

GRANDE OAKS AT HEATHROW

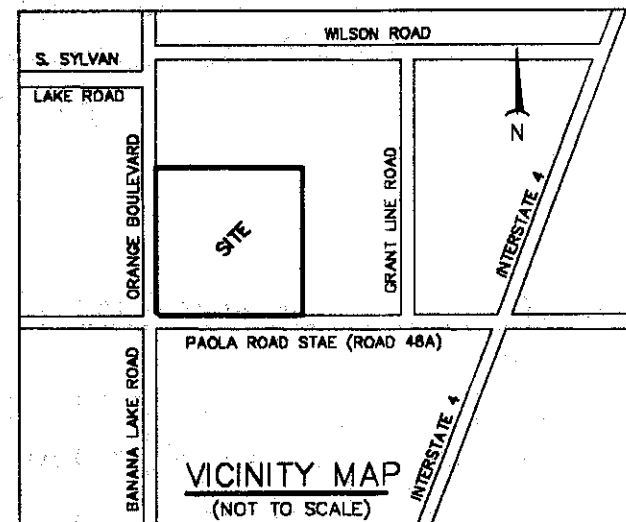
A PORTION OF SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA

SHANNON SURVEYING, INC.
499 NORTH S.R. 434, SUITE #2153
ALTA MONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB# 6898
SHEET 1 OF 6

PLAT BOOK 71 PAGE 47

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31; THENCE RUN S89°44'51"E ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 31 A DISTANCE OF 40.00 FEET; THENCE RUN N00°02'42"W A DISTANCE OF 85.04 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD (STATE ROAD 46A) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3162, PAGE 893 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S44°55'03"E A DISTANCE OF 35.49 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S89°44'51"E A DISTANCE OF 1005.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4523.66 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, THROUGH A CENTRAL ANGLE OF 00°45'13", AN ARC DISTANCE OF 59.49 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, RUN N00°02'42"W, A DISTANCE OF 1086.70 FEET TO THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN ALONG SAID NORTH LINE N89°44'51"W A DISTANCE OF 1089.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID EAST RIGHT-OF-WAY LINE BEING 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN S00°02'42"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1062.06 FEET TO THE POINT OF BEGINNING.
CONTAINING 27.19 ACRES MORE OR LESS.



GENERAL NOTES:

EXCEPT AS SPECIFIED BELOW, NO PART OF THE LANDS DESCRIBED HEREON IS DEDICATED TO SEMINOLE COUNTY, FLORIDA, OR THE PUBLIC. NONE OF THE PROPERTY DESIGNATED AS A "TRACT" ON THIS PLAT WILL BECOME PART OF THE SEMINOLE COUNTY PUBLIC ROAD SYSTEM, NOR IS IT REQUIRED FOR ANY PUBLIC USE.

THE PROPERTIES DESIGNATED ON THIS PLAT AS TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", AND "V", AND THE EIGHT FOOT (8') UTILITY EASEMENTS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE GRANDE OAKS AT HEATHROW ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION (THE "ASSOCIATION"), TO BE CONTROLLED BY AND MAINTAINED BY THE ASSOCIATION AS "COMMON AREAS", AS DEFINED IN THE DECLARATION FOR GRANDE OAKS, RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND ALL SUBSEQUENT AMENDMENTS THERETO (THE "DECLARATION"). EACH "TRACT" DEPICTED ON THIS PLAT IS HEREBY DEDICATED FOR THE PURPOSES AND USES DESCRIBED IN THE GENERAL NOTES CONTAINED ON THIS PLAT.

TRACT "A" IS DEDICATED TO THE ASSOCIATION AND IS TO BE MAINTAINED BY THE ASSOCIATION FOR INGRESS, EGRESS, PARKING, LANDSCAPING, DRAINAGE, AND UTILITY EASEMENT PURPOSES.

TRACT "B" IS DEDICATED TO THE ASSOCIATION AND IS TO BE MAINTAINED BY THE ASSOCIATION FOR DRAINAGE, OPEN SPACE, LANDSCAPING, AND UTILITY EASEMENT PURPOSES.

TRACT "C" IS DEDICATED TO THE ASSOCIATION AND IS TO BE MAINTAINED BY THE ASSOCIATION FOR LANDSCAPING, BUFFER, DRAINAGE, OPEN SPACE, AND UTILITY EASEMENT PURPOSES.

TRACTS "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", AND "V" ARE DEDICATED TO THE ASSOCIATION AND ARE TO BE MAINTAINED BY THE ASSOCIATION FOR INGRESS, EGRESS, UTILITY, DRAINAGE, LANDSCAPING, AND OPEN SPACE PURPOSES.

