

EXHIBIT "B"

TO

DECLARATION OF CONDOMINIUM FOR
BLOSSOM PARK VILLAS, A CONDOMINIUM

PLOT PLAN, SURVEY AND GRAPHIC DESCRIPTION

LEOPOLD, KORN & LEOPOLD, P.A.

20801 Biscayne Boulevard, Suite 501, Aventura, FL 33180 Telephone: 305-935-3500

SHEET 4

LEGAL DESCRIPTIONS

SHEET 3

MISCELLANEOUS NOTES & SURVEYORS REPORT

SHEET 2

SHEET 1

Lake

SHEET 6

SHEET 7



SHEET 5

3034 (BLDG 900)

3036 (BLDG 1000)

3032 (BLDG 1100)

SHEET 10

SHEET 11
SCHEDULE B, SECTION 2, EXCEPTIONS

SHEET 9

SHEET 8

Lake

3032 (BLDG 100)

3028 (BLDG 800)

3004 (BLDG 200)

PARKWAY BOULEVARD

SHEET 12

3020 (BLDG 700)

3016 (BLDG 400)

SHEET 13

PARKWAY BOULEVARD

SHEET 15

3024 (BLDG 800)

3012 (BLDG 800)

3008 (BLDG 300)

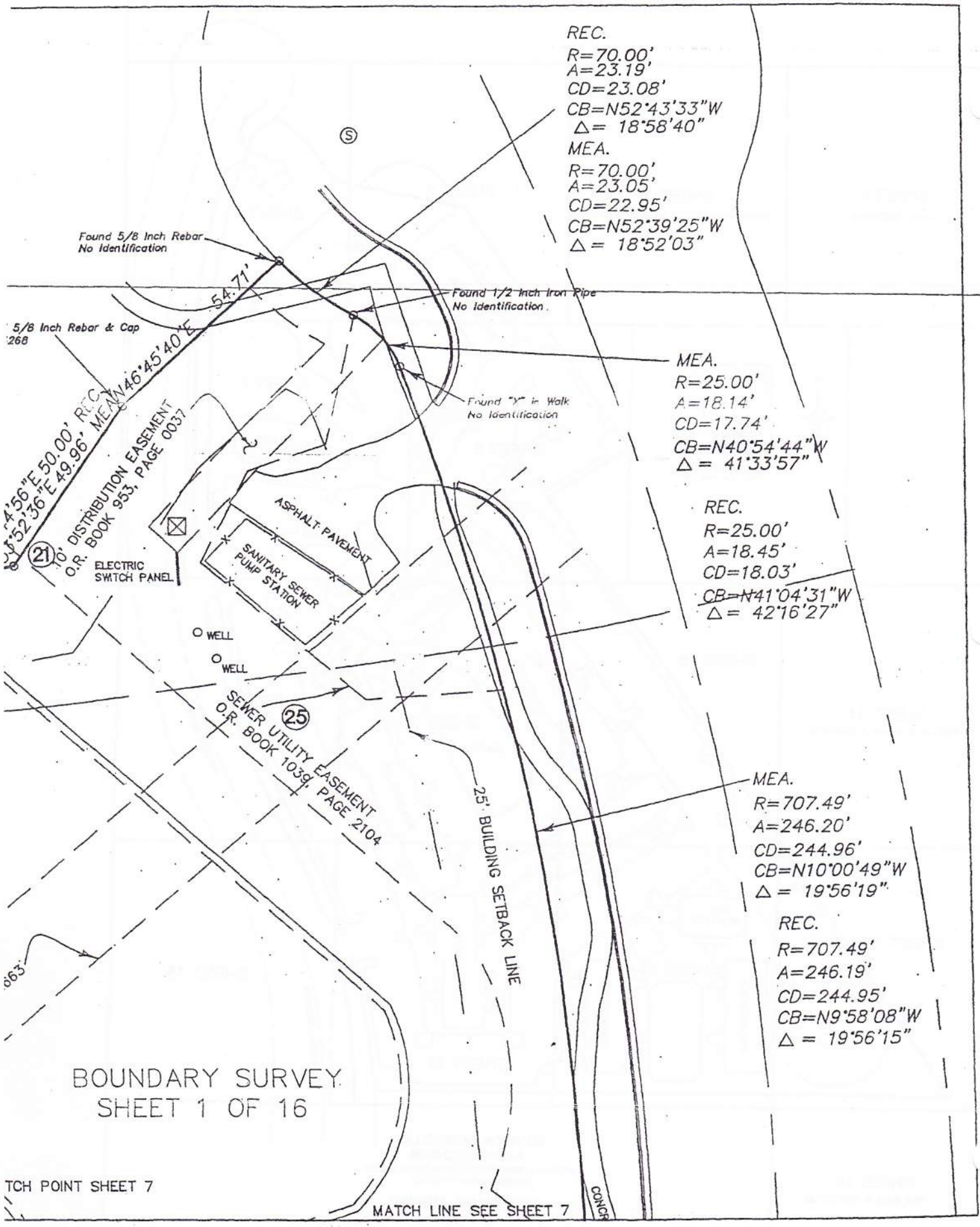
SHEET 14

SHEET 16

TITLE BLOCK & CERTIFICATION

BLOSSOM PARK VILLAS
A CONDOMINIUM
SECTION 5, TOWNSHIP 25 SOUTH, RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

BOUNDARY SURVEY
KEY MAP
SCALE: 1"=30'



REC.
 $R=70.00'$
 $A=23.19'$
 $CD=23.08'$
 $CB=N52^{\circ}43'33''W$
 $\Delta=18^{\circ}58'40''$

MEA.
 $R=70.00'$
 $A=23.05'$
 $CD=22.95'$
 $CB=N52^{\circ}39'25''W$
 $\Delta=18^{\circ}52'03''$

MEA.
 $R=25.00'$
 $A=18.14'$
 $CD=17.74'$
 $CB=N40^{\circ}54'44''W$
 $\Delta=41^{\circ}33'57''$

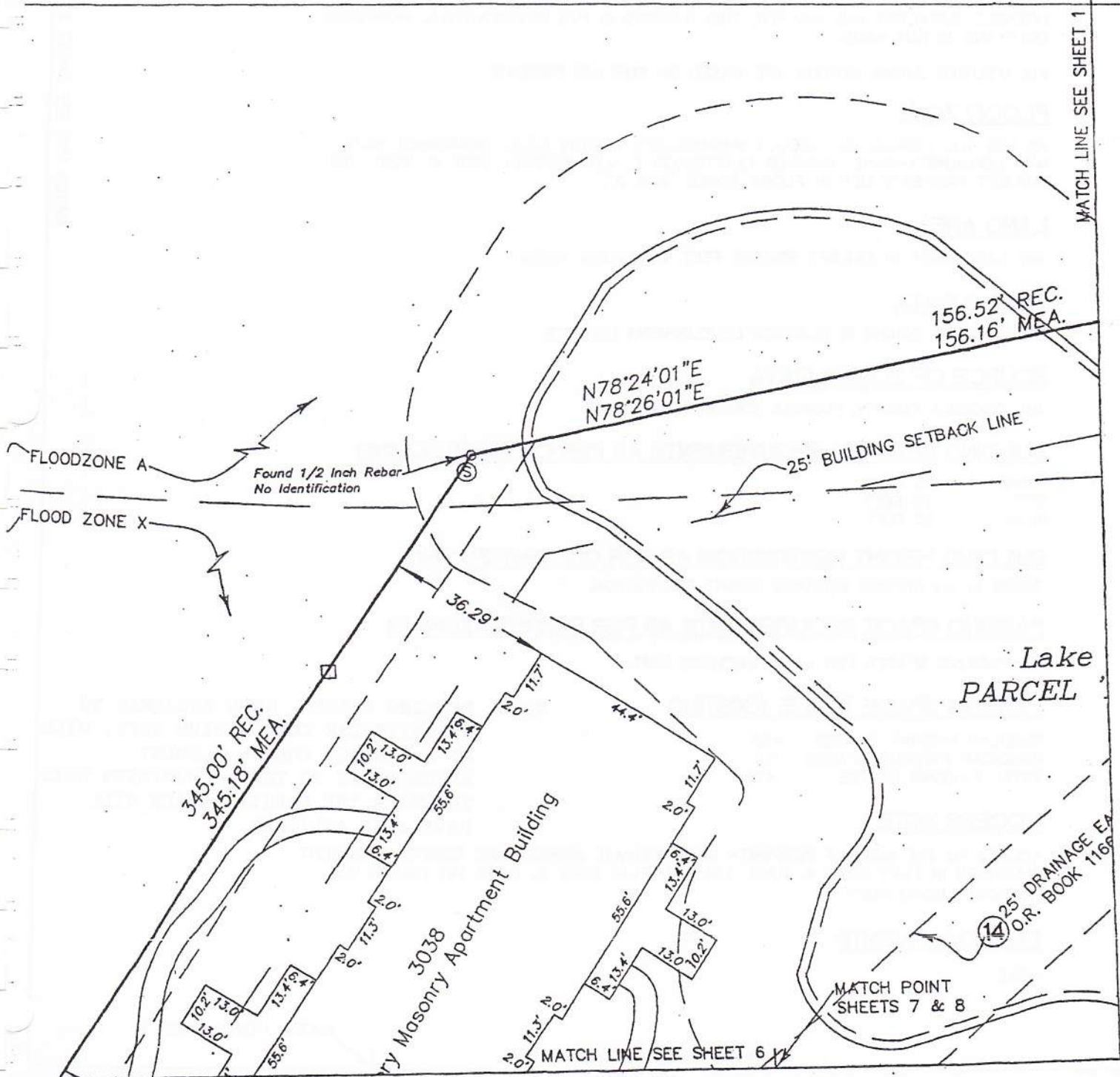
REC.
 $R=25.00'$
 $A=18.45'$
 $CD=18.03'$
 $CB=N41^{\circ}04'31''W$
 $\Delta=42^{\circ}16'27''$

MEA.
 $R=707.49'$
 $A=246.20'$
 $CD=244.96'$
 $CB=N10^{\circ}00'49''W$
 $\Delta=19^{\circ}56'19''$

REC.
 $R=707.49'$
 $A=246.19'$
 $CD=244.95'$
 $CB=N9^{\circ}58'08''W$
 $\Delta=19^{\circ}56'15''$

BOUNDARY SURVEY
SHEET 2 OF 16

Lot 2



BOUNDARY SURVEY
SHEET 3 OF 16

MISCELLANEOUS NOTES AND SURVEYOR'S REPORT

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY LINE OF LOT 1-B BEING N90°00'00"W, AS PER PLAT BOOK 5, PAGE 161.

THIS IS A "BOUNDARY SURVEY" AS DEFINED BY CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE.

FLOOD ZONE

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 12097C0035 F, MAP REVISED: JUNE 6, 2001, THE SUBJECT PROPERTY LIES IN FLOOD ZONES "X & A".

LAND AREA

THE LAND AREA IS 534,573 SQUARE FEET, OR 12.272 ACRES.

ZONING DATA

THE CURRENT ZONING IS PLANNED DEVELOPMENT DISTRICT.

SOURCE OF ZONING DATA

THE OSCEOLA COUNTY, FLORIDA ZONING DEPARTMENT.

BUILDING SETBACK REQUIREMENTS AS PER CURRENT ZONING

FRONT	25 FEET
SIDE	25 FEET
REAR	25 FEET

BUILDING HEIGHT RESTRICTION AS PER CURRENT ZONING

THERE IS NO DEFINED BUILDING HEIGHT RESTRICTION.

PARKING SPACE REQUIREMENTS AS PER CURRENT ZONING

1.5 PARKING SPACES FOR EACH DWELLING UNIT.

PARKING SPACE TABLE, EXISTING

REGULAR PARKING SPACES	462
HANDICAP PARKING SPACES	13
TOTAL PARKING SPACES	475

NOTE: PARKING SPACES, WHEN ASSIGNED TO A PARTICULAR CONDOMINIUM UNIT, WILL BE A LIMITED COMMON ELEMENT APPURTENANT TO THE CONDOMINIUM UNIT TO WHICH THE PARKING SPACE WILL HAVE BEEN ASSIGNED

ACCESS NOTE

ACCESS TO THE SUBJECT PROPERTY IS BY PRIVATE INGRESS AND EGRESS EASEMENT RECORDED IN PLAT BOOK 4, PAGE 136 AND PLAT BOOK 5, PAGE 161 KNOWN AS "PARKWAY BOULEVARD".

ENCROACHMENTS

NONE

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 5

MATCH POINT SHEET 6

BOUNDARY SURVEY
SHEET 4 OF 16

LEGAL DESCRIPTION

PARCEL A:

Lot 1B, THE PARKWAY PHASE 2, according to the Plat thereof as recorded in Plat Book 5, pages 161-163 of the Public Records of Osceola County, Florida.

TOGETHER WITH THE FOLLOWING:

PARCEL B:

Non-exclusive rights to use for ingress/egress and utility lines, Tract "A", THE PARKWAY PHASE 1-A, according to the Plat thereof as recorded in Plat Book 4, page 135 of the Public Records of Osceola County, Florida; and Tract "A", THE PARKWAY PHASE 2, according to the Plat thereof recorded in Plat Book 5, pages 161-163 of the Public Records of Osceola County, Florida.

AND

PARCEL C:

Non-exclusive ingress/egress and utility easement rights pursuant to that certain Declaration of Easement for Road and Utility Purposes executed by Carolando Corporation dated March 24, 1972 and recorded March 27, 1972 in Official Records Book 237, page 743; as modified by that certain Modification of Declaration of Easement for Road and Utility Purposes executed by P.K.F. Orlando Company, Ltd. and Cameron-Brown Investment Group dated January 3, 1978 and recorded January 10, 1978 in Official Records Book 379, page 688; as further modified by that certain Second Modification of Declaration of Easement for road and utility purposes executed by Orlando Hyatt Hotel Associates Limited Partnership, Ordevco Hotel Corporation and Ordevco, Inc. dated August 20, 1986 and recorded in Official Records Book 814, page 2633; as further modified by a third Modification dated January 15, 1988 and recorded October 4, 1988 in Official Records Book 894, page 448; and Assignment of Developer's Rights, Duties and Obligations filed in Official Records Book 1166, page 2656, all of the Public Records of Osceola, Florida.

AND

PARCEL D: (SURVEYOR NOTE: DRAINAGE PONDS/LAKES)

Non-exclusive rights to use for stormwater collector, retention, detention, storage, transmission and drainage of the certain easement area pursuant to that certain Declaration and Reservation of Drainage Easement executed by Ordevco, Inc., dated March 13, 1989 and recorded on March 15, 1989 in Official Records Book 913, page 2377, and Certificate filed in Official Records Book 940, page 1385, and First Amendment to Declaration of Covenants, Conditions, Restrictions, Easements and Reservations for the Parkway (Excepting Park Equus), filed in Official Records Book 1158, page 2821, of the Public Records of Osceola County, Florida.

AND

PARCEL E: (SURVEYOR NOTE: NOT ON SUBJECT PROPERTY)

Non-exclusive rights to construct, repair, install and maintain power lines and appurtenant facilities over Lot 1, THE PARKWAY PHASE 1-A pursuant to that certain Electric Utility Easement executed by Ordevco Hotel Corporation dated October 4, 1989 and recorded on October 6, 1989 in Official Records Book 940, page 1286 of the Public Records of Osceola County, Florida, and over Lot 1-A, THE PARKWAY PHASE 2 pursuant to that certain Electric Utility Easement executed by Ordevco, Inc. dated November 16, 1989 and recorded on December 13, 1989 in Official Records Book 948, page 2790 of the Public Records of Osceola County, Florida.

SURVEYOR'S NOTE:

DOCUMENTS NOT FURNISHED SURVEYOR:

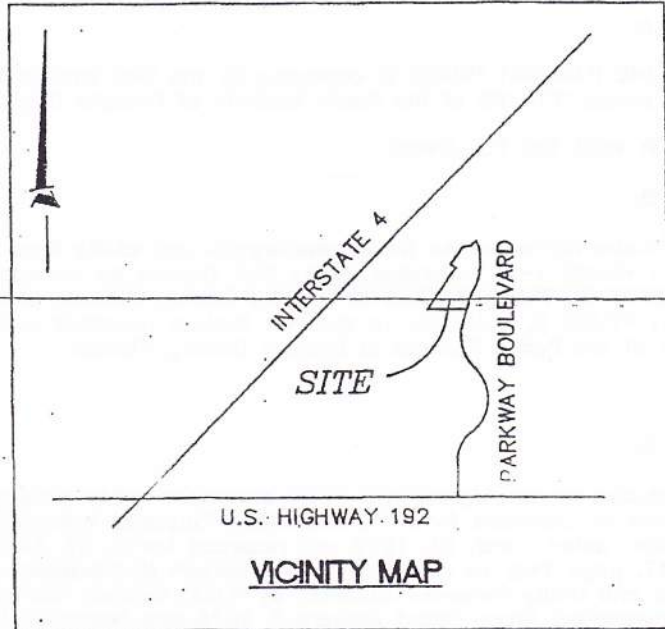
PARCEL C: O.R. BK 237, PG 743; O.R. BK 379, PG 688; O.R. BK 814, PG 2633;
O.R. BK 1166, PG 2656.

PARCEL D: O.R. 913, PG 2377; O.R. BK 940, PG 1385; O.R. BK 1158, PG 2851

MATCH POINT SHEET 5

MATCH LINE SEE SHEET 4

BOUNDARY SURVEY
SHEET 5 OF 16



MATCH LINE SEE SHEET 6

LEGEND

- ⊙ = SANITARY SEWER MANHOLE
- ⊗ = SANITARY SEWER VALVE
- ⊕ = GREASE TRAP MANHOLE
- ⊖ = STORM DRAINAGE MANHOLE
- = STORM DRAINAGE INLET
- ⊗ = ELECTRIC TRANSFORMER
- ⊕ = ELECTRIC MANHOLE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊗ = WATER SHUT OFF VALVE
- ⊕ = WATER METER
- ⊙ = FIRE HYDRANT
- ⊕ = PUBLIC TELEPHONE
- ⊕ = SIGN
- ⊕ = TELEPHONE MANHOLE
- ⊕ = TELEPHONE SPLICE BOX
- ⊕ = TELEPHONE CABINET
- ⊗ = GAS VALVE
- ⊗ = GAS METER
- ⊕ = TITLE EXCEPTION NUMBER
- ⊕ = ENCROACHMENT LOCATION
- = 5' CONCRETE WALK
- ♿ = HANDICAP PARKING SPACE



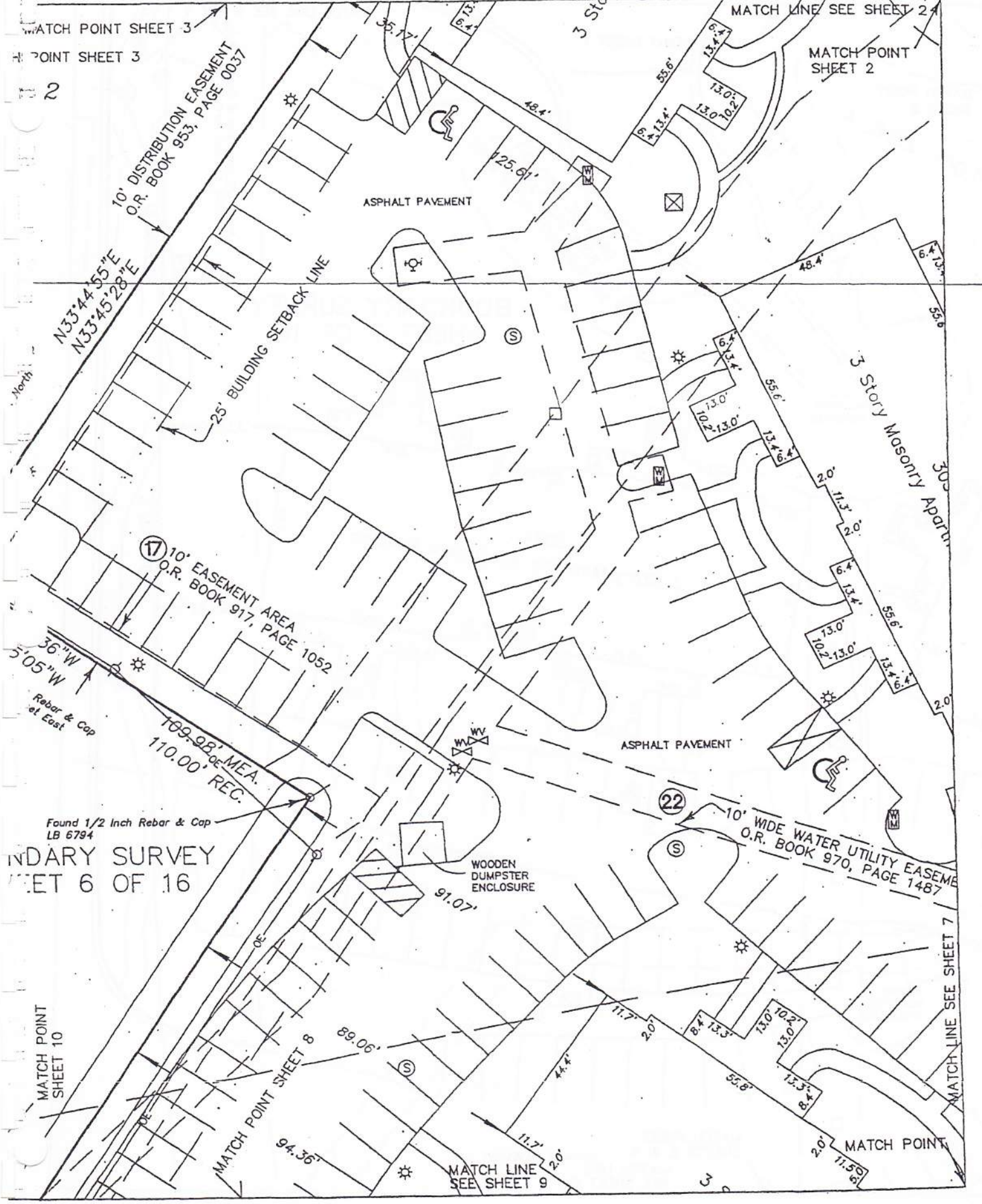
GRAPHIC SCALE: 1 INCH = 30'

ABBREVIATIONS

- O.R. = OFFICIAL RECORDS
- REC. = RECORD
- MEA. = MEASURED
- OE = OVERHEAD ELECTRIC LINE
- OT = OVERHEAD TELEPHONE LINE
- R = RADIUS
- A = ARC LENGTH
- CD = CHORD DISTANCE
- CB = CHORD BEARING
- Δ = CENTRAL ANGLE
- ℄ = CENTERLINE

ATCH POINT
HEET 11

FLOODZONE A
FLOOD ZONE X



MATCH POINT SHEET 3

MATCH POINT SHEET 3

MATCH LINE SEE SHEET 24

MATCH POINT SHEET 2

10' DISTRIBUTION EASEMENT
O.R. BOOK 953, PAGE 0037

$N33^{\circ}44'55''E$
 $N33^{\circ}45'28''E$

25' BUILDING SETBACK LINE

ASPHALT PAVEMENT

10' EASEMENT AREA
O.R. BOOK 917, PAGE 1052

36" W
5'05" W
Rebar & Cap
at East

109.98' MEA.
110.00' REC.

