

LAKE NONA CENTRAL LIFT STATION 3 TRACTS A AND B

LYING IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

DESCRIPTION:

That part of Section 18, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the Northernmost corner of Tract B, according to the plat of LAKE NONA BOULEVARD, as recorded in Plat Book 63, Pages 138 through 143, of the Public Records of Orange County, Florida; thence S53°53'30"E along the Northeastly line of said Tract B and the Northeastly line of Tract E, according to said plat of LAKE NONA BOULEVARD, 54.00 feet to the Northerly right-of-way line of Lake Nona Boulevard, according to said plat of LAKE NONA BOULEVARD; thence N36°06'30"E along said Northerly right-of-way line, 25.51 feet to a point on a non-tangent curve concave Southerly having a radius of 62.26 feet and a chord bearing of N72°29'16"W; thence departing said Northerly right-of-way line run Westerly along the arc of said curve through a central angle of 34°25'53" for a distance of 37.42 feet to the point of tangency; thence N89°42'13"W, 23.51 feet to the POINT OF BEGINNING.

AND:

That part of Section 18, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

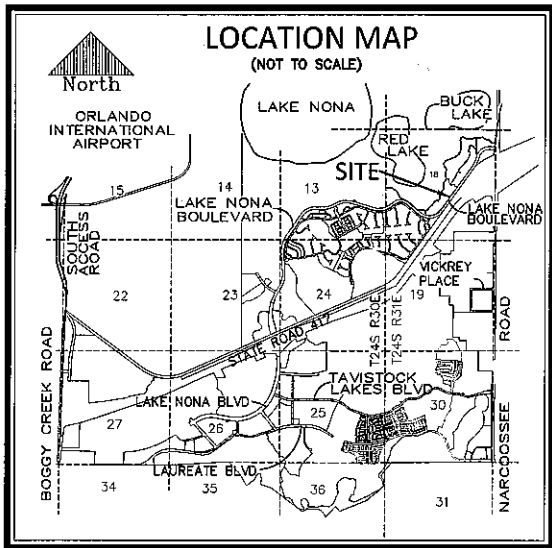
Commence at the Northernmost corner of Tract B, according to the plat of LAKE NONA BOULEVARD, as recorded in Plat Book 63, Pages 138 through 143, of the Public Records of Orange County, Florida; thence run the following courses and distances along Northwesterly and Southwesterly lines of said Tract B: S36°06'30"W, 64.00 feet to the POINT OF BEGINNING; S53°53'30"E, 4.08 feet to a point on a non-tangent curve concave Easterly having a radius of 56.00 feet and a chord bearing of S18°50'47"E; thence Southerly along the arc of said curve through a central angle of 65°58'50" for a distance of 64.50 feet to the Northerly right-of-way line of Lake Nona Boulevard, according to said plat of LAKE NONA BOULEVARD and a non-tangent line; thence departing said Southwesterly line run S36°06'30"W along said Northerly right-of-way line, 5.00 feet; thence departing said Northerly right-of-way line run N53°53'30"W, 54.00 feet; thence N36°06'30"E, 40.03 feet to the POINT OF BEGINNING.

Containing 0.041 acres (1799 square feet) more or less.

NOTES:

- Development of 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.
- Bearings based on the Northwesterly line of Tract B, according to the plat of LAKE NONA BOULEVARD, as recorded in Plat Book 63, Pages 138-143, being S36°06'30"W. (Per Plat)
- All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.

NOTE:
- THE PROPERTIES DELINEATED ON THIS PLAT ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE.



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.

PREPARED BY:



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NUMBER LB68

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LAKE NONA CENTRAL LIFT STATION 3 TRACTS A AND B
DEDICATION

KNOW ALL BY THESE PRESENTS, That Myrtle Creek Improvement District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, 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 and dedicates Tracts A (Lift Station) and B (Lift Station) shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the authorized agent named below:

Myrtle Creek Improvement District,
a local unit of special purpose government
established pursuant to Chapter 190, Florida Statutes
c/o Fishkind & Associates, Inc.
12051 Corporate Boulevard
Orlando, FL 32817

By: DATE:

PRINTED NAME: Robert B. Adams
TITLE: Chairman

Signed and sealed in the presence of:

By: By:
PRINTED NAME: PRINTED NAME:

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this _____ by Robert B. Adams, as Chairman of Myrtle Creek Improvement District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the local unit of special purpose government. He is personally known to me or has produced _____ as identification.

PRINTED NAME:
NOTARY PUBLIC
COMMISSION NUMBER:
MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR: _____
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: _____

QUALIFICATION STATEMENT OF
SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, This plat was prepared under the direction and supervision of the undersigned, a professional surveyor and mapper, and complies with all of the survey requirements of Chapter 177, Florida Statutes. The lands depicted herein are located in the City of Orlando, Orange County, Florida.

DONALD W. McINTOSH ASSOCIATES, INC.
Certificate of Authorization Number LB68
2200 Park Avenue North, Winter Park, FL 32789

Date: _____ BY: _____
Rocky L. Carson, PSM
Florida Registered Surveyor and Mapper
Certificate No. 4285

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PREPARED BY:  DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4066
CERTIFICATE OF AUTHORIZATION NUMBER LB68

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