

NONA MARKET PLACE

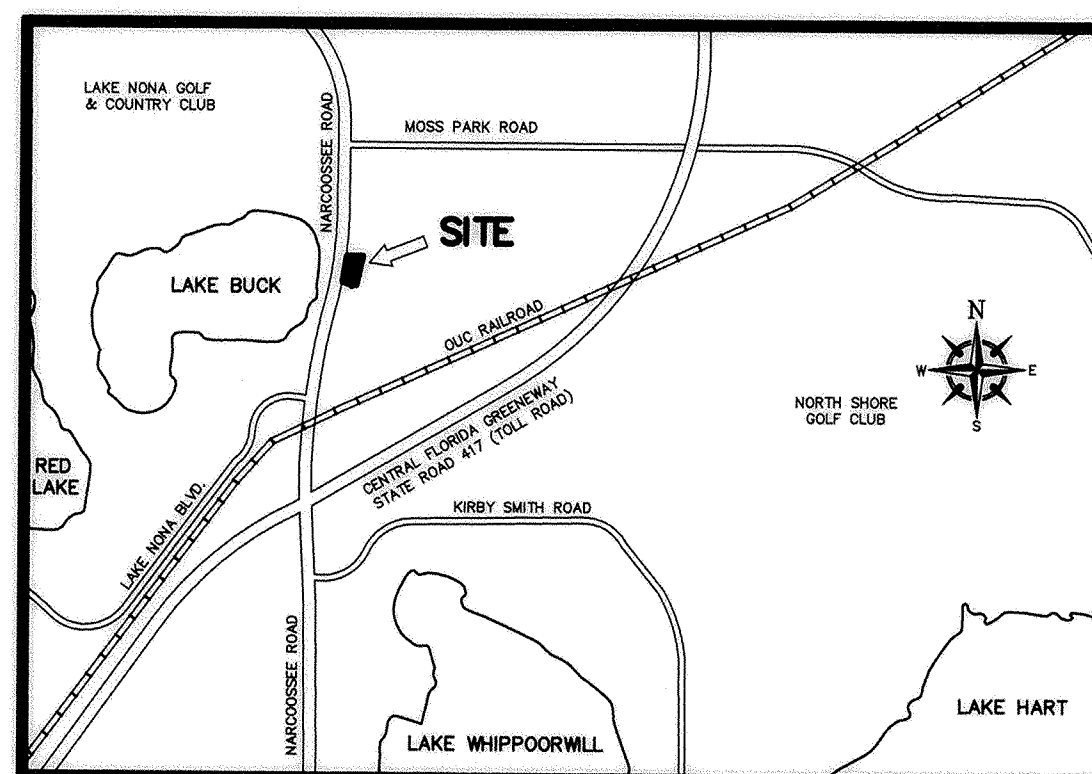
SECTION 8, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A parcel of land located in Section 8, Township 24 South, Range 31 East, Orange County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of the plat of MOSS PARK COMMERCIAL SITE, as recorded in Plat Book 66, Page 39 of the Public Records of Orange County, Florida, said point also being on the Easterly right of way line of Narcoossee Road (130-foot right of way); thence departing said Easterly right of way line and with the South line of said MOSS PARK COMMERCIAL SITE, run N89°59'44"E, a distance of 271.75 feet; thence departing said South line, run S12°56'23"W, a distance of 499.10 feet; thence run N64°32'31"W, a distance of 84.47 feet; thence run S00°00'18"W, a distance of 45.69 feet; thence run N57°16'49"W, a distance of 76.40 feet; thence run N71°55'02"W, a distance of 89.01 feet to a point on the aforesaid Easterly right of way line of Narcoossee Road, said point being a point on a non-tangent curve, concave to the West, having a Radius of 5,794.65 feet and a Central Angle of 04°16'14"; thence run Northerly along said Easterly right of way line and the Arc of said curve, a distance of 431.91 feet (Chord Bearing = N08°40'54"E, Chord = 431.81 feet) to the Point of Beginning. Containing 2.655 acres, more or less.