Found 1/2 Inch Rebar & Cap
LB 6794

BOUNDARY SURVEY
SHEET 6 OF 16

WOODEN
DUMPSTER
ENCLOSURE

ASPHALT PAVEMENT

10' WIDE WATER UTILITY EASEMENT
O.R. BOOK 970, PAGE 1487

MATCH POINT
SHEET 10

MATCH POINT SHEET 8

MATCH LINE
SEE SHEET 9

MATCH LINE SEE SHEET 7

MATCH POINT

North

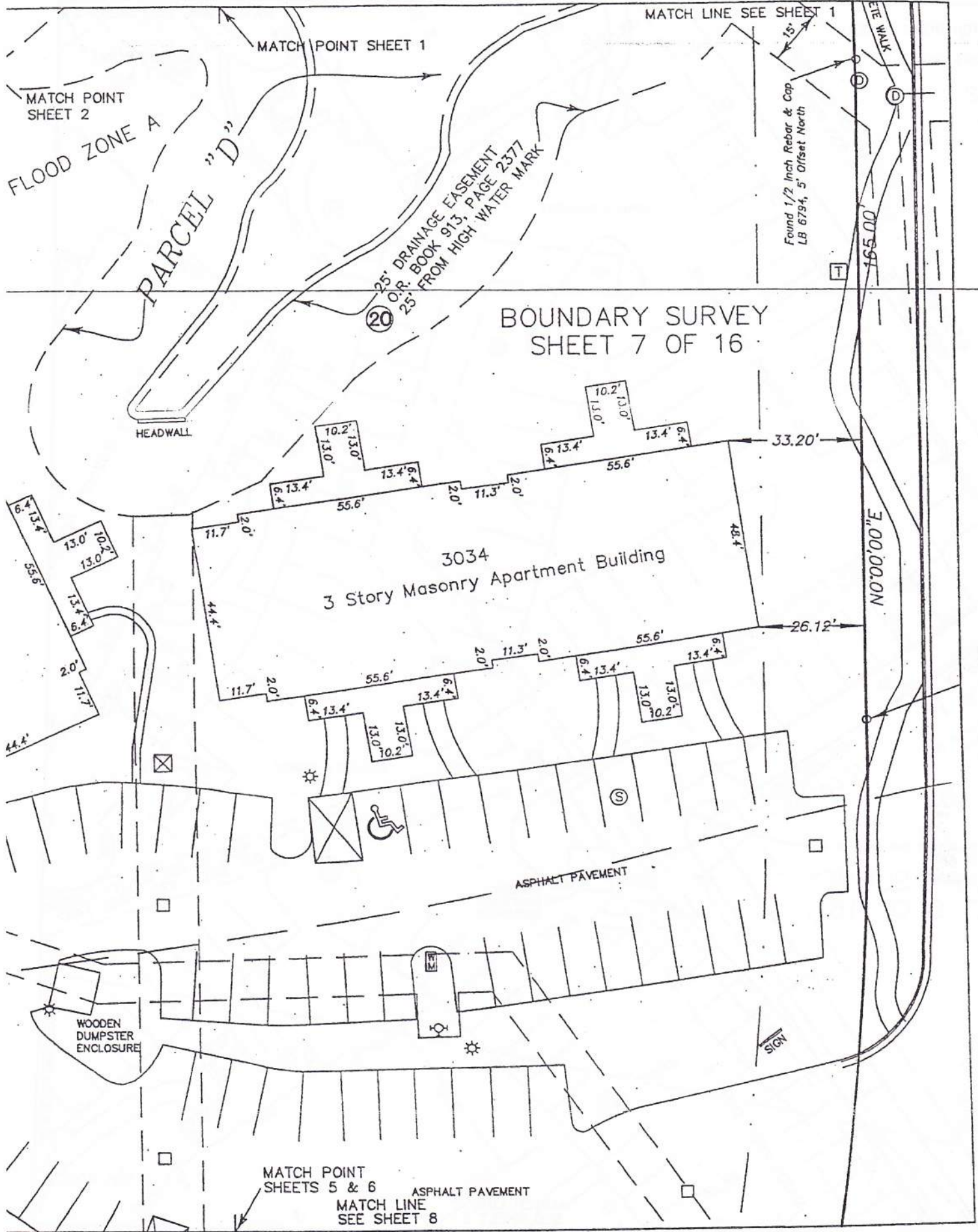
3 St

3 Story Masonry Apartm

30

3

30



MATCH POINT SHEET 2

MATCH POINT SHEET 1

MATCH LINE SEE SHEET 1

Found 1/2 Inch Rebar & Cap
LB 6794, 5' Offset North

BOUNDARY SURVEY SHEET 7 OF 16

PARCEL "D"

FLOOD ZONE A

HEADWALL

25' DRAINAGE EASEMENT
OR. BOOK 913, PAGE 2377
25' FROM HIGH WATER MARK

3034
3 Story Masonry Apartment Building

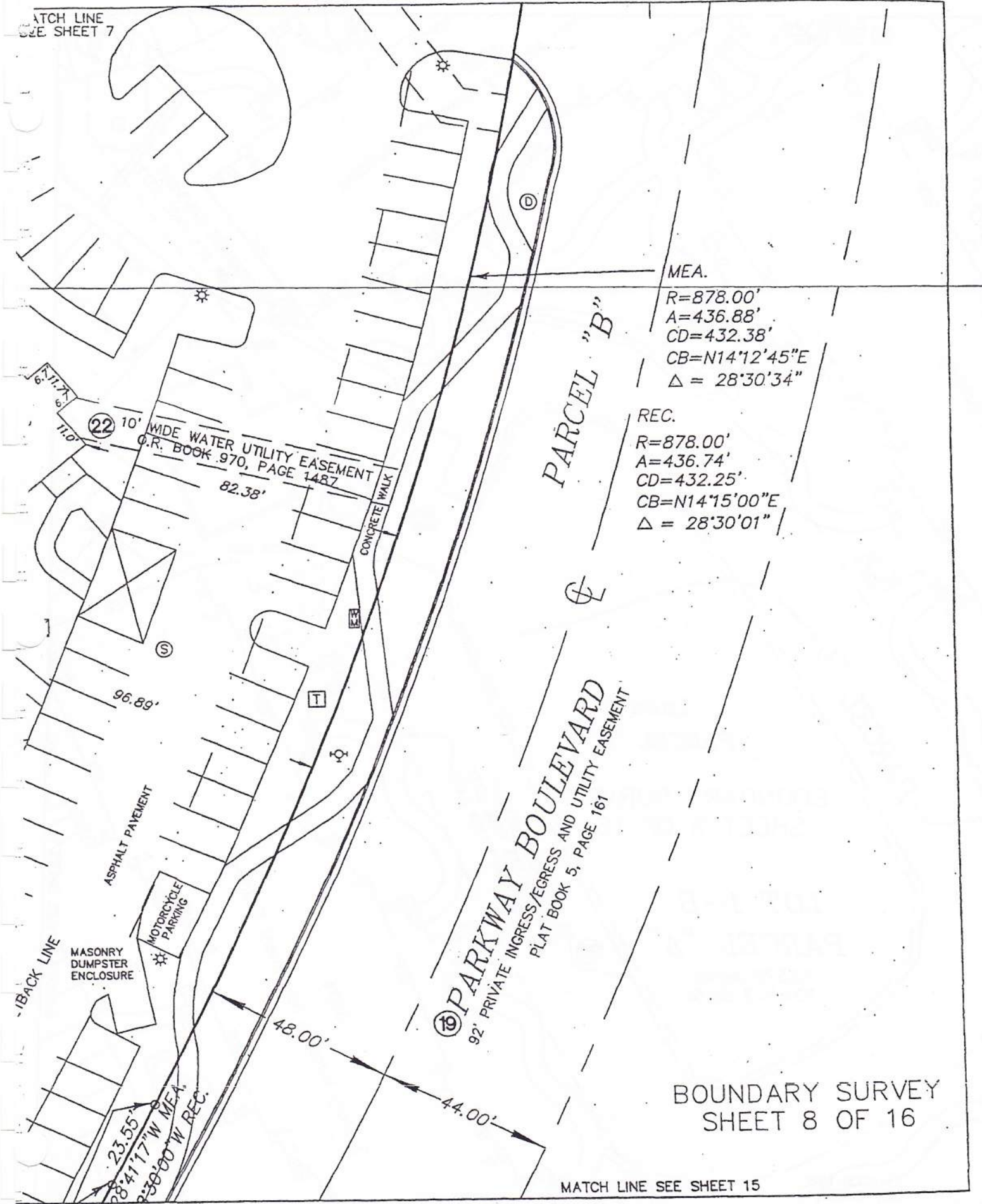
ASPHALT PAVEMENT

WOODEN
DUMPSTER
ENCLOSURE

SIGN

MATCH POINT
SHEETS 5 & 6
ASPHALT PAVEMENT
MATCH LINE
SEE SHEET 8

MATCH LINE
SEE SHEET 7



MEA.

$R=878.00'$
 $A=436.88'$
 $CD=432.38'$
 $CB=N14^{\circ}12'45''E$
 $\Delta = 28^{\circ}30'34''$

REC.

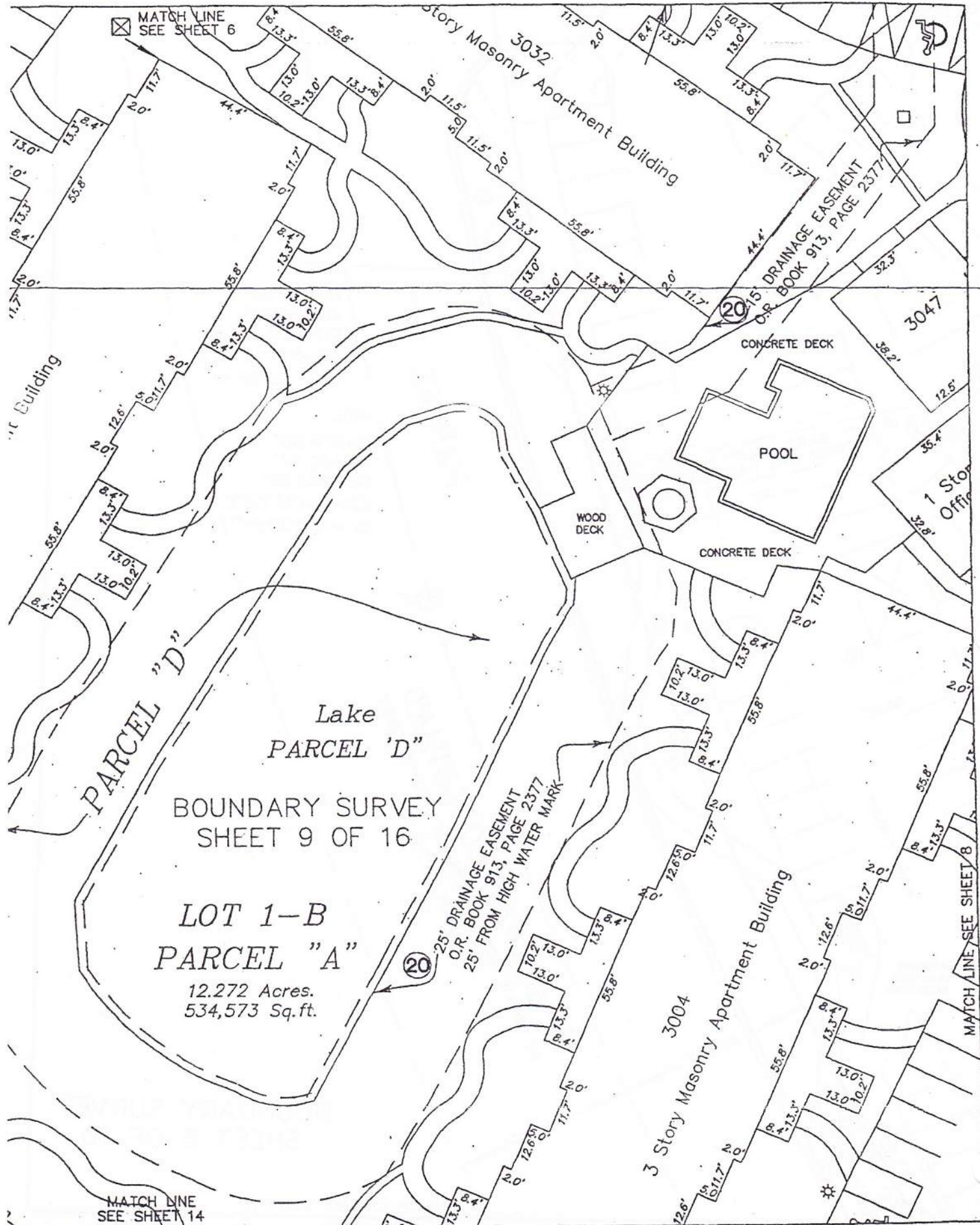
$R=878.00'$
 $A=436.74'$
 $CD=432.25'$
 $CB=N14^{\circ}15'00''E$
 $\Delta = 28^{\circ}30'01''$

PARCEL "B"

92' PRIVATE INGRESS/EGRESS AND UTILITY EASEMENT
PLAT BOOK 5, PAGE 161
PARKWAY BOULEVARD

BOUNDARY SURVEY
SHEET 8 OF 16

MATCH LINE SEE SHEET 15



MATCH LINE
SEE SHEET 6

3032
3 Story Masonry Apartment Building

20'-15" DRAINAGE EASEMENT
O.R. BOOK 913, PAGE 2377

PARCEL "D"

Lake
PARCEL "D"
BOUNDARY SURVEY
SHEET 9 OF 16

LOT 1-B
PARCEL "A"
12.272 Acres.
534,573 Sq. ft.

20'-25' DRAINAGE EASEMENT
O.R. BOOK 913, PAGE 2377
25' FROM HIGH WATER MARK

3004
3 Story Masonry Apartment Building

MATCH LINE
SEE SHEET 14

MATCH LINE SEE SHEET 8

1-1/2 Building

POOL

WOOD DECK

CONCRETE DECK

CONCRETE DECK

3047

1 Story
Office

MATCH LINE SEE SHEET 8

BOUNDARY SURVEY
T 10 OF 16

MATCH POINT
SHEETS 5 & 6

BOUNDARY SURVEY
SHEET 10 OF 15

platted

PARCEL "C" (LEGAL DESCRIPTION)
PARCEL "E" (P.B. 5, PG 161)

15' EASEMENT AREA
O.R. BOOK 917, PAGE 1052

WOODEN
DUMPSTER
ENCLOSURE

ASPHALT PAVEMENT

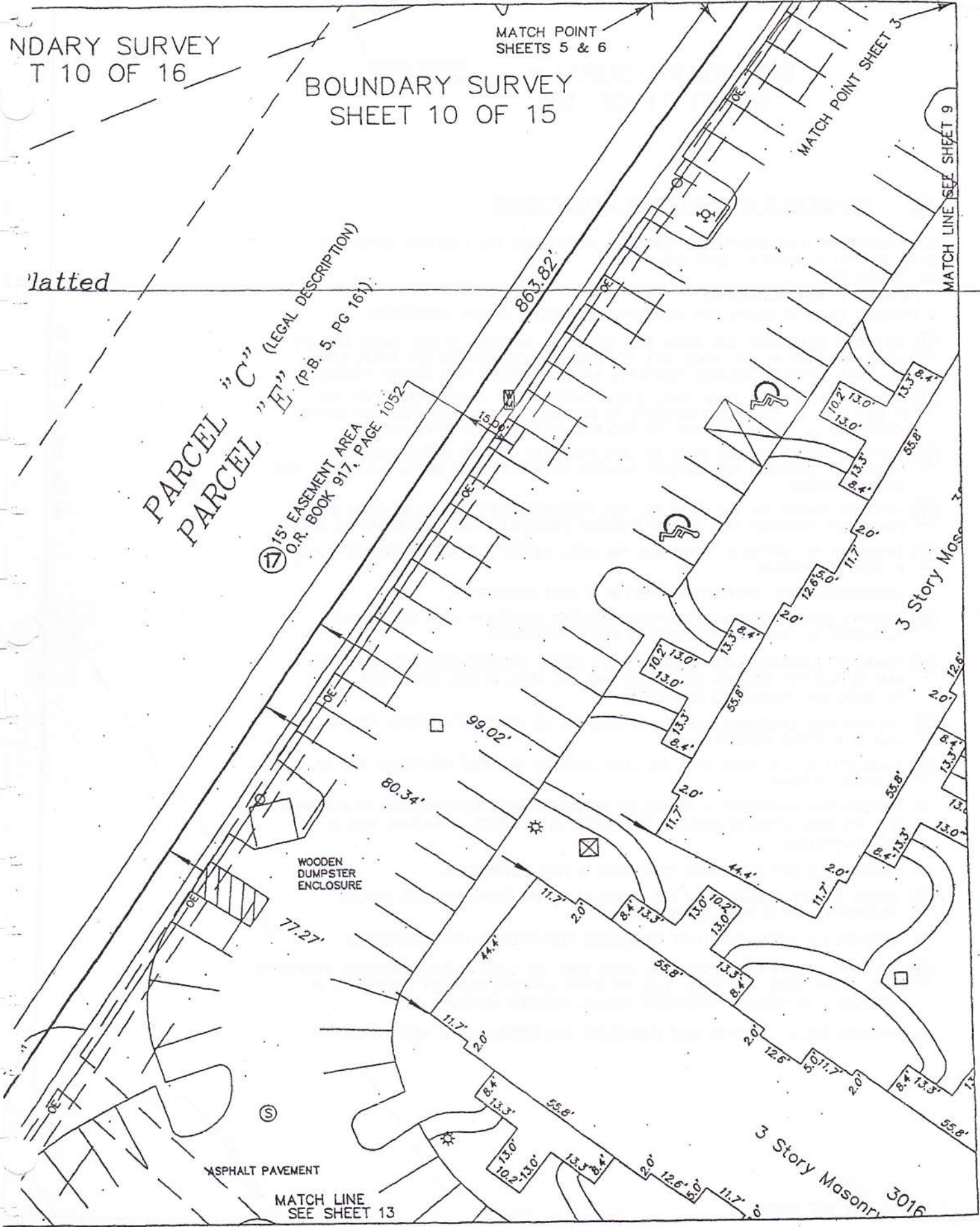
MATCH LINE
SEE SHEET 13

MATCH POINT SHEET 3

MATCH LINE SEE SHEET 9

3 Story Masonry

3 Story Masonry 3016



BOUNDARY SURVEY
SHEET 11 OF 16

MATCH POINT
SHEET 5

⑱ SCHEDULE B, SECTION 2, EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY, AGENT FILE NO. L031965, EFFECTIVE
DATE: AUGUST 4, 2003 AT 8:00 A.M.
AS TO ITEM NO.:

1 THROUGH 7: NOT ADDRESSED.

8 THROUGH 13: DOCUMENTS NOT FURNISHED SURVEYOR & NOT ADDRESSED.

⑭ DRAINAGE EASEMENT, O.R. BOOK 814, PG 2723; MODIFIED IN O.R. BOOK 814, PG 2723; MODIFIED IN O.R. BOOK 913, PG 2383; RELOCATION IN O.R. BOOK 1166, PG 2663, AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON

⑮ SIGN EASEMENT, O.R. BOOK 814, 2701; SUPPLEMENT IN O.R. BOOK 895, PG 1956; IS IN FAVOR OF SUBJECT PROPERTY; IS OFF SITE; AND IS NOT PLOTTED HEREON DOCUMENT IN O.R. BOOK 1531, PG 575 NOT PROVIDED TO SURVEYOR.

⑯ MATTERS SHOWN ON THE PLAT OF, THE PARKWAY, PHASE 2, PLAT BOOK 5, PAGES 161 THROUGH 163, AFFECT SUBJECT PROPERTY AND THOSE PLOTTABLE ARE SHOWN HEREON.

⑰ MATTERS SHOWN ON THE PLAT OF, THE PARKWAY, PHASE 2, PLAT BOOK 5, PAGES 161 THROUGH 163, AFFECT SUBJECT PROPERTY AND IS BLANKET IN NATURE.

⑱ EASEMENT RECORDED IN BOOK 917, PG 1052, AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

18. DOCUMENTS NOT FURNISHED SURVEYOR & NOT ADDRESSED.

⑲ INGRESS/EGRESS EASEMENT AFFECTS SUBJECT PROPERTY AND THAT PART ADJACENT TO SUBJECT PROPERTY IS PLOTTED HEREON.

⑳ DRAINAGE EASEMENT, O.R. BOOK 913, PG 2377, AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON. O.R. BOOK 940, PG 1385, & O.R. BOOK 1158, PG 2821, NOT FURNISHED SURVEYOR

㉑ DISTRIBUTION EASEMENT, O.R. BOOK 953, PG 37, AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

㉒ EASEMENT IN O.R. BOOK 970, PG 1487 AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

23. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION IN O.R. BOOK 971, PG 839, AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTABLE.

24. DOCUMENTS NOT FURNISHED SURVEYOR & NOT ADDRESSED.

㉓ SEWER UTILITY EASEMENT IN O.R. BOOK 1039, PG 2104, AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

26 THROUGH 27: DOCUMENTS NOT FURNISHED SURVEYOR & NOT ADDRESSED.

㉔ ELECTRIC UTILITY EASEMENT, O.R. BOOK 940, PG 1386 AFFECTS SUBJECT PROPERTY AND IS OFF SITE. O.R. BOOK 948, PG 2790 AFFECTS SUBJECT PROPERTY, IS ADJACENT TO SUBJECT PROPERTY AND IS PLOTTED HEREON.

29 THROUGH 30: DOCUMENTS NOT FURNISHED SURVEYOR & NOT ADDRESSED.

MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 12

SS EASEMENT

MATCH LINE SEE SHEET 11

BOUNDARY SURVEY SHEET 12 OF 16

PARCEL "E"
84' WIDE INGRESS/EGRESS
O.R. BOOK 237, PAGE 7A
O.R. BOOK 379, PAGE 686

MATCH LINE
SEE SHEET 13

N33°44'55"E

25' FRONT BUILDING SETBACK LINE

ASPHALT PAVEMENT

91.58'

97.03'

