

VILLAGEWALK AT LAKE NONA UNIT 1A THIRD AMENDMENT

SHEET 1 OF 2

REPLATTING LOTS 290 THROUGH 293, OF
 VILLAGEWALK AT LAKE NONA UNITS 1A, 1B, AND 1C, RECORDED IN PLAT BOOK 63, PAGES 145 THROUGH 155
 LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 30 EAST
 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

NOTE:

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

DESCRIPTION:

Lots 290 through 293, VILLAGEWALK AT LAKE NONA UNITS 1A, 1B, AND 1C, according to the plat thereof as recorded in Plat Book 63, Pages 145 through 155, of the Public Records of Orange County, Florida, described as follows:

Begin at Northeasterly corner of Tract E, of said VILLAGEWALK AT LAKE NONA UNITS 1A, 1B, AND 1C; thence S54°03'33"W along the Northerly line of said Tract E, 132.17 feet to Northwesterly corner of said Tract E and a point on a non-tangent curve concave Southwesterly having a radius of 145.00 feet and a chord bearing of N48°50'52"W; thence Northwesterly along the Northeasterly line of Tract D, of said VILLAGEWALK AT LAKE NONA UNITS 1A, 1B, AND 1C and the arc of said curve through a central angle of 54°33'54", for a distance of 138.09 feet to the Southeast corner of Lot 7, VILLAGEWALK AT LAKE NONA UNIT 1A FIRST AMENDMENT, according to the plat thereof as recorded in Plat Book 72, Pages 56 and 57, of said Public Records and a point on a radial line; thence N13°52'11"E along said radial line and the East line of said Lot 7, a distance of 130.00 feet to the Northeast corner of said Lot 7, and a point on a non-tangent curve concave Southwesterly having a radius of 275.00 feet and a chord bearing of S52°16'28"E; thence Southeasterly along the Southwesterly right-of-way line of Fiore Drive, of said VILLAGEWALK AT LAKE NONA UNITS 1A, 1B, AND 1C and the arc of said curve through a central angle of 47°42'42", for a distance of 229.00 feet to the POINT OF BEGINNING.

Containing 0.548 acres more or less.

PLAT 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 herein, 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 Northeasterly Line of Tract E per VILLAGEWALK AT LAKE NONA UNIT 1A, 1B AND 1C, (Plat Book 63, Pages 145-155), being S54°03'33"E (per plat).
- All lines intersecting curves are radial unless otherwise noted as (NR) = non-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.
- All easements created on this plat are hereby dedicated by this plat to the Association in accordance with and pursuant to the Declaration (described in Plat Note 6 below), and are private unless noted otherwise.
- 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.
- No buildings or any permanent structures shall be placed on utility easements, except driveways, sidewalks and similar surface construction.
- In accordance with special warranty deed executed by Lake Nona Land Company, in favor of Divosta Homes, L.P. recorded in Official Records Book 7544, page 300 all platted streets, rights-of-way, common areas 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; First Amendment recorded in Official Records Book 8446, Page 4146; Second Amendment recorded in Official Records Book 9877, Page 1377; Public Records of Orange County, Florida ("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.

(Continued Above)

PLAT NOTES: (Continued)

