

LAKE NONA CENTRAL PARCEL 9 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** _____

**LAKE NONA CENTRAL
 PARCEL 9 PHASE 1
 DEDICATION**

KNOW ALL BY THESE PRESENTS, That Lake Nona Central, 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 hereby dedicates nothing to the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the authorized agent named below:

Lake Nona Central, 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: Michelle R. Renorel

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 Central, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.



By: [Signature]
 PRINTED NAME: Michelle R. Renorel
 NOTARY PUBLIC
 COMMISSION NUMBER: FF 072426
 MY COMMISSION EXPIRES: 2/20/18

DESCRIPTION:

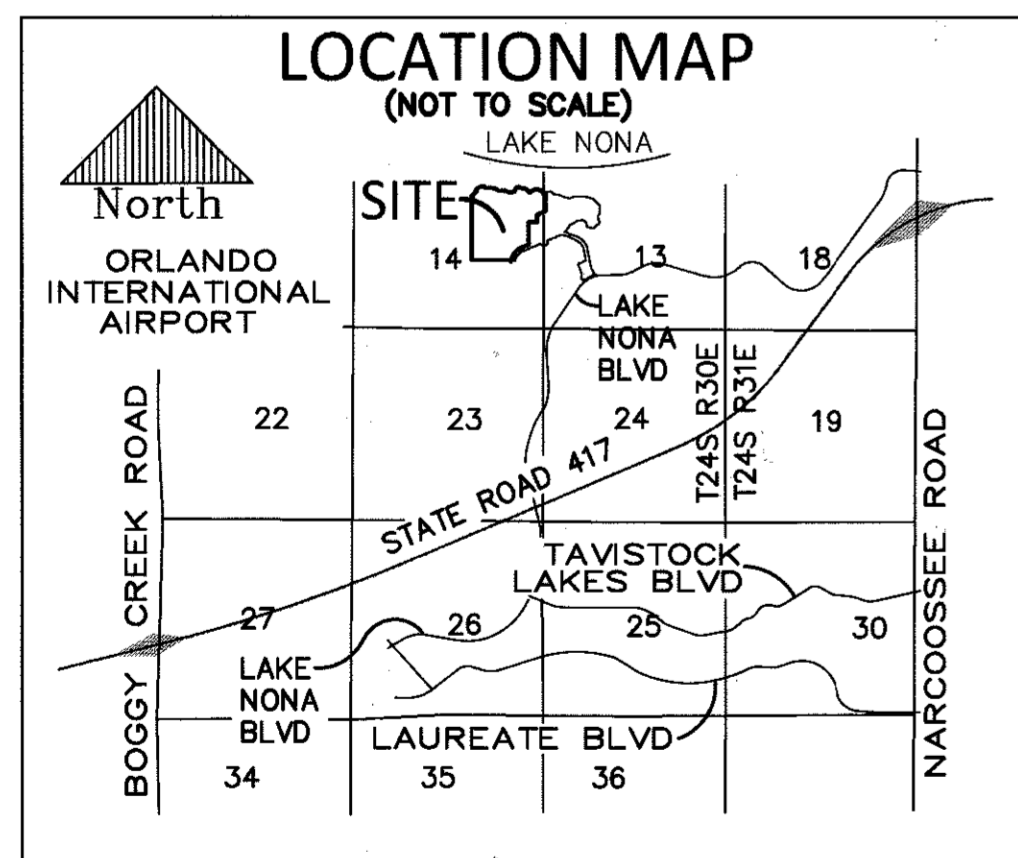
That part of Sections 13 and 14, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

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 S62°17'55"W; thence Southwesterly along the arc of said curve through a central angle of 55°23'30" for a distance of 841.09 feet to a non-tangent line; thence departing said Northerly right-of-way line run N49°05'56"W, 1676.11 feet to the POINT OF BEGINNING; thence S66°31'02"W, 131.81 feet; thence S80°02'11"W, 51.31 feet to a point on a non-tangent curve concave Southeasterly having a radius of 514.00 feet and a chord bearing of S59°40'30"W; thence Southwesterly 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 S48°49'54"W, 85.27 feet to the point of curvature of a curve concave Southeasterly having a radius of 50.00 feet and a chord bearing of S31°27'06"W; thence Southwesterly 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 reverse curvature of a curve concave Northwesterly having a radius of 100.00 feet and a chord bearing of S24°51'39"W; thence Southwesterly 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 502.00 feet and a chord bearing of S23°16'19"W; thence Southwesterly 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 cusp of a curve concave Southwesterly having a radius of 40.00 feet and a chord bearing of N39°33'11"W; thence Northwesterly along the arc of said curve through a central angle of 100°53'37" for a distance of 70.44 feet to the point of tangency; thence N90°00'00"W, 972.56 feet to a line that is 100.00 feet East of and parallel with the East line of a 135.00 foot wide City of Orlando Power Line Easement, as recorded in Official Records Book 1838, Page 953, and Official Records Book 2008, Page 343, of the Public Records of Orange County, Florida; thence N00°01'46"W along said parallel line, 1589.00 feet; thence departing said parallel line run N63°12'54"E, 22.66 feet; thence N21°38'39"W, 35.32 feet; thence N44°30'34"E, 70.21 feet; thence N40°17'43"E, 111.89 feet; thence N12°17'41"E, 52.72 feet; thence N57°12'03"E, 59.86 feet; thence N73°11'07"E, 74.54 feet; thence S86°21'07"E, 74.68 feet; thence S47°16'17"E, 49.23 feet; thence N89°33'57"E, 132.77 feet; thence S77°39'10"E, 103.42 feet; thence S60°49'24"E, 109.51 feet; thence N87°43'48"E, 157.73 feet; thence S65°58'02"E, 113.96 feet; thence N83°49'44"E, 130.40 feet; thence N27°46'45"E, 110.64 feet; thence N62°48'49"E, 56.85 feet; thence S84°45'32"E, 41.84 feet; thence S61°14'42"E, 67.43 feet; thence S88°08'12"E, 87.78 feet; thence S43°23'14"E, 50.67 feet; thence S55°01'26"E, 41.81 feet; thence S38°02'13"E, 40.79 feet; thence S42°32'47"E, 24.29 feet; thence N47°27'13"E, 64.17 feet; thence N68°10'59"E, 95.80 feet; thence N76°00'36"E, 79.46 feet to a point on a non-tangent curve concave Northwesterly having a radius of 200.00 feet and a chord bearing of S66°27'47"E; thence Southeasterly along the arc of said curve through a central angle of 34°29'45" for a distance of 120.41 feet to a non-tangent line; thence S24°33'30"E, 78.96 feet; thence N71°27'27"E, 47.70 feet; thence S01°14'12"E, 456.12 feet; thence S66°31'02"W, 229.23 feet; thence S00°00'00"E, 187.13 feet; thence N90°00'00"W, 219.69 feet; thence S00°00'00"E, 576.46 feet to the POINT OF BEGINNING.

Containing 64.502 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 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 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.
- No part of Lot 1 of this plat is being dedicated to the public nor are any portions of said Lot 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: _____

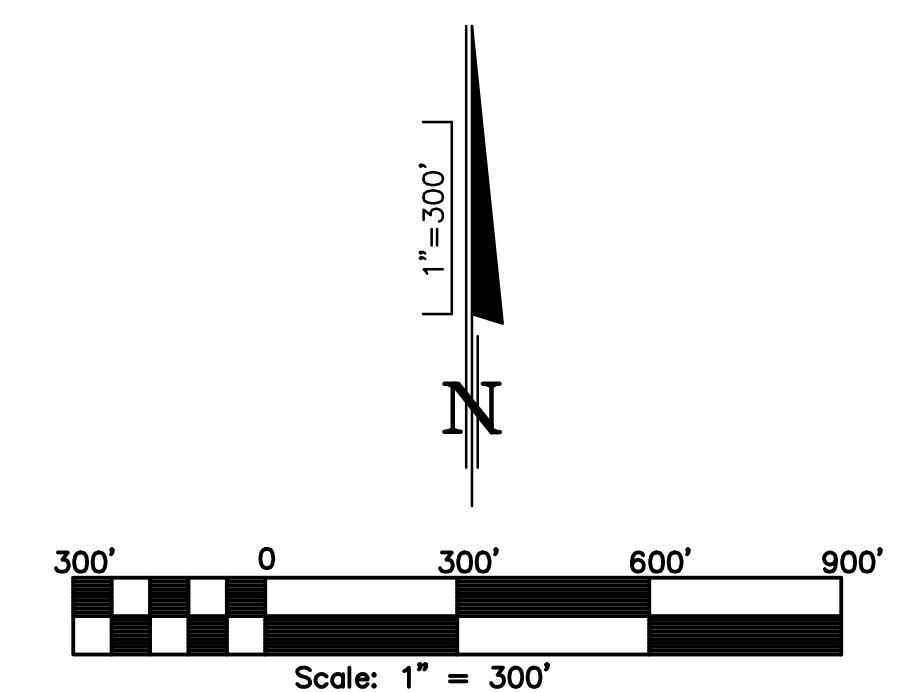
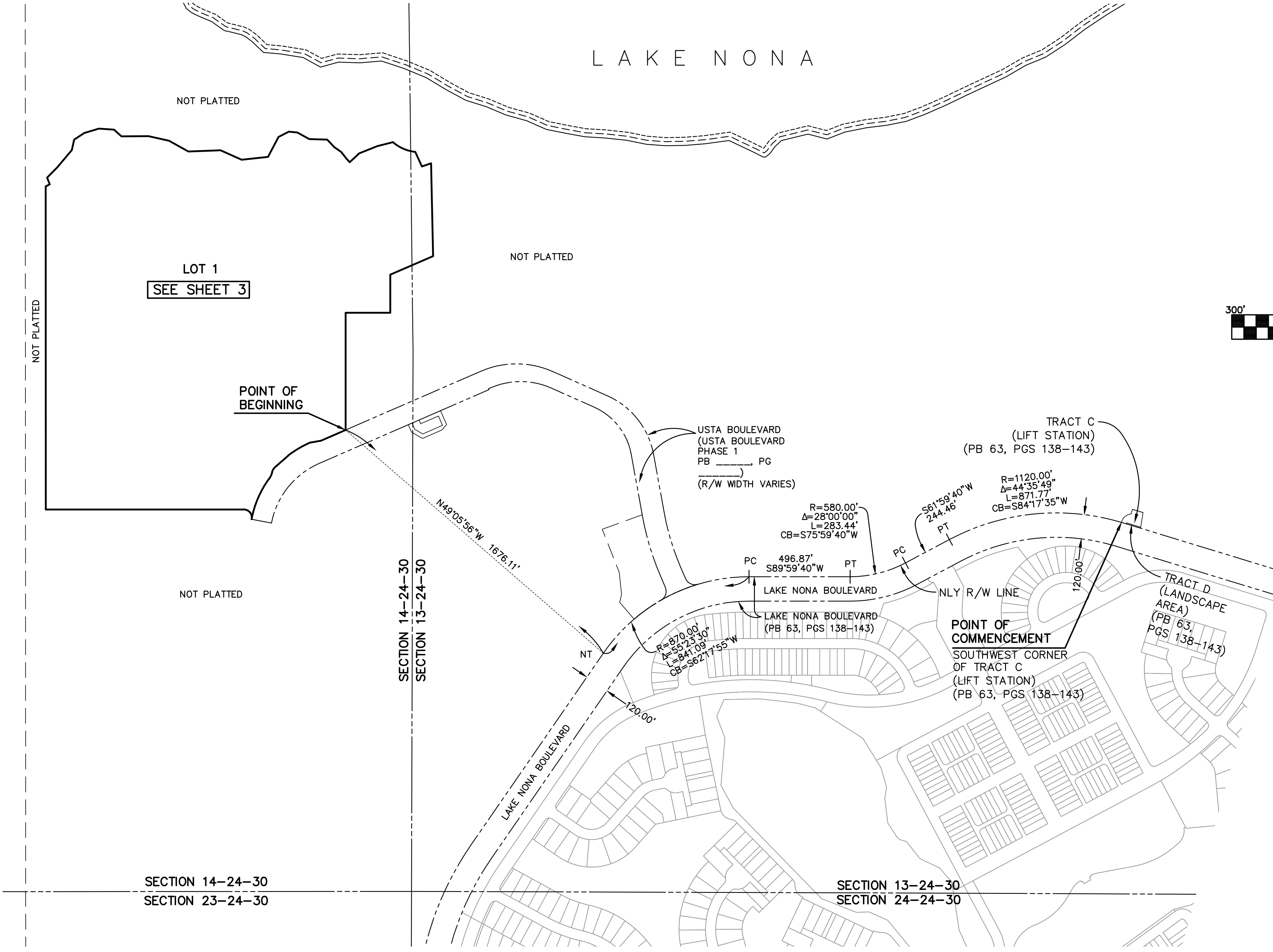
QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER
 KNOW ALL BY THESE PRESENTS, This plat was prepared under the direction and supervision of the undersigned, a professional surveyor and mapper, and complies with all of the survey requirements of Chapter 177, Florida Statutes. The lands depicted herein are 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: 12/12/2014 BY: [Signature]
 Scott Grossman
 Florida Registered Surveyor and Mapper
 Certificate No. 5048

LAKE NONA CENTRAL PARCEL 9 PHASE 1
 A PORTION OF SECTIONS 13 & 14, TOWNSHIP 24 SOUTH, RANGE 30 EAST
 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT
BOOK

PAGE

SHEET 2 OF 3
SEE SHEET 1 FOR NOTES



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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 ENGINEERS PLANNERS SURVEYORS
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SECTION 14-24-30 = SECTION 14, TOWNSHIP 24 SOUTH, RANGE 30 EAST

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

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