

VICINITY MAP
NOT TO SCALE

Notes:

- Bearings shown hereon are based on N 00°27'29" W along the West line of Section 30, Township 26 South, Range 32 East (Florida State Plane Coordinate Grid 83/90 datum).
- NOTICE: There may be additional restrictions that are not recorded on this plot that may be found in the public records of this county.
- This property is subject to the following items:
 - Easement Agreement filed January 12, 1959, in Book 35, Page 13.
 - Pipeline Easement filed December 21, 1983, in Book 1162, Page 230; Modification filed in Book 1339, Page 375.
 - Encroachment Agreement filed October 5, 2001, in Book 1941, Page 1054.
 - Order of Taking Establishing Power Easement filed June 15, 1987, in Book 842, Page 2470.
 - Final Judgment Concerning Validation of Harmony Community Development District Bond filed August 2, 2000 in Book 1766, Page 148; re-recorded in Book 1771, Page 893.
 - Final Judgment Concerning Validation of Harmony Community Development District Bond filed August 10, 2000 in Book 1767, Page 457; re-recorded in Book 1775, Page 952.
 - Notice of Harmony Community Development District filed March 24, 2000, in Book 1717, Page 1764; Amended Notice of Establishment of Harmony Community Development District filed in Book 1734, Page 1712, and Second Amended Notice filed in Book 1943, Page 1779.
 - Settlement Agreement and Development Order filed February 18, 1995, in Book 1240, Page 1448; First Amended Development Order filed in Book 1806, Page 1767; Second Amended Development Order filed in Book 1751, Page 1208 and Third Amended Development Order filed in Book 1859, Page 793.
 - Reservation in Deed filed June 6, 1950, in Deed Book 131, Page 203; Warranty Deed filed October 6, 1959, in Book 194, Page 132; Notice filed August 19, 1975, in Book 314, Page 644. The right of entry and exploration for the reservation in said Deed have been released by Release of Surface Entry Rights with Respect to Oil, Gas and Mineral Interest filed November 3, 1983, in Book 690, Page 452.
 - Project Improvement Acquisition Agreement filed April 8, 2001, in Book 1856, Page 656; First Modification filed in Book 1943, Page 1775.
 - Intercal Agreement Pertaining to District Infrastructure Construction and Maintenance filed August 2, 2001, in Book 1911, Page 2203, re-recorded in Book 1922, Page 649.
 - Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments filed October 9, 2001, in Book 1941, Page 2463.
 - Drainage Easement filed October 10, 2002, in Book 2125 Page 2078 as amended by the First Amendment of Drainage Easement filed 2002, in Book 2125 Page 2090.

BIRCHWOOD NEIGHBORHOODS B & C
SECTIONS 19, 30 & 31, TOWNSHIP 26 SOUTH, RANGE 32 EAST
OSCEOLA COUNTY, FLORIDA

Plot Notes and Easements:

The Partnership further grants by means of this plot the following non-exclusive private easements shown hereon for the uses set forth below:

A. Unless expressly and specifically provided otherwise, all easements described on this plot are private non-exclusive easements. With respect to all easements described in or reserved by this plot, (unless expressly and specifically provided otherwise), the right is hereby reserved to the Partnership and to the grantee of the easement (if specifically authorized by the plot, instrument of grant or assignment) to: (i) assign the same to others, (ii) grant a part or all of said easements to others and (iii) grant and allow the assignee or grantee thereof to grant such additional easements over any part or all of said easements as the Partnership or grantee or assignee or grantee may deem necessary or appropriate, provided, none of the grants or additional easements shall impair or detract from the use of the easements depicted on this plot for the uses herein expressed and provided that said grant or additional easements shall not be deemed a public dedication of said easements.

B. The Partnership hereby reserves to itself (and to its grantees and assignees, if specifically authorized by the plot, instrument of grant or assignment) the exclusive right and privilege to determine the location of any improvements, equipment, driveways, curb cuts, paved areas or facilities to be placed within, on or beneath the surface of all easements granted by, described in or reserved by this plot and Partnership retains (for itself and its grantees or assigns) the right of access and use over and across all said easements for improvement, construction and maintenance purposes.

C. All private easements appearing on this plot are subject to rights reserved or granted in the Harmony Residential Properties Declaration of Covenants, Conditions and Restrictions recorded in O.R. Book _____ Page _____ of the Public Records of Osceola County, Florida, or may be amended from time to time, and are subject to any additional covenants, conditions, easements and restrictions applicable from time to time to the lands described herein, none of which shall impair or detract from the uses herein expressed and provided that such provisions for the management and regulation of the use of said easements.

D. Unless specifically provided otherwise on this plot, successors in interest to the Partnership shall not succeed to rights reserved by Partnership on this plot unless a recorded instrument makes reference to the rights or rights reserved by Partnership and assigns such right or rights to said successors in interest.

E. References to the following terms on this plot shall be deemed to specifically reference the tracts set forth below:

- Alley Tracts: Alley Tract A/B-17 through and including Alley Tract A/B-22 and Alley Tract A/C-20 through and including Alley Tract A/C-24
- L/U Tracts: Tract L/U-1 through and including Tract L/U-11
- Tract L/U-11A, Tract L/U-13, and Tract L/U-17
- Tract L/U-15B through and including Tract L/U-15K
- L/U B-1 through and including L/U B-1B
- L/U C-4 through and including L/U C-1B
- Pond Tracts: Pond Tract D-1, Pond Tract D-2, Pond Tract D-3

All other Tract references shall be deemed to refer only to the specifically named Tract, including but not limited to: 25' Buffer Easement, Park Tract P-2, Park Tract P/B-3, Park Tract P/B-6, Park Tract P/B-7, Park Tract P/C-8, Park Tract P/C-9, Park Tract P/C-10, Town Center Tract-1, Ingress/Egress Utility Tract-1, Ingress/Egress Utility Tract-2, Access/Utility Easement, Lift Station Tract LS-2, Tract X Future Development, and Temporary Cut De Soc Easement

1. [Easement #1] Partnership (as grantor) hereby grants and conveys by this plot to the Harmony Community Development District ("HCDD") (as grantee) a perpetual non-exclusive easement on, over and under all publicly dedicated portions of the streets in Birchwood Neighborhoods B & C for the purpose of: drainage; utilities; water; sanitary sewer; irrigation; parking; the right but not the obligation to perform road maintenance and maintenance of crosswalks; the right to maintain the brick pavers as obligated from time to time; access on, over, to and from any and all driveways and curb cuts in or abutting said streets; and the right but not the obligation to perform landscape maintenance in unpaved areas.

2. [Easement #2] Partnership reserves for itself, its successors and assigns, a private perpetual non-exclusive easement on, over and under all Alley Tracts, L/U Tracts, Pond Tracts, Park Tract P-2 and the Town Center Tract-1 for: road drainage; utilities; cable television; irrigation; parking; the right but not the obligation to perform road maintenance; the right but not the obligation, to pave and construct driveways and curb cuts subject to and in accordance with the rights of the Partnership as set forth in Plot Note B; access to the contiguous publicly dedicated portion of the rights-of-way dedicated by this plot via the driveways and curb cuts now or in the future constructed thereon in accordance with and subject to the rights of the Partnership as set forth in Plot Note B; encroachments of structures, structural overhangs, foundations, footers and maintenance of those structures; the right, but not the obligation, to perform landscaping maintenance and the right, but not the obligation, to install and maintain signage, lighting, mailboxes, decorative improvements including but not limited to fencing and entry features.

3. [Easement #3] Partnership (as grantor) hereby dedicates on this plot to Osceola County (as grantee) a perpetual non-exclusive emergency access easement over all L/U Tracts, Alley Tracts and the Temporary Cut De Soc Easement inclusive solely for emergency (police, fire, medical, natural disaster) access purposes.

4. [Easement #4] Partnership (as grantor) hereby reserves for itself, its successors and assigns and grants and conveys to the HCDD (as grantee) a temporary access and construction easement over the publicly dedicated portions of the rights of way dedicated by this plot for the purpose of construction of such rights of way. Such temporary access and construction easement shall automatically expire upon issuance by Osceola County of a certificate of completion for such rights of way.

5. [Easement #5] Partnership (as grantor) hereby grants and conveys to the HCDD (as grantee) (i) a perpetual non-exclusive easement on, over and under Lift Station Tract LS-2, Ingress/Egress Utility Tract-1, Ingress/Egress Utility Tract-2 and Access/Utility Easement for the purpose of: vehicular and pedestrian access; drainage; utilities; cable television; water; sanitary sewer; irrigation; and parking, including, but not limited to the right to install, construct and maintain utility facilities within such property and grants and conveys to the HCDD (as grantee) (ii) a perpetual non-exclusive easement on, over and under the 25' Buffer Easement for wetland conservation or similar purposes which the HCDD may elect at any time in its sole discretion to assign to a governmental or quasi-governmental entity for the purpose of complying with applicable laws, regulations or permits and (iii) a perpetual non-exclusive drainage easement that is five (5) feet wide, running inside and along the side lot lines of each residential lot that is platted hereby, but not including any side lot line that is adjacent to an L/U Tract or an Alley Tract, for the purpose of drainage, including, but not limited to the right to install, construct and maintain drainage facilities within such easement property and the right to free and clear access at all times to such property and facilities.

6. [Easement #6] Partnership (as grantor) dedicates by this plot to Osceola County (as grantee) a perpetual non-exclusive easement on, over and under and through all L/U Tracts and the Temporary Cut De Soc Easement for the purpose of: roadways maintenance; repair and replacement; and the installation and maintenance of traffic control devices and signage in accordance with and subject to the rights of the Partnership as set forth in Plot Note B.

7. [Easement #7] Partnership (as grantor) dedicates by this plot to Osceola County (as grantee) a perpetual non-exclusive easement on, over, under, across and through all L/U Tracts and the Temporary Cut De Soc Easement for the purpose of: roadway maintenance; repair and replacement; and the installation and maintenance of traffic control devices and signage in accordance with and subject to the rights of the Partnership as set forth in Plot Note B.

