

PRESERVE AT LAUREATE PARK PHASE 3
A REPLAT OF TRACT FD-2, PRESERVE AT LAUREATE PARK PHASE 1
PLAT BOOK _____, PAGES _____ AND _____
LOCATED WITHIN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 5

DESCRIPTION:

That part of Section 19, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of Tract OS-8, LAUREATE PARK PHASE 3B, according to the plat thereof, as recorded in Plat Book 79, Pages 132 through 138 of the Public Records of Orange County, Florida; thence N90°00'00"E along the North line of said LAUREATE PARK PHASE 3B, 21.19 feet; thence departing said North line run N00°00'00"E, 72.00 feet; thence N90°00'00"E, 26.65 feet; thence N00°00'00"E, 95.23 feet to the Westerly line of Conservation Easement "H", as described in Exhibit "B" of Official Records Book 9262, Page 2294, of the Public Records of Orange County, Florida; thence run the following courses and distances along said Westerly line: N37°55'21"W, 98.85 feet; N42°59'24"W, 171.94 feet; N37°58'33"W, 94.60 feet; N39°13'35"W, 218.57 feet; N37°19'27"W, 171.00 feet; N35°18'01"W, 438.93 feet; N30°58'50"W, 71.29 feet; N22°48'03"W, 448.18 feet; N14°51'41"W, 50.56 feet; N34°20'19"W, 66.14 feet; S25°49'42"W, 124.27 feet; S65°53'44"W, 118.85 feet; S89°54'58"W, 792.45; S06°03'59"W, 116.63 feet; S63°42'25"W, 31.10 feet to the POINT OF BEGINNING; continue S63°42'25"W, 57.83 feet; N87°45'57"W, 460.60 feet; N67°21'44"W, 117.69 feet; N20°49'44"W, 112.49 feet to the Southerly line of Conservation Easement "A", as described in Exhibit "B" of Official Records Book 9262, Page 2315, of the Public Records of Orange County, Florida; thence run the following courses and distances along said Southerly line: S51°09'16"W, 312.30 feet; S71°23'54"W, 205.02 feet to the point of curvature of a curve concave Southeasterly having a radius of 100.00 feet and a chord bearing of S36°20'35"W; thence Southwesterly along the arc of said curve through a central angle of 70°06'38" for a distance of 122.37 feet to the point of tangency; S01°17'16"W, 190.55 feet; S08°11'15"E, 124.50 feet; S26°33'34"E, 45.36 feet; S38°53'21"E, 37.46 feet; S63°30'54"E, 33.47 feet; S70°41'54"E, 72.78 feet; S35°30'54"E, 58.63 feet; S52°43'14"E, 23.05 feet; S43°07'36"E, 58.98 feet to the point of curvature of a curve concave Westerly having a radius of 100.00 feet and a chord bearing of S15°21'09"E; thence run Southerly along the arc of said curve through a central angle of 55°32'52" for a distance of 96.95 feet to a non-tangent line; thence departing said Southerly line run S59°45'24"E, 133.55 feet to a point on a non-tangent curve concave Northwesterly having a radius of 325.00 feet and a chord bearing of N28°13'46"E; thence Northeasterly along the arc of said curve through a central angle of 04°01'40" for a distance of 22.85 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 1620.00 feet and a chord bearing of N26°14'03"E; thence Northeasterly along the arc of said curve through a central angle of 00°02'15" for a distance of 1.06 feet to a non-tangent line; thence S63°44'50"E, 50.00 feet; thence S72°27'41"E, 132.67 feet; thence N28°20'33"E, 64.75 feet; thence N30°55'16"E, 64.76 feet; thence N33°29'58"E, 64.75 feet; thence N36°04'41"E, 64.75 feet; thence N38°39'24"E, 64.76 feet; thence N39°51'02"E, 75.42 feet; thence N33°37'01"E, 70.21 feet; thence N18°18'48"E, 17.89 feet; thence N79°20'20"E, 171.34 feet to a point on a non-tangent curve concave Easterly having a radius of 300.00 feet and a chord bearing of N08°07'50"W; thence Northerly along the arc of said curve through a central angle of 05°03'39" for a distance of 26.50 feet to a non-tangent line; thence N84°23'59"E, 192.00 feet; thence N00°05'02"W, 225.94 feet; thence N14°43'13"W, 50.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 250.00 feet and a chord bearing of N65°09'37"E; thence Northeasterly along the arc of said curve through a central angle of 20°14'18" for a distance of 88.31 feet to the point of tangency; thence N55°02'28"E, 2.75 feet; thence N34°57'32"W, 175.88 feet to the POINT OF BEGINNING.

