SHEET 1 OF 3

A PORTION OF SECTIONS 25 AND 26, TOWNSHIP 24 SOUTH, RANGE 30 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

That part of Sections 25 and 26, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

That part of Sections 25 and 26, Township 24 South, Range 30 East, Orange County, FlorIda, described as follows:

Commence at the Northeost corner of Lot 2, according to the plot of UCF HEALTH SCIENCES CAMPUS AT LAKE NONA, as recorded in Plat Book 73, Pages 4 through 7, of the Public Records of Orange County, FlorIda, thence No0r00'00'E clong the Northerly prolongation of the East line of soid Lot 2 for a distance of 304.08 feet to the Northerly right—of—way line of Tavistock Lakes Boulsevard, according to the plot of TANSTOCK LAKES BOULEVARD PHASE 2, as recorded in Plot Book 75, Pages 103 through 105, of the Public Records of Orange County, Florida and the POINT Of BEGINNING; thence No0r00'00'E along said Northerly right—of—way line run No1'06'48'W, 186.45 feet to the point of curvature of a curve concave Easterly having a radius of 203.100 feet and a chord bearing of NO0'34'24'W, thence Northerly olong the acr of said curve through a central angle of 01'08'48' for a distance of 40.64 feet to the point of curvature of a curve cond search of 186.70.08 feet to the point of curvature of a curve cond search of 186.70.08 feet to the point of curvature of a curve cond search of 186.70.08 feet to the point of curvature of a curve cand a chord bearing of N.00'3'13'15'; thence departing said East line run 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, thence NO1'43'05'', 8.51.5 feet to the Southerly right—of—way line of Nemours Parkway, according to the plot of NEMOURS PARKWAY AT LAKE NONA PHASE 1, as recorded in Plat Book 73, Pages 78 through 80, of the Public Records of Cornage County, Florida; thence 85'4'9'28'' along soid Southerly right—of—way line, 55.12' feet to the point of curvature of a curve concave Southeasterly having a radius of 40.00 feet and a chord bearing of SIC3'4'40''W; thence Southeasterly having a radius of 40.00 feet and a chord bearing of SIC3'4'40''W; thence Southeasterly having a radius of 40.00 feet and a chord

Containing 17.315 acres more or less.

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 plot shall not be deemed to provide any vested rights, except as to those matters depicted herson that are consistent with the requirements of Chapter 177, Florida Statutes, or were required by the City of Orlando as a condition of platting.
- 2. 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).
- 3. All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.

North

- No part of Lot 1, Lot 2 and Tract A, as depicted on this plot is being dedicated to the public nor is any parties of said Lot required for any public use.
- 5. Tract A is a Private Access and Utility Area to be owned and maintained by the owner, its
- All easements shown herein which are not created by this plot are for informational purposes only and, unless stated otherwise, the depiction of sold easements is not intended to reimpose some.

PLAT BOOK

PAGE

LAKE NONA SOUTH PARCEL 22C 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

IN WITNESS WHEREOF, has caused these presents to be signed by the

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

DATE: PRINTED NAME: James L. Zborii

Signed and sealed in the presence of:

By PRINTED NAME: PRINTED NAME:

STATE OF Florida

ATTEST:

The foregoing instrument was acknowledged before me this by James L. Zoorii, 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

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.

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: __ City Planning Official:

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: ____ City Engineer:

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

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

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, This plot 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. Floriad 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

LEGEND

(FOR ALL SHEETS)

PRM = PERMANENT REFERENCE MONUMENT C53 = CURVE NUMBER (SEE CURVE TABLE)

L14 = LINE NUMBER (SEE LINE TABLE)

= CENTRAL ANGLE

= RADIUS = ARC LENGTH

= ARC LENGTH
= CHORD BEARING
= CHORD DISTANCE
= CENTERLINE
= RIGHT-OF-WAY
= NON-TANGENT
= RADIAL
= NON-RADIAL

PRC = POINT OF REVERSE CURVATURE
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK

PB = PLAT BOO PG(S) = PAGE(S)

PO(5) = PAGE(5)

CM = CONCRETE MONUMENT

LB = LICENSED BUSINESS

LS = LICENSED SURVEYOR

PLS = PROFESSIONAL LAND SURVEYOR

CCR = CERTIFIED CORNER RECORD

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

= DENOTES PERMANENT REFERENCE MONUMENT (FOUND OR SET NAIL & DISK PRM #LB 68 UNIFSS 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 SUBDIMDED 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. PLANNERS SURVEYORS ENGINEERS

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

SHEET INDEX

SHEET 3

SHEET 2

NEMOURS PARKWAY

LOT 2

TRACT

TAVISTOCK LAKES BOULEVARD

LOT



