

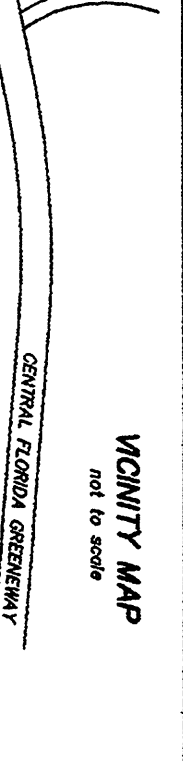
# WINDCREST AT MEADOW WOODS

A portion of Section 31, Township 24 South, Range 30 East  
Orange County, Florida

### Legal Description

A portion of Section 31, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the southeast corner of said "HERON BAY AT MEADOW WOODS", according to the plat thereof, as recorded in Plat Book 44, Pages 54 through 57. Public Records of Orange County, Florida; thence run S 60°43'12" E, a distance of 839.65 feet; thence run S 27°34'30" W, a distance of 571.42 feet; thence run S 42°31'35" W, a distance of 1037.82 feet to a point on a non-tangent curve, concave northeasterly, having a radius of 1455.00 feet and a central angle of 03°06'04"; thence, on a chord bearing of N 65°36'46" W, run 78.75 feet along the arc of said curve to the point of compound curvature with a curve, concave northeasterly, having a radius of 655.00 feet and a central angle of 31°4'59"; thence run northeasterly, along the arc of said curve, a distance of 357.24 feet to the point of compound curvature with a curve, concave northeasterly, having a radius of 1655.00 feet; thence run northeasterly, along the arc of said curve, a distance of 298.70 feet through a central angle of 102°02'27" to a point on said curve; thence run S 66°31'42" W, a distance of 105.00 feet to a point of curvature of a non-tangent curve, concave northeasterly, having a radius of 1760.00 feet and a central angle of 09°07'32"; thence, on a chord bearing of N 18°54'31" W, run 280.32 feet along the arc of said curve to the point of compound curvature of a curve, having a radius of 1245.00 feet and a central angle of 16°31'40"; thence run northeasterly, along the arc of said curve, a distance of 359.14 feet to the point of tangency thereof; thence run N 02°10'55" E, a distance of 336.84 feet to a point of curvature of a curve, concave southwesterly, having a radius of 751.98 feet and a central angle of 39°16'26"; thence run northeasterly, along the arc of said curve, a distance of 515.45 feet to a point of compound curvature of a curve having a radius of 50.00 feet and a central angle of 92°51'22"; thence run 81.03 feet along the arc of said curve to a point on a non-tangent curve, concave northeasterly, having a radius of 1264.93 feet; said point also lying on the southeasterly right-of-way line of Rhode Island Woods Circle; thence run northerly along the southeasterly right-of-way line of said Rhode Island Woods Circle the following three (3) courses and distances: on a chord bearing of N 4°23'21" E, run 117.56 feet along the arc of said curve through a central angle of 05°19'30" to the point of tangency thereof; thence run N 44°43'36" E, a distance of 62.03 feet to a point of curvature of a curve, concave northeasterly, having a radius of 1144.17 feet and a central angle of 01°46'47"; thence run northeasterly, along the arc of said curve, a distance of 35.54 feet to a point lying on the southeasterly line of said "HERON BAY AT MEADOW WOODS"; said point also being the point of curvature of a non-tangent curve, concave easterly, having a radius of 50.00 feet; thence run along the southerly boundary line of said "HERON BAY AT MEADOW WOODS", the following four (4) courses and distances: on a chord bearing of S 02°06'53" W, run 71.28 feet along the arc of said curve through a central angle of 61°40'53" to a point of reverse curvature of a curve, having a radius of 871.98 feet and a central angle of 32°12'32"; thence run 490.18 feet along the arc of said curve to a point; thence run N 70°50'23" E, a distance of 662.64 feet; thence run S 60°43'12" E, a distance of 210.41 feet to the POINT OF BEGINNING. Containing 44.77 acres, more or less.



**GPB**  
**GAINING-BELTON ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6886

**NOTICE:**  
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE ORIGINAL VERSION OF THE SUBDIVISION LAYOUT DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

See HAUTCALIEF PARK  
Plat Book 51 Page 48  
Recorded 7/7/02 Applicant  
a portion of plat.

