RANDAL PARK PHASE 3C

A REPLAT OF A PORTION OF RANDAL PARK SOUTH AS RECORDED IN PLAT BOOK 81, PAGES 87 AND 88 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST, AND SECTION 32, TOWNSHIP 23 SOUTH, RANGE 31 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

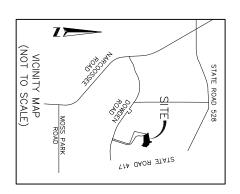
LEGAL DESCRIPTION

A parcel of land comprising Tract FD-1, RANDAL PARK — PHASE 1B, as recorded in Plat Book 78, Pages 142 through 150 and Tracts A-1, FD-1 and FD-2, RANDAL PARK SOUTH as recorded in Plot Book 81, Pages 87 and 88, all of the Public Records of Orange County, Florida and lying in Section 5, Township 24 South, Range 31 East and in Section 32, Township 23 South, Range 31 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of alloresaid RANDAL PARK — PHASE IB thence run South 1933/34" west doing the Southerly line of RANDAL PARK — PHASE IB. also being the Northerly line of RANDAL PARK SOUTH for a distance of 1111.73 feet to the historium of the PARK — PHASE IB. also being the Westerly line of RANDAL PARK SOUTH for a distance of 1111.73 feet to the historium of the PARK — PHASE IB. also being the Westerly line of said fract W-1. RANDAL PARK SOUTH and the POINT OF RESINVING. There is a chord bening of South 1204.73 feet and an other line print of the point of a chord bening of South 1204.73 feet and a chord length of 43.15 feet; thence and southerly along said curve through a central only of 770.71 feet to a distance of 15.30 feet to a distance of 15.30 feet thence run South 430.22 feet thence run South 430.22 was to a distance of 13.12 feet; thence and south of 100.00 feet to the point of a distance of 13.12 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 was to a distance of 13.14 feet; thence run South 1403.21 feet; thence run South 1403.21 feet; thence run South 1403.21 feet; to a point of calcidate part of 1403.21 feet; to a point of calcidate part of 1403.2

Contains 10.07 acres more or less.



CCR #

9.R. PG. Z 70 S.S.E.

denotes page

denotes Official Records Book denotes non-radial denotes sanitary sewer easement

Printed Name Signed in the presence of:

denotes drainage easement

denotes recovered 4" x 4" concrete monument LB 6723 permanent reference monument

R∕₩

denotes right-of-way

_™ €

denotes licensed business

denotes arc length

denotes chord length

denotes radius

denotes non tangent denotes Official Records Book denotes Plat Book denotes pages denotes utility easement denotes central angle denotes chord bearing

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPOTION OF THE SUBDIVIDED LANDS DESCREDS HERRIN 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.

Attest: _____ Printed Name:

Signed in the presence of:

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on

approved the foregoing plat

2014

ATTEST: CERTIFICATE OF APPROVAL BY CITY ENGINEER MAYOR CITY CLERK

Examined and approved:

Date

Examined and Approved: City Engineer CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL Date

NOTARY PUBLIC

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

City Planning Official

(KNOW ALL BY THESE PRESENTS, That the undersigned, being opportunities of protessional surveyor and mappiner that has prepared the foregoing plot and was made under my direction and supervision. This plot compiles with all of the survey requirements of Chapter 17. Florida Statues; and that said land is located in the City of Orlando, Orange County, Florida.

Junes L. Rickman P.S.M. # 5633 Allen & Company Licensed Business # 6723 16 East Plant Street Winter Garden, Florida 34787

SHEET 1 OF

PAGE

LEGEND: denotes point of curvature \circ PLAT RANDAL PARK PHASE 3C BOOK

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, MATTAMY (ACKSCNVILLE) PARTNERSHIP J/b/a MATTAMY HOMES being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the streets and utility easements to the perpetual use of the public.

