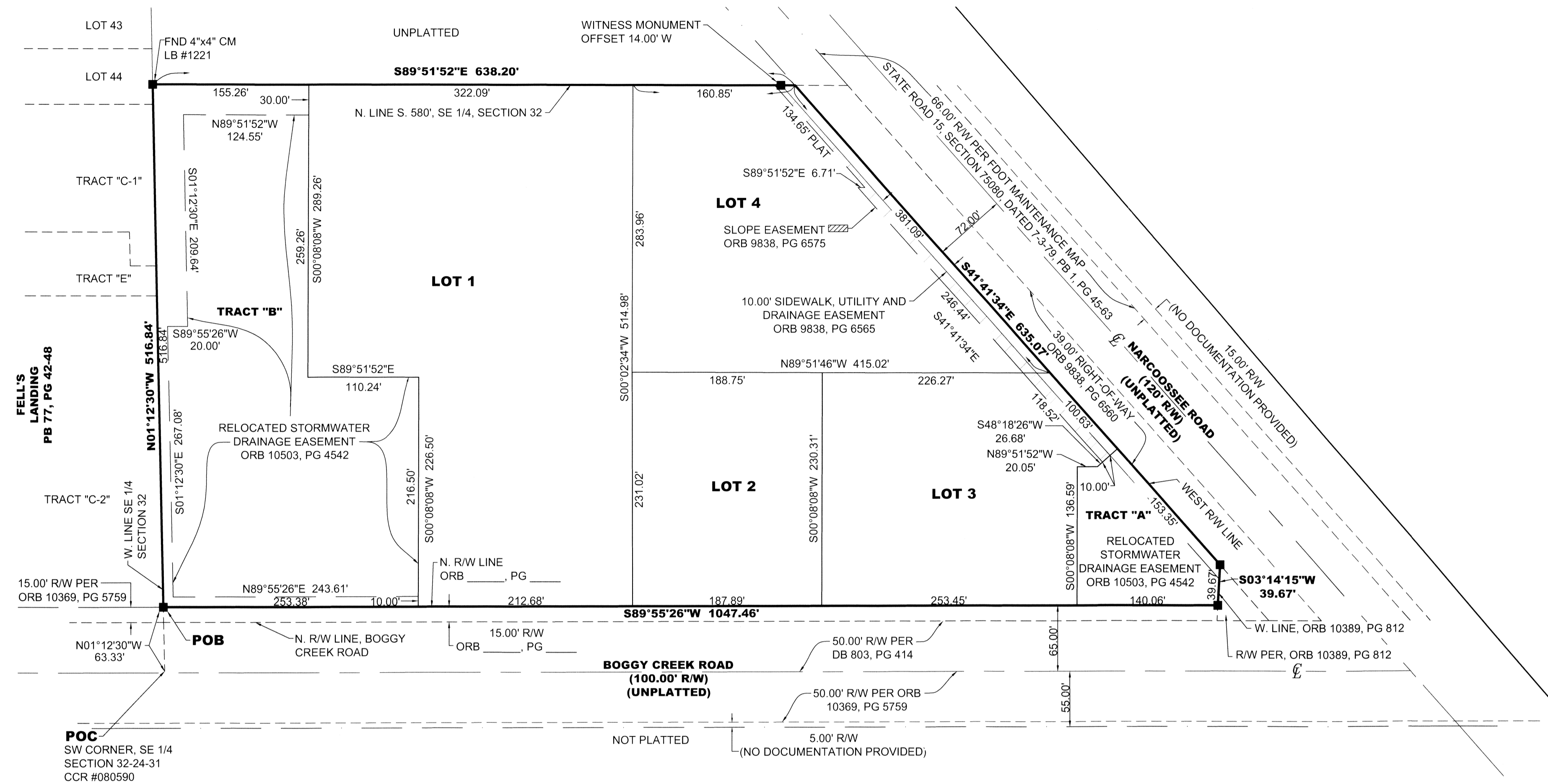


NARCOOSSEE COMMERCIAL CENTER

LOCATED IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST,
IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.



DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 01°12'30" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 63.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOGGY CREEK ROAD; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°12'30" WEST, ALONG SAID WEST LINE, A DISTANCE OF 516.84 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 580 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°51'52" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 638.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 41°14'34" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 635.07 FEET TO A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10389, PAGE 812, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S03°14'15"W ALONG SAID WEST LINE, A DISTANCE OF 39.67 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOGGY CREEK ROAD; THENCE RUN SOUTH 89°55'26" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1047.46 FEET TO THE POINT OF BEGINNING.

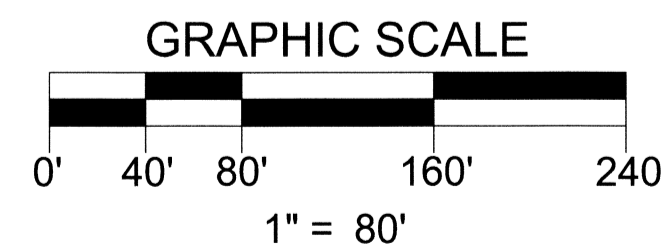
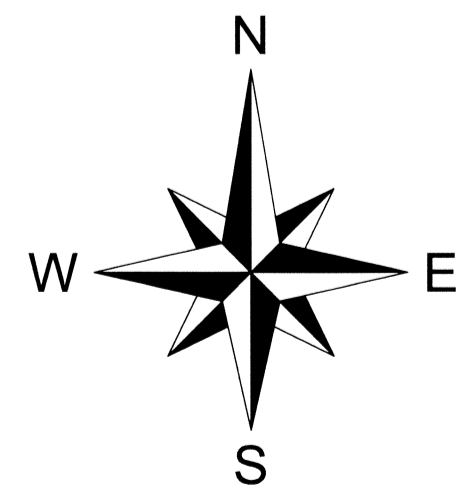
CONTAINS 44,317.2 SQUARE FEET OR 10.174 ACRES MORE OR LESS.

NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE NORTH RIGHT-OF-WAY LINE OF BOGGY CREEK ROAD BEING: S89°56'51"W.
- - DENOTES A PERMANENT REFERENCE MONUMENT. A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- DEVELOPMENT OF THE 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 PERMIT 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.
- THE PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- TRACTS "A" AND "B" ARE DRAINAGE TRACTS AND ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

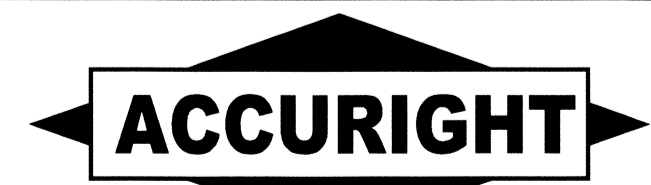
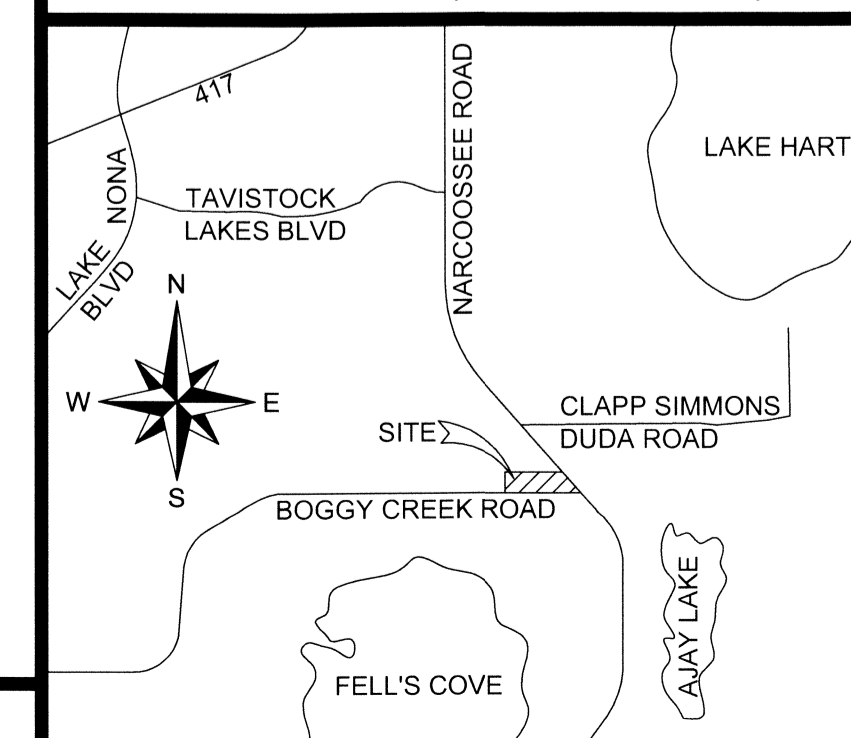
LEGEND

- CCR - CERTIFIED CORNER RECORD
- CL - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- DB - DEED BOOK
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FND - FOUND
- LB - LICENSED BUSINESS
- MEAS - MEASURED
- N&D - NAIL & DISK
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- R/W - RIGHT-OF-WAY
- (T) - TOTAL LOT DIMENSION



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.

VICINITY MAP (NOT TO SCALE)



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314 FAX: (407) 897-3777

SHEET 1 of 1

NARCOOSSEE COMMERCIAL CENTER DEDICATION

KNOW ALL BY THESE PRESENTS, BOGGY CREEK NARCOOSSEE LLC, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed. No portion of this plat is to be dedicated to the public.

IN WITNESS WHEREOF, The company has caused these presents to be signed by the officer named below on the ___ day of _____, 2014.

OWNER: BOGGY CREEK NARCOOSSEE LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: RAM REALTY ASSOCIATES II LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: KEITH L. CUMMINGS, MANAGER

SIGNED IN THE PRESENCE OF:

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this ___ day of _____, 2014, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared KEITH L. CUMMINGS, MANAGER OF RAM REALTY ASSOCIATES II LLC, personally known to me or produced the following identification: _____ and (did) (did not) take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC
My Commission Number: _____
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 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.

Dated: 6/23/14 Signed: JAMES D. BRAY PSM # 6507
Registration Number: Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803
LB #4475

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____, 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 Chapter 177, Florida Statutes.

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 _____