

# CLARCONA CROSSINGS

LOCATED IN SECTION 32, T21S, R29E, AND SECTION 5, T22S, R29E, ORANGE COUNTY, FLORIDA

**CLARCONA-OCOEEE ROAD (60' R/W)**  
(AS PER DB'S 338/128 & 133)  
S 89°59'38"E 639.66 Set N&D No. 4263

**ORANGE BLOSSOM TRAIL (106' R/W)**  
(Per SRD Section 7502-205)  
Set N&D No. 4263

**DESCRIPTION**

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S 87°54'20" E, 314.10 FEET ALONG THE SOUTH LINE OF SAID SECTION 32 TO THE EAST RIGHT-OF-WAY LINE OF LONG ROAD FOR A POINT OF BEGINNING; THENCE RUN N 03°01'17" E, 625.75 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF CLARCONA ROAD; THENCE RUN S 89°59'38" E, 639.66 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. 441 (S.R.D. 500); THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE BEING A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 00°27'17", A RADIUS OF 11512.20 FEET, AN ARC LENGTH OF 91.36 FEET, AND A CHORD BEARING OF S 53°11'21" E; THENCE RUN S 36°18'02" W, 79.40 FEET; THENCE RUN S 53°37'51" E, 68.80 FEET; THENCE RUN S 36°22'09" W, 2.00 FEET; THENCE RUN S 53°37'51" E, 13.30 FEET; THENCE RUN N 00°46'07" E, 2.00 FEET; THENCE RUN S 53°37'51" E, 34.00 FEET; THENCE RUN N 37°05'26" E, 80.10 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. 441 (S.R.D. 500); THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE BEING A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 00°40'42", A RADIUS OF 11512.20 FEET, AN ARC LENGTH OF 136.29 FEET, AND A CHORD BEARING OF N 54°34'34" E TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE RUN S 02°07'41" N, 323.09 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE RUN S 00°46'07" N, 1351.91 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 29 EAST, TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE RUN N 89°13'14" W, 545.95 FEET ALONG SAID SOUTH LINE; THENCE RUN N 00°46'46" E, 350.00 FEET; THENCE RUN N 89°13'14" W, 521.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF LONG ROAD; THENCE RUN N 03°28'14" E, 1027.61 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 39.20 ACRES, MORE OR LESS.

LINE	BEARING	DISTANCE
1	N 00°46'07" E	25.00
2	N 28°07'59" E	28.24
3	N 87°52'19" W	25.00
4	N 02°07'41" E	25.00
5	N 18°44'51" E	14.10
6	N 57°04'00" E	72.14
7	S 17°57'54" W	32.13
8	S 89°13'53" E	60.37
9	S 00°46'07" W	105.00
10	N 45°48'07" E	93.49
11	S 89°13'53" E	189.48
12	N 89°39'38" W	34.57
13	S 05°17'40" E	91.87
14	N 44°13'53" W	21.67
15	N 45°48'07" E	5.00
16	S 80°36'48" W	26.23
17	S 89°59'38" E	25.00

**JOINDER & 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 encumbrance, which is recorded in Official Record Book 3932, Page 3947, Official Record Book 3943, Page 348, and in Official Record Book 3998, Page 1031, all of the Public Records of Orange County, Florida, shall be subordinated to the above dedication.

Signed, sealed and delivered in the presence of:  
*Timothy Odeh*  
*Timothy Odeh*  
 Secretary

