

# OVIEDO SQUARE

REPLATTING PARCEL 33A, PRESERVE OF OVIEDO ON THE PARK, AS RECORDED IN PLAT BOOK 79, PAGES 67 THROUGH 74 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND AN UNPLATTED PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 31 EAST, CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA.

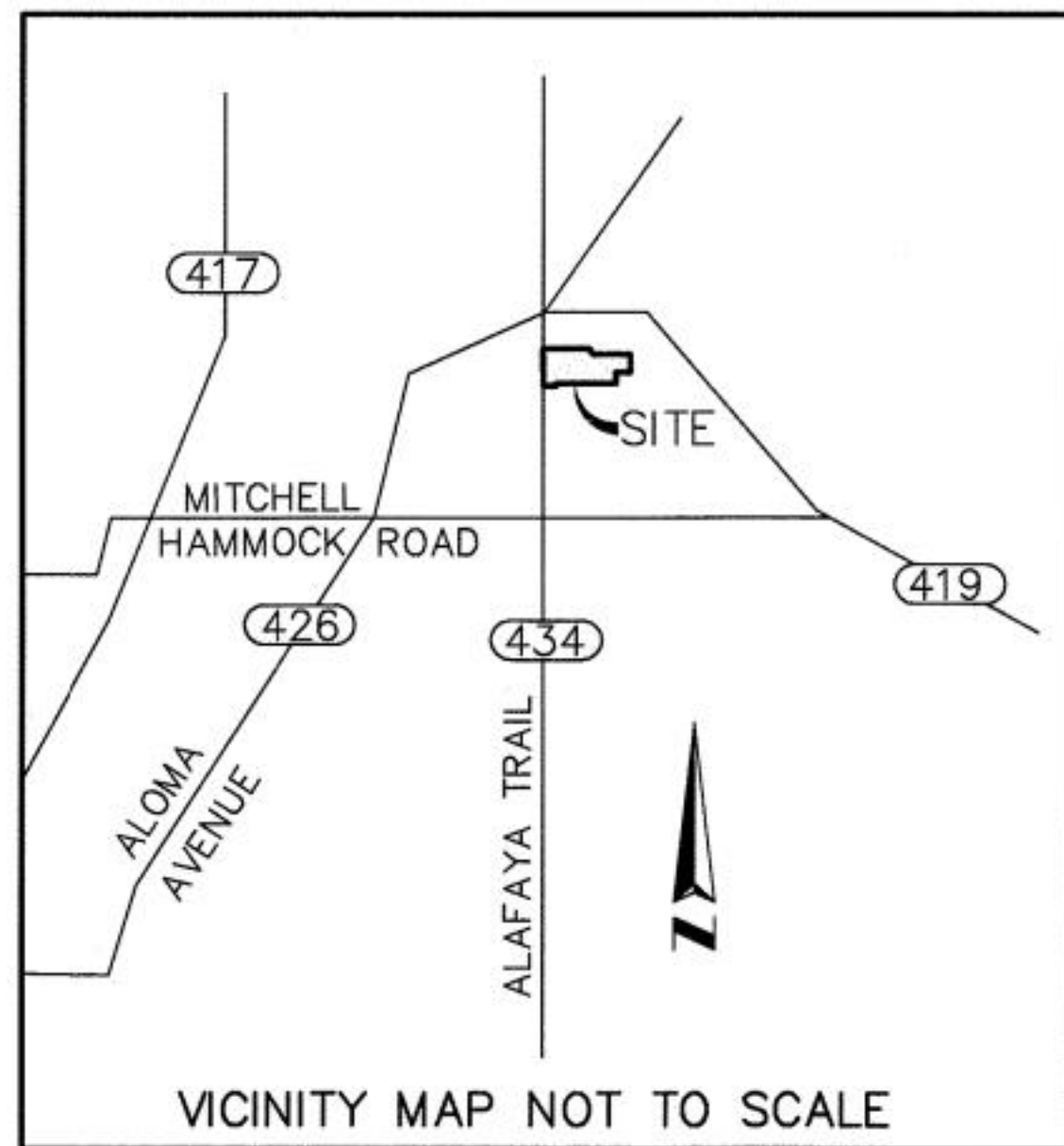
### LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING A PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT A, PRESERVE OF OVIEDO ON THE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 67 THROUGH 74 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, BEING A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 15 AND SAID WEST LINE OF TRACT A, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF WINDY PINE WAY ACCORDING TO SAID PLAT; THENCE RUN SOUTH 00° 39' 29" EAST ALONG THE WEST LINE OF SAID TRACT A, (WEST RIGHT-OF-WAY LINE OF WINDY PINE WAY) AND SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15 FOR A DISTANCE OF 239.42 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID WEST LINE OF TRACT A, SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15 RUN SOUTH 89° 48' 53" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15 FOR A DISTANCE OF 218.37 FEET TO THE NORTHEAST CORNER OF PARCEL 33A OF SAID PRESERVE OF OVIEDO ON THE PARK; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00° 39' 33" EAST ALONG THE EAST LINE OF SAID PARCEL 33A FOR A DISTANCE OF 165.63 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 33A AND A POINT ON THE NORTH LINE OF SHADY OAKS AS RECORDED IN PLAT BOOK 17, PAGE 86 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89° 48' 17" WEST ALONG THE SOUTH LINE OF SAID PARCEL 33A, THE WESTERLY EXTENSION THERE OF AND SAID NORTH LINE OF SHADY OAKS FOR A DISTANCE OF 886.06 FEET TO THE NORTHWEST CORNER OF SHADY OAKS; THENCE DEPARTING SAID WESTERLY EXTENSION AND SAID NORTH LINE RUN SOUTH 00° 37' 55" EAST ALONG THE WEST LINE OF SAID SHADY OAKS FOR A DISTANCE OF 35.00 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89° 48' 17" WEST FOR A DISTANCE OF 190.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH CENTRAL AVENUE (STATE ROAD 434) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NUMBER 77560-2601; THENCE RUN NORTH 00° 37' 55" WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 555.02 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN NORTH 89° 48' 17" EAST FOR A DISTANCE OF 683.48 FEET; THENCE RUN SOUTH 46° 58' 59" EAST FOR A DISTANCE OF 4.19 FEET; THENCE RUN SOUTH 30° 36' 22" EAST FOR A DISTANCE OF 85.43 FEET; THENCE RUN SOUTH 23° 12' 01" EAST FOR A DISTANCE OF 14.62 FEET; THENCE RUN NORTH 89° 48' 17" EAST A DISTANCE OF 559.43 FEET TO A POINT ON AFORESAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 15; THENCE RUN SOUTH 00° 39' 29" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.57 ACRES MORE OR LESS.



VICINITY MAP NOT TO SCALE

### NOTICE:

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

IN WITNESS WHEREOF, THE UNDERSIGNED MARGARET A. WHARTON, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED ON THIS 23<sup>RD</sup> DAY OF MAY 2024.

SIGNED AND SEALED IN THE PRESENCE OF:

BY: MARGARET A. WHARTON

Lisa C. McCrystal  
PRINTED NAME OF WITNESS:

Gabriella Cirilo  
PRINTED NAME OF WITNESS:

Gabriella Cirilo  
PRINTED NAME OF WITNESS:

STATE OF Florida  
COUNTY OF Seminole

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [  ] PHYSICAL PRESENCE OR [  ] ONLINE NOTARIZATION, THIS 23<sup>RD</sup> DAY OF MAY, 2024, BY MARGARET A. WHARTON, SUCH PERSON [  ] IS PERSONALLY KNOWN TO ME OR [  ] HAS PRODUCED AS IDENTIFICATION.

G. Cirilo  
SIGNATURE OF NOTARY PUBLIC  
PRINTED NAME: Gabriella Cirilo

Notary Public State of Florida  
Gabriella M Cirilo  
My Commission # 48153  
Expires 1/16/2028

COMMISSION NUMBER \_\_\_\_\_ COMMISSION EXPIRES \_\_\_\_\_

IN WITNESS WHEREOF, THE UNDERSIGNED CHELONIAN RESEARCH INSTITUTION, A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS 30<sup>TH</sup> DAY OF April 2024.

BY: CHELONIAN RESEARCH INSTITUTION, A FLORIDA NOT FOR PROFIT CORPORATION

SIGNED AND SEALED IN THE PRESENCE OF:

BY: Robert Truland  
PRINTED NAME: Robert Truland  
TITLE: Director

A. David Muddiman III  
PRINTED NAME OF WITNESS:

Alonso David Muddiman III  
PRINTED NAME OF WITNESS:

Alonso David Muddiman III  
PRINTED NAME OF WITNESS:

STATE OF Virginia  
COUNTY OF Henrico

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [  ] PHYSICAL PRESENCE OR [  ] ONLINE NOTARIZATION, THIS 30<sup>TH</sup> DAY OF April, 2024, BY Robert Truland AS Director OF CHELONIAN RESEARCH INSTITUTION, A FLORIDA NOT FOR PROFIT CORPORATION ON BEHALF OF THE CORPORATION, SUCH PERSON [  ] IS PERSONALLY KNOWN TO ME OR [  ] HAS PRODUCED AS IDENTIFICATION.

A. David Muddiman III  
SIGNATURE OF NOTARY PUBLIC  
PRINTED NAME: A. David Muddiman III

8097174 July 31 2027  
COMMISSION NUMBER COMMISSION EXPIRES

IN WITNESS WHEREOF, THE UNDERSIGNED CHELONIA INSTITUTE, A VIRGINIA NON-PROFIT FOUNDATION HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS 30<sup>TH</sup> DAY OF April 2024.

BY: CHELONIA INSTITUTE, A VIRGINIA NON-PROFIT FOUNDATION

SIGNED AND SEALED IN THE PRESENCE OF:

BY: Robert Truland  
PRINTED NAME: Robert Truland  
TITLE: Director

A. David Muddiman III  
PRINTED NAME OF WITNESS:

Alonso David Muddiman III  
PRINTED NAME OF WITNESS:

Alonso David Muddiman III  
PRINTED NAME OF WITNESS:

STATE OF Virginia  
COUNTY OF Henrico

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [  ] PHYSICAL PRESENCE OR [  ] ONLINE NOTARIZATION, THIS 30<sup>TH</sup> DAY OF April, 2024, BY Robert Truland AS Director OF CHELONIA INSTITUTE, A VIRGINIA NON-PROFIT FOUNDATION, ON BEHALF OF THE FOUNDATION, SUCH PERSON [  ] IS PERSONALLY KNOWN TO ME OR [  ] HAS PRODUCED AS IDENTIFICATION.

