

LAKE BERKLEY RESORT

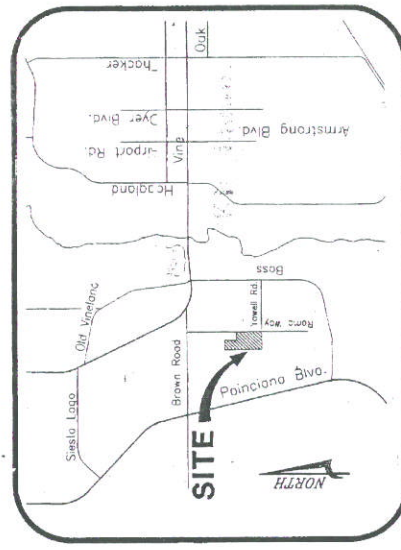
A PLAT OF A TRACT OF LAND LYING IN
SECTION 24, TOWNSHIP 25 SOUTH, RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 24, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, THENCE NORTH 85°43'48" EAST A DISTANCE OF 854.09 FEET, THENCE SOUTH 0°18'06" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 0°18'06" EAST A DISTANCE OF 807.11 FEET, THENCE SOUTH 88°28'27" WEST A DISTANCE OF 1386.16 FEET, THENCE NORTH 00°32'26" WEST A DISTANCE OF 1323.63 FEET, THENCE NORTH 0°14'59" WEST A DISTANCE OF 1329.93 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 75.20 ACRES, MORE OR LESS.

NOTICE
THE PLAT, AS RECORDED IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, IS THE ORIGINAL INSTRUMENT OF RECORD. ANY INSTRUMENTS, COPIES, OR REPRODUCTIONS OF THIS PLAT, UNLESS AUTHORIZED BY THE SURVEYOR, SHALL BE VOID AND UNLAWFUL. ANY INSTRUMENTS, COPIES, OR REPRODUCTIONS OF THIS PLAT, UNLESS AUTHORIZED BY ANY OTHER GRANTEE OR GRANTEE'S SUCCESSORS, SHALL BE VOID AND UNLAWFUL. ANY INSTRUMENTS, COPIES, OR REPRODUCTIONS OF THIS PLAT, UNLESS AUTHORIZED BY ANY OTHER GRANTEE OR GRANTEE'S SUCCESSORS, SHALL BE VOID AND UNLAWFUL.

DECLARATION OF CONVEYANTS AND RESTRICTIONS
DECLARATION OF CONVEYANTS AND RESTRICTIONS FOR THE PLAT ARE FILED IN OFFICIAL RECORDS BOOK 15919, PAGES 271 & 0.



