

UNIVERSAL CITY FLORIDA LOT 2A REPLAT

A REPLAT OF A PORTION OF LOT 2A,
UNIVERSAL CITY FLORIDA, PLAT BOOK 35, PAGES 84-87 AND
A REPLAT OF A PORTION OF LOT 1, ROYAL PACIFIC RESORT FIRST ADDITION,
PLAT BOOK 47, PAGES 11-13
LOCATED IN SECTIONS 24 AND 25, TOWNSHIP 23 SOUTH, RANGE 28 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION:

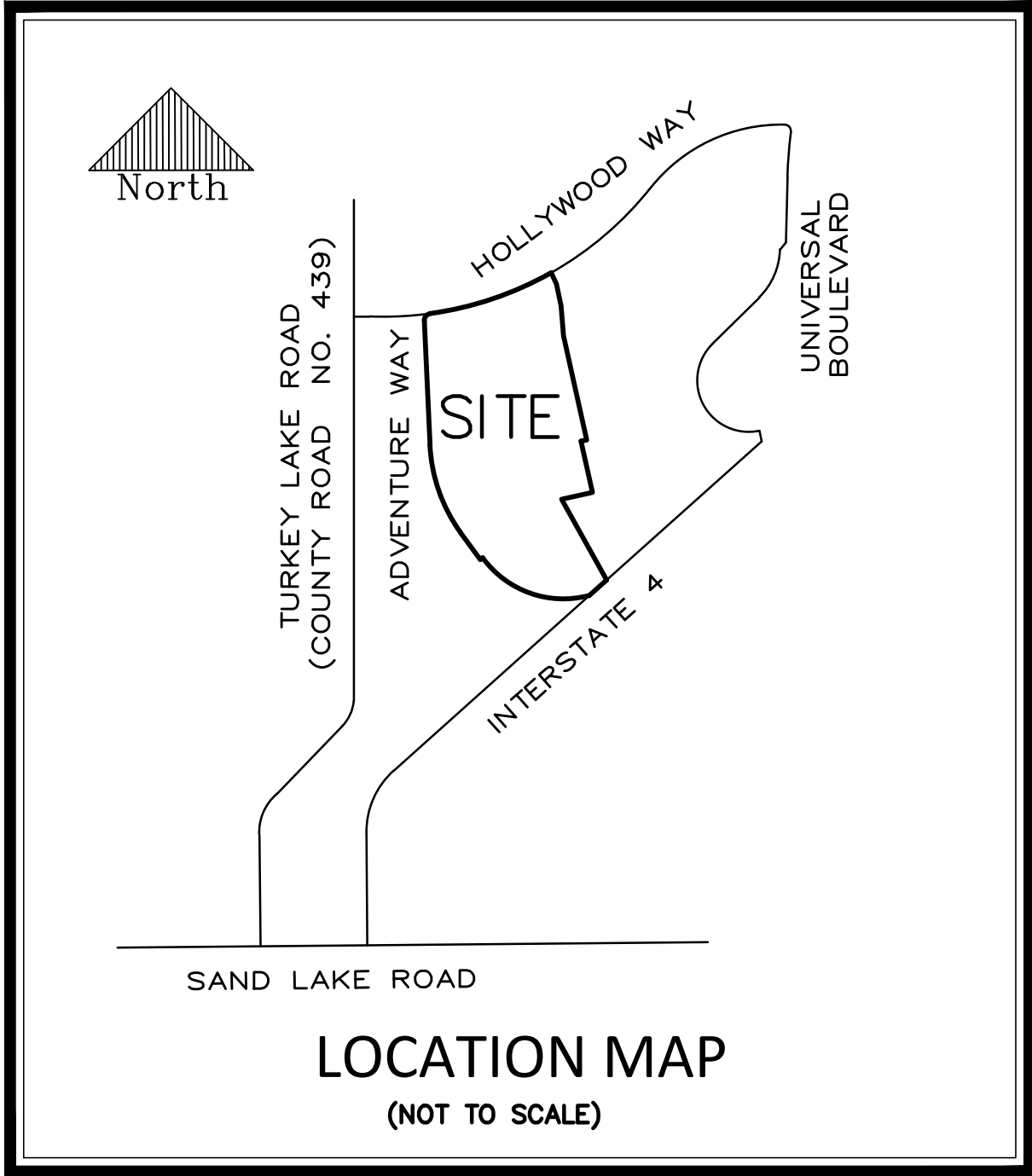
That part of Lot 2A, UNIVERSAL CITY FLORIDA, according to the plat thereof, as recorded in Plat Book 35, Pages 84 through 87, and that part of Lot 1, ROYAL PACIFIC RESORT FIRST ADDITION, according to the plat thereof, as recorded in Plat Book 47, Pages 11 through 13, all of the Public Records of Orange County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said Lot 1; thence run N29°08'15"W along the West line of said Lot 1, for a distance of 565.30 feet; thence N77°25'12"E along said West line and the easterly prolongation thereof, for a distance of 193.24 feet; thence departing said line run N12°34'48"W, a distance of 320.00 feet to a point on said West line of Lot 1; thence N77°25'12"E along said West line, a distance of 35.06 feet; thence continue along said West line the following courses: run N12°34'48"W, 652.39 feet; thence N04°32'39"W, 182.33 feet; thence N11°57'24"W, 136.26 feet; thence N24°16'38"W, 75.11 feet to the Northwest corner on said Lot 1, and to a non-tangent point on a curve concave Northwesterly having a radius of 2080.00 feet and a chord bearing of S71°22'29"W; thence Southwesterly along the arc of said curve and the boundary line of said Lot 2A, through a central angle of 21°40'06" for a distance of 786.62 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 40.00 feet and a chord bearing of S39°47'30"W; thence Southwesterly along the arc of said curve and said boundary line, through a central angle of 84°50'03" for a distance of 59.23 feet to the point of tangency; thence continue along said boundary line of Lot 2A the following courses: run S02°37'31"E, 760.93 feet to the point of curvature of a curve concave Easterly having a radius of 991.13 feet and a chord bearing of S19°16'12"E; thence Southerly along the arc of said curve through a central angle of 33°17'23" for a distance of 575.86 feet to the point of tangency; thence S35°54'52"E, 202.93 feet; thence N54°05'06"E, 19.30 feet to a point on a non-tangent curve concave Northeasterly having a radius of 608.42 feet and a chord bearing of S70°27'15"E; thence Southeasterly along the arc of said curve through a central angle of 69°04'44" for a distance of 733.55 feet to a point on a non-tangent line; thence N48°10'00"E along said boundary line, 142.58 feet to the POINT OF BEGINNING.

