

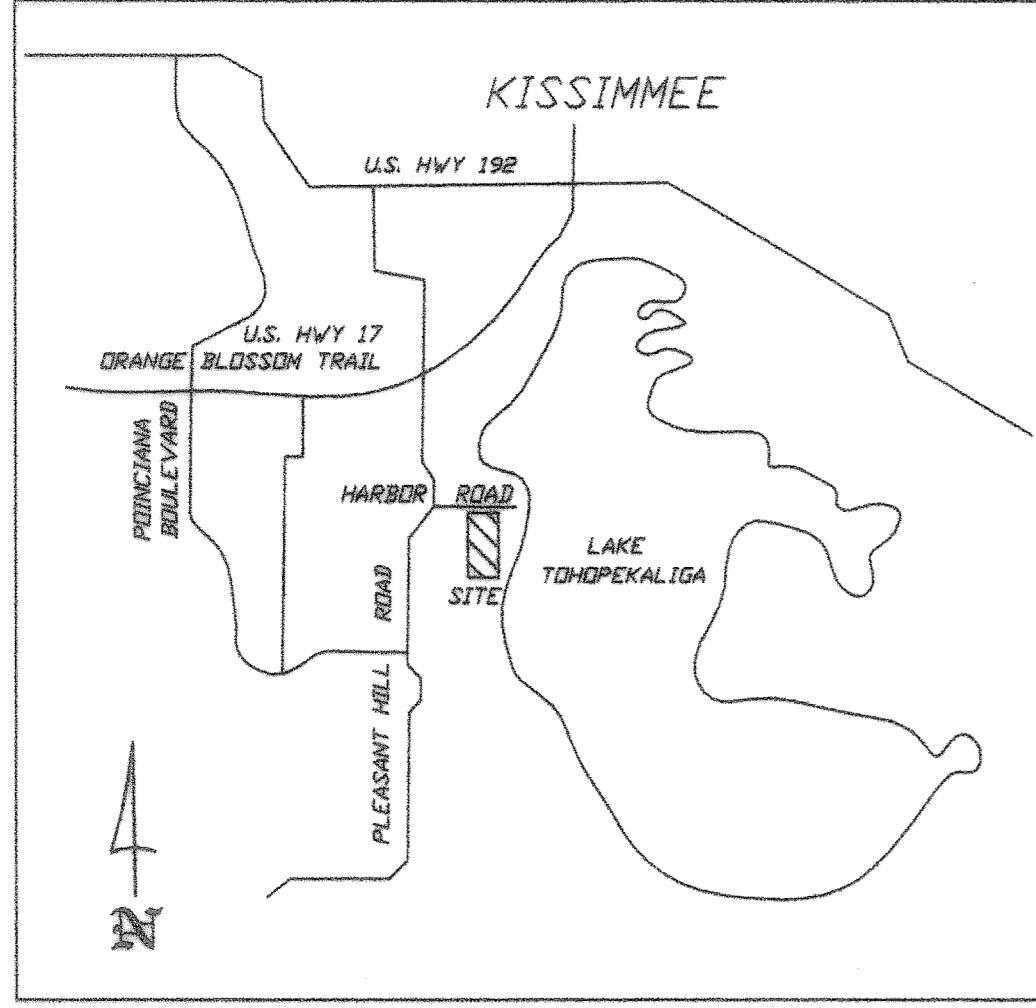
# HARBOR SHORES

SECTION 9, TOWNSHIP 26 SOUTH, RANGE 29 EAST  
OSCEOLA COUNTY, FLORIDA

## DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 IN SECTION 9, TOWNSHIP 26 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA; THENCE N.00°02'36"W., ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 1574.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF HARBOR ROAD; THENCE S.78°22'55"W., ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 255.27 FEET; THENCE S.00°02'36"E., A DISTANCE OF 344.90 FEET; THENCE S.78°22'55"W., A DISTANCE OF 357.19 FEET; THENCE N.00°02'36"W., A DISTANCE OF 344.90 FEET TO AN INTERSECTION WITH AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF HARBOR ROAD; THENCE S.78°22'55"W., ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 61.24 FEET TO THE WEST LINE OF THE EAST 660.00 FEET OF SAID GOVERNMENT LOT 2; THENCE S.00°02'36"E., ALONG SAID WEST LINE A DISTANCE OF 1438.83 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE S.89°57'30"E., ALONG SAID SOUTH LINE A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 20.061 ACRES, MORE OR LESS.



