### LYING IN SECTION 32, TOWNSHIP 23 SOUTH, RANGE 31 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA RANDALPARKPHASE $\mathcal{O}$

SHEET 1

TRACT OF LAND LYING IN SECTION 32. TOWNSHIP 23 SOUTH, RANGE 31 EAST BEING DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 110.183 ACRES MORE OR LESS.

- 1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 32-23-31, BEING NORTH 89'57'30" WEST,

- ALL CORNERS SHOWN HEREON SHALL BE SET ACCORDING TO CHAPTER 177, FLORIDA STATUTES.

- TRACTS OS-8, OS-9, OS-10 AND OS-11 ( OPEN SPACE TRACTS ) SHALL BE OWNED AND MAINTAINED BY THE "C.D.D.".
- TRACT P-3 ( PARK TRACTS ) SHALL BE OWNED AND MAINTAINED BY THE "C.D.D.".
- TRACT W-1 ( WETLAND AND CONSERVATION TRACT ) SHALL BE OMNED AND MAINTAINED BY THE "C.D.D." WITH DEVELOPMENT RIGHTS DEDICATED TO CITY OF ORLANDO, FLORIDA, NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION TO THE CONSERVATION TRACT IS PERMATTED WITHOUT PRIOR APPROVAL OF THE CONSERVATION TRACT IS PERMATTED WITHOUT PRIOR APPROVAL OF THE CITY OF ORLANDO AND ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.
- TRACT B-NV1 STORMWATER POND SHALL BE OWNED AND MAINTAINED BY THE "C.D.D."

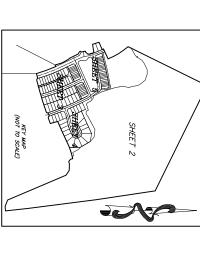
- OTY OF ORLANDO (THE "CITY") SHALL HAVE A NONEYCLUSIVE DRAIMAGE AND RETENTION EASEMENT AND A REASONABLE RIGHT OF MATER FLOW SOLELY FOR DRAIMAGE OF DEDICATED ROADWAYS MTO AND THROUGH DRAIMAGE EASEMENTS AS SHOWN ON THIS PLAT.
- OWNER SHALL TRANSEER TO THE RANDAL PARK COMMUNTY DEFELOMENT DISTRICT (THE "CDD.") THE CULL RESPONSIBILITY FOR REPAIR AND MANITEMANCE OF THE AREA SHOWN AS DRAIMAGE EASEMENTS ON THIS SPAT. THE COTY SHALL NOT HAVE ANY DUTY OR RESPONSIBILITY ON MANITAM SHID DRAIMAGE EASEMENTS AND DRAIMAGE EASEMENTS AND DRAIMAGE EASEMENTS AND SHOUTH ADJACENT LAND AS IS REASONABLE RECHT TO PROPERTY MANITAM SHID DRAIMAGE EASEMENTS, AND SHOUTH EASEMENTS AND SHOUTH EASE EASEMENTS AND SHOUTH E

- 2. ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL ( N.R. ).
- 3. UTILITY FACILITIES SHALL BE PLACED UNDERGROUND WITHIN DEDICATED UTILITY EASEMENTS.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MANITEMANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, MISSTALLATION, MANITEMANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHOWN OF CABLE TELEVISION SERVICES OF A PUBLIC UTILITY, IN THE EXECUTE AND SERVICES OF A PUBLIC UTILITY, IN THE VERNIT A CABLE TELEVISION COMPANY DAMAGES THE FACULTIES 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, CAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION, EAST, OF A PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION, SHALL COMPLY MITH THE MATORIAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- DEVELOPMENT OF THIS PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 53, THE CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY OF GRAMDO, MHICH CONERNS THE CITY'S ABULTY TO ISSUE BUILDING PERMITS ON THIS PROPERTY APPROVAL OF THIS PLAT SHALL NOT BE DEEMED TO PROVIDE MAY WESTED FIGHTS, EXCEPT AS TO THOSE MATTERS DEPICTED HEREON, THAT ARE CONSISTENT MIT THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES OR MERE REQUIRED BY THE CONSISTENT SHALL NOT ALL TIMES.
- TRACTS A-1, A-2 AND A-3, PRIVATE ACCESS AND DRAINAGE TRACTS SHALL BE OWNED AND MAINTAINED BY THE RANDAL PARK COMMUNITY DETECOPMENT DISTRICT (THE "C.D.D."). AN EMERGENCY ACCESS EASEMENT IS REFERENT GOTHER CITY OF ORGANIZATION OFFICER SAID TRACTS FOR THE PURPOSE OF THE POLICE, FIRE DEPARTMENTS AND OTHER GOVERNMENTAL AGENCIES ENCAGED IN THEIR OFFICIAL CAPACITY.