A. David Muddiman III  
SIGNATURE OF NOTARY PUBLIC  
PRINTED NAME OF WITNESS: A. David Muddiman III

8097174 July 31 2027  
COMMISSION NUMBER COMMISSION EXPIRES

### CERTIFICATE OF APPROVAL BY CITY OF OVIEDO

THIS IS TO CERTIFY THAT ON May 20, 2024, THE OVIEDO CITY COUNCIL APPROVED THE FOREGOING PLAT.

CITY OF OVIEDO MAYOR: Jeff Boddiford  
CITY CLERK: Elianne Rivera

### PLAT CERTIFICATION FOR REVIEWING SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

SIGNATURE: BRAD ALEXANDER  
PRINTED NAME: BRAD ALEXANDER

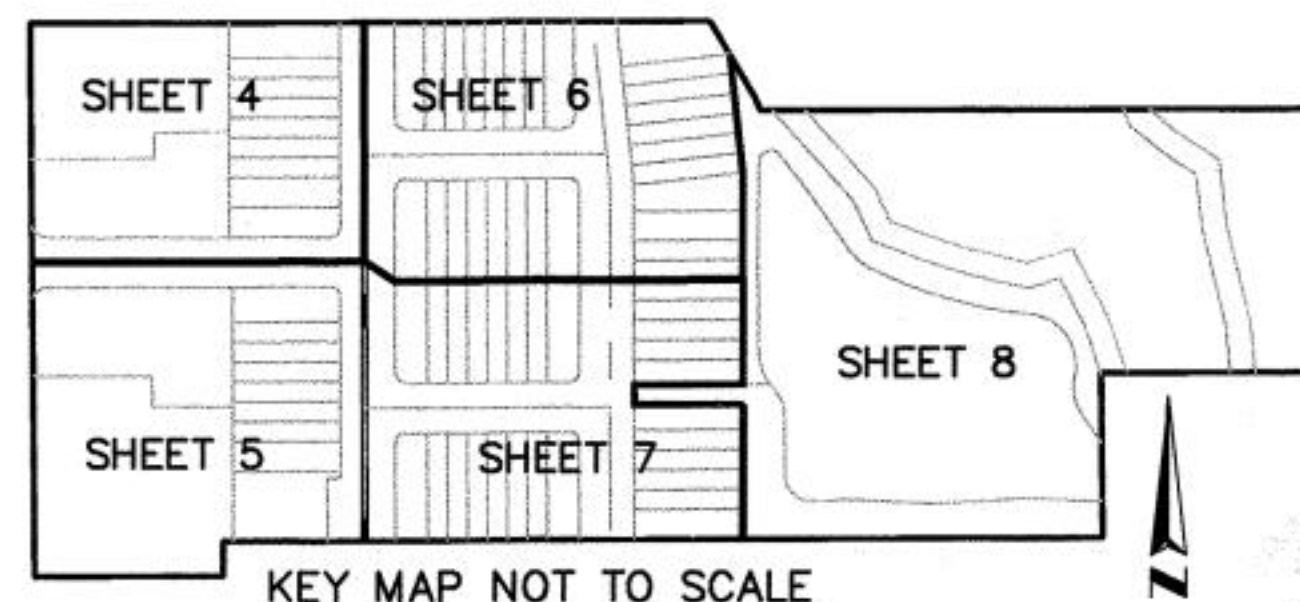
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6885 DATE: 2024.05.02  
AS AGENT FOR THE CITY OF OVIEDO

### 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: 4/24/24  
REGISTRATION NUMBER: 3633  
PROFESSIONAL SURVEYOR  
REGISTRATION NUMBER OF LEGAL ENTITY: 6723  
ALLEN & COMPANY, INC.  
16 EAST PLANT STREET, WINTER GARDEN, FLORIDA 34787

SHEET INDEX  
SHEET 1 OF 8 - LEGAL DESCRIPTION, DEDICATION  
SHEET 2 OF 8 - SURVEYOR'S NOTES & LEGEND  
SHEET 3 OF 8 - BOUNDARY INFORMATION,  
SHEETS 4 - 8 OF 8 LOT & TRACT GEOMETRY



KEY MAP NOT TO SCALE

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WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB #6723

**OVIEDO SQUARE DEDICATION**  
THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AS OWNER OF ALL LANDS SHOWN HEREON EXCEPT FOR TRACTS NR-1, NR-2, NR-3 AND NR-4, AND ROBERT W. TRULAND, AS TRUSTEE OF THE CHELONIA INSTITUTE UNDER DECLARATION OF TRUST DATED JANUARY 10, 1977, AS AMENDED, D/B/A CHELONIA INSTITUTE, A VIRGINIA NONPROFIT FOUNDATION, CHELONIAN RESEARCH INSTITUTION, A FLORIDA NON-PROFIT CORPORATION, AND MARGARET A. WHARTON, AS OWNERS OF TRACTS NR-1, NR-2, NR-3 AND NR-4 (HEREINAFTER REFERRED TO AS "OWNERS"), ARE THE LAWFUL OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT HEREBY DEDICATE THE LANDS AND PLAT FOR THE FOLLOWING USES AND AS SET FORTH ON THE FACE OF THE PLAT. NO LANDS ARE PUBLICLY DEDICATED EXCEPT AS EXPRESSLY PROVIDED HEREIN.

- TRACT RW-1 (ROADS) IS HEREBY DEDICATED TO THE CITY OF OVIEDO AS PUBLIC RIGHT-OF-WAY.
- TRACT SW-1 (STORMWATER) IS HEREBY DEDICATED TO THE OVIEDO SQUARE HOMEOWNERS ASSOCIATION, INC. (ASSOCIATION) AS COMMON AREA FOR STORMWATER DRAINAGE PURPOSES, PROVIDED, HOWEVER, THAT A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT IS DEDICATED WITH THE TRACT TO THE CITY OF OVIEDO FOR EMERGENCY ACCESS PURPOSES IN THE EVENT THAT INADEQUATE MAINTENANCE OF THE DRAINAGE SYSTEM OCCURS AND CREATES, IN THE DETERMINATION OF THE CITY, THAT THE PUBLIC HEALTH, SAFETY OR WELFARE IS ENDANGERED, PROVIDED, FURTHER, HOWEVER, THAT THE CITY SHALL BE UNDER NO OBLIGATION, OF ANY TYPE OR NATURE WHATSOEVER, TO ENGAGE IN ANY MAINTENANCE ACTIVITY OF ANY TYPE WITHIN THE TRACT; PROVIDED, FURTHER, HOWEVER, THAT THE CITY MAY ASSESS THE COSTS OF SUCH MAINTENANCE THAT IT MAY ENGAGE IN AGAINST THE ASSOCIATION OR LOT OWNERS AS IT DETERMINES.
- TRACTS R1, R-2 AND R-3 (RECREATION) ARE HEREBY DEDICATED TO THE ASSOCIATION AS COMMON AREAS FOR RECREATION PURPOSES, PROVIDED HOWEVER, THAT A BLANKET UTILITY AND DRAINAGE EASEMENT OVER TRACT R-3 IS DEDICATED TO THE ASSOCIATION FOR UTILITY AND DRAINAGE PURPOSES, PROVIDE FURTHER, THAT A NON EXCLUSIVE EASEMENT, OVER, UNDER, THROUGH AND ACROSS TRACT R-3 IS HEREBY DEDICATED TO THE CITY OF OVIEDO FOR PUBLIC UTILITY PURPOSES.
- TRACTS OS-1 AND OS-2 (OPEN SPACE) ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE ASSOCIATION AS COMMON AREAS FOR OPEN SPACE PURPOSES, PROVIDED, HOWEVER THAT A BLANKET DRAINAGE EASEMENT OVER TRACT OS-2 IS HEREBY DEDICATED TO THE ASSOCIATION FOR DRAINAGE PURPOSES.
- TRACT W-1 (WETLAND) AND TRACTS B-1 AND B-2 (UPLAND BUFFER) ARE HEREBY DEDICATED TO THE ASSOCIATION AS COMMON AREA WITH DEVELOPMENT RIGHTS DEDICATED TO THE CITY OF OVIEDO. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION IS PERMITTED WITHOUT PRIOR APPROVAL OF THE CITY OF OVIEDO, AND/OR ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.
- A UTILITY EASEMENT, TEN FEET (10') IN WIDTH IS HEREBY DEDICATED TO THE CITY OF OVIEDO ALONG THE FRONT, ADJACENT TO THE ROAD RIGHT-OF-WAY OF EACH LOT DEPICTED AND AS OTHERWISE DEPICTED IN THIS PLAT. THE CITY SHALL HAVE REGULATORY CONTROL OVER SUCH EASEMENT REGARDLESS OF ANY OTHER ACTION IN THIS PLAT.
- A UTILITY EASEMENT, TWENTY FEET (20') IN WIDTH IS HEREBY DEDICATED TO THE CITY OF OVIEDO OVER, UNDER, THROUGH AND ACROSS TRACT R-2 AS DEPICTED IN THIS PLAT. THE CITY SHALL HAVE REGULATORY CONTROL OVER SUCH EASEMENT REGARDLESS OF ANY OTHER ACTION IN THIS PLAT.
- THE DRAINAGE EASEMENTS SHOWN ON LOTS 1, 8, 9, 16, 20 THROUGH 24, 25 THROUGH 40, 41 THROUGH 48, 49 THROUGH 57, 64, 70 AND TRACT R-1 ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- A SIDEWALK EASEMENT, FIVE FEET (5') IN WIDTH, SHOWN HEREON ON LOT 56, IS HEREBY DEDICATED TO THE ASSOCIATION AND THE OWNERS OF LOT 57.
- THE WALL EASEMENTS, LANDSCAPE EASEMENTS AND LANDSCAPE/FENCE/ASSOCIATION WALL EASEMENTS SHOWN HEREON ARE DEDICATED TO AND SHALL BE MAINTAINED BY THE ASSOCIATION.

IN WITNESS WHEREOF, THE UNDERSIGNED PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS 23<sup>RD</sup> DAY OF MAY 2024.

