

LAKE STAR AT OVATION – PHASE 1B

REPLATTING TRACTS FD-1, FD-2, FD-3, FD-4, FD-5, FD-6, AND FD-7 OF LAKE STAR AT OVATION – PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 4 THROUGH 11 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA TOGETHER WITH AN UNPLATTED PORTION OF SECTION 19, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH/SOUTH CENTER LINE OF SECTION 19, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°07'19" EAST.
- ALL LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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, TELEPHONE, 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE PROPERTY DEPICTED HEREON IS SUBJECT TO THAT CERTAIN COMMUNITY DECLARATION FOR LAKE STAR AT OVATION AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO AS RECORDED IN DOC#20240451391 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (THE "DECLARATION"). COMMON AREAS, AS DEFINED IN THE DECLARATION ARE TO BE OWNED AND MAINTAINED BY LAKE STAR AT OVATION COMMUNITY ASSOCIATION, INC. (THE "ASSOCIATION") AS PRESCRIBED IN THE DECLARATION.
- THE ADJACENT NORTHEASTERN LAND USE INCLUDES FACILITIES WITH OPERATIONS THAT MAY RESULT IN PERIODIC TEMPORARY CONDITIONS THAT MAY CAUSE ODORS, NOISE DISTURBANCE, AND DUST.
- THE ENVIRONMENTAL SWALE EASEMENTS AND WALL EASEMENTS (E.S.E./W.E.) SHOWN HEREON SHALL BE DEDICATED TO THE ASSOCIATION AND MAINTAINED IN ACCORDANCE WITH THE DECLARATION.
- THE WALL EASEMENTS (W.E.) SHOWN HEREON SHALL BE DEDICATED TO THE ASSOCIATION AND MAINTAINED IN ACCORDANCE WITH THE DECLARATION.
- THE NORMAL HIGH WATER ELEVATION (NHWE) FOR LAKE STAR, ELEVATION 110.44' (NAVD 88), AND LAKE SENTINEL, ELEVATION 109.28' (NAVD 88), SHOWN ON THE PLAT ARE BASED ON ORANGE COUNTY STORMWATER MANAGEMENT DIVISION LAKE FACT SHEET. THE STATE OF FLORIDA AND OTHER APPLICABLE GOVERNMENTAL AGENCIES MAY HAVE CLAIM OF TITLE TO THOSE LANDS LYING WITHIN THE WATERS OF LAKE STAR AND LAKE SENTINEL. DASHED LINES EXTENDING INTO THE WATER OF LAKE STAR REPRESENT RIPARIAN RIGHTS. OTHERS MAY HAVE CLAIM OF TITLE TO THOSE LANDS LYING BELOW THE ORDINARY HIGH WATER LINES (OHWL) OF LAKE STAR AND LAKE SENTINEL. ORDINARY HIGH WATER ELEVATION HAS NOT BEEN DETERMINED.
- ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY ENGINEERING DEPARTMENTS VERTICAL DATUM, BENCHMARK OC-17-1081, ELEVATION 114.372', NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
- DUE TO PHYSICAL LIMITATIONS, MONUMENTATION CONFORMING TO CHAPTER 177.091 (7), FLORIDA STATUTES, COULD NOT BE SET ALONG PORTIONS OF THE LANDS SHOWN HEREON BECAUSE THEY FALL IN LAKE STAR.
- IN ACCORDANCE WITH CHAPTER 15, ARTICLE IX, ORANGE COUNTY CODE, BOAT DOCKS (INCLUSIVE OF, BUT NOT LIMITED TO, A DOCK, BOARDWALK, OBSERVATION PIER, FISHING PIER, COMMUNITY PIER, OR OTHER SIMILAR PERMANENTLY FIXED OR FLOATING STRUCTURE) MAY NOT BE PERMITTED FOR CERTAIN LOTS ON LAKE STAR THAT NARROW AT THE SHORELINE. ALL PORTIONS OF ANY BOAT DOCK STRUCTURE ON LAKE STAR SHALL MEET THE MINIMUM SIDE SETBACK REQUIREMENTS, AS REQUIRED BY CHAPTER 15, ARTICLE IX, ORANGE COUNTY CODE, WITHOUT REQUEST FOR VARIANCE OR WAIVER, AND DOCKS MAY NOT EXTEND ONTO SUBMERGED LANDS OWNED BY THE LOT'S OWNER ON WHICH THE DOCK ORIGINATES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A DOCK, BOARDWALK, OBSERVATION PIER, FISHING PIER, COMMUNITY PIER, BOAT RAMP OR OTHER SIMILAR PERMANENTLY FIXED OR FLOATING STRUCTURES.
- HOMEOWNERS OWN AND MAINTAIN THEIR INDIVIDUAL WATER AND RECLAIMED WATER SERVICES WHICH EXTEND TO THEIR HOMES FROM PUBLIC METERS LOCATED ADJACENT TO PUBLIC ROAD RIGHT-OF-WAY (LOTS 84 THROUGH 102, LOCATED IN TRACT P-2, LOTS 103 THROUGH 112, LOCATED IN TRACT OS-4 AND LOTS 113 THROUGH 115, LOCATED IN TRACT OS-5) AND THEIR INDIVIDUAL WASTEWATER SERVICES WHICH EXTEND TO THEIR HOMES FROM PUBLIC CLEANOUTS LOCATED AT THE PUBLIC ROAD RIGHT-OF-WAY.
- CONSERVATION EASEMENTS SHOWN HEREON ARE DEDICATED TO THE ASSOCIATION WITH DEVELOPMENT RIGHTS DEDICATED TO ORANGE COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION IS PERMITTED WITHOUT THE PRIOR APPROVAL OF ORANGE COUNTY AND/OR ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.
- THE PROPERTY DEPICTED HEREON IS BENEFITED BY A TEMPORARY ACCESS EASEMENT AS RECORDED IN DOC#20200656931 AND DOC#20230229882 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THIS EASEMENT SHALL AUTOMATICALLY TERMINATE UPON THE COUNTY'S APPROVAL OF FINAL ENGINEERING PLANS APPROVED BY THE COUNTY FOR PHASE 2 OF THE M/I HOMES PROPERTY, PHASE 2 BEING THE PHASE THAT INCLUDES THE EASEMENT, UPON DEDICATION TO THE PUBLIC OF ANY NEW RIGHTS-OF-WAY THAT ESTABLISH LEGAL ACCESS BETWEEN THE HOLLY PROPERTY AND EITHER C.R.545 (AVALON ROAD) OR FLEMINGS ROAD PUBLIC RIGHTS-OF-WAY, OR ON MARCH 31, 2025, IF NOT EARLIER TERMINATED.

