

# MIRABELLA AT VIZCAYA PHASE THREE

A portion of Sections 34 and 35, Township 23 South, Range 28 East, Orange County, Florida

Sheet 1 of 4

PLAT BOOK 52 PAGE 32

MIRABELLA AT VIZCAYA PHASE THREE

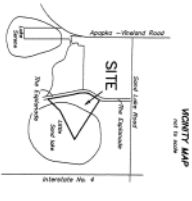
DEDICATION

**Legal Description**  
A portion of Sections 34 and 35, Township 23 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the southeast corner of Tract "N", "VIZCAYA PHASE ONE", according to the plat thereof, as recorded in Plat Book 45, Pages 29 through 34, Public Records of Orange County, Florida; said point lying on the east right-of-way line of the Esplanade (a 100' wide right-of-way); thence run northerly along the easterly right-of-way line of the Esplanade the following three (3) courses and distances: run N 00°35'46" E, a distance of 261.67 feet to the point of curvature of a curve, concave easterly, having a radius of 339.78 feet; thence run 189.20 feet along the arc of said curve through a central angle of 31°54'14 to the point of tangency thereof; thence N 32°30'00" E, a distance of 388.07 feet; thence run S 57°30'00" E, along the southerly line of the plat described in Official Records Book 4054, Page 2810, Public Records of Orange County, Florida; and the southerly line of the plat described in Official Records Book 5143, Page 340, Public Records of Orange County, Florida, a distance of 1072.20 feet; thence run S 57°30'00" E along said line for a distance of 468.69 feet to a point of tangency thereof; thence run S 29°48'16" E, along the southerly line of the plat described in Official Records Book 4054, Page 2810, Public Records of Orange County, Florida, a distance of 637.13 feet to the southeast corner of Tract "N", (The Esplanade), "BELLE NOTE AT VIZCAYA PHASE THREE", according to the plat thereof, as recorded in Plat Book 52, Pages 19 through 23, Public Records of Orange County, Florida; thence run northerly along the easterly line of said Tract "N", the following four (4) courses and distances: thence run N 10°43'15" W, a distance of 785.29 feet to a point of curvature of a curve, concave westerly, having a radius of 334.70 feet and a central angle of 07°25'05"; thence run 43.33 feet along the arc of said curve to a point of reverse curvature of a curve, having a radius of 950.00 feet and a central angle of 18°44'07"; thence run 310.64 feet along the arc of said curve to the point of tangency thereof; thence run N 00°35'46" E, a distance of 17.35 feet to the POINT OF BEGINNING.

Containing 35.28 acres, more or less

**NOTICE**  
THIS PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND RULES OF THE OFFICIAL SURVEYOR OF ORANGE COUNTY, FLORIDA, AND ALL APPLICABLE ORDINANCES, REGULATIONS, AND RULES OF THE STATE ENGINEER OF FLORIDA. THE PLAT ENGINEER HAS REVIEWED THIS PLAT AND HAS FOUND THAT IT COMES IN ACCORDANCE WITH THE ACTS OF THE GOVERNMENT OF THIS STATE.



**CFPA**  
COUNTY FILING ASSOCIATES, INC.  
1711 N. WILSON AVENUE, SUITE 100, ORANGE, FL 32811 (407) 881-1111

**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.  
Surveyor's Name: LEONARD J. GIBSON  
Surveyor's License No.: 10110  
Surveyor's Signature: [Signature]  
Date: 10/21/08  
Surveyor's Name: LEONARD J. GIBSON  
Surveyor's License No.: 10110  
Surveyor's Signature: [Signature]  
Date: 10/21/08

**CERTIFICATE OF REVIEW BY COUNTY SURVEYOR**  
This plat has been reviewed for conformity to Chapter 177, Florida Statutes.  
County Surveyor's Signature: [Signature]  
Date: 10/21/08

**CERTIFICATE OF APPROVAL**  
BY THE BOARD OF COUNTY COMMISSIONERS  
THIS IS TO CERTIFY that on 10/21/08 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.  
Attest: [Signature]  
County Clerk

**CERTIFICATE OF COUNTY COMPTROLLER**  
HERBERT GIBBY, that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes.  
County Comptroller  
[Signature]  
Date: 10/21/08

