

**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**

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

DESCRIPTION

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; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND RUN SOUTH 89°41'53" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22 FOR A DISTANCE OF 426.96 FEET TO THE POINT OF BEGINNING. SAID POINT BEING ON THE WEST LINE OF TRACT "A", LEE VI STA CENTER 436 EAST, PHASE 1 PLAT 38, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 63, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG SAID WEST LINE, SOUTH 00°00'29" EAST, A DISTANCE OF 708.58 FEET; THENCE SOUTH 19°27'25" WEST, A DISTANCE OF 127.32 FEET TO THE NORTHWEST CORNER OF LOT 1, LEE VI STA CENTER 436 EAST, PHASE 1 PLAT 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 137, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE THENCE SOUTH 19°27'25" WEST, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 636.52 FEET TO A POINT ON THE NORTHERLY LINE OF HAZELTINE NATIONAL DRIVE AS PER THE PLAT OF "LEEVI STA CENTER 436 EAST PHASE 1, PLAT 2" AS RECORDED IN PLAT BOOK 14 PAGE 106 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A TANGENT BEARING OF NORTH 60°50'51" WEST AND A RADIUS OF 1,236.00 FEET; THENCE RUN NORTHWESTERLY FOR THE FOLLOWING COURSES AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°16'16", FOR A DISTANCE OF 200.00 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 70°07'07" WEST FOR A DISTANCE OF 264.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°13'02"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 38.93 FEET; THENCE DEPARTING SAID CURVE AND RUN NORTH 89°33'06" WEST FOR A DISTANCE OF 72.02 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A TANGENT BEARING OF SOUTH 19°01'32" WEST AND A RADIUS OF 25.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°51'40", FOR A DISTANCE OF 39.65 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG THE NORTHERLY RIGHT OF WAY LINE OF HAZELTINE NATIONAL DRIVE AS PER THE PLAT OF "LEEVI STA CENTER 436 EAST PHASE 1 PLAT 4" AS RECORDED IN PLAT BOOK 25, PAGE 22 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; FOR THE FOLLOWING COURSES: NORTH 70°07'07" WEST FOR A DISTANCE OF 311.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,077.03 FEET AND A CENTRAL ANGLE OF 19°29'34"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 706.63 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 86°30'17" WEST FOR A DISTANCE OF 191.67 FEET; THENCE SOUTH 89°52'53" WEST FOR A DISTANCE OF 110.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND A RADIUS OF 87.00 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°5'12", FOR A DISTANCE OF 48.46 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF HAZELTINE NATIONAL DRIVE AND RUN NORTH 00°07'07" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SEMORAN BOULEVARD (STATE ROAD NO. 436) FOR A DISTANCE OF 666.74 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND RUN NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF LOT 1, "LEEVI STA CENTER - 436 EAST PHASE 1, PLAT 23" AS RECORDED IN PLAT BOOK 49, PAGE 127 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; FOR A DISTANCE OF 350.00 FEET; THENCE RUN NORTH 00°07'07" WEST ALONG THE EAST LINE OF THE AFORESAID LOT 1 FOR A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BUTLER NATIONAL DRIVE AS PER 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; THENCE RUN EASTERLY ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING COURSES: NORTH 90°00'00" EAST FOR A DISTANCE OF 32.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 512.00 FEET AND A CENTRAL ANGLE OF 18°05'50"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 161.72 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN NORTH 20°33'37" WEST, ALONG A LINE BEING 22.0 FEET WESTERLY OF AND PARALLEL TO A SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1, AS PER THE PLAT OF LEEVI STA CENTER-CRACKER BARREL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 148, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 150.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 332.00 FEET AND A CENTRAL ANGLE OF 20°33'37"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 119.14 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 90°00'00" EAST, A DISTANCE OF 64.50 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 441.50 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°34'37" FOR A DISTANCE OF 189.36 FEET TO A POINT ON THE EAST LINE OF PERFECT DRIVE AS PER THE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 6154, PAGE 3990 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 90°00'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 448.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 102°23'10"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 62.54 FEET TO A POINT OF COMPOUND CURVATURE; SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF LEEVI STA BOULEVARD AS PER THE PLAT OF "LEEVI STA BOULEVARD SEGMENT A" AS RECORDED IN PLAT BOOK 21, PAGE 142 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTHEASTERLY ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,152.00 FEET AND A CENTRAL ANGLE OF 05°46'05" AND ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 216.65 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 65°47'28" EAST FOR A DISTANCE OF 223.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A TANGENT BEARING OF SOUTH 65°52'54" EAST AND A RADIUS OF 2,140.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°48'10", FOR A DISTANCE OF 142.04 FEET; THENCE DEPARTING SAID CURVE AND RUN SOUTH 65°19'30" EAST FOR A DISTANCE OF 136.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A TANGENT BEARING OF SOUTH 68°27'32" EAST AND A RADIUS OF 2,152.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°23'32", FOR A DISTANCE OF 240.09 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 52°04'00" EAST FOR A DISTANCE OF 235.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,248.00 FEET AND A CENTRAL ANGLE OF 15°51'21"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 622.11 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A", LEE VI STA CENTER 436 EAST, PHASE 1, PLAT 21; THENCE RUN SOUTH 00°00'29" EAST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 111.18 FEET TO THE POINT OF BEGINNING.

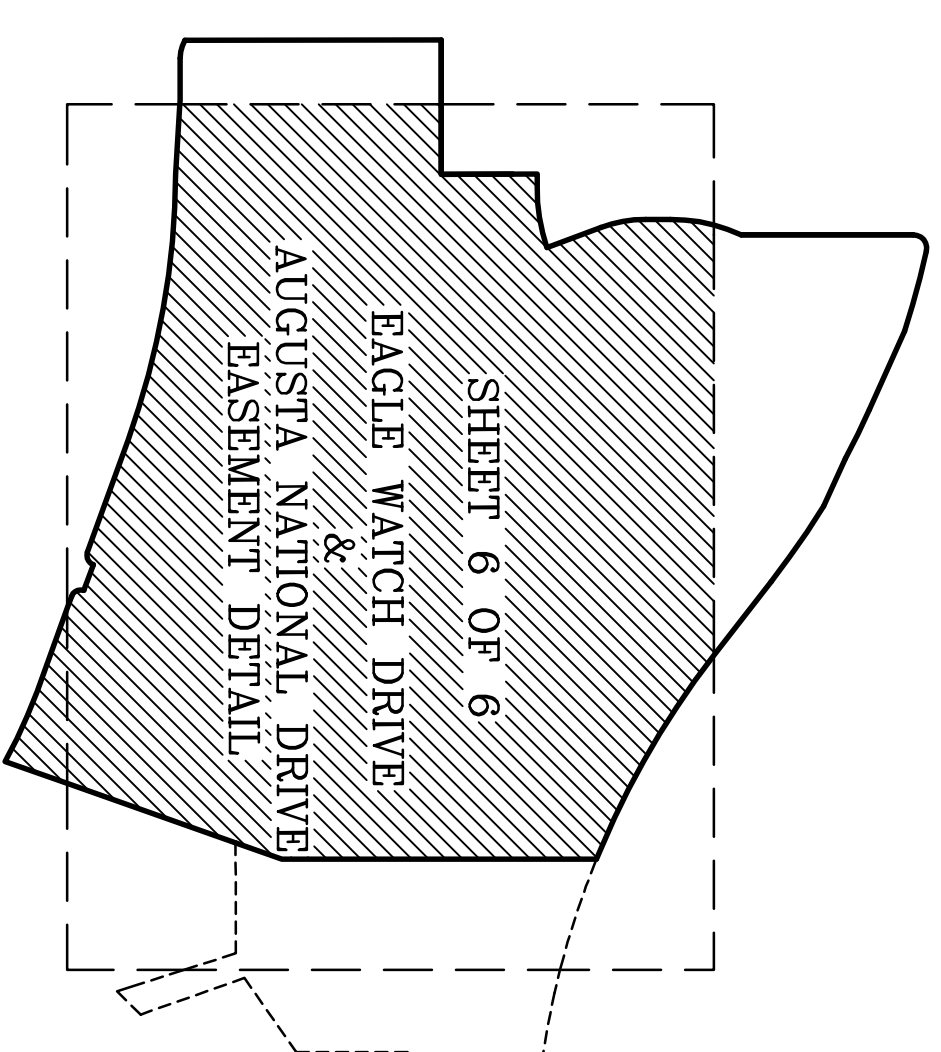
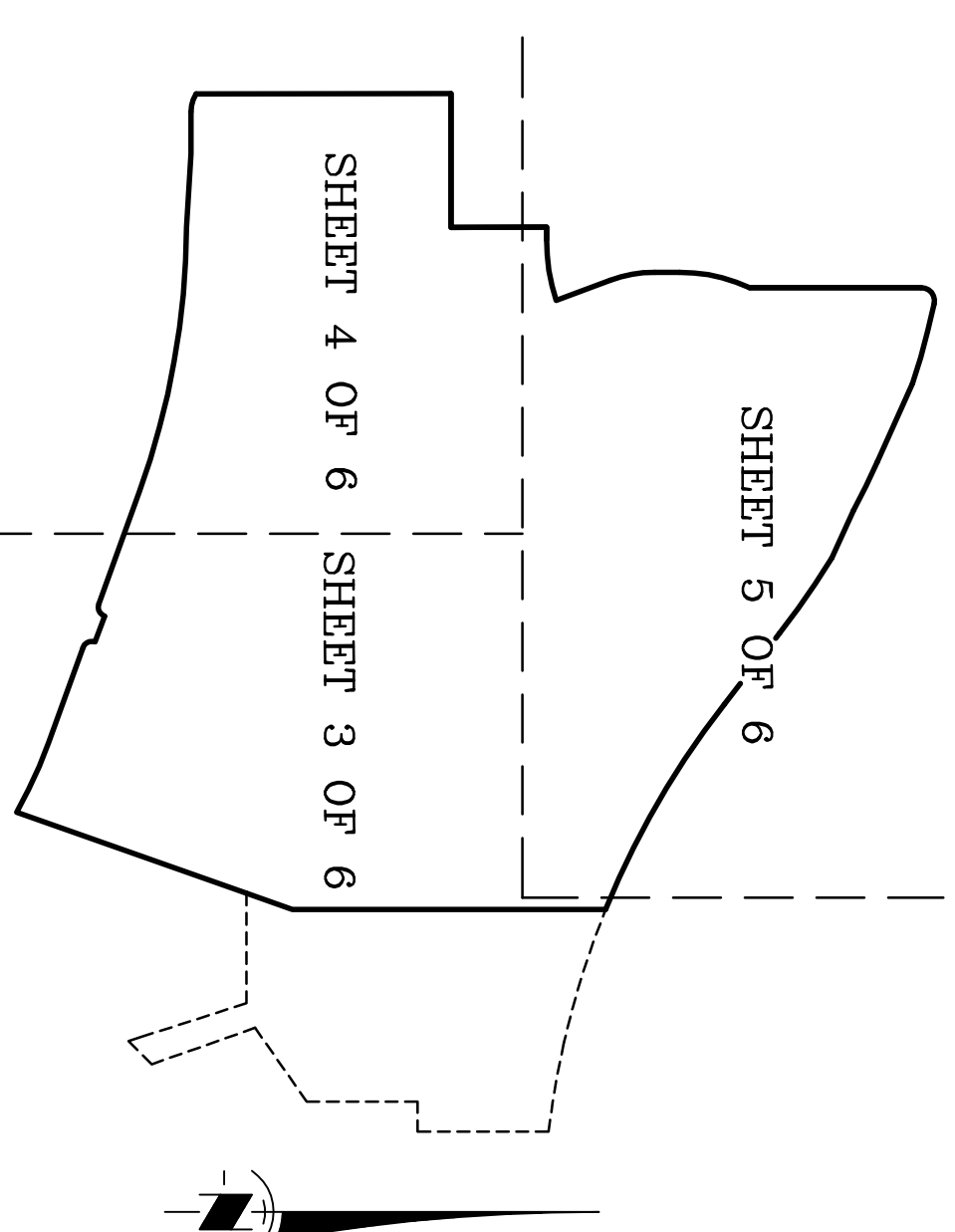
CONTAINING 3,236,258 SQUARE FEET OR 74,294 ACRES, MORE OR LESS.

NOTICE

THIS PLAT, AS RECORDED IN IT GRAPHIC FORM, IS THE ORIGINAL DRAWING OF THE SURVEYOR AND IS CONSIDERED AUTHENTIC. ANY OTHER CIRCUMSTANCES BE SUBMITTED HEREIN, WHETHER 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

SHEET 2 OF 6



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