

LYING IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST
CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

PLAT **65** PAGE **8**

DEDICATION

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND
ATTESTED TO BY THE OFFICER NAMED BELOW March 1, 2006

BY: Frank Iudice
FRANK IUDICE, MANAGING MEMBER

JOHN B. PINEL Karen W. JACKSON
PRINT NAME: PRINT NAME:

THIS IS TO CERTIFY, THAT ON March 1, 20xx, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONAL APPEARANCE WAS MADE BY EACH MEMBER OF THE ABOVE NAMED CORPORATION, INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, WHO DID/DO NOT TAKE AN OATH AND WHO IS/IS NOT PERSONALLY KNOWN BY ME TO BE THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED; THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES:

KNOW ALL MEN Y THESE PRESENTS, that the undersigned, being a professional surveyor and mapper certifies that I have prepared the foregoing plat and it was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes and Chapter 110 of the Winter Garden Code of Ordinances and that said land is located in, The City of Winter Garden, Orange County, Florida.

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON March 9, 2006 THE
CITY COMMISSION OF THE CITY OF WINTER GARDEN APPROVED THE
FOREGOING PLAT. ATTEST:

Jack Quesinberry
MAYOR OF WINTER GARDEN
JACK Quesinberry

Kathy Golden
CITY CLERK
Kathy Golden

THIS IS TO CERTIFY, THAT ON Feb 2, 2006, THE
PLANNING AND ZONING COMMISSION OF THE CITY OF WINTER
GARDEN APPROVED THE FOREGOING PLAT.



 MARK CECHMAN
 PLANNING DIRECTOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER
177, FLORIDA STATUTES.

CITY SURVEYOR'S SIGNATURE Steven E. Blankenship DATE 3/13/06
LS NO.: 5361 Steven E. Blankenship

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 march 17 2006 AT

FILE NO. MARtha O'Haynie
COUNTY COMPTROLLER
IN AND FOR ORANGE COUNTY, FLORIDA
BY: Evelyn Kerner

1. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: EAST LINE OF S.E. 1/4, SECTION 22-22-27 AS N00°21'20"W (ASSUMED).
2. LOT LINES ARE NON-RADIAL UNLESS NOTED WITH (R) FOR RADIAL.
3. VEHICULAR ACCESS RIGHTS TO JACKSON STREET ARE HEREBY DEDICATED TO THE CITY OF WINTER GARDEN AND NO SUCH ACCESS SHALL BE ALLOWED WITHOUT THE CITY OF WINTER GARDEN'S PRIOR APPROVAL.

4. TRACT A (STORM WATER MANAGEMENT TRACT), SHOWN HEREON, SHALL BE CONVEYED TO AND MAINTAINED BY WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC. SAID TRACT IS SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF THE CITY OF WINTER GARDEN, OVER THE ENTIRE TRACT.

5. TRACT B (RECREATION TRACT), SHOWN HEREON, SHALL BE CONVEYED TO AND MAINTAINED BY WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

6. THE STREET IS TO BE PUBLIC AND IS HEREBY DEDICATED TO THE CITY OF WINTER GARDEN.

7. THE PEDESTRIAN, SERVICE, WALL, SIDEWALK, LANDSCAPE, AND UTILITY EASEMENTS SHALL BE MAINTAINED BY THE WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

8. THE WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION AS OWNER OF THE COMMON AREAS, AMENITIES, TRACTS, AND THE SUBDIVISION INFRASTRUCTURE, DEDICATES THE TRACTS AND USE OF THE COMMON AREAS, WALKWAY GARDEN, AND INDIVIDUAL OWNERS TO THE EXTENT OF THEIR INTEREST IN THE FOREGOING, HEREBY RELEASE, DEFEND, INDEMNIFY AND HOLD THE CITY OF WINTER GARDEN, OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES HARMLESS FROM ANY AND ALL SUCH LOSSES, DAMAGES, COSTS AND EXPENSES, INCLUDING ATTORNEY'S FEES (INCLUDING DEATH), OR OTHERWISE, INCLUDING ATTORNEY'S FEES AND COSTS OF SUIT, IN CONNECTION WITH THE REASONABLE USE OF SAID SUBDIVISION INFRASTRUCTURE, COMMON AREAS, AMENITIES, OR TRACTS, OR SAID PARTIES' MAINTENANCE THEREOF OR SAID PARTIES' EXERCISE OF RIGHTS PERMITTED IN THE DECLARATION OF THE WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, THIS PLAT, OR AS OTHERWISE PERMITTED BY LAW.