8. [Easement #8] Partnership (as grantor) hereby grants and conveys by this plot, to the owners from time to time (as grantee) of all lots platted hereby, a private perpetual non-exclusive access easement on, over, under, across and through all L/U Tracts, Alley Tracts and the Temporary Cut De Soc Easement for vehicular and pedestrian access to and from the publicly dedicated portions of the rights-of-way dedicated by this plot, provided, however, that the location and construction of all such driveways, curb cuts and paved areas are subject to Plot Note B and must be approved in advance by the Partnership. This Easement #8 shall not be deemed or construed to grant to any lot owner the right to construct any such driveway, curb cut or paved area without the prior approval of the Partnership and this Easement #8 shall not be deemed or construed to be a grant or dedication to the public, nor to any utility or cable television company or provider.

9. [Easement #9] Partnership (as grantor) hereby grants and conveys by this plot to the Harmony Residential Owners Association, Inc., its successors and assigns (as grantee) a private perpetual non-exclusive easement on, over, under, across and through all L/U Tracts, Alley Tracts, the Temporary Cut De Soc Easement, Pond Tracts, Park Tract P-2 and the Town Center Tract-1 for the purpose of installation and maintenance of landscaping and signage, lighting, mailboxes, decorative improvements and entry features, in accordance with and subject to the rights of the Partnership as set forth in Plot Note B.

10. [Easement #10] Partnership (as grantor) hereby grants and conveys by this plot to the Harmony Nonresidential Owners Association, Inc., its successors and assigns (as grantee) a private perpetual non-exclusive easement on, over, under, across and through all L/U Tracts and the Town Center Tract-1 for the purpose of installation and maintenance of landscaping and signage, lighting, mailboxes, decorative improvements and entry features, in accordance with and subject to the rights of the Partnership as set forth in Plot Note B.

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4. [Easement #4] Partnership (as grantor) hereby reserves for itself, its successors and assigns and grants and conveys to the HCDD (as grantee) a temporary access and construction easement over the publicly dedicated portions of the rights of way dedicated by this plot for the purpose of construction of such rights of way. Such temporary access and construction easement shall automatically expire upon issuance by Osceola County of a certificate of completion for such rights of way.

5. [Easement #5] Partnership (as grantor) hereby grants and conveys to the HCDD (as grantee) (i) a perpetual non-exclusive easement on, over and under Lift Station Tract LS-2, Ingress/Egress Utility Tract-1, Ingress/Egress Utility Tract-2 and Access/Utility Easement for the purpose of: vehicular and pedestrian access; drainage; utilities; cable television; water; sanitary sewer; irrigation; and parking, including, but not limited to the right to install, construct and maintain utility facilities within such property and grants and conveys to the HCDD (as grantee) (ii) a perpetual non-exclusive easement on, over and under the 25' Buffer Easement for wetland conservation or similar purposes which the HCDD may elect at any time in its sole discretion to assign to a governmental or quasi-governmental entity for the purpose of complying with applicable laws, regulations or permits and (iii) a perpetual non-exclusive drainage easement that is five (5) feet wide, running inside and along the side lot lines of each residential lot that is platted hereby, but not including any side lot line that is adjacent to an L/U Tract or an Alley Tract, for the purpose of drainage, including, but not limited to the right to install, construct and maintain drainage facilities within such easement property and the right to free and clear access at all times to such property and facilities.

6. [Easement #6] Partnership (as grantor) dedicates by this plot to Osceola County (as grantee) a perpetual non-exclusive easement on, over and under and through all L/U Tracts and the Temporary Cut De Soc Easement for the purpose of: roadways maintenance; repair and replacement; and the installation and maintenance of traffic control devices and signage in accordance with and subject to the rights of the Partnership as set forth in Plot Note B.

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8. [Easement #8] Partnership (as grantor) hereby grants and conveys by this plot, to the owners from time to time (as grantee) of all lots platted hereby, a private perpetual non-exclusive access easement on, over, under, across and through all L/U Tracts, Alley Tracts and the Temporary Cut De Soc Easement for vehicular and pedestrian access to and from the publicly dedicated portions of the rights-of-way dedicated by this plot, provided, however, that the location and construction of all such driveways, curb cuts and paved areas are subject to Plot Note B and must be approved in advance by the Partnership. This Easement #8 shall not be deemed or construed to grant to any lot owner the right to construct any such driveway, curb cut or paved area without the prior approval of the Partnership and this Easement #8 shall not be deemed or construed to be a grant or dedication to the public, nor to any utility or cable television company or provider.

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Sec. 177 141 F.S.
For Corrective Information
Pertaining to this Plot
See SURVEYORS
AFFIDAVIT
Filed 1-12-2002
And Recorded in Official Record
Book 2114 Page 332
LARRY WHALEY
Clerk of Circuit Court
Lawrence D.C.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLOT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET 1 OF 7

DEDICATION
BIRCHWOOD NEIGHBORHOODS B & C
SECTIONS 19, 30 & 31, TOWNSHIP 26 SOUTH, RANGE 32 EAST
OSCEOLA COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, that Birchwood Acres Limited Partnership, L.L.P., a Florida limited liability limited partnership (the "Partnership") being the owner in fee simple of the lands described in the foregoing caption to this plot hereby dedicates the said lands and plot for the use and purposes herein expressed; dedicates the named streets (but not the extent of the specific named portion of the rights-of-way within set forth herein) to be a perpetual public use and dedicates the easements that are given herein to Osceola County (as grantee) to the perpetual use and dedication to the proper use and purposes of the HCDD and dedicates the Alley Tracts, L/U Tracts, Pond Tracts, Park Tract P-2 and the Town Center Tract-1 to the perpetual use of the HCDD for the proper use and purposes of the HCDD. All other lands, tracts, road shoulders or easements shown on this plot are not dedicated to the public nor for any public use or benefit.

In WITNESS WHEREOF, the Partnership has caused these presents to be signed and attested to by its officers or individuals named below and the corporate seal of its general partner to be affixed hereto on the date set forth in the notary commission.

Birchwood Acres Limited Partnership, L.L.P., a Florida limited liability limited partnership
ADDRESS: 4305 Neptune Road St. Cloud, Florida 34769
By: Three E Corporation, a Florida corporation, its general partner
By: James L. Leantz
Name: JAMES L. LEANTZ
Title: General Partner
Signed and sealed in the presence of:
Kenneth R. Peach
(Signature)



(Print Name) Kenneth R. Peach
(Signature) Sherman Adler
Name: Sherman Adler
Title: DIRECTOR OF ADMINISTRATION
(Print Name) Sherman Adler
Name: Genevieve M. O'Keefe
Title: DIRECTOR OF ADMINISTRATION
(Print Name) Genevieve M. O'Keefe

STATE OF FLORIDA COUNTY OF OSCEOLA
I HEREBY CERTIFY that on this 11th day of July 2002, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared James L. Leantz and Genevieve M. O'Keefe, respectively, of THREE E CORPORATION, a Florida corporation, the corporate general partner of BIRCHWOOD ACRES LIMITED PARTNERSHIP, L.L.P., a Florida limited liability limited partnership, who executed the foregoing Dedication and severally acknowledged the execution thereof to be of their free act and deed as such officers thereunto duly authorized; that the official seal of the THREE E CORPORATION is duly affixed thereto and that the said Dedication is the act of the said Partnership.
Notary Public, State of Florida
My comm. exp. Mar. 29, 2006
Comm. No. DD 083462

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office on this 11th day of July 2002.
NOTARY PUBLIC
(Signature) Janet Black (Print Name) JANET BLACK
Commission Number: DD093462 My Commission Expires: 3/29/06

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on the 11th day of July, 2002, he completed the survey of the lands as shown in the foregoing plat, that permanent reference monuments have been placed as shown hereon; that this plot is a true and correct representation of the lands surveyed and that this plot complies with the requirements of Chapter 177 Florida Statutes and the Osceola County Minimum Land Subdivision Regulations; and that permanent control points will be placed as required by Chapter 177, F.S.; and that said land is located in: Sections 19, 30 & 31, Township 26 South, Range 32 East, Osceola County, Florida.
Name: RICHARD D. BROWN (Date) 7/10/02
Professional Surveyor and Mapper
Florida Certificate No. 5700 DATE OF SURVEY: 5/01/02

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR
Upon a review, this Plot conforms to Chapter 177, F.S.
Print Name: Richard D. Brown
Dated: 7/10/02 Registration No. _____
Florida Professional Surveyor and Mapper representing Osceola County, Florida.

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION
THIS IS TO CERTIFY, That on July 10, 2002, the Osceola County Planning Commission approved the above plat.
Chairman of the Board _____ Secretary _____

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER
Examined and Approved: For County Engineer Date 10.9.02

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on July 29, 2002, the foregoing plot was approved by the Board of County Commissioners of Osceola County, Florida.
Chairman of the Board _____

CERTIFICATE OF COUNTY CLERK
I HEREBY CERTIFY, That I have examined the foregoing plot and find that it complies in form with all the requirements of the Osceola County Land Development Code, and was filed for record on Oct. 10, 2002 at 10:26 am.
LARRY WHALEY
Clerk of the Circuit Court
in and for Osceola County, Florida
File No. 2002171811 BY Larry Whaley D.C.



BIRCHWOOD NEIGHBORHOODS B & C
SECTIONS 19, 30 & 31, TOWNSHIP 26 SOUTH, RANGE 32 EAST
OSCEOLA COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land lying in Sections 19 & 30 & 31, T 26 S, R 32 E, Osceola County, Florida, being more particularly described as follows: Commence at the Southwest corner of Section 30, T 26 S, R 32 E (being a found 4"x4" concrete monument), run thence N00°27'29"W, along the West line of said Section 30, a distance of 2,116.59 Feet to a point on the southerly right of way line of State Road No. 500 (being a found 4"x4" concrete monument, with the top broken); thence continue northerly along said line, a distance of 76.29 Feet, to a point on the northerly right of way line of State Road No. 500; thence S60°13'23"E, along said northerly right of way line, a distance of 3652.94 Feet to the POINT OF BEGINNING; thence N22°54'52"E, a distance of 116.98 Feet; thence N67°05'08"W, a distance of 40.20 Feet; thence N22°54'23"E, a distance of 107.33 Feet; thence S67°05'37"E, a distance of 264.57 Feet; thence N22°57'50"E, a distance of 43.34 Feet; thence N17°06'58"E, a distance of 312.86 Feet; thence N14°11'20"E, a distance of 76.77 Feet to the point of curve of a non tangent curve to the right, of which the radius point lies S74°30'48"E, a radial distance of 2,302.13 Feet and having a chord bearing of N18°42'24"E, 258.62 Feet; thence northerly along the arc, through a central angle of 06°26'24", a distance of 258.75 Feet to the point of curve of a non tangent curve to the right, of which the radius point lies N23°59'51"E, a radial distance of 850.50 Feet and having a chord bearing of N54°30'07"W, 339.14 Feet; thence northwesterly along the arc, through a central angle of 23°00'04", a distance of 341.43 Feet; thence N43°00'05"W, a distance of 277.26 Feet to a point of curve to the left having a radius of 965.00 Feet, a central angle of 08°07'35", and a chord bearing of N47°03'53"W, 136.75 Feet; thence northwesterly along the arc a distance of 136.87 Feet; thence N51°07'41"W, a distance of 91.64 Feet to a point of curve to the left having a radius of 780.77 Feet, a central angle of 26°35'59", and a chord bearing of N64°25'41"W, 359.23 Feet; thence northwesterly along the arc a distance of 362.47 Feet; thence N77°43'40"W, a distance of 95.65 Feet to a point of curve to the left having a radius of 10.00 Feet, a central angle of 60°33'36", and a chord bearing of S71°49'32"W, 10.13 Feet; thence westerly along the arc a distance of 10.63 Feet to a point of reverse curve to the right having a radius of 85.00 Feet and a central angle of 116°56'48"; thence westerly along the arc, a distance of 173.49 Feet to a point of reverse curve to the left having a radius of 20.00 Feet and a central angle of 50°28'55"; thence northwesterly along the arc, a distance of 17.62 Feet to a point of reverse curve to the right having a radius of 1,505.30 Feet and a central angle of 35°42'48"; thence northwesterly along the arc, a distance of 938.27 Feet to a point of reverse curve to the left having a radius of 1,155.00 Feet and a central angle of 11°51'48"; thence northwesterly along the arc, a distance of 239.14 Feet; thence N48°18'21"W, a distance of 65.16 Feet; thence S41°41'39"W, a distance of 5.50 Feet; thence N48°18'21"W, a distance of 92.81 Feet; thence N41°41'39"E, a distance of 100.00 Feet; thence S48°18'21"E, a distance of 92.81 Feet; thence S41°41'39"W, a distance of 14.50 Feet; thence S48°18'21"E, a distance of 47.33 Feet; thence N43°42'24"E, a distance of 200.05 Feet; thence S86°55'34"E, a distance of 29.68 Feet; thence N84°02'48"E, a distance of 116.21 Feet; thence N65°23'36"E, a distance of 142.33 Feet; thence N54°38'41"E, a distance of 66.38 Feet; thence N05°38'44"W, a distance of 51.87 Feet; thence N20°55'55"E, a distance of 118.31 Feet; thence N24°21'19"E, a distance of 96.11 Feet; thence N17°48'37"W, a distance of 73.93 Feet; thence N24°11'09"W, a distance of 59.20 Feet; thence N57°00'02"W, a distance of 108.89 Feet; thence N31°58'18"W, a distance of 123.05 Feet; thence N17°30'54"W, a distance of 84.44 Feet; thence N35°58'59"W, a distance of 34.46 Feet; thence N82°48'13"E, a distance of 94.48 Feet; thence S88°31'05"E, a distance of 173.33 Feet; thence S33°26'01"E, a distance of 61.27 Feet; thence S25°28'33"E, a distance of 59.79 Feet; thence S34°38'06"E, a distance of 62.23 Feet; thence S02°29'55"W, a distance of 50.54 Feet; thence S45°39'24"E, a distance of 47.67 Feet; thence N81°30'52"E, a distance of 51.04 Feet; thence N86°50'49"E, a distance of 38.19 Feet; thence N46°32'33"E, a distance of 42.39 Feet; thence N37°45'51"E, a distance of 30.59 Feet; thence N07°13'59"W, a distance of 41.45 Feet; thence

N70°21'25"E, a distance of 34.66 Feet; thence N66°21'16"E, a distance of 38.54 Feet; thence N37°27'56"E, a distance of 49.76 Feet; thence N57°01'59"E, a distance of 82.39 Feet; thence N07°56'40"E, a distance of 51.88 Feet; thence N14°54'38"E, a distance of 33.09 Feet; thence N19°51'00"W, a distance of 49.10 Feet; thence N79°44'03"W, a distance of 23.22 Feet; thence S58°57'33"W, a distance of 43.77 Feet; thence N35°25'59"W, a distance of 45.98 Feet; thence N89°40'50"W, a distance of 58.65 Feet; thence S67°25'40"W, a distance of 52.36 Feet; thence S89°01'04"W, a distance of 46.30 Feet; thence N72°40'28"W, a distance of 68.69 Feet; thence S66°59'03"W, a distance of 60.69 Feet; thence N36°26'58"W, a distance of 20.42 Feet; thence N46°40'35"W, a distance of 63.47 Feet; thence N05°16'45"W, a distance of 54.37 Feet; thence N09°10'50"E, a distance of 61.45 Feet; thence N35°27'22"E, a distance of 45.00 Feet; thence N30°34'39"W, a distance of 61.03 Feet; thence N63°31'20"W, a distance of 88.49 Feet; thence N72°50'50"W, a distance of 120.33 Feet; thence S48°40'46"W, a distance of 99.22 Feet; thence S53°39'17"W, a distance of 46.69 Feet; thence S27°50'08"W, a distance of 70.62 Feet; thence S35°20'25"W, a distance of 54.30 Feet; thence S86°26'30"W, a distance of 60.36 Feet; thence N39°27'55"W, a distance of 72.72 Feet; thence N24°29'43"W, a distance of 97.47 Feet; thence N21°18'03"W, a distance of 66.61 Feet; thence N11°25'04"W, a distance of 59.59 Feet; thence N02°57'15"W, a distance of 81.69 Feet; thence N24°51'10"E, a distance of 86.51 Feet; thence N17°56'43"W, a distance of 41.95 Feet; thence N23°35'43"E, a distance of 222.95 Feet; thence S70°17'45"E, a distance of 363.26 Feet; thence S72°52'48"E, a distance of 432.55 Feet; thence S64°33'09"E, a distance of 43.62 Feet; thence N20°38'30"E, a distance of 102.54 Feet; thence N70°27'06"W, a distance of 31.56 Feet; thence N19°04'42"E, a distance of 63.00 Feet; thence S70°27'53"E, a distance of 31.53 Feet to the point of curve of a non tangent curve to the right, of which the radius point lies S66°37'23"E, a radial distance of 1,593.63 Feet and having a chord bearing of N22°32'48"E, 65.06 Feet; thence northeasterly along the arc, through a central angle of 02°20'21", a distance of 65.08 Feet; thence N23°42'58"E, a distance of 121.90 Feet; thence N23°21'57"E, a distance of 370.84 Feet; thence N69°31'18"W, a distance of 78.01 Feet; thence N24°27'34"E, a distance of 63.19 Feet; thence S69°42'39"E, a distance of 53.57 Feet; thence N23°05'21"E, a distance of 251.25 Feet; thence N66°35'14"W, a distance of 55.19 Feet; thence N23°21'57"E, a distance of 78.99 Feet; thence S66°38'06"E, a distance of 336.79 Feet to a point of curve to the left having a radius of 868.00 Feet, a central angle of 25°52'07", and a chord bearing of S79°34'10"E, 388.58 Feet; thence easterly along the arc a distance of 391.90 Feet; thence N87°29'47"E, a distance of 118.32 Feet to the point of curve of a non tangent curve to the left, of which the radius point lies N02°18'45"W, a radial distance of 931.80 Feet and having a chord bearing of N82°35'29"E, 165.54 Feet; thence easterly along the arc, through a central angle of 10°11'32", a distance of 165.76 Feet to a point of compound curve to the left having a radius of 10.00 Feet and a central angle of 66°01'36"; thence northeasterly along the arc, a distance of 11.52 Feet to a point of reverse curve to the right having a radius of 85.00 Feet and a central angle of 128°06'55"; thence easterly along the arc, a distance of 190.06 Feet; thence N62°43'51"E, a distance of 406.64 Feet to the point of curve of a non tangent curve to the right, of which the radius point lies S25°23'24"E, a radial distance of 1,267.22 Feet and having a chord bearing of N68°45'31"E, 183.34 Feet; thence easterly along the arc, through a central angle of 08°17'49", a distance of 183.50 Feet; thence N09°33'15"W, a distance of 76.95 Feet; thence N80°26'45"E, a distance of 70.00 Feet; thence S09°33'15"E, a distance of 83.62 Feet to the point of curve of a non tangent curve to the right, of which the radius point lies S09°55'08"E, a radial distance of 795.50 Feet and having a chord bearing of N82°55'37"E, 78.99 Feet; thence easterly along the arc, through a central angle of 05°41'29", a distance of 79.02 Feet; thence S05°04'07"E, a distance of 70.82 Feet to the point of curve of a non tangent curve to the left, of which the radius point lies S04°22'07"E, a radial distance of 729.02 Feet and having a chord bearing of S81°01'38"W, 117.04 Feet; thence westerly along the arc, through a central angle of 09°12'31", a distance of 117.17 Feet to the point of curve of a non tangent curve to the left, of which the radius point lies S12°17'52"E, a radial distance of 672.61 Feet and having a chord bearing of S71°42'10"W, 140.60 Feet; thence westerly along the arc, through a central angle of 11°59'56", a distance of 140.86 Feet; thence S63°47'29"W, a distance of 44.94 Feet; thence S63°09'52"W, a distance of 424.80 Feet to the point of curve of a non tangent curve to the right, of which the radius point lies N77°05'50"W, a radial distance of 85.00 Feet and having a chord bearing of S28°03'33"W, 44.45 Feet; thence southwesterly along the arc, through a central angle of 30°18'46", a distance of 44.97 Feet to a point of reverse curve to the left having a radius of 10.00 Feet and a central angle of

