Chapter 177.091(9), lot corners must be set before the transfer of any lot.
6. The granting of easements to Seminole County does not impose any obligation, burden, responsibility or liability upon Seminole County, Florida, to enter upon the subject property and take any action to repair or maintain the system unless otherwise stated.
7. Tracts A and B (Landscape Buffer) "Common Area" shall be owned and maintained by the Hideaway Cove at Oviedo of Seminole County Homeowners Association, Inc. (the "Association") in accordance with the Declaration.
8. Tract O, (Private Right-of-Way) "Common Area" constitutes "Common Area", as defined in the Declaration, and shall be owned and maintained by the Association in accordance with the Declaration.
9. Tract G (Open Space) "Common Area" shall be owned and maintained by the Association in accordance with the Declaration.
10. Tracts D and E (Open Space/Drainage) "Common Area" shall be owned and maintained by the Association in accordance with the Declaration.
11. Tract F (Upland Passive Recreation) "Common Area" shall be owned and maintained by the Association in accordance with the Declaration.
12. Tracts H and J (Retention) "Common Area" shall be owned and maintained by the Association in accordance with the Declaration.
13. Tract I (Retention/Open Space) "Common Area" shall be owned and maintained by the Association in accordance with the Declaration.
14. Tracts K, L and M (Wetlands/Upland Buffer) "Common Area" shall be owned and maintained by the Association in accordance with the Declaration.
15. Tract N (Lift Station) shall be owned and maintained by Seminole County, Florida.
16. The private drainage easements shown hereon are hereby dedicated to and shall be maintained by the association.
17. The U.S.E. (UTILITY/SIDEWALK EASEMENT), W.F.L.E (WALL/FENCE/LANDSCAPE EASEMENT) and CME (COMMUNITY MAILBOXES EASEMENT) shown hereon are hereby dedicated to and shall be maintained by the association.
18. A minimum three (3) foot side yard drainage easement shall be required on all lots; air conditioning units, pool equipment, water softeners and similar facilities shall not be permitted within the drainage easements.
19. The lands shown hereon contain no gaps.
20. The utility easements described and shown here on are to be dedicated to Seminole County. The utilities are to be owned and maintained by the utility provider. The purpose of the utility easements shown are as follows: Installation and maintenance of, but not limited to, sanitary sewers, water mains, power lines, telephone lines, and cablevision lines.

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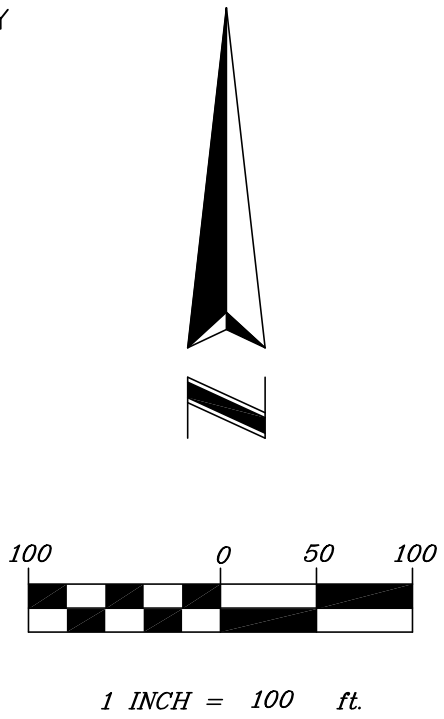
# HIDEAWAY COVE AT OVIEDO PHASE 1

LYING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

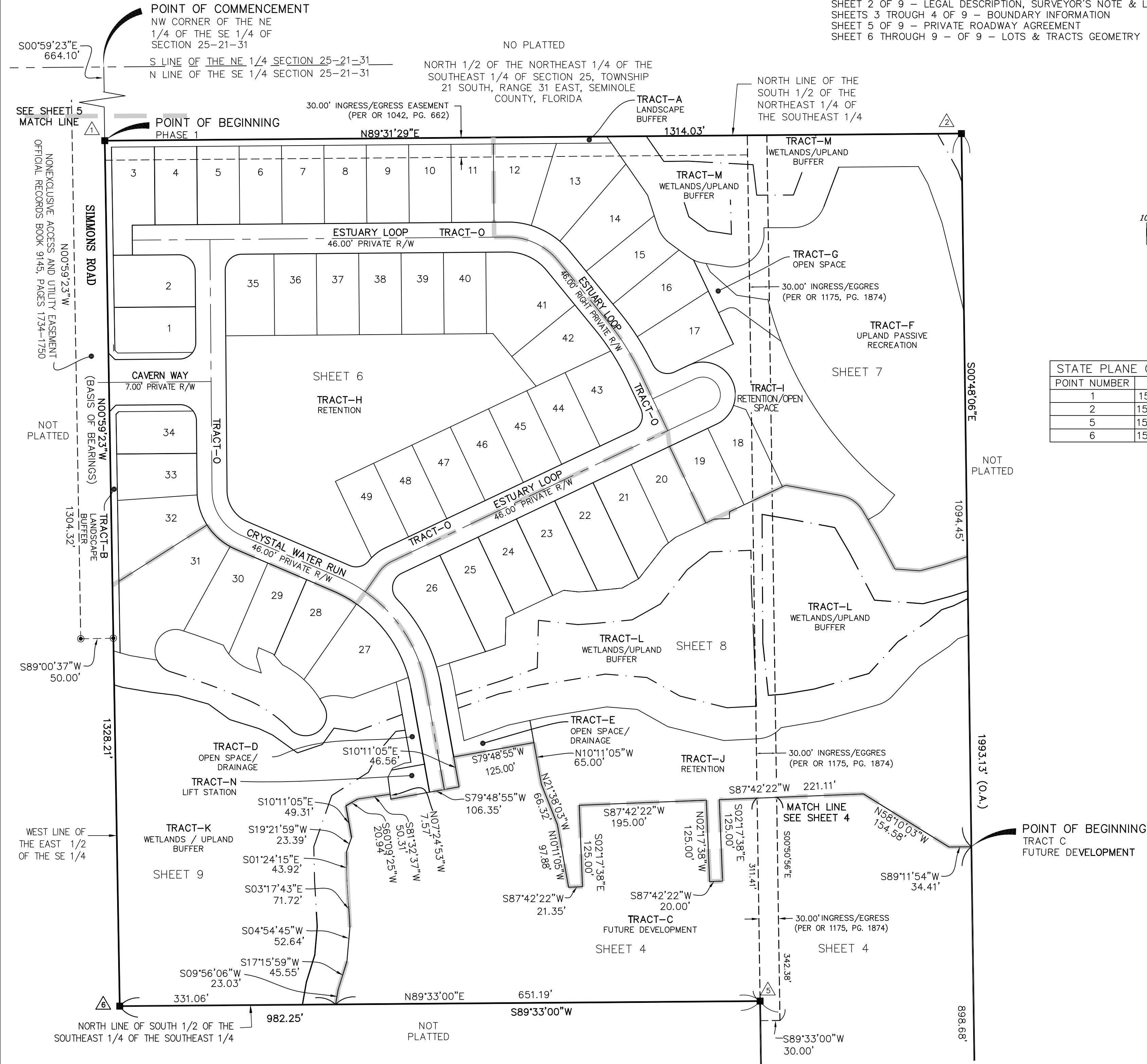
SHEET 3 OF 9

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STATE PLANE COORDINATE TABLE		
POINT NUMBER	NORTHING	EASTING
1	1562614.2111	602736.0897
2	1562625.1127	604050.0776
5	1561293.9154	603741.2623
6	1561286.2019	602759.0347