SIGNED AND SEALED IN THE PRESENCE OF: BY: SEAN BAILEY AARON STRUCKMEYER  
PRINTED NAME: SEAN BAILEY AARON STRUCKMEYER  
TITLE: DIRECTOR OF LAND DEVELOPMENT

STATE OF Florida  
COUNTY OF Orange

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [  ] PHYSICAL PRESENCE OR [  ] ONLINE NOTARIZATION, THIS 23<sup>RD</sup> DAY OF MAY, 2024, BY AARON STRUCKMEYER AS DIRECTOR OF LAND DEVELOPMENT OF PULTE HOME OF COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, SUCH PERSON [  ] IS PERSONALLY KNOWN TO ME OR [  ] HAS PRODUCED AS IDENTIFICATION.

Justin Lee Graver  
SIGNATURE OF NOTARY TAKING ACKNOWLEDGEMENT  
PRINTED NAME: Justin Lee Graver  
COMMISSION NUMBER: HH412522 COMMISSION EXPIRES: 06/19/27

### 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 May 29, 2024, AT 3:40 pm, FILE NO. 202400009P  
Grant Maloy  
CLERK OF THE CIRCUIT COURT, GRANT MALOY  
IN AND FOR SEMINOLE COUNTY, FLORIDA

# OVIEDO SQUARE

SHEET 2 OF 8 PLAT BOOK 90 OF 12

REPLATTING PARCEL 33A, PRESERVE OF OVIEDO ON THE PARK, AS RECORDED IN PLAT BOOK 79, PAGES 67 THROUGH 74 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND AN UNPLATTED PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 31 EAST, CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA.

#### SURVEYOR'S NOTES:

1. ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED RADIAL (R).
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE PLAT OF PRESERVE OF OVIEDO ON THE PARK AS RECORDED IN PLAT BOOK 79, PAGES 67 THROUGH 74, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, HAVING AN BEARING OF SOUTH 00°39'29" 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. PER FLORIDA STATUTES CHAPTER 177.091(9), LOT CORNERS MUST BE SET BEFORE THE TRANSFER OF OWNERSHIP OF ANY LOT.
5. THE STATE PLANE COORDINATE VALUES SHOWN HEREON ARE BASED UPON NAD83 US FOOT, FLORIDA STATE PLANE EAST ZONE, AND ARE FOR GEOGRAPHIC INFORMATION SYSTEM PURPOSES, AND NOT TO BE USED TO RECREATE THE BOUNDARY OF SAID PLAT.
6. USE OF LAND WITHIN A FLOODPLAIN OR FLOODWAY IS SUBSTANTIALLY RESTRICTED BY THE CITY OF OVIEDO.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA.
8. THE SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND AH WITH BASE FLOOD ELEVATION OF 40 FEET (NAVD 88), ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 12117C0190F, MAP REVISED SEPTEMBER 28, 2007.
9. THE LANDS DESCRIBED HEREIN, EXCEPT FOR TRACTS NR-1, NR-2, NR-3 AND NR-4, ARE SUBJECT TO THAT CERTAIN COMMUNITY DECLARATION FOR OVIEDO SQUARE AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO AS RECORDED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA (THE DECLARATION). COMMON AREAS AS DEFINED IN THE DECLARATION ARE TO BE OWNED AND MAINTAINED BY THE ASSOCIATION AS SET FORTH IN THE DECLARATION. ALL EASEMENTS SHOWN HEREON WHICH ARE NOT CREATED BY THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY REFERENCE AND/OR DEPICTION OF SUCH EASEMENTS IS NOT INTENDED TO REIMPOSE THE SAME.

#### LEGEND

- SET 4" X 4" CONCRETE MONUMENT & DISK STAMPED PRM LB 6723
  - PRM PERMANENT REFERENCE MONUMENT
  - SET NAIL AND DISK, STAMPED PRM 6723 PERMANENT CONTROL POINT (PCP)
  - PB. PLAT BOOK
  - OR OFFICIAL RECORDS BOOK
  - PG(S). PAGES
  - PC POINT OF CURVATURE
  - PRC POINT OF REVERSE CURVATURE
  - PT POINT OF TANGENCY
  - PI POINT OF INTERSECTION
  - DE DRAINAGE EASEMENT
  - UE UTILITY EASEMENT
  - LE LANDSCAPE EASEMENT
  - LF AWE LANDSCAPE FENCE ASSOCIATION WALL EASEMENT
  - SWE SIDEWALK EASEMENT
  - Ⓞ CENTERLINE
  - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
  - CCR# CERTIFIED CORNER RECORD
  - R/W RIGHT-OF-WAY
  - △ STATE PLANE COORDINATE REFERENCE
  - SR STATE ROAD
  - OA OVERALL
  - CHANGE IN DIRECTION ALONG RIGHT-OF-WAY
- NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988

#### SHEET INDEX

- SHEET 1 OF 8 - LEGAL DESCRIPTION, DEDICATION
- SHEET 2 OF 8 - SURVEYOR'S NOTES & LEGEND
- SHEET 3 OF 8 - BOUNDARY INFORMATION,
- SHEETS 4 - 8 OF 8 LOT & TRACT GEOMETRY



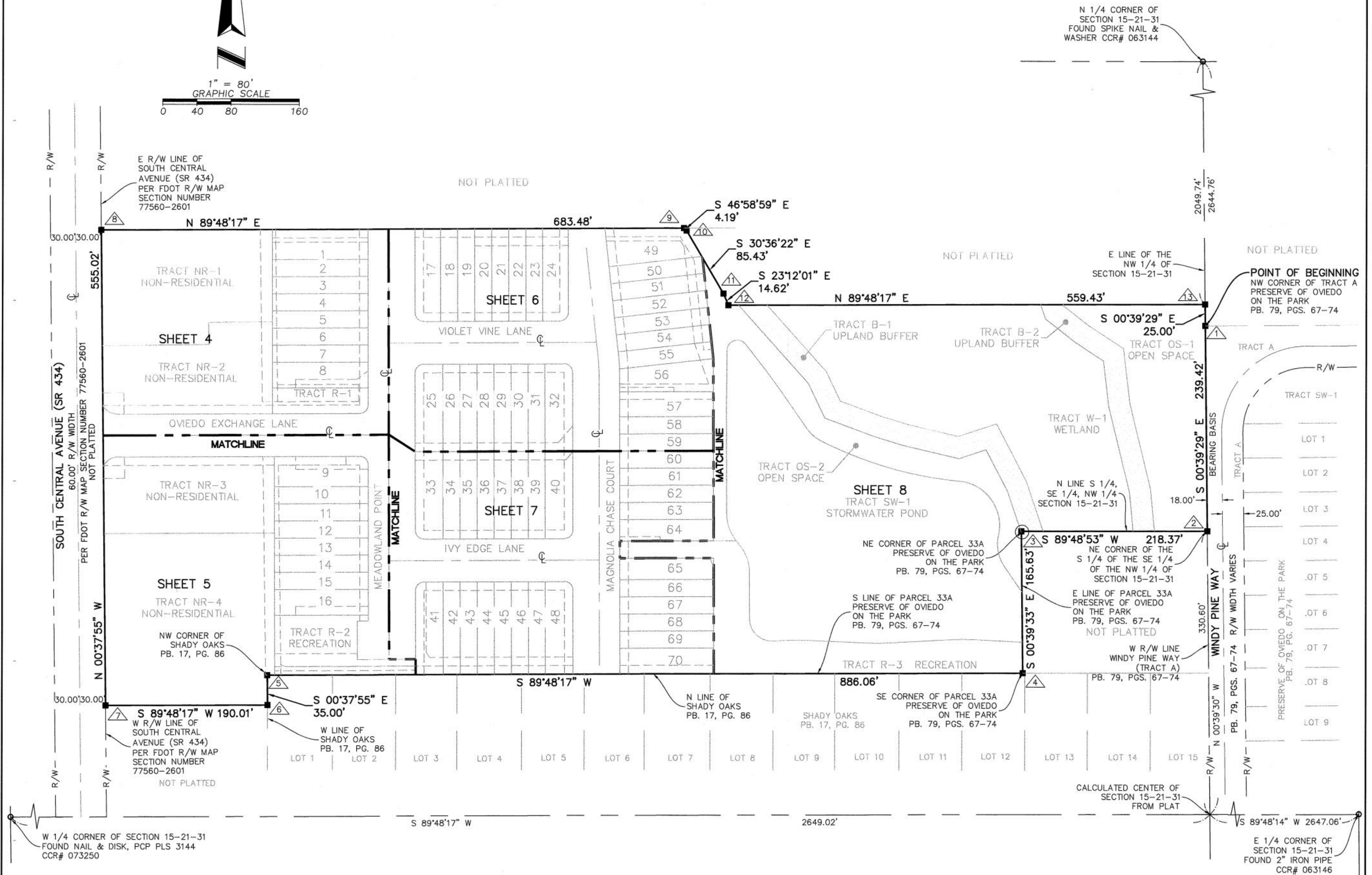
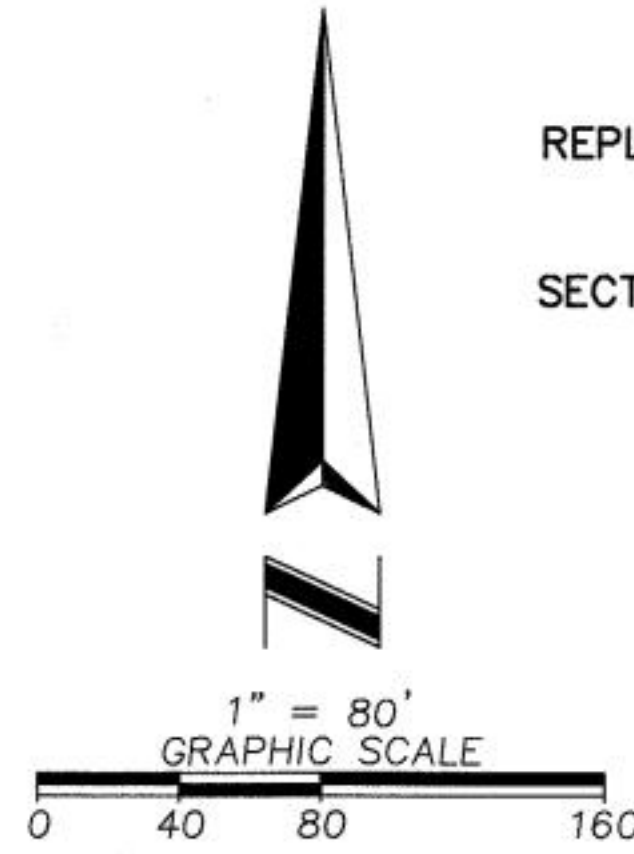
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# OVIEDO SQUARE

