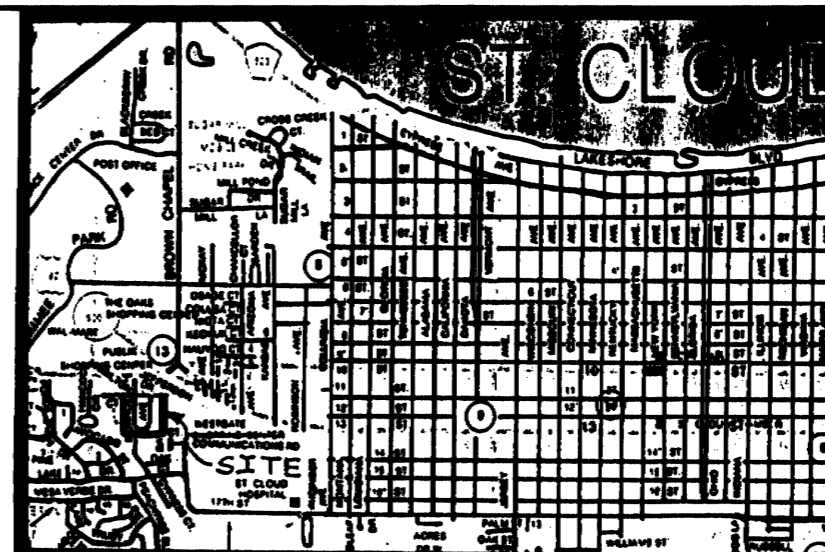


# A REPLAT OF PALAMAR OAKS VILLAGE CITY OF ST. CLOUD, OSCEOLA COUNTY, FLORIDA SECTION 4, TOWNSHIP 26 SOUTH, RANGE 30 EAST



PLAT BOOK **7** PAGE **148**

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the ALL TRACTS TO THE PALAMAR OAKS HOMEOWNER'S ASSOCIATION AND THE STREETS AND EASEMENTS thereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned Robert L. Renick herunto set their hand and seal on May 28, 1993

WITNESSES:

Hilda Drummond  
HILDA DRUMMOND  
John C. Kalter  
JOHN C. KALTER  
Robert L. Renick  
ROBERT L. RENICK  
PRESIDENT, PALAMAR OAKS VILLAGE HOMEOWNERS ASSOCIATION

ATTEST:

Ray E. Tanner  
RAY E. TANNER  
SECRETARY

STATE OF FLORIDA COUNTY OF OSCEOLA

THIS IS TO CERTIFY, That on May 28, 1993 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

Robert L. Renick and Ray E. Tanner

to me known the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be THEIR free act and deed for the uses and purposes therein expressed.

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

Patricia S. Simmons  
PATRICIA S. SIMMONS  
NOTARY PUBLIC  
My Commission Expires 07/21/95

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on Feb 23, 1993 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 surveyed; that permanent reference monuments have been placed as shown in the plat required by Chapter 177, Florida Statutes, and that said land is located in SEC. 4, TWP. 26 S., RGE. 30 E., OSCEOLA COUNTY, FLORIDA

Dated Feb. 23, 1993 ROY/S. HOUSE, P.E./L.S.  
Registration No. 1997

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on MARCH 11, 1993 the ST. CLOUD CITY COUNCIL approved the foregoing plat.

Ernie Gearhart  
ERNE GEARHART  
MAYOR

ATTEST:  
Paul Wetzel  
PAUL WETZEL  
CITY CLERK

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY, That on FEBRUARY 23, 1993 the Zoning Commission of the above Municipality approved the foregoing plat.

A.L. Justice  
A.L. JUSTICE  
Chairman.

