

# LAKE NONA LANDING

SECTIONS 18 & 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST,  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 4

PLAT BOOK:

PAGE:

## LAKE NONA LANDING

### DEDICATION

KNOW ALL BY THESE PRESENTS, that Lake Nona Landing, LLC, a Florida limited liability company, and Narcoossee Land Holding Two, LLC, a Florida limited liability company, being the owners in fee simple 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 dedicates Tract "A," Tract "B," and Tract "C" to Orange County, Florida for public right-of-way purposes, and dedicates Tract "D" to the City of Orlando, Florida for public right-of-way purposes.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on \_\_\_\_\_

By: \_\_\_\_\_  
Printed Name

Attest: \_\_\_\_\_  
Printed Name

Signed in the presence of:

By: \_\_\_\_\_  
Printed Name

By: \_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by James L. Zboril, as Manager of Narcoossee Land Holding Two, LLC, a Florida limited liability company, on behalf of the company and as President of Lake Nona Landing, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes: and that said land is located in the City of Orlando, Orange County, Florida.

## GeoPoint Surveying, Inc.

1403 E. 5th Avenue Phone: (813) 248-8888  
Tampa, Florida 33605 Fax: (813) 248-2266  
www.geopointsurvey.com Licensed Business Number LB 7768

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_  
David Alan Williams, Jr., (License No. LS6423)  
Florida Professional Surveyor and Mapper

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the \_\_\_\_\_, the \_\_\_\_\_ approved the foregoing plat.

MAYOR PRO TEM \_\_\_\_\_

ATTEST: \_\_\_\_\_ City Clerk

### CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: \_\_\_\_\_ Date: \_\_\_\_\_

City Planning Official: \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: \_\_\_\_\_ Date: \_\_\_\_\_

City Engineer: \_\_\_\_\_

### CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

City Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_

### CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on \_\_\_\_\_ as File No. \_\_\_\_\_.

County Comptroller in and for Orange County, Florida

By \_\_\_\_\_



Vicinity Map

Not to Scale

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

#### NOTES:

- BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1988 (NAD83 - 2007 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, AS ESTABLISHED FROM RTK NETWORK, AND ARE BASED ON THE EAST BOUNDARY OF SECTION 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST, HAVING A GRID BEARING OF S.00°56'22"W.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS IN FAVOR OF NARCOOSSEE LAND HOLDING TWO, LLC AND ITS AFFILIATES, ASSIGNEES, OR DESIGNEES AND LAKE NONA LANDING, LLC AND ITS AFFILIATES, ASSIGNEES, OR DESIGNEES FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF COMMUNICATION SERVICES. THIS PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- DEVELOPMENT ON THIS PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, WHICH GOVERNS THE CITY'S ABILITY TO ISSUE BUILDING PERMITS ON THIS PROPERTY. APPROVAL OF THIS PLAT SHALL NOT BE DEEMED TO PROVIDE ANY VESTED RIGHTS, EXCEPT AS TO THOSE MATTERS DEPICTED HEREON, THAT ARE CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.
- TRACT "Z" IS A PRIVATE LIFT STATION TO BE OWNED AND MAINTAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS.
- NO PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 OR TRACT "Z" OF THIS PLAT ARE BEING DEDICATED TO THE PUBLIC NOR ARE ANY PORTIONS OF SAID LOTS REQUIRED FOR ANY PUBLIC USE.

#### LAKE NONA LANDING

**DESCRIPTION:** A parcel of land lying in Sections 18 and 19, Township 24 South, Range 31 East, Orange County, Florida, and being more particularly described as follows:

