



VICINITY MAP
(NOT TO SCALE)

GOLDENROD CHARTER SCHOOL

A REPLAT OF A PORTION OF LOT 3
OF "GOLDENROD COMMERCE CENTER"
AS RECORDED IN PLAT BOOK 76, PAGES 141-144
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
SECTIONS 22 & 23,
TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT
BOOK

PAGE

GOLDENROD CHARTER SCHOOL DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Charter OC Goldenrod, LLC, being the owner in fee simple of the lands described in the foregoing caption to this plat "GOLDENROD CHARTER SCHOOL" hereby dedicates said lands and plat for the uses and purposes therein expressed.

IN WITNESS WHEREOF, has caused these presents to be signed by the officer named below on _____, 20____.

Charter OC Goldenrod, LLC
a Florida limited liability company

By: _____

Printed Name: _____

Title: _____

Signed and sealed in the presence of

Printed Name _____

Printed Name _____

STATE OF _____ COUNTY OF _____

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ as _____ of Charter OC Goldenrod, LLC, to me known to be the individual described in and who executed the foregoing Dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed. He/She 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 _____ Affix Notary Stamp

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: _____ Date: _____

City Planning Official: _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute Chapter 177

City Surveyor: _____ Date: _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____ Date: _____

City Engineer: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the 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.

Dated: 01/15/14
Registration Number 6610

Signed:
Jeffrey A. Holius
Leading Edge Land Services, Inc.
8802 Exchange Drive
Orlando, FL 32809
Florida Licensed Business Number LB 6846

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: _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR: _____

ATTEST: _____ City Clerk

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 22 AND 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST, AND BEING WITHIN THE CORPORATE LIMITS OF THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND BEING A PORTION OF LOT 3, GOLDENROD COMMERCE CENTER AS RECORDED IN PLAT BOOK 76, PAGES 141-144 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 23; THENCE, WITH THE WEST LINE OF THE NW 1/4 OF SAID SECTION 23, N00°09'16"W, A DISTANCE OF 41.52 FEET TO THE EAST LINE OF TRACT A OF ORLANDO CORPORATE CENTRE PHASE 2 AS RECORDED IN PLAT BOOK 60, PAGES 111-121 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING;

THENCE WITH SAID EAST LINE THE FOLLOWING SEVEN (7) COURSES: (1) N12°20'17"E, A DISTANCE OF 237.53 FEET; (2) S61°25'39"E, A DISTANCE OF 117.06 FEET; (3) S73°54'52"E, A DISTANCE OF 126.60 FEET; (4) N78°22'12"E, A DISTANCE OF 137.65 FEET; (5) N33°21'56"E, A DISTANCE OF 78.74 FEET; (6) N11°51'15"W, A DISTANCE OF 81.53 FEET; (7) N14°53'12"E, A DISTANCE OF 113.34 FEET; THENCE CONTINUE WITH A PORTION OF SAID EAST LINE AND WITH THE NORTHERLY EXTENSION THEREOF, N33°14'54"W, A DISTANCE OF 248.54 FEET; THENCE THROUGH A PORTION OF LOT 3 OF SAID PLAT OF GOLDENROD COMMERCE CENTER, THE FOLLOWING NINE (9) COURSES: (1) S75°28'16"E, A DISTANCE OF 117.40 FEET; (2) N09°56'40"E, A DISTANCE OF 282.14 FEET; (3) S76°04'05"E, A DISTANCE OF 381.89 FEET; (4) SOUTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1031.00 FEET, A CENTRAL ANGLE OF 9°35'02" AND A CHORD BEARING AND DISTANCE OF S15°59'57"W, 172.25 FEET) FOR AN ARC DISTANCE OF 172.46 FEET TO A POINT OF COMPOUND CURVATURE; (5) SOUTHWESTERLY WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 3228.21 FEET, A CENTRAL ANGLE OF 8°09'51" AND A CHORD BEARING AND DISTANCE OF S07°07'31"W, 459.60 FEET) FOR AN ARC DISTANCE OF 459.99 FEET TO A POINT OF COMPOUND CURVATURE; (6) SOUTHEASTERLY WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 531.00 FEET, A CENTRAL ANGLE OF 11°35'19" AND A CHORD BEARING AND DISTANCE OF S02°45'04"E, 107.22 FEET) FOR AN ARC DISTANCE OF 107.40 FEET TO A POINT OF TANGENCY; (7) S08°32'44"E, A DISTANCE OF 66.16 FEET; (8) N83°42'36"W, A DISTANCE OF 369.09 FEET; (9) S06°17'24"W, A DISTANCE OF 269.36 FEET TO THE NORTH LINE OF TRACT A OF SAID ORLANDO CORPORATE CENTRE PHASE 2; THENCE WITH SAID NORTH LINE S53°53'32"W, A DISTANCE OF 12.55 FEET; THENCE CONTINUE WITH A PORTION OF SAID NORTH LINE AND WITH THE WESTERLY EXTENSION THEREOF, N66°39'08"W, A DISTANCE OF 126.71 FEET; THENCE THROUGH A PORTION OF SAID LOT 3, THE FOLLOWING THREE (3) COURSES: (1) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 68.00 FEET, A CENTRAL ANGLE OF 82°31'24" AND A CHORD BEARING AND DISTANCE OF N36°24'04"W, 89.69 FEET) FOR AN ARC DISTANCE OF 97.94 FEET TO A POINT OF TANGENCY; (2) N77°39'43"W, A DISTANCE OF 125.63 FEET; (3) N78°32'22"W, A DISTANCE OF 111.02 FEET TO THE EAST LINE OF SAID TRACT A; THENCE WITH SAID EAST LINE, N12°20'17"E, A DISTANCE OF 91.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.0063 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. DEVELOPMENT ON THE 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 REQUIREMENT OF CHAPTER 177, FLORIDA STATUTES OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NW 1/4 OF SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR N00°09'16"W.

