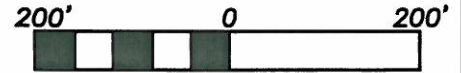
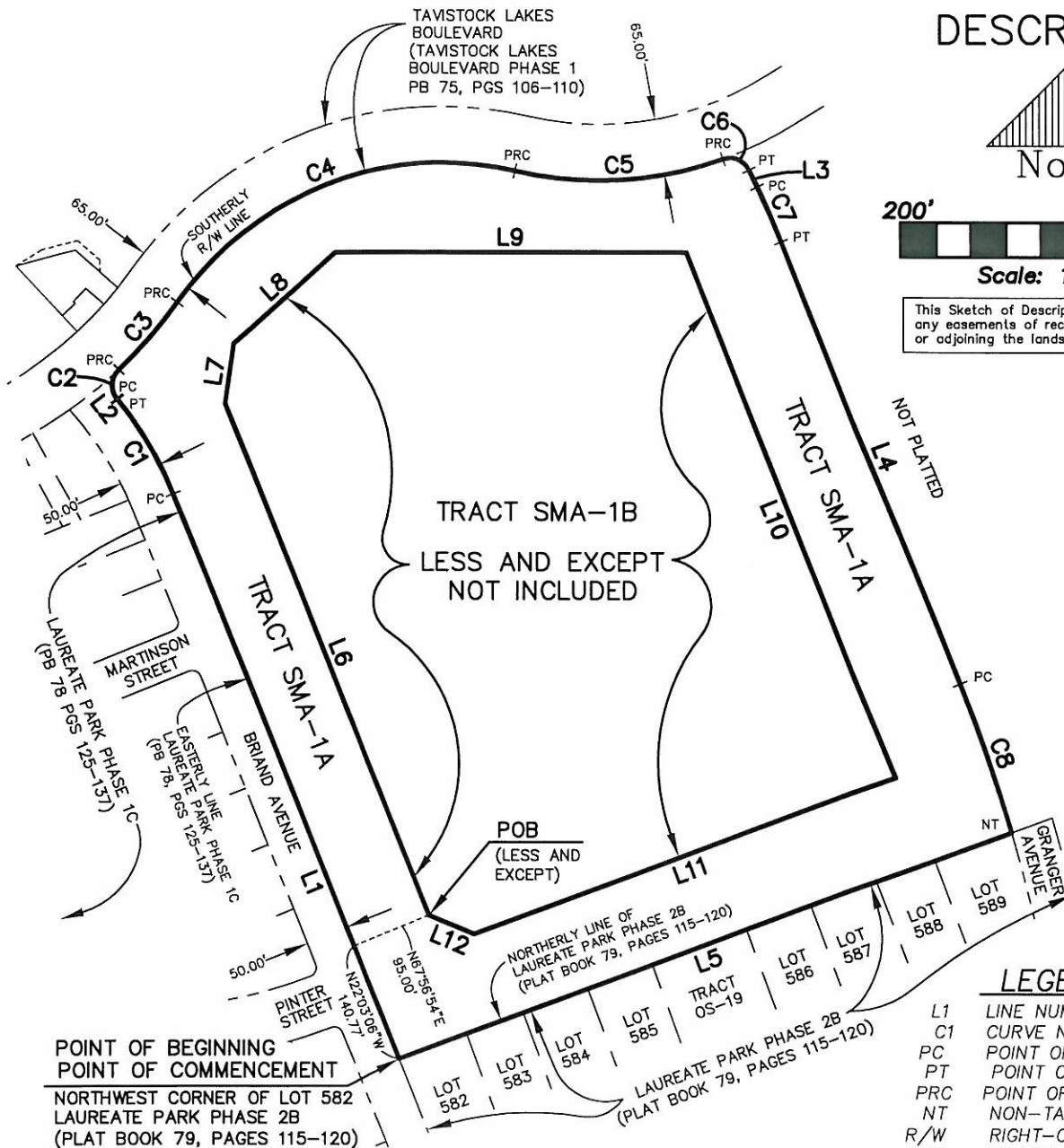


# SKETCH OF DESCRIPTION



Scale: 1" = 200'

This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described herein.



POINT OF BEGINNING  
POINT OF COMMENCEMENT  
NORTHWEST CORNER OF LOT 582  
LAUREATE PARK PHASE 2B  
(PLAT BOOK 79, PAGES 115-120)

SEE SHEET 1 FOR SKETCH  
SEE SHEET 2 FOR LEGAL DESCRIPTION, NOTES, LINE AND CURVE TABLES

### LEGEND

- L1 LINE NUMBER (SEE TABLE)
- C1 CURVE NUMBER (SEE TABLE)
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- NT NON-TANGENT
- R/W RIGHT-OF-WAY
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING

PREPARED FOR:		
<b>LAKE NONA LAND COMPANY, LLC</b>		
LAUREATE PARK PHASE 5A TRACT SMA-1A - (LAKE NONA LAUREATE PARK)		
DATE	BY	DESCRIPTION
REVISIONS		

	<b>DONALD W. McINTOSH ASSOCIATES, INC.</b> ENGINEERS                      PLANNERS                      SURVEYORS		DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. LB68
	2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068 CERTIFICATE OF AUTHORIZATION NO. LB68		
DRAWN BY: <u>PH</u> DATE: <u>8/2014</u>	CHECKED BY: <u>SG</u> DATE: <u>8/2014</u>	JOB NO. <u>12111.0175</u>	SCALE <u>1"=200'</u>
		SHEET <u>1</u> OF <u>2</u>	Scott Grossman                      August 11, 2014 Florida Registered Surveyor and Mapper Certificate No. 5048 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