**COMMENCE** at the Northeast corner of said Section 19, run thence along the North boundary of said Section 19, N.89°41'24"W., a distance of 72.00 feet to a point on the West right of way line of NARCOOSSEE ROAD, said point also being the **POINT OF BEGINNING**; thence along said West right of way line, lying 72.00 feet West of and parallel with the East boundary of said Section 19, S.00°56'22"W., a distance of 1301.02 feet to a point of curvature, said point being the Northeast corner of TAGORE PLACE right of way, according to the plat of EDUCATION VILLAGE PHASE 2, recorded in Plat Book 78, Page 59, of the Public Records of Orange County, Florida; thence along the Northerly right of way line of said TAGORE PLACE, the following six (6) courses: 1) Southwesterly, 74.77 feet along the arc of a tangent curve to the right having a radius of 48.00 feet and a central angle of 89°15'07" (chord bearing S.45°33'56"W., 67.44 feet) to a point of tangency; 2) N.89°48'31"W., a distance of 218.00 feet to a point of curvature; 3) Westerly, 65.66 feet along the arc of a tangent curve to the left having a radius of 913.00 feet and a central angle of 04°07'13" (chord bearing S.88°07'53"W., 65.64 feet) to a point of tangency; 4) S.86°04'16"W., a distance of 87.91 feet to a point of curvature; 5) Westerly, 64.65 feet along the arc of a tangent curve to the right having a radius of 899.00 feet and a central angle of 04°07'13" (chord bearing S.88°07'53"W., 64.64 feet) to a point of tangency; 6) N.89°48'31"W., a distance of 73.02 feet to the Northwest corner of said TAGORE PLACE right of way; thence along the West right of way line of said TAGORE PLACE, S.00°11'29"W., a distance of 52.00 feet to the Southwest corner of said TAGORE PLACE right of way; thence along the Southerly right of way line of said TAGORE PLACE, the following three (3) courses: 1) S.89°48'32"E., a distance of 1.06 feet; 2) Southeasterly, 39.53 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°35'53" (chord bearing S.44°30'35"E., 35.54 feet); 3) S.00°47'21"W., a distance of 7.07 feet; thence Northwesterly, 41.30 feet along the arc of a non-tangent curve to the left having a radius of 26.34 feet and a central angle of 89°49'44" (chord bearing N.44°07'30"W., 37.19 feet); thence N.89°03'38"W., a distance of 882.01 feet; thence N.00°56'22"E., a distance of 60.00 feet; thence N.00°45'12"E., a distance of 716.18 feet; thence S.89°03'38"E., a distance of 24.29 feet; thence N.00°56'22"E., a distance of 563.39 feet; thence N.43°31'16"W., a distance of 187.74 feet; thence N.00°56'22"E., a distance of 343.46 feet to the South boundary of the North 250.00 feet of South 1/2 of the Southeast 1/4 of aforesaid Section 18; thence along said South boundary of the North 250.00 feet of the South 1/2 of the Southeast 1/4 of Section 18, S.89°40'16"E., a distance of 819.20 feet to the Northwesterly corner of South Florida Water Management District Conservation Easement "A", recorded in Official Records Book 10844, Page 6260, of the Public Records of Orange County, Florida; thence along the Westerly boundary of said South Florida Water Management District Conservation Easement "A", the following two (2) courses: 1) S.10°41'01"E., a distance of 71.91 feet; 2) S.16°26'24"E., a distance of 122.45 feet; thence continue along said Westerly boundary of South Florida Water Management District Conservation Easement "A", and the Southeasterly extension thereof, S.31°17'43"E., a distance of 128.13 feet to a point on the West boundary of Parcel 808A (Stormwater Drainage Easement), recorded in Official Records Book 10178, Page 9201, of the Public Records of Orange County, Florida; thence along said West boundary of Parcel 808A, S.00°56'16"W., a distance of 292.31 feet to the Southwest corner of said Parcel 808A; thence along the South boundary of said Parcel 808A, S.89°03'44"E., a distance of 287.00 feet to the Southeast corner of said Parcel 808A; thence along the East boundary of said Parcel 808A, N.00°56'16"E., a distance of 274.51 feet; thence along the Southerly boundary of said Parcel 808A, the following three (3) courses: 1) N.67°11'50"E., a distance of 108.52 feet; 2) S.72°42'30"E., a distance of 137.87 feet; 3) N.72°27'24"E., a distance of 82.29 feet to the Southeasterly most corner of said Parcel 808A; thence S.89°51'32"E., a distance of 10.00 feet to aforesaid West right of way line of NARCOOSSEE ROAD; thence along said West right of way line, the following two (2) courses: 1) along a line lying 72.00 feet West of and parallel with the East boundary of aforesaid Section 18, S.00°08'28"W., a distance of 118.75 feet; 2) along a line lying 72.00 feet West of and parallel with aforesaid East boundary of Section 19, S.00°56'22"W., a distance of 0.29 feet to the **POINT OF BEGINNING**.

Containing 53.510 acres, more or less.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY 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.

#### LEGEND:

- ----- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ⊕ ----- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ----- indicates (P.C.P.) Permanent Control Point LB7768
- P.U.E. ---- indicates Private Utility Easement
- P.D. ---- indicates Private Drainage Easement
- I.E.E. ---- indicates Private Ingress/Egress Easement
- (R) ---- indicates radial line
- (NR) ---- indicates non-radial line
- O.R. ---- Official Records Book
- (TYP) ---- Typical

