

REUNION WEST PHASE 4

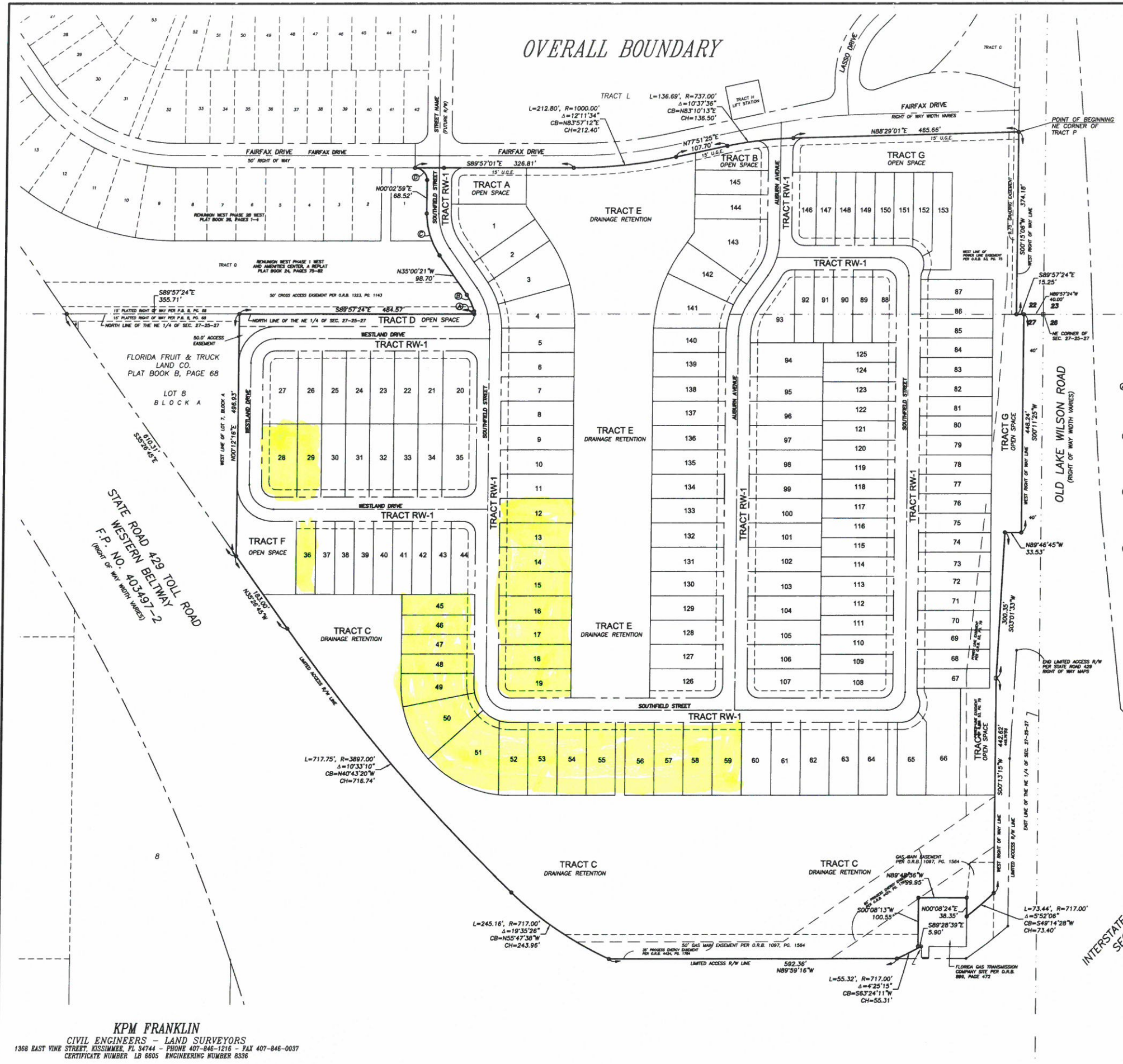
A REPLAT OF TRACT C, REUNION WEST PHASE 2B WEST, PER PLAT BOOK 26, PAGES 1-4, TRACT P, REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT, PER PLAT BOOK 24, PAGES 75 THROUGH 82, AND A REPLAT OF A PORTION OF LOTS 3, 4, 5, 6, AND 7, BLOCK A, FLORIDA FRUIT & TRUCK LAND CO., PER PLAT BOOK B, PAGE 68, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
 LOCATED IN SECTIONS 22 & 27, TOWNSHIP 25 SOUTH, RANGE 27 EAST OSCEOLA COUNTY, FLORIDA

