

ROYAL PACIFIC RESORT FIRST ADDITION LOT 1 REPLAT

SHEET 1 OF 3

A REPLAT OF A PORTION OF LOT 1, ROYAL PACIFIC RESORT FIRST ADDITION,
PLAT BOOK 47, PAGES 11-13
AND A REPLAT OF TRACT A, UNIVERSAL CITY FLORIDA LOT 2A REPLAT,
PLAT BOOK _____, PAGES _____
LOCATED IN SECTIONS 24 AND 25, TOWNSHIP 23 SOUTH, RANGE 28 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION

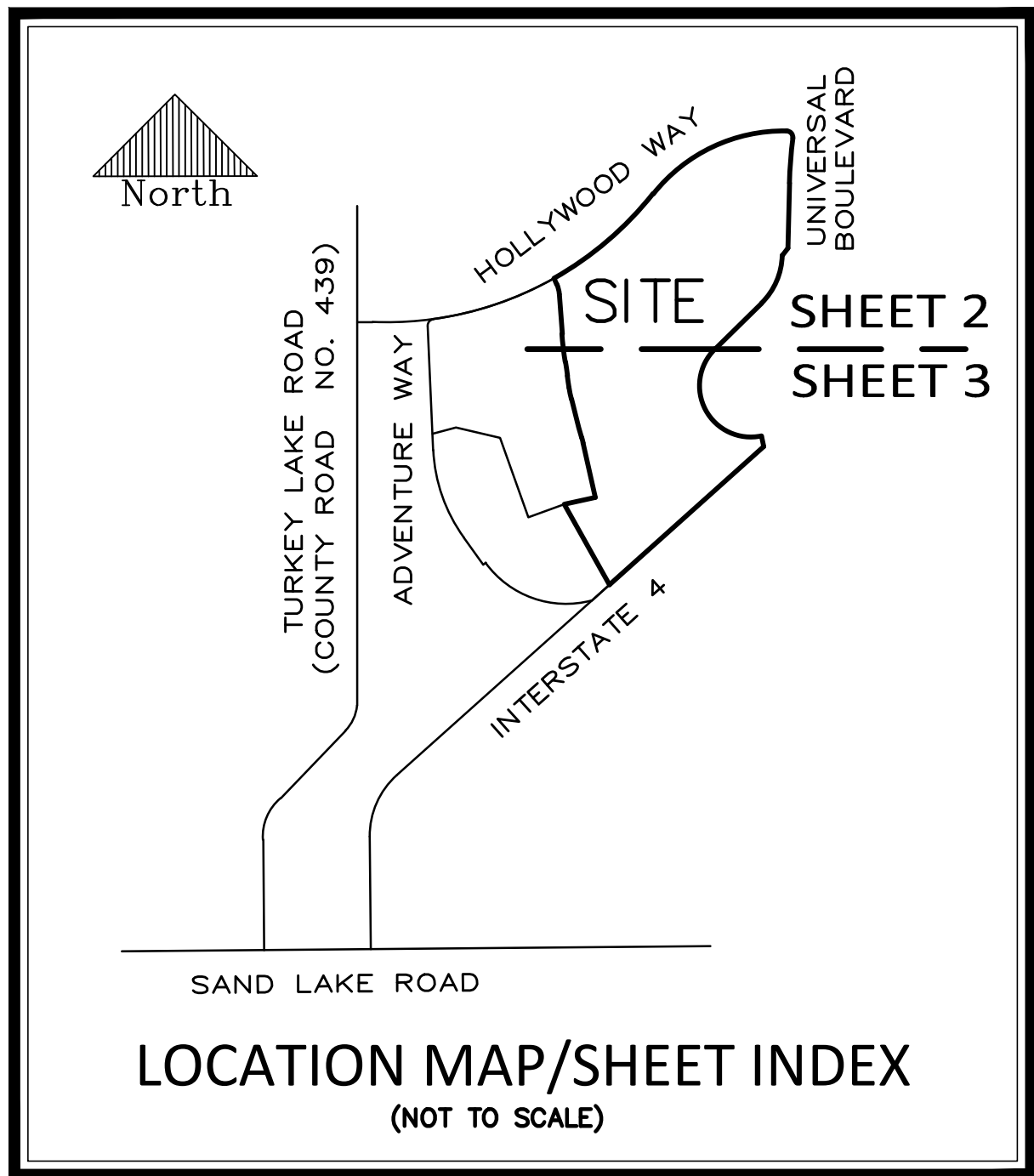
That part Lot 1, ROYAL PACIFIC RESORT FIRST ADDITION, according to the plat thereof, as recorded in Plat Book 47, Pages 11 through 13, and all of Tract A, UNIVERSAL CITY FLORIDA LOT 2A REPLAT, according to the plat thereof, as recorded in Plat Book _____, Pages _____, all of the Public Records of Orange County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said Lot 1; thence run N29°08'15"W along the West line of said Lot 1, for a distance of 565.30 feet to the South line of Lot D1, said UNIVERSAL CITY FLORIDA LOT 2A REPLAT; thence N77°25'12"E along said South line, for a distance of 193.24 feet to the Southeast corner of said Lot D1; thence run the following courses and distances along the East line of said Lot D1: N12°34'48"W, 340.66 feet to the point of curvature of a curve concave Westerly having a radius of 612.00 feet and a chord bearing of N14°10'01"W; thence Northerly along the arc of said curve through a central angle of 03°10'26" for a distance of 33.90 feet to the point of tangency; N15°45'14"W, 66.09 feet; N14°16'08"W, 178.03 feet to a point on a non-tangent curve concave Easterly having a radius of 750.00 feet and a chord bearing of N11°41'27"W; thence Northerly along the arc of said curve through a central angle of 05°27'02" for a distance of 71.35 feet to a point of compound curvature of a curve concave Easterly having a radius of 2520.00 feet and a chord bearing of N08°07'13"W; thence Northerly along the arc of said curve through a central angle of 01°41'26" for a distance of 74.35 feet to the point of reverse curvature of a curve concave Westerly having a radius of 2494.00 feet and a chord bearing of N08°15'30"W; thence Northerly along the arc of said curve through a central angle of 01°58'00" for a distance of 85.61 feet to the point of reverse curvature of a curve concave Easterly having a radius of 1970.00 feet and a