LEGAL DESCRIPTION

TRACTS FD-1, FD-2, FD-3, FD-4, FD-5, FD-6, AND FD-7, OF LAKE STAR AT OVATION – PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 4 THROUGH 11 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT A-2 OF SAID LAKE STAR AT OVATION – PHASE 1A; THENCE RUN NORTH 89°00'25" EAST ALONG THE SOUTH LINE OF SAID TRACT A-2 FOR A DISTANCE OF 96.00 FEET TO A POINT ON THE WEST LINE OF TRACT OS-4 OF SAID LAKESTAR AT OVATION – PHASE 1A; THENCE RUN SOUTH 00°59'35" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 115.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT OS-4; THENCE RUN SOUTH 89°00'25" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 96.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT OS-4; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00°59'35" WEST FOR A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.

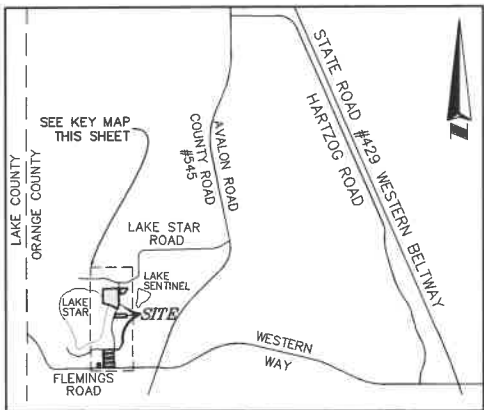
CONTAINING 0.25 ACRES, MORE OR LESS.

TOTAL CONTAINING 12.13 ACRES MORE OR LESS.

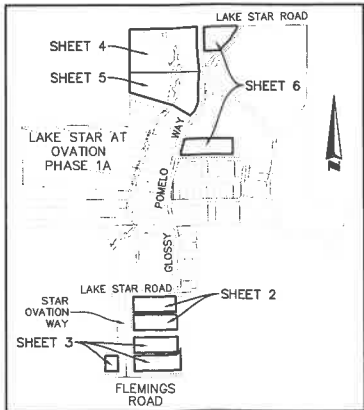
LEGEND:

R/W	RIGHT-OF-WAY	E.S.E.	ENVIRONMENTAL SWALE EASEMENT
CCR	CERTIFIED CORNER RECORD	W.E.	WALL EASEMENT
■	SET 4" X 4" CONCRETE MONUMENT STAMPED PRM LB 6723, PERMANENT REFERENCE MONUMENT (PRM)	•	CHANGE IN DIRECTION, NO CORNER SET
□	RECOVERED OR FOUND CONCRETE MONUMENT AS NOTED	@	CENTERLINE
APF	ADEQUATE PUBLIC FACILITIES	U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENTS	DB.	DEED BOOK
▨	DRAINAGE & UTILITY EASEMENTS	PB.	PLAT BOOK
▩	UPLAND BUFFER	NHWE	NORMAL HIGH WATER ELEVATION
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988	LB	LICENSED BUSINESS
		P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER

P.D.E.	PRIVATE DRAINAGE EASEMENT	R	RADIUS
PG(S).	PAGE(S)	CB	CHORD BEARING
P.C.	POINT OF CURVATURE	CD	CHORD LENGTH
P.R.C.	POINT OF REVERSE CURVATURE	Δ	CENTRAL ANGLE
P.T.	POINT OF TANGENCY	L	ARC LENGTH
P.I.	POINT OF INTERSECTION	DOC#	OFFICIAL RECORDS DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
N.R.	NON RADIAL		
N.T.	NON TANGENT		
⊙	RECOVERED OR SET NAIL AND DISK PERMANENT REFERENCE MONUMENT (PRM) LB 6723 AS NOTED		



VICINITY MAP Not to scale



KEY MAP Not to scale

SHEET INDEX

SHEET 1 OF 6 – LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEETS 2-6 OF 6 – BOUNDARY INFORMATION, TRACT AND LOT GEOMETRY

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.

