

# SECTIONS 25, 26, 35 & 36, TOWNSHIP 24 SOUTH, RANGE 29 EAST ORANGE COUNTY, FLORIDA

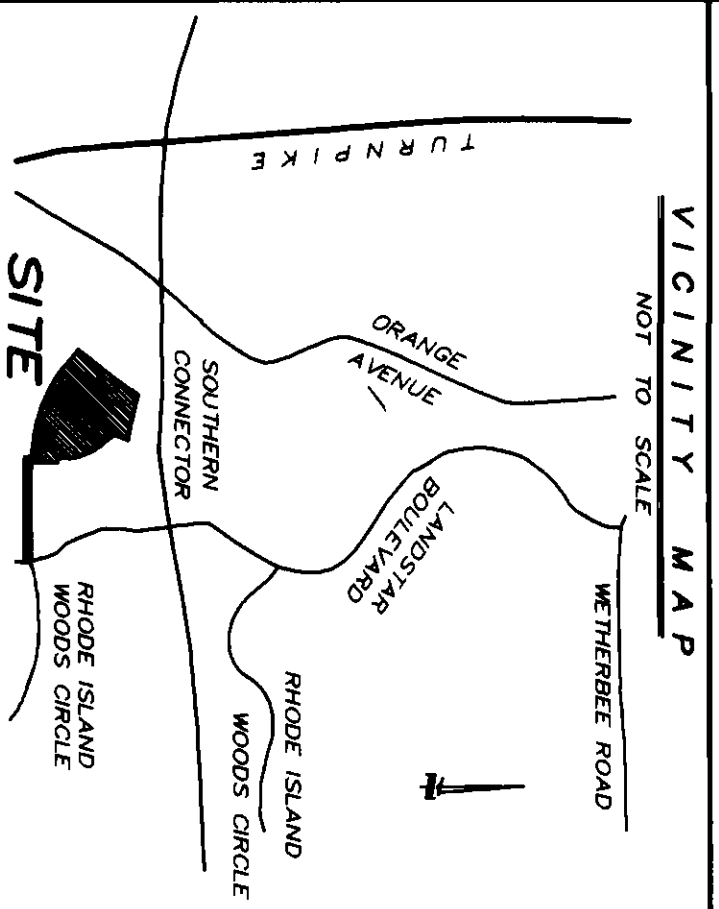
## GreenPointe

### Legal Description

A portion of Sections 25, 26, 35 and 36, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of "ISLAND COVE VILLAS - PHASE 1", according to the plat thereof, as recorded in Plat Book 30, Pages 66 & 67 of the Public Records of Orange County, Florida; thence run N 89°54'19" W, a distance of 338.38 feet; thence run N 00°05'41" E, 120.00 feet; thence run N 89°54'19" W, a distance of 87.27 feet to the point of curvature of a curve, concave northeasterly, having a radius of 2167.26 feet and a central angle of 22°43'38"; thence run northeasterly, along the arc of said curve, a distance of 859.68 feet to the point of tangency thereof; thence run N 67°10'41" W, a distance of 1112.06 feet to a point on the easterly right-of-way line of the CSX Transportation Railroad; thence run northerly along said easterly railroad right-of-way line, the following two (2) courses and distances: thence run N 38°46'02" E, a distance of 995.92 feet to the point of curvature of a curve, concave northwesterly, having a radius of 2918.74 feet and a central angle of 09°42'10"; thence run northeasterly, along the arc of said curve, a distance of 494.27 feet to a point on a chord bearing of S 77°25'04" E, run 788.79 feet along the arc of said curve, a distance of 494.27 feet to a point on a non-tangent curve, concave northeasterly, having a radius of 5630.95 feet and a central angle of 08°01'34"; thence on a chord bearing of S 25°04'28" E, a distance of 59.10 feet; thence run S 38°23'47" E, a distance of 232.89 feet to the point of curvature of a curve, concave southwesterly, having a radius of 890.00 feet and a central angle of 19°22'42"; thence run southwesterly, along the arc of said curve, a distance of 301.01 feet to the point of tangency thereof; thence run S 19°01'05" E, a distance of 109.79 feet to the point of curvature of a curve, concave southwesterly, having a radius of 242.31 feet and a central angle of 19°01'05"; thence run southwesterly, along the arc of said curve, a distance of 136.00 feet; thence run S 89°54'19" E, a distance of 66.20 feet; thence run S 00°05'41" W, a distance of 436.98 feet; thence run S 89°54'19" E, a distance of 1580.71 feet to the point of curvature of a curve, concave northwesterly, having a radius of 50.00 feet and a central angle of 97°59'40"; thence run northeasterly, along the arc of said curve, a distance of 85.52 feet to a point on the westerly right-of-way line of Landstar Boulevard, as shown on the plat of "LANDSTAR BOULEVARD RIGHT OF WAY EXTENSION IV", according to the plat thereof, as recorded in Plat Book 26, Pages 88, 89 and 90, Public Records of Orange County, Florida; thence run the following two (2) courses and distance along said westerly right-of-way line, thence run S 07°53'59" E, a distance of 151.06 feet to the point of curvature of a curve, concave southwesterly, having a radius of 1140.00 feet and a central angle of 03°43'22"; thence run southwesterly, along the arc of said curve, a distance of 74.07 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 50.00 feet and a central angle of 85°43'42"; thence on a chord bearing of N 47°02'29" W, run 74.81 feet along the arc of said curve to the point of tangency thereof; thence run N 89°54'19" W, a distance of 760.91 feet to the POINT OF BEGINNING.