Containing 18.291 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 North line of LAUREATE PARK PHASE 3A, according to the plat thereof as recorded in Plat Book 77, Pages 106 through 111, of the Public Records of Orange County, Florida, being N90°00'00"E (per plat).
- All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.
- The lands described herein are subject to that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for the Laureate Park Master Association, Inc. (the "Master Association") recorded in Official Records Book 10231, Page 7500 in the Public Records of Orange County, Florida, together with all amendments thereto and as may be further amended, supplemented and/or assigned from time to time (collectively, the "Master Declaration"). All easements described in the Master Declaration are private non-exclusive easements unless expressly stated otherwise therein. With respect to all rights and easements established by or reserved by this plat or the Master Declaration, unless specifically provided otherwise, the right is hereby reserved to the Greenway Improvement District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and Lake Nona Laureate Park, LLC (the "Master Declarant") and their successors and assigns, as the grantees of such rights and easements to: (i) assign the same to others; (ii) grant a part or all of said rights and easements to others; and (iii) grant and empower the assignees or grantees thereof to further assign such rights or grant such additional easements over any part or all of such easements as the grantee or said assignee or grantees may deem necessary or appropriate; provided, none of the grants or assignments shall impair or detract from the use of the lands depicted on this plat for the purposes stated herein, reserved by or granted pursuant to the Master Declaration for the purposes stated therein; provided further said grants or assignments shall not be deemed a public dedication of said rights or easements.
- The lands described herein are subject to that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Preserve at Laureate Park, Inc. (the "Association") recorded in Official Records Book _____, Page _____, in the Public Records of Orange County, Florida, as may be amended, supplemented and/or assigned from time to time (the "Declaration").
- Tract OS-1 is an Open Space Tract to be owned and maintained by the Association, its successors or assigns.
- Tract R is a Private Right-of-way to be owned and maintained by the Association, its successors or assigns.
- No part of Lots 106 through 151, Tract OS-1 and Tract R as depicted on this plat are being dedicated to the public nor are any portions of said Lots or Tracts required for any public use.
- All platted Utility Easements (including Drainage and Utility Easements) shown hereon are private, non-exclusive easements in favor of the Association, its successors or assigns, for the benefit of the Association's members subject to and in accordance with the terms of the Declaration, and in favor of the Master Association, the Master Declarant, Taylor Morrison of Florida, Inc., and each of their affiliates, successors, assignees or designees; provided further that the Master Association, the Master Declarant, Taylor Morrison of Florida, Inc., and each of their affiliates, successors, assignees or designees shall also have an easement over, upon, under and through such platted Utility Easements (including Drainage and Utility Easements) for the construction, installation, maintenance and operation of utilities and communication services, subject to statutory limitations thereof.

10. All platted Drainage Easements shown hereon shall be private, non-exclusive easements in favor of the Association, its successors or assigns, for the benefit of the Association's members subject to and in accordance with the terms of the Declaration, and in favor of the Master Association, the Master Declarant, Taylor Morrison of Florida, Inc., and each of their affiliates, successors, assignees or designees.

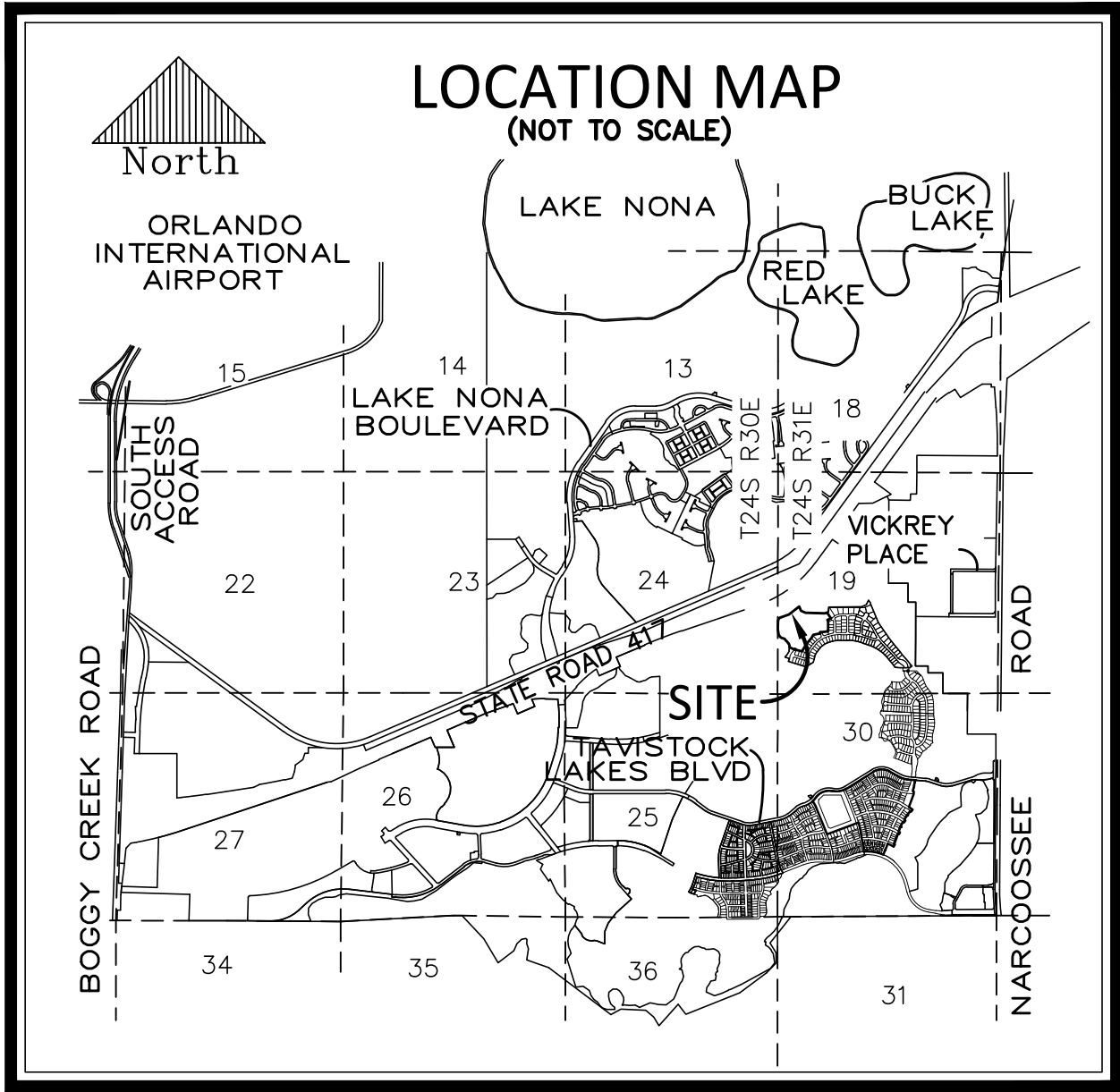
11. All platted Wall Easements (including Wall and Drainage Easements) created by this plat and as shown hereon shall be private, non-exclusive easements in favor of the Association, the Master Association, the Master Declarant, Taylor Morrison of Florida, Inc., and each of their successors and assigns, for the construction, installation, maintenance, repair and replacement of privacy screen walls and/or retaining walls, in accordance with and subject to the terms and provisions of the Declaration.