chord bearing of N06°43'59"W; thence Northerly along the arc of said curve through a central angle of 05°01'03" for a distance of 172.52 feet to the point of tangency; N04°13'27"W, 243.83 feet to the point of curvature of a curve concave Westerly having a radius of 180.00 feet and a chord bearing of N14°15'03"W; thence Northerly along the arc of said curve through a central angle of 20°03'11" for a distance of 63.00 feet to the point of tangency; N24°16'38"W, 38.80 feet to the Northeast corner of said Lot D1 and a point on a non-tangent curve concave Northwesterly having a radius of 2080.00 feet and a chord bearing of N49°28'25"E; thence run the following courses and distances along the Northerly, Easterly and Southeast lines of said Lot 1 of ROYAL PACIFIC RESORT FIRST ADDITION: Northeasterly along the arc of said curve through a central angle of 22°08'02" for a distance of 803.52 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 1020.00 feet and a chord bearing of N64°42'33"E; thence Northeasterly along the arc of said curve through a central angle of 52°36'17" for a distance of 936.49 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 40.00 feet and a chord bearing of S40°48'16"E; thence Southeasterly along the arc of said curve through a central angle of 96°22'07" for a distance of 67.28 feet to the point of reverse curvature of a curve concave Easterly having a radius of 2663.00 feet and a chord bearing of S04°24'29"W; thence Southerly along the arc of said curve through a central angle of 05°56'38" for a distance of 276.26 feet to the point of tangency; S01°26'10"W, 398.87 feet; S38°17'48"W, 54.65 feet to a point on a non-tangent curve concave Northwesterly having a radius of 425.00 feet and a chord bearing of S23°22'10"W; thence Southwesterly along the arc of said curve through a central angle of 44°20'24" for a distance of 328.90 feet to the point of tangency; S45°32'22"W, 400.68 feet to the point of curvature of a curve concave Northeasterly having a radius of 315.00 feet and a chord bearing of S28°11'38"E; thence Southeasterly along the arc of said curve through a central angle of 147°28'01" for a distance of 810.74 feet to a non-tangent line; thence S11°54'32"E, 65.22 feet; S48°10'00"W, 1270.11 feet to the POINT OF BEGINNING.