Containing 56.29 acres, more or less.



**GANING - BELTON ASSOCIATES, INC.**  
Professional surveyors and planners  
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

NOTICE:  
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 officers hereunto set his hand and seal on July 28, 1995  
**CENTER LAKE PROPERTIES, LTD.**  
a Florida limited partnership  
By: Patrick Management Corporation  
a Florida corporation  
Its General Partner  
Name: Richard Lee Gonzalez, President  
Title: President  
By: *Richard Lee Gonzalez*

STATE OF: FLORIDA  
COUNTY OF: ORANGE  
The foregoing instrument was acknowledged before me this 28th day of July, 1995, by Richard Lee Gonzalez, President of Patrick Management Corporation, a Florida Corporation, as general partner of Center Lake Properties, LTD., a Florida limited partnership, on behalf of the corporation and as an act of the partnership. He is personally known to me and did not take an oath.  
CANDICE HAWKINS  
Notary Public  
My Commission Expires SEPT. 1, 1998

IN WITNESS WHEREOF, the undersigned officers hereunto set their hand and seal on July 28, 1995.  
**LANDSTAR DEVELOPMENT CORPORATION**  
a Florida corporation  
By: *Carl Palmisiano*  
Carl Palmisiano, Executive Vice-President  
Attest: *Roberto Horwitz*  
Roberto Horwitz, Secretary

STATE OF: FLORIDA  
COUNTY OF: ORANGE  
The foregoing instrument was acknowledged before me this 28th day of July, 1995, by Carl Palmisiano and Roberto Horwitz, respectively, Executive Vice-President and Secretary of LANDSTAR DEVELOPMENT CORPORATION, a Florida corporation, on behalf of the corporation. They are personally known to me and did not take an oath.  
CANDICE HAWKINS  
Notary Public  
My Commission Expires SEPT. 1, 1998