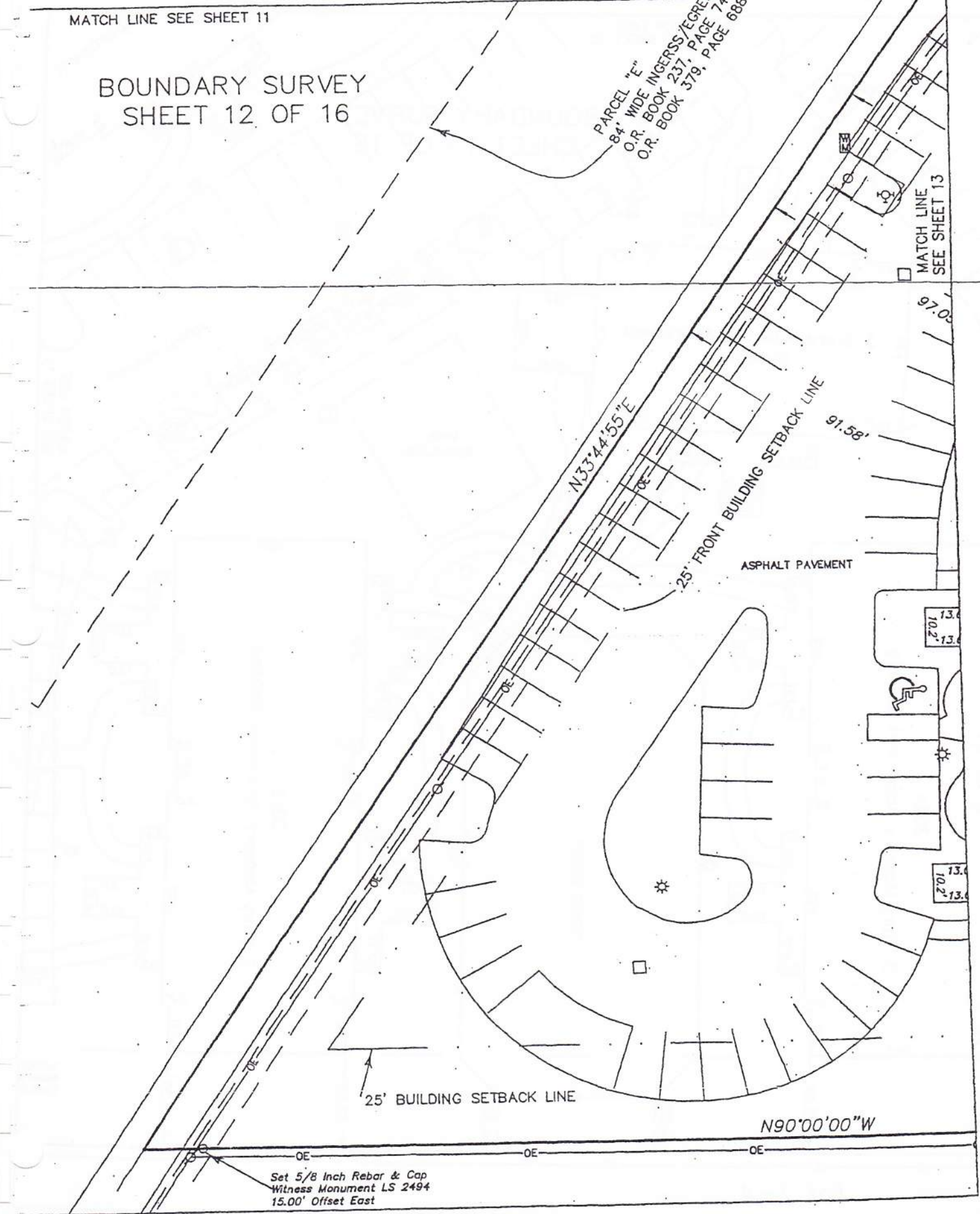
25' BUILDING SETBACK LINE

N90°00'00"W

Set 5/8 Inch Rebar & Cap
Witness Monument LS 2494
15.00' Offset East

13.6
10.2
13.6

13.6
10.2
13.6



BOUNDARY SURVEY
SHEET 13 OF 16

3020
3 Story Masonry Apartment Building

SAND
PLAYGROUND

3024
3 Story Masonry Apartment Building

TENNIS COURT

3012
3 Story Masonry Apartment Building

WOODEN
DUMPS
ENCLOSURE

Lot 1-A

MATCH LINE
SEE SHEET 10

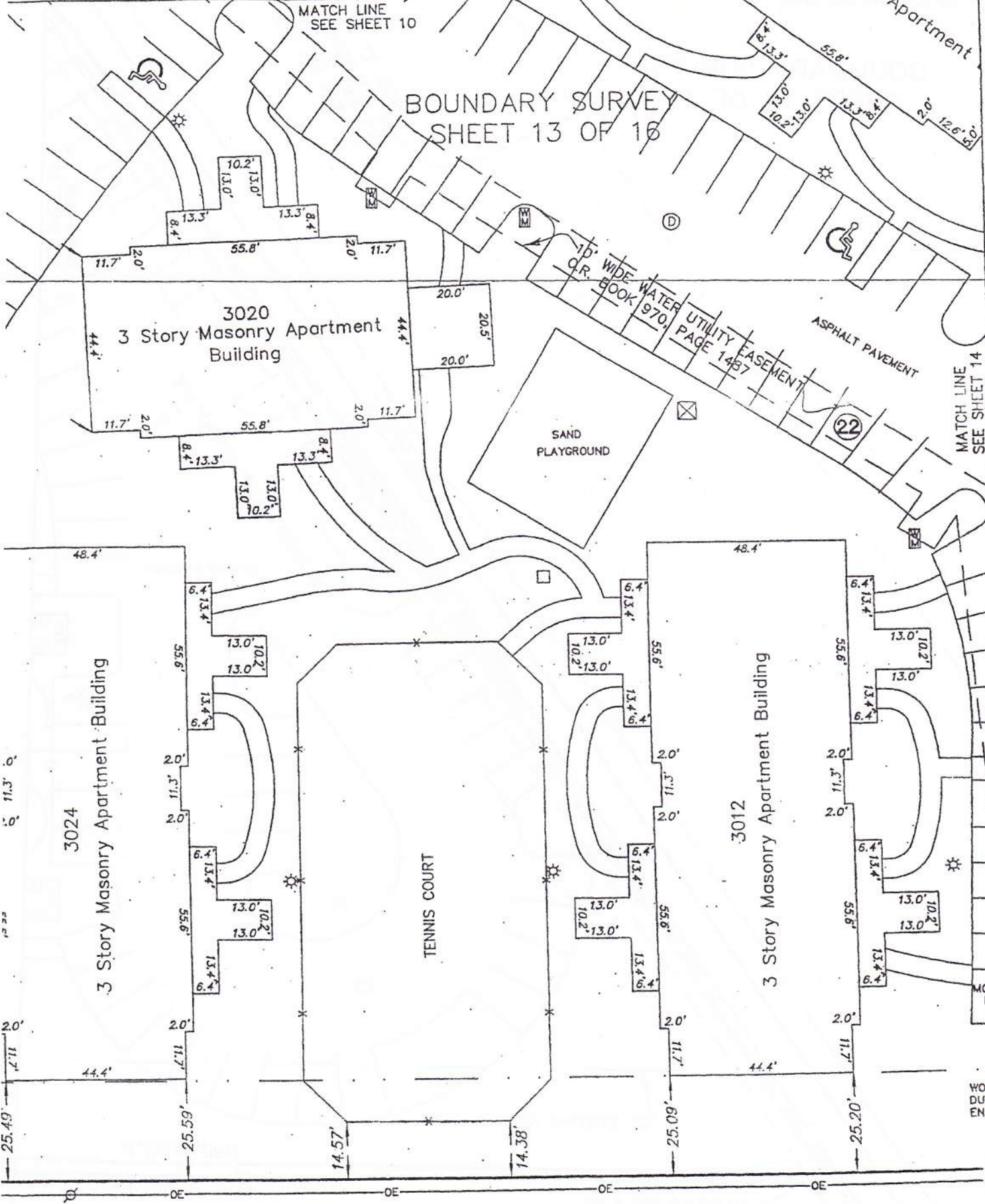
MATCH LINE
SEE SHEET 14

10' WIDE WATER
OR BOOK
970. UTILITY EASEMENT
PAGE 1487

ASPHALT PAVEMENT

Apartment

MOTO
PAR



MATCH LINE
SEE SHEET 9

22' 10" WIDE WATER UTILITY EASEMENT
O.R. BOOK 970, PAGE 1487

3008
3 Story Masonry Apartment Building

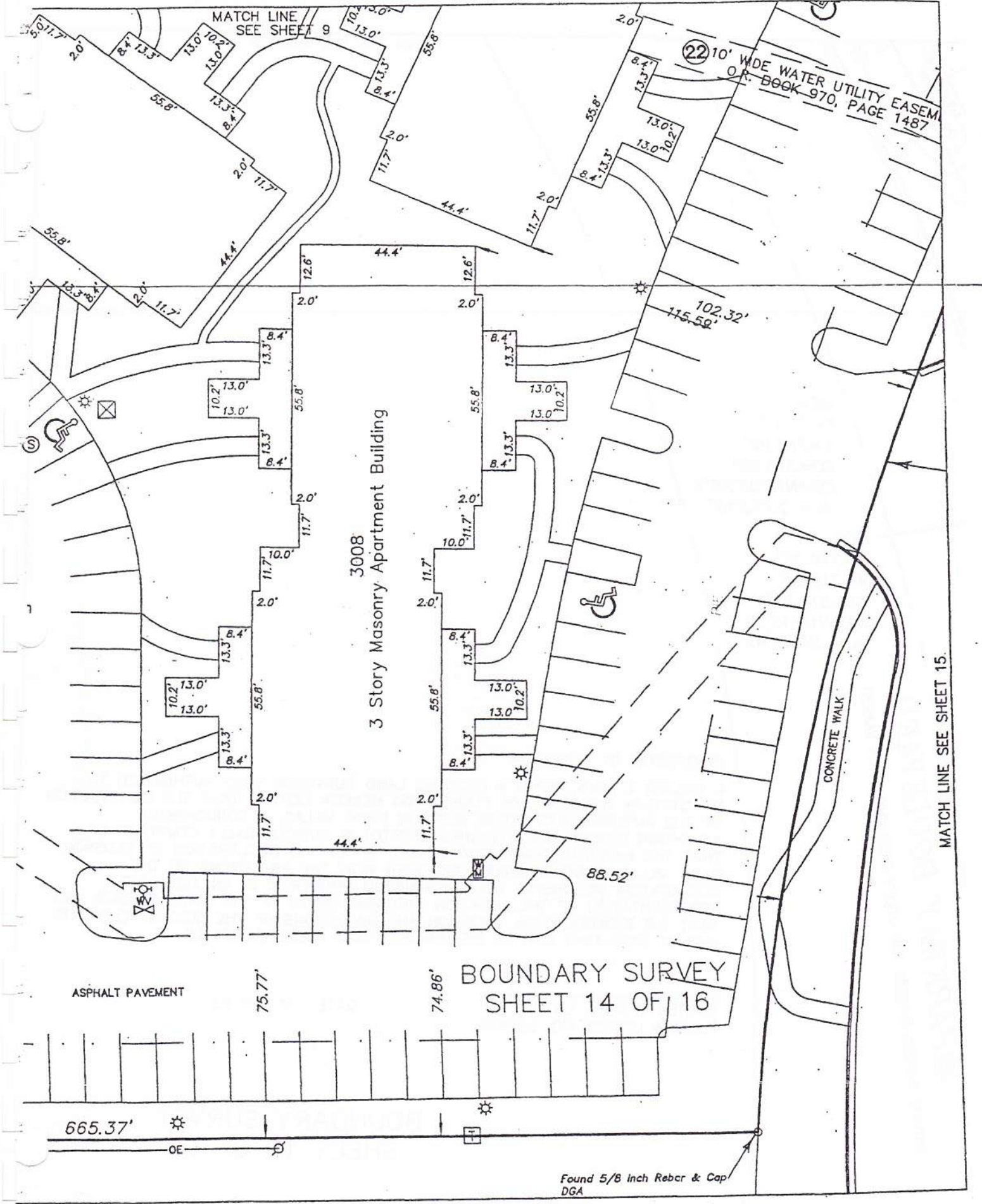
BOUNDARY SURVEY
SHEET 14 OF 16

MATCH LINE SEE SHEET 15.

CONCRETE WALK

ASPHALT PAVEMENT

Found 5/8 Inch Rebar & Cap
DGA



MATCH LINE SEE SHEET 8

1/4" = 5/8" Inch Record
& Copy PLS 4268

MEA.
R=770.32'
A=318.92'
CD=316.65'
CB=N16°38'25"E
Δ = 23°43'16"

REC.
R=770.32'
A=318.82'
CD=316.55'
CB=N16°38'36"E
Δ = 23°42'49"

Ⓢ PARKWAY BOULEVARD
PRIVATE INGRESS/EGRESS AND UTILITY EASEMENT (WIDTH VARIES)

CERTIFICATE OF SURVEYOR

I, WALTER T. MIMS, BEING A LICENSED LAND SURVEYOR DULY AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN BLOSSOM PARK VILLAS, A CONDOMINIUM, AS SHOWN HEREON (OR ATTACHED HERETO) IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL COMPRISING EXHIBIT "B" OF THE DECLARATION OF BLOSSOM PARK VILLAS, A CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

WALTER T. MIMS, LS
FLORIDA LICENSE NO. LS2494

DATE: 7 OCT 03

BOUNDARY SURVEY
SHEET 15 OF 16

PARCEL "E" (LEGAL DESCRIPTION)

28 15' WIDE EASEMENT AREA
O.R. BOOK 948, PAGE 2790

BLOSSOM PARK VILLAS A CONDOMINIUM

SECTION 5, TOWNSHIP 25 SOUTH, RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA

PROFESSIONAL SURVEYOR'S CERTIFICATION

LEOPOLD, KORN & LEOPOLD, P.A.
A PROFESSIONAL SURVEYING AND MAPPING FIRM
REGISTERED UNDER THE
PROFESSIONAL SURVEYING AND MAPPING
ACT, CHAPTER 472, FLORIDA STATUTES.
LEOPOLD, KORN & LEOPOLD, P.A.
1000 W. PALM BEACH BLVD., SUITE 200
WEST PALM BEACH, FLORIDA 33411
PH (561) 833-8888
FAX (561) 833-8889
WWW.LKLEOPOLD.COM

This survey meets the "Minimum Technical Standards" as set forth
by the Board of Professional Surveyors and Mappers in Chapter 61G17-6,
Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Certificate No. 2494

BOUNDARY SURVEY
SHEET 16 OF 16



MIMS SURVEYING &
MAPPING, INC. ~ LB7076

8238 FORT THOMAS WAY
ORLANDO, FLORIDA 32822
PH (407) 275-6691

DATE OF SURVEY: 6 OCT 03

SCALE: 1" = 30' DRAWN BY: GD/WM

SHEET 1 OF 1

"ALTA/ACSM LAND TITLE SURVEY"

Prepared For

LEOPOLD, KORN & LEOPOLD, P.A.

PARKWAY VILLAGE APARTMENTS

3000 PARKWAY BOULEVARD
KISSIMMEE, FLORIDA

SEC. 5-25-28 OSCEOLA

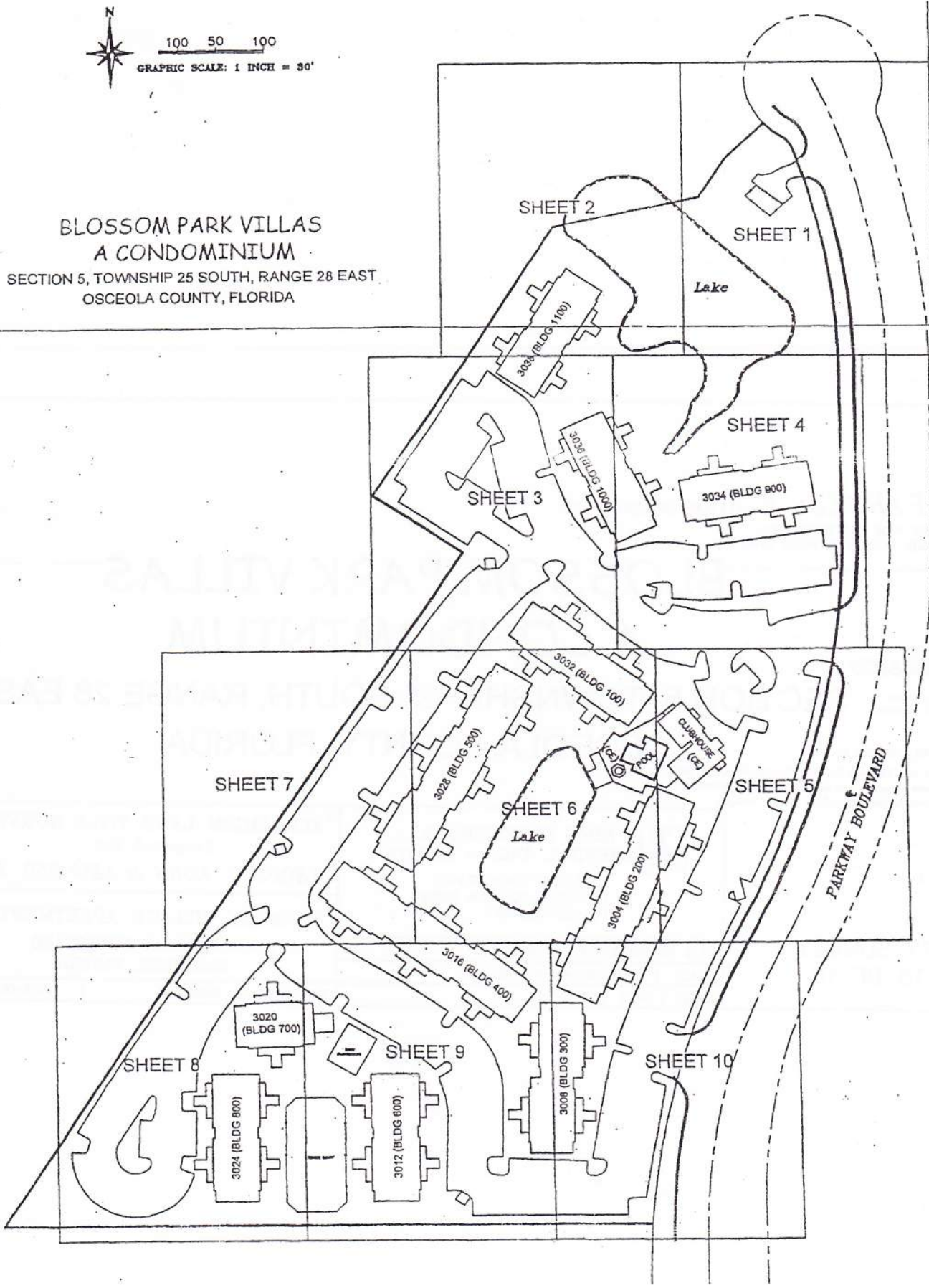
M0340E



100 50 100
GRAPHIC SCALE: 1 INCH = 30'

BLOSSOM PARK VILLAS A CONDOMINIUM

SECTION 5, TOWNSHIP 25 SOUTH, RANGE 28 EAST
OSCEOLA COUNTY, FLORIDA



KEY MAP
SCALE: 1"=30'

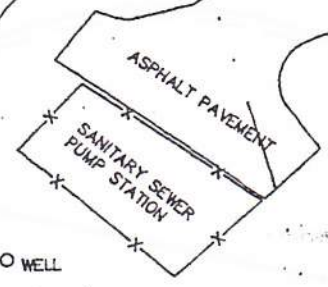
SITE PLAN
SHEET 1 OF 10

⑤

54.71'

50.00' REC.
49.96' MEAS.

ELECTRIC
SWITCH PANEL



○ WELL

○ WELL

PARKWAY BOULEVARD
92' PRIVATE INGRESS/EGRESS AND UTILITY EASEMENT

POINT SHEET 4

MATCH LINE SEE SHEET 4

CONOR

SITE PLAN
SHEET 2 OF 10

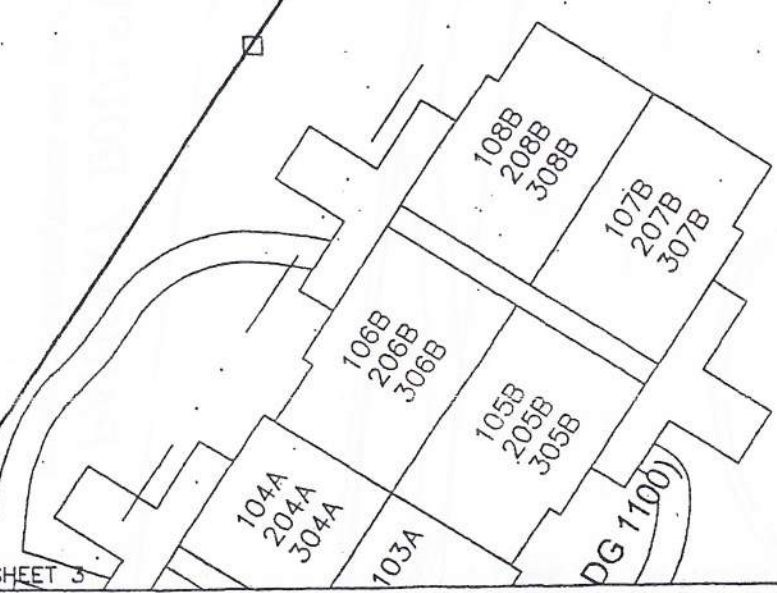
Lot 2

MATCH LINE SEE SHEET 1

Lake

MATCH POINT
SHEETS 3 & 4

MATCH LINE SEE SHEET 3



MATCH POINT SHEET 2

MATCH LINE SEE SHEET 2

2

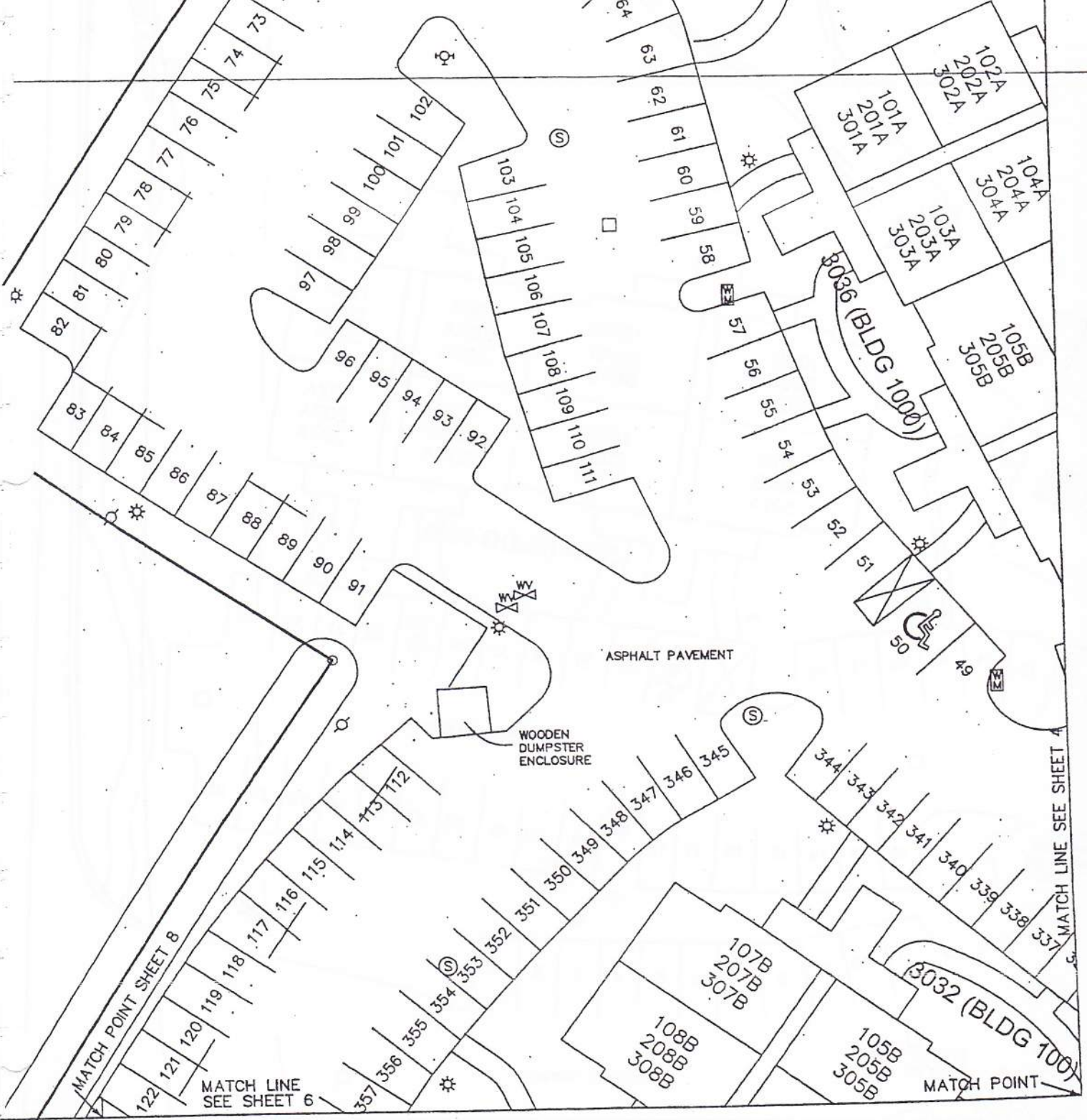
THE PLAN
SHEET 3 OF 10

MATCH POINT
SHEETS 2 & 4

ASPHALT PAVEMENT

ASPHALT PAVEMENT

WOODEN
DUMPSTER
ENCLOSURE



MATCH LINE SEE SHEET 1

OH POINT
ETS 2 & 3

MATCH POINT SHEET 1

SITE PLAN SHEET 4 OF 10

HEADWALL

T

165.00

48

108B
208B
308A

102B 202B 302A	104B 204B 304B	106A 206A 306A	108A 208A 308A
101B 201B 301A	103B 203B 303B	105A 205A 305A	107A 207A 307A

3034 (BLDG 900)

7 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29

ASPHALT PAVEMENT

WOODEN
DUMPSTER
ENCLOSURE

12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

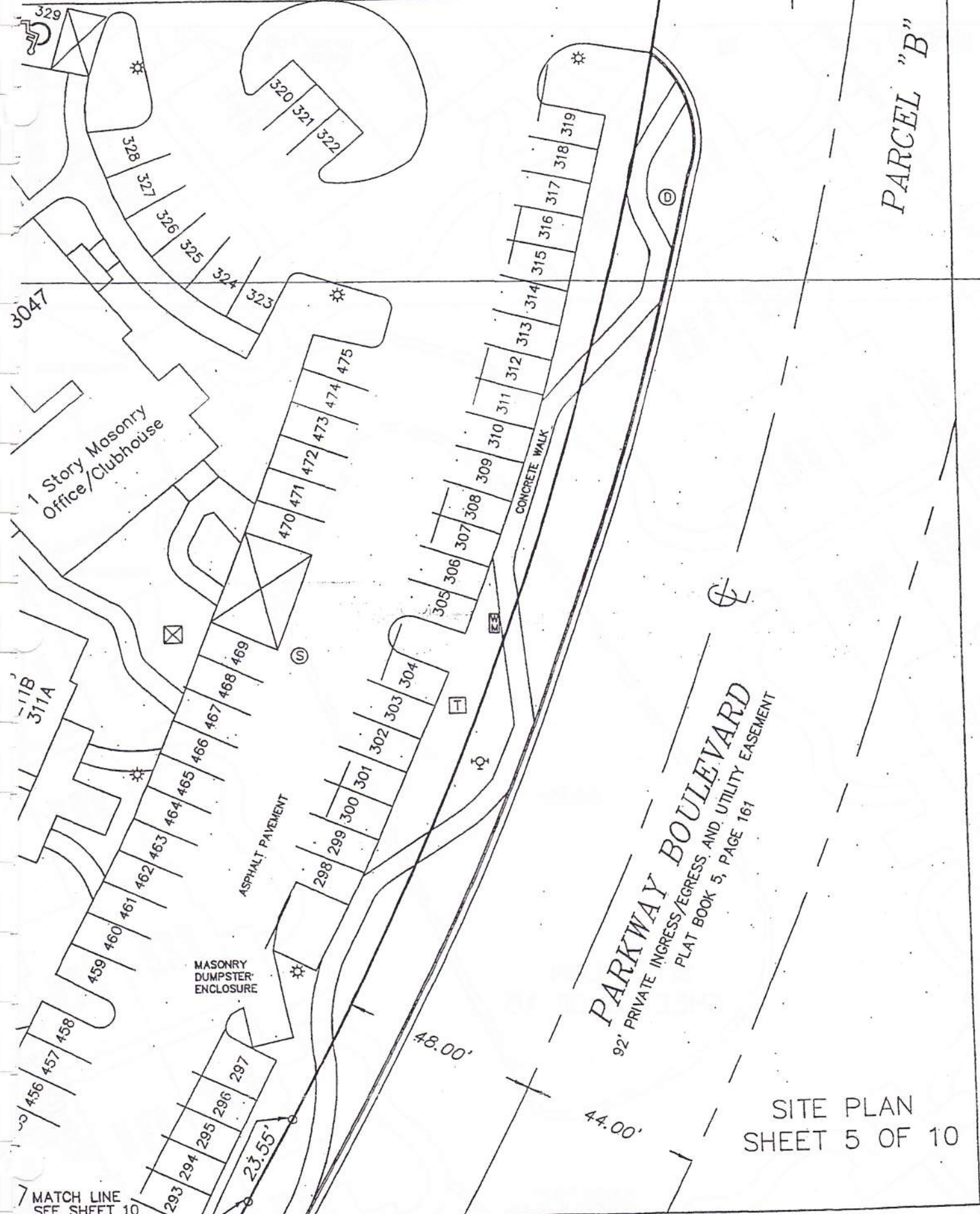
SIGN

11 10 9 8 7 6 5 4 3 2 1

MATCH POINT
SHEETS 5 & 6

ASPHALT PAVEMENT

34 333 332 331



PARCEL "B"

PARKWAY BOULEVARD
 92' PRIVATE INGRESS/EGRESS AND UTILITY EASEMENT
 PLAT BOOK 5, PAGE 161

SITE PLAN
 SHEET 5 OF 10

MATCH LINE
 SEE SHEET 10

329

3047

311B
 311A

456 457 458

459 460 461 462 463 464 465 466 467 468 469

283 294 295 296 297

ASPHALT PAVEMENT

MASONRY
 DUMPSTER
 ENCLOSURE

320 321 322

328 327 326 325 324 323

470 471 472 473 474 475

302 303 304

298 299 300 301

305 306 307 308

CONCRETE WALK

309 310 311 312 313 314 315 316 317 318 319

48.00'

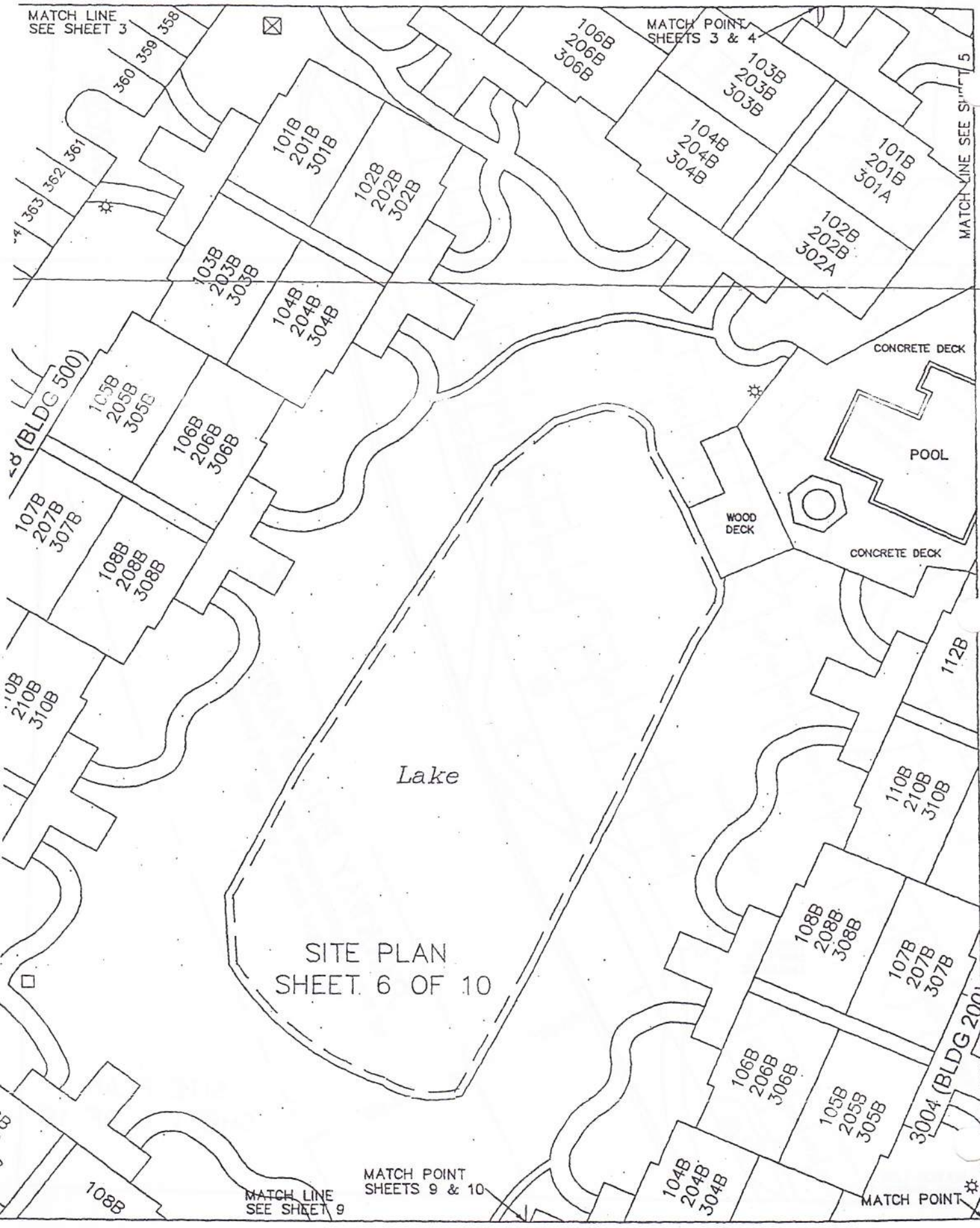
44.00'