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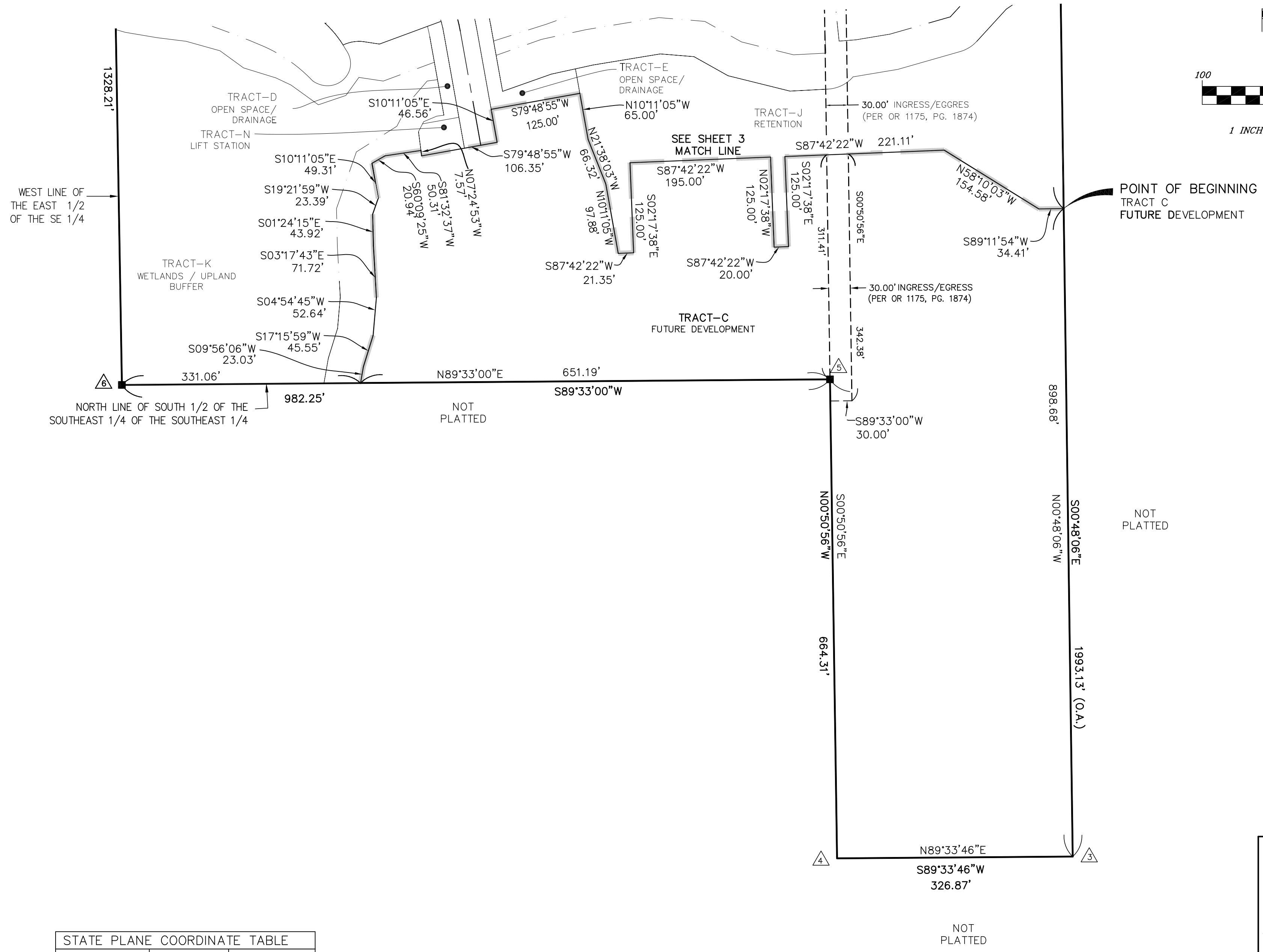
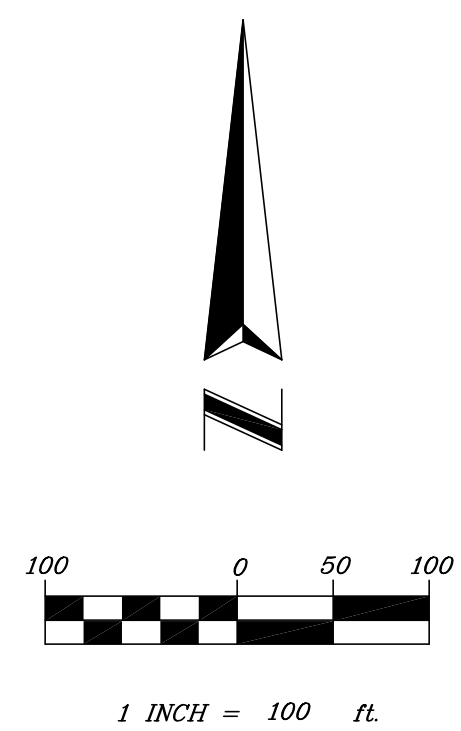
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB #6723

# HIDEAWAY COVE AT OVIEDO PHASE 1

LYING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

SHEET 4 OF 9

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STATE PLANE COORDINATE TABLE		
POINT NUMBER	NORTHING	EASTING
3	1560632.1735	604077.9685
4	1560629.6794	603751.1032
5	1561293.9154	603741.2623
6	1561286.2019	602759.0347

