### **EVISTA** AST PHAS <u>3</u>8 RE U П

LOCATED MSECTIONCITYF ORLANDO, **W** AND27 ORANGETO WNSHIP SOUTH, FLORIDARANGE30 EAS

COUNTY,

LOTS 1 AND 2, LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 38, AS RECORDED IN PLAT LEEVISTA CENTER—436 EAST PHASE 1, PLAT 36, AS RECORDED IN PLAT BOOK 62, PACCENTER—CRACKER BARREL, AS RECORDED IN PLAT BOOK 51, PAGE 148, AND A PORTION OF PHASE 1, PLAT 17, AS RECORDED IN PLAT BOOK 45 PAGE 49, ALL OF THE PUBLIC PLAT BOOK 45 PAGE 49, ALL OF THE PUBLIC PLAT BOOK 45 PAGE 49, ALL OF THE PUBLIC PLAT BOOK 45 PAGE 49, ALL OF THE PUBLIC PLAT BOOK 45 PAGE 49, ALL OF THE PUBLIC PLAT BOOK 45 PAGE 49, ALL OF THE PUBLIC PLAT BOOK 45 PAGE 49, ALL OF THE PLAT BOOK ', PAGE 50, OF TRACT RECORDS 70, P AND "B", OF ( PAGE 63, AND
A PORTION O LEEVISTA CENTER ORANGE COUNTY, 1 A OF A PORTION LEEVISTA FLORIDA 436 OF

#### SURVEYOR NOTES

1) BEARINGS ARE BASED UPON THE 89\*41'53" W PER THE PLAT OF LEEVI RECORDS OF ORANGE COUNTY, FLORI SOUTH LINE OF 1 유 THE 436 SOUTHWEST 1/4 OF SECTION EAST PHASE 1, PLAT 16, AS 22, TOWNSHIP 23 SOUTH, RANGE 30 RECORDED IN PLAT BOOK 45, PAGES EAST, 49 OF AS BEING S

2) 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.

3) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SHOWN ON A DECLARATION OF AVIGATION EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3623, PAGE 726 ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

4) ALL PLATTED PUBLIC UTILITY EASEM INSTALLATION, MAINTENANCE, AND OPER MAINTENANCE, AND OPER MAINTENANCE, AND OPER GAS OR OTHER PUBLIC UTILITY. IN THE RESPONSIBLE FOR THE DAMAGES. THIS ELECTRIC, TELEPHONE, GAS, OR OTHER NATIONAL ELECTRICAL SAFETY CODE AS EMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, PERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, ABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONINE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY HIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR PUBLIC UTILITY SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH TAS ADDOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. FLORIDA STATUTES 177.091 (28)

5) THERE IS A 10 FOOT WIDE CITY SERVICE EASEMENT ALONG ALL DEDICATED RIGHTS OF WAY, SAID EASEMENTS SHALL BE USED FOR LANDSCAPING, SIDEWALKS, BIKEPATHS, UTILITIES, ACCESS CONTROL, TRAFFIC CONTROL DEVICES, SIGNAGE AND LIGHTING RELATED TO THE OPERATION OF THE ROADWAY, AND OTHER PUBLIC USES. SAID EASEMENT IS HEREBY DEDICATED TO THE CITY OF ORLANDO AND SHALL BE MAINTAINED BY THE

6) THERE IS A DRAINAGE MAINTENAN IN PLAT BOOK 45, PAGE 49 OF THE CE AGREEMENT PERTAINING TO THE PLAT OF "LEEVISTA CENTER — 436 EAST PHASE 1, PLAT 17" PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, PER O.R.B. 6104, PG. 1856. AS RECORDED

7) THE AREAS SHOWN AS EAGLE WATCH DRIVE AND AUGUSTA NATIONAL DRIVE ARE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS BY THE PUBLIC. SUCH DRIVE AREAS ARE TO BE MAINTAINED BY THE OWNER OF LOT 1 AND WILL REMAIN OPEN FOR PUBLIC USE, PROVIDED THE OWNER OF LOT 1 MAY TEMPORARILY CLOSE PORTIONS OF THE DRIVE AREAS AS NECESSARY TO PERFORM MAINTENANCE AND REPAIRS OR RELOCATE OR RECONFIGURE SUCH DRIVE AREAS SO LONG AS SUCH ACTIVITIES DO NOT UNREASONABLY INTERFERE WITH THE PUBLIC'S RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.

8) THE TEMPORARY DRAINAGE EASEN ACCEPTANCE BY THE CITY OF ORLAN BOULEVARD AND BUTLER NATIONAL D MENT AS RECORDED IN OFFICIAL RECORDS BOOK 6104, PAGE 1849; "...SHALL TERMINATE UPON THE COMPLETION, DO, AND OPENING TO THE PUBLIC OF THAT SEGMENT OF AUGUSTA NATIONAL DRIVE LOCATED BETWEEN LEEVISTA DRIVE."

