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CPH, INC.
LICENSED BUSINESS NUMBER 7143
500 W FULTON STREET
SANFORD, FL 32771
(407) 322-6841

SHEET 1 OF

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PLAT BOOK:

PAGE:

BEING A REPLAT OF A PORTION OF LOTS 48, 49, 50 AND A VACATED UNNAMED ROAD THEREOF,

WEISSINGER'S FA AS RECORDED IN PLAT BOOK "H", PAGE 93, THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST RVILLA SUBDIVISION ACCORDING TO THE PLAT

OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, LORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THE WEST 10.00 FEET OF LOT 48, WEISSINGER'S FARVILLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "H", PAGE 93, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF SILVER STAR ROAD (SR 416)(100° WIDE RIGHT OF WAY PER FDOT RIGHT OF WAY MAP SECTION NUMBER 75250-2501(SR 438)); THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF WEST LINE OF LOT 48, A DISTANCE OF 591.38 FEET, TO A POINT LYING 21.70 FEET NORTHERLY OF THE SAID PARALLEL WITH AND LYING 10 FEET EASTERLY OF AS MEASURED PERPENDICULARLY TO THE SAID WEST LINE OF LOT 48, A DISTANCE OF 591.38 FEET, TO A POINT LYING 21.70 FEET NORTHERLY OF THE SOUTH RAST CORNER OF THE AFORESAID WEST 10 FEET OF LOT 48, SAID POINT ALSO BEING THE NORTHERLY OF AS MEASURED PERPENDICULARLY TO THE CENTER LINE OF ARALLEL WITH AND LYING 8.00 FEET NORTHERLY OF AS MEASURED PERPENDICULARLY TO THE CENTER LINE OF A RAILROAD SPUR TRACK, A DISTANCE OF 35.69 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL NO. 2: THENCE SOUTH SETTING FLOT 48 TO THE SOUTHEAST CORNER OF SAID PARCEL NO. 2: THENCE NOTHE SOUTH LINE OF SAID LOT 48 AD DISTANCE OF 35.69 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL NO. 2: THENCE NOTHE SOUTH LINE OF SAID LOT 48 AD DISTANCE OF 35.69 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL NO. 2: THENCE NOTHE SOUTH LINE OF SAID LOT 48 AD DISTANCE OF 35.00 FEET TO THE SOUTH LINE OF SAID LOT 48 AD DISTANCE OF 35.00 FEET TO THE SOUTH LINE OF LOT 48 TO THE SOUTHEAST CORNER OF SAID PARCEL NO. 2: THENCE RUN SOUTH 00°03'12" FAST ALONG SAID EAST LINE OF THE WEST 10.00 FEET OF LOT 48: THENCE NORTH B9°38'20" WEST, ALONG THE SOUTH LINE OF LOT 48 AND ITS WEST TO FLOT WAY PERFET TO THE SAIT RIGHT OF WAY LINE OF NORTH JOHN YOUNG PARKWAY (SR 423)(200" RIGHT OF WAY LINE DEADLY SOUTH RIGHT OF WAY LINE OF 613.12 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 595.24 FEET TO THE POINT OF BEGINNING.

NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED ON THE SOUTH RIGHT-OF-WAY LINE OF SILHAVING A BEARING OF SOUTH $89^{\circ}35'53''$ EAST.
- DENOTES A FOUND PERMANENT REFERENCE MONUMENT, A 4 INCH BY 4 INCH CONCREWITH IDENTIFICATION AS NOTED.
- DENOTES A SET PERMANENT REFERENCE MONUMENT, A 4 INCH BY 4 INCH CONCRETE "LB 7143 P.R.M." CAP UNLESS OTHERWISE NOTED.
- DENOTES A FOUND PERMANENT CONTROL POINT, WITH A NAIL AND DISC OR AN IRON IDENTIFICATION AS SHOWN HEREON.
- 0 DENOTES A SET PERMANENT CONTROL POINT, A NAIL AND DISC, OR A 5/8" IRON ROD WINSCRIBED "LB 7143" IDENTIFIED AS SHOWN HEREON.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF
- ERROR OF CLOSURE DOES NOT EXCEED 1 FOOT IN 10,000 FEET.
- STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AND ARE AS FOLLOWS:

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DESIGNATION # GIS 0134 DJ LEWIS 1, PID# AK 7131 = N 1,555,294.45 FEET, E 537,770.44 FEET DESIGNATION # GIS 0126 MARTHA HALL, PID# AK 7270 = N 1,539,191.25 FEET, E 524,615.23 FEET

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- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- DEVELOPMENT ON 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.
- CHICAGO TITLE INSURANCE COMPANY HAS MADE A SEARCH OF PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THROUGH APRIL 22, 2014 AT 5:00 AM ON REAL PROPERTY DESCRIBED AND AS SHOWN HEREON.
- AS OF THE EFFECTIVE DATE OF THIS REPORT, THE RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THE PROPOSED PLAT IS IN THE NAME OF INDUSTRIAL EQUIPMENT COMPANY A/K/A INDUSTRIAL EQUIPMENT CO., A FLORIDA CORPORATION, BY VIRTUE OF WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 43, PAGE 65, WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1509, PAGE 818 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6076, PAGE 3264, TOGETHER WITH RESOLUTION CLOSING, VACATING AND ABANDONING UNNAMED ROAD RECORDED IN OFFICIAL RECORDS BOOK 1002, PAGE 406, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PK POC POB PRM PRM RAV R29E SEC 16