VICINITY MAP

PLAT BOOK	PAGE
LAKE BERKLEY RESORT	DEDICATION
<p>KNOW ALL MEN BY THESE PRESENTS, That the Conveyance owner, being the owner in fee simple of the land described in the foregoing plat, does hereby dedicate and convey said plat for the use and enjoyment of the public.</p> <p>IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officers named below and the corporate seal to be affixed hereto on March 1, 1999.</p>	
<p>LAKE BERKLEY RESORT, INC. SIGNED AND SEALED IN THE PRESENCE OF:</p> <p><i>[Signature]</i> PRESIDENT</p> <p><i>[Signature]</i> SECRETARY</p> <p><i>[Signature]</i> TREASURER</p> <p><i>[Signature]</i> AS TO BE</p>	<p>STATE OF FLORIDA COUNTY OF OSCEOLA</p> <p>THIS IS TO CERTIFY, That on March 1, 1999 before me, an officer duly authorized to take acknowledgments in the State and before me personally appeared the undersigned, the President and Secretary of the above named Corporation incorporated under the laws of the State of Florida, to me known to be the persons whose names are subscribed to the foregoing dedication and thereby acknowledged the same to be their free act and deed as such officers; that my duty requires me to certify the truth of the foregoing and to this effect: that the above plat is a true and correct copy of the original as the same was presented to me and that the same is a true and correct copy of the original as the same was presented to me.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at the City of Orlando, Florida, this 1st day of March, 1999.</p> <p><i>[Signature]</i> NOTARY PUBLIC</p> <p>My Commission Expires: 6-21-01</p>
<p>CERTIFICATE OF SURVEYOR</p> <p>KNOW ALL MEN BY THESE PRESENTS, That the undersigned, SURVEYOR JANE BELL A. MORGENTHAU, a duly qualified and licensed Surveyor in the State of Florida, has surveyed the above described land and has caused the same to be shown in the foregoing plat and that the survey was made in accordance with all of the requirements of Chapter 177, Florida Statutes, and that the same is a true and correct copy of the original as the same was presented to me and that the same is a true and correct copy of the original as the same was presented to me.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at the City of Orlando, Florida, this 1st day of March, 1999.</p> <p><i>[Signature]</i> JANE BELL A. MORGENTHAU SURVEYOR</p> <p>REGISTRATION NUMBER: 1234567890 EXPIRES: 12/31/2001</p>	
<p>CERTIFICATE OF APPROVAL</p> <p>BY COUNTY SURVEYOR</p> <p>UPON A REVIEW OF THE PLAT CONCERNING TO CHAPTER 177, FLORIDA STATUTES, THE SURVEYOR HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME WAS PRESENTED TO ME.</p> <p>REGISTRATION NUMBER: 44903 DATE: MARCH 10, 1999 FLORIDA PROFESSIONAL SURVEYOR AND MAPS REGULATING OSCEOLA COUNTY</p> <p>CERTIFICATE OF APPROVAL</p> <p>COUNTY ENGINEER</p> <p>STATE AND COUNTY ENGINEER: <i>[Signature]</i> DATE: 4/1/99</p> <p>COUNTY ENGINEER: <i>[Signature]</i></p>	
<p>CERTIFICATE OF APPROVAL</p> <p>COUNTY CLERK</p> <p>HEREBY CERTIFY, That I have examined the foregoing plat and that it complies in form with the requirements of Chapter 177, Florida Statutes, and the Osceola County Map and Plat Regulations and that the same is a true and correct copy of the original as the same was presented to me.</p> <p>FILE NUMBER: 98 05 4699</p> <p>LAUREN L. JENSEN CLERK OF THE COUNTY COURT</p> <p>FILED FOR OSCEOLA COUNTY, FLORIDA BY: <i>[Signature]</i> D.C.</p>	

CERTIFICATE OF APPROVAL

BY PLANNING COMMISSION

THIS IS TO CERTIFY, That on MARCH 15, 1999, the Osceola County Planning Commission approved the above plat.

[Signature] Chairman

CERTIFICATE OF APPROVAL

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on MARCH 15, 1999, the Board of County Commissioners of Osceola County approved the foregoing plat.