49°11'40"; thence southerly along the arc, a distance of 8.59 Feet to a point of reverse curve to the right having a radius of 817.08 Feet and a central angle of 62°27'19"; thence southwesterly along the arc, a distance of 890.66 Feet; thence N33°21'41"W, a distance of 3.50 Feet; thence S56°37'45"W, a distance of 216.31 Feet to a point of curve to the left having a radius of 720.00 Feet, a central angle of 51°01'51", and a chord bearing of S31°06'50"W, 620.29 Feet; thence southwesterly along the arc a distance of 641.27 Feet; thence S05°35'54"W, a distance of 229.33 Feet to a point of curve to the right having a radius of 1,545.00 Feet, a central angle of 23°12'46", and a chord bearing of S18°12'17"W, 674.40 Feet; thence southerly along the arc a distance of 679.87 Feet; thence S30°48'40"W, a distance of 300.39 Feet to a point of curve to the left having a radius of 1,003.50 Feet, a central angle of 25°55'03", and a chord bearing of S17°51'09"W, 450.07 Feet; thence southerly along the arc a distance of 453.93 Feet to a point of compound curve to the left having a radius of 10.00 Feet and a central angle of 61°17'01"; thence southeasterly along the arc, a distance of 10.70 Feet to a point of reverse curve to the right having a radius of 95.00 Feet and a central angle of 38°11'09"; thence southeasterly along the arc, a distance of 63.31 Feet to a point of reverse curve to the left having a radius of 10.00 Feet and a central angle of 59°32'50"; thence southeasterly along the arc, a distance of 10.39 Feet; thence S77°45'05"E, a distance of 87.88 Feet to a point of curve to the right having a radius of 860.84 Feet, a central angle of 26°37'25", and a chord bearing of S64°26'23"E, 396.42 Feet; thence southeasterly along the arc a distance of 400.00 Feet; thence S51°07'41"E, a distance of 91.64 Feet to a point of curve to the right having a radius of 1,045.00 Feet, a central angle of 08°07'35", and a chord bearing of S47°03'54"E, 146.09 Feet; thence southeasterly along the arc a distance of 148.22 Feet; thence S43°00'05"E, a distance of 276.31 Feet to a point of curve to the left having a radius of 770.50 Feet, a central angle of 31°43'32", and a chord bearing of S58°51'51"E, 421.21 Feet; thence southeasterly along the arc a distance of 426.64 Feet; thence S74°43'37"E, a distance of 449.79 Feet; thence S15°16'23"W, a distance of 8.50 Feet; thence S74°43'37"E, a distance of 420.00 Feet; thence N15°16'23"E, a distance of 8.50 Feet; thence S74°43'37"E, a distance of 84.00 Feet; thence S15°16'23"W, a distance of 24.50 Feet; thence N74°43'37"W, a distance of 25.00 Feet; thence S15°16'23"W, a distance of 40.50 Feet; thence S73°34'52"E, a distance of 25.00 Feet; thence S15°16'23"W, a distance of 15.00 Feet; thence N74°43'37"W, a distance of 24.00 Feet to a point of curve to the left having a radius of 5.00 Feet, a central angle of 90°00'00", and a chord bearing of S60°16'23"W, 7.07 Feet; thence southwesterly along the arc a distance of 7.85 Feet; thence S15°16'23"W, a distance of 279.50 Feet; thence S74°43'37"E, a distance of 9.00 Feet; thence S15°16'23"W, a distance of 55.00 Feet; thence N74°43'37"W, a distance of 228.50 Feet to a point of curve to the left having a radius of 5.00 Feet, a central angle of 90°00'00", and a chord bearing of S60°16'23"W, 7.07 Feet; thence southwesterly along the arc a distance of 7.85 Feet; thence S15°16'23"W, a distance of 384.88 Feet; thence S74°43'37"E, a distance of 21.00 Feet; thence S15°16'23"W, a distance of 25.00 Feet to the point of curve of a non tangent curve to the left, of which the radius point lies S15°12'13"W, a radial distance of 26.66 Feet and having a chord bearing of N86°23'53"W, 10.72 Feet; thence westerly along the arc, through a central angle of 23°12'12", a distance of 10.80 Feet; thence S15°16'24"W, a distance of 60.63 Feet to a point of curve to the left having a radius of 449.00 Feet, a central angle of 15°17'58", and a chord bearing of S07°37'25"W, 119.54 Feet; thence southerly along the arc a distance of 119.89 Feet; thence S00°01'35"E, a distance of 17.28 Feet to a point of curve to the right having a radius of 351.00 Feet, a central angle of 27°27'51", and a chord bearing of S13°42'21"W, 166.64 Feet; thence southerly along the arc a distance of 168.25 Feet; thence S60°13'55"E, a distance of 614.01 Feet; thence S29°46'05"W, a distance of 49.30 Feet, to a point on the aforesaid northerly right of way line of State Road No. 500; thence N60°13'23"W, along said northerly right of way line, a distance of 1785.13 Feet to the POINT OF BEGINNING.

Containing 111.88 Acres, more or less.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SECTION 24

BIRCHWOOD NEIGHBORHOODS B & C
SECTIONS 19, 30 & 31, TOWNSHIP 26 SOUTH, RANGE 32 EAST
OSCEOLA COUNTY, FLORIDA

SECTION 19

SECTION 20

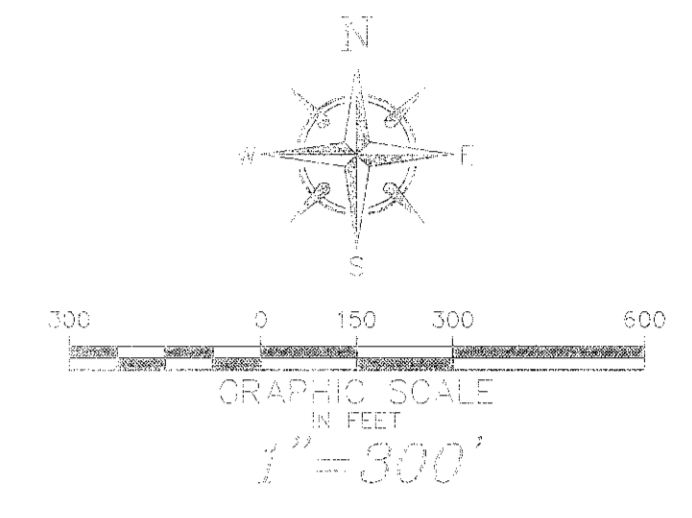
24 19

19 20

25 30

30 29

RANGE 31 EAST
RANGE 32 EAST



LEGEND:

□	DENOTES FOUND PERMANENT REFERENCE MONUMENTS (AS NOTED)	D	IDENTIFICATION
⊕	DENOTES SET PERMANENT REFERENCE MONUMENTS (4"x4" CONCRETE MONUMENT W/CAP # L.B. 7048)	S.R.	STATE ROAD
⊙	DENOTES FOUND IRON ROD (AS NOTED)		
⊚	DENOTES SET 5/8" IRON ROD SET W/CAP # L.B. 7048		
⊠	DENOTES NAIL AND DISK FOUND (AS NOTED)		
⊙	DENOTES PERMANENT CONTROL POINT (SET NAIL AND DISK # L.B. 7048)		
C	CHORD DISTANCE	P.C.	POINT OF CURVE
R	RADIUS	P.O.B.	POINT OF BEGINNING
∠	CENTRAL ANGLE	P.O.C.	POINT OF COMMENCEMENT
L	ARC LENGTH	P.R.C.	POINT OF REVERSE CURVE
D.R.B.	OFFICIAL RECORDS BOOK	L.B.	LICENSED BUSINESS
		P.C.C.	POINT OF COMPOUND CURVE

SECTION 25

SECTION 30

SECTION 29

N00°27'29"W
76.25'
FOUND 4"x4" CONCRETE MONUMENT (TOP BROKEN)

EAST LINE OF SECTION 25-26-31
N00°27'29"W
2116.59'
WEST LINE OF SECTION 30-26-32

560°10'23"E
151.51'
HIGHWAY NO. 192 & A.A.I. P.O.B. (S.R. 500)

SECTION 36

SECTION 31

SECTION 32

SHEET 3 OF 7

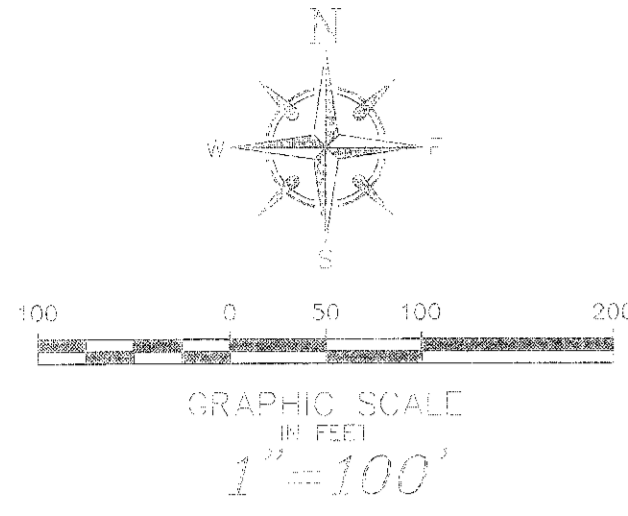
BROWN & JOHNSTON, INC.
LAND SURVEYING - MAPPING CONSULTING
2783 BIG SKY BLVD. KISSIMMEE, FLORIDA 34744
PHONE: (407) 933-7228 FAX: (407) 933-5370
CERTIFICATE OF AUTHORIZATION No. L.B. 7048

P.O.C.
SW CORNER OF
SEC. 30-26-32
FOUND 4"x4"
CONCRETE MONUMENT
(NO I.D.)