SHEET 3 OF 8

PLAT BOOK 90 OF 13

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STATE PLANE COORDINATES		
POINT NUMBER	NORTHING	EASTING
1	1574385.70	590673.58
2	1574146.30	590676.33
3	1574145.59	590457.96
4	1573979.97	590459.87
5	1573976.95	589573.81
6	1573941.95	589574.20
7	1573941.30	589384.19
8	1574496.28	589378.07
9	1574498.61	590061.55
10	1574495.76	590064.61
11	1574422.23	590108.11
12	1574408.79	590113.87
13	1574410.70	590673.30

**SHEET INDEX**  
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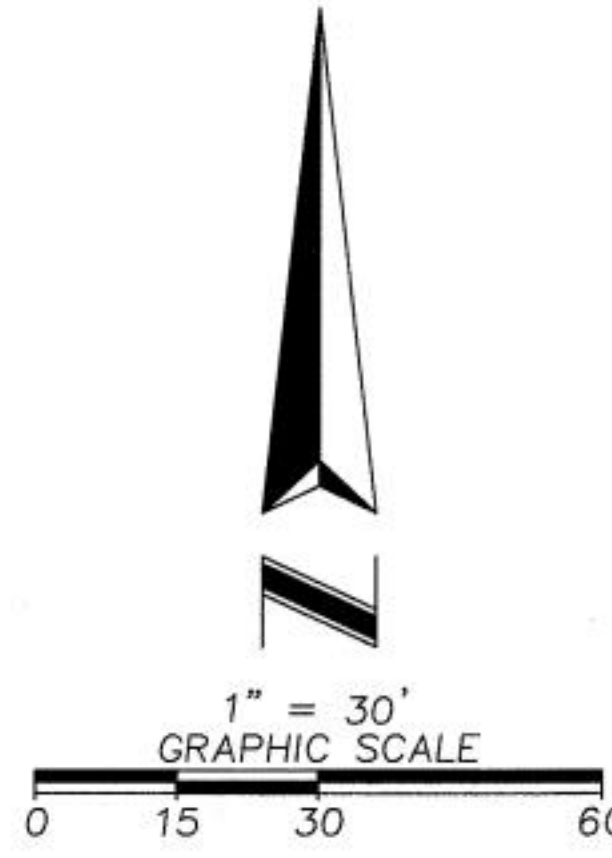
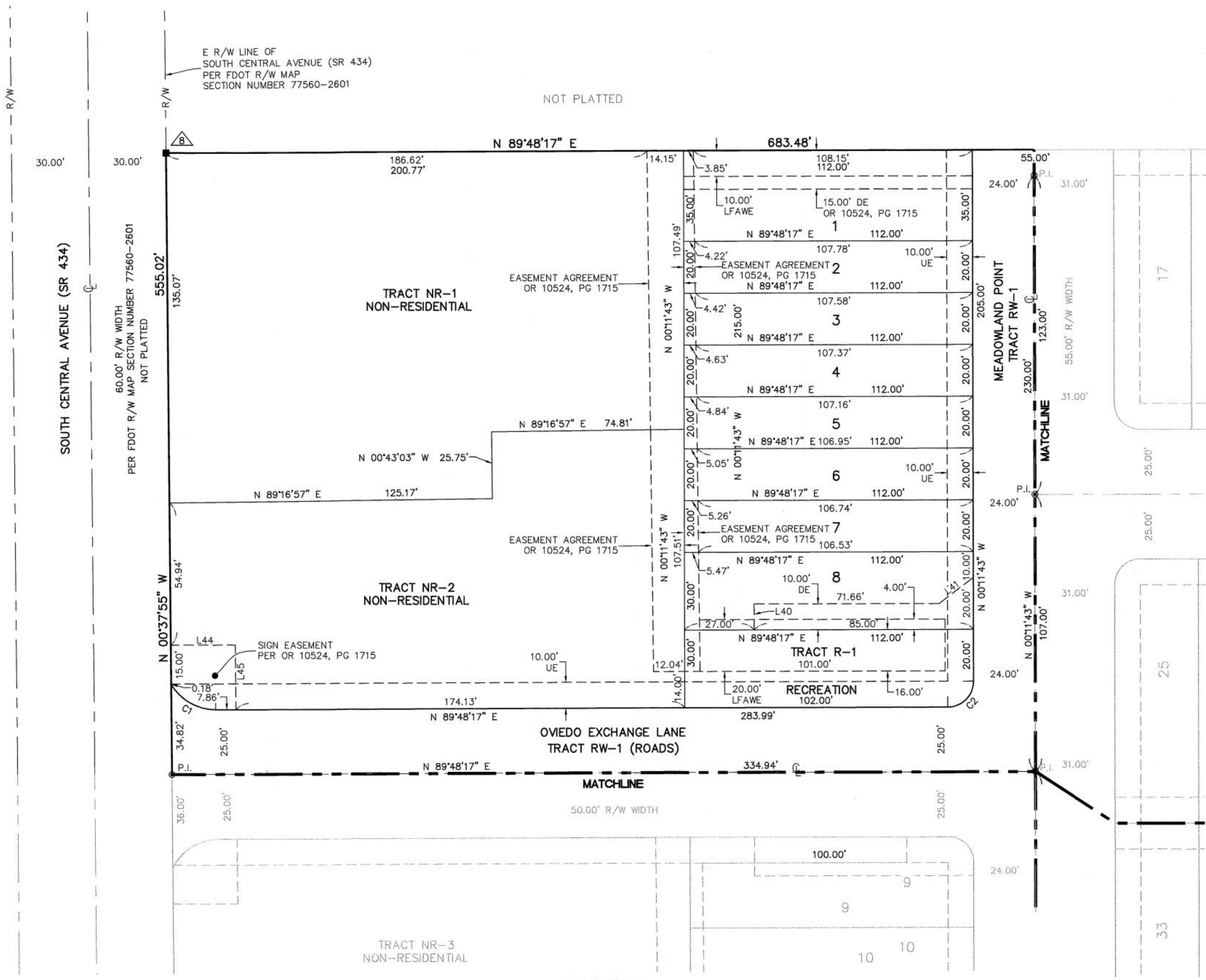
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 WINTER GARDEN, FLORIDA 34787  
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# OVIEDO SQUARE

SHEET 4 OF 8

PLAT BOOK 90 OF 14

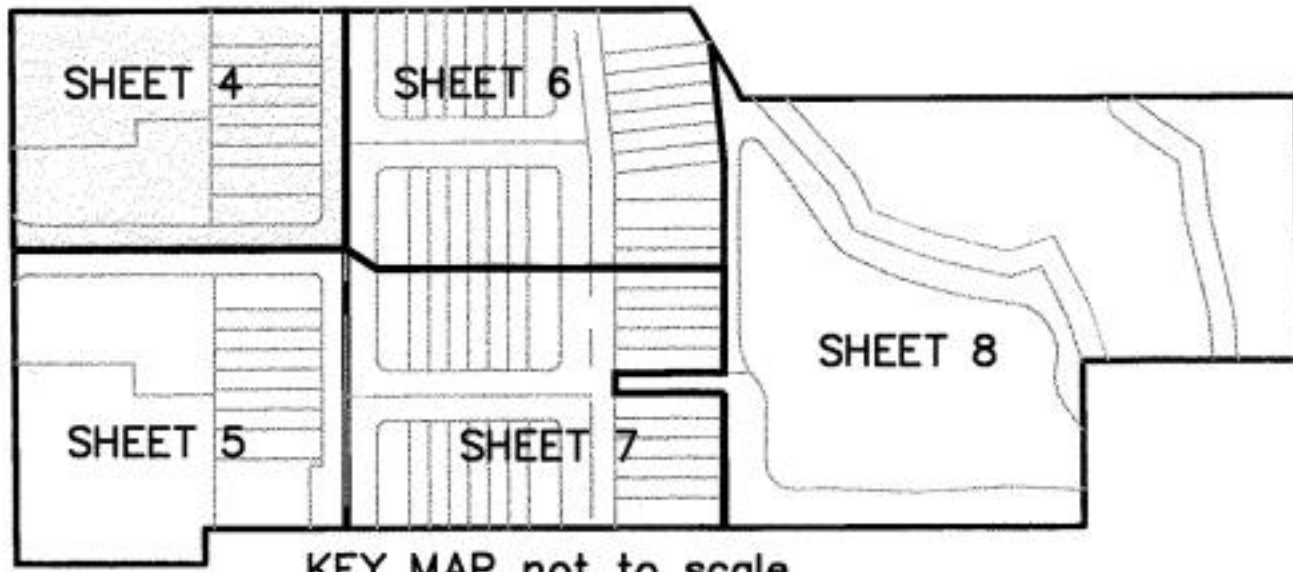
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LINE TABLE		
LINE	BEARING	LENGTH
L40	N00°11'43"W	10.00'
L41	N52°57'26"E	16.68'
L44	N89°48'17"E	25.00'
L45	N00°37'55"W	25.00'

SEE SHEET 6

SEE SHEET 7



KEY MAP not to scale

**SHEET INDEX**  
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CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	20.00'	S60°29'42"E	19.82'	059°24'02"	20.73'
C2	10.00'	N44°48'17"E	14.14'	090°00'00"	15.71'

