

LAKE SHEEN RESERVE - PHASE 2

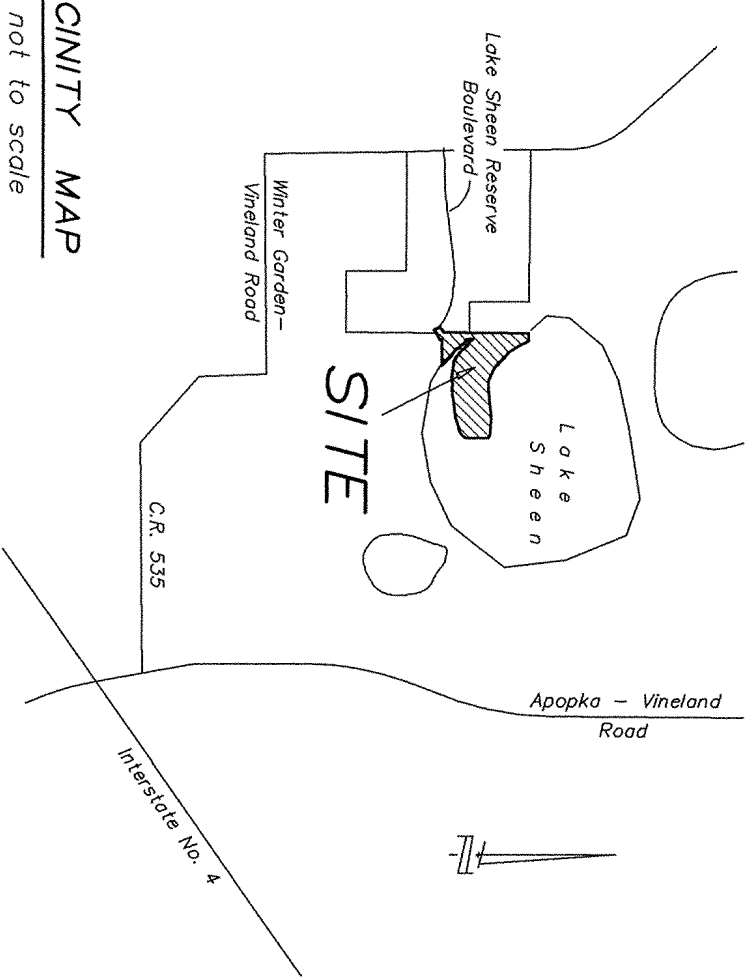
"MUNGER'S SUBDIVISION OF SECTION 5", as recorded in Plat Book "E", Page 22 Section 5, Township 24 South, Range 28 East Orange County, Florida

Legal Description

A portion of Lots 93, 94, 95, 96, 99 and 100, "MUNGER'S SUBDIVISION OF SECTION 5", according to the plat thereof, as recorded in Plat Book "E", Page 22, Public Records of Orange County, Florida, lying within Section 5, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