A UTILITY EASEMENT ON THE PROPERTY DESIGNATED AS TRACT "W" ON THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY, FLORIDA, FOR A LIFT STATION TO BE CONTROLLED AND MAINTAINED BY SEMINOLE COUNTY, FLORIDA.

A PRIVATE TRACT DESIGNATED AS TRACT "X" ON THIS PLAT IS RESERVED BY THE DECLARANT FOR ESTABLISHMENT OF THE CLUB GRANDE OAKS.

BY ACCEPTANCE OF ANY DEED TO ANY "HOME OR LOT" AS DEFINED IN THE DECLARATION, TO BE LOCATED ON THE LANDS PLATTED HEREIN, THE GRANTEE THEREIN AGREES THAT NEITHER THE DECLARANT NOR SEMINOLE COUNTY, FLORIDA, WILL HAVE ANY LIABILITY OR RESPONSIBILITY TO MAINTAIN OR REPAIR ANY PROPERTY DEDICATED BY THIS PLAT TO THE ASSOCIATION NOR ANY IMPROVEMENTS ON SUCH PROPERTY. THE ASSOCIATION SHALL HAVE THE EXCLUSIVE RESPONSIBILITY FOR OWNERSHIP, CONTROL, ADMINISTRATION, MANAGEMENT, REGULATION, CARE, MAINTENANCE, REPAIR, RESTORATION, REPLACEMENT, IMPROVEMENT, PRESERVATION AND PROTECTION OF ALL AREAS DEDICATED BY THIS PLAT TO THE ASSOCIATION IN ACCORDANCE WITH AND PURSUANT TO THE DECLARATION.

THE DECLARANT, IN RECORDING THIS PLAT, HAS CREATED TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", AND "V" SHOWN HEREON AS A PORTION OF THE COMMON AREAS DESCRIBED IN THE DECLARATION. SAID COMMON AREAS ARE NOT DEDICATED TO THE USE AND ENJOYMENT OF THE GENERAL PUBLIC, BUT THEIR USE IS RESERVED FOR THE COMMON USE, ENJOYMENT AND BENEFIT OF THE OWNERS AND FOR USE BY THE OWNERS. THE NATURE AND EXTENT OF, AND THE RESERVATIONS AND RESTRICTIONS ON SUCH COMMON USE, ENJOYMENT, AND BENEFIT, ARE MORE FULLY SET FORTH IN THE DECLARATION. NOTHING CONTAINED IN THIS PLAT SHALL LIMIT OR RESTRICT THE DECLARANT'S RIGHTS AS SET FORTH IN THE DECLARATION, AND ALL OTHER RESERVATIONS AND EASEMENTS CONTAINED IN THE DECLARATION SHALL BE OF FULL FORCE AND EFFECT.

NOTWITHSTANDING THE FOREGOING, THE DECLARANT DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS AND LESSEES OF ANY "HOME OR LOT", AS DEFINED IN THE DECLARATION, TO BE LOCATED ON THE LANDS PLATTED HEREIN, AND TO THE "CLUB OWNER", AS DEFINED IN THE DECLARATION, AND THEIR GUESTS, INVITEES, DOMESTIC HELP, AND TO DELIVERY, PICK-UP AND FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, AND SUCH OTHER PERSONS AS DECLARANT, ITS SUCCESSORS AND ASSIGNS, MAY FROM TIME TO TIME DESIGNATE; THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE ROADS AND SIDEWALKS AS THEY MAY FROM TIME TO TIME BE CONSTRUCTED ON THESE TRACTS "A", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", AND "V" OF THE COMMON AREAS.

NOTWITHSTANDING THE FOREGOING, THE DECLARANT DOES HEREBY GRANT TO SEMINOLE COUNTY, FLORIDA, AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER TRACT "A", AND OVER PORTIONS OF THE COMMON AREAS USED FOR DRAINAGE PURPOSES AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE. THIS EMERGENCY ACCESS EASEMENT DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY, OR LIABILITY UPON SEMINOLE COUNTY, FLORIDA, TO ENTER SUBJECT PROPERTY OR TO TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM.

NOTWITHSTANDING THE FOREGOING, THE DECLARANT DOES HEREBY GRANT TO ALL PUBLIC UTILITIES A NONEXCLUSIVE UTILITY EASEMENT THROUGH, OVER, UNDER, AND ACROSS TRACT "A", AND OVER PORTIONS OF THE COMMON AREAS USED FOR UTILITY PURPOSES AND UTILITY EASEMENTS SHOWN ON THIS PLAT, FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.

A UTILITY EASEMENT ON THE PROPERTY DESIGNATED AS TRACT "W" ON THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY, FLORIDA, FOR A LIFT STATION TO BE CONTROLLED AND MAINTAINED BY SEMINOLE COUNTY, FLORIDA.