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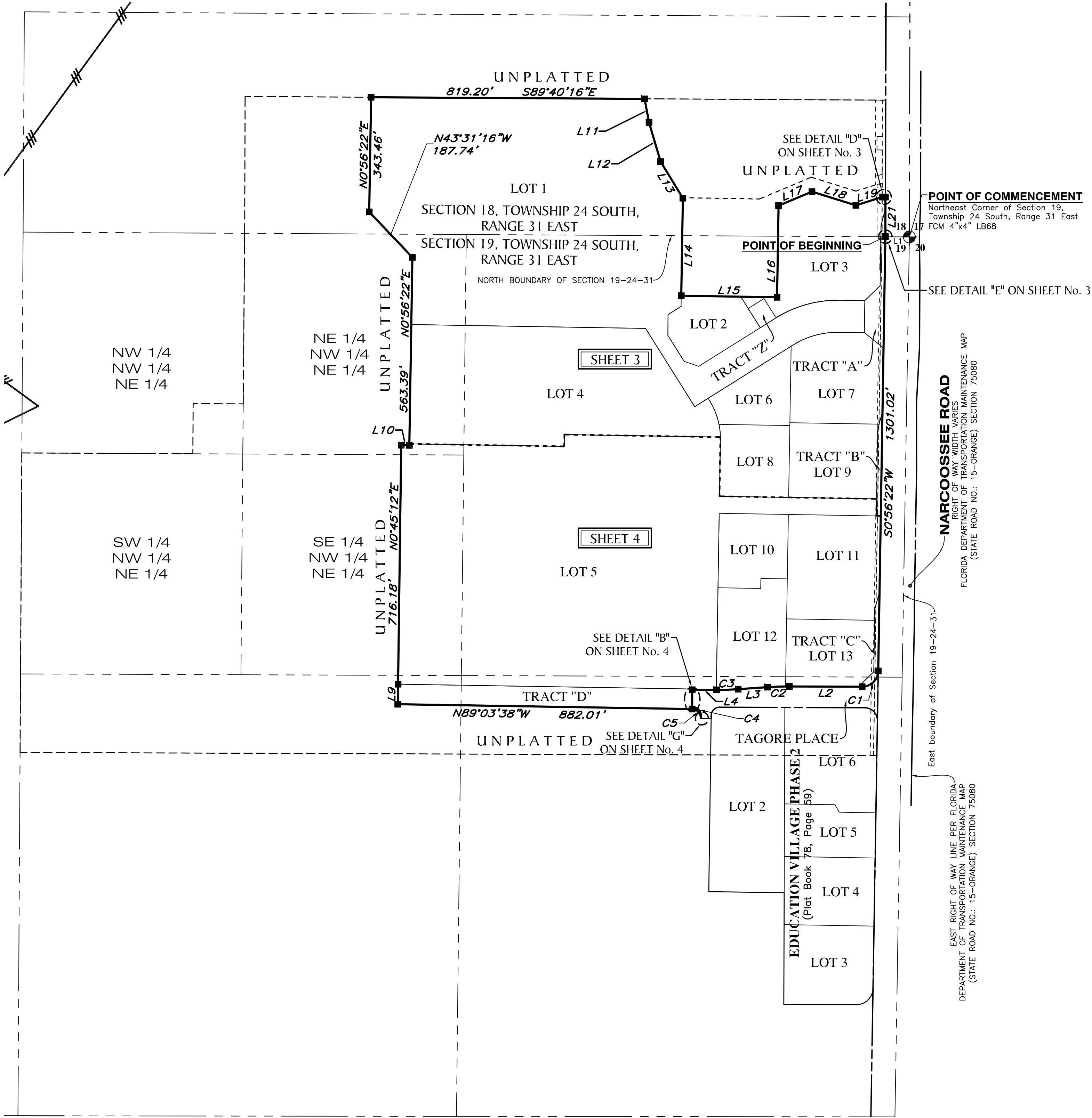
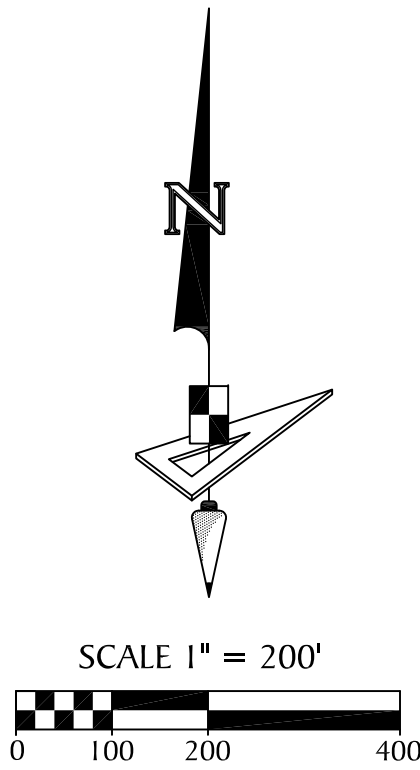


LAKE NONA LANDING

SECTIONS 18 & 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST,  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT BOOK: PAGE:

SHEET 2 OF 4



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	48.00'	89°15'07"	74.77'	67.44'	S 45°33'56" W
C2	913.00'	4°07'13"	65.66'	65.64'	S 88°07'53" W
C3	899.00'	4°07'13"	64.65'	64.64'	S 88°07'53" W
C4	25.00'	90°35'53"	39.53'	35.54'	S 44°30'35" E
C5	26.34'	89°49'44"	41.30'	37.19'	N 44°07'30" W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 89°41'24" W	72.00'
L2	N 89°48'31" W	218.00'
L3	S 86°04'16" W	87.91'
L4	N 89°48'31" W	73.02'
L9	N 00°56'22" E	60.00'
L10	S 89°03'38" E	24.29'
L11	S 10°41'01" E	71.91'
L12	S 16°26'24" E	122.45'
L13	S 31°17'43" E	128.13'
L14	S 00°56'16" W	292.31'
L15	S 89°03'44" E	287.00'
L16	N 00°56'16" E	274.51'
L17	N 67°11'50" E	108.52'
L18	S 72°42'30" E	137.87'
L19	N 72°27'24" E	82.29'
L21	S 00°08'28" W	118.75'

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS  
OF THIS PLAT FOR DETAILED LABELLING  
AND DIMENSIONING.