The property shown hereon represents a portion of the lands included in the GEM GROVES PD/ GEM GROVES PSP (Case No. PSP 20-10-292) as approved by the Orange County Board of County Commissioners on 11/09/2021.

PLAT BOOK ____ PAGE ____

LAKE STAR AT OVATION – PHASE 1B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that M/I HOMES OF ORLANDO, LLC, a Florida limited liability company, being the owner in fee simple of all of the lands described in the foregoing caption to this plat hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates the utility easements and drainage easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this ____ day of ____ 2025.

WITNESSES:

Print Name: _____ M/I Homes of Orlando, LLC, a Florida limited liability company
By: _____
Print Name: _____ Brent Bartholomew
Area President and Vice President

STATE OF FLORIDA,
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 2025, by Brent Bartholomew as Area President and Vice President of M/I Homes of Orlando, LLC, a Florida limited liability company. Such person is [] personally known to me or [] has produced _____ as identification.

Notary Public _____

Printed Name: _____

Commission Expires: _____

Commission Number: _____

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.

County Surveyor _____ Date _____

CERTIFICATE OF APPROVAL
BY COUNTY ENGINEER

Examined
and

Approved _____

County Engineer _____ Date _____

CERTIFICATE OF APPROVAL
BY ZONING MANAGER

Examined
and

Approved _____

Zoning Manager _____ Date _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on 4/10/2024 I completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my responsible direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

By: _____ Date: _____

James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street,
Winter Garden, Florida 34787

CERTIFICATE OF APPROVAL BY BOARD
OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Orange County

Attest:

Clerk of the Board.

By _____ D.C.

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records

on _____ as Document No. _____

County Comptroller in and for Orange County, Florida.

By _____



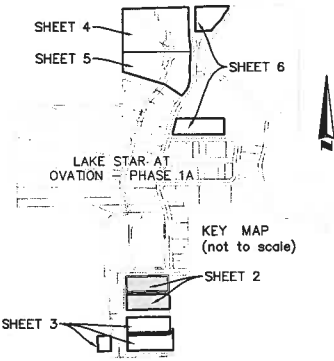
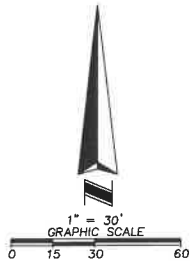
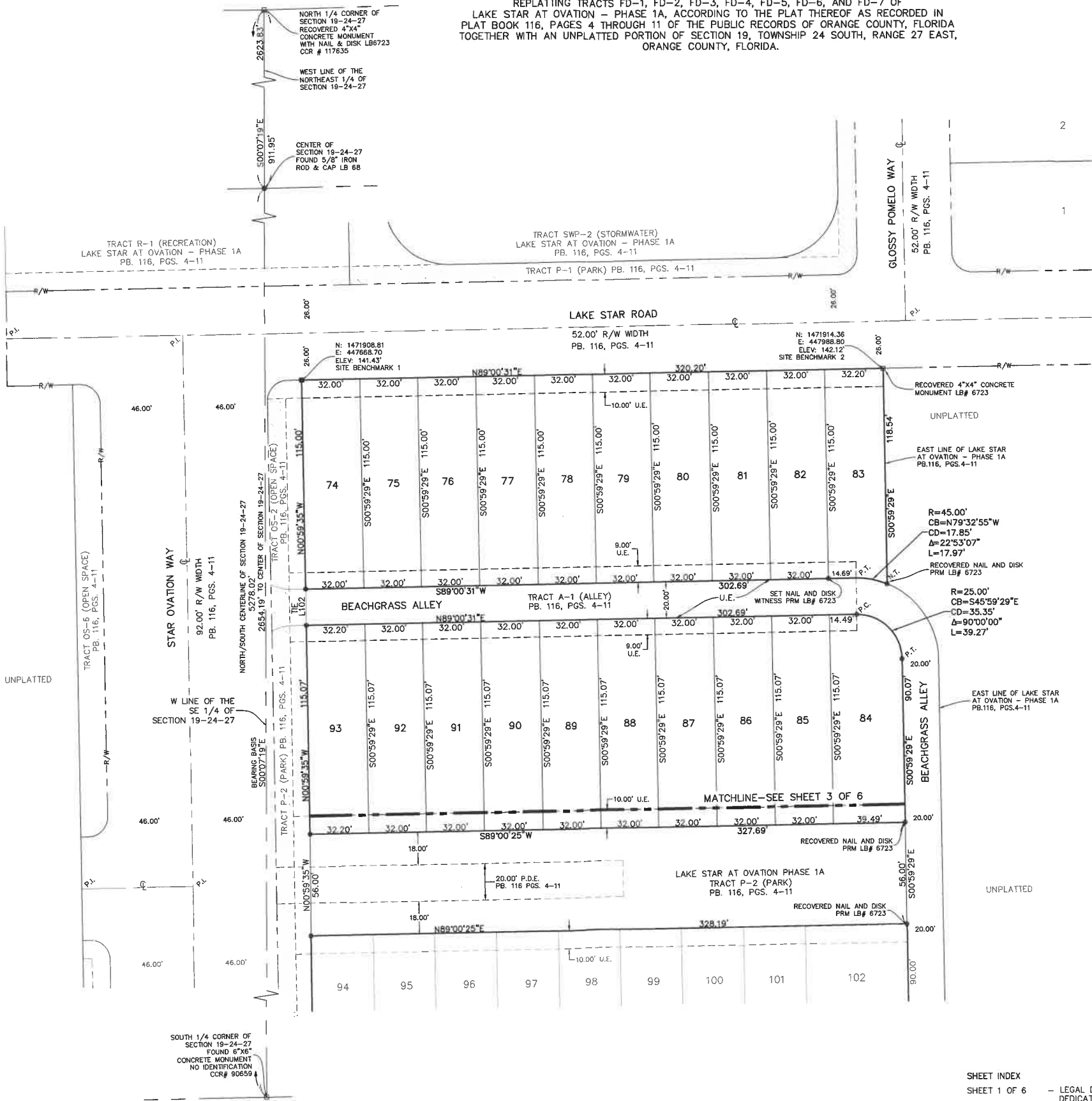
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LAKE STAR AT OVATION - PHASE 1B