LOCATION MAP NOT TO SCALE

### LEGEND / ABBREVIATIONS

- D.R. = OFFICIAL RECORDS
- L.B. = LICENSED BUSINESS
- L.S. = LAND SURVEYOR
- REG = REGISTERED
- PG = PAGE
- R/W = RIGHT OF WAY
- NR = NON RADIAL
- P.O.B. = POINT OF BEGINNING
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PI = POINT OF INTERSECTION

MCMAHON SURVEYING AND MAPPING, LLC  
245 SAN MARCOS AVENUE  
SANFORD, FLORIDA, 32771  
CERTIFICATE OF AUTHORIZATION #7434  
PHONE 407-328-7201

### SURVEYOR'S NOTES

1. ■ DENOTES PERMANENT REFERENCE MONUMENT #4887 UNLESS NOTED OTHERWISE
2. ⊙ DENOTES PERMANENT CONTROL POINT SET NAIL AND DISC #4887
3. BEARINGS BASED ON THE SOUTH LINE OF GOVERNMENT LOT 2 IN SECTION 9-26-29 AS BEING S.89°57'30"E., AN ASSUMED MERIDIAN.
4. ALL LOT LINES ARE RADIAL UNLESS DESIGNATED N.R. (NON-RADIAL).
5. TRACT 'A' (RIGHT OF WAY) SHALL BE OWNED AND MAINTAINED BY THE HARBOR SHORES PROPERTY OWNERS' ASSOCIATION, INC AND IS PRIVATE. AN ACCESS EASEMENT OVER AND ACROSS TRACT 'A' IS GRANTED TO OSCEOLA COUNTY, AND ALL PUBLIC UTILITY SERVICE PROVIDERS, FIRE PROTECTION SERVICES, MEDICAL SERVICES, MAIL CARRIERS, AND ALL AUTHORITIES OF THE LAW.
6. TRACT 'B' (OPEN SPACE) IS TO BE OWNED AND MAINTAINED BY THE HARBOR SHORES PROPERTY OWNERS' ASSOCIATION, INC AND IS TO REMAIN UNDISTURBED.
7. TRACT 'C' (STORM-WATER MANAGEMENT AREA) IS PRIVATE AND IS TO BE OWNED AND MAINTAINED BY THE HARBOR SHORES PROPERTY OWNERS' ASSOCIATION, INC.
8. TRACT 'D' (LIFT STATION) IS TO BE DEDICATED TO TOHO WATER AUTHORITY.
9. TRACT 'E' (BUFFER) IS PRIVATE AND IS TO BE OWNED AND MAINTAINED BY THE HARBOR SHORES PROPERTY OWNERS' ASSOCIATION, INC.
10. TRACT 'F-1' (RECREATION) IS PRIVATE AND IS TO BE OWNED AND MAINTAINED BY THE HARBOR SHORES PROPERTY OWNERS' ASSOCIATION, INC.
11. TRACT 'G' (OPEN SPACE) IS PRIVATE AND IS TO BE OWNED AND MAINTAINED BY THE HARBOR SHORES PROPERTY OWNERS' ASSOCIATION, INC.
12. ALL LOTS ARE SUBJECT TO A 10.00' UTILITY EASEMENT HEREBY RESERVED ALONG ALL LINES ADJACENT TO RIGHT OF WAY TRACT A. THIS EASEMENT IS TO BE DEDICATED TO THE PUBLIC.
13. ALL LOTS ARE SUBJECT TO A 5.00' UTILITY EASEMENT HEREBY RESERVED ALONG ALL SIDE LOT LINES THIS EASEMENT IS TO BE DEDICATED TO THE PUBLIC.
14. A DRAINAGE EASEMENT IS HEREBY RESERVED OVER ALL OF TRACT G AND IS TO BE OWNED AND MAINTAINED BY THE HARBOR SHORES PROPERTY OWNERS' ASSOCIATION, INC.
15. A UTILITY EASEMENT OVER, UNDER AND ACROSS TRACT A IS HEREBY GRANTED TO THE PUBLIC. THIS IS EASEMENT SHALL BE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
16. TRACT 'F-2' (RECREATION) IS PRIVATE AND IS TO BE OWNED AND MAINTAINED BY THE HARBOR SHORES PROPERTY OWNERS' ASSOCIATION, INC.
17. ALL LOT CORNERS ARE TO BE SET WITH A 5/8" IRON ROD AND CAP STAMPED LS4887 IN ACCORDANCE WITH THE OSCEOLA COUNTY LAND DEVELOPMENT CODE.
18. THE SIDEWALK EASEMENT ACROSS A PORTION OF TRACT F-1 IS HEREBY DEDICATED TO THE PUBLIC.
19. THE DRAINAGE EASEMENT ACROSS PORTIONS OF LOTS 43 AND 44 IS TO BE OWNED AND MAINTAINED BY THE HARBOR SHORES PROPERTY OWNERS' ASSOCIATION, INC.
20. WITH REGARD TO BLANKET EASEMENTS, AND EASEMENT RIGHTS OVER TRACTS A AND C, OSCEOLA COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR, OR CAUSE TO BE CARED FOR, STORM TRACTS AND THE DRAINAGE EASEMENTS INCLUDING WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON. A BLANKET INGRESS AND EGRESS EASEMENT IS GRANTED IN FAVOR OF OSCEOLA COUNTY FOR SAID PURPOSE.
21. THIS PLAT IS SUBJECT TO TWA RIGHTS IN AGREEMENT RECORDED IN D.R. BOOK 4814, PAGE 2480.