Containing 53.296 acres more or less.

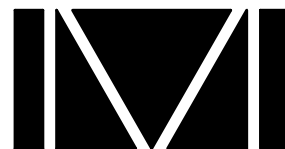
NOTES:

- Development of 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.
- Bearings based on the West line of Lot 1, ROYAL PACIFIC RESORT FIRST ADDITION, according to the plat thereof as recorded in Plat Book 47, Pages 11 through 13, of the Public Records of Orange County, Florida, being N29°08'15"W (per plat).
- All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.
- 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 reimpose same.



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

LEGEND

(FOR ALL SHEETS)

- C53 = CURVE NUMBER (SEE CURVE TABLE)
- L14 = LINE NUMBER (SEE LINE TABLE)
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- ☉ = CENTERLINE
- R/W = RIGHT-OF-WAY
- NT = NON-TANGENT
- (R) = RADIAL
- (NR) = NON-RADIAL
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- P-C = POINT OF CUSP
- PCC = POINT OF COMPOUND CURVATURE
- PCP = PERMANENT CONTROL POINT
- PRC = POINT OF REVERSE CURVATURE
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- CM = CONCRETE MONUMENT
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- CCR = CERTIFIED CORNER RECORD
- N&D = NAIL AND DISK
- IRC = IRON ROD AND CAP

SECTION 24-23-28 = SECTION 24, TOWNSHIP 23 SOUTH, RANGE 28 EAST

—■— = DENOTES PERMANENT REFERENCE MONUMENT
(SET 4"X4" CONCRETE MONUMENT #LB68 PRM
UNLESS OTHERWISE NOTED)
PER CHAPTER 177, FLORIDA STATUTES.

—●— = DENOTES PERMANENT REFERENCE MONUMENT
(SET NAIL & DISK #LB68 PRM
UNLESS OTHERWISE NOTED)

PLAT BOOK:

PAGE:

ROYAL PACIFIC RESORT FIRST ADDITION
LOT 1 REPLAT

DEDICATION

KNOW ALL BY THESE PRESENTS, That UNIVERSAL CITY DEVELOPMENT PARTNERS, L.P., a Delaware Limited Partnership ("UCDP"), 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 20' sanitary sewer easement shown hereon to the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on _____

By: _____
Printed Name

Signed in the presence of:

By: _____
Printed Name

By: _____
Printed Name

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 _____ who is personally known to me or has produced the following identification _____ and _____ respectively and who executed the foregoing 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.

NOTARY PUBLIC
My Commission Expires _____
Commission Number _____

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 supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes: and that said land is located in the City of Orlando, Orange County, Florida.

Dated: _____ Signed: _____

Certificate No. 2617 Keith Ruddick
DONALD W. MCINTOSH ASSOCIATES, INC.
2200 Park Avenue North
Winter Park, FL 32789

