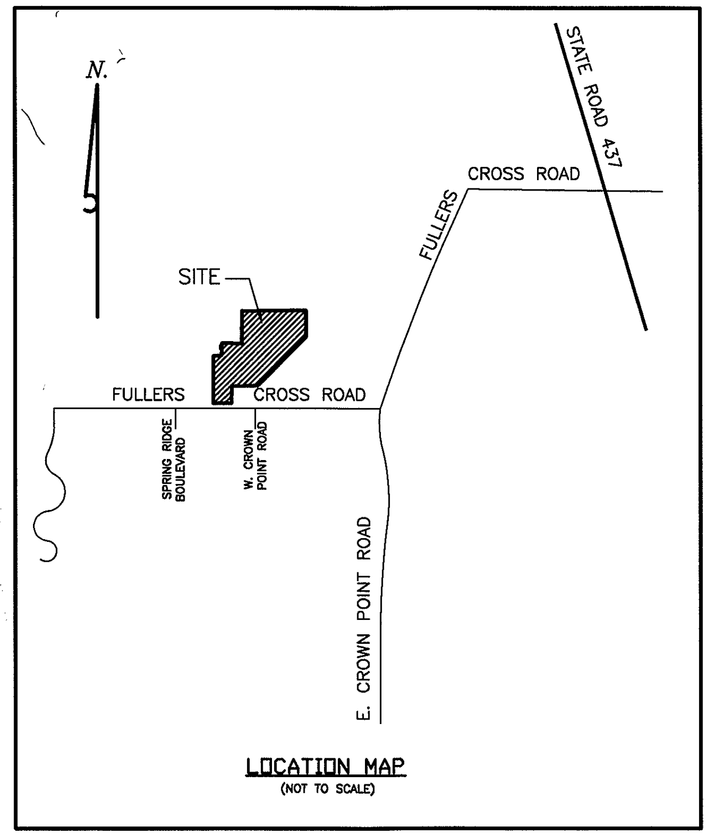
SHEET 1 OF 2

FULLERS CROSSING PHASE 1

SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

PLAT BOOK 44 PAGE 14



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION FOR FULLERS CROSSING PHASE 1

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 WEST OF THE RAILWAY (LESS THE WEST 175 FEET OF THE NORTH 575 FEET) IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. TOGETHER WITH:
COMMENCING AT THE POST AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 27 EAST, RUN THENCE NORTH 3 CHAINS; THENCE WEST 9 CHAINS AND 67 LINKS; THENCE SOUTH 15 CHAINS AND 10 LINKS; THENCE EAST 4 CHAINS AND 72 LINKS; THENCE SOUTH 12 CHAINS AND 72 LINKS TO THE NORTH SIDE OF AN AVENUE 30 FEET WIDE RUNNING EAST AND WEST; THENCE EAST ALONG THE NORTH SIDE OF SAID AVENUE 4 CHAINS AND 95 LINKS; THENCE NORTH 24 CHAINS AND 82 LINKS TO THE PLACE OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST; THENCE RUN S.00°19'06"W. ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, FOR A DISTANCE OF 569.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, S.00°19'06"W. ALONG SAID WEST LINE 5.43 FEET; THENCE N.89°48'19"E., FOR A DISTANCE OF 174.87 FEET; THENCE N.00°18'49"E., A DISTANCE OF 575.33 FEET TO THE NORTH LINE OF SAID SECTION 12; THENCE N.89°41'42"E., A DISTANCE OF 1135.53 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE S.00°11'48"W. ALONG SAID EAST LINE, A DISTANCE OF 462.56 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.44°55'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1225.15 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE S.89°47'41"W. ALONG SAID SOUTH LINE, FOR A DISTANCE OF 451.03 FEET; THENCE S.00°19'31"W., A DISTANCE OF 308.34 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FULLER'S CROSS ROAD; THENCE S.89°59'53"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 326.12 FEET; THENCE N.00°16'34"E. 841.58 FEET; THENCE S.89°43'26"E., A DISTANCE OF 138.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET AND A CHORD BEARING OF N.08°21'35"E., THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°10'20" FOR AN ARC LENGTH OF 32.02 FEET; THENCE N12°56'45"E., 19.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°37'39" FOR AN ARC LENGTH OF 44.08 FEET; THENCE N.00°19'06"E., A DISTANCE OF 5.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°21'55" FOR AN ARC LENGTH 39.43 FEET; THENCE N.00°41'01"E., A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF N.45°08'08"E., THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°38'05" FOR AN ARC LENGTH OF 39.11 FEET; THENCE N.00°19'06"E., A DISTANCE OF 23.99 FEET; THENCE S. 89°40'54"E., A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1581528 SQUARE FEET OR 36.3069 ACRES, MORE OR LESS.

