

LAKE NONA CENTRAL PARCEL 9 PHASE 2A
A REPLAT OF A PORTION OF LOT 1, LAKE NONA CENTRAL PARCEL 9 PHASE 1
PLAT BOOK 89, PAGES 61 THROUGH 65
AND A PORTION OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

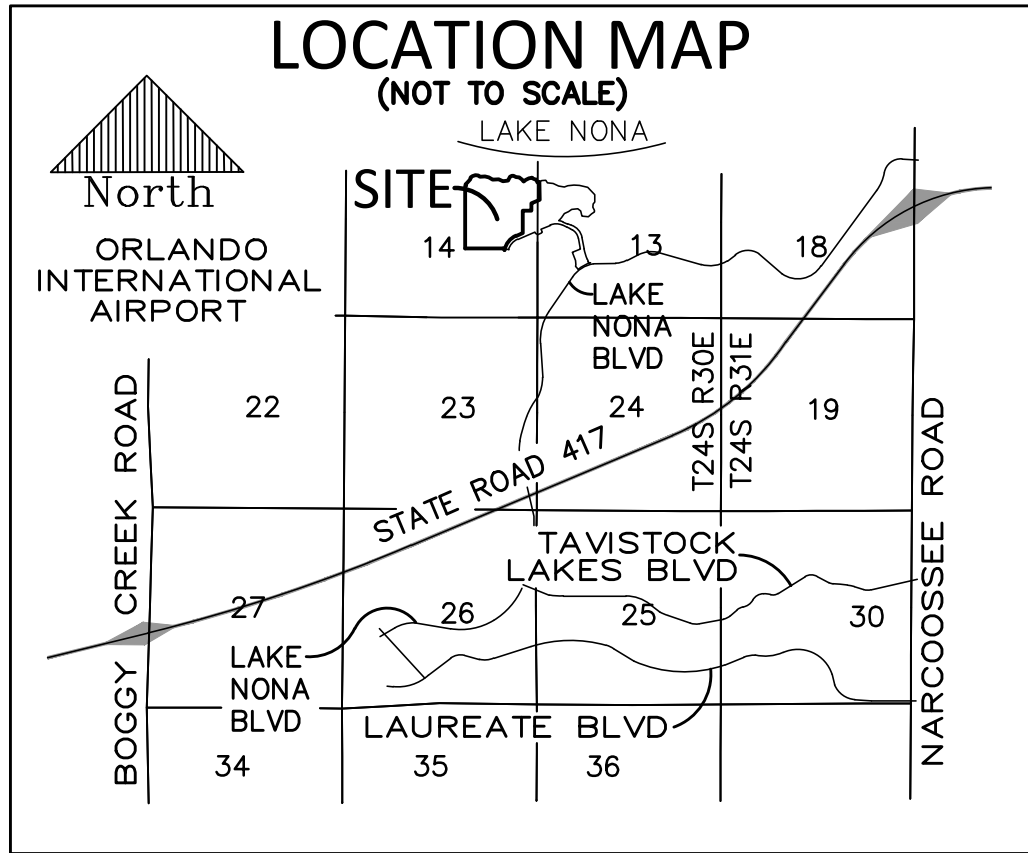
DESCRIPTION:

That part of Section 14, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Southwest corner of Tract C, according to the plat of LAKE NONA BOULEVARD, as recorded in Plat Book 63, Pages 138 through 143, of the Public Records of Orange County, Florida; said Southwest corner being on a curve concave Southerly having a radius of 1120.00 feet and a chord bearing of S84°17'35"W; thence run the following courses and distances along the Northerly right-of-way line of Lake Nona Boulevard of said plat of LAKE NONA BOULEVARD: Westerly along the arc of said curve through a central angle of 44°35'49" for a distance of 871.77 feet to the point of tangency; S61°59'40"W, 244.46 feet to the point of curvature of a curve concave Northerly having a radius of 580.00 feet and a chord bearing of S75°59'40"W; thence Westerly along the arc of said curve through a central angle of 28°00'00" for a distance of 283.44 feet to the point of tangency; S89°59'40"W, 496.87 feet to the point of curvature of a curve concave Southeasterly having a radius of 870.00 feet and a chord bearing of S62°17'55"W; thence Southwesterly along the arc of said curve through a central angle of 55°23'30" for a distance of 841.09 feet to a non-tangent line; thence departing said Northerly right-of-way line run N68°41'42"W, 1770.78 feet to a point on a non-tangent curve concave Easterly having a radius of 801.00 feet and a chord bearing of S13°36'27"W and the POINT OF BEGINNING; thence Southerly along the arc of said curve through a central angle of 27°12'54" for a distance of 380.47 feet to the point of tangency; thence S00°00'00"E, 600.26 feet; thence N90°00'00"W, 99.00 feet; thence N00°00'00"E, 33.65 feet; thence N90°00'00"W, 240.29 feet; thence S00°00'00"E, 579.00 feet; thence N90°00'00"W, 661.89 feet to a line that is 100.00 feet East of and parallel with the East line of a 135.00 foot wide City of Orlando Power Line Easement, as recorded in Official Records Book 1838, Page 953, and Official Records Book 2008, Page 343, of the Public Records of Orange County, Florida; thence N00°01'46"W along said parallel line, 1535.15 feet; thence departing said parallel line run N90°00'00"E, 840.04 feet to the point of curvature of a curve concave Southerly having a radius of 314.00 feet and a chord bearing of S77°08'03"E; thence Easterly along the arc of said curve through a central angle of 25°43'53" for a distance of 141.02 feet to the point of tangency; thence S64°16'07"E, 0.96 feet to a point on a non-tangent curve concave Southeasterly having a radius of 900.00 feet and a chord bearing of N25°45'23"E; thence Northeasterly along the arc of said curve through a central angle of 04°38'05" for a distance of 72.80 feet to the point of tangency; thence N28°04'26"E, 112.56 feet to the Southeasterly line of lands described in Official Records Book 10848, Page 9366, of the Public Records of Orange County, Florida and to the point of cusp of a curve concave Easterly having a radius of 502.00 feet and a chord bearing of S19°29'01"W; thence Southerly along said Southeasterly line and along the arc of said curve through a central angle of 17°10'49" for a distance of 150.53 feet to the Southernmost corner of said lands described in Official Records Book 10848, Page 9366 and a non-tangent line; thence departing said Southeasterly line run S79°06'23"E, 80.27 feet to the POINT OF BEGINNING.

Containing 31.112 acres more or less.

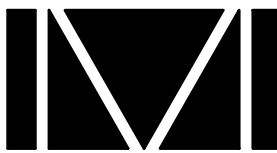
NOTE: LOT 3 INTENTIONALLY
NOT USED ON THIS PLAT.



NOTE:
— THE PROPERTIES DELINEATED ON THIS PLAT ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE.

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.

PREPARED BY:



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

CERTIFICATE OF AUTHORIZATION NUMBER LB68

PLAT NOTES AND EASEMENTS:

- 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, Florida Statutes, or were required by the City of Orlando as a condition of platting.
- Bearings based on the northerly right-of-way line of Lake Nona Boulevard (Plat Book 63, Pages 138-143) as being S89°59'40"W relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment, as established from National Geodetic Survey control points "Lance" (pid AJ2445), Northing 1477081.39, Easting 575759.46, and "GIS 0242 Burt" (pid AK7296), Northing 1467711.44, Easting 582877.80.
- All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.
- Lot 1, Tract A and Tract B shown hereon are subject to that certain Declaration of Covenants, Conditions, Restrictions and Easements (Sports and Performance District) recorded in Official Records Document No. 20160165597, in the Public Records of Orange County, Florida, as may be amended, supplemented and/or assigned from time to time.
- Tract A is a Development Area to be owned and maintained by United States Professional Tennis Association, Inc., its successors and assigns.
- Tract B is a Development Area to be owned and maintained by Lake Nona Central, LLC, its successors and assigns.
- Tract C is an Access Area to be owned and maintained by Lake Nona Land Company, LLC, its successors and assigns.
- No part of Lot 1, Lot 2, Lot 4, Tract A, Tract B or Tract C of this plat is being dedicated to the public nor are any portions of said Lots and Tracts required for any public use.
- All easements shown herein which are not created by this plat are for informational purposes only and, unless stated otherwise, the depiction of said easements is not intended to reimpose same.
- The lands described herein are subject to Declaration and Dedication of Avigation Easement, recorded in Official Records Book 3961, Page 1089 as Amended in Official Records Book 9735, Page 3416, the Public Records of Orange County, Florida.