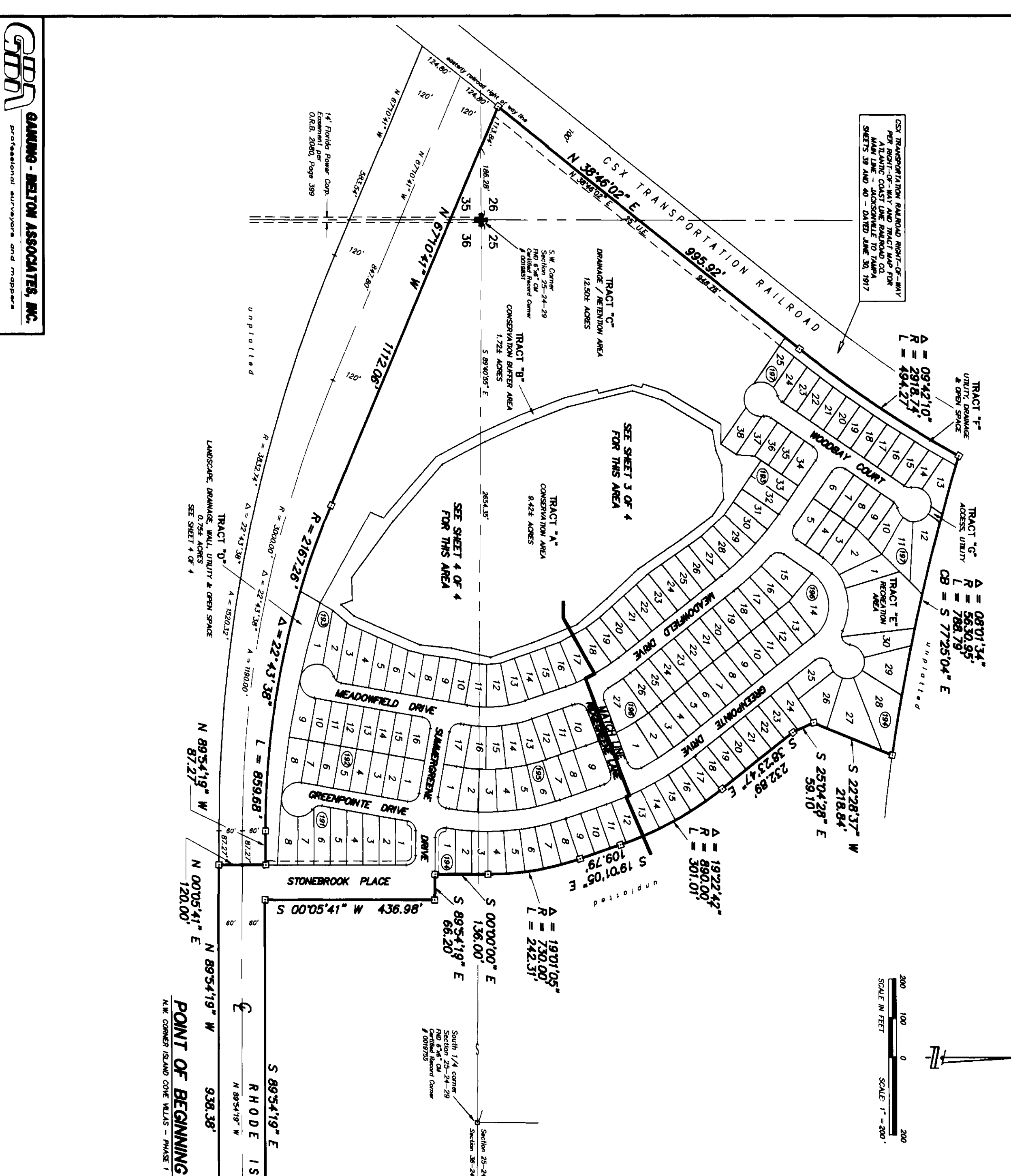
**JONDER AND CONSENT TO DEDICATION**  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HONOR OF A MORTGAGEE OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE SHALL BE SUBORDINATED TO THE ABOVE DEDICATION. \* Also recorded in ORS 4484, 49, 4809 and modified in ORS 4489, 18, 3328. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:  
*Syn E. Van Matre*  
Syn E. Van Matre  
Witness Vicki Wiles  
*John D. Dyer*  
John D. Dyer  
Vice President  
Witness Carmelyn Moy  
Carmelyn Moy  
Vice President  
STATE OF FLORIDA COUNTY OF ORANGE  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF JULY, 1995, BY JOHN D. DYER  
Vice President of GREENPOINTE NATIONAL ASSOCIATION  
CORPORATION, ON BEHALF OF THE CORPORATION.  
HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PROVIDED AS-BENEFICIARIES AND DID (DID NOT) TAKE AN OATH.  
CANDICE HAWKINS  
Notary Public  
My Commission Expires SEPT. 1, 1998

