AF 39425B

LAKEVIEW VILLAGE

SECTION 17, TOWNSHIP 20 S., RANGE 30 E.
SEMINOLE COUNTY, FLORIDA

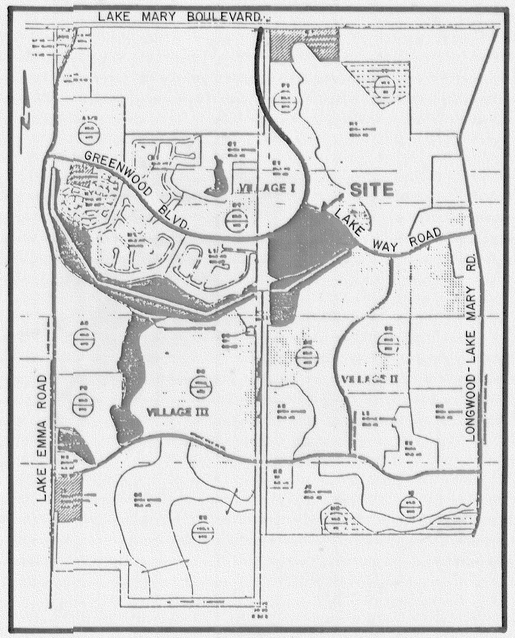
NOTES:

1. BASIS OF BEARING:
   BEARINGS ARE BASED ON WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 30 EAST, AS HAVING AN ASSUMED BEARING OF N.00°-01'-38"E.
2. ■----SET 4 x 4 CONCRETE MONUMENT WITH CAP NO. 2700.
3. ●---- PERMANENT CONTROL POINT, (PC, PT. PRC, ECT.).
4. |----INDICATES POINT OF REFERENCE (L.S.-2700) (NO POINT SET)
5. (N.R.)---NON RADIAL LOT LINE
6. (RAD.)---RADIAL LOT LINE
7. TRACTS 1 AND 3 CONTAIN 1.693 ACRES, MORE OR LESS.
8. TRACTS 1 AND 3 TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 30 EAST, RUN N.00°-30'-22"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 880.20 FEET; THENCE S.89°-29'-38"E., A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING; THENCE N.00°-30'-22"E., A DISTANCE OF 415.15 FEET; THENCE N.18°-45'-53"E., A DISTANCE OF 62.76 FEET; THENCE N.27°-20'-14"E., A DISTANCE OF 62.28 FEET; THENCE N.39°-15'-05"E., A DISTANCE OF 62.28 FEET; THENCE N.51°-10'-41"E., A DISTANCE OF 62.27 FEET; THENCE N.61°-21'-07"E., A DISTANCE OF 54.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 02°-38'-10" AND A RADIUS OF 1023.11 FEET; THENCE FROM A TANGENT BEARING OF N.62°-22'-23"E., RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.07 FEET; THENCE N.30°-15'-47"W., A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENWOOD BOULEVARD, SAID POINT BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 33°-14'-01" AND A RADIUS OF 1008.11 FEET; THENCE FROM A TANGENT BEARING OF N.59°-44'-13"E., RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 584.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 85°-38'-01" AND A RADIUS OF 35.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 52.31 FEET TO THE POINT OF TANGENCY; SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF LAKE WAY ROAD; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES; THENCE S.67°-51'-48"E., A DISTANCE OF 278.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 24°-16'-26" AND A RADIUS OF 909.93 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 385.50 FEET TO THE POINT OF TANGENCY; THENCE S.43°-35'-22"E., A DISTANCE OF 125.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 10°-08'-08" AND A RADIUS OF 1539.27 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 272.29 FEET; THENCE DEPARTING SAID CURVE, AND SAID RIGHT-OF-WAY LINE, RUN S.40°-44'-37"W., A DISTANCE OF 132.50 FEET; THENCE S.56°-16'-28"W., A DISTANCE OF 66.69 FEET TO A POINT ON THE 43 FOOT CONTOUR LINE; THENCE RUN ALONG SAID 43 FOOT CONTOUR LINE FOR THE FOLLOWING COURSES AND DISTANCES; THENCE S.64°-36'-53"W., A DISTANCE OF 175.87 FEET; THENCE S.56°-05'-40"W., A DISTANCE OF 126.95 FEET; THENCE S.55°-27'-01"W., A DISTANCE OF 243.89 FEET; THENCE S.61°-47'-21"W., A DISTANCE OF 171.20 FEET; THENCE S.61°-14'-39"W., A DISTANCE OF 127.38 FEET; THENCE S.65°-10'-59"W., A DISTANCE OF 134.03 FEET; THENCE S.84°-26'-13"W., A DISTANCE OF 121.63 FEET; THENCE S.87°-53'-08"W., A DISTANCE OF 182.06 FEET; THENCE S.62°-53'-22"W., A DISTANCE OF 152.62 FEET; THENCE N.55°-29'-38"W., A DISTANCE OF 85.00 FEET; THENCE DEPARTING SAID 43 FOOT CONTOUR LINE, RUN N.08°-29'-38"W., A DISTANCE OF 135.82 FEET; THENCE N.89°-29'-38"W., A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.318 ACRES MORE OR LESS.



