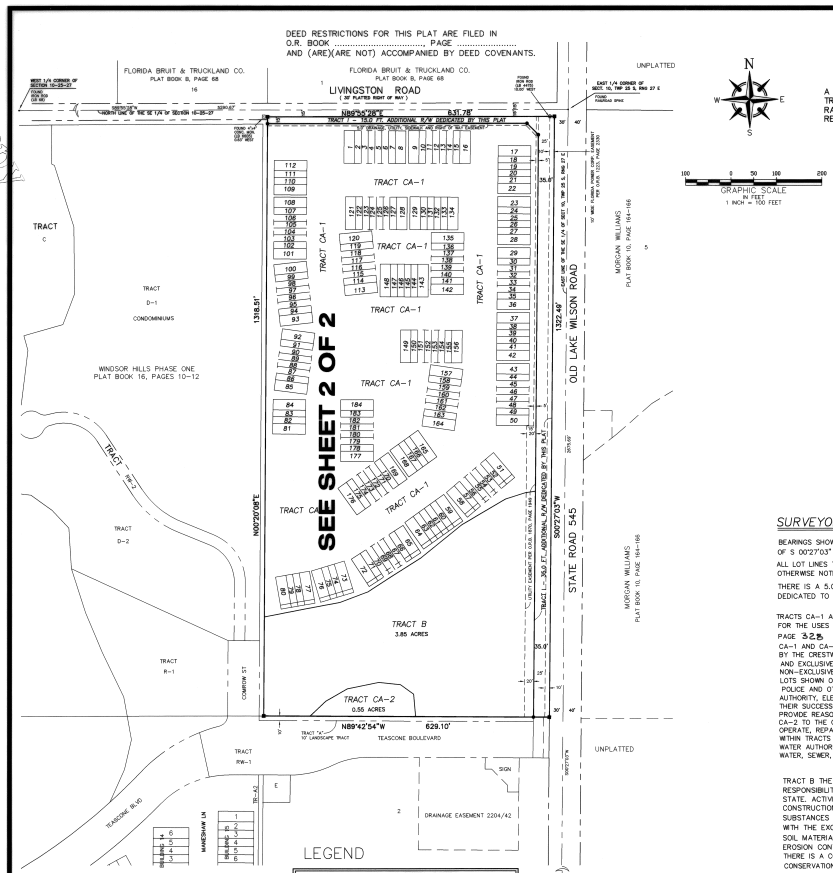


CRESTWYND BAY

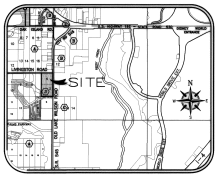
SECTION 10, TOWNSHIP 25 SOUTH RANGE 27 EAST
OSCEOLA COUNTY, FLORIDA

A REPLAT OF LOTS 3 AND 4, BLOCK D, ACCORDING TO THE FLORIDA FRUIT AND TRUCK LAND COMPANYS' SUBDIVISION OF LANDS IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 27 EAST, AS FILED AND RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

GRAPHIC SCALE
IN FEET
1 INCH = 100 FEET

LEGAL DESCRIPTION

LOTS 3 AND 4, BLOCK D, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION OF LANDS IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 68, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 15 FEET THEREOF.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING REFERENCE OF S 00°27'03" W ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 10-25-27.

ALL LOT LINES THAT INTERSECT CURVILINEAR RIGHT OF WAY LINES ARE RADIAL UNLESS OTHERWISE NOTED.

THERE IS A 5.0 FOOT UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT OF ALL LOTS, DEDICATED TO THE CRESTWYND BAY HOMEOWNER'S ASSOCIATION.

