

PARK CENTER

SHEET 1 OF 2

A REPLAT OF LOT 1, RUFF'S PARK, PLAT BOOK V, PAGE 107 AND A REPLAT OF BLOCK "B", PLAN OF ADAM GIVEN'S REVISED SUBDIVISION, PLAT BOOK C, PAGE 42 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LYING IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

ALL THAT REAL PROPERTY SITUATED IN ORANGE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

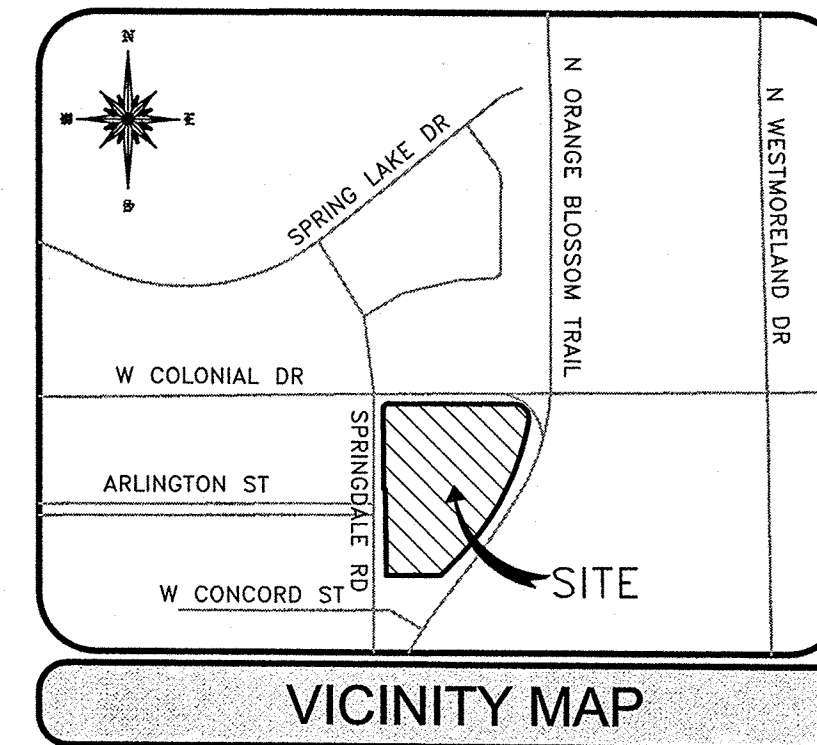
A REPLAT OF A PORTION OF BLOCK B OF ADAM GIVEN'S REVISED SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK C, PAGE 42 AND LOT 1, RUFF'S PARK, LESS THAT PART TAKEN IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2954, PAGE 1020, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK V, PAGE 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BEING ALSO KNOWN AS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, RUFF'S PARK; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EXISTING EASTERLY RIGHT OF WAY LINE OF SPRINGDALE DRIVE AS SHOWN ON SAID PLAT OF RUFF'S PARK AND ADAM GIVEN'S REVISED SUBDIVISION, NORTH 00° 36' 37" WEST, 293.75 FEET; THENCE SOUTH 89° 45' 42" WEST, 5.00 FEET; THENCE NORTH 00° 36' 37" WEST, 271.72 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF COLONIAL DRIVE (S.R. 50) AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE ROAD NO. 500, 600-ORANGE, COUNTY, SECTION 75010-2513, DATED 7-29-77 BEING A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90° 22' 56"; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 31.55 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89° 46' 19" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 424.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 100° 23' 30"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 87.61 FEET TO THE EXISTING WESTERLY RIGHT OF WAY OF ORANGE BLOSSOM TRAIL (US 441) AS SHOWN ON SAID STATE ROAD RIGHT OF WAY MAP, SECTION 75010-2513, BEING A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 902.93 FEET AND A CENTRAL ANGLE OF 33° 17' 06"; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE 524.54 FEET; THENCE SOUTH 44° 02' 31" WEST, 92.01 FEET TO THE SOUTHERLY LINE OF SAID LOT 1, RUFF'S PARK; THENCE SOUTH 89° 46' 20" WEST ALONG SAID SOUTHERLY LINE 185.40 FEET TO THE POINT OF BEGINNING.

BEING ALSO FURTHER KNOWN AS:

ALL OF PARK CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT _____, PAGE _____, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



VICINITY MAP

NOT TO SCALE

General Notes:

- BEARINGS SHOWN HEREON ARE BASED ON THE ORIGINAL NORTH LINE OF BLOCK "B" PER THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE ROAD NO. 500, 600-ORANGE, COUNTY, SECTION 75010-2513 SHEET 7, DATED 7-19-77, BEING NORTH 89° 46' 19" EAST.(ASSUMED)
- 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. 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 TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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- SHEET 1 COVER
- SHEET 2 DETAILS

"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.

Legend and Abbreviations

- = SET CM 4" x 4" PRM--PRM LB 7153* UNLESS OTHERWISE NOTED
- = PERMANENT CONTROL POINT, SET NAIL/DISK "PCP LB 7153" UNLESS OTHERWISE NOTED
- CM = CONCRETE MONUMENT
- PRM = PERMANENT REFERENCE MONUMENT
- LB = LICENSED BUSINESS
- C.C.R. = CERTIFIED CORNER RECORD
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- R = RADIUS
- L = ARC LENGTH
- Δ = CENTRAL ANGLE
- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMPOUND CURVATURE
- ℄ = CENTERLINE

VHB
Vanasse Hangen Brustlin, Inc.
 225 East Robinson Street
 Suite 300
 Orlando, Florida 32801
 407 839-4006 • FAX 407 839-4008
 LB 7153

CONCURRENCY MANAGEMENT

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.

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 _____

PLAT BOOK _____ PAGE _____

DEDICATION

PARK CENTER

KNOW ALL MEN BY THESE PRESENTS, That the PARK CENTER PROPERTIES I GP 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 hereon to the perpetual use of the public. Said party has caused these presents to be signed IN WITNESS WHEREOF, Plat to be sealed on _____, 2014.

By _____
 Printed Name: Lior Evan
 Title: Managing Member, Groton St Investments
 PCP I LLC, General Partner
 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 of the above named PARK CENTER PROPERTIES I GP under the laws of _____ described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said PARK CENTER PROPERTIES I GP affixed hereto; and that the said dedication is the act and deed of said PARK CENTER PROPERTIES I GP.

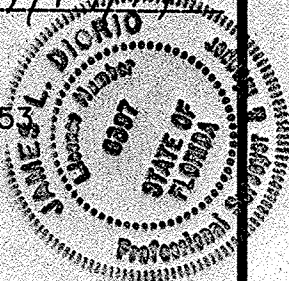
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

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; or 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.

Signed James L. Diorio Date 7/17/14
 Surveyors Name: James L. Diorio
 Registration Number: 6397
 Florida Professional Surveyor and Mapper
 Registration Number Of Legal Entity: L.B. 7153
 Vanasse Hangen Brustlin, Inc.
 225 E. Robinson Street, Suite 300
 Orlando, Florida 32801



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 Statutes 177

City Surveyor _____ Date _____

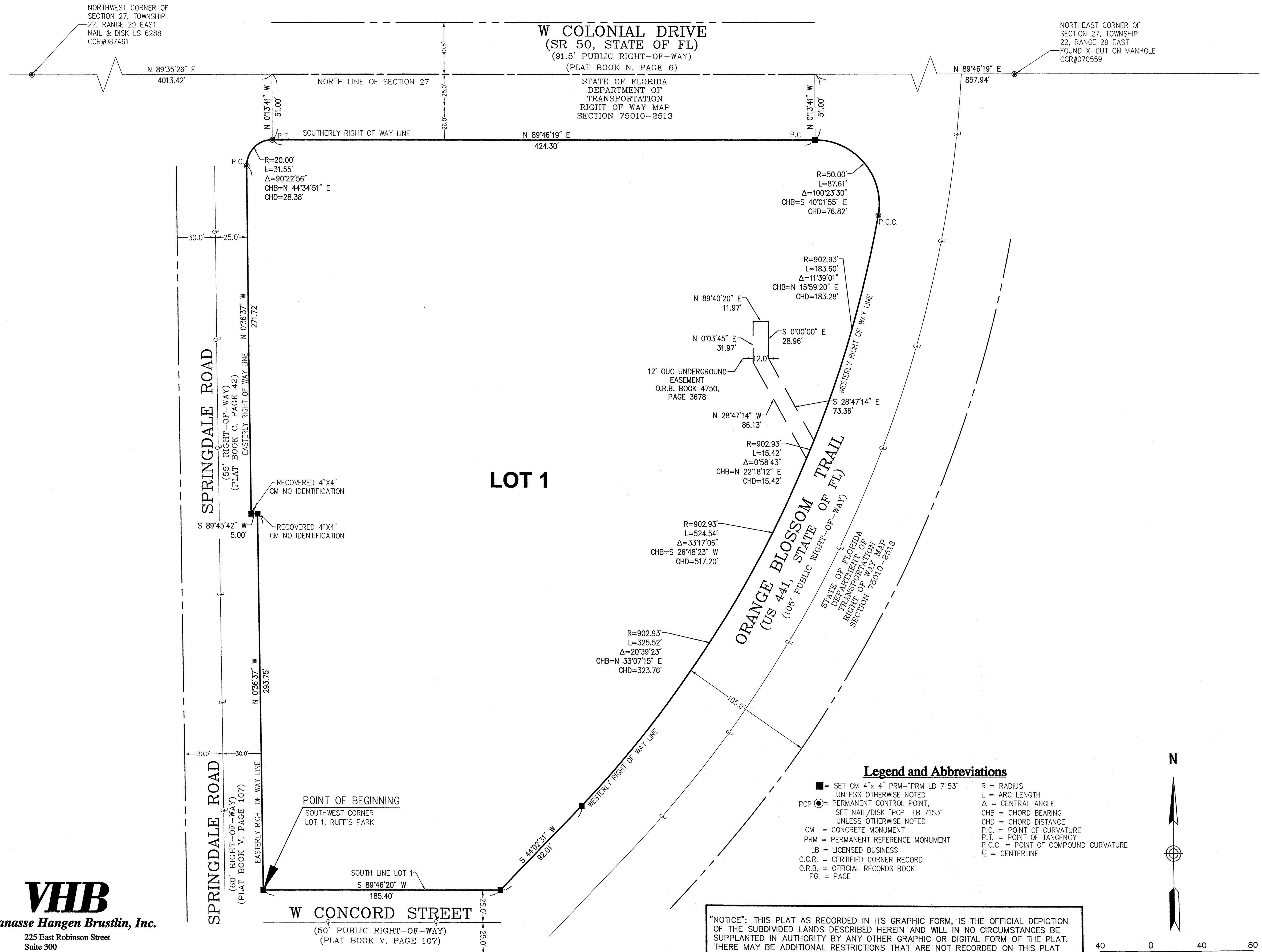
PARK CENTER

SHEET 2 OF 2

PLAT BOOK

PAGE

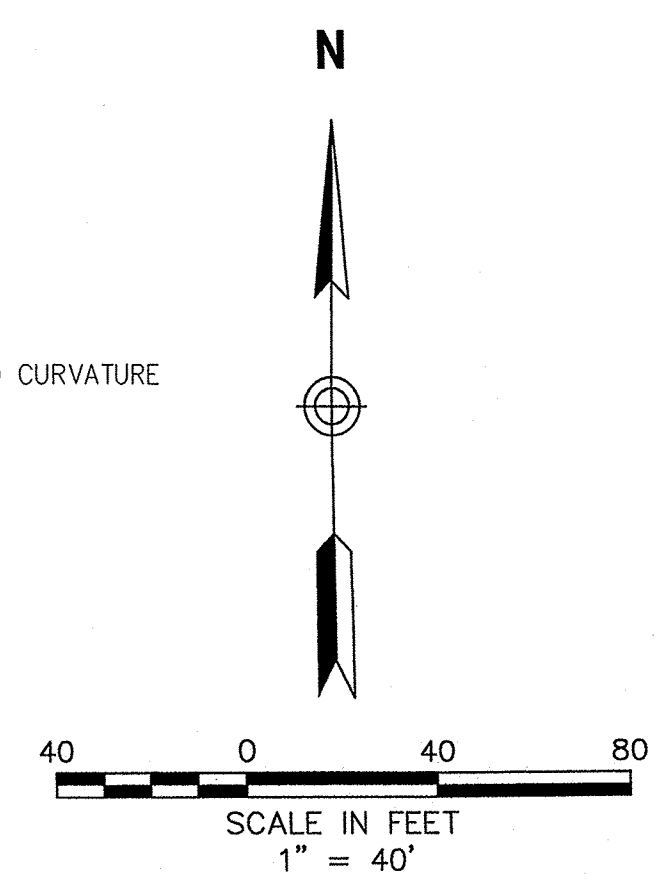
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