

CROWN LAKES

SHEET 1 OF 2

Being a Replat of Lots 2, 3, 4, 5, 6 and 7, Block A, CROWNTREE LAKES according to the plat thereof as recorded in Plat Book 64, Pages 93 through 95, Public Records of Orange County, Florida described as follows:

SECTION 19, TOWNSHIP 23 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

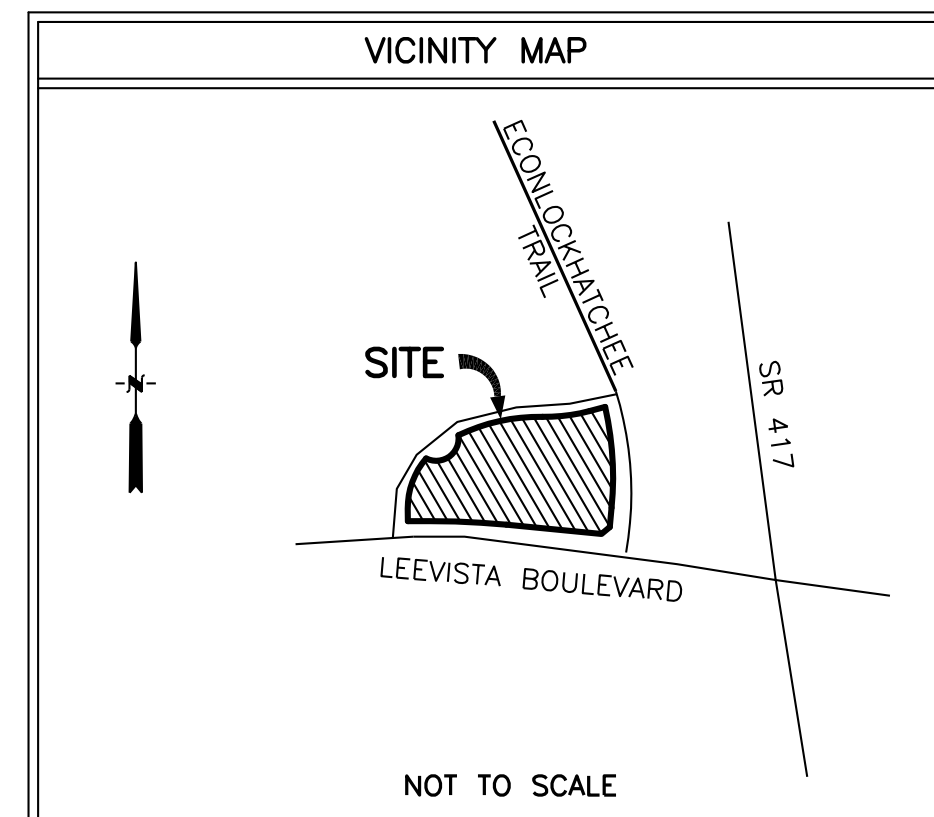
DESCRIPTION

Begin at a 4"x4" concrete monument stamped "JWG PRM PCP LB1" at the Southwest corner of Lot 4, Block A, CROWNTREE LAKES as recorded in Plat Book 64, Pages 93 through 95, Public Records of Orange County, Florida, thence North 89 degrees 51 minutes 09 seconds East 86.85 feet along the South boundary of Lot 4 of said Block A to a 4"x4" concrete monument stamped "JWG PRM PCP LB1" at the beginning of a tangent curve concave Southerly and having a radius of 3075.00 feet and a central angle of 05 degrees 40 minutes 47 seconds; thence Easterly 304.82 feet along the arc of said curve and the South boundary of Lots 4 and 5 of said Block A to a 4"x4" concrete monument stamped "GAI-SE LB3604 PRM" at the end of said curve; thence South 84 degrees 28 minutes 03 seconds East 378.82 feet along the South boundary of Lots 5 through 7 of said Block A to a 4"x4" concrete monument stamped "GAI-SE LB3604 PRM"; thence North 50 degrees 31 minutes 57 seconds East 42.43 feet along the South boundary of said Lot 7 to a 4"x4" concrete monument stamped "JWG PRM PCP LB1" on the East boundary of said Lot 7; thence North 05 degrees 31 minutes 57 seconds East 77.47 feet along the East boundary of said Lot 7 to a 4"x4" concrete monument stamped "JWG PRM PCP LB1" at the beginning of a tangent curve concave Westerly and having a radius of 1258.49 feet and a central angle of 18 degrees 19 minutes 41 seconds; thence Northerly 402.57 feet along the arc of said curve and the East Boundary of Lot 7 and Lot 3 of said Block A to a 4"x4" concrete monument stamped "JWG PRM PCP LB1" at the Northeast corner of said Lot 3; thence South 75 degrees 06 minutes 31 seconds West 64.50 feet along the Northwesterly boundary of said Lot 3 to a 4"x4" concrete monument stamped "JWG PRM PCP LB1" at the beginning of a tangent curve concave Northerly and having a radius of 682.00 feet and a central angle of 15 degrees 52 minutes 14 seconds; thence Westerly 188.91 feet along the arc of said curve and the Northwesterly boundary of said Lot 3 and Lot 2 of said Block A to a 4"x4" concrete monument stamped "JWG PRM PCP LB1" at the end of said curve and the beginning of a reverse curve concave Southeasterly and having a radius of 736.89 feet and a central angle of 26 degrees 45 minutes 43 seconds; thence Southwesterly 344.19 feet along the arc of said curve and the Northwesterly boundary of said Lot 2 to a 4"x4" concrete monument stamped "JWG PRM PCP LB1" at the end of said curve and the beginning of a non tangent curve concave Northwesterly and having a radius of 89.00 feet; thence from a tangent bearing of South 07 degrees 54 minutes 22 seconds East run Southwesterly 194.00 feet along the arc of said curve and the Northwesterly boundary of said Lot 2 and Lot 4 through a central angle of 124 degrees 53 minutes 38 seconds to a 4"x4" concrete monument stamped "JWG PRM PCP LB1" at the end of said curve and the beginning of a non tangent curve concave Southeasterly and having a radius of 304.34 feet; thence from a tangent bearing of South 40 degrees 24 minutes 59 seconds West run Southwesterly 217.20 feet along the arc of said curve and the Northwesterly boundary of said Lot 4 through a central angle of 40 degrees 53 minutes 26 seconds to a 4"x4" concrete monument stamped "JWG PRM PCP LB1" at the end of said curve; thence South 00 degrees 29 minutes 12 seconds East 49.50 feet along said Northwesterly boundary to the Point of Beginning.