[Signature] Chairman of the Board

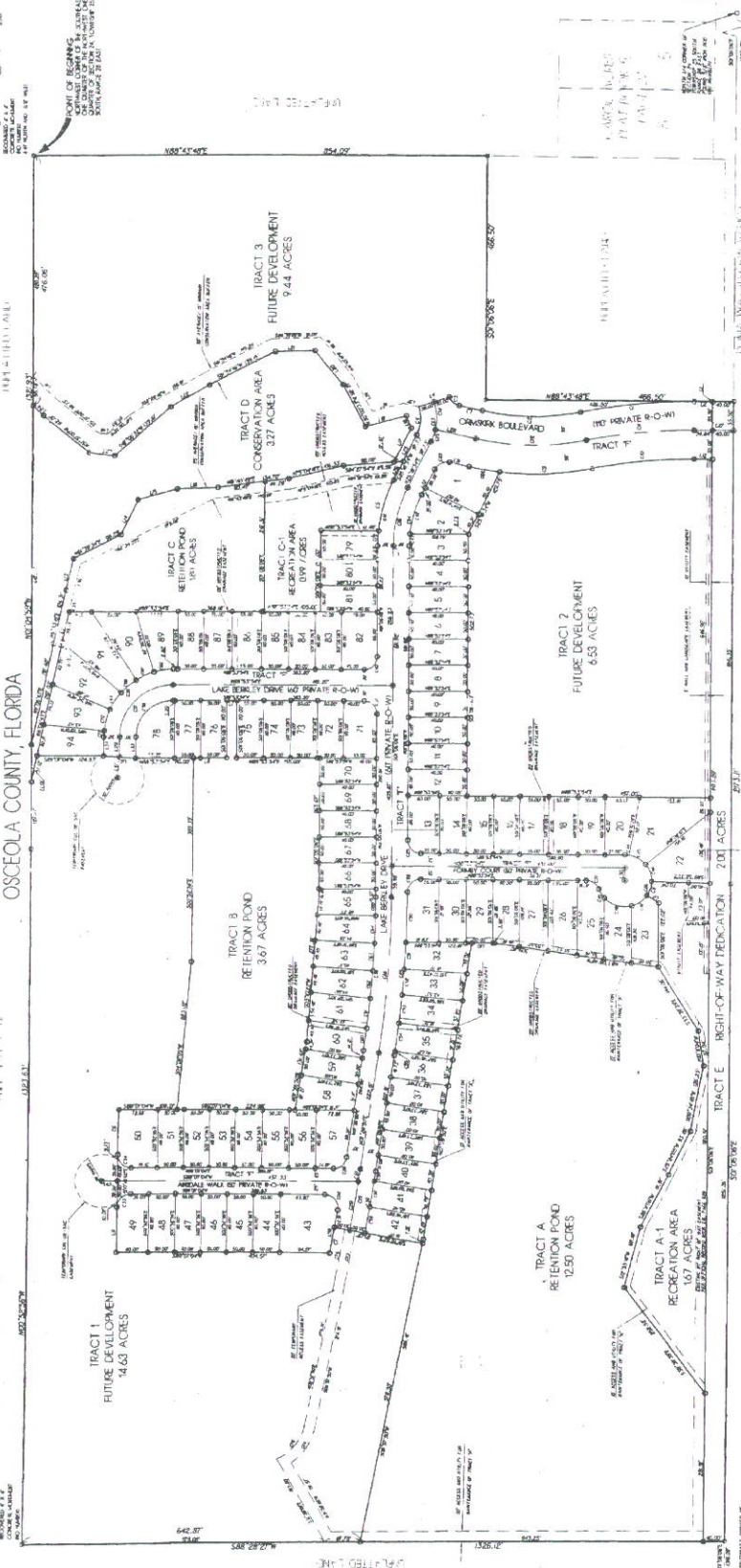
LAKE BERKLEY RESORT

A PLAT OF A TRACT OF LAND LYING IN
SECTION 24, TOWNSHIP 25 SOUTH, RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

PLAT BOOK PAGE 2

PAGE 2 OF 2

NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DERIVATION OF THE TRACT'S BOUNDARIES AND DIMENSIONS. ANY DISCREPANCIES BE-
TWEEN THESE AND ANY OTHER RECORDS OR RECORDS OF THE COUNTY
PLAT BOOK MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.



GENERAL NOTES

1. THIS PLAT IS A DERIVATION OF THE LOTS AND AREAS SHOWN ON THE PREVIOUS PLAT BOOK, PAGE 1, OF THIS PLAT BOOK.
2. THE BOUNDARIES AND DIMENSIONS OF THE TRACTS AND AREAS SHOWN ON THIS PLAT BOOK ARE BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.
3. THE AREA OF EACH TRACT AND AREA IS SHOWN ON THIS PLAT BOOK.
4. THE AREA OF EACH TRACT AND AREA IS BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.
5. THE AREA OF EACH TRACT AND AREA IS BASED ON THE SURVEY CONDUCTED BY THE ENGINEER.
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LINE TABLE