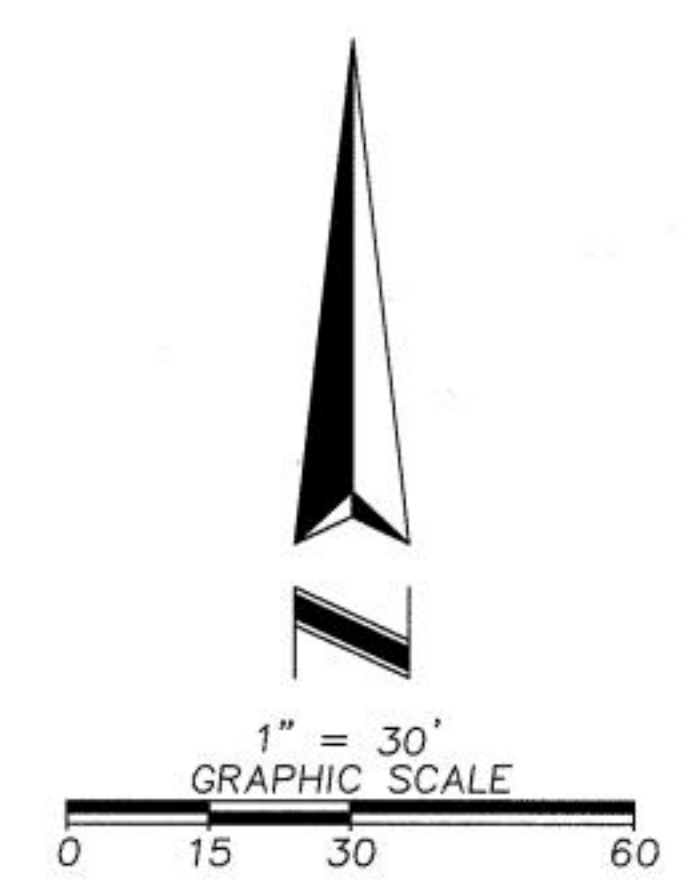
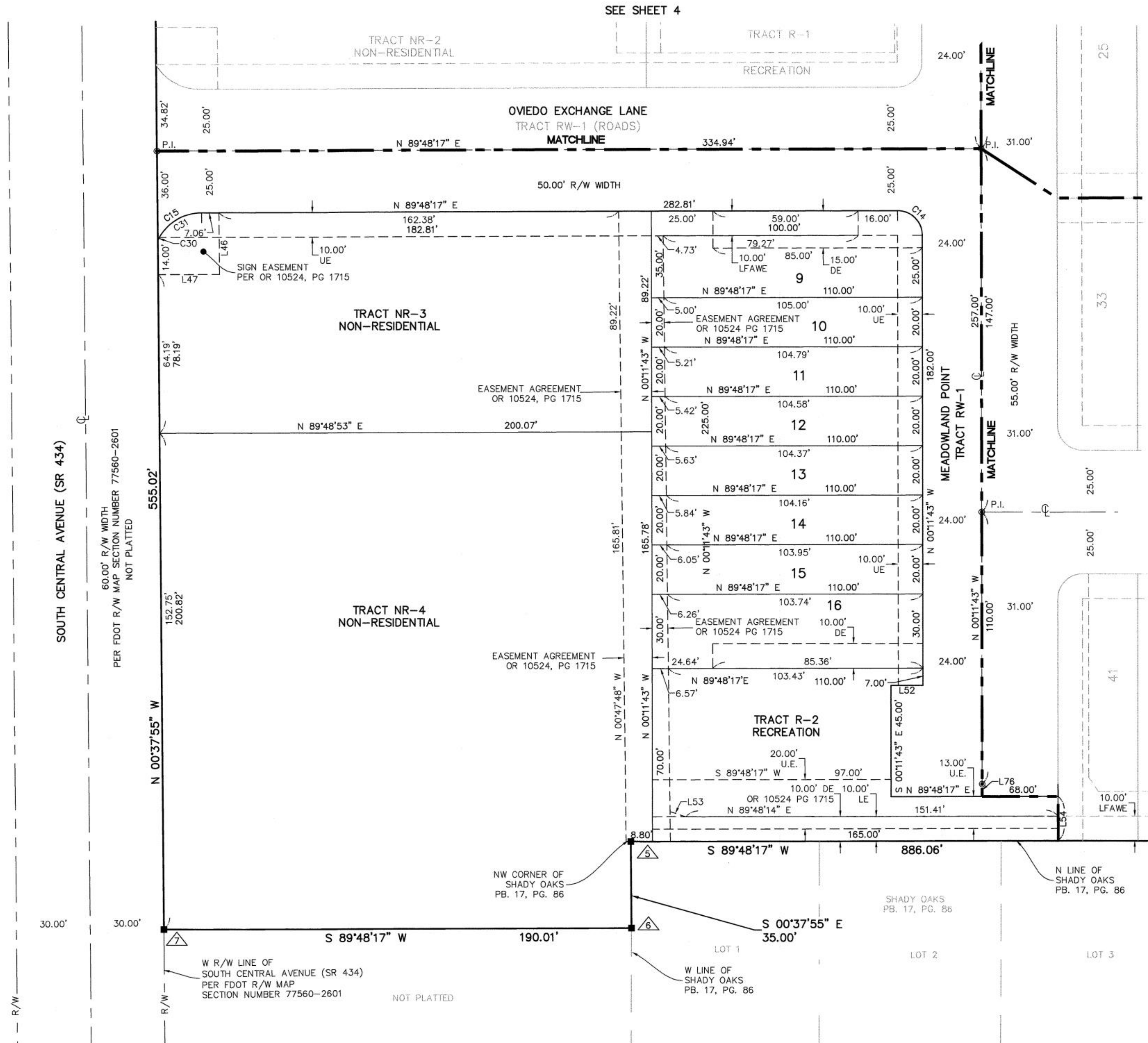
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# OVIEDO SQUARE

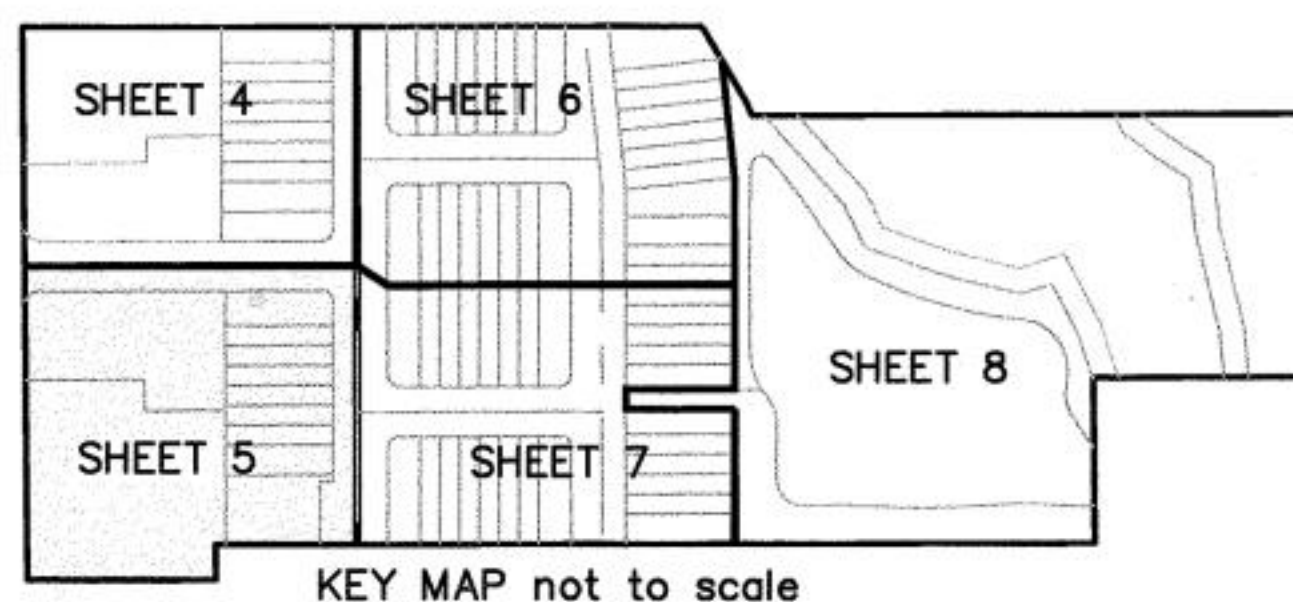
SHEET 5 OF 8

PLAT BOOK 90 OF 15

REPLATTING PARCEL 33A, PRESERVE OF OVIEDO ON THE PARK, AS RECORDED IN PLAT BOOK 79, PAGES 67 THROUGH 74 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND AN UNPLATTED PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 31 EAST, CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L46	N00°37'55"W	25.00'
L47	N89°48'17"E	25.00'
L52	S89°48'17"W	13.00'
L53	N71°54'21"W	6.75'
L54	N00°11'43"W	18.00'
L76	S00°11'43"E	5.00'



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 SHEET 1 OF 8 - LEGAL DESCRIPTION, DEDICATION  
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 SHEET 3 OF 8 - BOUNDARY INFORMATION,  
 SHEETS 4 - 8 OF 8 LOT & TRACT GEOMETRY

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C14	10.00'	N45°11'43"W	14.14'	090°00'00"	15.71'
C15	20.00'	S58°10'28"W	20.98'	063°15'38"	22.08'
C30	20.00'	S28°10'28"W	1.14'	003°15'38"	1.14'
C31	20.00'	S59°48'17"W	20.00'	060°00'00"	20.94'

