

WOODS OF LAKE HELEN

A REPLAT OF ALL OF BLOCKS 52, 53, 54, 58 AND 59, AND THE EAST 1/2 OF BLOCK 57, AND A PORTION OF BLOCK 55 ALL OF ORIGINAL MAP OF LAKE HELEN RECORDED IN MAP BOOK 2, PAGE 93, BY C. BEARDSLEY, PUBLIC RECORDS OF VOLUSIA COUNTY, SECTION 31, TOWNSHIP 17, SOUTH, RANGE 31 EAST CITY OF LAKE HELEN, VOLUSIA COUNTY, FLORIDA

A portion of section 31, township 17, south, range 31 east, Volusia County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 31, thence run N 90°0'00" E along the North line of the Northwest 1/4 of said Section 31, a distance of 25.00 feet, thence run S 00°0'25" W, a distance of 10.00 feet to a point on the South right of way line of Orange Camp Road (also known as Main Street) (80' wide right of way) and the POINT OF BEGINNING, thence run N 90°0'00" E, along said South right of way line, a distance of 1281.25 feet to a point on the West right of way line of Main Street (40' wide right of way), thence run S 00°0'25" W, along said West right of way line, a distance of 1511.17 feet to a point on a non-tangent curve, run due Northwesterly, having a radius of 1390.56 feet and a central angle of 14°33'27", and a chord bearing of N 6°22'15" W, thence run a Westerly 343.30 feet along the arc of said curve to the point of reverse curvature with a curve, concave Northwesterly, having a radius of 1242.70 feet and a central angle of 1°45'11" S, and chord bearing of N 67°39'15" W, thence run Northwesterly, along the arc of said curve, a distance of 345.8 feet to a point, thence run N 00°0'25" E, a distance of 207.84 feet, thence run S 85°0'10" W, a distance of 57.84 feet, thence run N 40°0'49" E, a distance of 682.39 feet to a point on the North right of way line of Pennsylvania Street (40' wide right of way), thence run S 84°53'13" W, along said North right of way line, a distance of 1066.72 feet to a point on the East right of way line of "A" South Summer Avenue (30' wide right of way), thence run N 30°0'25" E, along said East right of way line, a distance of 1205.05 feet to the POINT OF BEGINNING.

Containing 59.0244 acres (L.S. 71,106.1) (sq ft) more or less.

LEGEND

- | | |
|---|----------------------------------|
| O.F.B. - OFFICIAL RECORDS BOOK | M.R. - MAP BOOK |
| L.B. - LICENSED BUSINESS | D.M. - DISTRICT MAP |
| O.R. - OFFICIAL RECORDS | F. - FEET |
| P.R.M. - PERMANENT REFERENCE MONUMENT | N. - NUMBER |
| C. - CENTER LINE | ± - SET 4"x4" CONCRETE MONUMENT |
| P.C.P. - PERMANENT CONTROL POINT | PPM 457 - UNLESS OTHERWISE NOTED |
| R. - RADIUS | C.C.R. - CERTIFIED CORNER RECORD |
| L. - LENGTH | P.W. - RIGHT-OF-WAY |
| Δ - DELTA | ± - CENTER LINE |
| P. - PAGE | ± - SET 5/8" IRON SHANNON 4071 |
| N.O. - NUMBER | ± - SET NAIL & DISK FOR 457 |
| P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER | ± - CHANGE IN DIRECTION |
| L.S. - LICENSED SURVEYOR | C.F. - CURVE CHART NUMBER |
| S.R. - STATE ROAD | S.R. - STATE ROAD |

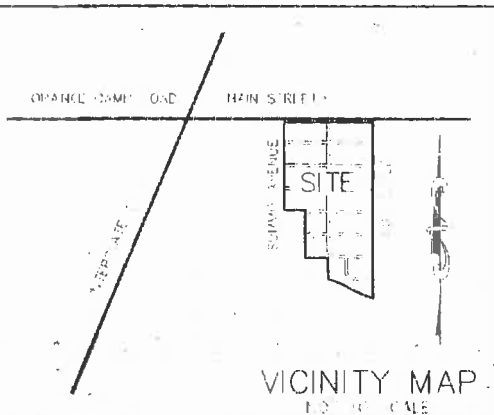
GENERAL NOTES:

- 1) Restrictions for conservation easements are defined in chapter 704.05 Florida State Statutes.
- 2) Measurements are in U.S. Survey feet
- 3) Bearings based on the South right of way line of Orange Camp Road as being assumed N90°00'00"E
- 4) The Landscape Easement and Landscape Areas are dedicated to The Woods of Lake Helen Homeowners Association, Inc.
- 5) The Drainage Easements are dedicated to The Woods of Lake Helen Homeowners Association, Inc.
- 6) The Sidewalk Easements are dedicated to The Woods of Lake Helen Homeowners Association, Inc.
- 7) Tracts "A", "B", and "C" are Rejection Areas dedicated to The Woods of Lake Helen Homeowners Association, Inc.
- 8) The Covenants & Restrictions and the Articles of Incorporation for The Woods of Lake Helen Homeowners Association, Inc. are recorded in Official Records Book 3240, Page 2111, of the Public Records of Volusia County, Florida.
- 9) Admiralty Bank has a Mortgage recorded in O.R. Book 4855, Page 4326 The Joiner and Consent for the dedication of this Plat is recorded in O.R. Book _____ Page _____ both in the Public Records of Volusia County, Florida.
- 10) Shanda Investments Inc. has a Mortgage recorded in O.R. Book 4855, Page 3458. The Joiner and Consent for the dedication of this Plat is recorded in O.R. Book _____ Page _____ both in the Public Records of Volusia County, Florida.

KEY MAP



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



MAP BOOK: 51 PAGE: 20

WOODS OF LAKE HELEN

KNOW ALL MEN BY THESE PRESENTS, that I, Victoria Hills, LC, A Florida Limited Liability Company, the owner in fee simple of the lands hereinafter described, bearing caption to this plat, hereby do hereby sell, convey and quitclaim to the first and best purposes thereof, expressed and intended the amount of land hereinafter herein to the perpetual use of the public:

IN WITNESS WHEREOF, I and Victoria Hills, LC, A Florida Limited Liability Company, have caused these presents to be signed by the officer named below, on this 11th day of May, 2004.

VICTORIA HILLS, LC, A FLORIDA LIMITED LIABILITY COMPANY
Guaridan Equities, Inc.
 BY: L.P. Shassian President
 Printed Name: L.P. SHASSIAN

Signed and sealed in the presence of:
EA Haldon Michelle Payne
 Printed Name: EA Haldon Printed Name: Michelle Payne

STATE OF Florida COUNTY OF Orange
 THIS IS TO CERTIFY that on May 29, 2004
 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Louis Shassian, he personally known to me, and who acknowledged the foregoing instrument and acknowledged the execution thereof to be free act and deed, and effect, for the uses and purposes therein expressed and who did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
 History Public EA Haldon
 My commission expires 11-19-04

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered Surveyor and Mapper, do hereby certify that the plat herein and bearing caption as in the WOODS OF LAKE HELEN, was prepared under my direction and supervision and that the plat conforms with all of the survey requirements of Chapter 127, Florida Statutes, and that it is a true and correct copy of the original plat as filed in my office.

Shannon Surveymg, Inc. DATE: 5/20/04
 SHANNON SURVEYING, INC.
 499 NORTH STATE STREET, SUITE 1015
 ALTAMONTE SPRINGS, FLORIDA 32714 CERTIFICATE OF AUTHORIZATION FILED 05/19/04
 P.O. BOX 1744-337

REVIEW BY SURVEYOR AND MAPPER FOR THE CITY

I hereby certify that I have reviewed the foregoing plat for conformance with Chapter 127, Florida State Statutes.

(Signature) High Terry Appleby DATE: June 14, 2004
 (Print Name) High Terry Appleby P.O. NO. 3310

PLANNING COMMISSION OF THE CITY OF LAKE HELEN

This agreement hereby certifies that the undersigned, being a duly authorized officer of the City of Lake Helen, Florida, do hereby certify that the foregoing instrument and acknowledged the execution thereof to be free act and deed, and effect, for the uses and purposes therein expressed and who did not take an oath.

BY: Rafael Z. Curry

CITY CLERK

This plat was prepared by the undersigned, being a duly licensed and registered Surveyor and Mapper, and was prepared in accordance with the requirements of Chapter 127, Florida Statutes.