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SHEET 2 OF 6

REPLATING TRACTS FD-1, FD-2, FD-3, FD-4, FD-5, FD-6, AND FD-7 OF LAKE STAR AT OVATION - PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 4 THROUGH 11 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA TOGETHER WITH AN UNPLATTED PORTION OF SECTION 19, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.



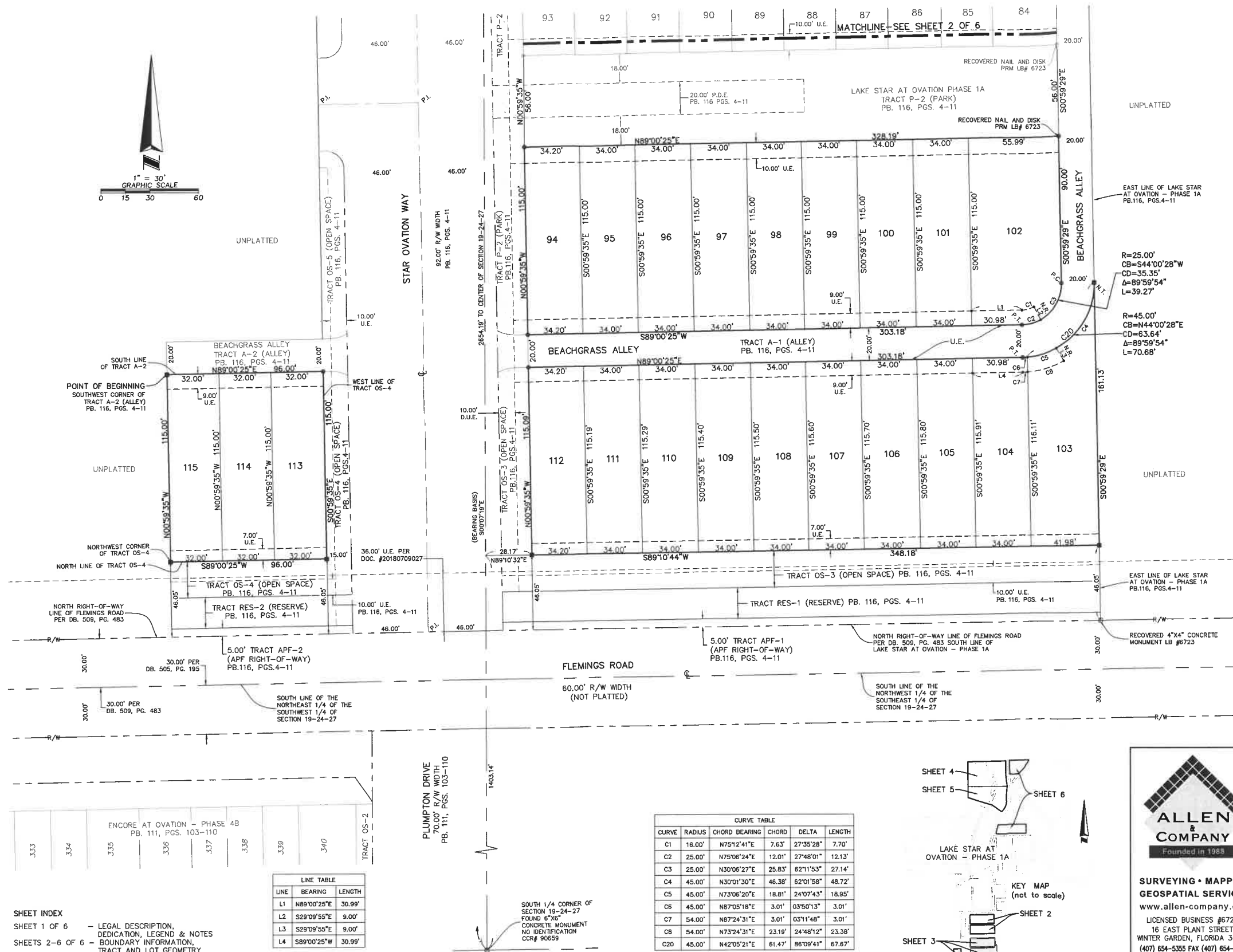
LINE TABLE		
LINE	BEARING	LENGTH
L102	N00°59'35\"W	20.00'



