

# LAKE HART STORAGE AND NONA CAR WASH FACILITY

Situated in Section 17, Township 24 South, Range 31 East  
Orange County, Florida

## LEGAL DESCRIPTION

A PORTION OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN S 89°43'48" E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 467.67 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 8G, AN EXISTING ORLANDO UTILITIES COMMISSION RIGHT-OF-WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3491, PAGE 539, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S 65°22'21" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 2034.99 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING A POINT ON THE WESTERLY LINE OF THE EASTERN BELTWAY LIMITED ACCESS RIGHT-OF-WAY PARCEL NUMBER 45-502 AS DESCRIBED AND RECORDED IN OFFICAL RECORDS BOOK 4275, PAGE 2484, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTHWESTERLY, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: RUN S 30°23'48" E, A DISTANCE OF 428.22 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 13666.99 FEET; THENCE, ON A CHORD BEARING OF S 65°07'20" W AND A CHORD DISTANCE OF 467.69 FEET, RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 467.71 FEET THROUGH A CENTRAL ANGLE OF 01°57'44" TO THE POINT OF TANGENCY THEREOF; THENCE RUN S 66°06'12" W, A DISTANCE OF 230.30 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 4138.41 FEET AND A CENTRAL ANGLE OF 06°30'00"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 468.49 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN S 59°36'12" W, A DISTANCE OF 240.65 FEET TO A POINT ON THE EAST LINE OF THE WEST 232.99 FEET OF THE SOUTH 27°49.99 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN N 00°23'33" E, ALONG THE EAST LINE OF THE SOUTH 27°49.99 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 190.47 FEET TO A POINT ON THE NORTHERLY LINE OF THE "TIRE STATION DRIVEWAY PARCEL," OF THE EASTERN BELTWAY LIMITED ACCESS RIGHT-OF-WAY PARCEL NUMBER 45-502 AS RECORDED IN OFFICAL RECORDS BOOK 4310, PAGE 259 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S 89°48'91" W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 200.01 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD AS DESCRIBED IN DEED BOOK 338, PAGE 39 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: RUN N 00°23'33" E, A DISTANCE OF 188.54 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 8561.42 FEET AND A CENTRAL ANGLE OF 00°19'25"; THENCE RUN 48.36 FEET ALONG THE ARC OF SAID CURVE TO A POINT ON THE AFORESAID SOUTHERLY LINE OF SAID PARCEL 8G; THENCE RUN N 65°22'21" E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 693.72 FEET; THENCE, DEPARTING SAID SOUTHERLY LINE, RUN S 24°37'39" E, A DISTANCE OF 387.51 FEET; THENCE RUN N 65°22'21" E, A DISTANCE OF 321.51 FEET; THENCE RUN N 24°36'04" W, A DISTANCE OF 148.34 FEET; THENCE RUN N 28°16'34" W, A DISTANCE OF 239.66 FEET TO A POINT ON THE AFORESAID SOUTHERLY LINE OF ORLANDO UTILITIES COMMISSION RIGHT-OF-WAY PARCEL 8G; THENCE RUN N 65°22'21" E, ALONG SAID SOUTH LINE, A DISTANCE OF 364.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.09 ACRES, MORE OR LESS.

Sheet 1 of 4

PLAT  
BOOK

PAGE

LAKE HART STORAGE AND NONA CAR WASH FACILITY  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, collectively being the owners in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicates the shown hereon to the perpetual use of the public for the uses and purposes described in this plat.

IN WITNESS WHEREOF, the owner has caused these presents to be signed by the Authorized Signatory named below (as to Lot 2) this \_\_\_\_ day of \_\_\_\_\_, 2016.

LAKE HART STORAGE, LLC  
a Florida limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signed and sealed in the presence of:

Witness \_\_\_\_\_

(print name) \_\_\_\_\_ (print name) \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_, \_\_\_\_\_ of LAKE HART STORAGE, LLC, a Florida limited liability company on behalf of said liability company.

He/She [is personally known to me] [has produced \_\_\_\_\_ as identification]

Notary Public \_\_\_\_\_

Print Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_

My Commission No. \_\_\_\_\_

## CERTIFICATE OF SURVEYOR

This plat was prepared under my direction and supervision. This plat complies with all of the survey requirements of Chapter 177, Florida Statutes.

Surveyor's Signature \_\_\_\_\_ Date: \_\_\_\_\_

R. CLAYTON GAMING \_\_\_\_\_ LS 4236

Surveyor's Name \_\_\_\_\_ Surveyor's Registration Number \_\_\_\_\_

GAMING-BELTON ASSOCIATES, INC. \_\_\_\_\_ LB 7194

Legal Entity's Name \_\_\_\_\_ Legal Entity's Cert. of Auth. No. \_\_\_\_\_

12725 E. ROBINSON ST., ORLANDO, FLA. 32801

Legal Entity's Address \_\_\_\_\_

## CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed for conformity to Chapter 177 Florida Statutes.

County Surveyor \_\_\_\_\_ Date \_\_\_\_\_

## CERTIFICATE OF APPROVAL

BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on \_\_\_\_\_ the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

ORANGE COUNTY

Attest: \_\_\_\_\_ Clerk of the Board of County Commissioners

BY \_\_\_\_\_ D.C.

