

PRESERVE AT LAUREATE PARK PHASE 1

SHEET 1 OF 6

LOCATED WITHIN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION:

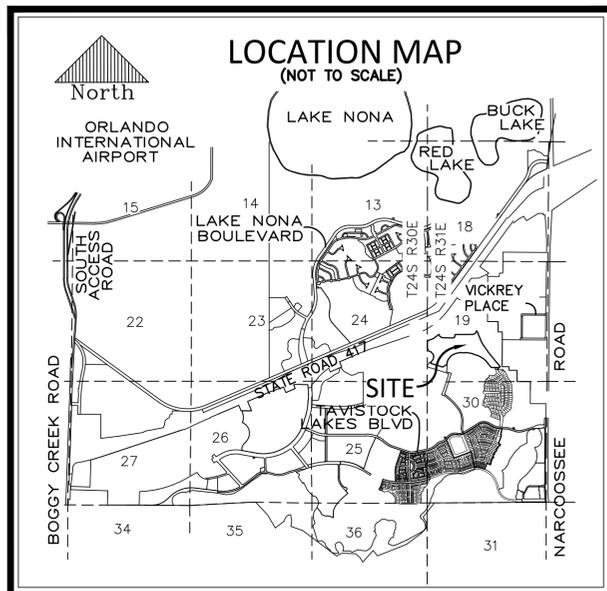
That part of Section 19, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of Tract OS-8, LAUREATE PARK PHASE 3B, according to the plat thereof, as recorded in Plat Book 79, Pages 132 through 138 of the Public Records of Orange County, Florida; thence N90°00'00"E along the North line of said LAUREATE PARK PHASE 3B, for a distance of 21.19 feet; thence departing said North line run N00°00'00"E, 72.00 feet to the POINT OF BEGINNING; thence N90°00'00"E, 26.65 feet; thence N00°00'00"E, 95.23 feet to the Westerly line of Conservation Easement "H", as described in Exhibit "B" of Official Records Book 9262, Page 2294, of the Public Records of Orange County, Florida; thence run the following courses and distances along said Westerly line: N37°55'21"W, 98.85 feet; N42°59'24"W, 171.94 feet; N37°58'33"W, 94.60 feet; N39°13'35"W, 218.57 feet; N37°19'27"W, 171.00 feet; N35°18'01"W, 438.93 feet; N30°58'50"W, 71.29 feet; N22°48'03"W, 448.18 feet; N14°51'41"W, 50.56 feet; N34°20'19"W, 66.14 feet; S25°49'42"W, 124.27 feet; S65°53'44"W, 118.85 feet; S89°54'58"W, 792.45 feet; S06°03'59"W, 116.63 feet; S63°42'25"W, 88.93 feet; N87°45'57"W, 460.60 feet; N67°21'44"W, 117.69 feet; N20°49'44"W, 112.49 feet to the Southerly line of Conservation Easement "A", as described in Exhibit "B" of Official Records Book 9262, Page 2315, of the Public Records of Orange County, Florida; thence run the following courses and distances along said Southerly line: S51°09'16"W, 312.30 feet; S71°23'54"W, 205.02 feet to the point of curvature of a curve concave Southeastly having a radius of 100.00 feet and a chord bearing of S36°20'35"W; thence Southwestly along the arc of said curve through a central angle of 70°06'38" for a distance of 122.37 feet to the point of tangency; S01°17'16"W, 190.55 feet; S08°11'15"E, 124.50 feet; S26°33'34"E, 45.36 feet; S38°53'21"E, 37.46 feet; S63°30'54"E, 33.47 feet; S70°41'54"E, 72.78 feet; S35°30'54"E, 58.63 feet; S52°43'14"E, 23.05 feet; S43°07'36"E, 58.98 feet to the point of curvature of a curve concave Westerly having a radius of 100.00 feet and a chord bearing of S15°00'22"E; thence Southerly along the arc of said curve through a central angle of 56°14'26" for a distance of 98.16 feet to the point of tangency; S13°06'51"W, 40.73 feet; S02°03'41"W, 71.27 feet; S34°56'34"W, 87.61 feet; S39°17'56"W, 74.68 feet; thence departing said Southerly line run S72°27'41"E, 111.30 feet; thence S17°32'19"W, 70.00 feet; thence S72°27'41"E, 443.07 feet; thence N57°00'31"E, 197.87 feet; thence N17°32'19"E, 129.81 feet to the point of curvature of a curve concave Southeastly having a radius of 445.00 feet and a chord bearing of N26°12'05"E; thence Northeastly along the arc of said curve through a central angle of 17°19'32" for a distance of 134.56 feet to the point of compound curvature of a curve concave Southeastly having a radius of 1118.00 feet and a chord bearing of N37°46'36"E; thence Northeastly along the arc of said curve through a central angle of 05°49'32" for a distance of 113.67 feet to the point of compound curvature of a curve concave Southeastly having a radius of 445.00 feet and a chord bearing of N53°40'13"E; thence Northeastly along the arc of said curve through a central angle of 25°57'42" for a distance of 201.64 feet to the point of compound curvature of a curve concave Southerly having a radius of 835.00 feet and a chord bearing of N78°17'01"E; thence Easterly along the arc of said curve through a central angle of 23°15'53" for a distance of 339.05 feet to the point of tangency; thence N89°54'58"E, 170.60 feet to the point of curvature of a curve concave Southerly having a radius of 1060.00 feet and a chord bearing of S80°27'38"E; thence Easterly along the arc of said curve through a central angle of 19°14'48" for a distance of 356.07 feet to the point of tangency; thence S70°50'15"E, 174.13 feet to the point of curvature of a curve concave Southwestly having a radius of 1000.00 feet and a chord bearing of S55°18'43"E; thence Southeastly along the arc of said curve through a central angle of 31°03'04" for a distance of 541.95 feet to the point of compound curvature of a curve concave Southwestly having a radius of 1835.00 feet and a chord bearing of S39°19'03"E; thence Southeastly along the arc of said curve through a central angle of 00°56'15" for a distance of 30.03 feet to the point of tangency; thence S38°50'55"E, 247.23 feet to a point on a non-tangent curve concave Northerly having a radius of 658.00 feet and a chord bearing of S84°27'13"E; thence Easterly along the arc of said curve through a central angle of 11°05'34" for a distance of 127.39 feet to the point of tangency; thence N90°00'00"E, 206.02 feet to the POINT OF BEGINNING.