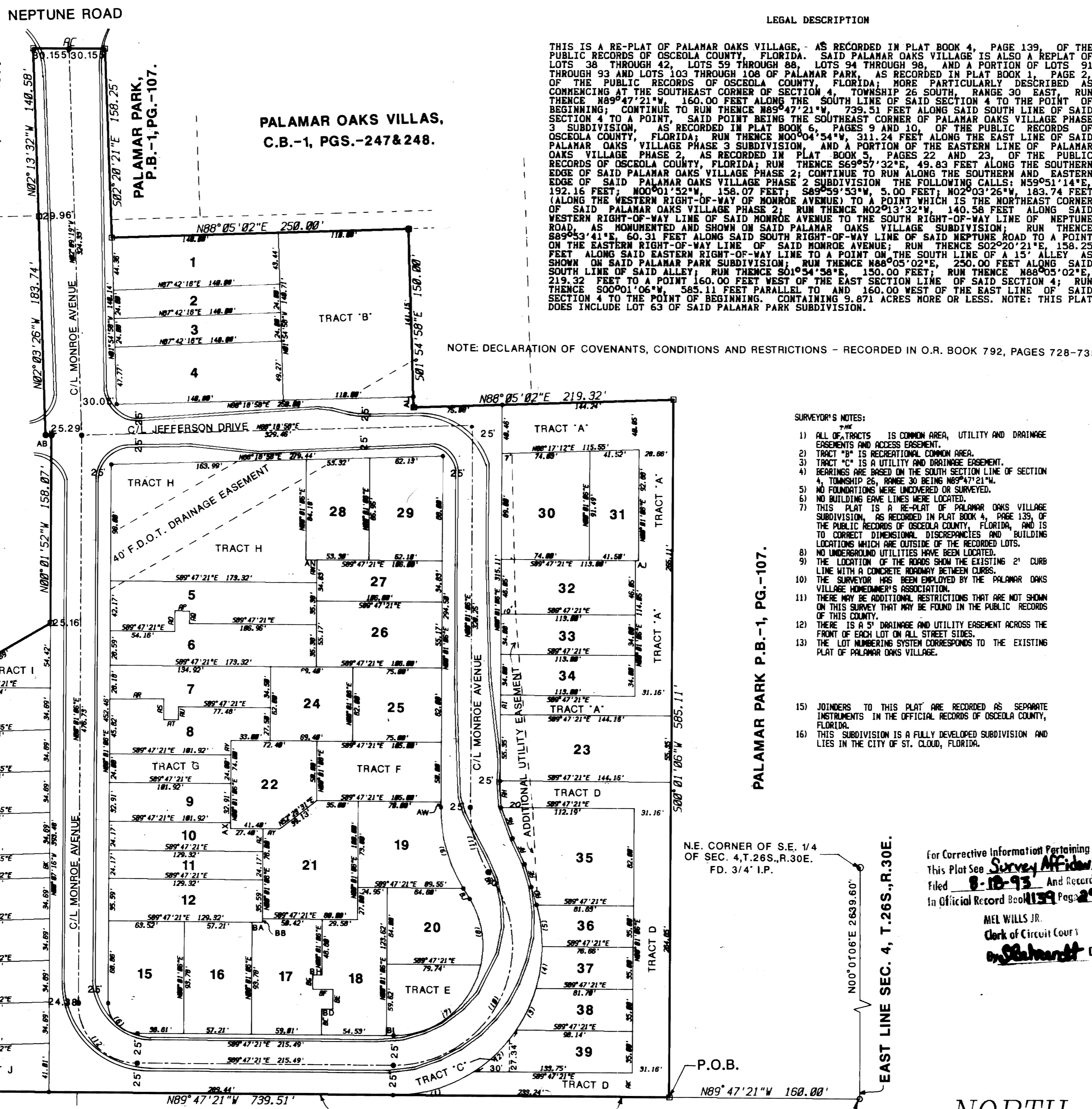
### CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on 06-30-93 at 11:07 AM File No. \_\_\_\_\_

Neil Willis  
NEIL WILLIS  
CLERK OF THE CIRCUIT COURT  
In and for Osceola County, Fla.