## CERTIFICATE OF COUNTY COMPTROLLER

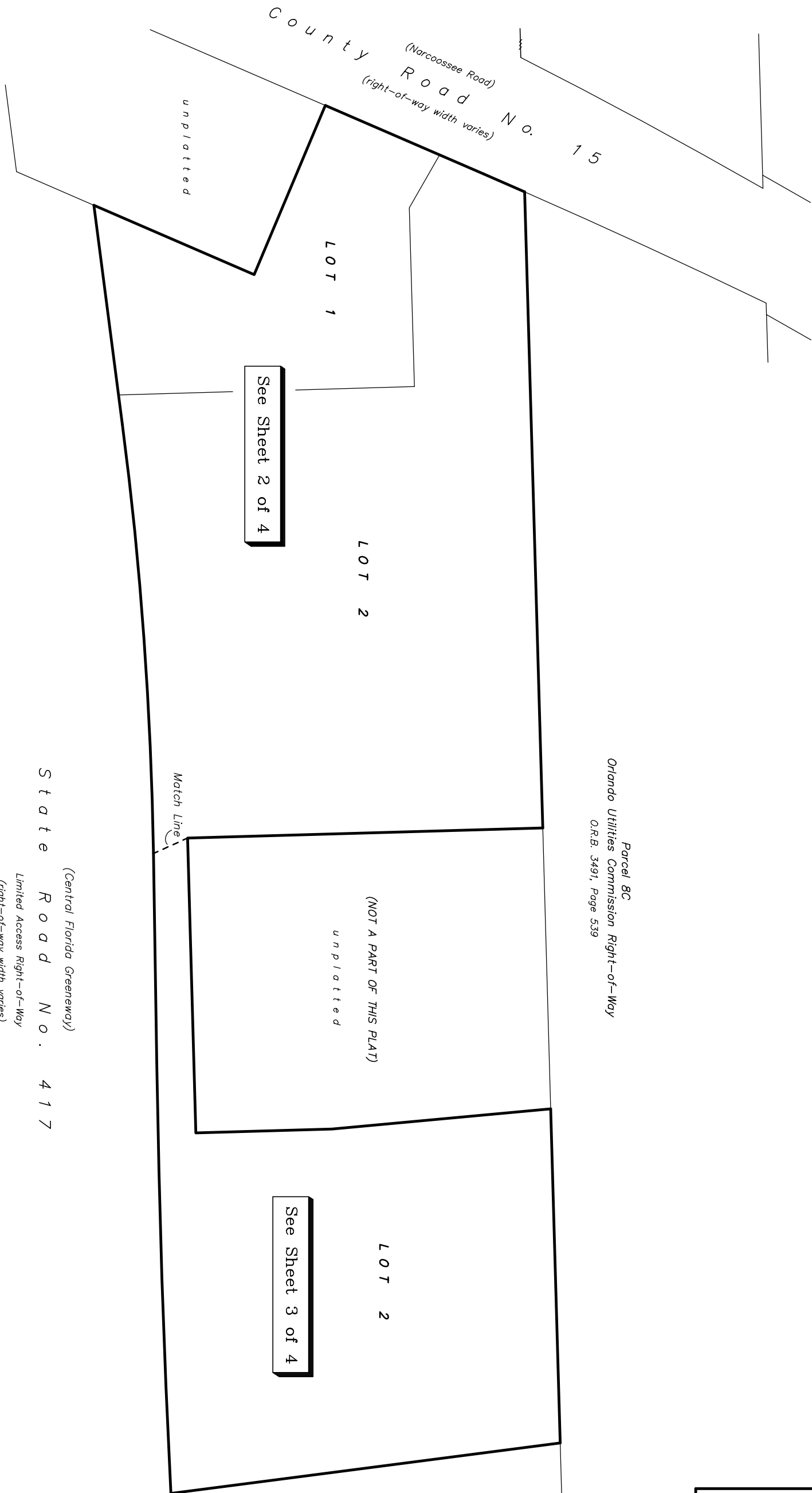
I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on \_\_\_\_\_ as File No. \_\_\_\_\_

County Comptroller in and for Orange County, Florida

BY \_\_\_\_\_

NOTICE:  
THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED 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.