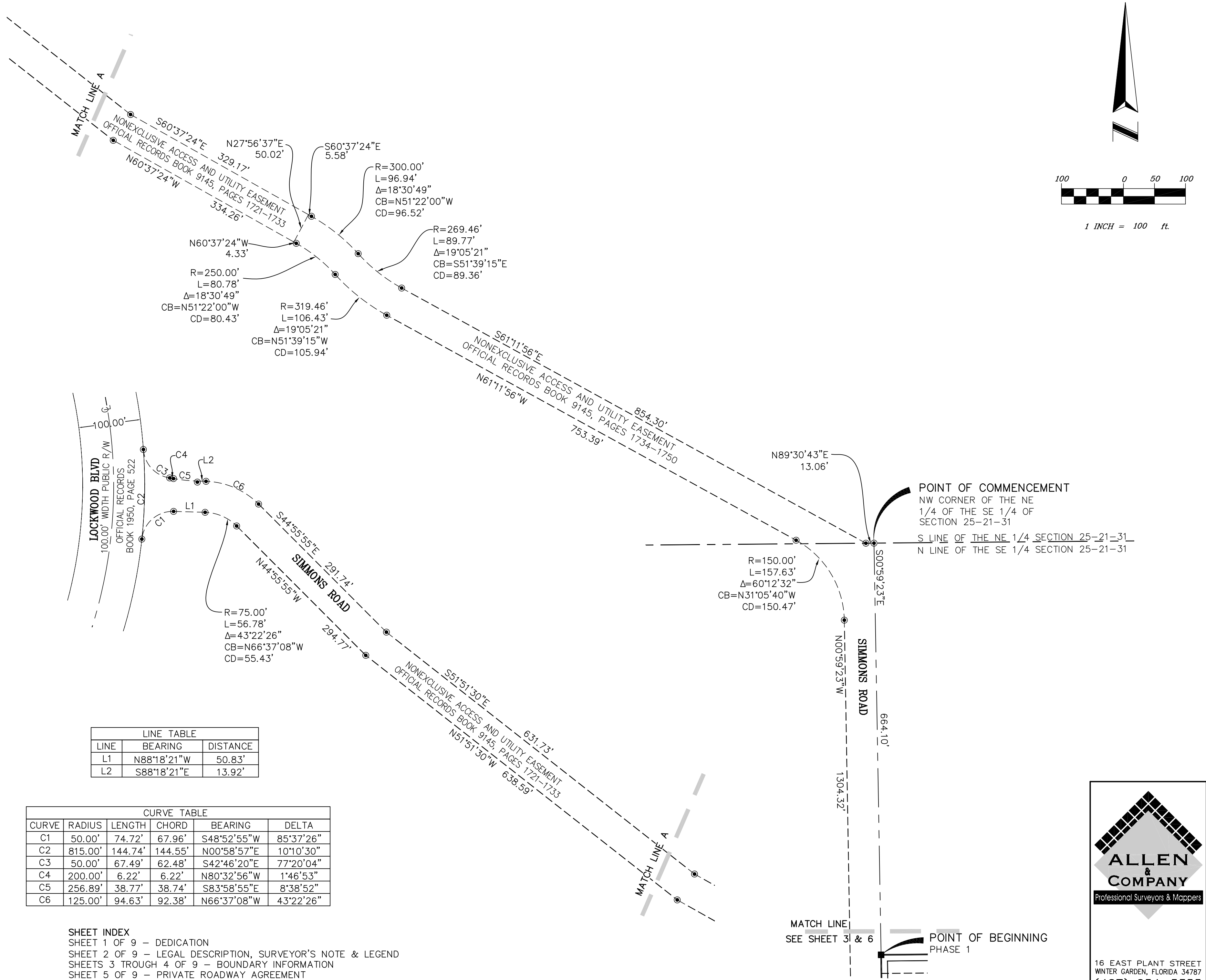
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HIDEAWAY COVE AT OVIEDO PHASE 1

LYING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°18'21"W	50.83'
L2	S88°18'21"E	13.92'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	50.00'	74.72'	67.96'	S48°52'55"W	85°37'26"
C2	815.00'	144.74'	144.55'	N00°58'57"E	10°10'30"
C3	50.00'	67.49'	62.48'	S42°46'20"E	77°20'04"
C4	200.00'	6.22'	6.22'	N80°32'56"W	1°46'53"
C5	256.89'	38.77'	38.74'	S83°58'55"E	8°38'52"
C6	125.00'	94.63'	92.38'	N66°37'08"W	43°22'26"

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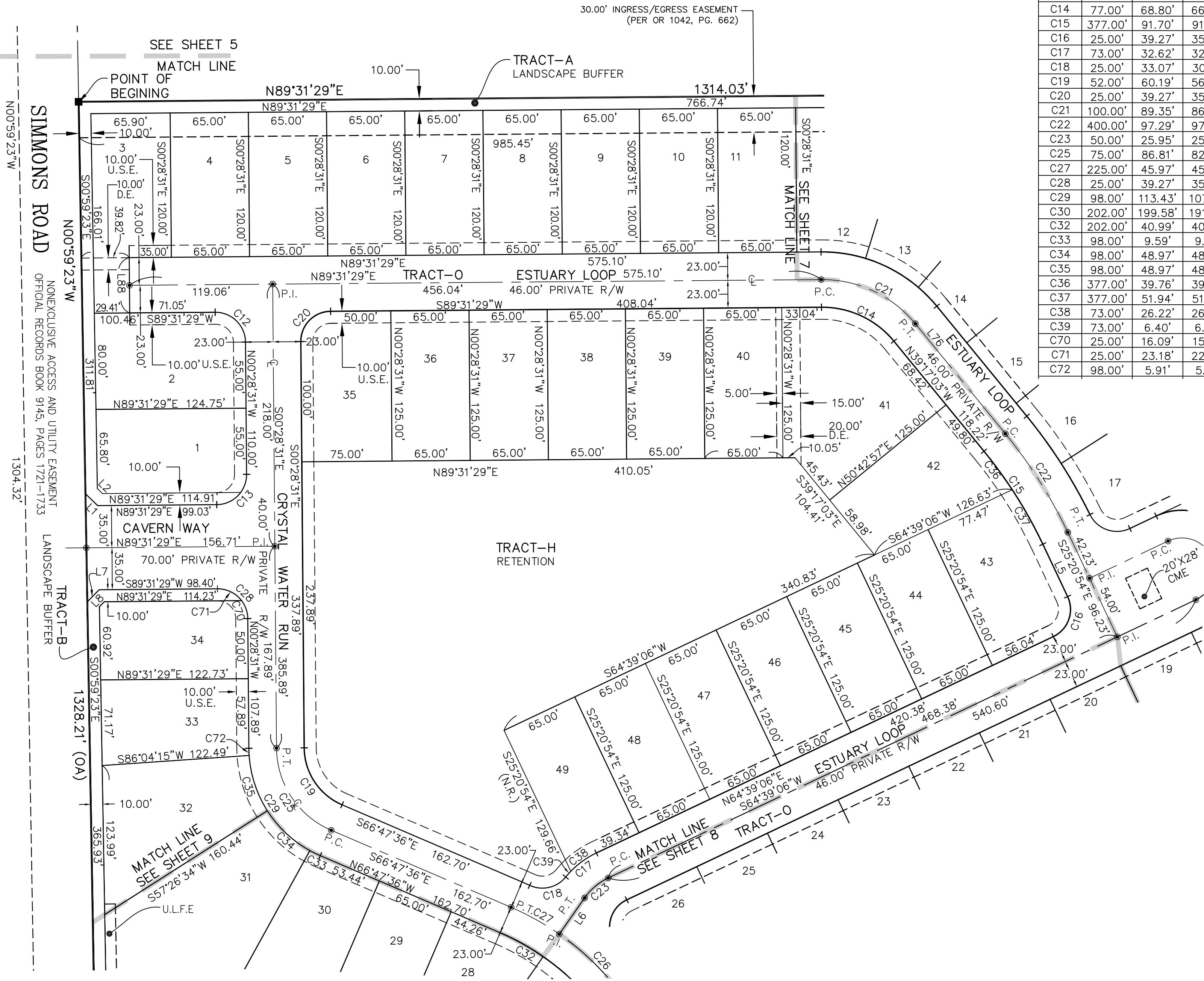