9. THE LOTS WITHIN THIS SUBDIVISION ARE GOVERNED BY A MANDATORY HOMEOWNERS ASSOCIATION (L.E., WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION) REQUIRING THE PAYMENT OF FEES AND WITH THE POWER TO ENFORCE THE RULES AND REGULATIONS OF THE ASSOCIATION, INCLUDING THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL PRIVATE AREAS, DRAINAGE SYSTEMS, INCLUDING WITHOUT LIMITATION, THE RETENTION/DETENTION AREAS AND DRAINAGE SYSTEMS, CONDUITS, AND OTHER UTILITIES, AND THE MAINTENANCE OF ALL OTHER SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, INCLUDING, WITHOUT LIMITATION, TRACTS A AND B AND TRACTS C, IMPROVEMENTS, AND UTILITIES, AND THE ASSOCIATION IS REQUIRED TO BE A MEMBER OF THE ASSOCIATION, AND IS SUBJECT TO ITS RULES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO THE CONDITIONS, COVENANTS, AND RESTRICTIONS, INCLUDING, BUT NOT LIMITED TO THE CONDITIONS, COVENANTS, AND RESTRICTIONS, AND RESERVATIONS, AS SET FORTH ON THIS PLAT. FAILURE TO PAY SUCH FEES OR ASSESSMENTS SHALL RESULT IN THE ATTACHMENT OF A LIEN ON THE PROPERTY OF SUCH HOMEOWNER, WHICH MAY BE ENFORCED BY THE ASSOCIATION, WHICH MAY RESULT IN THE FORECLOSURE OF SAID PROPERTY.

[illegible]

11. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL BE CONSIDERED TO BE A VIOLATION OF ANY ELEC. CODE, ELEC. TELEPHONE, GAS OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE REPAIR OF SUCH FACILITIES. IF ANY ELEC. CODE, ELEC. TELEPHONE, GAS OR OTHER PUBLIC UTILITY IS OBTAINED BY A PARTICULAR ELEC. TELEPHONE, GAS OR OTHER PUBLIC UTILITY, FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL CONFORM WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

12. 5' DISTRIBUTION EASEMENT, PER O.R. BOOK 8231, PAGE 3571, AFFECTS THE PROPERTY AND IS SHOWN HEREON.

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE RUN NORTH 89°25'16" WEST, 30.00 FEET; THENCE NORTH 00°19'16" WEST 75.00 FEET; THENCE NORTH 89°25'16" WEST, 1236.64 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 00°58'58" WEST, 953.21 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°58'58" WEST, 300.05 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE SOUTH 89°33'25" EAST, 608.08 FEET ALONG THE 40 ACRE LINE; THENCE SOUTH 00°19'16" EAST, 30.00 FEET; THENCE SOUTH 89°33'25" EAST, 133.75 FEET TO THE NORTH RTH OF WAY LINE OF JACKSON STREET; THENCE SOUTH 00°32'51" EAST, 289.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°33'25" WEST, 73.58 FEET TO THE POINT OF BEGINNING.

LESS: THE SOUTH 50 FEET THEREOF:

AND LESS: A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, CROWLEY COUNTY, FLORIDA; THENCE NORTH 89°25'16" WEST, 30.00 FEET; THENCE NORTH 00°19'16" WEST, 75 FEET; THENCE NORTH 89°25'16" WEST, 1236.64 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 00°58'58" WEST, 1123.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°58'58" WEST, 1123.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'16" WEST, 30.00 FEET TO THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 89°33'25" EAST, 606.08 FEET ALONG THE 40 ACRE LINE; THENCE SOUTH 00°19'16" EAST, 30.00 FEET; THENCE NORTH 89°33'25" WEST, 605.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.730 ACRES, MORE OR LESS.