BEGIN at the northeast corner of Tract "H", "LAKE SHEEN RESERVE - PHASE 1", according to the plat thereof, as recorded in Plat Book 48, Pages 43 through 46, Public Records of Orange County, Florida; said point also lying on the west line of said Lot 94; thence run N 00°04'54" E, along the west line of said Lot 94, a distance of 75.00 feet to a point on the north line of said Lot 94; thence run S 89°49'12" E, along the north line of said Lot 94, a distance of 61.22 feet to a point; thence run S 24°07'34" E, a distance of 15.80 feet; thence run S 26°18'37" E, a distance of 26.15 feet; thence run S 26°47'36" E, a distance of 41.74 feet; thence run S 33°14'01" E, a distance of 82.08 feet; thence run S 46°19'47" E, a distance of 42.06 feet; thence run S 43°56'56" E, a distance of 104.17 feet; thence run S 60°46'04" E, a distance of 47.90 feet; thence run S 66°56'46" E, a distance of 38.74 feet; thence run S 64°58'17" E, a distance of 25.98 feet; thence run S 88°27'26" E, a distance of 56.70 feet; thence run N 85°24'05" E, a distance of 155.08 feet; thence run N 79°31'15" E, a distance of 64.81 feet; thence run S 85°39'14" E, a distance of 80.99 feet; thence run S 84°47'14" E, a distance of 50.82 feet; thence run S 78°41'56" E, a distance of 17.95 feet; thence run S 32°58'58" E, a distance of 6.91 feet to a point lying 215.00 feet west of (when measured perpendicular to) the east line of said Lot 96; thence run S 00°04'54" W, parallel with the east line of said Lot 96, a distance of 173.87 feet to a point; thence run S 36°38'05" W, a distance of 26.89 feet; thence run S 61°03'07" W, a distance of 41.45 feet; thence run S 72°00'12" W, a distance of 62.97 feet; thence run S 75°37'15" W, a distance of 34.27 feet; thence run S 83°39'54" W, a distance of 79.17 feet; thence run S 81°36'49" W, a distance of 59.90 feet; thence run S 84°01'49" W, a distance of 42.99 feet; thence run S 79°02'03" W, a distance of 32.05 feet; thence run N 87°17'07" W, a distance of 38.10 feet; thence run S 80°59'38" W, a distance of 47.54 feet; thence run N 82°14'39" W, a distance of 101.72 feet; thence run N 77°56'44" W, a distance of 21.19 feet; thence run N 58°45'44" W, a distance of 23.79 feet; thence run N 56°05'39" W, a distance of 58.49 feet; thence run N 44°37'41" W, a distance of 63.88 feet; thence run N 30°16'36" W, a distance of 13.41 feet; thence run N 62°12'31" W, a distance of 33.12 feet; thence run N 37°10'08" W, a distance of 26.51 feet; thence run S 04°01'12" E, a distance of 44.72 feet; thence run S 53°46'06" E, a distance of 41.92 feet; thence run S 13°30'22" E, a distance of 23.10 feet; thence run S 83°30'32" E, a distance of 20.36 feet; thence run S 19°37'40" E, a distance of 29.29 feet; thence run S 50°02'49" E, a distance of 41.59 feet; thence run S 56°06'14" E, a distance of 17.43 feet; thence run S 46°51'09" E, a distance of 76.81 feet; thence run S 50°38'17" E, a distance of 50.24 feet to a point on the north line of Tract "J", "LAKE SHEEN RESERVE - PHASE 1", thence run along the north line of Tract "J", and along the easterly boundary lines of said "LAKE SHEEN RESERVE - PHASE 1", the following courses and distances: run N 89°49'59" W, a distance of 193.52 feet; thence run S 00°04'54" W, a distance of 15.15 feet; thence run S 58°05'09" W, a distance of 81.53 feet to a point on a non-tangent curve, concave northeasterly, having a radius of 249.89 feet and a central angle of 09°46'46"; thence on a chord bearing of N 33°24'13" W, run 42.65 feet along the arc of said curve to the point of reverse curvature with a curve, concave southwesterly, having a radius of 125.00 feet and a central angle of 03°24'02"; thence run northwesterly, along the arc of said curve, a distance of 7.42 feet to a point; thence run N 58°05'09" E, a distance of 54.70 feet; thence run N 00°04'54" E, a distance of 557.41 feet to the POINT OF BEGINNING.

Containing 6.05 acres, more or less.



GANNING - BELTON ASSOCIATES, INC.
Professional Surveyors and Mapmakers
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656
GSA Job No. 3837

PLAT BOOK **68** PAGE **126**
LAKE SHEEN RESERVE - PHASE 2
DEDICATION

This is to certify that the undersigned, ALEXANDRA (U.S.A.), INC., a Florida corporation, hereafter referred to as "Owner", is the lawful owner of the lands made in accordance with said survey; is hereby adopted as the true and correct plat of said lands. No part of said lands, except as noted herein and on the face of this plat, is dedicated to Orange County or to the public. None of the property designated "Common Property" on this plat is required for public use, and such lands are to be used for the purposes intended by the Owner. The "Common Property" is hereby dedicated to the public as a part of the "Common Property" created by this plat and will be subject to the Supplemental Dedication of Covenants, Conditions and Restrictions of Lake Sheen Reserve as recorded in Official Records Book **68** of Orange County, Florida (hereinafter referred to as the "Declaration"). Said "Common Property" shall remain private and the sole use and enjoyment of the Owner, its successors and assigns, and shall not be subject to the present and future covenants, conditions and restrictions of the Declaration. PHASE 2 and their guests, invitees, domestic help, and to delivery, pickup and fire protection services, police and other authorities of the law, United States lines on such lands, and such other persons as the Owner, its successors and assigns, may from time to time designate, the non-exclusive and perpetual right of ingress and egress over and across the roads and sidewalks, as they may from time to time be constructed within Tract "A" and the Private Access Easement, of the "Common Property" shall remain private and the sole use and enjoyment of the Owner, its successors and assigns. The "Common Property" shall remain private and the sole use and enjoyment of the Owner, its successors and assigns, and shall not be subject to the present and future covenants, conditions and restrictions of the Declaration. Said "Common Property" is not dedicated to the use and enjoyment of the general public. The nature and extent of, and the reservations and easements on, such common use and enjoyment of the Common Property are more fully set forth in the Declaration.