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR PRO TEM _____

ATTEST: _____ City Clerk

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 COUNTY COMPTROLLER

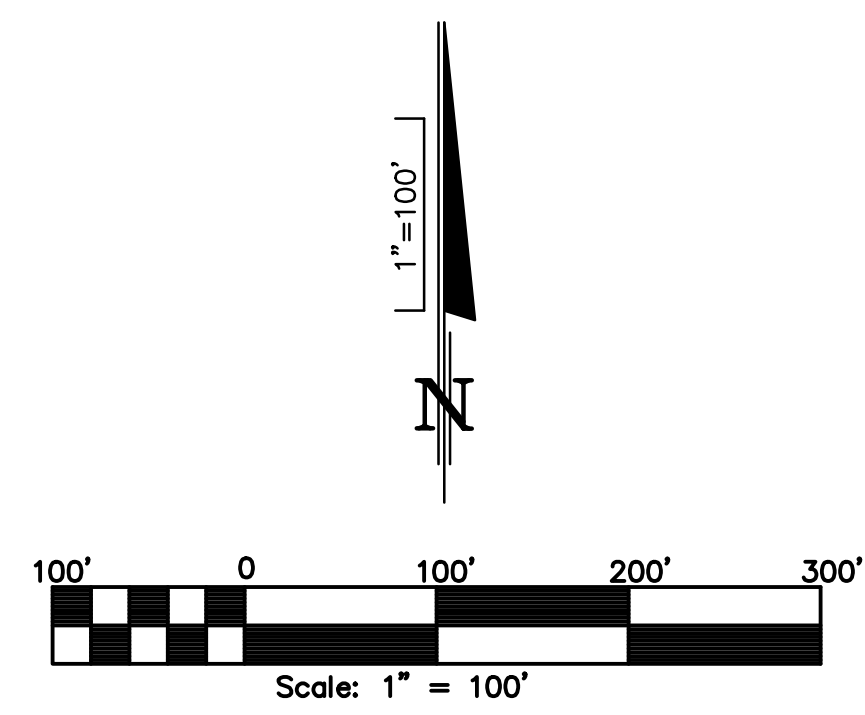
I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ as File No. _____.

County Comptroller in and for Orange County, Florida

By _____

PAGE

SHEET 2 OF 3
SEE SHEET 1 FOR NOTES AND LEGEND



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ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NUMBER LB68

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ROYAL PACIFIC RESORT FIRST ADDITION LOT 1 REPLAT

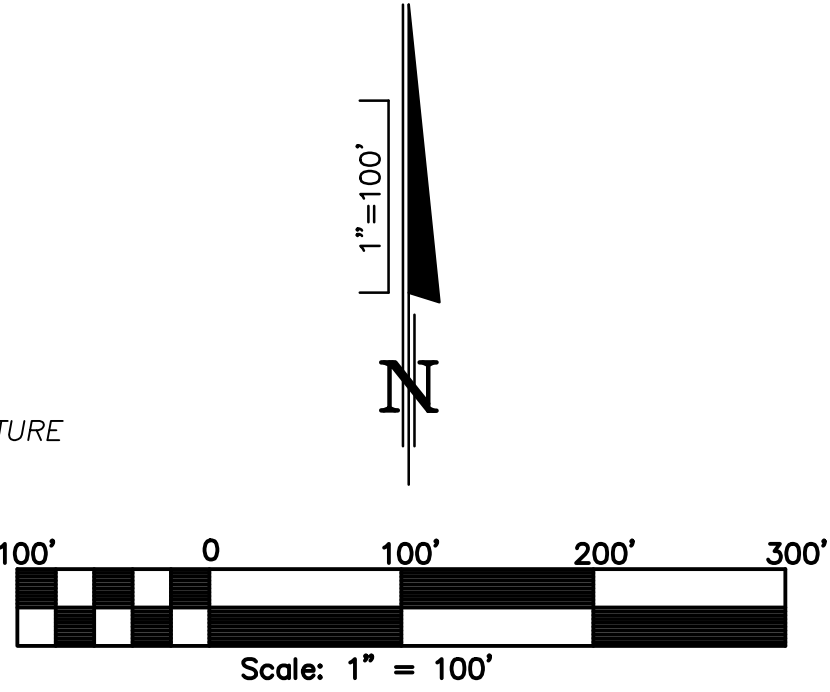
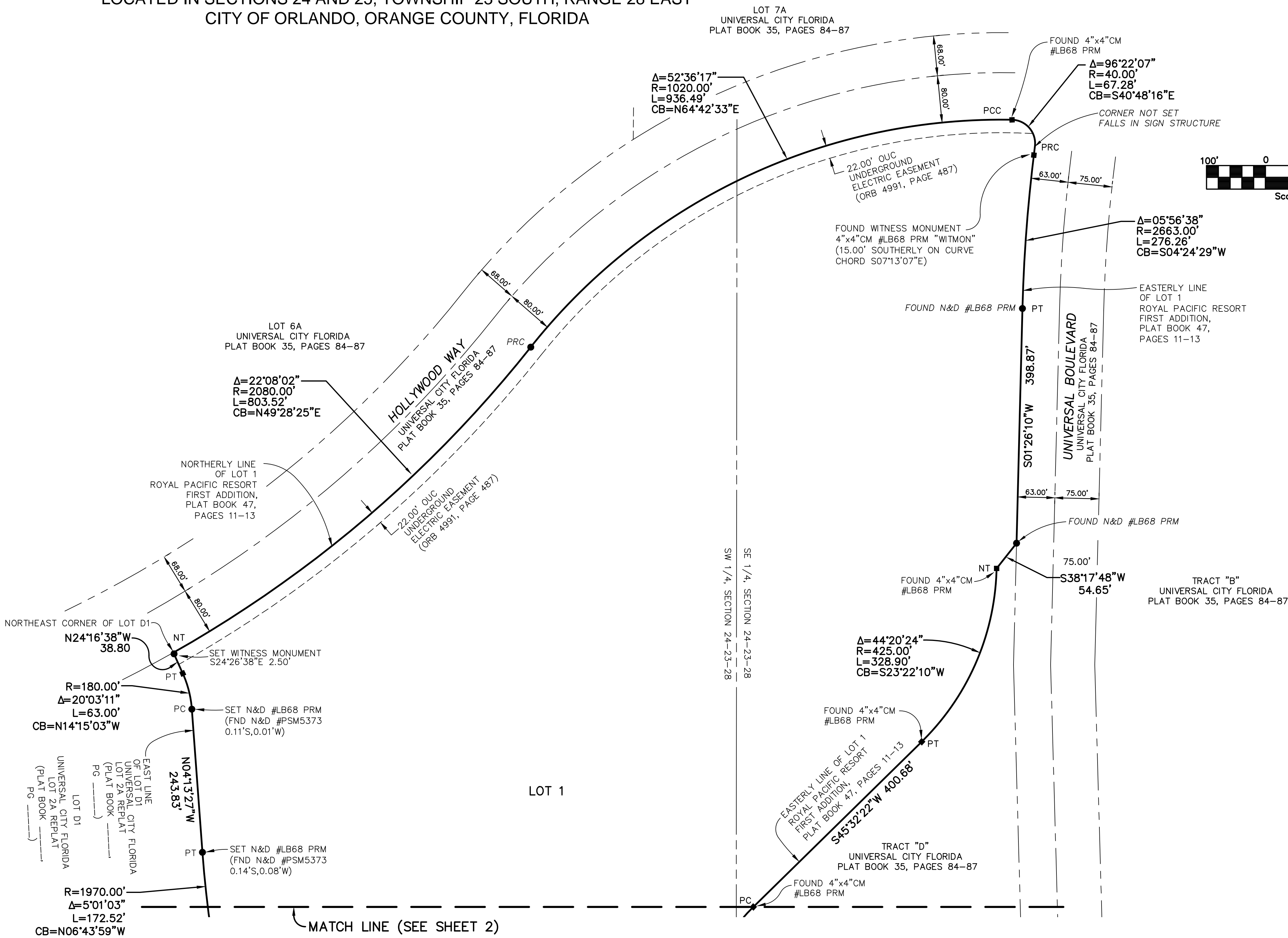
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PLAT
BOOK

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