LAKE NONA CENTRAL
PARCEL 9 PHASE 2A

DEDICATION

KNOW ALL BY THESE PRESENTS, That United States Tennis Association — Florida Section, Inc., a Florida not-for-profit corporation, being the owner in fee simple of Tract B, as described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates nothing to the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the authorized agent named below:

United States Tennis Association — Florida Section, Inc.,
1 Deuce Court, Suite 100
Daytona Beach, Florida 32124

By..... DATE:.....
PRINTED NAME: Doug Booth
TITLE: Executive Director
Signed and sealed in the presence of:

By..... By.....
PRINTED NAME: PRINTED NAME:

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this _____ by Doug Booth, as Executive Director of United States Tennis Association — Florida Section, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

.....
PRINTED NAME:
NOTARY PUBLIC
COMMISSION NUMBER.....
MY COMMISSION EXPIRES

SHEET 1 OF 5
SEE SHEET 2 FOR LEGEND AND KEY MAP

LAKE NONA CENTRAL
PARCEL 9 PHASE 2A

DEDICATION

KNOW ALL BY THESE PRESENTS, That United States Professional Tennis Association, Inc., a New York not-for-profit corporation, being the owner in fee simple of Tract A, as described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates nothing to the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the authorized agent named below:

United States Professional Tennis Association, Inc.
3535 Briarpark Drive, Suite 202
Houston, Texas 77042

By..... DATE:.....
PRINTED NAME: John R. Embree
TITLE:
Signed and sealed in the presence of:

By..... By.....
PRINTED NAME: PRINTED NAME:

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this _____ by John R. Embree, as _____ of United States Professional Tennis Association, Inc., a New York not-for-profit corporation, on behalf of the company. He is personally known to me or has produced _____ as identification.

.....
PRINTED NAME:
NOTARY PUBLIC
COMMISSION NUMBER.....
MY COMMISSION EXPIRES

LAKE NONA CENTRAL
PARCEL 9 PHASE 2A

DEDICATION

KNOW ALL BY THESE PRESENTS, That Lake Nona Land Company, LLC, a Florida limited liability company, being the owner in fee simple of Lot 2, Lot 4, Tract C and Performance Drive, as described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates Performance Drive shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the authorized agent named below:

Lake Nona Land Company, LLC
6900 Tavistock Lakes Boulevard, Suite 200
Orlando, Florida 32827

By..... DATE:.....
PRINTED NAME: Robert B. Adams
TITLE: Vice President
Signed and sealed in the presence of:

By..... By.....
PRINTED NAME: PRINTED NAME:

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this _____ by Robert B. Adams, as Vice President of Lake Nona Land Company, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

.....
PRINTED NAME:
NOTARY PUBLIC
COMMISSION NUMBER.....
MY COMMISSION EXPIRES

PLAT
BOOK PAGE

LAKE NONA CENTRAL
PARCEL 9 PHASE 2A

DEDICATION

KNOW ALL BY THESE PRESENTS, That Lake Nona Central, LLC, a Florida limited liability company, being the owner in fee simple of Lot 1, as described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and hereby dedicates nothing to the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the authorized agent named below:

Lake Nona Central, LLC
6900 Tavistock Lakes Boulevard, Suite 200
Orlando, Florida 32827

By..... DATE:.....
PRINTED NAME: Robert B. Adams
TITLE: Vice President
Signed and sealed in the presence of:

By..... By.....
PRINTED NAME: PRINTED NAME:

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this _____ by Robert B. Adams, as Vice President of Lake Nona Central, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

.....
PRINTED NAME:
NOTARY PUBLIC
COMMISSION NUMBER.....
MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on 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 Florida State Statute 177

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: _____

QUALIFICATION STATEMENT OF
SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, This plat was prepared under the direction and supervision of the undersigned, a professional surveyor and mapper, and complies with all of the survey requirements of Chapter 177, Florida Statutes. The lands depicted herein are located in the City of Orlando, Orange County, Florida.

DONALD W. MCINTOSH ASSOCIATES, INC.
Certificate of Authorization Number LB68
2200 Park Avenue North, Winter Park, FL 32789