Notwithstanding the foregoing, an emergency access easement to the private storm drainage system herein is hereby dedicated to Orange County for emergency maintenance purposes in the event adequate maintenance of the storm drainage system creates a hazard to the public health, safety, and general welfare. The emergency access easement granted above does not impose any obligation, burden, responsibility or duty on Orange County to maintain, repair, or replace the storm drainage system, or to repair or maintain the private drainage system. A non-exclusive easement through, over, under and across Tract "A" and the Private Access Easement, and all utility easements shown hereon is hereby dedicated for use by all public utilities for the purpose of constructing, maintaining and replacing their respective facilities serving the lands herein, as they may from time to time be constructed within Tract "A".

IN WITNESS WHEREOF, the undersigned Owner has caused this plat to be executed by its duly authorized officer, as follows:
ALEXANDRA (U.S.A.), INC.
a Florida corporation

Signed and sealed in the presence of:
Notary Public: **Nico Downey**
Witness: **Ken Farmer**
Witness: **Neco Downey**

STATE OF: FLORIDA COUNTY OF: ORANGE
I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 13th day of **Feb**, 2007, by **Nico Downey**, the Vice-President of ALEXANDRA (U.S.A.), INC., a Florida corporation, on behalf of said corporation. She is personally known to me and did not take on oath.

Nico Downey
Notary Public
My Commission No. **DD61347E**
My Commission Expires **01/21/2011**

CERTIFICATE OF APPROVAL
BY ZONING DIRECTOR
Examined and Approved: **Nico Downey**
Date: **3-30-07**

CERTIFICATE OF APPROVAL
BY COUNTY ENGINEER
Examined and Approved: **Nico Downey**
Date: **3/29/07**

CERTIFICATE OF APPROVAL
BY THE BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY that on **3-30-07** the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

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 the Chapter 177, Florida Statutes, and was filed for record on **April 02, 2007** at File No. **20070213869**

Martina O. Hoynia
County Comptroller
In and for Orange County, Florida

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR
This plat has been reviewed for conformity to Chapter 177 Florida Statutes.
Dennis J. McKee
County Surveyor's Signature
Date: **3/29/07**

CERTIFICATE OF SURVEYOR
This plat was prepared under my direction and supervision. This plat complies with all of the survey requirements of Chapter 177, Florida Statutes.
Dennis J. McKee
Surveyor's Signature
Date: **3/29/07**
Surveyor's Name: **R. CLAYTON GANNING**
Surveyor's Registration Number: **LS 42261 (1/15)**
GANNING-BELTON ASSOCIATES, INC.
Legal Entity's Name: **1275 E. ROBINSON ST., ORLANDO, FLA. 32801**
Legal Entity's Address

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DENOTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THIS PLAT MAY BE ADDED TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BUT IT SHALL NOT BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.

THE PROPERTY SHOWN HEREON REPRESENTS A PORTION OF THE LANDS INCLUDED IN THE ALEXANDRA (USA) INC. PRELIMINARY SUBDIVISION PLAN AS APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS ON AUGUST 26, 1997.