3. 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.

4. THE PROPERTY DEPICTED HEREON IS SUBJECT TO THE FOLLOWING EASEMENTS AND BLANKET-TYPE AGREEMENTS, WHICH CANNOT BE DEPICTED GRAPHICALLY ON THE PLAT:

ANNEXATION AND DEVELOPMENT AGREEMENT BY AND BETWEEN CITY OF ORLANDO AND SWISCO PROPERTIES RECORDED IN OFFICIAL RECORDS BOOK 3859, PAGE 1081 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

DECLARATION OF AVIGATION EASEMENT, COVENANT AND WAIVER RECORDED IN OFFICIAL RECORDS BOOK 3948, PAGE 430 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

LEE VISTA BOULEVARD EXTENSION RIGHT-OF-WAY DEDICATION AGREEMENT - ORLANDO CORPORATE CENTER DEVELOPMENT OF REGIONAL IMPACT RECORDED IN OFFICIAL RECORDS BOOK 5641, PAGE 3046 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

GOLDENROD ROAD EXTENSION RIGHT-OF-WAY DEDICATION AGREEMENT - ORLANDO CORPORATE CENTER DEVELOPMENT OF REGIONAL IMPACT RECORDED IN OFFICIAL RECORDS BOOK 5687, PAGE 2019; FIRST AMENDMENT TO GOLDENROD ROAD EXTENSION RIGHT-OF-WAY DEDICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6255, PAGE 6215, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

ORDINANCE RECORDED MAY 12, 2003, IN OFFICIAL RECORDS BOOK 6907, PAGE 3330; ORDINANCE RECORDED SEPTEMBER 7, 2004, IN OFFICIAL RECORDS BOOK 7604, PAGE 3818, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

ASSIGNMENT OF DEVELOPMENT RIGHTS AND TRIPS RECORDED IN OFFICIAL RECORDS BOOK 5033, PAGE 1574 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

SEVENTH AMENDED AND RESTATED DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 10363, PAGE 4731 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 10380, PAGE 5990 AND FIRST AMENDMENT THERETO RECORDED IN OFFICIAL RECORDS BOOK 10457, PAGE 6671, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

ASSIGNMENT OF DEVELOPMENT RIGHTS AND TRIPS RECORDED IN OFFICIAL RECORDS BOOK 10457, PAGE 6693 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

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.

**LEADING EDGE
LAND SERVICES**
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691

FLORIDA LICENSED BUSINESS NUMBER LB 6846

TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N12°20'17"E	237.53'
L2	S61°25'39"E	117.06'
L3	S73°54'52"E	126.80'
L4	N78°22'12"E	137.65'
L5	N33°21'56"E	78.74'
L6	N11°51'15"W	91.53'
L7	N14°53'12"E	113.34'
L8	N33°14'54"W	216.54'
L9	S75°28'16"E	117.40'
L10	N08°32'44"W	56.16'
L11	S53°53'32"W	12.55'
L12	N66°39'08"W	126.71'
L13	N77°39'43"W	126.63'
L14	N76°32'22"W	111.02'
L15	N12°20'17"E	91.01'
L16	N75°28'17"W	92.45'
L17	N43°23'25"W	70.13'
L18	S72°08'11"W	42.45'
L19	S60°54'10"W	93.51'
L20	N45°14'43"W	85.95'
L21	N11°15'19"W	82.74'
L22	N41°12'23"E	198.05'
L23	N28°25'33"W	101.83'
L24	N14°23'26"E	219.21'
L25	N14°42'36"E	91.38'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	1031.00'	9°35'10"	S15°59'57"W	172.25'	172.46'
C2	3228.21'	8°09'51"	S07°07'31"W	459.60'	459.99'
C3	531.00'	11°35'19"	S02°45'04"E	107.22'	107.40'
C4	68.00'	82°31'24"	N36°24'01"W	89.69'	97.94'

■	RECOVERED 4"x4" CONCRETE MONUMENT "PRM LB 6846"
▲	RECOVERED NAIL & DISK "PRM LB 6846" UNLESS OTHERWISE NOTED
▣	SET 4"x4" CONCRETE MONUMENT "PRM LB 6846"
△	SET NAIL & DISK "PRM LB 6846" UNLESS OTHERWISE NOTED
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
CCR	CERTIFIED CORNER RECORD
PRM	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
LS	LICENSED SURVEYOR
PT	POINT OF TANGENCY
NT	POINT OF NON-TANGENCY
PCC	POINT OF COMPOUND CURVATURE
T	TOWNSHIP
R	RANGE



**LEADING EDGE
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INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32609
PHONE: (407) 351-6730
FAX: (407) 351-9591

FLORIDA LICENSED BUSINESS NUMBER L6 6846