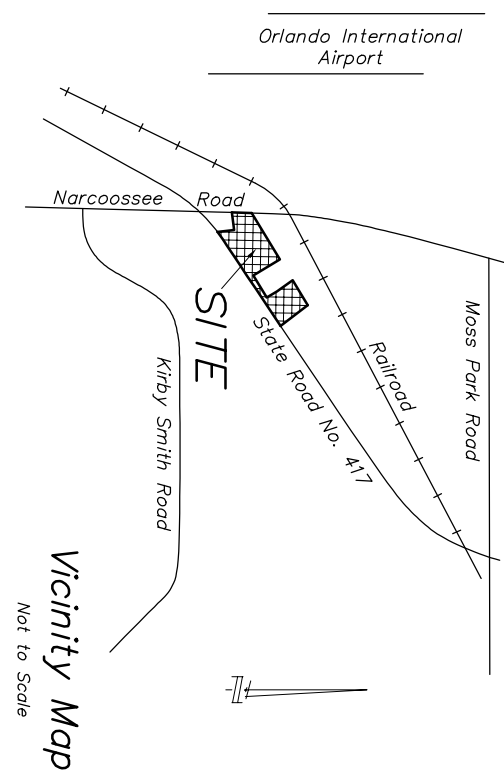
THE PROPERTY SHOWN HEREON REPRESENTS THE LANDS INCLUDED IN THE LAKE HART PLANNED DEVELOPMENT TRACT 6-LAKE HART STORAGE & CAR WASH FACILITY (CASE# DP-15-02-039) AS APPROVED BY THE ORANGE COUNTY DEVELOPMENT REVIEW COMMITTEE ON JULY 22, 2015.



(Central Florida Greenway)  
State Road No. 417  
Limited Access Right-of-Way  
(Right-of-Way with arrow)

120' 60' 0' 120'  
SCALE IN FEET  
SCALE: 1" = 120'

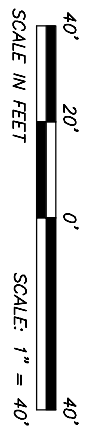
Surveyor's Notes:  
1. Bearings shown hereon are based on an assumed bearing of N 0°23'33" E along the east right-of-way line of Narcoossee Road.  
2. All lines intersecting curves are noted unless otherwise noted (N/A).  
3. "Document No." refers to a deed or agreement recorded in the Public Records of Orange County, Florida.



GPM GAMING-BELTON ASSOCIATES, INC.  
Professional Surveyors and Mappers  
12725 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

# LAKE HART STORAGE AND NONA CAR WASH FACILITY

Situated in Section 17, Township 24 South, Range 31 East  
Orange County, Florida



Pond 1  
O.R.B. 5427, Page 156  
& Doc# 20160021710  
(NOT A PART OF THIS PLAT)

unplotted

unplotted

See Sheet 3 of 4

Match Line

387.51'

LOT 2

$\Delta = 00719.25^\circ$   
 $R = 8561.42'$   
 $L = 48.36'$

See Easement Details  
on Sheet 4 of 4

LOT 1

unplotted

$\Delta = 0630.00^\circ$   
 $R = 4138.41'$   
 $L = 469.49'$

monetary line of the First Station Driveway Easement  
Per Station Driveway Easement  
Monetary of Agreement  
O.R.B. 4310, Page 239

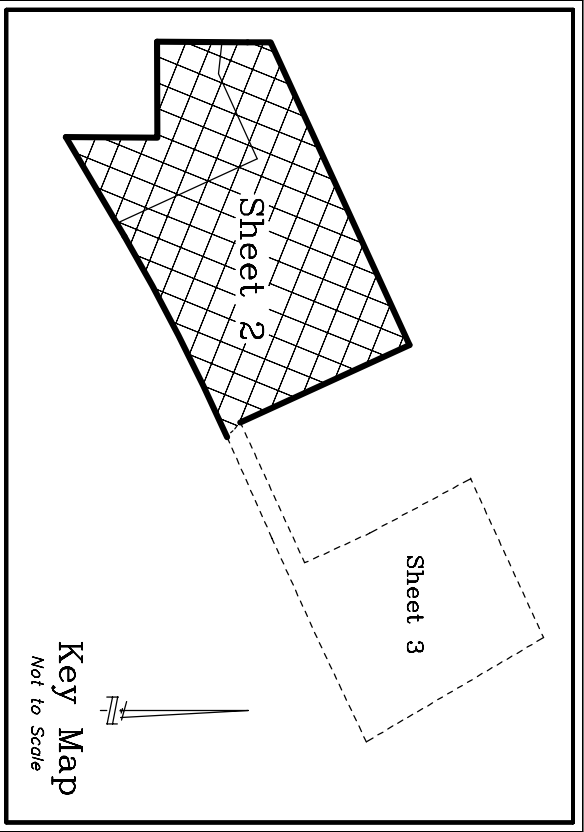
Orange County First Station No. 76  
O.R.B. 3275, Page 439

unplotted

east line of the West 232.99' of the  
South 274.99' of the North 1/2 of the SW 1/4  
of the NW 1/4 of Section 17-24-31

unplotted

Eastern Beltway Limited Access Right-of-Way  
Per Doc# 4275, Page 254  
O.R.B. 4275, Page 254  
(Central Florida Greenway)  
4117  
State Road No. 4117  
Limited Access Right-of-Way  
(right-of-way width varies)



Key Map  
Not to Scale

- Legend
- L - arc length
  - $\Delta$  - central angle
  - R - radius or radius
  - PT - point of tangency
  - PC - point of curve
  - PCC - point on curve
  - LP - located Survey
  - LB - Located Building
  - WB - non-wooded
  - O.R.B. - Official Records Book
  - Doc# - Document Number
  - Indicates permanent reference monument (PMM) and 4"x4" concrete monument (PMM LB 7194)



