

HAVEN OAKS
A PORTION OF THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING A PORTION OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 14; THENCE RUN NORTH 89°33'17" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 14 FOR A DISTANCE OF 440.00 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°05'04" EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HOLDEN AVENUE, ACCORDING TO DEED BOOK 338, PAGE 524 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°33'17" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 761.25 FEET TO A POINT ON THE EAST LINE OF THE WEST 403 FEET OF THE EAST 526.7 FEET OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN SOUTH 00°06'48" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 350.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 380 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE RUN SOUTH 89°33'17" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 403.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 526.7 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE RUN SOUTH 00°06'48" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 943.06 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 14; THENCE RUN SOUTH 89°44'46" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 358.89 FEET TO A POINT ON THE EAST LINE OF THE WEST 440 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 14 LYING ADJACENT TO AND CONTIGUOUS WITH THE EAST LINE OF HOLDEN RIDGE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 80 AND 81 OF AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 00°05'04" WEST ALONG SAID EAST LINE OF THE WEST 440 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SAID SECTION 14 AND THE EAST LINE OF SAID HOLDEN RIDGE AND THE NORTHERLY EXTENSION THEREOF FOR A DISTANCE OF 1291.87 FEET TO THE POINT OF BEGINNING.

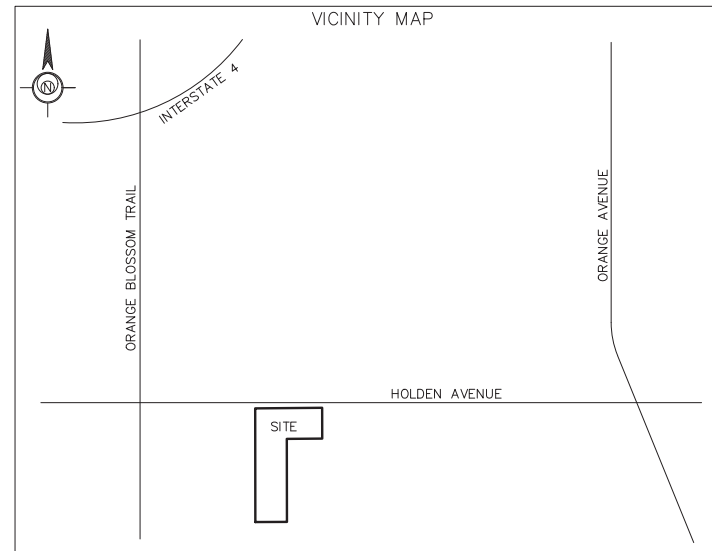
CONTAINS 13.877 ACRES MORE OR LESS.

NOTES:

- 1. Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 14, Township 23 South, Range 29 East being a bearing of N89°33'17"E.
2. All lot lines are radial, unless otherwise noted non-radial (N.R.).
3. 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, 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.
4. The Wall Easements shown hereon are to be dedicated to the HAVEN OAKS COMMUNITY HOMEOWNERS ASSOCIATION, INC. (the "Association") and maintained according to the Declaration of Covenants, Conditions and Restrictions to be recorded in the Public Records of Orange County, Florida and any supplements and/or amendments thereto (the "Declaration") with development rights dedicated to the City of Edgewood, Florida.
5. Tracts A, B, C and D (Dry Pond) shall be owned by the Association and maintained according to the Declaration.
6. Tracts E and F (Recreation Area) shall be owned by the Association and maintained according to the Declaration.
7. Tract G (Roadway) shall be owned by the Association and maintained according to the Declaration.
8. Tracts H and I (Landscape) shall be owned by the Association and maintained according to the Declaration.
9. Tract J (Lift Station Tract) shall be owned and maintained by Orange County Utilities and will be conveyed by separate instrument.
10. Lots corner monumentation set with 5/8" iron rod and caps stamped "ESE LB 7508".