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 7-15-95 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 plotted on said subdivision; that permanent reference monuments have been placed as shown, thereon, as required by Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.  
Signature: *R. Galtlow Ganning* Date: 10-4-95  
Name: R. GALTLOW GANNING Reg. No. 4236  
**CERTIFICATE OF APPROVAL**  
BY ZONING DIRECTOR  
Examined and Approved: *Melvin Patton* Date: 11/29/95  
Melvin Patton  
Zoning Director  
**CERTIFICATE OF APPROVAL**  
BY COUNTY ENGINEER  
Examined and Approved: *W. J. [Signature]* Date: 11/29/95  
County Engineer  
**CERTIFICATE OF APPROVAL**  
BY THE BOARD OF COUNTY COMMISSIONERS  
THIS IS TO CERTIFY, That on 11/15/95 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.  
Attest: *MARTHA O. HAYWIE*  
MARTHA O. HAYWIE  
Clerk of the Board of County Commissioners  
BY: *[Signature]*  
COUNTY CHAIRMAN  
**CERTIFICATE OF COUNTY COMPTROLLER**  
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Chapter 177, Florida Statutes, and was filed for record on 12/14/95 at 3:17 P.M. File No. 9545555  
*MARTHA O. HAYWIE*  
County Comptroller  
in and for Orange County, Florida  
BY: *[Signature]* D.C.

# GreenPointe

## SECTIONS 25, 26, 35 & 36, TOWNSHIP 24 SOUTH, RANGE 29 EAST ORANGE COUNTY, FLORIDA

- General Notes:**
- The bearings shown herein are based upon the deed bearing of N 28°46'02" E along the southeasterly right-of-way line of the CSX Transportation Railroad.
  - Tract "A" is reserved as a conservation area and is to be owned and maintained by the "GreenPointe Homeowners' Association, Inc.", its successors and/or assigns. Developmental rights to Tract "A" are hereby dedicated to Orange County, Florida. No construction, clearing or alterations are allowed within Tract "A" unless approved by Orange County and other Jurisdictional agencies. A drainage easement is granted to Orange County across Tract "A".
  - Tract "B" is dedicated as a conservation buffer area and is to be owned and maintained by the "GreenPointe Homeowners' Association, Inc.", its successors and/or assigns. Developmental rights to Tract "B" are dedicated to Orange County.
  - Tract "C" is reserved as drainage / retention area and is to be owned and maintained by Orange County.
  - Tract "D" is reserved as landscape, drainage, well, utility & open space and is to be owned and maintained by the "GreenPointe Homeowners' Association, Inc.", its successors and/or assigns. Developmental rights to Tract "D" are dedicated to Orange County.
  - Tract "E" is reserved as a Recreation Area and is to be owned and maintained by the "GreenPointe Homeowners' Association, Inc.", its successors and/or assigns.
  - All lots shall have a 10 foot wide utility easement along all front lot lines and along all adjacent street right-of-way lines.
  - Landscape and well easements are dedicated to and maintained by the "GreenPointe Homeowners' Association, Inc.", its successors and/or assigns.
  - Private drainage easements are dedicated to and maintained by the "GreenPointe Homeowners' Association, Inc.", its successors and/or assigns.
  - Tract "F" is reserved as utility, drainage & open space and is to be owned and maintained by the "GreenPointe Homeowners' Association, Inc.", its successors and/or assigns.
  - Tract "G" is reserved for access and utilities and is to be owned and maintained by Orange County.
  - The exact location of an existing 26 foot wide Florida Power Corporation easement, recorded in Official Records Book 2234, Page 241, Orange County, Florida, cannot be accurately plotted as described.