PLAT NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON A RECORD PLAT BEARING REFERENCE OF S00°15'06"W ALONG THE WEST RIGHT OF WAY LINE OF OLD LAKE WILSON ROAD AS SHOWN ON THE PLAT OF REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT AS RECORDED IN PLAT BOOK 24, PAGES 75-82 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
- TRACT RW-1 IS A PRIVATE RIGHT OF WAY TRACT AND SHALL BE OWNED AND MAINTAINED BY THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC. THERE IS A PUBLIC UTILITY EASEMENT OVER TRACT RW-1 IN ITS ENTIRETY.
- TRACTS A, B, F AND G, ARE OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC.
- TRACTS C AND E, ARE STORM WATER RETENTION TRACTS, AND SHALL BE OWNED AND MAINTAINED BY THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC.
- THERE SHALL BE A 15.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL STREET RIGHT OF WAY LINES PER THIS PLAT.
- THERE SHALL BE A 5.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES OF ALL PLATTED LOTS PER THIS PLAT.
- ALL LOT LINES INTERSECTING CURVED RIGHT OF WAY LINES ARE RADIAL, UNLESS OTHERWISE SHOWN AS (NR) NON-RADIAL.
- OSCEOLA COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, DRAINAGE EASEMENTS, INCLUDING WITHOUT LIMITATION, THE DRAINAGE SYSTEM CONSTRUCTED THEREON. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF OSCEOLA COUNTY FOR SAID PURPOSE OVER SAID DRAINAGE EASEMENTS, AND OVER THE STORM WATER RETENTION AREAS.
- 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 SERVICE 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. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC. A PERPETUAL, PRIVATE, NON-EXCLUSIVE EASEMENT ACROSS THE UTILITY EASEMENT IS GRANTED TO THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF ACCESS, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL IMPROVEMENTS CONSTRUCTED THEREIN. THE UTILITY FACILITIES LYING WITHIN THE EASEMENTS WILL BE MAINTAINED BY EACH INDIVIDUAL, RESPECTIVE UTILITY PROVIDER/VENDOR.
- ALL STREET LIGHTS ARE TO BE OWNED AND MAINTAINED BY THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
- THE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC. THE DRAINAGE STRUCTURES LYING WITHIN THE EASEMENTS WILL BE MAINTAINED BY THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. A PERPETUAL, PRIVATE, NON-EXCLUSIVE EASEMENT ACROSS ALL DRAINAGE EASEMENTS AND ALL DRAINAGE AND UTILITY EASEMENTS, IS HEREBY GRANTED TO THE REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF ACCESS, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE IMPROVEMENTS CONSTRUCTED THEREIN. THE UTILITY FACILITIES LYING WITHIN THE EASEMENTS, WILL BE MAINTAINED BY EACH INDIVIDUAL, RESPECTIVE UTILITY PROVIDER/VENDOR.
- THERE IS A 50.0 FOOT WIDE ACCESS EASEMENT OVER TRACT D, (SHOWN ON SHEET 3) WHICH WILL PROVIDE ACCESS TO OWNERS OF LOT 8, BLOCK A. EASEMENT SHALL BE OWNED AND MAINTAINED BY REUNION WEST PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSOR AND/OR ASSIGNS.

UNDERLYING RIGHTS OF WAY, EASEMENTS OR PLATS AFFECTING SAID PLAT ARE AS FOLLOWS:

- Plat of MAP OF FLORIDA FRUIT & TRUCK LAND CO. recorded in Plat Book B, Page 68, Public Records of Osceola County, Florida.
- Easement and Right of Way in favor of Florida Power Corporation recorded August 19, 1949, in Deed Book 128, Page 225, Public Records of Osceola County, Florida.
- Easement in favor of Florida Power Corporation recorded August 19, 1949, in Deed Book 128, Page 228, Public Records of Osceola County, Florida.
- Easement in favor of Florida Power Corporation recorded August 19, 1949, in Deed Book 128, Page 231, Public Records of Osceola County, Florida.
- Easement in favor of Houston Texas Gas and Oil Corporation recorded October 23, 1958, in Official Records Book 31, Page 59; together with Modification recorded November 24, 1992, in Official Records Book 1097, Page 1564, Public Records of Osceola County, Florida.
- Grant of Cross-Easement recorded November 17, 1994, in Official Records Book 1223, Page 1143, Public Records of Osceola County, Florida.
- Easements in favor of the City of Kissimmee, Florida recorded May 13, 1999, in Official Records Book 1614, Page 2605, Public Records of Osceola County, Florida.
- All rights of ingress, egress, light, air and view as described in that certain Order of Talking recorded January 9, 2002, in Official Records Book 1984, Page 980, Public Records of Osceola County, Florida.
- Easement in favor of Florida Power Corporation set forth in Stipulated Order of Talking and Final Judgment recorded March 9, 2015, in Official Records Book 4924, Page 1794, Public Records of Osceola County, Florida.
- Clubhouse and Construction Easement Agreement recorded January 12, 2015, in Official Records Book 4721, Page 41, Public Records of Osceola County, Florida.
- Easement in favor of Duke Energy Florida, Inc., d/b/a Duke Energy recorded February 23, 2015, in Official Records Book 4739, Page 1270, Public Records of Osceola County, Florida.
- Grant of Non-Exclusive Easement in favor of Peoples Gas System, a division of Tampa Electric Company recorded March 9, 2015, in Official Records Book 4924, Page 2149, Public Records of Osceola County, Florida.
- Plat of REUNION WEST PHASE 1 WEST AND AMENITIES CENTER, A REPLAT recorded September 24, 2015, in Plat Book 24, Pages 75-82, Public Records of Osceola County, Florida.
- Plat of REUNION WEST PHASE 2B WEST recorded July 19, 2017, in Plat Book 26, Pages 1-4, Public Records of Osceola County, Florida.



L=5.95'
R=25.00'
① Δ=13°38'29"
CB=N06°56'44"W
CH=5.94'
L=37.07'
R=100.00'
② Δ=21°14'22"
CB=N24°23'10"W
CH=36.86'
L=91.77'
R=150.00'
③ Δ=35°03'10"
CB=N17°28'44"W
CH=90.34'
L=39.27'
R=25.00'
④ Δ=90°00'00"
CB=N44°57'01"W
CH=35.36'

INTERSTATE NO. 4 (STATE ROAD 400)
SECTION 92130-2402
(RIGHT OF WAY WIDTH VARIES)