This is to certify that the undersigned, Laddler Development Corporation, a Florida corporation, hereafter referred to as "Owner", is the lawful owner of the Florida subdivision herein described and that it has caused the same to be surveyed and this plat of said lands, except as noted on the face of this plat, is hereby dedicated to Orange County, Florida. All the roads and easements shown on this plat are to be dedicated to Orange County, Florida. None of the property shown on this plat will not be a part of the County System of public roads. None of the property shown on this plat will not be a part of the County System of public roads and such "Common Area" shown on this plat is not to be a part of the County System of public roads. Said "Common Area" is instead part of the "Common Area" created by this plat and is to be maintained, owned, controlled, operated, regulated, inspected, regulated, controlled, recorded, and recorded in the public records of Orange County, Florida (hereafter referred to as the "Dedicator"). Said "Common Area" is intended for the use and enjoyment of the Owner and the public and is to be used for the purpose of providing a public park, recreation area and other facilities for the use and enjoyment of the public and the Owner. The nature and extent of, and the restrictions and dedications on such common use and easements are more fully set forth in the Memorandum of Understanding, a copy of which is attached hereto and which is hereby incorporated into this plat. The undersigned, Laddler Development Corporation, hereby certifies that the public park, recreation area and other facilities shown on this plat are to be used for the purpose of providing a public park, recreation area and other facilities for the use and enjoyment of the public and the Owner. The nature and extent of, and the restrictions and dedications on such common use and easements are more fully set forth in the Memorandum of Understanding, a copy of which is attached hereto and which is hereby incorporated into this plat. The undersigned, Laddler Development Corporation, hereby certifies that the public park, recreation area and other facilities shown on this plat are to be used for the purpose of providing a public park, recreation area and other facilities for the use and enjoyment of the public and the Owner. The nature and extent of, and the restrictions and dedications on such common use and easements are more fully set forth in the Memorandum of Understanding, a copy of which is attached hereto and which is hereby incorporated into this plat.

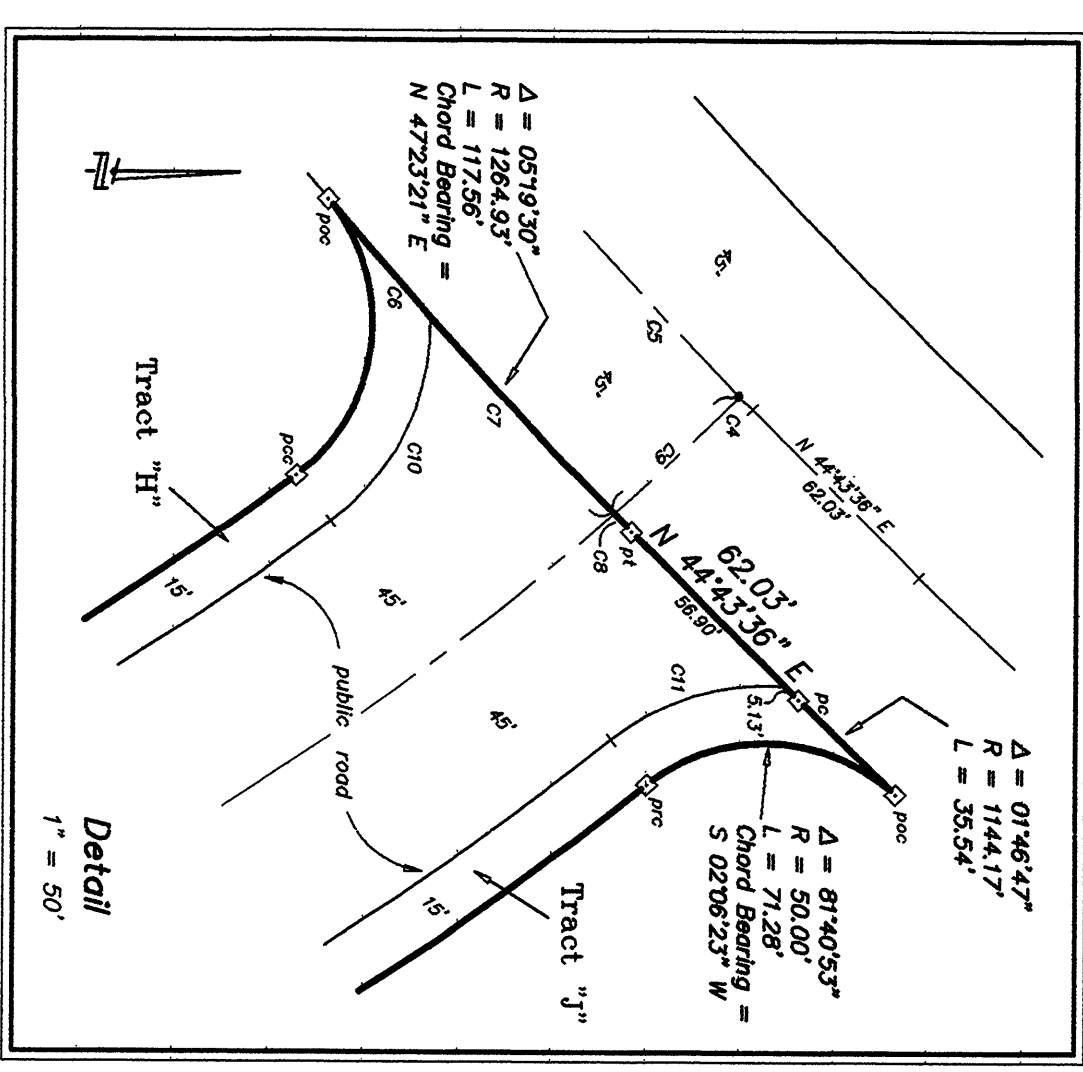
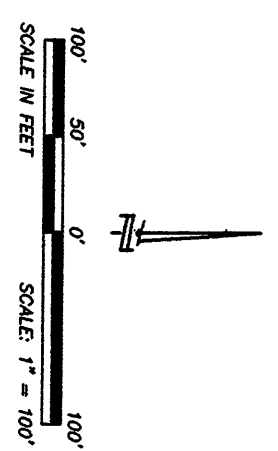
**CERTIFICATE OF APPROVAL**  
BY ZONING DIRECTOR  
*[Signature]*  
Date 6-21-02  
Exemplied and Approved  
County Engineer  
Date 6-20-02

