

AIRPORT INDUSTRIAL PARK  
at ORLANDO ADDITION No. 23

BEING A REPLAT OF LOT T-24, LOT T-25, AND A PORTION OF TRACT DT-7,  
AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION NO. 5, PLAT BOOK 27, PAGE 123  
SECTION 12, TOWNSHIP 24 SOUTH, RANGE 29 EAST,  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF TRACT DT-7, AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION No. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 123 THROUGH 127, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TRADEPORT DRIVE, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1860.00 FEET; THENCE FROM A RADIAL BEARING OF N25°45'12"E, RUN ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°37'24", AN ARC DISTANCE OF 215.02 FEET TO THE POINT OF BEGINNING; THENCE FROM A RADIAL BEARING OF N19°07'48"E, CONTINUE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°07'03", AN ARC DISTANCE OF 263.52 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°30'28", AN ARC HAVING A RADIUS OF 987.40 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 58°12' FEET; THENCE RUN S56°13'00"W ALONG THE NORTHWESTERLY LINE OF LOT T-18 OF SAID PLAT OF AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION No. 5 AND ITS SOUTHWESTERLY PROJECTION, A DISTANCE OF 613.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 553.69 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°42'36", AN ARC DISTANCE OF 422.40 FEET; THENCE RUN N68°17'38"W ALONG THE NORTH LINE OF LOT T-9 OF SAID PLAT OF AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION No. 5, A DISTANCE OF 147.44 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT T-9 N67°17'17"W, A DISTANCE OF 292.99 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 111.28 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH LINE OF LOT T-9 THROUGH A CENTRAL ANGLE OF 18°28'13", AN ARC DISTANCE OF 336.24 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT T-9 N48°49'04"W, A DISTANCE OF 135.44 FEET; THENCE RUN N04°44'11"E ALONG THE EAST RIGHT OF WAY LINE OF ORANGE AVENUE, A DISTANCE OF 87.02 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 7706.44 FEET; THENCE FROM A RADIAL BEARING OF N79°29'23"W RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE OF ORANGE AVENUE THROUGH A CENTRAL ANGLE OF 05°09'13", AN ARC DISTANCE OF 693.19 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF ORANGE AVENUE, RUN S73°06'22"E, A DISTANCE OF 226.71 FEET; THENCE RUN N16°53'52"E, A DISTANCE OF 193.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,525,549 SQUARE FEET OR 35.022 ACRES MORE OR LESS.

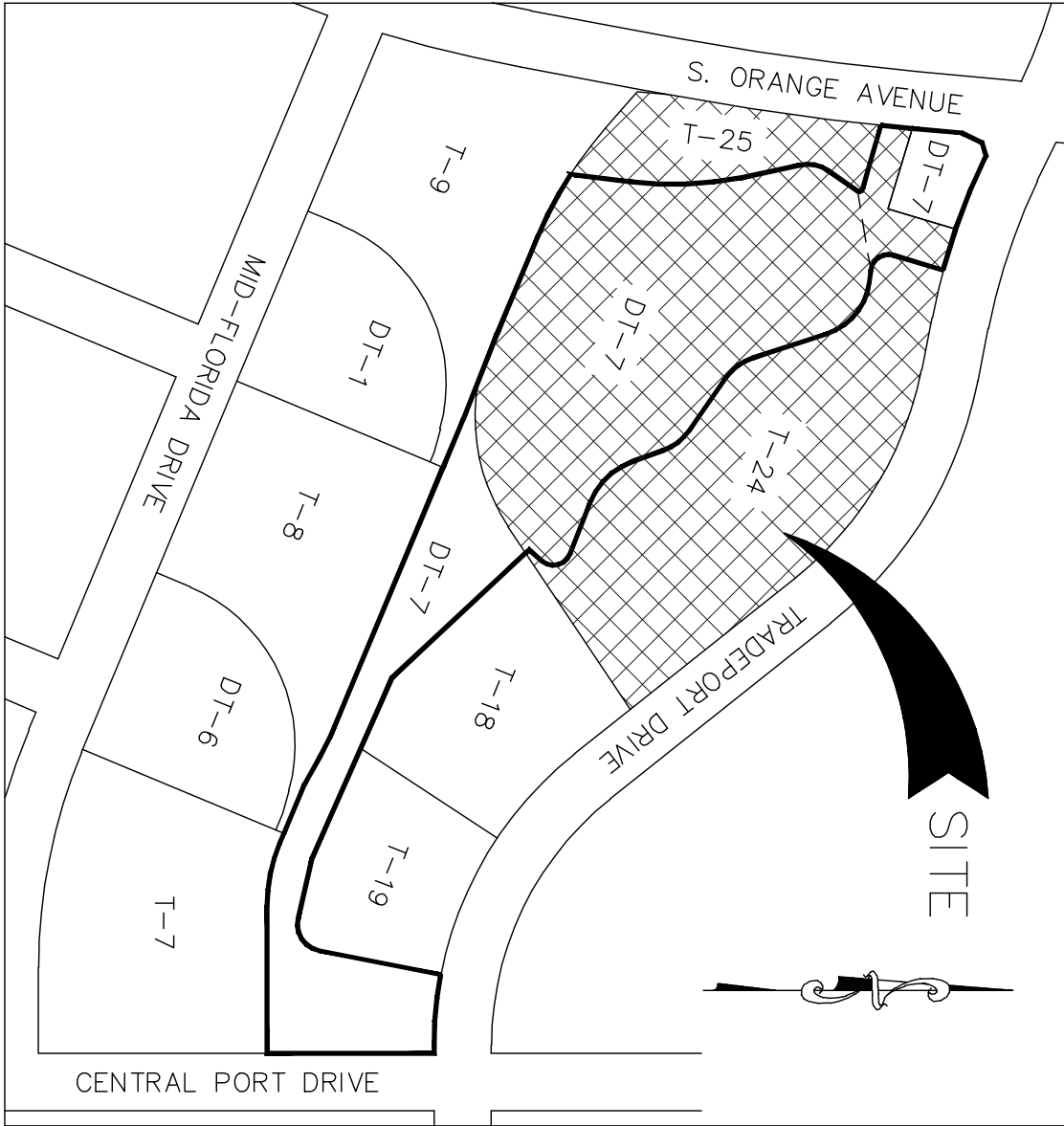
GENERAL NOTES:

1. DEVELOPMENT OF THIS PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENCEY MANAGEMENT OPINANCE OF THE CITY OF ORLANDO WHICH COVERS THE CITY'S POLICY TO RESIST 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.
2. DIMENSIONS ARE SHOWN IN US SURVEY FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE BASED ON THE SOUTH RIGHT OF WAY LINE OF TRADEPORT DRIVE AT THE NORTH LINE OF LOT T-24 AS SHOWN ON THE PLAT OF AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION No. 5, PLAT BOOK 27, PAGE 123, AS BEING S78°59'15"E.
4. ERROR OF CLOSURE DOES NOT EXCEED 1 IN 10,000.
5. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
7. "EASEMENT FOR DRAINAGE AND UTILITIES - DT TRACTS" THE TRACT DESIGNATED "DT" ON THIS PLAT IS SUBJECT TO A PRIVATE EASEMENT FOR DRAINAGE AND UTILITIES DEDICATED TO AND RESERVED FOR THE BENEFIT OF THE PRESENT AND FUTURE AIRPORT INDUSTRIAL PARK OR LANDS WITHIN AIRPORT INDUSTRIAL PARK AND SUCH EASEMENTS MAY BE EXERCISED BY THEIR OWNER OR OWNERS FROM TIME TO TIME SUBJECT TO AND AS PROVIDED FOR OR ALLOWED IN THE AMENDED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF AIRPORT INDUSTRIAL PARK OF ORLANDO AS RECORDED OCTOBER 25, 1989, IN OFFICIAL RECORDS BOOK 4126, AT PAGES 2192, ET SEQ., PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, WHICH COVENANTS, CONDITIONS AND RESTRICTIONS, AMONG OTHER THINGS, PROVIDE FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM CONSTRUCTED AND TO BE CONSTRUCTED WITHIN SAID TRACTS.
8. THE PLAT IS SUBJECT TO THE RIGHTS RESERVED TO OWNER HEREIN, AND DEDICATES TO THE PRESENT AND FUTURE OWNERS OF LANDS WITHIN AIRPORT INDUSTRIAL PARK AT ORLANDO THE PRIVATE EASEMENTS DEPICTED ON THIS PLAT FOR THE USES ON THIS PLAT AND HEREIN EXPRESSED:
  - A.) ALL EASEMENTS DESCRIBED IN THIS PLAT AS PRIVATE ARE NONEXCLUSIVE EASEMENTS AND THE RIGHT IS HEREBY RESERVED TO OWNER TO ASSIGN THE SAME TO OTHER PLANS AND TO REVOKE AND REVOKE SAID EASEMENTS AT ANY TIME WITHOUT NOTICE TO THE GRANTEE. GRANTEE'S MAY DEEM IT NECESSARY OR APPROPRIATE, PROVIDED THAT NONE OF SAID GRANTS OR ADDITIONAL EASEMENTS SHALL IMPAIR OR DETRACT FROM THE UTILITY OF THE EASEMENTS DEPICTED ON THIS PLAT FOR THE USES HEREIN EXPRESSED.
  - B.) OWNER RESERVES TO ITSELF (AND TO ITS GRANTEEES OR ASSIGNEES IF SPECIFICALLY AUTHORIZED BY THE INSTRUMENT OF GRANT OF ASSIGNMENT) THE EXCLUSIVE RIGHT AND PRIVILEGE TO DETERMINE THE LOCATION OF ANY IMPROVEMENTS, EQUIPMENT OR FACILITIES TO BE PLACED WITHIN, ON OR BENEATH THE SURFACE OF ALL PRIVATE EASEMENTS DESCRIBED IN THIS PLAT AND OWNER RETAINS (FOR ITSELF AND ITS GRANTEEES OR ASSIGNS) THE RIGHT OF ACCESS OVER AND ACROSS ALL SAID EASEMENTS FOR IMPROVEMENT, CONSTRUCTION AND MAINTENANCE PURPOSES.

