



VICINITY MAP  
(NOT TO SCALE)

# GOLDENROD CHARTER SCHOOL

A REPLAT OF A PORTION OF LOT 3  
OF "GOLDENROD COMMERCE CENTER"  
AS RECORDED IN PLAT BOOK 76, PAGES 141-144  
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA  
SECTIONS 22 & 23,  
TOWNSHIP 23 SOUTH, RANGE 30 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 22 AND 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST, AND BEING WITHIN THE CORPORATE LIMITS OF THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND BEING A PORTION OF LOT 3, GOLDENROD COMMERCE CENTER AS RECORDED IN PLAT BOOK 76, PAGES 141-144 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 23; THENCE, WITH THE WEST LINE OF THE NW 1/4 OF SAID SECTION 23, N00°09'16"W, A DISTANCE OF 41.52 FEET TO THE EAST LINE OF TRACT A OF ORLANDO CORPORATE CENTRE PHASE 2 AS RECORDED IN PLAT BOOK 60, PAGES 111-121 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING;

THENCE WITH SAID EAST LINE THE FOLLOWING SEVEN (7) COURSES: (1) N12°20'17"E, A DISTANCE OF 237.53 FEET; (2) S61°25'39"E, A DISTANCE OF 117.06 FEET; (3) S73°54'52"E, A DISTANCE OF 126.60 FEET; (4) N78°22'12"E, A DISTANCE OF 137.65 FEET; (5) N33°21'56"E, A DISTANCE OF 78.74 FEET; (6) N11°51'15"W, A DISTANCE OF 81.53 FEET; (7) N14°53'12"E, A DISTANCE OF 113.34 FEET; THENCE CONTINUE WITH A PORTION OF SAID EAST LINE AND WITH THE NORTHERLY EXTENSION THEREOF, N33°14'54"W, A DISTANCE OF 216.54 FEET; THENCE THROUGH A PORTION OF LOT 3 OF SAID PLAT OF GOLDENROD COMMERCE CENTER, THE FOLLOWING NINE (9) COURSES: (1) S75°28'16"E, A DISTANCE OF 117.40 FEET; (2) N09°56'40"E, A DISTANCE OF 282.14 FEET; (3) S75°04'05"E, A DISTANCE OF 381.89 FEET; (4) SOUTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1031.00 FEET, A CENTRAL ANGLE OF 9°35'02" AND A CHORD BEARING AND DISTANCE OF S15°59'57"W, 172.25 FEET) FOR AN ARC DISTANCE OF 472.46 FEET TO A POINT OF COMPOUND CURVATURE; (5) SOUTHWESTERLY WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 3228.21 FEET, A CENTRAL ANGLE OF 8°09'51" AND A CHORD BEARING AND DISTANCE OF S07°07'31"W, 459.60 FEET) FOR AN ARC DISTANCE OF 459.99 FEET TO A POINT OF COMPOUND CURVATURE; (6) SOUTHEASTERLY WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 531.00 FEET, A CENTRAL ANGLE OF 11°35'19" AND A CHORD BEARING AND DISTANCE OF S02°45'04"E, 107.22 FEET) FOR AN ARC DISTANCE OF 107.40 FEET TO A POINT OF TANGENCY; (7) S08°32'44"E, A DISTANCE OF 56.16 FEET; (8) N83°42'36"W, A DISTANCE OF 369.09 FEET; (9) S06°17'24"W, A DISTANCE OF 269.36 FEET TO THE NORTH LINE OF TRACT A OF SAID ORLANDO CORPORATE CENTRE PHASE 2; THENCE WITH SAID NORTH LINE S53°53'32"W, A DISTANCE OF 12.55 FEET; THENCE CONTINUE WITH A PORTION OF SAID NORTH LINE AND WITH THE WESTERLY EXTENSION THEREOF, N66°39'08"W, A DISTANCE OF 126.71 FEET; THENCE THROUGH A PORTION OF SAID LOT 3, THE FOLLOWING THREE (3) COURSES: (1) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 68.00 FEET, A CENTRAL ANGLE OF 82°31'24" AND A CHORD BEARING AND DISTANCE OF N36°24'01"W, 69.69 FEET) FOR AN ARC DISTANCE OF 97.94 FEET TO A POINT OF TANGENCY; (2) N77°39'43"W, A DISTANCE OF 125.63 FEET; (3) N76°32'22"W, A DISTANCE OF 111.02 FEET TO THE EAST LINE OF SAID TRACT A; THENCE WITH SAID EAST LINE, N12°20'17"E, A DISTANCE OF 91.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.0063 ACRES OF LAND, MORE OR LESS.

## SURVEYOR'S NOTES

1. DEVELOPMENT ON 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 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 REQUIREMENT OF CHAPTER 177, FLORIDA STATUTES OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NW 1/4 OF SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR N00°09'16"W.

3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION 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.

4. THE PROPERTY DEPICTED HEREON IS SUBJECT TO THE FOLLOWING EASEMENTS AND BLANKET-TYPE AGREEMENTS, WHICH CANNOT BE DEPICTED GRAPHICALLY ON THE PLAT:

ANNEXATION AND DEVELOPMENT AGREEMENT BY AND BETWEEN CITY OF ORLANDO AND SWISSCO PROPERTIES RECORDED IN OFFICIAL RECORDS BOOK 3859, PAGE 1081 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

DECLARATION OF AVIGATION EASEMENT, COVENANT AND WAIVER RECORDED IN OFFICIAL RECORDS BOOK 3948, PAGE 430 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

LEE VISTA BOULEVARD EXTENSION RIGHT-OF-WAY DEDICATION AGREEMENT - ORLANDO CORPORATE CENTER DEVELOPMENT OF REGIONAL IMPACT RECORDED IN OFFICIAL RECORDS BOOK 5641, PAGE 3046 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

GOLDENROD ROAD EXTENSION RIGHT-OF-WAY DEDICATION AGREEMENT - ORLANDO CORPORATE CENTER DEVELOPMENT OF REGIONAL IMPACT RECORDED IN OFFICIAL RECORDS BOOK 5687, PAGE 2019; FIRST AMENDMENT TO GOLDENROD ROAD EXTENSION RIGHT-OF-WAY DEDICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6255, PAGE 6215, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

ORDINANCE RECORDED MAY 12, 2003, IN OFFICIAL RECORDS BOOK 6907, PAGE 3330; ORDINANCE RECORDED SEPTEMBER 7, 2004, IN OFFICIAL RECORDS BOOK 7604, PAGE 3818, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

ASSIGNMENT OF DEVELOPMENT RIGHTS AND TRIPS RECORDED IN OFFICIAL RECORDS BOOK 9033, PAGE 1574 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

SEVENTH AMENDED AND RESTATED DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 10363, PAGE 4731 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 10380, PAGE 5990 AND FIRST AMENDMENT THERETO RECORDED IN OFFICIAL RECORDS BOOK 10457, PAGE 8671, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

ASSIGNMENT OF DEVELOPMENT RIGHTS AND TRIPS RECORDED IN OFFICIAL RECORDS BOOK 10457, PAGE 8693 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

## 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.

PLAT  
BOOK PAGE

## GOLDENROD CHARTER SCHOOL DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Charter OC Goldenrod, LLC, being the owner in fee simple of the lands described in the foregoing caption to this plat "GOLDENROD CHARTER SCHOOL" hereby dedicates said lands and plat for the uses and purposes therein expressed.

IN WITNESS WHEREOF, has caused these presents to be signed by the officer named below on \_\_\_\_\_, 20\_\_\_\_.

Charter OC Goldenrod, LLC  
a Florida limited liability company

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signed and sealed in the presence of

\_\_\_\_\_ Printed Name \_\_\_\_\_

\_\_\_\_\_ Printed Name \_\_\_\_\_

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY, That on \_\_\_\_\_ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared \_\_\_\_\_ as \_\_\_\_\_ of Charter OC Goldenrod, LLC, to me known to be the individual described in and who executed the foregoing Dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

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

NOTARY PUBLIC

My Commission Expires \_\_\_\_\_ Affix Notary Stamp

## CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: \_\_\_\_\_ Date: \_\_\_\_\_

City Planning Official: \_\_\_\_\_

## CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute Chapter 177

City Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: \_\_\_\_\_ Date: \_\_\_\_\_

City Engineer: \_\_\_\_\_

## 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 and 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 6610 Jeffrey D. Hofius  
Leading Edge Land Services, Inc.  
8802 Exchange Drive  
Orlando, FL 32809  
Florida Licensed Business Number LB 6846

## 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: \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.

MAYOR: \_\_\_\_\_

ATTEST: \_\_\_\_\_ City Clerk

**LEADING EDGE  
LAND SERVICES**  
INCORPORATED  
8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691

FLORIDA LICENSED BUSINESS NUMBER LB 6846