LINE NO.	LINE DESCRIPTION	BEARING	DISTANCE
1
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9
10

CURVE TABLE

CURVE NO.	START CHAINAGE	END CHAINAGE	ANGLE	RADIUS	CHORD	CHORD BEARING
1
2
3
4
5



LAKE BERKLEY RESORT PHASE 2

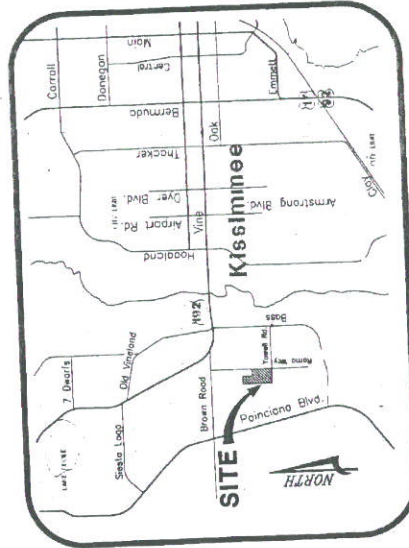
A REPLAT OF TRACT 1 OF LAKE BERKLEY RESORT
(PLAT BOOK 11, PAGES 1-2) LYING IN
SECTION 24, TOWNSHIP 25 SOUTH, RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

LEGAL DESCRIPTION

TRACT 1 OF LAKE BERKLEY RESORT AS RECORDED IN PLAT BOOK 11, PAGES 1 - 2
OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

NOTICE
THE PLAT AS RECORDED IN THIS GRAPHIC FORM IS THE ORIGINAL VERSION OF THE SURVEYED LANDS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. ANY REPRODUCTION OF THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DECLARATION OF COVENANTS AND RESTRICTIONS
THE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 8594, PAGE 2754 AS SUPPLEMENTED BY SUPPLEMENTAL PAGE DECLARATION AS RECORDED IN OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA. ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND RECORDED IN BOOKS 1876, PAGE 1629



VICINITY MAP



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the Corporation whose name appears hereon, has hereby donated and dedicated to the use and purposes herein expressed and declared the following described lands, to-wit: LAKE BERKLEY RESORT PHASE 2, more or less in the purpose use of the public.

IN WITNESS WHEREOF, the undersigned persons to be signed and attested hereon on October 20, 1999.

LAKE BERKLEY RESORT PHASE 2, INC.

[Signature]
President

[Signature]
Secretary

STATE OF FLORIDA COUNTY OF OSCEOLA

THIS IS TO CERTIFY, that on October 20, 1999 before me an officer of the State and duly qualified in the State and before me personally appeared John DeSantis and Susan Cigala respectively President and Secretary of Lake Berkley Resort, Inc. a Florida Corporation, known to me to be the persons whose names are subscribed to the foregoing declaration and personally acknowledged their duty thereof to be their free and voluntary act and deed and that the said declaration is the act and deed of said corporation, and that the said declaration is in full compliance with the provisions of the Statute in that behalf made.

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

[Signature]
NOTARY PUBLIC

My Commission Expires 08-15-2002

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being a Licensed Land Surveyor registered with the State of Florida, County of Osceola, Florida, and having been duly sworn in the foregoing plat and had survey been made under the responsible direction and supervision of the undersigned, that the same is a true and correct copy of the original plat and that the same has been filed in the public records of Osceola County, Florida, and that the said declaration is the act and deed of said corporation, and that the said declaration is in full compliance with the provisions of the Statute in that behalf made.

SURVEYOR NAME: JOHN DE SANTIS
FLORIDA PROFESSIONAL SURVEYOR NO. 18,590
RESIDENCE: 1000 W. BAYVIEW BLVD., APT. 101, MIAMI, FL 33134
OFFICE: 1000 W. BAYVIEW BLVD., APT. 101, MIAMI, FL 33134