**CERTIFICATE OF APPROVAL**  
BY ZONING DIRECTOR  
Examined and Approved: [Signature]  
Date: 10/21/08

**CERTIFICATE OF APPROVAL**  
BY COUNTY ENGINEER  
Examined and Approved: [Signature]  
Date: 10/21/08

**CERTIFICATE OF APPROVAL**  
BY COUNTY ENGINEER  
Examined and Approved: [Signature]  
Date: 10/21/08

**CERTIFICATE OF APPROVAL**  
BY COUNTY ENGINEER  
Examined and Approved: [Signature]  
Date: 10/21/08

**CERTIFICATE OF APPROVAL**  
BY COUNTY ENGINEER  
Examined and Approved: [Signature]  
Date: 10/21/08

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BY COUNTY ENGINEER  
Examined and Approved: [Signature]  
Date: 10/21/08

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BY COUNTY ENGINEER  
Examined and Approved: [Signature]  
Date: 10/21/08

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BY COUNTY ENGINEER  
Examined and Approved: [Signature]  
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BY COUNTY ENGINEER  
Examined and Approved: [Signature]  
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Examined and Approved: [Signature]  
Date: 10/21/08

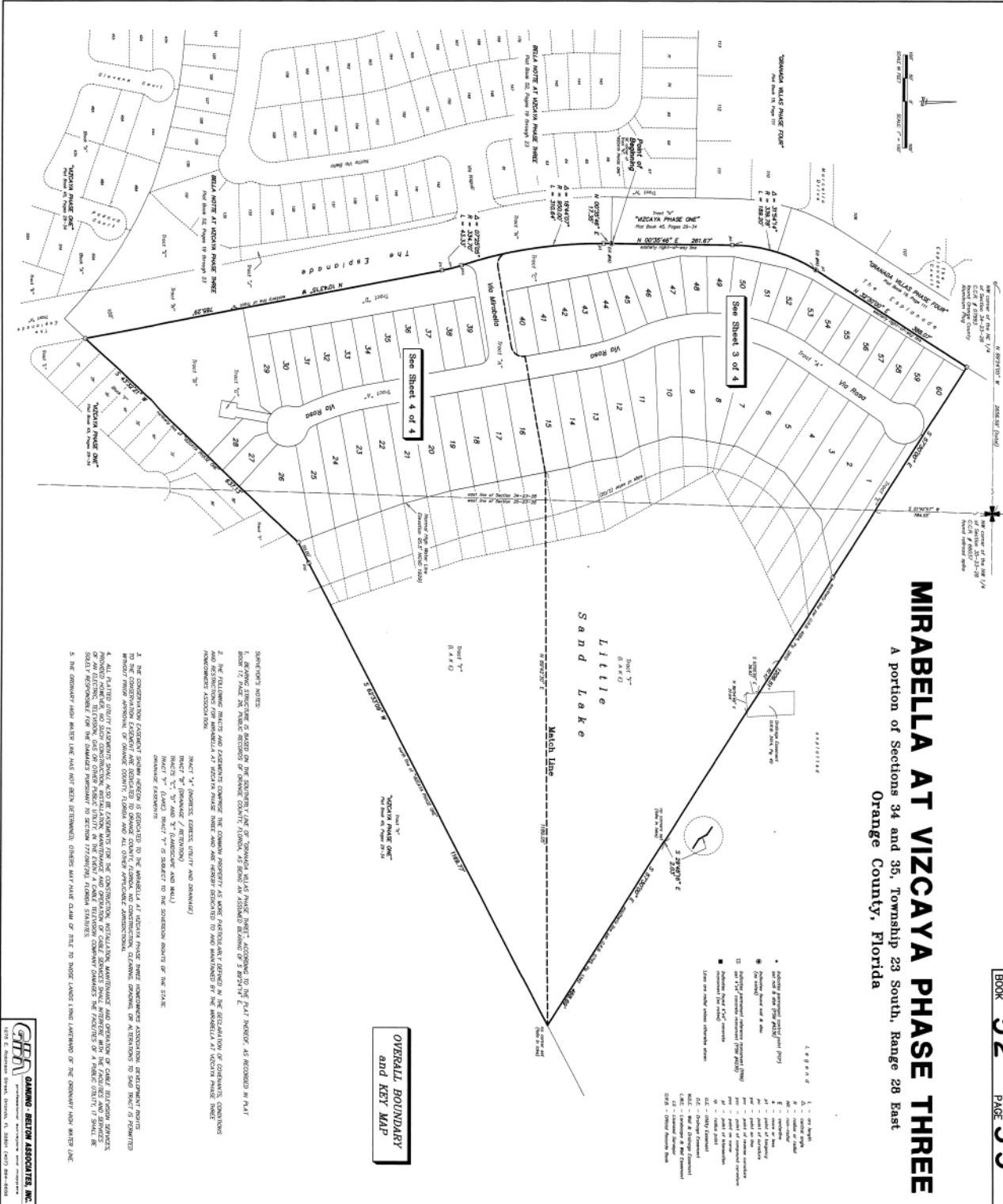
**CERTIFICATE OF APPROVAL**  
BY COUNTY ENGINEER  
Examined and Approved: [Signature]  
Date: 10/21/08

