

AIR COMMERCE PARK TRACT A

LANDS SITUATED IN SECTION 05-24-31

SHEET 1 OF 1

PLAT
BOOK

PAGE

DEDICATION

AIR COMMERCE PARK

KNOW ALL MEN BY THESE PRESENTS, THAT CHRIST CHURCH OF ORLANDO FLORIDA, INC., BEING THE OWNER OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY PLAT SAID LANDS AS SHOWN HEREON, AND HEREBY DEDICATES THE RIGHT OF WAYS AND EASEMENTS CREATED HEREON TO THE PERPETUAL USE OF THE PUBLIC, UNLESS SPECIFICALLY NOTED OTHERWISE. IN WITNESS WHEREOF, SAID PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED AS OF THIS DATE BY THE OFFICER NAMED BELOW.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

INDIVIDUAL NAME _____
POSITION _____
SIGNED _____

PRINT NAME: _____

SIGNED IN THE PRESENCE OF:

WITNESS _____ WITNESS _____

PRINT NAME: _____ PRINT NAME: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2015, BY _____ AS _____ (TITLE) ON BEHALF OF COBBIN A. MCGEE, WHO IS ☐ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT _____ affix notary stamp

PRINT NAME: _____
TITLE: NOTARY PUBLIC
COMMISSION ID # _____
EXPIRES: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON _____, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT, THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT PERMANENT CONTROL POINTS HAVE BEEN/ WILL BE PLACED AS SHOWN AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN SECTION 02, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

DATE: _____
ROBERT A. ELLIS, PLS. FLORIDA REGISTRATION No. 3880

ELLIS SURVEYS LLC
P.O. BOX 160952
ALTAMONTE SPRINGS, FLORIDA 32716
1500 SUZANNE WAY
LONGWOOD, FLORIDA 32779
LB 7970



CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____, 2015, THE CITY COMMISSION OF THE CITY OF ORLANDO APPROVED THE FOREGOING PLAT.

MAYOR _____ ATTEST: _____
PRINT NAME: _____ CITY CLERK _____
PRINT NAME: _____

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 THE ORANGE COUNTY LAND DEVELOPMENT CODE, AND WAS FILED FOR RECORD ON _____.

CL# _____ AT _____
BY: _____

CERTIFICATE OF APPROVAL BY THE CITY SURVEYOR

THIS IS TO CERTIFY, THAT ON _____, 2015, THE FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REPRESENTING THE CITY OF ORLANDO REVIEWED THIS PLAT. THIS PLAT CONFORMS TO FLORIDA STATUTES, CHAPTER 177.

RICHARD ALLEN, PSM PSM #: _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, THAT ON _____, 2015, THE CITY ENGINEER REPRESENTING THE CITY OF ORLANDO REVIEWED THIS PLAT.

CITY ENGINEER _____ DATE: _____

CERTIFICATE OF APPROVAL BY CITY PLANNING AND DEVELOPMENT DIRECTOR

THIS IS TO CERTIFY, THAT ON _____, 2015, THE CITY DEPARTMENT OF PLANNING AND DEVELOPING REPRESENTING THE CITY OF ORLANDO REVIEWED THIS PLAT.