LEGEND:

- DT - SET PRM #4671 UNLESS OTHERWISE NOTED
- DT - RECOVERED PRM #4671 UNLESS OTHERWISE NOTED
- CM - CONCRETE MONUMENT
- DT - INDICATES CENTERLINE
- LB - LICENSED BUSINESS CERTIFICATION
- PRM - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT-OF-WAY
- # - NUMBER
- L - LENGTH
- R - RADIUS
- Δ - DELTA
- Δ - CHORD LENGTH
- PR - PAGE
- PCB - PAGE BOOK
- PCS - PAGES
- CCR - CERTIFIED CORNER RECORD
- R.B. - RADIAL BEARING
- OR.B. - OFFICIAL RECORDS BOOK

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2155  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898



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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, Airport Industrial Park Authority Inc., being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands, and plot for the uses and purposes therein expressed as shown hereon and dedicates nothing to the perpetual use of the public.

IN WITNESS WHEREOF the undersigned owner has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Airport Industrial Park Authority Inc.

By \_\_\_\_\_

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

Title: \_\_\_\_\_

Signed in the presence of:

By \_\_\_\_\_

Printed Name \_\_\_\_\_

By \_\_\_\_\_

Printed Name \_\_\_\_\_

COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_

THIS IS TO CERTIFY, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared \_\_\_\_\_ of the above named Airport Industrial Park Authority Inc who is personally known to me or have produced the following identification \_\_\_\_\_, and did/did not take an oath that he is the person described in and who executed the foregoing dedication and deed as such officer thereto duly authorized; and that said dedication is the act and deed of said Corporation.

NOTARY PUBLIC \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Printed Name \_\_\_\_\_

NOTARY STAMP

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on \_\_\_\_\_ approved the foregoing plot.

Attest: \_\_\_\_\_ Mayor  
City Clerk

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

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

Planning Official \_\_\_\_\_

CERTIFICATE OF APPROVAL BY CITY ENGINEER

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

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

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

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

JAMES R. SHANNON JR., 4671  
Florida Registration Number: 4671  
Shannon Surveying, Inc., LB No.6898  
2501 N. US Highway 1, Altamonte Springs, Florida, 32714, (407) 774-8372

PLAT  
BOOK

PAGE

AIRPORT INDUSTRIAL PARK  
at ORLANDO ADDITION No. 23

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, Henry & Herbert (18), Inc., as Trustee under Land Trust Agreement #500-5686, being the owner in fee simple of the lands described in the foregoing caption to this plot, hereby dedicates said lands, and plot for the uses and purposes therein expressed as shown hereon and dedicates nothing to the perpetual use of the public.

IN WITNESS WHEREOF the undersigned owner has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Henry & Herbert (18), Inc., as Trustee under Land Trust Agreement #500-5686

By: \_\_\_\_\_

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

Title: \_\_\_\_\_

Signed in the presence of:

By: \_\_\_\_\_

Printed Name \_\_\_\_\_

By: \_\_\_\_\_

Printed Name \_\_\_\_\_

COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_

THIS IS TO CERTIFY, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared \_\_\_\_\_ of the above named Henry & Herbert (18), Inc., as Trustee under Land Trust Agreement #500-5686 who is personally known to me or have produced the following identification \_\_\_\_\_, and did/did not take an oath that he is the person described in and who executed the foregoing dedication and deed as such officer thereto duly authorized; and that said dedication is the act and deed of said Corporation.

NOTARY PUBLIC \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Printed Name \_\_\_\_\_

NOTARY STAMP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, Henry & Herbert (18), Inc., as Trustee under that certain Trust Agreement dated December 4, 1985, being the owner in fee simple of the lands described in the foregoing caption to this plot, hereby dedicates said lands, and plot for the uses and purposes therein expressed as shown hereon and dedicates nothing to the perpetual use of the public.

IN WITNESS WHEREOF the undersigned owner has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Henry & Herbert (18), Inc., as Trustee under that certain Trust Agreement dated December 4, 1985

By: \_\_\_\_\_

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

Title: \_\_\_\_\_

Signed in the presence of:

By: \_\_\_\_\_

Printed Name \_\_\_\_\_

By: \_\_\_\_\_

Printed Name \_\_\_\_\_

COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_

THIS IS TO CERTIFY, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared \_\_\_\_\_ of the above named Henry & Herbert (18), Inc., as Trustee under that certain Trust Agreement dated December 4, 1985, who is personally known to me or have produced the following identification \_\_\_\_\_, and did/did not take an oath that he is the person described in and who executed the foregoing dedication and deed as such officer thereto duly authorized; and that said dedication is the act and deed of said Corporation.

NOTARY PUBLIC \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Printed Name \_\_\_\_\_

NOTARY STAMP

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

Joseph M. Stokes, Jr. P.S.M. \_\_\_\_\_ Date \_\_\_\_\_

City Surveyor for City of Orlando

CERTIFICATE OF COUNTY COMPTROLLER

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

County Comptroller in and for Orange County, Florida

By: \_\_\_\_\_

