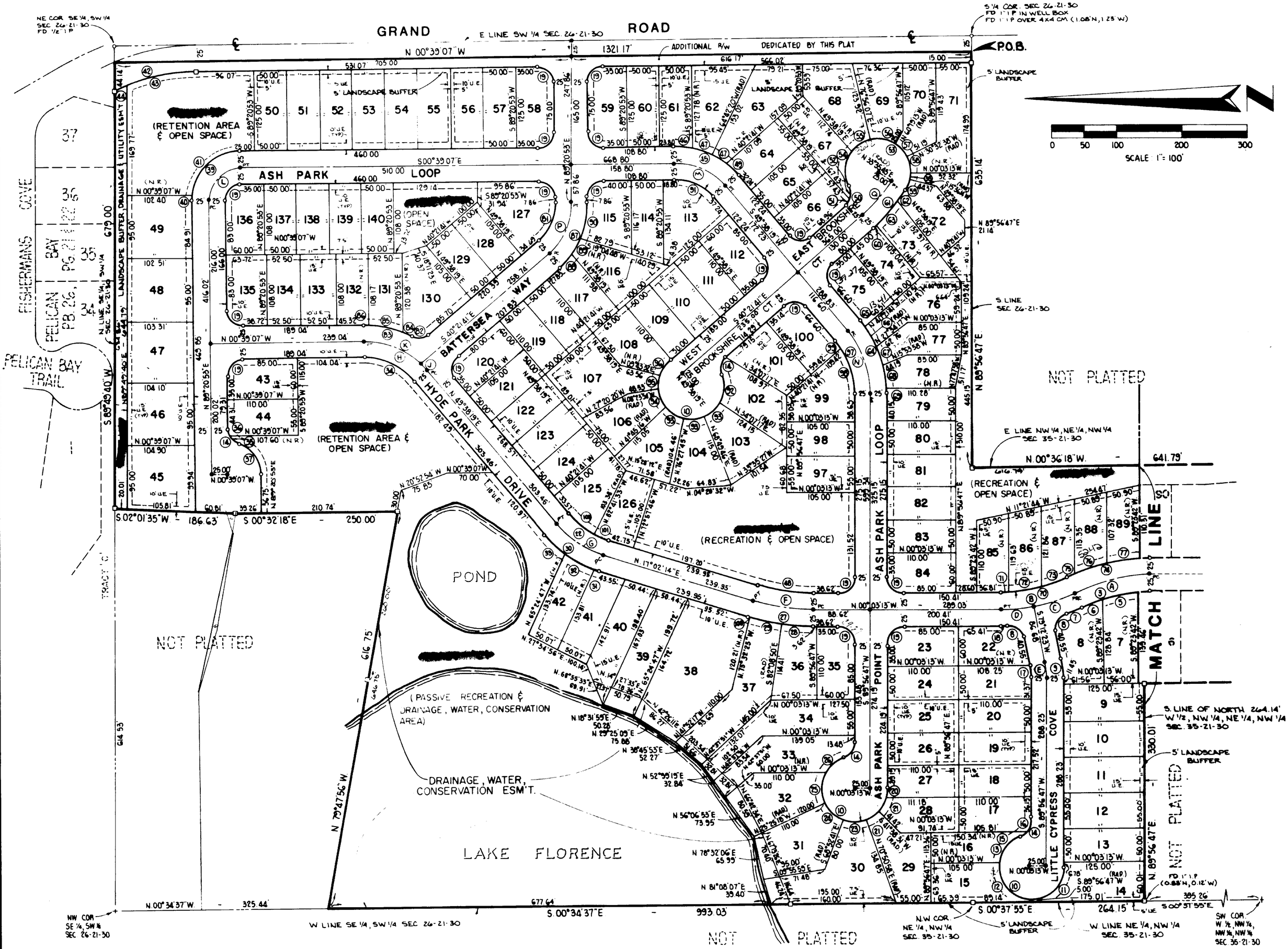
HYDE PARK

A PORTION OF SECTION 26 AND 35, TOWNSHIP 21 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA

PLAT BOOK 34
AND PAGE 39



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*84-50

HYDE PARK

A PORTION OF SECTION 26 AND 35, TOWNSHIP 21 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA

PLAT BOOK 34
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RIGHT OF WAY CURVE DATA

NO.	RADIUS	DELTA	ARC	TANGENT
1.	25.00'	90°23'28"	39.44'	25.17'
2.	150.00'	08°27'39"	22.15'	11.09'
3.	250.00'	24°04'48"	105.07'	53.32'
4.	250.00'	03°40'31"	16.04'	8.02'
5.	250.00'	13°04'07"	57.02'	28.63'
6.	250.00'	07°20'10"	32.01'	16.03'
7.	300.00'	05°02'29"	26.40'	13.21'
8.	25.00'	81°09'00"	35.41'	21.41'
9.	150.00'	10°44'24"	28.12'	14.10'
10.	50.00'	250°31'44"	218.63'	- - -
11.	50.00'	90°00'00"	78.54'	50.00'
12.	50.00'	97°53'28"	85.43'	57.41'
13.	50.00'	62°38'16"	54.66'	30.42'
14.	25.00'	70°31'44"	30.77'	17.68'
15.	25.00'	36°53'50"	16.10'	8.34'
16.	25.00'	33°37'54"	14.67'	7.56'
17.	100.00'	10°44'24"	18.74'	9.40'
18.	300.00'	01°53'24"	9.90'	4.95'
19.	25.00'	90°00'00"	39.27'	25.00'
20.	50.00'	12°29'17"	10.90'	5.47'
21.	50.00'	29°12'27"	25.49'	13.03'
22.	125.00'	32°36'05"	71.13'	36.55'
23.	50.00'	40°16'21"	35.14'	18.33'
24.	50.00'	43°27'23"	37.92'	19.93'
25.	50.00'	61°05'01"	53.31'	29.50'
26.	50.00'	34°48'48"	30.38'	15.67'
27.	350.00'	17°05'27"	104.40'	52.59'
28.	350.00'	07°54'23"	48.30'	24.19'
29.	350.00'	08°34'18"	52.36'	26.23'
30.	175.00'	32°36'05"	99.58'	51.18'
31.	175.00'	02°14'54"	6.87'	3.43'
32.	175.00'	16°26'52"	50.24'	25.29'
33.	175.00'	13°54'19"	42.47'	21.34'
34.	100.00'	50°17'26"	87.77'	46.94'
35.	25.00'	45°13'23"	19.73'	10.41'
36.	25.00'	25°18'21"	11.04'	5.61'
37.	50.00'	70°31'44"	61.55'	35.36'
38.	50.00'	11°28'42"	10.02'	5.03'
39.	75.00'	90°00'00"	117.81'	75.00'
40.	75.00'	07°43'43"	10.12'	5.07'
41.	75.00'	82°16'17"	107.69'	65.51'
42.	279.69'	26°23'13"	128.81'	65.57'
43.	279.69'	21°52'45"	106.80'	54.06'
44.	279.69'	04°30'28"	22.01'	11.01'
45.	125.00'	50°17'07"	109.70'	58.67'
46.	125.00'	12°05'48"	26.39'	13.24'
47.	125.00'	13°50'58"	30.21'	15.18'
48.	300.00'	17°05'27"	89.49'	45 08'
49.	125.00'	10°29'23"	22.89'	11.47'
50.	25.00'	77°29'47"	33.81'	20.06'
51.	25.00'	26°12'33"	11.43'	5.82'
52.	25.00'	51°17'14"	22.38'	12.00'
53.	50.00'	241°27'13"	210.71'	- - -
54.	50.00'	63°23'50"	55.33'	30.88'
55.	50.00'	41°23'45"	36.12'	18.89'
56.	50.00'	42°44'39"	37.30'	19.57'
57.	50.00'	29°46'35"	25.98'	13.29'
58.	50.00'	34°40'10"	30.26'	15.61'
59.	50.00'	17°59'32"	15.70'	7.92'
60.	275.00'	01°02'30"	5.00'	2.50'
61.	275.00'	16°02'34"	77.00'	38.75'
62.	275.00'	04°30'21"	21.63'	10.82'
63.	275.00'	10°29'43"	50.37'	25.26'
64.	175.00'	40°18'28"	123.11'	64.23'
65.	175.00'	04°23'24"	13.41'	6.71'
66.	175.00'	08°24'00"	25.66'	12.85'
67.	175.00'	11°40'19"	35.65'	17.89'
68.	175.00'	12°37'09"	38.54'	19.35'
69.	175.00'	03°13'36"	9.85'	4.93'
70.	250.00'	24°37'53"	107.47'	54.58'
71.	250.00'	03°01'27"	13.19'	6.60'
72.	250.00'	11°35'58"	50.61'	25.39'
73.	250.00'	10°00'28"	43.67'	21.89'
74.	300.00'	24°04'48"	126.08'	63.99'
75.	300.00'	01°49'29"	9.55'	4.78'
76.	300.00'	10°00'42"	52.42'	26.28'
77.	300.00'	09°38'29"	50.48'	25.30'
78.	300.00'	02°36'08"	13.63'	6.81'
79.	150.00'	08°24'57"	22.03'	11.04'
80.	25.00'	89°36'32"	39.10'	24.83'
81.	75.00'	50°17'26"	65.83'	35.20'
82.	25.00'	68°09'21"	29.74'	16.91'
83.	150.00'	28°26'47"	74.47'	38.02'
84.	150.00'	05°00'10"	13.10'	6.55'
85.	150.00'	20°42'04"	54.19'	27.40'
86.	150.00'	02°44'33"	7.18'	3.59'
87.	125.00'	50°17'26"	109.72'	58.67'
88.	125.00'	10°13'01"	22.29'	11.17'
89.	125.00'	13°47'03"	30.07'	15.11'
90.	125.00'	26°17'22"	57.36'	29.19'
91.	75.00'	50°16'54"	65.82'	35.20'
92.	50.00'	55°00'41"	48.00'	26.03'
93.	50.00'	34°42'29"	30.29'	15.65'
94.	50.00'	33°21'23"	29.11'	14.98'
95.	50.00'	29°04'11"	25.37'	12.96'
96.	50.00'	28°58'02"	25.28'	12.92'
97.	125.00'	40°18'28"	87.94'	45.88'
98.	125.00'	34°09'21"	74.52'	38.40'
99.	125.00'	06°09'07"	13.42'	6.72'
100.	350.00'	00°36'46"	3.74'	1.87'
101.	125.00'	10°16'13"	22.41'	11.23'
102.	125.00'	22°19'52"	48.72'	24.67'