LEGEND

- CL = CENTERLINE
DA = CENTRAL ANGLE
CB = CHORD BEARING
CCR = CERTIFIED CORNER RECORD
CH = CHORD LENGTH
CL = CENTERLINE
D.E. = DRAINAGE EASEMENT
DOC # = OFFICIAL RECORD DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
L = ARC LENGTH
NO. = NUMBER (N.R.) = NON-RADIAL
N.T. = NON-TANGENT
ORB. = OFFICIAL RECORDS BOOK
OCU = ORANGE COUNTY UTILITIES
PB. = PLAT BOOK
P.C. = POINT OF CURVATURE
PGS. = PAGES
P.I. = POINT OF INTERSECTION
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.T. = POINT OF TANGENCY
R = RADIUS
R.P. = RADIUS POINT
R/W = RIGHT-OF-WAY
S.R. = STATE ROAD
U.E. = UTILITY EASEMENT
W.E. = WALL EASEMENT
■ = SET 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK STAMPED "PRM LB 7508"
● = SET NAIL AND DISK STAMPED "PCP LB 7508"



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.

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 [ ] 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. This plat was prepared under my 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.

Noah Catha Professional Survey and Mapper Florida Certificate No. 6873
ESE Consultants, Inc. 2966 Commerce Park Drive Suite 100 Orlando, FL 32819 Certificate No. 7508

HAVEN OAKS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Toll Southeast LP Company, Inc., a Delaware corporation, (the "Owner") being the owner in fee simple of the lands described in the attached plat entitled "Haven Oaks", located in the City of Edgewood, Orange County, Florida, without dedicating said lands and plat to the public or for any public use or benefit whatsoever, except as expressly stated herein, hereby dedicates said lands and plat for the uses and purposes herein expressed; Tract G (Roadway) shall be owned and maintained by the Haven Oaks Community Homeowners Association, Inc., a Florida not-for-profit corporation ("Association"); the private roadways contained within Tract G shall be owned and maintained by the Association. Said private roadways are not required for City or County use and are private. A non-exclusive, perpetual easement for pedestrian and vehicular ingress, egress, and passage over and upon such roads and their associated sidewalks is granted by this plat to the owners of all lots shown hereon and their respective tenants, guests and invitees, and to all private entities and public agencies providing mail, utility, fire protection, law enforcement, emergency medical, and other governmental services, including the United States Postal Service, the City of Edgewood and Orange County. All utility easements shown are dedicated to the perpetual use of the public for proper purpose.

IN WITNESS WHEREOF, the undersigned, TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation, has caused these present to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this [ ] day of [ ] 2023.

TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation

Signature of Witness

Printed Name of Witness

Signature of Witness By: Name

Printed Name of Witness Title

STATE OF FLORIDA COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this [ ] day of [ ] 2023, by Brock Fanning, as Division President of TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation, on behalf of said corporation.

Signature of Notary Public

Printed Name of Notary Public

Notary Public in and for the State of Florida My Commission Expires: Commission Number:

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on [ ] the foregoing plat was approved by the City Council of the City of Edgewood.

John Dowless, Mayor Sandra Riffle, City Clerk

CERTIFICATE OF CITY ENGINEER

THIS IS TO CERTIFY, that on [ ] the foregoing plat was examined and approved by

Allen C. Lane, Jr., CITY ENGINEER

CERTIFICATE OF APPROVAL BY PLANNING & ZONING BOARD

THIS IS TO CERTIFY, that on [ ] the foregoing plat was approved by the Planning & Zoning Board of the City of Edgewood.

Chairperson of the Planning & Zoning Board

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on [ ] as DOC # [ ] County Comptroller in and for Orange County, Florida

By:

CERTIFICATE OF REVIEW BY CITY SURVEYOR

I HEREBY CERTIFY that this plat has been reviewed for the conformity to the requirements of Chapter 177, Part I of Florida Statutes. No confirmation of mathematical closure or the placement of PRM's and PCP's in the field was made in this review.