- Legend:**
- - PERMANENT REFERENCE MONUMENT
  - (4" x 4" CONCRETE MONUMENT U.S. #4236) - SET
  - - PERMANENT REFERENCE MONUMENT (4" x 4" CONCRETE MONUMENT U.S. #4236) - FOUND
  - - PERMANENT CONTROL POINT (NAIL W/ DISC U.S. #4236) SET IN THE CENTERLINE OF INTERNAL ROADWAYS.
  - U.E. - UTILITY EASEMENT P.E. - PRIVATE DRAINAGE EASEMENT
  - L.E. - LANDSCAPE, SIDEWALK & WALL EASEMENT N.R. - NON-RADIAL
  - = Plat Boundary
  - Δ = Center Angle
  - R = Radius
  - L = Arc Length
  - CB = Chord Bearing
  - (B) = Block Designation

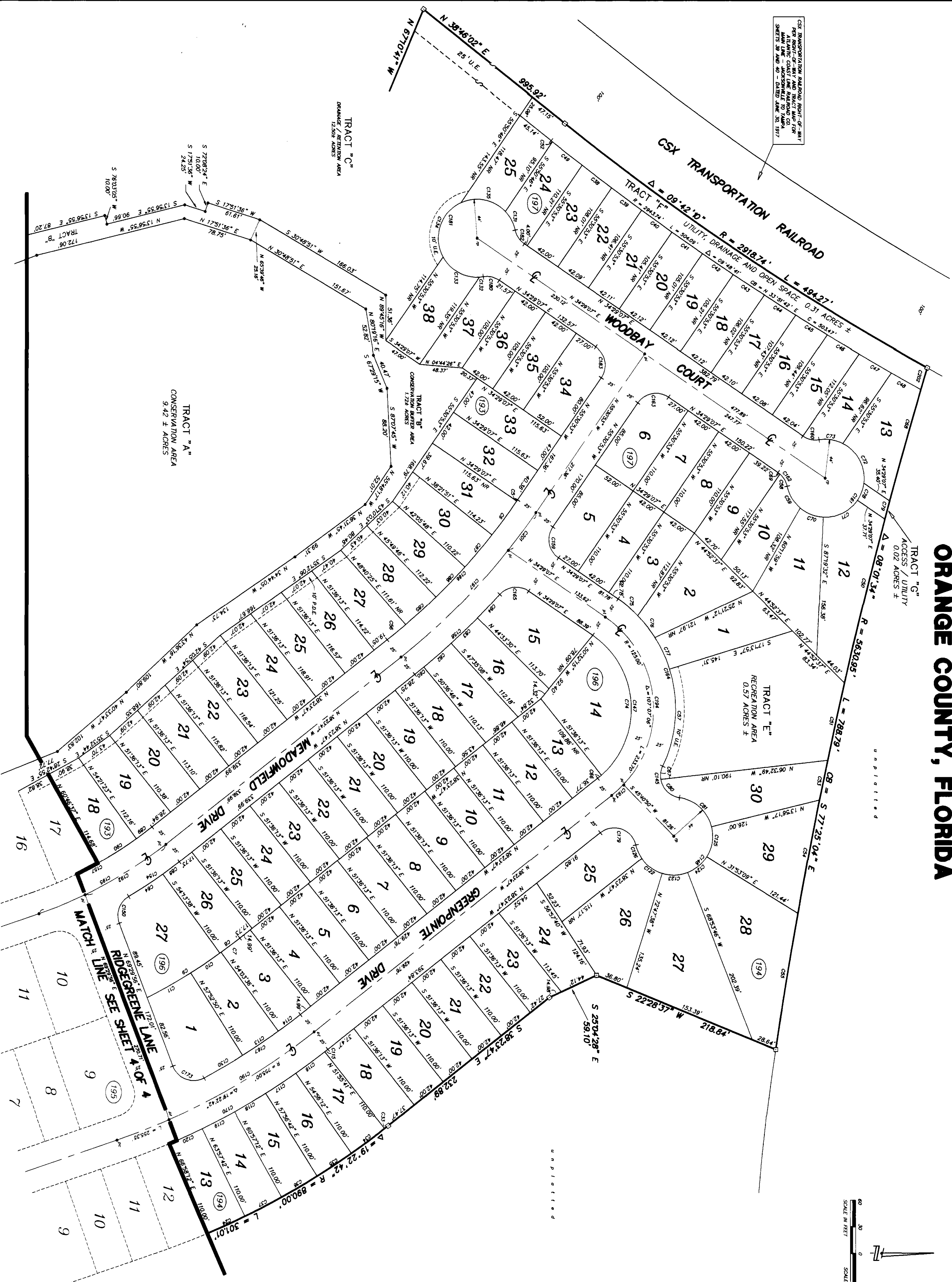
CURVE TABLE

CURVE	MARKS	LENGTH	BEARING	DELTA
C01	2944.47	172.87	S 82°31'06" E	02°33'42"
C02	2944.47	157.65	S 82°30'57" E	02°33'00"
C03	2944.47	168.64	S 79°04'04" E	02°30'14"
C04	2944.47	168.64	S 79°04'04" E	04°28'15"
C05	726.00	1.64	N 82°30'59" E	00°07'47"
C06	726.00	47.44	N 82°30'59" E	00°07'47"
C07	630.00	26.84	N 27°02'08" E	02°27'23"
C08	630.00	26.84	N 27°02'08" E	02°27'23"
C09	630.00	26.84	N 27°02'08" E	02°27'23"
C10	630.00	26.84	N 27°02'08" E	02°27'23"
C11	630.00	26.84	N 27°02'08" E	02°27'23"
C12	630.00	26.84	N 27°02'08" E	02°27'23"
C13	630.00	26.84	N 27°02'08" E	02°27'23"
C14	630.00	26.84	N 27°02'08" E	02°27'23"
C15	630.00	26.84	N 27°02'08" E	02°27'23"
C16	630.00	26.84	N 27°02'08" E	02°27'23"
C17	630.00	26.84	N 27°02'08" E	02°27'23"
C18	630.00	26.84	N 27°02'08" E	02°27'23"
C19	630.00	26.84	N 27°02'08" E	02°27'23"
C20	630.00	26.84	N 27°02'08" E	02°27'23"
C21	630.00	26.84	N 27°02'08" E	02°27'23"
C22	630.00	26.84	N 27°02'08" E	02°27'23"
C23	630.00	26.84	N 27°02'08" E	02°27'23"
