

LAKE NONA ESTATES
CROMWELL ROAD EXTENSION PHASE 1
 A REPLAT OF A PORTION OF TRACT I, LAKE NONA ESTATES PARCEL 8
 PLAT BOOK 60, PAGES 125 AND 126
 LOCATED WITHIN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 31 EAST
 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK PAGE

LAKE NONA ESTATES
CROMWELL ROAD EXTENSION PHASE 1
DEDICATION

KNOW ALL BY THESE PRESENTS, That Lake Nona Estates I, LLC being the owners 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 WHEREOF, has caused these presents to be signed by the authorized agent named below:

Lake Nona Estates I, LLC
 9801 Lake Nona Road
 Orlando, Florida 32827

By..... DATE:.....
 PRINTED NAME: James L. Zboril
 TITLE: Vice President
 Signed and sealed in the presence of:

By..... By.....
 PRINTED NAME:..... PRINTED NAME:.....

STATE OF Florida
 COUNTY OF Orange

The foregoing instrument was acknowledged before me this _____ by James L. Zboril, as Vice President of Lake Nona Estates I, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

.....
 PRINTED NAME:
 NOTARY PUBLIC
 COMMISSION NUMBER.....
 MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____, 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:..... BY:.....
 Scott Grossman
 Florida Registered Surveyor and Mapper
 Certificate No. 5048

DESCRIPTION:

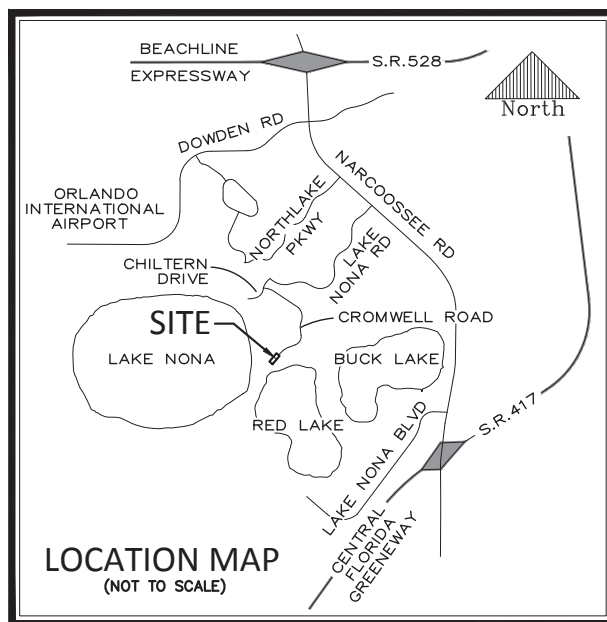
That part Tract I, LAKE NONA ESTATES PARCEL 8, according to the plat thereof, as recorded in Plat Book 60, Pages 125 and 126, of the Public Records of Orange County, Florida, described as follows:

BEGIN at the Northernmost corner of said Tract I; thence S44°19'03"E along the Northeasterly line of said Tract I, 60.00 feet to the Southeasterly line of said Tract I; thence S45°40'57"W along said Southeasterly line, 179.78 feet; thence departing said Southeasterly line run N44°19'03"W, 60.00 feet to the Northwesterly line of said Tract I; thence N45°40'57"E along said Northwesterly line, 179.78 feet to the POINT OF BEGINNING.

Containing 0.248 acres more or less.

PLAT NOTES:

- 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 Northeasterly line of Tract I, LAKE NONA ESTATES PARCEL 8 (Plat Book 60, Pages 125 & 126) as being S44°19'03"E 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" of the Common Area is a Private Right-of-Way to be owned and maintained by the Lake Nona Estate Community Association, Inc.
- No part of Tract A of this plat is being dedicated to the public nor are any portions of said Tract A is required for any public use.
- Except for those matters of record which are required to be depicted and/or described on this plat by Chapter 177, Florida Statutes, and as applicable Chapters 60, 61 and 65 of the City of Orlando Code of Ordinances, there may be other matters of record not shown hereon.
- 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.
- No part of the lands described hereon is dedicated to the City of Orlando, Florida, or the public. None of the property designated as a "Tract" on this plat will become part of the City of Orlando public road system nor is it required for any public use.
- The lands described hereon are subject to that certain Declaration of Covenants, Conditions, and Restrictions for Lake Nona Estate recorded June 28, 1988 in Official Records Book 3993, Page 1453, as amended by that certain First Amendment recorded June 22, 1989 in Official Records Book 4091, Page 996, as further amended by that certain Second Amendment recorded July 20, 1989 in Official Records Book 4098, Page 4482, as further amended by that certain Third Amendment recorded July 2, 1993 in Official Records Book 4584, Page 3695, as further amended by that certain Fourth Amendment recorded June 23, 1994 in Official Records Book 4759, Page 3191, as further amended by that certain Fifth Amendment recorded June 23, 1994 in Official Records Book 4759, Page 3199, as further amended by that certain Assignment of Declarant's Rights to Lake Nona Property Holdings, Inc., as Trustee under that certain Land Trust Agreement dated as of March 5, 1996 recorded in Official Records Book 5023, Page 3293, as further amended by that certain Assignment of Declarant's Right to Lake Nona Estates I, Inc. recorded February 18, 1997 in Official Records Book 5202, Page 4015, as further amended by that certain Sixth Amendment recorded December 17, 1997 in Official Records Book 5383, Page 807, as further amended by that certain Seventh Amendment recorded December 17, 1997 in Official Records Book 5383, Page 844, as further amended by that certain Eighth Amendment recorded October 28, 1998 in Official Records Book 5602, Page 2757, as further amended by that certain Ninth Amendment recorded February 13, 2004 in Official Records Book 7306, Page 2420, as further amended by that certain Tenth Amendment recorded July 11, 2005 in Official Records Book 8063, Page 57, as further amended by that certain Eleventh Amendment recorded September 27, 2006 in Official Records Book 8887, Page 1422, and as further amended by that certain Twelfth Amendment recorded December 31, 2008 in Official Records Book 9808, Page 7855, as further amended by that certain Twelfth Amendment recorded December 31, 2008 in Official Records Book 9808, Page 7855, as further amended by that certain Ninth Amendment recorded on October 27, 2009 in Official Records Book 9953, Page 5934, together with that certain Corrective Certificate of Amendment to Declaration of Covenants, Conditions and Restrictions for Lake Nona Estate recorded on January 28, 2013 in Official Records Book 10511, Page 8758, and as further amended by that certain Thirteenth Amendment recorded October 24, 2014 in Official Records Book 10825, Page 3658, all in the Public Records of Orange County, Florida, all in the Public Records of Orange County, Florida (together with all future amendments, modifications and supplements thereto being referred to herein collectively as the "Declaration").
- The lands described hereon are subject to that certain Declaration of Easements recorded August 12, 1992 in Official Records Book 4446, Page 3056; as further amended by that certain Amendment recorded November 20, 1998 in Official Records Book 5620, Page 2308; as further amended by that certain Second Amendment recorded May 10, 1999 in Official Records Book 5745, Page 4408; as further amended by that certain Third Amendment recorded November 15, 1999 in Official Records Book 5881, Page 3266, and as further amended by that certain Fourth Amendment to Declaration of Easements recorded April 1, 2004 in Official Records Book 7371, Page 1288, all in the Public Records of Orange County, Florida.
- The property designated as Tract "A" on this plat is hereby dedicated to the Lake Nona Estate Community Association, Inc., a Florida non-profit corporation (the "Association"), to be controlled by and maintained by the Association as "Common Area," as defined in the Declaration. Each "Tract" depicted on this plat is hereby dedicated for the purposes and uses described in the general notes contained on this plat. By acceptance of any deed to any "Residential Unit," as defined in the Declaration, to be located on the lands platted herein, the grantee therein agrees that neither the Declarant nor the City of Orlando, Florida, will have any liability or responsibility to maintain or repair any property dedicated by this plat to the Association nor any improvements on such property. The Association shall have the exclusive responsibility for ownership, control, administration, management, regulation, care, maintenance, repair, restoration, replacement, improvement, preservation and protection of all areas dedicated by this plat to the Association in accordance with and pursuant to the Declaration.
- The Declarant does hereby grant to the "Owners," as defined in the Declaration, and their guests, invitees, domestic help, and to delivery, pick-up and fire protection services, police and other authorities of law, United States mail carriers, representatives of utilities, holders of mortgage liens on such lands, and such other persons as Declarant, its successors and assigns, may from time to time designate, the non-exclusive and perpetual right of ingress and egress over and across the roads and sidewalks as they may from time to time be constructed on Tract "A" of the Common Area. The Declarant, in recording this plat, has created Tract "A" shown hereon as a portion of the Common Area described in the Declaration. Said Common Area is not dedicated to the use and enjoyment of the general public, but its use is reserved for the common use, enjoyment and benefit of the Owners and for use by the Owners. The nature and extent of, and the reservations and restrictions on such common use, enjoyment, and benefit, are more fully set forth in the Declaration. Nothing contained in this plat shall limit or restrict the Declarant's rights as set forth in the Declaration, and all other reservations and easements contained in the Declaration shall be of full force and effect.
- The lands described hereon are subject to that certain Notice of Grant of Cable Television Rights recorded May 7, 2004 in Official Records Book 7421, Page 2740.



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.

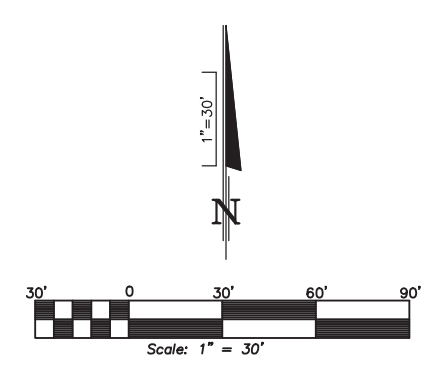
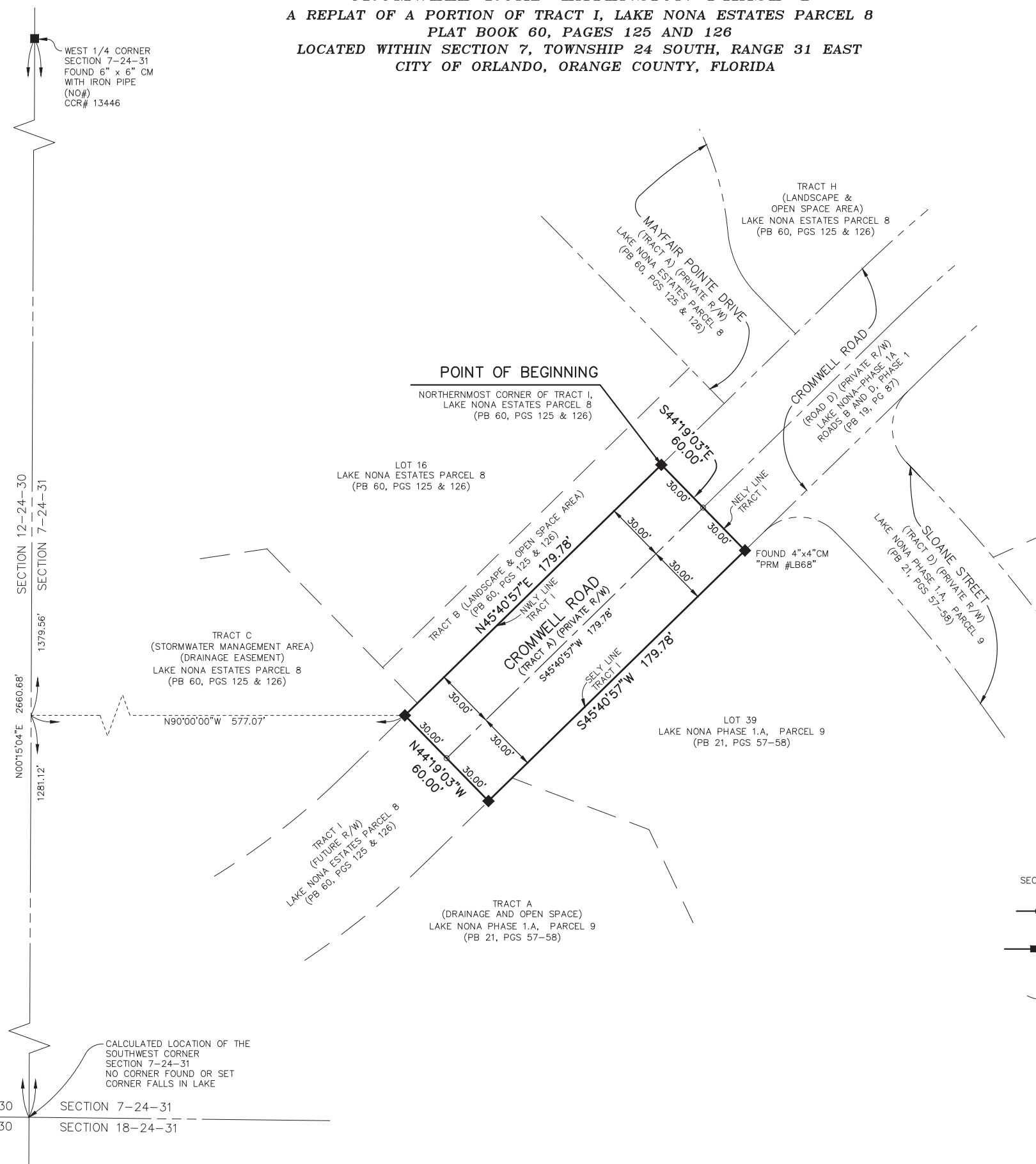
PREPARED BY:
 **DONALD W. McINTOSH ASSOCIATES, INC.**
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NUMBER LB68

PRELIMINARY

SL14130

LAKE NONA ESTATES
CROMWELL ROAD EXTENSION PHASE 1
 A REPLAT OF A PORTION OF TRACT I, LAKE NONA ESTATES PARCEL 8
 PLAT BOOK 60, PAGES 125 AND 126
 LOCATED WITHIN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 31 EAST
 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

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



- LEGEND**
 (FOR ALL SHEETS)
- ⊙ = CENTERLINE
 - R/W = RIGHT-OF-WAY
 - NT = NON-TANGENT
 - (R) = RADIAL
 - (NR) = NON-RADIAL
 - 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
- SECTION 7-24-31 = SECTION 7, TOWNSHIP 24 SOUTH, RANGE 31 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.

PREPARED BY:

DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
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