BY: Mark Shults DeAnna
 (Signature) (Signature)
 (Print Name) (Print Name)

CERTIFICATE OF SURVEYOR

I hereby certify that I have prepared this plat in accordance with the requirements of Chapter 127, Florida Statutes, and that it is a true and correct copy of the original plat as filed in my office.

DATE: June 16, 2004 Deland, Volusia, FL
Stephano Smith
 DEPUTY CLERK
 2004 459403

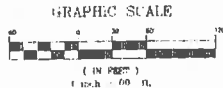
WOODS OF LAKE HELEN

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MAP BOOK: **51** PAGE: **21**

SHEET 2 OF 4

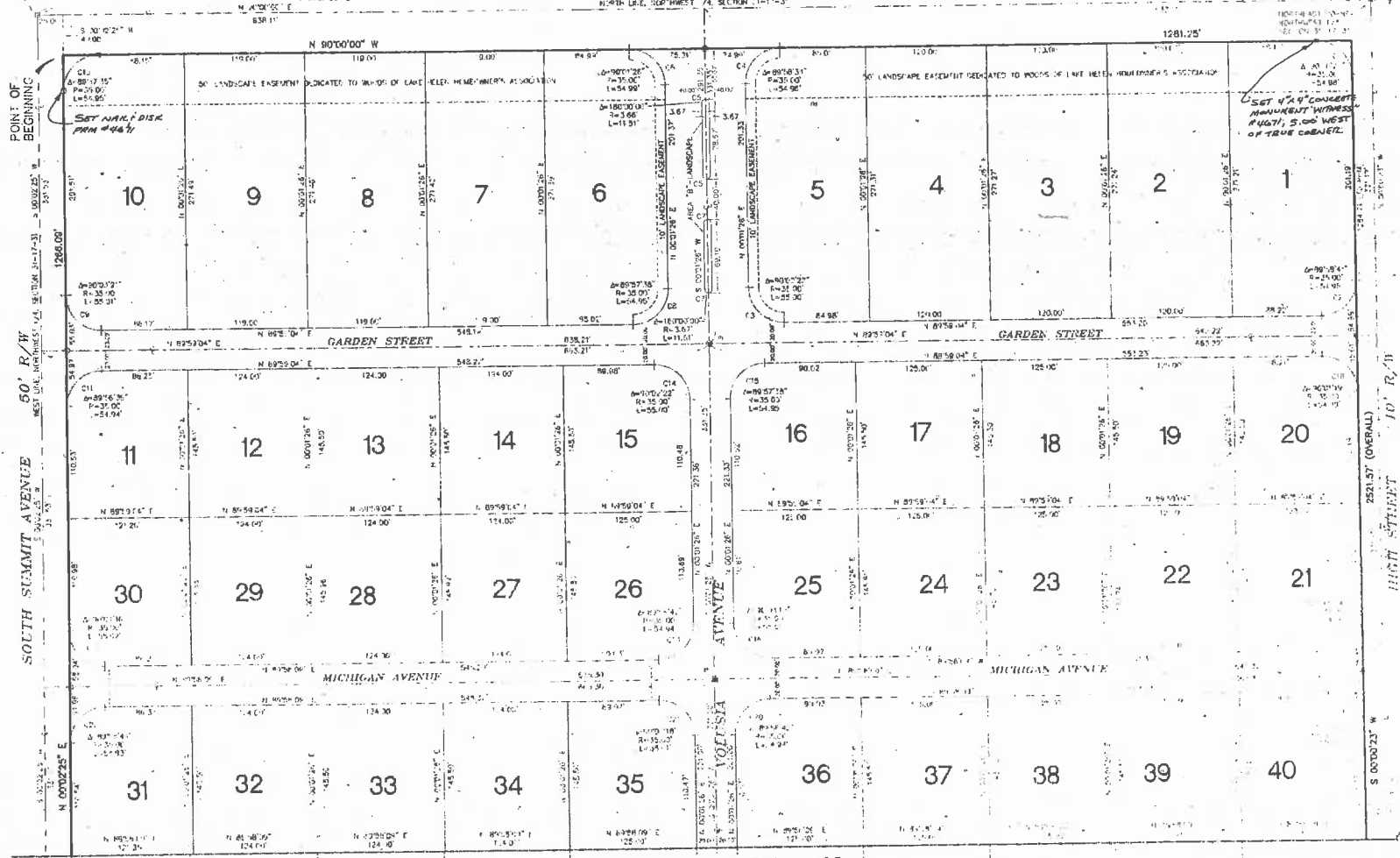
KEY MAP



CURVE TABLE				CURVE TABLE			
CHORD	RADIUS	DELTA	AREA	CHORD	RADIUS	DELTA	AREA
10.00	10.00	90° 00' 00"	78.54	10.00	10.00	90° 00' 00"	78.54
15.00	15.00	90° 00' 00"	176.71	15.00	15.00	90° 00' 00"	176.71
20.00	20.00	90° 00' 00"	314.16	20.00	20.00	90° 00' 00"	314.16
25.00	25.00	90° 00' 00"	451.61	25.00	25.00	90° 00' 00"	451.61
30.00	30.00	90° 00' 00"	589.06	30.00	30.00	90° 00' 00"	589.06
35.00	35.00	90° 00' 00"	726.51	35.00	35.00	90° 00' 00"	726.51
40.00	40.00	90° 00' 00"	863.96	40.00	40.00	90° 00' 00"	863.96
45.00	45.00	90° 00' 00"	1001.41	45.00	45.00	90° 00' 00"	1001.41
50.00	50.00	90° 00' 00"	1138.86	50.00	50.00	90° 00' 00"	1138.86
55.00	55.00	90° 00' 00"	1276.31	55.00	55.00	90° 00' 00"	1276.31
60.00	60.00	90° 00' 00"	1413.76	60.00	60.00	90° 00' 00"	1413.76
65.00	65.00	90° 00' 00"	1551.21	65.00	65.00	90° 00' 00"	1551.21
70.00	70.00	90° 00' 00"	1688.66	70.00	70.00	90° 00' 00"	1688.66
75.00	75.00	90° 00' 00"	1826.11	75.00	75.00	90° 00' 00"	1826.11