CONTAINING: 7.077 acres, more or less.

NOTES:

- Bearings shown hereon are based on the South boundary of LOT 7 as bearing S84°28'03"E per plat.
- The easements shown on this plot and referenced by Official Records Book and Page are not created by this plat and are shown hereon for information purposes only. Such easements shall not be deemed to be re-imposed by virtue of their inclusion on this plat.
- Pursuant to that certain Declaration of Easements, Covenants, Conditions and Restrictions recorded in Official Records Book 10834, Page 5860 an easement for reasonable access, ingress and egress over all Driveways presently or hereafter constructed and constituting a part of the Non Building Area of each Parcel, so as to provide for the passage of motor vehicles and pedestrians between all portions of the Non Building Area of such Parcels intended for such purposes, and to and from all abutting streets or rights of way furnishing access to such Parcels, as they may exist from time to time. Once constructed, the Driveways shall be kept open at all times, except for temporary closing for emergencies, maintenance, repair and replacement work or as may be necessary to avoid public dedication thereof. No obstruction to the free flow of traffic and delivery facilities shall be permitted.
- Concurrency Management: "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 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 plotting."



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.

CROWN LAKES

DEDICATION

KNOW ALL BY THESE PRESENTS, That CROWN LAKES TRACT 7A, 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.

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

CROWN LAKES TRACT 7A, LLC, a
Florida limited liability company

By: Crown Lakes, L.L.C., a
Florida limited liability company, its Manager

By: Michael J. Leeds, Vice President

Signed in the presence of:

SIGNATURE OF WITNESS SIGNATURE OF WITNESS

PRINTED NAME OF WITNESS PRINTED NAME OF WITNESS

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this 24th day of November, 2014 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared, Michael J. Leeds, as Vice President of Crown Lakes, L.L.C., a Florida limited liability company, manager of Crown Lakes Tract 7A, LLC, a Florida limited liability company known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed. Persons known to me personally.

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

NOTARY PUBLIC _____

My Commission Expires _____

PLAT BOOK: PAGE:

CROWN LAKES

DEDICATION

KNOW ALL BY THESE PRESENTS, That CROWN LAKES, L.L.C., 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.

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

CROWN LAKES, L.L.C.,
a Florida limited liability company

By: Michael J. Leeds, Vice President

Signed in the presence of:

SIGNATURE OF WITNESS SIGNATURE OF WITNESS

PRINTED NAME OF WITNESS PRINTED NAME OF WITNESS

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this 24 day of November 2014 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Michael J. Leeds as Vice President of CROWN LAKES, L.L.C., a Florida limited liability company known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed. Persons known to me personally.

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

NOTARY PUBLIC _____

My Commission Expires _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN 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.

Date: November 24, 2014

Signed _____
Registration Number 5047
DANIEL E. GENTRY, JR.
Jones, Wood & Gentry, Inc.
2600 E. Robinson Street
Orlando, Florida 32803

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____, 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: _____

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 a 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. This section shall not apply to those private easements granted or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission. Per F.S.