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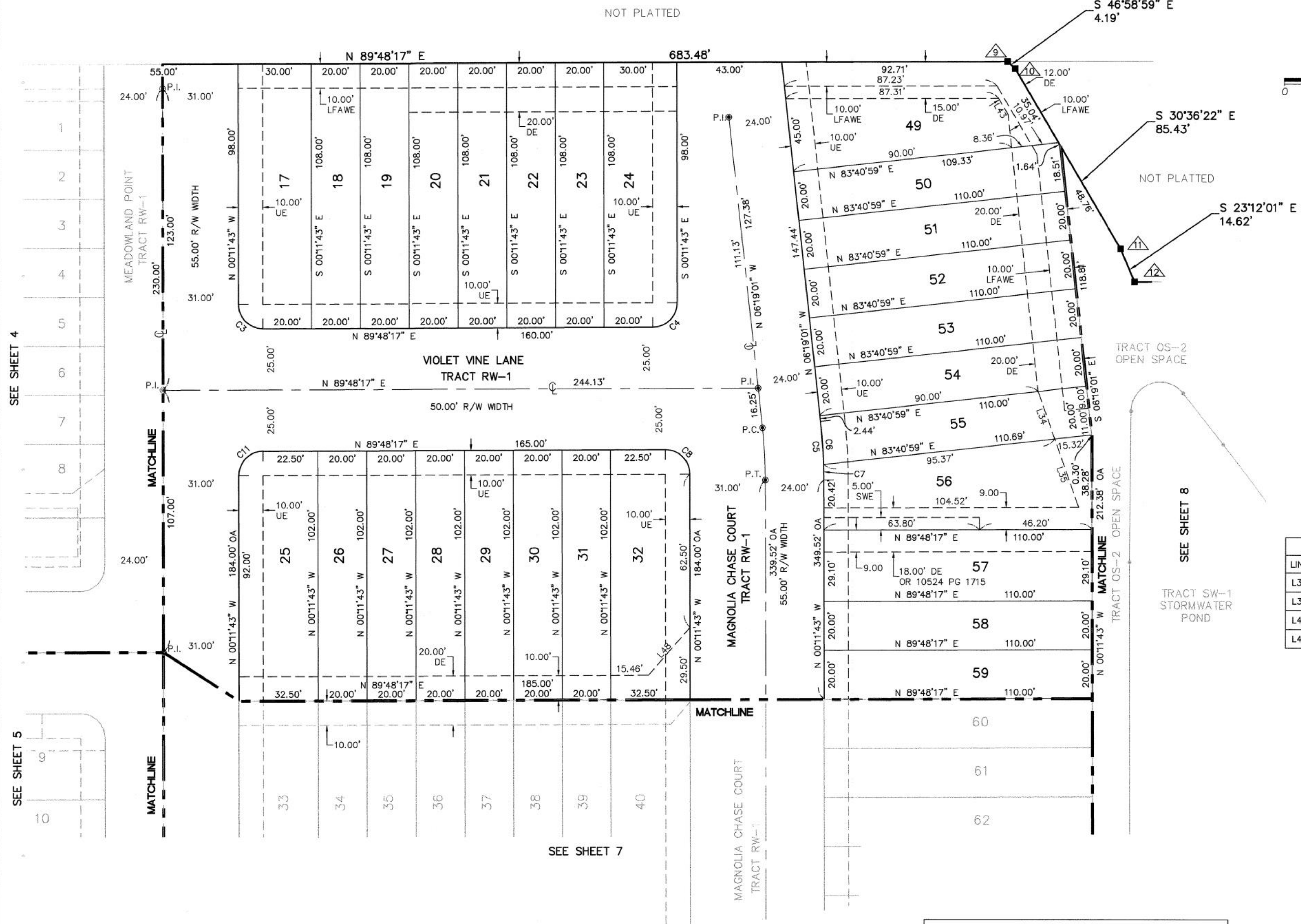
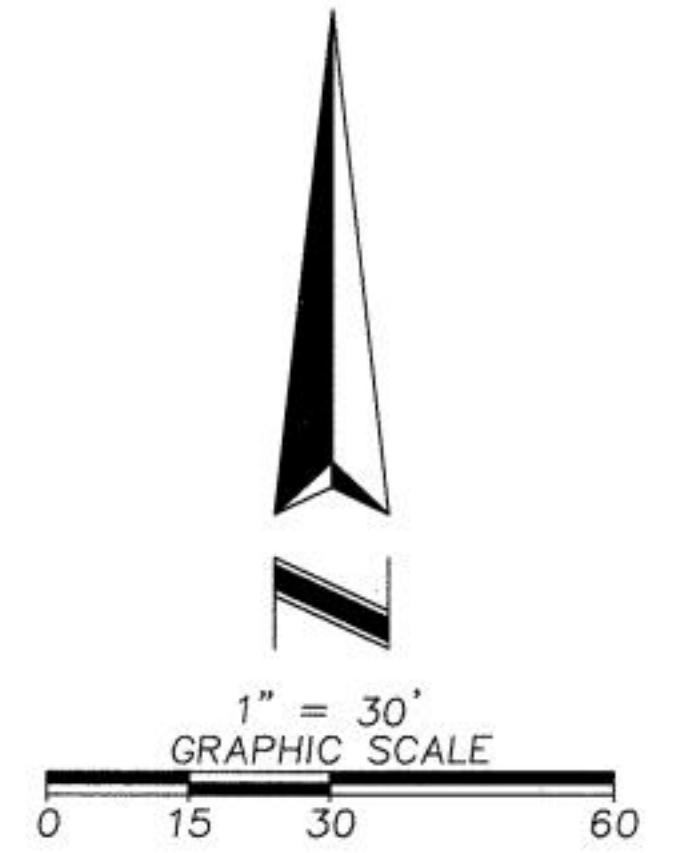
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# OVIEDO SQUARE

SHEET 6 OF 8

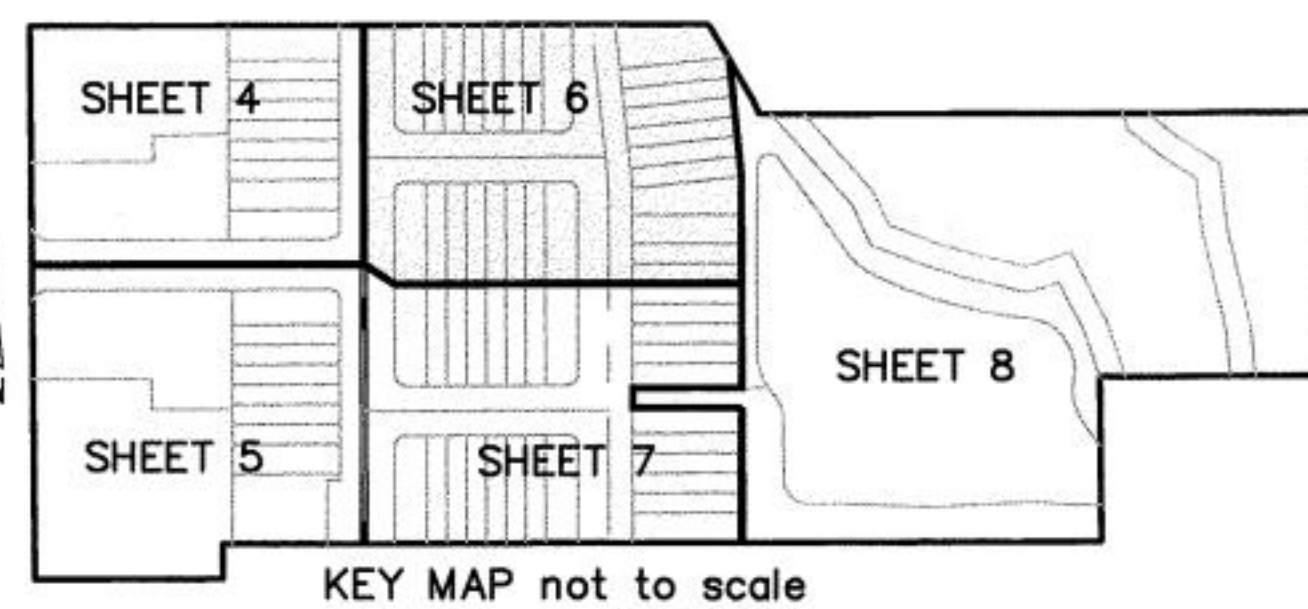
PLAT BOOK 90 OF 16

REPLATTING PARCEL 33A, PRESERVE OF OVIEDO ON THE PARK, AS RECORDED IN PLAT BOOK 79, PAGES 67 THROUGH 74 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND AN UNPLATTED PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 31 EAST, CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L34	S19°29'55"E	20.54'
L35	S19°29'55"E	29.61'
L43	S30°36'22"E	7.62'
L48	N40°57'08"E	25.90'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C3	10.00'	S45°11'43"E	14.14'	090°00'00"	15.71'
C4	10.00'	N44°48'17"E	14.14'	090°00'00"	15.71'
C5	224.00'	N03°15'22"W	23.92'	006°07'18"	23.93'
C6	224.00'	N04°04'06"W	17.58'	004°29'49"	17.58'
C7	224.00'	N01°00'27"W	6.35'	001°37'29"	6.35'
C8	10.00'	N45°11'43"W	14.14'	090°00'00"	15.71'
C11	10.00'	S44°48'17"W	14.14'	090°00'00"	15.71'