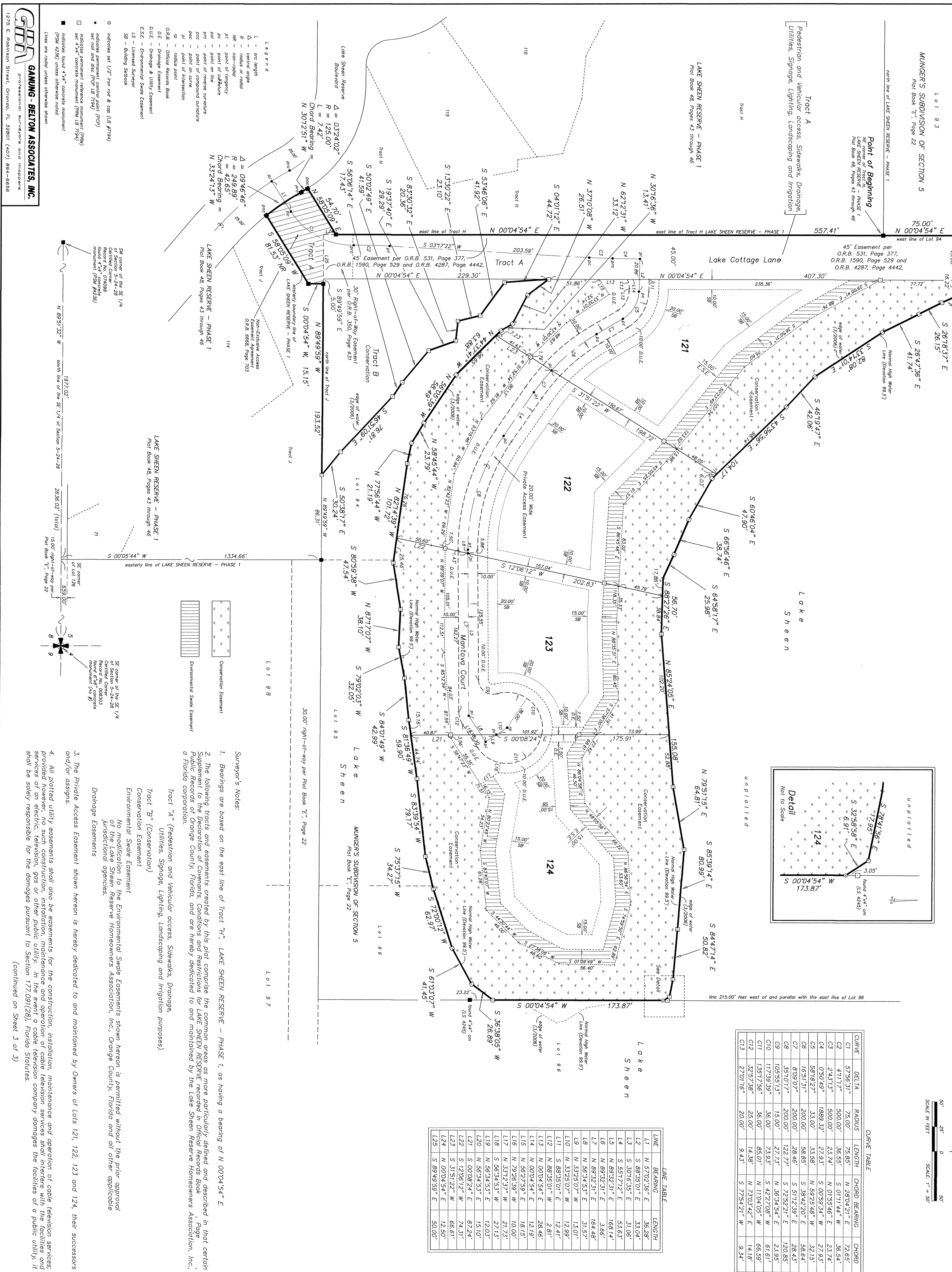
LAKE SHEEN RESERVE - PHASE 2

Sheet 2 of 3

PLAT BOOK 68

PAGE 127

A replat of a portion of Lot 93, 94, 95, 96, 99 and 100
"MUNGER'S SUBDIVISION OF SECTION 5", as recorded in Plat Book "F", Page 22
Section 5, Township 24 South, Range 28 East
Orange County, Florida



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	57°56'31"	75.00'	75.00'	N 28°04'21" E	72.65'
C2	41°11'7"	500.00'	36.55'	S 01°11'44" W	36.54'
C3	2°43'13"	500.00'	23.74'	N 01°53'46" E	23.74'
C4	0°50'49"	1889.32'	27.93'	S 00°59'34" W	27.93'
C5	68°18'27"	33.00'	33.56'	N 69°29'34" E	32.15'
C6	16°51'51"	200.00'	58.86'	S 38°42'20" E	58.64'
C7	87°07'27"	200.00'	28.46'	S 51°12'59" E	28.43'
C8	87°07'27"	200.00'	122.27'	S 22°52'21" E	120.89'
C9	105°56'13"	15.00'	27.73'	N 36°34'54" E	23.95'
C10	117°29'42"	38.00'	73.63'	S 42°27'08" W	61.61'
C11	153°17'58"	38.00'	83.01'	N 11°04'05" W	66.59'
C12	52°57'38"	29.00'	14.38'	N 23°03'42" E	14.19'
C13	27°01'16"	20.00'	9.43'	S 77°54'21" W	9.34'