23.55'

MATCH LINE
SEE SHEET 3

MATCH POINT
SHEETS 3 & 4

MATCH LINE SEE SHEET 5



SITE PLAN
SHEET 6 OF 10

MATCH POINT
SHEETS 9 & 10

MATCH LINE
SEE SHEET 9

MATCH POINT

SITE PLAN
SHEET 7 OF 10

PARCEL "C"

MATCH POINT
SHEET 3

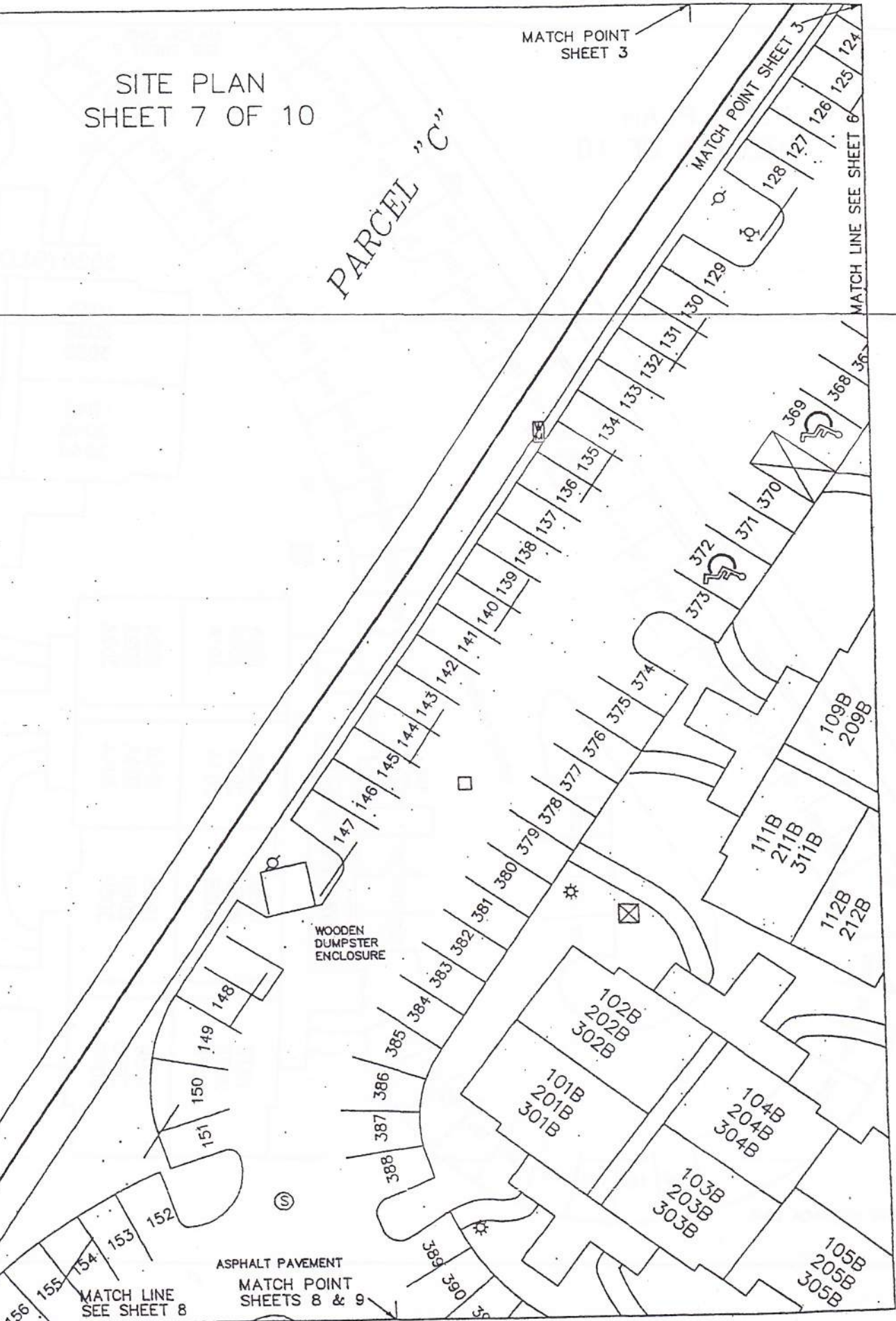
MATCH POINT SHEET 3

MATCH LINE SEE SHEET 6

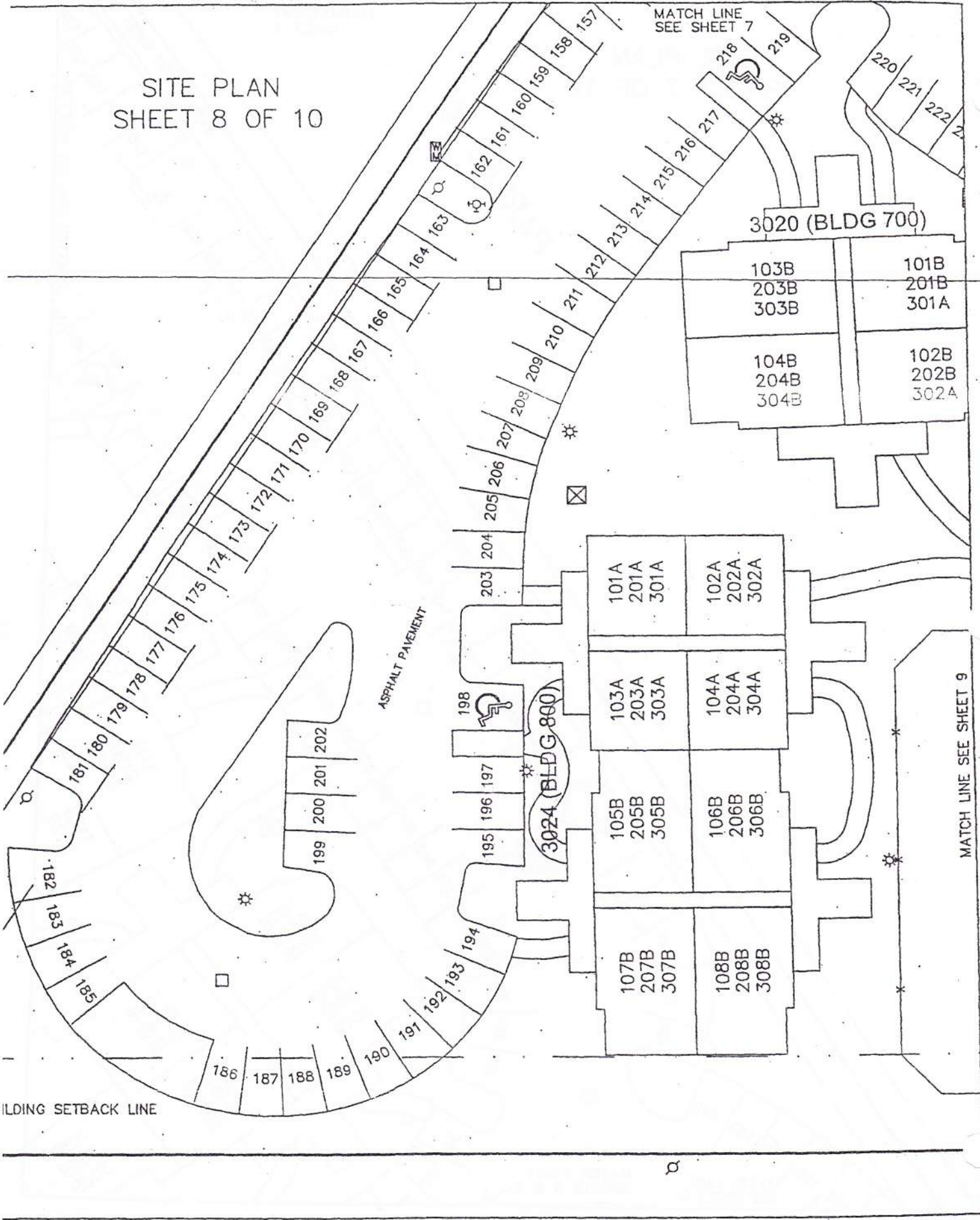
WOODEN
DUMPSTER
ENCLOSURE

ASPHALT PAVEMENT
MATCH POINT
SHEETS 8 & 9

MATCH LINE
SEE SHEET 8



SITE PLAN
SHEET 8 OF 10



MATCH LINE
SEE SHEET 7

3020 (BLDG 700)

103B	101B
203B	201B
303B	301A

104B	102B
204B	202B
304B	302A

101A	102A
201A	202A
301A	302A

103A	104A
203A	204A
303A	304A

105B	106B
205B	206B
305B	306B

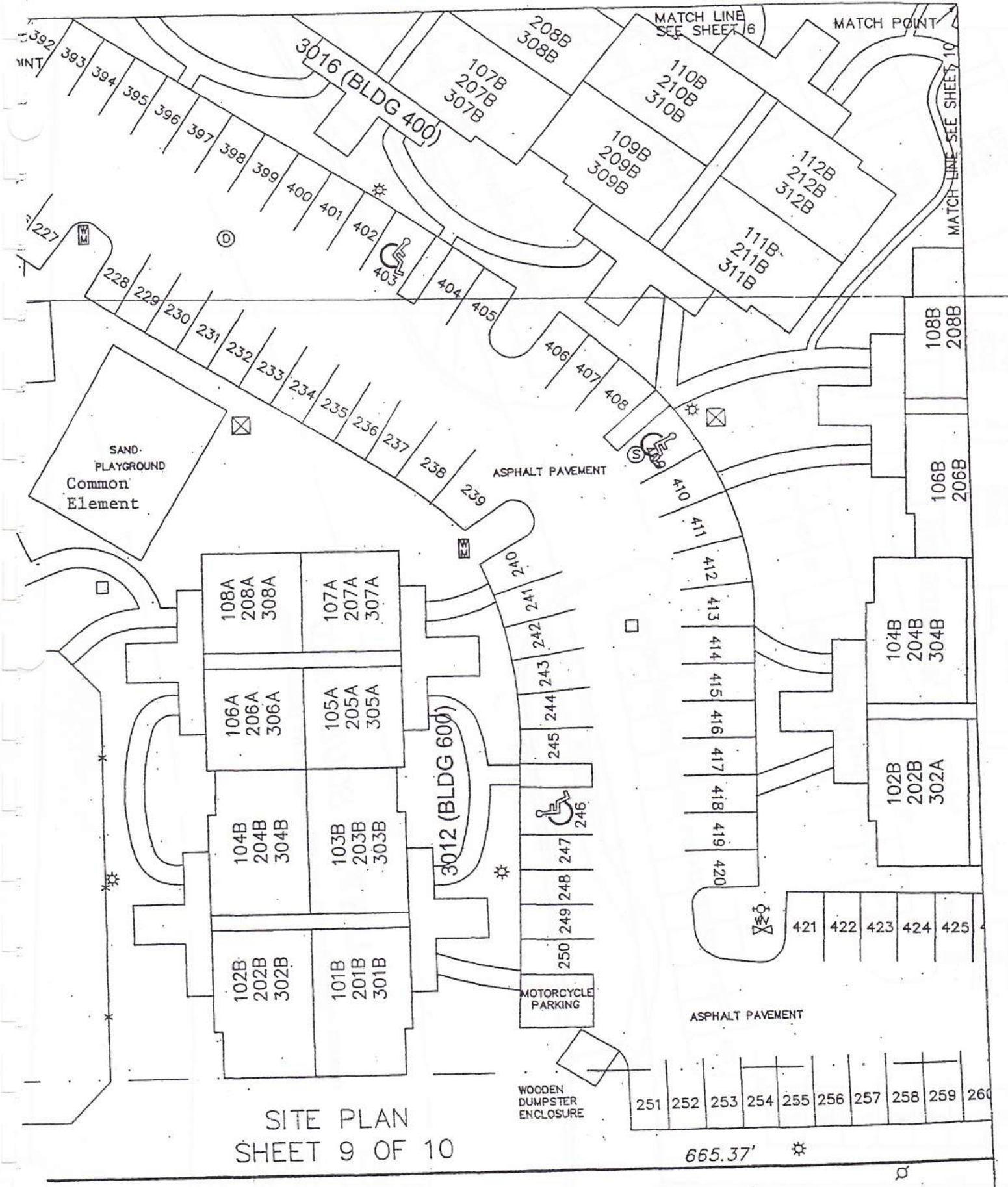
107B	108B
207B	208B
307B	308B

3024 (BLDG 800)

MATCH LINE SEE SHEET 9

ASPHALT PAVEMENT

BUILDING SETBACK LINE



SITE PLAN
SHEET 9 OF 10

665.37'

MATCH LINE
SEE SHEET 6

MATCH POINT

MATCH LINE SEE SHEET 10

ASPHALT PAVEMENT

ASPHALT PAVEMENT

MOTORCYCLE
PARKING

WOODEN
DUMPSTER
ENCLOSURE

SAND
PLAYGROUND
Common
Element

3016 (BLDG 400)

3012 (BLDG 600)

108A
208A
308A

107A
207A
307A

106A
206A
306A

105A
205A
305A

104B
204B
304B

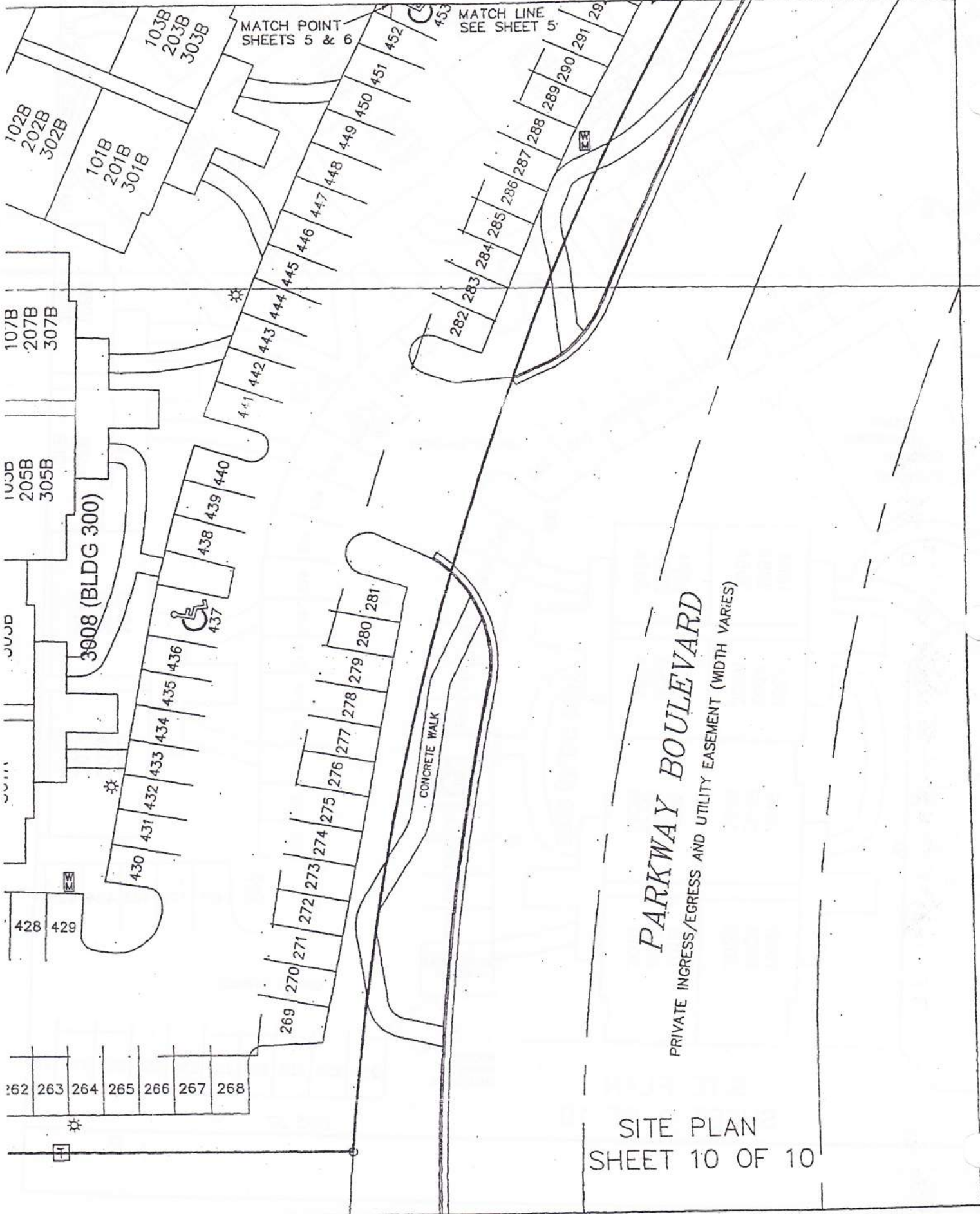
103B
203B
303B

102B
202B
302B

101B
201B
301B



- 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425
- 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260
- 108B, 208B, 106B, 206B, 104B, 204B, 304B, 102B, 202B, 302A
- 107B, 207B, 307B, 109B, 209B, 309B, 110B, 210B, 310B, 112B, 212B, 312B, 111B, 211B, 311B



MATCH POINT
SHEETS 5 & 6

MATCH LINE
SEE SHEET 5

3008 (BLDG 300)

CONCRETE WALK

PARKWAY BOULEVARD

PRIVATE INGRESS/EGRESS AND UTILITY EASEMENT (WIDTH VARIES)

SITE PLAN
SHEET 10 OF 10

55'-0"

75'-0"

CLUB ROOM

31' x 30'

814 SQ FT

KIT.

11' x 8'

89 SQ FT

OFFICE 1

14' x 8'

126 SQ FT

OFFICE 2

12'5" x 14'6"

180 SQ FT

OFFICE 3

15'8" x 11'

171 SQ FT

CORRIDOR

WOMEN

8' x 13'

105 SQ FT

MEN

8' x 13'

105 SQ FT

STOR

COPY RM

13'4" x 6'5"

86 SQ FT

EXERCISE RM

18'5" x 16'

299 SQ FT

MAINTENANCE

18'5" x 15'5"

284 SQ FT

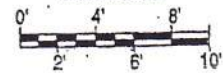
MAINTENANCE STORAGE RM

33'8" x 12'

382 SQ FT

2267 GROSS SQUARE FOOTAGE

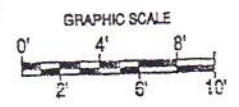
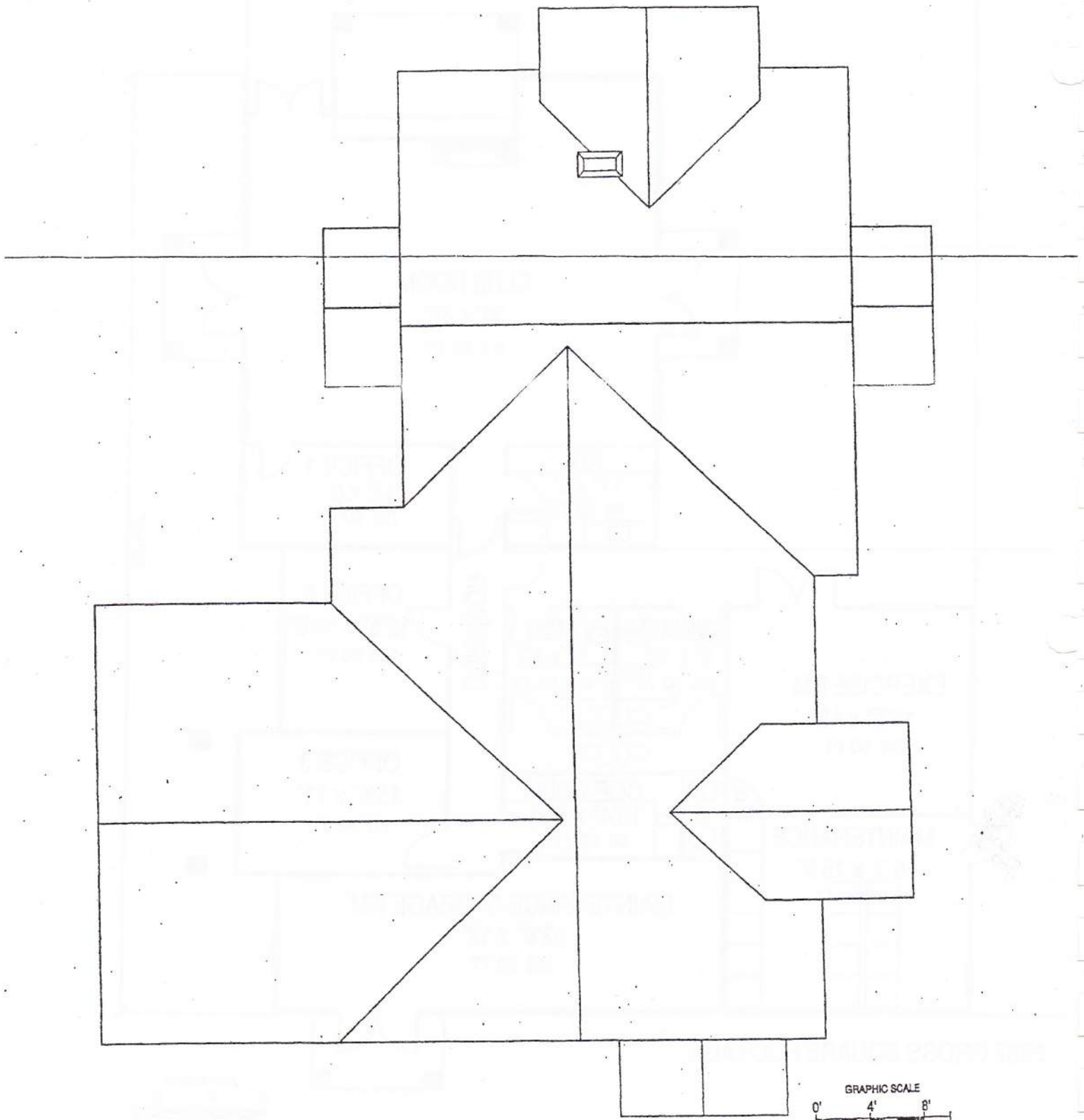
GRAPHIC SCALE



CLUBHOUSE FLOOR PLAN

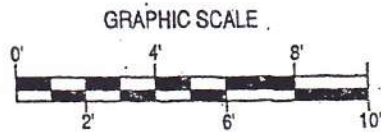
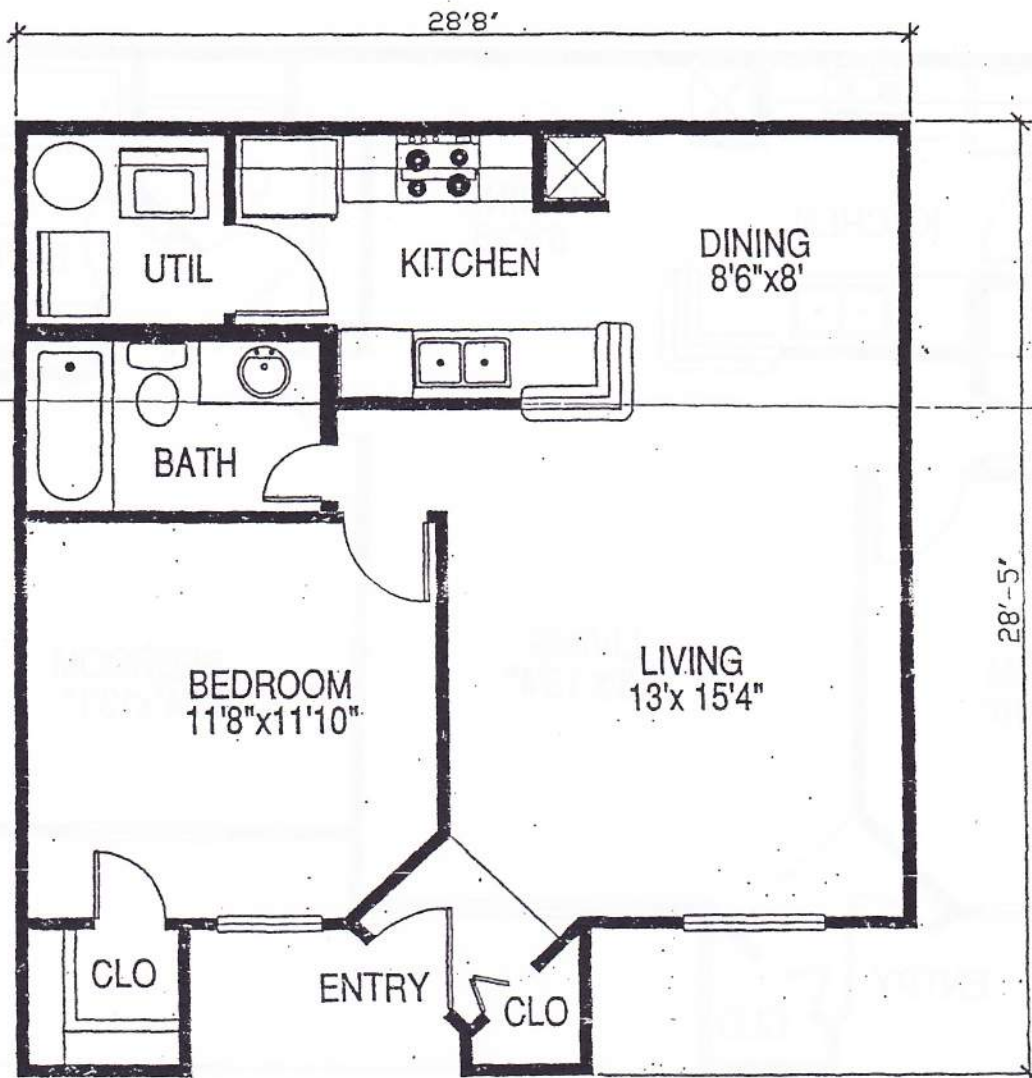
NOTE: COMMON ELEMENT