C24	630.00	26.84	N 27°02'08" E	02°27'23"
C25	630.00	26.84	N 27°02'08" E	02°27'23"
C26	630.00	26.84	N 27°02'08" E	02°27'23"
C27	630.00	26.84	N 27°02'08" E	02°27'23"
C28	630.00	26.84	N 27°02'08" E	02°27'23"
C29	630.00	26.84	N 27°02'08" E	02°27'23"
C30	630.00	26.84	N 27°02'08" E	02°27'23"
C31	630.00	26.84	N 27°02'08" E	02°27'23"
C32	630.00	26.84	N 27°02'08" E	02°27'23"
C33	630.00	26.84	N 27°02'08" E	02°27'23"
C34	630.00	26.84	N 27°02'08" E	02°27'23"
C35	630.00	26.84	N 27°02'08" E	02°27'23"
C36	630.00	26.84	N 27°02'08" E	02°27'23"
C37	630.00	26.84	N 27°02'08" E	02°27'23"
C38	630.00	26.84	N 27°02'08" E	02°27'23"
C39	630.00	26.84	N 27°02'08" E	02°27'23"
C40	630.00	26.84	N 27°02'08" E	02°27'23"
C41	630.00	26.84	N 27°02'08" E	02°27'23"
C42	630.00	26.84	N 27°02'08" E	02°27'23"
C43	630.00	26.84	N 27°02'08" E	02°27'23"
C44	630.00	26.84	N 27°02'08" E	02°27'23"
C45	630.00	26.84	N 27°02'08" E	02°27'23"
C46	630.00	26.84	N 27°02'08" E	02°27'23"
C47	630.00	26.84	N 27°02'08" E	02°27'23"
C48	630.00	26.84	N 27°02'08" E	02°27'23"
C49	630.00	26.84	N 27°02'08" E	02°27'23"
C50	630.00	26.84	N 27°02'08" E	02°27'23"
C51	630.00	26.84	N 27°02'08" E	02°27'23"
C52	630.00	26.84	N 27°02'08" E	02°27'23"
C53	630.00	26.84	N 27°02'08" E	02°27'23"
C54	630.00	26.84	N 27°02'08" E	02°27'23"
C55	630.00	26.84	N 27°02'08" E	02°27'23"
C56	630.00	26.84	N 27°02'08" E	02°27'23"
C57	630.00	26.84	N 27°02'08" E	02°27'23"
C58	630.00	26.84	N 27°02'08" E	02°27'23"
C59	630.00	26.84	N 27°02'08" E	02°27'23"
C60	630.00	26.84	N 27°02'08" E	02°27'23"
C61	630.00	26.84	N 27°02'08" E	02°27'23"
C62	630.00	26.84	N 27°02'08" E	02°27'23"