12. Taylor Morrison of Florida, Inc. (the "Declarant") does hereby grant to the present and future owners of Lots 106 through 151 of this plat and to the other "Owners", as defined in the Declaration, and their guests, invitees, domestic help, and to delivery, pick-up and fire protection services, police and other authorities of law, United States mail carriers, representatives of utilities, holders of mortgage liens on such lands, and such other persons as Declarant, its successors and assigns, may from time to time designate, the non-exclusive and perpetual right of ingress and egress over and across the roads and sidewalks as they may from time to time be constructed on Tract "R" of the Association Property. The Declarant, in recording this plat, has created Tract "R" shown herein as a portion of the Association Property described in the Declaration. Said Association Property is not dedicated to the use and enjoyment of the general public, but rather, its use is reserved for the common use, enjoyment and benefit of the Owners. The nature and extent of, and the reservations and restrictions on such common use, enjoyment, and benefit, are more fully set forth in the Declaration. Nothing contained in this plat shall limit or restrict the Declarant's rights as set forth in the Declaration, and all other reservations and easements contained in the Declaration shall be of full force and effect.

13. NOTWITHSTANDING the foregoing: An emergency access easement to the private storm drainage system over all drainage easements shown on this plat is hereby dedicated to the City of Orlando for emergency maintenance purposes in the event inadequate maintenance of the storm drainage system creates a hazard to the public health, safety, and general welfare. The emergency access easement granted above does not impose any obligation, burden, responsibility or liability upon the City of Orlando to enter upon the subject property and take any action to repair or maintain the private drainage system. Non-exclusive easements through, over, under and across Tract R and over all utility easements shown herein are hereby dedicated for use by the City of Orlando and the Orlando Utilities Commission for the purpose of constructing, maintaining and replacing their respective facilities servicing the lands encompassed by this plat.

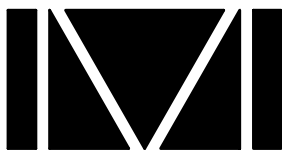
14. All easements shown herein which are not created by this plat are for informational purposes only and, unless stated otherwise, the depiction of said easements is not intended to reimpose same.

15. All easements created in this plat are private unless noted otherwise.



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

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

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.

PLAT BOOK PAGE

PRESERVE AT LAUREATE PARK PHASE 3

DEDICATION

KNOW ALL BY THESE PRESENTS, That Lake Nona Land Company, LLC, a Florida limited liability company, 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. No part of the lands described herein is dedicated to the City of Orlando, Florida, or the public.

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: _____ 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 _____ 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:
NOTARY PUBLIC
COMMISSION NUMBER:_____
MY COMMISSION EXPIRES: _____

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: _____ BY: _____
Scott Grossman
Florida Registered Surveyor and Mapper
Certificate No. 5048

PRESERVE AT LAUREATE PARK PHASE 3
A REPLAT OF TRACT FD-2, PRESERVE AT LAUREATE PARK PHASE 1
PLAT BOOK _____, PAGES _____ AND _____
LOCATED WITHIN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT
BOOK

PAGE

SHEET 2 OF 5
SEE SHEET 1 FOR NOTES

LEGEND

(FOR ALL SHEETS)