Sheet Number _____



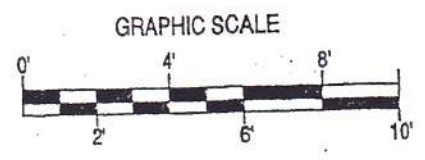
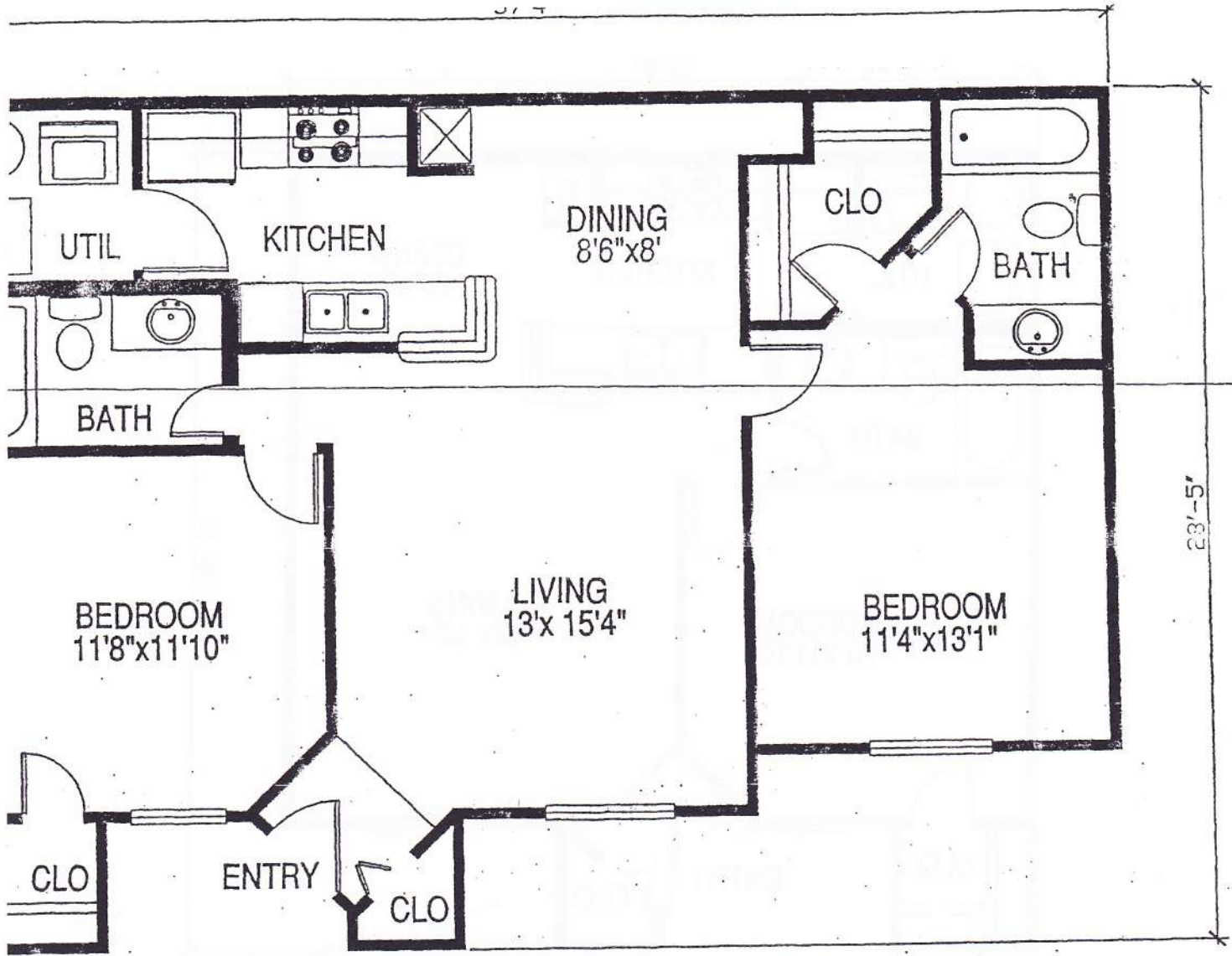
CLUBHOUSE ROOF PLAN
NOTE: COMMON ELEMENT

Sheet Number _____



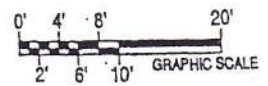
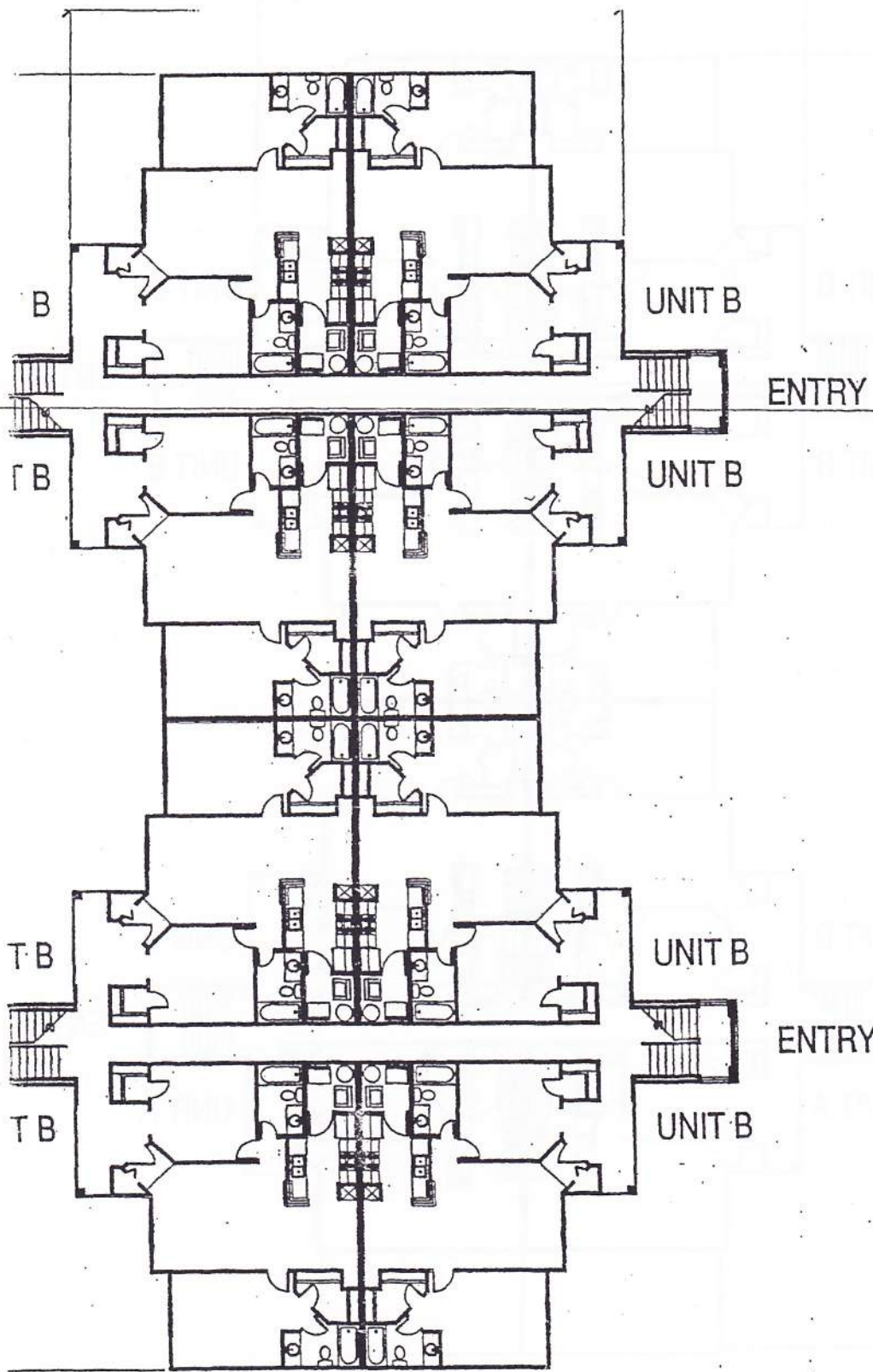
UNIT A - FLOOR PLAN

Sheet Number _____



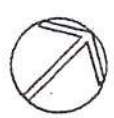
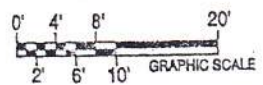
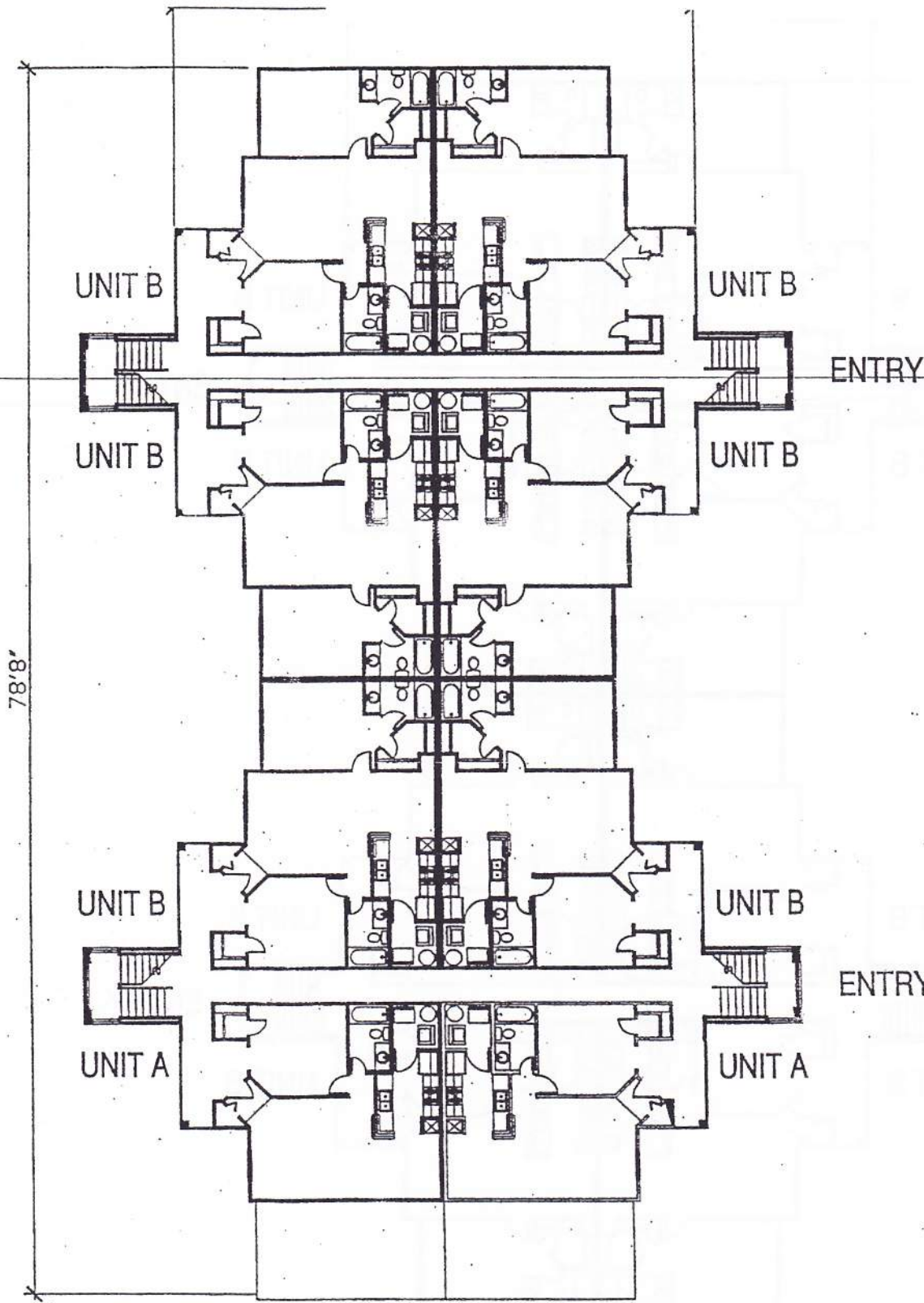
UNIT B - FLOOR PLAN

Sheet Number _____



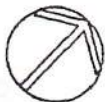
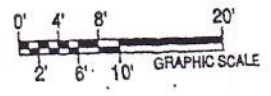
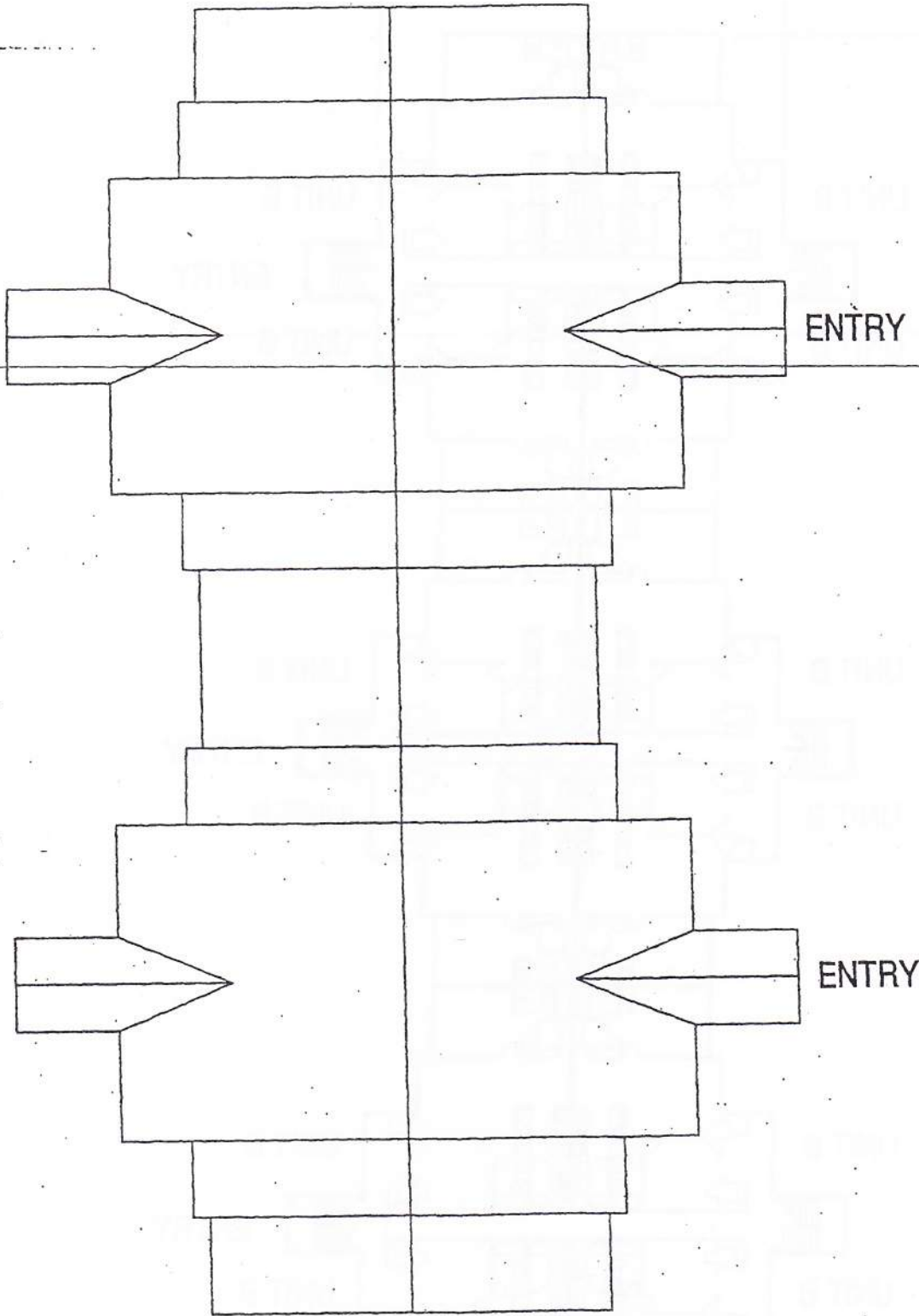
BUILDING 100 - 1st, & 2nd FLOOR PLANS

Sheet Number _____



BUILDING 100 - 3rd FLOOR PLAN

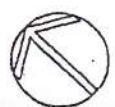
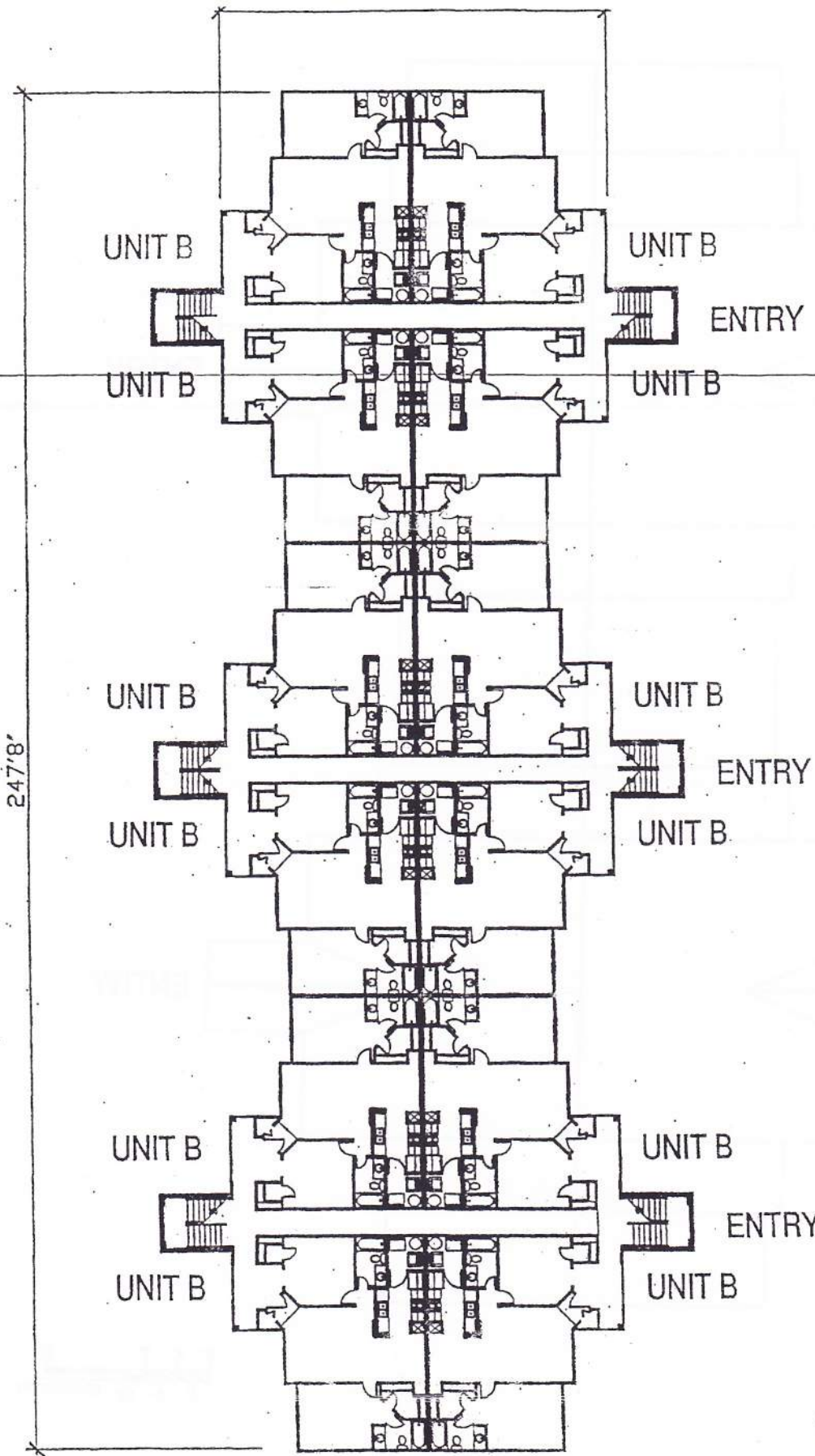
Sheet Number _____



BUILDING 100 ROOF PLAN

NOTE: COMMON ELEMENT

Sheet Number _____



BUILDING 200 - 1st & 2nd FLOOR PLANS

Sheet Number _____

247'8"

UNIT A

UNIT A

ENTRY

UNIT B

UNIT B

UNIT B

UNIT B

ENTRY

UNIT B

UNIT B

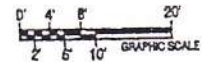
UNIT B

UNIT B

ENTRY

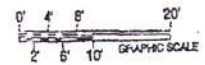
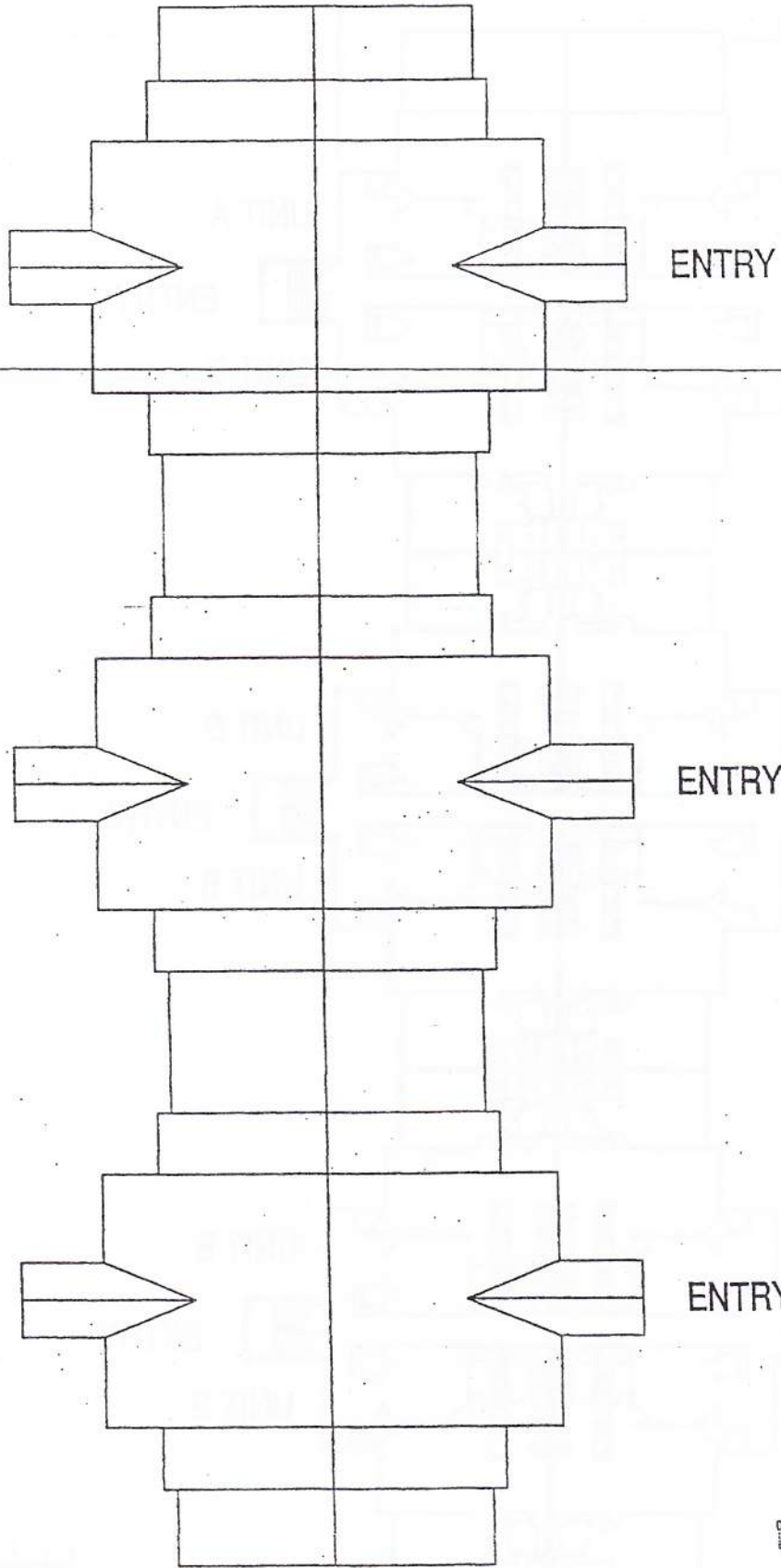
UNIT B