LOCATION MAP
N.T.S.

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Blount Sikes & Associates
Consulting Civil Engineers & Surveyors
ORLANDO, FLORIDA • (305) 894-3804

PLAT BOOK 38 PAGE 86

LAKEVIEW VILLAGE
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Partner , 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 EASEMENTS, RIGHTS-OF-WAY & TRACT 1 shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the Partner named below.

DEVELOPMENT TO BE KNOWN AS
LAKEVIEW VILLAGE

DEL PROPERTIES XI, LTD.
A FLORIDA LIMITED PARTNERSHIP

DEL VIEW CORPORATION
A GENERAL PARTNER

WITNESS

BY: Christopher DelGuidice
Christopher DelGuidice, President

WITNESS

STATE OF Florida COUNTY OF Orange

THIS IS TO CERTIFY, That on Jan 7, 1988 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

Christopher DelGuidice

to me known to be the Person described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be His free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Cynthia L. Sullivan
NOTARY PUBLIC
My Commission Expires 09/17/89

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on FEBRUARY 20, 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 Seminole County, Fla.

Wesley E. Blount

Dated 1-5-88 Registration No. 2700

Surveyors Affidavit ATD 4-8-88 ORB 1971 P. 777

CERTIFICATE OF APPROVAL BY PLANNING & ZONING COMMISSION

Examined and Approved: JAN. 6, 1988
Chairman Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on FEBRUARY 9, 1988 the foregoing plat was approved by the Board of County Commissioners of Seminole County, Fla.

Chairman of the Board

Attest:

David N. Berrien
Clerk of the Board

BY Joan M. Nilki D.C.

CERTIFICATE OF ~~COUNTY COMPTROLLER~~ 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 Feb 11, 1988 at 4:06 P.M. File No. 478945

David N. Berrien
~~County Comptroller~~ Clerk of Circuit Court
in and for Seminole County, Fla.

BY Joan M. Nilki D.C.

FORM 5

PLAT BOOK 38 PAGE 87

SHEET 2 OF 4

LAKEVIEW VILLAGE

SECTION 17, TOWNSHIP 20 S., RANGE 30 E.

SEMINOLE COUNTY, FLORIDA

PLAT BOOK 38 PAGE 88

SHEET 3 OF 4

LAKEVIEW VILLAGE

SECTION 17, TOWNSHIP 20 S., RANGE 30 E.

SEMINOLE COUNTY, FLORIDA

LAKEVIEW VILLAGE

SECTION 17, TOWNSHIP 20 S., RANGE 30 E.