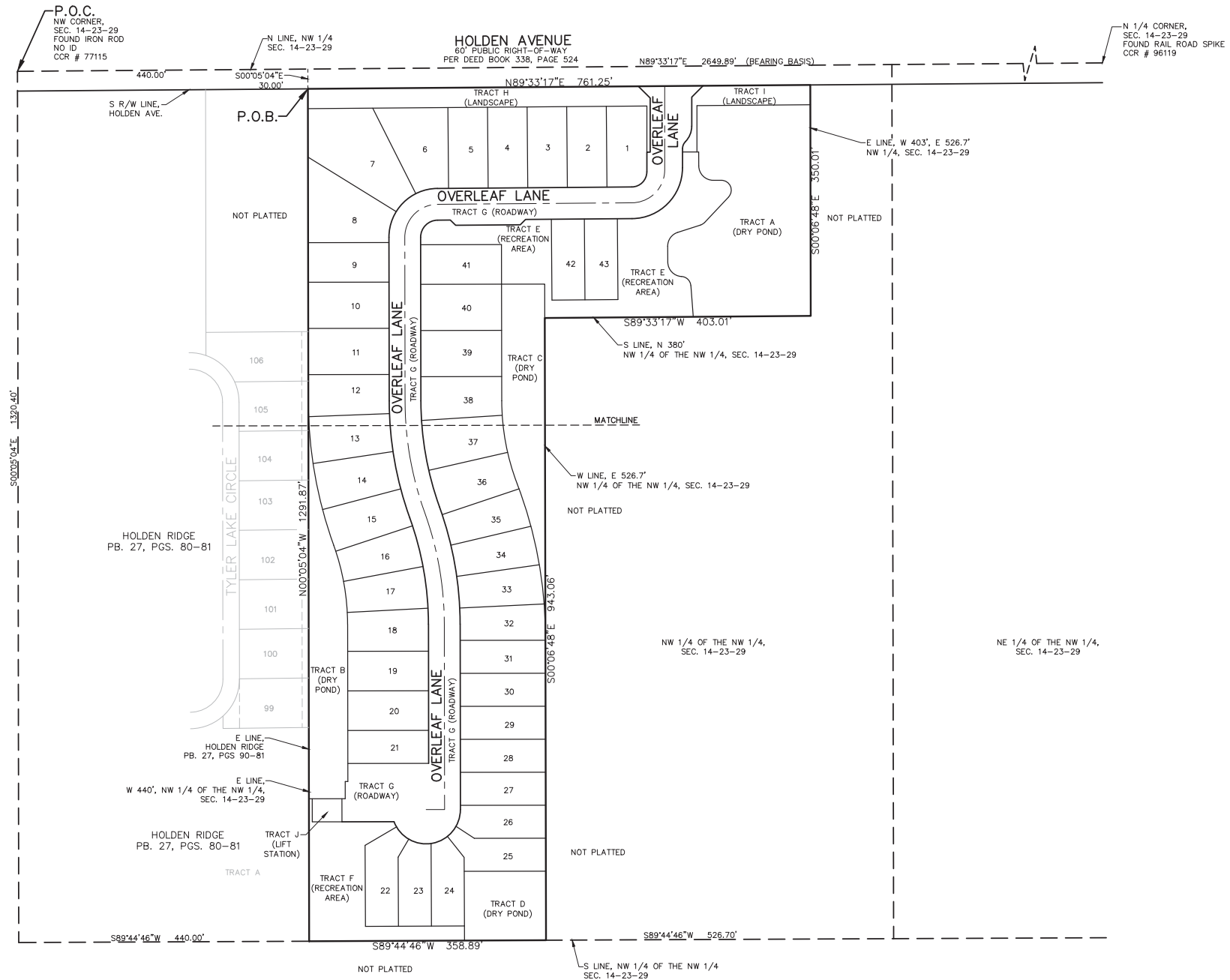
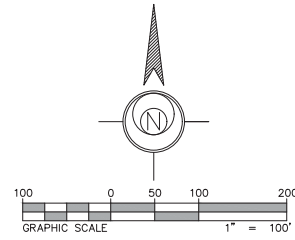
CPH, LLC. LB#7143 500 West Fulton St. Sanford, FL 32771

