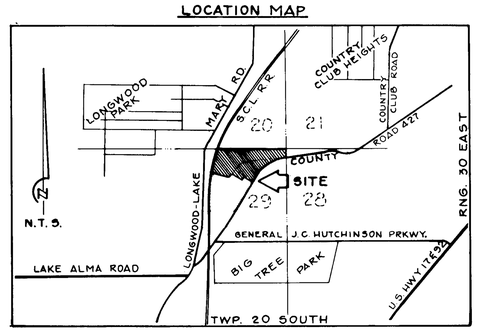
BIG TREE CROSSING-PHASE ONE

SECTION 29, TOWNSHIP 20 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION

From the Northeast corner of the NE 1/4 of Section 29, Township 20 South, Range 30 East, Seminole County, Florida, run S.89°35'33"W., along the North line of said NE 1/4, a distance of 75 feet for a POINT OF BEGINNING, thence continue S.89°35'33"W., 1625.67 feet to the Easterly Right-of-Way line of Seaboard Coast Line Railroad, thence run Southwesterly along said Railroad and a curve concave Southeasterly, having a radius of 3819.83 feet, a central angle of 07°41'33", a chord bearing of S.18°26'01"W., an arc distance of 512.85 feet, thence run S.57°23'44"E., 340.23 feet, thence run S.34°41'40"E. 51.83 feet, thence run S.57°23'44"E., 246.79 feet, thence run N.37°12'14"E., 255.82 feet, thence run S.57°23'44"E., 200.65 feet to the North Right-of-Way line of County Road 427, thence run N.37°12'14"E., along said Right-of-Way line, 60.82 feet, thence run Northeasterly along a curve concave Southeasterly, having a radius of 1195.92 feet, a central angle of 38°52'30", a chord bearing of N.56°38'29"E., an arc distance of 811.43 feet, thence run N.76°04'44"E., 247.57 feet, thence run N.00°30'57"W., 215.34 feet to the POINT OF BEGINNING. Containing 21.129 acres.

LOCATION MAP



V. KELLY SMITH & ASSOCIATES, INC.
Professional Land Surveyors
Sanford, Florida
322-2213

PLAT BOOK 27 PAGE 20

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, BIG TREE CROSSING, INC. a Florida corporation, does hereby dedicate said land and Plat for the uses and purposes hereon expressed and the streets to the perpetual use of the public, and to be known as BIG TREE CROSSING PHASE ONE, and in WITNESS THEREOF affix his hand and seal this 1st day of JULY 1982.

BIG TREE CROSSING, INC.

Judy Mowris — WITNESS
Mike Hattaway — MIKE HATTAWAY, PRES.
B D Simpson — WITNESS
J. R. HATTAWAY, SEC.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF SEMINOLE
THIS IS TO CERTIFY that before me, an officer duly authorized to take acknowledgements, the person whose signature appears above did execute the foregoing dedication as a free act and deed.
IN WITNESS THEREOF, I have hereto set my hand and seal this 1st day of JULY 1982.

B D Simpson
NOTARY PUBLIC

My commission expires: August 31, 198[illegible]

CERTIFICATIONS

MORTGAEE hereby consents to the Platting of the lands hereon described and agrees in event of foreclosure the dedication above shall remain fully effective.

OVERSTREET INVESTMENT COMPANY

WITNESS
Marion J Parker
WITNESS
C. M. POTTER, President

SURVEYED, Monumented and Platted as shown in accordance with existing statutory requirements.

STATE OF FLORIDA
V. K. Smith
Registered Land Surveyor No. 1653
This 2nd day of August 1982.

COUNTY OF SEMINOLE

ZONING COMMISSION

Approved _____ Chairman
This 4th day of August 1982.

BOARD OF COMMISSIONERS

Approved _____ Chairman
Attest Arthur H Beckwith Jr. Clerk
This 15th day of December 1982.