SEMINOLE COUNTY, FLORIDA

C/L CURVE DATA TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH
1	16°-56'-26"	1143.11	337.98
2	63°-02'-06"	180.00	198.03
3	93°-37'-14"	75.00	121.24
4	28°-18'-02"	500.00	246.97
5	46°-28'-32"	190.00	154.12
6	59°-35'-46"	180.00	187.23
7	21°-22'-36"	774.93	289.12
8	74°-14'-15"	180.00	233.22
9	08°-42'-06"	1143.11	173.61
10	25°-38'-32"	1143.11	511.59
11	26°-44'-58"	185.00	86.37
12	21°-32'-16"	1393.11	523.68
13	88°-05'-55"	50.00	76.88
14	62°-21'-57"	200.00	217.70

R/W CURVE DATA TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH
1A	14°-03'-23"	1118.11	274.31
2A	63°-02'-06"	205.00	225.53
2B	63°-02'-06"	155.00	170.53
3A	92°-37'-14"	50.00	80.83
4A	28°-18'-02"	475.00	234.62
4B	28°-18'-02"	525.00	259.32
5A	46°-28'-32"	165.00	133.84
5B	38°-53'-08"	215.00	145.92
6A	59°-35'-46"	155.00	161.22
6B	59°-35'-46"	205.00	213.23
7A	21°-22'-36"	799.93	298.45
7B	21°-22'-36"	749.93	279.80
8A	74°-14'-15"	205.00	265.62
8B	74°-14'-15"	155.00	200.83
9A	05°-49'-03"	1118.11	113.53
10A	25°-38'-32"	1168.11	522.77
11A	26°-44'-58"	160.00	74.70
11B	26°-44'-58"	210.00	98.04
12A	21°-32'-16"	1368.11	514.28
12B	21°-32'-16"	1418.11	533.08
13A	88°-05'-55"	75.00	115.32
13B	88°-05'-54"	25.00	38.44
14A	55°-47'-43"	175.00	170.42
14B	58°-54'-43"	225.00	231.35
15	86°-56'-54"	25.00	37.94
16	92°-53'-04"	25.00	40.53
17	92°-53'-01"	25.00	40.53
18	90°-00'-00"	25.00	39.27
19	48°-11'-23"	25.00	21.03
20	92°-37'-14"	50.00	80.83
21	78°-57'-21"	25.00	34.45
22	96°-34'-14"	25.00	42.14
23	88°-10'-06"	25.00	38.47
24	276°-22'-45"	50.00	241.19

CURVE DATA TABLE FOR TRACTS AND LOTS

NUMBER	DELTA	RADIUS	ARC LENGTH
TRACT 1			
A	00°-48'-29"	1418.11	20.00
TRACT 2			
A	10°-05'-04"	1008.11	177.43
B	65°-47'-05"	25.00	28.70
C	11°-21'-41"	1023.11	202.88
TRACT 3			
A	09°-18'-57"	1022.61	166.27
B	64°-32'-05"	25.00	28.16
C	17°-02'-44"	1008.11	299.92
D	03°-49'-57"	1539.27	102.96
E	64°-44'-57"	25.00	25.25
F	04°-39'-59"	1553.77	126.55
G	24°-16'-26"	895.43	379.36
TRACT 4			
A	03°-26'-18"	1554.27	93.27
B	66°-00'-05"	25.00	28.80
C	02°-38'-22"	1539.27	70.91

LOTS

NUMBER	DELTA	RADIUS	ARC LENGTH
1-A	03°-27'-12"	1023.11	61.66
1-B	21°-09'-48"	25.00	9.23
1-C	02°-20'-38"	1118.11	45.74
2-A	02°-38'-10"	1023.11	47.07
2-B	02°-38'-10"	1118.11	51.44
3-A	02°-38'-10"	1023.11	47.07
3-B	02°-38'-10"	1118.11	51.44
4-A	02°-38'-10"	1023.11	47.07
4-B	02°-38'-10"	1118.11	51.44
5-A	02°-38'-10"	1023.11	47.07
5-B	02°-38'-10"	1118.11	51.44
6-A	06°-25'-06"	205.00	22.96
6-B	01°-10'-05"	1118.11	22.80
7	11°-54'-51"	205.00	42.63
8	11°-54'-51"	205.00	42.63
9	11°-54'-51"	205.00	42.63
10	11°-54'-51"	205.00	42.63
11	08°-57'-35"	205.00	32.06
18	06°-09'-40"	50.00	5.38
19	33°-09'-11"	50.00	28.93
20	28°-57'-18"	50.00	25.27
21	24°-21'-05"	50.00	21.25
26	02°-20'-29"	525.00	21.45
27	05°-09'-08"	525.00	47.21
28	05°-09'-26"	525.00	47.26
29	05°-06'-00"	525.00	46.73
30	05°-05'-59"	525.00	46.73
31	05°-09'-22"	525.00	47.25
32	00°-17'-38"	525.00	2.69
42	04°-03'-48"	215.00	15.25
43	13°-02'-28"	215.00	48.94
44	14°-03'-06"	215.00	52.73
45-A	07°-43'-46"	215.00	29.00
45-B	58°-56'-08"	25.00	25.72
46-A	20°-01'-13"	25.00	8.74
46-B	12°-26'-10"	225.00	48.84
47	13°-07'-39"	225.00	51.55
48	10°-42'-57"	225.00	42.08
49	12°-47'-52"	225.00	50.26
50	09°-50'-05"	225.00	38.62

CURVE DATA TABLE FOR TRACTS AND LOTS

NUMBER	DELTA	RADIUS	ARC LENGTH
51-A	22°-10'-00"	25.00	9.67
51-B	03°-26'-18"	1554.27	93.27
52-A	03°-10'-02"	1553.77	85.89
52-B	23°-25'-09"	25.00	10.22
53	10°-02'-20"	175.00	30.66
54	27°-24'-36"	175.00	83.72
55-A	06°-53'-36"	205.00	24.66
55-B	18°-20'-47"	175.00	56.04
56-A	00°-50'-49"	1553.77	22.96
56-B	14°-22'-56"	205.00	51.46
57-A	00°-39'-09"	1553.77	17.69
57-B	13°-32'-29"	205.00	48.45
58	11°-54'-51"	205.00	42.63
59-A	02°-34'-41"	895.43	40.29
59-B	11°-54'-51"	205.00	42.63
60-A	03°-23'-12"	895.43	52.93
60-B	03°-04'-03"	799.93	42.83
60-C	00°-57'-02"	205.00	3.40
61-A	03°-19'-58"	895.43	52.09
61-B	03°-19'-58"	799.93	46.53
62-A	03°-19'-58"	895.43	52.09
62-B	03°-19'-58"	799.93	46.53
63-A	03°-19'-58"	895.43	52.09
63-B	03°-19'-58"	799.93	46.53
64-A	03°-19'-58"	895.43	52.09
64-B	03°-19'-58"	799.93	46.53
65-A	03°-19'-58"	895.43	52.09
65-B	03°-19'-58"	799.93	46.53
66-A	01°-38'-41"	895.43	25.70
66-B	01°-38'-41"	799.93	22.96
67	06°-34'-33"	205.00	23.53
68	11°-54'-51"	205.00	42.63
69	11°-54'-51"	205.00	42.63
70	11°-54'-51"	205.00	42.63
71	11°-54'-51"	205.00	42.63
72	11°-54'-51	205.00	42.63
73-A	03°-15'-26"	1022.61	58.14
73-B	00°-51'-22"	1118.11	16.71
73-C	08°-05'-26"	205.00	28.95
74-A	02°-38'-11"	1022.61	47.05
74-B	02°-38'-11"	1118.11	51.45
75-A	22°-24'-49"	25.00	9.78
75-B	03°-25'-20"	1022.61	61.08
75-C	02°-19'-30"	1118.11	45.37
76	02°-18'-18"	1168.11	46.99
77	02°-18'-18"	1168.11	46.99
78	02°-18'-18"	1168.11	46.99
79	02°-18'-18"	1168.11	46.99
80	02°-18'-18"	1168.11	46.99
81	02°-18'-18"	1168.11	46.99
82	02°-18'-18"	1168.11	46.99
83	02°-18'-18"	1168.11	46.99
84	02°-18'-17"	1168.11	46.99
85-A	23°-52'-44"	155.00	64.60
85-B	00°-39'-17"	1168.11	13.35
86	36°-02'-01"	155.00	97.48
87-A	03°-07'-21"	155.00	8.45
87-B	00°-25'-52"	160.00	1.20
88-A	26°-19'-06"	160.00	73.49
88-B	00°-32'-58"	1368.11	13.12
89	02°-07'-40"	1368.11	50.81
90	02°-07'-36"	1368.11	50.78