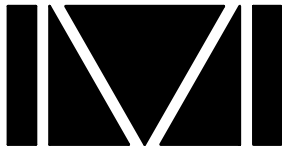
Containing 34.544 acres more or less.

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 West line of Lot 1, ROYAL PACIFIC RESORT FIRST ADDITION, according to the plat thereof as recorded in Plat Book 47, Pages 11 through 13, of the Public Records of Orange County, Florida, being N29°08'15"W (per plat).
- All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.
- 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.



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.

SHEET 1 OF 2

PLAT BOOK:

PAGE:

UNIVERSAL CITY FLORIDA LOT 2A REPLAT

DEDICATION

KNOW ALL BY THESE PRESENTS, That UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD, a Florida Limited Partnership, 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 and dedicates the 20' sanitary sewer easement shown hereon to the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officer named below on _____

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD, a Florida Limited Partnership

By: _____
Printed Name

Signed in the presence of:

By: _____
Printed Name

By: _____
Printed Name

STATE OF _____ COUNTY OF _____
THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ of UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD, a Florida Limited Partnership, who is personally known to me or has produced the following identification _____ and _____ who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officer thereto duly authorized and that said dedication is the act and deed of said Limited Partnership.

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

NOTARY PUBLIC _____
My Commission Expires _____
Commission Number _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and 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: _____ Signed: _____

Certificate No. 2617
Keith Ruddick
DONALD W. MCINTOSH ASSOCIATES, INC.
Certificate of Authorization Number LB68
2200 Park Avenue North
Winter Park, FL 32789

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR PRO TEM _____

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 _____

UNIVERSAL CITY FLORIDA LOT 2A REPLAT

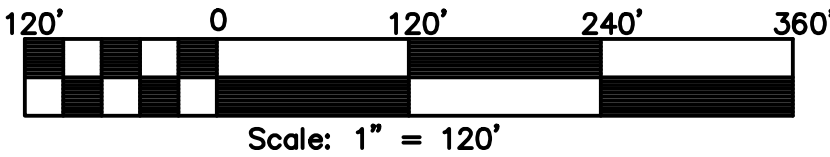
A REPLAT OF A PORTION OF LOT 2A,
UNIVERSAL CITY FLORIDA, PLAT BOOK 35, PAGES 84-87 AND
A REPLAT OF A PORTION OF LOT 1, ROYAL PACIFIC RESORT FIRST ADDITION,
PLAT BOOK 47, PAGES 11-13
LOCATED IN SECTIONS 24 AND 25, TOWNSHIP 23 SOUTH, RANGE 28 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT
BOOK

PAGE

SHEET 2 OF 2

SEE SHEET 1 FOR NOTES



LEGEND

(FOR ALL SHEETS)

- 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
CL = CENTERLINE
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
PSM = PROFESSIONAL SURVEYOR AND MAPPER
CCR = CERTIFIED CORNER RECORD
N&D = NAIL AND DISK
IRC = IRON ROD AND CAP

SECTION 24-23-28 = SECTION 24, TOWNSHIP 23 SOUTH,
RANGE 28 EAST

■ = DENOTES PERMANENT REFERENCE MONUMENT
(SET 4"x4" CONCRETE MONUMENT PRM #LB68
UNLESS OTHERWISE NOTED)
PER CHAPTER 177, FLORIDA STATUTES.

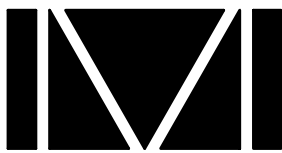
● = DENOTES PERMANENT REFERENCE MONUMENT
(SET NAIL & DISK PRM #LB 68
UNLESS OTHERWISE NOTED)

LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	S24°16'38"E	38.80'
L2	S04°13'27"E	243.83'
L3	S14°16'08"E	178.03'
L4	S15°45'14"E	66.09'
L5	S12°34'48"E	20.66'
L6	S70°08'48"W	234.04'
L7	N19°37'32"W	516.98'
L8	N77°02'20"W	278.07'
L9	S75°25'13"W	147.87'
L10	S02°37'31"E	101.74'
L11	S02°37'31"E	659.19'
L12	N24°16'38"W	36.31'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	180.00'	20°03'11"	63.00'	62.68'	S14°15'03"E
C2	1970.00'	5°01'03"	172.52'	172.46'	S06°43'58"E
C3	2494.00'	1°58'00"	85.61'	85.60'	S08°15'30"E
C4	2520.00'	1°41'26"	74.35'	74.35'	S08°07'13"E
C5	750.00'	5°27'02"	71.35'	71.32'	S11°41'27"E
C6	612.00'	3°10'26"	33.90'	33.90'	S14°10'01"E

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