

POINTE REPLAT 4

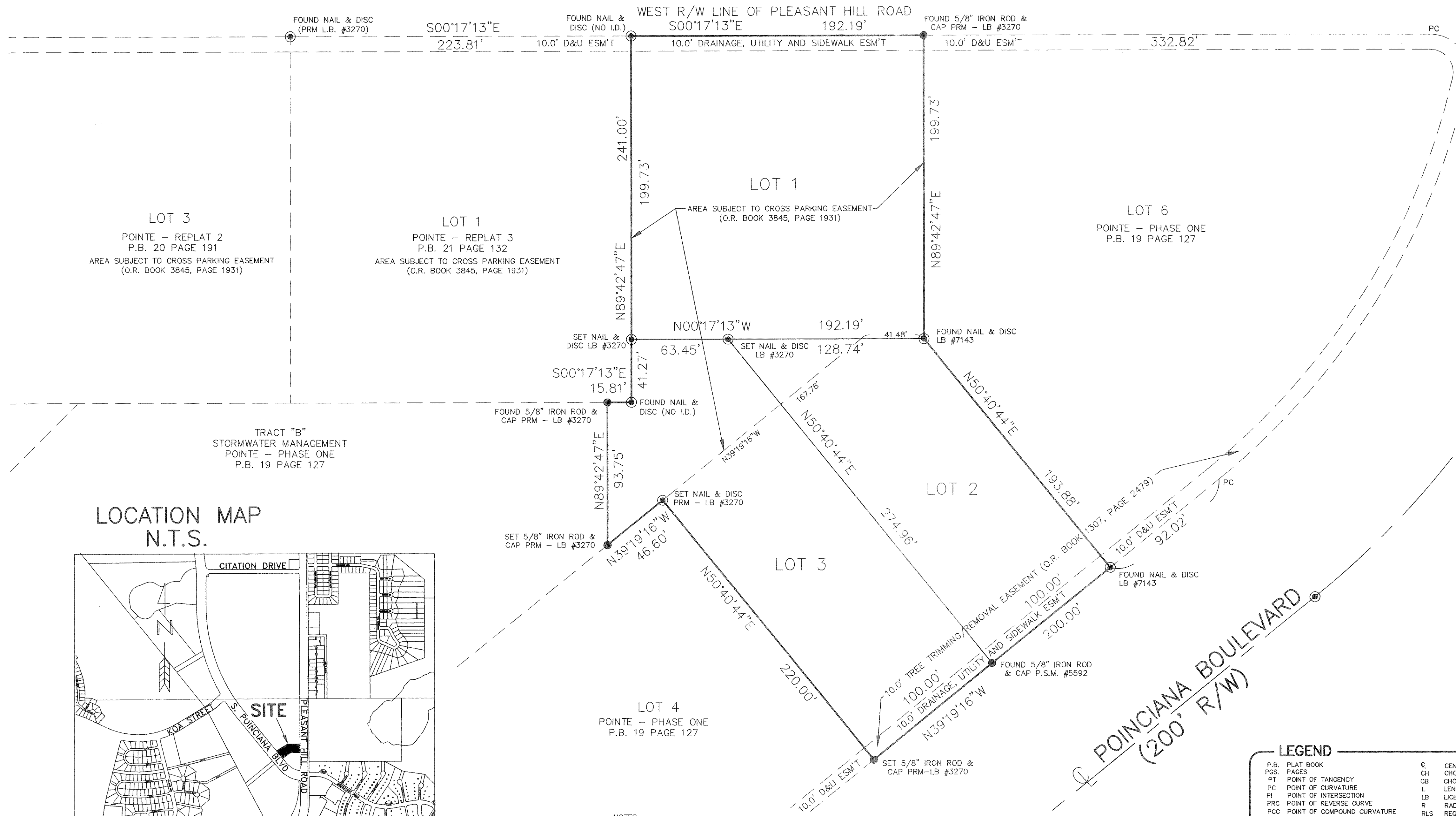
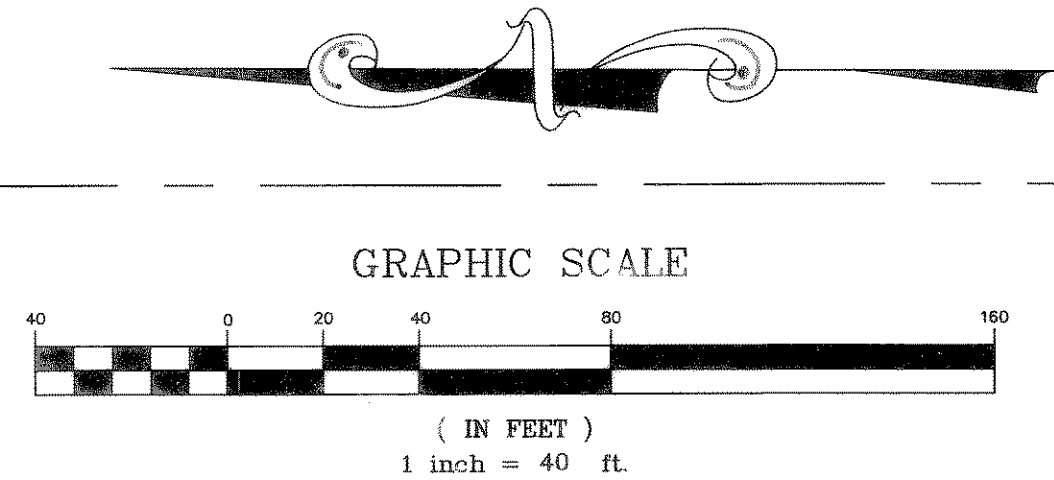
LYING IN SECTION 7, TOWNSHIP 27 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA.
BEING A REPLAT OF LOT 5, POINTE - PHASE ONE, AS RECORDED IN PLAT BOOK 19, PAGE 127
AND LOT 2, POINTE REPLAT 3, AS RECORDED IN PLAT BOOK 21, PAGE 132

LEGAL DESCRIPTION:

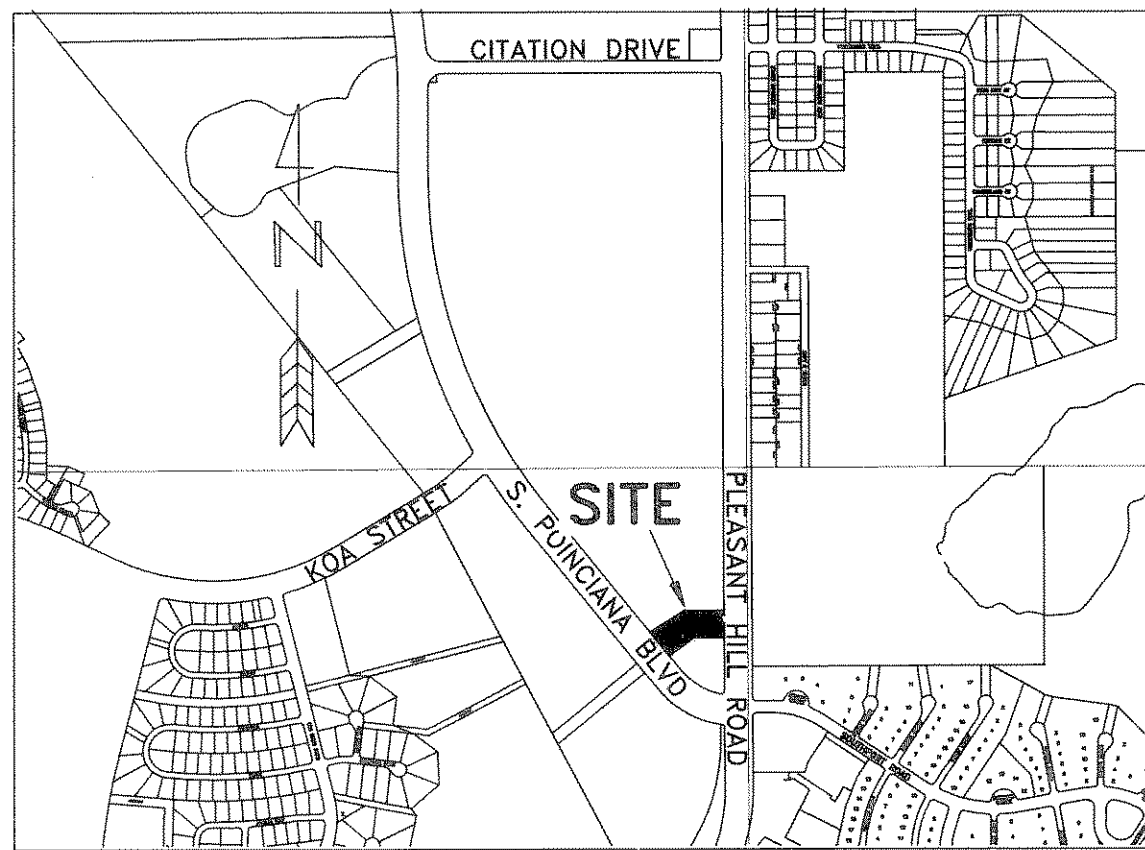
LOT 5, POINTE - PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 127 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
TOGETHER WITH LOT 2, POINT REPLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 132 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CONTAINING 2.125 MORE OR LESS.

PLEASANT HILL ROAD
(186' R/W)



LOCATION MAP
N.T.S.