**CERTIFICATE OF APPROVAL**  
BY COUNTY ENGINEER  
*[Signature]*  
Date 6-21-02  
Exemplied and Approved  
County Engineer  
Date 6-20-02

**CERTIFICATE OF APPROVAL**  
BY THE BOARD OF COUNTY COMMISSIONERS  
THIS IS TO CERTIFY, that on June 21, 2002 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.  
Attest:  
*[Signature]*  
Chair of the Board of County Commissioners  
*[Signature]*  
County Comptroller  
In and for Orange County, Florida

**CERTIFICATE OF REVIEW BY COUNTY SURVEYOR**  
This plat has been reviewed for conformity to Chapter 177 Florida Statutes.  
*[Signature]*  
County Surveyor's Signature  
Date 6/19/02

**OVERALL BOUNDARY  
 and KEY MAP**



CHORD BEARING	CHORD BEARING	CHORD BEARING
C1 45°42'36\"	611.98	661.66
C2 40°54'59\"	656.89	611.89
C3 39°19'28\"	706.99	526.74
C4 0°13'59\"	1219.93	4.95
C5 3°21'28\"	1218.93	114.09
C6 1°29'43\"	1284.93	46.74
C7 0°18'27\"	1286.93	6.78
C8 3°10'40\"	811.99	46.03
C9 5°40'17\"	650.00	61.32
C10 4°23'28\"	650.00	48.73

**WINDCREST  
 AT MEADOW WOODS**  
 Orange County, Florida

A portion of Section 31, Township 24 South, Range 30 East  
 SEE SHEET 4 OF 4 FOR PLAT NOTES

- Legend**
- 1 - one length
  - A - arc length
  - R - radius of circle
  - NR - non-radius
  - Q - centerline
  - 3 - move or less
  - PL - point of tangency
  - PT - point of tangency
  - POC - point of reverse curvature
  - POC - point of compound curvature
  - POC - point on curve
  - PC - point of intersection
  - PI - utility point
  - UIE - utility easement
  - DE - easement
  - L.M.E. - landscape & utility easement
  - L.M.E. - landscape, utility & utility easement
  - LS - easement
  - OR.R. - other record book
- indicates permanent control point (PCP)
  - set nail & oak (PSM #225)
  - indicates permanent reference monument (PRM)
  - set 4"x4" concrete monument (PSM #225)
  - indicates found 4"x4" concrete monument (PSM #225)
  - These are noted unless otherwise shown

