

SURVEYOR'S NOTES:

PREPARED BY:

- 1. 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.
- 2. Bearings based on the West line of Lot 1, Lake Nona Central Parcel 11A (Plat Book 62, Pages 73-75) as being S00°24'24"E (per plat).
- 3. All lines intersecting curves are radial unless otherwise noted as (NR) = non-radial.
- 4. Tract OS-3 of the Association Property is an Open Space Tract to be owned and maintained by the VillageWalk at Lake Nona Homeowners Association, Inc.
- 5. Tract R of the Association Property shown hereon is a Private Right-of-way to be owned and maintained by the VillageWalk at Lake Nona Homeowners Association, Inc.

6. Tract SMA-1, Tract SMA-2, and Tract SMA-2B of the Association Property shown hereon are

Homeowners Association, Inc. 7. All platted Utility Easements (including Drainage and Utility Easements) shown hereon are private,

Stormwater Management Areas to be owned and maintained by the VillageWalk at Lake Nona

- non-exclusive easements in favor of Pulte Home Corporation, its successors or assigns.
- 8. All platted Drainage Easements shown hereon shall be private, non-exclusive easements in favor of Pulte Home Corporation. 9. 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 re-impose same. 10. The lands described herein are subject to that certain Declaration of Covenants, Conditions and
- Restrictions for VillageWalk at Lake Nona, recorded in Official Records Book 8364, Page 3961 of the Public Records of Orange County, Florida, and all subsequent amendments and supplements thereto.
- 11. No buildings or any permanent structures shall be placed on utility easements, except driveways, sidewalks and similar surface construction.
- 12. All platted streets and rights—of—way, and utility easements shown hereon shall also be easements to Lake Nona Property Holdings, LLC, Lake Nona Land Company, LLC and their affiliates, assignees or designees ("Provider") for the construction, installation, maintenance and operation of Communication Services as defined in the Development Agreement recorded in Official Records Book 7544, Page 337, Public Records of Orange County, Florida as amended ("Communication Services") subject to statutory limitations thereof; provided, however, no such construction, installation, maintenance, or operation of Communication Services shall interfere with the facilities and services of an electric, telephone, gas, or other utility. In the event the Provider damages such facilities, it shall be solely responsible for the damages.
- 13. No part of the lands described herein is dedicated to the City of Orlando, Florida, or the public, with the exception of the emergency access easement described in Note 16. None of the property designated as a "Tract R" on this plat will become part of the City of Orlando public road system.

DONALD W. McINTOSH ASSOCIATES, INC.

PLANNERS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

CERTIFICATE OF AUTHORIZATION NUMBER LB68

SURVEYORS

DESCRIPTION:

That part of Section 18, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the Northwest corner of Lot 1, LAKE NONA CENTRAL PARCEL 11A, according to the plat thereof, as recorded in Plat Book 62, Pages 73 through 75, of the Public Records of Orange County, Florida; thence S00°24'24"E along the West Line of said Lot 1 for a distance of 657.93 feet; thence departing said West line S89°35'36"W, 20.00 feet a point on a non-tangent curve concave Southwesterly having a radius of 335.50 feet and a chord bearing of N40°22'59"W; thence Northwesterly along the arc of said curve through a central angle of 73°41'45" for a distance of 431.53 feet to the point of tangency; thence N77°13'52"W, 52.00 feet; thence S12°46'08"W, 130.50 feet; thence S77°13'52"E, 33.56 feet; thence S12°46'08"W, 50.00 feet; thence N77"13'52"W, 28.72 feet; thence S12'46'08"W, 134.13 feet; thence S77"13'52"E, 76.50 feet; thence S12'46'08"W, 44.18 feet; thence S00°44'07"E, 74.19 feet to a point on a non-tangent curve concave Westerly having a radius of 345.00 feet and a chord bearing of S11°31'15"W; thence Southerly along the arc of said curve through a central angle of 13°50'32" for a distance of 83.35 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 795.00 feet and a chord bearing of S34°48'57"W; thence Southwesterly along the arc of said curve through a central angle of 32'44'52" for a distance of 454.39 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 1155.00 feet and a chord bearing of S39°20'41"W; thence Southwesterly along the arc of said curve through a central angle of 23°41'24" for a distance of 477.56 feet to a point on a non-tangent line; thence S62°30'01"E, 130.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 1025.00 feet and a chord bearing of S26°56'26"W; thence Southwesterly along the arc of said curve through a central angle of 01°07'05" for a distance of 20.00 feet to a non-tangent line; thence N63°37'06"W, 130.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 1155.00 feet and a chord bearing of S22°35'15"W; thence Southwesterly along the arc of said curve through a central angle of 07°35'17" for a distance of 152.97 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 470.00 feet and a chord bearing of S27°27'03"W; thence Southwesterly along the arc of said curve through a central angle of 1718'53" for a distance of 142.03 feet to the point of tangency; thence S36°06'30"W, 357.65 feet to a point on a non-tangent curve concave Northeasterly having a radius of 155.00 feet and a chord bearing of S50°42'56"E; thence Southeasterly along the arc of said curve through a central angle of 06°21'08" for a distance of 17.18 feet to the point of tangency; thence S53°53'30"E, 87.85 feet; thence S36°06'30"W, 50.00 feet; thence N53°53'30"W, 87.85 feet to the point of curvature of a curve concave Northeasterly having a radius of 205.00 feet and a chord bearing of N25°17'25"W; thence Northwesterly along the arc of said curve through a central angle of 57°12'09" for a distance of 204.67 feet to the point of tangency; thence N0318'39"E, 87.92 feet; thence N86'41'21"W, 151.04 feet to the Southerly line of the Conservation Easement described in Official Records Book 7660, Page 245, of the Public Records of Orange County, Florida; thence run the following courses and distances along said Southerly line: N07°18'52"E, 14.83 feet; N00°20'47"W, 75.47 feet; NO8°44'56"W, 145.99 feet; N12°58'09"E, 210.50 feet; N17°18'23"W, 104.75 feet; N52°34'34"W, 77.17 feet; N15°06'19"W, 142.65 feet; N35°47'51"E, 155.56 feet; N67°11'48"E, 486.96 feet; N57°03'43"E, 207.82 feet; N31°23'44"E, 151.49 feet; N18°02'10"E, 164.87 feet; N00°21'14"W, 191.43 feet; N10°25'09"W, 195.97 feet; NO2°58'38"E, 136.88 feet; N73°43'15"E, 108.12 feet; S68°37'41"E, 272.48 feet; N87°14'23"E, 186.26 feet; N73°27'32"E, 185.70 feet; S89°24'11"E, 56.35 feet to the POINT OF BEGINNING.

Containing 31.027 acres more or less.

SURVEYOR'S NOTES CONTINUED

- 14. The properties designated as Tract SMA-1, Tract SMA-2, Tract SMA-2B, Tract OS-3, and Tract R on this plat are hereby dedicated to the VillageWalk at Lake Nona Homeowners Association, Inc., a Florida non-profit corporation (the "Association"), to be controlled by and maintained by the Association as "Association Property", as defined in the Declaration of Covenants, Conditions and Restrictions for VillageWalk at Lake Nona, recorded in Official Records Book 8364, Page 3961 of the Public Records of Orange County, Florida, and all subsequent amendments and supplements thereto (collectively, 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 "Home", as defined in the Declaration, to be located on the lands platted herein, the grantee therein agrees that neither Lake Nona Land Company, LLC, its successors and assigns (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.
- 15. The Declarant does hereby grant to the present and future owners of Lots 37 through 87 of this plat and to the other "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 R of the Association Property. The Declarant, in recording this plat, has created Tract R shown herein as a portion of the Association Property described in the Declaration. Said Association Property is not dedicated to the use and enjoyment of the general public, but rather, its use is reserved for the common use, enjoyment and benefit of 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.
- 16. NOTWITHSTANDING the foregoing: An emergency access easement to the private storm drainage system over Tract SMA-1, Tract SMA-2, Tract SMA-2B and over all drainage easements shown on this plat is hereby dedicated to the City of Orlando for emergency maintenance purposes in the event inadequate maintenance of the storm drainage system creates a hazard to the public health, safety, and general welfare. The emergency access easement granted above does not impose any obligation, burden, responsibility or liability upon the City of Orlando to enter upon the subject property and take any action to repair or maintain the private drainage system. Non-exclusive easements through, over, under and across Tract R and over all utility easements shown herein are hereby dedicated for use by the City of Orlando and the Orlando Utilities Commission for the purpose of constructing, maintaining and replacing their respective facilities servicing the lands encompassed by this plat. Non-exclusive easements through, over, under and across Tract R and all drainage easements shown hereon in accordance with the Amended and Restated Drainage Easement Agreement recorded in Official Records Book 8459, Page 333 of the Public Records of Orange County, Florida, and all subsequents amendment thereto are hereby dedicated for use by Lake Nona Property Holdings, LLC, Lake Nona Land Company, LLC and their affiliates, assignees or designees for the purpose of constructing, maintaining and replacing their respective facilities servicing the lands encompassed by this plat.
- 17. All easements created in this plat are private unless noted otherwise.
- 18. The lands described herein are subject to other matters of record not noted hereon.

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.

NOTE:

 The properties delineated on this plat are subject to aircraft noise that may be objectionable.

PLAT BOOK PAGE ENCLAVE AT VILLAGEWALK PHASE 2 DEDICATION KNOW ALL BY THESE PRESENTS, that Pulte Home Corporation, a Michigan corporation, 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 herein expressed. IN WITNESS WHEREOF. Pulte Home Corporation has caused these presents to be signed by the authorized agent named below: Pulte Home Corporation, a Michigan corporation 05/22/15 Name: Douglas Hoffman Title: Director - Land Development (North Florida) PRINTED NAME: GOOD Brown PRINTED NAME: KEITH PURDICK STATE OF Florida COUNTY OF Orange The foregoing instrument was acknowledged before me this 05/22/15 by Douglas Hoffman, as Director — Land Development (North Florida), Pulte Home Corporation, a Michigan corporation, on behalf of the corporation He is personally known to me, or has produced PRINTED NAME: Rocky Carson HOCKY L CARSON NOTARY PUBLIC COMMISSION NUMBER E 88288Z MY COMMISSION EXPIRES 3/1.2/1.7 CERTIFICATE OF APPROVAL BY MUNICIPALITY

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CERTIFICATE	OF	APPROVAL	BY	•

Examined and Approved:	Date:	
City Planning Official:	· · · · · · · · · · · · · · · · · · ·	_

CITY PLANNING OFFICIAL

CERTIFICATE OF	APPROVAL	BY	CITY	ENGINEER
Examined and Approved:				Date:

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

City Surveyor:

City Engineer:

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the fo	regoing plat was
recorded in the Orange County	y Official Records
on as File No	•
County Comptroller in and for	Orange County, Florid

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 1868 2200 Park Avenue North, Winter Park, Fl 32789

Date: 05/22/15

Y: Cdrson, PSM Florida Registered Surveyor and Mapper Certificate No. 4285

ENGINEERS