CENTERLINE CURVE DATA

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
A.	275.00'	24°04'48"	115.58'	58.65'	114.73'	N.12°38'42"W.
B.	275.00'	24°37'53"	118.22'	60.04'	117.31'	N.12°22'09"W.
C.	275.00'	13°53'29"	66.67'	33.50'	66.51'	N.17°44'21"W.
D.	275.00'	10°44'24"	51.55'	25.85'	51.47'	N.05°25'25"W.
E.	125.00'	10°44'24"	23.43'	11.75'	23.40'	S.84°34'35"W.
F.	325.00'	17°05'27"	96.94'	48.83'	96.58'	N.08°29'30"E.
G.	150.00'	32°36'05"	85.35'	43.86'	84.20'	N.33°20'16"E.
H.	125.00'	50°17'26"	109.72'	58.67'	106.23'	N.24°29'36"E.
J.	125.00'	06°56'41"	15.15'	7.58'	15.14'	N.46°09'58"E.
K.	125.00'	43°20'45"	94.57'	49.68'	92.33'	N.21°01'15"E.
L.	50.00'	90°00'00"	78.54'	50.00'	70.71'	S.45°39'07"E.
M.	100.00'	50°17'26"	87.77'	46.94'	84.98'	S.24°29'36"W.
N.	150.00'	40°18'28"	105.52'	55.05'	103.36'	S.69°47'33"W.
P.	100.00'	50°17'26"	87.77'	46.94'	84.98'	S.65°30'24"E.
Q.	250.00'	16°02'34"	69.70'	35.23'	69.77'	S.48°22'58"E.

