STOREY PARK - PARCEL M

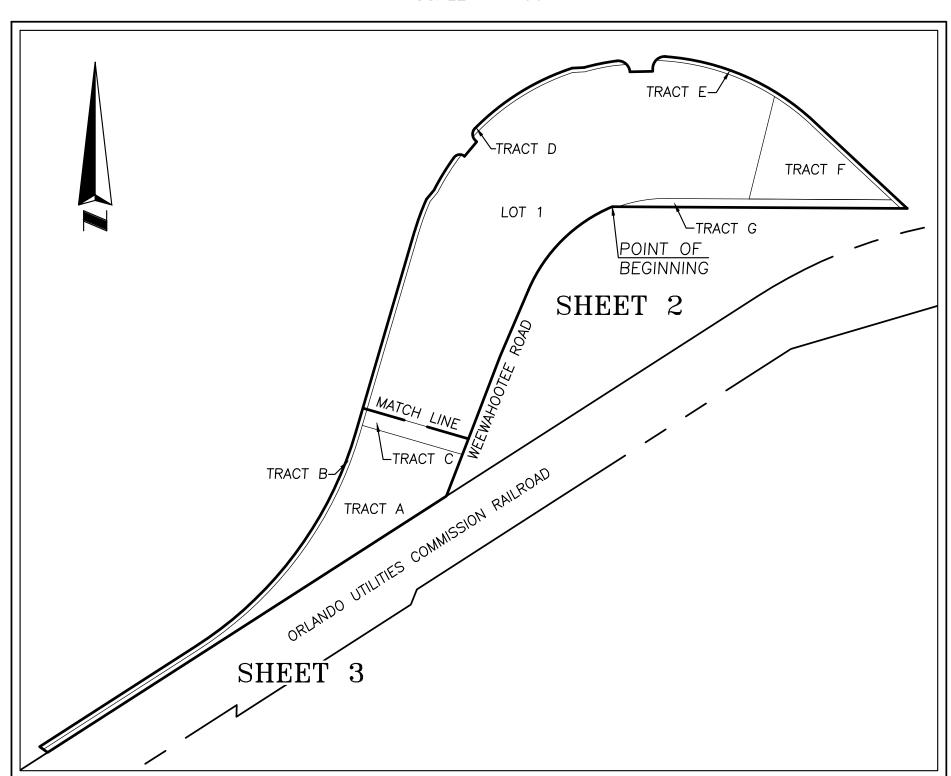
A PORTION OF SECTIONS 3, 4, 9, AND 10, TOWNSHIP 24 SOUTH, RANGE 31 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

