

LAUREATE PARK VILLAGE CENTER PHASE 2
LOCATED WITHIN SECTION 25, TOWNSHIP 24 SOUTH, RANGE 30 EAST
AND SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT
BOOK

PAGE

LAUREATE PARK
VILLAGE CENTER PHASE 2
DEDICATION

KNOW ALL BY THESE PRESENTS, That Lake Nona Land Company, 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. No part of the lands described herein is dedicated to the City of Orlando, Florida, or the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the authorized agent named below:

Lake Nona Land Company, LLC
9801 Lake Nona Road
Orlando, Florida 32827

By..... DATE:
PRINTED NAME: James L. Zboril
TITLE: 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 President of Lake Nona Land Company, 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 _____ 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 of Section 25, Township 24 South, Range 30 East and Section 30, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Easternmost corner of Lot 1, LAUREATE PARK VILLAGE CENTER PHASE 1, according to the plat thereof, as recorded in Plat Book 80, Pages 2 through 4, of the Public Records of Orange County, Florida; thence run the following courses and distances along the Easterly line of said Lot 1: N50°43'55"W, 46.89 feet; N43°04'10"W, 55.37 feet to the POINT OF BEGINNING; continue N43°04'10"W, 60.66 feet; N54°52'32"W, 77.81 feet to a point on a non-tangent curve concave Easterly having a radius of 42.00 feet and a chord bearing of N02°53'13"E; thence departing said Easterly line run Northerly along the arc of said curve through a central angle of 56°07'22" for a distance of 41.14 feet to the point of tangency; thence N30°56'54"E, 75.93 feet; thence S85°07'37"E, 68.33 feet to the point of curvature of a curve concave Northerly having a radius of 67.00 feet and a chord bearing of N89°36'20"E; thence Easterly along the arc of said curve through a central angle of 10°32'06" for a distance of 12.32 feet to the point of tangency; thence N84°20'17"E, 77.38 feet; thence N30°56'54"E, 2.50 feet; thence S59°03'06"E, 20.50 feet; thence S30°56'54"W, 218.25 feet to the POINT OF BEGINNING.

Containing 0.566 acres more or less.

PLAT NOTES AND EASEMENTS:

- 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 Easterly line of LAUREATE PARK VILLAGE CENTER PHASE 1 as recorded in Plat Book 80, Pages 2 through 4, being N50°43'55"W, (Per Plat).
- Tract A is a Parking Area to be owned and maintained by Lake Nona Land Company, LLC, its successors or assigns.
- No part of Tract A, as depicted on this plat is being dedicated to the public nor are any portions of said Lots required for any public use.
- All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.
- 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.

LEGEND
(FOR ALL SHEETS)

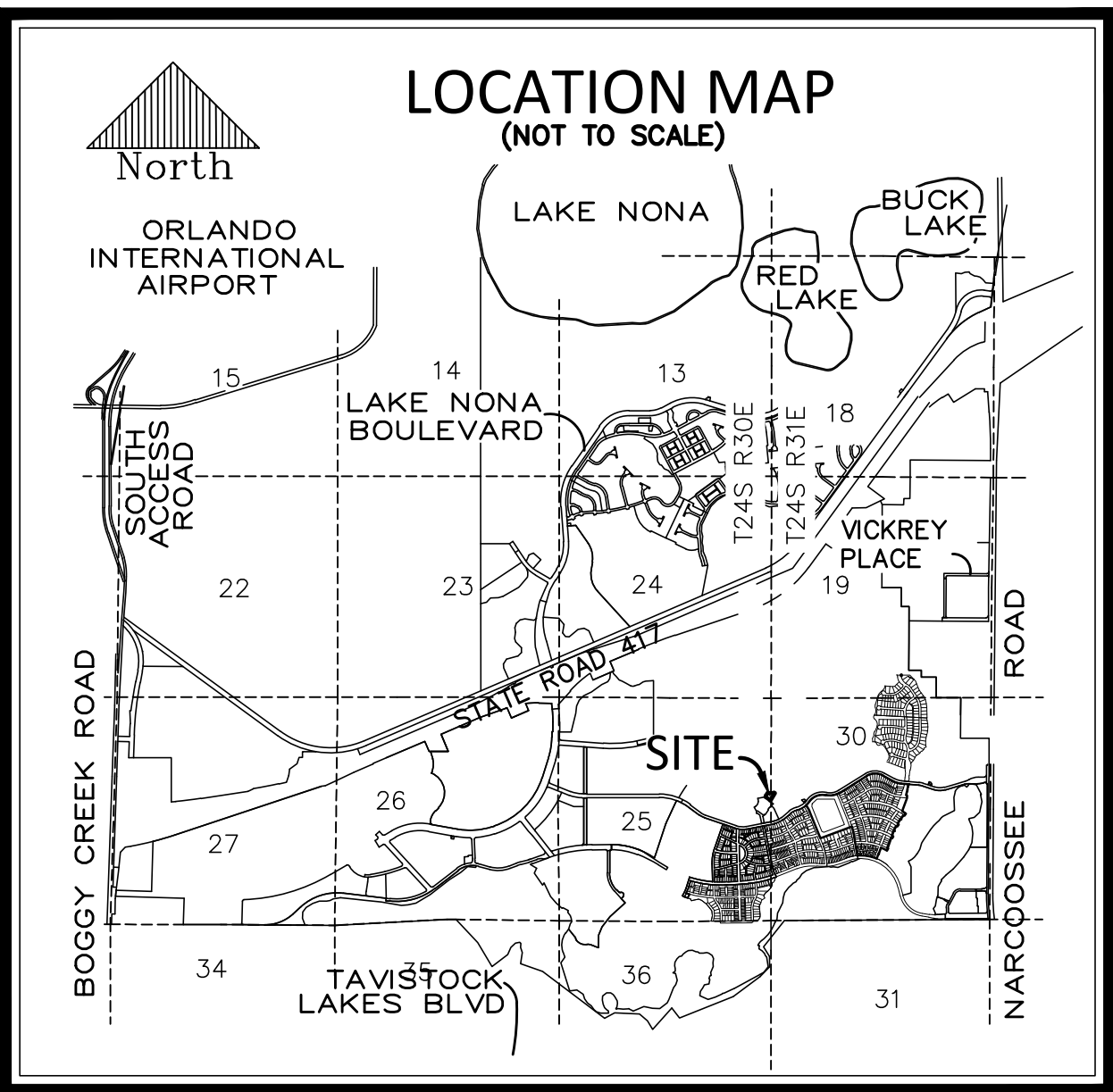
PRM = PERMANENT REFERENCE MONUMENT
UE = UTILITY EASEMENT
DUE = DRAINAGE AND UTILITY EASEMENT
C53 = CURVE NUMBER (SEE CURVE TABLE)
L14 = LINE NUMBER (SEE LINE TABLE)
Δ = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CH = CHORD DISTANCE
CL = CENTERLINE
R/W = RIGHT-OF-WAY
NT = NON-TANGENT
(R) = RADIAL
(NR) = NON-RADIAL
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
P-C = POINT OF CUSP
PCC = POINT OF COMPOUND CURVATURE
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 30-24-31 = SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST

—●— = DENOTES PERMANENT REFERENCE MONUMENT
(SET NAIL & DISK PRM #LB 68
UNLESS OTHERWISE NOTED)

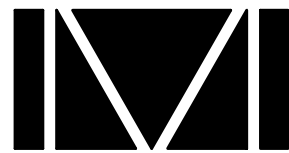
—■— = DENOTES PERMANENT REFERENCE MONUMENT
(FOUND OR SET 4"x4" CONCRETE MONUMENT PRM #LB68
UNLESS OTHERWISE NOTED)
\\ PER CHAPTER 177, FLORIDA STATUTES.

—○— = DENOTES PERMANENT CONTROL POINT
(SET NAIL AND DISK PCP LB#68)
PER CHAPTER 177, FLORIDA STATUTES.



NOTE:
- THE PROPERTIES DELINEATED ON THIS PLAT ARE SUBJECT
TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE.

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

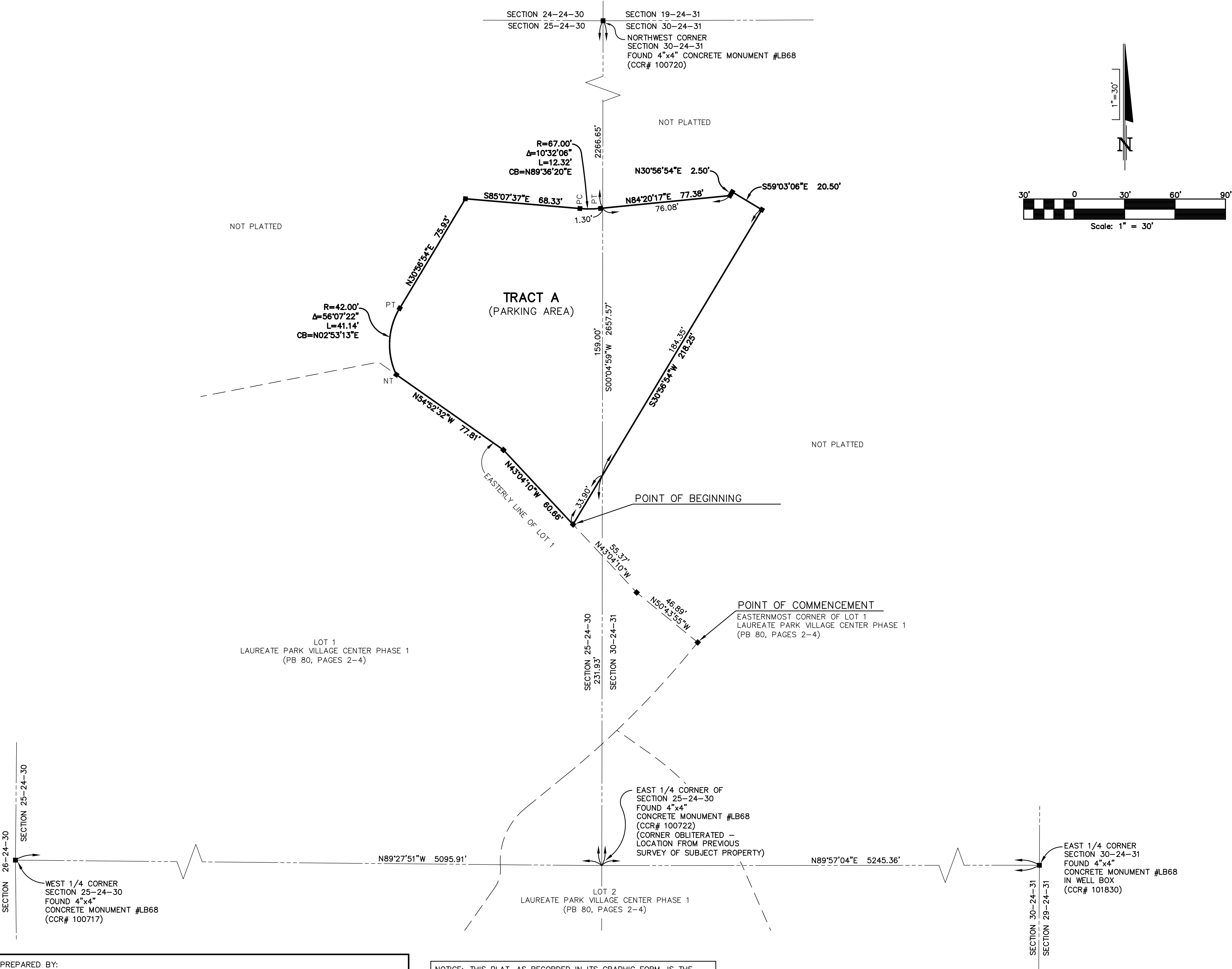
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

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SHEET 2 OF 2
SEE SHEET 1 FOR NOTES AND LEGEND



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