COPY

EASEMENT NOTE:  
ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, 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 DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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.

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER  
Examined and Approved: *[Signature]* 3/21/2017  
County Engineer Date:

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS  
THIS IS TO CERTIFY, That on March 20, 2017  
the foregoing plat was approved by the Board of County Commissioners of Osceola County, Florida.  
*[Signature]*  
Clerk of Board  
*[Signature]*  
Chairman of the Board:

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, is a Florida Registered Surveyor and Mapper, that the foregoing plat was prepared by him or under his direction and supervision; that Permanent Reference Monuments have been placed and that Permanent Control Points have been or will be placed as required by all state and local regulations; and that this plat complies with all survey requirements of Chapter 177, Florida Statutes. The land described hereon lies in Section 9, Township 26, South, Range 29 East, Osceola County, Florida.  
by: *[Signature]* Date: 3/3/17  
THOMAS J. MCMAHON, LS 4887  
MCMAHON SURVEYING AND MAPPING, LLC  
245 SAN MARCOS AVENUE  
SANFORD, FLORIDA, 32771  
CERTIFICATE OF AUTHORIZATION #7434  
PHONE 407-328-7201

HARBOR SHORES DEDICATION  
THIS IS TO CERTIFY THAT THE UNDERSIGNED, PARK SQUARE ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREDIN, HAVING CAUSED THE SAME TO BE SURVEYED, AND THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS, AND DEDICATES A SIDEWALK EASEMENT AND A BLANKET INGRESS / EGRESS EASEMENT OVER THE PRIVATE RIGHT OF WAY TRACT A, STORM STORM-WATER MANAGEMENT AREA TRACT C, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREDIN TO THE PERPETUAL USE OF THE PUBLIC.