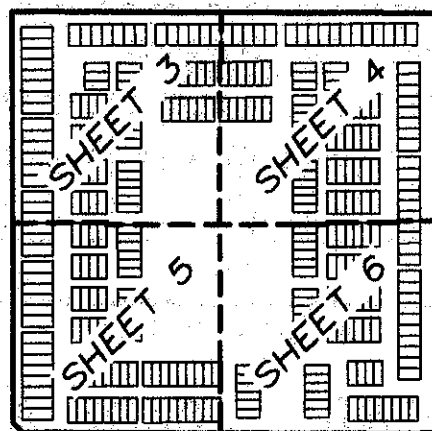
THIS PLAT SHALL BE SUBJECT TO JOINDER AND CONSENT, DATED 5/2/06 AND RECORDED IN O.R. BOOK _____ PAGE _____ RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

NOTES:

- BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 31 AS BEING N00°02'42"W.

LEGEND:

- INDICATES SET 4"x4" CONCRETE MONUMENT, PERMANENT REFERENCE MARKER #4671 UNLESS OTHERWISE NOTED.
- C INDICATES CENTERLINE
- R/W INDICATES RIGHT OF WAY
- D.O.T. INDICATES DEPARTMENT OF TRANSPORTATION
- N 1575809.7924 E 539951.7563 INDICATES STATE PLANE COORDINATES.
- C.M. INDICATES CONCRETE MONUMENT



KEY MAP
(NOT TO SCALE)

CERTIFICATE OF APPROVAL BY SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON September 26, 2006 SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVED THE FOREGOING PLAT.

ATTEST: Carlton Henley COUNTY CHAIRMAN

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH CHAPTER 177 FLORIDA STATUTES.

STEVE L. WESSELS, P.L.S.
FLORIDA REGISTRATION NUMBER 4589
REPRESENTING SEMINOLE COUNTY, FLORIDA

CERTIFICATE OF CLERK OF THE 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 10-12-2006 at 3:51 PM File No. 2006164082

Clerk of the Circuit Court in and for Seminole County, Florida
BY: Robert Newis D.C.
Printed Name: ROBERT NEWIS D.C.

Signed and sealed in the presents of:
A Delaware limited liability company
By: H. Erbsstem
Print Name: DAVID CALVARIAS Print Name: H. ERBSTEM
David Calvarias Title: VP
Print Name: JUDITH SCORDINO

STATE OF FLORIDA
COUNTY OF SEMINOLE

THIS IS TO CERTIFY, That on July 21, 2006 before me, an officer duly authorized to take acknowledgments, in the State and County aforesaid, personally appeared Howard Erbsstem as VP of the above named Limited Liability Company duly organized under the laws of the State of Florida, personally known to me, or who produced _____ as identification, as the individual described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such person thereunto duly authorized; and that the said dedication the act and deed of said company.

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

Signature of Notary Public
Print Name: NICOLE E. ANGELAKOS Notary Stamp

Serial No. (if any) DD0295071

Commission Expires: 3/23/2008

My Commission Expires: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all the requirements of chapter 177 and that said land is located in Seminole County, Florida.