Containing 58.039 acres more or less.

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 North line of LAUREATE PARK PHASE 3A, according to the plat thereof as recorded in Plat Book 77, Pages 106 through 111, of the Public Records of Orange County, Florida, being N90°00'00"E (per plat).
- All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.
- The lands described herein are subject to that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for the Laureate Park Master Association, Inc. (the "Master Association") recorded in Official Records Book 10231, Page 7500 in the Public Records of Orange County, Florida, together with all amendments thereto and as may be further amended, supplemented and/or assigned from time to time (collectively, the "Master Declaration"). All easements described in the Master Declaration are private non-exclusive easements unless expressly stated otherwise therein. With respect to all rights and easements established by or reserved by this plat or the Master Declaration, unless specifically provided otherwise, the right is hereby reserved to the Greenway Improvement District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and Lake Nona Laureate Park, LLC (the "Master Declarant") and their successors and assigns, as the grantees of such rights and easements to: (i) assign the same to others; (ii) grant a part or all of said rights and easements to others; and (iii) grant and empower the assignees or grantees thereof to further assign such rights or grant such additional easements over any part or all of such easements as the grantee or said assignee or grantees may deem necessary or appropriate; provided, none of the grants or assignments shall impair or detract from the use of the lands depicted on this plat for the purposes stated herein, reserved by or granted pursuant to the Master Declaration for the purposes stated therein; provided further said grants or assignments shall not be deemed a public dedication of said rights or easements.
- The lands described herein are subject to that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Preserve at Laureate Park, Inc. (the "Association") recorded in Official Records Book _____, Page _____, in the Public Records of Orange County, Florida, as may be amended, supplemented and/or assigned from time to time (the "Declaration").
- Tracts OS-1, OS-2, OS-3 and OS-4 are Open Space Tracts to be owned and maintained by the Association, its successors or assigns.
- Tract R is a Private Right-of-way to be owned and maintained by the Association, its successors or assigns.
- Tracts FD-1 and FD-2 of the Association Property are Future Development Tracts to be owned and maintained by Taylor Morrison of Florida, Inc., its successors or assigns.
- No part of Lots 1 through 44, Tracts FD-1 and FD-2, Tracts OS-1 through OS-4, and Tract R as depicted on this plat are being dedicated to the public nor are any portions of said Lots or Tracts required for any public use.
- All platted Utility Easements (including Drainage and Utility Easements) shown hereon are private, non-exclusive easements in favor of the Association, its successors or assigns, for the benefit of the Association's members subject to and in accordance with the terms of the Declaration, and in favor of the Master Association, the Master Declarant, Taylor Morrison of Florida, Inc., and each of their affiliates, successors, assignees or designees; provided further that the Master Association, the Master Declarant, Taylor Morrison of Florida, Inc., and each of their affiliates, successors, assignees or designees shall also have an easement over, upon, under and through such platted Utility Easements (including Drainage and Utility Easements) for the construction, installation, maintenance and operation of utilities and communication services, subject to statutory limitations thereof.
- All platted Drainage Easements shown hereon shall be private, non-exclusive easements in favor of the Association, its successors or assigns, for the benefit of the Association's members subject to and in accordance with the terms of the Declaration, and in favor of the Master Association, the Master Declarant, Taylor Morrison of Florida, Inc., and each of their affiliates, successors, assignees or designees.
- All platted Wall Easements (including Wall and Drainage Easements) created by this plat and as shown hereon shall be private, non-exclusive easements in favor of the Association, the Master Association, the Master Declarant, Taylor Morrison of Florida, Inc., and each of their successors and assigns, for the construction, installation, maintenance, repair and replacement of privacy screen walls and/or retaining walls, in accordance with and subject to the terms and provisions of the Declaration.
- Taylor Morrison of Florida, Inc. (the "Declarant") does hereby grant to the present and future owners of Lots 1 through 44 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.
- NOTWITHSTANDING the foregoing: An emergency access easement to the private storm drainage system 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.
- 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.
- All easements created in this plat are private unless noted otherwise.



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.

PLAT BOOK

PAGE

PRESERVE AT LAUREATE PARK PHASE 1

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

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PRESERVE AT LAUREATE PARK PHASE 1

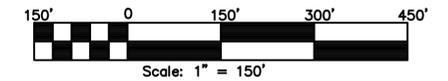
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CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT BOOK