NONE OF THE PROPERTY DESIGNATED AS 'TRACT A' ON THIS PLAT IS FOR PUBLIC USE AND SUCH 'TRACT A' IS NOT AND WILL NOT BE PART OF THE COUNTY SYSTEM OF PUBLIC LANDS OR ROADS (SEE NOTE 5). SAID 'TRACT A' IS INSTEAD PART OF THE 'COMMON AREA' CREATED BY THIS PLAT AND WILL BE SUBJECT TO THE 'DECLARATION OF CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS FOR HARBOR SHORES PROPERTY OWNERS' ASSOCIATION, INC.' AS RECORDED IN D.R. PAGE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, HEREIN AFTER REFERRED TO AS THE DECLARATION. SAID 'TRACT A' SHALL REMAIN PRIVATE AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, IT'S SUCCESSORS, AND ASSIGNS. OWNER DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF LOTS, THEIR GUESTS, INVITEES, DOMESTIC HELP, AND TO DELIVERY, PICK-UP AND FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, AND SUCH OTHER PERSONS AS OWNER, IT'S SUCCESSORS AND ASSIGNS, MAY FROM TIME TO TIME DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT 'A' (RIGHT OF WAY). THE OWNER, IN RECORDING THIS PLAT HAS CREATED THE 'COMMON AREA' SHOWN HEREDIN, WHICH COMMON AREA IS A PORTION OF THE 'COMMON AREA' DESCRIBED IN THE DECLARATION. SAID 'COMMON AREA' IS NOT DEDICATED TO THE USE AND ENJOYMENT OF THE GENERAL PUBLIC, BUT ITS USE IS RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS OF HARBOR SHORES. THE NATURE AND EXTENT OF, AND THE RESERVATIONS AND RESTRICTIONS ON SUCH COMMON USE AND ENJOYMENT ARE MORE FULLY SET FORTH IN THE DECLARATION.

NOTWITHSTANDING THE FOREGOING, OWNER HEREBY DEDICATES TO OSCEOLA COUNTY AN ACCESS EASEMENT OVER AND ACROSS TRACT 'A' (RIGHT OF WAY) (SEE NOTE 5). A NON-EXCLUSIVE EASEMENT THROUGH, OVER UNDER AND ACROSS TRACT 'A' (RIGHT OF WAY) AND ALL UTILITY EASEMENTS SHOWN HEREDIN ARE HEREBY DEDICATED FOR USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVING THE LANDS ENCOMPASSED BY THIS PLAT (SEE NOTE 12).

IN WITNESS THEREOF, PARK SQUARE ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS THE 7 DAY OF March, 2017.

Signed and sealed in the presence of: *[Signature]* PARK SQUARE ENTERPRISES, LLC  
By: *[Signature]* By: *[Signature]*  
PRINTED NAME: Thomas J. McMahon PRINTED NAME: Susan Boyce

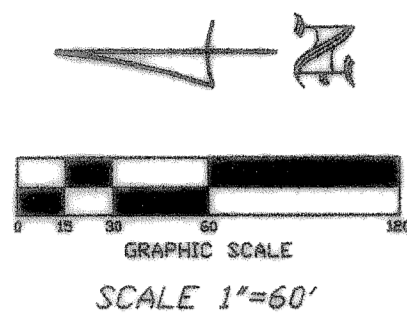
ACKNOWLEDGMENT  
STATE OF FLORIDA COUNTY OF ORANGE  
THIS IS TO CERTIFY, that on this 7 day of March, 2017 before me an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Susan Boyce on behalf of PARK SQUARE ENTERPRISES, LLC who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed. He is personally known to me or has produced as identification and did/did not take an oath. IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.  
NOTARY PUBLIC:  
*[Signature]*  
Printed Name: Cynthia Leigh London  
Commission No.: 07182088  
My Commission Expires: April 26 2019

CERTIFICATE OF APPROVAL BY SURVEYOR  
REPRESENTING OSCEOLA COUNTY  
Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.  
Signature: *[Signature]* Date: 3/3/17  
Print Name: Robert D. [Signature] Registration No. 5070  
Florida Professional Surveyor and Mapper under contract to Osceola County, Florida.