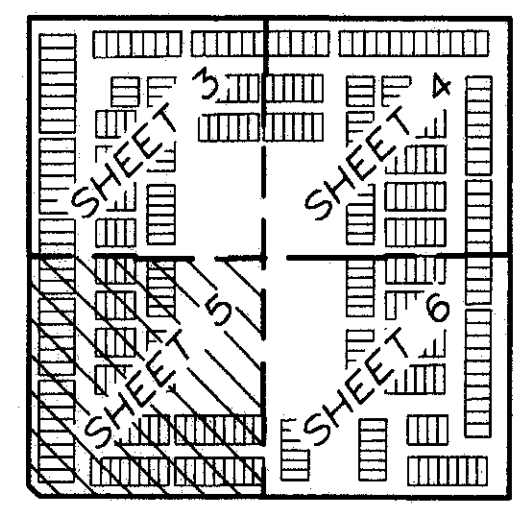
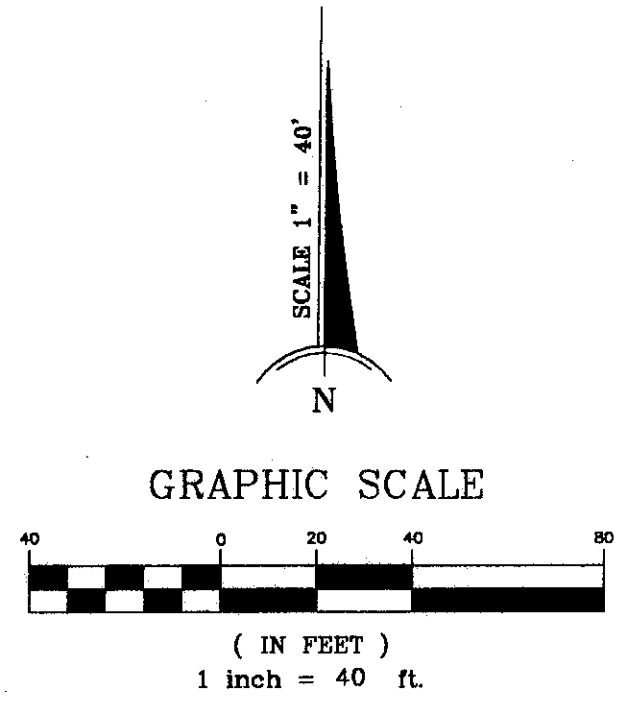
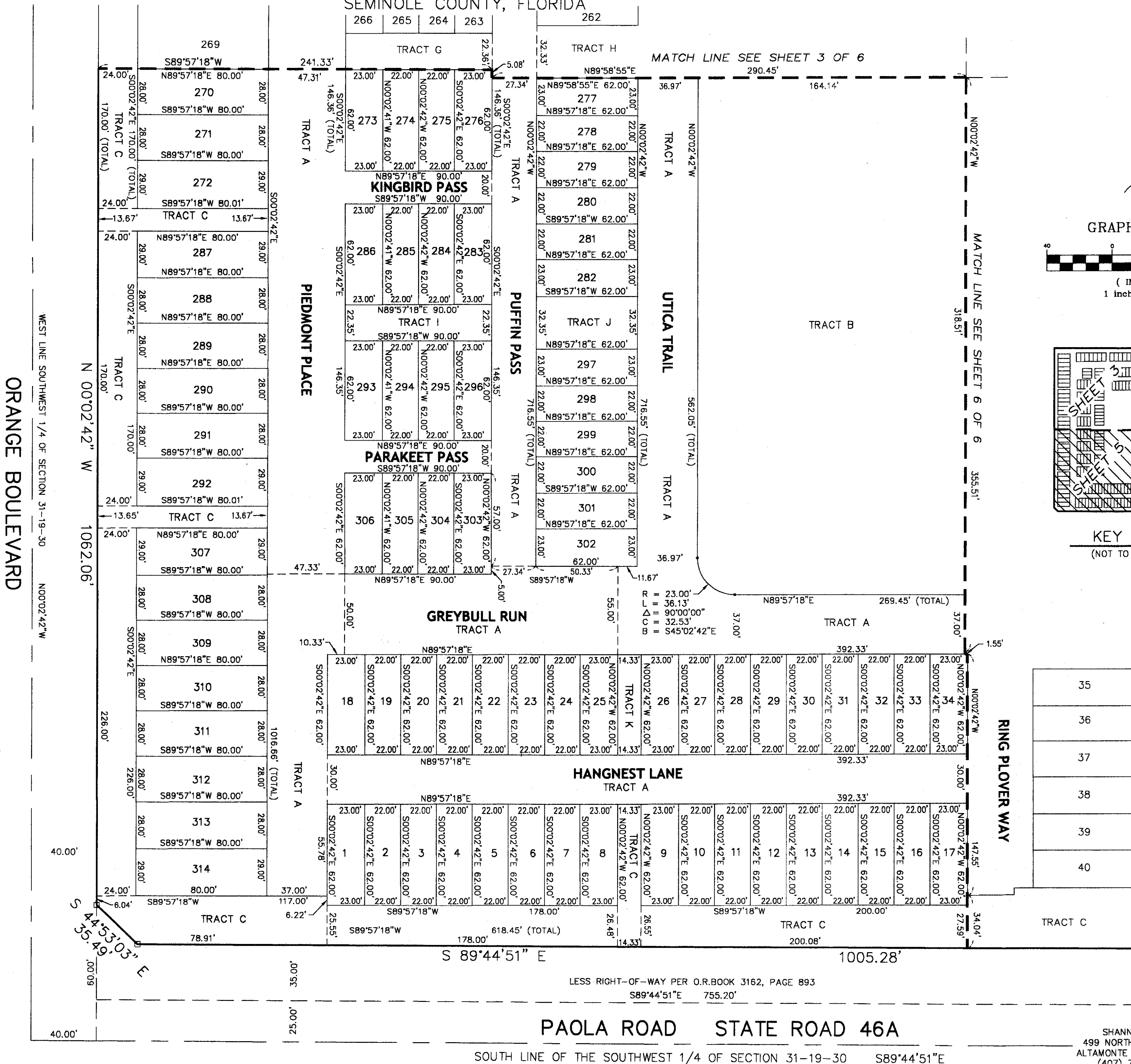
James R. Shannon, Jr.
DATE: 7/20/06
JAMES R. SHANNON, JR.
Florida Registration Number: 4671
SHANNON SURVEYING, INC. - LB#6898