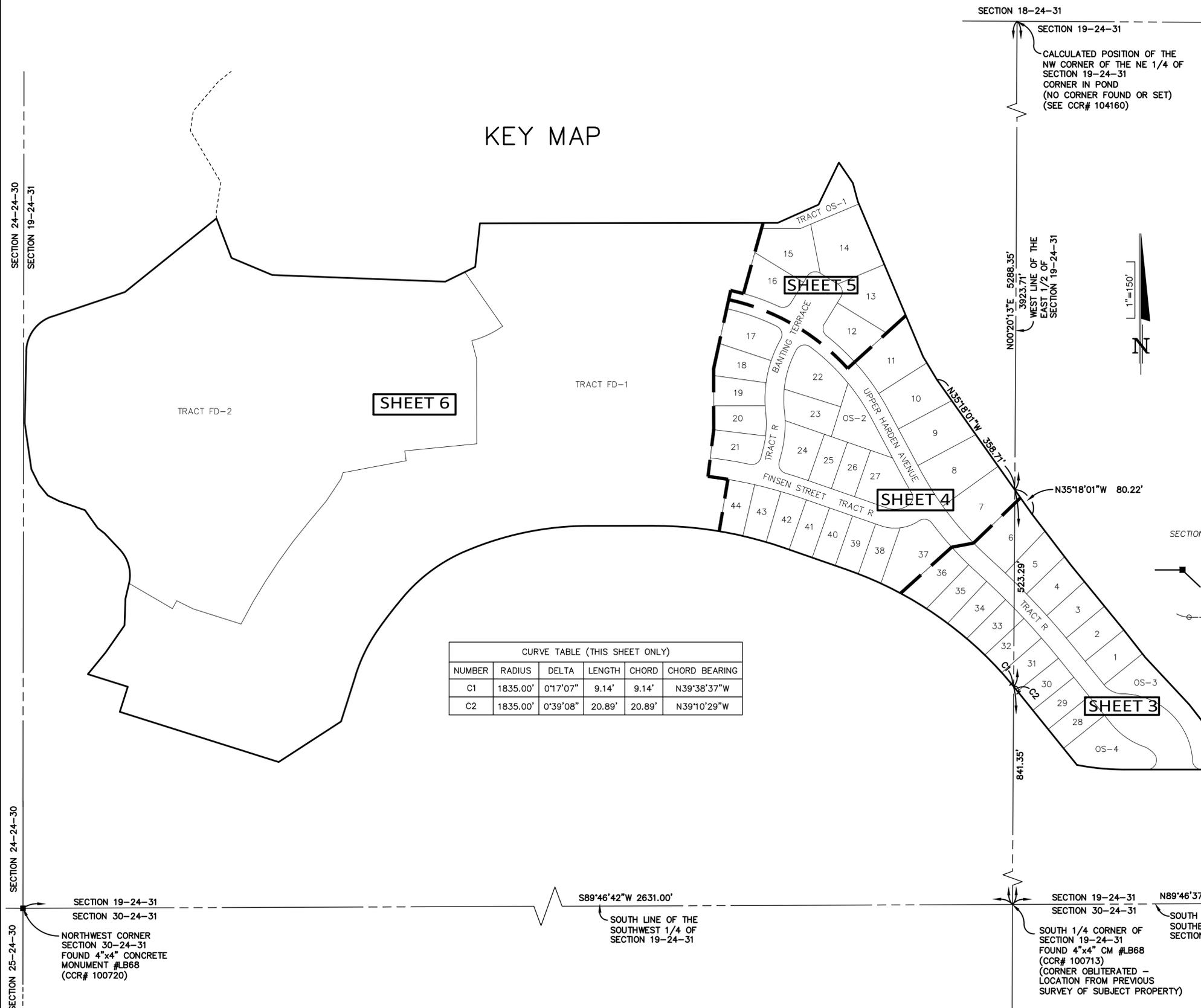
PAGE

SHEET 2 OF 6

SEE SHEET 1 FOR NOTES



KEY MAP



LEGEND

(FOR ALL SHEETS)

- W&DE = WALL AND DRAINAGE EASEMENT
- FD = FUTURE DEVELOPMENT
- LS = LIFT STATION
- OS = OPEN SPACE
- AE = ACCESS EASEMENT
- DE = DRAINAGE EASEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- UE = UTILITY EASEMENT
- DUE = DRAINAGE AND UTILITY EASEMENT
- <C53> = OVERALL CENTERLINE CURVE SEGMENT NUMBER (SEE CURVE TABLE)
- <100.00> = OVERALL CENTERLINE LINE SEGMENT DISTANCE
- 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
- © = CENTERLINE
- R/W = RIGHT-OF-WAY
- NT = NON-TANGENT
- (R) = RADIAL
- (NR) = NON-RADIAL
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- POC = POINT ON CURVE
- POL = POINT ON LINE
- P-C = POINT OF CUSP
- PCC = POINT OF COMPOUND CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- IR = IRON ROD
- IRC = IRON ROD AND CAP
- IP = IRON PIPE
- CM = CONCRETE MONUMENT
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- CCR = CERTIFIED CORNER RECORD
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- WE = WALL EASEMENT

SECTION 19-24-31 = SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST

- denotes PERMANENT REFERENCE MONUMENT (FOUND OR SET 4"x4" CONCRETE MONUMENT PRM #LB 68 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
- denotes PERMANENT CONTROL POINT (SET NAIL AND DISK PCP LB#68) PER CHAPTER 177, FLORIDA STATUTES.

| CURVE TABLE (THIS SHEET ONLY) | | | | | |
|-------------------------------|----------|----------|--------|--------|---------------|
| NUMBER | RADIUS | DELTA | LENGTH | CHORD | CHORD BEARING |
| C1 | 1835.00' | 0°17'07" | 9.14' | 9.14' | N39°38'37"W |
| C2 | 1835.00' | 0°39'08" | 20.89' | 20.89' | N39°10'29"W |

