

WESTPOINT TOWNHOMES

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

SHEET 1 OF 2

PLAT BOOK **65** PAGE **B**

WESTPOINT TOWNHOMES
 D E D I C A T I O N
 Limited Liability Company

KNOW ALL MEN BY THESE PRESENTS, THAT THE **ASSOCIATION** 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 HEREBIN EXPRESSED AND DEDICATES THE STREETS AND THE EASEMENTS SHOWN HERETO TO THE PERPETUAL USE OF THE PUBLIC, UNLESS OTHERWISE NOTED.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW **MAY 04 11 2006**

WESTPOINT VILLAGES, LLC
[Signature]
 FRANK IUDICE, MANAGING MEMBER

SIGNED AND SEALED IN THE PRESENCE OF:
 B. **[Signature]**
 JOHN B. PINEL
 FRANK IUDICE, MANAGING MEMBER

STATE OF FLORIDA
 COUNTY OF ORANGE

THIS IS TO CERTIFY, THAT ON **March 1, 2006**, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED FRANK IUDICE, MANAGING MEMBER OF THE ABOVE NAMED CORPORATION, INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, WHO DID, DID NOT TAKE AN OATH AND WHO IS/ IS NOT PERSONALLY KNOWN BY ME TO BE THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED; THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION, IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC
[Signature]
 MY COMMISSION EXPIRES: _____

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a professional surveyor and mapper certifies that I have prepared the foregoing plat and it was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes and Chapter 110 of the Winter Garden Code of Ordinances and that said land is located in, The City of Winter Garden, Orange County, Florida.

Signed: **[Signature]** Date: **3-01-06**
 DONALD W. BISHMAN, S.E.
 Florida Professional Surveyor No. 62216
 223 S. DILLARD STREET, SUITE 201
 WINTER GARDEN, FLORIDA 34787
 Licensed Business No. 2724

CERTIFICATE OF APPROVAL BY MUNICIPALITY
 THIS IS TO CERTIFY, THAT ON **March 9, 2006**, THE CITY COMMISSION OF THE CITY OF WINTER GARDEN APPROVED THE FOREGOING PLAT.

ATTEST:
[Signature] CITY CLERK
[Signature] KATHY HILLEN

CERTIFICATE OF APPROVAL BY PLANNING DIRECTOR
 THIS IS TO CERTIFY THAT ON **Feb 2, 2006**, THE PLANNING AND ZONING COMMISSION OF THE CITY OF WINTER GARDEN APPROVED THE FOREGOING PLAT.

[Signature]
 M. DATE **3/1/06**

CERTIFICATE OF REVIEW BY CITY SURVEYOR
 THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.
[Signature] DATE **3/15/06**
 CITY SURVEYOR'S SIGNATURE
 LS NO.: **53061** Steven B. Blankenship

CERTIFICATE OF COUNTY COMPTROLLER
 I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON **March 17 2006**.
[Signature]
 COUNTY COMPTROLLER
 IN AND FOR ORANGE COUNTY, FLORIDA

