

ARTEGON

SHEET 1 OF 2

A REPLAT OF LOT 1 AND TRACT A, FESTIVAL BAY REPLAT, PLAT BOOK 80, PAGE 58, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LYING IN SECTION 19, TOWNSHIP 23 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

Legal Description

A Replat of Lot 1 and Tract A, Festival Bay Replat, as recorded in Plat Book 80, Page 58, of the Public Records of Orange County, Florida. Lying in Section 19, Township 23 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Lot 1, also being the Northwest corner of Lot 2 per said Plat; thence the following courses and distances along the Easterly right-of-way line of International Drive Extension as recorded in O.R. Book 4232, Page 186, Public Records of Orange County, Florida, North 00° 25' 42" East, 1647.18 feet to the point of curvature of a curve to the right, having a radius of 273.00 feet and a central angle of 89° 37' 55"; thence along the arc of said curve a distance of 427.07 feet to the point of tangency; thence South 89° 55' 47" East, 286.18 feet; thence North 87° 05' 19" East, 420.51 feet to the point of intersection of said International Drive Extension and the Southerly right-of-way of Oak Ridge Road as depicted on the Florida State Turnpike Authority's right-of-way map for the Sunshine State Parkway Project No. 2; thence leaving said Easterly line, run South 79° 19' 07" East along said Southerly right-of-way of Oak Ridge Road a distance of 390.32 feet; thence continuing along said Southerly right-of-way line, South 89° 55' 47" East, a distance of 343.34 feet to a point on the Southwesterly right-of-way of said Sunshine State Parkway; said point being on a curve, concave Northeasterly and having a radius of 7,839.44 feet; thence from a tangent bearing of South 34° 52' 21" East, run Southeasterly along said Southwesterly right-of-way line and the arc of said curve through a central angle of 09° 41' 46" a distance of 1326.65 feet; thence leaving said right-of-way line, run South 00° 01' 02" West along the East line of the Southeast 1/4 of said Section 19 for a distance of 1,509.24 feet to the South line of the Southeast 1/4 of said Section 19; thence leaving said East line, run North 89° 55' 22" West along said South line 62.84 feet to the Westerly line of Tract A per said Plat; thence leaving said South line, run the following courses and distances along said Westerly line, North 00° 00' 00" East, 60.72 feet to the point of curvature of a curve to the left, having a radius of 105.00 feet and a central angle of 28° 46' 29"; thence along the arc of said curve a distance of 52.73 feet to the point of tangency to the point of reverse curvature of a curve to the right, having a radius of 155.00 feet and a central angle of 28° 47' 29"; thence along the arc of said curve a distance of 77.89 feet to the point of tangency; thence North 00° 01' 02" East, 912.11 feet to a point on the North line of Tract B per said Plat; thence leaving said Westerly line, run the following courses and distances along said North line, North 90° 00' 00" West, 554.78 feet to a point on the Southeasterly line of said Lot 1; thence leaving said North line, run the following courses and distances along said Southeasterly line, South 17° 35' 50" West, 59.43 feet; thence South 20° 55' 13" West, 102.00 feet; thence South 24° 40' 55" West, 107.99 feet to the point of curvature of a curve to the right, having a radius of 415.00 feet and a central angle of 32° 55' 34"; thence along the arc of said curve a distance of 238.49 feet to the point of tangency; thence South 57° 36' 29" West, 41.64 feet to the point of curvature of a curve to the left, having a radius of 157.00 feet and a central angle of 44° 24' 09"; thence along the arc of said curve a distance of 121.67 feet to the point of tangency to the point of reverse curvature of a curve to the right, having a radius of 365.00 feet and a central angle of 36° 35' 23"; thence along the arc of said curve a distance of 233.09 feet to the point of tangency; thence South 49° 47' 43" West, 324.64 feet to the point of curvature of a curve to the right, having a radius of 207.50 feet and a central angle of 40° 16' 55"; thence along the arc of said curve a distance of 145.88 feet to the point of tangency; thence North 89° 55' 22" West, 659.33 feet to the point of curvature of a curve to the right, having a radius of 140.00 feet and a central angle of 90° 21' 04"; thence along the arc of said curve a distance of 220.77 feet to the point of tangency; thence North 00° 25' 42" East, 260.93 feet to the point of curvature of a curve to the left, having a radius of 160.00 feet and a central angle of 90° 21' 04"; thence along the arc of said curve a distance of 252.31 feet to the point of tangency; thence North 89° 55' 22" West, 98.54 feet to the Point of Beginning.

Said parcel contains 4804309 square feet or 110.291 acres, more or less.

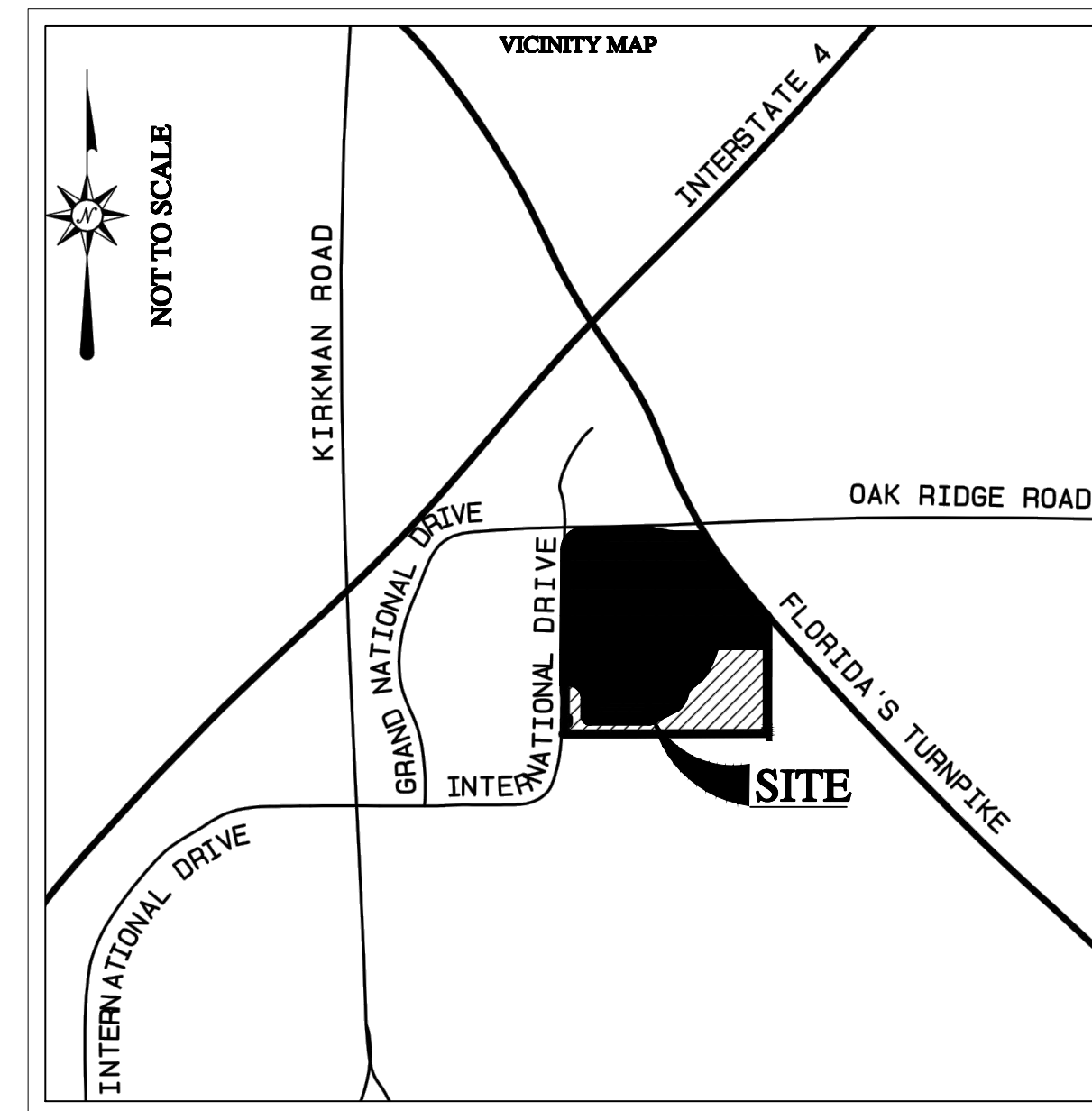


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SHEET 1 COVER
SHEET 2 DETAILS

General Notes:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 29 EAST, BEING NORTH 00°25'42" EAST, (PER TRANSPORTATION IMPACT AGREEMENT FOR INTERNATIONAL DRIVE EXTENSION AS RECORDED IN O.R. BOOK 4232, PAGE 186, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA).
- 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.
- TRACT "A" (NON-EXCLUSIVE DRAINAGE EASEMENT) IS TO BE OWNED AND MAINTAINED BY THE LOT 1 OWNER.
- TRACT "C" (NON-EXCLUSIVE DRAINAGE EASEMENT/BOAT DISPLAY TRACT) IS TO BE OWNED AND MAINTAINED BY THE LOT 1 OWNER.
- TRACT D (ACCESS/PARKING/OPEN SPACE TRACT) IS TO BE OWNED AND MAINTAINED BY THE LOT 1 OWNER.
- TRACT E (ACCESS/SIGNAGE TRACT) IS TO BE OWNED AND MAINTAINED BY THE LOT 1 OWNER.
- TRACT F (OPEN SPACE/SIGNAGE/PARKING TRACT) IS TO BE OWNED AND MAINTAINED BY THE LOT 1 OWNER.

"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
- PCP = PERMANENT CONTROL POINT, SET NAIL/DISK "PCP LB 7153" UNLESS OTHERWISE NOTED
- = SET 5/8" IRON ROD WITH CAP "LB 7153" UNLESS NOTED
- CM = CONCRETE MONUMENT
- PRM = PERMANENT REFERENCE MONUMENT
- LB = LICENSED BUSINESS
- R = RADIUS
- L = ARC LENGTH
- Δ = CENTRAL ANGLE
- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- C.C.R. = CERTIFIED CORNER RECORD
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE

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

ARTEGON

KNOW ALL MEN BY THESE PRESENTS, That FB Orlando Acquisition Company, LLC being the owner in fee simple of the lands described in the foregoing caption to the plat, hereby dedicates said lands and plat and Tract "A", Tract C, Tract D, Tract E and Tract F for the uses and purposes expressed hereon, including as set forth in the plat notes. Said party has caused these presents to be signed IN WITNESS WHEREOF, Plat to be sealed on _____, 2015

By _____
Printed Name: _____
Title: _____
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 LLC 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 LLC affixed hereto; and that the said dedication is the act and deed of said LLC.

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 _____ Date _____
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 _____