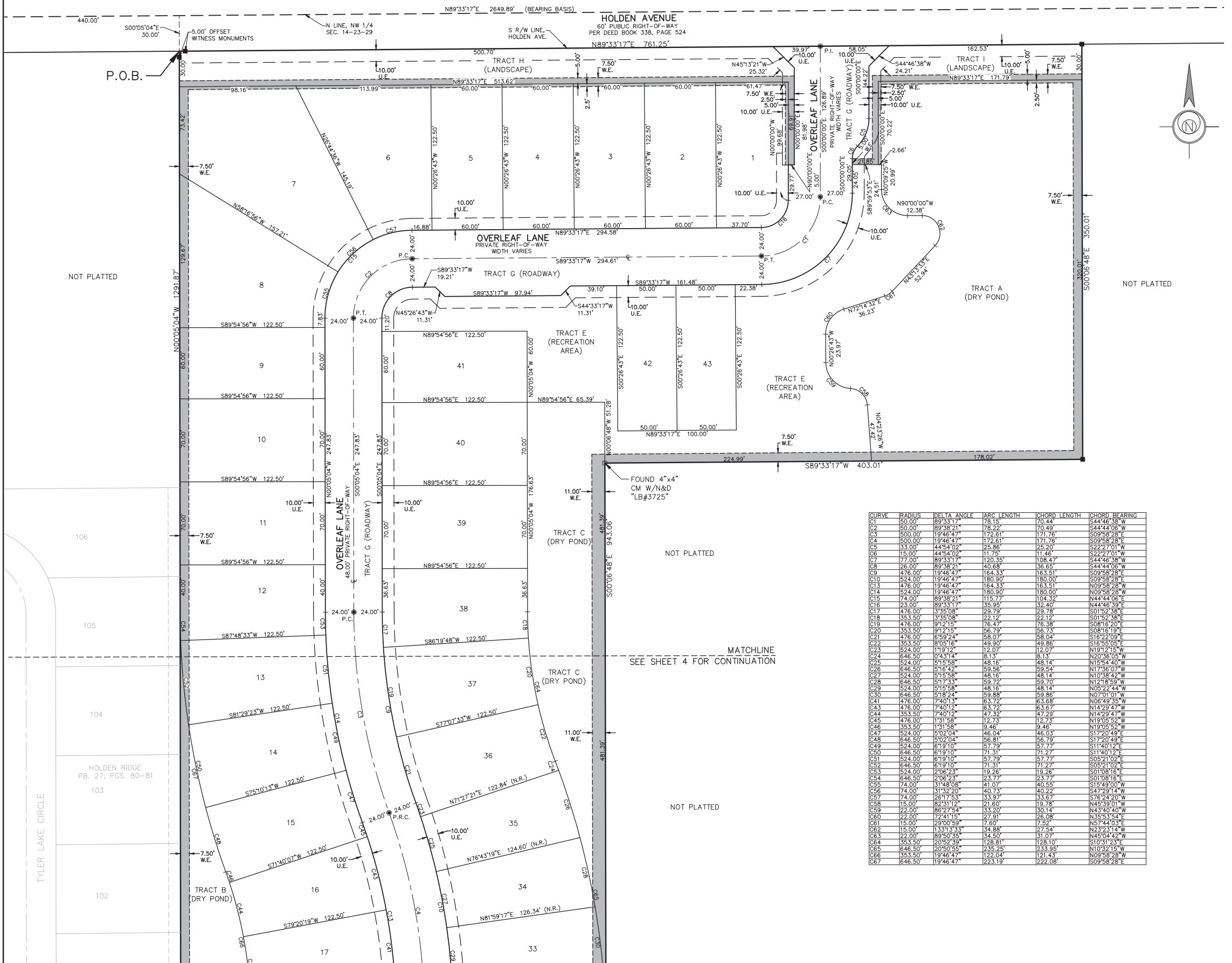
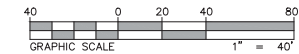
For the Firm Date By: Randall L. Roberts, R.L.S. Florida Registration Number 3144



# HAVEN OAKS

A PORTION OF THE NORTHWEST 1/4 OF SECTION 14,  
TOWNSHIP 23 SOUTH, RANGE 29 EAST  
CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA





CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00	89°33'17"	78.15'	70.44'	S44°46'38"W
C2	50.00	89°38'21"	78.22'	70.49'	S44°44'06"W
C3	500.00	19°46'47"	172.61'	171.76'	S09°58'28"E
C4	500.00	19°46'47"	172.61'	171.76'	S09°58'28"E
C5	33.00	44°54'02"	25.86'	25.20'	S22°27'01"W
C6	15.00	44°54'02"	11.46'	11.46'	S22°27'01"W
C7	77.00	89°33'17"	120.35'	108.47'	S44°46'38"W
C8	26.00	89°38'21"	40.68'	36.65'	S44°44'06"W
C9	476.00	19°46'47"	164.33'	163.51'	S09°58'28"E
C10	524.00	19°46'47"	180.90'	180.00'	S09°58'28"E
C11	476.00	19°46'47"	164.33'	163.51'	N09°58'28"W
C12	524.00	19°46'47"	180.90'	180.00'	N09°58'28"W
C13	74.00	89°38'21"	115.77'	104.39'	N44°44'06"E
C14	23.00	89°33'17"	35.85'	32.40'	N44°46'39"E
C15	476.00	19°46'47"	29.79'	29.78'	S01°52'38"E
C16	353.50	33°35'08"	22.12'	22.12'	S01°52'38"E
C17	476.00	19°46'47"	76.43'	76.38'	S08°16'20"E
C18	353.50	33°35'08"	56.79'	56.73'	S08°16'19"E
C19	476.00	19°46'47"	58.07'	58.04'	S16°22'09"E
C20	353.50	33°35'08"	49.90'	49.86'	S16°22'09"E
C21	476.00	19°46'47"	12.07'	12.07'	N19°12'15"W
C22	524.00	11°19'12"	8.13'	8.13'	N20°36'05"W
C23	524.00	11°19'12"	8.13'	8.13'	N20°36'05"W
C24	646.50	5°15'58"	48.16'	48.14'	N15°54'40"W
C25	646.50	5°15'58"	48.16'	48.14'	N15°54'40"W
C26	524.00	5°15'58"	59.56'	59.54'	N19°36'09"W
C27	524.00	5°15'58"	48.16'	48.14'	N10°38'42"W
C28	646.50	5°17'33"	59.72'	59.70'	N12°18'59"W
C29	524.00	5°15'58"	48.16'	48.14'	N05°22'44"W
C30	646.50	5°18'24"	59.88'	59.86'	N07°01'01"W
C31	476.00	7°40'13"	63.72'	63.68'	N06°49'35"W
C32	476.00	7°40'13"	63.72'	63.67'	N14°29'47"W
C33	353.50	7°40'13"	47.25'	47.25'	N14°29'47"W
C34	476.00	1°31'58"	12.73'	12.73'	N19°05'52"W
C35	353.50	1°31'58"	9.46'	9.46'	N19°05'52"W
C36	524.00	5°02'04"	46.03'	46.03'	S17°20'49"E
C37	646.50	5°02'04"	56.81'	56.79'	S17°20'49"E
C38	524.00	6°19'10"	57.79'	57.77'	S11°40'12"E
C39	646.50	6°19'10"	71.27'	71.27'	S11°40'12"E
C40	524.00	6°19'10"	57.79'	57.77'	S05°21'02"E
C41	646.50	6°19'10"	71.27'	71.27'	S05°21'02"E
C42	524.00	2°06'23"	19.26'	19.26'	S01°08'16"E
C43	646.50	2°06'23"	23.77'	23.77'	S01°08'16"E
C44	74.00	31°48'08"	41.07'	40.55'	S15°49'00"W
C45	74.00	31°32'20"	40.73'	40.22'	S47°29'14"W
C46	74.00	26°17'53"	33.67'	33.67'	S78°22'23"W
C47	15.00	82°31'12"	21.60'	19.78'	N45°39'01"W
C48	22.00	86°27'54"	33.20'	30.14'	N43°40'40"W
C49	22.00	72°41'15"	27.91'	26.08'	N35°53'54"E
C50	15.00	29°00'59"	7.82'	7.82'	N37°44'03"E
C51	15.00	133°13'33"	34.88'	27.54'	N2°32'14"W
C52	22.00	89°50'35"	34.50'	31.07'	N45°04'42"W
C53	353.50	20°52'59"	128.81'	128.81'	S10°31'23"E
C54	646.50	20°50'55"	235.25'	233.99'	N10°32'15"W
C55	353.50	19°46'47"	122.04'	121.43'	N09°58'28"E
C56	646.50	19°46'47"	223.19'	222.08'	S09°58'28"E

MATCHLINE  
SEE SHEET 4 FOR CONTINUATION

NOT PLATTED

NOT PLATTED

NOT PLATTED

NOT PLATTED

TYLER LAKE CIRCLE

HOLDEN RIDGE  
PB. 27, PGS. 80-81

FOUND 4"x4"  
CM W/N&D  
"LB#3725"

P.O.B.