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QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes: and that said land is located in the City of Orlando, Orange County, Florida.

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Florida Professional Surveyor and Mapper  
Dated: \_\_\_\_\_

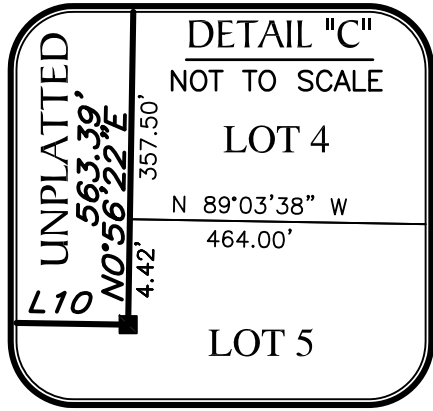
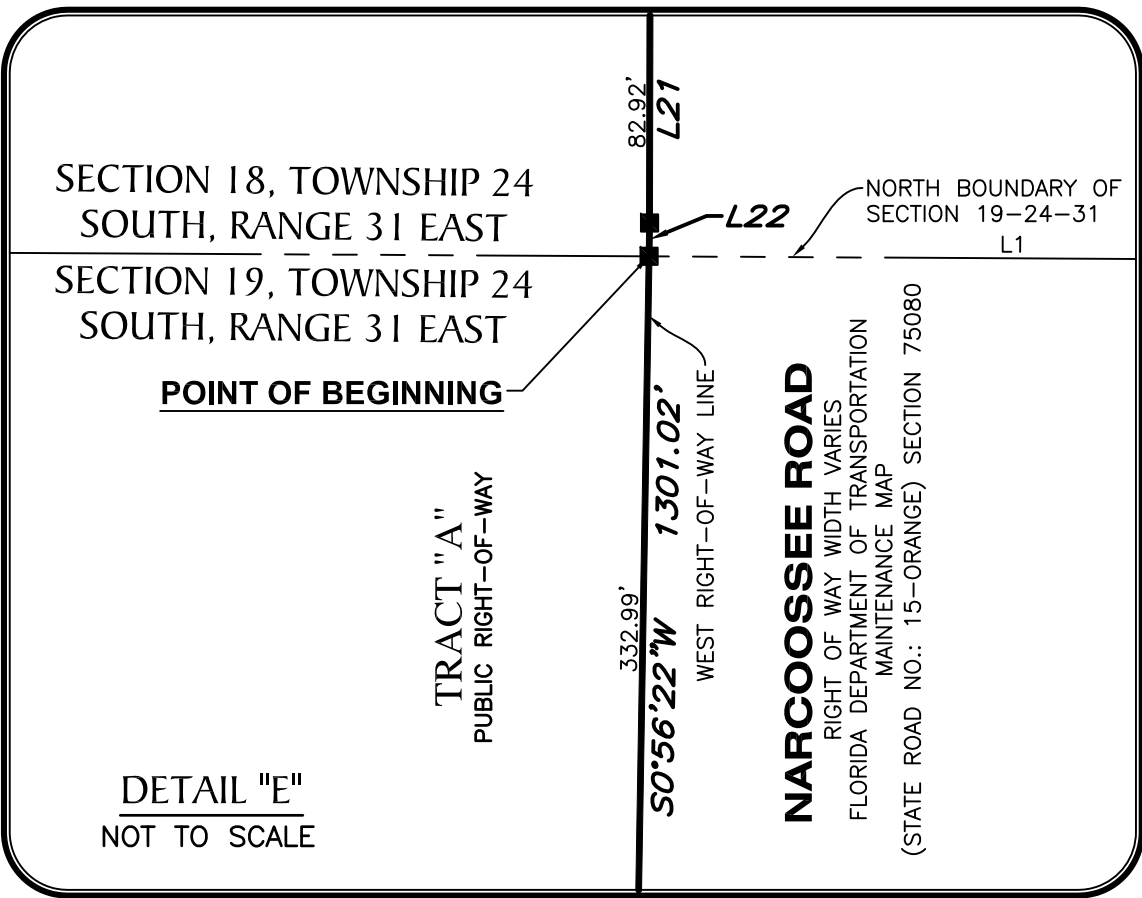
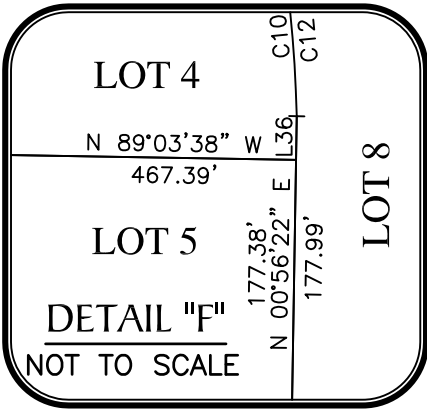
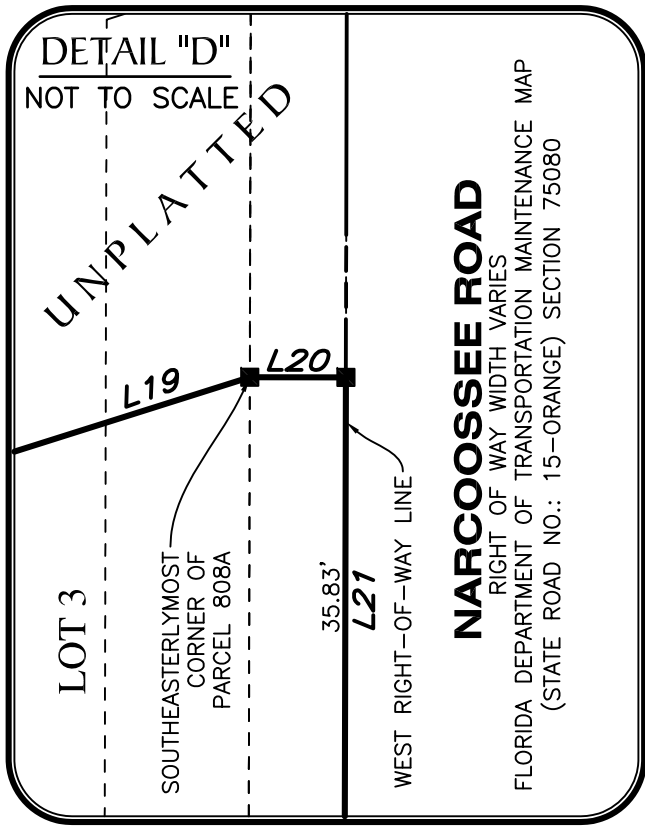
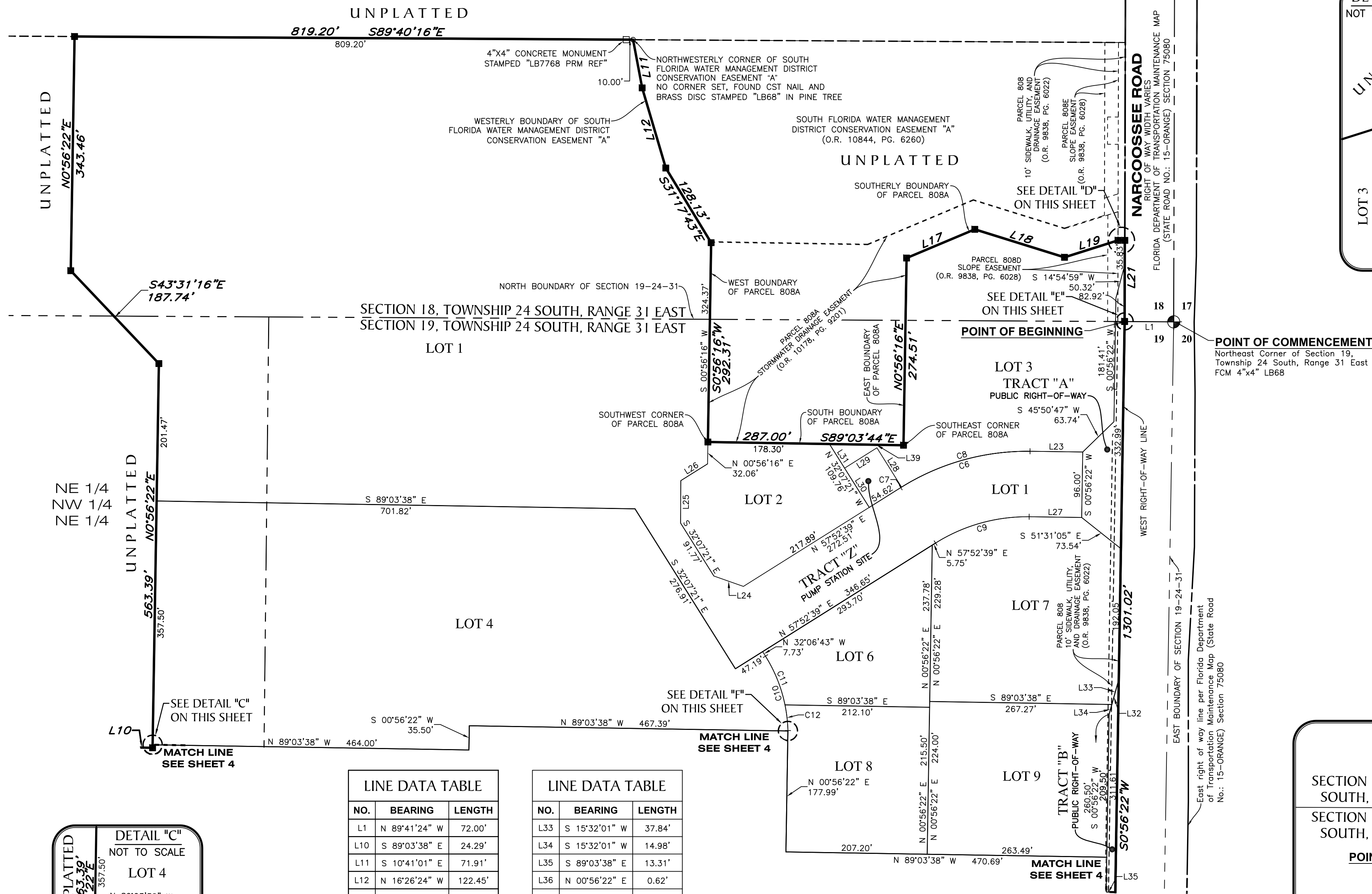
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SECTIONS 18 & 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST,  
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PLAT BOOK:

PAGE:

SHEET 3 OF 4



LINE DATA TABLE			
NO.	BEARING	LENGTH	
L1	N 89°41'24\"	72.00'	
L10	S 89°03'38\"	24.29'	
L11	S 10°41'01\"	71.91'	
L12	N 16°26'24\"	122.45'	
L17	N 67°11'50\"	108.52'	
L18	S 72°42'30\"	137.87'	
L19	S 72°27'24\"	82.29'	
L20	S 89°51'32\"	10.00'	
L21	S 00°08'28\"	118.75'	
L22	S 00°56'22\"	0.29'	
L23	N 89°14'48\"	77.33'	
L24	S 70°37'58\"	45.98'	
L25	S 00°19'44\"	62.11'	
L26	S 57°52'39\"	46.27'	
L27	S 89°14'48\"	77.02'	
L28	N 32°07'21\"	68.00'	
L29	S 57°52'39\"	56.00'	
L30	N 32°07'21\"	68.00'	
L31	N 32°07'21\"	41.76'	
L32	S 15°32'01\"	52.82'	

LINE DATA TABLE			
NO.	BEARING	LENGTH	
L33	S 15°32'01\"	37.84'	
L34	S 15°32'01\"	14.98'	
L35	S 89°03'38\"	13.31'	
L36	N 00°56'22\"	0.62'	
L39	S 89°03'44\"	108.70'	

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C6	348.00'	32°52'33\"	199.68'	196.95'	S 74°18'55\" W
C7	348.00'	0°13'37\"	1.38'	1.38'	S 57°59'27\" W
C8	348.00'	32°38'56\"	198.30'	195.63'	S 74°25'44\" W
C9	252.00'	32°52'33\"	144.60'	142.62'	S 74°18'55\" W
C10	215.69'	30°38'48\"	115.37'	114.00'	N 16°47'58\" W
C11	215.69'	20°35'07\"	77.49'	77.08'	N 21°49'48\" W
C12	215.69'	10°03'40\"	37.88'	37.83'	N 06°30'24\" W