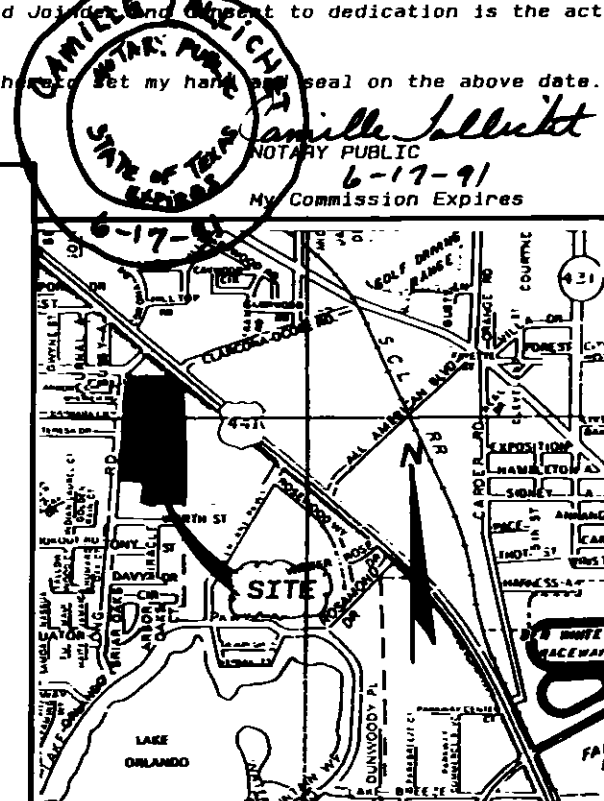
STATE OF TEXAS  
 COUNTY OF DALLAS  
 THIS IS TO CERTIFY, that on September 9, 1988 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Timothy Odeh

As Authorized Officer of the above named corporation incorporated under the laws of the State of Connecticut, to me known to be the individual and officer described in and who executed the foregoing Joinder and Consent to dedication and severally acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; that the said corporation is duly organized thereto; and that the said Joinder and Consent to dedication is the act and deed of said corporation.

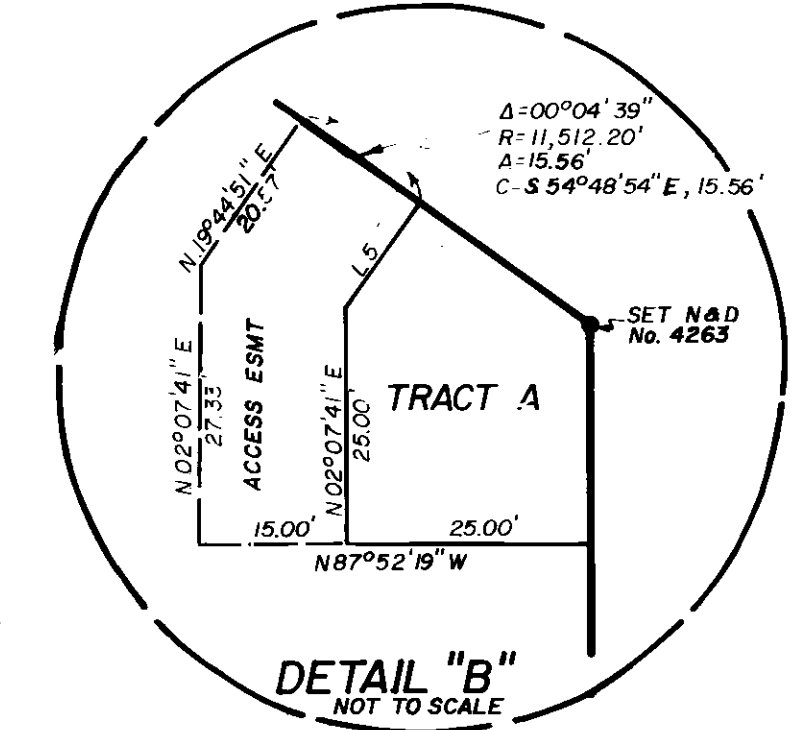
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	38°21'07"	5000	31.72	16.42	31.19	S 53°11'29" E
3	0°07'23"	11512.20	24.71	12.35	24.71	N 54°34'34" E
4	00°33'20"	11512.20	111.63	55.80	111.63	S 54°34'34" E