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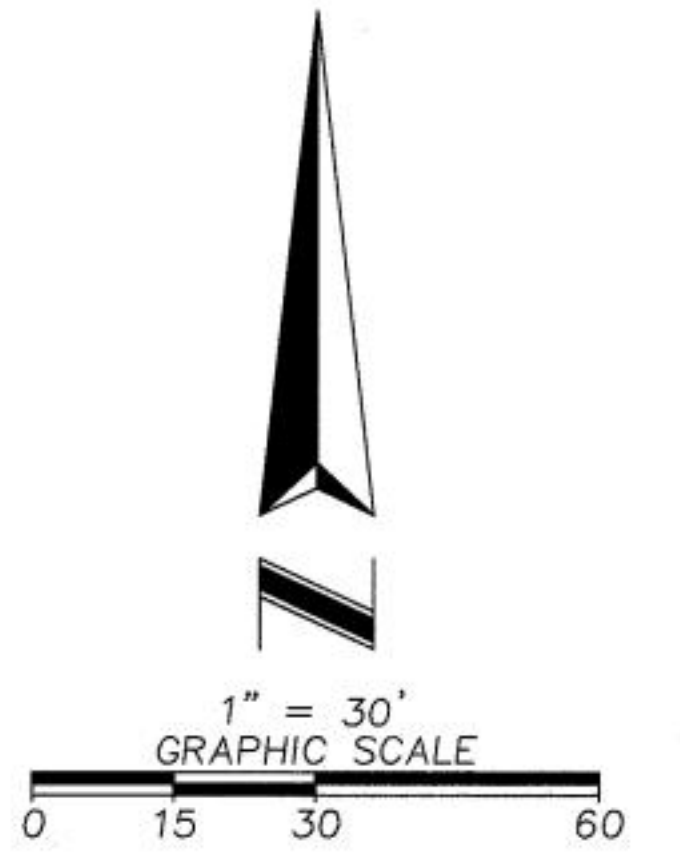
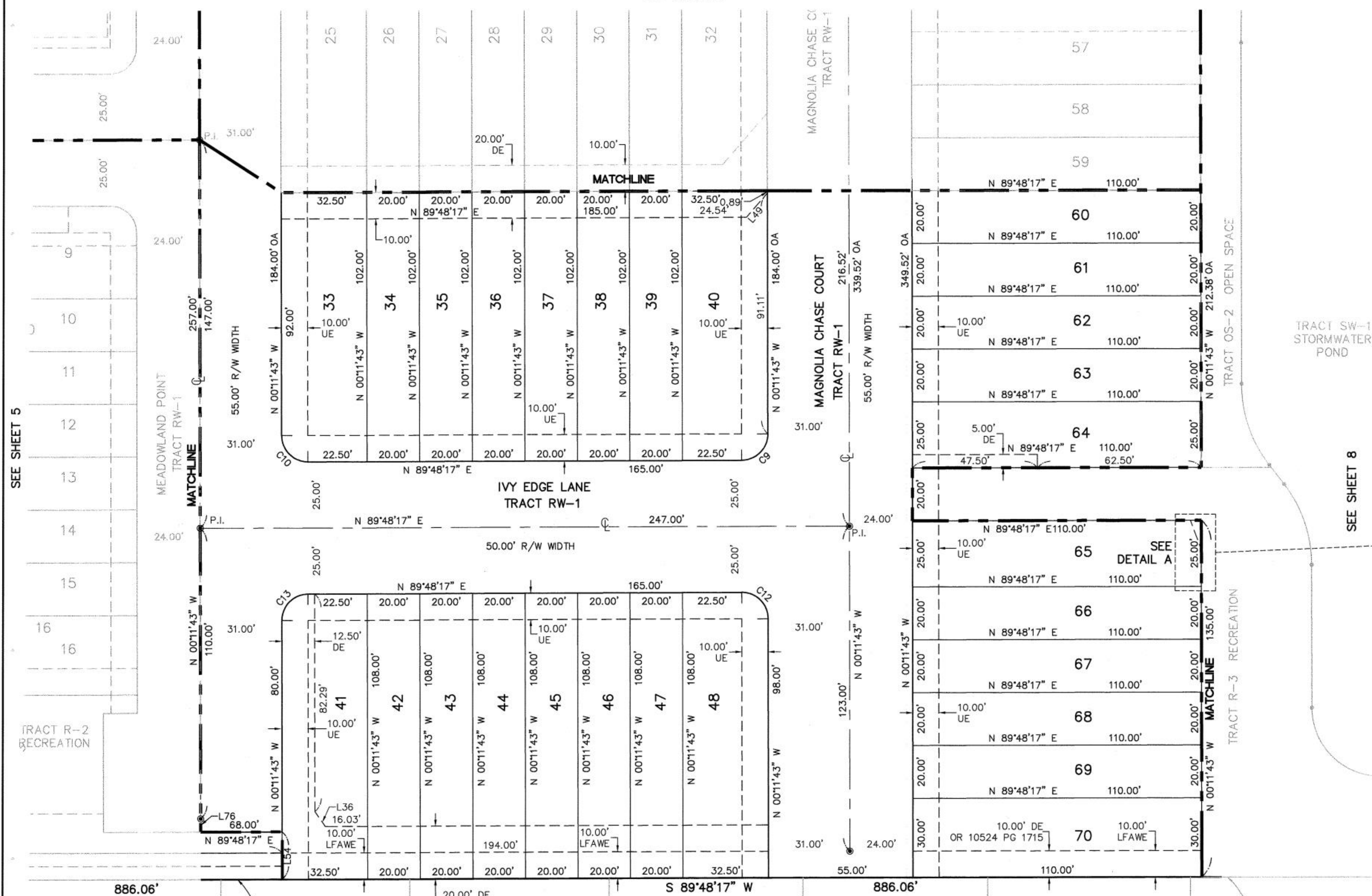
# OVIEDO SQUARE

SHEET 7 OF 8

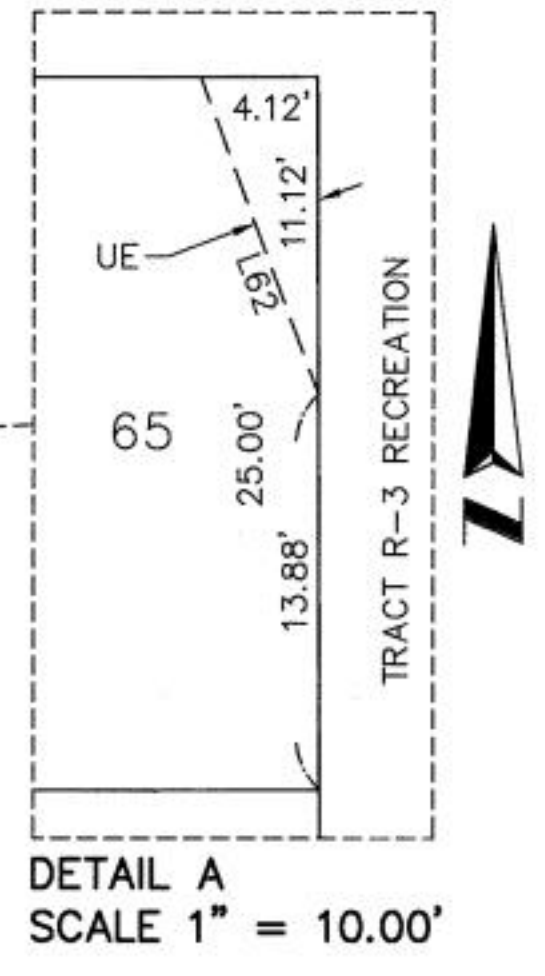
PLAT BOOK 90 OF 17

REPLATING PARCEL 33A, PRESERVE OF OVIEDO ON THE PARK, AS RECORDED IN PLAT BOOK 79, PAGES 67 THROUGH 74 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND AN UNPLATTED PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 31 EAST, CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA.

SEE SHEET 6



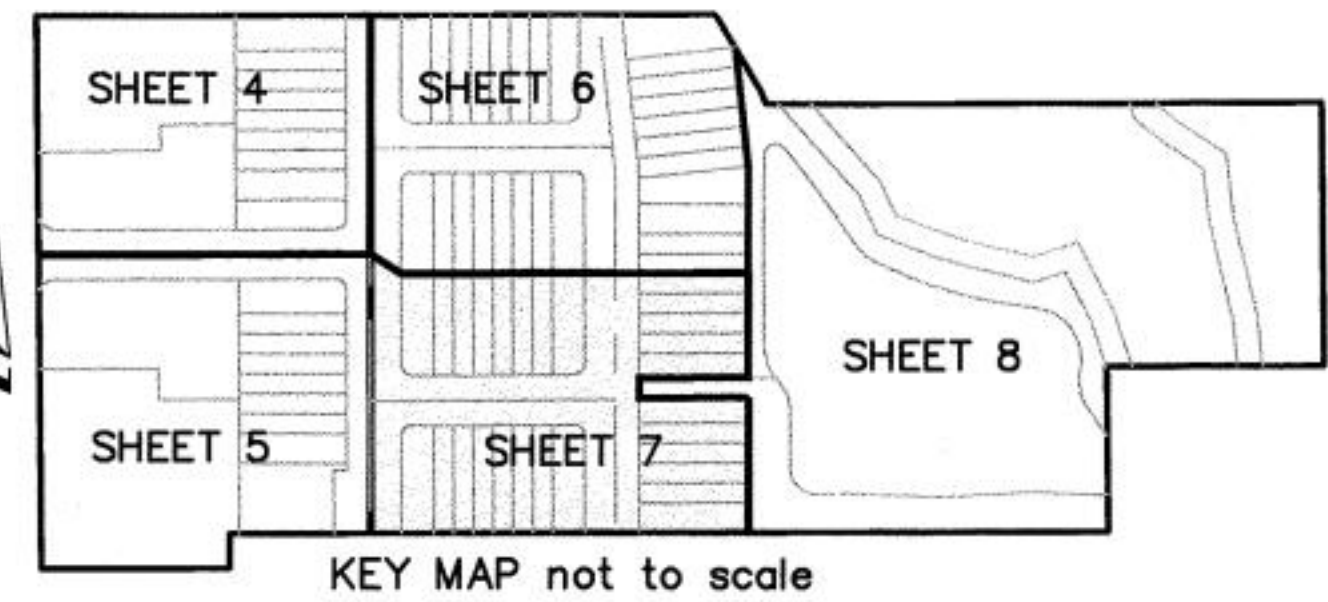
LINE TABLE		
LINE	BEARING	LENGTH
L36	N35°01'18"W	6.98'
L49	N40°57'08"E	12.09'
L54	N00°11'43"W	18.00'
L62	S20°32'51"E	11.86'
L76	S00°11'43"E	5.00'



DETAIL A  
SCALE 1" = 10.00'

SEE SHEET 5

SEE SHEET 8



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CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C9	10.00'	N44°48'17"E	14.14'	090°00'00"	15.71'
C10	10.00'	S45°11'43"E	14.14'	090°00'00"	15.71'
C12	10.00'	N45°11'43"W	14.14'	090°00'00"	15.71'
C13	10.00'	S44°48'17"W	14.14'	090°00'00"	15.71'