C63	630.00	26.84	N 27°02'08" E	02°27'23"
C64	630.00	26.84	N 27°02'08" E	02°27'23"
C65	630.00	26.84	N 27°02'08" E	02°27'23"
C66	630.00	26.84	N 27°02'08" E	02°27'23"
C67	630.00	26.84	N 27°02'08" E	02°27'23"
C68	630.00	26.84	N 27°02'08" E	02°27'23"
C69	630.00	26.84	N 27°02'08" E	02°27'23"
C70	630.00	26.84	N 27°02'08" E	02°27'23"
C71	630.00	26.84	N 27°02'08" E	02°27'23"
C72	630.00	26.84	N 27°02'08" E	02°27'23"
C73	630.00	26.84	N 27°02'08" E	02°27'23"
C74	630.00	26.84	N 27°02'08" E	02°27'23"
C75	630.00	26.84	N 27°02'08" E	02°27'23"
C76	630.00	26.84	N 27°02'08" E	02°27'23"
C77	630.00	26.84	N 27°02'08" E	02°27'23"
C78	630.00	26.84	N 27°02'08" E	02°27'23"
C79	630.00	26.84	N 27°02'08" E	02°27'23"
C80	630.00	26.84	N 27°02'08" E	02°27'23"
C81	630.00	26.84	N 27°02'08" E	02°27'23"
C82	630.00	26.84	N 27°02'08" E	02°27'23"
C83	630.00	26.84	N 27°02'08" E	02°27'23"
C84	630.00	26.84	N 27°02'08" E	02°27'23"
C85	630.00	26.84	N 27°02'08" E	02°27'23"
C86	630.00	26.84	N 27°02'08" E	02°27'23"
C87	630.00	26.84	N 27°02'08" E	02°27'23"
C88	630.00	26.84	N 27°02'08" E	02°27'23"
C89	630.00	26.84	N 27°02'08" E	02°27'23"
C90	630.00	26.84	N 27°02'08" E	02°27'23"
C91	630.00	26.84	N 27°02'08" E	02°27'23"
C92	630.00	26.84	N 27°02'08" E	02°27'23"
C93	630.00	26.84	N 27°02'08" E	02°27'23"
C94	630.00	26.84	N 27°02'08" E	02°27'23"
C95	630.00	26.84	N 27°02'08" E	02°27'23"
C96	630.00	26.84	N 27°02'08" E	02°27'23"
C97	630.00	26.84	N 27°02'08" E	02°27'23"
C98	630.00	26.84	N 27°02'08" E	02°27'23"
C99	630.00	26.84	N 27°02'08" E	02°27'23"
C100	630.00	26.84	N 27°02'08" E	02°27'23"

