

LEEVI STA CENTER 436 EAST, PHASE 1, PLAT 38-REPLAT ONE

LOCATED IN SECTIONS 22 AND 27, TOWNSHIP 23 SOUTH, RANGE 30 EAST

CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LOTS 1 AND 2, LEEVI STA CENTER 436 EAST, PHASE 1, PLAT 38, AS RECORDED IN PLAT BOOK 70, PAGE 63, AND A PORTION OF LEEVI STA CENTER-436 EAST PHASE 1, PLAT 36, AS RECORDED IN PLAT BOOK 62, PAGE 50, AND A PORTION OF LEEVI STA CENTER-CRACKER BARREL, AS RECORDED IN PLAT BOOK 51, PAGE 148, AND A PORTION OF TRACT "B", LEEVI STA CENTER - 436 EAST, PHASE 1, PLAT 17, AS RECORDED IN PLAT BOOK 45 PAGE 49, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

SURVEYOR NOTES

- 1) BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 30 EAST, AS BEING S 89°41'53" W PER THE PLAT OF LEEVI STA CENTER - 436 EAST PHASE 1, PLAT 16, AS RECORDED IN PLAT BOOK 45, PAGES 49 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- 2) DEVELOPMENT ON THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENT MANAGEMENT AND OPERATION OF THE CITY OF ORLANDO, WHICH GOVERNS THE CITY'S ABILITY TO ISSUE BUILDING PERMITS ON THIS PROPERTY. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR IS IT CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.
- 3) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SHOWN ON A DECLARATION OF AVIGATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3623, PAGES 1475 AND JONDER AS RECORDED IN OFFICIAL RECORDS BOOK 3723, PAGE 726 ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

4) ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR REPAIRING THE SAME. THE CITY OF ORLANDO HAS ENTERED INTO AGREEMENTS WITH THE ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. FLORIDA STATUTES 177.091 (28)

5) THERE IS A 10 FOOT WIDE CITY SERVICE EASEMENT ALONG ALL DEDICATED RIGHTS OF WAY, SAID EASEMENTS SHALL BE USED FOR LANDSCAPING, SIDEWALKS, BIKEPATHS, UTILITIES, ACCESS CONTROL, TRAFFIC CONTROL, DEVICES, SIGNAGE AND LIGHTING RELATED TO THE OPERATION OF THE ROADWAY, AND OTHER PUBLIC USES. SAID EASEMENT IS HEREBY DEDICATED TO THE CITY OF ORLANDO AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

6) THERE IS A DRAINAGE MAINTENANCE AGREEMENT PERTAINING TO THE PLAT OF "LEEVI STA CENTER - 436 EAST PHASE 1, PLAT 17" AS RECORDED IN PLAT BOOK 45, PAGE 49 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, PER O.R.B. 6104, PG. 1856.

7) THE AREAS SHOWN AS EAGLE WATCH DRIVE AND AUGUSTA NATIONAL DRIVE ARE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS BY THE PUBLIC. SUCH DRIVE AREAS ARE TO BE MAINTAINED BY THE OWNER OF SUCH DRIVE AND WILL REMAIN OPEN FOR PUBLIC USES. THE OWNER OF LOT 1 MAY TEMPORARILY CLOSE PORTIONS OF THE DRIVE AREAS AS NECESSARY TO PERFORM MAINTENANCE AND REPAIRS OR RELOCATE OR RECONFIGURE SUCH DRIVE AREAS SO LONG AS SUCH ACTIVITIES DO NOT UNREASONABLY INTERFERE WITH THE PUBLIC'S RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.

8) THE TEMPORARY DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6104, PAGE 1849, "...SHALL TERMINATE UPON THE COMPLETION, ACCEPTANCE BY THE CITY OF ORLANDO, AND OPENING TO THE PUBLIC OF THAT SEGMENT OF AUGUSTA NATIONAL DRIVE LOCATED BETWEEN LEEVI STA BOULEVARD AND BUTLER NATIONAL DRIVE."

ABBREVIATION LISTING

OUC	ORLANDO UTILITIES COMMISSION
P.O.B.	POINT OF BEGINNING
IP	IRON PIPE
OM	CONCRETE MONUMENT
PM	PERMANENT MONUMENT
PRM	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
N	NORTH
S	SOUTH
E	EAST
W	WEST
Δ OR D	DEF. A. ANGLE
CH. BRG.	CHORD BEARING
CH.	CHORD DISTANCE
TAN. BRG.	TANGENT BEARING
GIS	GEODETIC INFORMATION SYSTEM
(R)	RADIAL LOT LINE
(NR)	NON RADIAL LOT LINE
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
No. OR #	IDENTIFICATION NUMBER
L1	LINE NUMBER FOR DIMENSIONS IN LINE CHART
C1	CURVE NUMBER FOR DIMENSIONS IN CURVE CHART
6	CENTERLINE
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
SECTION 27-23-30	SECTION 27, TOWNSHIP 23 SOUTH, RANGE 30 EAST

SYMBOLS LEGEND

- - FOUND CONCRETE MONUMENT (IDENTIFICATION AS NOTED)
- - SET CONCRETE MONUMENT (PRM PGP LB3778)
- - SET IRON PIPE AND CAP (PRM PGP LB3778)
- P.C., P.T., CHANGE IN DIRECTION, ETC. (NO CORNER SET)