GRANDE OAKS AT HEATHROW

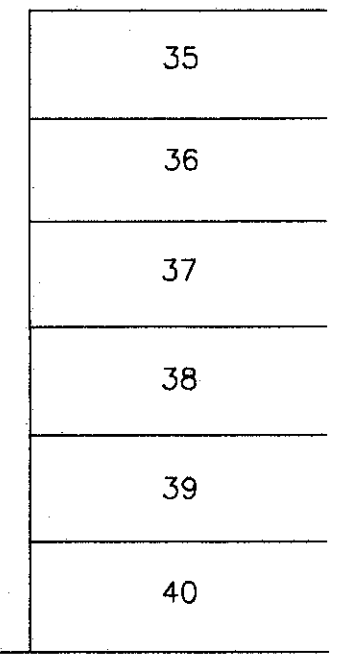
A PORTION OF SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

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SHEET 5 OF 6



KEY MAP
(NOT TO SCALE)



PAOLA ROAD STATE ROAD 46A

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31-19-30 S89°44'51"E

SHANNON SURVEYING, INC.
499 NORTH S.R. 434, SUITE #2153
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB# 6869

GRANDE OAKS AT HEATHROW

PLAT BOOK

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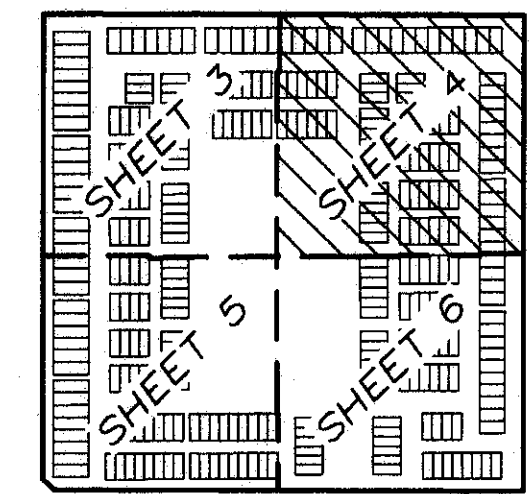
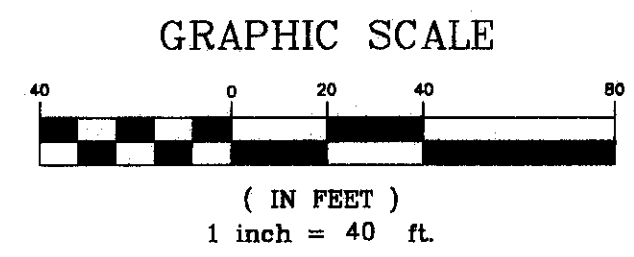
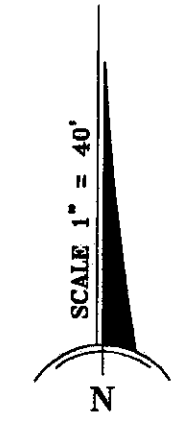
A PORTION OF SOUTHWEST 1/4 OF
SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 4 OF 6

PLAT OF THE TOWN OF PAOLA PLAT BOOK 2, PAGE 73

S 89°44'51" E 1089.80'

NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE SW 1/4 OF SECTION 31-19-30



KEY MAP
(NOT TO SCALE)

NOT PLATTED

GRANDE OAKS AT HEATHROW

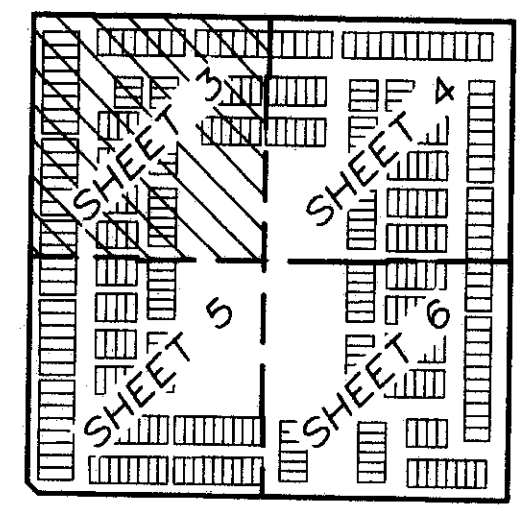
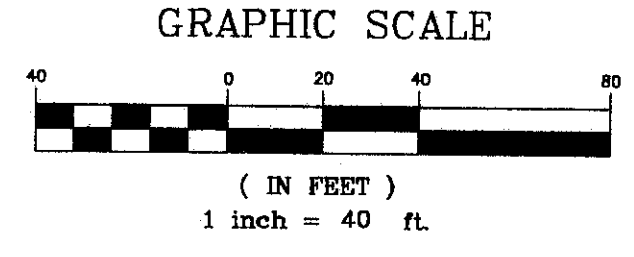
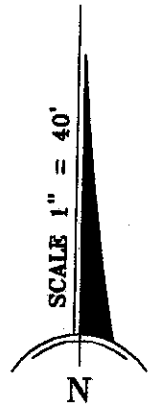
A PORTION OF SOUTHWEST 1/4 OF
SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