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

UPON A REVIEW OF THE PLAT CONFORM TO CHAPTER 171, FLORIDA STATUTES

REGISTRATION NAME: JOHN DE SANTIS DATE: 10-20-99

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

DATE: 10-20-99

CERTIFICATE OF COUNTY CLERK

DATE: 10-20-99

CERTIFICATE OF COUNTY COMMISSIONERS

DATE: 10-20-99

CERTIFICATE OF COUNTY ATTORNEYS OFFICE

DATE: 10-20-99

CERTIFICATE OF PLANNING COMMISSION

DATE: 10-20-99

CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

DATE: 10-20-99

CERTIFICATE OF APPROVAL COUNTY ATTORNEYS OFFICE

DATE: 10-20-99

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

DATE: 10-20-99

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CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

DATE: 10-20-99

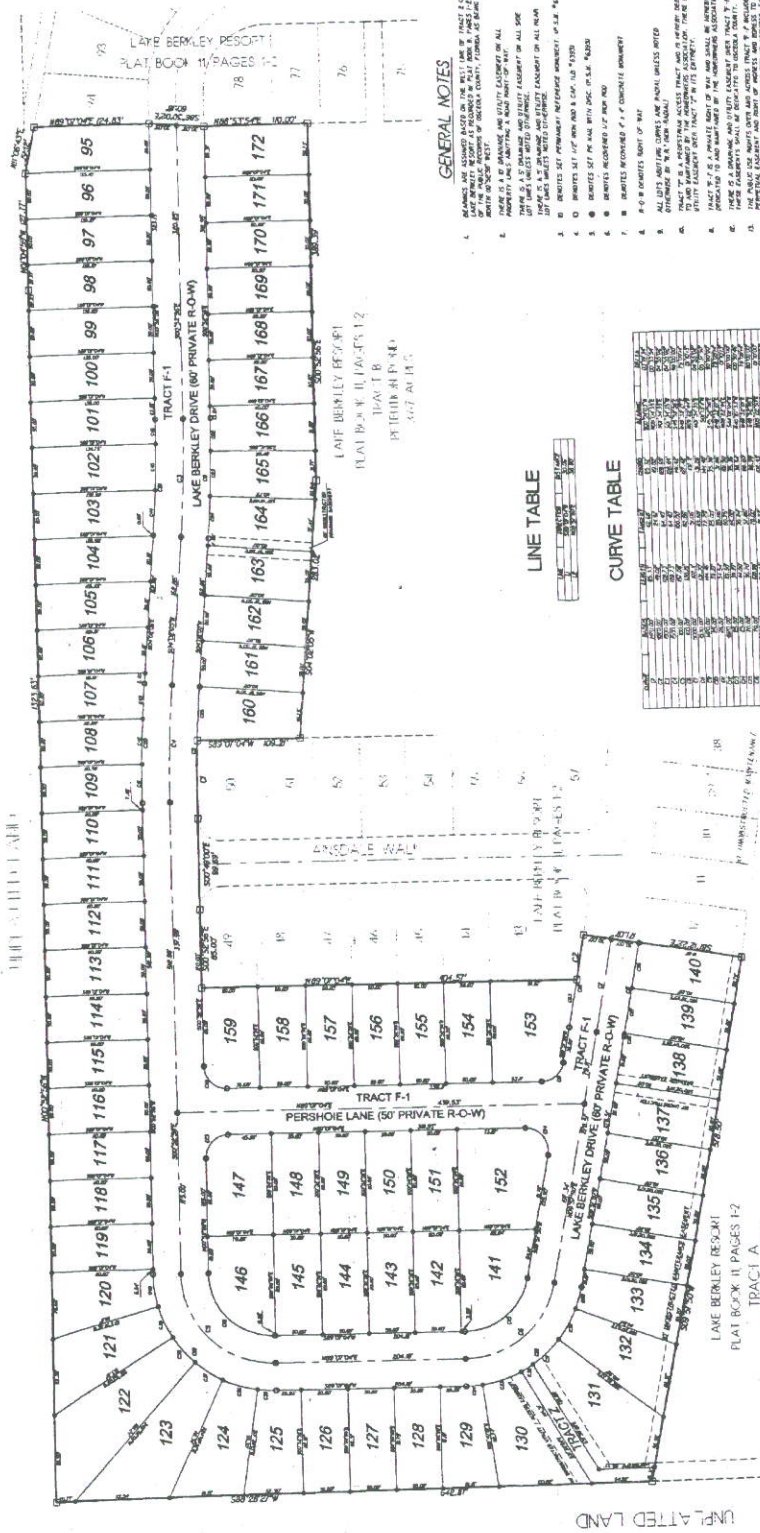
CERTIFICATE OF APPROVAL COUNTY ATTORNEYS OFFICE

DATE: 10-20-99

LAKE BERKLEY RESORT PHASE 2

A REPLAT OF TRACT 1 OF LAKE BERKLEY RESORT
(PLAT BOOK 11, PAGES 1-2) LYING IN
SECTION 24, TOWNSHIP 25 SOUTH, RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

DECLARATION OF COVENANTS AND RESTRICTIONS
RECORDING THIS PLAT BOOK IN OSCEOLA COUNTY, FLORIDA IS
IN ACCORDANCE WITH THE PROVISIONS OF SECTION 171,
CHAPTER 68, FLORIDA STATUTES. ALL OF THE PUBLIC RECORDS OF OSCEOLA
COUNTY, FLORIDA.



GENERAL NOTES

1. LOTS ARE ASSIGNED BASED ON THE BEST USE OF TRACT F-1 OF THE LAKE BERKLEY RESORT PHASE 2 PLAT BOOK 11, PAGES 1-2.
2. THIS PLAT BOOK IS A REPLAT OF TRACT 1 OF LAKE BERKLEY RESORT PHASE 2, PLAT BOOK 11, PAGES 1-2, AS RECORDED IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS SAME BEING RECORDED IN PLAT BOOK 11, PAGE 121.
3. THIS PLAT BOOK IS A REPLAT OF TRACT 1 OF LAKE BERKLEY RESORT PHASE 2, PLAT BOOK 11, PAGES 1-2, AS RECORDED IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS SAME BEING RECORDED IN PLAT BOOK 11, PAGE 121.