P.C.C. P.T.

denotes point of compound curvature

denotes point of intersection denotes point of tangency

denotes change in direction no corner set

denotes set 1/2" iron rod and/or nail & disk P.S.M. # 6723 permanent control point

Printed Name: Printed Name: Title:

denotes set 4" x 4" concrete monument LB 6723 permanent reference monument

denotes Certified Corner Record Number STATE OF Printed Name COUNTY OF

IN WITNESS WHEREOF, I have hereto set my hand and above date. My commission expires NOTARY PUBLIC nmission Number

seal on the

denotes change in direction, no corner set Printed Name: Title:

STATE OF Printed Name Printed Name COUNTY OF__

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

CERTIFICATE OF REVIEW BY CITY SURVEYOR	Commission Number	My commission expires
	ı	

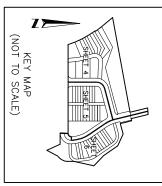
Reviewed for conformity to Florida State Statute Chapter 177

| HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _______as File No._____ CERTIFICATE OF COUNTY COMPTROLLER City Surveyor

Dated:

County Comptroller in and for Orange County, Florida

16 EAST PLANT STREET WINTER GARDEN, FLORIDA 34787 (407) 654-5355



SHEET 1 OF 6 - LEGAL DESCRIPTION, DEDICATION, & LEGEND SHEET 2 OF 6 - SURVEYOR'S NOTES SHEETS 3 THRU 6 OF 6 GEOMETRY

SHEET INDEX:

COMPANY ALLEN

RANDAL PARK PHASE 30

A REPLAT OF A PORTION OF RANDAL PARK SOUTH AS RECORDED FLAT BOOK 81, PAGES 87 AND 88 OF THE PUBLIC RECORDS OF ORANGE LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST AND SECTION 32, TOWNSHIP 23 SOUTH, RANGE 31 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA 31 EAST, 1 EAST COUNTY, FLORIDA

> SHEET 2 유 0 PLAT BOOK

PΑ H

SURVEYOR'S NOTES ON PLAT CERTIFICATION REPORT

Report Provided by Fidelity National Title Insurance Company.

ffective Date: November 14, 2013.

Non-Financial Additional Matters: Customer Reference: 8305—42; Randal Park

2. Capacity Enhancement Agreement recorded July 11,2005 in Book 8061, Page 2766; and Assignment and Assumption of Capacity Enhancement Agreement recorded May 25, 2006 in Book 8666, Page 1061; Partial Assignments of Owner's New Units in Randal Park recorded December 21, 2010 in Book 10149, Page 8340, Book 10149, Page 8351, and Book 10149, Page 8359. First Amendment recorded April 19, 2012 in Book 10363, Page 8355; First Amendment recorded May 15, 2012 in Official Records Book 10377, Page 954; First Amendment recorded may 15, 2012 in Official Records Book 10377, Page 955, Partial Assignment of Development Rights and Interests recorded October 16, 2012 in Official Records Book 10377, Page 965; Partial Assignment of Development Rights and Interests recorded October 16, 2012 in Official Records Book 10459, Page 105; Daya 105;

Assignment and Assumption of Related Rights and Interests recorded May 25,2006 in Book 8666, Page 1054, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

4. An Ordinance Establishing the Zoning Classification of PD (Planned Development) on Property Located South of State Road 528 and West of State Road 417; Establishing the Conditions of the PD; Authoriting Amendment of Official Zoning Map; Providing for Sewerability and an Effective Date recorded May 25,2006 in Book 8666, Page 1067, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

5. Unrecorded City of Orlando Ordinance No. 2010-48 Establishing the Zoning Classification of PD dated October 18, 2010, reference in Warranty Deed recorded October 16, 2012 in Official Records Book 10459, Page 63, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be platted on the face of this survey.

6. Assignment and Assumption of Related Rights and Interests recorded May 25, 2006 in Book 8666, Page 1165, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

7. Notice of Establishment of the Randal Park Community Development District recorded January 10,2007 in Book 9058, Page 3657; Consent and Johader to Petition to Contract the Boundaries of Randal Park Community Development District recorded December 28, 2010 in Book 10151, Page 8518; Amended and Residated Notice of Establishment of the Randal Park Community Development District recorded January 14, 2011 in Book 10160, Page 2876, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

8. Interlocal Agreement by and between the City of Orlando and Randal Park Community Development District recorded March 6,2007 in Book 9144, Page 124, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

9. Randal Park Declaration of Easements, Covenants and Restrictions recorded December 21, 2010 in Book 10149, Page 8186; Frist Amendment recorded May 15,2012 in Book 10377, Page 985; Second Amendment recorded August 1,2012 in Book 10418, Page 4745; Assignment of Rights and Obligations Under Declaration recorded October 16, 2012 in Official Records Book 10459, Page 147, Public Records of Orange County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, codor, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions used to 2007. Page 107. Sex handicaps familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Does not affects subject property.