# ABBREVIATION LISTING

PROFESSIONAL LAND SURVEYOR PROFESSIONAL SURVEYOR AND MAPPER SECTION 27, TOWNSHIP 23 SOUTH,
LINE NUMBER FOR DIMENSIONS IN CHART
PLAT BOOK
OFFICIAL
NON RADIAL LOT LINE
GEODETIC INFORMATION SYSTEM
TANGENT BEARING
CHORD DISTANCE
CHORD BEARING
ARC LENGTH
ספ
POINT OF COMPOUND CURVATURE
POINT
POINT OF C
PERMANENT REFERENCE MONUMENT
PERMANE
CONCRETE MONUMENT
IRON PIPE
POINT OF BEGINNING
ORLANDO UTILITIES COMMISSION

Z/, IUWNSHIP 23 RANGE 30 EAST

#### SYMBOLS LEGEND

- SET CONCRETE MONUMENT (PRM PCP LB3778)
  SET IRON PIPE AND CAP (PRM PCP LB3778) FOUND CONCRETE MONUMENT (IDENTIFICATION AS NOTED)
- P.C., CHANGE IN DIRECTION, ETC.

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## Tinklepaugh

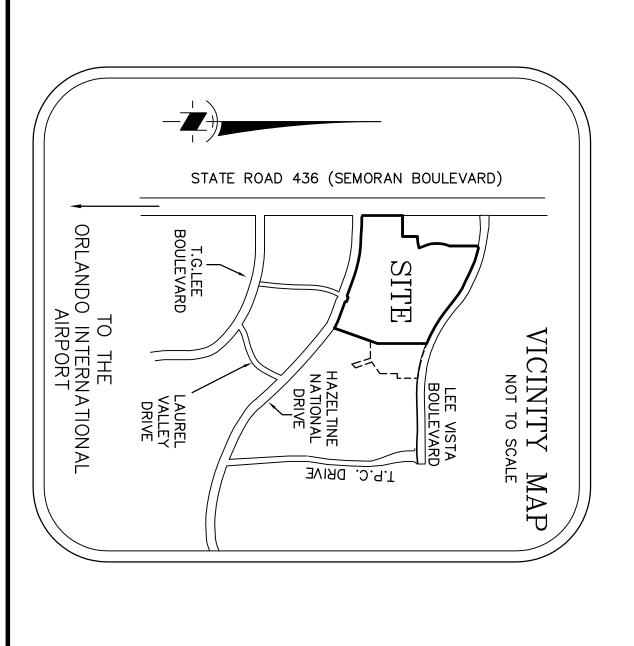
TELEPHONE NO. 850 COURTLAND SURVEYING S STREET, SUITE A-2 LICENSED BUSINESS ORLANDO, **FLORIDA** 32804

(407)

NO.

3778

THIS PLAT, AS RECORDED IN IT 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. 9



NOTICE

### BOOK **PLAT** U AGE

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#### LEEVISTA CENTER436 EAST, PHASE 1, DEDICATION PLAT $3\theta$ -REPLAT

ONE

KNOW ALL BY THESE PRESENTS, THAT THE CORPORATION NAMED BELOW, 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 AND DEDICATES THE 30.00 FEET WIDE DRAINAGE, LANDSCAPE, SIGNAGE & SIDEWALK EASEMENT AS SHOWN HEREON AND A 10.00 FEET WIDE CITY SERVICE EASEMENT SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC AND SHALL BE MAINTAINED BY THE LOT OWNER OF THIS PLAT. TRACT "A" (ADDITIONAL RIGHT OF WAY) IS DEDICATED TO THE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ORLANDO.

WITNESS THEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED BY THE OFFICER(S) NAMED BELOW AND ITS SEAL AFFIXED HERETO ON

σZ

NAMF BY:BY:BY:	SEALED IN THE PRESENCE OF:		DIVERSIFIED REALTY CORPORATION	2014
		(CORPORATE) SEAL		

B ∴

DEVELOPERS

SIGNED AND

B ∵ STATE B ∴ PRINTED 읶 FLORIDA В :: COUNTY OF

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_\_\_, 2014 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED RICHARD T. LEE OF THE ABOVE NAMED CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THERETO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED HERETO; AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

SIGNATURE OF NOTARY PUBLIC MY COMMISSION EXPIRES: THE AFORESAID PERSON(S) IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

QUALIFICATION STATEMENT

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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 SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA REGISTRATION NO. 5980 LICENSED BUSINESS NO. 3778

ROBERT W. MONACO, P.S.M.
TINKLEPAUGH SURVEYING SERVICES
850 COURTLAND STREET, SUITE 2—
ORLANDO, FLORIDA 32804

CERTIFICATE THAT ON OF APPROVAL ВҮ MUNICIPALITY

SI SIHI

TO CERTIFY,

SIGNATURE APPROVED THE FOREGOING PLAT.

CERTIFICATE PLANNING AND OF APPROVAL BY DEVELOPMENT DIRECTOR

CITY CLERK

DIRECTOR OF PLANNING & DEVELOPMENT: EXAMINED AND APPROVED: DATE:

CERTIFICATE OF APPROVAL ВҮ CITY ENGINEER

EXAMINED AND APPROVED:

CITY

ENGINEER:

REVIEWED FOR CONFORMITY TO FLORIDA STATE STATUTE 177 CERTIFICATE 0F REVIEW ВҮ CITY SURVEYOR

CITY SURVEYOR P.S.M. NO::

CERTIFICATE 0F COUNTY COMPTROLLER

BY: COUNTY COMPTROLLER Ξ AND COUNTY, FLORIDA D.C.

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