NOTARY PUBLIC
[Signature]
 PRINTED NAME
 MY COMMISSION EXPIRES: _____

[Signature]
 PRINTED NAME
 MY COMMISSION EXPIRES: _____

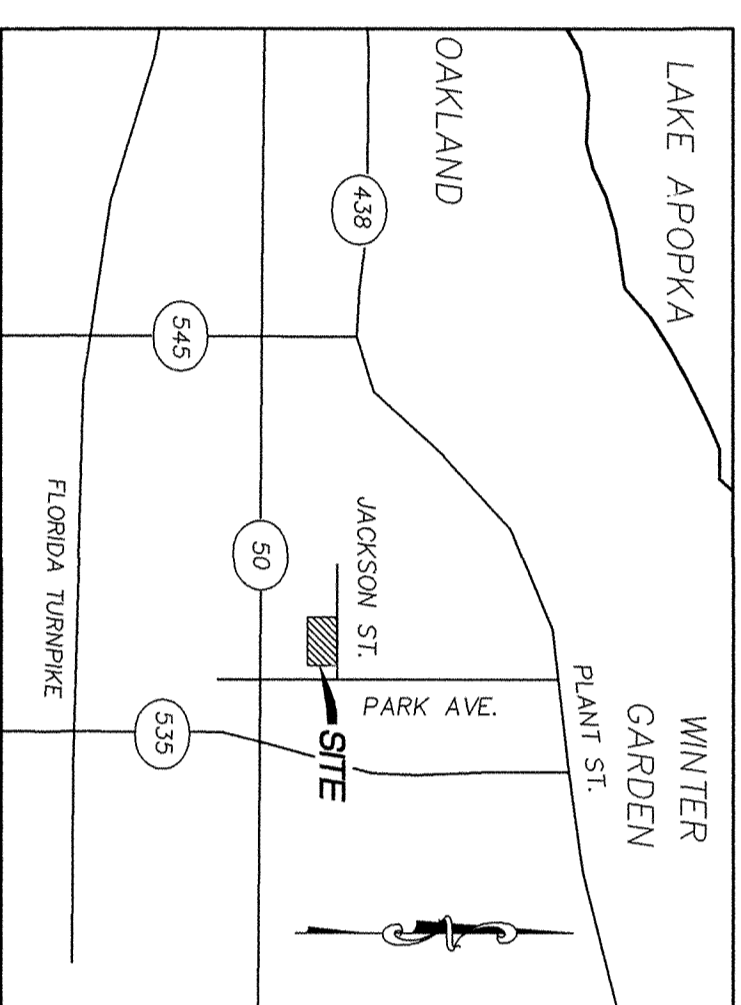
DESCRIPTION

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 NORTH 89°23'16" WEST, 1256.64 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, THENCE NORTH 00°39'59" WEST, 953.21 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 00°39'59" WEST, 500.05 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22, THENCE SOUTH 89°23'16" WEST, 668.20 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00°39'59" WEST, 30.01 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22, THENCE SOUTH 89°33'29" EAST, 606.08 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF JACKSON STREET, THENCE NORTH 00°58'15" EAST, 269.89 FEET ALONG THE WEST BOUNDARY LINE OF PARK WEST VILLAGE, A CONDOMINIUM, THENCE NORTH 89°33'29" WEST, 737.58 FEET TO THE POINT OF BEGINNING;
 LESS: THE SOUTH 50 FEET THEREOF;
 AND LESS: A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 NORTH 89°23'16" WEST, 1256.64 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, THENCE NORTH 00°39'59" WEST, 1123.25 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00°39'59" WEST, 30.01 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22, THENCE SOUTH 89°33'29" EAST, 606.08 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF JACKSON STREET, THENCE NORTH 00°58'15" EAST, 606.08 FEET TO THE POINT OF BEGINNING.
 CONTAINING 3.730 ACRES, MORE OR LESS.

NOTE: THE SOUTH 50 FEET THEREOF.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3.730 ACRES MORE OR LESS.

VICINITY MAP NOT TO SCALE



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LOTS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER INSTRUMENT. THE ORIGINAL RECORD OF THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENT, A "4"x4" CONCRETE MONUMENT FROM LB 7274,* UNLESS NOTED OTHERWISE.
- ⊙ DENOTES SET PERMANENT CONTROL POINT, A 1/2" DIA. AND DISC POP LB 7274* UNLESS NOTED OTHERWISE.

