

GATLIN GARDENS

SECTION 16, TOWNSHIP 23 SOUTH, RANGE 30 EAST
ORANGE COUNTY, FLORIDA

Legal Description

A tract of land lying in Section 16, Township 23 South, Range 30 East, Orange County, Florida, described as follows:

The Northwest 1/4 of the Northwest 1/4 of the abovementioned Section 16, less right-of-way, and the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 16.

More particularly described as follows:

Commence at the northwest corner of said Section 16; thence run S 00°12'15" W, along the west line of the Northwest 1/4 of the Northwest 1/4 of said Section 16, a distance of 30.00 feet for the POINT OF BEGINNING; said point lying on the south right-of-way line of Gatlin Avenue; thence run S 89°58'31" E, along said south right-of-way line, 1327.26 feet to a point on the east line of the Northwest 1/4 of the Northwest 1/4 of said Section 16; thence run S 00°12'13" W, along the east line of the Northwest 1/4 of the Northwest 1/4 of said Section 16, a distance of 1951.11 feet to a point on the south line of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 16; thence run N 89°52'23" W, along the south line of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 16, a distance of 663.64 feet to a point on the west line of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 16; thence run N 00°12'14" E, along the west line of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 16, a distance of 385.77 feet; thence run S 89°47'46" E, 2.00 feet; thence run N 00°12'14" E, 19.31 feet; thence run N 89°54'53" W, 2.00 feet to a point on the aforementioned west line of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 16; thence continue N 00°12'14" E, along the west line of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 16, a distance of 254.91 feet to a point on the south line of the Northwest 1/4 of the Northwest 1/4 of said Section 16; thence run N 89°54'26" W, along the south line of the Northwest 1/4 of the Northwest 1/4 of said Section 16, a distance of 663.64 feet to a point on the aforementioned west line of the Northwest 1/4 of the Northwest 1/4 of said Section 16; thence run N 00°12'15" E, along the west line of the Northwest 1/4 of the Northwest 1/4 of said Section 16, a distance of 1289.16 feet to the POINT OF BEGINNING.

Containing 49.36 acres, more or less.

GATLIN GARDENS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the streets, easements (as specified), Tracts "A", "C" & "D" and additional right-of-way shown hereon to the perpetual use of the public. Tracts "A", "C" & "D" are dedicated in fee simple to Orange County without any restrictions whatsoever to Orange County. County ownership of these tracts and any improvements thereon vests upon the approval of this plat by the Board of County Commissioners of Orange County. Recording of this plat shall act as a conveyance to the County and no further instrument shall be necessary to vest fee simple title in the County aforesaid.

IN WITNESS WHEREOF, said owner has caused these presents to be signed by the officers named below and its corporate seal to be affixed hereto on SEPTEMBER 2, 1994 (date)

GATLIN AVE. DEVELOPERS, INC.
A FLORIDA CORPORATION
By: Carey L. Hill
CAREY L. HILL - PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

Stephen C. Besley
witness (STEPHEN C. BESLEY)
Ann F. Schwartz
witness (ANN F. SCHWARTZ)

STATE OF: FLORIDA

COUNTY OF: ORANGE

The foregoing instrument was acknowledged before me this 2nd day of September, 1994, by CAREY L. HILL

PRESIDENT of GATLIN AVE. DEVELOPERS, INC., a Florida corporation, on behalf of the corporation. They did personally known to me and did not take an oath.

Vickie L. Lowry
NOTARY PUBLIC
(Print Name) VICKIE L. LOWRY
My Commission Expires September 14, 1996

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 9-2-94

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 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 Orange County, Florida.

Signature R. Clayton Ganung Dated 9-2-94
Name R. CLAYTON GANUNG Reg. No. 4236

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved Melvin Pittman 9/20/94
Zoning Director Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved William P. Barte 9/19/94
County Engineer Date

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 9/28/94 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Tom Staley COUNTY CHAIRMAN *See Resolution 91-M-62
Attest: Martha C. Haynie Clerk of the Board
BY: Martha C. Haynie D.C.

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 Chapter 177, Florida Statutes, and was filed for record on Sept. 27, 1994 at 2:16 P.M. File No. 5018060
Martha C. Haynie
County Comptroller
in and for Orange County, Florida.
BY: Martha C. Haynie D.C.