LINE	BEARING	LENGTH
L1	N 57°02'56" E	36.28'
L2	S 68°35'01" E	33.04'
L3	S 30°16'55" E	31.06'
L4	S 55°17'12" E	53.63'
L5	N 89°32'31" E	168.14'
L6	N 89°32'31" E	3.66'
L7	N 89°32'31" E	164.48'
L8	N 56°34'53" E	31.57'
L9	N 33°55'07" W	13.01'
L10	N 33°55'07" W	12.99'
L11	S 68°35'01" E	12.41'
L12	N 88°35'01" W	2.81'
L13	N 88°35'01" W	28.46'
L14	N 00°04'54" E	12.19'
L15	N 56°27'56" E	18.15'
L16	N 29°26'39" W	10.07'
L17	N 33°19'37" W	21.73'
L18	S 65°34'57" W	21.13'
L19	N 58°34'53" E	12.03'
L20	N 58°34'53" E	15.10'
L21	S 00°08'24" E	87.24'
L22	S 12°06'12" W	74.31'
L23	S 31°51'22" W	66.61'
L24	N 00°04'54" E	12.50'
L25	S 89°49'59" E	50.00'

- Surveyor's Notes:
1. Bearings are based on the east line of Tract "H", LAKE SHEEN RESERVE - PHASE 1, as having a bearing of N 00°04'54" E.
 2. The following tracts and easements created by this plat comprise the common areas as more particularly defined and described in that certain Supplemental Declaration of Restrictions for LAKE SHEEN RESERVE recorded in Official Records Book Public Records of Orange County, Florida, and are hereby dedicated to and maintained by the Lake Sheen Reserve Homeowners Association, Inc., a Florida corporation.
 3. The Private Access Easement shown hereon is hereby dedicated to and maintained by Owners of Lots 121, 122, 123 and 124, their successors and/or assigns.
 4. All platted utility easements shall also be easements for the construction, installation, maintenance and operation of cable television services, provided however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, television, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages pursuant to Section 177.091(28), Florida Statutes.
- (continued on Sheet 3 of 3)

Legend

- L - wet height
- Δ - center angle
- - radius of road
- MB - monument
- pl - point of tangency
- pc - point of curvature
- pt - point on line
- pr - point of reverse curvature
- prc - point of compound curvature
- ps - point of sight
- pt - point of intersection
- sp - rod/s point
- OR.B. - Official Record Book
| D.E. - Drainage Easement | D.U.E. - Drainage & Utility Easement | E.S.E. - Environmental Swale Easement | CS - Licensed Surveyor | SP - Building Shaded |

Indicates 1/2" iron rod & cap (18 M194)
Indicates permanent control point (1925)
Indicates permanent reference monument (19M)
Set 4"x4" concrete monument (19M LB 7194)
Indicates found 4"x4" capstone monument (19M LB 7194)
Indicates found 4"x4" capstone monument (19M LB 7194)
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Like on road unless otherwise shown

GP GANNING - BELTON ASSOCIATES, INC.
Professional Surveyors and Planners
1325 E. Robinson Street, Orlando, FL 32801 (407) 894-6656
GSA 429 101 2631

LAKE SHEEN RESERVE - PHASE 2

A replat of a portion of Lot 93, 94, 95, 96, 99 and 100
"MUNGER'S SUBDIVISION OF SECTION 5", as recorded in Plat Book "F", Page 22
Section 5, Township 24 South, Range 28 East
Orange County, Florida

Surveyor's Notes:

(continued from Sheet 2 of 3)

5. All lot lines are radial unless otherwise noted as NR (i.e., non-radial).
6. Elevations based on Orange County Bench Mark M-392-030 (Elevation = 100.950'), Orange County Datum - (NGVD29).
Normal High Water Line of Lake Sheen determined by Orange County, Florida to be 93.5'.
7. Development rights to Tract "B" and to the Conservation Easement and Environmental Stale Easement shown hereon and lying within Lots 121 through 124 are dedicated to Orange County. The scope, nature and character of this conservation easement shall be as follows:

1. It is the purpose of this conservation easement to retain land and water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife. Those wetland and/or upland areas included in the conservation easement that are to be enhanced or created pursuant to the Permits shall be retained and maintained in the enhanced or created conditions required by the Permits. To carry out this purpose, the following rights are conveyed to Orange County, Florida with third party rights being granted to the South Florida Water Management District ("District") by this easement:
 - a. To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by the Owners of the time of such entry; and
 - b. To enjoin any activity on or use of the Property that is inconsistent with this conservation easement and to enforce the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.
2. Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are specifically authorized or required by the Permits, and also except for the construction, maintenance, repair, replacement and use of boardwalks to access boat docks and associated cleaning as more particularly described in Section 3 below, the following activities are prohibited in or on the Property:
 - a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground.
 - b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
 - c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic or nuisance vegetation in accordance with a District and County approved maintenance plan.
 - d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface.
 - e. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
 - f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, water quality or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing.
 - g. Acts or uses detrimental to such aforementioned retention of land or water areas.
 - h. Hunting of any wildlife.
 - i. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, architectural, archeological, or cultural significance.
3. The Owners reserve all rights of the Property, including the right to engage in uses of the Property that are not prohibited herein and which are not inconsistent with any County ordinance, rule, regulation or permit, any District rule, criteria, permit or the intent and purposes of this Conservation Easement. Furthermore, the Owners reserve the right to construct, maintain, repair, replace and use on each platted residential lot encumbered by this conservation easement one boardwalk crossing the portion of the conservation easement, area lying within that lot for the purpose of providing access to and from a dock serving that lot. In exercising its rights reserved in this section, the Owners shall minimize to the fullest extent practicable impacts to the conservation easement area. This restriction does not release the Owners from the duty to obtain all necessary County, District, State or Federal permits or sovereign land use approvals for the construction, maintenance or repair of the docks and associated access boardwalks.
4. No right of access by the general public to any portion of the Property is conveyed by this conservation easement.
5. The Owners will assume all liability for any injury or damage to person or property of third parties which may occur on the Property arising from the Owner's ownership of the Property. Neither the Owners nor any person or entity claiming by or through the Owner shall hold Orange County, Florida or the District liable for any damage or injury to persons or personal property that may occur on the Property. Neither Orange County, Florida nor the District shall be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Property.
6. The Owners shall pay any and all real property taxes and assessments levied by competent authority on the Property.
7. Any costs incurred in enforcing, judicially or otherwise, the terms, provisions and restrictions of this Conservation Easement shall be borne by and recoverable against the Owners in such proceedings.
8. The District shall have third party enforcement rights of the terms, provisions and restrictions of this conservation easement. Enforcement of the terms, provisions and restrictions shall be at the discretion of the Orange County, Florida and/or the District, and any forbearance on behalf of Orange County, Florida or the District to exercise its rights hereunder in the event of any breach hereby by the Owners, shall not be deemed or construed to be a waiver of Orange County, Florida or the District's rights hereunder.
9. The Owners will hold this conservation easement exclusively for conservation purposes and will not assign its rights and obligations under this conservation easement except to another organization qualified to hold such interests under the applicable state laws.
10. If any provision of this conservation easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this conservation easement shall not be affected thereby, as long as the purpose of the conservation easement is preserved.
11. The terms, conditions, restrictions and purpose of this conservation easement shall be referred to by Owner in any subsequent deed or other legal instrument by which Owner divests itself of any interest in the Property. Any future holder of the Owner's interest in the Property shall be notified in writing by the Owner of this conservation easement and the enforcement rights of the District.
12. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.
13. Any amendments or modifications to the terms, conditions, restrictions, or purpose of this conservation easement, or any release or termination thereof, shall be subject to prior review and written approval by Orange County, Florida and the District. The District shall be provided with a copy of the proposed amendments, modifications, termination or release. This conservation easement may be amended, altered, released or revoked only by written agreement between the parties hereto and the District or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Orange County, Florida.
14. Orange County, Florida and/or the District may enforce the terms of this Conservation Easement at their discretion, but if the Owners breach any term of this Conservation Easement, and Orange County, Florida and/or the District does not exercise their individual rights under this Conservation Easement, Orange County, Florida and/or the District forbearance shall not be construed to be a waiver on the part of either the Orange County, Florida and/or District of such term or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any other of Orange County, Florida and/or the District rights under this Conservation Easement. No delay or omission by the Orange County, Florida and/or the District in the exercise of any right or remedy upon the breach by the Owners shall impair such right or remedy or be construed as a waiver thereof. Orange County, Florida and/or the District shall not be obligated to the Owners or any other person or entity to enforce the provisions of this Conservation Easement.