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12. THIS PLAT BOOK IS A REPLAT OF TRACT 1 OF LAKE BERKLEY RESORT PHASE 2, PLAT BOOK 11, PAGES 1-2, AS RECORDED IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS SAME BEING RECORDED IN PLAT BOOK 11, PAGE 121.
13. THIS PLAT BOOK IS A REPLAT OF TRACT 1 OF LAKE BERKLEY RESORT PHASE 2, PLAT BOOK 11, PAGES 1-2, AS RECORDED IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS SAME BEING RECORDED IN PLAT BOOK 11, PAGE 121.
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16. THIS PLAT BOOK IS A REPLAT OF TRACT 1 OF LAKE BERKLEY RESORT PHASE 2, PLAT BOOK 11, PAGES 1-2, AS RECORDED IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS SAME BEING RECORDED IN PLAT BOOK 11, PAGE 121.
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18. THIS PLAT BOOK IS A REPLAT OF TRACT 1 OF LAKE BERKLEY RESORT PHASE 2, PLAT BOOK 11, PAGES 1-2, AS RECORDED IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS SAME BEING RECORDED IN PLAT BOOK 11, PAGE 121.
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LINE TABLE

LINE NO.	START POINT	END POINT	LENGTH	BEARING
1	121	122
2	122	123
3	123	124
4	124	125
5	125	126
6	126	127
7	127	128
8	128	129
9	129	130
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79	199	200

CURVE TABLE

LINE NO.	START POINT	END POINT	LENGTH	BEARING
1	121	122
2	122	123
3	123	124
4	124	125
5	125	126
6	126	127
7	127	128
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9	129	130
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73	193	194
74	194	195
75	195	196
76	196	197
77	197	198
78	198	199
79	199	200



NOTICE
THIS PLAT, AS RECORDED IN ITS GRANING FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVISION LOTS DESCRIBED HEREIN. THE GRANING COMPANY, ON THE DATE OF THE RECORDING OF THIS PLAT, HAS FILED WITH THE GRANING COMPANY A COPY OF THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.