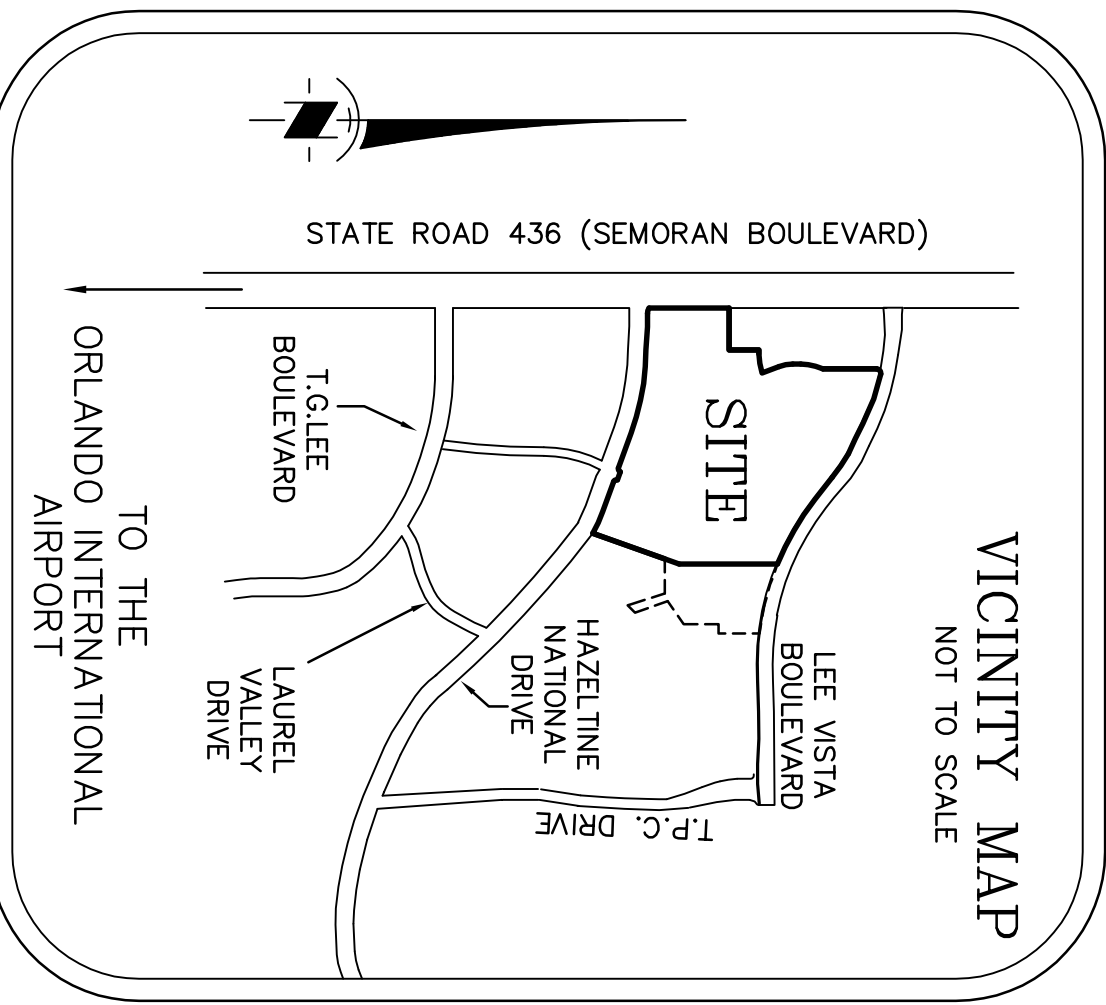
Tinklepaugh

SURVEYING SERVICES

850 COURTLAND STREET, SUITE A-2 • ORLANDO, FLORIDA 32804
TELEPHONE NO. (407) 282-0957 - LICENSED BUSINESS NO. 3778

NOTICE

THIS PLAT, AS RECORDED IN IT 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.



PLAT BOOK PAGE

LEEVI STA CENTER 436 EAST, PHASE 1, PLAT 38-REPLAT ONE

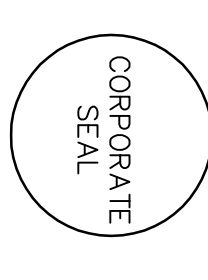
DEDICATION

KNOW ALL BY THESE PRESENTS, THAT THE CORPORATION NAMED BELOW, 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 30.00 FEET WIDE DRAINAGE EASEMENT SHOWN HEREON TO THE PUBLIC. THE PERPETUAL USE OF THE PUBLIC AND SHALL BE MAINTAINED BY THE LOT OWNER OF THIS PLAT. TRACT "A" (ADDITIONAL RIGHT OF WAY) IS DEDICATED TO THE PUBLIC TO BE OWNED AND MAINTAINED BY THE CITY OF ORLANDO.

IN WITNESS WHEREOF, I HAVE CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER(S) NAMED BELOW AND ITS SEAL AFFIXED HERETO ON _____ 2014.

DEVELOPERS DIVERSIFIED REALTY CORPORATION

BY: CHRIS ERB



SIGNED AND SEALED IN THE PRESENCE OF:

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