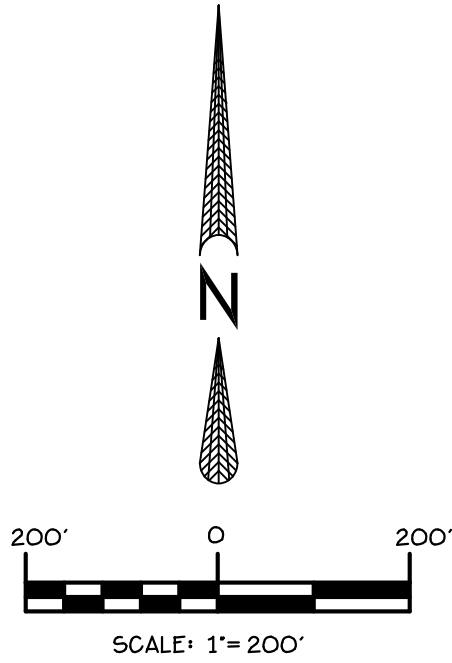
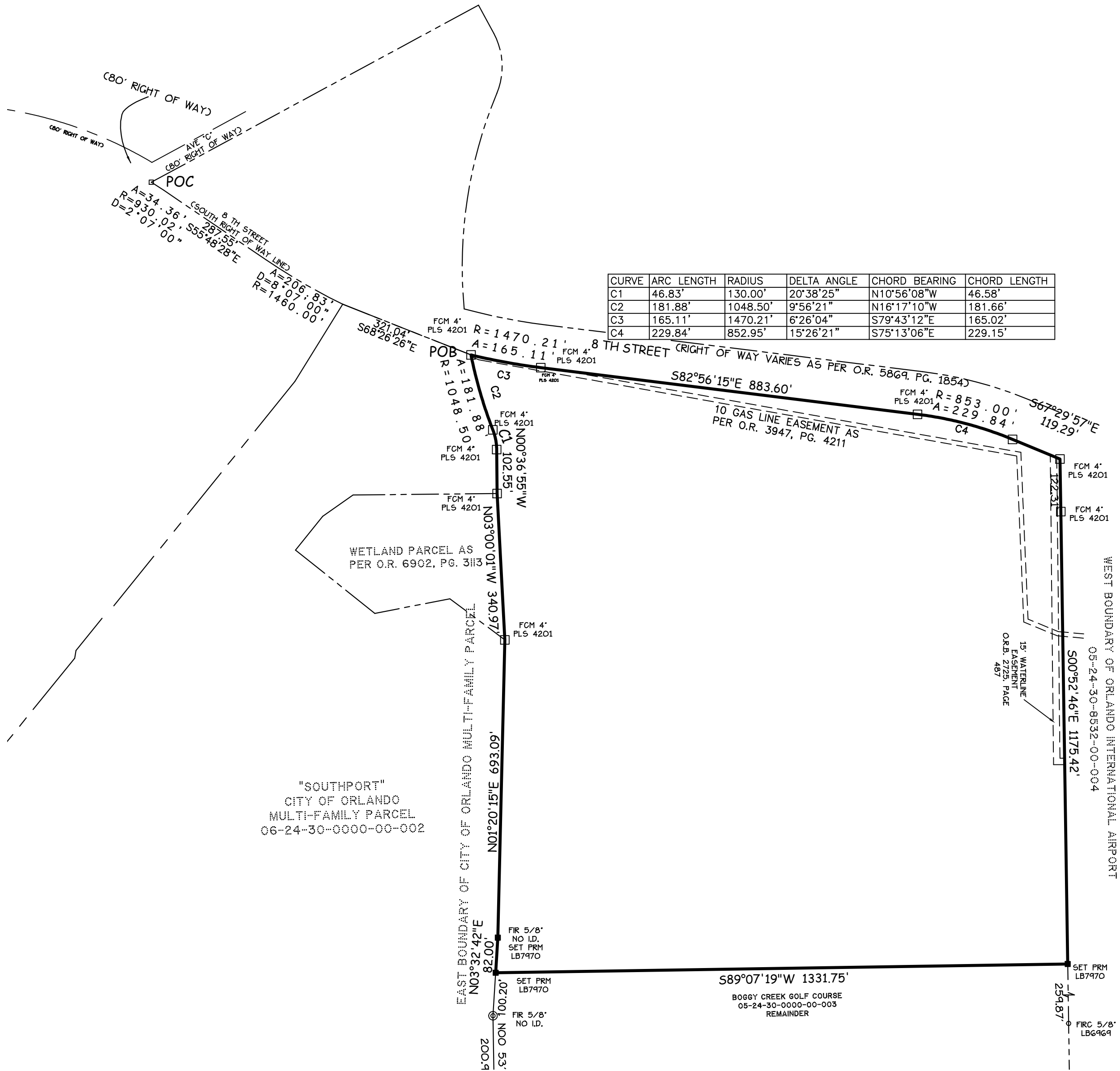
DIRECTOR OF PLANNING AND DEVELOPING _____ DATE: _____

LEGAL DESCRIPTION:

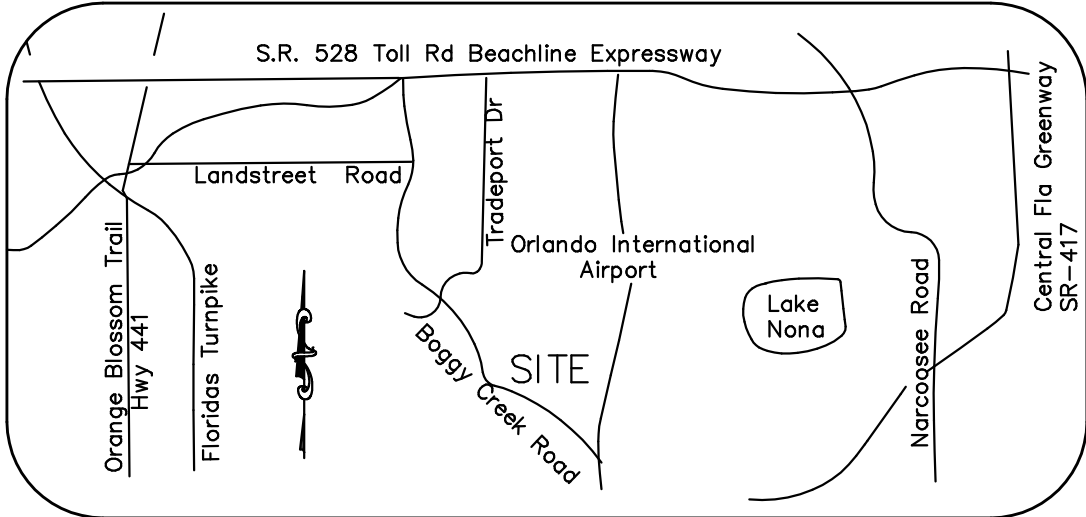
DESCRIPTION CREATED:
A TRACT OF LAND SITUATED IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 30 EAST, TALLAHASSEE MERIDIAN, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE COMMENCE AT A 4"x4" CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 8TH STREET AND THE SOUTHEASTERLY RIGHT OF WAY OF AVENUE "C" PER VILLAGES OF SOUTHPORT PHASE 1E ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41 AT PAGES 113 THRU 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 930.02 FEET, A CENTRAL ANGLE OF 02°07'00", AND A CHORD BEARING OF S56°51'58"E, AN ARC LENGTH OF 34.36 FEET; THENCE RUN S55°48'28"E A DISTANCE OF 287.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 1460.00 FEET, A CENTRAL ANGLE OF 08°07'09", AND A CHORD BEARING OF S59°52'03"E, AN ARC LENGTH OF 206.89 FEET; THENCE RUN ALONG A NON-TANGENT LINE, S68°26'26"W, 321.04 FEET TO A POINT ON A NON-TANGENT CURVE FOR THE POINT OF BEGINNING; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1470.00 FEET, A CENTRAL ANGLE OF 06°26'07", AND A CHORD BEARING OF S79°43'12"E, AN ARC LENGTH OF 165.11 FEET; THENCE RUN S82°56'15"E, 883.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS LENGTH OF 853.00 FEET, A CENTRAL ANGLE OF 15°26'18" AND A CHORD BEARING OF S75°13'06"E, AN ARC LENGTH OF 229.84 FEET; THENCE RUN S67°29'57"E, 119.29 FEET TO THE WESTERLY BOUNDARY OF ORLANDO INTERNATIONAL AIRPORT; THENCE ALONG SAID WESTERLY BOUNDARY S00°52'41"E A DISTANCE OF 1194.06 FEET; THENCE S89°07'19"W PERPENDICULAR TO SAID WEST BOUNDARY A DISTANCE OF 1333.20 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE CITY OF ORLANDO MULTI-FAMILY PARCEL AS RECORDED IN O.R. 5869, PG. 1854 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING COURSES: N03°32'42"E A DISTANCE OF 100.70 FEET; THENCE RUN N01°20'15"E A DISTANCE OF 693.09 FEET; THENCE N03°00'01"W A DISTANCE OF 340.97 FEET; THENCE N00°36'55"W A DISTANCE OF 102.55 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 130.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°38'25", AN ARC DISTANCE OF 46.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1048.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID SURVEY THROUGH A CENTRAL ANGLE OF 09°56'21", AN ARC DISTANCE OF 181.88 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF 8TH STREET AND THE POINT OF BEGINNING.
CONTAINING 40 ACRES MORE OR LESS.

SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF 8TH STREET AS BEARING S55°48'28"E.
- IN ACCORDANCE WITH CHAPTER 177.091, BOARD OF PROFESSIONAL LAND SURVEYORS LAWS AND RULES, 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 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.
- DEVELOPMENT ON THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENCE MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, WHICH GOVERNS THE CITY'S ABILITY TO ISSUE BUILDING PERMITS ON THIS PROPERTY. APPROVAL OF THIS APPLICATION 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.
- OWNER DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS AND THEIR GUESTS, INVITEES, DOMESTIC HELP, AND TO DELIVERY, PICK-UP AND FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, AND SUCH OTHER PERSONS AS OWNERS, THEIR SUCCESSOR AND ASSIGNS, MAY FROM TIME TO TIME DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE ROADS AND SIDEWALKS, AS THEY MAY FROM TIME TO TIME BE CONSTRUCTED.
- ALL LOTS AND TRACTS REFERENCED OUTSIDE OF THE PROPERTY DESCRIBED ON THIS PLAT ARE PROVIDED FOR REFERENCE AND INFORMATIONAL PURPOSES ONLY.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND RESERVATIONS OF EASEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE & UTILITY EASEMENTS DEDICATED HEREON WHICH SHALL BE LOCATED AS NOTED ON THE PLAT.



VICINITY MAP NOT TO SCALE



LEGEND:

- = FOUND 4x4 CONCRETE MONUMENT
- = SET 4"x4" CONCRETE MONUMENT (PRM LB 7970)
- ▲ = SET NAIL & DISK IN CONCRETE (LB 7970)
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- PRM = PERMANENT REFERENCE MONUMENT
- CCR# = CERTIFIED CORNER RECORD NUMBER
- COR. = CORNER
- ID# = IDENTIFICATION NUMBER
- SEC. = SECTION



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www.ellisurveys.com

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.