UNIT B



BUILDING 200 - 3rd FLOOR PLAN

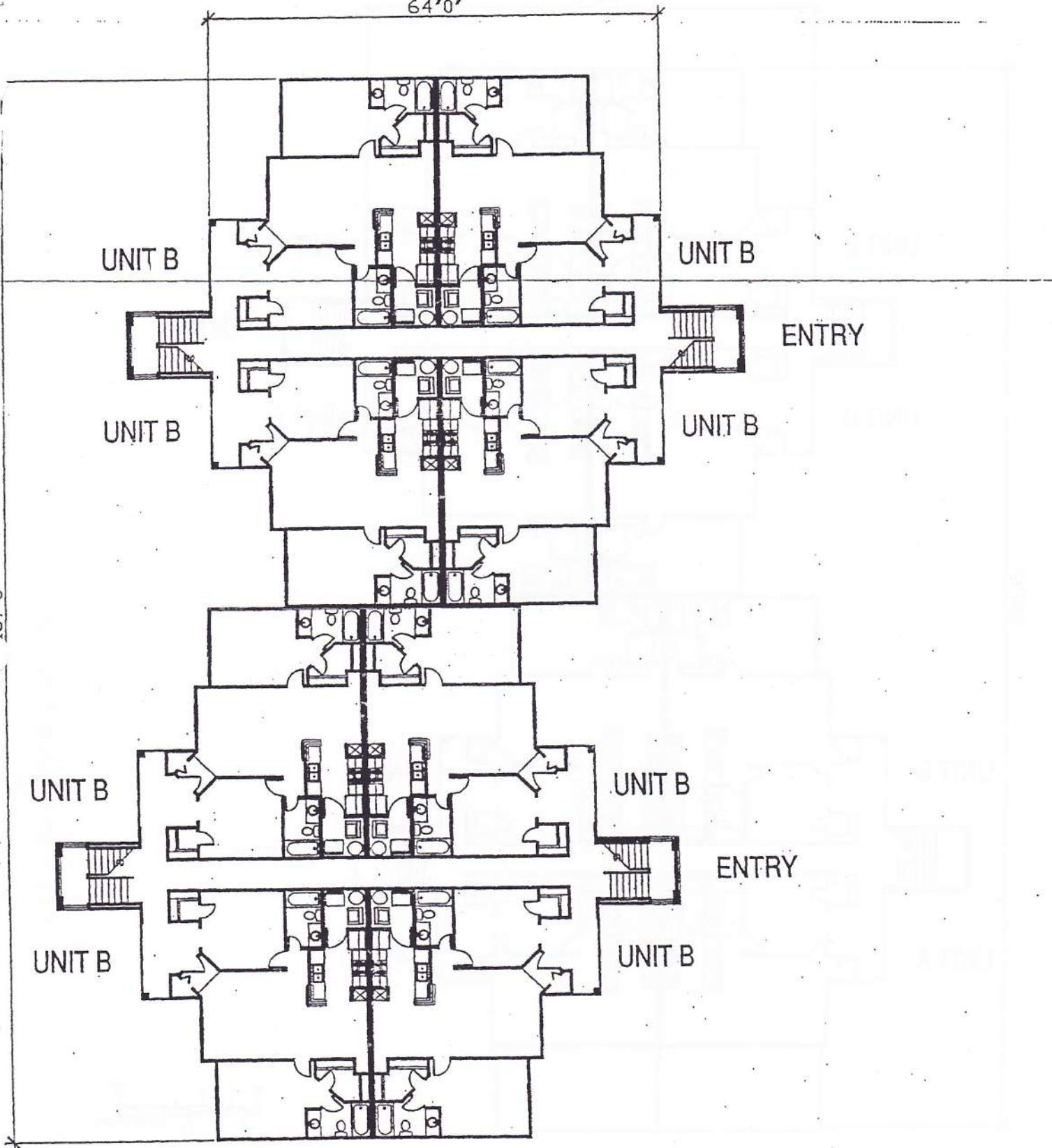
Sheet Number _____



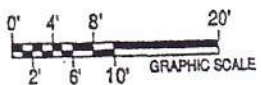
BUILDING 200 ROOF PLAN
NOTE: COMMON ELEMENT

Sheet Number _____

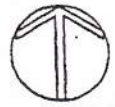
64'0"



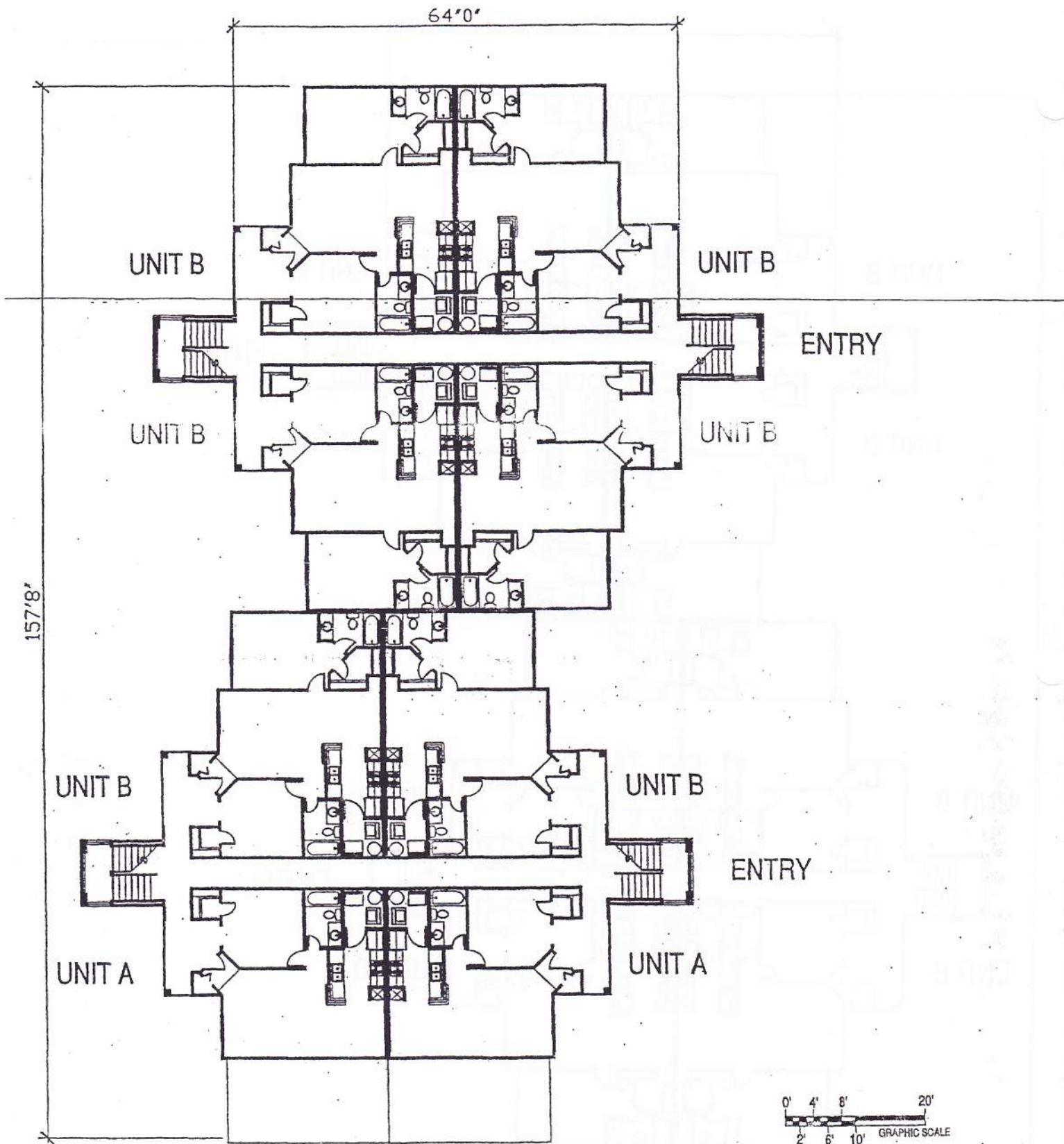
57'



BUILDING 300 - 1st & 2nd FLOOR PLANS

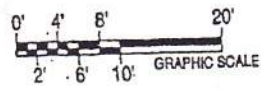
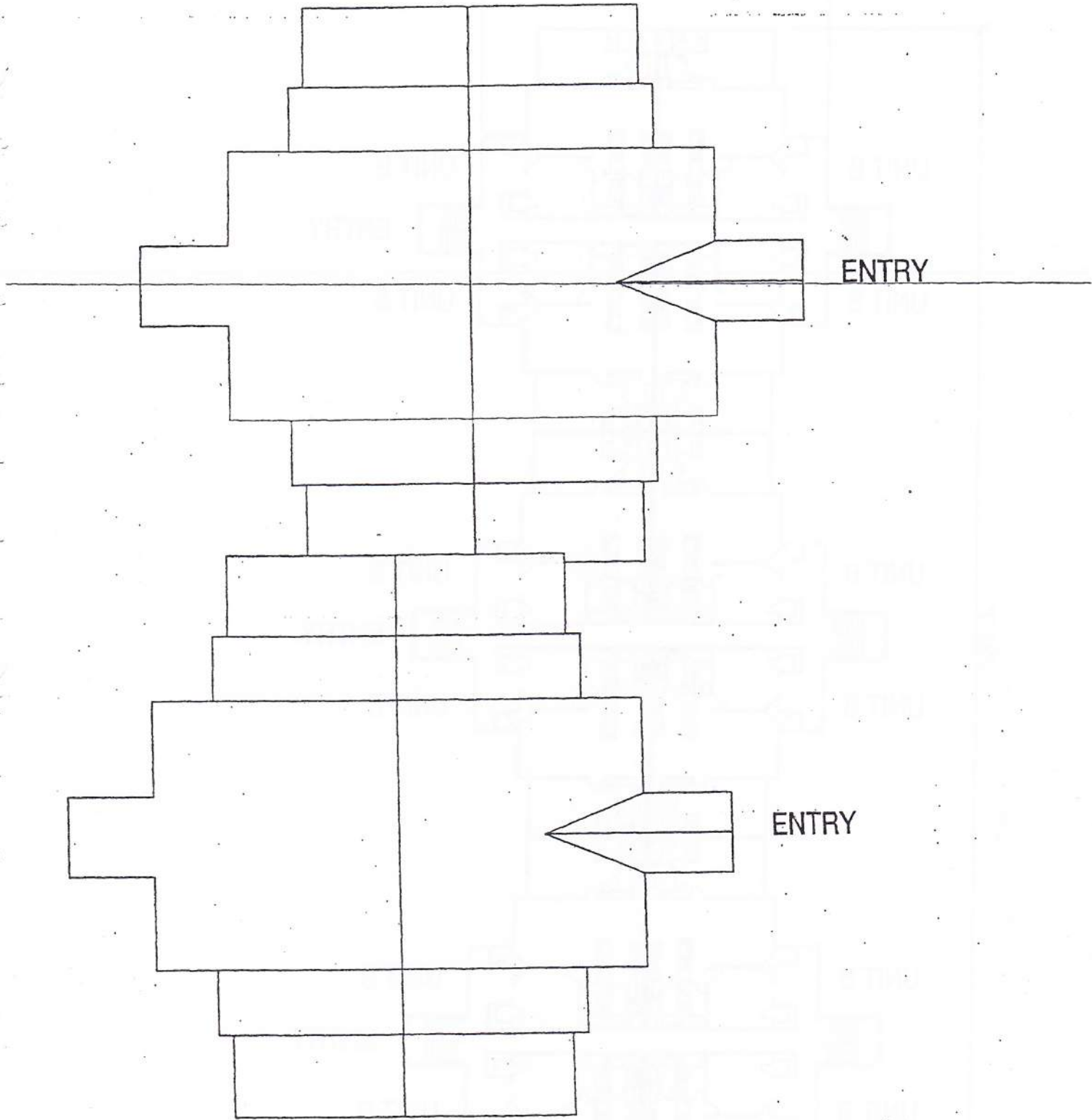


Sheet Number _____



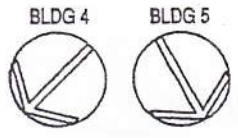
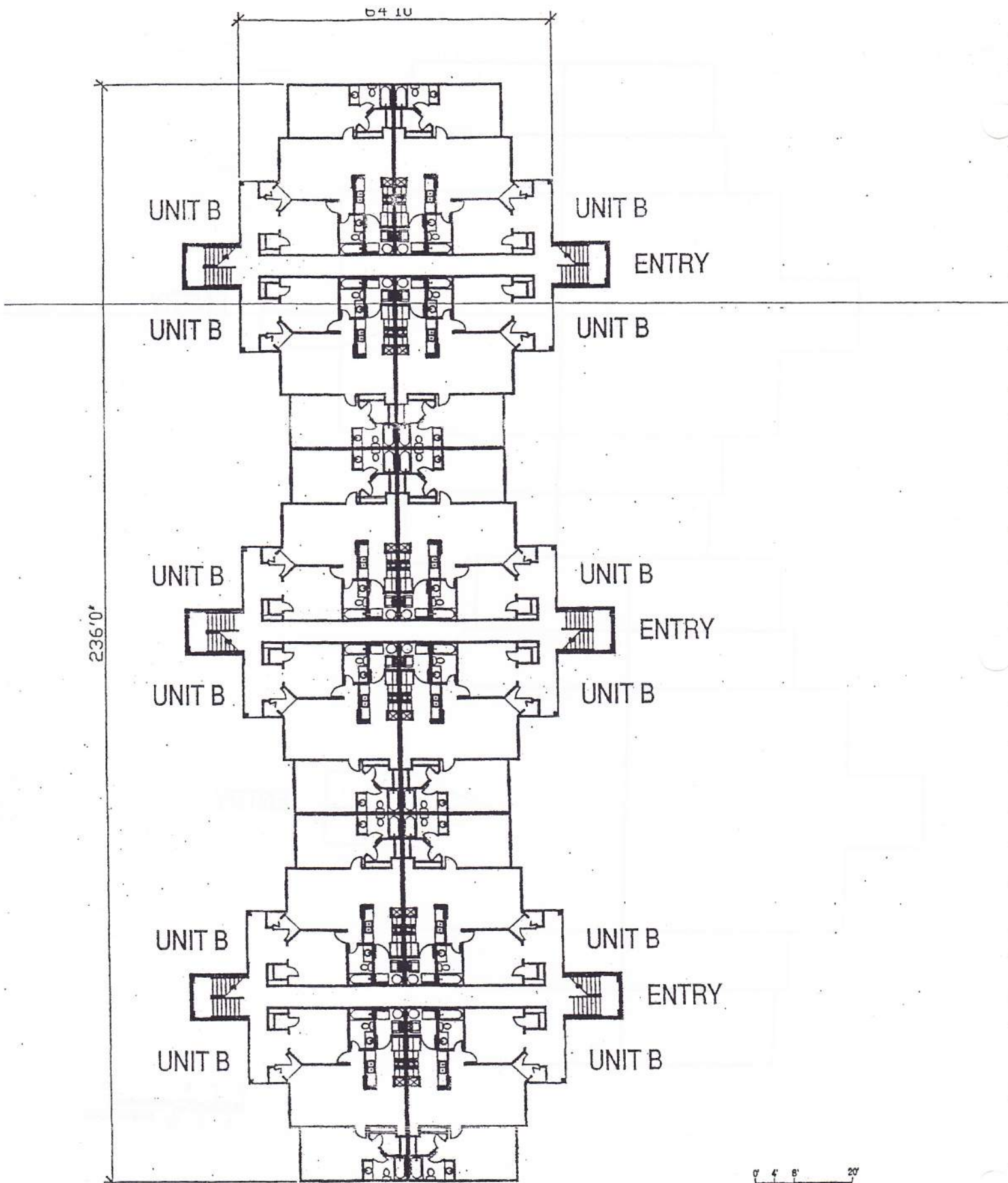
BUILDING 300 - 3rd FLOOR PLAN

Sheet Number _____



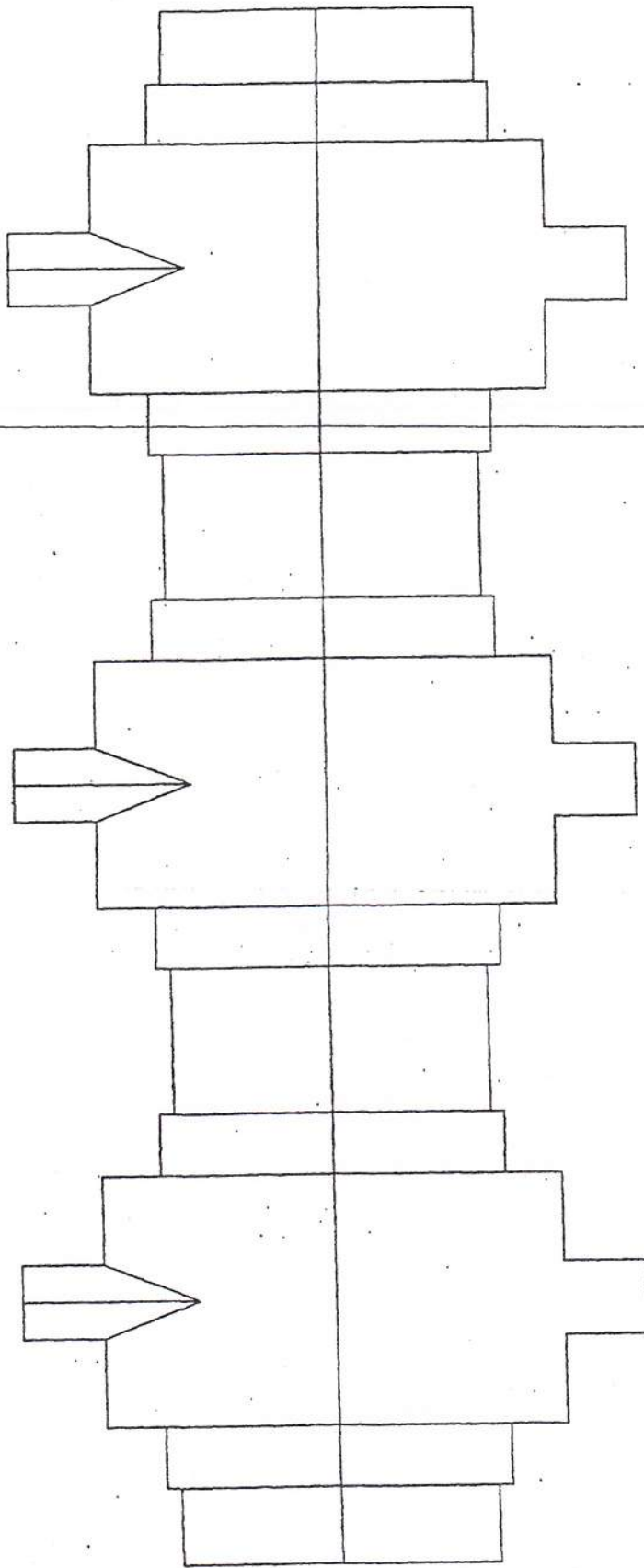
BUILDING 300 ROOF PLAN
NOTE: COMMON ELEMENT

Sheet Number _____



BUILDING 400 & 500 - 1st, 2nd, & 3rd FLOOR PLANS

Sheet Number _____



ENTRY

ENTRY

ENTRY



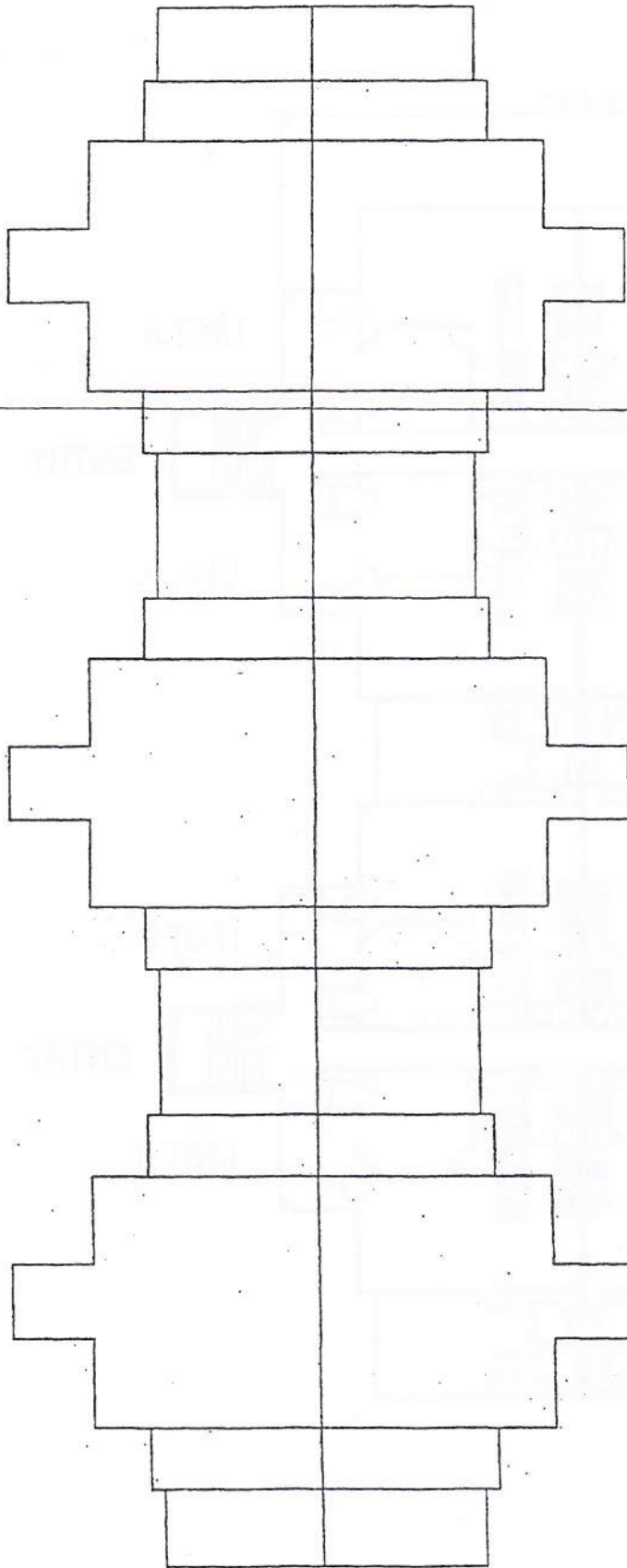
BLDG 4



BUILDING 400 ROOF PLAN

NOTE: COMMON ELEMENT

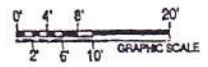
Sheet Number _____



ENTRY

ENTRY

ENTRY



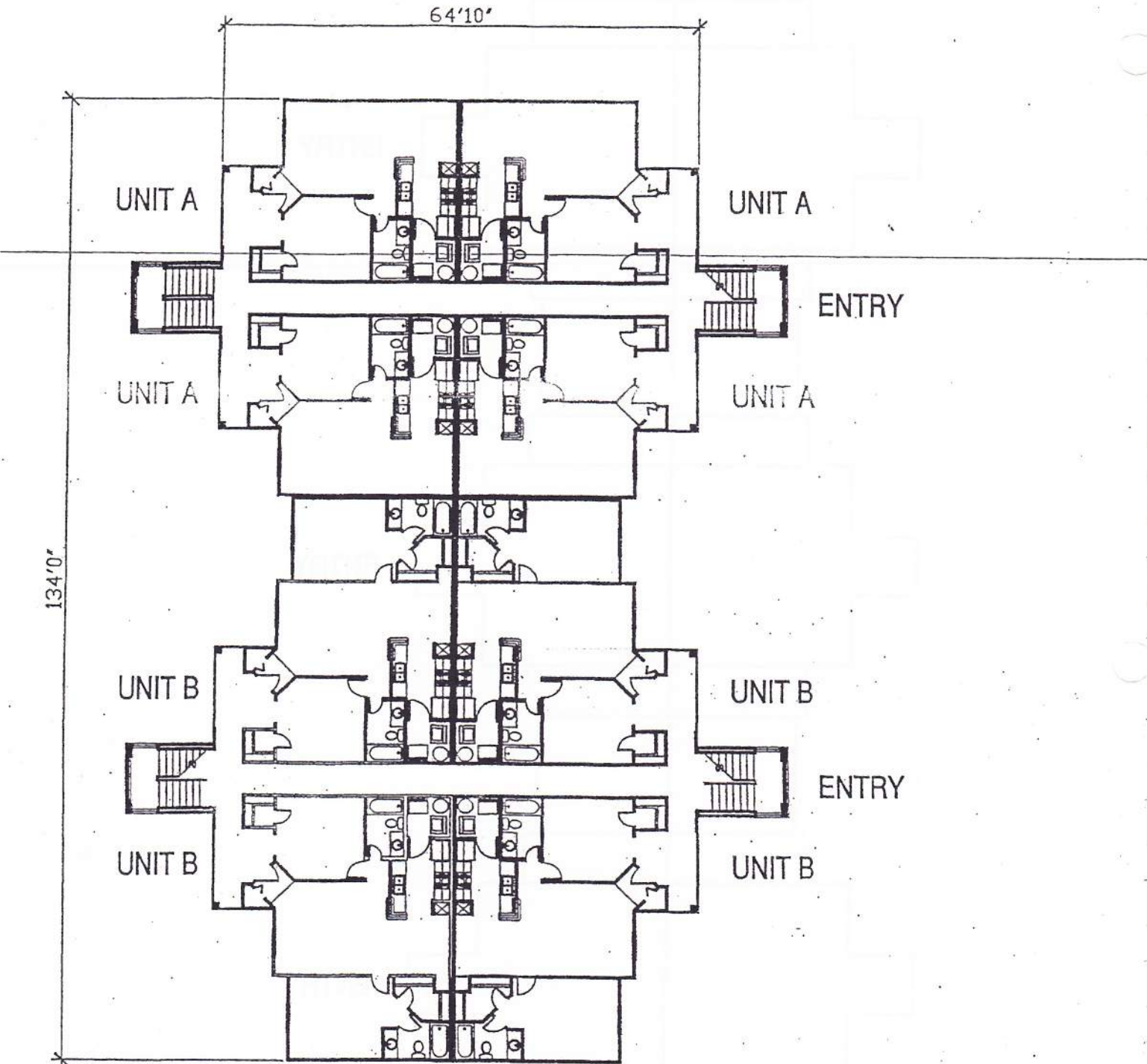
BLDG 5



BUILDING 500 ROOF PLAN

NOTE: COMMON ELEMENT

Sheet Number _____



134'0"

64'10"