VICINITY MAP
NOT TO SCALE

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON DEED BEARING REFERENCE OF NORTH 89°59'44" EAST ALONG THE SOUTH LINE OF MOSS PARK COMMERCIAL SITE PER PLAT BOOK 66, PAGE 39, ORANGE COUNTY, FLORIDA. AS RECORDED IN OFFICIAL RECORD BOOK 9764, PAGE 3829 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
2. VEHICULAR ACCESS LOCATIONS FROM THE PROPERTY SHOWN HEREON TO NARCOOSSEE ROAD ARE CONTROLLED BY ORANGE COUNTY, FLORIDA AND PERMITTED THROUGH THE COUNTY PERMITTING PROCESS.
3. THE 30.00 FOOT UTILITY EASEMENT IS EXCLUSIVE TO ORANGE COUNTY AS CONTAINED IN OFFICIAL RECORD BOOK 8477, PAGE 3239 AND THE RIGHTS OF THE CITY OF ORLANDO SERVICES AS CONTAINED IN OFFICIAL RECORD BOOK 5444, PAGE 2563 ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
4. THE PROPERTY SHOWN HEREON REPRESENTS THE LANDS INCLUDED IN THE LAKE HART PLANNED DEVELOPMENT/LAKE NONA MARKET PLACE DEVELOPMENT PLAN AS REVIEWED BY THE ORANGE COUNTY DEVELOPMENT REVIEW COMMITTEE ON JANUARY 28, 2009 AND APPROVED ON APRIL 22, 2009.

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.

NONA MARKET PLACE DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the 30.00 foot utility easement shown hereon to Orange County.

IN WITNESS WHEREOF, The owner has caused these presents to be signed and attested to or witnessed by its general partner named below on the 23rd day of March, 2011.

SIGNED and SEALED in the presence of:

Patricia A. Navarro
Witness
PATRICIA A. NAVARRO
Print Name

Anna Bungart
Witness
Anna Bungart
Print Name

LAKE NONA MARKETPLACE, LLC
a Florida Limited Liability Company

John C. Reich
John C. Reich
Managing Member

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, that on March 23rd, 2011 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared John C. Reich, Managing Member of Lake Nona Marketplace LLC, a Florida Limited Liability Company to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed. Person known to me personally.

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

Anna Bungart
NOTARY PUBLIC

Anna Bungart
Print Name

My Commission Expires
Commission Number



CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, Being a professional surveyor and mapper, I hereby certify that the foregoing plat was prepared under by my direction and supervision and that this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

Patricia J. McCurdy
PATRICIA J. MCCURDY, P.S.M.

Dated 3-22-2011 Registration No. 4924
Professional Surveying Certificate of Authorization No. L.B. 966

JOHNSTON'S
SURVEYING INC. 900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

Reviewed for conformity to Chapter 177, Florida Statutes.

William J. McKee
County Surveyor Dated 5/17/11

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved:

Tim Soder
Zoning Director

5/18/2011
Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved:

Joseph C. Kunkel
County Engineer

5-17-11
Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on May 25, 2011 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida

Victoria O. Haynes
Clerk of the Board
By: *John C. Reich*
MAY 26 2011

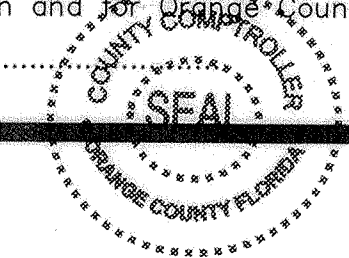
CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, That the foregoing plat was Recorded in the Orange County Official Records