HIDEAWAY COVE AT OVIEDO PHASE 1

LYING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

SHEET 6 OF 9

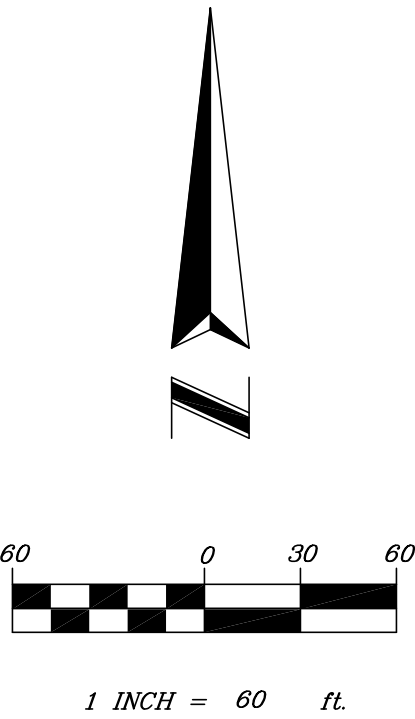
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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C12	25.00'	39.27'	35.36'	N45°28'31"W	90°00'00"
C13	25.00'	39.27'	35.36'	N44°31'29"E	90°00'00"
C14	77.00'	68.80'	66.53'	N64°52'47"W	51°11'29"
C15	377.00'	91.70'	91.47'	N32°18'58"W	13°56'09"
C16	25.00'	39.27'	35.36'	N19°39'06"E	90°00'00"
C17	73.00'	32.62'	32.35'	S51°51'01"W	25°36'11"
C18	25.00'	33.07'	30.71'	N76°56'41"E	75°47'31"
C19	52.00'	60.19'	56.88'	S33°38'04"E	66°19'05"
C20	25.00'	39.27'	35.36'	S44°31'29"W	90°00'00"
C21	100.00'	89.35'	86.40'	N64°52'47"W	51°11'29"
C22	400.00'	97.29'	97.05'	N32°18'58"W	13°56'09"
C23	50.00'	25.95'	25.66'	S49°46'56"W	29°44'20"
C25	75.00'	86.81'	82.04'	S33°38'04"E	66°19'05"
C27	225.00'	45.97'	45.89'	N60°56'25"W	11°42'22"
C28	25.00'	39.27'	35.36'	N45°28'31"W	90°00'00"
C29	98.00'	113.43'	107.21'	S33°38'04"E	66°19'05"
C30	202.00'	199.58'	191.56'	N38°29'21"W	56°36'31"
C32	202.00'	40.99'	40.92'	N60°58'51"W	11°37'31"
C33	98.00'	9.59'	9.59'	S63°59'22"E	05°36'30"
C34	98.00'	48.97'	48.46'	S46°52'16"E	28°37'41"
C35	98.00'	48.97'	48.46'	S18°14'35"E	28°37'41"
C36	377.00'	39.76'	39.74'	N36°15'46"W	06°02'34"
C37	377.00'	51.94'	51.90'	N29°17'41"W	07°53'35"
C38	73.00'	26.22'	26.08'	S54°21'42"W	20°34'49"
C39	73.00'	6.40'	6.40'	S41°33'36"W	05°01'22"
C70	25.00'	16.09'	15.81'	N18°54'37"W	36°52'12"
C71	25.00'	23.18'	22.36'	N63°54'37"W	53°07'48"
C72	98.00'	5.91'	5.91'	S02°12'08"E	03°27'13"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°43'53"E	14.21'
L2	S45°43'53"E	5.97'
L5	N25°20'54"W	48.23'
L6	S34°54'46"W	36.72'
L7	S44°16'03"W	14.08'
L8	S44°16'03"W	5.74'
L76	S39°17'03"E	118.21'

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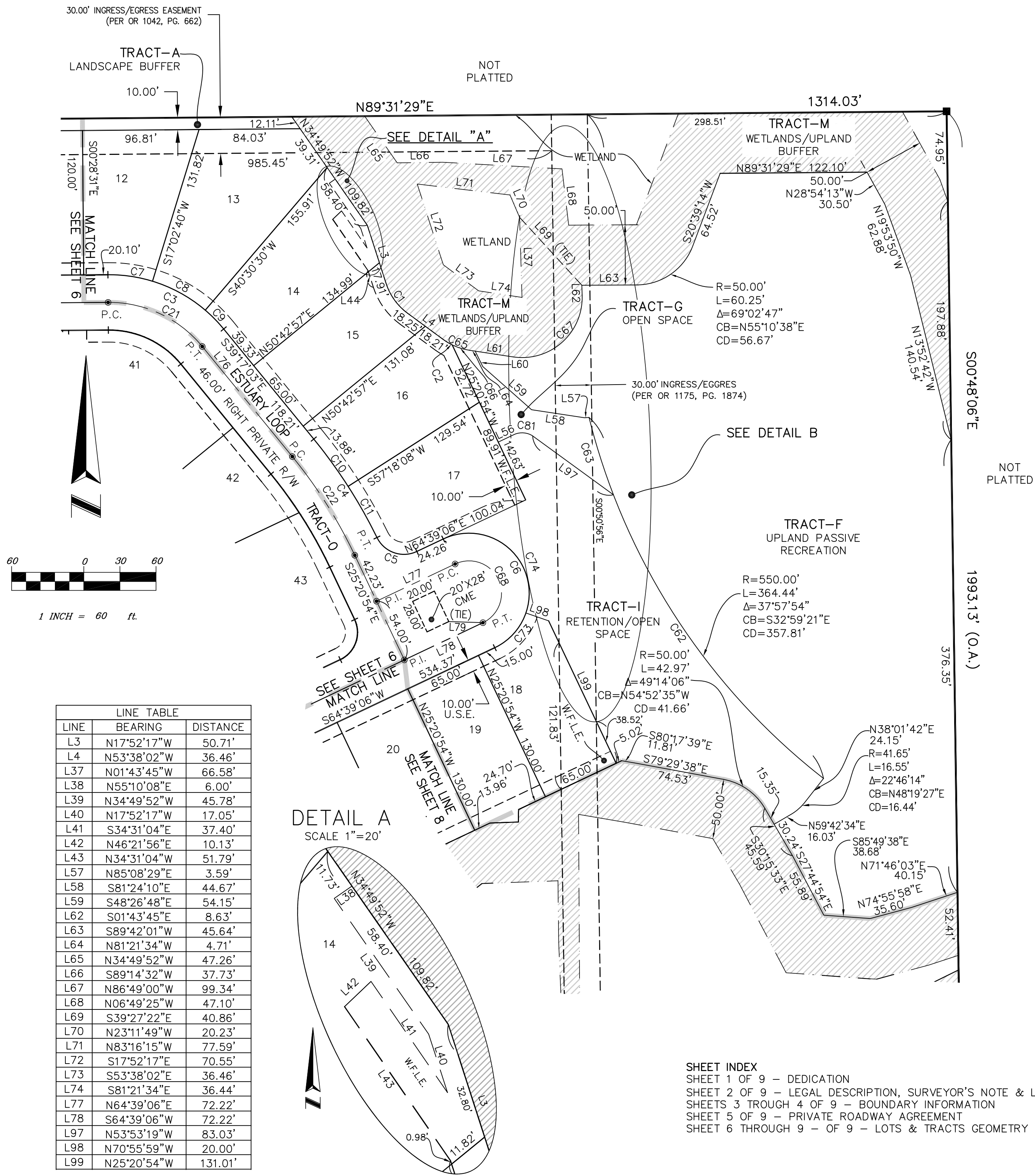
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HIDEAWAY COVE AT OVIEDO PHASE 1

