

Sabal Palms

LEGAL DESCRIPTION
SABAL PALMS CONDOMINIUM
AREA A

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. THENCE N.89°54'15"W, 1720.86 FEET ALONG THE SOUTH LINE OF SAID SECTION 28; THENCE N.00°05'45"E, 111.08 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF PROPOSED SABAL PALMS CONDOMINIUM. THENCE ALONG SAID BOUNDARY LINE, RUN N.44°05'22"E, 246.80 FEET; THENCE CONTINUE ALONG SAID BOUNDARY LINE, RUN N.89°54'22"E, 41.77 FEET FOR A POINT OF BEGINNING AND SAID POINT BEING ON A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 162.00 FEET; THENCE FROM A TANGENT BEARING OF N.16°59'38"E, RUN NORTHERLY 6.64 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°29'25" TO A POINT OF REVERSE CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 224.11 FEET; THENCE NORTHERLY 172.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°27'59" TO A POINT OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY 52.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°17'30" TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 56.00 FEET; THENCE NORTHEASTERLY 220.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°59'57" TO A POINT ON SAID CURVE; THENCE FROM A TANGENT BEARING OF S.39°28'51"E, RUN N.56°31'09"E, 18.58 FEET; THENCE N.20°04'52"E, 60.00 FEET; THENCE N.24°15'08"W, 183.29 FEET; THENCE N.09°02'10"E, 88.00 FEET TO A POINT ON THE BOUNDARY LINE OF AFORESAID SABAL PALMS. THENCE ALONG SAID BOUNDARY LINE THROUGH THE FOLLOWING COURSES AND DISTANCES, RUN S.09°09'54"W, 169.98 FEET; THENCE S.19°20'36"E, 180.15 FEET; THENCE S.09°03'38"E, 220.82 FEET; THENCE S.89°56'22"W, 69.18 FEET TO THE POINT OF BEGINNING. THEREIN 2.957 ACRES.

LEGAL DESCRIPTION
SABAL PALMS CONDOMINIUM
AREA C (PROPOSED)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. THENCE N.89°54'15"W, 1720.86 FEET ALONG THE SOUTH LINE OF SAID SECTION 28; THENCE N.00°05'45"E, 111.08 FEET TO A POINT OF BEGINNING, BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF PROPOSED SABAL PALMS CONDOMINIUM. THENCE ALONG SAID BOUNDARY LINE THROUGH THE FOLLOWING COURSES AND DISTANCES, RUN N.28°00'22"W, 373.96 FEET; THENCE N.69°54'13"W, 262.31 FEET; THENCE N.14°01'25"E, 163.25 FEET; THENCE LEAVING SAID BOUNDARY LINE, RUN N.73°01'01"E, 186.29 FEET; THENCE S.14°03'25"E, 127.39 FEET; THENCE N.26°42'42"E, 151.27 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.00 FEET; THENCE SOUTHEASTERLY 39.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°01'42" TO A POINT OF REVERSE CURVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY 27.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°27'59" TO A POINT OF A COMPOUND CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 224.11 FEET; THENCE SOUTHERLY 172.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°27'59" TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY 52.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°17'30" TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 56.00 FEET; THENCE FROM A TANGENT BEARING OF S.16°59'38"E, RUN S.89°56'22"W, 41.77 FEET ALONG SAID BOUNDARY LINE; THENCE ALONG SAID BOUNDARY LINE, RUN S.44°05'22"W, 246.80 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
SABAL PALMS CONDOMINIUM
AREA B (PROPOSED)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. THENCE N.89°54'15"W, 1720.86 FEET ALONG THE SOUTH LINE OF SAID SECTION 28; THENCE N.00°05'45"E, 111.08 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PROPOSED SABAL PALMS CONDOMINIUM. THENCE ALONG SAID BOUNDARY LINE THROUGH THE FOLLOWING COURSES AND DISTANCES, RUN N.28°00'22"W, 373.96 FEET; THENCE N.69°54'13"W, 262.31 FEET; THENCE N.14°01'25"E, 163.25 FEET FOR A POINT OF BEGINNING. THENCE CONTINUE ALONG SAID BOUNDARY LINE, RUN N.28°00'22"W, 108.97 FEET; THENCE N.28°01'01"E, 287.01 FEET; THENCE S.81°01'50"E, 186.62 FEET; THENCE LEAVING SAID BOUNDARY LINE, RUN S.27°40'50"E, 113.17 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 56.00 FEET; THENCE FROM A TANGENT BEARING OF S.17°02'44"W, RUN SOUTHERLY 30.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°41'39" TO A POINT ON SAID CURVE; THENCE FROM A TANGENT BEARING OF S.18°08'55"E, RUN S.74°32'42"W, 151.27 FEET; THENCE N.14°01'25"W, 127.39 FEET; THENCE S.73°01'01"W, 186.29 FEET TO THE POINT OF BEGINNING. THEREIN 2.8248 ACRES.

LEGAL DESCRIPTION
SABAL PALMS CONDOMINIUM
AREA D

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. THENCE N.89°54'15"W, 1720.86 FEET ALONG THE SOUTH LINE OF SAID SECTION 28; THENCE N.00°05'45"E, 111.08 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PROPOSED SABAL PALMS CONDOMINIUM. THENCE ALONG SAID BOUNDARY LINE THROUGH THE FOLLOWING COURSES AND DISTANCES, RUN N.28°00'22"W, 373.96 FEET; THENCE N.69°54'13"W, 262.31 FEET; THENCE N.14°01'25"E, 163.25 FEET; THENCE LEAVING SAID BOUNDARY LINE, RUN N.73°01'01"E, 186.29 FEET; THENCE S.14°03'25"E, 127.39 FEET; THENCE N.26°42'42"E, 151.27 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 56.00 FEET; THENCE SOUTHEASTERLY 39.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°01'42" TO A POINT OF REVERSE CURVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY 27.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°27'59" TO A POINT OF A COMPOUND CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 224.11 FEET; THENCE SOUTHERLY 172.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°27'59" TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY 52.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°17'30" TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 56.00 FEET; THENCE FROM A TANGENT BEARING OF S.16°59'38"E, RUN S.89°56'22"W, 41.77 FEET ALONG SAID BOUNDARY LINE; THENCE ALONG SAID BOUNDARY LINE, RUN S.44°05'22"W, 246.80 FEET TO THE POINT OF BEGINNING. THEREIN 1.0407 ACRES.