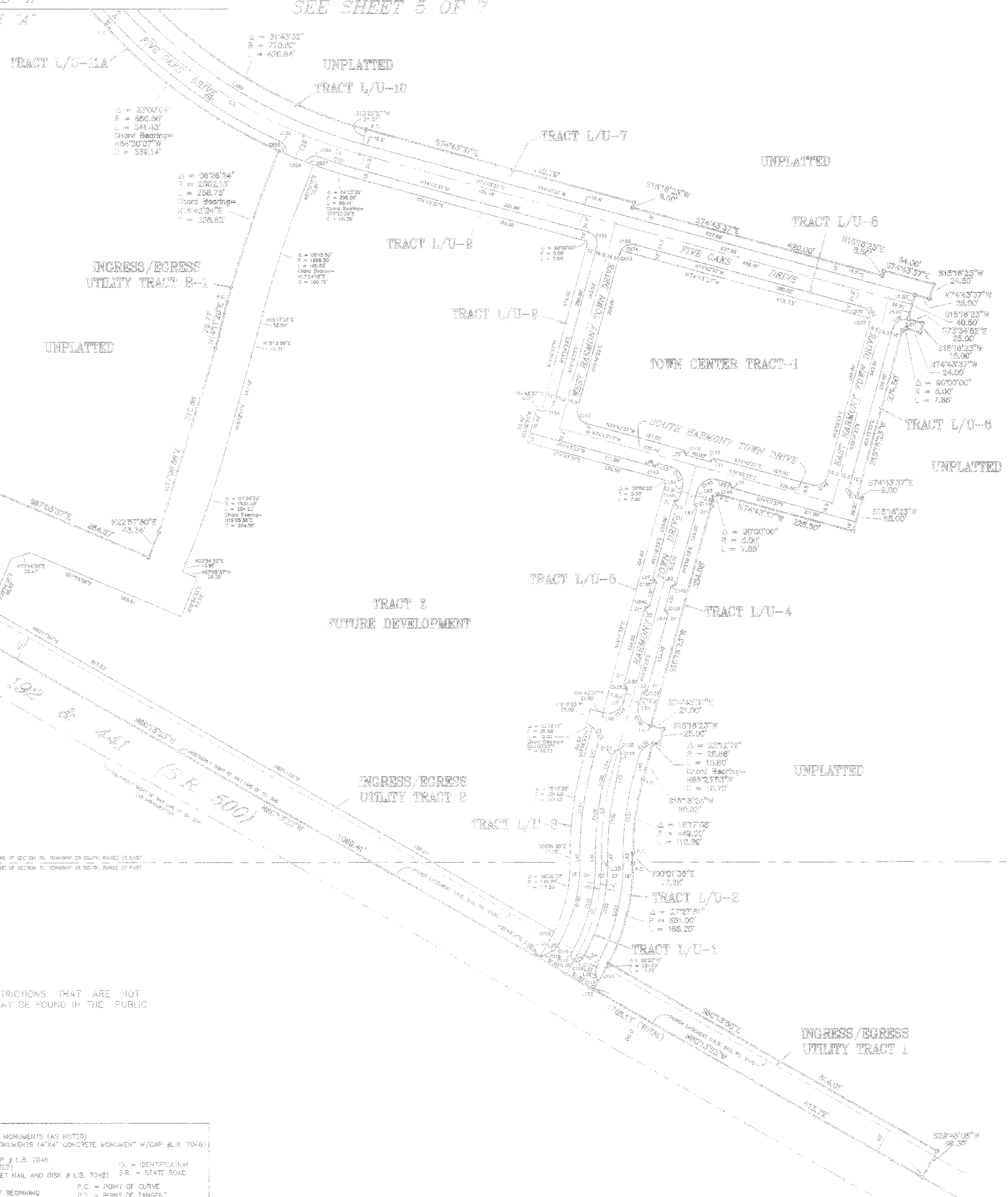
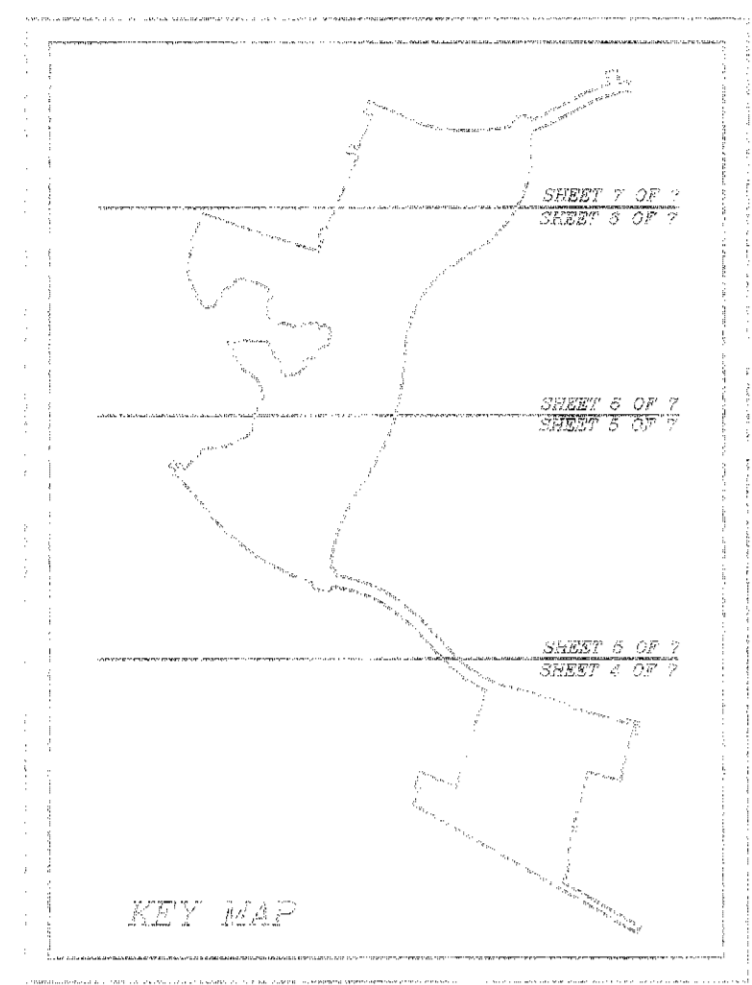
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BIRCHWOOD NEIGHBORHOODS B & C

SECTIONS 19, 30 & 31, TOWNSHIP 26 SOUTH, RANGE 32 EAST
OSCEOLA COUNTY, FLORIDA



MATCH LINE "A"
MATCH LINE "A"
SEE SHEET 5 OF 7



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
01	155.94	300.00	28°48'06"	75.83	N14°52'28"E	54.28
02	133.51	300.00	15°17'56"	67.16	S02°37'24"W	133.52
03	353.86	811.00	25°00'00"	179.78	S50°00'00"E	351.06
04	83.30	811.00	06°43'32"	47.55	S71°21'51"E	55.14
0115	3.57	48.00	04°27'10"	1.75	S12°23'41"E	3.57
0116	4.92	9.50	82°56'34"	5.50	N74°15'48"E	15.43
0117	4.83	9.50	0°01'28"	5.50	S10°15'12"E	15.44
0118	16.97	48.00	21°09'57"	8.50	N68°15'08"E	16.97
0119	1.98	48.00	18°20'02"	0.85	N73°15'08"E	12.84
0120	35.80	285.00	28°34'36"	18.58	N14°45'43"E	133.58
0121	180.94	285.00	0°00'00"	77.77	N14°45'20"E	180.16
0122	81.24	310.00	29°48'08"	82.49	N14°52'28"E	159.13
0123	187.85	330.00	27°32'22"	83.38	N14°52'20"E	181.84
0124	12.88	330.00	0°00'00"	71.86	S02°37'24"W	142.43
0125	104.83	310.00	1°44'35"	52.45	S05°50'43"W	104.83
0126	133.00	285.00	08°31'18"	11.87	S18°00'40"W	22.88
0127	14.31	60.00	13°38'41"	7.18	S42°05'10"W	14.31
0128	4.67	5.50	148°36'45"	18.34	N74°42'37"W	19.54
0129	14.31	60.00	13°38'41"	7.18	N55°24'57"E	14.31
0130	88.21	490.00	11°28'02"	49.27	S05°42'58"W	88.05
0131	24.17	485.00	18°17'58"	82.45	S02°37'24"W	123.80
0132	96.89	75.50	68°41'13"	17.47	S48°33'15"W	28.17
0133	36.83	75.50	08°30'27"	17.42	N18°03'20"W	29.12
0134	47.83	76.50	60°00'00"	26.50	N50°16'23"E	37.48
0135	1.90	1.50	90°00'00"	3.50	N38°43'37"W	4.85
0136	11.63	76.50	90°00'00"	26.50	S45°43'37"E	37.48
0137	1.50	1.50	90°00'00"	3.50	S60°16'23"W	4.85
0138	1.50	1.50	90°00'00"	3.50	N28°43'37"E	4.85
0139	5.50	3.50	90°00'00"	3.50	S28°43'37"E	4.85
0140	5.50	3.50	90°00'00"	3.50	S60°16'23"W	4.85
0141	1.50	1.50	90°00'00"	3.50	N50°16'23"E	4.85
0142	11.63	76.50	90°00'00"	26.50	N28°43'37"E	37.48
0143	5.50	3.50	90°00'00"	3.50	S60°16'23"W	4.85
0144	11.63	76.50	90°00'00"	26.50	S60°16'23"W	37.48
0145	5.50	3.50	90°00'00"	3.50	N28°43'37"E	4.85
0146	5.50	3.50	90°00'00"	3.50	N50°16'23"E	4.85
0147	11.63	76.50	90°00'00"	26.50	S28°43'37"E	37.48
0148	5.50	3.50	90°00'00"	3.50	N60°16'23"W	27.58
0149	20.83	18.50	90°00'00"	18.50	N50°16'23"E	27.58
0150	27.11	18.50	0°00'00"	18.50	S28°43'37"E	24.98
0151	11.19	18.50	91°28'08"	20.91	S61°00'28"W	27.93
0152	31.02	20.00	90°00'00"	20.00	N28°43'37"E	28.28
0153	70.81	18.00	90°00'00"	18.00	S28°43'37"E	27.66
0154	27.31	18.50	78°34'38"	16.28	N59°06'12"E	24.98
0155	31.42	20.00	90°00'00"	20.00	S60°16'23"W	28.28
0156	11.42	20.00	90°00'00"	20.00	N28°43'37"E	28.28
0157	63.37	635.50	14°20'45"	31.70	S74°15'14"E	63.36
0158	25.87	18.50	78°00'38"	18.24	S71°36'51"W	24.91
0159	23.88	18.50	0°00'00"	18.25	N71°36'51"W	24.91
0160	108.78	794.50	24°20'38"	208.14	S59°58'48"E	404.48
0161	128.85	835.50	22°27'13"	187.10	S59°14'47"E	327.72
0162	895.00	895.00	0°00'00"	895.00	S60°16'23"E	133.59
0163	61.08	895.00	0°34'23"	30.38	S66°13'13"E	61.08
0164	15.02	895.00	0°34'23"	7.51	S85°43'38"E	15.02
0165	8.50	8.50	90°00'00"	3.50	N50°16'23"E	6.85
0166	14.31	248.00	03°17'34"	7.16	N28°07'44"E	14.31
0167	3.50	20.00	14°28'39"	2.54	S28°30'43"W	3.50
0168	26.36	20.00	12°51'31"	15.19	S60°30'43"W	26.02
0169	3.50	20.00	14°28'39"	2.54	N38°07'02"E	3.50
0170	26.36	20.00	12°51'31"	15.19	N48°37'08"E	26.02