NO.	BEARINGS	DISTANCE
AA	S69°57'32"E	49.83
AB	S69°59'53"W	5.00
AC	S69°53'41"E	68.31
AD	N16°30'34"W	15.65
AE	N16°32'21"W	28.10
AF	N25°09'12"W	24.16
AG	N21°14'48"W	27.82
AH	N89°03'00"W	22.37
AI	N89°01'06"E	16.25
AJ	S89°47'21"E	2.50
AK	N89°47'21"E	28.38
AL	N89°47'21"E	8.85
AM	N89°01'06"E	19.24
AN	S89°47'21"E	9.40
AO	N89°01'06"E	14.80
AP	S89°47'21"E	12.20
AQ	N89°01'06"E	10.51
AR	N89°45'14"E	45.21
AS	N89°45'14"E	17.30
AT	N89°45'14"E	12.20
AU	N89°47'21"E	10.52
AV	N89°01'06"E	12.00
AW	N89°01'06"E	4.50
AX	N89°01'06"E	5.09
AY	S89°47'21"E	2.84
AZ	N89°01'06"E	19.08
BA	S89°47'21"E	8.59
BB	N89°01'06"E	21.49
BC	N89°01'06"E	21.49
BD	S89°47'21"E	9.40
BE	N89°01'06"E	16.70
BF	S89°47'21"E	17.30
BG	N89°01'06"E	11.83
BH	S89°47'21"E	7.90
BI	S89°47'21"E	6.13
BJ	S89°47'21"E	10.44
BK	N89°07'16"W	20.53
BL	N89°07'16"W	20.53
BM	N59°51'14"E	7.81
BN	S31°48'48"E	10.44

NO.	DELTA	RADIUS	ARC	TANGENT	C. BEARING	CHORD
1	33°06'09"	125.00'	72.22'	37.15'	N73°39'35"E	71.22'
2	17°46'26"	125.00'	58.18'	25.43'	N45°36'39"E	49.84'
3	16°15'17"	125.00'	35.46'	17.85'	N89°12'23"E	35.34'
4	18°15'56"	125.00'	35.49'	17.86'	N89°09'19"W	35.37'
5	89°48'27"	25.00'	39.15'	24.92'	S44°53'07"E	35.38'
6	78°09'59"	75.00'	182.32'	68.91'	N51°07'40"E	94.57'
7	43°51'29"	75.00'	57.41'	38.19'	N89°53'04"W	56.02'
8	31°49'55"	130.00'	72.22'	37.8'	N15°53'55"W	71.38'
9	122°01'28"	100.00'	212.97'	186.50'	N20°11'55"E	174.34'
10	31°49'55"	105.00'	58.33'	29.94'	N15°53'51"W	57.59'
11	89°48'27"	50.00'	78.37'	49.83'	S44°53'07"E	70.59'



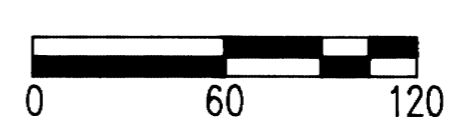
LEGAL DESCRIPTION  
THIS IS A RE-PLAT OF PALAMAR OAKS VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGE 139, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. SAID PALAMAR OAKS VILLAGE IS ALSO REPLAT OF LOTS 38 THROUGH 42, LOTS 59 THROUGH 68, LOTS 94 THROUGH 98, AND A PORTION OF LOTS 91 THROUGH 93 AND LOTS 103 THROUGH 108 OF PALAMAR PARK, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 30 EAST, RUN THENCE N89°47'21"W, 160.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 4 TO THE POINT OF BEGINNING; CONTINUE TO RUN THENCE N89°47'21"W, 739.51 FEET ALONG SAID SOUTH LINE OF SAID SECTION 4 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PALAMAR OAKS VILLAGE PHASE 3 SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGES 9 AND 10, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN THENCE N00°04'54"W, 311.24 FEET ALONG THE EAST LINE OF SAID PALAMAR OAKS VILLAGE PHASE 3 SUBDIVISION, AND A PORTION OF THE EASTERN LINE OF SAID PALAMAR OAKS VILLAGE PHASE 2, AS RECORDED IN PLAT BOOK 5, PAGES 22 AND 23, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; RUN THENCE S69°57'32"E, 49.83 FEET ALONG THE SOUTHERN EDGE OF SAID PALAMAR OAKS VILLAGE PHASE 2; CONTINUE TO RUN ALONG THE SOUTHERN AND EASTERN EDGE OF SAID PALAMAR OAKS VILLAGE PHASE 2 SUBDIVISION THE FOLLOWING CALLS: N59°51'14"E, 192.16 FEET; N00°01'52"W, 158.07 FEET; S89°59'53"W, 5.00 FEET; N02°03'26"W, 183.74 FEET (ALONG THE WESTERN RIGHT-OF-WAY OF MONROE AVENUE TO A POINT WHICH IS THE NORTHEAST CORNER OF SAID PALAMAR OAKS VILLAGE PHASE 2); RUN THENCE S02°20'21"E, 158.25 FEET ALONG SAID EASTERN RIGHT-OF-WAY LINE TO POINT ON THE SOUTH LINE OF A 15' ALLEY AS SHOWN ON SAID PALAMAR PARK SUBDIVISION; RUN THENCE N88°05'02"E, 250.00 FEET ALONG SAID SOUTH LINE OF SAID ALLEY; RUN THENCE S01°54'58"E, 150.00 FEET; RUN THENCE N88°05'02"E, 219.32 FEET TO A POINT 160.00 FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 4; RUN THENCE S00°01'06"W, 585.11 FEET PARALLEL TO AND 160.00 FEET WEST OF THE EAST LINE OF SAID SECTION 4 TO THE POINT OF BEGINNING, CONTAINING 9.871 ACRES MORE OR LESS. NOTE: THIS PLAT DOES INCLUDE LOT 63 OF SAID PALAMAR PARK SUBDIVISION.

