

**LAKE NONA SOUTH TOWNCENTER PHASE 1**  
**A PORTION OF SECTION 26, TOWNSHIP 24 SOUTH, RANGE 30 EAST**  
**CITY OF ORLANDO, ORANGE COUNTY, FLORIDA**

SHEET 1 OF 2

PLAT BOOK PAGE  
**LAKE NONA SOUTH TOWNCENTER PHASE 1 DEDICATION**

DESCRIPTION:

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

Commence at the Northwest corner of Tract B, 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; thence run N10°28'09"E, along the Westerly line of said plat of LAKE NONA BOULEVARD SECOND ADDITION for a distance of 180.00 feet to the Northerly right-of-way line of Lake Nona Boulevard of said plat of LAKE NONA BOULEVARD SECOND ADDITION; thence departing said Westerly line run the following courses and distances along said Northerly right-of-way line and the Westerly right-of-way line of said Lake Nona Boulevard: S79°31'51"E, 124.38 feet to the point of curvature of a curve concave Northerly having a radius of 1670.00 feet and a chord bearing of N86°04'19"E; thence Easterly along the arc of said curve through a central angle of 28°47'39" for a distance of 839.26 feet to the point of tangency, N71°40'30"E, 54.22 feet to the point of curvature of a curve concave Northwesterly having a radius of 1796.87 feet and a chord bearing of N62°45'13"E; thence Northeasterly along the arc of said curve through a central angle of 17°50'33" for a distance of 559.56 feet to the POINT OF BEGINNING; continue Northeasterly along the arc of said curve concave Northwesterly having a radius of 1796.87 feet and a chord bearing of N36°20'46"E through a central angle of 34°58'21" for a distance of 1096.78 feet to the point of cusp of a curve concave Northwesterly having a radius of 40.00 feet and a chord bearing of S65°17'19"W; thence departing said Westerly right-of-way line run Southwesterly along the arc of said curve through a central angle of 92°51'27" for a distance of 64.83 feet to the point of tangency; thence N68°16'58"W, 67.16 feet; thence N21°43'02"E, 154.47 feet; thence N68°16'58"W, 366.50 feet; thence S21°43'02"W, 154.47 feet; thence N68°16'58"W, 96.55 feet; thence S21°43'02"W, 76.00 feet; thence S68°16'58"E, 68.49 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet and a chord bearing of S22°51'03"E; thence Southeasterly along the arc of said curve through a central angle of 90°51'49" for a distance of 47.58 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 1091.50 feet and a chord bearing of S36°50'09"W; thence Southwesterly along the arc of said curve through a central angle of 28°30'35" for a distance of 543.12 feet to the point of compound curvature of a curve concave Northerly having a radius of 30.00 feet and a chord bearing of N83°30'16"W; thence Westerly along the arc of said curve through a central angle of 90°48'35" for a distance of 47.55 feet to the point of tangency; thence N38°05'59"W, 60.32 feet; thence S51°54'01"W, 84.00 feet; thence S38°05'59"E, 533.28 feet to the point of curvature of a curve concave Westerly having a radius of 40.00 feet and a chord bearing of S07°51'59"W; thence Southerly along the arc of said curve through a central angle of 91°55'56" for a distance of 64.18 feet to the POINT OF BEGINNING.

Containing 11.345 acres more or less..

PLAT NOTES AND EASEMENTS:

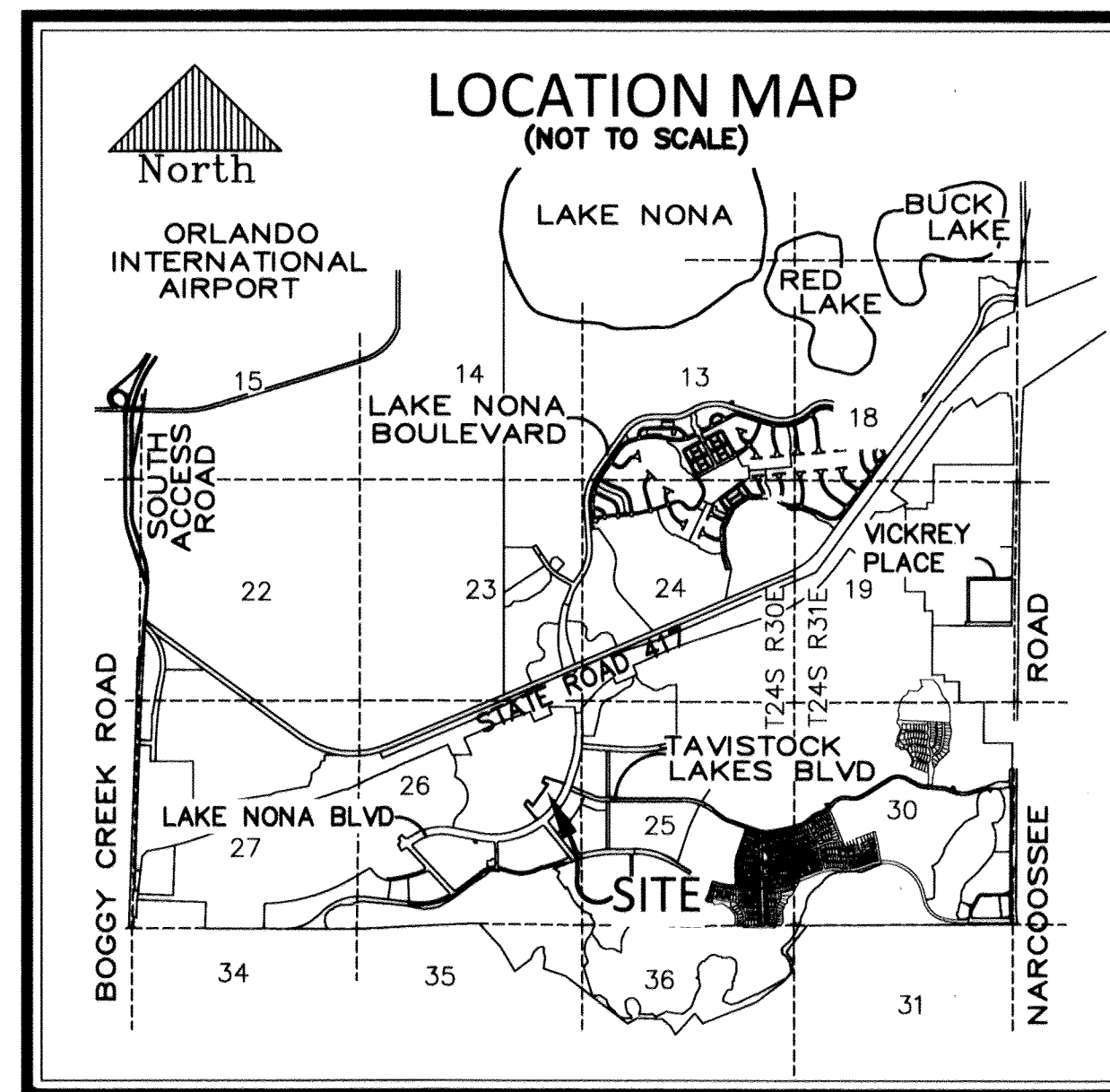
- Development of this property depicted on this plat is subject to the requirements of Chapter 59, the Concurrency Management Ordinance of The City of Orlando, which governs the City's ability to issue building permits on this property. Approval of this plat shall not be deemed to provide any vested 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 Westerly line of the plat of LAKE NONA BOULEVARD SECOND ADDITION, Plat Book 72, Pages 97-99, of the Public Records of Orange County, Florida, being N10°28'09"E (per plat).
- All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.
- No part of Lot 1, Lot 2, Tract A or Tract B of this plat are being dedicated to the public nor are any portions of said Lots or Tracts required for any public use.
- Tracts A and B are Private Access and Utility Areas to be owned and maintained by the owner, its successors or assigns.
- The lands described herein are subject to an Avigation Easement recorded in Official Records Book 3961, Page 1089, Amendment to Declaration and Dedication of Avigation Easement Official Records Book 9735, Page 3416, 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.

**LEGEND**  
(FOR ALL SHEETS)

- PRM = PERMANENT REFERENCE MONUMENT
  - UE = UTILITY EASEMENT
  - DUE = DRAINAGE AND UTILITY EASEMENT
  - 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
  - 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
- SECTION 26-24-30 = SECTION 26, TOWNSHIP 24 SOUTH, RANGE 30 EAST
- = DENOTES PERMANENT REFERENCE MONUMENT (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

**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: \_\_\_\_\_

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, Tract A and Tract B, as 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: DATE: 2/20/14  
 PRINTED NAME: James L. Zboril  
 TITLE: President

Signed and sealed in the presence of:  
 By: By:   
 PRINTED NAME: Diana Garcia PRINTED NAME: Michelle R. Renoret

STATE OF Florida  
 COUNTY OF Orange

The foregoing instrument was acknowledged before me this 20th day of Feb. 2014 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: Michelle R. Renoret  
 NOTARY PUBLIC  
 COMMISSION NUMBER: FF 072426  
 MY COMMISSION EXPIRES: 1/20/18..

