

ADC Conway – Phase 2
A Replat of ADC CONWAY, recorded in Plat Book 73,
Page 87, Public Records of Orange County, Florida
and a Portion of Sections 28 and 29,
Township 23 South, Range 30 East
City of Orlando, Orange County, Florida

SHEET 1 OF 2

PLAT
BOOK PAGE

ADC Conway – Phase 2
Dedication

KNOW ALL MEN BY THESE PRESENTS, That the Entity named below, 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 expressed therein.

IN WITNESS WHEREOF, has caused these presents to be signed and acknowledged by the officer named below.

ADC North LP, a Delaware limited partnership

By: ADC North GP LLC, a Delaware limited liability company, its General Partner

By: ADC North–DCT/SIP LLC, a Delaware limited liability company, its Sole Member

By: DCT ADC North LLC, a Delaware limited liability company, its Sole Member

By: DCT Industrial Operating Partnership, a Delaware limited partnership, its Sole Member

By: DCT Industrial Trust, Inc., a Maryland corporation, its General Partner

Date _____

Sign Name: _____

Print Name: _____ Its: _____

Signed in the presence of:

Sign Name: _____

Print Name: _____

Sign Name: _____

Print Name: _____

STATE OF _____

COUNTY OF _____

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

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.

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 BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made 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: _____ Date _____

Billy Joe Jenkins, Jr.
Florida Professional Surveyor and Mapper License No. 5205
Benchmark Surveying & Mapping, LLC., LB # 7874
P.O. Box 771065, Winter Garden, Florida 34777–1065
3110 Red Fox Run, Kissimmee, Florida 34746

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida Statute Chapter 177,
City Surveyor's Signature: _____ Date: _____

CERTIFICATE OF APPROVAL BY
BY CITY PLANNING AND DEVELOPMENT DIRECTOR

Examined and approved: _____ Date: _____

Director of Planning & Development _____

CERTIFICATE OF APPROVAL
BY CITY ENGINEER

Examined and approved: _____ Date: _____

City Engineer _____

CERTIFICATE OF APPROVAL
BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____, _____ approved the foregoing plat.

MAYOR _____

Attest: _____

City Clerk _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on

_____ at _____

File No. _____

County Comptroller in and for Orange County, FL

By: _____ D.C.

Description

A parcel of land being a portion of the Northeast 1/4 of Section 29, Township 23 South, Range 30 East, a portion of the Northwest 1/4 of Section 28, Township 23 South, Range 30 East, Orange County, Florida and Lots 1, 2, Tract A and Tract B of ADC CONWAY, according to the plat thereof recorded in Plat Book 73, Pages 87 and 88, Public Records of Orange County, Florida. Being more particularly described as:

Commence at the Northeast corner of the Northeast 1/4 of said Section 29, thence South 00°12'04" East, along the East line of the Northeast 1/4 of said Section 29, a distance of 48.00 feet to a point lying on the South right of way line of Judge Road, according to that certain document recorded in Official Records Book 6076, Page 4252 of said Public Records; thence continue South 00°12'04" East, along the East line of the Northeast 1/4 of said Section 29, a distance of 595.32 feet to the POINT OF BEGINNING; thence North 89°52'57" East a distance of 226.40 feet; thence South 58°01'46" West a distance of 88.16 feet; thence South 08°58'45" West a distance of 149.44 feet; thence South 49°08'15" West a distance of 104.98 feet to a point on the North line of Tract A, ADC CONWAY, according to the plat thereof as recorded in Plat Book 73, Page 87, Public Records of Orange County, Florida; thence North 89°50'52" East, along said North line, 38.33 feet to the Northeast corner of said Tract A; thence along the Easterly line of said Tract A the following fifteen courses and distance: South 49°08'15" West, 9.95 feet; thence South 20°16'40" West, 150.13 feet; thence South 10°07'43" West, 203.74 feet; thence South 12°07'20" East, 199.01 feet; thence South 23°51'07" West, 131.42 feet; thence South 19°05'06" East, 158.49 feet; thence North 79°54'15" East, 198.88 feet; thence South 04°23'50" East, 98.05 feet; thence South 33°12'18" West, 111.16 feet; thence South 18°51'52" West, 102.87 feet; thence South 39°44'26" West, 159.36 feet; thence South 22°43'30" West, 76.61 feet; thence South 51°41'05" West, 5.95 feet to a point on the East line of the Northeast 1/4 of said Section 29; thence South 00°12'04" East, along said East line, 77.19 feet; thence South 64°56'01" West, 108.58 feet to the most Southerly corner of said Tract A and a point on the West line of the lands described in Official Records Book 3732, page 1787 of said Public Records; thence North 06°10'06" West, along the West line of said Official Records book 3732, page 1787, a distance of 298.02 feet to the South line of said ADC CONWAY plat and South line of the North half of the Southeast quarter of the Northeast quarter of said Section 29, said point lies South 89°46'17" West, along said South line 129.50 feet from the northeast corner of the South half of the Southeast quarter of the Northeast quarter of Section 29; thence South 89°46'17" West along said South line 1115.10 feet to the Southwest corner of Lot 2, ADC CONWAY, according to the plat thereof as recorded in Plat Book 73, Page 87, Public Records of Orange County, Florida and East right-of-way line of Conway Road, per Official Records Book 8702, pages 3746 and 3752, Public Records of Orange County, Florida; thence North 00°09'08" West, along the West line of said Lot 2, Tract B of said ADC CONWAY and said East right-of-way line, 711.46 feet to the Northwest corner of said Tract B; thence continue North 00°09'08" West, along said East right-of-way line of Conway Road, a distance of 642.33 feet; thence, departing said East right-of-way line, North 89°52'57" East a distance of 1243.43 feet to the POINT OF BEGINNING.

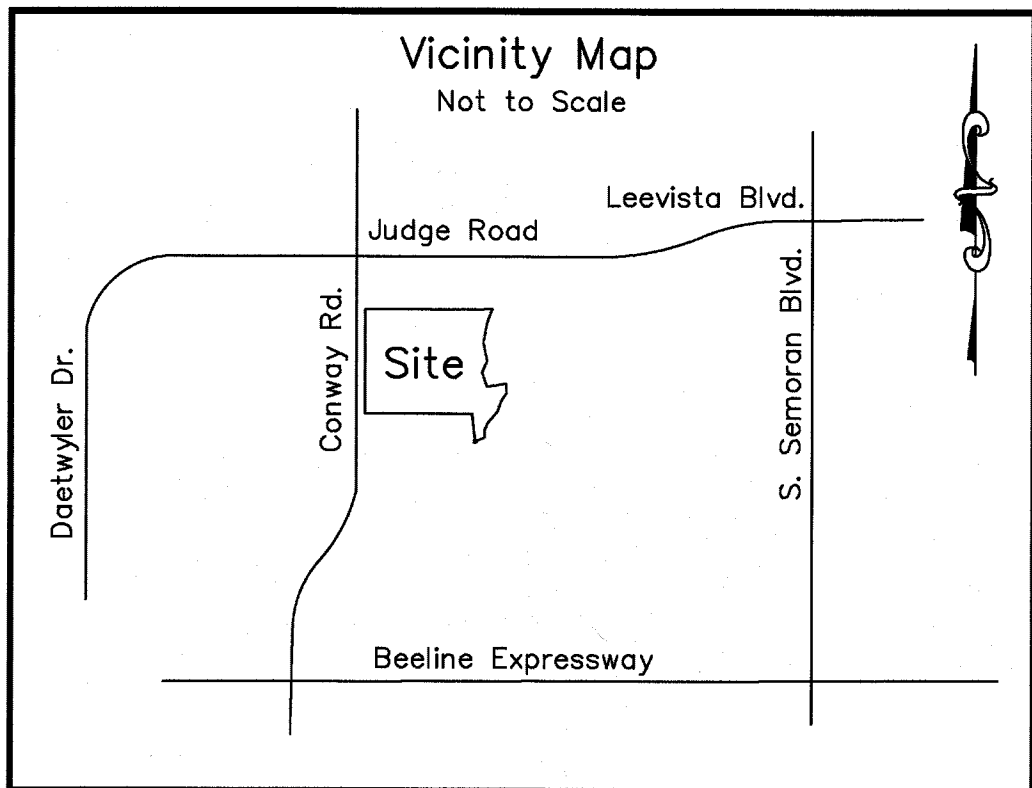
Contains 41.906 acres, more or less.

General Notes

- Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 28, Township 23 South, Range 30 East being assumed as North 89°52'57" East.
- 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.
- Subject to that certain Declaration of Covenants and Restrictions recorded December 20, 2006 in Official Records Book 9026, Page 4523, Public Records of Orange County, Florida. Said easement is blanket in nature and is not shown graphically hereon.
- Subject to that certain Utility Easement recorded June 24, 2008 in Official Records Book 9717, Page 4015, Public Records of Orange County, Florida. Said easement is blanket in nature and is not shown graphically hereon.
- Subject to that certain Easement recorded October 21, 2008 in Official Records Book 9777, Page 5414, Public Records of Orange County, Florida. Said easement is blanket in nature and is not shown graphically hereon.
- Declaration of Access and Drainage Easements recorded July 30, 2009 in Official Records Book 9910, Page 3252, Public Records of Orange County, Florida. Said easement is blanket in nature and is not shown graphically hereon.
- Declaration of Water and Sanitary Sewer Easements recorded July 30, 2009 in Official Records Book 9910, Page 3265, Public Records of Orange County, Florida. Said easement is blanket in nature and is not shown graphically hereon.
- Tract A is a drainage retention area and will be owned and maintained by the owners of Lots 1 and 2 or by a lot owners association.

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

- R/W denotes right of way
- O.R. denotes Official Records Book
- P.B. denotes plat book
- PRM denotes Permanent Reference Monument
- PSM denotes Professional Surveyor and Mapper
- ⊙ denotes centerline
- R denotes radius of curve
- L denotes length of curve
- D denotes delta angle of curve
- C denotes chord bearing
- TB denotes tangent bearing
- denotes recovered or set 4" X 4" concrete monument with disk stamped 'PRM – PSM # 5205'
- ⊙ denotes set nail and disk stamped 'PRM – PSM # 5205'



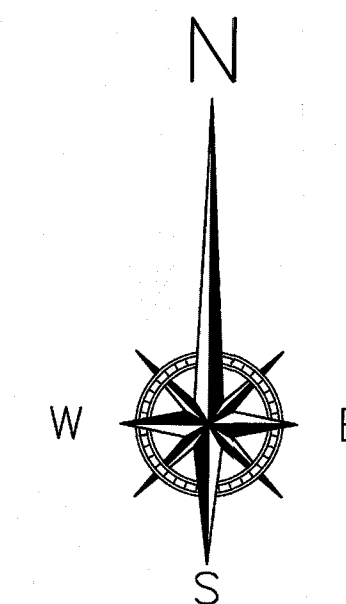
Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number – LB–7874

Post Office Box 771065, Winter Garden, Florida 34777–1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 654–6183 – www.benchmarksurveyingandmapping.com

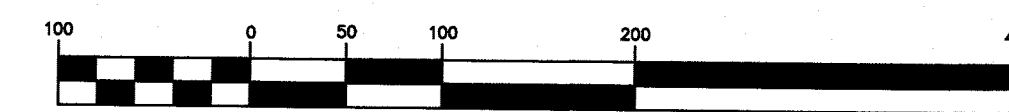
PAGE

Northwest corner of the Northeast
1/4 of Section 29, Township 23
South, Range 30 East
Recovered 1" Axle rod in well box
- Certified Corner Record # 076056

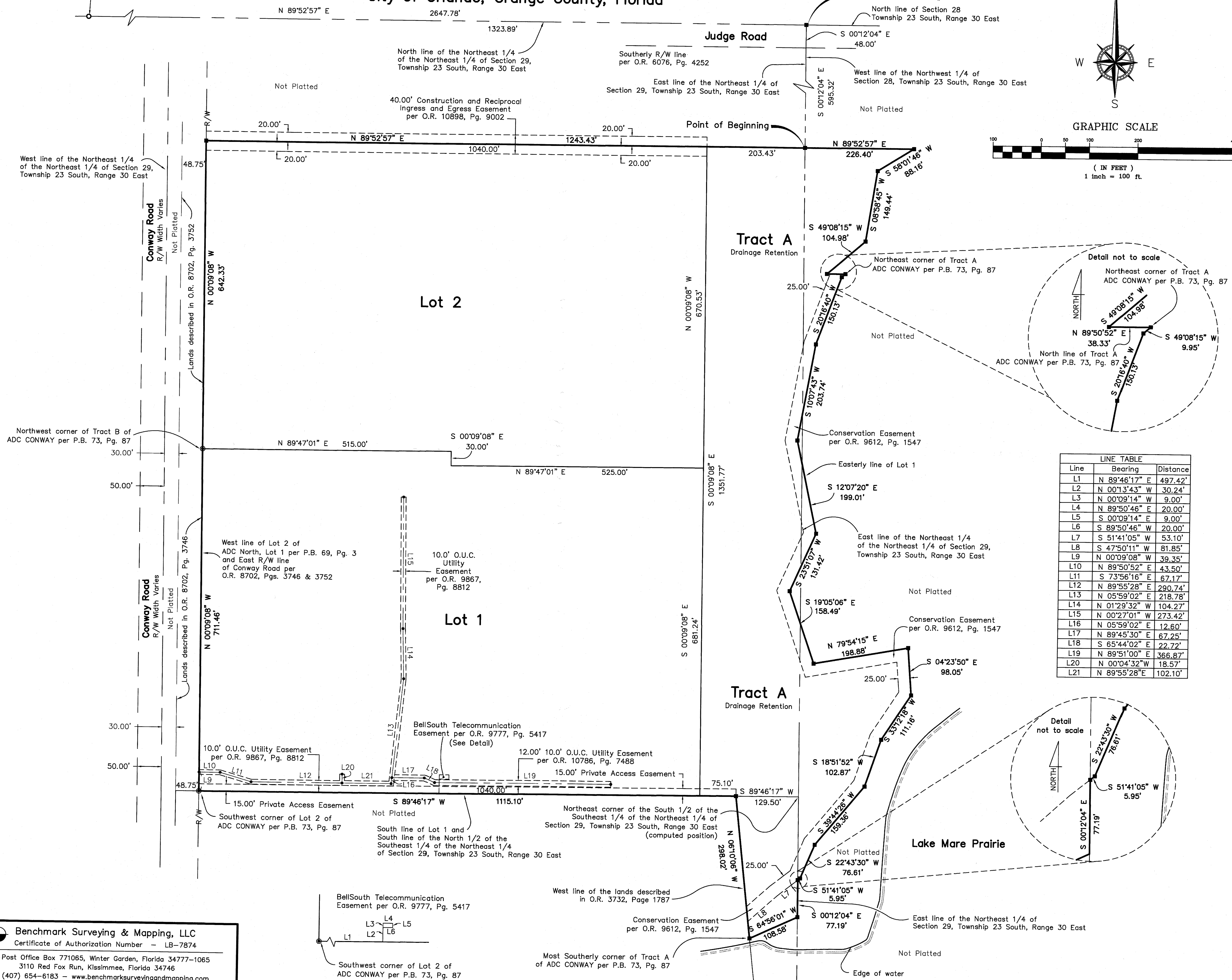
Point of Commencement
Northeast corner of the Northeast
1/4 of Section 29, Township 23
South, Range 30 East
Recovered 6" x 6" concrete
monument with 1' iron pipe
Certified Corner Record # 076060



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LINE TABLE		
Line	Bearing	Distance
L1	N 89°46'17" E	497.4
L2	N 00°13'43" W	30.24
L3	N 00°09'14" W	9.007
L4	N 89°50'46" E	20.00
L5	S 00°09'14" E	9.007
L6	S 89°50'46" W	20.00
L7	S 51°41'05" W	53.10
L8	S 47°50'11" W	81.85
L9	N 00°09'08" W	39.35
L10	N 89°50'52" E	43.50
L11	S 73°56'16" E	67.17
L12	N 89°55'28" E	290.74
L13	N 05°59'02" E	218.78
L14	N 01°29'32" W	104.27
L15	N 00°27'01" W	273.42
L16	N 05°59'02" E	12.60
L17	N 89°45'30" E	67.25
L18	S 65°44'02" E	22.72
L19	N 89°51'00" E	366.87
L20	N 00°04'32" W	18.57
L21	N 89°55'28" E	102.10