POINT OF INTERSECTION

PARKER KAYLON

POINT OF COMMENCEMENT

POINT OF BEGINNING

PERMANENT REFERENCE MONUMENT

RIGHT-OF-WAY

RANGE 29 EAST

ABBREVIATION LEGEND

OFFICIAL RECORDS BOOK PLAT BOOK

CCCR C/L CM FDOT FND ID ID IR&C LB# T22S N & D NO.

COPYRIGHT
CERTIFIED CORNER RECORD
CENTERLINE
CONCRETE MONUMENT
FLORIDA DEPARTMENT OF TRANSPORTATION
EQUIND

- IDENTIFICATION
- IRON REBAR & CAP
- LICENSED BUSINESS NUMBER
- TOWNSHIP 22 SOUTH
- NAIL AND DISK
- NUMBER

LOCATION MAP (1"=2000')

THE SEARCH HAS REVEALED THE FOLLOWING:

- AGREEMENT LICENSING ENCROACHMENTS BY AND BETWEEN DAVID L. MCDUFFIE AND EDITH T. MCDUFFIE, HIS WIFE, AND INDUSTRIAL EQUIPMENT COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED SEPTEMBER 10, 1962 IN OFFICIAL RECORDS BOOK 1099, PAGE 488.
- LEASE AGREEMENT BY AND BETWEEN BUD FREDRICK A/K/A H. G. FREDRICK, JR., AND POA ACQUISITION CORPORATION RECORDED JANUARY 20, 1995 IN OFFICIAL RECORDS BOOK 4846, PAGE 1339. PERPETUAL RIGHT-OF-WAY AND EASEMENT BY AND BETWEEN INDUSTRIAL EQUIPMENT COMPANY, A CORPORATION OF FLORIDA, AND SEABOARD AIR LINE RAILROAD COMPANY, A CORPORATION OF VIRGINIA, RECORDED NOVEMBER 4, 1963 IN OFFICIAL RECORDS BOOK 1265, PAGE 63.
- DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION DOING BUSINESS AS PROGRESS ENERGY FLORIDA, INC., A FLORIDA CORPORATION, RECORDED APRIL 16, 2012 IN OFFICIAL RECORDS BOOK 10361, PAGE 8323. (INTENDED POSITION DEPICTED HEREON)
- NOTICE OF COMMENCEMENT RECORDED MAY 14, 2013 IN OFFICIAL RECORDS BOOK 10569, PAGE 5628.
- NOTICE OF COMMENCEMENT RECORDED JUNE 11, 2013 IN OFFICIAL RECORDS BOOK 10583, PAGE 3321.
- UNRECORDED LAND LEASE AGREEMENT DATED DECEMBER 13, 2010 BY AND BETWEEN INDUSTRIAL EQUIPMENT COMPANY, A FLORIDA CORPORATION, LANDLORD, AND WAWA, INC., A NEW JERSEY CORPORATION, TENANT, TOGETHER WITH FIRST AMENDMENT TO LAND LEASE AGREEMENT DATED JUNE 15, 2012, SECOND AMENDMENT TO LAND LEASE AGREEMENT DATED AUGUST 14, 2012 AND THIRD AMENDMENT TO LAND LEASE AGREEMENT DATED AUGUST 30, 2013, AS EVIDENCED AND TOGETHER WITH MEMORANDUM OF LAND LEASE AGREEMENT RECORDED SEPTEMBER 6, 2013 IN OFFICIAL RECORDS BOOK 10630, PAGE 5183.

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CLEMSON RD

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N JOHN YOUNG PKWY

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NOTE: ALL RECORDING REFERENCES IN THIS REPORT SHALL REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY 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.

CPH, INC. CERTIFICATE OF AUTHORIZATION LB NO. 7143 500 W FULTON STREET SANFORD, FL 32771

Paul J. Katrek
Professional Surveyor and Mapper
Certificate No. 6233

the plat complies with all of the survey requirements of Chapter 177, that said land is located in the City of Orlando, Orange County,

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and Mapper that has prepared the foregoing plat and was made under my direction and
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
F REVIEW BY
CERTIFICATE OF APPROVAL BY CITY ENGINEER Examined and Approved: Date: City Engineer:
CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL Examined and Approved: Date: City Planning Official:
CERTIFICATE OF APPROVAL BY MUNICIPALITY THIS IS TO CERTIFY, That on the, the, the, approved the foregoing plat. MAYOR ATTEST: City Clerk
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 and of the above named Corporation incorporated under the laws of who is/are personally known to me or have produced the following identification who is/are personally dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized and that said dedication is the act and deed of said Corporation. IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.
By: Printed Name Attest:
CORPORATION being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed. IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on