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.

SURVEYOR'S NOTES:

1) BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 12-22-27 AS BEING N.89°41'43"E., ASSUMED.
2) THE LANDS DEPICTED HEREON CONTAIN 36.305 ACRES, MORE OR LESS.
3) LOT LINES ARE NON-RADIAL, UNLESS NOTED OTHERWISE.
4) ALL LOTS ARE SUBJECT TO A 5 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL SIDE LOT LINES, UNLESS NOTED OTHERWISE.
5) ALL LOTS ARE SUBJECT TO A 5 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL REAR LOT LINES, UNLESS NOTED OTHERWISE.
6) ALL LOTS ARE SUBJECT TO A 12 FOOT DRAINAGE, UTILITY, AND PEDESTRIAN EASEMENT ADJACENT TO ALL ROAD RIGHT-OF-WAYS.
7) MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:

	Exclude Lots 9-13 → LOTS 1-20, LOTS 62-63	LOTS 21-61 Lots 9-13
FRONT SETBACK	25 FEET	25 FEET
SIDE SETBACK	5 FEET	7.5 FEET
REAR SETBACK	25 FEET	25 FEET
SIDE STREET	25 FEET	25 FEET

8) TRACTS "A" AND "B" (SIGNAGE & WALL AREAS), TRACTS "C" AND "D" (RECREATION AREAS), TRACT "E" (RETENTION AREA) AND PRIVATE EASEMENTS ARE HEREBY DEDICATED TO AND TO BE MAINTAINED BY FULLERS CROSSING HOMEOWNERS ASSOCIATION.
9) EACH OF THE OWNERS OF LOTS AS SHOWN ON THIS PLAT OF FULLERS CROSSING PHASE 1 IS A MEMBER OF THE FULLERS CROSSING HOMEOWNERS ASSOCIATION. THE HOMEOWNERS' ASSOCIATION IS REQUIRED TO MAINTAIN TRACTS "A" AND "B" (SIGNAGE & WALL AREAS), TRACTS "C" AND "D" (RECREATION AREAS), TRACT "E" (RETENTION AREA) AND PRIVATE EASEMENTS. THE MEMBERS OF THE HOMEOWNERS' ASSOCIATION ARE ULTIMATELY RESPONSIBLE FOR PAYMENT OF THE COST OF MAINTENANCE OF TRACTS "A" AND "B" (SIGNAGE & WALL AREAS), TRACTS "C" AND "D" (RECREATION AREAS), TRACT "E" (RETENTION AREA), AND PRIVATE EASEMENTS AND ALL LOTS ARE SUBJECT TO ASSESSMENTS, LIENS, AND FORECLOSURES FOR NON-PAYMENT.

THE OWNER HEREBY CONVEYS TO THE CITY OF WINTER GARDEN THE RIGHT TO MAINTAIN OR HAVE MAINTAINED TRACTS "A" AND "B" (SIGNAGE & WALL AREAS), TRACTS "C" AND "D" (RECREATION AREAS), TRACT "E" (RETENTION AREA) AREA, TRACT "F" (CONSERVATION AREA) AND PRIVATE EASEMENTS, IN THE EVENT THAT SAID TRACT(S) AND EASEMENT(S) ARE NOT MAINTAINED OR SUCH BECOME A NUISANCE. THE COST OF SAID MAINTENANCE BY THE CITY OF WINTER GARDEN SHALL BE BORNE AND PAID BY THE FULLERS CROSSING HOMEOWNERS ASSOCIATION. SAID COSTS SHALL BE A LIEN ON ALL LOTS IN THE SUBDIVISION AND BE ENFORCEABLE BY FORECLOSURE PROCEEDINGS AND OTHER REMEDIES. THIS RIGHT AND THE CITY'S EXERCISE OF SAID RIGHT SHALL NOT IMPOSE ANY OBLIGATION ON THE CITY TO MAINTAIN SAID EASEMENTS OR IMPROVEMENTS.