JOINDER AND CONSENT TO DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN 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 ENCUMBRANCES, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4715, PAGE 4570, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION, AS SUCH MORTGAGE HAS BEEN AMENDED.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

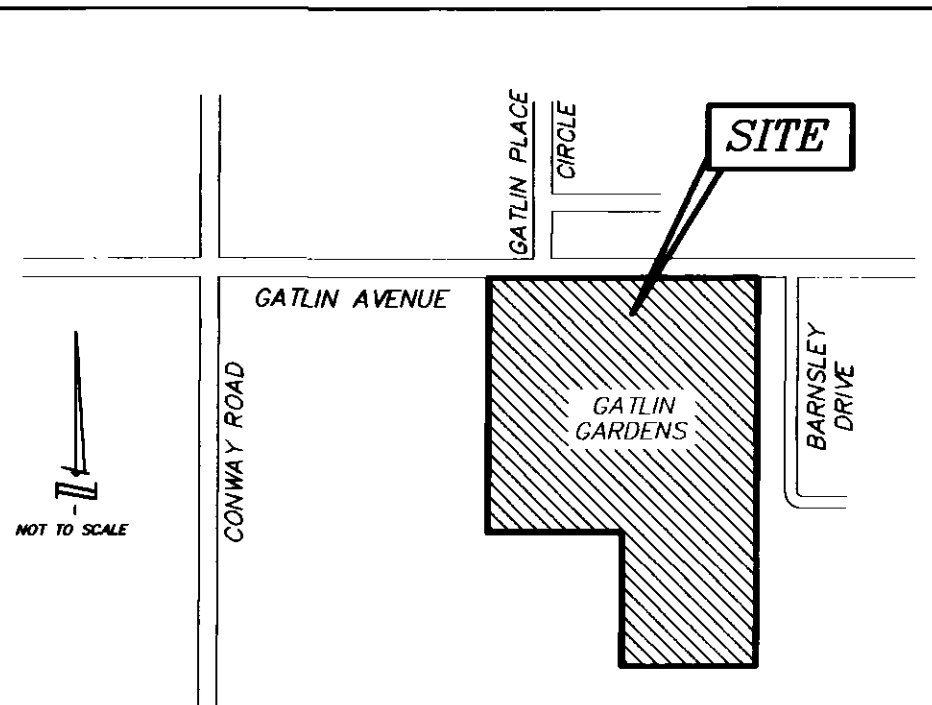
Lynn Coleman WITNESS FIRST UNION NATIONAL BANK OF FLORIDA
LYNN COLEMAN NAME (PRINT) BY: W. Ted Starkey W. TED STARKEY
W. Ted Starkey WITNESS VICE PRESIDENT
Vickie L. Lowry NAME (PRINT) TITLE

STATE OF ORANGE COUNTY OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF September, 1994, BY W. TED STARKEY VICE PRESIDENT FIRST UNION NATIONAL BANK OF FLORIDA

A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.

Vickie L. Lowry
NOTARY PUBLIC
(NAME) VICKIE L. LOWRY
MY COMMISSION EXPIRES September 14, 1996