5.00' OFFSET  
WITNESS MONUMENTS

HOLDEN AVENUE  
60' PUBLIC RIGHT-OF-WAY  
PER DEED BOOK 338, PAGE 524

N89°33'17"E 2649.89' (BEARING BASIS)

N89°33'17"E 761.25'

N89°33'17"E 513.62'

N89°33'17"E 294.58'

S89°33'17"W 19.21'

N89°33'17"W 11.31'

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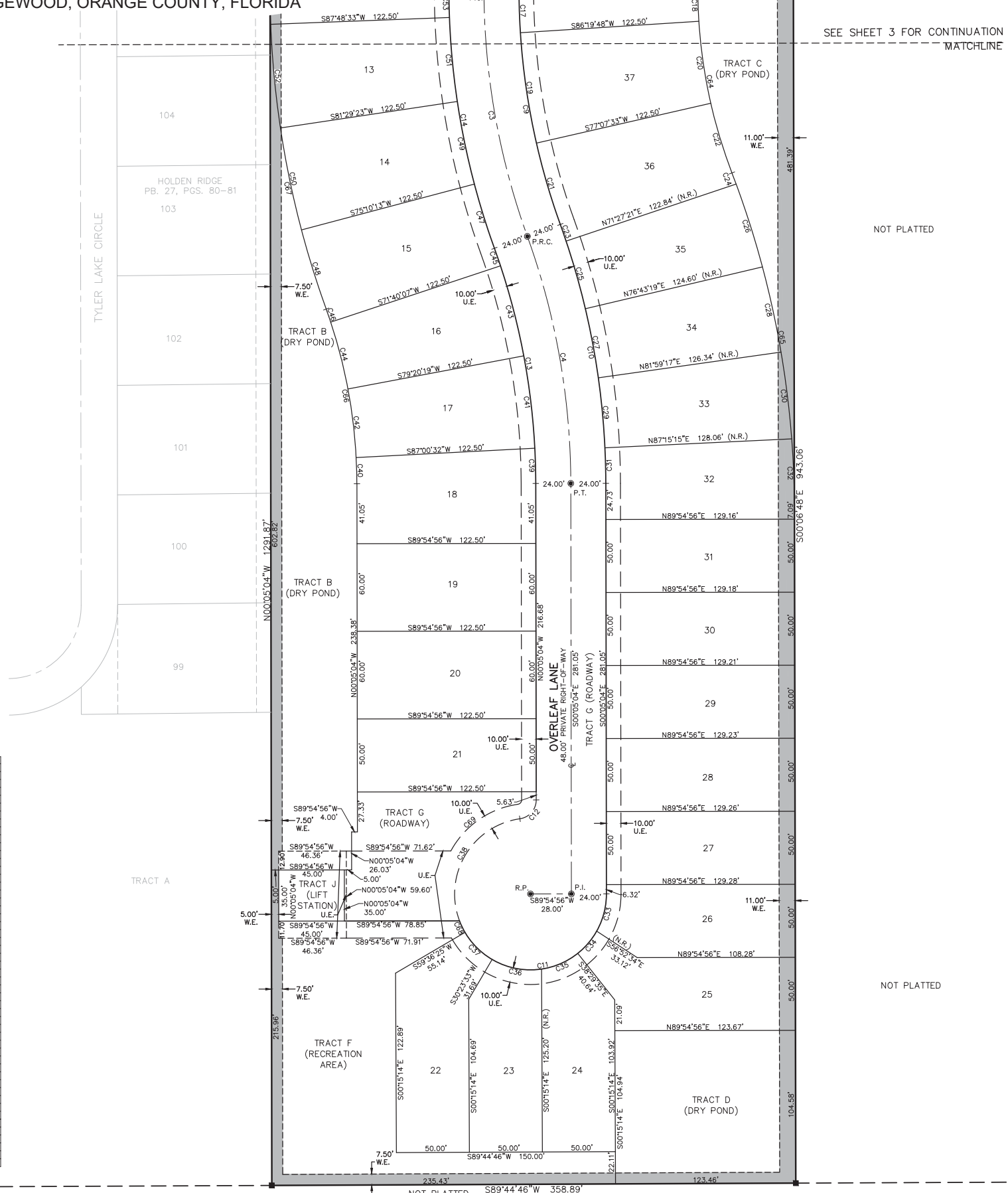
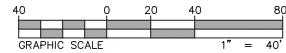
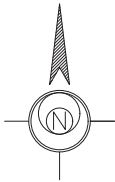
N89°33'17"W 11.31'