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PLAT OF THE TOWN OF PAOLA PLAT BOOK 2, PAGE 73
S 89°44'51" E 1089.80'

NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE SW 1/4 OF SECTION 31-19-30



KEY MAP
(NOT TO SCALE)

NORTHWEST CORNER OF SECTION 31-19-30 (NOTHING RECOVERED)

G.P.S. #0269 / WAYSIDE
N 1628661.561
E 539931.842
5"X5" C.M.
WITH BRASS DISK

G.P.S. #0268 / WILSON
N 1624114.888
E 539943.246
5"X5" C.M.
WITH BRASS DISK

N 1619927.5516
E 539925.9028

GRANDE OAKS AT HEATHROW

A PORTION OF SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA

PLAT OF THE TOWN OF PAOLA
PLAT BOOK 2, PAGE 73

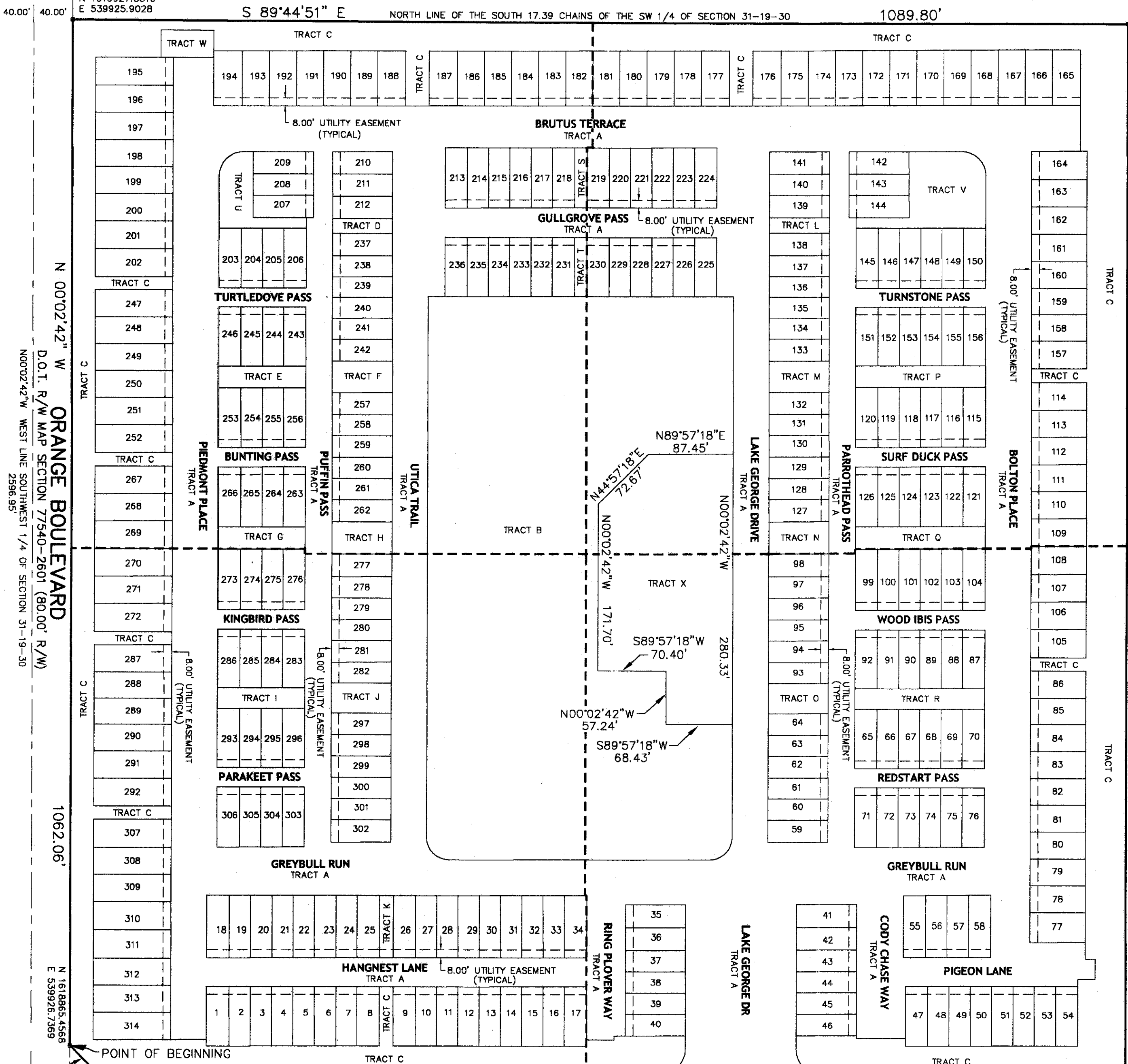
PLAT BOOK

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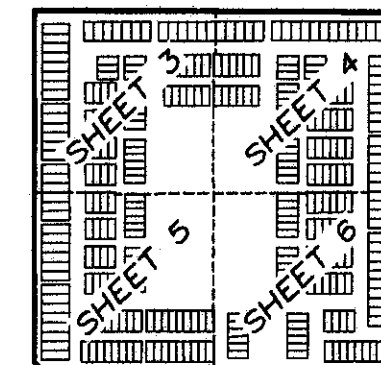
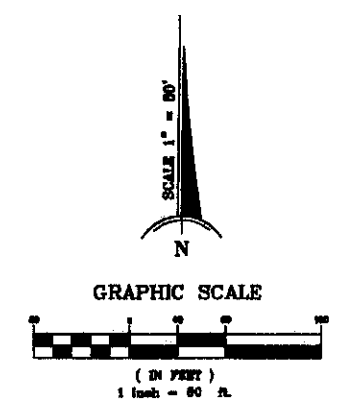
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SHANNON SURVEYING, INC.
499 NORTH S.R. 434, SUITE #2153
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(407) 774-8372 LB# 6898

SHEET 2 OF 6



N 1619922.7489
E 541015.6922



KEY MAP (NOT TO SCALE)

N 00°02'42" W

1086.70'

N 1618836.0454
E 541016.5457

N 00°02'42" W
D.O.T. R/W MAP SECTION 77540-2601 (80.00' R/W)
N00°02'42" W WEST LINE SOUTHWEST 1/4 OF SECTION 31-19-30 2996.95'

1062.06'

N 1618885.4568
E 539926.7369

S 44°53'03" E
35.49'

N 1618840.3467
E 539951.7563

S 89°44'51" E LESS RIGHT-OF-WAY PER O.R.BOOK 3162, PAGE 893 1005.28'

N 1618835.9163
E 540957.0513

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF SOUTHWEST 1/4 OF SECTION 31-19-30 (RECOVERED RAILROAD SPIKE)

PAOLA ROAD STATE ROAD 46A D.O.T. R/W PROJECT PS-117 (120.00' R/W)
S89°44'51"E SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31-19-30 2342.57'

R = 4523.66'
Δ = 0°45'13"
L = 59.49'

SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SECTION 31-19-30 (NOTHING RECOVERED)