- DENOTES SET PERMANENT REFERENCE MONUMENT, 4" X 4" CN #4263 UNLESS NOTED OTHERWISE.
- TRACT 'B' IS RESERVED FOR FUTURE RIGHT OF WAY OF CLARCONA-OCOEEE ROAD AND IS TO BE OWNED AND MAINTAINED BY CLARCONA-OCOEEE ASSOCIATES, ITS SUCCESSORS, TRANSFERREES, OR ASSIGNS OF TRACT 'B' UNTIL SUCH TIME AS THE OWNERSHIP IS TRANSFERRED TO ORANGE COUNTY.
- LOT 3 IS TO BE OWNED AND MAINTAINED BY CLARCONA-OCOEEE ASSOCIATES, ITS SUCCESSORS, TRANSFERREES, OR ASSIGNS OF SAID LOT 3.
- BEARINGS ARE BASED ON ORIGINAL DEED DESCRIPTIONS FOR THE PARCELS IN SEC. 32-21-29.
- TRACT 'A' IS FOR A SANITARY SEWER LIFT STATION AND IS TO BE OWNED AND MAINTAINED BY ORANGE COUNTY, FLORIDA.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS FOR THIS COUNTY.
- ACCESS RIGHTS FROM LOTS 1, 3, 8 AND 9 TO LONG ROAD, FROM LOTS 4, 5, 7 AND 8 TO CLARCONA-OCOEEE ROAD AND FROM LOT 4 TO ORANGE BLOSSOM TRAIL ARE DEDICATED TO ORANGE COUNTY EXCEPT AT LOCATIONS SHOWN.



- ORB 3774, Pg 167 PROVIDED A BLANKET EASEMENT FOR CABLEVISION OVER A SITE REFERRED TO AS JENNY LIND MOBIL HOME PARK, PREVIOUSLY LOCATED IN THE NORTHEAST PORTION OF THE PROPERTY HEREON.
- THE 40' PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT OF THE OWNERS, OCCUPANTS, TENANTS, EMPLOYEES, INVITEE, SUCCESSORS, AND ASSIGNS OF PARCELS 12, 4, 5, 6, 7, AND 8.

**SEARS SURVEYING COMPANY**  
 501 E. JACKSON STREET SUITE 222  
 ORLANDO, FLORIDA 32801  
 (407) 843 - 0814

SEE RESOLUTION COUNTY COMM. RESOLVED 10/3/89 IN O.A. 4120 PAGE 1172 VACATING A DELTA/DRAINAGE EASEMENT

**KNOW ALL MEN BY THESE PRESENTS**, That the Partnership named below, 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 Track A, Drainage Easement and 7.5' Additional Right of Way Along Long Road shown hereon to the perpetual use of the public, and ORANGE COUNTY

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on August 30, 1988

CLARCONA-OCOEEE ASSOCIATES, A Florida General Partnership  
 By: TRACYN-ORLANDO, INC., A Florida Corporation  
 ITS MANAGING GENERAL PARTNER  
Terry Lubinsky  
 TERRY LUBINSKY, President

Attest:  
Daniel M. Coto  
 Daniel M. Coto, Assoc. Secretary  
 Signed and sealed in the presence of:  
Michelle P. Lindgren

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on August 30, 1988 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Terry Lubinsky and Daniel M. Coto respectively, The President and Assoc. Secretary

of the above named corporation incorporated under the laws of the State of FLORIDA to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation, as Managing General Partner of the Partnership.

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

Daniel M. Elkhany  
 NOTARY PUBLIC  
 My Commission Expires March 26, 1991

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on July 16, 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 the reference monuments have been placed as shown and as required by Chapter 177, Florida Statutes; and that he is duly licensed in Orange County, Florida.