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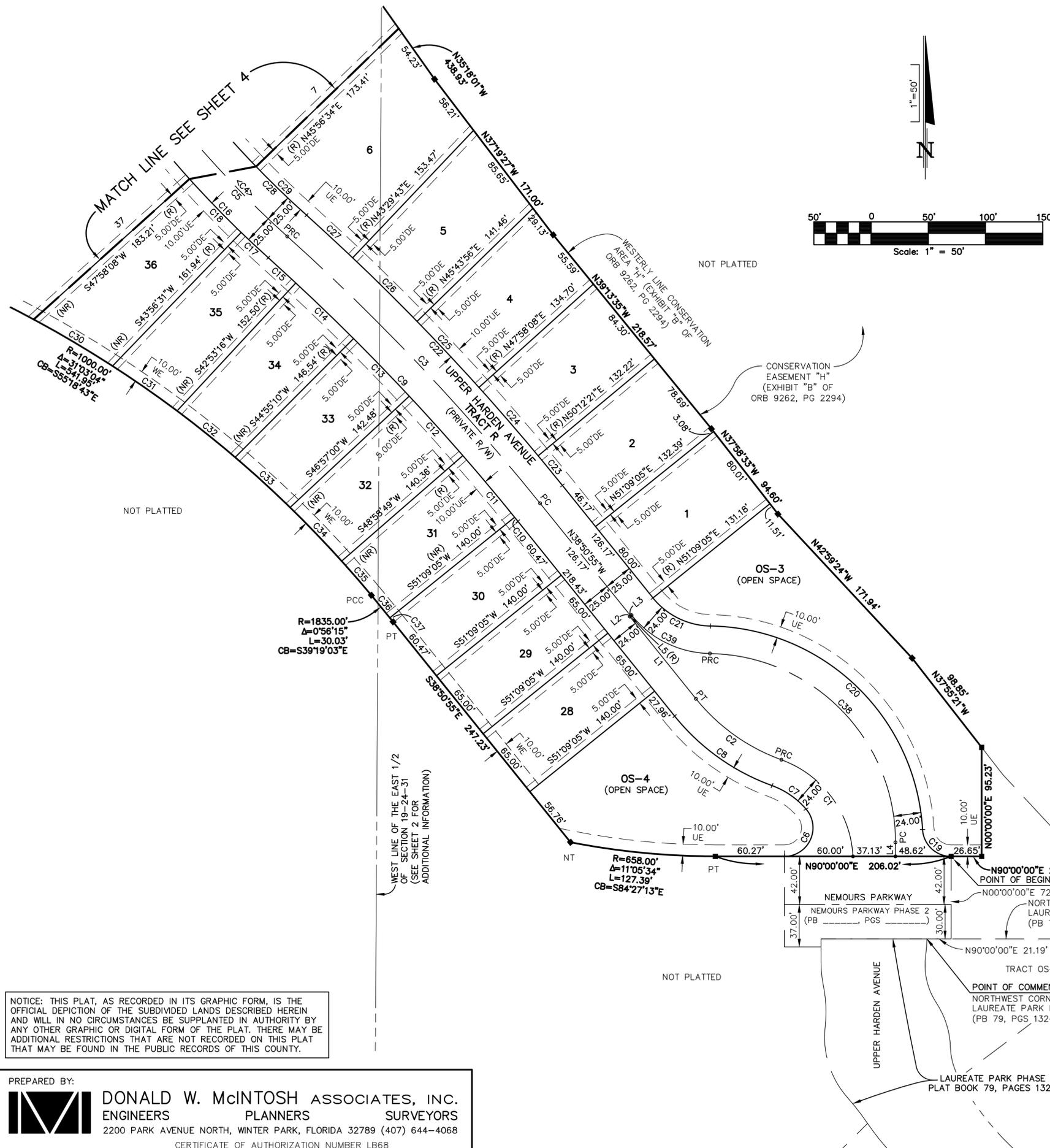
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CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT BOOK

PAGE

SHEET 3 OF 6

SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR LEGEND AND KEY MAP



| CURVE TABLE (THIS SHEET ONLY) | | | | | |
|-------------------------------|----------|------------|---------|---------|---------------|
| NUMBER | RADIUS | DELTA | LENGTH | CHORD | CHORD BEARING |
| C1 | 95.00' | 67°07'01" | 111.28' | 105.03' | N36°34'32"W |
| C2 | 170.00' | 31°17'07" | 92.83' | 91.68' | N54°29'29"W |
| C3 | 2000.00' | 9°12'42" | 321.55' | 321.20' | S43°27'16"E |
| C4 | 900.00' | 20°02'41" | 314.86' | 313.26' | S38°02'17"E |
| C5 | 900.00' | 14°12'35" | 223.21' | 222.63' | S40°57'20"E |
| C6 | 25.00' | 130°42'21" | 57.03' | 45.44' | N24°38'50"E |
| C7 | 71.00' | 29°25'42" | 36.47' | 36.07' | N55°25'11"W |
| C8 | 194.00' | 31°17'07" | 105.93' | 104.62' | S54°29'29"E |
| C9 | 1975.00' | 9°12'42" | 317.53' | 317.19' | N43°27'16"W |
| C10 | 1975.00' | 0°07'53" | 4.53' | 4.53' | N38°54'52"W |
| C11 | 1975.00' | 2°02'23" | 70.31' | 70.31' | N40°00'00"W |
| C12 | 1975.00' | 2°01'48" | 69.98' | 69.98' | N42°02'06"W |
| C13 | 1975.00' | 2°01'51" | 70.00' | 70.00' | N44°03'55"W |
| C14 | 1975.00' | 2°01'54" | 70.03' | 70.03' | N46°05'47"W |
| C15 | 1975.00' | 0°56'53" | 32.68' | 32.68' | N47°35'11"W |
| C16 | 925.00' | 11°11'34" | 180.70' | 180.41' | S42°27'50"E |
| C17 | 925.00' | 2°00'08" | 32.33' | 32.32' | S47°03'33"E |
| C18 | 925.00' | 4°01'37" | 65.01' | 65.00' | S44°02'40"E |
| C19 | 25.00' | 86°34'15" | 37.77' | 34.28' | S46°42'52"E |
| C20 | 189.00' | 85°34'32" | 282.29' | 256.77' | N46°13'01"W |
| C21 | 66.00' | 50°09'21" | 57.78' | 55.95' | S63°55'36"E |
| C22 | 2025.00' | 9°12'42" | 325.57' | 325.22' | N43°27'16"W |
| C23 | 2025.00' | 0°56'44" | 33.42' | 33.42' | N39°19'17"W |
| C24 | 2025.00' | 2°14'12" | 79.06' | 79.05' | N40°54'46"W |
| C25 | 2025.00' | 2°14'12" | 79.06' | 79.05' | N43°08'58"W |
| C26 | 2025.00' | 2°14'12" | 79.06' | 79.05' | N45°23'10"W |
| C27 | 2025.00' | 1°33'20" | 54.98' | 54.98' | N47°16'57"W |
| C28 | 875.00' | 20°02'41" | 306.12' | 304.56' | S38°02'17"E |
| C29 | 875.00' | 4°00'11" | 61.13' | 61.12' | S46°03'32"E |
| C30 | 1000.00' | 4°35'06" | 80.02' | 80.00' | N59°27'06"W |
| C31 | 1000.00' | 3°56'05" | 68.67' | 68.66' | N55°11'31"W |
| C32 | 1000.00' | 3°43'30" | 65.01' | 65.00' | N51°21'44"W |
| C33 | 1000.00' | 3°43'30" | 65.01' | 65.00' | N47°38'14"W |
| C34 | 1000.00' | 3°43'30" | 65.01' | 65.00' | N43°54'44"W |
| C35 | 1000.00' | 2°15'49" | 39.51' | 39.51' | N40°55'05"W |
| C36 | 1835.00' | 0°47'46" | 25.50' | 25.50' | N39°23'17"W |
| C37 | 1835.00' | 0°08'29" | 4.53' | 4.53' | N38°55'10"W |
| C38 | 165.00' | 89°00'16" | 256.31' | 231.31' | S44°30'08"E |
| C39 | 90.00' | 50°09'21" | 78.78' | 76.29' | S63°55'36"E |