10. Easement reservation as set forth in that Special Warranty Deed recorded December 21, 2010 in Book 10149, Page 8299; as amended by that Release of Reservation of Drainage Easement recorded August 1,2012 in Book 10418, Page 4715, Public Records Orange County, Florida. Affects subject property is blanket in nature and comnat be plotted on the face of this survey.

11. Memorandum of Joint Development Agreement by and between Colonial Property Services, Inc., WS ORP Development, LLC and WS ORP Investments, LLC recorded December 21,2010 in Book 10149, Page 8325; First Amendment recorded May 15, 2012 in Book 10377, 20ge 942; Second Amendment to Memorandum of Joint Development Agreement recorded August 1, 2012 in Book 10418, Page 4735, ublic Records of Grange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this

12. Declaration of Consent to Jurisdiction of Randal Park Community Development District and to Imposition of Special Assessments recorded June 7.2012 in Book 10388, Page 2559, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

13. Lien of Record of Randal Park Development District (2012 Bonds) recorded June 7,2012 in Book 10388, Page 2570, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

14. Notice of Collection Agent For Special Assessments (2012 Bands) recorded June 7, 2012 in Book 10388, Page 2579, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

15. Collateral Assignment of Interest in Development and Contract Rights recorded June 7, 2012 in Book 10388, Page 2591, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey. 16. Obligations as set forth in that Temporary Construction Easement Agreement by and between Randal Park Community Development District and WS ORP Development, LLC recorded June 7, 2012 in Book 1038B, Page 2661, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

7. Randal Park Community Development District Disclosure of Public Financinia and Maintenance of Improvements to Real Property Indended by the Randal Park community Development District recorded July 3,2012 in Book 10402, Page 5507, Public Records of ange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

18. Declaration of Essements, Covenants and Restrictions for Randal Park Residential Property Owner's Association, recorded July 12, 2012 in Book 10407, Parg 27259, which Declaration includes, but its not limited to, a requirement for the payment of marketing fees. Memorandum of Development Covenant recorded October 16, 2012 in Book 10459, Page 51; Assignment of Declarant Rights recorded October 16, 2012 in Book 10459, Page 93, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

19. Deed of Conservation Easement in flowr of the City of Orlanda, Florida with third party rights to the South Florida Water Management District and the U.S. Army Corps of Engineers recorded August 1, 2012 in Book 10418, Page 4698, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

20. Stormulater Pand and Drainage Easement Agreement by and between WS ORP Investments, LILC, WS ORP Development, LIC and The School Board of Orange County, Florida recorded August 1, 2012 in between WS ORP Investments, Tai, IPublic Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be platted on the face of this survey.

21. Temporary Access and Borrow Pit Easement Agreement by and between Mattamy (Jacksonville) Partnership d/b/a Mattamy Homes, a Florida general partnership and WS ORP Development, LLC, a Deloware limited liability company, recorded October 16, 2012 in Official Records Book 10459, Page 72, in the Public Records of Orange County, Florida, Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

22. That certain unrecorded Grazing Lease dated effective May 16, 2006, as assigned pursuant to that certain Assignment and Assumption of Grazing Lease dated December 16, 2010, as amended by that certain Amendment to Grazing Lease dated July 10, 2012 as referenced in that Warranty Deed recorded October 16, 2012 in Official Records Book 10459, Page 63, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

Master Lighting Installation, Upgrade and Service Agreement recorded February 25, 2013 in Book 10527, Page 3642, Public Records
of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

24. Interlocal Agreement for Rights-of-Way Maintenance recorded May 3, 2013 in Book 10564, Page 4667, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

