

SUN SOL INTERNATIONAL

REPLATTING PART OF LOTS 2 AND 3 OF BLOCK "A", OF THE REPLAT OF BLOCK "A",
MAJOR CENTER UNIT 2 AS RECORDED IN PLAT BOOK 5 PAGES 90 AND 91, PUBLIC
RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE CITY OF ORLANDO,
SECTIONS 24 & 25, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

DESCRIPTION

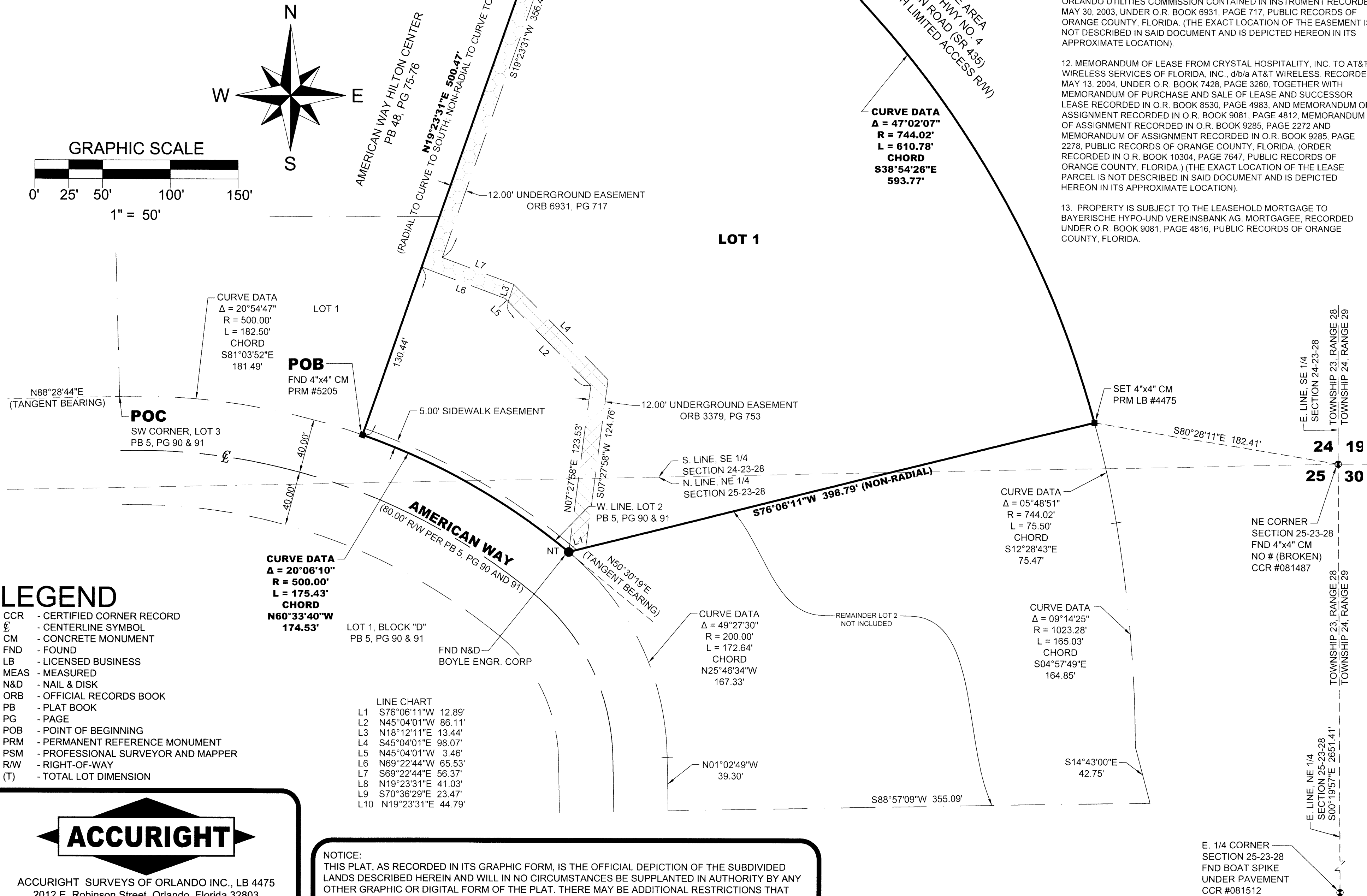
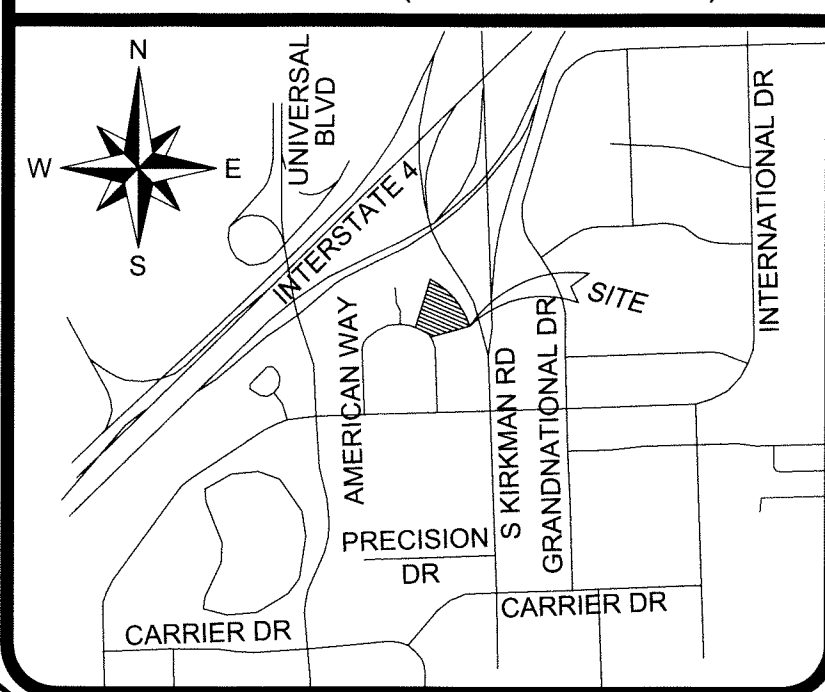
THAT PART OF LOTS 2 AND 3 OF BLOCK A OF THE REPLAT OF BLOCK "A",
MAJOR CENTER UNIT 2 AS RECORDED IN PLAT BOOK 5 PAGES 90 AND 91,
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BOUNDED AND
DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID LOT 3 (SAID SOUTHWEST CORNER
BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF
500.00 FEET AND A TANGENT BEARING OF N88°28'44"E), RUN
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 20°54'47" A DISTANCE OF 182.50 FEET TO THE POINT OF
BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE N19°23'31"E. A
DISTANCE OF 500.47 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT
3, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A
RADIUS OF 744.02 FEET; THENCE FROM A TANGENT BEARING OF S62°25'28"E,
RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 47°02'07" A DISTANCE OF 610.78 FEET; THENCE RUN
S76°06'11"W, A DISTANCE OF 398.79 FEET TO A POINT ON THE WEST LINE OF
AFOREMENTIONED LOT 2, SAID POINT BEING THE POINT OF CURVATURE OF
A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 500.00 FEET;
THENCE FROM A TANGENT BEARING OF N50°30'19"W, RUN NORTHWESTERLY
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°06'10"
A DISTANCE OF 175.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 174,080 SQUARE FEET OR 3.996 ACRES MORE OR LESS.