TRACTS CA-1 AND CA-2 (COMMON AREAS) ARE DEDICATED TO THE CRESTWYND BAY HOMEOWNER'S ASSOCIATION FOR THE USES ALLOWED BY THE RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 3006 PAGE 328, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND TRACTS CA-1 AND CA-2 SHALL HEREAFTER BE OPERATED AND MAINTAINED PURSUANT TO THE SAID RESTRICTIONS BY THE CRESTWYND BAY HOMEOWNER'S ASSOCIATION. TRACTS CA-1 AND CA-2 SHALL BE THE PRIVATE, SOLE AND EXCLUSIVE PROPERTY OF THE CRESTWYND BAY HOMEOWNER'S ASSOCIATION BUT SHALL BE SUBJECT TO A NON-EXCLUSIVE EASEMENT WHICH IS HEREBY GRANTED IN FAVOR OF THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY PERSONNEL, FIRE PROTECTION, POLICE AND OTHER AUTHORITIES OF LAW, UNITED POSTAL SERVICE MAIL CARRIERS, TOHOPEKALIGA WATER AUTHORITY, ELECTRIC UTILITIES, CABLE TELEVISION AND RELATED UTILITIES PROVIDERS AND THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE NON-EXCLUSIVE RIGHT AS REASONABLY REQUIRED TO PROVIDE REASONABLE SERVICES TO THE LOTS SHOWN ON THIS PLAT. THIS DEDICATION OF TRACTS CA-1 AND CA-2 TO THE CRESTWYND BAY HOMEOWNER'S ASSOCIATION SHALL BE SUBJECT TO AN EASEMENT TO INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE ANY UTILITIES OR STORMWATER IMPROVEMENTS CONSTRUCTED WITHIN TRACTS CA-1 AND CA-2, WHICH RIGHT IS HEREBY GRANTED TO AND RESERVED FOR THE TOHOPEKALIGA WATER AUTHORITY, ALL PROVIDERS OF TELEPHONE UTILITIES, CABLE TELEVISION UTILITIES, ELECTRIC UTILITIES, WATER, SEWER, STORMWATER AND OTHER UTILITIES USED BY LOT OWNERS.

TRACT B THE CONSERVATION AREA, IS HEREBY DEDICATED AS COMMON AREA. IT SHALL BE THE PERPETUAL RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREA INCLUDE, BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION – WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL, OR ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
THERE IS A CONSERVATION EASEMENT IN FAVOR OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT OVER TRACT B, THE CONSERVATION AREA.

TRACT "I" IS DEDICATED TO THE PUBLIC BY THIS PLAT FOR ADDITIONAL RIGHT OF WAY, AND THE 5.00 FOOT UTILITY DRAINAGE, SIDEWALK AND RIGHT OF WAY EASEMENT SHOWN HEREON.

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.