W&DE = WALL AND DRAINAGE EASEMENT
UE = UTILITY EASEMENT
OS = OPEN SPACE

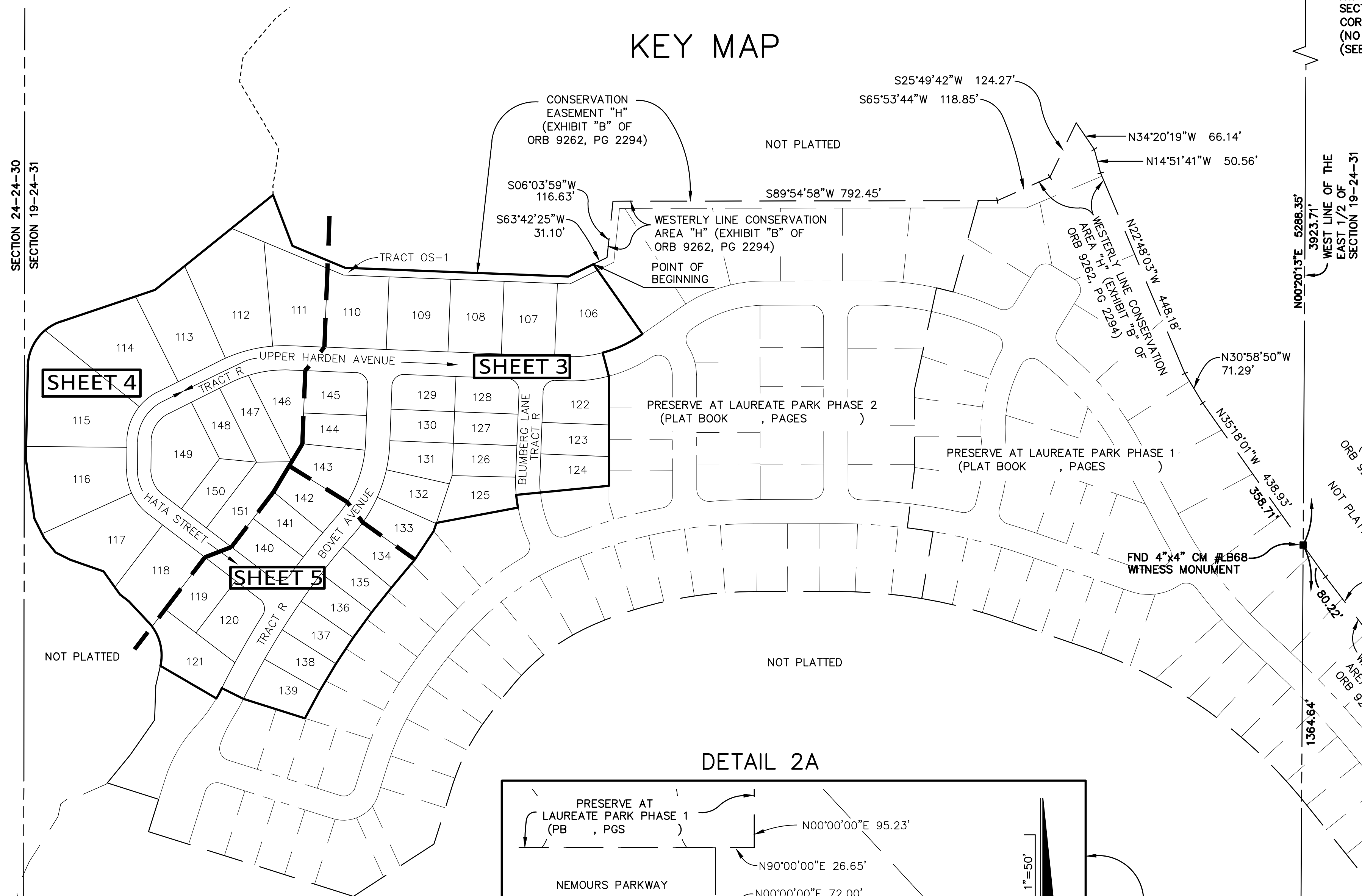
DE = DRAINAGE EASEMENT
PRM = PERMANENT REFERENCE MONUMENT
UE = UTILITY EASEMENT
DUE = DRAINAGE AND UTILITY EASEMENT
<C53> = OVERALL CENTERLINE CURVE
SEGMENT NUMBER
(SEE CURVE TABLE)
<100.00> = OVERALL CENTERLINE LINE
SEGMENT DISTANCE
C53 = CURVE NUMBER (SEE CURVE TABLE)
L14 = LINE NUMBER (SEE LINE TABLE)
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
POC = POINT ON CURVE
POL = POINT ON LINE
P-C = POINT OF CUSP
PCC = POINT OF COMPOUND CURVATURE
PRC = POINT OF REVERSE CURVATURE
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PG(S) = PAGE(S)
IR = IRON ROD
IRC = IRON ROD AND CAP
IP = IRON PIPE
CM = CONCRETE MONUMENT
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
CCR = CERTIFIED CORNER RECORD
TCE = TEMPORARY CONSTRUCTION EASEMENT
WE = WALL EASEMENT