N89°33'17"W 11.31'

N89°33'17"W 11.31'

N89°33'17"W 11.31'

N89°33'17"W 11.31'



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C3	500.00	19°46'47"	172.61	171.76	S09°58'28"E
C4	500.00	19°46'47"	172.61	171.76	S09°58'28"E
C9	476.00	19°46'47"	164.33	163.51	S09°58'28"E
C10	524.00	19°46'47"	180.90	180.00	S09°58'28"E
C11	52.00	159°19'23"	144.60	102.31	N79°34'38"E
C12	13.00	82°02'28"	16.61	17.06	N40°56'10"E
C13	476.00	19°46'47"	164.33	163.51	N09°58'28"W
C14	524.00	19°46'47"	180.90	180.00	N09°58'28"W
C17	476.00	3°35'08"	29.79	29.78	S01°52'58"E
C18	353.50	3°35'08"	22.12	22.12	S01°52'58"E
C19	476.00	9°12'15"	76.47	76.38	S08°16'20"E
C20	353.50	9°12'15"	56.79	56.73	S08°16'19"E
C21	476.00	6°59'24"	58.07	58.04	S12°22'09"E
C22	353.50	6°59'24"	49.90	49.86	S12°55'09"E
C23	524.00	1°19'12"	12.07	12.07	N19°12'15"W
C24	646.50	0°43'14"	8.13	8.13	N20°36'05"W
C25	524.00	5°15'58"	48.16	48.14	N15°54'40"W
C26	646.50	5°15'58"	48.16	48.14	N15°54'40"W
C27	524.00	5°15'58"	48.16	48.14	N10°38'42"W
C28	646.50	5°17'33"	59.72	59.70	N12°18'59"W
C29	524.00	5°15'58"	48.16	48.14	N05°22'44"W
C30	646.50	5°18'24"	59.88	59.86	N07°01'01"W
C31	524.00	2°39'41"	24.34	24.34	N01°24'55"W
C32	646.50	4°13'01"	47.96	47.95	N02°14'19"W
C33	52.00	29°24'59"	26.70	26.41	N14°37'25"E
C34	52.00	22°10'30"	20.13	20.00	N40°25'10"E
C35	52.00	13°07'23"	17.34	17.23	N68°34'07"E
C36	52.00	38°45'45"	35.18	34.51	S78°59'19"E
C37	52.00	29°12'52"	26.51	26.23	S45°00'01"E
C38	476.00	10°24'05"	93.22	81.23	S30°52'09"E
C39	476.00	25°42'24"	24.15	24.15	N01°32'16"W
C40	353.50	2°54'24"	17.93	17.93	N01°32'16"W
C41	476.00	7°40'13"	63.72	63.68	N06°49'35"W
C42	476.00	1°31'58"	12.73	12.73	N19°05'59"W
C43	476.00	7°40'12"	63.72	63.67	N14°29'47"W
C44	353.50	7°40'12"	47.32	47.29	N14°29'47"W
C45	476.00	1°31'58"	12.73	12.73	N19°05'59"W
C46	353.50	1°31'58"	9.46	9.46	N19°05'59"W
C47	524.00	5°02'04"	46.04	46.03	S17°20'49"E
C48	646.50	5°02'04"	46.81	46.79	S17°20'49"E
C49	524.00	6°19'10"	57.79	57.77	S11°40'12"E
C50	646.50	6°19'10"	57.79	57.77	S11°40'12"E
C51	524.00	6°19'10"	57.79	57.77	S05°21'02"E
C52	646.50	6°19'10"	57.79	57.77	S05°21'02"E
C53	524.00	2°06'23"	19.26	19.26	S01°08'16"E
C64	353.50	20°52'39"	128.81	128.10	S10°31'23"E
C65	646.50	20°50'55"	235.25	233.95	N10°32'15"W
C66	353.50	19°46'47"	122.04	121.43	N09°58'28"W
C67	646.50	19°46'47"	223.19	222.08	S09°58'28"E
C68	52.00	9°37'54"	8.74	8.73	S25°34'38"E
C69	62.00	5°35'18"	57.99	55.90	S55°09'45"W