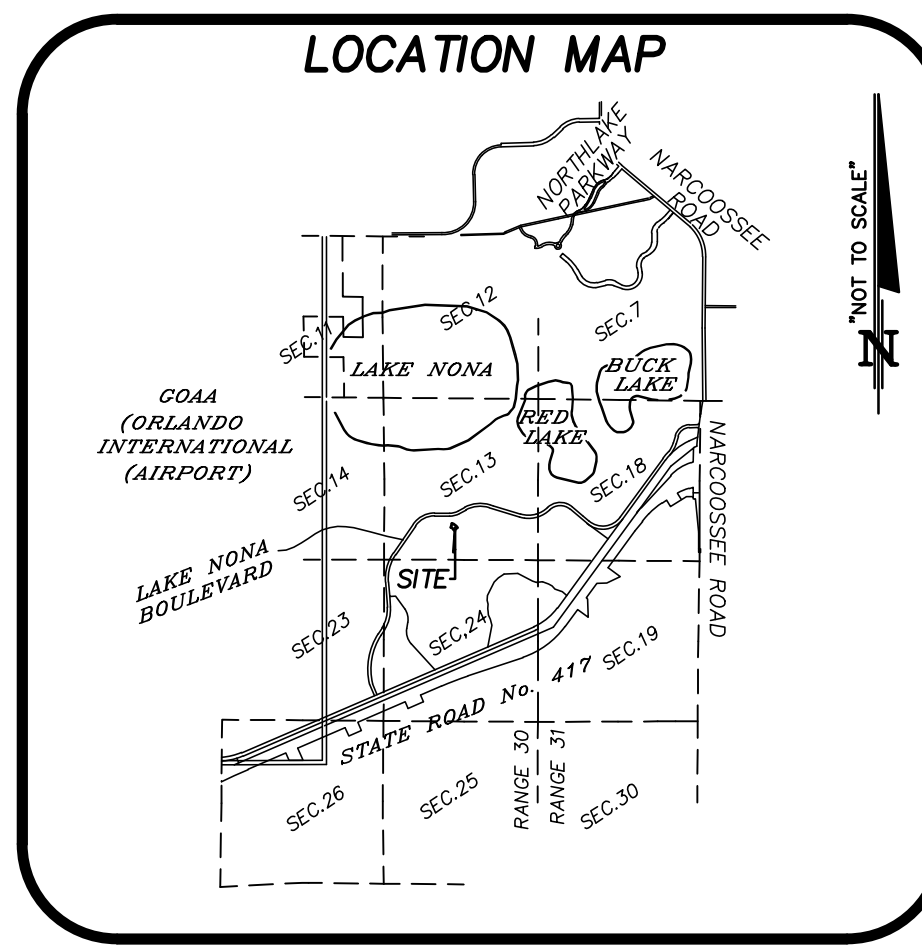
- The lands described hereon are subject to Second Amended and Restated Temporary Drainage Construction Easement and Permanent Stormwater Drainage Easement Agreement recorded in Official Records Book 8459, Page 333 of the Public Records of Orange County, Florida. The location of the Temporary Drainage Construction Easement is not plottable, and the Permanent Stormwater Drainage Easements are located offsite.
- The lands described hereon are subject to Service Agreement for Lighting Service in favor of Orlando Utilities Commission recorded in Official Records Book 8366, Page 3710 of the Public Records of Orange County, Florida. The Easement is a "blanket" type and is not plottable.
- The lands described hereon are subject to Grant of Bulk Services, Cable Television and High Speed Internet recorded in Official Records Book 8743, Page 2661 of the Public Records of Orange County, Florida, which is not plottable.
- The lands described hereon are subject to Easement in favor of BellSouth Telecommunications, Inc. recorded in Official Records Book 8748, Page 4913 of the Public Records of Orange County, Florida. The Easement is a "blanket" type and is not plottable.
- No part of the lands described herein is dedicated to the City of Orlando, Florida, or the public.
- 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 DIVOSTA HOMES, L.P. (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.
- 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 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 all utility easements shown herein in accordance with the Second Amended and Restated Temporary Drainage Construction Easement and Permanent Stormwater Drainage Easement Agreement recorded in Official Records Book 8459, Page 333 of the Public Records of Orange County, Florida, 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.

LEGEND

(FOR ALL SHEETS)

- DE = DRAINAGE EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- TDE = TEMPORARY DRAINAGE EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- LMWE = LAKE MAINTENANCE AND WALL EASEMENT
- UE = UTILITY EASEMENT
- USE = UTILITY & SIGNAGE EASEMENT
- ULE = UTILITY & LANDSCAPE EASEMENT
- UWLE = UTILITY, WALL, & LANDSCAPE EASEMENT
- D&UE = DRAINAGE AND UTILITY EASEMENT
- CS3 = CURVE NUMBER (SEE CURVE TABLE)
- L14 = LINE NUMBER (SEE LINE TABLE)
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CL = CENTERLINE
- R/W = RIGHT-OF-WAY
- NT = NON-TANGENT
- (R) = RADIAL
- N'LY = NOTHERLY
- NE'LY = NORTHEASERLY
- (NR) = NON-RADIAL
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE
- SW'LY = SOUTHWESTERLY
- IR = IRON ROD
- IRC = IRON ROD AND CAP
- IP = IRON PIPE
- CM = CONCRETE MONUMENT
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- PGS = PAGES
- PLS = PROFESSIONAL LAND SURVEYOR
- CCR = CERTIFIED CORNER RECORD

SEC. 13-24-30
 = DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT #LB 68 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.



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
 VILLAGEWALK AT LAKE NONA UNIT 1A THIRD AMENDMENT DEDICATION

KNOW ALL BY THESE PRESENTS, That DIVOSTA HOMES, L.P., a Delaware limited partnership 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 WHEREOF, DIVOSTA HOMES, L.P. has caused these presents to be signed by the authorized representative named below:

DIVOSTA HOMES, L.P.
 a Delaware limited partnership
 4500 PGA Boulevard, Suite 400
 Palm Beach Gardens, Florida 33418
 By: Divosta Homes Holdings, LLC,
 a Delaware limited liability company,
 its general partner

By..... DATE:.....
 PRINTED NAME: Douglas Hoffman
 TITLE: Director—Land Development (North Florida)
 Signed 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 Douglas Hoffman, as Director—Land Development (North Florida) of Divosta Homes Holdings, LLC, a Delaware limited liability company, as general partner of DIVOSTA HOMES, L.P., a Delaware limited partnership, on behalf of the partnership. He is personally known to me or has produced _____ as identification.

.....
 PRINTED NAME:
 NOTARY PUBLIC
 COMMISSION NUMBER.....
 MY COMMISSION EXPIRES

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:.....
 Rocky L. Carson
 Florida Registered Surveyor and Mapper
 Certificate No. 4285

CERTIFICATE OF APPROVAL BY MUNICIPALITY
 THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.
 ATTEST: _____ MAYOR
 _____ CITY CLERK

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL
 Examined and Approved: _____ Date _____
 Planning Official _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER
 Examined and Approved: _____ Date _____
 City Engineer _____

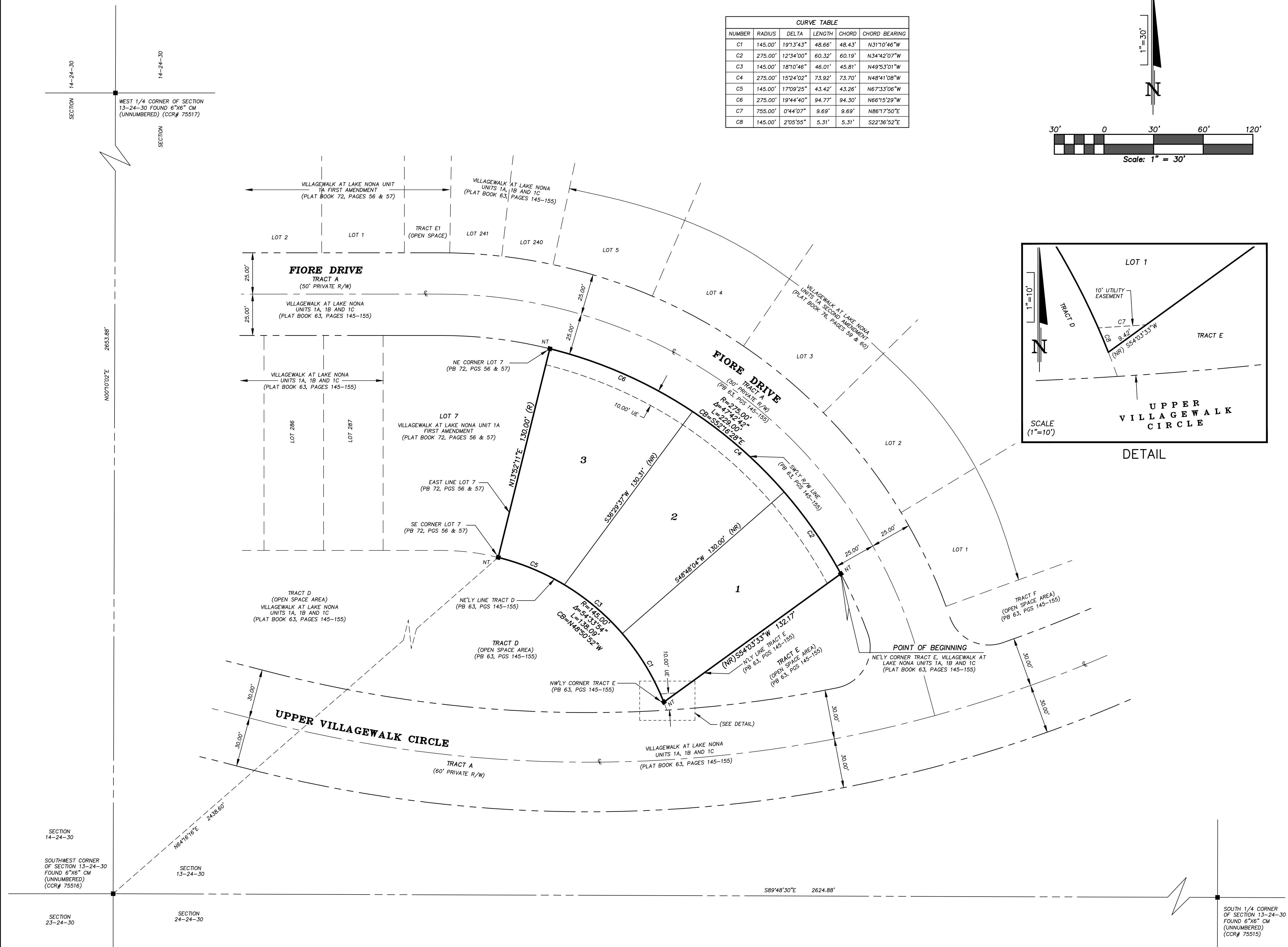
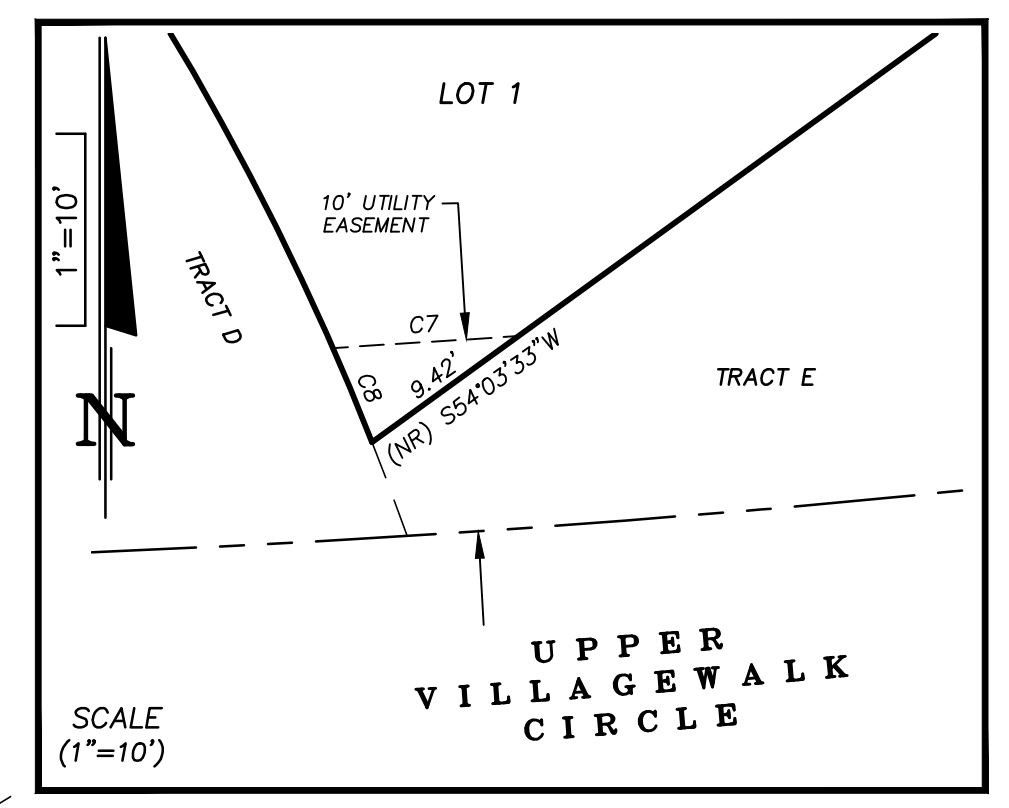
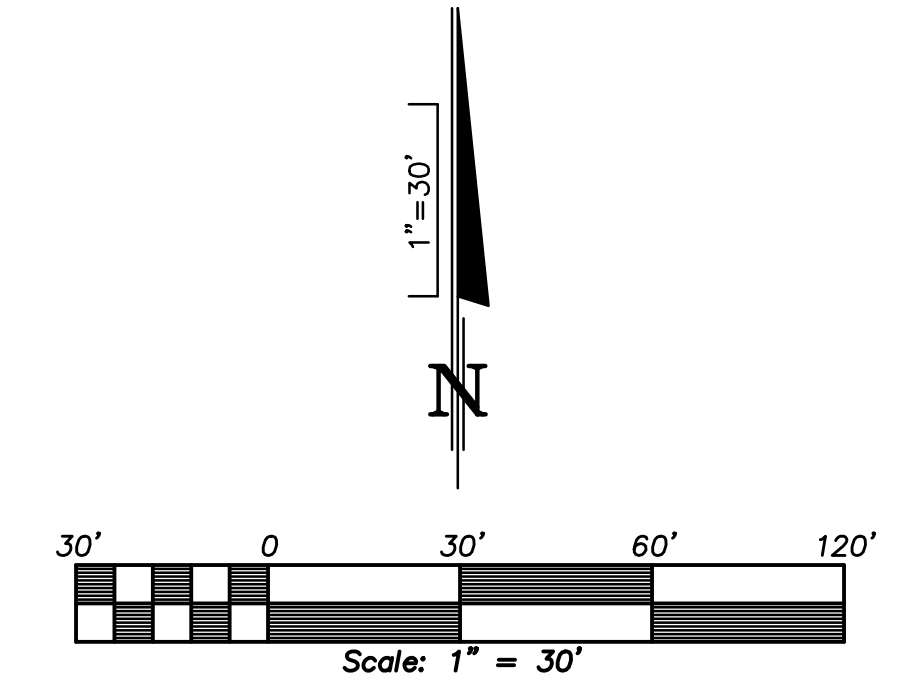
CERTIFICATE OF REVIEW BY CITY SURVEYOR
 Reviewed for conformity to Florida State Statute 177
 City Surveyor _____ Date _____

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: _____

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PLAT BOOK PAGE
 (SEE SHEET 1 FOR LEGEND & NOTES)

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	145.00'	191°3'43"	48.66'	48.43'	N31°10'46"W
C2	275.00'	12°34'00"	60.32'	60.19'	N34°42'07"W
C3	145.00'	181°0'46"	46.01'	45.81'	N49°53'01"W
C4	275.00'	15°24'02"	73.92'	73.70'	N48°41'08"W
C5	145.00'	17°09'25"	43.42'	43.26'	N67°33'06"W
C6	275.00'	19°44'40"	94.77'	94.30'	N66°15'29"W
C7	755.00'	0°44'07"	9.69'	9.69'	N86°17'50"E
C8	145.00'	2°05'55"	5.31'	5.31'	S22°36'52"E



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