SECTION 19-24-31 = SECTION 30, TOWNSHIP 24 SOUTH,
RANGE 31 EAST

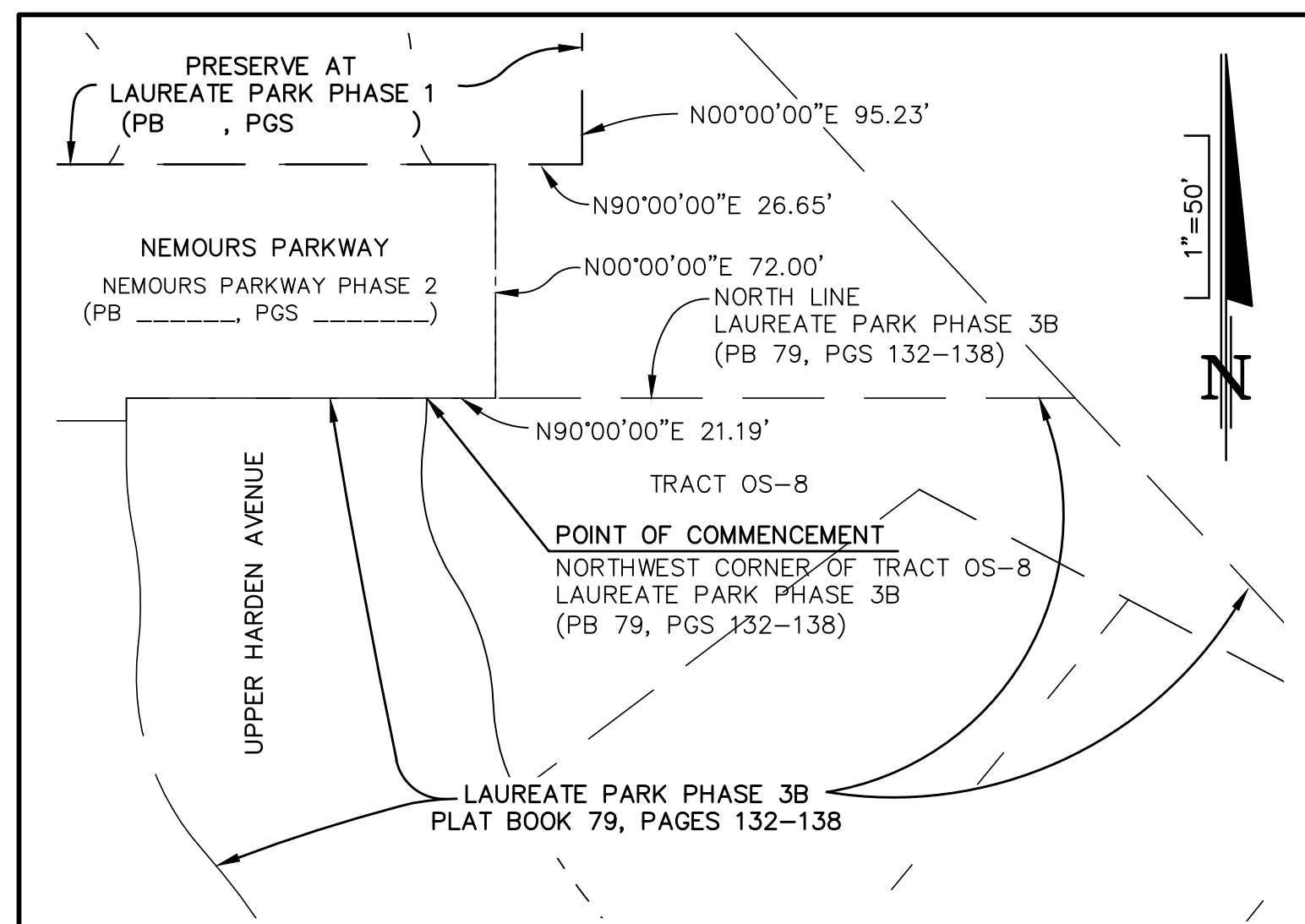
= DENOTES PERMANENT REFERENCE MONUMENT
(FOUND OR SET 4"x4" CONCRETE
MONUMENT PRM #LB 68
UNLESS OTHERWISE NOTED)
PER CHAPTER 177, FLORIDA STATUTES.

= DENOTES PERMANENT CONTROL POINT
(SET NAIL AND DISK PCP LB#68)
PER CHAPTER 177, FLORIDA STATUTES.

KEY MAP



DETAIL 2A

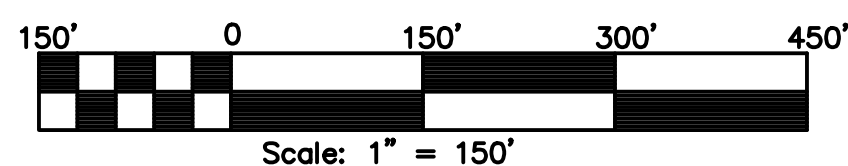


NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN
AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY
ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE
ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT 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



Printed: Fri 05-Jun-2015 - 11:15AM
F:\Pro2014\14069\dwg\NAVD88\plat\Preserve at Laureate Park Phase 3\Preserve at Laureate Park Phase 3.dwg