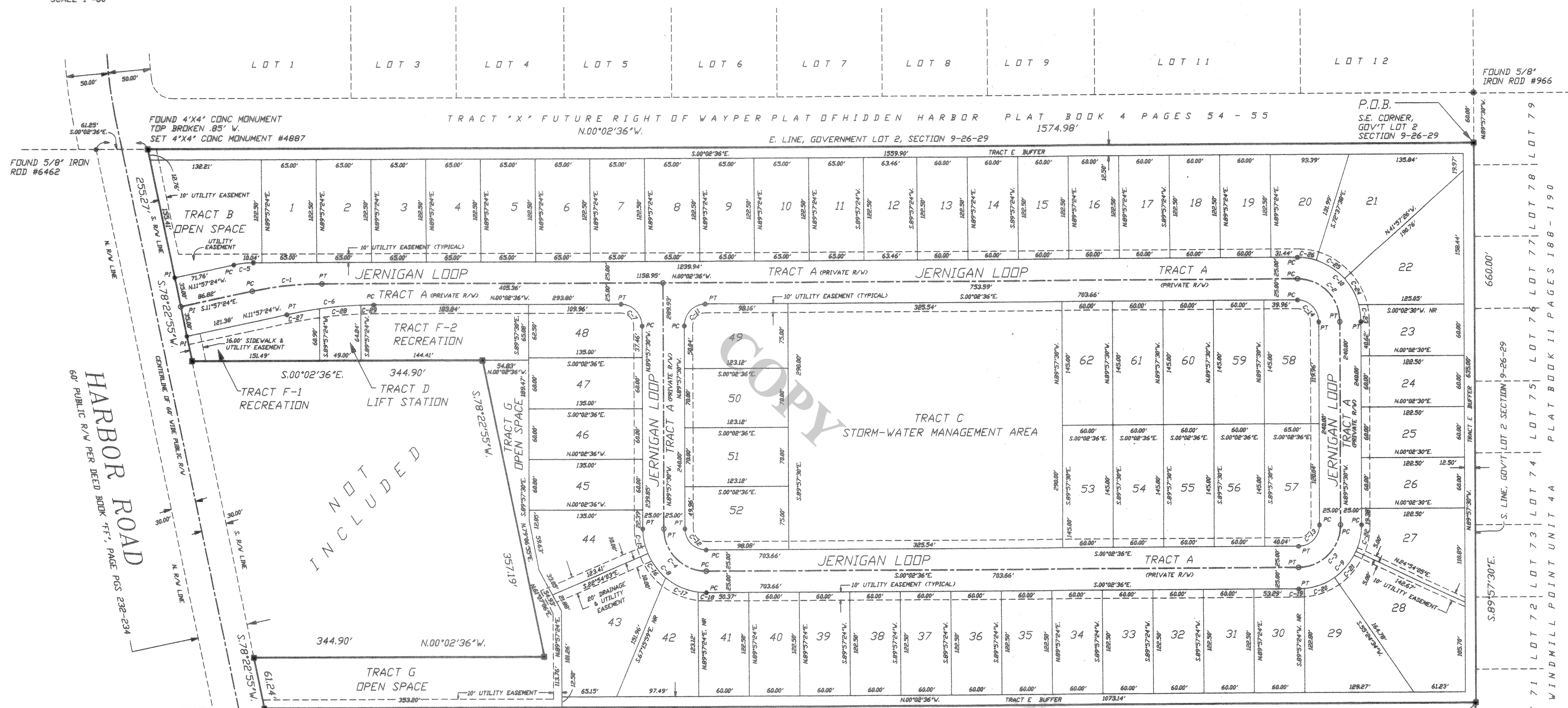
CERTIFICATE OF COUNTY CLERK  
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Osceola County Land Development Code, and was filed for record on:  
March 27 2017, at: 11:58:11 AM  
*[Signature]* P.C.  
County Clerk of Court - ARMANDO RAMIREZ  
File No. 2017046549  
Clerk of the Circuit Court in and for Osceola County, Florida.