CLERK OF THE CIRCUIT COURT

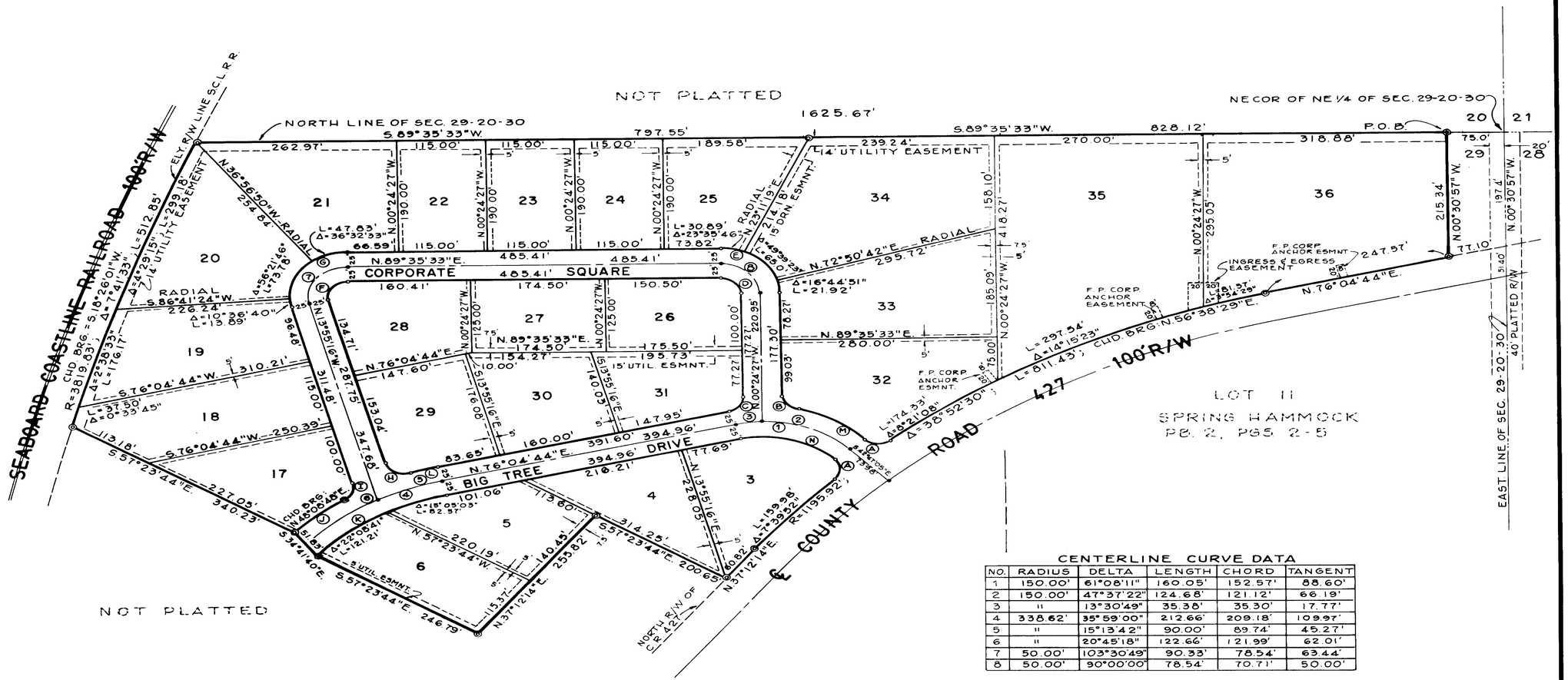
Correct as to Statutory compliance and filed for record in Sanford, Florida, on this 16th day of December 1982.

File Number 000332

Arthur H Beckwith Jr.
CLERK OF THE CIRCUIT COURT, SEMINOLE COUNTY, FLORIDA

BIG TREE CROSSING - PHASE ONE

SECTION 29, TOWNSHIP 20 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA



LEGEND:

- ◎ INDICATES PERMANENT REFERENCE MONUMENT
- • INDICATES PERMANENT CONTROL POINT
- ○ INDICATES P.C., P.T., P.I., ETC.

THERE IS A 5.0' UTILITY EASEMENT ALONG ALL SIDE LOT LINES AND A 7.5' UTILITY EASEMENT ALONG ALL REAR LOT LINES. WHERE MORE THAN ONE ADJACENT LOT IS INTENDED AS A BUILDING SITE OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE THE OUTSIDE PERIMETER OF SAID BUILDING SITE SHALL CARRY SIDE EASEMENTS.

ACCESS RIGHTS TO C.R. 427 FOR LOTS 3, 32, 35 AND 36 ARE DEDICATED TO SEMINOLE COUNTY EXCEPTING WHERE INGRESS & EGRESS EASEMENTS ARE SHOWN.

CENTERLINE CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD	TANGENT
1	150.00'	61°08'11"	160.05'	152.57'	88.60'
2	150.00'	47°37'22"	124.68'	121.12'	66.19'
3	"	13°30'49"	35.38'	35.30'	17.77'
4	338.62'	35°59'00"	212.66'	209.18'	109.97'
5	"	15°13'42"	90.00'	89.74'	45.27'
6	"	20°45'18"	122.66'	121.99'	62.01'
7	50.00'	103°30'49"	90.33'	78.54'	63.44'
8	50.00'	90°00'00"	78.54'	70.71'	50.00'

R/W LINE CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD	TANGENT
A	25.00'	87°39'11"	38.25'	34.62'	24.00'
B	25.00'	75°31'21"	32.95'	30.62'	19.36'
C	"	76°29'11"	33.37'	30.95'	19.70'
D	"	90°00'00"	39.27'	35.36'	25.00'
E	75.00'	"	117.81'	106.07'	75.00'
F	25.00'	103°30'49"	45.17'	39.27'	31.72'
G	75.00'	"	135.50'	117.81'	95.16'
H	25.00'	95°45'05"	41.78'	37.08'	27.64'
I	25.00'	69°03'05"	30.13'	28.34'	17.20'
J	363.62'	13°57'59"	88.64'	88.41'	44.54'
K	313.62'	37°13'44"	203.78'	200.21'	105.63'
L	363.62'	5°45'05"	36.50'	36.49'	18.27'
M	175.00'	33°08'43"	101.24'	99.83'	52.08'
N	125.00'	61°08'11"	133.38'	127.14'	73.83'

V. KELLY SMITH & ASSOCIATES, INC.
Professional Land Surveyors
Sanford, Florida
322-2213