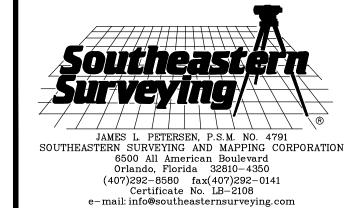
A portion of Sections 3, 4, 9, and 10, Township 24 South, Range 31 East, City of Orlando, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest Corner of Section 10, Township 24 South, Range 31 East, City of Orlando, Orange County, Florida; thence South 89°39'25" East, a distance of 185.13 feet along the North Line of the Northwest Quarter of said Section 10 to the POINT OF BEGINNING; said point being on a curve concave Southeasterly, having a radius of 653.41 feet; thence departing said North Line, from a tangent bearing of South 67°19'54" West, Southwesterly along the arc of said curve, through a central angle of 44°11'05", a distance of 503.89 feet to the point of tangency; thence South 23°08'49" West, a distance of 301.23 feet; thence South 20°56'14" West, a distance of 308.13 feet; thence South 21°05'31" West, a distance of 316.40 feet to the North Right of Way Line of Orlando Utilities Commission Railroad, as recorded in Official Records Book 3491, Page 539 and Official Records Book 3674, Page 2203, Public Records of Orange County, Florida; thence South 57°16'16" West a distance of 1975.23 feet along said North Right of Way Line; thence departing said North Right of Way Line, North 53°59'20" West, a distance of 41.31 feet; thence North 57°16'16" East, a distance of 773.85 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1590.50 feet and a central angle of 40°58'14"; thence Northeasterly along the arc of said curve a distance of 1137.32 feet to the point of tangency; thence North 16°18'02" East, a distance of 874.22 feet to a point of curvature of a curve concave Easterly, havina a radius of 1012.50 feet and a central angle of 07°56'29"; thence Northerly along the arc of said curve a distance of 140.34 feet to a point on said curve; thence North 39°18'02" East, a distance of 50.82 feet to a point on a non-tangent curve concave Southeasterly, having a radius of 1000.50 feet, a central angle of 09°01'44" and a chord bearing of North 31°34'05" East; thence from a tangent bearing North 27°03'13" East, Northeasterly 157.66 feet along the arc of said curve to a point of compound curvature of a curve concave Southerly, having a radius of 30.00 feet and a central angle of 93°49'05"; thence Easterly along the arc of said curve a distance of 49.12 feet to the point of tangency; thence South 50°05'58" East, a distance of 0.76 feet; thence North 39°54'02" East, a distance of 80.00 feet; thence North 50°05'58" West, a distance of 6.60 feet to a point of curvature of a curve concave Easterly, having a radius of 35.00 feet and a central angle of 94°43'00"; thence Northerly along the arc of said curve a distance of 57.86 feet to a point of compound curvature of a curve concave Southeasterly, having a radius of 1012.50 feet and a central angle of 27°14'23"; thence Northeasterly along the arc of said curve a distance of 481.37 feet to a point on said curve; thence North 86°54'55" East, a distance of 50.82 feet to a point on a non-tangent curve concave Southerly, having a radius of 1000.50 feet, a central angle of 07°43'33" and a chord bearing of North 78°31'53" East; thence from a tangent bearing North 74°40'07" East, Easterly 134.91 feet along the arc of said curve to a point on said curve; thence North 84°55'12" East, a distance of 2.48 feet to a point of curvature of a curve concave Southwesterly, having a radius of 50.00 feet and a central angle of 89°55'38"; thence Southeasterly along the arc of said curve a distance of 78.48 feet to a point on said curve; thence North 88°40'49" East, a distance of 95.77 feet; thence North 01°19'11" West, a distance of 10.01 feet to a point of curvature of a curve concave Southeasterly, having a radius of 50.00 feet and a central angle of 95°28'38"; thence Northeasterly along the arc of said curve a distance of 83.32 feet to a point of compound curvature of a curve concave Southwesterly, having a radius of 1012.50 feet and a central angle of 38°52'16"; thence Southeasterly along the arc of said curve a distance of 686.91 feet to the point of tangency; thence South 46°58'16" East, a distance of 531.46 feet to the aforesaid North Line of the Northwest Quarter of said Section 10; thence North 89°39'25" West, a distance of 1227.79 feet along said North Line to the POINT OF BEGINNING.

Containing 38.40 acres, more or less.

KEY MAP SCALE 1"=400'





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.

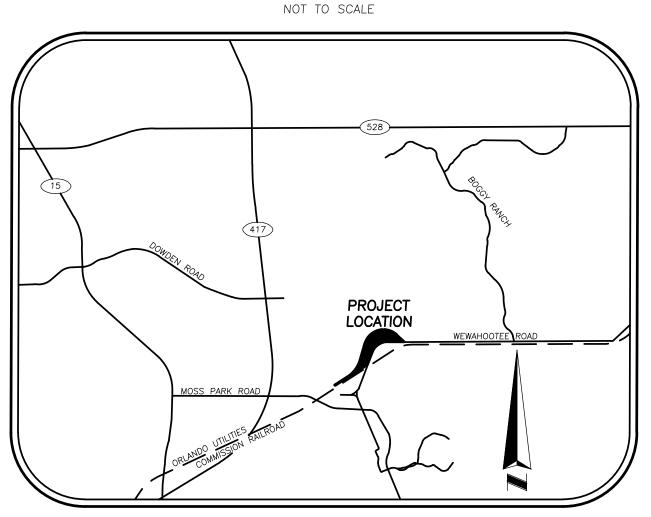
GENERAL NOTES:

- 1. Bearings shown hereon are based on the North Line of the Northwest Quarter of Section 10, Township 24 South, Range 31 East, Orange County, Florida, being South 89°39'25" East.
- 2. 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, Part I, Florida Statutes, or were required by the City of Orlando as a condition of platting.
- 3. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of underground cable utility 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.
- 4. All utility easements depicted hereon are dedicated to the perpetual use of the public.
- 5. All lot lines intersecting curves are radial unless otherwise noted.
- 6. Tracts A and F are drainage tracts and shall be owned and maintained by Lennar Homes, LLC, its successors and/or assigns.
- 7. Tracts B, D, and E are multi-purpose tracts and shall be owned by Lennar Homes, LLC, its successors and/or assigns.
- 8. Tracts C and G are reserved for future development and shall be owned and maintained by Lennar Homes, LLC, its successors and/or assigns.
- 9. Tracts B, D, and E are subject to a utility easement over the Southerly 10.00 feet thereof. (See Details "A", "D", and "G" on Sheet 2 and Detail "H" on Sheet 3)
- 10. A multi-purpose easement over the Northerly 10.00 feet of tracts B, D, and E is hereby dedicated to and shall be maintained by the City of Orlando, Florida. (See Details "A", "D", and "G" on Sheet 2 and Detail "H" on Sheet 3)
- 11. An emergency access easement over the storm drainage system within Tracts A and F is hereby dedicated to the City of Orlando for emergency maintenance purposed in the event inadequate maintenance of the storm drainage system created a hazard to the public's health, safety, and general welfare. The emergency access easement granted above does not impose and obligation, burden, responsibility or liability upon the City of Orlando to enter upon the subject property and take action to repair or maintain the storm drainage
- 12. The property described hereon is subject to the following (as recorded in the Public Records of Orange