LEGEND

R.L.S. REGISTERED LAND SURVEYOR
P.R.M. PERMANENT REFERENCE MONUMENT
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
C.E. CONSERVATION EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.L.S. LICENSED SURVEYOR
F.I.R. FIBER OPTIC REPEATER
F.F.E. FINISH FLOOR ELEV.
O.R.B. OFFICIAL RECORDS BOOK
L.A. SPECIAL RECORDS
P.T. POINT OF TANGENCY
P.C. POINT OF CURVATURE
P.C.P. POINT OF COMPOUND CURVATURE
P.R.C. POINT OF REVERSE CURVATURE
(C) CALCULATED
(D) DEED
(F) FIELD
(M) MEASURED
(P) PLATTED
(R) RADIAL
(NR) NON RADIAL
(NT) NON TANGENT
(PK) PARKER KALON
(S) SECTION
(T) TOWNSHIP
(R) RANGE
(N) NORTH
(W) WEST
(E) EAST
(S) SOUTH
(PL) PLATTED
(MB) MAP BOOK
(PG) PAGE
(CH) CHORD
(CB) CHORD BEARING
(L) ARC LENGTH
(R) RADIUS
(Δ) DELTA
(A) ARC
(CL) CENTERLINE
(TYP) TYPICAL
(NTS) NOT TO SCALE
(U.N.O.) UNLESS NOTED OTHERWISE
(R/W) RIGHT OF WAY
(I.D.) IDENTIFICATION
(PL) PLATTED
(C) CENTERLINE
(U.E.) UTILITY EASEMENT
(D.E.) DRAINAGE EASEMENT
(C.E.) CONSERVATION EASEMENT
(L.A.E.) LANDSCAPE EASEMENT
(S.W.E.) SIDEWALK EASEMENT
(R.L.S.) REGISTERED LAND SURVEYOR
(P.R.M.) PERMANENT REFERENCE MONUMENT
(P.C.P.) PERMANENT CONTROL POINT
(O.R.B.) OFFICIAL RECORDS BOOK
(P.B.) PLAT BOOK
(P.G.) PAGE
(C.L.F.) CHAIN LINK FENCE
(C.B.S.) CONCRETE BLOCK STUCCO
(W.F.) WOOD FENCE
(P.V.C.) POLYVINYL CHLORIDE
(C.M.U.) CONCRETE MASONRY UNIT
(F.F.) FINISH FLOOR
(F.F.E.) FINISH FLOOR ELEVATION
(C.O.) CLEAN OUT
(W.M.) WATER METER
(E.M.) ELECTRIC METER
(T.B.) TELEPHONE BOX
(C.B.) CABLE BOX
(W.V.) WATER VALVE
(F.H.) FIRE HYDRANT
(B.F.P.) BACK FLOW PREVENTER
(C.P.) CONCRETE PAD
(P.P.) POWER POLE
(L.P.) LIGHT POLE
(W.P.) WOOD POLE
(G.P.) GUY POLE
(S.) SIGN
(B.M.) BENCH MARK
(N.A.V.D.) NORTH AMERICAN VERTICAL DATUM
(N.G.V.D.) NATIONAL GEODETIC VERTICAL DATUM
(●) CONCRETE MONUMENT FOUND (1/2" IRON, NO ID)
(○) CONCRETE MONUMENT SET (1/2" IRON, "LB 2657")
(■) CONCRETE FRAME PERMANENT REFERENCE MONUMENT FOUND (5/8" IRON, NO ID)
(□) CONCRETE FRAME PERMANENT REFERENCE MONUMENT SET (5/8" IRON, "LB 2657")
(▲) CONCRETE MONUMENT FOUND (5/8" IRON AND 1/2" IRON)
(△) CONCRETE MONUMENT SET (5/8" IRON AND 1/2" IRON)
(◆) CONCRETE FRAME PERMANENT CONTROL POINT FOUND (5/8" IRON AND 1/2" IRON)
(◇) CONCRETE FRAME PERMANENT CONTROL POINT SET (5/8" IRON AND 1/2" IRON)
(●) CONCRETE MONUMENT FOUND (1/2" IRON, NO ID)
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(△) CONCRETE MONUMENT SET (5/8" IRON AND 1/2" IRON)
(◆) CONCRETE FRAME PERMANENT CONTROL POINT FOUND (5/8" IRON AND 1/2" IRON)
(◇) CONCRETE FRAME PERMANENT CONTROL POINT SET (5/8" IRON AND 1/2" IRON)
ALL OTHER PROPERTY CORNERS ARE AS NOTED ON DRAWING.

JOHNSTON'S SURVEYING INC
900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140
PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. L.B. 966

PLAT BOOK 18 PAGE 61

DEDICATION
CRESTWYND BAY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate Tract I (additional right of ways) and the Public use rights as set forth in the note on the face of this plat over & across Tracts CA-1 and CA-2, 5.00 ft utility, drainage, sidewalk and right of way easement shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned DANIEL B. GREEN hereunto set his hand and seal on 10.26.05

WITNESSES:
KB Home Orlando LLC.a
Delaware Limited Liability Company
DANIEL B. GREEN

STATE OF FLORIDA COUNTY OF OSCEOLA

THIS IS TO CERTIFY, that on October 26, 2005 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared DANIEL B. GREEN to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be THEIR free act and deed for the uses and purposes therin expressed. Persons known to me personally.

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

NOTARY PUBLIC
My Commission Expires 12.10.05

CERTIFICATE OF SURVEYOR

KNOW ALL BY THESE PRESENTS, That the undersigned, being a licensed surveyor registered in the State of Florida, does hereby certify that on JUNE 1, 2005 she 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 or subdivided; that permanent reference monuments have been placed as shown thereon as required by Osceola County requirements and regulations, the survey was prepared under the undersigned responsible direction and supervision and that the survey data complies with all requirements of Chapter 177, F.S.; that permanent control control points will be placed as required by CH. 177, F.S.; and that said land is located in Section 10, Township 25 South, Range 27 East, Osceola County, Florida.