**CERTIFICATE OF APPROVAL**  
BY COUNTY ENGINEER  
Examined and Approved: [Signature]  
Date: 10/21/08

**CERTIFICATE OF APPROVAL**  
BY COUNTY ENGINEER  
Examined and Approved: [Signature]  
Date: 10/21/08

# MIRABELLA AT VIZCAYA PHASE THREE

A portion of Sections 34 and 35, Township 23 South, Range 28 East  
 Orange County, Florida



**OVERALL BOUNDARY  
 and KEY MAP**

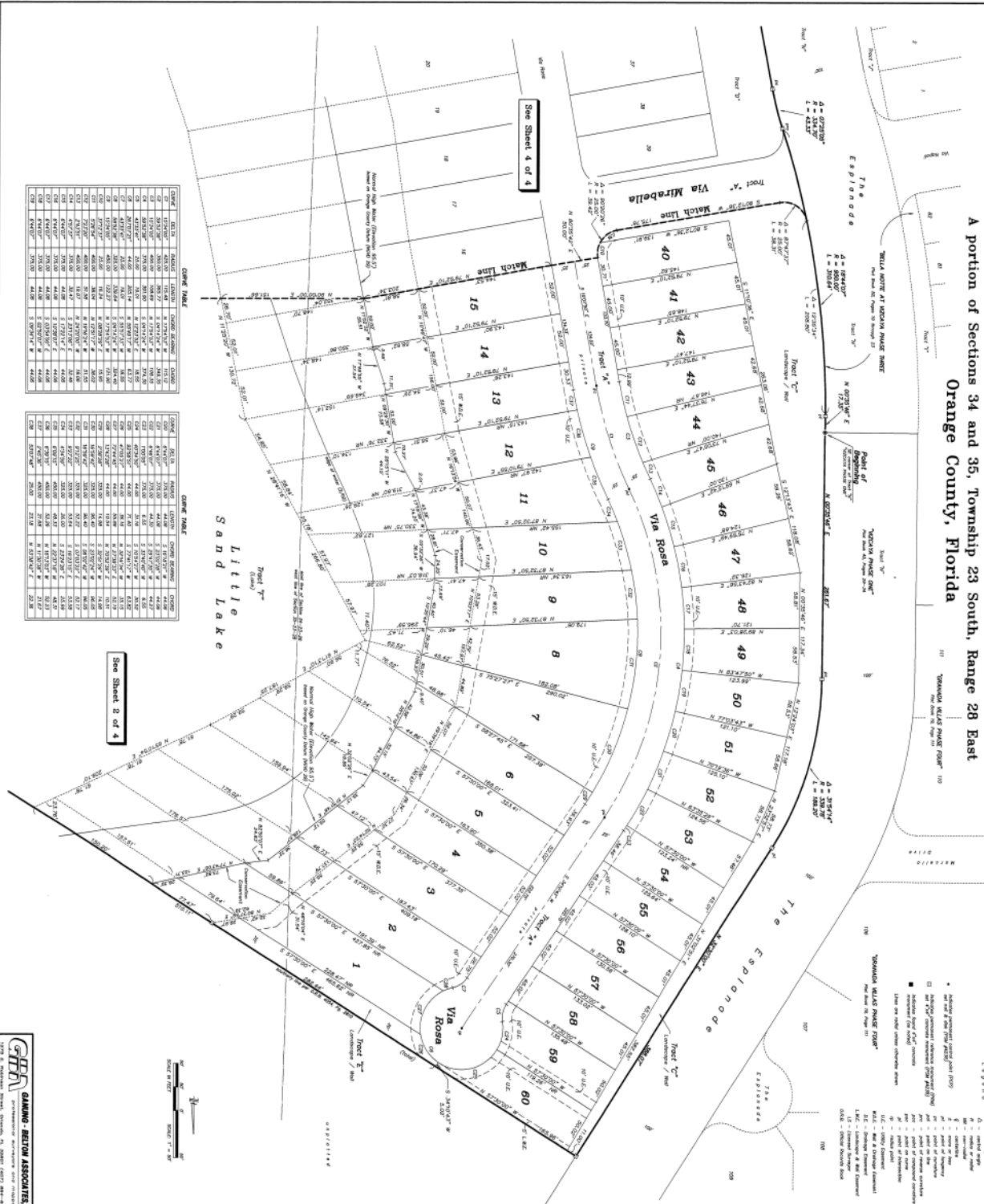
**SECTION'S NOTES:**

1. REVISIONS INDICATED BY A DASH OR THE EXPIRY LINE OF 'SOUNDWAVE' SHALL BE SUBJECT TO THE PLAT NUMBER, AS RECORDED IN PLAT BOOK 52, PAGE 52, COUNTY OF ORANGE COUNTY, FLORIDA, TO BE AN ASSURED RECORD OF 5/25/19 E.
2. THE FOLLOWING NOTES AND EXEMPTIONS CONVEY THE COMMON INTEREST AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF CO-OWNERS' CONDITIONS AND EXEMPTIONS ASSOCIATION.
3. EXEMPTIONS FROM THE COMMON INTEREST SHALL BE SUBJECT TO THE EXEMPTION RIGHTS OF THE STATE.
4. ALL LATER DATED EXEMPTIONS SHALL ALSO BE EXEMPTIONS FROM THE COMMON INTEREST, MAINTENANCE AND OPERATION OF COMMON AREAS, SERVICES AND UTILITIES, AND SHALL BE SUBJECT TO THE EXEMPTION RIGHTS OF THE STATE.
5. THE DRIVEWAY AND WHERE LINE HAS NOT BEEN DETERMINED, OWNERS MAY MAKE CLAIM OF TITLE TO THOSE LANDS LINGERING BETWEEN OF THE DRIVEWAY AND WATER LINE.

