

Port La Belle Unit 101

A SUBDIVISION OF A PORTION OF SECTIONS 35 AND 36 TOWNSHIP 42 SOUTH, RANGE 29 EAST
GLADES COUNTY, FLORIDA
SHEET 1 OF 9 SHEETS

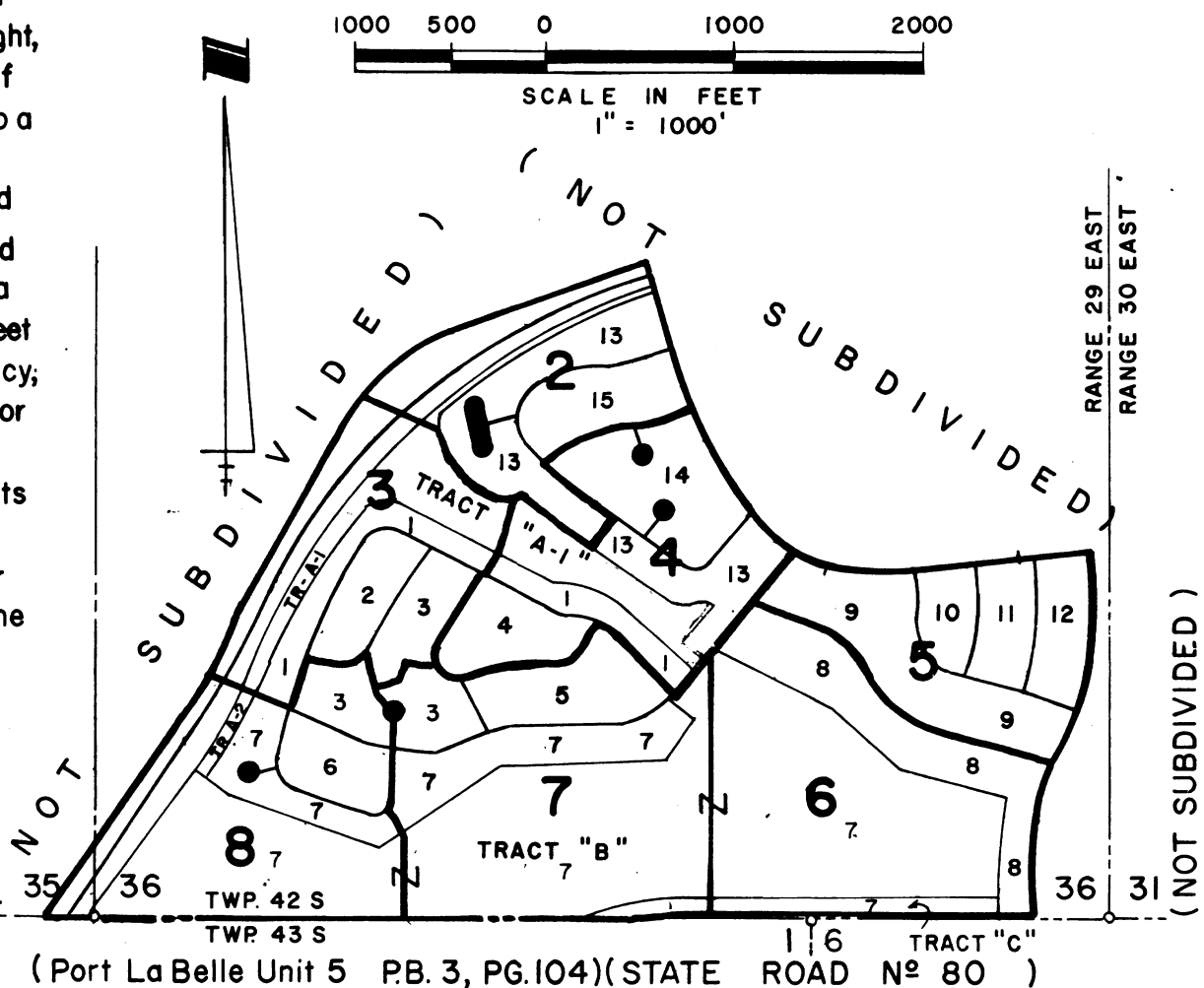
DESCRIPTION

A portion of Sections 35 and 36, Township 42 South, Range 29 East, Glades County, Florida, being more particularly described as follows:

- That portion of said Section 35, Beginning at the Southeast corner thereof, run N89°38'09"W, along the South line of said Section 35 and the South line of Glades County, for 277.08 feet to a point of intersection with the arc of a circular curve concave to the Northwest, said point bearing S48°58'23"E from the center of circle of said curve; thence run Northeasterly along the arc of said circular curve to the left, having for its elements a radius of 5500.00 feet and a central angle of 4°15'56", for 409.47 feet to the point of tangency; thence run N36°45'41"E for 334.0 feet to a point of intersection with the East line of said Section 35; thence run S0°00'27"E, along the East line of said Section 35, for 347.14 feet to the Point of Beginning.
Containing 1.07 Acres, more or less.
- That portion of said Section 36, Beginning at the Southwest corner thereof, run N0°00'27"W, along the West line of said Section 36 for 347.14 feet; thence run N36°45'41"E for 617.25 feet to the point of curvature; thence run Northeasterly along the arc of a circular curve to the left, having for its elements a radius of 2900.00 feet and a central angle of 10°16'06", for 519.73 feet to the point of tangency; thence run N26°29'35"E for 394.52 feet to the point of curvature; thence run Northeasterly along the arc of a circular curve to the right, having for its elements a radius of 9000.00 feet and a central angle of 7°11'38", for 1130.00 feet to a point of compound curvature; thence run Northeasterly along the arc of a circular curve to the right, having for its elements a radius of 947.00 feet and a central angle of 35°31'35", for 587.19 feet to the point of tangency; thence run N69°12'48"E for 846.36 feet to a point of curvature; thence run Northeasterly along the arc of a circular curve to the right, having for its elements a radius of 3350.00 feet and a central angle of 5°09'05", for 301.20 feet; thence run S13°56'43"E for 335.33 feet to a point of curvature; thence run Southeasterly along the arc of a circular curve to the left, having for its elements a radius of 2916.49 feet and a central angle of 22°03'17", for 1122.63 feet to a point of compound curvature; thence run Southeasterly and Northeasterly along the arc of a circular curve to the left, having for its elements a radius of 775.00 feet and a central angle of 61°30'00", for 831.87 feet to the point of tangency; thence run N82°30'00"E for 1080.13 feet; thence run S7°30'00"E for 155.54 feet to a point of curvature; thence run Southeasterly and Southwesterly along the arc of a circular curve to the right, having for its elements a radius of 1485.00 feet and a central angle of 34°15'44", for 888.01 feet to a point of tangency; thence run S26°45'44"W for 230.00 feet to a point of curvature; thence run Southwesterly along the arc of a circular curve to the left; having for its elements a radius of 620.00 feet and a central angle of 18°30'00", for 200.19 feet to a point of compound curvature; thence run Southwesterly along the arc of a circular curve to the left, having for its elements a radius of 1790.00 feet and a central angle of 8°00'00", for 249.93 feet to the point of tangency; thence run S0°15'44"W for 180.00 feet to a point of intersection with the North Right-of-Way Line of State Road 80, as it now exists; thence run N89°44'16"W for 1860.00 feet to a point of curvature; thence Northwesterly and Southwesterly along the arc of a circular curve to the left, having for its elements a radius of 1197.86 feet and a central angle of 16°21'18" for 341.93 feet to a point of intersection with the South line of said Section 36 and the South line of Glades County, (the last two courses being coincident with the North Right-of-Way Line of State Road 80 as it now exists); thence run N89°35'04"W, along the South line of said Section 36, for 2757.35 feet to the Point of Beginning.
Containing 254.14 Acres, more or less.