UNIT A

UNIT A

ENTRY

UNIT A

UNIT A

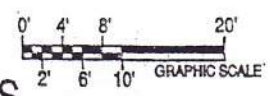
UNIT B

UNIT B

ENTRY

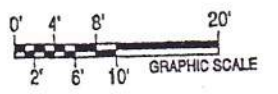
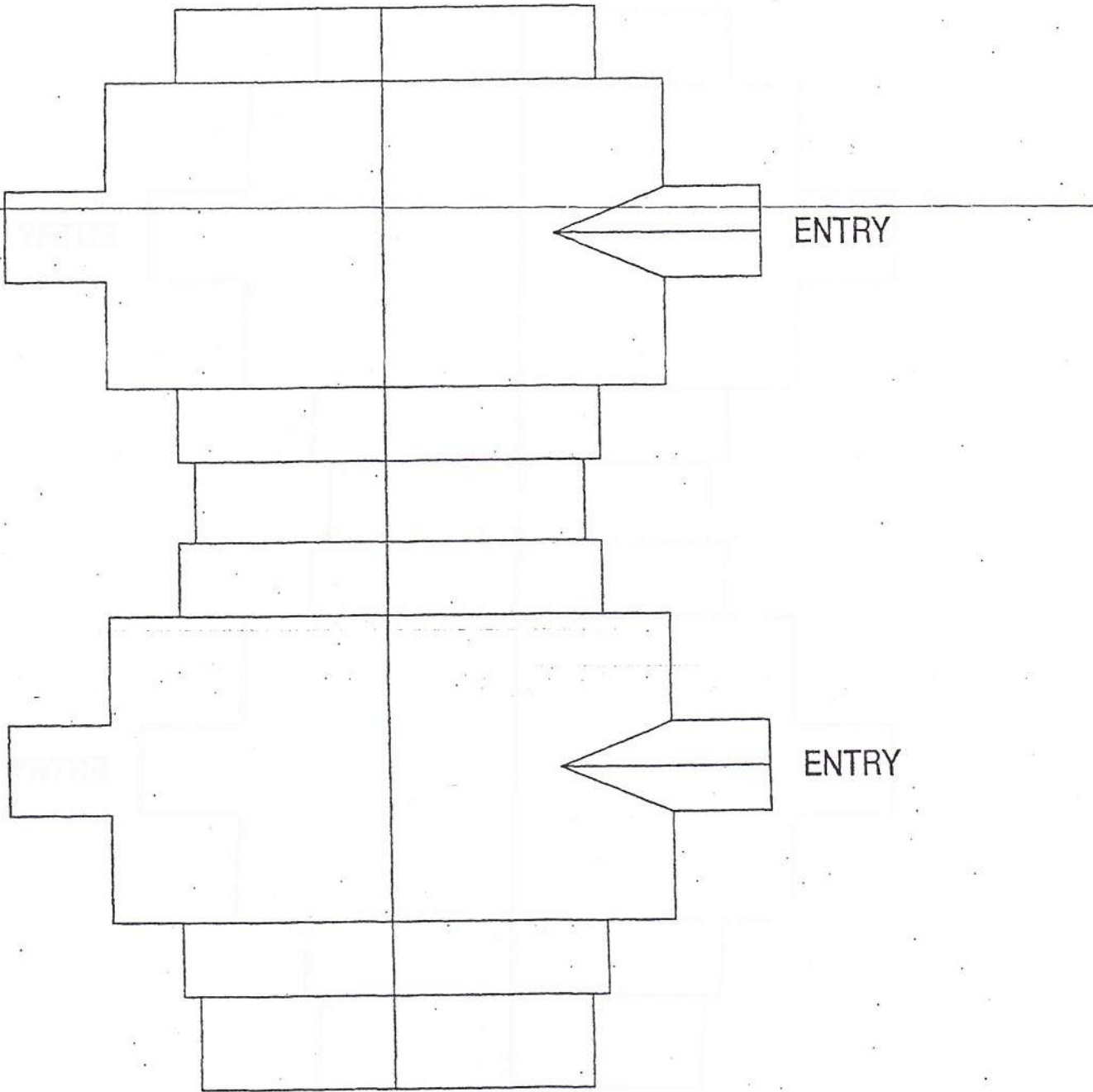
UNIT B

UNIT B



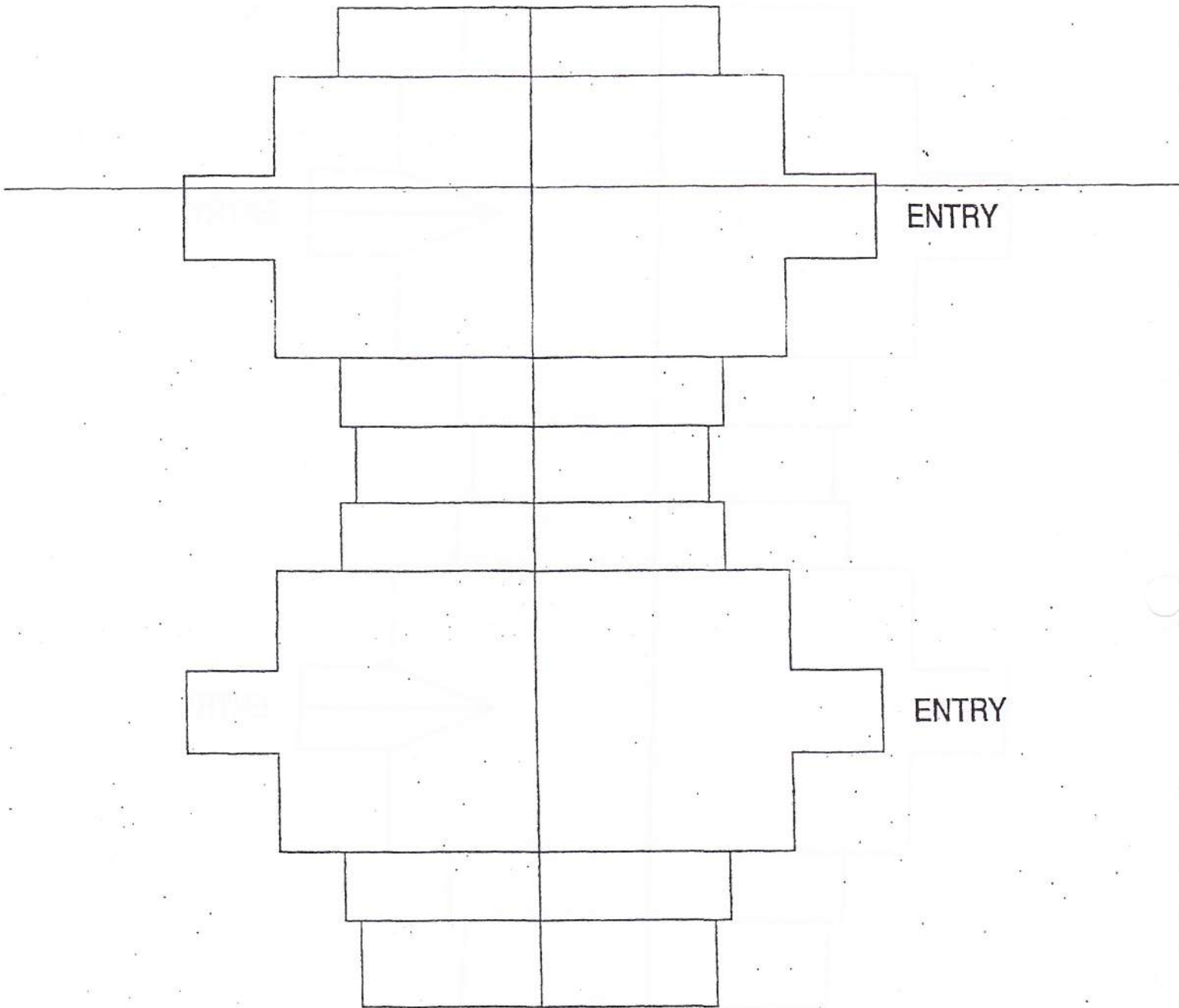
BUILDING 600 & 1100 - 1st, 2nd, & 3rd FLOOR PLANS

Sheet Number _____



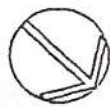
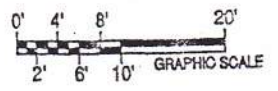
BUILDING 600 ROOF PLAN
NOTE: COMMON ELEMENT

Sheet Number _____



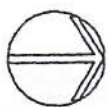
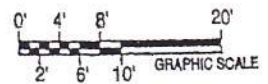
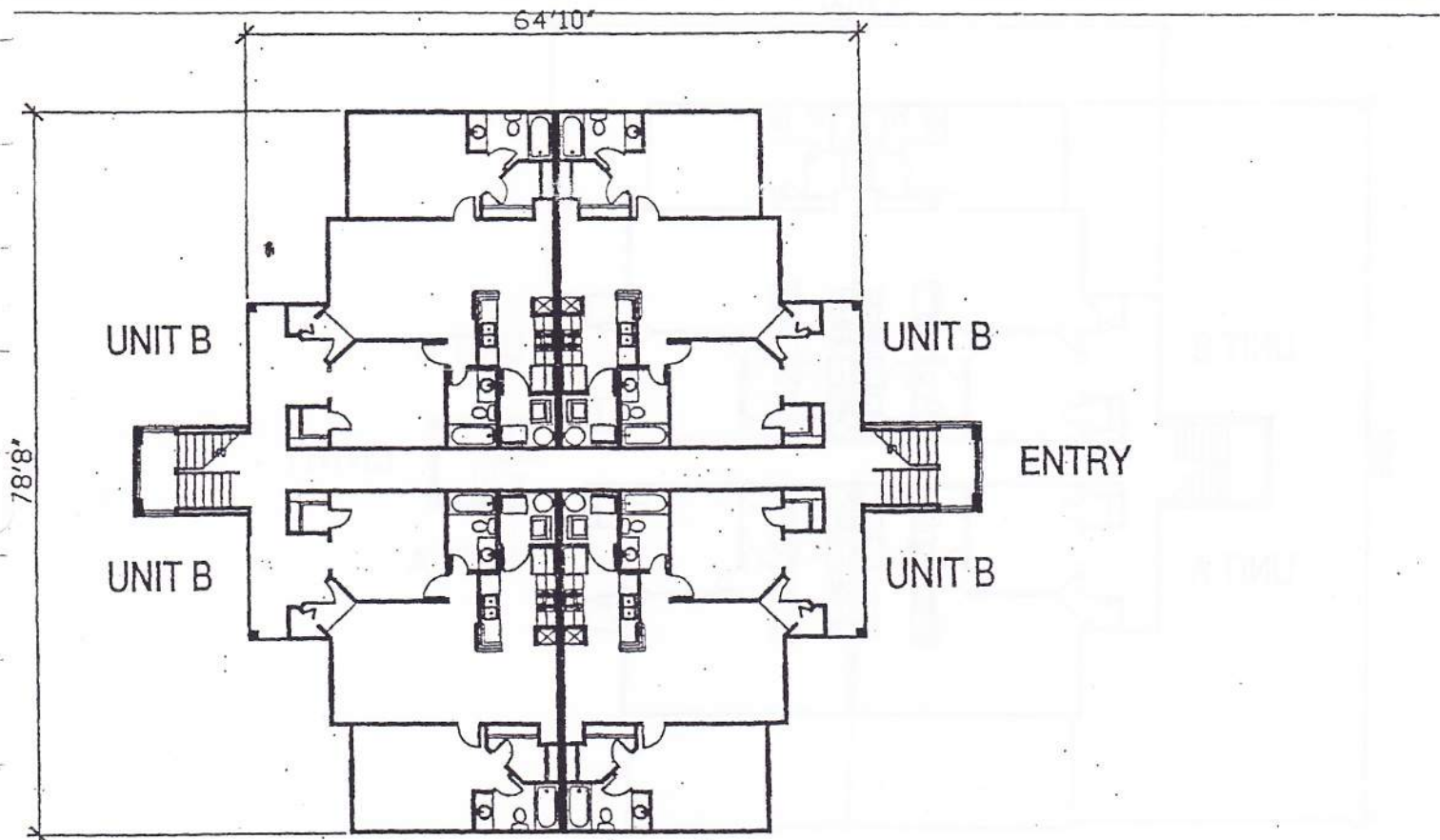
ENTRY

ENTRY



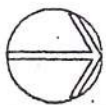
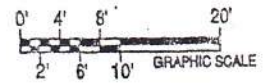
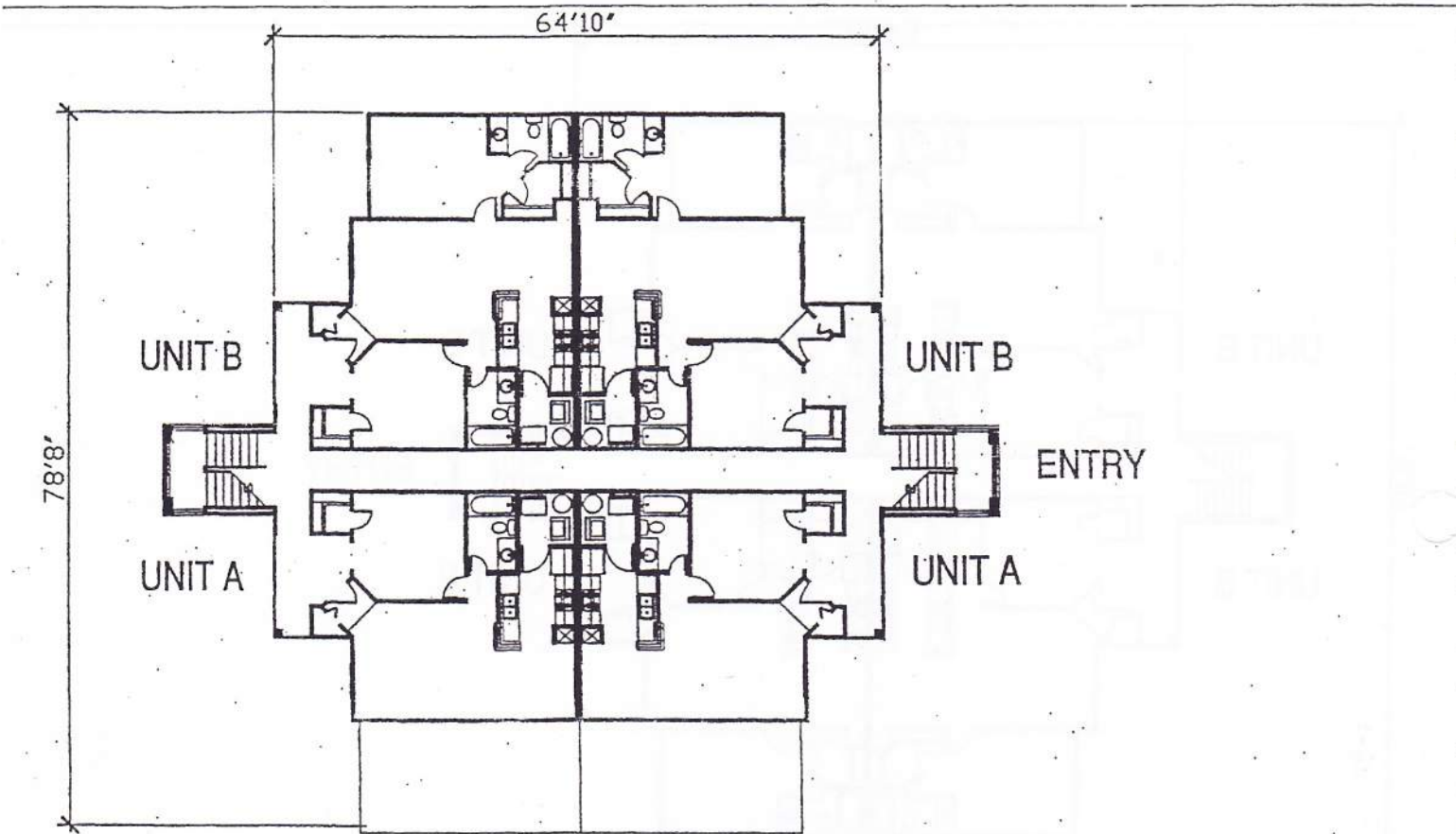
BUILDING 1100 ROOF PLAN
NOTE: COMMON ELEMENT

Sheet Number _____



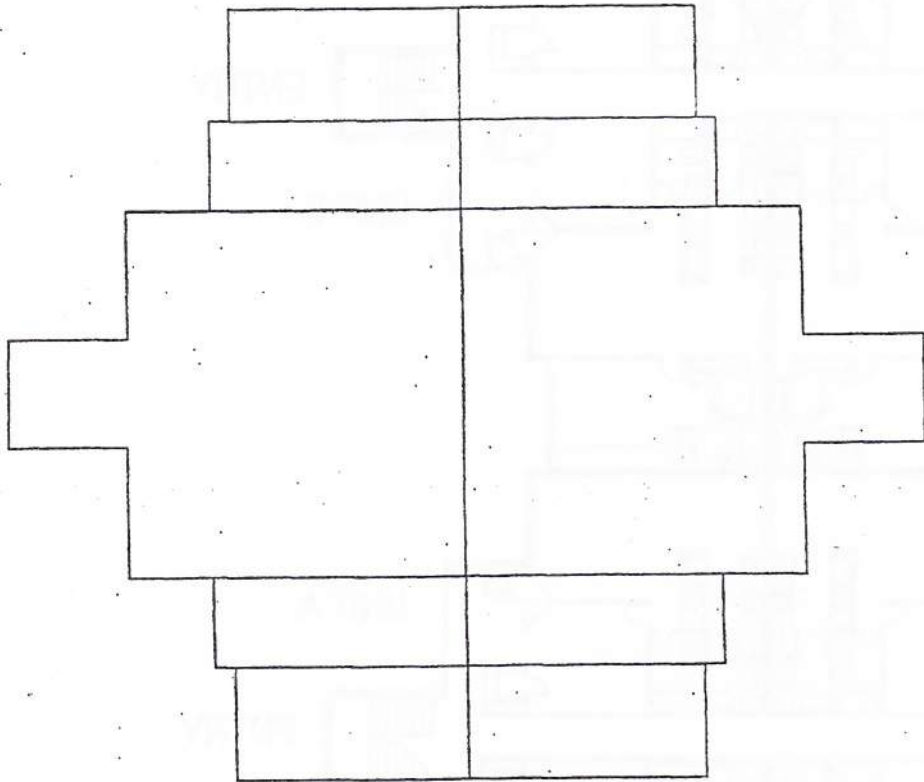
BUILDING 700 - 1st & 2nd FLOOR PLANS

Sheet Number _____

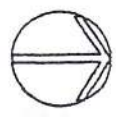
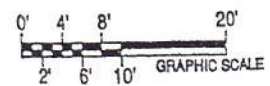


BUILDING 700 - 3rd FLOOR PLAN

Sheet Number _____

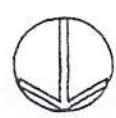
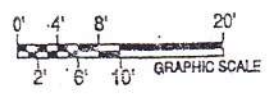
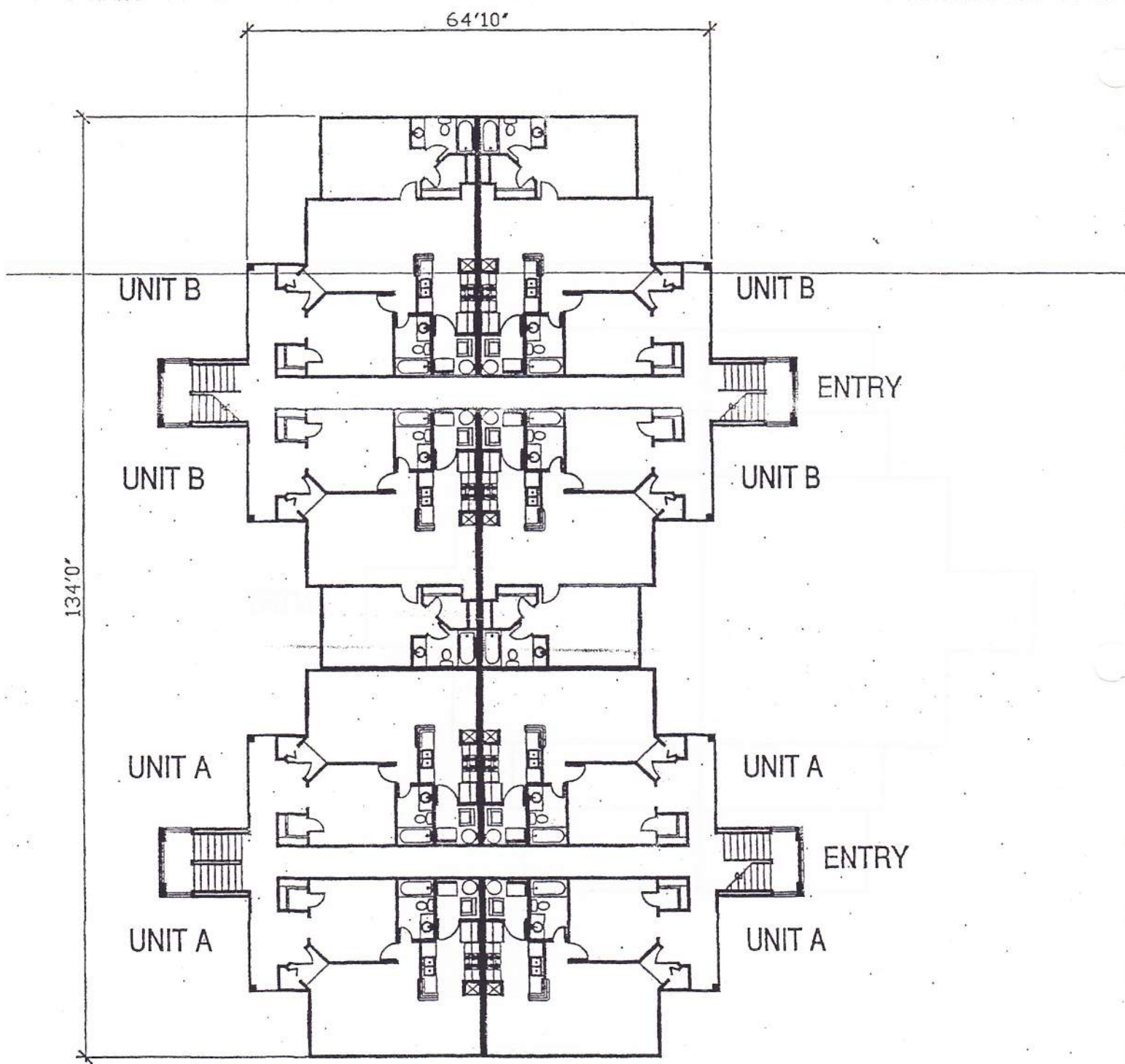


ENTRY



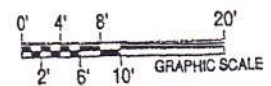
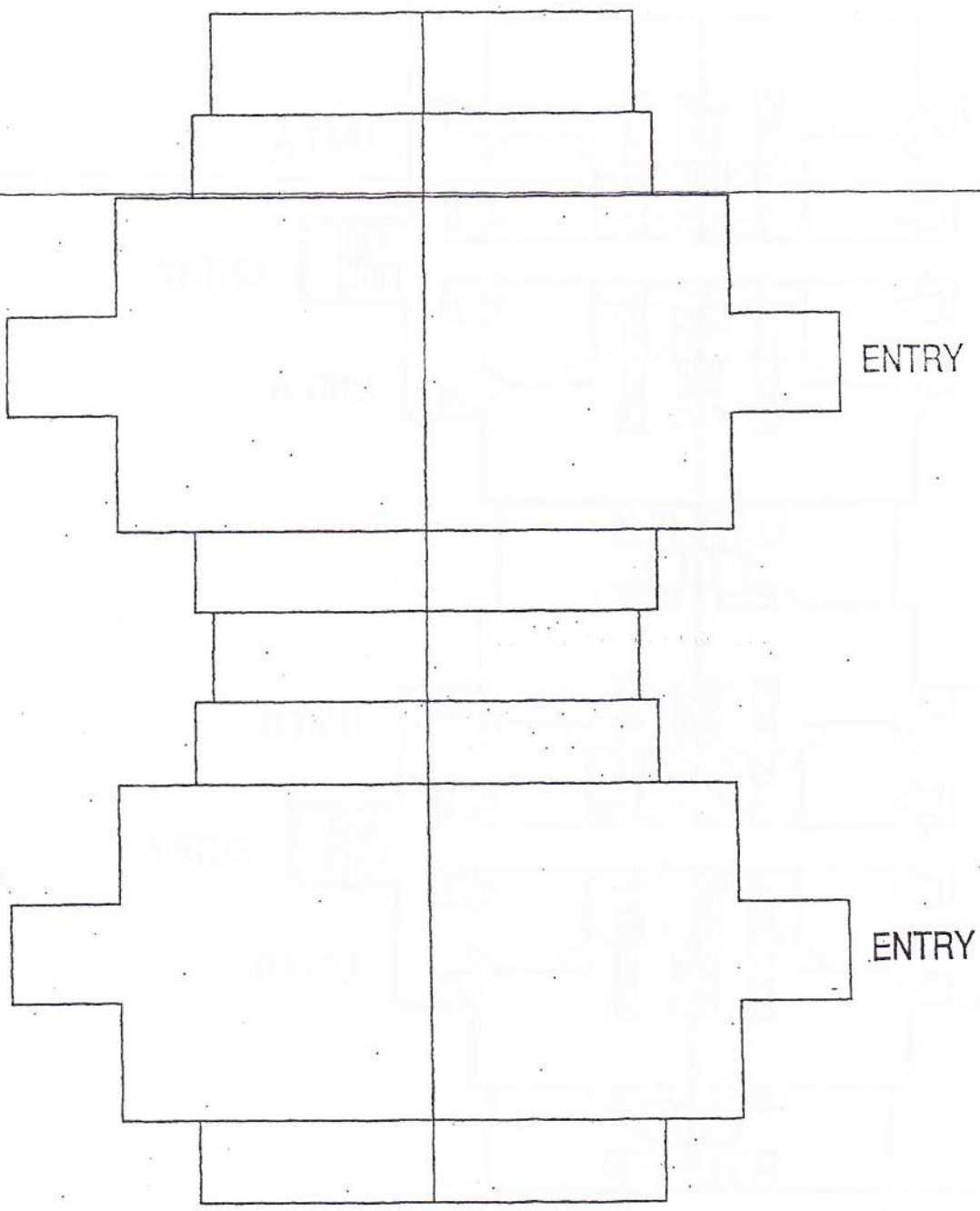
BUILDING 700 ROOF PLAN
NOTE: COMMON ELEMENT

