

GRANDEVILLE AT JUBILEE PARK

A PORTION OF LAND SITUATED IN SECTION 26, TOWNSHIP 23 SOUTH, RANGE 30 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

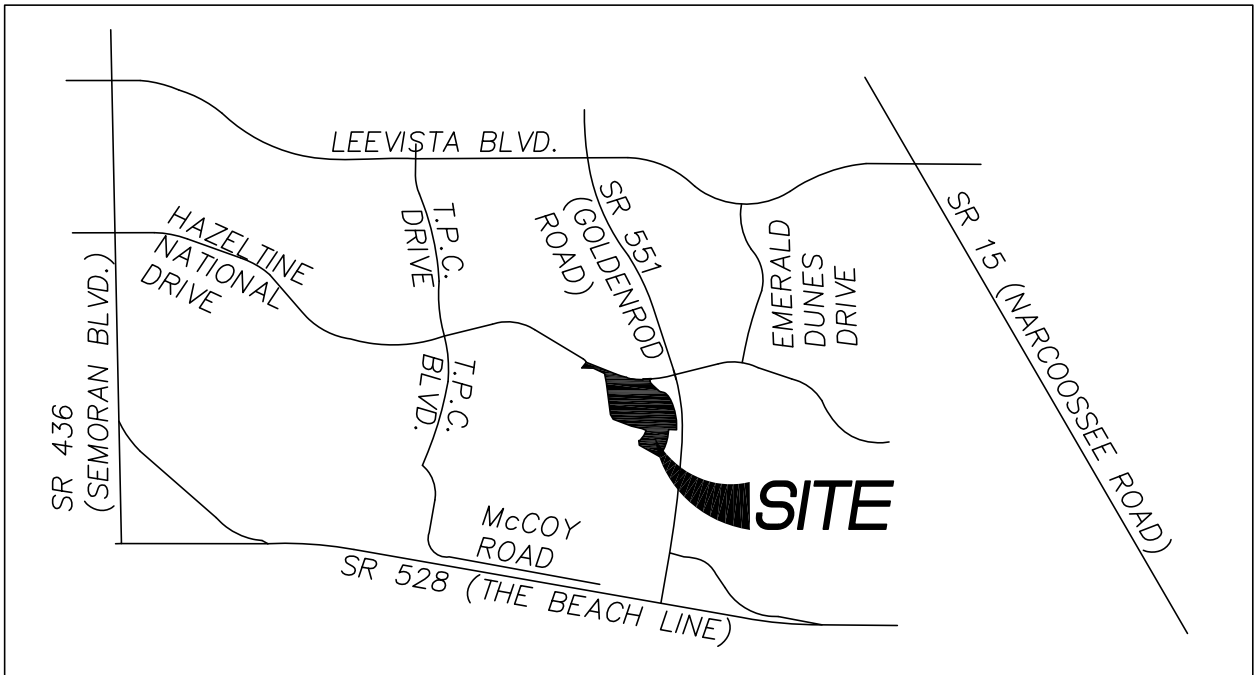
DESCRIPTION:

A PORTION OF LAND SITUATED IN SECTION 26, TOWNSHIP 23 SOUTH, RANGE 30 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "HAZELTINE NATIONAL DRIVE SEGMENT A" AS RECORDED IN PLAT BOOK 46, PAGES 46 & 47 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF HAZELTINE NATIONAL DRIVE; THENCE RUN S56°45'11"E, 498.44 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 09°05'20", A RADIUS OF 1236.00 FEET, AN ARC LENGTH OF 196.07 FEET, A CHORD BEARING OF S61°17'51"E AND A CHORD DISTANCE OF 195.86 FEET; THENCE RUN S55°01'24"E, 52.86 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 10°59'31", A RADIUS OF 1247.00 FEET, AN ARC LENGTH OF 239.23 FEET, A CHORD BEARING OF S73°43'27"E AND A CHORD DISTANCE OF 238.86 FEET; THENCE RUN N10°46'47"E, 11.00 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 06°39'26", A RADIUS OF 1236.00 FEET, AN ARC LENGTH OF 143.61 FEET, A CHORD BEARING OF S82°32'56"E AND A CHORD DISTANCE OF 143.53 FEET; THENCE RUN S04°07'21"W, 10.00 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 101°35'52", A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 49.65 FEET, A CHORD BEARING OF S43°19'25"W AND A CHORD DISTANCE OF 43.40 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 27°13'58", A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 57.04 FEET, A CHORD BEARING OF S21°05'30"E AND A CHORD DISTANCE OF 56.50 FEET; THENCE RUN S34°42'29"E, 162.14 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 29°51'37", A RADIUS OF 88.00 FEET, AN ARC LENGTH OF 45.86 FEET, A CHORD BEARING OF S49°38'18"E AND A CHORD DISTANCE OF 45.34 FEET; THENCE RUN S64°34'06"E, 60.79 FEET TO A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 32°30'54", A RADIUS OF 72.00 FEET, AN ARC LENGTH OF 40.86 FEET, A CHORD BEARING OF S48°18'40"E AND A CHORD DISTANCE OF 40.31 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 23°47'29", A RADIUS OF 532.00 FEET, AN ARC LENGTH OF 220.91 FEET, A CHORD BEARING OF S20°09'28"E AND A CHORD DISTANCE OF 219.32 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE WEST; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 21°59'47", A RADIUS OF 1167.00 FEET, AN ARC LENGTH OF 448.02 FEET, A CHORD BEARING OF S02°44'09"W AND A CHORD DISTANCE OF 445.27 FEET; THENCE RUN N76°21'01"W, 139.00 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 02°23'13", A RADIUS OF 1028.00 FEET, AN ARC LENGTH OF 42.82 FEET, A CHORD BEARING OF S14°56'20"W AND A CHORD DISTANCE OF 42.82 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 30°34'28", A RADIUS OF 858.00 FEET, AN ARC LENGTH OF 457.85 FEET, A CHORD BEARING OF S31°25'10"W AND A CHORD DISTANCE OF 452.44 FEET; THENCE RUN N49°09'00"W, 402.36 FEET; THENCE RUN N04°07'40"E, 78.57 FEET; THENCE RUN S70°20'09"E, 17.35 FEET; THENCE RUN N49°24'33"E, 116.23 FEET; THENCE RUN N35°18'20"E, 96.13 FEET; THENCE RUN N54°23'59"W, 76.34 FEET; THENCE RUN N65°17'22"W, 189.85 FEET; THENCE RUN N58°11'58"W, 338.50 FEET; THENCE RUN N19°19'12"W, 94.01 FEET; THENCE RUN N04°15'47"E, 559.69 FEET; THENCE RUN N00°13'14"E, 163.80 FEET; THENCE RUN N53°55'45"W, 213.52 FEET; THENCE RUN N76°12'26"W, 199.38 FEET TO THE EASTERLY LINE OF TRACT "A" PER AFOREMENTIONED PLAT BOOK 46, PAGES 46 & 47; THENCE RUN N50°04'47"E ALONG SAID EASTERLY LINE, 123.14 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HAZELTINE NATIONAL DRIVE; THENCE RUN S56°45'11"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 49.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 24.658 ACRES MORE OR LESS.

VICINITY MAP (NOT TO SCALE)



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.

GENERAL NOTES:

- ☐ DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT "PRM L.B. 5736",
● UNLESS NOTED OTHERWISE.
DENOTES SET PERMANENT CONTROL POINT, A MAG NAIL AND DISK "SSC LB 5736 PCP", UNLESS NOTED OTHERWISE.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 30 EAST AS BEING N00°26'15"W (PER EXPRESSWAY AUTHORITY'S RIGHT OF WAY MAPS PROJECT NO. 903)
- LANDS SHOWN HEREON ARE SUBJECT TO THAT CERTAIN DRI DEVELOPMENT ORDER FOR LEEVISTA CENTER APPROVED BY THE CITY OF ORLANDO, FLORIDA, ON JULY 16, 1984, RECORDED MAY 29, 1985, IN OFFICIAL RECORDS BOOK 3623, PAGE 1454; LEEVISTA CENTER DRI DEVELOPMENT ORDER AMENDMENT NO. 1, RECORDED JULY 1, 1986, IN OFFICIAL RECORDS BOOK 3802, PAGE 1260; LEEVISTA DRI PHASE I/PHASE II TRANSITION AGREEMENT RECORDED AUGUST 18, 1989, IN OFFICIAL RECORDS BOOK 4107, PAGE 2767; LEEVISTA CENTER DRI DEVELOPMENT ORDER AMENDMENT 2, RECORDED FEBRUARY 1, 1999, IN OFFICIAL RECORDS BOOK 5671, PAGE 4698; AMENDMENT NO. 3 RECORDED MARCH 22, 2000, IN OFFICIAL RECORDS BOOK 5965, PAGE 3169; AMENDMENT NO. 4 RECORDED MARCH 24, 2000, IN OFFICIAL RECORDS BOOK 5967, PAGE 1326; AMENDMENT NO. 5 RECORDED FEBRUARY 19, 2001, IN OFFICIAL RECORDS BOOK 6196, PAGE 1707, AMENDMENT NO. 6, RECORDED JUNE 15, 2005 IN OFFICIAL RECORDS BOOK 8022, PAGE 3618; FIRST AMENDED AND RESTATED LEE VISTA DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED DECEMBER 7, 2006 IN OFFICIAL RECORDS BOOK 9006, PAGE 3955, ALSO RECORDED ON FEBRUARY 16, 2007 IN OFFICIAL RECORDS BOOK 9117, PAGE 3236, AND FIRST AMENDMENT TO FIRST AMENDED AND RESTATED LEE VISTA DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED JANUARY 12, 2009 IN OFFICIAL RECORDS BOOK 9814, PAGE 1556. NOTE: NO ALTA 9 COVERAGE IS AFFORDED THIS ITEM; PROVIDED, THIS REFERENCE THERETO SHALL NOT OPERATE TO RE-IMPOSE SAME.
- LANDS SHOWN HEREON ARE SUBJECT TO THOSE TERMS AND PROVISIONS OF THAT CERTAIN DEVELOPER'S AGREEMENT EXECUTED BY THE CITY OF ORLANDO, RICHARD T. LEE AND FAMLEE INVESTMENT COMPANY, A FLORIDA CORPORATION, RECORDED MAY 27, 1981, IN OFFICIAL RECORDS BOOK 3196, PAGE 1648; PROVIDED, THIS REFERENCE THERETO SHALL NOT OPERATE TO RE-IMPOSE SAME.
- LANDS SHOWN HEREON ARE SUBJECT TO THOSE TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF AVIGATION EASEMENT EXECUTED BY LEE VISTA, INC., FAMLEE INVESTMENT COMPANY, CROW-VISTA #1 AND CROW-VISTA #2, DATED MARCH 21, 1985, RECORDED MARCH 29, 1985, IN OFFICIAL RECORDS BOOK 3623, PAGE 1475, WITH JOINDER THEREIN BY RICHARD T. LEE RECORDED DECEMBER 10, 1985, IN OFFICIAL RECORDS BOOK 3723, PAGE 726; PROVIDED, THIS REFERENCE THERETO SHALL NOT OPERATE TO RE-IMPOSE SAME.
- LANDS SHOWN HEREON ARE SUBJECT TO THOSE TERMS AND PROVISIONS OF THAT CERTAIN GOLDENROD ROAD EXTENSION RIGHT-OF-WAY AGREEMENT - LEEVISTA DEVELOPMENT OF REGIONAL IMPACT, RECORDED MAY 14, 1999 IN OFFICIAL RECORDS BOOK 5750, PAGE 4664; PROVIDED, THIS REFERENCE THERETO SHALL NOT OPERATE TO RE-IMPOSE SAME.
- LANDS SHOWN HEREON ARE SUBJECT TO THAT CITY SERVICES EASEMENT BY FAMLEE INVESTMENT COMPANY, A FLORIDA CORPORATION IN FAVOR OF THE CITY OF ORLANDO, RECORDED NOVEMBER 15, 2000 IN OFFICIAL RECORDS BOOK 6130, PAGE 3830; AS SHOWN HEREON, THE DEPICTION OF SUCH EASEMENT IS NOT INTENDED TO RE-IMPOSE SAME.
- LANDS SHOWN HEREON ARE SUBJECT TO THOSE TERMS AND PROVISIONS OF THAT CERTAIN CAPACITY ENHANCEMENT AGREEMENT (CEA 2008 012) BY AND BETWEEN THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA AND FAMLEE INVESTMENT CO., RECORDED FEBRUARY 12, 2009 IN OFFICIAL RECORDS BOOK 9828, PAGE 3872; PROVIDED, THIS REFERENCE THERETO SHALL NOT OPERATE TO RE-IMPOSE SAME.
- PER CHAPTER 177.091 (28) FLORIDA STATUTES: 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 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. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE "CITY SERVICES EASEMENT" AS DEPICTED ON THE PLAT IS HEREBY DEDICATED TO THE CITY OF ORLANDO AS A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING, SIDEWALKS, UNDERGROUND UTILITIES ACCESS CONTROL, TRAFFIC CONTROL DEVICES, SIGNAGE AND LIGHTING RELATED TO THE OPERATION OF THE ROADWAY, AND OTHER PUBLIC USES.
- DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, 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 CONDITION OF PLATTING.
- NO PART OF THE LANDS DESCRIBED IN THIS PLAT IS DEDICATED TO THE CITY OF ORLANDO, FLORIDA OR THE PUBLIC, EXCEPT AS OTHERWISE STATED ON THIS PLAT.
- WITH THE EXCEPTION OF THE PLATTED "CITY SERVICES EASEMENT" SHOWN HEREON, NONE OF THE PROPERTY DESIGNATED AS A "LOT" OR "TRACT" ON THIS PLAT IS BEING DEDICATED TO THE PUBLIC, NOR IS IT REQUIRED FOR PUBLIC USES.
- ALL EASEMENTS SHOWN HEREON WHICH ARE NOT CREATED BY THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY; UNLESS OTHERWISE NOTED, THE DEPICTION OF SUCH EASEMENTS IS NOT INTENDED TO RE-IMPOSE SAME.

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GRANDEVILLE AT JUBILEE PARK D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS, That the Company named below, being the owner 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 herein expressed.

IN WITNESS THEREOF, has caused these Presents to be signed and attested to by the officers named below on _____.

FAMLEE INVESTMENT COMPANY
A Florida Corporation

By: Richard Lee, President/CEO _____

Signed and Sealed in the presence of:

Printed Name: _____ Signature _____

Printed Name: _____ Signature _____

STATE OF FLORIDA
COUNTY OF ORANGE

STATE OF FLORIDA COUNTY OF ORANGE THIS IS TO CERTIFY, That on _____, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____

under the laws of The State of Florida, who is personally known to me and did not take an oath that they are the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized: that the official seal of said Corporation is affixed hereto: and that the said dedication is the act and deed of said Corporation.

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

NOTARY PUBLIC: _____
(Notary Signature)

Print Name: _____

Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

(Notary Seal)

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a professional surveyor and mapper certify that I have prepared the foregoing plat and it 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.

Signed _____ Dated: 10/1/13

SEARS SURVEYING COMPANY Donald W. Bishman, P.S.M.
126 Wigwam Place Florida Registration No. 4218
Maitland, FL 32789 Certificate of Authorization No. 5736

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity with Florida Statutes 177

City Surveyor Date _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____
the City of Orlando approved the foregoing plat.

MAYOR

ATTEST: _____
CITY CLERK

CERTIFICATE OF APPROVAL BY CITY PLANNING AND DEVELOPMENT DIRECTOR

Examined and Approved: _____
Date _____

Director of Planning & Development

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____
Date _____

City Engineer

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 _____ D.C.

GRANDEVILLE AT JUBILEE PARK

A PORTION OF LAND SITUATED IN SECTION 26, TOWNSHIP 23 SOUTH, RANGE 30 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

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