on 5-26-2011 as File No. 2010281022

County Comptroller in and for Orange County Florida

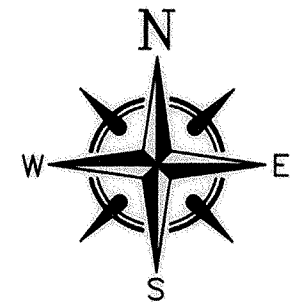
BY: *Chick*



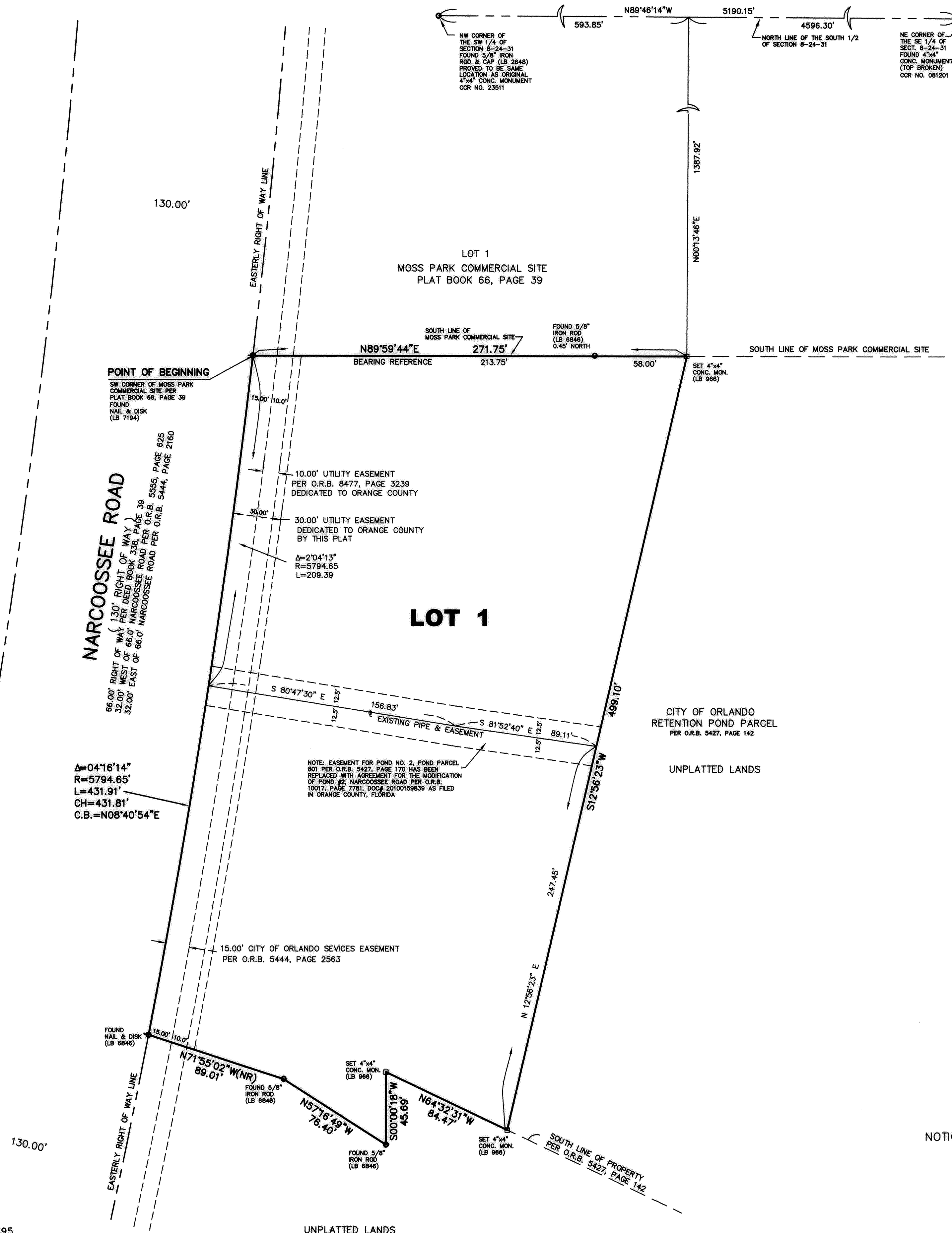
NONA MARKET PLACE

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY, FLORIDA

PLAT BOOK 75
PAGE 95


40 0 20 40 80
GRAPHIC SCALE
IN FEET
1 INCH = 40 FEET



JOHNSTON'S
SURVEYING INC.

900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. L.B. 966