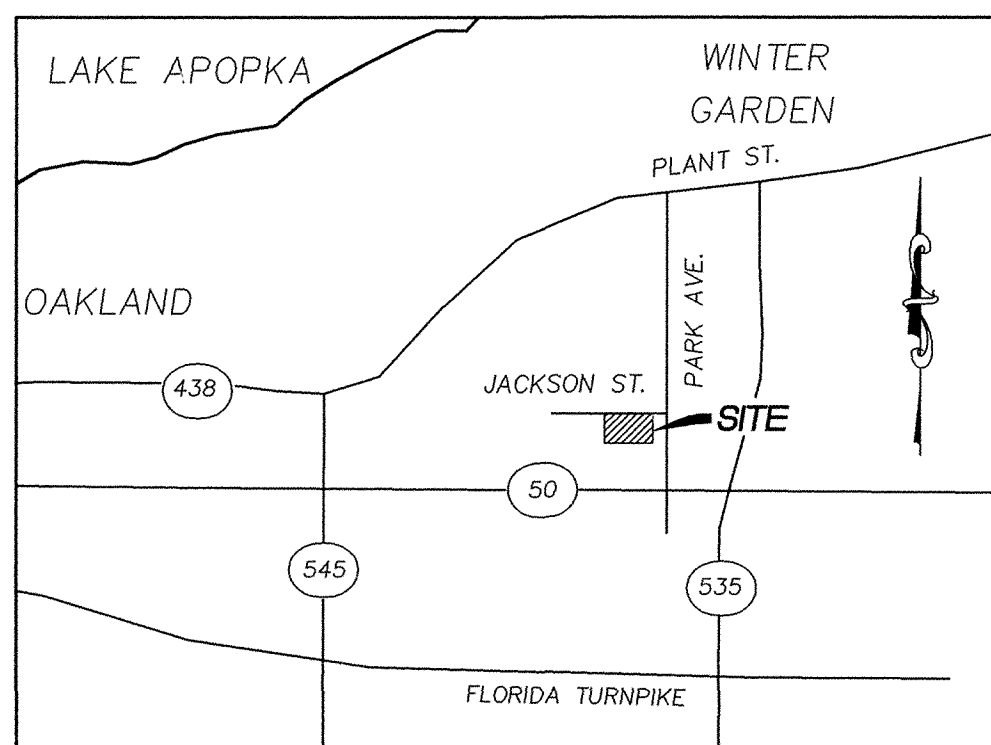
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE NORTH 89°25'16" WEST, 30.00 FEET, THENCE NORTH 00°19'16" WEST, 75.00 FEET, THENCE NORTH 89°25'16" WEST, 1236.64 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 00°58'58" WEST, 1220.07 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE; THENCE RUN N00°58'58"W, 220.01 FEET, TO THE SOUTH RIGHT OF WAY LINE OF JACKSON STREET; THENCE RUN S89°34'59"E, ALONG SAID SOUTH RIGHT OF WAY LINE, 739.36 FEET TO THE WEST BOUNDARY LINE OF PARK WEST VILLAGE, A CONDOMINIUM; THENCE RUN S00°36'15"E, ALONG SAID WEST LINE, 219.98 FEET; THENCE RUN N89°34'58"W, 737.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3.730 ACRES MORE OR LESS.

NOT TO SCALE



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

- ☐ DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT "PRM LB 7274", UNLESS NOTED OTHERWISE.
☒ DENOTES SET PERMANENT CONTROL POINT, A NAIL AND DISC "PCP LB 7274", UNLESS NOTED OTHERWISE.



BISHMAN
SURVEYING
AND
MAPPING.