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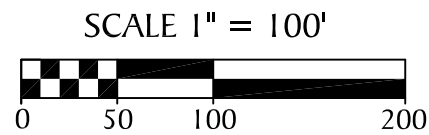
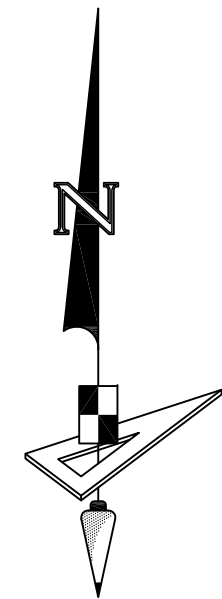
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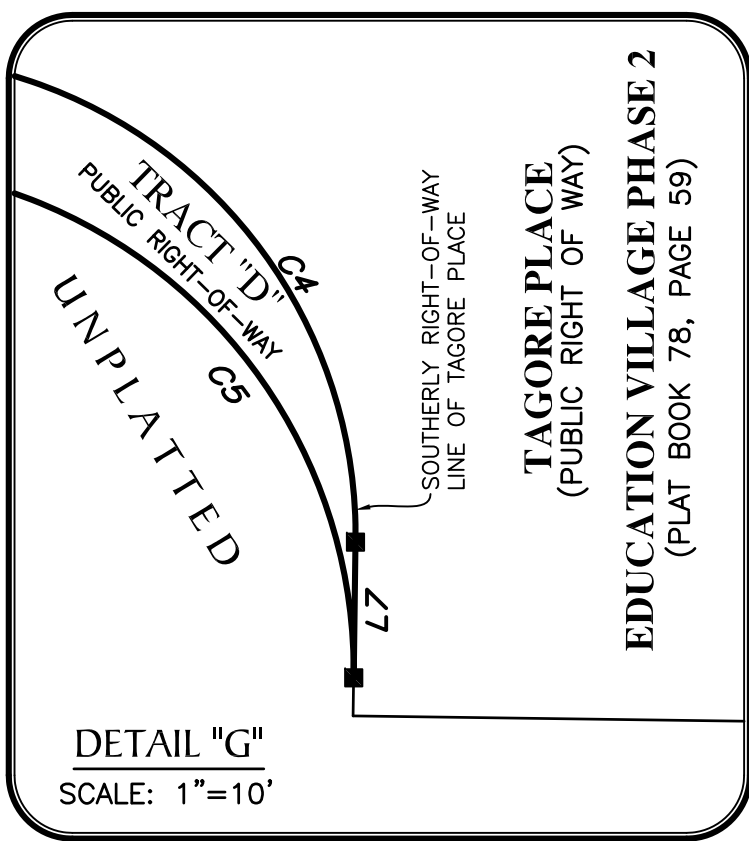
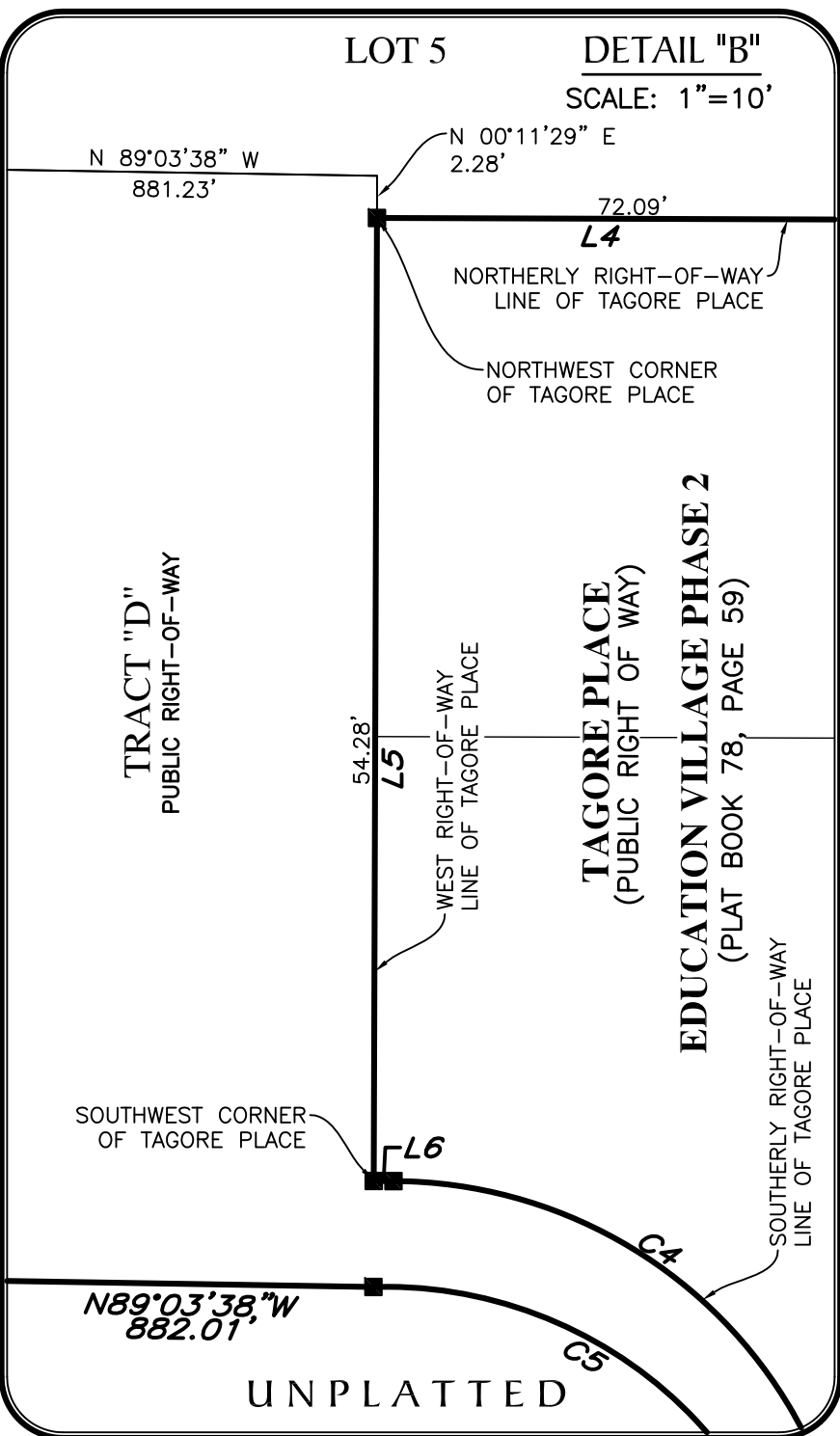