# DRAINAGE MAINTENANCE DECLARATION

- M THE EVENT OF A SITUATION CRITICALLY ENDANGERING THE PUBLIC HEALTH, SAFETY, OR MELFARE AS DETERMINED BY THE CITY, THE CITY SHALL HAVE THE RESIST OF THE DIRECTS TO SAID DRAINAGE EASEMENTS AND AS MUCH ADJACEST, LAND AS IS REASONABLY NECESSARY FOR THE PURPOSE OF EMERGENCY REPAIRS, MAINTENANCE, OR OTHER ACTIONS TO PROTECT THE PUBLIC HEALTH, SAFETY OR MELFARE, WITHOUT NOTICE TO THE CO.D. THE CO.D. SHALL PAY TO THE CITY AN MOUNT BEOLAL TO THE COST NOURRED BY THE CITY FOR SUCH EMERGENCY ACTIONS, IF SUCH ACTIONS MEET NECESSIFATED BY THE FALURE OF THE C.D.D. TO MAINTAIN SAID DRAINAGE EASEMENTS OR IF SUCH METHERS, MAINTENANCE, OR ACTIONS WOULD HAVE FALLEN WITHIN THE C.D.D. TO RAINTAIN SAID STATUSHED FOR THE SUBDINISHED HER RIGHT OR A LIEN WE FAVOR OF THE CITY FOR THE MADOINT OF THESE COSTS OF THE EMERGENCY ACTION ON ALL PROPERTY WITH SAID WE SHIFFRICKABLE 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 MITEREST AND TITLE, PROVIDED, HOMERES, THAT LUPON SALE OF THE SUBJECT PROPERTY BY OWNER AND TRANSFER OF THE MINITERIANCE RESPONSIBILITY TO THE CLDLO OWNER SHALL BE RELEASED FROM ANY AND ALL OBLIGATIONS ASSUMED HEREUNDER.

STATE ROAD 528



SHEET 1 OF 5 - LEGAL DESCRIPTION, DEDICATION, & SURVEYOR'S NOTES

NOTICE: SHEET 2 OF 5 - BOUNDARY INFORMATION, LEGEND AND WETLAND AND CONSERVATION TRACT 1 SHEETS 3 THRU 5 - LOT, TRACT BLOCK GEOMETRY

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDINDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLAINTED IN A JUTHORITY BY ANY OTHER GRAPHIC OF DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE HOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

213 SOUTH DILLARD STREET WINTER GARDEN, FLORIDA 34787 (407) 654-5355

NCINITY MAP (NOT TO SCALE)

7
PLAT
BOOK

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## RANDAL PARK – PHASE 2

DEDICA TION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned MATTAMY (ACKSON/MLE) PARTIMETSHIP JOBO MATTAMY HOMES, a Floridal general partnership, 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 and dedicates the streets, deninge easements and utility easements shown hereon to the perpetual use of the public.

IN MINESS WHEREOF, MATTAMY (JACKSONVILLE) PARTNERSHIP o/b/o MATTAMY HOMES, o Florido general partnership, hoas caused these presents to be signed and attested to by the officer named below

on — day of —————— 2014.	3	3		000	
By:					
Printed Name:	Title:				
Attest:					

nted Name:	
med in the presence of:	
nted Name	
nted Name	

is the act and deed of said Company.
acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; and that the said dedication
identification, and did/did not take an oath, the individual and officer in and who executed the foregoing Dedication and severally
known to me or ( ) produced
organized under the laws of who is ( ) personally
l
State and County aforesaid, personally appear
THIS IS TO CERTIFY, That on
STATE OF COUNTY OF
Printed Name
Printed Name
Signed in the presence of:
Printed Name:

act and deed of said Company. and seal 9

Commission Number -	My commission expires	NOTARY PUBLIC	
	95		

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 Statues; and that said land is located in the City of Orlando,
Orange County, Florida.
Signed
Dated:
James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723

ATTEST: OTY CLERK.	
MAYOR	
approved the foregoing plat.	
THIS IS TO CERTIFY, That on, 2014	·
CERTIFICATE OF APPROVAL BY MUNICIPALITY	

Examined and approved: Date	CERTIFICATE OF APPROVAL BY CITY ENGINEER	ATTEST: CITY CLERK.	MAYOR
	Date	OF APPROVAL BY CITY ENGNEER  Date	OF APPROVAL BY CITY ENGINEER  Date

County Co	I HEREBY CERTIFY, that th County Official Records No
County Comptroller in and for Orange County, Florida	CERTIFY, Official
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or Orange	foregoing on
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Torida	I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on as file
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CERTIFICATE OF COUNTY COMPTROLLER