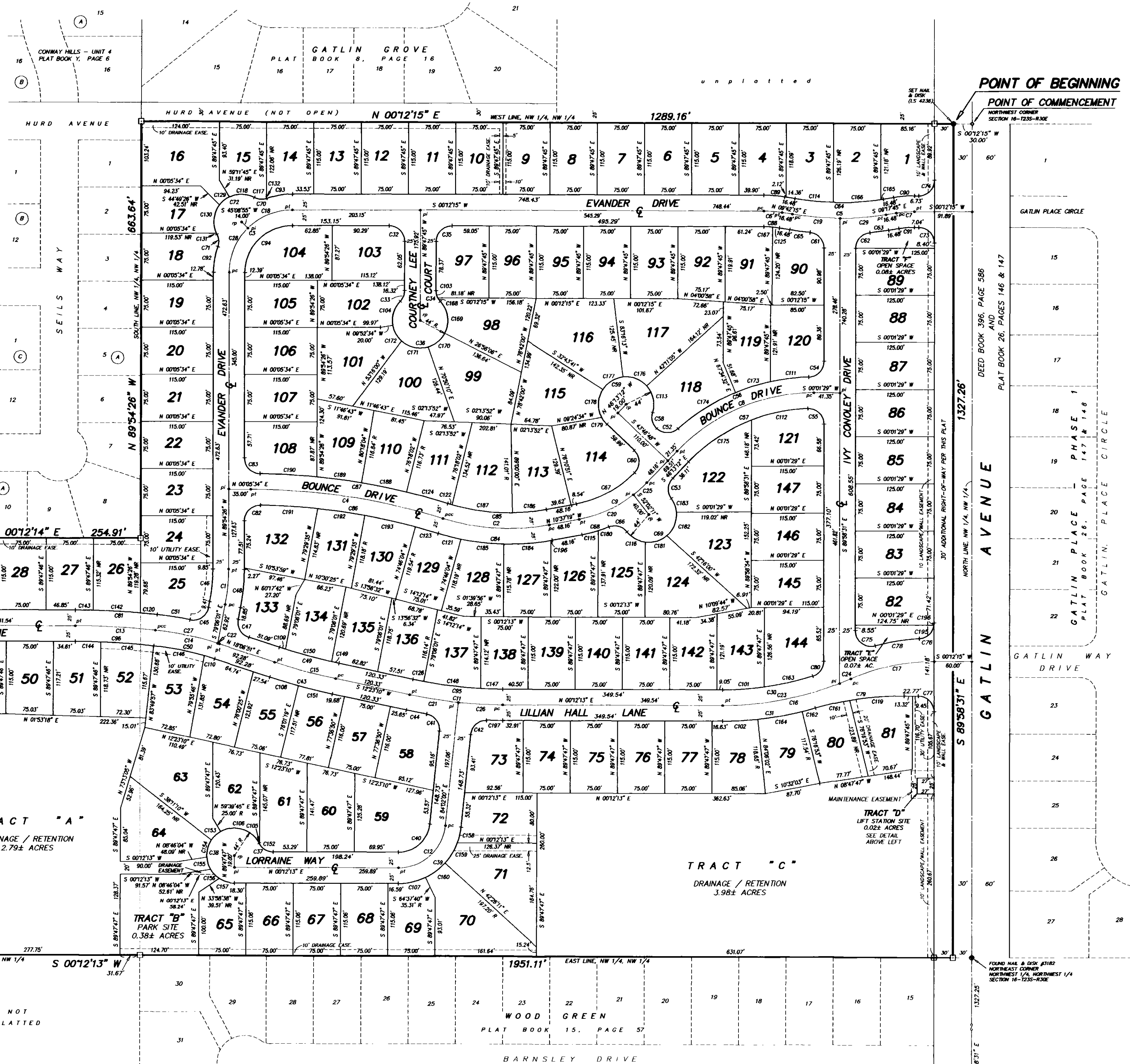
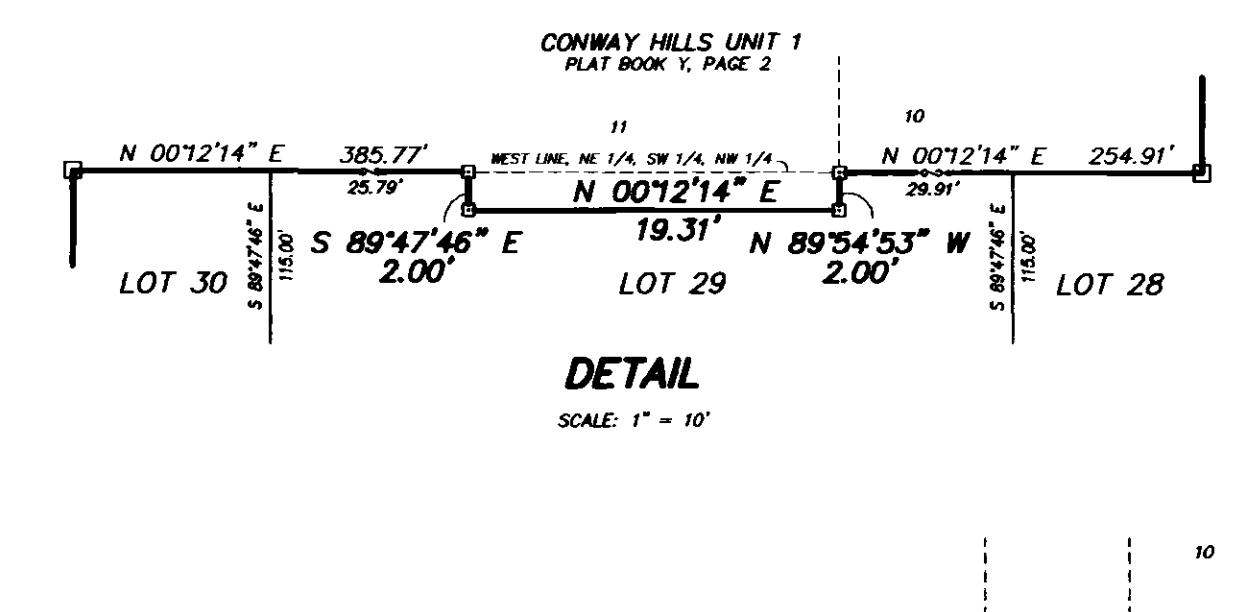
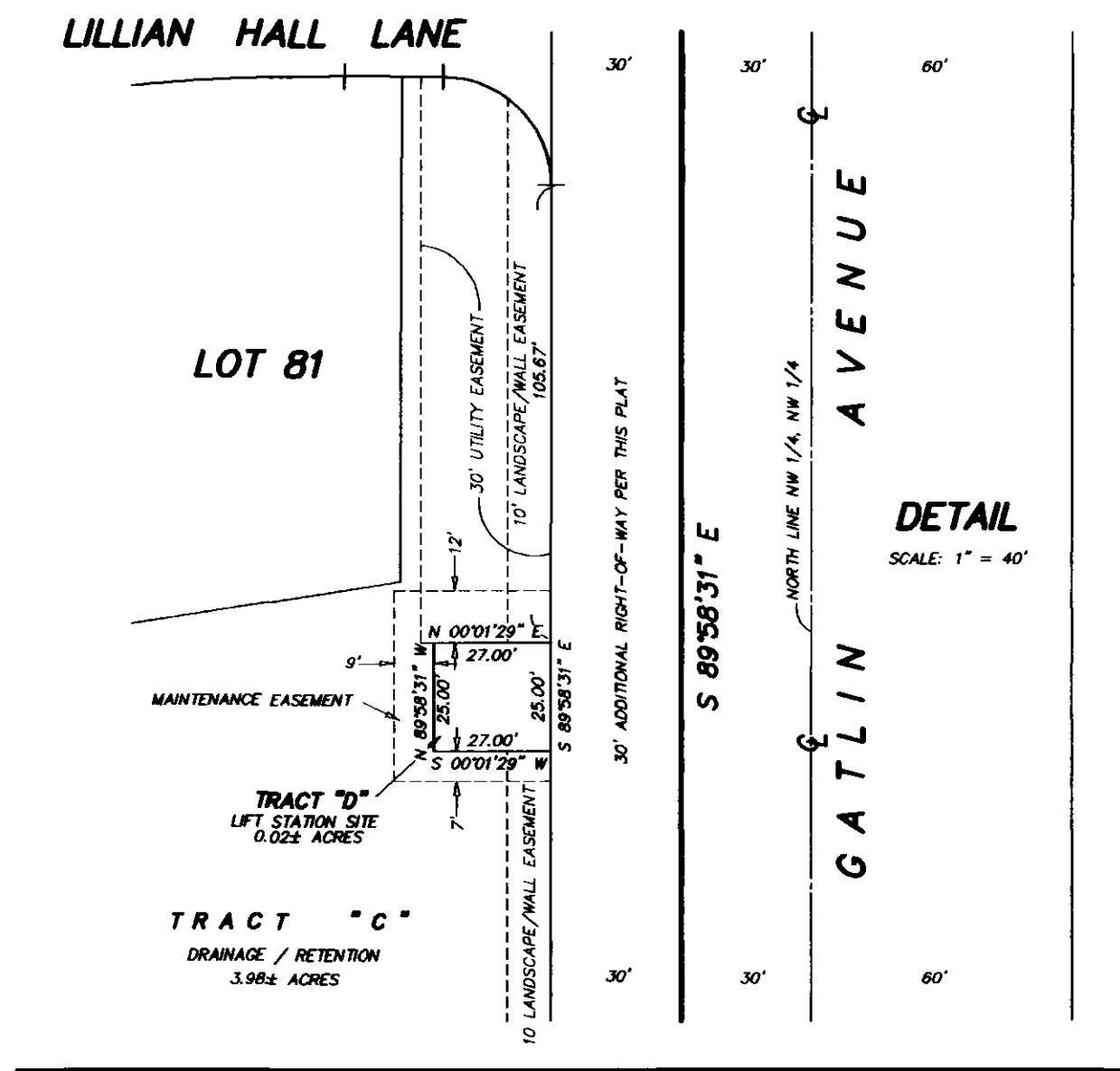
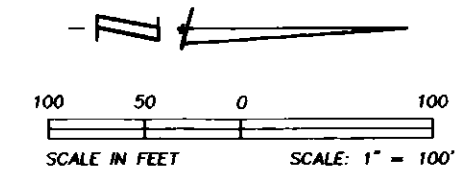


NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GABA GANUNG - BELTON ASSOCIATES, INC.
A PROFESSIONAL SURVEYING COMPANY
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

GATLIN GARDENS

SECTION 16, TOWNSHIP 23 SOUTH, RANGE 30 EAST ORANGE COUNTY, FLORIDA



- Legend**
- - INDICATES FOUND 4" x 4" CONCRETE MONUMENT - NO NUMBER
 - - INDICATES SET 4" x 4" CONCRETE MONUMENT & DISK STAMPED (FROM I.S. NO. 4236)
 - - - INDICATES SET MAIL & DISK STAMPED (I.S. 4236) (PERMANENT CONTROL POINT)
 - R - INDICATES RADIAL LINE
 - NR - INDICATES NON-RADIAL LINE
 - O.R.B. - OFFICIAL RECORDS BOOK
 - C.C.R. - CERTIFIED CORNER RECORD
 - EASE - EASEMENT

GATLIN GARDENS

SECTION 16, TOWNSHIP 23 SOUTH, RANGE 30 EAST
ORANGE COUNTY, FLORIDA

CURVE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	56.38'	28.38'	56.50'	N 84°30'13" W	10°48'24"
C2	350.00'	171.14'	87.32'	169.44'	N 03°23'08" E	28°00'56"
C3	100.00'	157.27'	100.19'	141.56'	S 44°51'05" E	90°06'41"
C4	1025.00'	309.50'	155.94'	308.33'	S 08°44'35" W	17°18'02"
C5	450.00'	149.23'	75.30'	148.54'	N 00°12'15" E	19°00'00"
C6	175.00'	29.02'	14.54'	28.98'	S 04°37'15" W	09°30'00"
C7	175.00'	29.02'	14.54'	28.98'	S 04°32'45" E	09°30'00"
C8	300.00'	242.14'	128.10'	235.62'	S 23°05'51" E	46°14'41"
C9	200.00'	124.26'	64.21'	122.27'	N 28°25'16" W	35°35'53"
C10	75.00'	117.91'	75.10'	108.14'	S 44°50'04" E	90°04'37"
C11	700.00'	148.63'	74.70'	148.55'	N 06°17'41" E	12°10'56"
C12	75.00'	110.27'	67.81'	100.60'	N 41°54'53" W	84°14'13"
C13	1225.00'	127.51'	63.81'	127.45'	S 03°11'09" W	05°57'49"
C14	500.00'	104.25'	52.32'	104.06'	S 12°08'27" W	11°56'48"
C15	1000.00'	99.88'	50.03'	99.93'	N 15°15'00" E	05°43'41"
C16	500.00'	209.34'	106.23'	207.81'	N 11°47'26" W	23°59'19"
C17	325.00'	136.07'	69.05'	135.08'	S 11°47'25" E	23°59'21"
C18	100.00'	78.64'	41.48'	78.63'	S 22°19'25" E	45°03'20"
C19	450.00'	75.94'	38.06'	75.85'	N 04°57'11" E	09°40'09"
C20	200.00'	95.44'	48.65'	94.54'	N 24°17'34" W	27°20'30"
C21	700.00'	78.43'	39.25'	78.39'	N 09°10'35" E	06°25'10"
C22	500.00'	2.87'	1.44'	2.87'	S 17°56'59" W	00°19'45"
C23	500.00'	190.07'	96.19'	188.92'	N 10°41'10" W	21°46'47"
C24	500.00'	19.27'	9.64'	19.27'	N 22°40'50" W	02°12'32"
C25	200.00'	26.62'	14.43'	26.79'	N 42°05'31" W	08°15'23"
C26	700.00'	70.41'	35.23'	70.38'	N 03°05'07" E	05°45'47"
C27	500.00'	101.38'	50.87'	101.21'	S 11°58'35" W	11°37'03"
C28	100.00'	78.64'	41.48'	78.63'	S 22°19'25" E	45°03'20"
C29	450.00'	73.28'	36.72'	73.20'	N 04°37'49" W	09°19'51"
C30	475.00'	145.18'	73.16'	144.62'	N 08°33'09" W	17°30'45"
C31	525.00'	149.46'	75.24'	148.96'	N 07°57'08" W	16°18'42"
C32	25.00'	39.27'	25.00'	35.36'	S 45°12'15" W	90°00'00"
C33	25.00'	19.01'	9.99'	18.55'	N 68°00'55" W	43°33'41"
C34	25.00'	19.01'	9.99'	18.55'	N 68°25'25" E	43°33'41"
C35	25.00'	39.27'	25.00'	35.36'	S 44°47'45" E	90°00'00"
C36	44.00'	205.14'	46.27'	63.77'	N 00°12'15" E	26°10'21"
C37	25.00'	27.62'	15.41'	26.24'	N 31°51'18" E	63°18'10"
C38	44.00'	186.84'	71.38'	74.91'	S 58°08'42" E	24°31'810"
C39	100.00'	147.02'	90.42'	134.13'	N 41°54'53" W	84°14'13"
C40	50.00'	73.51'	45.21'	67.07'	N 41°54'53" W	84°14'13"
C41	25.00'	37.60'	23.39'	34.16'	S 52°52'41" W	86°10'39"
C42	25.00'	36.76'	22.60'	33.53'	S 41°54'53" E	84°14'13"
C43	1025.00'	102.48'	51.28'	102.43'	N 15°15'00" E	05°43'41"
C44	725.00'	32.86'	16.43'	32.86'	N 11°05'15" E	02°35'48"
C45	25.00'	39.27'	25.00'	35.36'	N 33°34'57" W	91°02'09"
C46	275.00'	51.87'	26.01'	51.79'	N 84°30'13" W	10°48'24"
C47	25.00'	36.12'	22.03'	33.08'	N 59°30'25" E	82°47'08"
C48	325.00'	61.30'	30.74'	61.21'	N 84°30'13" W	10°48'24"
C49	975.00'	97.48'	48.78'	97.44'	N 15°15'00" E	05°43'41"
C50	475.00'	99.04'	49.70'	98.86'	S 12°08'27" W	11°56'48"
C51	525.00'	52.85'	26.45'	52.83'	S 09°03'06" W	05°46'04"
C52	25.00'	37.22'	23.03'	33.88'	N 01°07'40" E	85°16'17"
C53	25.00'	34.72'	20.82'	32.00'	S 88°00'24" E	79°34'24"
C54	25.00'	38.65'	24.39'	34.82'	N 45°41'00" W	88°35'02"
C55	25.00'	40.14'	25.88'	35.96'	S 44°02'00" W	91°58'58"
C56	325.00'	227.65'	118.72'	223.02'	S 21°27'29" E	40°10'00"
C57	275.00'	212.44'	111.84'	207.20'	S 24°05'21" E	44°15'43"
C58	25.00'	27.62'	15.41'	26.24'	N 75°25'53" E	63°18'10"
C59	44.00'	186.84'	71.38'	74.91'	S 14°34'07" E	24°31'810"
C60	25.00'	39.58'	25.31'	35.57'	S 89°07'55" W	90°42'15"
C61	25.00'	36.76'	22.61'	33.54'	S 47°53'56" W	84°15'06"
C62	25.00'	36.77'	22.62'	33.54'	S 47°50'25" E	84°16'12"
C63	475.00'	29.77'	14.89'	29.76'	N 07°30'02" W	03°35'27"
C64	425.00'	140.94'	71.12'	140.29'	N 00°12'15" E	19°00'00"
C65	475.00'	32.59'	16.30'	32.58'	N 07°44'19" E	03°55'51"
C66	25.00'	32.17'	16.75'	30.00'	S 14°55'36" W	73°44'17"
C67	175.00'	106.58'	55.00'	104.94'	N 28°04'08" W	34°53'38"
C68	225.00'	44.45'	22.30'	44.38'	N 16°16'56" W	11°19'13"
C69	44.00'	136.38'	2091.06'	87.89'	N 36°59'55" W	177°35'21"
C70	25.00'	20.26'	10.73'	19.71'	N 04°22'56" E	46°26'19"
C71	25.00'	20.26'	10.73'	19.71'	S 85°54'53" W	46°26'19"
C72	44.00'	111.28'	139.15'	83.91'	S 44°51'05" E	144°54'22"
C73	25.00'	39.19'	24.92'	35.30'	S 45°06'52" W	89°49'14"
C74	25.00'	39.35'	25.08'	35.41'	N 44°53'08" W	90°10'46"
C75	25.00'	45.74'	32.47'	39.62'	S 37°36'55" W	104°49'09"
C76	25.00'	37.72'	23.50'	34.24'	N 48°45'03" W	86°26'55"
C77	25.00'	39.19'	24.92'	35.30'	S 45°06'52" W	89°49'14"
C78	362.00'	71.19'	35.71'	71.08'	N 09°09'38" W	11°16'04"
C79	500.00'	142.35'	71.68'	141.87'	S 07°57'07" E	16°18'44"
C80	25.00'	31.71'	16.39'	29.62'	N 53°38'31" W	72°40'00"
C81	1250.00'	130.11'	65.11'	130.05'	S 03°11'09" W	05°57'49"
C82	25.00'	39.65'	25.39'	35.63'	S 44°27'59" E	90°52'53"
C83	25.00'	38.92'	24.65'	35.11'	N 45°29'34" E	89°12'02"
C84	375.00'	183.36'	93.55'	181.54'	N 03°23'08" E	28°00'56"
C85	325.00'	158.91'	81.08'	157.33'	N 03°23'08" E	28°00'56"
C86	1000.00'	286.57'	144.27'	285.59'	S 09°11'02" W	16°25'08"
C87	1050.00'	302.40'	152.25'	301.35'	S 09°08'34" W	16°30'04"
C88	150.00'	24.87'	12.46'	24.84'	S 04°57'15" W	09°30'00"
C89	200.00'	33.16'	16.62'	33.12'	S 04°57'15" W	09°30'00"
C90	200.00'	33.16'	16.62'	33.12'	S 04°32'45" E	09°30'00"
C91	150.00'	24.87'	12.46'	24.84'	S 04°32'45" E	09°30'00"
C92	125.00'	41.54'	20.96'	41.35'	S 80°23'11" E	19°02'29"
C93	125.00'	41.54'	20.96'	41.35'	S 09°18'59" E	19°02'29"
C94	75.00'	117.96'	75.15'	108.17'	S 44°51'05" E	90°06'41"
C95	875.00'	143.52'	72.03'	143.25'	N 06°17'41" E	12°10'56"
C96	1200.00'	124.90'	62.51'	124.85'	S 03°11'09" W	05°57'49"
C97	25.00'	27.62'	15.41'	26.24'	N 58°28'32" E	63°18'10"
C98	44.00'	186.88'	71.31'	74.89'	N 31°29'57" W	24°32'112"

CHART

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C99	100.00'	157.21'	100.13'	141.52'	S 44°50'04" E	90°04'37"
C100	50.00'	78.61'	50.07'	70.76'	S 44°50'04" E	90°04'37"
C101	475.00'	66.17'	33.14'	66.11'	N 03°47'13" W	07°58'52"
C102	525.00'	55.92'	27.99'	55.90'	N 02°50'52" W	06°06'12"
C103	25.00'	12.10'	6.17'	11.98'	N 76°20'21" E	27°43'48"
C104	44.00'	41.19'	22.25'	39.71'	S 23°03'19" E	53°38'30"
C105	25.00'	1.33'	0.66'	1.33'	N 61°59'07" E	03°02'33"
C106	44.00'	72.07'	47.06'	64.28'	S 16°35'04" W	93°50'39"
C107	100.00'	44.64'	22.70'	44.37'	N 12°55'03" W	25°34'33"
C108	1025.00'	47.59'	23.80'	47.58'	N 16°47'03" E	02°39'36"
C109	975.00'	10.03'	5.02'	10.03'	N 17°49'10" E	00°39'22"
C110	475.00'	17.25'	8.62'	17.24'	S 17°04'27" W	02°04'48"
C111	325.00'	61.43'	30.81'	61.34'	S 06°48'23" E	10°48'49"
C112	275.00'	91.38'	46.12'	90.96'	S 11°28'40" E	19°02'21"
C113	44.00'	45.51'	25.03'	43.51'	S 77°26'56" W	59°16'03"
C114	425.00'	61.16'	30.63'	61.11'	N 05°34'54" E	08°14'42"
C115	225.00'	26.42'	13.22'	26.40'	N 13°59'06" W	06°43'39"
C116	44.00'	34.15'	17.99'	33.30'	N 29°13'33" E	44°28'23"
C117	25.00'	19.55'	10.30'	19.05'	N 05°12'13" E	44°47'45"
C118	44.00'	41.48'	22.42'	39.96'	S 00°25'48" W	54°00'36"
C119	500.00'	86.70'	43.46'	86.60'	S 04°45'48" E	09°58'08"
C120	1250.00'	26.61'	13.31'	26.61'	S 05°33'28" W	01°31'11"
C121	375.00'	37.31'	18.67'	37.29'	N 14°32'36" E	05°42'01"
C122	325.00'	7.36'	3.68'	7.36'	N 16°44'40" E	01°17'52"
C123	1000.00'	37.72'	18.86'	37.72'	S 16°18'46" W	02°09'40"
C124	1050.00'	67.70'	33.86'	67.68'	S 15°32'47" W	03°41'38"
C125	150.00'	11.09'	5.55'	11.09'	S 07°35'14" W	04°14'06"
C126	675.00'	17.51'	8.76'	17.51'	N 11°38'34" E	01°29'11"
C127	44.00'	29.71'	15.44'	29.71'	N 70°50'08" E	38°41'01"
C128	100.00'	5.31'	2.66'	5.31'	S 01°00'42" E	03°02'42"
C129	44.00'	20.18'	10.27'	20.00'	S 39°32'42" E	26°16'23"
C130	44.00'	47.64'	26.46'	45.35'	S 83°42'12" E	62°02'16"
C131	44.00'	1.99'	0.99'	1.99'	N 63°59'17" E	02°35'07"
C132	25.00'	0.72'	0.36'	0.72'	N 18°00'57" W	01°38'34"
C133	100.00'	20.03'	10.05'	20.00'	S 40°27'55" E	11°28'42"
C134	100.00'	51.87'	26.53'	51.29'	S 61°03'44" E	29°43'04"
C135	100.00'	24.35'	12.24'	24.29'	S 62°51'50" E	13°57'07"
C136	100.00'	55.65'	28.57'	54.63'	S 18°46'58" E	31°53'03"
C137	44.00'	17.15'	8.68'	17.04'	S 37°59'24" W	22°19'53"
C138	44.00'	54.47'	31.35'	51.06'	S 84°37'24" W	70°56'07"
C139	44.00'	20.18'	10.27'	20.00'	N 46°46'21" W	26°16'23"
C140	44.00'	45.20'	24.82'	43.24'	N 04°12'27" W	58°24'24"
C141	44.00'	20.18'	10.27'	20.00'	N 38°12'26" E	26°16'23"
C142	1250.00'	75.35'	37.68'	75.34'	S 03°13'16" W	03°27'13"
C143	1250.00'	28.15'	14.08'	28.15'	S 00°50'57" W	01°17'25"
C144	1200.00'	40.40'	20.20'	40.40'	S 01°10'06" W	01°55'44"
C145	1200.00'	84.50'	42.27'	84.48'	S	