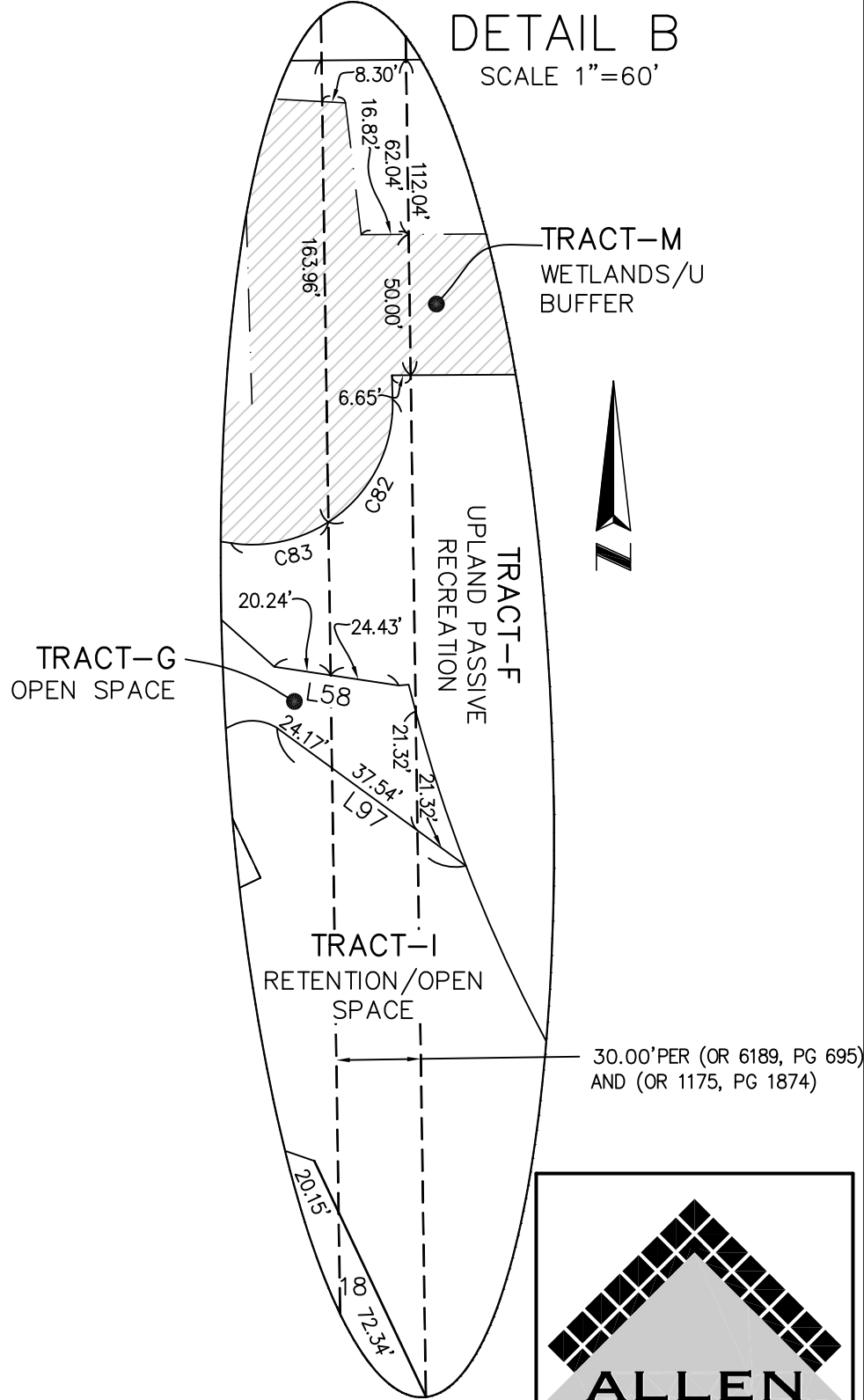
LYING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

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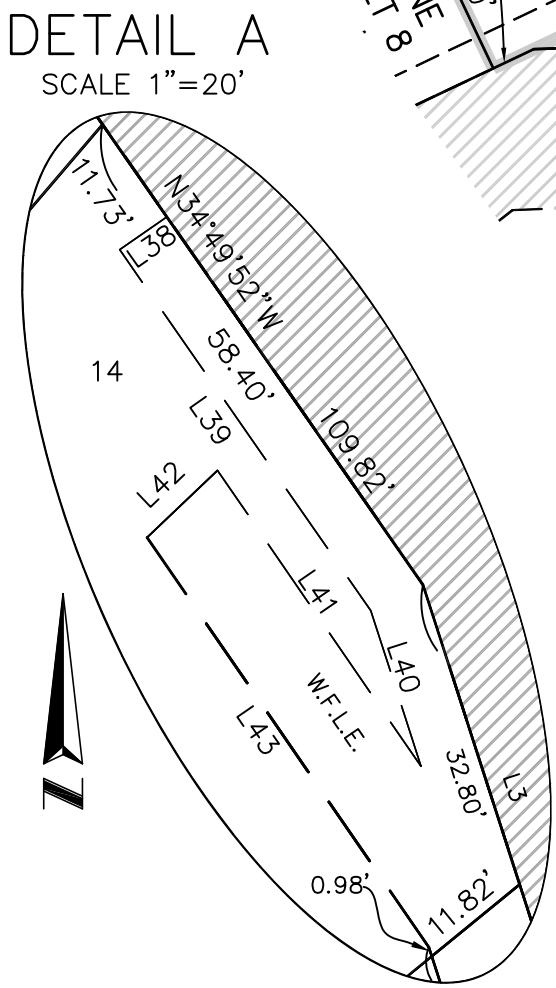
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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	50.00'	31.21'	30.70'	S35°45'10"E	35°45'45"
C2	50.00'	8.98'	8.97'	S58°46'48"E	10°17'31"
C3	123.00'	109.90'	106.28'	N64°52'47"W	51°11'29"
C4	423.00'	97.43'	97.22'	N32°41'07"W	13°11'51"
C5	25.00'	38.95'	35.13'	S70°43'02"E	89°15'42"
C6	50.00'	157.08'	100.00'	N25°20'54"W	180°00'00"
C7	123.00'	37.61'	37.46'	N81°42'55"W	17°31'12"
C8	123.00'	50.37'	50.02'	N61°13'25"W	23°27'50"
C9	123.00'	21.91'	21.88'	N44°23'16"W	10°12'27"
C10	423.00'	48.63'	48.60'	N35°59'27"W	06°35'11"
C11	423.00'	48.81'	48.78'	N29°23'32"W	06°36'41"
C21	100.00'	89.35'	86.40'	N64°52'47"W	51°11'29"
C22	400.00'	97.29'	97.05'	N32°18'58"W	13°56'09"
C62	550.00'	296.94'	293.34'	S36°30'18"E	30°56'00"
C63	550.00'	67.50'	67.46'	S17°31'22"E	07°01'54"
C65	50.00'	24.20'	23.96'	S67°29'48"E	27°43'32"
C67	50.00'	87.59'	76.81'	N48°27'20"E	100°22'10"
C68	27.00'	84.82'	54.00'	N25°20'54"W	180°00'00"
C73	50.00'	39.78'	38.74'	N41°51'34"E	45°35'05"
C74	50.00'	117.30'	92.19'	N48°08'26"W	134°24'55"
C75	33.65'	26.65'	25.96'	S47°55'31"E	45°23'03"
C77	1234.91'	127.95'	127.89'	N69°56'19"W	05°56'11"
C81	16.24'	15.75'	15.14'	N85°01'51"W	55°35'24"
C82	50.00'	51.36'	49.13'	N27°41'59"E	58°51'28"
C83	50.00'	36.23'	35.44'	N77°53'05"E	41°30'42"