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TRACT AND LOT GEOMETRY

SHEET 3 OF 6 | PLAT BOOK _____ PAGE _____



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	16.00'	N75°24'E	7.63'	27°35'28"	7.70'
C2	25.00'	N75°06'24"E	12.01'	27°46'01"	12.13'
C3	25.00'	N30°06'27"E	25.83'	28°1'53"	27.14'
C4	45.00'	N01°01'30"E	46.38'	62°01'58"	48.72'
C5	45.00'	N73°06'20"E	18.81'	24°07'43"	18.95'
C6	45.00'	N87°05'18"E	3.01'	03°50'31"	3.01'
C7	54.00'	N87°24'31"E	3.01'	03°11'48"	3.01'
C8	54.00'	N73°24'31"E	23.19'	24°46'12"	23.38'
C20	45.00'	N42°05'21"E	61.47'	86°09'41"	67.67'



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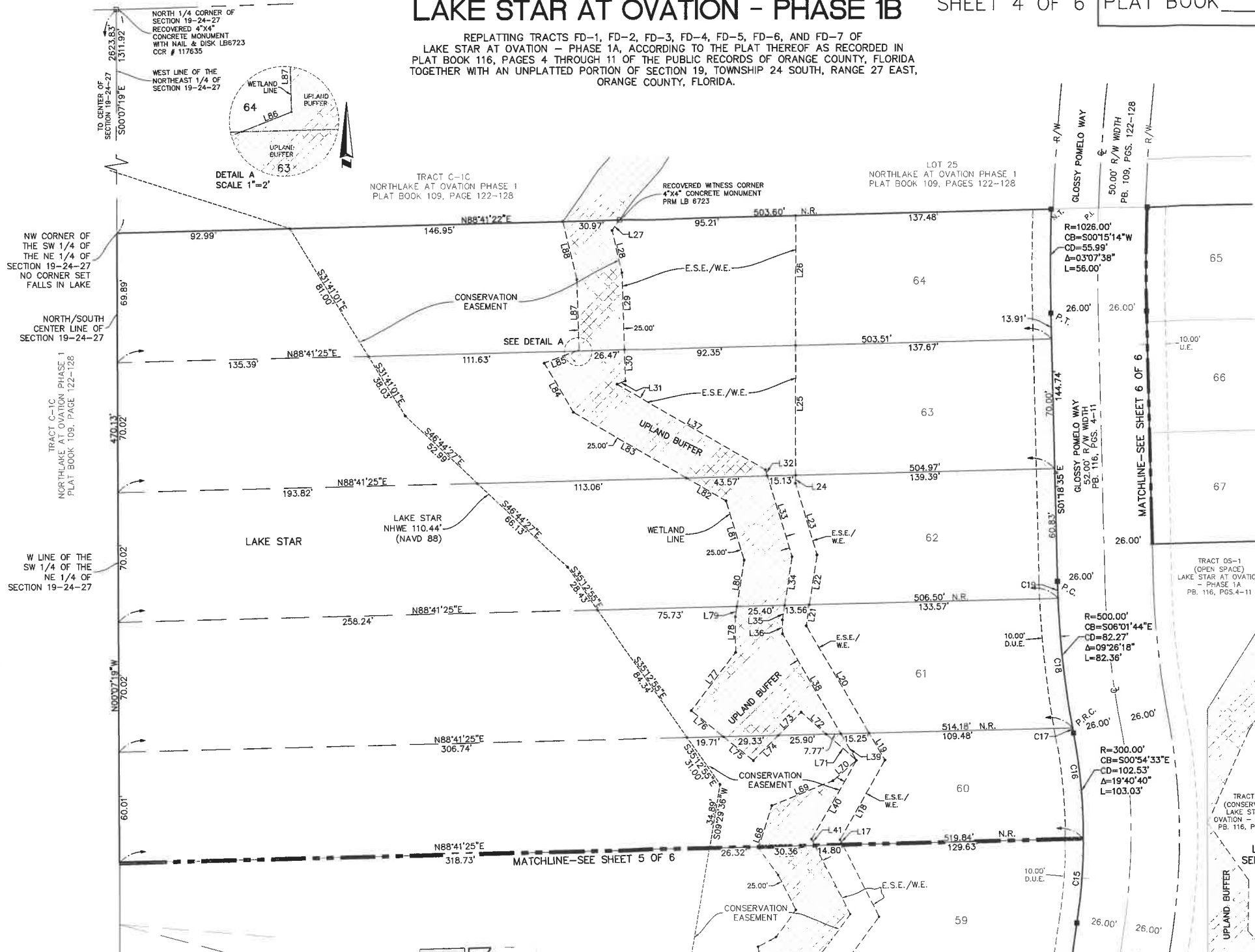
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LAKE STAR AT OVATION - PHASE 1B