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HYDE PARK

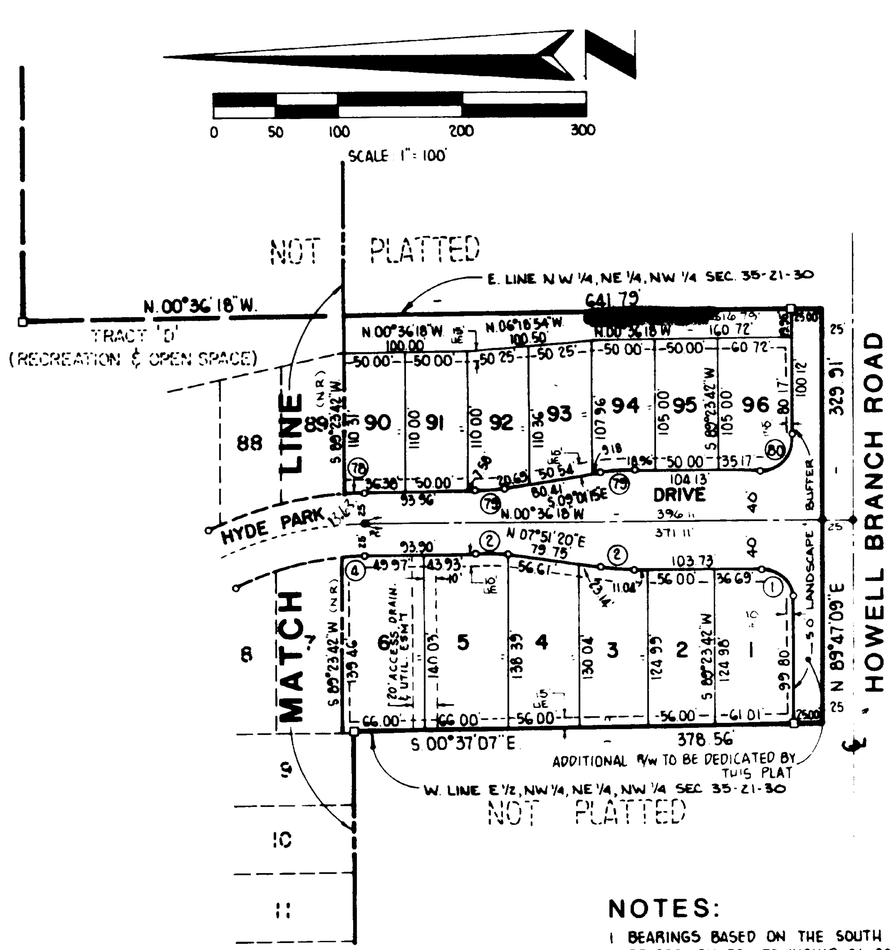
A PORTION OF SECTION 26 AND 35, TOWNSHIP 21 SOUTH, RANGE 30 EAST SEMINOLE COUNTY, FLORIDA

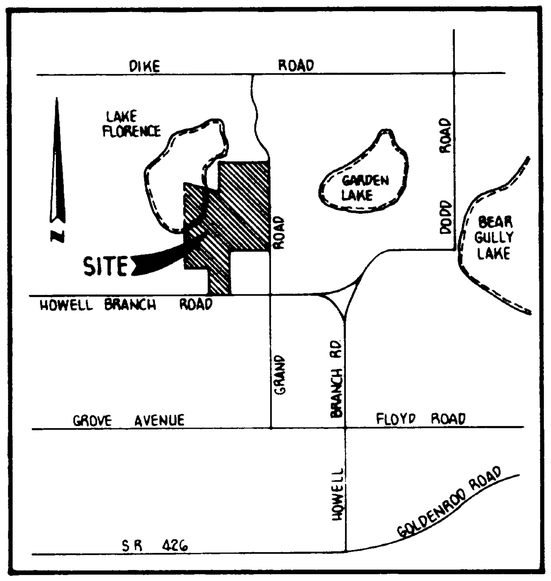
HYDE PARK
LEGAL DESCRIPTION

The East 1/2 and the North 264.14 feet of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 35; Less road right of way for Howell Branch Road; AND that portion of the Southeast 1/4 of the Southwest 1/4 of Section 26, all lying in Township 21 South, Range 30 East, Seminole County, Florida; Less the East 25.00 feet thereof for right of way for Grand Road, and being described as follows.

Commence at the South 1/4 corner of Section 26; thence South 89°56'47" West along the South line of said Section 26, a distance of 25.00 feet to the West Right of Way line of Grand Road (said Right of Way line being 25.00 feet West of, when measured at right angles and parallel with, the East line of the Southwest 1/4 of said Section 26) and the POINT OF BEGINNING; thence North 00°39'07" West along said West Right of Way line, a distance of 1321.17 feet to the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 26, thence departing said West Right of Way line South 89°49'40" West along the aforesaid North line of the Southeast 1/4 of the Southwest 1/4 of Section 26, a distance of 679.00 feet, thence South 02°01'35" West, a distance of 186.63 feet, thence South 00°32'18" East, a distance of 250.00 feet; thence North 79°47'56" West, a distance of 616.75 feet to the West line of said Southeast 1/4 of the Southwest 1/4 of Section 26; thence South 00°34'37" East along said West line, a distance of 993.03 feet to the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 35, thence South 00°37'55" East along the West line of said Northeast 1/4 of the Northwest 1/4 of Section 35, a distance of 264.15 feet to the South line of the North 264.14 feet of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 35; thence North 89°56'47" East along said South line, a distance of 330.01 feet to the West line of the East 1/2 of said Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 35, thence South 00°37'07" East along said West line, a distance of 378.56 feet to the North Right of Way line of Howell Branch Road (25.00 feet North of the centerline thereof); thence North 89°47'09" East along said North Right of Way line, a distance of 329.91 feet to the East line of said Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 35; thence North 00°36'18" West along said East line, a distance of 641.79 feet to the aforesaid South line of Section 26; thence North 89°56'47" East along said South line, a distance of 635.14 feet to the Point of Beginning.

Containing 40.77 acres, more or less.





VICINITY MAP
N.T.S.

NOTES:

1. BEARINGS BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 30 EAST AS BEING N 89°56'47"E
2. VEHICULAR ACCESS RIGHTS TO HOWELL BRANCH ROAD FROM LOTS 1 AND 96 AND TO GRAND ROAD FROM LOTS 50 THRU 63 AND LOTS 68 THRU 71, INCLUSIVE, ARE DEDICATED TO SEMINOLE COUNTY
3. TRACTS 'C, D, E, F AND 'G' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND:

- □ Denotes Permanent Reference Monument
- • Denotes Permanent Control Point
- o Denotes P.C., P.T., P.I. etc. (No Point Set)
- U.E. Denotes Utility Easement

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PLAT BOOK 34
AND PAGE 38

HYDE PARK
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 [redacted] shown hereon to the perpetual use of the public, and

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on AUGUST 7, 1985

HARRIS AMERICAN HOMES, INC.

By [signature]
NORMAN HARRIS, President

Signed and sealed in the presence of:

[signature]

[signature]

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on AUGUST 7, 1985 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared NORMAN HARRIS

President of the above named corporation incorporated under the laws of the State of FLORIDA, to me known to be the individual and officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

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

[signature]
NOTARY PUBLIC
My Commission Expires May 22, 1988

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify on AUGUST 7, 1985 he of the lands as shown in the foregoing plat, that representation of the lands therein described and nent reference monuments have been placed as quired by Chapter 177, Florida Statutes; and that s

Seminole County, Florida. Dated AUGUST 7

[signature] Registration

ZONING COMMISSION

APPROVED [signature], Chairman
This 2ND day of OCTOBER, 1985

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on MARCH 4th, 1986 the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

[signature]
Chairman of the Board.

Attest: [signature]
Clerk of the

CERTIFICATE OF CLERK

I HEREBY CERTIFY that I have examined the foregoing plat and find that it complies in all respects with the requirements of Chapter 177, Florida Statutes, and was filed for record on MARCH 7, 1986 at 8:51 A.M. File No. 27[illegible]

[signature]
Clerk of the Circuit Court
in and for Seminole County, Florida

84-50