GRANDE OAKS AT HEATHROW

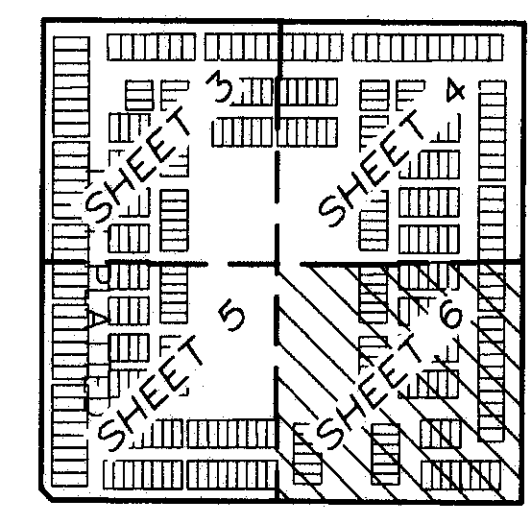
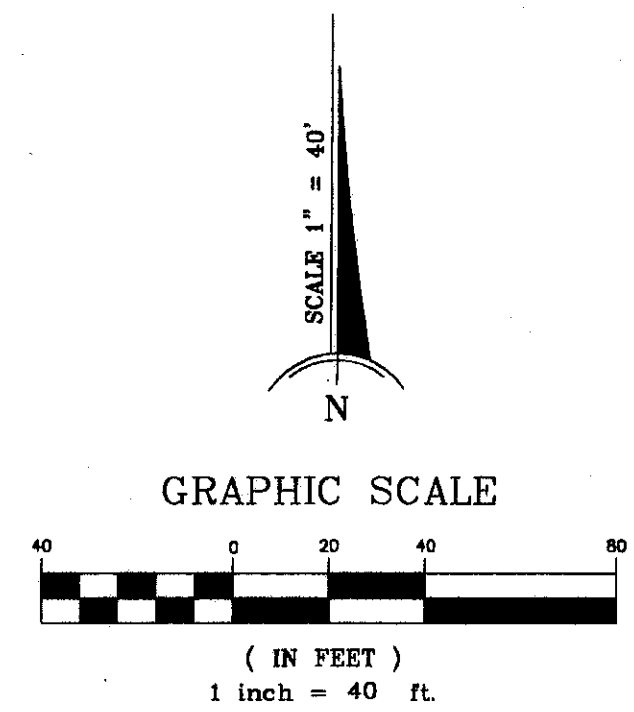
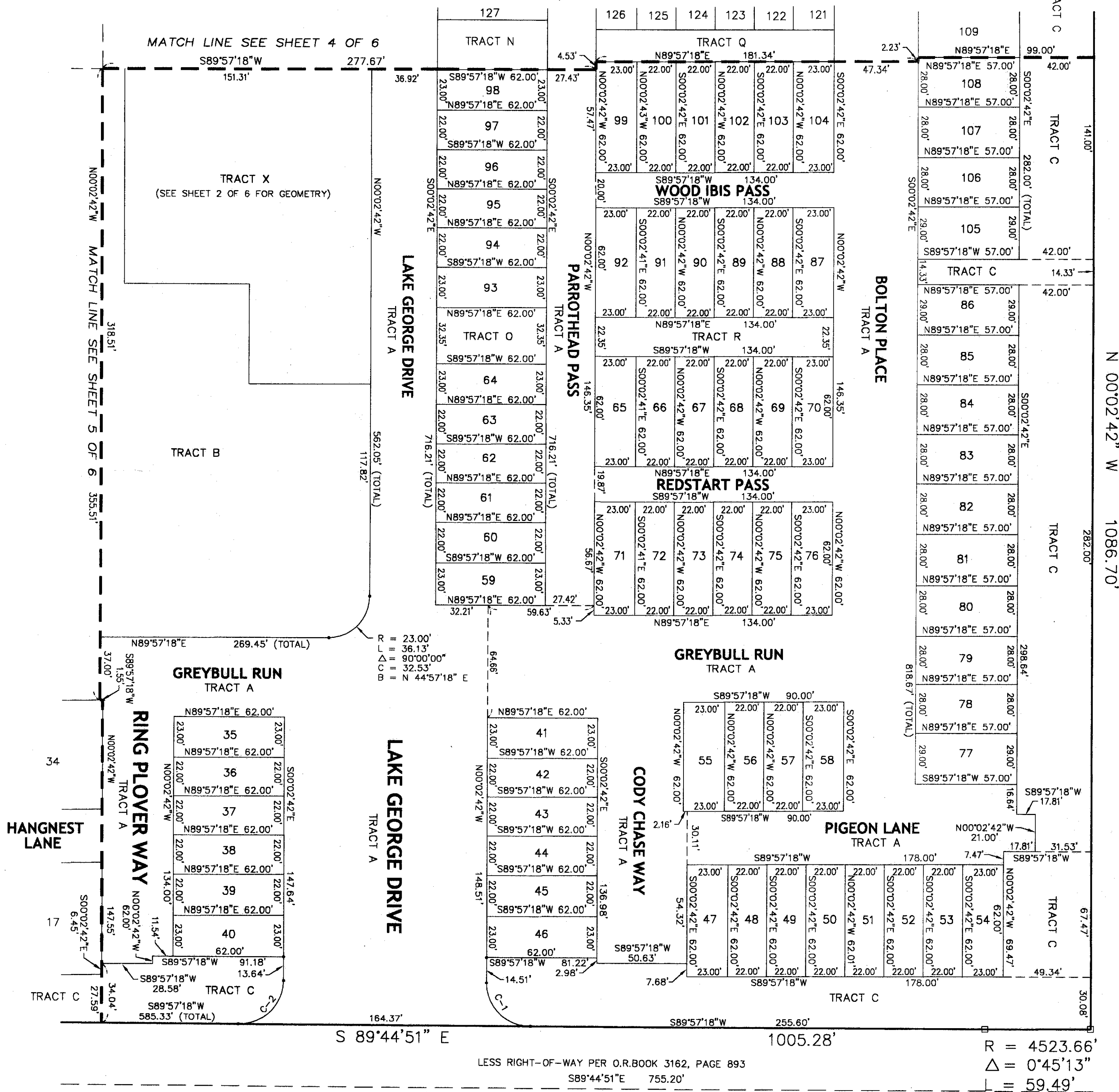
A PORTION OF SOUTHWEST 1/4 OF
SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

PLAT
BOOK

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C-1
R = 25.00'
E = 39.14'
△ = 89°42'09"
□ = 35.26'
■ = S 44°53'47" E

C-2
R = 25.00'
E = 39.40'
△ = 90°17'51"
□ = 35.45'
■ = N 45°06'14" E

PAOLA ROAD STATE ROAD 46A

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31-19-30

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