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BEING A REPLAT OF ALL 유 AS RECORDED IN PLAT BOOK 51, PAGES 30 AND 31, THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SECTION 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST LAT OF ALL OF LOT 1, TARGET FOR TACCORDING TO THE PLAT THEREOF TARGET FOR THE MILLENIA

CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LOT 1, OF TARGET FOR THE MILLENIA, ACCORDING TO THE PLAT THEREOF RECORDED 51, PAGES 30 AND 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LEGAL DESCRIPTION

SUBJECT PARCEL CONTAINS 850,509 SQUARE FEET OR 19.53 ACRES MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED ON THE WESTERLY RIGHT-OF-WA BEARING OF SOUTH 07°14'04" WEST.
- DENOTES A FOUND PERMANENT REFERENCE MONUMENT, A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH IDENTIFICATION AS NOTED.
- DENOTES A SET PERMANENT REFERENCE MONUMENT, A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH "LB 7143 P.R.M." CAP UNLESS OTHERWISE NOTED.
- DENOTES A FOUND PERMANENT CONTROL POINT, WITH A NAIL AND DISC OR HEREON. AN IRON ROD WITH IDENTIFICATION AS SHOWN
- DENOTES A SET PERMANENT CONTROL POINT, A NAIL AND DISC, OR A 5/8" IR IDENTIFIED AS SHOWN HEREON.
- DENOTES A LIMITED ACCESS RIGHT-OF-WAY LINE.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS T
- ERROR OF CLOSURE DOES NOT EXCEED 1 FOOT IN 10,000 FEET.
- STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990), EAST, USING CONTROL POINTS FROM THE FLORIDA DEPARTMENT OF ENVIROMENTAL PROTECTION CERTI RECORDS, PUBLISHED AT WWW.LABINS.ORG AND ARE AS FOLLOWS:

 A) DOCUMENT # 081495, FOUND 1/2 "IR&C 'MCINTOSH LB# 68' = N 1,512,616.52 FEET, E 519,403.12 FEET

 B) DOCUMENT # 081494, NAIL & DISK 'GEODATA LB# 6556' = N 1,512597.34 FEET, E 516795.19 FEET NICAN DATUM OF 1983 (1990), ZONE FLORIDA DENTAL PROTECTION CERTIFIED CORNER
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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 THE DAMAGES.

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- DEVELOPMENT ON THIS PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, WHIC BUILDING PERMITS ON THIS PROPERTY. APPROVAL OF THIS PLAT SHALL NOT EXCEPT AS TO THOSE MATTERS DEPICTED HEREON, THAT ARE CONSISTENT OF THE CITY OF ORLANDO AS A CONTROL OF THE CITY OF ORLANDO AS A CONTROL OF THE CITY THE REQUIREMENTS OF CHAPTER 59, THE H GOVERNS THE CITY'S ABILITY TO ISSUE BE DEEMED TO PROVIDE ANY VESTED RIGHTS, WITH THE REQUIREMENTS OF CHAPTER 177, NDITION OF PLATTING.
- INFORMATION BELOW IS PER THE OPINION LETTER DATED JULY 15TH, 2014 AND IS BASED SOLELY UPON EXAMINATION OF THE FIRST AMERICAN TITLE INSURANCE COMPANY (THE "TITLE COMPANY") COMMITMENT FOR TITLE INSURANCE, ORDER NO 5011612-NCS-663689-MPLS, HAVING AN EFFECTIVE DATE OF APRIL 15, 2014 AT 8:00 A.M. (THE "TITLE COMMITMENT"): (1) AS OF THE EFFECTIVE DATE OF THE TITLE COMMITMENT, FEE SIMPLE TITLE TO THE PROPERTY WAS VESTED IN TARGET CORPORATION, A MINNESOTA CORPORATION, PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED DATED MAY 17, 2002 AND RECORDED IN OFFICIAL RECORDS BOOK 6528, PAGE 5469, ORANGE COUNTY RECORDS, SUBJECT TO THE EXCEPTIONS AND ENCUMBERANCES SET FORTH BELOW:

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- A. DEFECTS, LIENS, ENCUMBERANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE OF THE TITLE COMMITMENT.
- C. ANY ENCROACHMENT, ENCUMBERANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING TITLE WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS
- D. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH PROVIDED BEFORE, ON, OR AFTER EFFECTIVE DATE OF THE TITLE COMMIT RECORDS IMPROVEMENTS, REPAIRS OR RENOVATIONS TMENT AND NOT SHOWN BY THE PUBLIC
- F. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC TAX COLLECTING AUTHORITY. E. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS OR WAS PREVIOUSLY UNDER WATER. RECORDS OR IN THE RECORDS OF THE LOCAL

CCR C/L CM FDOT FND FND ID ID IR&C IR&C LB# T22S N & D

- G. TAXES AND ASSESSMENTS FOR THE YEAR 2014 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. H. PROVISIONS OF THE PLAT OF TARGET FOR THE MILLENIA, RECORDED IN PLAT BOOK 51, PAGES 30 AND 31.
- I. HOLDEN AVENUE EXTENSION DECLARATION OF ROAD EASEMENTS, COVENANTS AND CONDITIONS BY AND AMONG BELAM, LTD., A FLORIDA LIMITED PARTNERSHIP, PELHAM PROPERTIES, A GENERAL PARTNERSHIP, ET AL, GENE H. GODBOLD, TRUSTEE, CARLOS BAZ, AS TRUSTEE, AND WESCO, A FLORIDA GENERAL PARTNERSHIP, DATED SEPTEMBER 24, 1991, RECORDED SEPTEMBER 24, 1991 IN OFFICIAL RECORDS BOOK 4328, PAGE 4655, AS AFFECTED BY HOLDEN AVENUE EXTENSION AMENDMENT TO DECLARATION DATED NOVEMBER 19, 1991, RECORDED DECEMBER 2, 1991 IN OFFICIAL RECORDS BOOK 4349, PAGE 3994, ORANGE COUNTY RECORDS. (AS TO PARCELS II AND III)
- J. DECLARATION OF ROAD EASEMENTS, COVENANTS AND CONDITIONS, BY ANDERSON, ET AL, DATED NOVEMBER 19, 1991, RECORDED DECEMBER 2, 44037, AS AFFECTED BY FIRST AMENDMENT TO DECLARATION DATED AS OF IN OFFICIAL RECORDS BOOK 5186, PAGE 4617, ORANGE COUNTY RECORDS CARLOS BAZ, AS TRUSTEE AND ROBERT T. 991 IN OFFICIAL RECORDS BOOK 4349, PAGE JANUARY 7, 1997, RECORDED JANUARY 17, 1997
- K. TERMS AND CONDITIONS OF THE TRI-PARTY AGREEMENT BETWEEN ORAIGNEANDO, FLORIDA, AND SCHRIMSHER SOUTHWEST JOINT VENTURE, A FLOEDTEMBER 28, 1993, RECORDED MARCH 11, 1994 IN OFFICIAL RECORDS BRECORDS.
- L. TERMS AND CONDITIONS OF THE MILLENIA DRI SECOND AMENDED AND OF ORLANDO, FLORIDA, RECORDED NOVEMBER 12, 1998 IN OFFICIAL RECC 5890, PAGE 943; BOOK 7051, PAGE 1211; BOOK 7802, PAGE 727 AND BOOK RESTATED DEVELOPMENT ORDER, BY THE CITY RDS BOOK 5615, PAGE 177, AS AFFECTED BOOK 9418, PAGE 3773.

M. SLOPE EASEMENT GRANTED TO THE CITY OF ORLANDO, FLORIDA, FROM ORLANDO SOUTHWEST PARTNERS, A FLORIDA GENERAL PARTNERSHIP, DATED SEPTEMBER 24, 1998, RECORDED SEPTEMBER 28, 1998 IN OFFICIAL RECORDS BOOK 5578, PAGE 2678, ORANGE COUNTY RECORDS.

NOTES CONTINUED:

N. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, BY ORLANDO SOUTHWEST PARTNERS, A FLORIDA GENERAL PARTNERSHIP, RECORDED DECEMBER 18, 1998 IN OFFICIAL RECORDS BOOK 5641, PAGE 1790, AS AMENDED IN FIRST AMENDMENT TO MILLENIA DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, BY MILLENIA PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, EFFECTIVE OCTOBER 30, 2000, RECORDED OCTOBER 30, 2000 IN OFFICIAL RECORDS BOOK 6118, PAGE 3864, ORANGE COUNTY RECORDS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

O. TERMS AND CONDITIONS OF THE MILLENIA DRI/ORLANDO UTILITIES COMMISSION COMMERCIAL ELECTRIC SERVICE AGREEMENT BETWEEN ORLANDO UTILITIES COMMISSION AND ORLANDO SOUTHWEST PARTNERS, A FLORIDA GENERAL PARTNERSHIP, DATED AS OF APRIL 9, 1999, RECORDED APRIL 15, 1999 IN OFFICIAL RECORDS BOOK 5728, PAGE 1857, ORANGE COUNTY RECORDS.

P. MILLENIA PARCEL A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, BY ORLANDO SOUTHWEST PARTNERS, A FLORIDA GENERAL PARTNERSHIP, DATED AS OF MARCH 14, 2000 RECORDED MARCH 14, 2000 IN OFFICIAL RECORDS BOOK 5961, PAGE 1712, AS AFFECTED BY FIRST AMENDMENT TO MILLENIA PARCEL A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, DATED AS OF MAY 17, 2002, RECORDED MAY 21, 2002 IN OFFICIAL RECORDS BOOK 6528, PAGE 5473.

Q. TERMS AND CONDITIONS OF THE ALLOCATION AND DEVELOPMENT AGREEMENT BETWEEN ORLANDO SOUTHWEST PARTNERS, A FLORIDA GENERAL PARTNERSHIP AND MILLENIA COLLECTION VENTURES, LLC, A FLORIDA LIMITED LIAE COMPANY, DATED AS OF MARCH 14, 2000, RECORDED MARCH 14, 2000 IN OFFICIAL RECORDS BOOK 5961, PAGE 1732, ORANGE COUNTY RECORDS. 3ILITY

R. COVENANT OF RESTRICTIONS BETWEEN MILLENIA COLLECTION VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND TARGET CORPORATION, A MINNESOTA CORPORATION, DATED MAY 17, 2002, RECORDED MAY 21, 2002 IN OFFICIAL RECORDS BOOK 6528, PAGE 5491, ORANGE COUNTY RECORDS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

T. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). S. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN CROSS ACCESS EASEMENT AND RESTRICTION AGREEMENT RECORDED IN BOOK 10133, PAGE 3845. TIES

(1"=2000')

SITE 3

ABBREVIATION LEGEND

- COPYRIGHT
- COPYRIGHT
- CERTIFIED CORNER RECORD
- CENTERLINE
- CONCRETE MONUMENT
- FLORIDA DEPARTMENT OF TRANSPORTATION - PAGE
- POINT OF INTERSECTION
- PARKER KAYLON
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- PERMANENT REFERENCE MONUMENT
- RIGHT-OF-WAY
- RANGE 29 EAST
- SECTION 16
- STATE ROAD
- NUMBER - OFFICIAL RECORDS BOOK
- PLAT BOOK
- PAGE
- POINT OF INTERSECTION
- PARKER KAYLON

ICDD—Z—

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFIC DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN CIRCUMSTANCES BY SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBRECORDS OF THIS COUNTY. HAT NO NA

1 OF 3 PLAT BOOK: **TARGET FOR THE MILLENIA PHASE 2** PAGE:

H

DEDICATION

KNOW ALL BY THESE PRESENTS, That _______ TARGET COPORATION _____ 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.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on _____

Printed Name

By: ed in the presence Printed Name Printed Name

ΒŅ

Printed Name

STATE OF ______
That on _____
acknowledgements Ξ. COUNTY OF THIS IS TO CERTIFY,
before me, an officer duly authorized to take
State and County aforesaid, personally appeared
and respectively
and of the above named
or the laws of who is/are personally

Corporation incorporated under the laws of ______ who is/are personally known to me or have produced the following identification _____ who is/are personally and _____ respectively and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized and that said dedication is the act and deed of said Corporation.

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

Printed Nam

NOTARY PUBLIC Commission No. __

My Commission Expires

THIS IS TO CERTIFY, That on the MAYOR PRO TEM CERTIFICATE OF APPROVAL BY MUNICIPALITY ATTEST: approved the foregoing plat. City Clerk

City Planning Official: Examined and Approv CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

xamined a CERTIFICATE OF APPROVAL BY CITY ENGINEER

City Engi Reviewed for cor CERTIFICATE OF REVIEW BY CITY SURVEYOR nity to Florida Statute, Chapter 177

City Surveyor:

County Comptroller in and for Orange County, Florida I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ CERTIFICATE OF COUNTY COMPTROLLER

Ву

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Part 1 Florida Statutes and that said land is located in the City of Orlando, Orange County,

CPH, INC. CERTIFICATE OF AUTHORIZATION LB NO. 7143 500 W FULTON STREET SANFORD, FL 32771

Paul J. Katrek
Professional Surveyor and Mapper
Certificate No. 6233