CURVE DATA TABLE FOR TRACTS AND LOTS

NUMBER	DELTA	RADIUS	ARC LENGTH
91	02°-07'-36"	1368.11	50.78
92	02°-07'-36"	1368.11	50.78
93	02°-07'-36"	1368.11	50.78
94	02°-07'-36"	1368.11	50.78
95	02°-07'-36"	1368.11	50.78
96	02°-07'-36"	1368.11	50.78
97	02°-07'-36"	1368.11	50.78
98-A	01°-50'-50"	1368.11	44.11
98-B	03°-13'-43"	75.00	4.23
99	27°-06'-32"	75.00	35.49
100	26°-55'-51"	75.00	35.25
101	26°-50'-23"	75.00	35.13
102-A	03°-59'-27"	75.00	5.22
102-B	18°-00'-25"	50.00	15.71
103	45°-48'-30"	50.00	39.98
104	36°-01'-27"	50.00	31.44
105	28°-57'-18"	50.00	25.27
106	28°-57'-18"	50.00	25.27
107	23°-04'-26"	50.00	20.14
108	22°-46'-10"	50.00	19.87
109	23°-22'-42"	50.00	20.40
110-A	02°-11'-58"	1418.11	54.43
110-B	49°-24'-28"	50.00	43.12
111	01°-54'-20"	1418.11	47.17
112	01°-53'-16"	1418.11	46.73
113	01°-54'-20"	1418.11	47.17
114	01°-54'-20"	1418.11	47.17
115	01°-54'-20"	1418.11	47.17
116	01°-54'-20"	1418.11	47.17
117	01°-54'-20"	1418.11	47.17
118	01°-54'-20"	1418.11	47.17
119	01°-54'-20"	1418.11	47.17
120-A	03°-06'-06"	210.00	11.37
120-B	01°-23'-51"	1418.11	34.59
121	11°-40'-53"	210.00	42.81
122	11°-57'-58"	210.00	43.86
128	00°-22'-40"	475.00	3.13
129	07°-09'-60"	475.00	59.41
130	07°-09'-60"	475.00	59.41
131	07°-09'-60"	475.00	59.41
132	06°-25'-22"	475.00	53.25
143	08°-13'-58"	165.00	23.71
144	29°-45'-17"	165.00	85.69
145	08°-29'-17"	165.00	24.44
146	01°-17'-06"	155.00	3.48
147	33°-50'-38"	155.00	91.56
148-A	01°-08'-22"	749.93	14.92
148-B	24°-28'-02"	155.00	66.19
149	04°-04'-26"	749.93	53.32
150	04°-04'-26"	749.93	53.32
151	04°-04'-26"	749.93	53.32
152	04°-04'-26"	749.93	53.32
153	03°-56'-30"	749.93	51.59
154	01°-46'-60"	155.00	4.82
155	33°-50'-38"	155.00	91.56
156	33°-37'-17"	155.00	90.95
157-A	01°-56'-18"	1168.11	39.52
157-B	04°-59'-21"	155.00	13.50
158	02°-18'-18"	1168.11	46.99