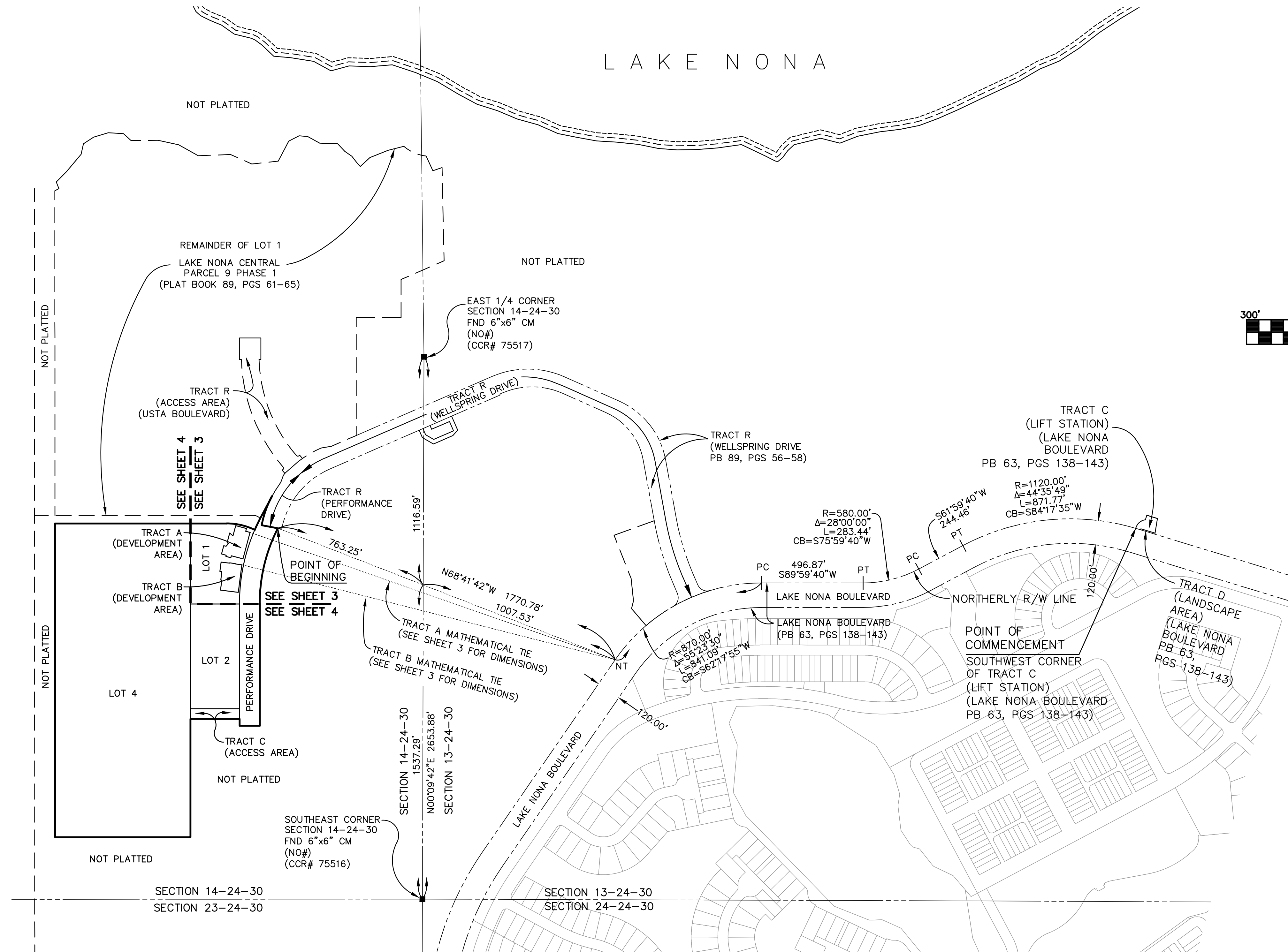
Date:..... BY:.....
Scott Grossman
Florida Registered Surveyor and Mapper
Certificate No. 5048

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CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT
BOOK

PAGE

SHEET 2 OF 5
SEE SHEET 1 FOR NOTES



KEY MAP

LEGEND

- (FOR ALL SHEETS)
- C53 = CURVE NUMBER (SEE CURVE TABLE)
 - L14 = LINE NUMBER (SEE LINE TABLE)
 - Δ = CENTRAL ANGLE
 - R = RADIUS
 - L = ARC LENGTH
 - CB = CHORD BEARING
 - CH = CHORD DISTANCE
 - C = CENTERLINE
 - R/W = RIGHT-OF-WAY
 - NT = NON-TANGENT
 - (R) = RADIAL
 - (NR) = NON-RADIAL
 - NO# = NO NUMBER
 - PT = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - P-C = POINT OF CUSP
 - PCC = POINT OF COMPOUND CURVATURE
 - PCP = PERMANENT CONTROL POINT
 - PRC = POINT OF REVERSE CURVATURE
 - ORB = OFFICIAL RECORD BOOK
 - PB = PLAT BOOK
 - PG(S) = PAGE(S)
 - CM = CONCRETE MONUMENT
 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PRM = PERMANENT REFERENCE MONUMENT
 - PCP = PERMANENT CONTROL POINT
 - CCR = CERTIFIED CORNER RECORD
 - OUC = ORLANDO UTILITIES COMMISSION
 - DOC# = OFFICIAL RECORDS DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 - POL = POINT ONLINE
 - SECTION 14-24-30 = SECTION 14, TOWNSHIP 24 SOUTH, RANGE 30 EAST

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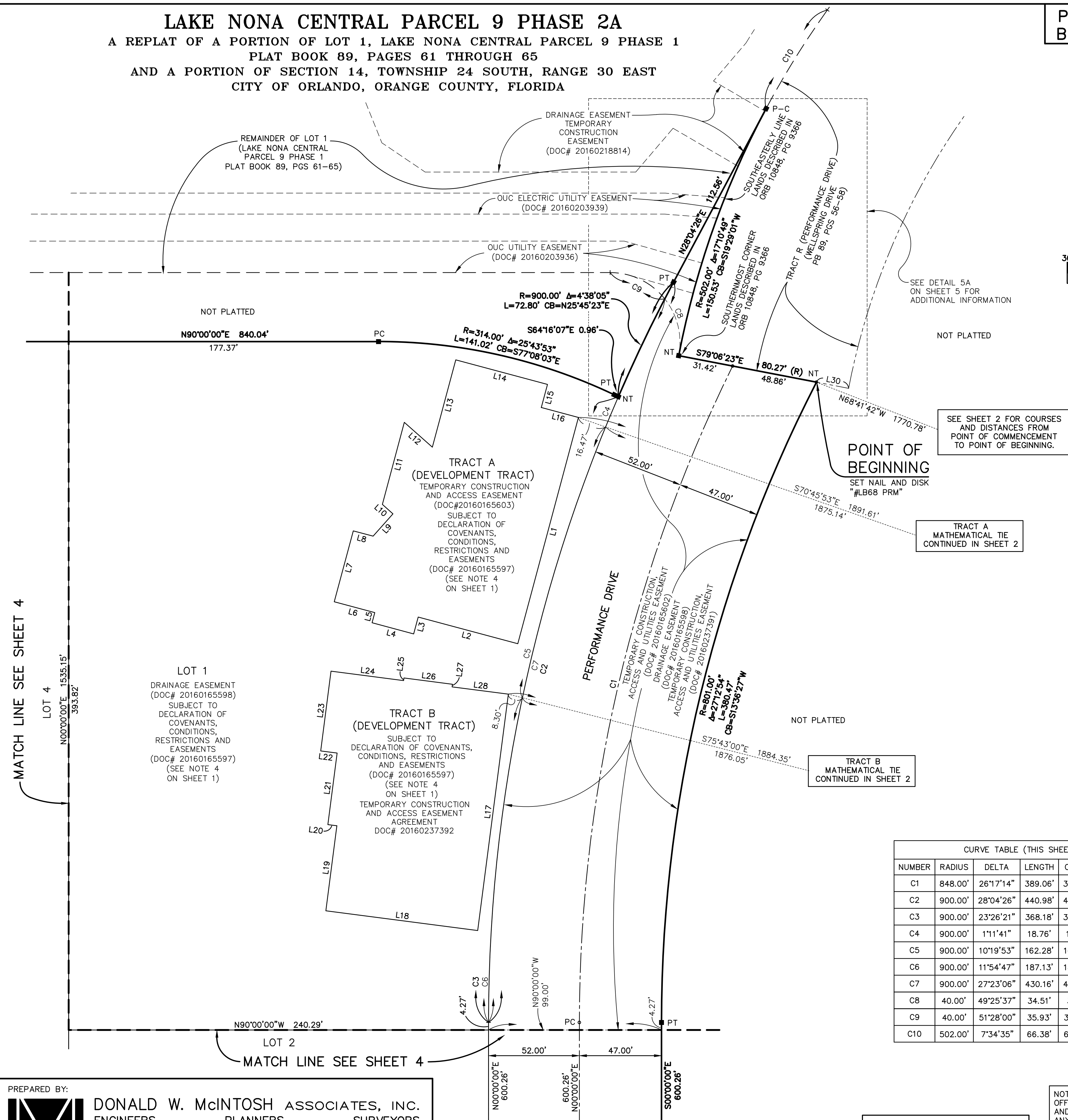
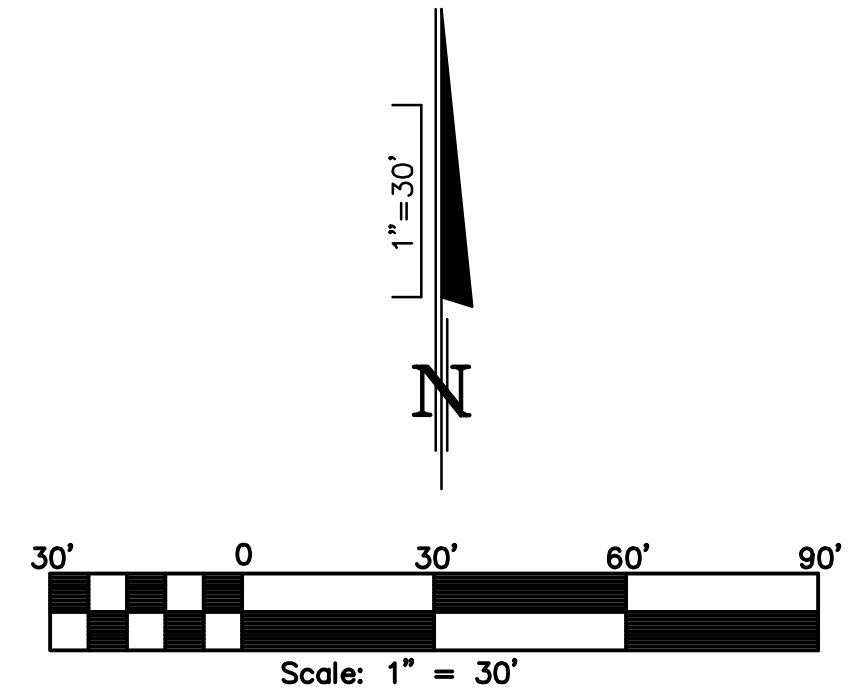
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SHEET 3 OF 5
SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR LEGEND