NOTES:

1. ASSUMED NORTH MERIDIAN; BEARINGS BASED ON THE WEST R/W LINE OF PLEASANT HILL ROAD, AS BEING S 00°17'13" E.
2. THIS PROPERTY IS SUBJECT TO AND BENEFITED BY THE UTILITY, DRAINAGE, INGRESS AND EGRESS EASEMENTS CREATED BY THE DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2966, PAGE 1902, AND AMENDMENT & SUPPLEMENT PER O.R. BOOK 3099, PAGE 2656 AND O.R. BOOK 3099, PAGE 2660, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
3. THIS PROPERTY IS SUBJECT TO AND BENEFITED BY A DRAINAGE EASEMENT AND AGREEMENT, RECORDED IN O.R. BOOK 2966, PAGE 1925 AND AMENDMENT RECORDED IN O.R. BOOK 3099, PAGE 2662.
4. LOTS 2 AND 3 ARE SUBJECT TO A CABLE EASEMENT, AS RECORDED IN O.R. BOOK 3608, PAGE 2279.
5. THIS PROPERTY IS SUBJECT TO A DISTRIBUTION EASEMENT, AS RECORDED IN O.R. BOOK 3796, PAGE 1395.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

LEGEND

P.B.	PLAT BOOK	CL	CENTERLINE
P.S.	PAGES	CH	CHORD
PT	POINT OF TANGENCY	CB	CHORD BEARING
PC	POINT OF CURVATURE	L	LENGTH OF CURVE
PI	POINT OF INTERSECTION	LB	LICENSED BUSINESS
PRC	POINT OF REVERSE CURVE	R	RADIUS
PCC	POINT OF COMPOUND CURVATURE	RLS	REGISTERED LAND SURVEYOR
P.O.B.	POINT OF BEGINNING	RP	RADIUS POINT
P.O.C.	POINT OF COMMENCEMENT	Δ	DELTA OR CENTRAL ANGLE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	ESM'T	EASEMENT
SEC.	SECTION	R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS	D&U	DRAINAGE & UTILITY
FOUND	FOUND	TAN	TANGENT
N.T.S.	NOT TO SCALE	CM	CONCRETE MONUMENT
N.R.	NON RADIAL	I.D.	IDENTIFICATION

PLAT
BOOK

22

PAGE

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POINTE REPLAT 4

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 plat for the uses and purposes therein expressed and dedicates the 10 foot Drainage, Utility and Sidewalk Easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed and sealed by the person(s) named below on February 22, 2012.

AVATAR PROPERTIES INC.

(Corporate Name)

By: Patricia K. Fletcher

Print Name: PATRICIA KIMBALL FLETCHER Title: EXECUTIVE VICE PRESIDENT

Attest:

Print Name:

Title:

Signed and Sealed in the presence of:

Witness: [Signature]

Print Name: [Name]

Witness: [Signature]

Print Name: [Name]

STATE OF Florida COUNTY OF Miami-Dade

THIS IS TO CERTIFY, That on February 22, 2012

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

Patricia K. Fletcher as Executive Vice President

to me known to be the person(s) described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be a free act and deed for the purposes therein expressed.

☒ Affiant is personally known to me.

☐ Affiant provided the following type of identification:

☒ Affiant did take an oath.

☐ Affiant did not take an oath.

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

Notary Public [Signature]

My Commission Expires: 10/20/2014

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed Land Surveyor, registered in the State of Florida, does hereby certify that on 12-12-2011, he completed the survey of the lands as shown in the foregoing plat; 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 the Osceola County Land Development Code, the survey was prepared under the responsible direction and supervision of the undersigned professional surveyor and that the survey data complies with all requirements of Chapter 177, Florida Statutes; that permanent control points have been/will be placed as required by Chapter 177, Florida Statutes; and that said land is located in Section 7, Township 27 South, Range 29 East, Osceola County, Florida.

[Signature] DATE: 2/16/12

RANDY HANSON REGISTRATION NO. 4629
HANSON, WALTER & ASSOCIATES, INC.
400 WEST EMMETT STREET, KISSIMMEE, FLORIDA 34741
PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. LB 3270

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

THIS IS TO CERTIFY, That on 3/14/12 the Osceola County Planning Commission approved the above plat.

Chairman: [Signature]

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: [Signature] 4/12/2012
County Engineer Date

CERTIFICATE OF APPROVAL COUNTY SURVEYOR

UPON A REVIEW: This Plat was found to be in compliance with Chapter 177, Florida Statutes.

Signed: [Signature] Date: 2-22-2012
Florida Professional Surveyor and Mapper, (employed by) (under contract to) Osceola County, Florida.

Print Name: Gary R. Roche Registration No. 6506

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on April 09, 2012 the foregoing plat was approved by the board of County Commissioners of Osceola County, Florida.

Chairman of the Board: [Signature]

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Osceola County Land Development Code and was filed for record on 04/12/2012 at 02:34:51 PM.

File No. 2012052198

KIM HENNEY
Clerk of the Circuit Court in and for Osceola County, Florida

SHEET 1 OF 1