Dated July 16, 1987 Registration No. 2663  
Robert D. M. Sears 8-24-88

**CERTIFICATE OF APPROVAL BY ZONING DIRECTOR**

Examined and Approved: Joanna M. Munay 8-7-89  
 Zoning Director Date

**CERTIFICATE OF APPROVAL BY COUNTY ENGINEER**

Examined and Approved: Mary W. Cole 8-4-89  
 County Engineer Date

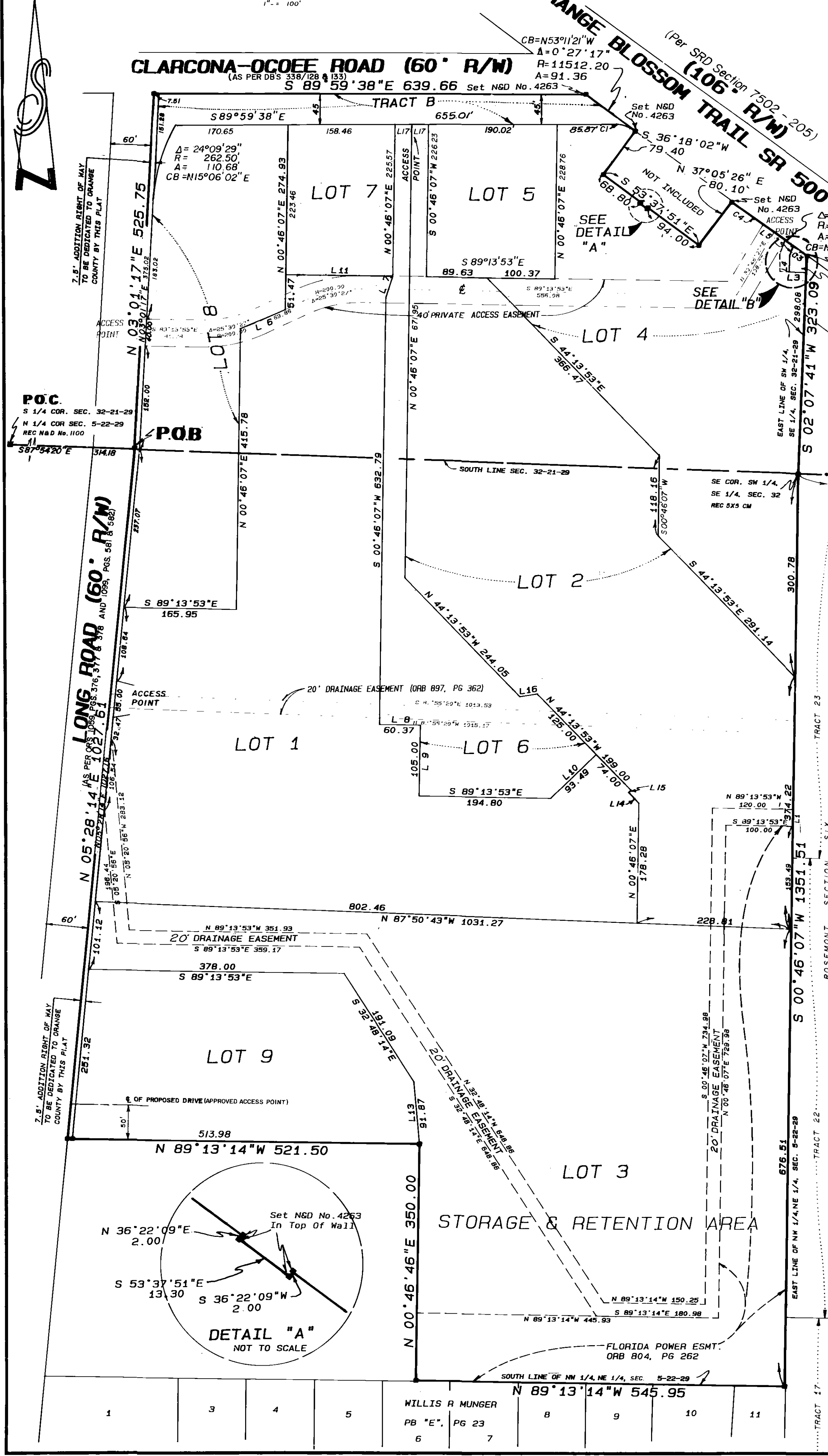
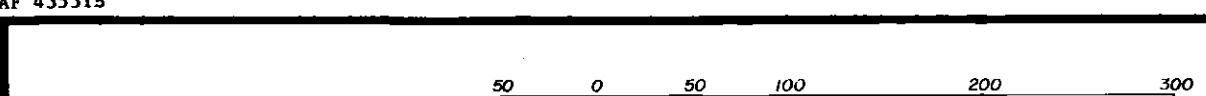
**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That on 8-7-89 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.  
Hal Winston  
 Chairman of the Board.

Attest:  
Martha O. Haynie  
 Clerk of the Board.  
 BY: Mary Jo Harrison, 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 SEPTEMBER 1, 1989 at 9:47 A.M. File No. 3332294  
MARTHA O. HAYNIE  
 County Comptroller  
 in and for Orange County, Fla.  
 BY: L. E. Munger, Jr. D.C.



WILLIS R MUNGER  
 PB "E", PG 23  
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