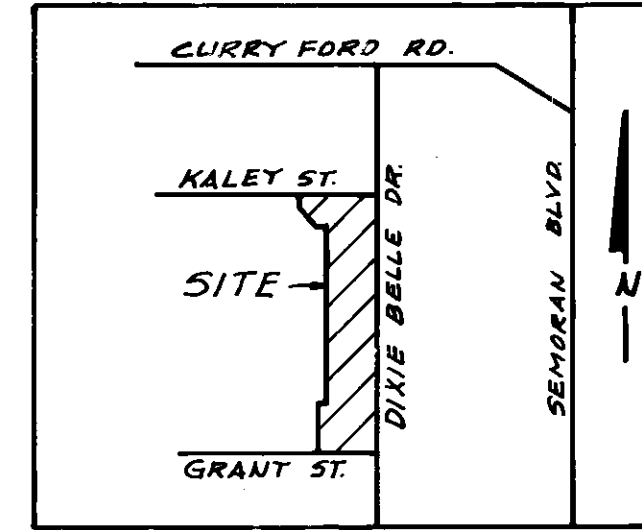
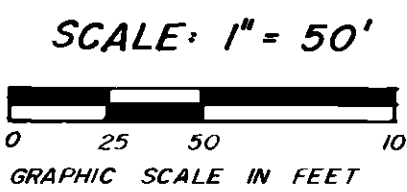


PLAT OF GRANT STATION "A PLANNED DEVELOPMENT" REPLATTING A PORTION OF DOVER GREEN SECTION 4, TOWNSHIP 23 SOUTH, RANGE 30 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION



LOCATION MAP N.T.S.



LEGEND

- PRM FOUND 4" x 4" CONCRETE MONUMENT (L.S.# SHOWN)
- PRM SET CONCRETE MONUMENT (L.S.# 1263)

BEARINGS: ASSUME NORTH BEARING ON WEST LINE OF NE 1/4 OF NE 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 30 EAST

REPLATTING A PORTION OF DOVER GREEN AS RECORDED IN PLAT BOOK 5, PAGE 131, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 23, SOUTH RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN N. 89° 51' 37" E., ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 4 A DISTANCE OF 730.05 FEET; THENCE RUN N. 00° 02' 35" E., 30.19 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF GRANT STREET; THENCE CONTINUE N. 00° 02' 35" E., 350.08 FEET; THENCE N. 89° 55' 57" E., 58.50 FEET; THENCE N. 00° 01' 03" E., 317.00 FEET; THENCE N. 14° 21' 06" N., 34.02 FEET; THENCE N. 00° 01' 03" E., 300.00 FEET; THENCE S. 89° 55' 42" W., 99.71 FEET; THENCE N. 16° 49' 28" N., 280.04 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HALEY AVENUE; THENCE RUN N. 89° 57' 57" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE 727.09 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 4 AND THE CENTERLINE OF DIXIE BELLE DRIVE; THENCE RUN NORTH 1/4 OF SAID SECTION 4 AND THE CENTERLINE OF DIXIE BELLE DRIVE 1/4 OF SECTION 4 AND ALONG SAID CENTERLINE OF DIXIE BELLE DRIVE A DISTANCE OF 362.93 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST CORNER OF ORANGE-ORLANDO APARTMENTS, AS RECORDED IN PLAT BOOK 4, PAGE 27, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N. 89° 54' 13" E., ALONG SAID SOUTH LINE OF ORANGE-ORLANDO APARTMENTS 35.00 FEET; THENCE RUN SOUTH PARALLEL WITH THE WEST LINE OF EAST 1/2 OF SAID NORTHEAST 1/4 OF SECTION 4, A DISTANCE OF 1,440.19 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE RUN S. 89° 51' 37" W., ALONG SAID SOUTH LINE 35.00 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, A DISTANCE OF 30.00 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF GRANT STREET; THENCE RUN S. 89° 52' 45" W. ALONG SAID NORTH RIGHT-OF-WAY LINE 396.58 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 18.44 ACRES, MORE OR LESS.

MORTGAGE APPROVAL

THE MORTGAGEE CONSENTS AND AGREES TO THE PLATTING OF THE LANDS EMBRACED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON. AND FURTHER, SHOULD IT BECOME NECESSARY TO FORECLOSE THE MORTGAGE COVERING THE PROPERTY, THAT ALL PIECES AND PARCELS DEDICATED TO THE PUBLIC WILL BE EXCLUDED FROM SAID SUIT AND THE DEDICATION SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESSES
John P. Luce
Kathy Luce
 SENIOR VICE PRES.
 FLAGSHIP BANK
 OF ORLANDO

THIS IS TO CERTIFY THAT ON AUG. 18, 1983, MR. A. DEAN MURDOCK, SENIOR VICE PRESIDENT OF FLAGSHIP BANK OF ORLANDO, BEING A DULY AUTHORIZED OFFICER OF SAID BANK, AND BEING HIS FREE ACT AND DEED, DID SIGN THIS PLAT AND SAID SIGNATURE WAS WITNESSED TWICE AS INDICATED ABOVE. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

Kathy Luce
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 6-15-87

PLAT BOOK 12 PAGE 121

PLAT OF GRANT STATION 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 dedicates the RIGHT-OF-WAY FOR EASEMENTS DIXIE BELLE DRIVE ACCESS RIGHTS, LANDSCAPE UTILITIES shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, has caused these presents to be signed and attested by the officers named below and its corporate seal to be affixed hereto on JULY 28, 1983

THE BABCOCK COMPANY
By *Boyd A. Ayp*
VICE President

Attest:
Jeanette Andrews
ASST. SECRETARY
Signed and sealed in the presence of:
Mary K. Fairbank
Mary K. Fairbank

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on July 28, 1983

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Boyd A. Ayp and Jeanette Andrews

respectively VICE President and ASST. Secretary of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers 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.

Mary K. Fairbank
NOTARY PUBLIC
My Commission Expires Feb 27, 1984

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on July 28, 1983 I completed the survey of the lands as shown in the foregoing plat, that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in ORLANDO Orange County, Florida. Dated July 28, 1983

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on September 12, 1983, the Orlando City Council approved the foregoing plat.

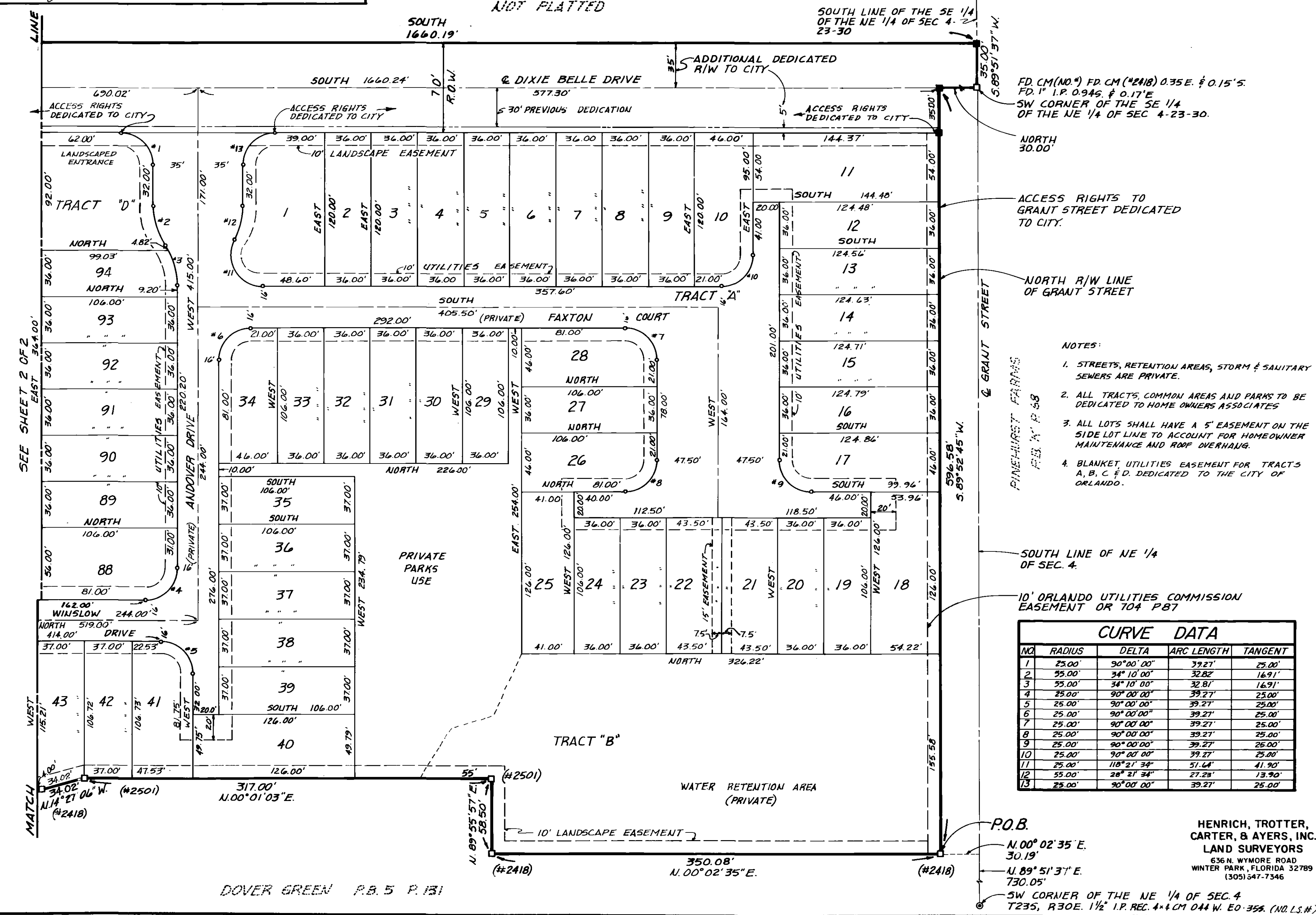
Ray Ford
MAYOR Pro Tem
Attest:
Grace A. Cheuning
CITY CLERK

CERTIFICATE OF APPROVAL BY MUNICIPAL PLANNING BOARD

THIS IS TO CERTIFY, That on 7/19/83 the Municipal Planning Board of the above Municipality approved the foregoing plat.

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 Sept. 23, 1983 at 9:07 A.M. File No. 200 3717



NO.	RADIUS	DELTA	ARC LENGTH	TANGENT
1	25.00'	90° 00' 00"	39.27'	25.00'
2	55.00'	34° 10' 00"	32.82'	16.91'
3	55.00'	34° 10' 00"	32.81'	16.91'
4	25.00'	90° 00' 00"	39.27'	25.00'
5	25.00'	90° 00' 00"	39.27'	25.00'
6	25.00'	90° 00' 00"	39.27'	25.00'
7	25.00'	90° 00' 00"	39.27'	25.00'
8	25.00'	90° 00' 00"	39.27'	25.00'
9	25.00'	90° 00' 00"	39.27'	25.00'
10	25.00'	90° 00' 00"	39.27'	25.00'
11	25.00'	108° 21' 34"	51.44'	41.90'
12	55.00'	28° 31' 34"	21.28'	13.90'
13	25.00'	90° 00' 00"	39.27'	25.00'

HENRICH, TROTTER, CARTER, & AYERS, INC. LAND SURVEYORS 636 N. WYMORE ROAD WINTER PARK, FLORIDA 32789 (305) 547-7346

P.O.B. N. 00° 02' 35" E. 30.19' N. 89° 51' 37" E. 730.05' SW CORNER OF THE NE 1/4 OF SEC. 4 T23S, R30E, 1/2" I.P. REC. 4x4 CM O44 W. ED. 356 (NO L.S.#)

DOVER GREEN P.B. 5 P. 131