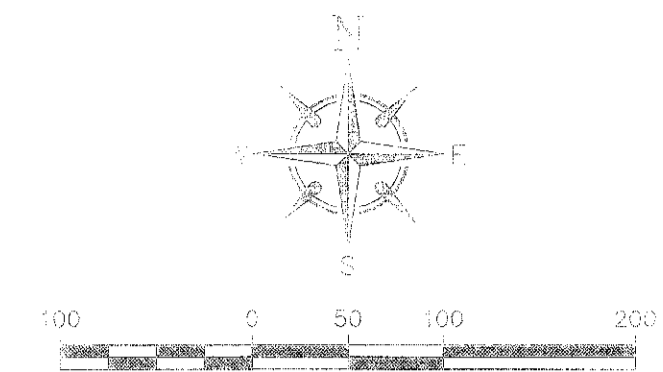
CURVE	LENGTH	BEARING
0171	30.50	N41°28'50"E
0172	34.88	S28°46'31"W
0173	7.80	S00°00'00"E
0174	9.00	N22°48'01"W
0175	1.68	S07°51'51"E
0176	1.80	N00°00'00"E
0177	7.87	S88°34'44"W
0178	17.28	S00°00'00"E
0179	17.28	S00°00'00"E
0180	17.28	S00°00'00"E
0181	7.28	S00°00'00"E
0182	7.80	N00°00'00"E
0183	20.69	S1°22'22"W
0184	26.21	S15°18'24"W
0185	41.50	N18°18'24"E
0186	1.50	N74°42'37"E
0187	3.50	S28°43'37"E
0188	3.50	N50°16'23"E
0189	1.50	N74°42'37"E
0190	20.50	S15°18'24"W
0191	3.50	S74°42'37"E
0192	1.50	S74°42'37"E
0193	3.50	S74°42'37"E
0194	3.50	S74°42'37"E
0195	3.50	S74°42'37"E
0196	3.50	S74°42'37"E
0197	3.50	S74°42'37"E
0198	3.50	S74°42'37"E
0199	3.50	S74°42'37"E
0200	3.50	S74°42'37"E
0201	3.50	S74°42'37"E
0202	3.50	S74°42'37"E
0203	3.50	S74°42'37"E
0204	3.50	S74°42'37"E
0205	3.50	S74°42'37"E
0206	3.50	S74°42'37"E
0207	3.50	S74°42'37"E
0208	3.50	S74°42'37"E
0209	3.50	S74°42'37"E
0210	3.50	S74°42'37"E
0211	3.50	S74°42'37"E
0212	3.50	S74°42'37"E
0213	3.50	S74°42'37"E
0214	3.50	S74°42'37"E
0215	3.50	S74°42'37"E

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BROWN & JOHNSTON, INC.
LAND SURVEYING, MAPPING, CONSULTING
2883 BIG SKY BLVD. KISSIMMEE, FLORIDA 34744
PHONE: (407) 933-7229 FAX: (407) 933-5370
CERTIFICATE OF AUTHORIZATION No. L.B. 7048

LEGEND:
 (Symbol) DENOTES FOUND PERMANENT REFERENCE MONUMENTS (AS NOTED)
 (Symbol) DENOTES SET PERMANENT REFERENCE MONUMENTS 14"x14" CONCRETE MONUMENT W/CAP (A.S. 7048)
 (Symbol) DENOTES FOUND IRON ROD (AS NOTED)
 (Symbol) DENOTES SET 5/8" IRON ROD SET W/CAP # L.B. 7048
 (Symbol) DENOTES NAIL AND DISK FOUND (AS NOTED)
 (Symbol) DENOTES PERMANENT CONTROL POINT (SET NAIL AND DISK # L.B. 7048) S.R. = STATE ROAD
 C = CHORD DISTANCE PG. = PAGE P.C. = POINT OF CURVE
 R = RADIUS P.O.B. = POINT OF BEGINNING P.T. = POINT OF TANGENT
 Δ = CENTRAL ANGLE P.C.C. = POINT OF COMMENCEMENT S.P.C. = POINT OF REVERSE CURVE
 L = ARC LENGTH O.R.S. = OFFICIAL RECORDS BOOK L.B. = LICENSED BUSINESS P.C.C. = POINT OF COMPOUND CURVE

BIRCHWOOD NEIGHBORHOODS B & C
 SECTIONS 19, 30 & 31, TOWNSHIP 26 SOUTH, RANGE 32 EAST
 OSCEOLA COUNTY, FLORIDA
 SEE SHEET 6 OF 7



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C184	9.10	27.90	221.726°	4.63	N43°52'20"E	3.09
C185	28.10	84.30	69.430°	16.22	S73°10'27"E	28.70
C186	23.25	70.25	100.980°	11.82	S45°09'54"E	23.25
C187	744.11	1178.00	115.148°	122.49	N42°22'28"W	243.97
C188	254.89	764.67	119.146°	126.75	N42°22'28"W	254.89
C189	26.88	80.64	89.443°	9.42	N91°08'21"W	26.88
C190	1.68	5.04	212.227°	2.36	N56°41'46"W	4.84
C191	13.13	39.39	88.287°	2.38	N89°20'20"E	11.96
C192	17.84	53.50	28.473°	9.11	S28°55'30"W	17.84
C193	21.82	65.46	86.312°	13.57	N00°52'49"E	19.82
C194	28.91	86.73	91.206°	18.36	S89°30'46"W	25.99
C195	66.71	199.75	131.724°	33.36	S48°18'38"E	66.71
C196	25.88	77.64	81.582°	10.35	N01°58'56"W	23.01
C197	21.48	64.44	89.914°	8.29	N72°50'15"E	19.72
C198	24.91	74.73	98.332°	12.78	N64°43'58"E	24.02
C199	28.11	84.30	100.980°	16.22	S89°30'46"W	28.11
C200	12.00	36.00	100.000°	6.00	N90°00'00"E	12.00
C201	25.15	75.45	80.000°	15.00	N88°58'28"E	22.63
C202	25.15	75.45	80.000°	15.00	S01°00'32"E	22.63
C203	201.23	603.69	101.210°	104.03	S31°01'55"E	201.24
C204	453.67	1360.91	123.500°	228.91	S43°28'04"E	453.65
C205	299.84	899.52	143.148°	148.72	S57°16'17"E	299.84
C206	23.98	71.94	94.546°	15.92	N72°50'15"E	23.98
C207	22.45	67.35	88.423°	14.16	S13°32'58"E	20.22
C208	126.51	379.53	108.811°	62.12	S51°02'17"E	126.52
C209	18.23	54.69	89.914°	7.09	S71°50'28"E	17.37
C210	25.14	75.42	61.701°	12.97	S69°16'39"E	25.14
C211	18.23	54.69	89.914°	7.09	S71°50'28"E	17.37
C212	100.35	301.05	120.581°	50.14	S10°01'14"E	100.34
C213	16.93	50.79	71.308°	9.05	N28°05'52"W	16.66
C214	26.50	79.50	123.174°	12.73	S63°01'01"E	26.50
C215	18.07	54.21	87.218°	11.88	S82°14'40"E	17.57
C216	87.91	263.73	144.281°	48.98	S69°23'22"E	87.98
C217	26.50	79.50	123.174°	12.73	S63°01'01"E	26.50
C218	37.97	113.91	86.472°	23.84	S42°34'35"E	37.97
C219	24.31	72.93	101.711°	2.16	S10°10'47"W	24.31
C220	9.77	29.31	83.333°	2.90	S22°53'15"E	9.77
C221	13.99	41.97	93.333°	4.19	S18°53'15"E	13.99
C222	190.04	570.12	101.258°	95.26	S98°51'29"W	190.79
C223	483.97	1451.91	123.581°	243.97	S47°46'49"W	483.97
C224	218.94	656.82	119.444°	109.65	S17°46'26"W	218.94
C225	28.98	86.94	86.251°	18.37	N02°21'59"W	27.39
C226	28.98	86.94	86.251°	18.37	S17°46'26"W	27.39
C227	28.98	86.94	86.251°	18.37	S17°46'26"W	27.39
C228	18.17	54.51	83.333°	2.90	S10°10'47"W	18.17
C229	18.17	54.51	83.333°	2.90	S10°10'47"W	18.17
C230	18.17	54.51	83.333°	2.90	S10°10'47"W	18.17
C231	19.13	57.39	87.242°	12.01	S48°17'27"E	17.32
C232	18.15	54.45	87.242°	12.01	N12°00'00"E	17.32
C233	19.13	57.39	87.242°	12.01	S48°17'27"E	17.32
C234	19.13	57.39	87.242°	12.01	S48°17'27"E	17.32
C235	19.13	57.39	87.242°	12.01	S48°17'27"E	17.32
C236	22.76	68.28	87.242°	12.01	N74°59'42"E	17.32
C237	22.76	68.28	87.242°	12.01	N74°59'42"E	17.32
C238	22.76	68.28	87.242°	12.01	N74°59'42"E	17.32
C239	19.25	57.75	87.242°	12.01	S16°36'29"W	17.32
C240	18.94	56.82	87.242°	12.01	N12°00'00"E	17.32
C241	107.61	322.83	104.389°	53.86	S49°00'00"E	107.50
C242	112.28	336.84	109.211°	57.68	N19°01'34"E	112.14
C243	42.95	128.85	73.272°	24.00	N63°08'00"E	40.07
C244	18.15	54.45	87.242°	12.01	S16°36'29"W	17.32
C245	18.15	54.45	87.242°	12.01	S16°36'29"W	17.32
C246	18.15	54.45	87.242°	12.01	S16°36'29"W	17.32
C247	4.87	14.61	83.333°	1.45	S27°01'01"E	4.87
C248	17.87	53.61	83.333°	5.38	S27°01'01"E	17.87
C249	17.87	53.61	83.333°	5.38	S27°01'01"E	17.87
C250	17.87	53.61	83.333°	5.38	S27°01'01"E	17.87
C251	58.84	176.52	87.081°	30.55	S03°57'25"E	58.84
C252	24.02	72.06	183.834°	12.19	S38°58'08"E	23.92
C253	14.80	44.40	83.000°	6.98	N08°43'47"E	13.34
C254	33.93	101.79	89.414°	23.11	N43°37'02"E	29.81
C255	140.03	420.09	88.287°	73.97	S48°28'57"E	140.03
C256	7.24	21.72	81.241°	1.97	S43°54'54"W	4.93
C257	98.03	294.09	104.909°	49.04	N42°28'36"E	98.00
C258	14.83	44.49	86.131°	13.88	S81°19'17"E	14.83
C259	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C260	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C261	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C262	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C263	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C264	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C265	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C266	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C267	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C268	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C269	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C270	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C271	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C272	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C273	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C274	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C275	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C276	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C277	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C278	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C279	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C280	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C281	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C282	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C283	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C284	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C285	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C286	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C287	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C288	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C289	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C290	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C291	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C292	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C293	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C294	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C295	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C296	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C297	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C298	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C299	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34
C300	22.72	68.16	85.100°	17.17	S85°07'27"E	22.34