| LINE TABLE (THIS SHEET ONLY) | | |
|------------------------------|-------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | N38°50'55"W | 92.27' |
| L2 | N51°09'05"E | 1.00' |
| L3 | N51°09'05"E | 1.00' |
| L4 | N00°00'00"E | 12.20' |
| L5 | N51°09'05"E | 2.00' |

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PRESERVE AT LAUREATE PARK PHASE 1

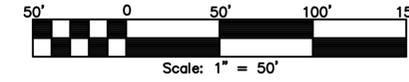
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SHEET 4 OF 6

SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR LEGEND AND KEY MAP

PLAT
BOOK

PAGE



WEST LINE OF THE EAST 1/2
OF SECTION 19-24-31
(SEE SHEET 2 FOR
ADDITIONAL INFORMATION)

| CURVE TABLE (THIS SHEET ONLY) | | | | | |
|-------------------------------|----------|-----------|---------|---------|---------------|
| NUMBER | RADIUS | DELTA | LENGTH | CHORD | CHORD BEARING |
| C1 | 900.00' | 20°02'41" | 314.86' | 313.26' | S38°02'17"E |
| C2 | 900.00' | 14°12'35" | 223.21' | 222.63' | S40°57'20"E |
| C3 | 900.00' | 5°50'06" | 91.66' | 91.62' | S30°55'59"E |
| C4 | 600.00' | 49°41'26" | 520.36' | 504.20' | N43°13'04"W |
| C5 | 600.00' | 30°24'17" | 318.40' | 314.67' | N68°03'47"W |
| C6 | 600.00' | 19°17'09" | 201.96' | 201.01' | N68°03'47"W |
| C7 | 90.00' | 53°00'47" | 83.27' | 80.33' | N82°39'22"E |
| C8 | 1225.00' | 12°12'10" | 260.90' | 260.41' | N76°56'20"W |
| C9 | 1225.00' | 5°02'53" | 107.93' | 107.90' | N73°21'41"W |
| C10 | 1225.00' | 7°09'17" | 152.97' | 152.87' | N79°27'47"W |
| C11 | 300.00' | 20°17'45" | 106.27' | 105.71' | N03°57'59"E |
| C12 | 300.00' | 37°45'41" | 197.72' | 194.16' | S12°41'57"W |
| C13 | 925.00' | 11°11'34" | 180.70' | 180.41' | S42°27'50"E |
| C14 | 25.00' | 86°54'51" | 37.92' | 34.39' | N80°19'29"W |
| C15 | 115.00' | 52°56'39" | 106.27' | 102.53' | N82°41'26"E |
| C16 | 115.00' | 26°57'09" | 54.10' | 53.60' | N69°41'40"E |
| C17 | 115.00' | 25°59'31" | 52.17' | 51.72' | S83°50'00"E |
| C18 | 1200.00' | 12°12'10" | 255.58' | 255.09' | N76°56'20"W |
| C19 | 1200.00' | 3°27'53" | 72.56' | 72.55' | N75°17'15"W |
| C20 | 1200.00' | 3°27'53" | 72.56' | 72.55' | N78°45'08"W |
| C21 | 1200.00' | 2°33'21" | 53.53' | 53.52' | N81°45'45"W |
| C22 | 25.00' | 87°13'26" | 38.06' | 34.49' | N12°46'42"E |
| C23 | 65.00' | 52°46'20" | 59.87' | 57.77' | N82°46'35"E |
| C24 | 1250.00' | 2°48'02" | 61.10' | 61.10' | N72°14'16"W |
| C25 | 25.00' | 87°45'09" | 38.29' | 34.66' | S29°45'43"E |
| C26 | 325.00' | 20°17'45" | 115.13' | 114.52' | N03°57'59"E |
| C27 | 325.00' | 15°31'22" | 88.05' | 87.78' | N06°21'11"E |
| C28 | 325.00' | 4°46'23" | 27.07' | 27.07' | N03°47'42"W |
| C29 | 275.00' | 34°41'20" | 166.49' | 163.96' | S11°09'46"W |
| C30 | 275.00' | 11°50'04" | 56.80' | 56.70' | S00°15'52"E |
| C31 | 275.00' | 22°51'16" | 109.69' | 108.97' | S17°04'48"W |
| C32 | 25.00' | 98°19'34" | 42.90' | 37.83' | S77°40'13"W |
| C33 | 575.00' | 25°09'04" | 252.41' | 250.39' | N40°35'28"W |
| C34 | 575.00' | 13°54'55" | 139.65' | 139.30' | N46°12'33"W |
| C35 | 575.00' | 11°14'10" | 112.76' | 112.58' | N33°38'01"W |
| C36 | 925.00' | 2°49'05" | 45.49' | 45.49' | S29°25'28"E |
| C37 | 875.00' | 20°02'41" | 306.12' | 304.56' | S38°02'17"E |
| C38 | 875.00' | 8°24'23" | 128.38' | 128.26' | S39°51'15"E |
| C39 | 875.00' | 7°38'07" | 116.60' | 116.52' | S31°50'00"E |
| C40 | 625.00' | 23°33'25" | 256.97' | 255.16' | N39°47'39"W |
| C41 | 625.00' | 4°32'02" | 49.46' | 49.44' | N30°16'57"W |
| C42 | 625.00' | 9°40'40" | 105.57' | 105.44' | N37°23'18"W |
| C43 | 1250.00' | 4°54'26" | 107.06' | 107.03' | N80°35'12"W |
| C44 | 25.00' | 87°45'09" | 38.29' | 34.66' | N57°59'27"E |
| C45 | 275.00' | 20°17'45" | 97.41' | 96.91' | N03°57'59"E |
| C46 | 275.00' | 7°13'39" | 34.69' | 34.67' | N10°30'03"E |
| C47 | 275.00' | 13°04'07" | 62.72' | 62.59' | N00°21'10"E |
| C48 | 325.00' | 35°34'35" | 201.80' | 198.57' | S11°36'24"W |
| C49 | 325.00' | 3°09'04" | 17.87' | 17.87' | S04°36'21"E |
| C50 | 325.00' | 10°50'21" | 61.48' | 61.39' | S02°23'22"W |
| C51 | 325.00' | 10°37'15" | 60.25' | 60.16' | S13°07'10"W |
| C52 | 325.00' | 10°57'54" | 62.20' | 62.10' | S23°54'44"W |
| C53 | 25.00' | 93°00'16" | 40.58' | 36.27' | N17°06'26"W |
| C54 | 575.00' | 14°05'48" | 141.47' | 141.11' | N70°39'28"W |
| C55 | 1060.00' | 2°43'04" | 50.28' | 50.28' | N72°11'47"W |
| C56 | 1060.00' | 3°27'53" | 64.10' | 64.09' | N75°17'15"W |
| C57 | 1060.00' | 3°27'53" | 64.10' | 64.09' | N78°45'08"W |
| C58 | 1200.00' | 2°43'04" | 56.92' | 56.92' | N72°11'47"W |
| C59 | 1000.00' | 3°21'39" | 58.66' | 58.65' | N63°25'29"W |
| C60 | 1000.00' | 3°44'00" | 65.16' | 65.15' | N66°58'18"W |
| C61 | 1000.00' | 1°59'56" | 34.89' | 34.89' | N69°50'16"W |
| C62 | 925.00' | 5°09'49" | 83.36' | 83.33' | S39°26'57"E |