80.00	80.00	90° 00' 00"	1963.56	80.00	80.00	90° 00' 00"	1963.56
85.00	85.00	90° 00' 00"	2101.01	85.00	85.00	90° 00' 00"	2101.01
90.00	90.00	90° 00' 00"	2238.46	90.00	90.00	90° 00' 00"	2238.46
95.00	95.00	90° 00' 00"	2375.91	95.00	95.00	90° 00' 00"	2375.91
100.00	100.00	90° 00' 00"	2513.36	100.00	100.00	90° 00' 00"	2513.36

POINT OF BEGINNING
SOUTH SUMMIT AVENUE
SECTION 31-17-31
CITY OF LAKE HELEN

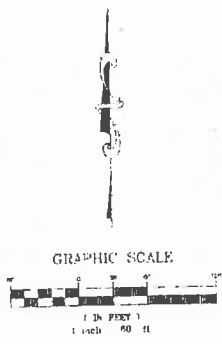
ORANGE CAMP ROAD - MAIN STREET (80' R/W)



MATCH LINE - SEE SHEET 3 OF 4

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Block	Area (Acres)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)	Area (Sq. Ft.)
50	1.0000	34,868.84	34,868.84	34,868.84	34,868.84
51	1.0000	34,868.84	34,868.84	34,868.84	34,868.84
52	1.0000	34,868.84	34,868.84	34,868.84	34,868.84
53	1.0000	34,868.84	34,868.84	34,868.84	34,868.84
54	1.0000	34,868.84	34,868.84	34,868.84	34,868.84
55	1.0000	34,868.84	34,868.84	34,868.84	34,868.84
56	1.0000	34,868.84	34,868.84	34,868.84	34,868.84
57	1.0000	34,868.84	34,868.84	34,868.84	34,868.84
58	1.0000	34,868.84	34,868.84	34,868.84	34,868.84
59	1.0000	34,868.84	34,868.84	34,868.84	34,868.84

KEY MAP



NOTE: THE PLAT IS SUBJECT TO THE RIGHTS OF THE STATE OF FLORIDA AND THE CITY OF LAKE HELEN. THE PLAT IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON. THE CITY OF LAKE HELEN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION HEREON. THE CITY OF LAKE HELEN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION HEREON.