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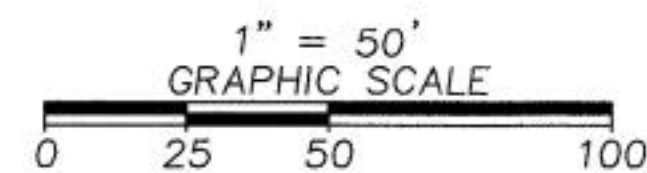
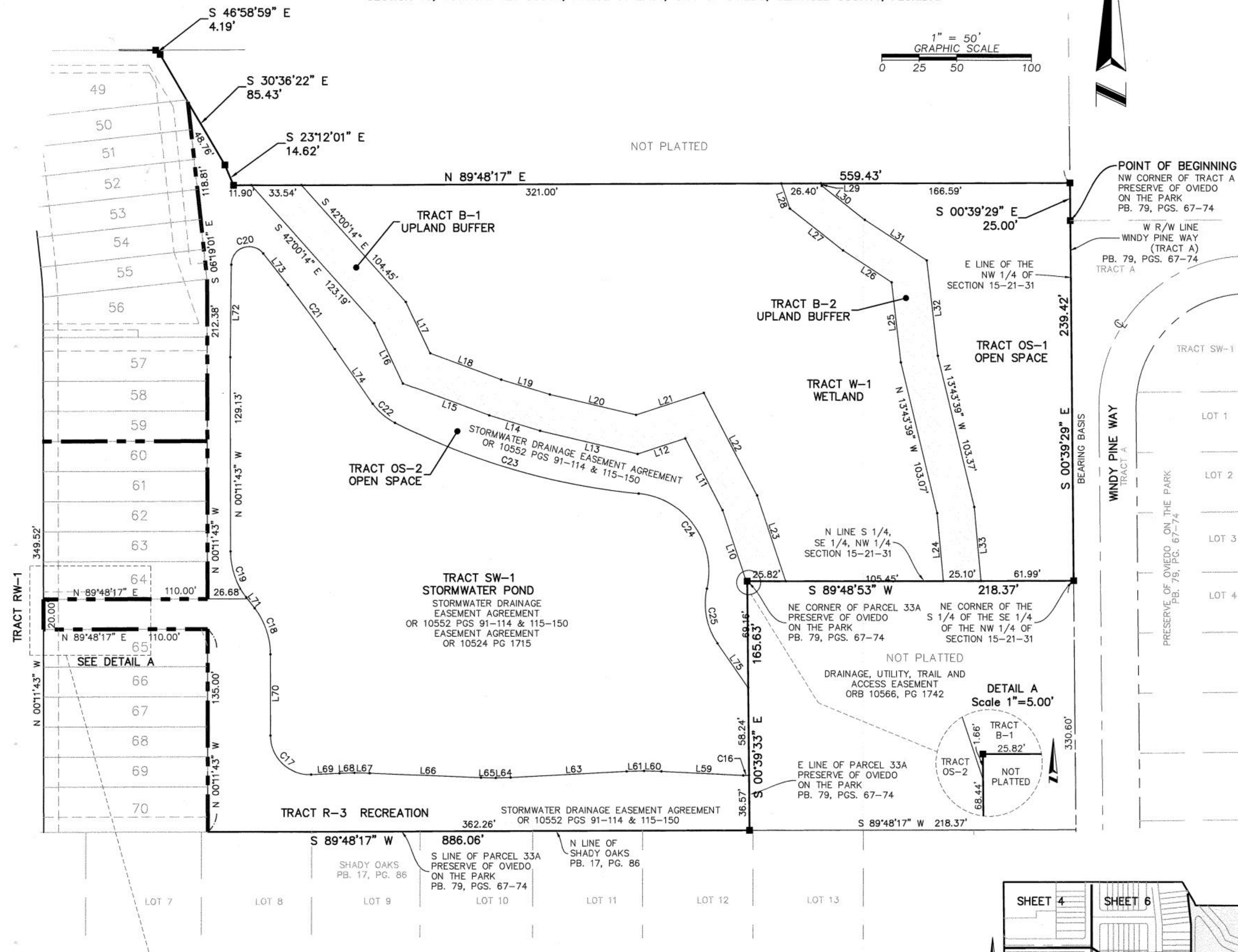
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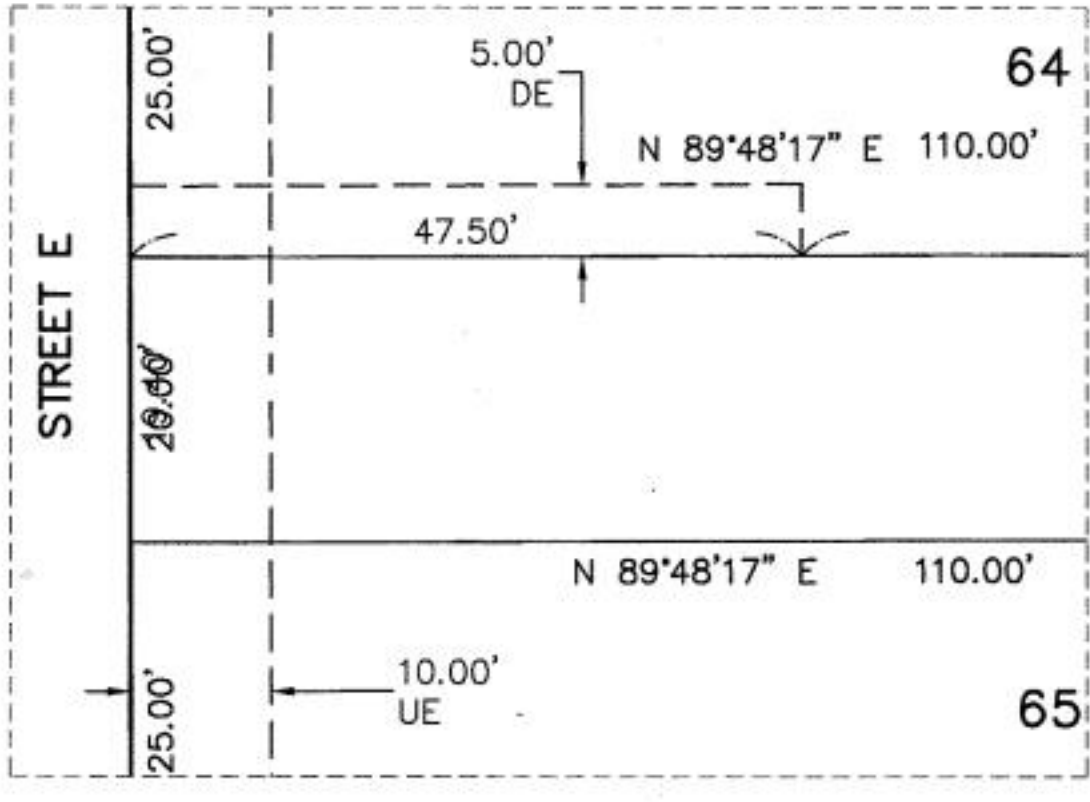
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REPLATTING PARCEL 33A, PRESERVE OF OVIEDO ON THE PARK, AS RECORDED IN PLAT BOOK 79, PAGES 67 THROUGH 74 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND AN UNPLATTED PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 31 EAST, CITY OF OVIEDO, SEMINOLE COUNTY, FLORIDA.

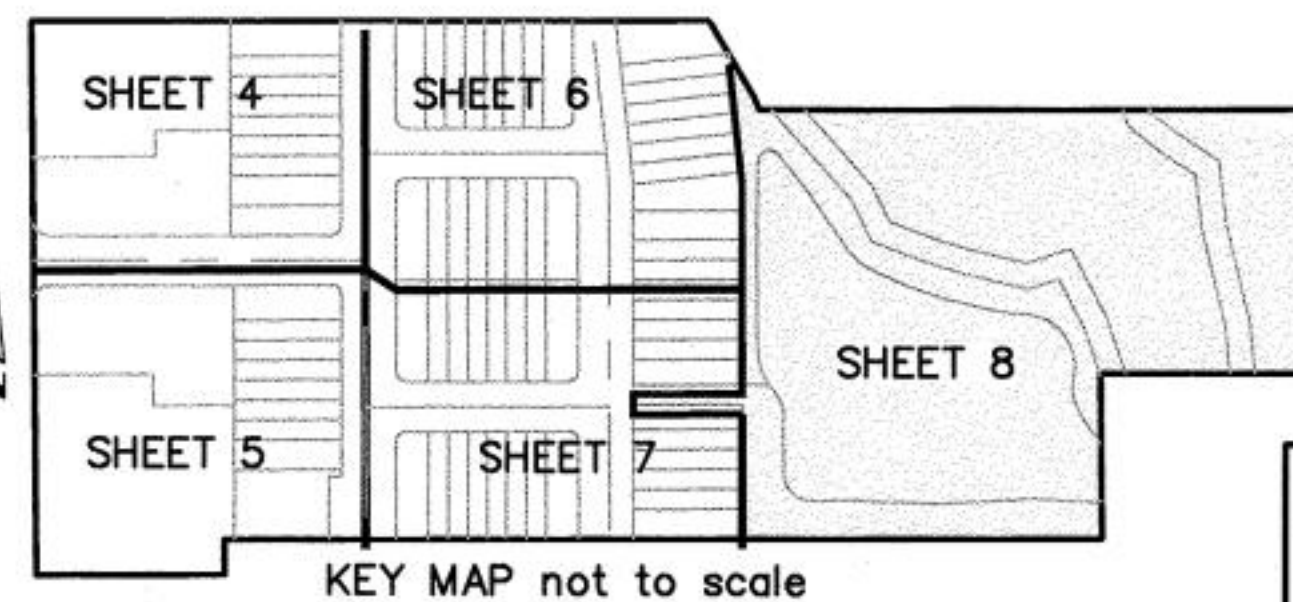


LINE TABLE		
LINE	BEARING	LENGTH
L10	S18°41'14"E	51.55'
L11	S27°45'01"E	53.90'
L12	N72°05'32"E	33.54'
L13	S76°47'12"E	67.12'
L14	S73°08'08"E	35.57'
L15	S69°42'13"E	61.50'
L16	S25°32'57"E	44.49'
L17	S25°32'57"E	37.96'
L18	S69°42'13"E	50.61'
L19	S73°08'08"E	34.02'
L20	S76°47'12"E	59.36'
L21	N72°05'32"E	47.61'
L22	S27°45'01"E	76.92'
L23	S18°41'14"E	60.15'
L24	N05°22'47"W	45.28'
L25	N06°43'45"W	53.54'
L26	N57°02'37"W	38.88'
L27	N52°00'55"W	45.15'
L28	N18°58'00"W	17.67'
L29	N18°58'00"W	1.75'
L30	N52°00'55"W	36.64'
L31	N57°02'37"W	49.53'
L32	N06°43'45"W	63.75'
L33	N05°22'47"W	49.38'
L59	N87°08'49"W	54.80'
L60	N88°36'14"W	11.66'
L61	S88°28'56"W	11.66'
L63	S87°00'21"W	77.88'
L64	S88°25'58"W	9.86'
L65	N88°54'38"W	9.86'
L66	N87°39'41"W	74.49'
L67	N88°55'26"W	10.10'
L68	S88°33'06"W	10.10'
L69	S87°17'22"W	18.88'
L70	N00°11'43"W	54.08'
L71	N37°55'12"W	9.22'
L72	N00°30'34"E	61.49'
L73	S38°20'42"E	26.46'
L74	S34°58'50"E	44.33'
L75	S34°52'47"E	35.93'



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C16	22.00'	N87°51'54"E	3.82'	009°58'27"	3.83'
C17	26.00'	S46°27'10"E	37.57'	092°30'55"	41.98'
C18	50.00'	N19°03'28"W	32.33'	037°43'29"	32.92'
C19	50.02'	S19°07'16"E	32.40'	037°47'30"	32.99'
C20	12.00'	S71°04'56"W	22.63'	141°04'40"	29.55'
C21	817.14'	N36°29'55"W	52.98'	003°42'57"	52.99'
C22	42.30'	S49°27'33"E	19.61'	026°48'27"	19.79'
C23	460.42'	S73°52'39"E	169.82'	021°15'16"	170.80'
C24	52.00'	N35°54'52"W	78.00'	097°10'51"	88.20'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C25	45.82'	S11°11'03"E	37.09'	047°44'35"	38.18'



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