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

PRESERVE AT LAUREATE PARK PHASE 1

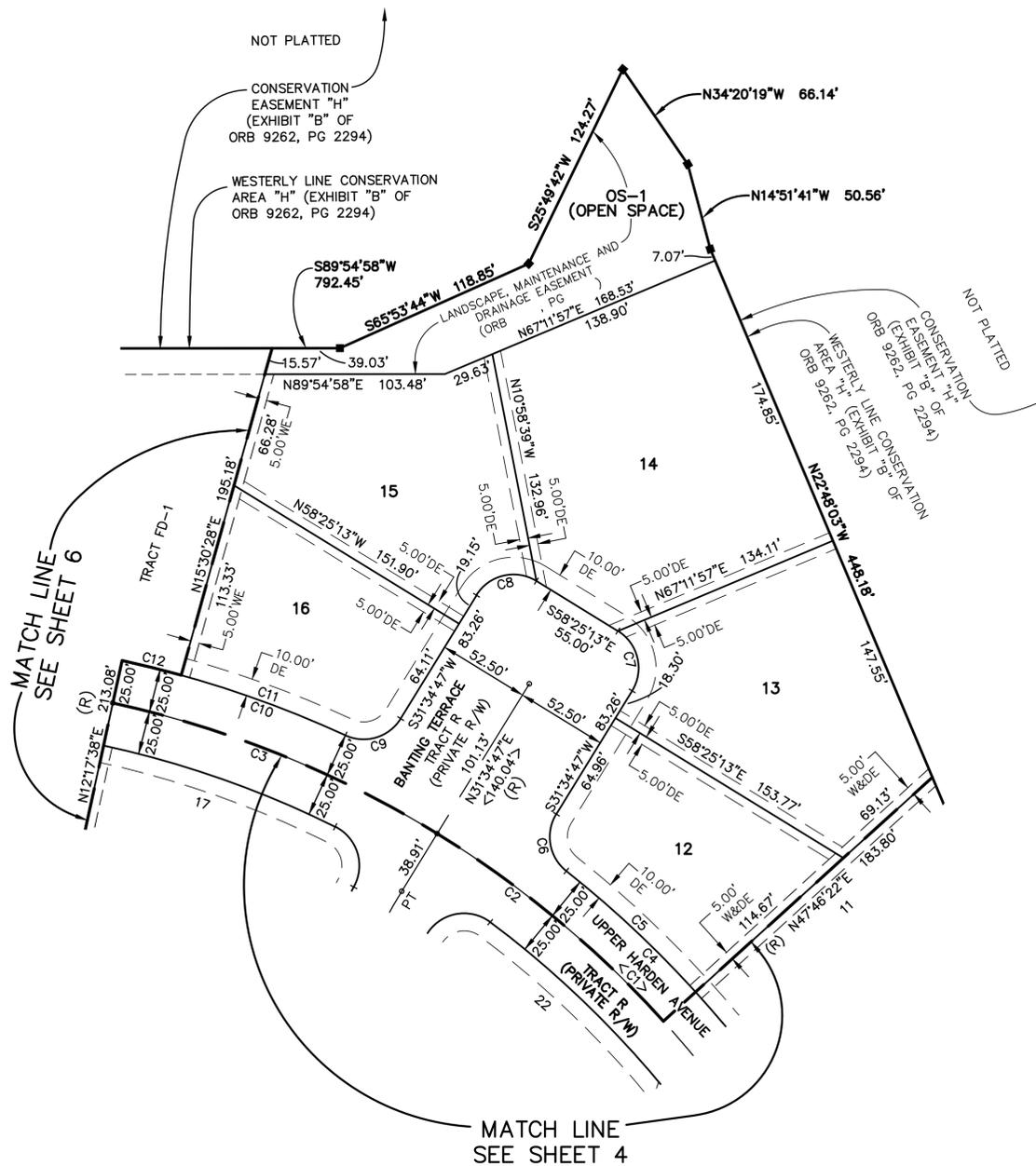
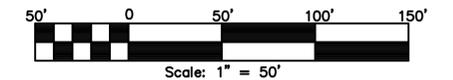
LOCATED WITHIN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT
BOOK

PAGE

SHEET 5 OF 6

SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR LEGEND AND KEY MAP



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:



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ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NUMBER LB68

| CURVE TABLE (THIS SHEET ONLY) | | | | | |
|-------------------------------|---------|-----------|---------|---------|---------------|
| NUMBER | RADIUS | DELTA | LENGTH | CHORD | CHORD BEARING |
| C1 | 600.00' | 49°41'26" | 520.36' | 504.20' | N52°51'39"W |
| C2 | 600.00' | 30°24'17" | 318.40' | 314.67' | N43°13'04"W |
| C3 | 600.00' | 19°17'09" | 201.96' | 201.01' | N68°03'47"W |
| C4 | 625.00' | 23°33'25" | 256.97' | 255.16' | N39°47'39"W |
| C5 | 625.00' | 9°20'43" | 101.94' | 101.83' | N46°54'00"W |
| C6 | 25.00' | 83°09'08" | 36.28' | 33.18' | S09°59'47"E |
| C7 | 25.00' | 90°00'00" | 39.27' | 35.36' | N13°25'13"W |
| C8 | 25.00' | 90°00'00" | 39.27' | 35.36' | S76°34'47"W |
| C9 | 25.00' | 83°09'08" | 36.28' | 33.18' | N73°09'21"E |
| C10 | 625.00' | 12°26'18" | 135.68' | 135.41' | N71°29'13"W |
| C11 | 625.00' | 9°13'28" | 100.62' | 100.51' | N69°52'49"W |
| C12 | 625.00' | 3°12'50" | 35.06' | 35.05' | N76°05'57"W |

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PRESERVE AT LAUREATE PARK PHASE 1

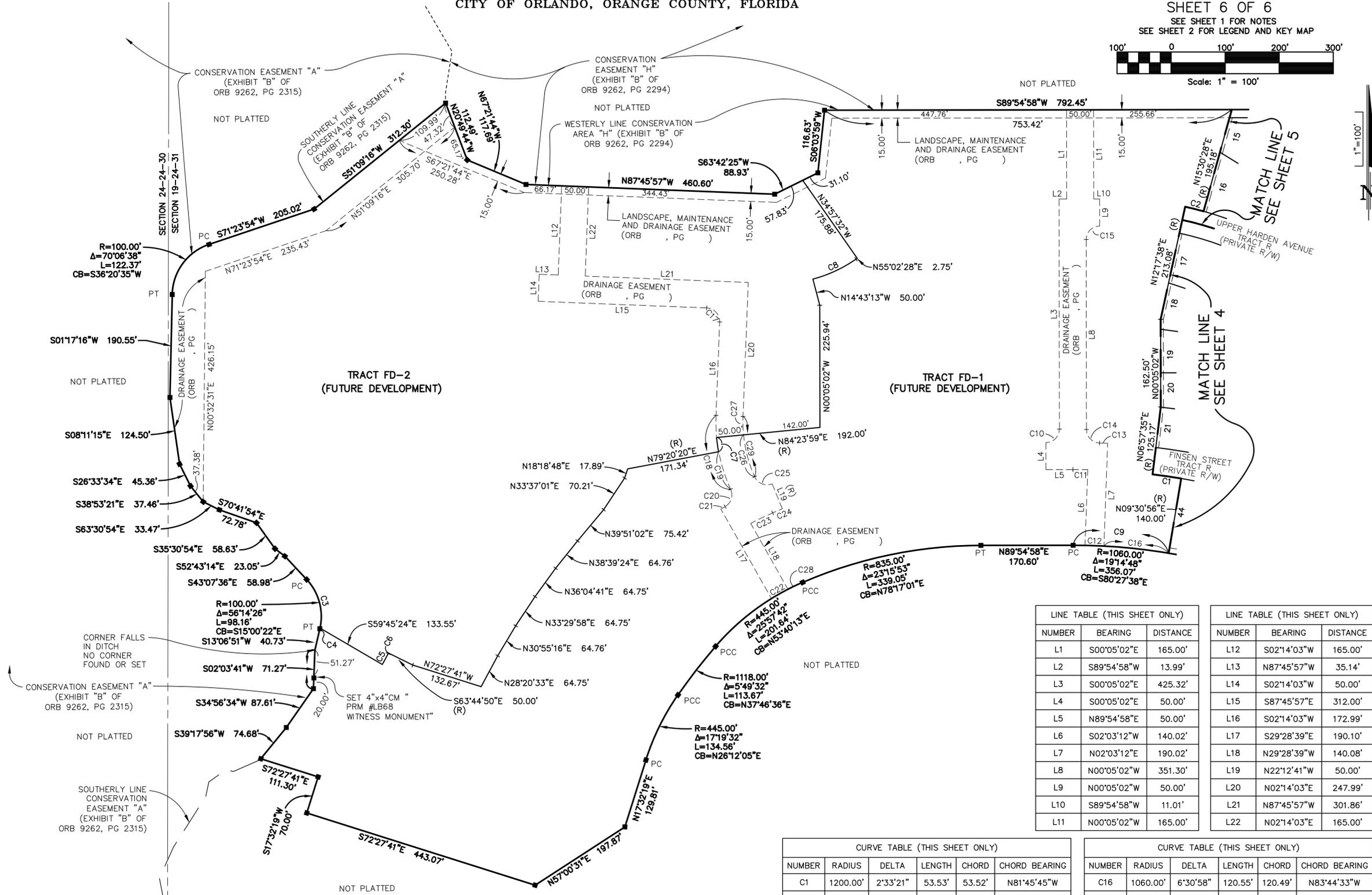
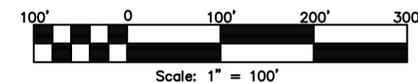
LOCATED WITHIN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT BOOK

PAGE

SHEET 6 OF 6

SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR LEGEND AND KEY MAP



| NUMBER | BEARING | DISTANCE |
|--------|-------------|----------|
| L1 | S00°05'02"E | 165.00' |
| L2 | S89°54'58"W | 13.99' |
| L3 | S00°05'02"E | 425.32' |
| L4 | S00°05'02"E | 50.00' |
| L5 | N89°54'58"E | 50.00' |
| L6 | S02°03'12"W | 140.02' |
| L7 | N02°03'12"E | 190.02' |
| L8 | N00°05'02"W | 351.30' |
| L9 | N00°05'02"W | 50.00' |
| L10 | S89°54'58"W | 11.01' |
| L11 | N00°05'02"W | 165.00' |

| NUMBER | BEARING | DISTANCE |
|--------|-------------|----------|
| L12 | S02°14'03"W | 165.00' |
| L13 | N87°45'57"W | 35.14' |
| L14 | S02°14'03"W | 50.00' |
| L15 | S87°45'57"E | 312.00' |
| L16 | S02°14'03"W | 172.99' |
| L17 | S29°28'39"E | 190.10' |
| L18 | N29°28'39"W | 140.08' |
| L19 | N22°12'41"W | 50.00' |
| L20 | N02°14'03"E | 247.99' |
| L21 | N87°45'57"W | 301.86' |
| L22 | N02°14'03"E | 165.00' |

| NUMBER | RADIUS | DELTA | LENGTH | CHORD | CHORD BEARING |
|--------|----------|-----------|---------|---------|---------------|
| C1 | 1200.00' | 2°33'21" | 53.53' | 53.52' | N81°45'45"W |
| C2 | 625.00' | 3°12'50" | 35.06' | 35.05' | N76°05'57"W |
| C3 | 100.00' | 55°32'52" | 96.95' | 93.20' | N15°21'09"W |
| C4 | 100.00' | 0°41'34" | 1.21' | 1.21' | N12°46'04"E |
| C5 | 325.00' | 4°01'40" | 22.85' | 22.84' | S28°13'46"W |
| C6 | 1620.00' | 0°02'15" | 1.06' | 1.06' | N26°14'03"E |
| C7 | 300.00' | 5°03'39" | 26.50' | 26.49' | N08°07'50"W |
| C8 | 250.00' | 20°14'18" | 88.31' | 87.85' | S65°09'37"W |
| C9 | 1060.00' | 9°35'58" | 177.59' | 177.39' | N85°17'03"W |
| C10 | 25.00' | 90°00'00" | 39.27' | 35.36' | S44°54'58"W |
| C11 | 1200.00' | 1°18'06" | 27.26' | 27.26' | S89°25'59"E |
| C12 | 1060.00' | 1°53'31" | 35.00' | 35.00' | S87°56'48"E |
| C13 | 1250.00' | 0°41'31" | 15.10' | 15.10' | N87°29'26"W |
| C14 | 25.00' | 87°45'09" | 38.29' | 34.66' | N43°57'37"W |
| C15 | 25.00' | 90°00'00" | 39.27' | 35.36' | N44°54'58"E |

| NUMBER | RADIUS | DELTA | LENGTH | CHORD | CHORD BEARING |
|--------|----------|-----------|---------|---------|---------------|
| C16 | 1060.00' | 6°30'58" | 120.55' | 120.49' | N83°44'33"W |
| C17 | 25.00' | 90°00'00" | 39.27' | 35.36' | S42°45'57"E |
| C18 | 300.00' | 26°52'04" | 140.68' | 139.39' | S11°11'59"E |
| C19 | 300.00' | 13°58'22" | 73.16' | 72.98' | S17°38'51"E |
| C20 | 25.00' | 84°24'08" | 36.83' | 33.59' | S17°34'02"W |
| C21 | 635.00' | 0°49'30" | 9.14' | 9.14' | S59°21'21"W |
| C22 | 445.00' | 4°30'27" | 35.01' | 35.00' | N60°31'21"E |
| C23 | 585.00' | 4°24'52" | 45.07' | 45.06' | N64°26'38"E |
| C24 | 975.00' | 1°08'14" | 19.35' | 19.35' | N67°13'12"E |
| C25 | 25.00' | 88°09'55" | 38.47' | 34.78' | N68°07'44"W |
| C26 | 250.00' | 18°26'46" | 80.49' | 80.14' | N14°49'23"W |
| C27 | 250.00' | 7°50'04" | 34.18' | 34.16' | N01°40'59"W |
| C28 | 445.00' | 3°52'30" | 30.10' | 30.09' | S64°42'50"W |
| C29 | 250.00' | 26°16'49" | 114.67' | 113.67' | N10°54'22"W |

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 CERTIFICATE OF AUTHORIZATION NUMBER LB68

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