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C301	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C302	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C303	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C304	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C305	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C306	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C307	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C308	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C309	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C310	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C311	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C312	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C313	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C314	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C315	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C316	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C317	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C318	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C319	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C320	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C321	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C322	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C323	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C324	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C325	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C326	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C327	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C328	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C329	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C330	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C331	89.61	268.83	102.436°	36.91	N72°50'17"E	89.61
C332	89.61	268.83	102.436°	3		

COPY

BIRCHWOOD NEIGHBORHOODS B & C
SECTIONS 19, 30 & 31, TOWNSHIP 26 SOUTH, RANGE 32 EAST
OSCEOLA COUNTY, FLORIDA

SEE SHEET 7 OF 7

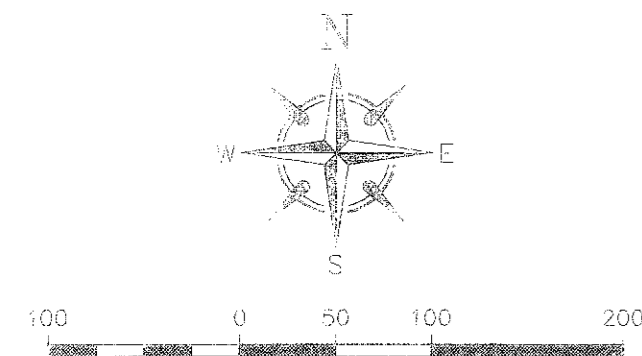


Table with columns: CURVE, LENGTH, BEARING, ANGLE, CHORD BEARING, CHORD. Lists curve data for various sections of the plat.

BROWN & JOHNSTON, INC. LAND SURVEYING & MAPPING CONSULTING. 1883 BIC KEY BLVD., WINTER HAVEN, FLORIDA 34784. PHONE: (407) 933-7229 FAX: (407) 933-5370.

LEGEND:
D DENOTES FOUND PERMANENT REFERENCE MONUMENTS (AS NOTED)
B DENOTES 3/4" PERMANENT REFERENCE MONUMENTS (4"x4" CONCRETE MONUMENT W/CAP (A.S. 7048)
C DENOTES FOUND IRON ROD (AS NOTED)
D DENOTES SET 5/8" IRON ROD SET W/CAP & L.B. 7048
E DENOTES NAIL AND DISK FOUND (AS NOTED)
A DENOTES PERMANENT CONTROL POINT (SET NAIL AND DISK & L.B. 7048)
S.P. = STATE ROAD
C = CHORD DISTANCE PC = P&Q
R = RADIUS P.O.B. = POINT OF BEGINNING P.T. = POINT OF TANGENT
C.A. = CENTRAL ANGLE P.O.C. = POINT OF COMMENCEMENT P.R.C. = POINT OF REVERSE CURVE
L = ARC LENGTH
O.T.E. = OFFICIAL RECORDS BOOK L.B. = LICENSED BUSINESS P.C.C. = POINT OF COMPOUND CURVE

SEE SHEET 5 OF 7

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

Large table with columns: CURVE, LENGTH, BEARING, ANGLE, CHORD BEARING, CHORD. Contains detailed curve data for the entire plat.

COPY

BIRCHWOOD NEIGHBORHOODS B & C
SECTIONS 19, 30 & 31, TOWNSHIP 26 SOUTH, RANGE 32 EAST
OSCEOLA COUNTY, FLORIDA

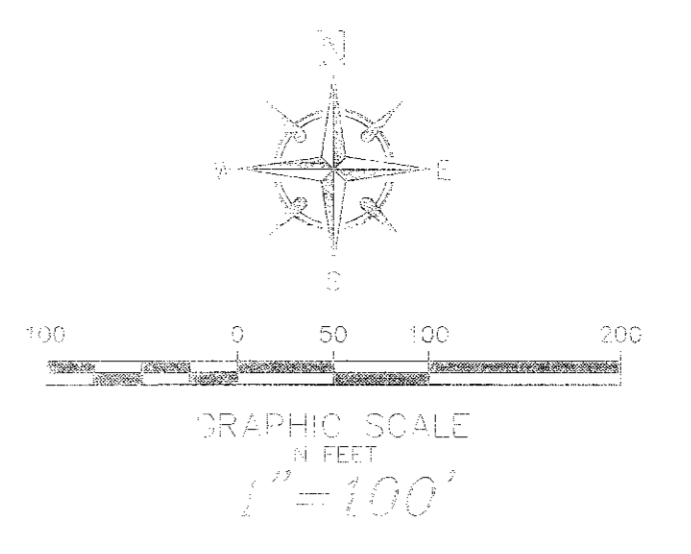


Table with columns: CURVE LENGTH, BEARING, CHORD BEARING, CHORD. Contains curve data for various tracts.

Table with columns: CURVE LENGTH, BEARING, CHORD BEARING, CHORD. Contains curve data for various tracts.