25. Temporary Access and Construction Easement Agreement recorded July 9, 2013 in Book 10598, Page 3158, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the South line of the Southeast 1/4 of Section 32-23-31 as being North $89^\circ57^\circ30^\circ$ West, an assumed bearing for angular designation only.
- 2. All lot lines are radial, unless otherwise noted non-radial (N.R.).
- 3. All plotted utility 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 interface with the facilities and services of an electric, telephone, gas, or other 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.
- 4. Utility facilities shall be placed underground within dedicated utility
- 5. All corners shown hereon shall be set according to Chapter 177, Florida Statutes.
- Development of this property depicted on this Plat is subject to the requirements of Chapter 59, the Concurrency Management Ordinance of the City of Ordinado, 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.
- -8, $A\!-\!9$ and $A\!-\!10$ (Access and Utility) shall be owned and maintained by the Randal umunity Development District (the "C.D.D.").
- Tract W-1 (Wetland) is subject to a Conservation easement per Official Records Book 10418, Page 4888 and a Stormwater Pond and Drainage easement per Official Records Book 10418, Page 4773 and shall be owned and maintained by the C.D.D. Development rights to the Conservation Tract are dedicated to City of Orlando, Florida, No construction, clearing, grading or alteration to the Conservation Tract is permitted without prior approval of the City of Orlando and all other applicable jurisdictional agencies.
- An emergency access easement to all drainage easements shown on this plat is hereby dedicated to the City of Orlando for emergency maintenance purposes in the event inadequate maintenance of the storm dorinage system creates a hazard to the public health, safety and general welfare. Non-exclusive easements through, over, under and across all utility easements shown herein are hereby dedicated for use by the City of Orlando and the Orlando Utilities Commission for the purpose of constricting, maintaining and replacing their respective facilities servicing the lands encompassed by this plat.
- A perpetual non-exclusive drainage easement as set forth and reserved in that Special Warranty Deed recorded December 21, 2010 in Official Records Book 10149, Page 8299, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.
- A perpetual non-exclusive drainage easement reserved in that Special Warranty Deed recorded December 21, 2010 in Official Records Book 10149, Page 8310, Public Records of Orange County, Florida. Affects subject property is blanket in nature and cannot be plotted on the face of this survey.
- Vahicular access locations from Lots 1 through 9 to Randal Park Boulevard and from Lots 1. 13, 14 and 35 to Mancaris Street are controlled by the City of Orlando through the City of Orlando permitting process.
- 13. Tracts OS-1, OS-2 and OS-3 (Open Space) shall be dedicated to and maintained by the Randal Park Community Development District.

DRAINAGE MAINTENANCE DECLARATION

- City of Orlando (the "City") shall have a nonexclusive drainage and retention easement and a reasonable right of water flow solely for drainage of dedicated roadways into and through Drainage Easements as shown on this plat.
- 2. Randal Park Community Development District (the "C.D.D.") is responsible for repair and maintenance of the area shown as Drainage Easements on this plat. The City shall not have any duty or responsibility to maintain said Drainage Easements in the Event the C.D.D. fails to properly maintain said Drainage Easements, however, City shall have the reasonable right to enter upon said Drainage Easements, however, City shall have the reasonable right to the C.D.D. of its failure to properly maintain the same. The C.D.D. shall pay the City an amount equal to the cost incurred by the City in maintaining said Drainage Easements in accordance with this paragraph. The City shall have the right of a lien in favor of the City for the amount of these costs on all property in this subdivision. The lien shall be enforceable as other special assessment liens in accordance with Chapter 173, Florida Statutes, or other applicable law.
- i. In the event of a situation critically endangering the public health, safety, or welfare as determined by the City, the City shall have the right of immediate access to said Drainage Easements and as much adjacent land as is reasonably necessary for the purpose of emergency repairs, maintenance, or other actions to protect the public health, safety, or welfare, without notice to the C.D.D. The C.D.D. shall pay to the City an amount equal to the cost incurred by the City for such emergency actions, if such actions were necessitated by the failure of the C.D.D. to maintain said Drainage Easements or if such repairs, maintenance, or actions would have fallen within the C.D.D. is responsibility. The City shall have the right of a lien in favor of the City for the amount of these costs of the emergency action on all property in the subdivision. The lien shall be enforceable as other special assessment liens in accordance with Chapter 173, Florida Statutes, or other applicable law.
- . This Declaration shall run with the land and shall be binding on the parties hereto, their assigns and successors in interest and title, provided, however, that upon sale of the subject property by Owner and transfer of the maintenance responsibility to the C.D.D., Owner shall be released from any and all obligations assumed hereunder.



16 EAST PLANT STREET WINTER GARDEN, FLORIDA 34787 (407) 654-5355

SHEET 1 OF 6 - LEGAL DESCRIPTION, DEDICATION & LEGEND SHEET 2 OF 6 - SURVEYOR'S NOTES SHEETS 3 THRU 6 OF 6 GEOMETRY

SHEET 1 OF 6 -SHEET INDEX:

