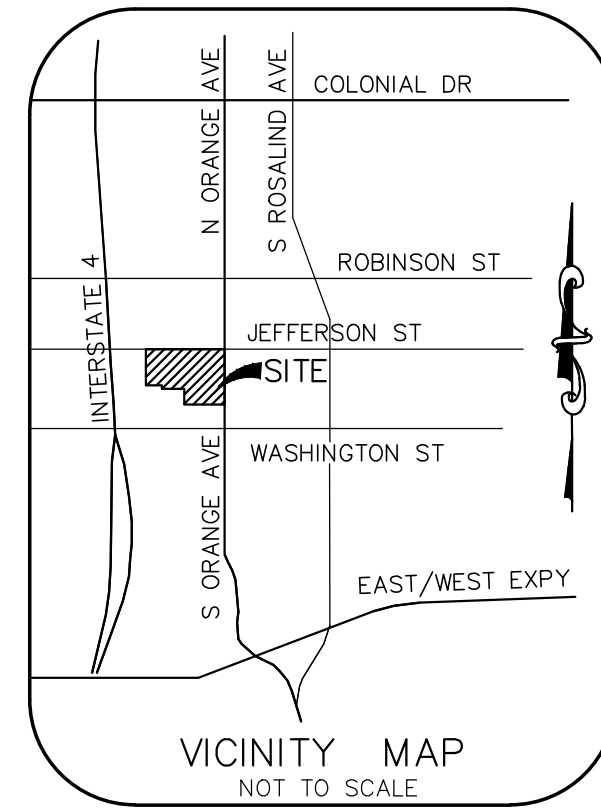


CORNERSTONE OFFICE

SHEET 1 OF 1

PLAT BOOK PAGE

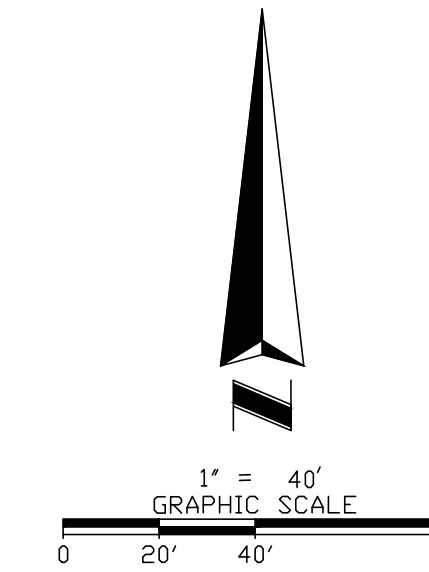


A REPLAT OF A PORTION OF BLOCK 35, ROBERT R. REID'S ADDITION TO ORLANDO,
PER PLAT BOOK C, PAGES 62 AND 63
SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION:

ALL OF LOT 1, BLOCK 35, AND A PORTION OF LOT 4, BLOCK 35 OF ROBERT R. REID'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK C, PAGES 62 AND 63 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND TOGETHER WITH A PORTION OF LOT 2, BLOCK 35 OF SAID ROBERT R. REID'S ADDITION TO ORLANDO ALSO BEING KNOWN AS UNIT A, CORNERSTONE COMMERCIAL CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8404, PAGE 3105; AS AMENDED BY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8637, PAGE 3624, AND AS AMENDED FROM TIME TO TIME, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A NAIL & DISC LB 1 LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE; THENCE RUN SOUTH 00°03'06" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID ORANGE AVENUE, A DISTANCE OF 230.01 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°56'58" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00°03'06" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, BLOCK 35, OF SAID ROBERT R. REID'S ADDITION TO ORLANDO; THENCE SOUTH 89°56'58" WEST ALONG SAID NORTH LINE OF LOT 2, BLOCK 35, A DISTANCE OF 93.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 35, THENCE NORTH 00°01'19" WEST, A DISTANCE OF 15.01 FEET ALONG THE EAST LINE OF SAID LOT 4, BLOCK 35; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°56'58" WEST, A DISTANCE OF 65.76 FEET; THENCE NORTH 00°01'19" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID JEFFERSON AVENUE; THENCE RUN NORTH 89°56'58" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 309.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 59,797 SQUARE FEET OR 1.373 ACRES MORE OR LESS.



NOTES:

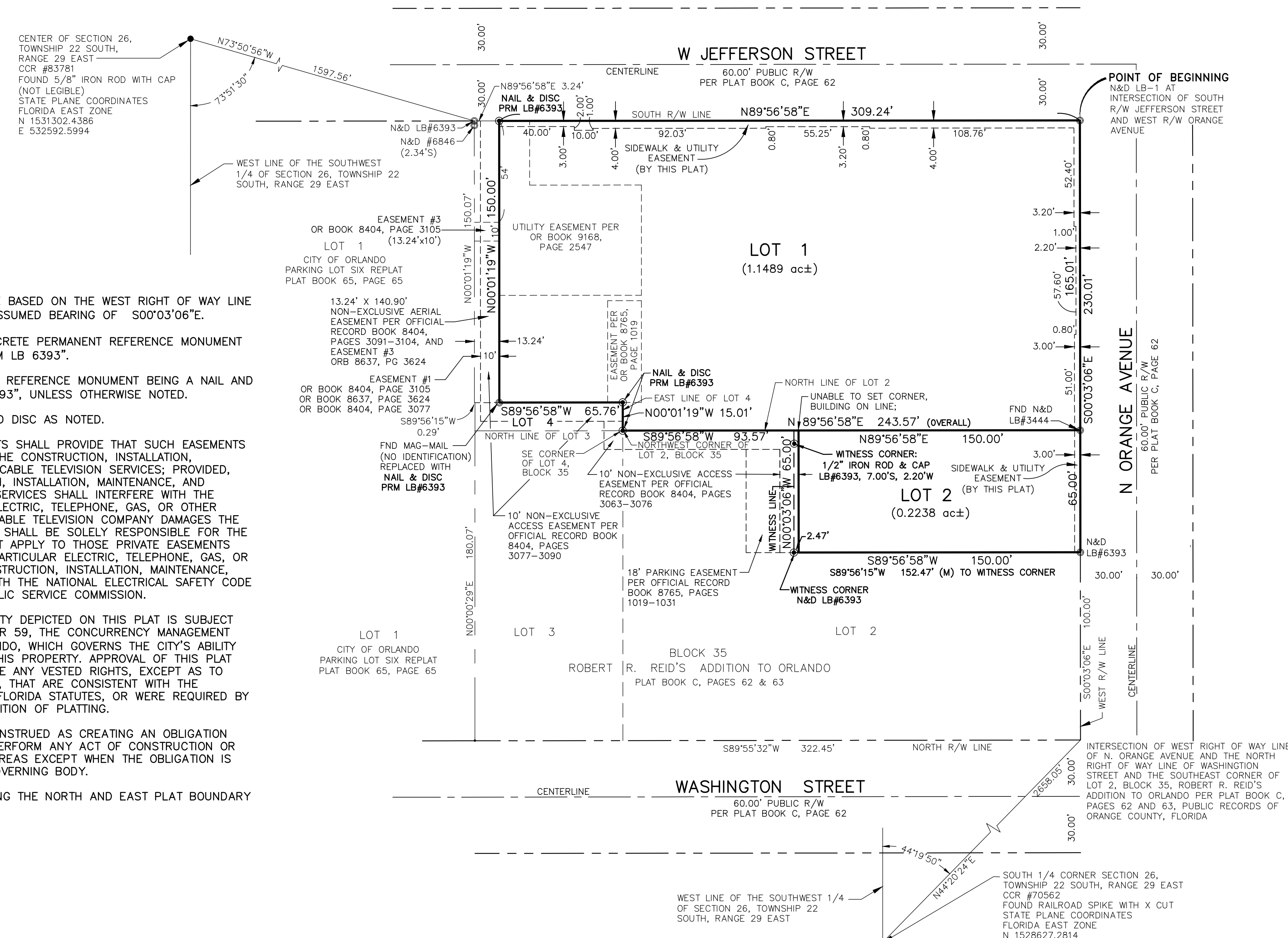
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF ORANGE AVENUE, HAVING AN ASSUMED BEARING OF 500°03'06"E.
- = BEING A SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT WITH A BRASS DISC STAMPED "PRM LB 6393".
- = BEING A SET PERMANENT REFERENCE MONUMENT BEING A NAIL AND BRASS DISC STAMPED "PRM LB 6393", UNLESS OTHERWISE NOTED.
- = BEING A FOUND NAIL AND DISC AS NOTED.
- 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.
- 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 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.
- NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON ANY GOVERNING BODY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN DEDICATED AREAS EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ASSUMED BY THE GOVERNING BODY.
- THE CONCRETE SIDEWALK ALONG THE NORTH AND EAST PLAT BOUNDARY LINE ARE PUBLIC.

LEGEND:

- ac± = ACRES MORE OR LESS
- CCR = CERTIFIED CORNER RECORD
- FND = FOUND
- LB = LICENSED BUSINESS
- (M) = MEASURED
- N&D = NAIL AND DISK
- OR = OFFICIAL RECORD
- ORB = OFFICIAL RECORDS BOOK
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT OF WAY

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.



CORNERSTONE OFFICE DEDICATION

KNOW ALL BY THESE PRESENTS, That CORNERSTONE COMMERCIAL CONDOMINIUM ASSOCIATION, INC., 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, and dedicate the sidewalk and utility easement to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the officer named below and its seal affixed hereto on this ___ day of _____, 2016.

OWNER: CORNERSTONE COMMERCIAL CONDOMINIUM ASSOCIATION, INC.

By _____
Print Name: _____
Title: _____

Signed and Sealed in the presence of:

Print Name: _____

Print Name: _____

STATE OF TEXAS, COUNTY OF DALLAS

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Laura P. Sims as President of Cornerstone Commercial Condominium Association, Inc., who is personally known to me or produced the following identification _____ and did/did not take an oath that she/he is the person described in and who executed the foregoing Dedication and severally acknowledges the execution thereof to be her/his free act and deed as such officer thereunto duly authorized; that the official seal of said Corporation is affixed hereto; and that said dedication is the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereto set by 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 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 County, Florida.

Date _____ DANIEL RAY HOLT, PSM
Florida Registration No. 5775
AMERICAN SURVEYING & MAPPING
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
LICENSED BUSINESS: LB 6393

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ The City Commission of the City of Orlando, Florida approved the foregoing plat.

Mayor

City Clerk

CERTIFICATE OF APPROVAL BY PLANNING DIRECTOR

THIS IS TO CERTIFY, that on _____ The Planning and Zoning Commission of the City of Orlando, Florida approved the foregoing plat.

Mark Cechman _____
Planning Director

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED AND APPROVED: _____
City Engineer Date

CERTIFICATE OF APPROVAL BY CITY SURVEYOR

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

EXAMINED AND APPROVED: _____
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. _____
Martha O. Haynie, County Comptroller
in and for the City of Orlando, Orange County, Florida