# SKETCH OF DESCRIPTION

**DESCRIPTION:**

That part Section 30, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the Northwest corner of Lot 582, LAUREATE PARK PHASE 2B, according to the plat thereof, as recorded in Plat Book 79, Pages 115 through 120, of the Public Records of Orange County, Florida; thence run the following courses and distances along the Easterly line of LAUREATE PARK PHASE 1C, according to the plat thereof, as recorded in Plat Book 78, Pages 125 through 137, of the Public Records of Orange County, Florida: N22°03'06"W, 704.93 feet to the point of curvature of a curve concave Southwesterly having a radius of 445.00 feet and a chord bearing of N30°14'37"W; thence Northwesterly along the arc of said curve through a central angle of 16°23'03" for a distance of 127.25 feet to the point of tangency; N38°26'09"W, 1.61 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet and a chord bearing of N03°56'39"E; thence Northerly along the arc of said curve through a central angle of 84°45'37" for a distance of 36.98 feet to the Southerly right-of-way line of Tavistock Lakes Boulevard, according to the plat of TAVISTOCK LAKES BOULEVARD PHASE 1, as recorded in Plat Book 75, Pages 106 through 110, of the Public Records of Orange County, Florida and the point of reverse curvature of a curve concave Northwesterly having a radius of 522.50 feet and a chord bearing of N40°40'50"E; thence departing said Easterly line run the following courses and distances along said Southerly right-of-way line: Northeastly along the arc of said curve through a central angle of 11°17'17" for a distance of 102.94 feet to the point of reverse curvature of a curve concave Southerly having a radius of 379.50 feet and a chord bearing of N68°58'51"E; thence Easterly along the arc of said curve through a central angle of 67°53'19" for a distance of 449.66 feet to the point of reverse curvature of a curve concave Northerly having a radius of 436.50 feet and a chord bearing of N86°43'19"E; thence Easterly along the arc of said curve through a central angle of 32°24'22" for a distance of 246.88 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 25.00 feet and a chord bearing of S67°35'28"E; thence departing said Southerly right-of-way line run Southeastly along the arc of said curve through a central angle of 83°46'49" for a distance of 36.56 feet to the point of tangency; thence S25°42'03"E, 21.72 feet to the point of curvature of a curve concave Southwesterly having a radius of 975.00 feet and a chord bearing of S23°39'31"E; thence Southeastly along the arc of said curve through a central angle of 04°05'04" for a distance of 69.50 feet to the point of tangency; thence S21°36'59"E, 550.62 feet to the point of curvature of a curve concave Southwesterly having a radius of 1975.00 feet and a chord bearing of S18°59'00"E; thence Southeastly along the arc of said curve through a central angle of 05°16'00" for a distance of 181.54 feet to a non-tangent line and the Northerly line of the aforesaid LAUREATE PARK PHASE 2B; thence S69°41'30"W along said Northerly line, 755.60 feet to the POINT OF BEGINNING.

**LESS:**

Commence at the Northwest corner of Lot 582, LAUREATE PARK PHASE 2B, according to the plat thereof, as recorded in Plat Book 79, Pages 115 through 120, of the Public Records of Orange County, Florida; thence N22°03'06"W, along the Easterly line of LAUREATE PARK PHASE 1C, according to the plat thereof, as recorded in Plat Book 78, Pages 125 through 137, of the Public Records of Orange County, Florida, for a distance of 140.77 feet; thence departing said Easterly line run N67°56'54"E, 95.00 feet to the POINT OF BEGINNING; thence N22°03'06"W, 638.80 feet; thence N08°11'05"E, 70.55 feet; thence N48°32'59"E, 159.14 feet; thence N90°00'00"E, 410.79 feet; thence S21°36'59"E, 654.10 feet; thence S69°41'30"W, 521.42 feet; thence N67°20'01"W, 56.61 feet to the POINT OF BEGINNING.

Being subject to any rights-of-way, restrictions and easements of record.

**NOTES:**

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the Easterly line of LAUREATE PARK PHASE 1C as recorded in Plat Book 78, Pages 125 through 137, being N22°03'06"W, (Per Plat).
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

**CURVE TABLE**

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	445.00'	16°23'03"	127.25'	126.82'	N30°14'37"W
C2	25.00'	84°45'37"	36.98'	33.70'	N03°56'39"E
C3	522.50'	11°17'17"	102.94'	102.77'	N40°40'50"E
C4	379.50'	67°53'19"	449.66'	423.82'	N68°58'51"E
C5	436.50'	32°24'22"	246.88'	243.60'	N86°43'19"E
C6	25.00'	83°46'49"	36.56'	33.39'	S67°35'28"E
C7	975.00'	4°05'04"	69.50'	69.49'	S23°39'31"E
C8	1975.00'	5°16'00"	181.54'	181.48'	S18°59'00"E

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	N22°03'06"W	704.93'
L2	N38°26'09"W	1.61'
L3	S25°42'03"E	21.72'
L4	S21°36'59"E	550.62'
L5	S69°41'30"W	755.60'
L6	N22°03'06"W	638.80'
L7	N08°11'05"E	70.55'
L8	N48°32'59"E	159.14'
L9	N90°00'00"E	410.79'
L10	S21°36'59"E	654.10'
L11	S69°41'30"W	521.42'
L12	N67°20'01"W	56.61'

**PREPARED FOR:**

**LAKE NONA LAND COMPANY, LLC**

LAUREATE PARK PHASE 5A  
TRACT SMA-1A - (LAKE NONA LAUREATE PARK)



**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS                      PLANNERS                      SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO.	SCALE	SHEET <u>2</u>
DATE: <u>8/2014</u>	DATE: <u>8/2014</u>	<u>12111.0175</u>	<u>N/A</u>	OF <u>2</u>