LINE TABLE		
LINE	BEARING	DISTANCE
L3	N17°52'17"W	50.71'
L4	N53°38'02"W	36.46'
L37	N01°43'45"W	66.58'
L38	N55°10'08"E	6.00'
L39	N34°49'52"W	45.78'
L40	N17°52'17"W	17.05'
L41	S34°31'04"E	37.40'
L42	N46°21'56"E	10.13'
L43	N34°31'04"W	51.79'
L57	N85°08'29"E	3.59'
L58	S81°24'10"E	44.67'
L59	S48°26'48"E	54.15'
L62	S01°43'45"E	8.63'
L63	S89°42'01"W	45.64'
L64	N81°21'34"W	4.71'
L65	N34°49'52"W	47.26'
L66	S89°14'32"W	37.73'
L67	N86°49'00"W	99.34'
L68	N06°49'25"W	47.10'
L69	S39°27'22"E	40.86'
L70	N23°11'49"W	20.23'
L71	N83°16'15"W	77.59'
L72	S17°52'17"E	70.55'
L73	S53°38'02"E	36.46'
L74	S81°21'34"E	36.44'
L77	N64°39'06"E	72.22'
L78	S64°39'06"W	72.22'
L97	N53°53'19"W	83.03'
L98	N70°55'59"W	20.00'
L99	N25°20'54"W	131.01'



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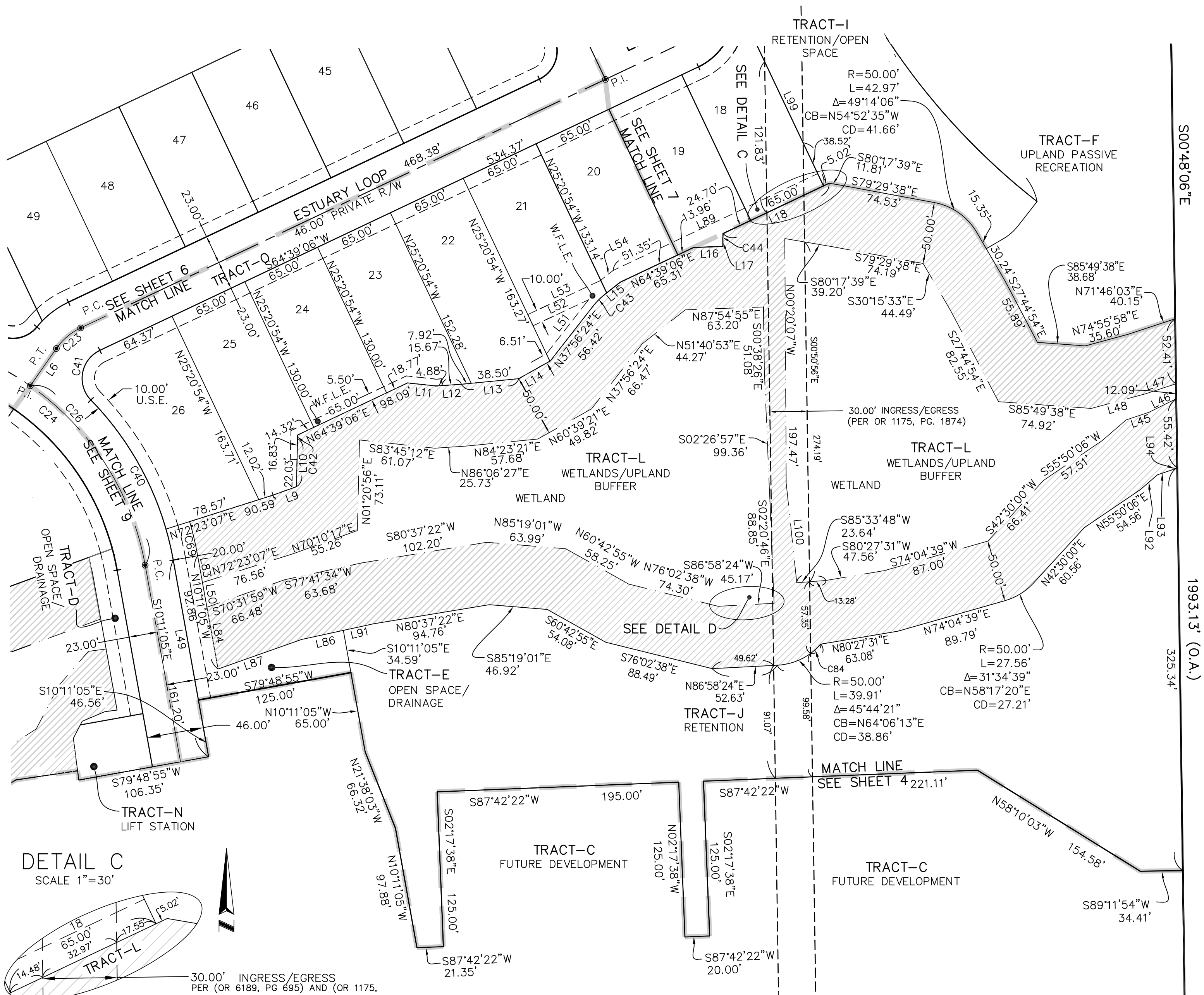
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HIDEAWAY COVE AT OVIEDO PHASE 1

LYING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

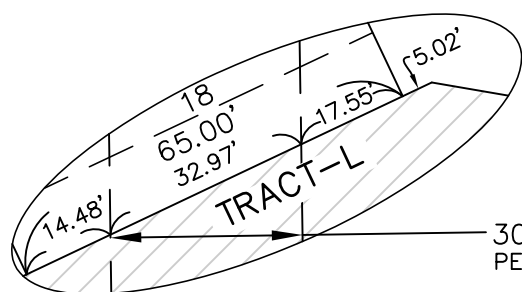
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LINE TABLE		
LINE	BEARING	DISTANCE
L6	S34°54'46"W	36.72'
L9	N70°10'17"E	20.04'
L10	N01°20'56"E	38.86'
L11	S83°45'12"E	23.06'
L12	N86°06'27"E	20.55'
L13	N84°23'21"E	46.42'
L14	N60°39'21"E	29.27'
L15	N51°40'53"E	16.99'
L16	N87°54'55"E	23.69'
L17	N00°20'07"W	6.07'
L18	N64°39'06"E	89.70'
L45	S71°25'27"W	19.39'
L46	S63°39'17"W	24.53'
L47	N71°46'03"E	25.83'
L48	N74°55'58"E	45.45'
L49	S10°11'05"E	161.20'
L50	S10°11'05"E	20.25'
L51	S37°56'24"W	53.90'
L52	N64°55'20"E	49.49'
L53	S64°55'20"W	64.54'
L54	S51°40'53"W	13.18'
L55	S64°39'06"W	182.60'
L83	N10°11'05"W	21.95'
L84	S10°11'05"E	50.66'
L86	N77°41'34"E	34.44'
L87	N70°31'59"E	71.52'
L89	S64°39'06"W	182.60'
L91	N77°41'34"E	24.83'
L92	N49°12'40"E	18.36'
L93	N71°25'27"E	12.97'
L94	N63°39'17"E	4.03'
L99	N25°20'54"W	131.01'
L100	N06°02'42"W	80.67'