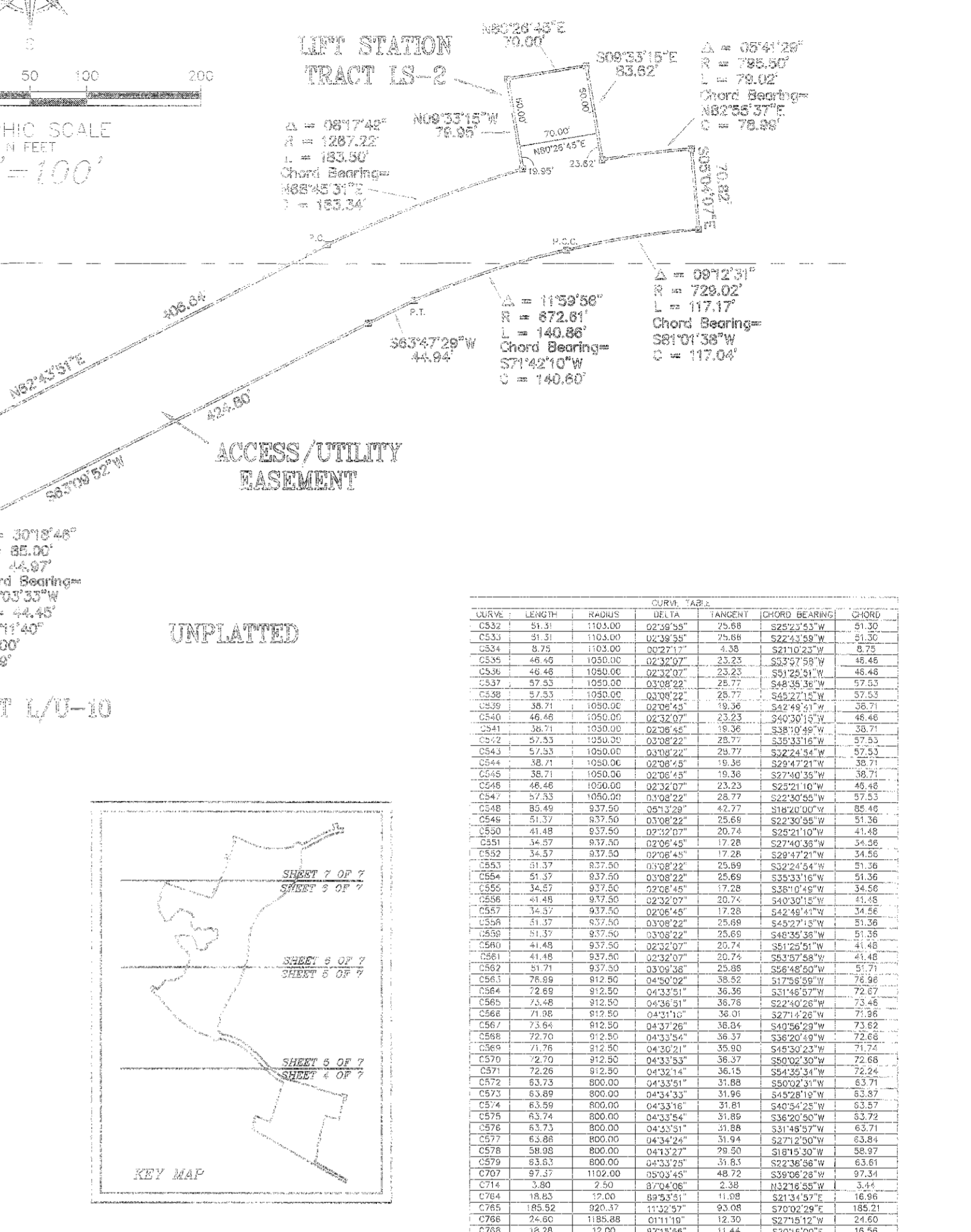
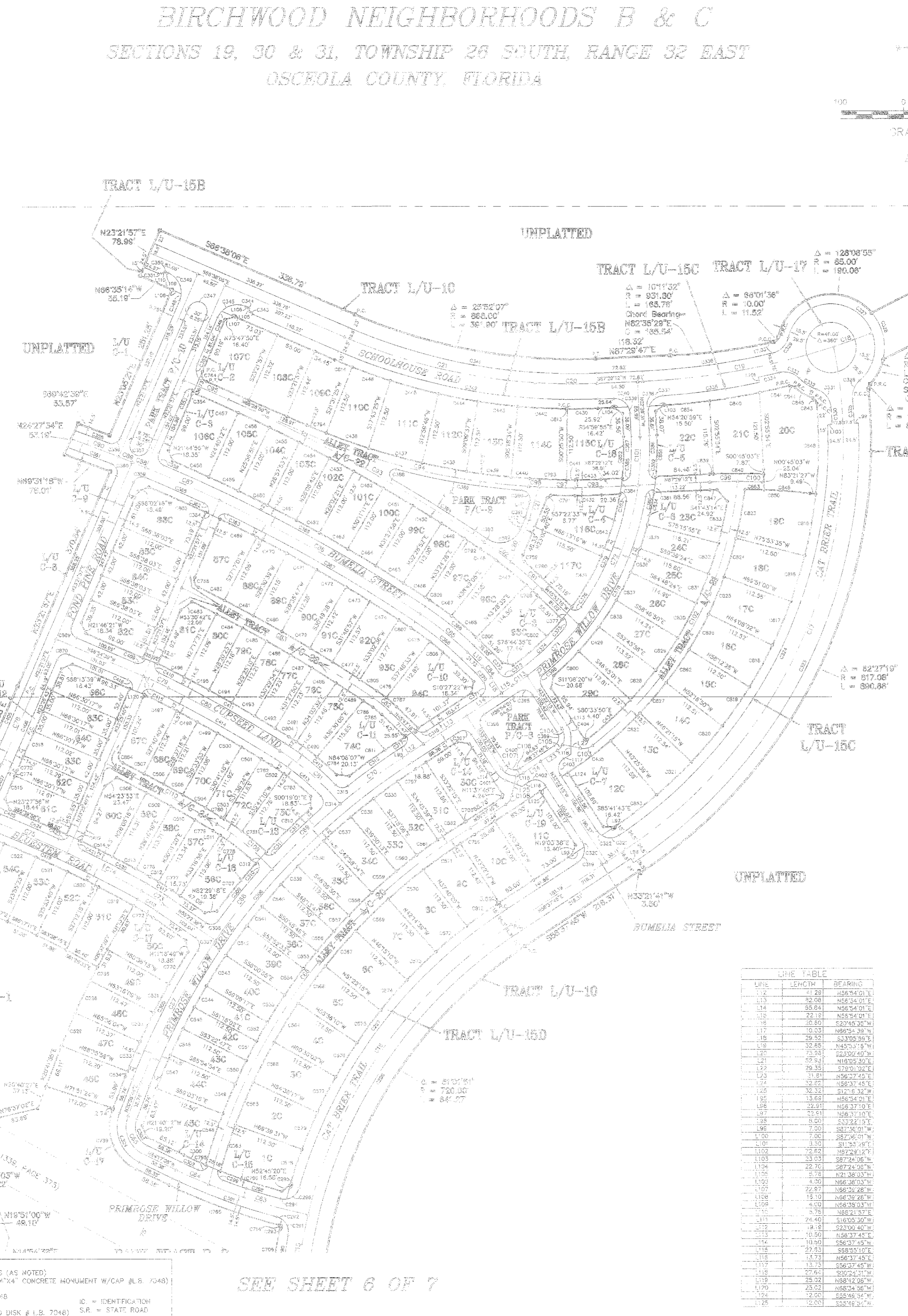
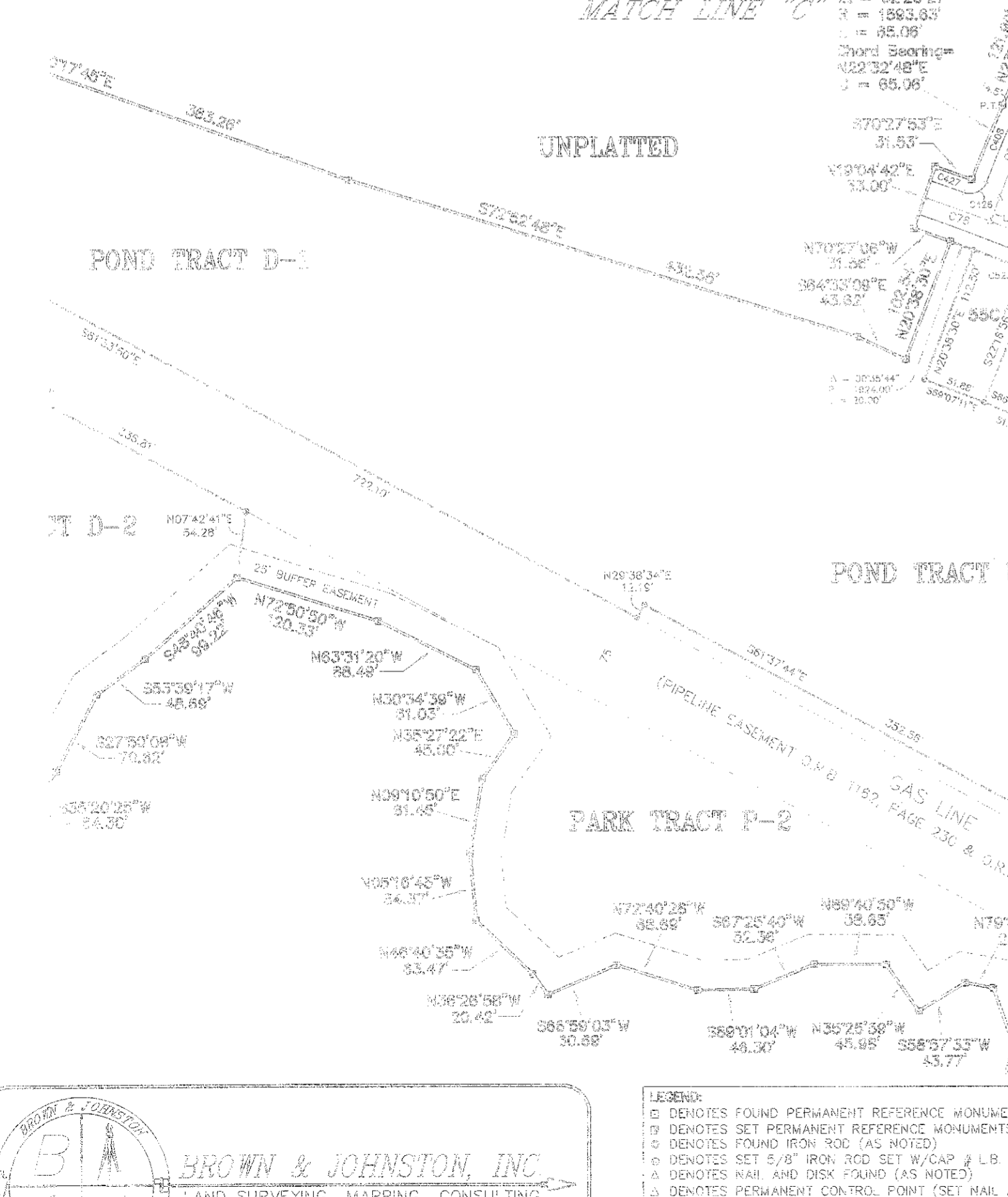


Table with columns: CURVE LENGTH, BEARING, CHORD BEARING, CHORD. Contains curve data for Tract L/U-15B.

Table with columns: CURVE LENGTH, BEARING, CHORD BEARING, CHORD. Contains curve data for Tract L/U-15C.



Brown & Johnston, Inc. Land Surveying & Mapping Consulting. 2853 Big Sky Blvd, Kissimmee, Florida 34744. Phone (407) 333-7228, Fax (407) 333-5376.

LEGEND:
C DENOTES FOUND PERMANENT REFERENCE MONUMENTS (AS NOTED)
D DENOTES SET PERMANENT REFERENCE MONUMENTS (1"x4" CONCRETE MONUMENT W/CAP (L.B. 7048))
E DENOTES FOUND IRON ROD (AS NOTED)
F DENOTES SET 1/2" IRON ROD SET W/CAP & L.B. 7048
G DENOTES NAIL AND DISK FOUND (AS NOTED)
I.D. = IDENTIFICATION
C.O. = CHORD DISTANCE
P.O.B. = POINT OF BEGINNING
P.T. = POINT OF TANGENT
C.A. = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCEMENT
L = ARC LENGTH
R = RADIUS
D.R.B. = OFFICIAL RECORDS BOOK
L.S. = UNCLASSIFIED BUSINESS
P.C.C. = POINT OF COMPOUND CURVE

SEE SHEET 6 OF 7
NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY