

**USTA BOULEVARD PHASE 1**  
**A PORTION OF SECTIONS 13 & 14, TOWNSHIP 24 SOUTH, RANGE 30 EAST**  
**CITY OF ORLANDO, ORANGE COUNTY, FLORIDA**

SHEET 1 OF 3  
 SEE SHEET 2 FOR LEGEND AND KEY MAP

**PLAT BOOK**

**PAGE**

**USTA BOULEVARD PHASE 1**

**DEDICATION**

KNOW ALL BY THESE PRESENTS, That Lake Nona Land Company, LLC, a Florida limited liability company, 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 USTA BOULEVARD shown hereon to the perpetual use of the public.

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: *[Signature]* DATE: *December 19, 2014*  
 PRINTED NAME: James L. Zboril  
 TITLE: President

Signed and sealed in the presence of:

By: *[Signature]* By: *[Signature]*  
 PRINTED NAME: Diana Garcia PRINTED NAME: *[Signature]*

STATE OF Florida  
 COUNTY OF Orange

The foregoing instrument was acknowledged before me this *19th day of December 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 *[Signature]* as identification.



*[Signature]*  
 PRINTED NAME:  
 NOTARY PUBLIC  
 COMMISSION NUMBER: *FF072426*  
 MY COMMISSION EXPIRES: *1/20/18*

**DESCRIPTION:**

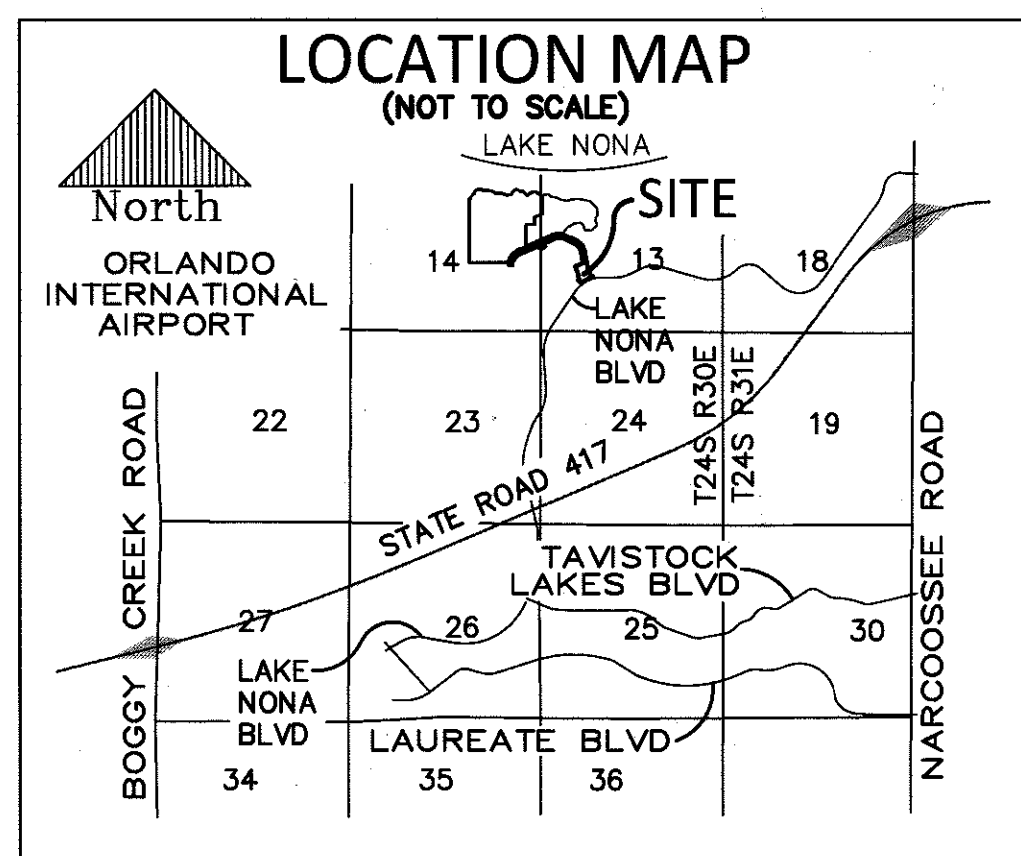
That part of Sections 13 and 14, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Southwest corner of Tract C, according to the plat of LAKE NONA BOULEVARD, as recorded in Plat Book 63, Pages 138 through 143, of the Public Records of Orange County, Florida; said Southwest corner being on a curve concave Southerly having a radius of 1120.00 feet and a chord bearing of S84°17'35"W; thence run the following courses and distances along the Northerly right-of-way line of Lake Nona Boulevard of said plat of LAKE NONA BOULEVARD: Westerly along the arc of said curve through a central angle of 44°35'49" for a distance of 871.77 feet to the point of tangency; S61°59'40"W, 244.46 feet to the point of curvature of a curve concave Northerly having a radius of 580.00 feet and a chord bearing of S75°59'40"W; thence Westerly along the arc of said curve through a central angle of 28°00'00" for a distance of 283.44 feet to the point of tangency; S89°59'40"W, 496.87 feet to the point of curvature of a curve concave Southeasterly having a radius of 870.00 feet and a chord bearing of S81°35'08"W; thence Westerly along the arc of said curve through a central angle of 16°49'04" for a distance of 255.37 feet to the POINT OF BEGINNING; thence continue Southwesterly along the arc of said curve concave Southeasterly having a radius of 870.00 feet and a chord bearing of S61°20'12"W through a central angle of 23°40'48" for a distance of 359.57 feet to a non-tangent line; thence departing said Northerly right-of-way line run N40°30'12"W, 108.99 feet; thence N13°42'04"E, 39.09 feet; thence N05°57'55"W, 109.96 feet; thence N21°33'34"W, 227.53 feet; thence N70°07'01"E, 209.23 feet; thence N10°18'36"W, 301.89 feet to the point of curvature of a curve concave Southwesterly having a radius of 316.00 feet and a chord bearing of N38°09'18"W; thence Northwesterly along the arc of said curve through a central angle of 55°41'24" for a distance of 307.14 feet to the point of tangency; thence N66°00'00"W, 231.42 feet to the point of curvature of a curve concave Southerly having a radius of 368.25 feet and a chord bearing of N89°44'29"W; thence Westerly along the arc of said curve through a central angle of 47°28'59" for a distance of 305.18 feet to the point of tangency; thence S66°31'02"W, 12.37 feet; thence S23°28'58"E, 5.00 feet; thence S66°31'02"W, 259.17 feet; thence S23°28'58"E, 74.71 feet; thence S41°00'17"W, 35.36 feet; thence S66°31'02"W, 103.99 feet; thence N59°36'39"W, 62.88 feet; thence N23°28'58"W, 39.14 feet; thence S66°31'02"W, 476.92 feet to the point of curvature of a curve concave Southeasterly having a radius of 403.00 feet and a chord bearing of S38°42'19"W; thence Southwesterly along the arc of said curve through a central angle of 55°37'25" for a distance of 391.24 feet to a non-tangent line; thence N79°06'23"W, 99.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 502.00 feet and a chord bearing of N23°16'19"E; thence Northeasterly along the arc of said curve through a central angle of 24°45'23" for a distance of 216.91 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 100.00 feet and a chord bearing of N24°51'39"E; thence Northeasterly along the arc of said curve through a central angle of 21°34'42" for a distance of 37.66 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 50.00 feet and a chord bearing of N31°27'06"E; thence Northeasterly along the arc of said curve through a central angle of 34°45'36" for a distance of 30.33 feet to the point of tangency; thence N48°49'54"E, 85.27 feet to a point on a non-tangent curve concave Southeasterly having a radius of 514.00 feet and a chord bearing of N59°40'30"E; thence Northeasterly along the arc of said curve through a central angle of 14°12'34" for a distance of 127.47 feet to a non-tangent line; thence N80°02'11"E, 51.31 feet; thence N66°31'02"E, 855.83 feet to the point of curvature of a curve concave Southerly having a radius of 441.75 feet and a chord bearing of S89°44'29"E; thence Easterly along the arc of said curve through a central angle of 47°28'59" for a distance of 366.09 feet to the point of tangency; thence S66°00'00"E, 293.42 feet to the point of curvature of a curve concave Southwesterly having a radius of 391.75 feet and a chord bearing of S38°09'18"E; thence Southeasterly along the arc of said curve through a central angle of 55°41'24" for a distance of 380.77 feet to the point of tangency; thence S10°18'36"E, 290.54 feet to the point of curvature of a curve concave Easterly having a radius of 1248.00 feet and a chord bearing of S16°44'58"E; thence Southerly along the arc of said curve through a central angle of 12°52'44" for a distance of 280.52 feet to the point of tangency; thence S23°11'19"E, 61.41 feet to the point of curvature of a curve concave Northeasterly having a radius of 50.00 feet and a chord bearing of S65°00'22"E; thence Southeasterly along the arc of said curve through a central angle of 83°38'04" for a distance of 72.98 feet to the POINT OF BEGINNING.

Containing 9.137 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 Concurrence 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 northerly right-of-way line of Lake Nona Boulevard (Plat Book 63, Pages 138-143) as being S89°59'40"W relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment, as established from National Geodetic Survey control points "Lance" (pid AJ2445), Northing 1477081.39, Easting 575759.46, and "GIS 0242 Burt" (pid AK7296), Northing 1467711.44, Easting 582877.80.
- All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.
- Tract A is a Stormwater Management tract to be owned and maintained by Lake Nona Land Company, LLC, its successors or assigns.
- Tract B is a Lift Station Tract and will be dedicated to the City of Orlando for ownership and maintenance by separate instrument recorded in the Public Records of Orange County, Florida.
- Tract C is a Landscape Tract to be owned and maintained by Lake Nona Land Company, LLC, its successors or assigns.
- No part of Tract A and Tract C of this plat are being dedicated to the public nor are any portions of said Tract A and Tract C required for any public use.
- 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.



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

**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: *12/22/2014* BY: *[Signature]*  
 Scott Grossman  
 Florida Registered Surveyor and Mapper  
 Certificate No. 5048

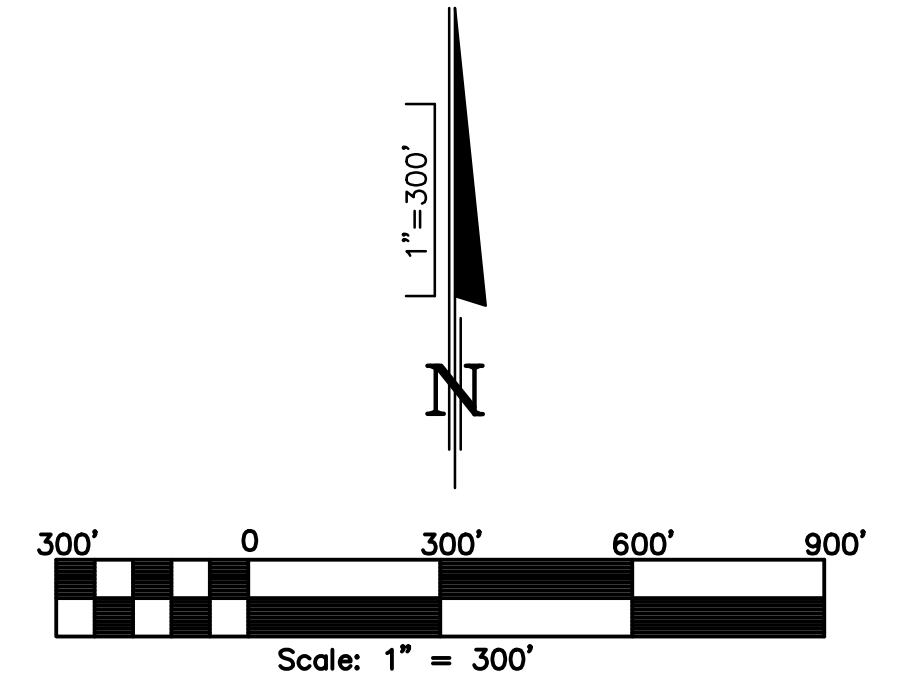
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PLAT  
BOOK

PAGE

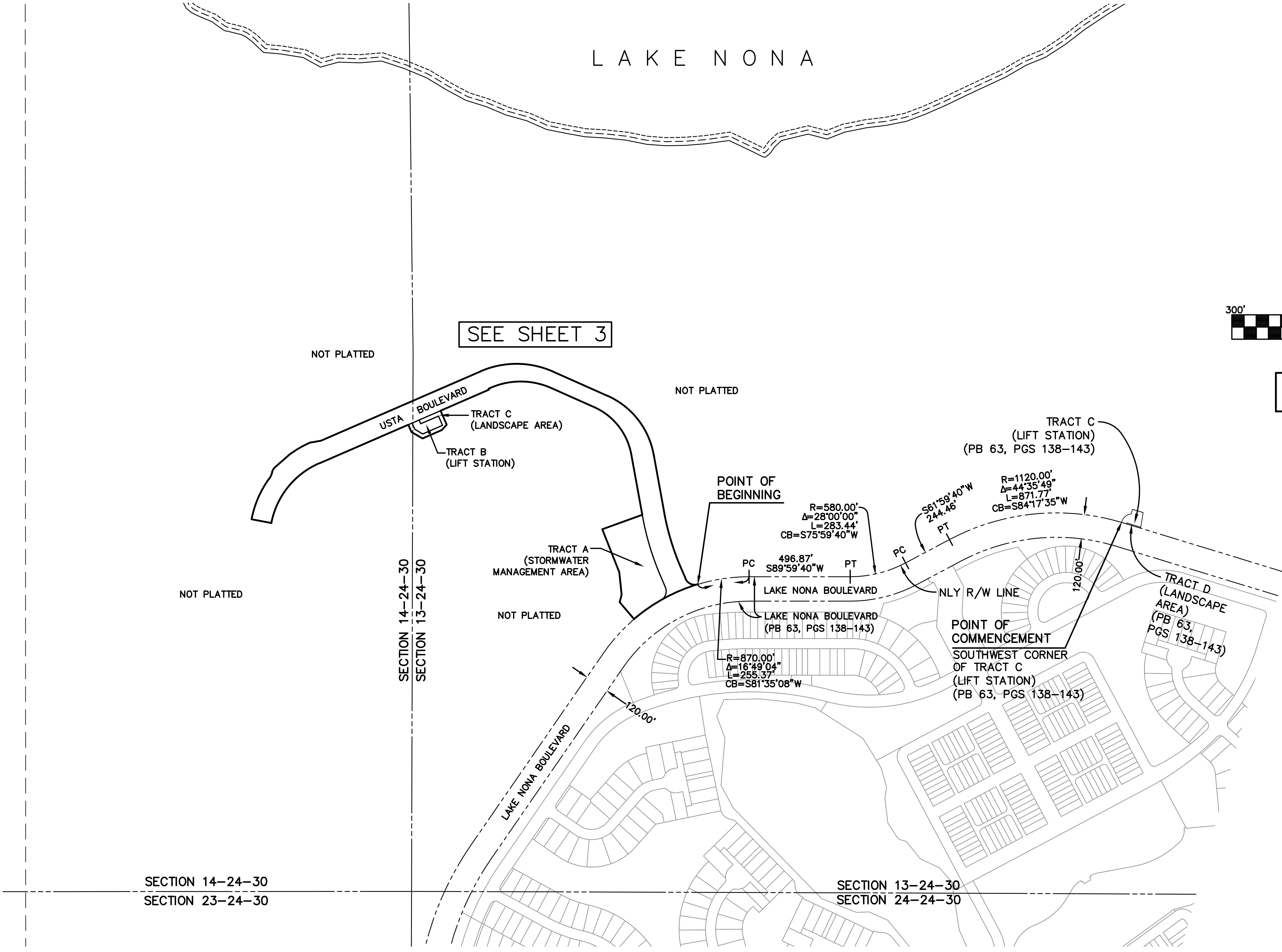
SHEET 2 OF 3  
SEE SHEET 1 FOR NOTES

LAKE NONA



SEE SHEET 3

KEY MAP



- 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
  - C = 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
  - CCR = CERTIFIED CORNER RECORD

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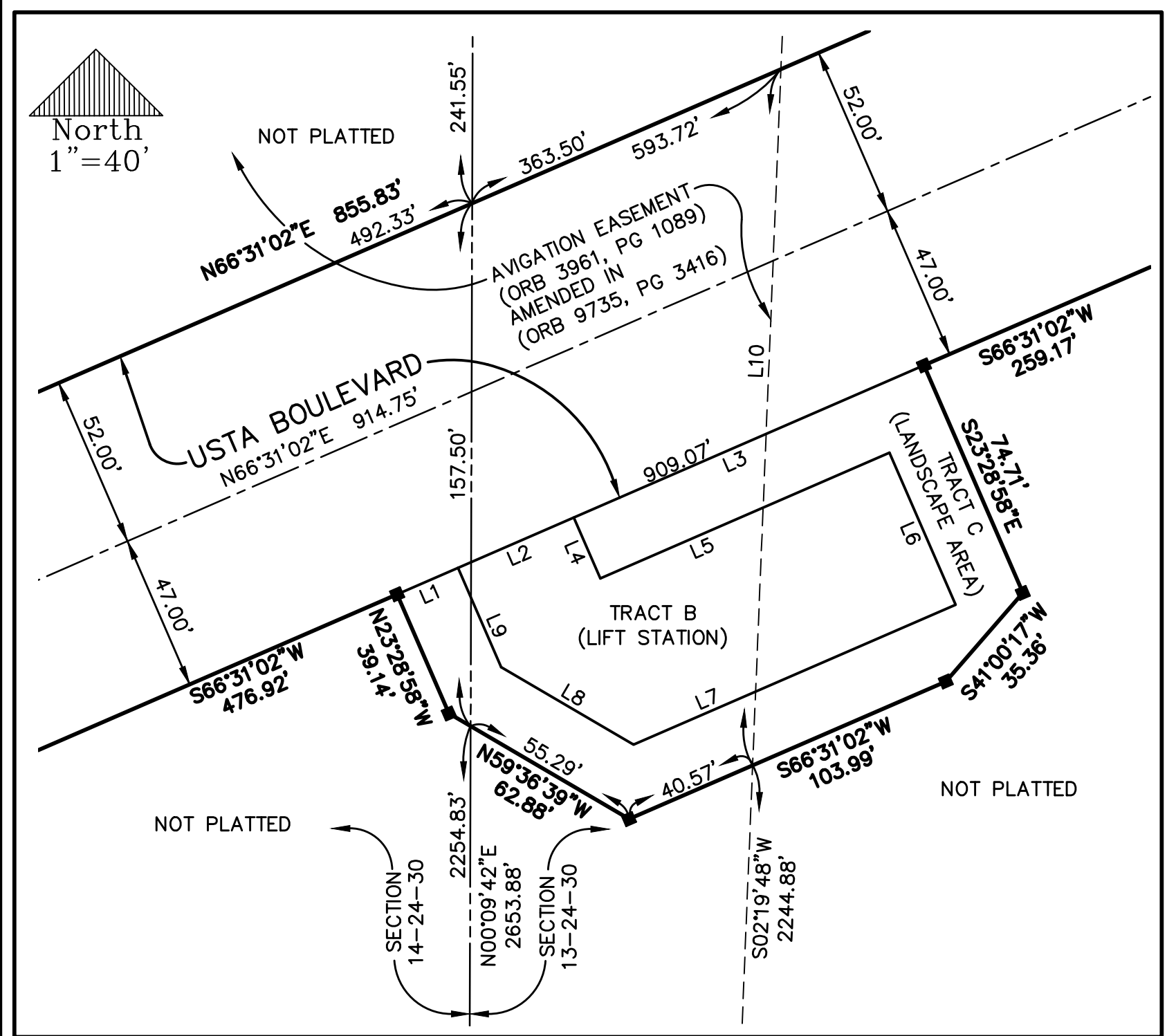
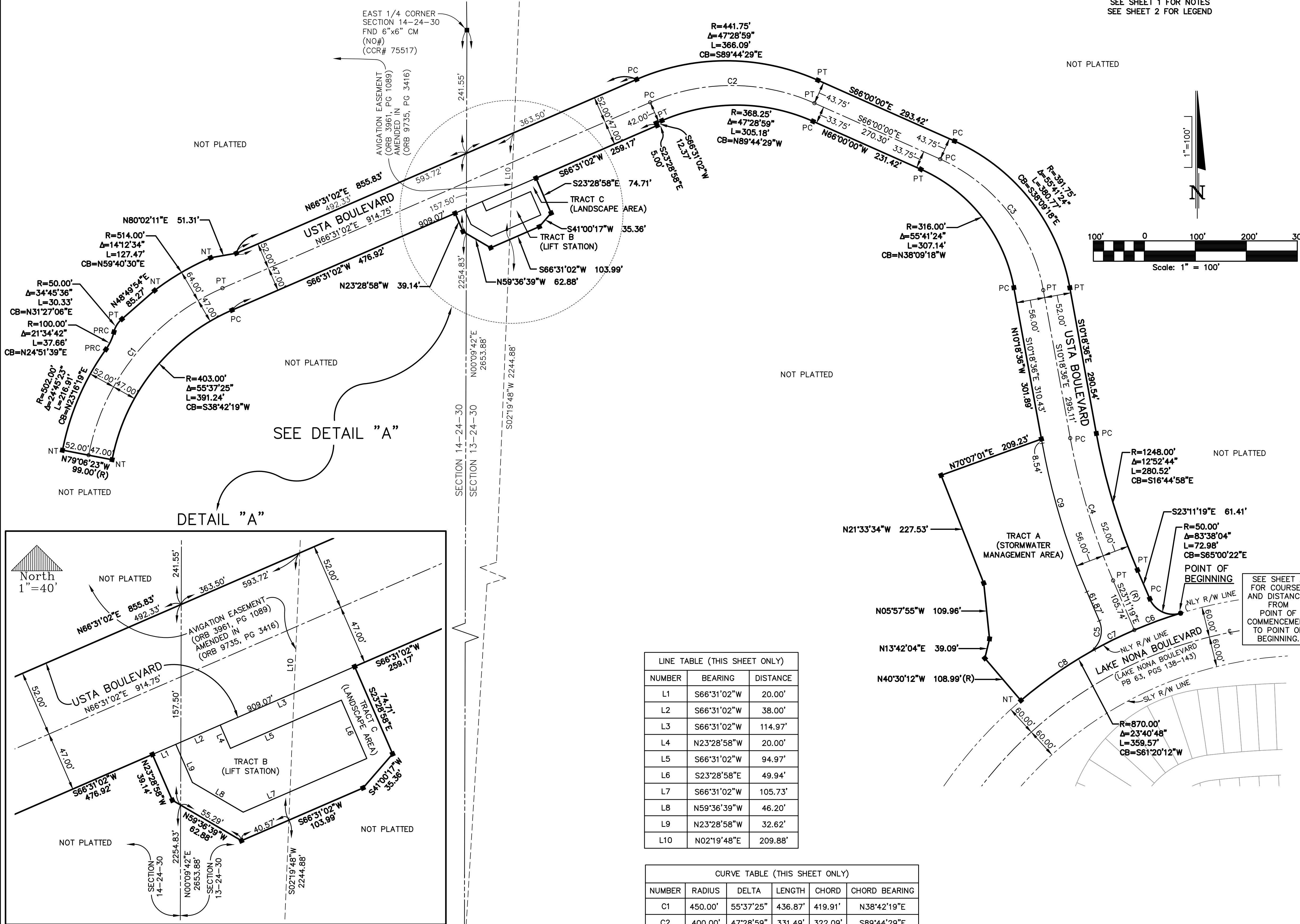
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 CERTIFICATE OF AUTHORIZATION NUMBER LB68

- SECTION 14-24-30 = SECTION 14, TOWNSHIP 24 SOUTH, RANGE 30 EAST
- = DENOTES PERMANENT REFERENCE MONUMENT (SET NAIL & DISK PRM #LB 68 UNLESS OTHERWISE NOTED)
- = DENOTES PERMANENT REFERENCE MONUMENT (SET 4"X4" CONCRETE MONUMENT PRM #LB68 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
- = DENOTES PERMANENT CONTROL POINT (SET NAIL AND DISK PCP LB#68) PER CHAPTER 177, FLORIDA STATUTES.

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PLAT BOOK PAGE  
 SHEET 3 OF 3  
 SEE SHEET 1 FOR NOTES  
 SEE SHEET 2 FOR LEGEND



LINE TABLE (THIS SHEET ONLY)

NUMBER	BEARING	DISTANCE
L1	S66°31'02"W	20.00'
L2	S66°31'02"W	38.00'
L3	S66°31'02"W	114.97'
L4	N23°28'58"W	20.00'
L5	S66°31'02"W	94.97'
L6	S23°28'58"E	49.94'
L7	S66°31'02"W	105.73'
L8	N59°36'39"W	46.20'
L9	N23°28'58"W	32.62'
L10	N02°19'48"E	209.88'

CURVE TABLE (THIS SHEET ONLY)

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	450.00'	55°37'25"	436.87'	419.91'	N38°42'19"E
C2	400.00'	47°28'59"	331.49'	322.09'	S89°44'29"E
C3	350.00'	55°41'24"	340.19'	326.96'	S38°09'18"E
C4	1300.00'	12°52'44"	292.21'	291.60'	N16°44'58"W
C5	50.00'	83°23'02"	72.77'	66.51'	S18°30'12"W
C6	870.00'	6°21'56"	96.66'	96.61'	S69°59'38"W
C7	870.00'	6°36'58"	100.46'	100.41'	S63°30'12"W
C8	870.00'	10°41'55"	162.45'	162.21'	S54°50'45"W
C9	1356.00'	12°52'44"	304.80'	304.16'	S16°44'58"E

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