10) ALL 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 INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLEY RESPONSIBLE FOR THE DAMAGES.
11) TRACTS "A", "B", AND "C" ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT ACROSS EACH TRACT FOR USE BY UTILITY COMPANIES TO CONSTRUCT, OPERATE, MAINTAIN AND REPLACE THEIR RESPECTIVE FACILITIES, BUT ONLY TO THE EXTENT THAT THE USE OF SUCH EASEMENT SHALL NOT INTERFERE WITH THE PURPOSE FOR WHICH EACH TRACT IS DEDICATED. UTILITY FACILITIES SHALL BE PLACED UNDERGROUND WITHIN DEDICATED UTILITY EASEMENTS.
12) EACH OF THE OWNERS OF LOTS SHOWN ON THIS FULLERS CROSSING PHASE 1 IS A MEMBER OF THE FULLERS CROSSING HOMEOWNERS ASSOCIATION.

TRACT "F" IS DEDICATED TO AND TO BE MAINTAINED BY FULLERS CROSSING HOMEOWNERS ASSOCIATION. NO CLEARING, CONSTRUCTION, GRADING OR ALTERATION OF THE TRACT IS PERMITTED UNLESS PRIOR APPROVAL IS SECURED FROM ORANGE COUNTY, CITY OF WINTER GARDEN, AND ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.
13) THERE SHALL BE NO DIRECT VEHICULAR ACCESS BETWEEN LOTS 43-49, TRACT "D", AND TRACT "F" OF FULLERS CROSSING PHASE 1 SUBDIVISION AND THE WEST ORANGE TRAIL PHASE II.
14) A PERPETUAL AND NON-EXCLUSIVE EASEMENT ACROSS TRACT "G" FOR PAVED ACCESS BETWEEN AMERICUS MINOR DRIVE AND THE SOUTHERN BOUNDARY OF THAT PARCEL OF LAND OWNED BY BEVERLY JANE MINOR WILLIS AND IDENTIFIED AS TAX ID # 12-22-27-0000-009 IS HEREBY GRANTED TO BEVERLY JANE MINOR WILLIS, HER HEIRS, SUCCESSORS AND ASSIGNS.
15) TRACT "G" IS HEREBY DEDICATED TO THE CITY OF WINTER GARDEN FOR THE CITY'S PERPETUAL USE TO OWN, ACCESS AND MAINTAIN THE SANITARY LIFT STATION LOCATED THEREON. A PERPETUAL AND NON-EXCLUSIVE EASEMENT ACCESS EASEMENT ACROSS TRACT "G" IS HEREBY GRANTED TO THE FULLERS CROSSING HOMEOWNERS ASSOCIATION AND THE RIGHT, THOUGH NOT OBLIGATION, TO LANDSCAPE, IRRIGATE AND MAINTAIN THE NATURAL GREENSPACE WITHIN TRACT "G".
16) I HEREBY CERTIFY THAT THE LIFT STATION FOR FULLERS CROSSING PHASE 1 IS LOCATED ENTIRELY WITHIN TRACT "G".

LINO T.
SANFT SURVEYING & MAPPING
421 FAIRBANKS AVENUE, SUITE 2
WINTER PARK, FL 32789
PHONE (407) 786-9456 / FAX (407) 786-9456
E-mail: PLS5792@AOL.COM

JOB #: PHI-BA32

DEDICATION
FULLERS CROSSING PHASE 1

KNOW ALL MEN BY THESE PRESENTS, That the company named below, being the owner in fee simple of the lands described in the foregoing caption to this Plat, hereby dedicates said lands, streets, easements and Plat for the uses and purposes therein expressed and noted and dedicates the Streets, Drainage and Utility Easements, and Tract "G" shown hereon to the perpetual use of the Public and City of Winter Garden.

IN WITNESS WHEREOF, has caused these presents to be signed by the officer named below on April 3, 2000

FULLERS CROSSING, L.L.C.,
a Florida limited liability company
BY: Edmund Hampden
Pres. / EDMUND HAMPDEN
Title / Printed Name
Attest: Colt III
VICE PRESIDENT / COLT D. McDANIEL III
Title / Printed Name

Signed and Sealed in the presence of:
(Witness) Denise Smith (Witness)
Alonzo L. Gainey (Print Name) Denise Smith (Print Name)

STATE OF Florida
COUNTY OF Orange

This is to certify that the foregoing instrument was acknowledged before me this 3 day of Apr. 2000 by Edmunds Hampden and Colt D. McDaniel III as President and Vice President of FULLERS CROSSING, L.L.C., a Florida limited liability company, on behalf of the company. Each of them is (check one) ___ personally known to me, produced Driver License as identification.

