

LAKE NONA INNOVATION CENTER

LOCATED WITHIN SECTION 26, TOWNSHIP 24 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK:

PAGE:

LAKE NONA INNOVATION CENTER

DEDICATION

KNOW ALL BY THESE PRESENTS, That Lake Nona Innovation Center I, LLC, a Florida limited liability company (the "Owner") 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 hereby dedicate nothing to the public.

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

Lake Nona Innovation Center I, LLC
9801 Lake Nona Road
Orlando, Florida 32827

By: _____ Date: _____
Printed Name: James L. Zboril
Title: 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 ____ day of _____ 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.

Printed Name: _____

NOTARY PUBLIC
COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

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.

WBQ Design & Engineering
Certificate of Authorization Number LB 7963
201 N. Magnolia Avenue Suite 200, Orlando, Florida 32801

Date: **May 27, 2015** By: *Herman Daniel Williams, III*
Herman Daniel Williams, III
Florida Professional Surveyor and Mapper
Certificate Number: 6227

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY,

That on the _____, the Orlando City Council 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

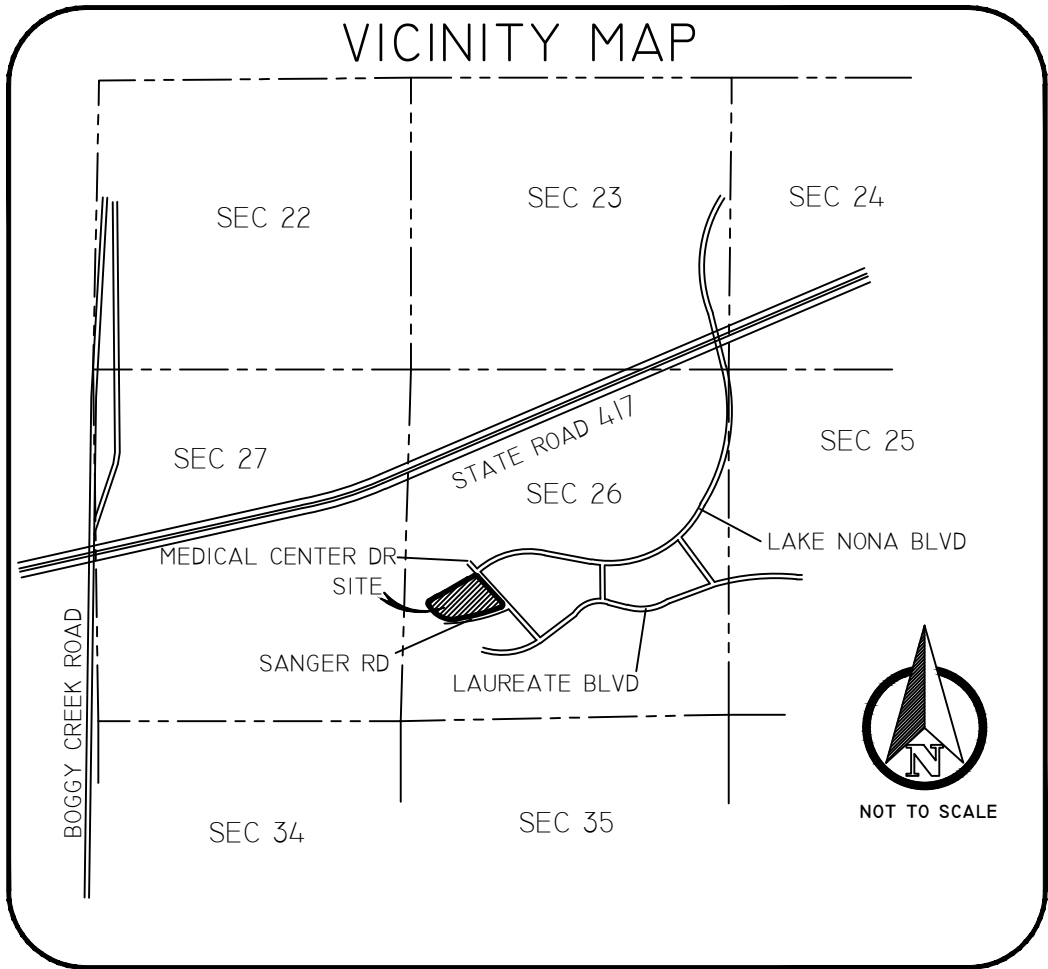
By _____

LEGAL DESCRIPTION

THAT PART OF SECTION 26, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT I, UNIVERSITY OF FLORIDA RESEARCH AND ACADEMIC CENTER - LAKE NONA CAMPUS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76 PAGES 6 AND 7, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE N14°13'04" W ALONG THE EASTERLY LINE OF SAID PLAT OF UNIVERSITY OF FLORIDA RESEARCH AND ACADEMIC CENTER - LAKE NONA CAMPUS, 60.00 FEET TO NORTHEAST CORNER OF SANGER ROAD, ACCORDING TO SAID PLAT OF UNIVERSITY OF FLORIDA RESEARCH AND ACADEMIC CENTER - LAKE NONA CAMPUS AND THE POINT OF BEGINNING AND A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3470.00 FEET AND A CHORD BEARING OF S78°38'41" W, THENCE DEPARTING SAID EASTERLY LINE RUN WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SANGER ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°43'31" FOR A DISTANCE OF 346.74 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 445.00 FEET AND A CHORD BEARING OF N89°40'55" W; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°37'17" FOR A DISTANCE OF 136.86 FEET TO THE NORTHWEST CORNER OF SAID SANGER ROAD; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 445.00 FEET AND A CHORD BEARING OF N55°39'35" W THROUGH A CENTRAL ANGLE OF 50°25'23" FOR A DISTANCE OF 391.62 FEET TO THE POINT OF TANGENCY; THENCE N30°26'54" W, 34.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET AND A CHORD BEARING OF N14°33'06" E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 62.83 FEET TO THE POINT OF TANGENCY AND THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10474, PAGE 9321, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTHERLY LINE: N59°33'06" E, 112.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 683.00 FEET AND A CHORD BEARING OF N61°10'00" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°13'47" FOR A DISTANCE OF 38.50 FEET TO THE POINT OF TANGENCY; N62°46'54" E, 119.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 754.00 FEET AND A CHORD BEARING OF N61°10'00" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°13'47" FOR A DISTANCE OF 42.50 FEET TO THE POINT OF TANGENCY; N59°33'06" E, 428.40 FEET TO THE WESTERLY LINE OF THE PLAT OF LAKE NONA BOULEVARD THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72 PAGES 135 THROUGH 139, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE DEPARTING SAID SOUTHERLY LINE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY LINE: S30°26'54" E, 11.00 FEET; N59°33'06" E, 115.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 40.00 FEET AND A CHORD BEARING OF S81°39'34" E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°34'40" FOR A DISTANCE OF 54.16 FEET TO THE POINT OF TANGENCY; S42°52'13" E, 594.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING OF S13°04'03" W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111°52'33" FOR A DISTANCE OF 97.63 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3470.00 FEET AND A CHORD BEARING OF S72°23'38" W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°46'36" FOR A DISTANCE OF 410.41 FEET TO THE POINT OF BEGINNING.

CONTAINING (12.17 ACRES) MORE OR LESS



NOTES:

- BEARINGS SHOWN ON THIS SURVEY ARE ASSUMED AND BASED ON THE CENTER LINE OF MEDICAL CITY DRIVE AS SHOWN ON THE PLAT, LAKE NONA BOULEVARD THIRD ADDITION, PLAT BOOK 72, PAGES 135-139, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA..
- 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.
- 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 SUBJECT PROPERTY IS ENCUMBERED WITH THE FOLLOWING EASEMENTS:
E-1 A DECLARATION AND DEDICATION OF AVIGATION EASEMENT PER O.R.B. 3961, PG. 1089, WHICH IS BLANKET IN NATURE.

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 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.

LAKE NONA INNOVATION CENTER

LOCATED WITHIN SECTION 26, TOWNSHIP 24 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 2 OF 2

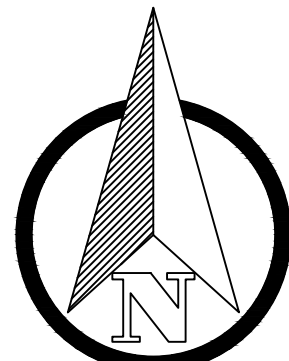
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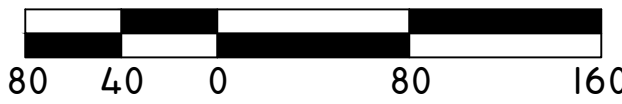
LEGEND

CB	= CHORD BEARING
CH	= CHORD DISTANCE
CMON	= CONCRETE MONUMENT
FND.	= FOUND
G.I.S.	= GEOGRAPHIC INFORMATION SYSTEM
I.R.C.	= IRON ROD AND CAP
L	= LENGTH
LB	= LICENSED BUSINESS
N.T.	= NON-TANGENT
O.R.B.	= OFFICIAL RECORDS BOOK
O.U.C.	= ORLANDO UTILITIES COMMISSION
P.B.	= PLAT BOOK
P.C.	= POINT OF CURVATURE
P.C.A.	= POINT OF COMPOUND CURVATURE
PG.	= PAGE
PCP	= PERMANENT CONTROL POINT
PGS.	= PAGES
P.O.A.	= POINT OF BEGINNING
P.O.B.	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MARK
P.T.	= POINT OF TANGENCY
R	= RADIUS

△	= DELTA
■	= SET 4"x4" CONCRETE MONUMENT WITH DISC "WBQ PRM LB 7963" (UNLESS OTHERWISE NOTED)



SCALE 1 : 80



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.00'	N14°13'04"W
L2	10.00'	N14°13'04"W
L3	10.00'	N47°37'59"W
L4	594.11'	N42°52'13"W
L5	19.35'	N67°51'33"W
L6	19.35'	S84°32'26"W
L7	105.06'	S59°33'06"W
L8	10.00'	N30°26'54"W
L9	10.21'	N59°33'06"E

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CB	CH
C1	3460.00'	07°16'35"	439.41'	N72°08'39"E	439.11'
C2	40.00'	85°14'14"	59.51'	N00°15'06"W	54.17'
C3	50.00'	37°07'14"	32.39'	N50°26'43"E	31.83'
C4	50.00'	85°14'14"	74.38'	N00°15'06"W	67.71'