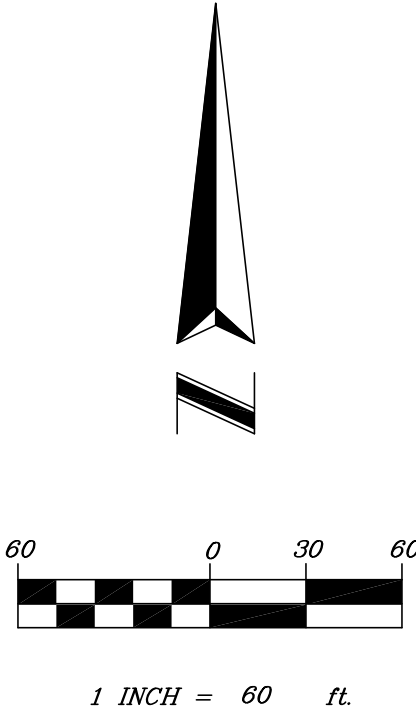
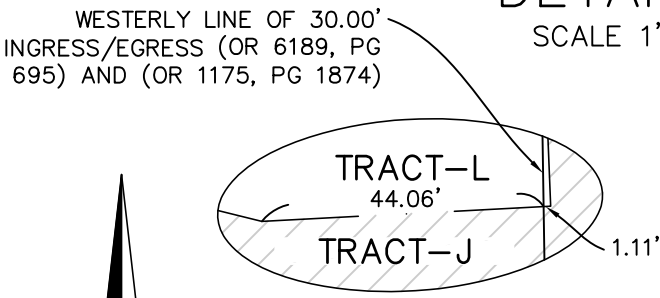
DETAIL C  
SCALE 1"=30'



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C23	50.00'	25.95'	25.66'	S49°46'56"W	29°44'20"
C24	225.00'	222.30'	213.37'	N38°29'21"W	56°36'31"
C26	225.00'	176.33'	171.85'	N32°38'10"W	44°54'09"
C40	248.00'	147.43'	145.26'	N27°12'53"W	34°03'36"
C41	25.00'	47.52'	40.68'	S10°12'13"W	108°53'47"
C42	50.00'	2.88'	2.88'	S03°00'01"W	03°18'11"
C43	50.00'	11.99'	11.96'	S44°48'38"W	13°44'29"
C44	50.00'	4.35'	4.35'	S02°09'29"W	04°59'14"
C69	268.00'	28.33'	28.32'	N13°12'48"W	06°03'25"
C84	50.00'	11.02'	10.99'	N47°32'43"E	12°37'20"

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DETAIL D  
SCALE 1"=30'



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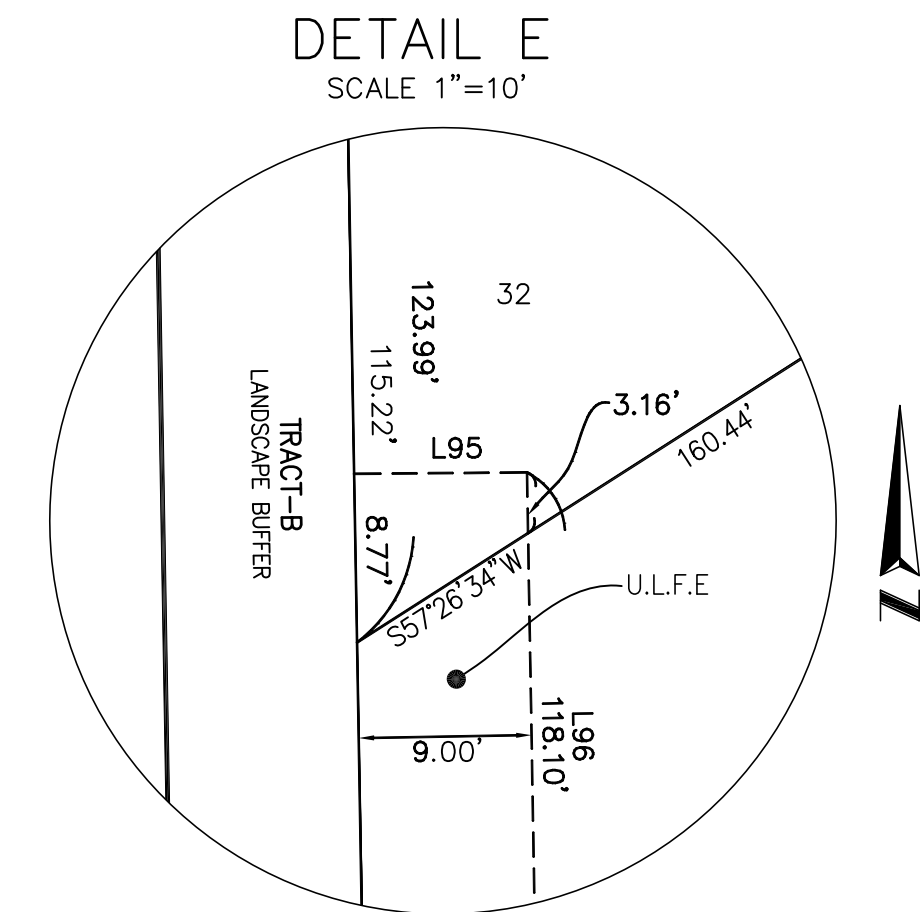


