

LAKE NONA SOUTH PARCEL 22C FIRST AMENDMENT REPLAT

A REPLAT OF LOT 1, LOT 2 AND TRACT A, LAKE NONA SOUTH PARCEL 22C
PLAT BOOK 81, PAGES 138 THROUGH 140
A PORTION OF SECTIONS 25 AND 26, TOWNSHIP 24 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 3

DESCRIPTION:

Lot 1, Lot 2 and Tract A, LAKE NONA SOUTH PARCEL 22C, according to the plat thereof, as recorded in Plat Book 81, Pages 138 through 140, of the Public Records of Orange County, Florida, being described as follows:

BEGIN at the Southeast corner of said Lot 2; thence run the following courses and distances along the East line of said LAKE NONA SOUTH PARCEL 22C: N01°08'48"W, 186.45 feet to the point of curvature of a curve concave Easterly having a radius of 2031.00 feet and a chord bearing of N00°34'24"W; thence Northerly along the arc of said curve through a central angle of 01°08'48" for a distance of 40.64 feet to the point of tangency; N00°00'00"E, 697.08 feet to the point of curvature of a curve concave Easterly having a radius of 2031.00 feet and a chord bearing of N00°51'33"E; thence Northerly along the arc of said curve through a central angle of 01°43'06" for a distance of 60.91 feet to the point of tangency; N01°43'06"E, 53.40 feet; N00°16'47"W, 85.15 feet to the Southerly right-of-way line of Nemours Parkway, according to the plat of NEMOURS PARKWAY AT LAKE NONA PHASE 1, as recorded in Plat Book 73, Pages 78 through 80, of the Public Records of Orange County, Florida; thence departing said East line run N85°49'28"W along said Southerly right-of-way line, 557.12 feet to the point of curvature of a curve concave Southeasterly having a radius of 40.00 feet and a chord bearing of S50°44'40"W; thence Southwesterly along the arc of said curve and along said Southerly right-of-way line through a central angle of 86°51'45" for a distance of 60.64 feet to the Easterly right-of-way line of Lake Nona Boulevard, according to the plat of LAKE NONA BOULEVARD SECOND ADDITION, as recorded in Plat Book 72, Pages 97 through 99, of the Public Records of Orange County, Florida and the point of reverse curvature of a curve concave Westerly having a radius of 1825.00 feet and a chord bearing of S12°31'09"W; thence Southerly along the arc of said curve and said Easterly right-of-way line through a central angle of 10°24'44" for a distance of 331.65 feet to the point of tangency; thence S17°43'31"W along said Easterly right-of-way line, 499.71 feet to the point of curvature of a curve concave Westerly having a radius of 1976.87 feet and a chord bearing of S18°10'17"W; thence Southerly along the arc of said curve and said Easterly right-of-way line through a central angle of 00°53'33" for a distance of 30.79 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 40.00 feet and a chord bearing of S24°49'57"E and to the Northerly right-of-way line of Tavistock Lakes Boulevard, according to the plat of TAVISTOCK LAKES BOULEVARD PHASE 2, as recorded in Plat Book 75, Pages 103 through 105, of the Public Records of Orange County, Florida; thence departing said Easterly right-of-way line run Southeasterly along the arc of said curve and said Northerly right-of-way line through a central angle of 86°54'01" for a distance of 60.67 feet to the point of tangency; thence S68°16'58"E along said Northerly right-of-way line, 534.41 feet to the point of curvature of a curve concave Northerly having a radius of 748.00 feet and a chord bearing of S79°08'29"E; thence Easterly along the arc of said curve and along said Northerly right-of-way line through a central angle of 21°43'02" for a distance of 283.52 feet to the point of tangency; thence N90°00'00"E along said Northerly right-of-way line, 37.44 feet to the POINT OF BEGINNING.

Containing 17.315 acres more or less.

LEGEND (FOR ALL SHEETS)

PRM = PERMANENT REFERENCE MONUMENT
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
C = 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
CCR = CERTIFIED CORNER RECORD
OUC = ORLANDO UTILITIES COMMISSION

SECTION 25-24-30 = SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST

● = DENOTES PERMANENT REFERENCE MONUMENT (FOUND OR SET NAIL & DISK PRM #LB 68 UNLESS OTHERWISE NOTED)

■ = DENOTES PERMANENT REFERENCE MONUMENT (FOUND OR SET 4"x4" CONCRETE MONUMENT PRM #LB68 UNLESS OTHERWISE NOTED)
\\ PER CHAPTER 177, FLORIDA STATUTES.

NOTE:
- THE PROPERTIES DELINEATED ON THIS PLAT ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE.

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.

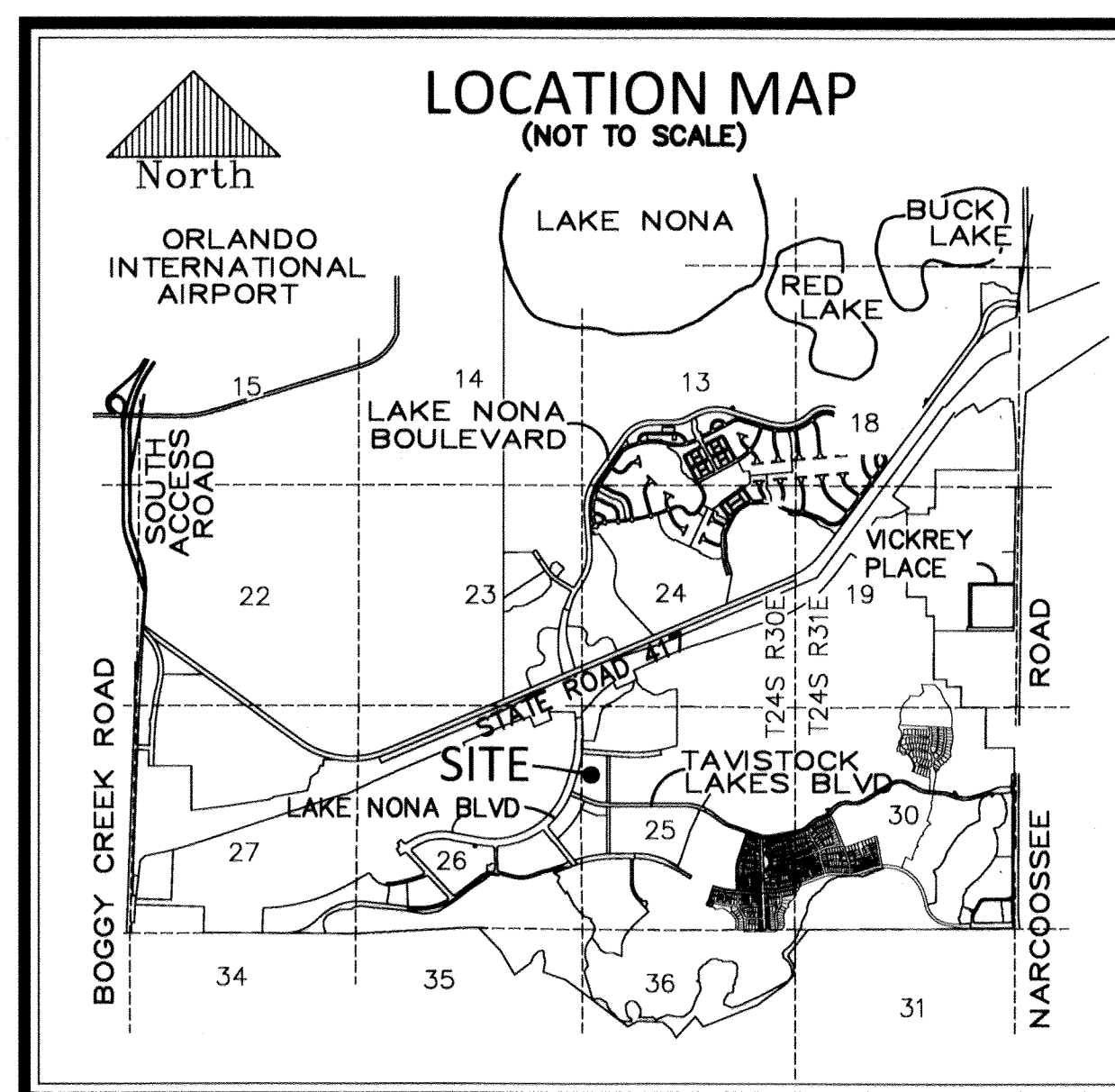
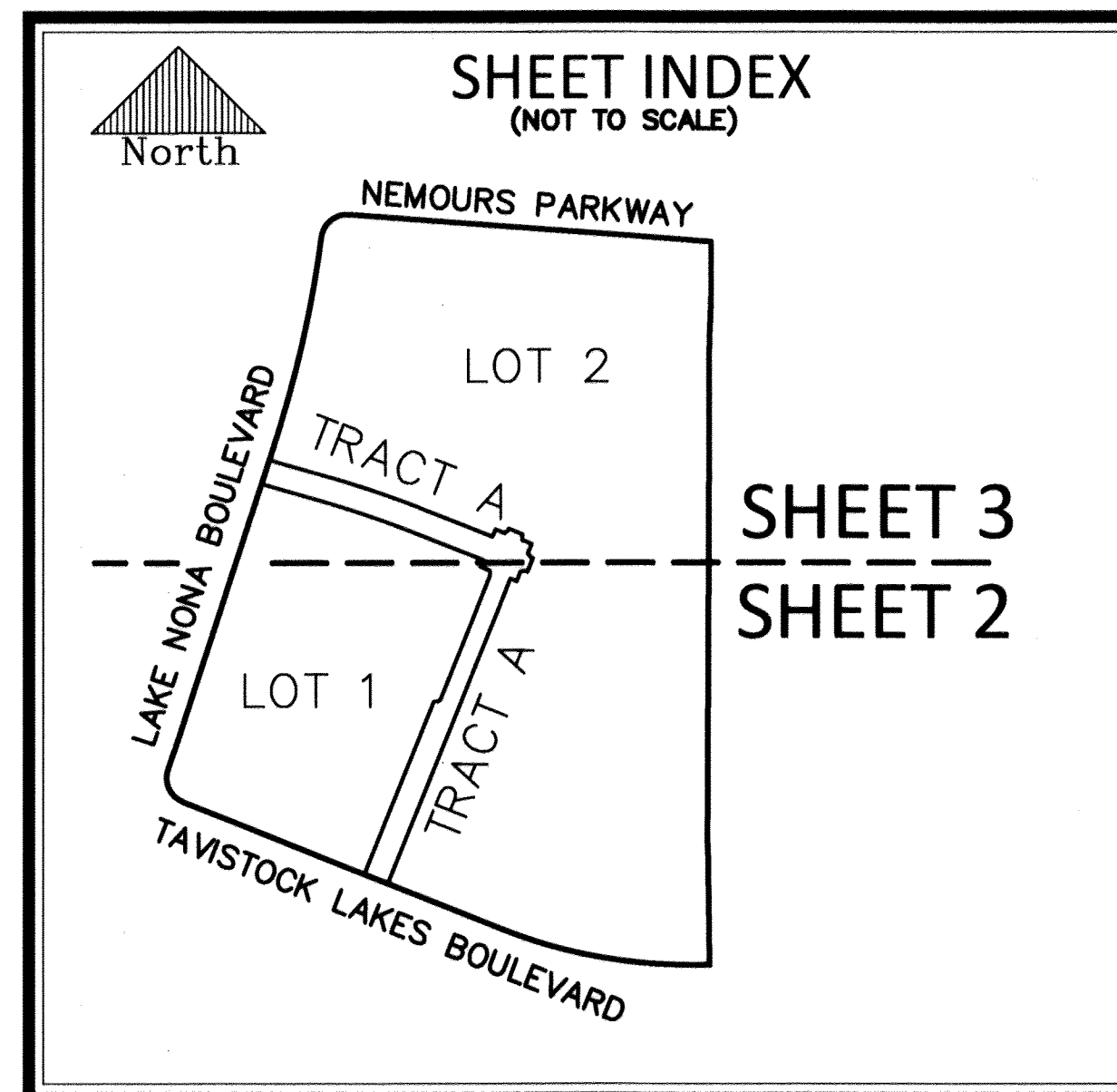
PREPARED BY:



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

PLAT NOTES AND EASEMENTS:

- 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 Southerly right-of-way line of Nemours Parkway, according to the plat of NEMOURS PARKWAY AT LAKE NONA PHASE 1, (Plat Book 73, Pages 78 through 80), being N85°49'28"W (per plat).
- All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.
- No part of Lot 1, Lot 2 and Tract A, as depicted on this plat is being dedicated to the public nor is any portion of said Lot required for any public use.
- Tract A is a Private Access and Utility Area to be owned and maintained by the owner, its successors or 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 reimpose same.



LAKE NONA SOUTH PARCEL 22C FIRST AMENDMENT REPLAT DEDICATION

KNOW ALL BY THESE PRESENTS, That Lake Nona Land Company, LLC, a Florida limited liability company, being the owner in fee simple of Lot 2 and Tract A 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 authorized agent named below:

Lake Nona Land Company, LLC
9801 Lake Nona Road
Orlando, Florida 32827

By: *[Signature]*
PRINTED NAME: James L. Zboril
TITLE: President

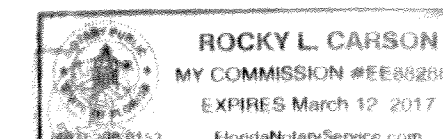
DATE: March 4, 2015

Signed and sealed in the presence of:

By: *[Signature]* By: *[Signature]*
PRINTED NAME: Scott Grossman PRINTED NAME: Keith Rudolph

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this March 4, 2015, by James L. Zboril, as President of Lake Nona Land Company, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me, or has produced as identification.



PRINTED NAME: Rocky Carson
NOTARY PUBLIC
COMMISSION NUMBER EE882882
MY COMMISSION EXPIRES 3-12-17

PLAT BOOK PAGE

LAKE NONA SOUTH PARCEL 22C FIRST AMENDMENT REPLAT DEDICATION

KNOW ALL BY THESE PRESENTS, That LN Landon House, LLC, a Florida limited liability company, being the owner in fee simple of Lot 1 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 authorized agent named below:

LN Landon House, LLC
9801 Lake Nona Road
Orlando, Florida 32827

By: *[Signature]*
PRINTED NAME: James L. Zboril
TITLE: President

DATE: March 2, 2015

Signed and sealed in the presence of:

By: *[Signature]* By: *[Signature]*
PRINTED NAME: Diana Garcia PRINTED NAME: Michelle R. Kenneret

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this March 2, 2015, by James L. Zboril, as President of LN Landon House, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me, or has produced as identification.



PRINTED NAME: Michelle R. Kenneret
NOTARY PUBLIC
COMMISSION NUMBER EE882882
MY COMMISSION EXPIRES 3-12-17

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR _____

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: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, This plat was prepared under the direction and supervision of the undersigned, a professional surveyor and mapper, and complies with all of the survey requirements of Chapter 177, Florida Statutes. The lands depicted herein are located in the City of Orlando, Orange County, Florida.

DONALD W. MCINTOSH ASSOCIATES, INC.
Certificate of Authorization Number LB68
2200 Park Avenue North, Winter Park, FL 32789

Date: March 4, 2015 BY: *[Signature]*
Scott Grossman
Florida Registered Surveyor and Mapper
Certificate No. 5048

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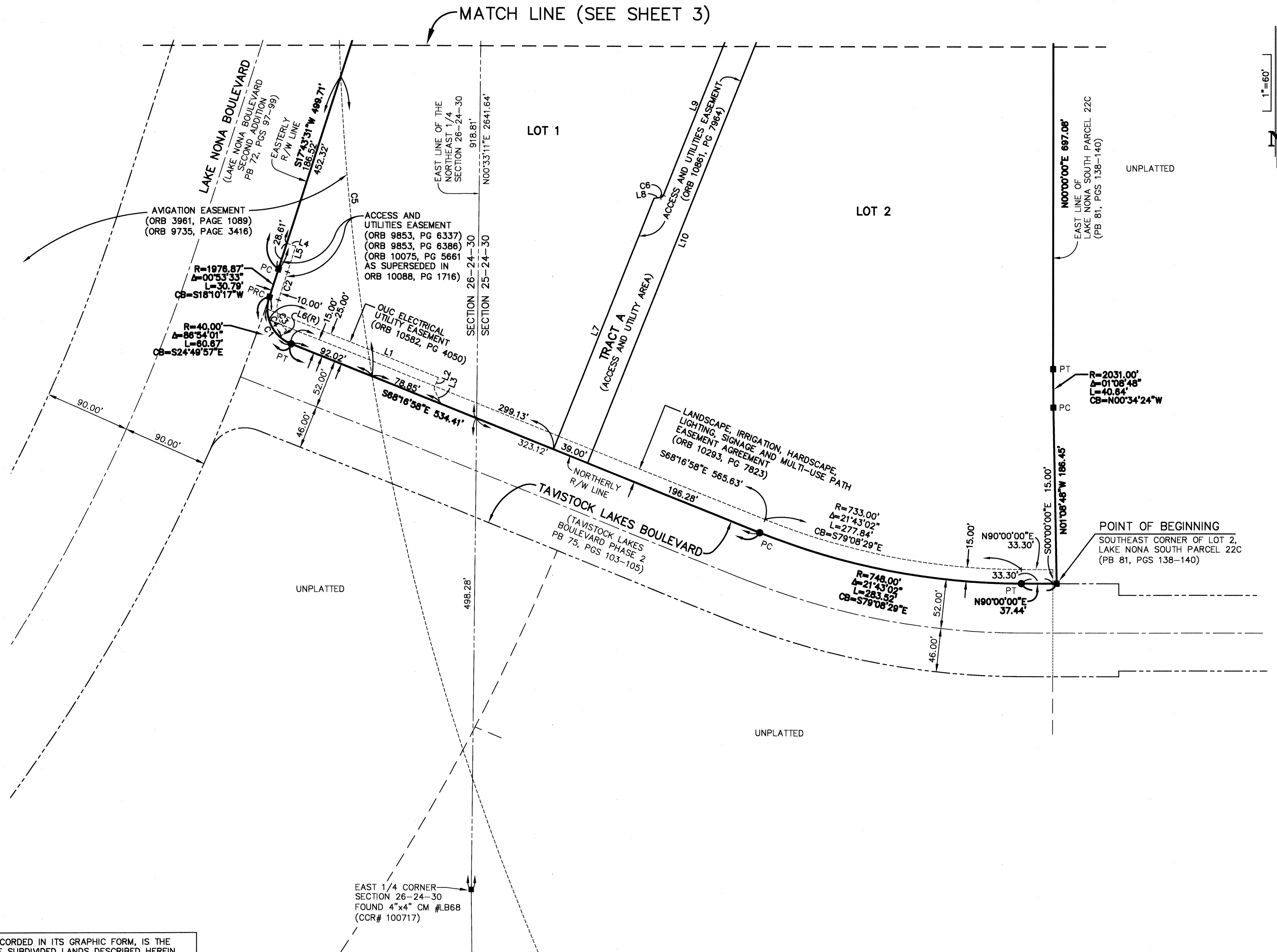
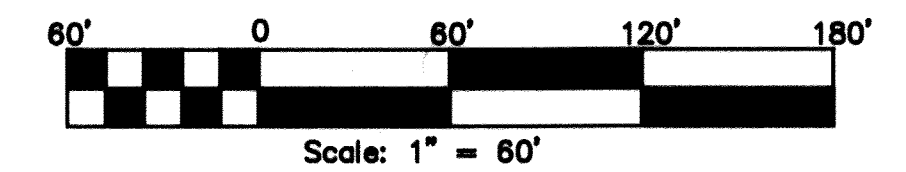
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PLAT
BOOK

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SHEET 2 OF 3

SEE SHEET 1 FOR NOTES AND LEGEND



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PREPARED BY:



DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
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CURVE TABLE (THIS SHEET ONLY)

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	40.00'	67°58'32"	47.46'	44.72'	N34°17'41"W
C2	1986.87'	00°53'33"	30.95'	30.95'	S18°10'17"W
C3	30.00'	67°18'57"	35.25'	33.25'	S15°02'25"E
C4	40.00'	67°18'57"	47.00'	44.34'	N15°02'25"W
C5	2676.22'	06°51'11"	320.10'	319.91'	N06°00'34"W
C6	3.50'	60°00'00"	3.67'	3.50'	N51°43'03"E

LINE TABLE (THIS SHEET ONLY)

NUMBER	BEARING	DISTANCE
L1	S68°16'58"E	194.82'
L2	S21°43'02"W	12.57'
L3	S24°50'36"E	18.07'
L4	S72°16'29"E	10.00'
L5	S17°43'31"W	28.61'
L6	S41°18'07"W	10.00'

LINE TABLE (THIS SHEET ONLY)

NUMBER	BEARING	DISTANCE
L7	N21°43'03"E	286.70'
L8	N81°43'03"E	7.22'
L9	N21°43'03"E	224.91'
L10	S21°43'03"W	524.58'

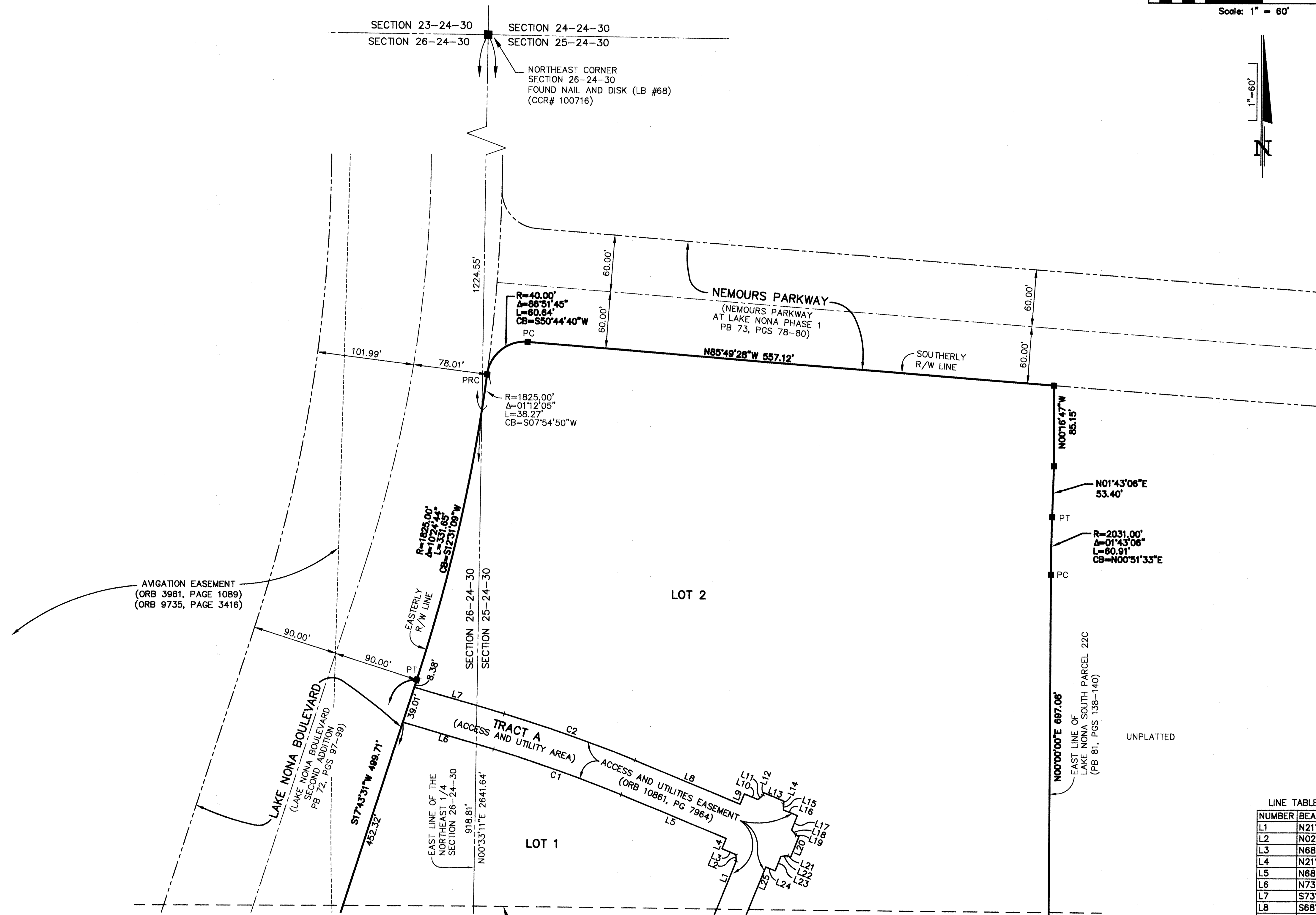
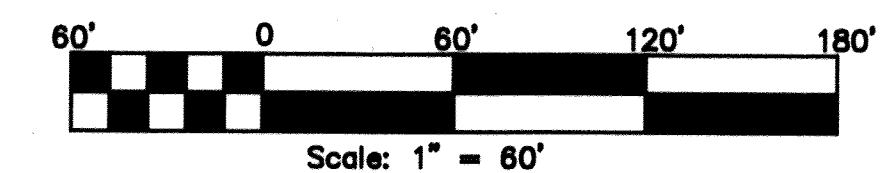
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MATCH LINE (SEE SHEET 2)

PREPARED BY:



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CURVE TABLE (THIS SHEET ONLY)

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1480.50'	05°31'13"	142.64'	142.58'	N71°02'34"W
C2	1519.50'	05°31'13"	146.40'	146.34'	S71°02'34"E

LINE TABLE (THIS SHEET ONLY)

NUMBER	BEARING	DISTANCE
L1	N21°43'03"E	224.91'
L2	N02°51'11"W	6.96'
L3	N68°16'57"W	15.78'
L4	N21°43'03"E	11.67'
L5	N68°16'57"W	120.10'
L6	N73°48'10"W	99.74'
L7	S73°48'10"E	98.70'
L8	S68°16'57"E	120.10'
L9	N21°43'03"E	11.67'
L10	S68°16'57"E	15.78'
L11	N46°17'16"E	6.96'
L12	N21°43'03"E	2.50'
L13	S68°16'57"E	23.00'
L14	S21°43'03"W	2.50'
L15	S02°51'11"E	6.96'
L16	S68°16'57"E	15.78'
L17	S21°43'03"W	16.10'
L18	S38°51'27"E	7.27'
L19	S68°16'57"E	3.50'
L20	S21°43'03"W	23.00'
L21	N68°16'57"W	3.50'
L22	S82°17'33"W	7.27'
L23	S21°43'03"W	16.10'
L24	N68°16'57"W	10.67'
L25	S21°43'03"W	524.58'