Notary
Alonzo L. Gainey
Printed Name
Notary Public State of Florida
Commission #
My Commission Expires

ALONZO L. GAINEY
MY COMMISSION # CC 570403
EXPIRES: July 15, 2000
Bonded Thru Notary Public Underwriters

CERTIFICATE OF PREPARING SURVEYOR

This Plat was prepared under my direction and supervision. This Plat complies with all of the survey requirements of Chapter 177, Florida Statutes.

Lino T. Sanft
Professional Surveyor & Mapper
Florida Registration Number 5792
LINO T. SANFT SURVEYING & MAPPING
421 Fairbanks Avenue, Suite 2
Winter Park, Florida 32789
Phone (407) 786-9456 / FAX (407) 622-[illegible]
E-mail: PLS5792@AOL.COM

LINO T. SANFT
No. 5792
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on April 13, 2000 the City Commission of the City of Winter Garden approved the foregoing plat.

Mayor Jack Quesinberry
(Print Name)
ATTEST: Kathy Montoya
City Clerk Kathy Montoya
(Print Name)

CERTIFICATE OF APPROVAL BY PLANNING DIRECTOR

THIS IS TO CERTIFY, That on March 6, 2000 the Planning and Zoning Commission of the City of Winter Garden approved the foregoing plat.

Planning Director mark Cechman

REVIEW BY CITY SURVEYOR

This Plat has been reviewed for conformity with Part 1, Chapter 177, Florida Statutes.

EXAMINED AND APPROVED: Steven E. Blair 4-4-00
City Surveyor Date

CERTIFICATE OF COUNTY COMPTROLLER

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 April 24, 2000
at 10:35 AM File No. [illegible]
Martha O. Haynie
County Comptroller
in and for Orange County, Florida
BY C. N. Tuttepe

JOINDER AND CONSENT

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the lands described in the caption to this Plat and that the undersigned hereby joins in and consents to the dedication of the lands, streets, easements, and Tracts "A", "B", "C", "D", "E", and "F" described on this Plat, Fullers Crossing Phase 1, in the Certificate of Dedication by the owner thereof and agrees that its mortgage, lien, and other encumbrance which is recorded in Official Records Book 5869, Pages 4140-4161 and its Collateral Assignment of Contracts and Deposits as recorded in Official Records Book 5869, Pages 4162-4169 and its UCC-1 Financing Statement as recorded in Official Records Book 5869, Pages 4170-4173, all in the Public Records of Orange, County, Florida, shall be and are hereby subordinated to said dedication and reservations thereon.

IN WITNESS WHEREOF, the undersigned hereunto set hand on ____, 2000.

AmSouth Bank
111 North Orange Avenue
Orlando, Florida 32801
By
Printed Name: Andrew G. Toxey
Title: Vice President
STATE OF Florida
COUNTY OF

Signed and Sealed in the Presence of
Witness: Edmund Hampden
Printed Name: EDMUND HAMPDEN
Witness:
Printed Name: Alonzo L. Gainey

This is to certify that the foregoing instrument was acknowledged before me this 3rd day of April, 2000 by Andrew G. Toxey as Vice President for AmSouth Bank

He is (check one) ___ personally known to me
produced Driver License as identification.

Notary
Alonzo L. Gainey
Printed Name
Notary Public State of Florida
Commission #
My Commission Expires

ALONZO L. GAINEY
MY COMMISSION # CC 570403
EXPIRES: July 15, 2000
Bonded Thru Notary Public Underwriters

SHEET 2 OF 2

FULLERS CROSSING PHASE 1

PLAT BOOK 44 PAGE 15

SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

0 50 100 200 300 400

GRAPHIC SCALE
SCALE: 1"=100'

N.
SCALE: 1" = 100'

SURVEYOR'S NOTES:

1) BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 12-22-27 AS BEING N.89°41'43"E., ASSUMED.

2) THE LANDS DEPICTED HEREON CONTAIN 36.305 ACRES, MORE OR LESS.

3) LOT LINES ARE NON-RADIAL, UNLESS NOTED OTHERWISE.

4) ALL LOTS ARE SUBJECT TO A 5 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL SIDE LOT LINES, UNLESS NOTED OTHERWISE.

5) ALL LOTS ARE SUBJECT TO A 5 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL REAR LOT LINES, UNLESS NOTED OTHERWISE.