NOTE: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - RECORDED IN O.R. BOOK 792, PAGES 728-735.

- SURVEYOR'S NOTES:
- ALL OF TRACTS IS COMMON AREA, UTILITY AND DRAINAGE EASEMENTS AND ACCESS EASEMENT.
  - TRACT "B" IS RECREATIONAL COMMON AREA.
  - TRACT "C" IS A UTILITY AND DRAINAGE EASEMENT.
  - BEARINGS ARE BASED ON THE SOUTH SECTION LINE OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.
  - NO FOUNDATIONS WERE UNCOVERED OR SURVEYED.
  - NO BUILDING EAVE LINES WERE LOCATED.
  - THIS PLAT IS A RE-PLAT OF PALAMAR OAKS VILLAGE SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 139, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND IS TO CORRECT DIMENSIONAL DISCREPANCIES AND BUILDING LOCATIONS WHICH ARE OUTSIDE OF THE RECORDED LOTS.
  - NO UNDERGROUND UTILITIES HAVE BEEN LOCATED.
  - THE LOCATION OF THE ROADS SHOW THE EXISTING 2' CURB LINE WITH A CONCRETE ROADWAY BETWEEN CURBS.
  - THE SURVEYOR HAS BEEN EMPLOYED BY THE PALAMAR OAKS VILLAGE HOMEOWNERS ASSOCIATION.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONT OF EACH LOT ON ALL STREET SIDES.
  - THE LOT NUMBERING SYSTEM CORRESPONDS TO THE EXISTING PLAT OF PALAMAR OAKS VILLAGE.
  - JOINERS TO THIS PLAT ARE RECORDED AS SEPARATE INSTRUMENTS IN THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA.
  - THIS SUBDIVISION IS A FULLY DEVELOPED SUBDIVISION AND LIES IN THE CITY OF ST. CLOUD, FLORIDA.

LEGEND  
 ○ = PERMANENT REFERENCE MONUMENT (414 CONCRETE MONUMENT #4140)  
 ● = PERMANENT CONTROL POINT (NAIL AND DISC #4140)  
 ○ = IRON PIN WITH H & A #4140 CAP  
 || = 2' CONCRETE CURB.

**HOWSE AND ASSOCIATES**  
 CONSULTING ENGINEERS • LAND PLANNERS • SURVEYORS  
 1008 PENNSYLVANIA AVENUE • ST. CLOUD, FLORIDA 34786  
 P.O. BOX 700325 • ST. CLOUD, FLORIDA 34770-0325  
 PHONE: (407) 892-8350 • FAX: (407) 892-9351



H & A C101