**LAKE NONA SOUTH TOWNCENTER PHASE 1 DEDICATION**

KNOW ALL BY THESE PRESENTS, That LN Towncenter I, LLC, a Florida limited liability company, being the owner in fee simple of Lot 1, as 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 Towncenter I, LLC  
 9801 Lake Nona Road  
 Orlando, Florida 32827

By: DATE: 2/20/14  
 PRINTED NAME: James L. Zboril  
 TITLE: President

Signed and sealed in the presence of:  
 By: By:   
 PRINTED NAME: Diana Garcia PRINTED NAME: Michelle R. Renoret

STATE OF Florida  
 COUNTY OF Orange

The foregoing instrument was acknowledged before me this 20th day of Feb. 2014 by James L. Zboril, as President of LN Towncenter 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. Renoret  
 NOTARY PUBLIC  
 COMMISSION NUMBER: FF 072426  
 MY COMMISSION EXPIRES: 1/20/18..

**QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER**

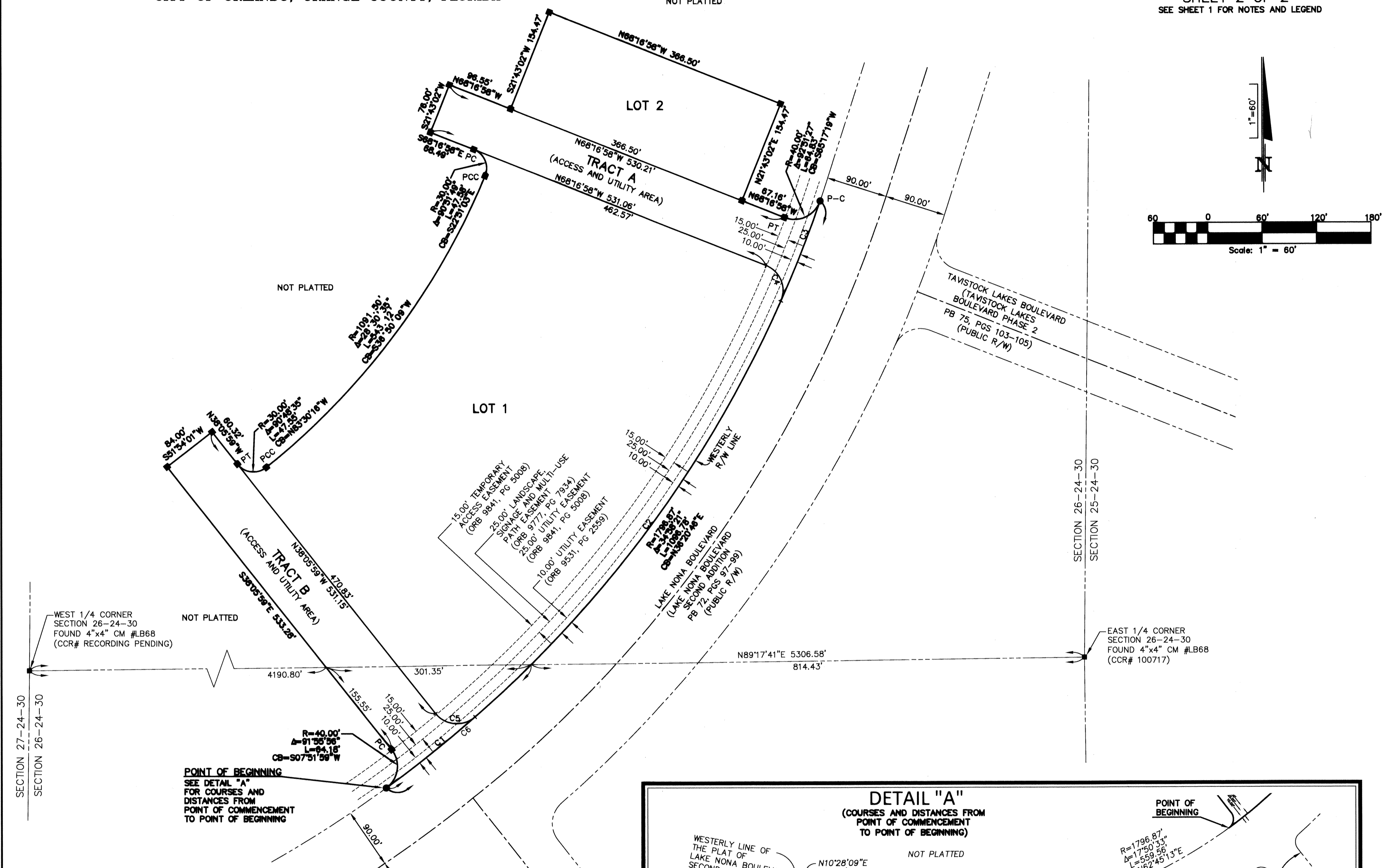
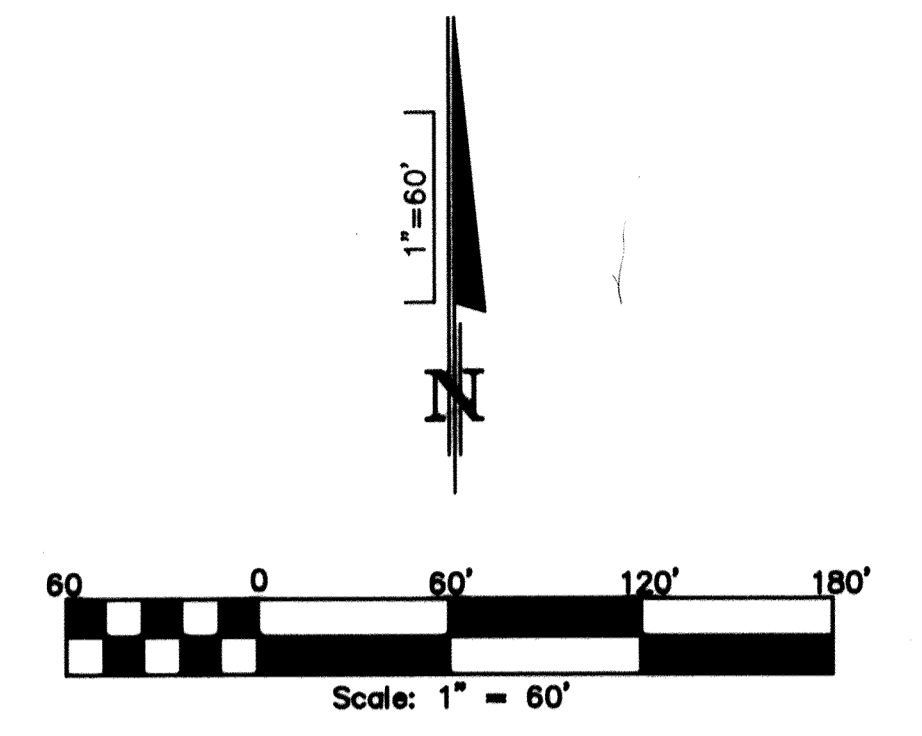
KNOW ALL BY THESE PRESENTS, This plat was prepared under the direction and supervision of the undersigned, a professional surveyor and mapper, and complies with all of the survey requirements of Chapter 177, Florida Statutes. The lands depicted herein are located in the City of Orlando, Orange County,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

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

Date: 2/20/2014 BY:   
 Scott Grossman  
 Florida Registered Surveyor and Mapper  
 Certificate No. 5048

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 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT BOOK PAGE  
 SHEET 2 OF 2  
 SEE SHEET 1 FOR NOTES AND LEGEND



**CURVE TABLE**

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1796.87'	05°21'03"	167.81'	167.75'	N51°09'25"E
C2	1796.87'	24°31'57"	769.37'	763.50'	N36°12'55"E
C3	1796.87'	05°05'21"	159.60'	159.55'	N21°24'16"E
C4	40.00'	92°13'55"	64.39'	57.66'	N22°10'00"W
C5	40.00'	93°25'07"	65.22'	58.23'	S84°48'33"E
C6	1796.87'	08°58'14"	281.33'	281.04'	N49°20'50"E

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