GENERAL NOTES

- indicates Permanent Reference Monument #2257
- indicates Permanent Control Point.
- Dimensions on corner lots are to the intersection of block lines extended unless otherwise indicated.
- All radii are 25 feet unless otherwise indicated.
- Basis of bearing system is Florida State Plane Coordinates, East Zone.
- The Declaration of Covenants and Restrictions affecting this property is filed in O.R.B. 54, Pages 990-1009, Public Records of Glades County, Florida.
- Mortgage Plat Joinders are filed in O.R.B. N/A, Pages _____, Public Records of Glades County, Florida.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA } SS
COUNTY OF DADE }
GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to transact business in the State of Florida, by its duly elected Officers, acting by and with the authority of its Board of Directors, certify ownership by said Corporation of the property described hereon and does hereby dedicate and set apart the following streets and thoroughfares; BIRCHWOOD PARKWAY, ASPEN BOULEVARD
as shown or described on this plat to the use of the General Public forever. All other streets or thoroughfares as shown or described on this plat, are private streets or roads and are hereby specifically set aside for the use of the abutting property owners in Port LaBelle Unit 101 only, and this setting aside of the private streets or roads shall in no wise constitute a dedication to the General Public or the County of Glades; it being specifically understood that no obligation is imposed upon the County to maintain or improve said private streets or roads.
GENERAL DEVELOPMENT CORPORATION in recording this plat of Port LaBelle Unit 101 has designated certain areas of land as Tracts A-1 thru A-3, intended for use by the property owners in Port LaBelle Unit 101, for open space, recreation, and other related activities. The Tracts are also intended to be used for drainage and temporary retention of storm water run-off of the property included in this plat and other contiguous property and for public utility easements which may be granted in the future in accordance with Article IV of the Declaration of Covenants and Restrictions referred to in item 6 of the GENERAL NOTES on this page. The said Article IV is hereby incorporated and made a part of this plat. The above described Tracts are not dedicated hereby for the use of the General Public, but are set aside for the common use and enjoyment of the property owners of Port LaBelle Unit 101, as more fully described in Article IV of the Declaration of Covenants and Restrictions referred to above.
GENERAL DEVELOPMENT CORPORATION hereby covenants, for itself, its heirs and assigns, that it will convey the private streets and roads and the Tracts referred to above to the LAUREL OAK VILLAGE Unit One Hundred One Property Owners' Association Inc., the members of which are the Property Owners of Port LaBelle Unit 101, not later than January 1, 1989.
The easements hereinafter described are reserved to the use of the General Public for the installation and maintenance of public utilities and drainage facilities.
1. A 10 foot strip along the rear of each lot and a 6 foot strip abutting streets and thoroughfares and a 6 foot strip along the front and sides of each lot.

Reserving to said Corporation, its successors or assigns, the reversion or reversions of title thereto whenever discontinued or abandoned by law.
Where more than one lot or parts of one or more lots is intended as a building site, the outside boundaries of the building site shall carry the side easements.
IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by the Officers named below and their corporate seal to be affixed hereto, this 2 day of APRIL, AD 1973.

GENERAL DEVELOPMENT CORPORATION
Attest: David A. Doherty Secretary By: Frederick E. Roach President

ACKNOWLEDGMENT

STATE OF FLORIDA } SS
COUNTY OF DADE }
Before me personally appeared Frederick E. Roach and David A. Doherty, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Corporation and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the Corporate seal of said Corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act of said Corporation.
WITNESS my hand and official seal, this 2 day of APRIL, AD 1973.
My Commission Expires: July 29 1973
Paul J. [Signature] Notary Public, State of Florida at Large

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA } SS
COUNTY OF DADE }
I, the undersigned Professional Land Surveyor hereby certify that this plat is a true representation of the land described and shown hereon, to the best of my knowledge and belief, and that Permanent Reference Monuments have been placed as required by the Subdivision Regulations, and the Statutes of the State of Florida thereunto appertaining.
Dated this 30th day of MARCH, AD 1973.
Date of Survey: JAN 1973
ERNEST C. TROTT
Professional Land Surveyor No. 2257 State of Florida
GENERAL DEVELOPMENT ENGINEERING COMPANY

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA } SS
COUNTY OF GLADES }
It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of Glades County, Florida, this 25 day of JUNE, AD 1973.
Approved: James D. Workman Chairman, Board of County Commissioners
C.B. Hoyle County Health Department
R.A. Stephens Chairman of the Planning Board

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA } SS
COUNTY OF GLADES }
I, Jack Mollie, County Clerk of Glades County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 3, Page 57 thru 65 of the Public Records of Glades County, Florida, this 29th day of JUNE, AD 1973.

By: Jack Mollie Clerk
Deputy Clerk

APPROVAL:
LEGAL F.V. 3/30/73
DEV. COORDINATOR
UTILITIES
DRAWN BY [Signature] OR P.Y.
CHECKED BY MP 20-3-73
APPROVED BY [Signature]

All lying and being in Glades County, Florida and containing 255.21 Acres, more or less.