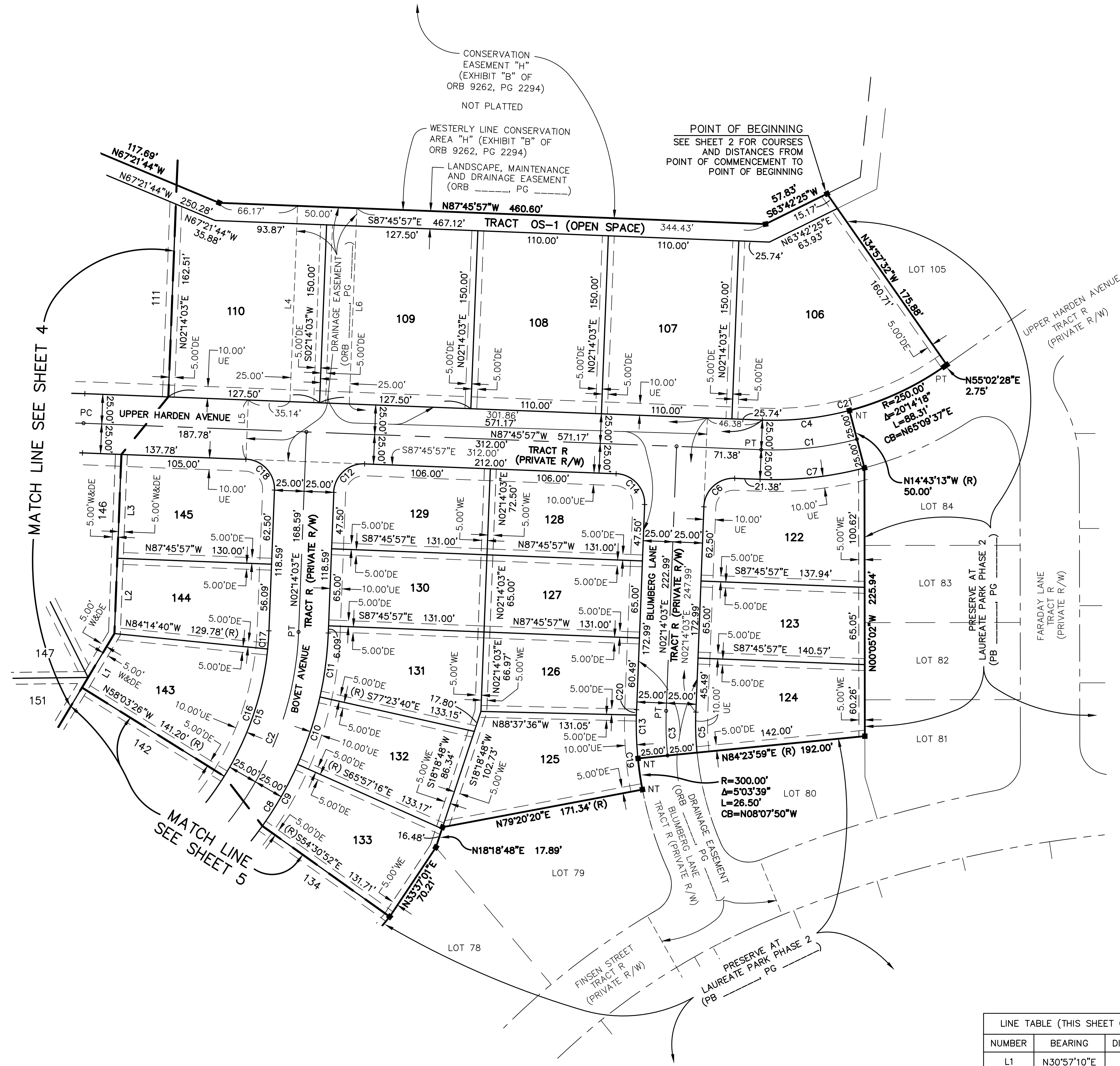
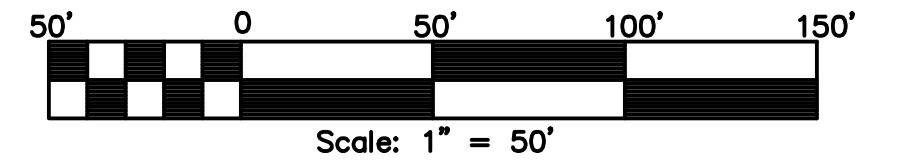
PRESERVE AT LAUREATE PARK PHASE 3
A REPLAT OF TRACT FD-2, PRESERVE AT LAUREATE PARK PHASE 1
PLAT BOOK _____, PAGES _____ AND _____
LOCATED WITHIN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT
BOOK

PAGE

SHEET 3 OF 5

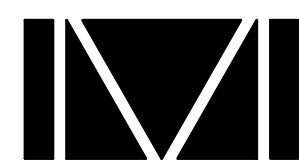
SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR LEGEND AND KEY MAP



CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	275.00'	16°57'16"	81.38'	81.08'	S83°45'25"W
C2	275.00'	38°59'38"	187.16'	183.57'	N21°43'52"E
C3	275.00'	7°50'04"	37.60'	37.57'	S01°40'59"E
C4	250.00'	16°57'16"	73.98'	73.71'	N83°45'25"E
C5	250.00'	7°50'04"	34.18'	34.16'	S01°40'59"E
C6	25.00'	90°00'00"	39.27'	35.36'	S47°14'03"W
C7	300.00'	16°57'16"	88.77'	88.45'	N83°45'25"E
C8	300.00'	38°59'38"	204.17'	200.25'	N21°43'52"E
C9	300.00'	11°26'24"	59.90'	59.80'	N29°45'56"E
C10	300.00'	11°26'24"	59.90'	59.80'	N18°19'32"E
C11	300.00'	10°22'17"	54.30'	54.23'	N07°25'11"E
C12	25.00'	90°00'00"	39.27'	35.36'	S47°14'03"W
C13	300.00'	7°50'04"	41.02'	40.99'	S01°40'59"E
C14	25.00'	90°00'00"	39.27'	35.36'	N42°45'57"W
C15	250.00'	38°59'38"	170.14'	166.88'	N21°43'52"E
C16	250.00'	26°11'14"	114.26'	113.27'	N18°50'57"E
C17	250.00'	3°31'17"	15.36'	15.36'	N03°59'41"E
C18	25.00'	90°00'00"	39.27'	35.36'	N42°45'57"W
C19	300.00'	12°02'04"	63.01'	62.90'	S04°38'38"E
C20	300.00'	0°51'39"	4.51'	4.51'	S01°48'13"W
C21	250.00'	37°11'35"	162.28'	159.45'	N73°38'15"E

LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	N30°57'10"E	53.06'
L2	N02°14'03"E	63.48'
L3	N02°14'03"E	87.50'
L4	S02°14'03"W	165.00'
L5	S02°14'03"W	50.00'
L6	N02°14'03"E	165.00'

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

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.

PRESERVE AT LAUREATE PARK PHASE 3
A REPLAT OF TRACT FD-2, PRESERVE AT LAUREATE PARK PHASE 1
PLAT BOOK _____, PAGES _____ AND _____
LOCATED WITHIN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

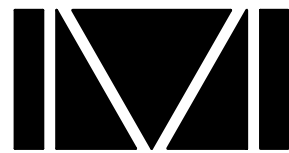
PLAT
BOOK

PAGE

SHEET 4 OF 5
SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR LEGEND AND KEY MAP

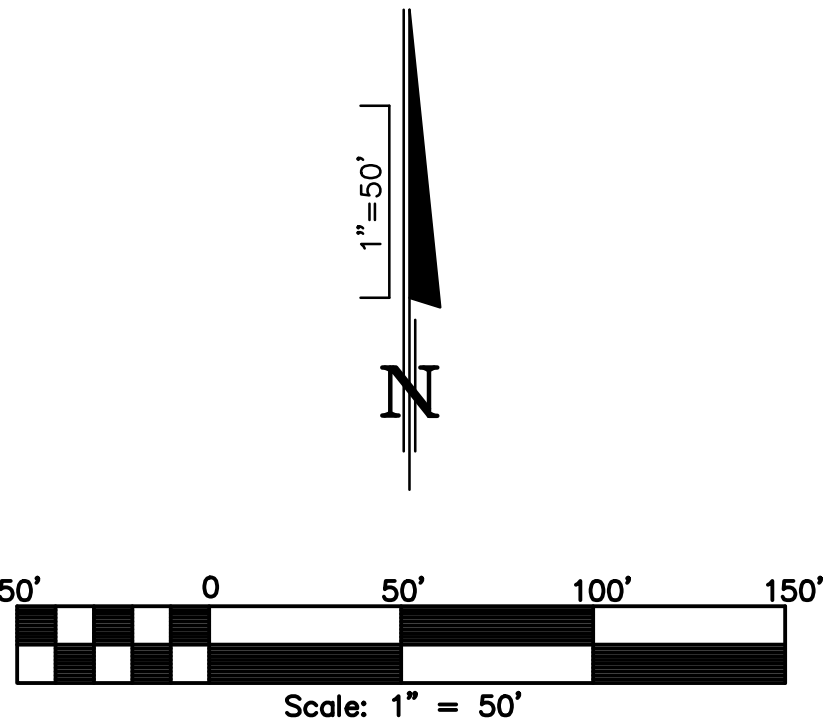
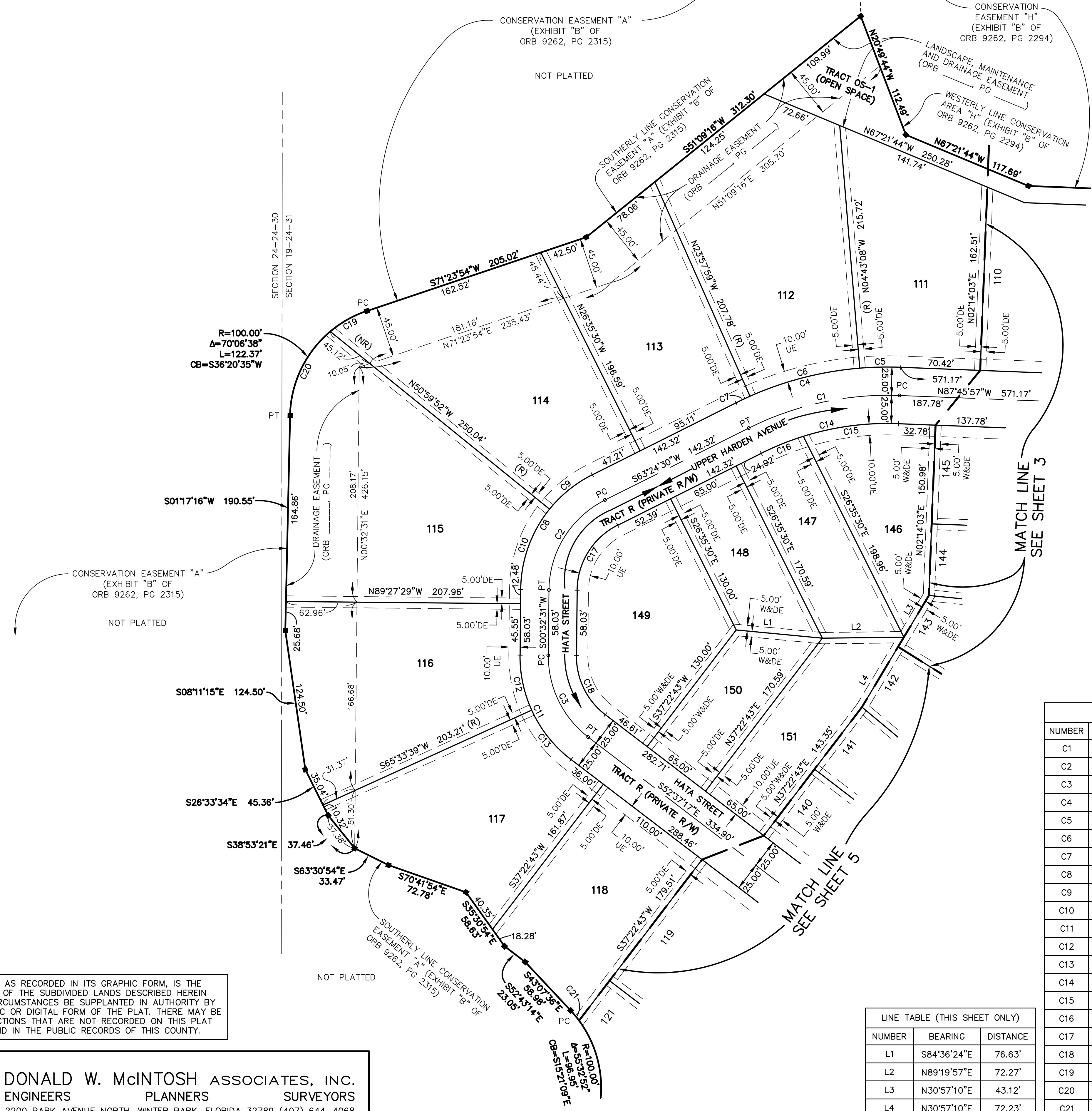
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT 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

Printed: Fri 05-Jun-2015 - 11:15AM
F:\Proj2014\14069\dwg\NAVD88\plat\Preserve at Laureate Park Phase 3\Preserve at Laureate Park Phase 3.dwg



CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	275.00'	28°49'33"	138.35'	136.90'	N77°49'16"E
C2	90.00'	62°51'58"	98.75'	93.87'	N31°58'30"E
C3	90.00'	53°09'48"	83.51'	80.55'	S26°02'23"E
C4	300.00'	28°49'33"	150.93'	149.35'	S77°49'16"W
C5	300.00'	6°57'11"	36.41'	36.38'	S88°45'27"W
C6	300.00'	19°14'51"	100.78'	100.31'	S75°39'26"W
C7	300.00'	2°37'31"	13.75'	13.75'	S64°43'15"W
C8	115.00'	62°51'58"	126.18'	119.95'	S31°58'30"W
C9	115.00'	24°24'22"	48.99'	48.62'	S51°12'19"W
C10	115.00'	38°27'37"	77.19'	75.75'	S19°46'20"W
C11	115.00'	53°09'48"	106.71'	102.92'	S26°02'23"E
C12	115.00'	24°58'52"	50.14'	49.74'	S11°56'55"E
C13	115.00'	28°10'56"	56.57'	56.00'	S38°31'49"E
C14	250.00'	28°49'33"	125.78'	124.45'	S77°49'16"W
C15	250.00'	19°36'04"	85.53'	85.11'	S82°26'01"W
C16	250.00'	9°13'29"	40.25'	40.21'	S68°01'14"W
C17	65.00'	62°51'58"	71.32'	67.80'	S31°58'30"W
C18	65.00'	53°09'48"	60.31'	58.17'	S26°02'23"E
C19	100.00'	21°24'32"	37.37'	37.15'	S60°41'38"W
C20	100.00'	48°42'06"	85.00'	82.46'	S25°38'19"W
C21	100.00'	6°38'20"	11.59'	11.58'	N39°48'25"W

LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	S84°36'24"E	76.63'
L2	N89°19'57"E	72.27'
L3	N30°57'10"E	43.12'
L4	N30°57'10"E	72.23'

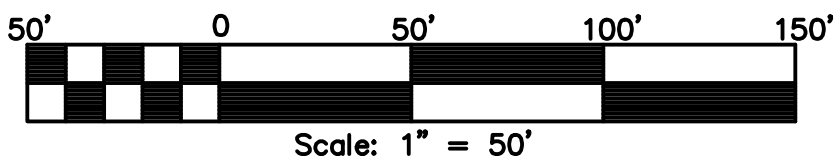
PRESERVE AT LAUREATE PARK PHASE 3
A REPLAT OF TRACT FD-2, PRESERVE AT LAUREATE PARK PHASE 1
PLAT BOOK _____, PAGES _____ AND _____
LOCATED WITHIN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT
BOOK

PAGE

SHEET 5 OF 5

SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR LEGEND AND KEY MAP



CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1595.00'	14°58'31"	416.88'	415.69'	S33°44'25"W
C2	1595.00'	7°43'57"	215.26'	215.09'	S30°07'09"W
C3	1595.00'	7°14'33"	201.62'	201.49'	S37°36'24"W
C4	275.00'	38°59'38"	187.16'	183.57'	N21°43'52"E
C5	1620.00'	6°05'22"	172.18'	172.10'	S29°17'51"W
C6	1620.00'	2°07'41"	60.17'	60.16'	S27°16'46"W
C7	1620.00'	3°59'56"	113.07'	113.05'	S30°20'34"W
C8	25.00'	84°57'50"	37.07'	33.77'	N10°08'22"W
C9	1570.00'	14°58'31"	410.34'	409.18'	S33°44'25"W
C10	1570.00'	3°22'44"	92.59'	92.57'	S27°56'32"W
C11	1570.00'	2°34'43"	70.66'	70.65'	S30°55'16"W
C12	1570.00'	2°34'43"	70.66'	70.65'	S33°29'58"W
C13	1570.00'	2°34'43"	70.66'	70.65'	S36°04'41"W
C14	1570.00'	2°34'43"	70.66'	70.65'	S38°39'24"W
C15	1570.00'	1°16'56"	35.13'	35.13'	S40°35'13"W
C16	300.00'	38°59'38"	204.17'	200.25'	N21°43'52"E
C17	300.00'	5°44'33"	30.07'	30.05'	N38°21'24"E
C18	25.00'	91°32'49"	39.94'	35.83'	N81°36'19"E
C19	1620.00'	5°23'46"	152.58'	152.52'	S38°31'47"W
C20	1620.00'	1°42'07"	48.12'	48.12'	S36°40'58"W
C21	1620.00'	2°15'50"	64.01'	64.00'	S38°39'56"W
C22	1620.00'	1°25'50"	40.45'	40.44'	S40°30'46"W
C23	250.00'	38°59'38"	170.14'	166.88'	N21°43'52"E
C24	250.00'	9°17'07"	40.51'	40.47'	N36°35'07"E
C25	100.00'	48°54'32"	85.36'	82.79'	N12°01'59"W

LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	N37°22'43"E	74.15'
L2	N37°22'43"E	69.21'
L3	N30°57'10"E	62.29'

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