1. BEARINGS SHOWN HEREOF ARE BASED ON THE FOLLOWING: EAST LINE OF SEC. 1/4, SECTION 22--27 AS N00°21'30"W (ASSUMED).
2. LOT LINES ARE NON-RADIAL UNLESS NOTED WITH (R) FOR RADIAL.
3. VEHICULAR ACCESS RIGHTS TO JACKSON STREET ARE HEREBY DEDICATED TO THE CITY OF WINTER GARDEN'S PRIOR APPROVAL.
4. TRACT A (STORM WATER MANAGEMENT TRACT), SHOWN HEREOF, SHALL BE CONVEYED TO AND MAINTAINED BY WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC. SAID TRACT IS SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF THE CITY OF WINTER GARDEN, OVER THE ENTIRE TRACT.
5. TRACT B (RECREATION TRACT), SHOWN HEREOF, SHALL BE CONVEYED TO AND MAINTAINED BY WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
6. THE STREET IS TO BE PUBLIC AND IS HEREBY DEDICATED TO THE CITY OF WINTER GARDEN.
7. THE PEDESTRIAN, SERVICE, WALL, SIDEWALK, LANDSCAPE, AND UTILITY EASEMENTS SHALL BE MAINTAINED BY THE WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
8. THE WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION AS OWNER OF THE COMMON AREAS, AMENITIES, TRACTS, AND THE SUBDIVISION INFRASTRUCTURE NOT DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, HEREBY RELEASES, DEFEND, INDEMNIFY AND HOLD THE CITY OF WINTER GARDEN, OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES HARMLESS FROM ANY AND ALL COSTS, EXPENSES, SUITS, DEMANDS, LIABILITIES, DAMAGES, INJURIES, LOSSES AND OTHER CONSEQUENCES, INCLUDING WITHOUT LIMITATION, TRACTS A AND B, IN CONNECTION WITH THE REASONABLE USE OF SAID SUBDIVISION INFRASTRUCTURE, COMMON AREAS, AMENITIES, OR TRACTS, OR SAID PARTIES MAINTENANCE THEREOF OR SAID PARTIES' EXERCISE OF RIGHTS PERMITTED IN THE DECLARATION OF THE WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC., INCLUDING WITHOUT LIMITATION, THIS PLAT OR AS OTHERWISE PERMITTED BY LAW. (EXCEPT NON-TENANT CONTRIBUTION).
9. THE LOTS WITHIN THIS SUBDIVISION ARE GOVERNED BY A MANDATORY HOMEOWNERS NON-PROFIT CORPORATION) REQUIRING THE PAYMENT OF FEES AND WITH THE POWER TO ASSESS THE LOTS. THE ASSOCIATION IS THE OWNER OF AND/OR RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL PRIVATE AREAS DERIVING FROM THE COMMON AREAS, INCLUDING WITHOUT LIMITATION THE SIDEWALKS, SIDEWALKS, UNDERPASS, COMMON INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, INCLUDING WITHOUT LIMITATION, TRACTS A AND B, REPAIRS, MAINTENANCE, AND REPLACEMENT OF SAID INFRASTRUCTURE, COMMON AREAS, AMENITIES, OR TRACTS, OR SAID PARTIES' MAINTENANCE THEREOF OR SAID PARTIES' EXERCISE OF RIGHTS PERMITTED IN THE DECLARATION OF THE WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC., INCLUDING WITHOUT LIMITATION, THIS PLAT OR AS OTHERWISE PERMITTED BY LAW. (EXCEPT NON-TENANT CONTRIBUTION).
10. THE CITY OF WINTER GARDEN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO FORCE, SANITARY AND ALL PORTIONS OF THE PROJECT INCLUDING WITHOUT LIMITATION ANY AND ALL PRIVATE AREAS, COMMON AREAS, DRAINAGE SYSTEMS, INCLUDING WITHOUT LIMITATION THE DETENTION/TENTION AREAS AND UNDERPASS), COMMON PROPERTIES PRIVATE EMOKS, UNDERPASS, COMMON INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, INCLUDING WITHOUT LIMITATION, TRACTS A AND B, REPAIRS, MAINTENANCE, AND REPLACEMENT OF SAID INFRASTRUCTURE, COMMON AREAS, AMENITIES, OR TRACTS, OR SAID PARTIES' MAINTENANCE THEREOF OR SAID PARTIES' EXERCISE OF RIGHTS PERMITTED IN THE DECLARATION OF THE WESTPOINT TOWNHOMES HOMEOWNERS ASSOCIATION, INC., INCLUDING WITHOUT LIMITATION, THIS PLAT OR AS OTHERWISE PERMITTED BY LAW. (EXCEPT NON-TENANT CONTRIBUTION).
11. ALL PLATED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR SAID CONSTRUCTION, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF AND MAINTENANCE OF CABLE, TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC UTILITY OR PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES THIS PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH EASEMENTS SHALL BE SUBJECT TO THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
12. 57 DISTRIBUTION EASEMENT, PER O.R. BOOK 8231, PAGE 3571, AFFECTS THE PROPERTY AND IS SHOWN HEREOF.