PROFESSIONAL SURVEYOR AND MAPPER
Dated 10.26.05 Registration No. 4824
PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. L.B. 966
JOHNSTON'S SURVEYING INC 900 Shady Lane, Kissimmee, Florida 34744-8695 Tel. (407) 847-2179 Fax (407) 847-6140

CERTIFICATE OF REVIEW BY SURVEYOR REPRESENTING COUNTY

Upon a review: This Plat conforms to Chapter 177 F.S.

Print Name
Dated 11.17.05 Registration No. 5546
Florida Professional Surveyor and Mapper representing Osceola County, Florida.

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

THIS IS TO CERTIFY, That on 11/17/05 the Osceola County Planning Commission approved the above plat.

Chairman Secretary

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: 12.20.05
P.E. County Engineer Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 12/12/05 the foregoing plat 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 plat and find that it complies in form with all the requirements of the Osceola County Land Development Code, and that it was filed for record on December 13, 2005 at 15:31 PM File Number 2005281183

LARRY WHALEY
Clerk of the Circuit Court
In and for Osceola County, Florida
By Carlos Mercado D.C.

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.

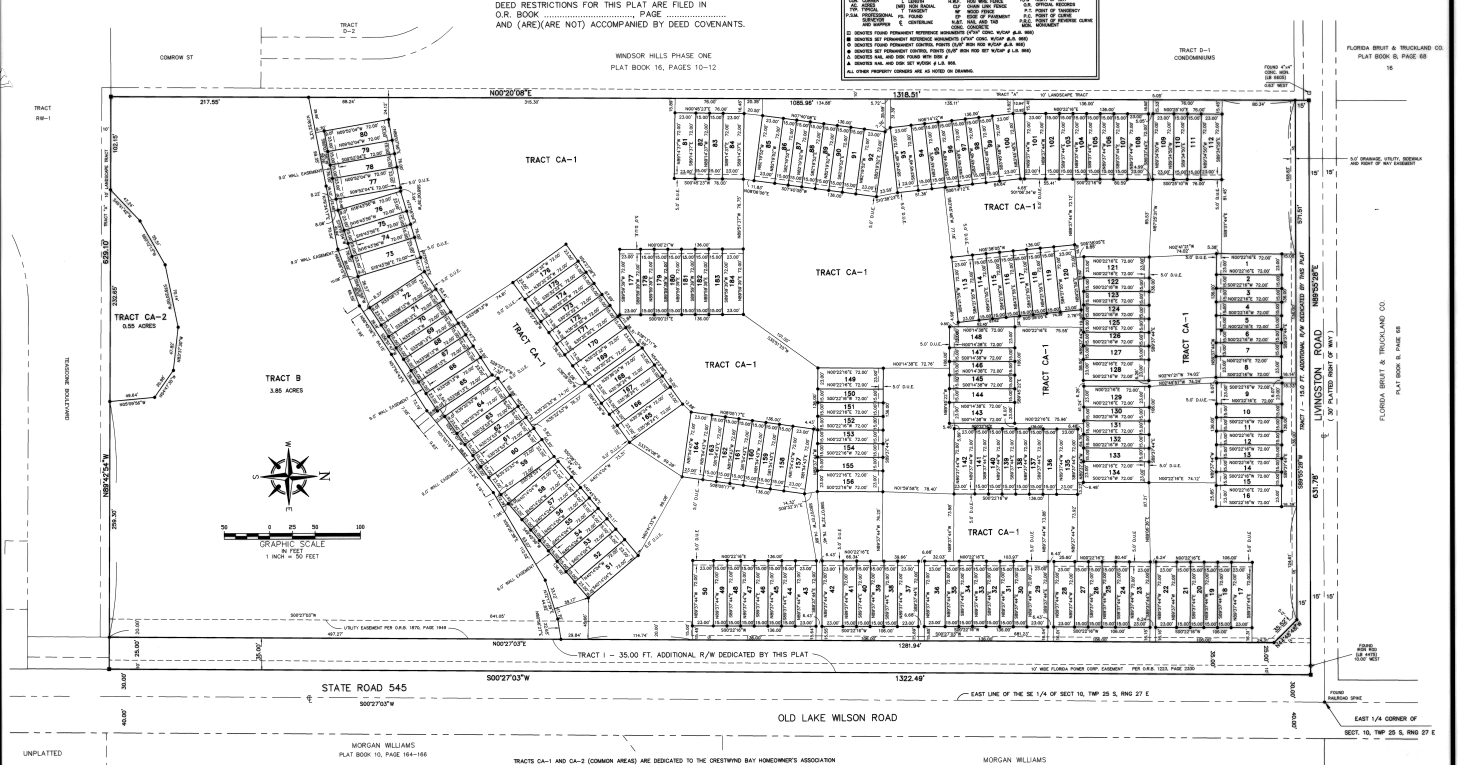
CRESTWYND BAY

SECTION 10, TOWNSHIP 25 SOUTH RANGE 27 EAST
OSCEOLA COUNTY, FLORIDA

DEED RESTRICTIONS FOR THIS PLAT ARE FILED IN
O.R. BOOK ..... PAGE .....
AND (ARE)(ARE NOT) ACCOMPANIED BY DEED COVENANTS.

LEGEND

(R) RECORED INFORMATION		R.L.S. REGISTERED LAND SURVEYOR			
P.B. PLAT BOOK	(C) CALCULATED	Δ DELTA/CENTRAL ANGLE		cmp CORRUGATED METAL PIPE	
O.B. DEED BOOK	(F) FIELD	U.E. UTILITY EASEMENT		O.R.B. OFFICIAL RECORDS BOOK	
P.O.B. POINT	(M) MEASURED	° DEGREES		D.U.E. DRAINAGE AND	