6) ALL LOTS ARE SUBJECT TO A 12 FOOT DRAINAGE, UTILITY, AND PEDESTRIAN EASEMENT ADJACENT TO ALL ROAD RIGHT-OF-WAYS.

7) MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:

Exclude lots 9-13	LOTS 1-20, LOTS 62-63	LOTS 21-61 Lots 9-13
FRONT SETBACK	25 FEET	25 FEET
SIDE SETBACK	5 FEET	7.5 FEET
REAR SETBACK	25 FEET	25 FEET
SIDE STREET	25 FEET	25 FEET

8) TRACTS "A" AND "B" (SIGNAGE & WALL AREAS), TRACTS "C" AND "D" (RECREATION AREAS), TRACT "E" (RETENTION AREA) AND PRIVATE EASEMENTS ARE HEREBY DEDICATED TO AND TO BE MAINTAINED BY FULLERS CROSSING HOMEOWNERS ASSOCIATION.

9) EACH OF THE OWNERS OF LOTS AS SHOWN ON THIS PLAT OF FULLERS CROSSING PHASE 1 IS A MEMBER OF THE FULLERS CROSSING HOMEOWNERS ASSOCIATION. THE HOMEOWNERS' ASSOCIATION IS REQUIRED TO MAINTAIN TRACTS "A" AND "B" (SIGNAGE & WALL AREAS), TRACTS "C" AND "D" (RECREATION AREAS), TRACT "E" (RETENTION AREA) AND PRIVATE EASEMENTS. THE MEMBERS OF THE HOMEOWNERS' ASSOCIATION ARE ULTIMATELY RESPONSIBLE FOR PAYMENT OF THE COST OF MAINTENANCE OF TRACTS "A" AND "B" (SIGNAGE & WALL AREAS), TRACTS "C" AND "D" (RECREATION AREAS), TRACT "E" (RETENTION AREA), AND PRIVATE EASEMENTS AND ALL LOTS ARE SUBJECT TO ASSESSMENTS, LIENS, AND FORECLOSURES FOR NON-PAYMENT.

THE OWNER HEREBY CONVEYS TO THE CITY OF WINTER GARDEN THE RIGHT TO MAINTAIN OR HAVE MAINTAINED TRACTS "A" AND "B" (SIGNAGE & WALL AREAS), TRACTS "C" AND "D" (RECREATION AREAS), TRACT "E" (RETENTION AREA) AREA, TRACT "F" (CONSERVATION AREA) AND PRIVATE EASEMENTS, IN THE EVENT THAT SAID TRACT(S) AND EASEMENT(S) ARE NOT MAINTAINED OR SUCH BECOME A NUISANCE. THE COST OF SAID MAINTENANCE BY THE CITY OF WINTER GARDEN SHALL BE BORNE AND PAID BY THE FULLERS CROSSING HOMEOWNERS ASSOCIATION. SAID COSTS SHALL BE A LIEN ON ALL LOTS IN THE SUBDIVISION AND BE ENFORCEABLE BY FORECLOSURE PROCEEDINGS AND OTHER REMEDIES. THIS RIGHT AND THE CITY'S EXERCISE OF SAID RIGHT SHALL NOT IMPOSE ANY OBLIGATION ON THE CITY TO MAINTAIN SAID EASEMENTS OR IMPROVEMENTS.

10) ALL 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 INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLEY RESPONSIBLE FOR THE DAMAGES.

11) TRACTS "A", "B", AND "C" ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT ACROSS EACH TRACT FOR USE BY UTILITY COMPANIES TO CONSTRUCT, OPERATE, MAINTAIN AND REPLACE THEIR RESPECTIVE FACILITIES, BUT ONLY TO THE EXTENT THAT THE USE OF SUCH EASEMENT SHALL NOT INTERFERE WITH THE PURPOSE FOR WHICH EACH TRACT IS DEDICATED. UTILITY FACILITIES SHALL BE PLACED UNDERGROUND WITHIN DEDICATED UTILITY EASEMENTS.

12) EACH OF THE OWNERS OF LOTS SHOWN ON THIS FULLERS CROSSING PHASE 1 IS A MEMBER OF THE FULLERS CROSSING HOMEOWNERS ASSOCIATION.

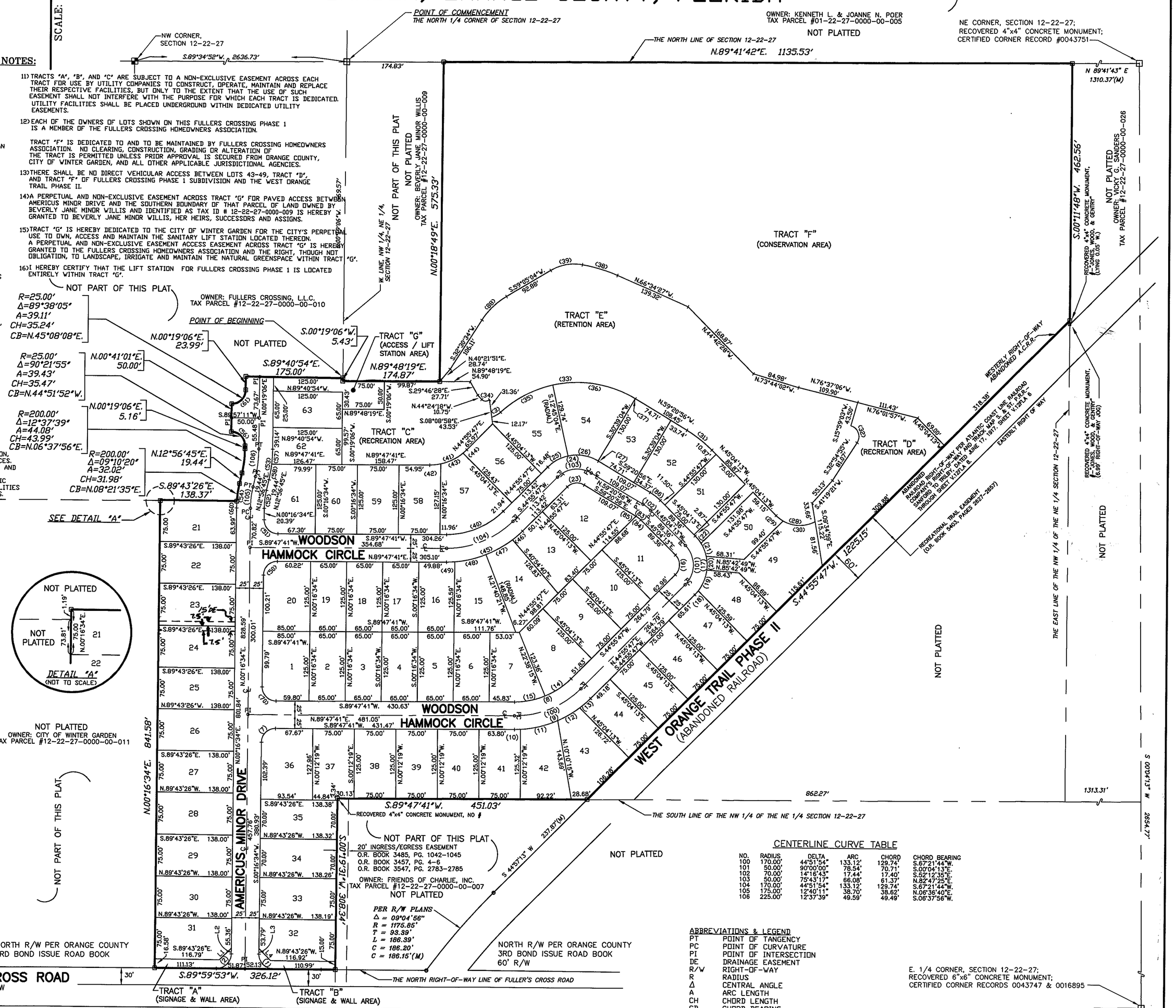
TRACT "F" IS DEDICATED TO AND TO BE MAINTAINED BY FULLERS CROSSING HOMEOWNERS ASSOCIATION. NO CLEARING, CONSTRUCTION, GRADING OR ALTERATION OF THE TRACT IS PERMITTED UNLESS PRIOR APPROVAL IS SECURED FROM ORANGE COUNTY, CITY OF WINTER GARDEN, AND ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.

13) THERE SHALL BE NO DIRECT VEHICULAR ACCESS BETWEEN LOTS 43-49, TRACT "D", AND TRACT "F" OF FULLERS CROSSING PHASE 1 SUBDIVISION AND THE WEST ORANGE TRAIL PHASE II.