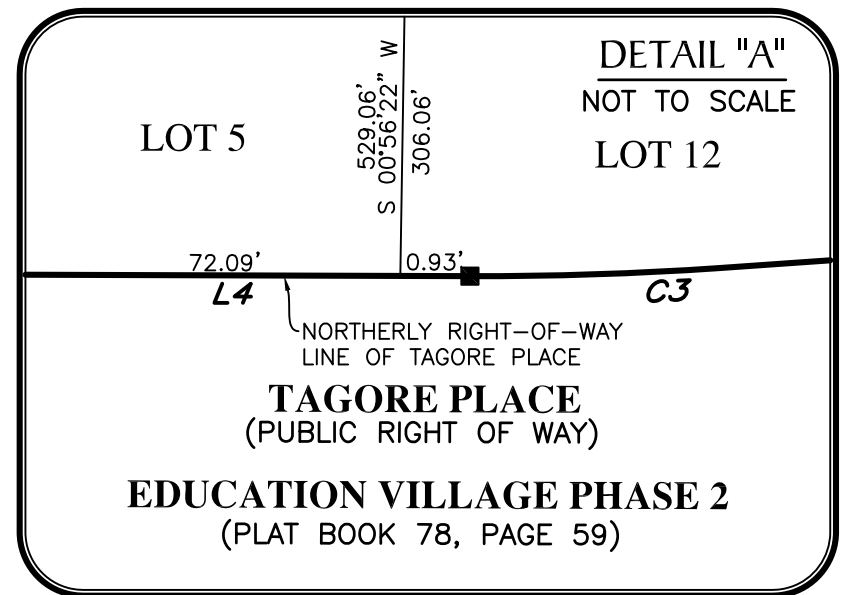
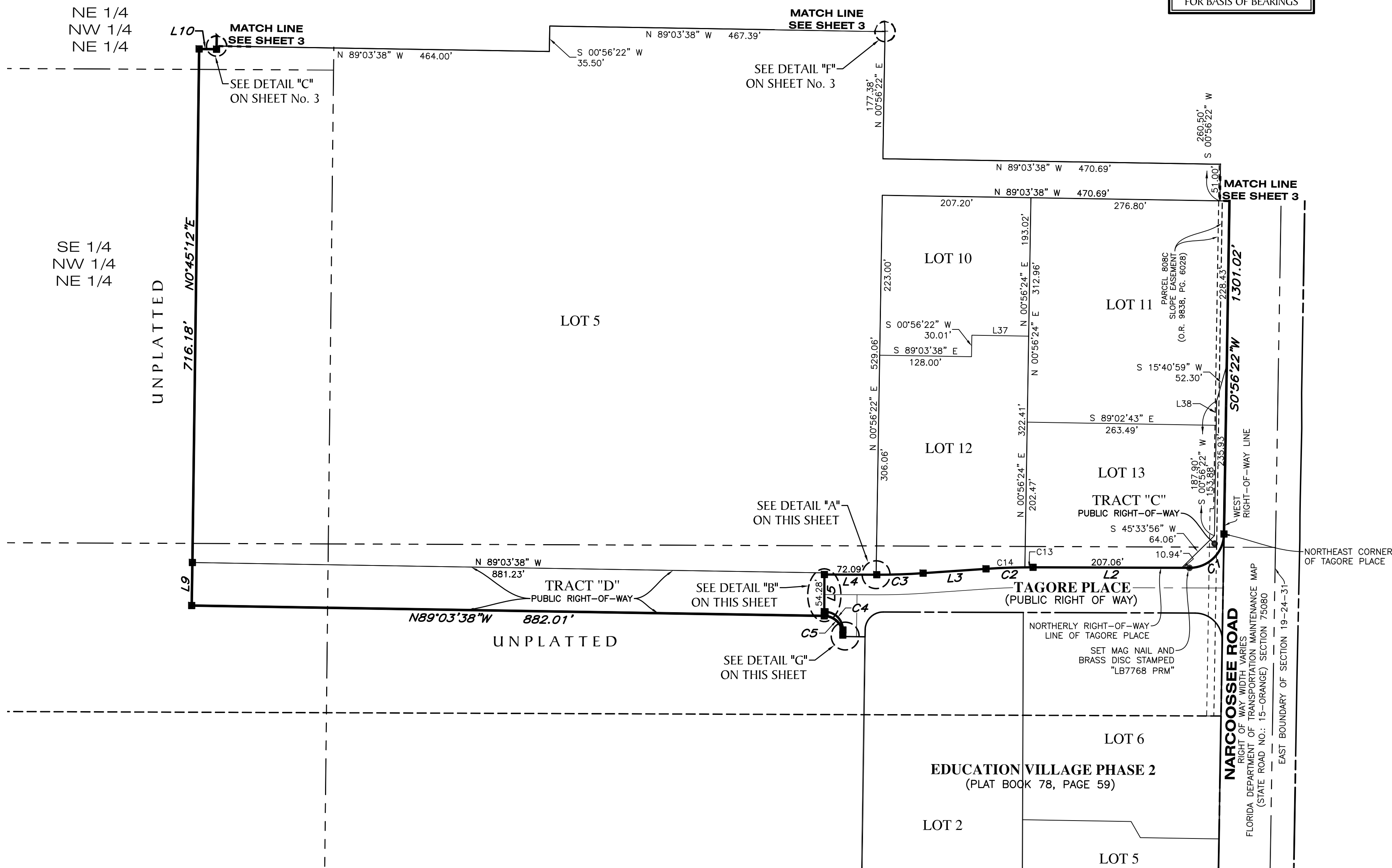
PLAT BOOK:

PAGE:

SHEET 4 OF 4



SEE NOTE ON SHEET 2 OF 4  
FOR BASIS OF BEARINGS



LINE DATA TABLE

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