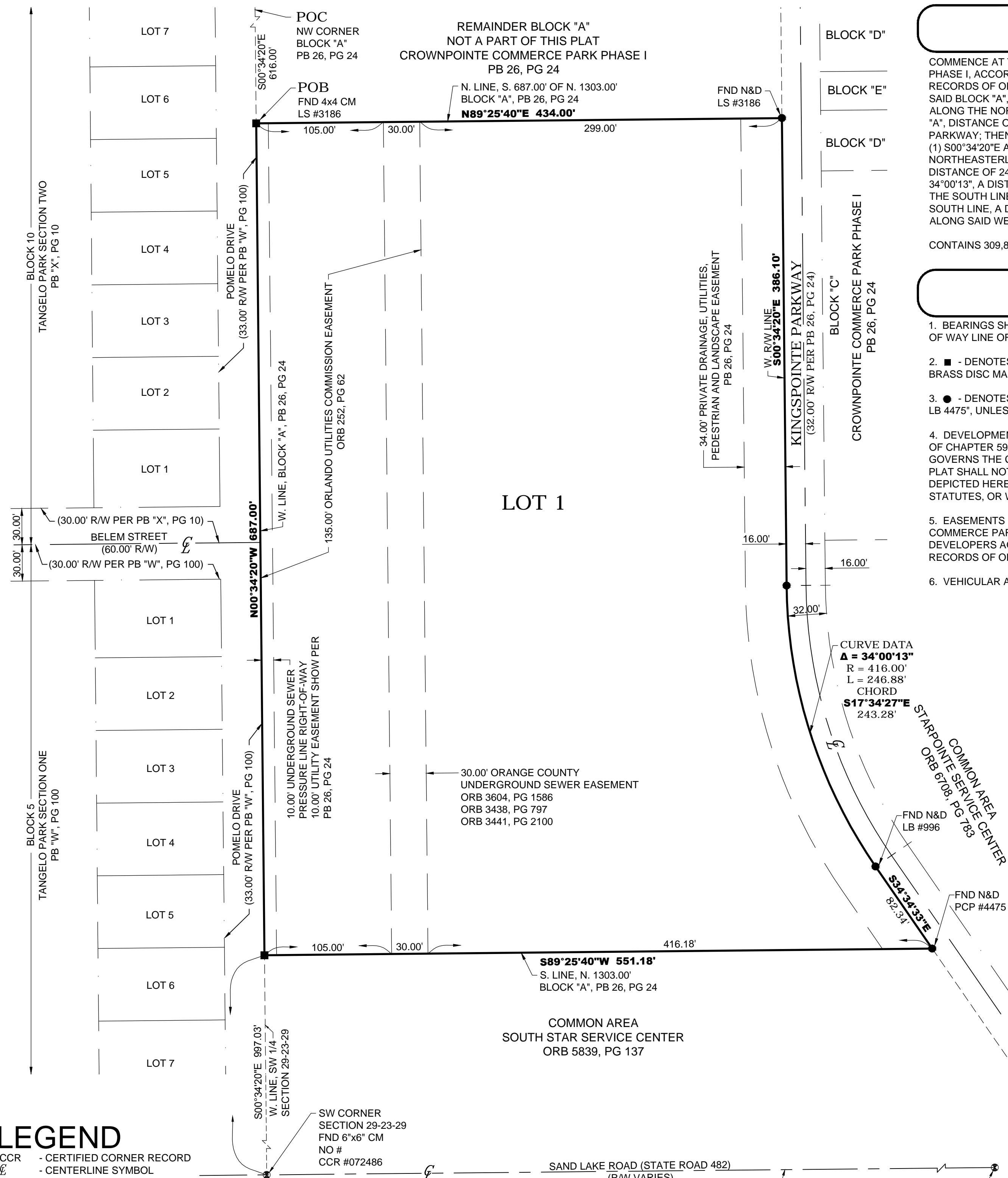


KEENE'S CROWN II

A REPLAT OF A PORTION OF BLOCK "A" CROWNPOINTE COMMERCE PARK PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 24, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 29 EAST, LOCATED IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.



LEGEND

CCR - CERTIFIED CORNER RECORD
C - CENTERLINE SYMBOL
CM - CONCRETE MONUMENT
FND - FOUND
LB - LICENSED BUSINESS
MEAS - MEASURED
N&D - NAIL & DISK
ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PG - PAGE
POB - POINT OF BEGINNING
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR AND MAPPER
R/W - RIGHT-OF-WAY

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314 FAX: (407) 897-3777

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.

DESCRIPTION

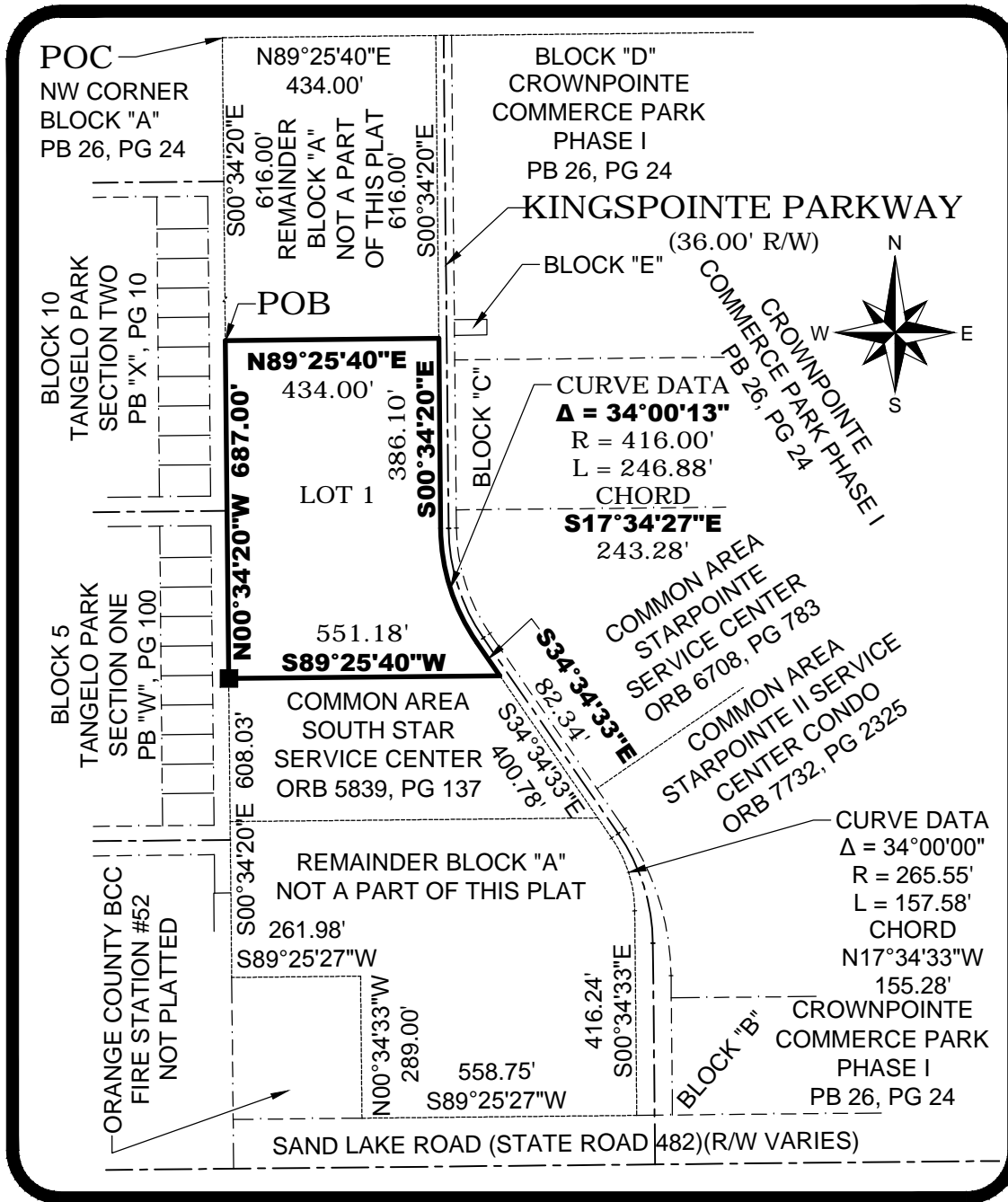
COMMENCE AT THE NORTHWEST CORNER OF BLOCK "A", CROWNPOINTE COMMERCE PARK PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 24, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE S 00°34'20"E ALONG THE WEST LINE OF SAID BLOCK "A", A DISTANCE OF 616.00 FEET FOR A POINT OF BEGINNING; THENCE N89°25'40"E ALONG THE NORTH LINE OF THE SOUTH 687.00 FEET OF THE NORTH 1303.00 FEET OF SAID BLOCK "A", A DISTANCE OF 434.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KINGSPOINTE PARKWAY; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID WEST RIGHT-OF-WAY; (1) S00°34'20"E A DISTANCE OF 386.10 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 416.00 FEET, A CHORD BEARING OF S17°34'27"E, A CHORD DISTANCE OF 243.28 FEET; (2) SOUTHEASTERLY ALONG THE THROUGH A CENTRAL ANGLE OF 34°00'13", A DISTANCE OF 246.88 FEET; (3) S34°34'33"E A DISTANCE OF 82.34 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1303.00 FEET OF SAID BLOCK "A"; THENCE S89°25'40"W ALONG SAID SOUTH LINE, A DISTANCE OF 551.18 FEET TO SAID WEST LINE OF BLOCK "A"; THENCE N00°34'20"W ALONG SAID WEST LINE, A DISTANCE OF 687.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 309,896 SQUARE FEET OR 7.114 ACRES MORE OR LESS.

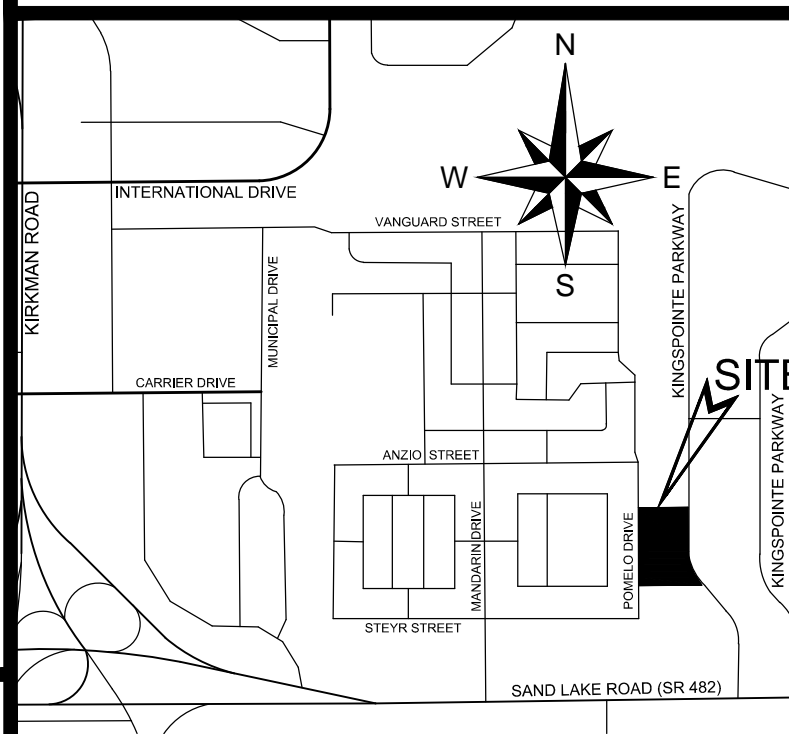
NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE SOUTH RIGHT OF WAY LINE OF KINGSPOINTE PARKWAY B EING: S34°34'33"E
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A NAIL WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- DEVELOPMENT OF THE 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 PERMIT 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.
- EASEMENTS SHOWN HEREON AS PRIVATE SHALL BE MAINTAINED BY THE CROWNPOINTE COMMERCE PARK OWNER'S ASSOCIATION, INC., A NOT-FOR-PROFIT FLORIDA CORPORATION PER DEVELOPERS AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4190, PAGE 3507, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- VEHICULAR ACCESS RIGHTS TO SAND LAKE ROAD ARE HEREBY WAIVED.

KEY MAP (NOT TO SCALE)



VICINITY MAP (NOT TO SCALE)



PLAT
BOOK

PAGE

KEENE'S CROWN II DEDICATION

KNOW ALL BY THESE PRESENTS, Windermere Crownpointe Two, LLC, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed.

IN WITNESS WHEREOF, The undersigned have here-unto set their hands on this ____ day of _____, 2014.

OWNER: Windermere Crownpointe Two, LLC

BY: _____
(PRINT NAME)

SIGNED IN THE PRESENCE OF:

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this ____ day of _____, 2014, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____, OF Windermere Crownpointe Two, LLC, personally known to me or produced the following identification: _____, and (did) (did not) take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his/her/their free act and deed for the uses and purposes therein expressed.

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

NOTARY PUBLIC
My Commission Number: _____
My commission expires: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat 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: _____
Registration Number: JAMES D. BRAY PSM # 6507
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

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 Chapter 177, Florida Statutes.

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 _____