a. Temporary Access Easement, Release and Indemnification Agreement as to Weewahootee Road. Official

- Records Book 5853, Page 3240. b. Temporary Access and Utility Easement, Official Records Book 10464, Page 4966, and First Ammendment,
- Official Records Book 10822. Page 4757. c. Temporary Construction and Access Easement Agreement, Official Records Book 10542, Page 695, and
- First Ammendment, Official Records Book 10893, Page 6782.
- d. Capacity Enhancement Agreement, Official Records Book 9219, Page 1709, and Partial Assignment, Official Records Book 10893, Page 6798.
- e. Water Management Permit, Official Records Book 9926, Page 2411. f. Memorandum of Contract, Official Records Book 10542, Page 745, and First Ammendment, Official
- Records Book 10893. Page 6804. g. Master Development Agreement, Official Records Book 10542, Page 760, and First Ammendment, Official
- Records Book 10893, Page 6810. h. Annexation and Development Agreement, Official Records Book 10681, Page 9316, and First Ammendment.
- Amended and Restated Right-of-Way Agreement, Official Records Book 10822, Page 4560. Utilities Coordination Development Agreement, Official Records Book 10822, Page 4681.
- k. Amended and Restated Additional Covenants Agreement, Official Records Book 10893, Page 6769. I. Partial Assignment of Seller's Permits, Approvals, and Development Rights, Official Records Book 10893,
- m. Notice of Establishment, Official Records Book 10896, Page 5172.

VICINITY MAP



LEGEND & ABBREVIATIONS

- C1 = CURVE NUMBERL1 = LINE NUMBER
- R = RADIUS
- L = LENGTH \triangle = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE TB = TANGENT BEARING
- NT = NON-TANGENTNR = NON-RADIAL
- PCP = PERMANENT CONTROL POINT
- LB = LICENSED BUSINESS

MAPPING CORPORATION

- DESIGNATES A SET NAIL WITH BRASS DISC STAMPED "P.R.M. LB 2108". UNLESS OTHERWISE NOTED. ■ = DESIGNATES A PERMANENT REFERENCE
- MONUMENT (P.R.M.), BEING A SET 4"x4" CONCRETE MONUMENT WITH BRASS DISC STAMPED "P.R.M. LB 2108", UNLESS OTHERWISE NOTED. SSMC = SOUTHEASTERN SURVEYING AND

BOOK

SHEET 1 OF 3

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PAGE

STOREY PARK - PARCEL M

KNOW ALL BY THESE PRESENTS, That Lennar Homes, LLC, a Florida Limited Liability Company, 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.

DEDICATION

IN WITNESS WHEREOF, Lennar Homes, LLC, has caused these presents to be signed by the officer named below and its seal affixed hereto on this ____, day of _____, 20__.

By:	
Signature	Printed Name

SIGNED IN THE PRESENCE OF:

By:	
Signature	Printed Name

Printed Name Signature

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this ___ day of ____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared ____ as _____ of ____, who is personally known to me

or produced the following identification _____ and did / did not take an oath that he/she is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his/her free act and deed as such officer thereto duly authorized: that the official seal of said Limited Liability Company is affixed hereto; and that said dedication is the act and deed of said Limited Liability Company.

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

NOTARY PUBLIC _____ Mv Commission Expires ______

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That 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 <u>Co</u>unty, Florida.



Southeastern Surveying and Mapping Corporation 6500 All American Boulevard

Orlando, Florida 32810-4350 Certificate Number LB 2108

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY. That on the _____, the

CERTIFICATE OF APPROVAL BY CITY PLANNING

_____ approved the foregoing plat.

OFFICIAL Examined and Approved:

City Planning Official

CERTIFICATE OF COUNTY COMPTROLLER

HEREBY CERTIFY that the foregoing plat was recorded in the County Official Records on

File No. _____. County Comptroller in and for Orange County, Florida

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177 City Surveyor:

Date: _____

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