P.O.C. POINT	(M) MEASURED	' MINUTES		UTILITY EASEMENT	
SECT. SECTION	C.L. CHORD BEARING	" SECONDS		D.E. DRAINAGE	
TWP. TOWNSHIP	CL CHORD	# NUMBER OR LOBS		PRO. PROPOSED	
RNG. RANGE	R. RADIUS	L.B. LICENSED BUSINESS		P.O.B. POINT OF BEGINNING	
COR. CORNER	L. LENGTH	C.B.S. CONCRETE BLOCK SCREEN		P.O.C. POINT OF COMMENCEMENT	
PL. PLATE	(NR) NON RADIAL	B.W.F. BARBED WIRE FENCE		F.F. FINISH FLOOR ELEV.	
P.C. PERMANENT CONTROL POINT	P.L. POINT	H.W.F. HOG WIRE FENCE		R/W RIGHT OF WAY	
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	P.T. TANGENT	C.L.F. CHAIN LINK FENCE		R.D. RADIAL DISTANCE	
	℄ CENTERLINE	W.F. WOOD FENCE		P.T. POINT OF TANGENCY	
		N.R.F. NAIL AND FLAG		P.C. POINT OF CURVE	
		CONC. CONCRETE		P.R.C. POINT OF REVERSE CURVE	
		☐ DENOTES FOUND PERMANENT REFERENCE MONUMENTS 1/2"x4" CONC. W/CAP (L.B. 966)		P.C.P. PERMANENT CONTROL POINT	
		■ DENOTES SET PERMANENT REFERENCE MONUMENTS 1/2"x4" CONC. W/CAP (L.B. 966)			
		● DENOTES FOUND PERMANENT CONTROL POINTS (5/8" IRON ROD W/CAP (L.B. 966))			
		● DENOTES SET PERMANENT CONTROL POINTS (5/8" IRON ROD SET W/CAP (L.B. 966))			
		△ DENOTES NAIL AND DISK FOUND WITH DISK #			
		▲ DENOTES NAIL AND DISK SET W/CAP # L.B. 966.			
		ALL OTHER PROPERTY CORNERS ARE AS NOTED ON DRAWING.			



SURVEYOR'S NOTES:

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TRACT B THE CONSERVATION AREA, IS HEREBY DEDICATED AS COMMON AREAS. IT SHALL BE THE PERPETUAL RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION – WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL, OR ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
THERE IS A CONSERVATION EASEMENT IN FAVOR OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT OVER TRACT B THE CONSERVATION AREA.

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