| | | CURVE CHART | | | |
|-----|---------------|-------------|------------|---------------|----------------|
| NO. | CENTRAL ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1 | 00°56'05" | 744.02' | 12.14' | N61°57'26"W | 12.14' |
| C2 | 00°53'45" | 744.02' | 11.63' | N61°02'31"W | 11.63' |

VICINITY MAP (NOT TO SCALE)



LEGEND

- CCR - CERTIFIED CORNER RECORD
- ℄ - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- FND - FOUND
- LB - LICENSED BUSINESS
- MEAS - MEASURED
- N&D - NAIL & DISK
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- POB - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- R/W - RIGHT-OF-WAY
- (T) - TOTAL LOT DIMENSION

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314 FAX: (407) 897-3777

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.

NOTES

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 38 EAST, ORANGE COUNTY, FLORIDA, BEING S00°19'57"E.
2. DEVELOPMENT OF THE 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 PERMIT 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.
3. PROPERTY IS SUBJECT TO THE AGREEMENT WITH AMERICAN TELEVISION AND COMMUNICATIONS CORPORATION RECORDED IN O.R. BOOK 2639, PAGE 1099, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
4. PROPERTY IS SUBJECT TO THE AGREEMENT AND COVENANT RECORDED IN O.R. BOOK 2811, PAGE 1997, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
5. PROPERTY IS SUBJECT TO THE AGREEMENT RECORDED IN O.R. BOOK 3344, PAGE 1014, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
6. UNDERGROUND EASEMENT IN FAVOR OF THE CITY OF ORLANDO AND THE ORLANDO UTILITIES COMMISSION CONTAINED IN INSTRUMENT RECORDED MAY 12, 1983, UNDER O.R. BOOK 3379, PAGE 753, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (THE EXACT LOCATION OF THE EASEMENT IS NOT DESCRIBED IN SAID DOCUMENT AND IS DEPICTED HEREON IN ITS APPROXIMATE LOCATION).
7. PROPERTY IS SUBJECT TO THE CABLE TELEVISION INSTALLATION AND SERVICE AGREEMENT RECORDED IN O.R. BOOK 4299, PAGE 166, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
8. PROPERTY IS SUBJECT TO THE PAY TELEVISION PROGRAMMING SERVICES AGREEMENT RECORDED IN O.R. BOOK 5209, PAGE 5002, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
9. PROPERTY IS SUBJECT TO THE LEASE FROM CRYSTAL HOSPITALITY, INC. TO UNIVERSAL OUTDOOR, INC., RECORDED FEBRUARY 17, 1989, IN O.R. BOOK 5685, PAGE 1856, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
10. PROPERTY IS SUBJECT TO THE DECLARATION OF LICENSE AGREEMENT RECORDED IN O.R. BOOK 5786, PAGE 4685, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
11. UTILITY EASEMENT IN FAVOR OF THE CITY OF ORLANDO AND THE ORLANDO UTILITIES COMMISSION CONTAINED IN INSTRUMENT RECORDED MAY 30, 2003, UNDER O.R. BOOK 6931, PAGE 717, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (THE EXACT LOCATION OF THE EASEMENT IS NOT DESCRIBED IN SAID DOCUMENT AND IS DEPICTED HEREON IN ITS APPROXIMATE LOCATION).
12. MEMORANDUM OF LEASE FROM CRYSTAL HOSPITALITY, INC. TO AT&T WIRELESS SERVICES OF FLORIDA, INC., d/b/a AT&T WIRELESS, RECORDED MAY 13, 2004, UNDER O.R. BOOK 7428, PAGE 3260, TOGETHER WITH MEMORANDUM OF PURCHASE AND SALE OF LEASE AND SUCCESSOR LEASE RECORDED IN O.R. BOOK 8530, PAGE 4983, AND MEMORANDUM OF ASSIGNMENT RECORDED IN O.R. BOOK 9081, PAGE 4812, MEMORANDUM OF ASSIGNMENT RECORDED IN O.R. BOOK 9285, PAGE 2272 AND MEMORANDUM OF ASSIGNMENT RECORDED IN O.R. BOOK 9285, PAGE 2278, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (ORDER RECORDED IN O.R. BOOK 10304, PAGE 7647, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.) (THE EXACT LOCATION OF THE LEASE PARCEL IS NOT DESCRIBED IN SAID DOCUMENT AND IS DEPICTED HEREON IN ITS APPROXIMATE LOCATION).
13. PROPERTY IS SUBJECT TO THE LEASEHOLD MORTGAGE TO BAYERSISCHE HYPO-UND VEREINSBANK AG, MORTGAGEE, RECORDED UNDER O.R. BOOK 9081, PAGE 4816, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PLAT
BOOK

PAGE

SUN SOL INTERNATIONAL DEDICATION

KNOW ALL BY THESE PRESENTS, SUN SOL INTERNATIONAL DRIVE, LLC., A FLORIDA LIMITED LIABILITY COMPANY, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the 5.00 foot Sidewalk Easement shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned have here-unto set their hands on this day of _____, 2015.

OWNER: SUN SOL INTERNATIONAL DRIVE, LLC., A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ & _____
ARMANDO PULGAR & VERONICA PULGAR
MANAGING MEMBERS

SIGNED IN THE PRESENCE OF:

/S/ _____ /S/ _____
/P/ _____ /P/ _____
/S/ _____ /S/ _____
/P/ _____ /P/ _____

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this ____ day of _____, 2015, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared ARMANDO PULGAR AND VERONICA PULGAR AS MANAGING MEMBERS OF SUN SOL INTERNATIONAL DRIVE, LLC., A FLORIDA LIMITED LIABILITY COMPANY, who are personally known to me or produced the following identification: _____, and (did) (did not) take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

My Commission Number: _____

My commission expires: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat 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: 4/17/15

Signed: _____

Registration Number:
LB #4475

JAMES D. BRAY PSM # 6507
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

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 Chapter 177, Florida Statutes.

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: _____