HIDEAWAY COVE AT OVIEDO PHASE 1

LYING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

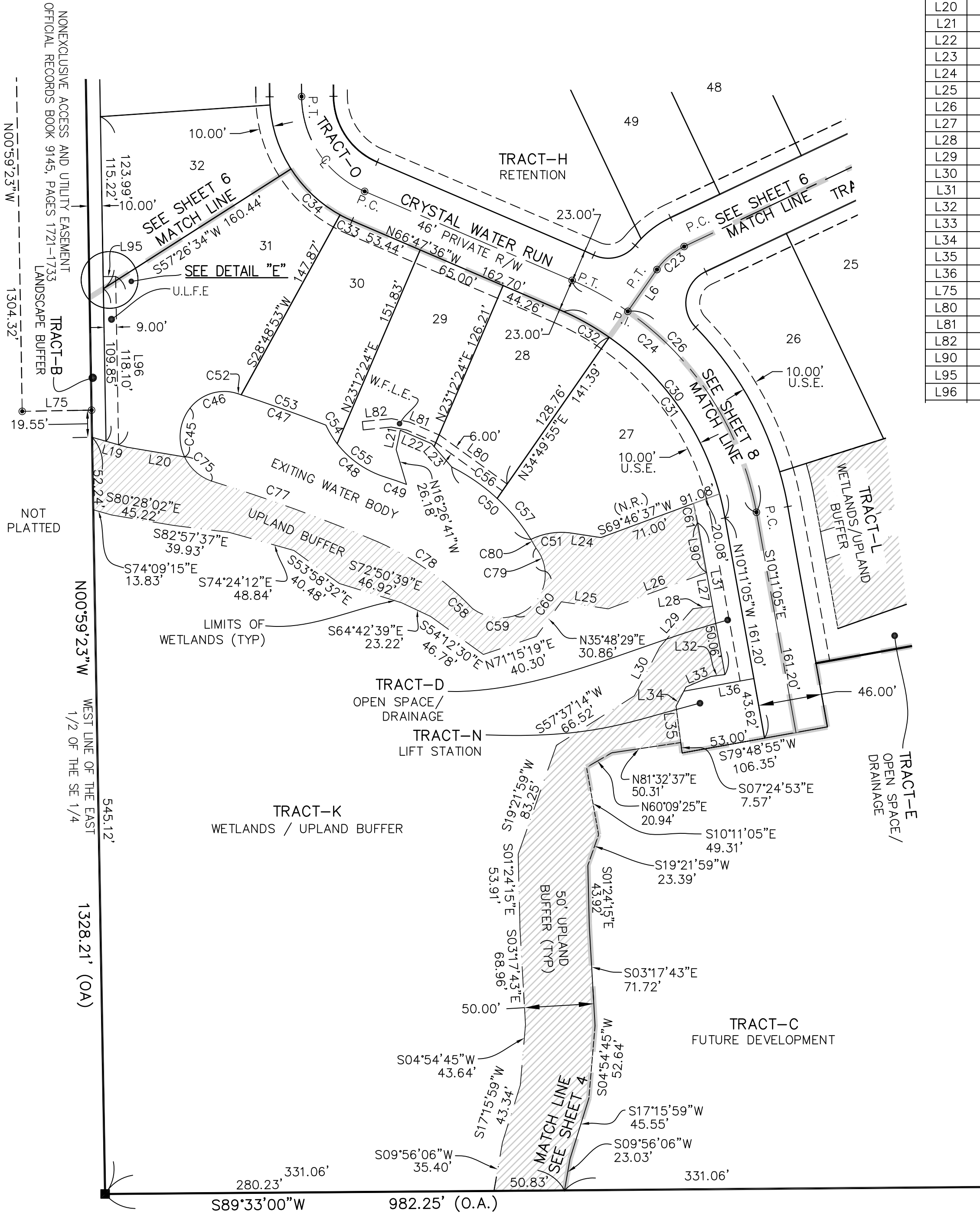
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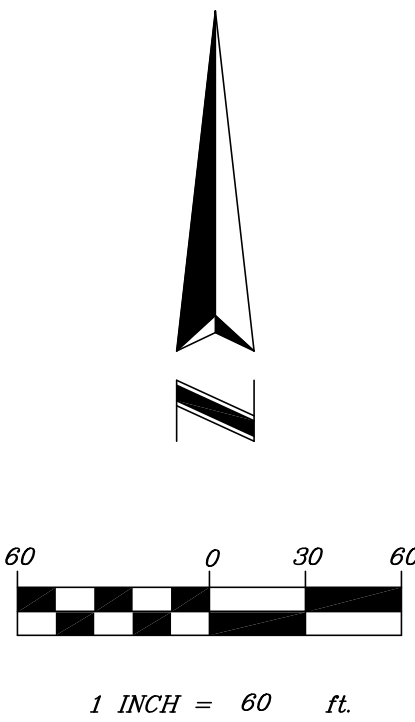


CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C24	225.00'	222.30'	213.37'	N38°29'21"W	56°36'31"
C30	202.00'	199.58'	191.56'	N38°29'21"W	56°36'31"
C31	202.00'	140.81'	137.98'	N35°11'52"W	39°56'28"
C32	202.00'	40.99'	40.92'	N60°58'51"W	11°37'31"
C33	98.00'	9.59'	9.59'	S63°59'22"E	05°36'30"
C34	98.00'	48.97'	48.46'	S46°52'16"E	28°37'41"
C45	33.65'	37.11'	35.26'	S06°21'56"W	63°11'50"
C46	31.30'	38.24'	35.90'	S72°58'00"W	70°00'18"
C47	1150.46'	67.52'	67.51'	N70°20'58"W	03°21'46"
C48	70.52'	59.01'	57.30'	S49°01'50"E	47°56'26"
C49	212.50'	15.71'	15.70'	N70°52'59"W	04°14'07"
C50	142.15'	78.32'	77.34'	N47°34'32"W	31°34'14"
C51	50.00'	30.21'	29.75'	S81°16'45"W	34°36'44"
C52	1150.46'	2.73'	2.73'	N71°57'47"W	00°08'09"
C53	1150.46'	64.79'	64.78'	N70°16'54"W	03°13'37"
C54	70.52'	15.72'	15.69'	S31°26'52"E	12°46'30"
C55	70.52'	43.28'	42.61'	S55°25'05"E	35°09'56"
C56	142.15'	39.96'	39.82'	N55°18'30"W	16°06'19"
C57	142.15'	38.37'	38.25'	N39°31'22"W	15°27'56"
C58	213.96'	19.64'	19.63'	N46°15'57"W	05°15'32"
C59	34.72'	32.19'	31.05'	S80°14'10"E	53°07'21"
C60	30.86'	42.00'	38.83'	N34°13'08"E	77°58'01"
C61	182.00'	14.27'	14.26'	N12°25'50"W	04°29'30"
C75	33.65'	26.65'	25.96'	S47°55'31"E	45°23'03"
C77	1234.91'	127.95'	127.89'	N69°56'19"W	05°56'11"
C78	213.96'	64.05'	63.81'	N57°28'14"W	17°09'02"
C79	30.86'	18.06'	17.81'	N21°31'56"W	33°32'08"
C80	142.15'	7.28'	7.28'	N30°19'20"W	2°56'09"

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LINE TABLE		
LINE	BEARING	DISTANCE
L6	S34°54'46"W	36.72'
L19	S74°09'15"E	26.20'
L20	S80°28'02"E	42.03'
L21	N12°08'23"E	14.22'
L22	S66°47'36"E	24.52'
L23	S40°49'04"E	22.16'
L24	N81°24'53"W	21.31'
L25	S81°24'53"E	34.16'
L26	N69°46'37"E	75.56'
L27	S10°11'05"E	24.59'
L28	S82°36'01"W	14.45'
L29	S40°42'20"W	36.67'
L30	S27°27'47"W	39.32'
L31	N10°11'05"W	111.07'
L32	S82°36'01"W	10.03'
L33	S66°59'32"W	19.72'
L34	S27°26'14"W	15.51'
L35	S07°24'53"E	26.41'
L36	N79°48'55"E	51.26'
L75	S89°00'37"W	50.00'
L80	S54°03'19"E	59.88'
L81	S66°47'36"E	24.14'
L82	N84°16'55"E	21.24'
L90	S10°11'05"E	36.43'
L95	N89°31'29"E	9.00'
L96	S00°59'23"E	121.26'



**ALLEN & COMPANY**  
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