14) A PERPETUAL AND NON-EXCLUSIVE EASEMENT ACROSS TRACT "G" FOR PAVED ACCESS BETWEEN AMERICUS MINOR DRIVE AND THE SOUTHERN BOUNDARY OF THAT PARCEL OF LAND OWNED BY BEVERLY JANE MINOR WILLIS AND IDENTIFIED AS TAX ID # 12-22-27-0000-009 IS HEREBY GRANTED TO BEVERLY JANE MINOR WILLIS, HER HEIRS, SUCCESSORS AND ASSIGNS.

15) TRACT "G" IS HEREBY DEDICATED TO THE CITY OF WINTER GARDEN FOR THE CITY'S PERPETUAL USE TO OWN, ACCESS AND MAINTAIN THE SANITARY LIFT STATION LOCATED THEREON. A PERPETUAL AND NON-EXCLUSIVE EASEMENT ACCESS EASEMENT ACROSS TRACT "G" IS HEREBY GRANTED TO THE FULLERS CROSSING HOMEOWNERS ASSOCIATION AND THE RIGHT, THOUGH NOT OBLIGATION, TO LANDSCAPE, IRRIGATE AND MAINTAIN THE NATURAL GREENSPACE WITHIN TRACT "G".

16) I HEREBY CERTIFY THAT THE LIFT STATION FOR FULLERS CROSSING PHASE 1 IS LOCATED ENTIRELY WITHIN TRACT "G".



RIGHT-OF-WAY CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	27.00'	90°16'41"	42.54'	38.28'	N.44°51'46"W.
2	27.00'	89°43'19"	42.28'	38.09'	S.45°08'14"W.
3	40.00'	26°45'56"	18.69'	18.52'	S.60°18'51"W.
4	27.00'	23°56'46"	11.28'	11.20'	S.12°14'57"W.
5	27.00'	25°07'06"	11.84'	11.74'	N.12°16'59"W.
6	27.00'	65°09'34"	30.71'	29.08'	N.57°25'20"W.
7	25.00'	89°31'07"	39.06'	35.21'	N.45°02'08"E.
8	145.00'	44°51'54"	113.54'	110.66'	S.67°21'44"W.
9	195.00'	44°51'54"	152.69'	148.82'	S.67°21'44"W.
10	195.00'	03°17'35"	11.21'	11.21'	S.88°08'54"W.
11	195.00'	20°27'54"	69.65'	69.28'	S.76°16'09"W.
12	195.00'	13°29'50"	45.94'	45.83'	S.59°17'17"W.
13	195.00'	07°36'36"	25.90'	25.88'	S.48°44'05"W.
14	145.00'	22°25'58"	56.77'	56.41'	S.56°08'46"W.
15	145.00'	22°25'58"	56.77'	56.41'	S.78°34'43"W.
16	25.00'	90°00'00"	39.27'	35.36'	S.00°04'13"E.
17	75.00'	90°00'00"	117.81'	106.07'	S.00°04'13"E.
18	75.00'	07°11'32"	9.41'	9.41'	S.41°20'01"W.
19	75.00'	30°57'44"	40.53'	40.04'	S.22°15'23"W.
20	75.00'	19°20'29"	25.32'	25.20'	S.02°53'43"E.
21	75.00'	19°17'54"	25.26'	25.14'	S.22°12'55"E.
22	75.00'	13°12'22"	17.29'	17.25'	S.38°28'02"E.
23	25.00'	75°43'17"	33.04'	30.69'	N.82°47'25"E.
24	75.00'	75°43'17"	99.12'	92.06'	N.82°47'25"E.
25	75.00'	32°19'08"	42.31'	41.75'	N.61°05'21"E.
26	75.00'	43°10'45"	56.52'	55.19'	S.81°09'42"E.
27	75.00'	00°13'23"	0.29'	0.29'	S.59°27'38"E.
28	60.00'	76°53'30"	76.33'	71.29'	N.81°30'58"W.
29	60.00'	15°21'32"	16.08'	16.04'	N.52°44'59"W.
30	60.00'	57°31'58"	60.25'	57.75'	N.89°11'44"W.
31	230.00'	14°16'43"	57.32'	57.17'	S.52°12'35"E.
32	20.00'	107°15'05"	37.44'	32.21'	S.20°49'38"E.
33	206.12'	72°44'55"	261.72'	244.49'	N.83°57'49"E.
34	10.00'	88°18'26"	15.41'	13.93'	N.88°33'31"W.
35	206.12'	29°42'19"	106.87'	105.67'	N.62°26'31"E.
36	206.12'	43°02'36"	154.85'	151.23'	S.81°11'01"E.
37	206.12'	00°04'52"	0.29'	0.29'	S.59°37'17"E.
38	277.57'	13°44'52"	66.60'	66.44'	S.73°26'53"E.
39	83.75'	40°35'37"	59.33'	58.10'	N.79°26'53"E.
40	145.00'	44°51'54"	113.54'	110.66'	S.67°21'44"W.
41	95.00'	44°51'54"	74.39'	72.50'	S.67°21'44"W.
42	95.00'	12°11'53"	20.23'	20.19'	S.83°41'45"W.
43	95.00'	27°12'53"	45.12'	44.70'	S.63°59'22"W.
44	95.00'	05°27'08"	9.04'	9.04'	S.47°39'21"W.
45	195.00'	44°51'54"	152.69'	148.82'	S.67°21'44"W.
46	195.00'	07°05'56"	24.16'	24.14'	S.48°28'45"W.
47	195.00'	16°17'56"	55.47'	55.29'	S.60°10'41"W.
48	195.00'	17°01'04"	57.92'	57.71'	S.76°50'11"W.
49	195.00'	04°26'58"	15.14'	15.14'	S.87°34'12"W.
50	25.00'	89°31'07"	39.06'	35.21'	N.45°02'08"E.
51	25.00'	90°28'53"	39.48'	35.50'	N.44°57'52"W.
52	150.00'	12°40'11"	33.17'	33.10'	N.06°36'40"E.
53	250.00'	12°37'39"	55.10'	54.99'	S.06°37'56"W.
54	200.00'	12°40'11"	44.23'	44.14'	N.06°36'40"E.
55	200.00'	12°37'39"	44.08'	43.99'	S.06°37'56"W.
56	25.00'	90°21'55"	39.43'	35.47'	S.44°51'52"E.
57	250.00'	06°12'13"	27.07'	27.06'	S.03°25'12"W.
58	250.00'	06°25'26"	28.03'	28.02'	S.09°44'02"W.
59	200.00'	09°10'29"	32.02'	31.98'	N.08°21'35"E.
60	200.00'	03°29'52"	12.21'	12.21'	N.02°01'30"E.
61	25.00'	89°38'05"	39.11'	35.24'	S.45°08'08"W.
70	73.00'	27°38'44"	36.19'	35.84'	N.76°07'49"E.
83	45.00'	14°16'43"	11.21'	11.18'	S.52°12'35"E.
84	45.00'	13°40'22"	10.74'	10.71'	S.51°54'24"E.
85	45.00'	00°36'22"	0.48'	0.48'	S.59°02'45"E.
86	95.00'	14°16'43"	23.67'	23.61'	S.52°12'35"E.
87	25.00'	90°28'53"	39.48'	35.50'	N.44°57'52"W.
88	133.52'	26°34'30"	61.93'	61.38'	N.43°47'49"E.

LINE TABLE

Line	Bearing	Distance
L1	S.45°16'34"W.	30.00'
L2	S.00°16'34"W.	10.25'
L3	S.00°16'34"W.	9.75'
L4	S.44°43'26"E.	30.00'

CENTERLINE CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
100	170.00'	44°51'54"	133.12'	129.74'	S.67°21'44"W.
101	50.00'	90°00'00"	78.54'	70.71'	S.00°04'13"E.
102	70.00'	14°16'43"	17.44'	17.40'	S.52°12'35"E.
103	50.00'	75°43'17"	66.08'	61.37'	N.82°47'25"E.
104	170.00'	44°51'54"	133.12'	129.74'	S.67°21'44"W.
105	175.00'	12°40'11"	38.70'	38.62'	N.06°36'40"E.
106	225.00'	12°37'39"	49.59'	49.49'	S.06°37'56"W.

ABBREVIATIONS & LEGEND

PT	POINT OF TANGENCY
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
DE	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
R	RADIUS
Δ	CENTRAL ANGLE
A	ARC LENGTH
CH	CHORD LENGTH
CB	CHORD BEARING
⊡	SET 4"x4"CONCRETE MONUMENT, #PSM5792 (UNLESS OTHERWISE NOTED)
∘	SET NAIL & DISK, #PSM5792
℄	CENTERLINE OF RIGHT-OF-WAY

LINO T.
SANFT SURVEYING & MAPPING
421 FAIRBANKS AVENUE, SUITE 2
WINTER PARK, FL 32789
PHONE (407) 786-9456 / FAX (407) 786-9456
E-mail: PLS5792@AOL.COM

JOB # 04-1852