232 S. DILLARD STREET SUITE 201
WINTER GARDEN, FL 34787

CERTIFICATE OF AUTHORIZATION
LB 7274

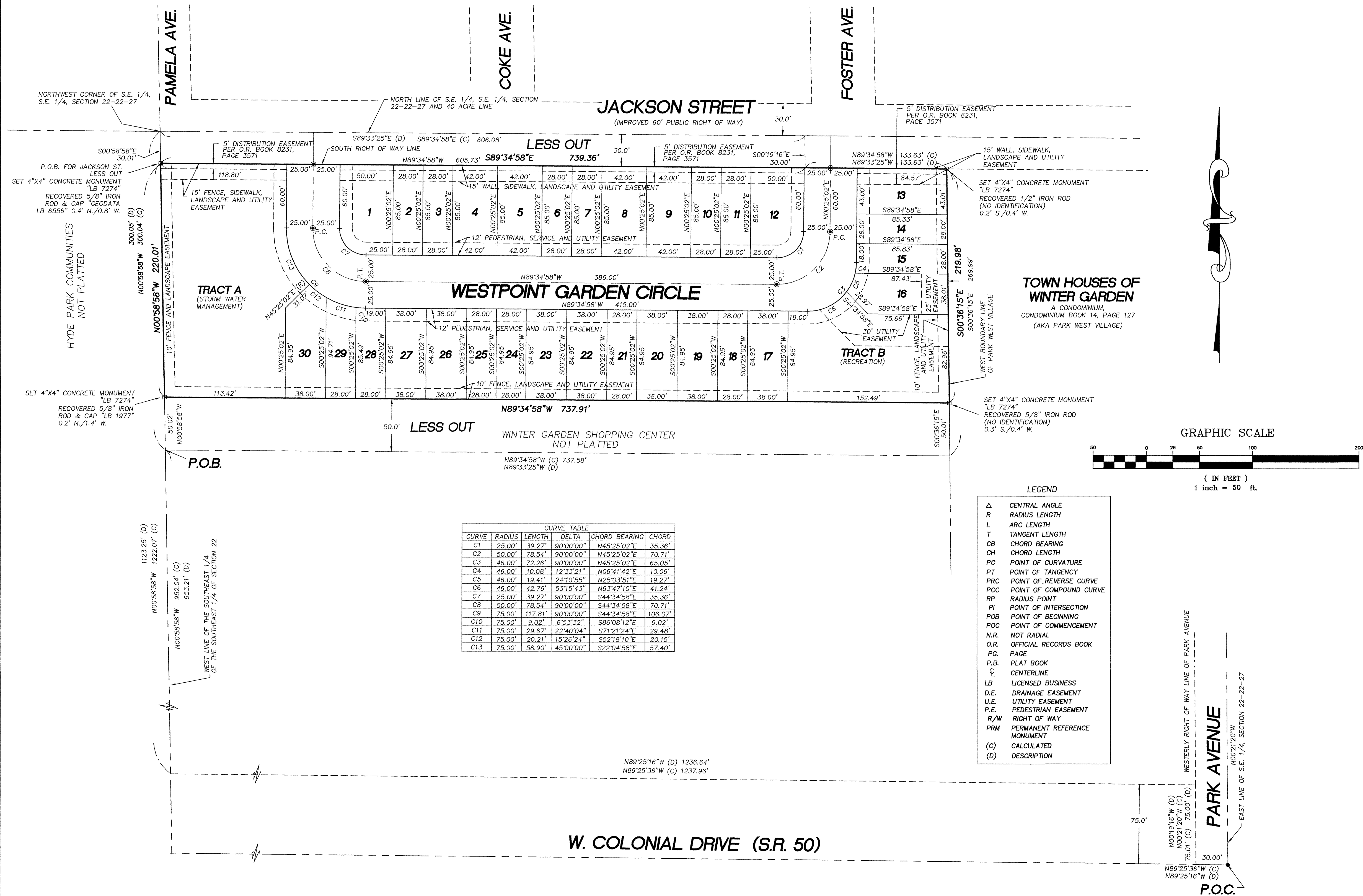
Phone No. 407.905.8877
Fax No. 407.905.6232

E-mail: bsminc@earthlink.net

WESTPOINT TOWNHOMES
LYING IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST
CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

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SHEET 2 OF 2



BISHMAN
SURVEYING
AND
MAPPING, INC.

232 S. DILLARD STREET SUITE 201
WINTER GARDEN, FL 34787
CERTIFICATE OF AUTHORIZATION
LB 7274
Phone No. 407.905.8877
Fax No. 407.905.6232
E-mail: bsminc@earthlink.net

NOTES:
□ DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT FROM LB 7274, UNLESS NOTED OTHERWISE.
● DENOTES SET PERMANENT CONTROL POINT, A NAIL AND DISC "PCP LB 7274", UNLESS NOTED OTHERWISE.
ALL LOT LINES ARE NOT RADIAL UNLESS SPECIFIED (R) RADIAL.

RECOVERED RAILROAD SPIKE AT SOUTHEAST CORNER OF S.E. 1/4, OF SECTION 22-22-27