

LAKE NONA ESTATES GOLF COURSE LEARNING CENTER

SHEET 1 OF 2

A REPLAT OF TRACT U, LAKE NONA ESTATES PARCEL 12,
PLAT BOOK 66, PAGES 98 THROUGH 105, AND A PORTION OF UNPLATTED
SECTION 12, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION (prepared by Donald W. McIntosh Associates, Inc.):

That part of Section 12, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Begin at the Easternmost corner of Tract U, LAKE NONA ESTATES PARCEL 12, according to the plat thereof, as recorded in Plat Book 66, Pages 98 through 105, of the Public Records of Orange County, Florida, thence run the following three (3) courses and distances along the Northeasterly boundary of Tract Q, according to said Plat: S30°34'38"E, 5.30 feet; thence N63°20'30"E, 18.55 feet; thence S33°52'45"E along said Northeasterly boundary and the Northeasterly boundary of Tract A, LAKE NONA ESTATES PARCEL 12 FIRST AMENDMENT, according to the plat thereof, as recorded in Plat Book 75, Pages 40 and 41, of said Public Records; thence departing said Northeasterly boundaries run N63°34'40"E, a distance of 410.53 feet to the Southernmost corner of Lot 20, LAKE NONA PHASE 1-A, PARCEL 1 REPLAT, according to the plat thereof, as recorded in Plat Book 23, Pages 107 and 108, of said Public Records; thence N50°00'00"W along the Southwesterly boundary of said Plat and the Northeasterly boundary of Golf Course Parcel D, as recorded in Official Records Book 4446, Page 3106, of said Public Records, a distance of 74.83 feet; thence N20°00'00"W along the Northwesterly prolongation of said Southwesterly boundary of said Plat continuing along said Northeasterly boundary of said Golf Course Parcel D, a distance of 159.46 feet; thence S77°57'54"W along said Northeasterly boundary of Golf Course Parcel D, a distance of 184.94 feet; thence N29°27'39"W along said Northeasterly boundary and the Northwesterly prolongation thereof, a distance of 171.33 feet to the Southerly line of Tract B, NORTH LAKE PARKWAY, according to the plat thereof, as recorded in Plat Book 43, Pages 40 through 44, of said Public Records; thence departing said Northwesterly prolongation, run S65°21'27"W along said Southerly line, a distance of 289.73 feet; thence S41°38'38"W, along said Southerly line, 170.62 feet to the Northerly line of the aforementioned Tract U; thence run the following five (5) courses and distances along the Northerly, Westerly, and Southeasterly boundary of said Tract U; N90°00'00"W, 216.85 feet to a point of cusp of a curve concave Southerly having a radius of 375.00 feet and a chord bearing of S70°34'35"E; thence Easterly along the arc of said curve through a central angle of 38°50'49" for a distance of 254.25 feet to the point of tangency; thence S51°09'11"E, 83.16 feet to the point of curvature of a curve concave Southwesterly having a radius of 625.00 feet and a chord bearing of S48°34'46"E; thence Southeasterly along the arc of said curve through a central angle of 05°08'50" for a distance of 56.15 feet to a point on a non-tangent line; thence N56°07'24"E, 159.07 feet to the POINT OF BEGINNING.

Containing 4.723 acres more or less.

NOTES:

- Bearings based on the Southeasterly line of Tract U, LAKE NONA ESTATES PARCEL 12, Plat Book 66, Pages 98 through 105, being N56°07'24"E. (Per Plat).
- Per Chapter 177.091 (28) Florida Statutes: All platted utility easements shall provide that such 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 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. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- No part of the lands described hereon is dedicated to the City of Orlando, Florida, or the public. None of the property designated as a "Tract" on this plat will become part of the City of Orlando public road system nor is it required for any public use.
- Tract A of the Association Property shown hereon is an Access, Utility, Drainage, & Landscape Area for the benefit of the owners of Tract B and Tract C, and will be maintained by Lake Nona Estates I, LLC, its successors and assigns.
- Tract B of the Association Property shown hereon is a Community Area to be owned and maintained by Lake Nona Estates I, LLC, its successors and assigns.
- Tract C of the Association Property is a Future Development Tract to be owned and maintained by Lake Nona Golf & Country Club, LLC, its successors and assigns.
- All easements shown herein which are not created by this plat are for informational purposes only and, unless stated otherwise, the depiction of said easements is not intended to re-impose same.
- 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.
- The 10.00' Utility Easement reserved on this plat is private unless noted otherwise.
- The 10.00' Utility Easement shown herein is non-exclusive and shall be utilized for the limited purpose of the provision of underground electrical services and no other purpose, except for such future uses that may be granted by owner by separate instrument recorded in the Public Records of Orange County, Florida.
- The location of the 12.00' Orlando Utilities Commission Easements recorded in Official Records Book 3860, Page 1288, Official Records Book 3947, Page 2645 and Official Records Book 4645, Page 3698 shown hereon are approximate. The above referenced easements are not dimensioned and are depicted hereon in their approximate location as shown graphically in their respective recorded documents. The graphics within the above referenced documents are not to scale, therefore the above referenced easements shown hereon may not correspond to the location of any existing underground utilities referenced within their respective recorded documents.
- Subject to "blanket easement" described in Bright House Network, LLC, Notice of Easement, as recorded in Official Records Book 7527, page 4.

LEGEND

(FOR ALL SHEETS)

Δ=	CENTRAL ANGLE
R=	RADIUS
L=	ARC LENGTH
CB=	CHORD BEARING
CH=	CHORD LENGTH
C	CENTERLINE
C#	CURVE NUMBER (SEE TABLE)
L#	LINE NUMBER (SEE TABLE)
#	NUMBER
CCR	CERTIFIED CORNER RECORD
CM	CONCRETE MONUMENT
C.R.	COUNTY ROAD
DE	DRAINAGE EASEMENT
D&AA	DRAINAGE AND ACCESS AREA
DUE	DRAINAGE AND UTILITY EASEMENT
FND	FOUND
IP	IRON PIPE
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
MSBU	MUNICIPAL SERVICE BENEFIT UNIT
NO ID	NO IDENTIFICATION
NO.	NUMBER
N&D	NAIL AND DISK
NT	NON-TANGENT
(NR)	NON-RADIAL
NTS	NOT TO SCALE
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PC	POINT OF CURVATURE
P-C	POINT OF CUSP
PCC	POINT OF COMPOUND CURVATURE
P.D.	PLANNED DEVELOPMENT
PDE	PRIVATE DRAINAGE EASEMENT
PG	PAGE
PGS	PAGES
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
(R)	RADIAL
R/W	RIGHT-OF-WAY
SEC 12-24-30	SECTION 12, TOWNSHIP 24 SOUTH, RANGE 30 EAST
SMA	STORMWATER MANAGEMENT AREA
ST	STREET
UE	UTILITY EASEMENT
W&AE	WALL AND ACCESS EASEMENT
WE	WALL EASEMENT
	DENOTES PERMANENT REFERENCE MONUMENT (SET NAIL AND DISK STAMPED "LB68 PRM") PER CHAPTER 177, FLORIDA STATUTES. (UNLESS OTHERWISE NOTED)

NOTE:

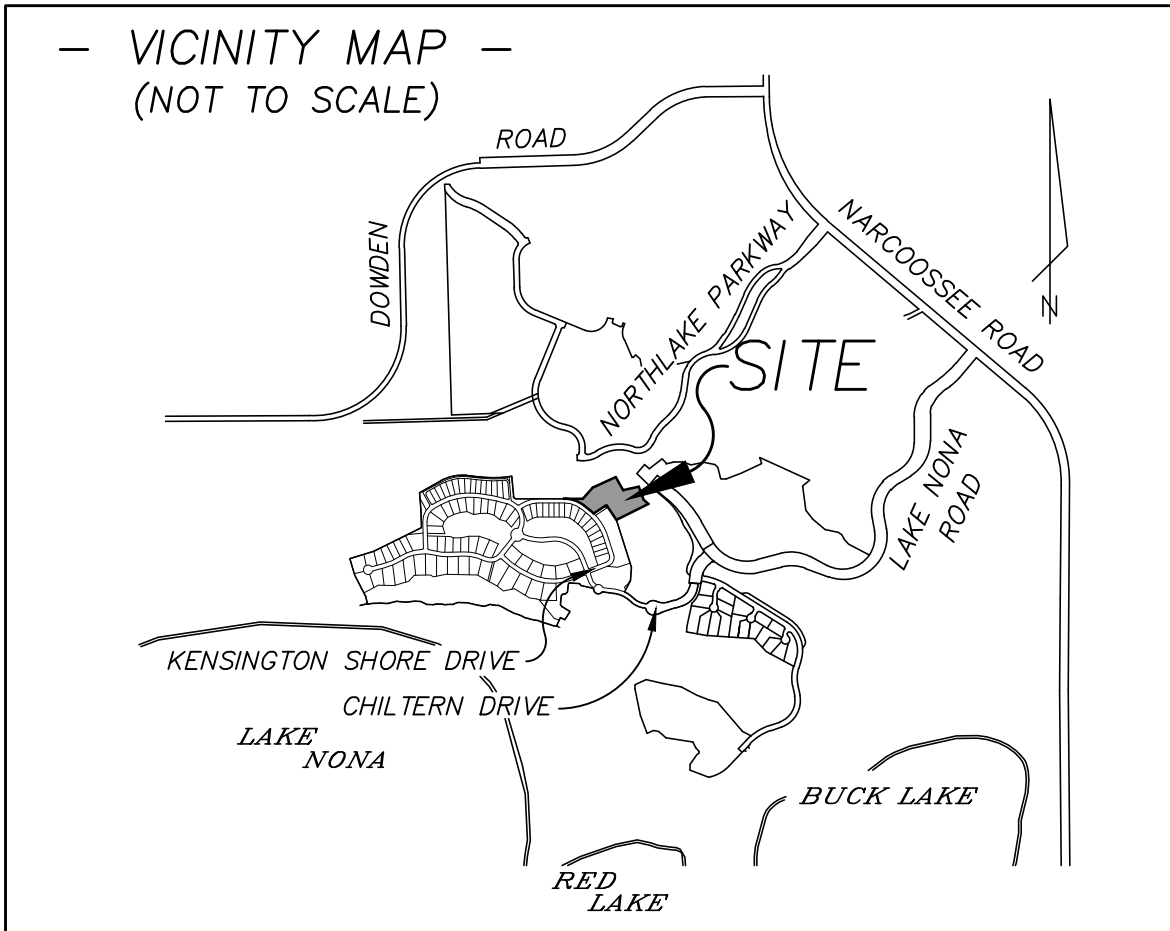
The properties delineated on this plat lie within Zone E of the Orange County Airport Noise Ordinance 2000-07 and is subject to aircraft noise that may be objectionable pursuant to the Declaration of Covenant and Waiver recorded in Official Records Book 10802, Page 2564.

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.

PREPARED BY:



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NUMBER LB68



CERTIFICATE OF APPROVAL BY
CITY PLANNING OFFICIAL

Examined and Approved: _____ Date: _____

City Planning Official: _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____ Date: _____

City Engineer: _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

City Surveyor: _____ Date: _____

CERTIFICATE OF APPROVAL BY
MUNICIPALITY

THIS IS TO CERTIFY, That on the _____,
the _____ approved the foregoing
plat.

MAYOR _____

ATTEST: _____

City Clerk: _____

QUALIFICATION AND STATEMENT
OF SURVEYOR AND MAPPER

This plat was prepared under my direction and supervision. This plat complies with all of the survey requirements of Chapter 177, Florida Statutes.
DONALD W. MCINTOSH ASSOCIATES, INC.
2200 Park Avenue North, Winter Park, FL 32789
Certificate of Authorization Number LB68

Date: _____ BY: _____

ROCKY L. CARSON
Florida Registered Surveyor and Mapper
Certificate No. LS# 4285

PLAT
BOOK

PAGE

**LAKE NONA ESTATES GOLF
COURSE LEARNING CENTER
D E D I C A T I O N**

KNOW ALL MEN BY THESE PRESENTS, That Lake Nona Estates I, LLC 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 WHEREOF, has caused these presents to be signed by the officer named below:

Lake Nona Estates I, LLC
9801 Lake Nona Road
Orlando, Florida 32827

By: _____ DATE: _____

PRINTED NAME: James L. Zboril
TITLE: Vice President

Signed and sealed in the presence of:

By: _____ By: _____

PRINTED NAME: _____ PRINTED NAME: _____

STATE OF Florida.....

COUNTY OF Orange.....

The foregoing instrument was acknowledged before me this _____ by James L. Zboril as Vice President of Lake Nona Estates I, LLC a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

PRINTED NAME: _____

NOTARY PUBLIC
COMMISSION NUMBER.....
MY COMMISSION EXPIRES

**LAKE NONA ESTATES GOLF
COURSE LEARNING CENTER
D E D I C A T I O N**

KNOW ALL MEN BY THESE PRESENTS, That Lake Nona Golf & Country Club, LLC, 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 WHEREOF, has caused these presents to be signed by the officer named below:

Lake Nona Golf & Country Club, LLC
9100 Chiltern Drive
Orlando, FL 32827-7029

By: _____ DATE: _____

PRINTED NAME: Jefferson R. Voss
TITLE: Vice President

Signed and sealed in the presence of:

By: _____ By: _____

PRINTED NAME: _____ PRINTED NAME: _____

STATE OF Florida.....

COUNTY OF Orange.....

The foregoing instrument was acknowledged before me this _____ by Jefferson R. Voss as Vice President of Lake Nona Golf & Country Club, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

PRINTED NAME: _____

NOTARY PUBLIC
COMMISSION NUMBER.....
MY COMMISSION EXPIRES

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY 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: _____

PAGE

SHEET 2 OF 2