# MIRABELLA AT VIZCAYA PHASE THREE

A portion of Sections 34 and 35, Township 23 South, Range 28 East  
Orange County, Florida

Sheet 3 of 4  
PLAT 52  
BOOK  
PAGE 34



ACREAGE TABLE

LOT	ACREAGE	LOT	ACREAGE
1	0.12	31	0.12
2	0.12	32	0.12
3	0.12	33	0.12
4	0.12	34	0.12
5	0.12	35	0.12
6	0.12	36	0.12
7	0.12	37	0.12
8	0.12	38	0.12
9	0.12	39	0.12
10	0.12	40	0.12
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16	0.12	46	0.12
17	0.12	47	0.12
18	0.12	48	0.12
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22	0.12	52	0.12
23	0.12	53	0.12
24	0.12	54	0.12
25	0.12	55	0.12
26	0.12	56	0.12
27	0.12	57	0.12
28	0.12	58	0.12
29	0.12	59	0.12
30	0.12	60	0.12

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LOT	ACREAGE	LOT	ACREAGE
1	0.12	31	0.12
2	0.12	32	0.12
3	0.12	33	0.12
4	0.12	34	0.12
5	0.12	35	0.12
6	0.12	36	0.12
7	0.12	37	0.12
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24	0.12	54	0.12
25	0.12	55	0.12
26	0.12	56	0.12
27	0.12	57	0.12
28	0.12	58	0.12
29	0.12	59	0.12
30	0.12	60	0.12

CPA  
DANNING-BELTON ASSOCIATES, INC.  
1275 N. WINDHOLM STREET, SUITE 100, ORANGE COUNTY, FLORIDA 32703  
ORANGE COUNTY, FLORIDA 32703