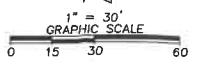
SHEET 4 OF 6 PLAT BOOK PAGE

REPLATING TRACTS FD-1, FD-2, FD-3, FD-4, FD-5, FD-6, AND FD-7 OF LAKE STAR AT OVATION - PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 4 THROUGH 11 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA TOGETHER WITH AN UNPLATTED PORTION OF SECTION 19, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L17	S26°47'52"E	3.06'
L18	S29°27'18"W	49.34'
L19	S30°12'14"E	16.95'
L20	S30°12'14"E	66.97'
L21	S08°51'43"W	11.55'
L22	S08°51'43"W	27.17'
L23	S16°47'17"E	40.48'
L24	S00°05'59"W	4.25'
L25	S00°05'59"W	70.02'
L26	S00°05'59"W	69.90'
L27	S35°07'53"W	7.00'
L28	S13°34'21"E	23.45'
L29	S01°45'27"E	41.34'
L30	S01°45'27"E	16.93'
L31	S68°42'11"W	4.95'
L32	S16°47'17"E	3.48'
L33	S16°47'17"E	45.55'
L34	S08°52'02"W	26.52'
L35	S08°52'02"W	8.02'
L36	S00°22'03"E	7.43'
L37	S60°02'22"E	92.53'
L38	S30°12'14"E	62.44'
L39	S30°12'14"E	16.66'
L40	S29°27'18"W	48.84'
L41	S26°55'30"E	3.82'
L68	S17°37'28"W	23.45'
L69	S67°56'10"W	35.42'
L70	S49°12'24"W	16.79'
L71	S48°37'37"E	21.52'
L72	S48°37'37"E	18.02'
L73	N44°41'54"E	17.59'
L74	N44°41'54"E	19.08'
L75	S50°58'37"E	20.47'
L76	S50°58'37"E	22.38'
L77	S37°31'12"W	39.43'
L78	S00°22'03"E	19.34'
L79	S08°52'02"W	5.56'
L80	S08°52'02"W	25.31'
L81	S16°47'17"E	33.43'
L82	S60°02'22"E	24.80'
L83	S60°02'22"E	71.15'
L84	S29°54'55"E	30.59'
L85	S68°42'11"W	18.16'
L86	S68°42'11"W	1.56'
L87	S01°45'27"E	38.02'
L88	S13°34'21"E	32.06'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C15	300.00'	N04°34'21"E	45.59'	08°42'53"	45.63'
C16	300.00'	N05°16'00"W	57.32'	10°57'47"	57.40'
C17	500.00'	S10°35'03"E	2.86'	00°19'39"	2.86'
C18	500.00'	S06°23'26"E	70.28'	08°03'35"	70.33'
C19	500.00'	S01°50'07"E	9.17'	01°03'04"	9.17'



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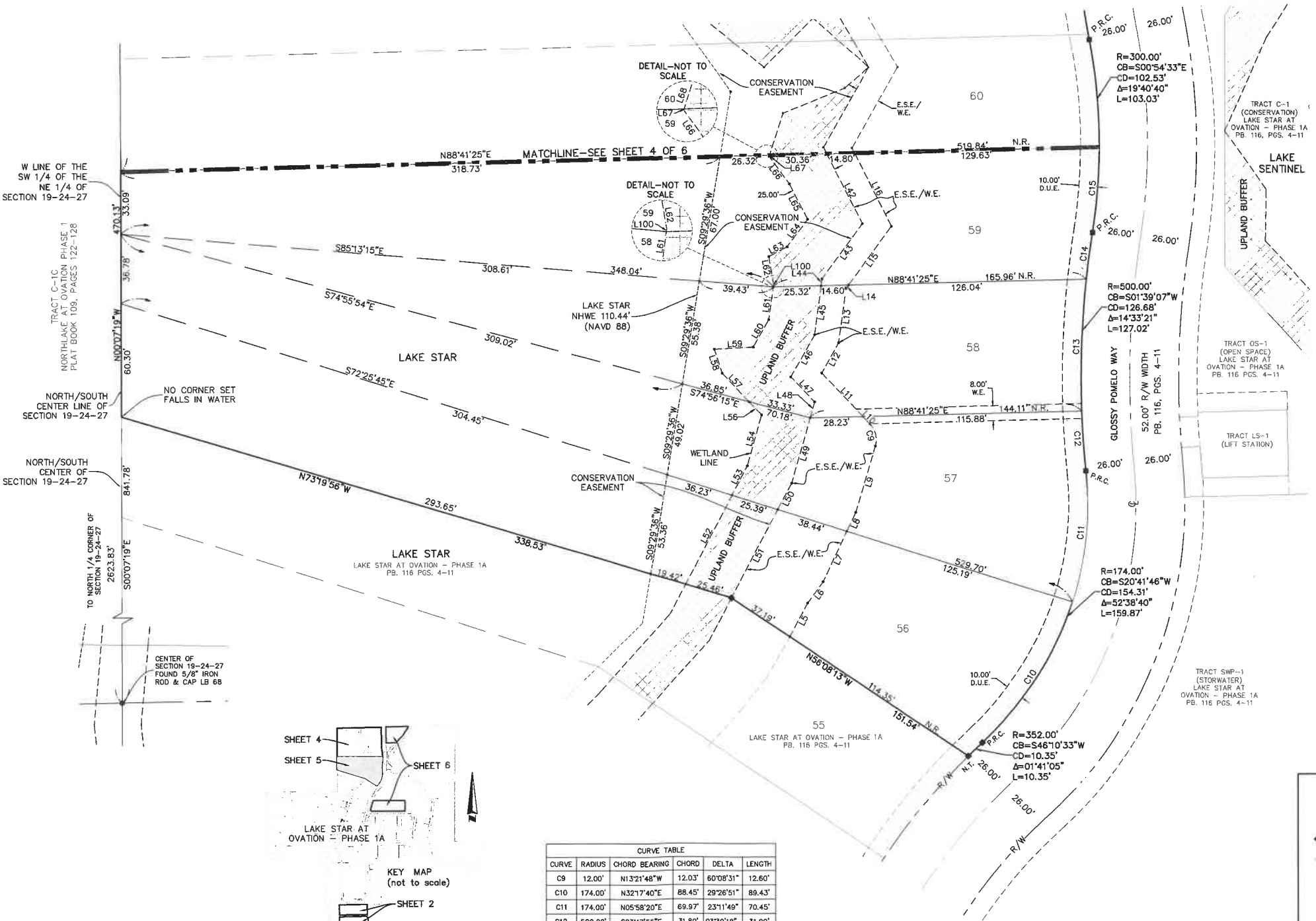
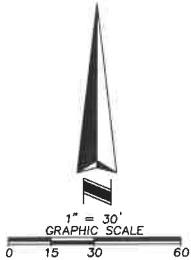