Sheet Number _____



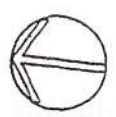
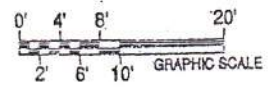
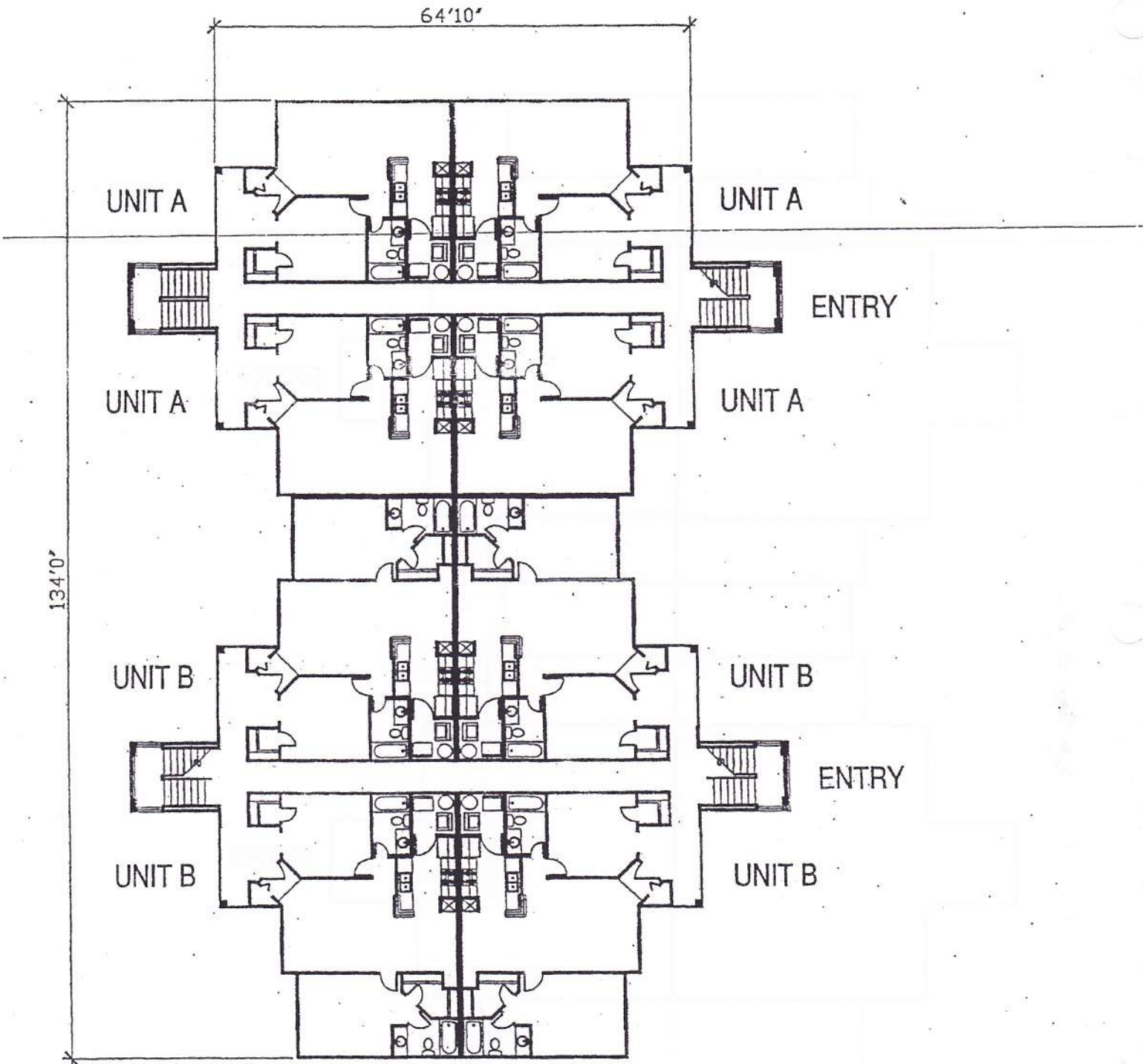
BUILDING 800 - 1st, 2nd & 3rd FLOOR PLANS

Sheet Number _____



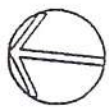
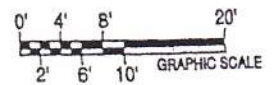
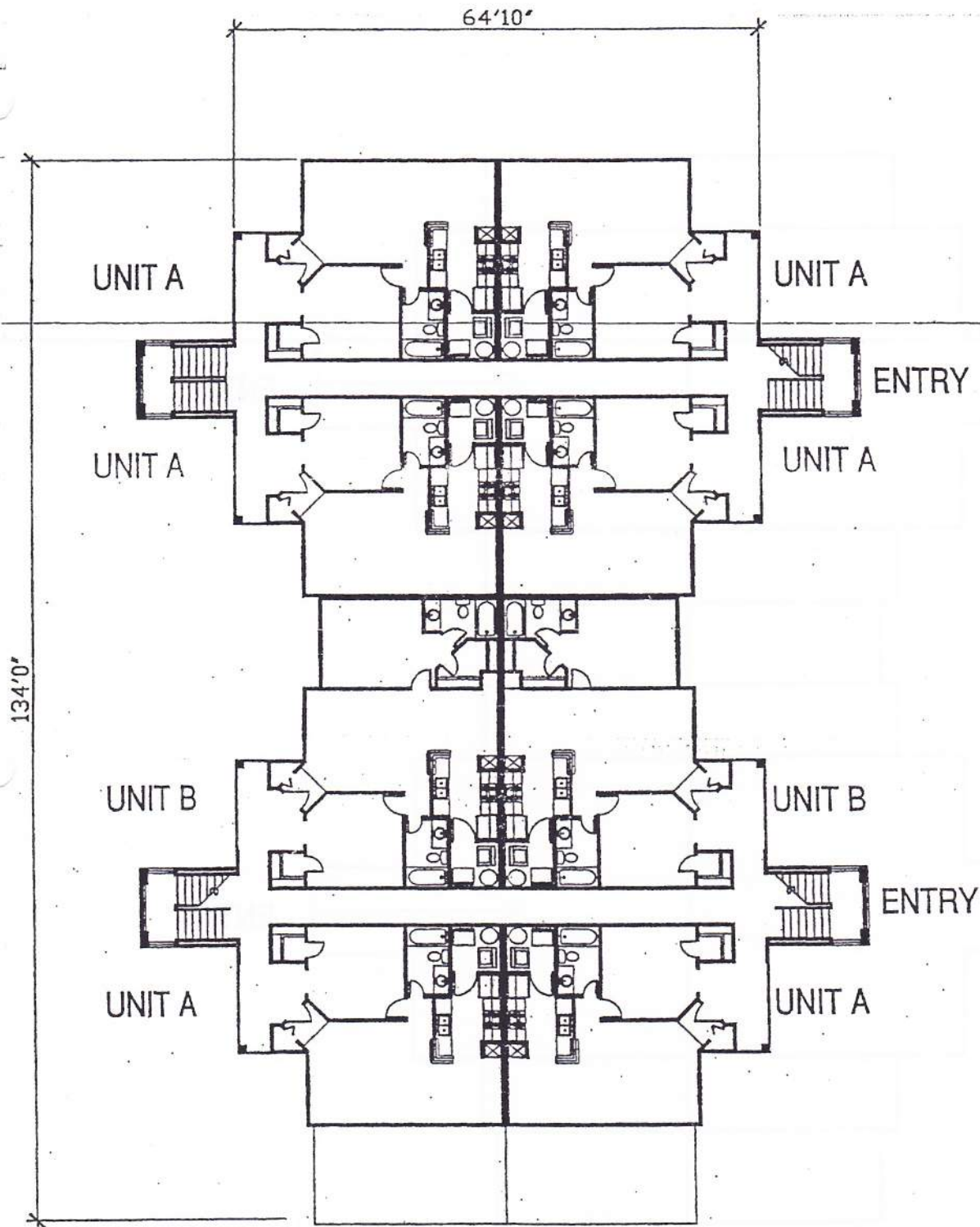
BUILDING 800 ROOF PLAN
NOTE: COMMON ELEMENT

Sheet Number _____



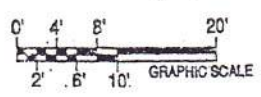
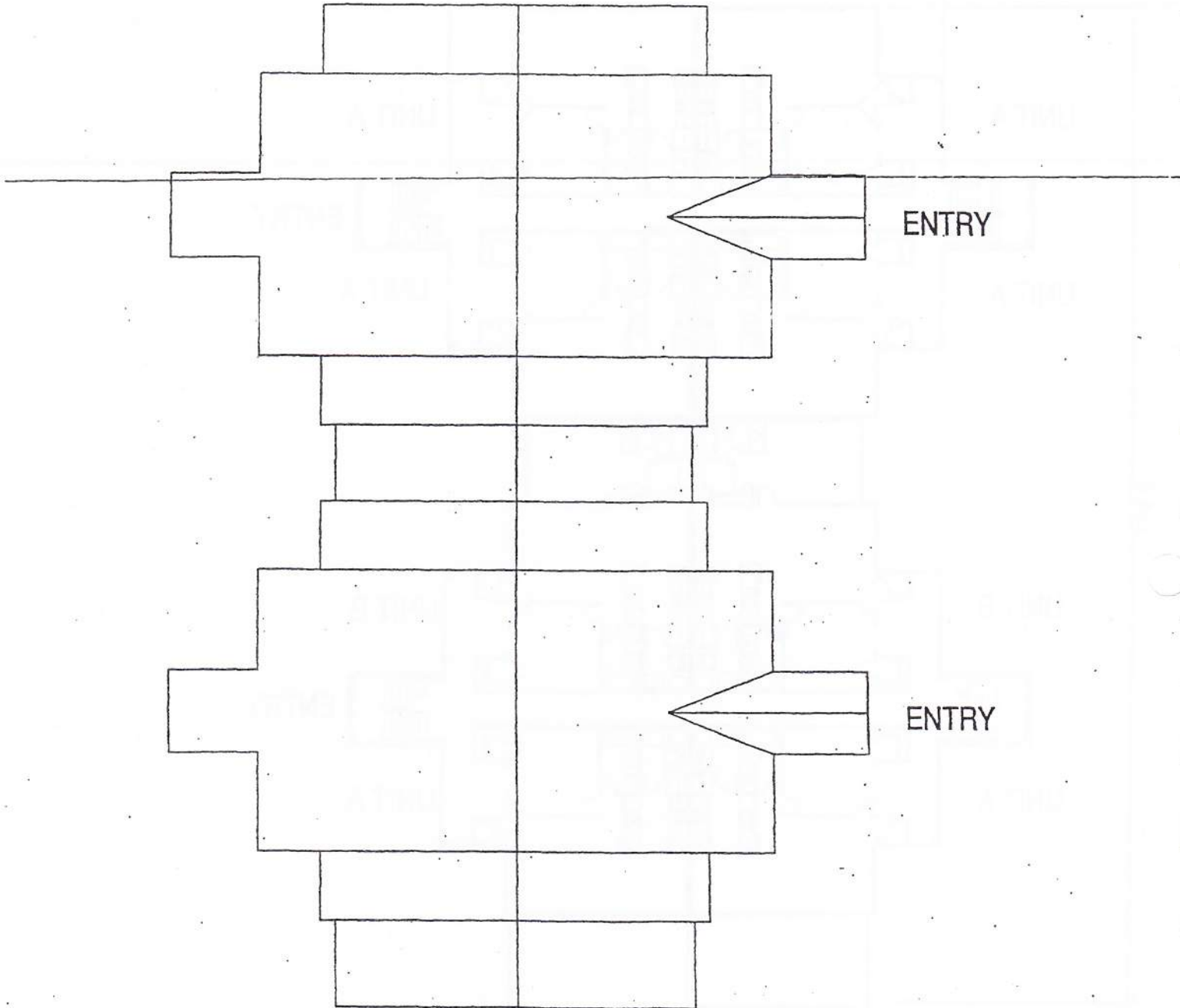
BUILDING 900 - 1st & 2nd FLOOR PLANS

Sheet Number _____



BUILDING 900 - 3rd FLOOR PLANS

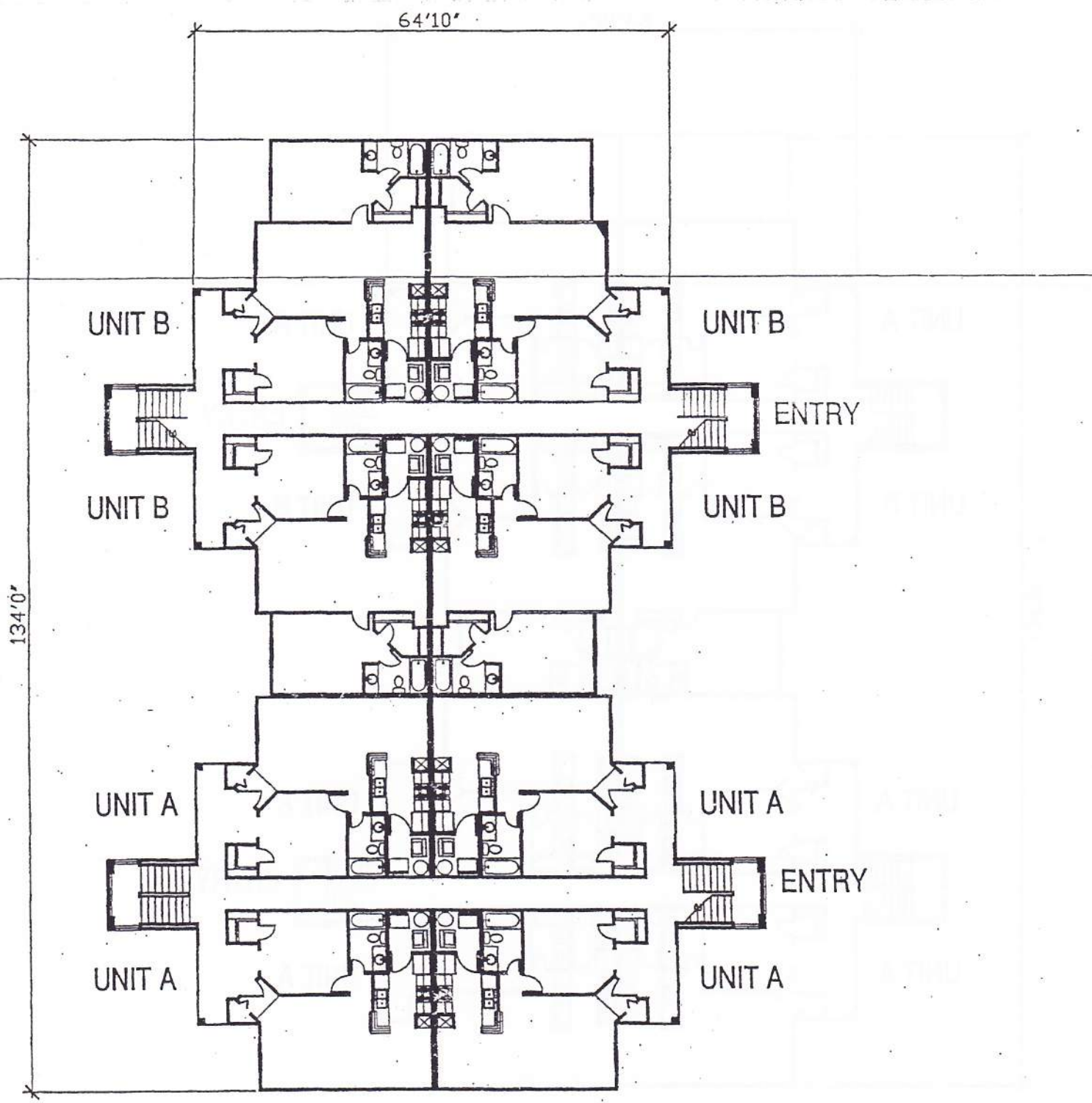
Sheet Number _____



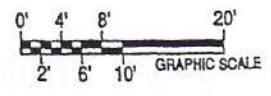
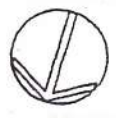
BUILDING 900 ROOF PLAN.

NOTE: COMMON ELEMENT

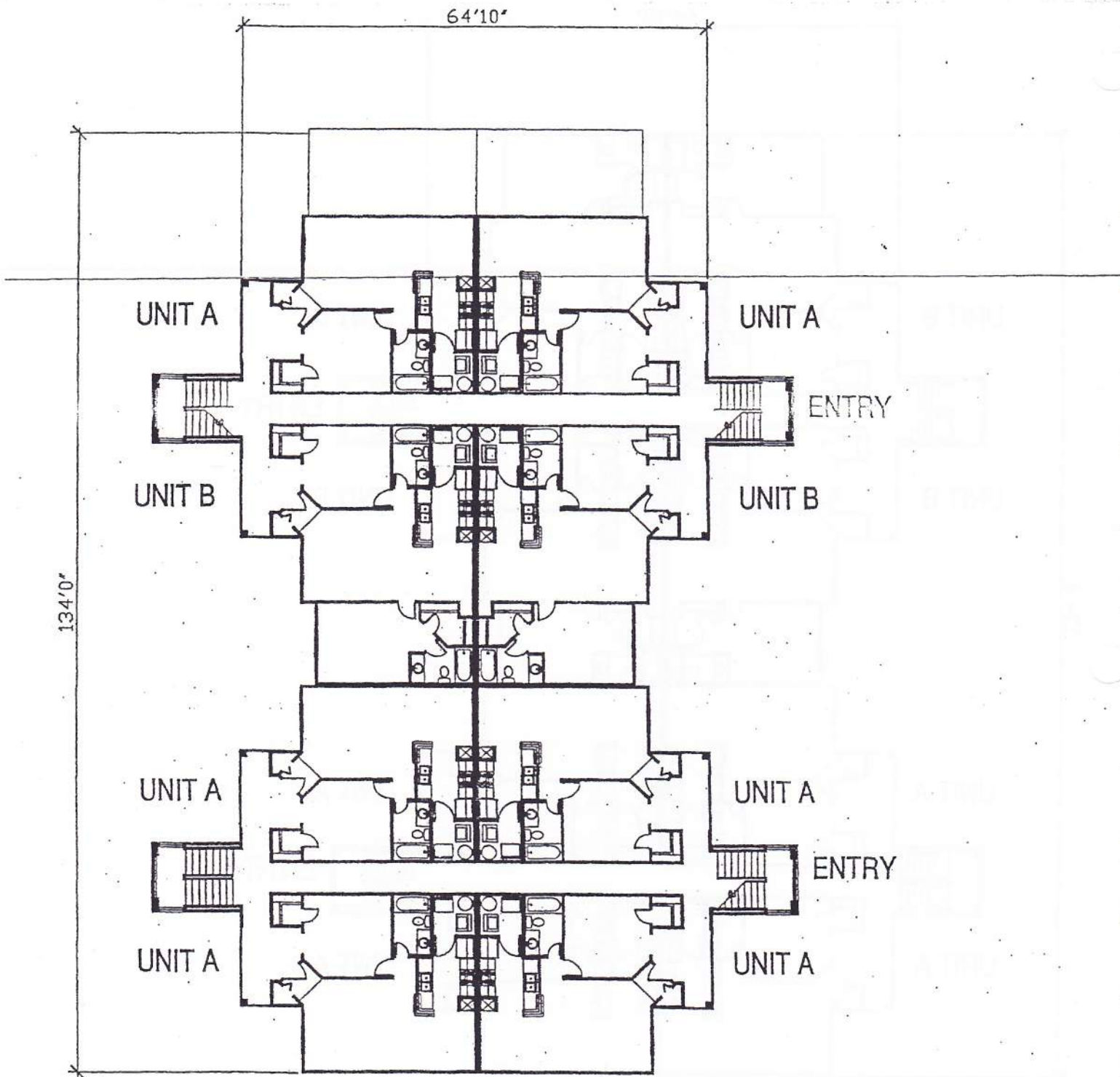
Sheet Number _____



BUILDING 1000 - 1st & 2nd FLOOR PLANS



Sheet Number _____



134'0"

64'10"

UNIT A

UNIT A

ENTRY

UNIT B

UNIT B

UNIT A

UNIT A

ENTRY

UNIT A

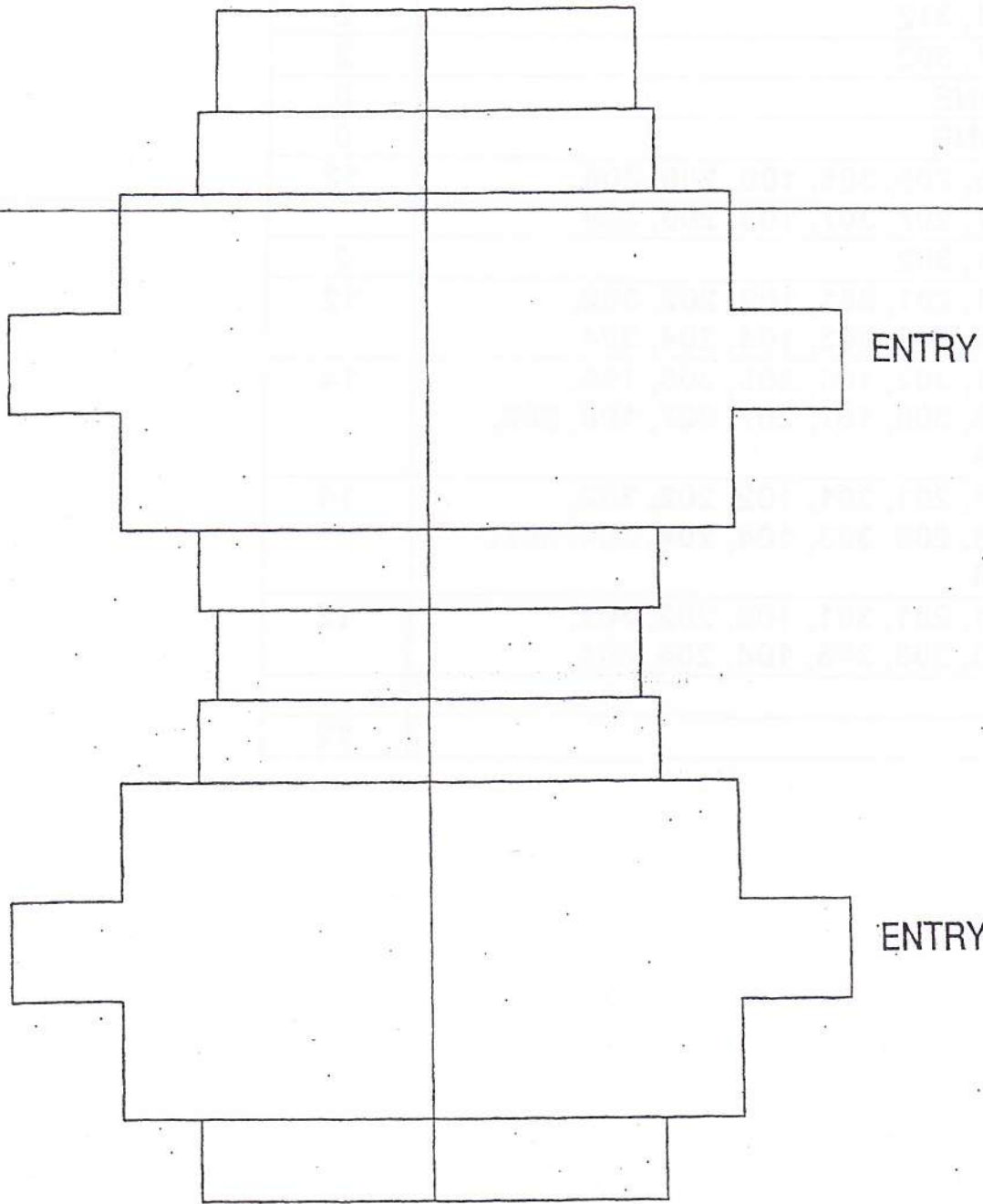
UNIT A



BUILDING 1000 - 3rd FLOOR PLANS

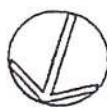
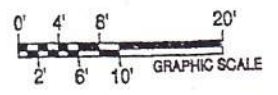


Sheet Number _____



ENTRY

ENTRY



BUILDING 1000 ROOF PLAN

NOTE: COMMON ELEMENT

Sheet Number _____

UNIT TYPE A - 1 BEDROOM/1 BATH		
BLDG. NO.	UNIT NUMBERS	TOTAL
100	301, 302	2
200	311, 312	2
300	301, 302	2
400	NONE	0
500	NONE	0
600	105, 205, 305, 106, 206, 306, 107, 207, 307, 108, 208, 308	12
700	301, 302	2
800	101, 201, 301, 102, 202, 302, 103, 203, 303, 104, 204, 304	12
900	301, 302, 105, 205, 305, 106, 206, 306, 107, 207, 307, 108, 208, 308	14
1000	101, 201, 301, 102, 202, 302, 103, 203, 303, 104, 204, 304, 307, 308	14
1100	101, 201, 301, 102, 202, 302, 103, 203, 303, 104, 204, 304	12
		72

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UNIT TYPE B - 2 BEDROOM/2 BATH		
BLDG. NO.	UNIT NUMBERS	TOTAL
100	101, 201, 102, 202, 103, 203, 303, 104, 204, 304, 105, 205, 305, 106, 206, 306, 107, 207, 307, 108, 208, 308	22
200	101, 201, 301, 102, 202, 302, 103, 203, 303, 104, 204, 304, 105, 205, 305, 106, 206, 306, 107, 207, 307, 108, 208, 308, 109, 209, 309, 110, 210, 310, 111, 211, 112, 212	34
300	101, 201, 102, 202, 103, 203, 303, 104, 204, 304, 105, 205, 305, 106, 206, 306, 107, 207, 307, 108, 208, 308	22
400	101, 201, 301, 102, 202, 302, 103, 203, 303, 104, 204, 304, 105, 205, 305, 106, 206, 306, 107, 207, 307, 108, 208, 308, 109, 209, 309, 110, 210, 310, 111, 211, 311, 112, 212, 312	36
500	101, 201, 301, 102, 202, 302, 103, 203, 303, 104, 204, 304, 105, 205, 305, 106, 206, 306, 107, 207, 307, 108, 208, 308, 109, 209, 309, 110, 210, 310, 111, 211, 311, 112, 212, 312	36
600	101, 201, 301, 102, 202, 302, 103, 203, 303, 104, 204, 304	12
700	101, 201, 102, 202, 103, 203, 303, 104, 204, 304	10
800	105, 205, 305, 106, 206, 306, 107, 207, 307, 108, 208, 308	12
900	102, 201, 102, 202, 103, 203, 303, 104, 204, 304	10
1000	105, 205, 305, 106, 206, 306, 107, 207, 108, 208	10
1100	105, 205, 305, 106, 206, 306, 107, 207, 307, 108, 208, 308	12
		216

CL 2004011502

OR 2426/275