# HARBOR SHORES

SECTION 9, TOWNSHIP 26 SOUTH, RANGE 29 EAST  
OSCEOLA COUNTY, FLORIDA



HIDDEN HARBOR PLAT BOOK 4 PAGES 54 - 55



CURVE TABLE

NO	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	400.00'	11°54'48"	83.17'	83.02'	S.06°00'00"E
2	30.00'	90°05'06"	78.61'	70.76'	S.44°59'57"W
3	30.00'	89°54'54"	78.47'	70.66'	N.45°00'03"W
4	30.00'	90°05'06"	78.61'	70.76'	N.44°59'57"E
5	113.00'	11°54'48"	23.50'	23.43'	S.06°00'00"E
6	500.00'	11°54'48"	103.96'	103.78'	S.06°00'00"E
7	25.00'	90°05'06"	39.31'	35.38'	S.44°59'57"W
8	75.00'	90°05'06"	117.98'	106.14'	N.44°59'57"E
9	75.00'	89°54'54"	117.70'	105.99'	N.45°00'03"W
10	75.00'	90°05'06"	117.98'	106.14'	S.44°59'57"W
11	25.00'	89°54'54"	39.23'	35.33'	S.45°00'03"E
12	25.00'	90°05'06"	39.31'	35.38'	N.44°59'57"E
13	25.00'	89°54'54"	39.23'	35.33'	N.45°00'03"W
14	25.00'	90°05'06"	39.31'	35.38'	S.44°59'57"W
15	75.00'	22°56'33"	30.03'	29.83'	S.78°24'14"W
16	75.00'	27°03'43"	35.42'	35.10'	S.53°34'05"W
17	75.00'	32°42'06"	42.81'	42.23'	S.23°41'11"W
18	75.00'	07°22'43"	9.66'	9.65'	S.03°48'56"W
19	75.00'	05°07'51"	6.72'	6.71'	S.02°36'31"E
20	75.00'	23°24'59"	38.51'	38.00'	S.19°52'26"E
21	75.00'	30°30'30"	39.94'	39.47'	S.49°50'40"E
22	75.00'	24°51'34"	32.54'	32.29'	S.77°31'43"E
23	75.00'	14°58'38"	19.61'	19.55'	N.82°33'11"E
24	75.00'	27°01'18"	35.37'	35.04'	N.61°33'13"E
25	75.00'	30°40'12"	40.15'	39.67'	N.32°42'08"E
26	75.00'	17°24'58"	22.80'	22.71'	N.08°39'53"E
27	500.00'	04°30'05"	39.28'	39.27'	S.09°42'22"E
28	500.00'	05°38'07"	49.18'	49.16'	S.04°38'16"E
29	500.00'	01°46'37"	15.31'	15.31'	S.00°52'54"E

MCMAHON SURVEYING AND MAPPING, LLC  
245 SAN MARCOS AVENUE  
SANFORD, FLORIDA, 32771  
CERTIFICATE OF AUTHORIZATION #7434  
PHONE 407-328-7201

S.W. CORNER,  
SECTION 9-26-29  
FOUND 4"x4" CONC  
MONUMENT (NO ID)

WINDMILL POINT UNIT 4A PLAT BOOK 11 PAGES 188 - 190

FOUND 5/8" IRON ROD #966

P.O.B.  
S.E. CORNER,  
GOVT LOT 2  
SECTION 9-26-29

TRACT 'X' FUTURE RIGHT OF WAY PER PLAT OF HIDDEN HARBOR PLAT BOOK 4 PAGES 54 - 55  
E. LINE, GOVERNMENT LOT 2, SECTION 9-26-29  
1574.98'

WEST LINE OF THE EAST 660.00 FEET OF  
GOVERNMENT LOT 2, SECTION 9-26-29

1438.83'

NOT PLATTED

NOT PLATTED