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LAKE STAR AT OVATION - PHASE 1B

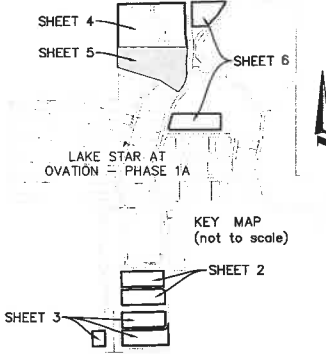
SHEET 5 OF 6 PLAT BOOK _____ PAGE _____

REPLATTING TRACTS FD-1, FD-2, FD-3, FD-4, FD-5, FD-6, AND FD-7 OF
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ORANGE COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L5	S27°24'54\"W	20.25'
L6	S36°32'54\"W	14.09'
L7	S25°15'39\"W	29.54'
L8	S25°15'39\"W	11.07'
L9	S16°42'27\"W	36.75'
L10	S43°26'04\"E	5.58'
L11	S43°26'04\"E	31.91'
L12	S29°21'00\"W	18.40'
L13	S07°49'07\"W	29.10'
L14	S36°17'21\"W	2.23'
L15	S36°17'21\"W	38.74'
L16	S26°47'52\"E	43.54'
L42	S26°55'30\"E	41.67'
L43	S36°17'21\"W	36.28'
L44	S07°49'07\"W	3.74'
L45	S07°49'07\"W	28.21'
L46	S29°21'00\"W	25.70'
L47	S43°26'04\"E	18.29'
L48	S15°43'28\"W	8.84'
L49	S15°43'28\"W	36.06'
L50	S27°37'50\"W	15.80'
L51	S27°37'50\"W	52.93'
L52	S27°37'50\"W	53.34'
L53	S27°37'50\"W	17.63'
L54	S15°43'28\"W	28.10'
L56	S43°26'04\"E	9.69'
L57	S43°26'04\"E	20.92'
L58	S17°40'14\"E	13.42'
L59	S87°02'23\"W	20.76'
L60	S29°21'00\"W	16.73'
L61	S07°49'07\"W	17.44'
L62	S05°36'22\"E	15.01'
L63	S62°00'31\"W	10.87'
L64	S36°17'21\"W	18.16'
L65	S26°55'30\"E	21.08'
L66	S35°45'46\"E	18.14'
L67	S17°37'28\"W	0.58'
L68	S17°37'28\"W	23.45'
L100	S07°49'07\"W	1.38'

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	LENGTH
C9	12.00'	N13°21'48\"W	12.03'	12.60'
C10	174.00'	N32°17'40\"E	88.45'	89.43'
C11	174.00'	N05°58'20\"E	69.97'	70.45'
C12	500.00'	S03°47'55\"E	31.89'	31.90'
C13	500.00'	S02°02'59\"W	70.12'	70.18'
C14	500.00'	S07°30'01\"W	24.95'	24.95'
C15	300.00'	N04°34'21\"E	45.59'	45.63'



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**ALLEN
&
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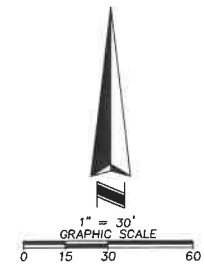
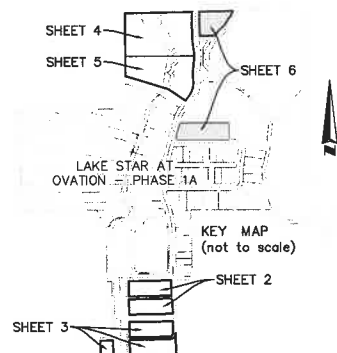
SHEET 6 OF 6 | PLAT BOOK _____ PAGE _____

LOT 25
NORTHLAKE AT OVATION PHASE 1
PLAT BOOK 109, PAGES 122-128

TRACT OS-1E
NORTHLAKE AT OVATION PHASE 1
PLAT BOOK 109, PAGES 122-128

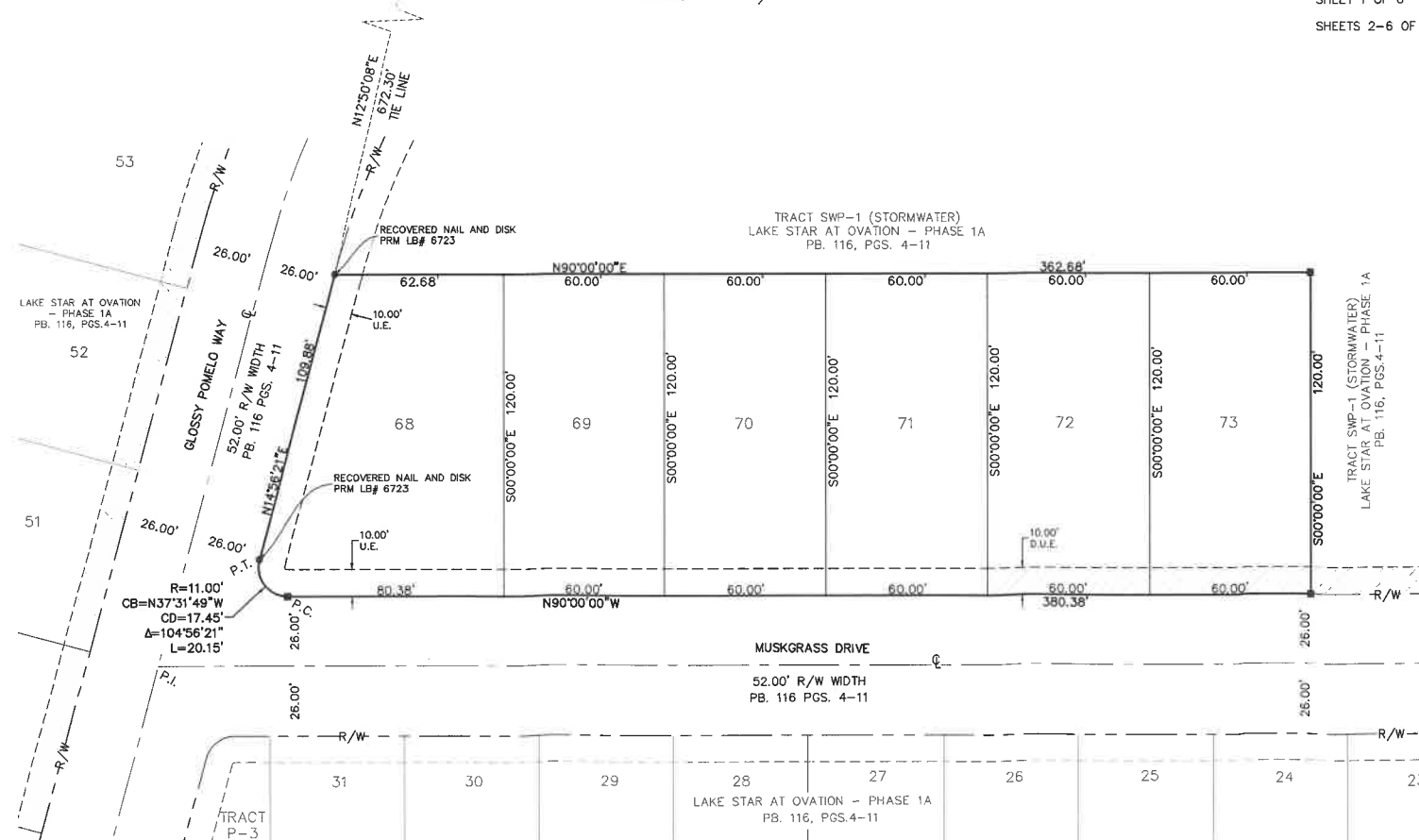
TRACT C-1B
NORTHLAKE AT OVATION PHASE 1
PLAT BOOK 109, PAGES 122-128

RECOVERED WITNESS CORNER
4"x4" CONCRETE MONUMENT
PRM LB 6723



LINE TABLE		
LINE	BEARING	LENGTH
L89	N14°30'34"E	62.36'
L90	N14°30'34"E	0.56'
L91	N03°33'24"E	59.67'
L92	N03°33'24"E	62.11'
L93	N55°08'43"E	0.72'
L94	N38°54'54"E	56.45'
L95	N44°50'19"E	23.82'
L96	N44°50'19"E	15.41'
L97	S45°09'41"E	10.00'

SHEET 1 OF 6 - LEGAL DESCRIPTION,
DEDICATION, LEGEND & NOTES
SHEETS 2-6 OF 6 - BOUNDARY INFORMATION,
TRACT AND LOT GEOMETRY



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