BISHMAN
SURVEYING
 AND
MAPPING, INC.

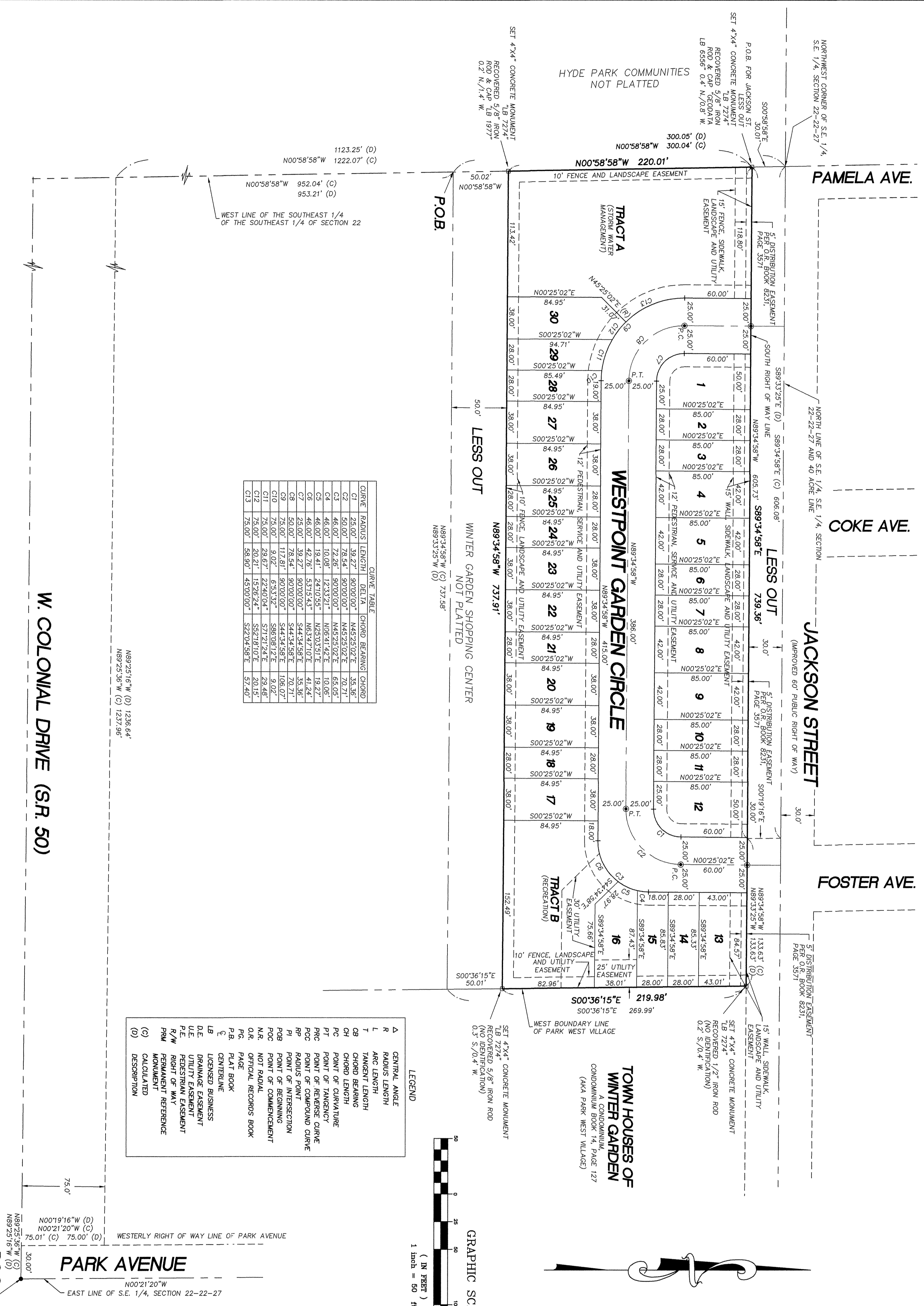
232 S. DILLARD STREET, SUITE 201
 WINTER GARDEN, FL. 34787