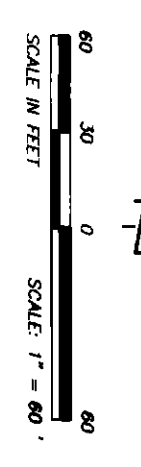
**CDM GANNING - NELSON ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
12724 E. Robinson Street, Orlando, FL 32801 (407) 894-6056

**SECTIONS 25, 26, 35 & 36, TOWNSHIP 24 SOUTH, RANGE 29 EAST  
ORANGE COUNTY, FLORIDA**

**GreenPointe**

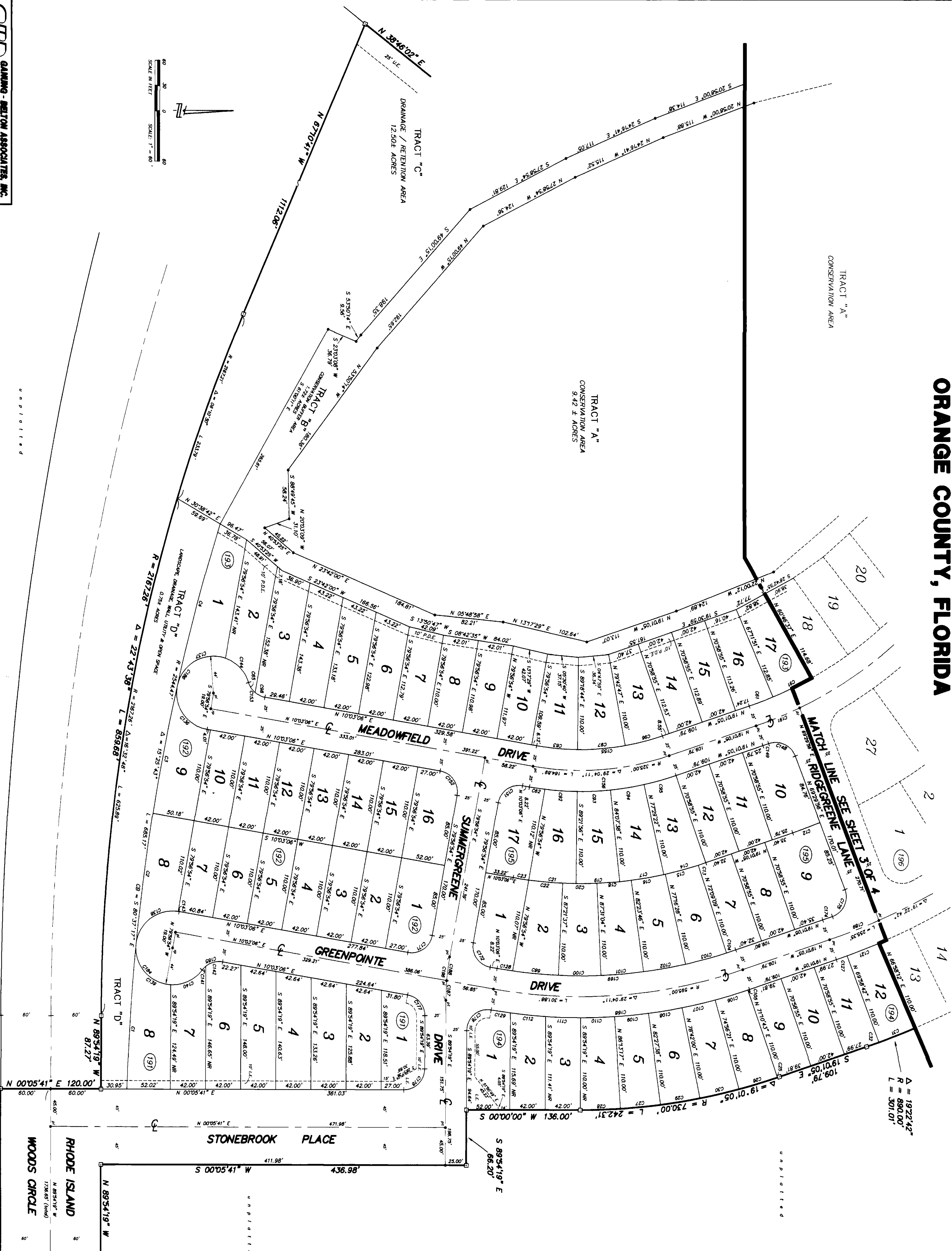


CSX TRANSPORTATION RAILROAD ROUTE OF WAY PER REPORT OF WAY AND TRACT MAP FOR ALIENING COAST LINE RAILROAD CO. MADE PUBLIC BY THE STATE OF FLORIDA SHEETS 29 AND 40 - DATED JAN. 30, 1917



# GreenPointe

## SECTIONS 25, 26, 35 & 36, TOWNSHIP 24 SOUTH, RANGE 29 EAST ORANGE COUNTY, FLORIDA



SEE SHEET 2 OF 4  
FOR THIS AREA

**GPA GAMING - BELTON ASSOCIATES, INC.**  
Professional Surveyors and Planners  
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6566