CERTIFICATE OF AUTHORIZATION
 LB 7274*

Phone No. 407.905.8877
 Fax No. 407.905.6232
 E-mail: bsminc@earthlink.net

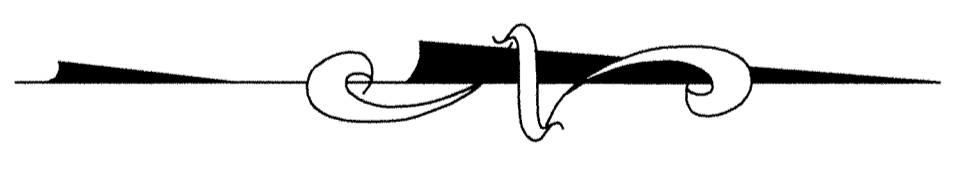
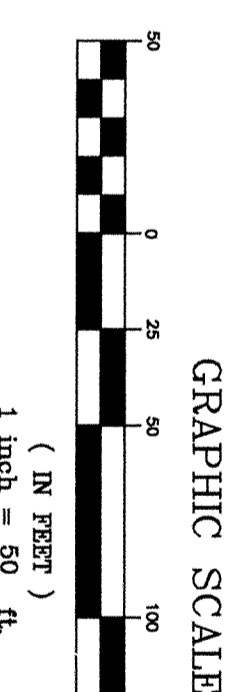
WESTPOINT TOWNHOMES

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



CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	39.27'	90.00°	N45°25'02"E	35.36'
C2	50.00'	78.54'	90.00°	N45°25'02"E	70.71'
C3	75.00'	117.81'	90.00°	N45°25'02"E	106.07'
C4	100.00'	157.08'	90.00°	N45°25'02"E	141.42'
C5	125.00'	196.35'	90.00°	N45°25'02"E	176.77'
C6	150.00'	235.62'	90.00°	N45°25'02"E	212.12'
C7	175.00'	274.89'	90.00°	N45°25'02"E	247.47'
C8	200.00'	314.16'	90.00°	N45°25'02"E	282.82'
C9	225.00'	353.43'	90.00°	N45°25'02"E	318.17'
C10	250.00'	392.70'	90.00°	N45°25'02"E	353.52'
C11	275.00'	431.97'	90.00°	N45°25'02"E	388.87'
C12	300.00'	471.24'	90.00°	N45°25'02"E	424.22'
C13	325.00'	510.51'	90.00°	N45°25'02"E	459.57'

- LEGEND**
- △ CENTRAL ANGLE
 - R RADIUS
 - L ARC LENGTH
 - T TANGENT LENGTH
 - CB CHORD BEARING
 - CL CHORD LENGTH
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - PCC POINT OF CURVATURE
 - PP POINT OF BEGINNING
 - PI POINT OF INTERSECTION
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - NR NOT RADIAL
 - OK OK
 - PL PLAT BOOK
 - CB CENTERLINE
 - LB LICENSED BUSINESS
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - PE PEDESTRIAN EASEMENT
 - R/W RIGHT OF WAY
 - PMW PERMANENT REFERENCE MONUMENT
 - (C) CALCULATED DESCRIPTION



BISHMAN
SURVEYING
AND
MAPPING, INC.

232 S. DILLARD STREET, SUITE 201
WINTER GARDEN, FL 34787
LB 7274

Phone No. 407.905.8877
Fax No. 407.905.6232
E-mail: bsminc@earthlink.net

NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT
- PERM. LB 7274, UNLESS NOTED OTHERWISE.
- DENOTES SET PERMANENT CONTROL POINT, A NAIL AND DISC "POP" LB 7274, UNLESS NOTED OTHERWISE.
- ALL LOT LINES ARE NOT RADIAL UNLESS SPECIFIED (R) RADIAL.