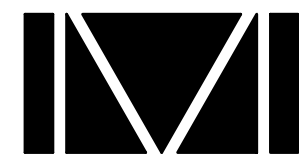
LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	S15°00'06"W	134.00'
L2	N74°59'54"W	59.00'
L3	S15°00'06"W	10.00'
L4	N74°59'54"W	24.67'
L5	N15°00'06"E	6.00'
L6	N74°59'54"W	24.00'
L7	N15°00'06"E	42.00'
L8	S75°00'16"E	11.74'
L9	N41°36'11"E	17.10'
L10	N48°23'49"W	8.08'
L11	N15°00'06"E	48.62'
L12	S48°23'49"E	21.43'
L13	N15°00'06"E	51.74'
L14	S74°59'54"E	54.34'
L15	S15°00'06"W	13.67'
L16	S74°59'54"E	22.00'
L17	S07°22'59"W	136.33'
L18	N82°37'01"W	87.67'
L19	N07°22'59"E	49.08'
L20	N82°37'01"W	5.16'
L21	N07°22'59"E	41.25'
L22	N82°37'01"W	9.50'
L23	N07°22'59"E	46.00'
L24	S82°37'01"E	41.90'
L25	N07°22'59"E	1.50'
L26	S82°37'01"E	27.96'
L27	S07°22'59"W	1.50'
L28	S82°37'01"E	32.47'
L29	S62°32'29"W	25.74'
L30	S79°06'23"E	18.73'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	848.00'	26°17'14"	389.06'	385.66'	N13°08'37"E
C2	900.00'	28°04'26"	440.98'	436.58'	N14°02'13"E
C3	900.00'	23°26'21"	368.18'	365.62'	N11°43'10"E
C4	900.00'	1°11'41"	18.76'	18.76'	N22°50'30"E
C5	900.00'	10°19'53"	162.28'	162.06'	N17°04'44"E
C6	900.00'	11°54'47"	187.13'	186.79'	N05°57'24"E
C7	900.00'	27°23'06"	430.16'	426.08'	N13°41'33"E
C8	40.00'	49°25'37"	34.51'	33.45'	N13°49'12"W
C9	40.00'	51°28'00"	35.93'	34.73'	N64°16'00"W
C10	502.00'	7°34'35"	66.38'	66.33'	S31°51'43"W

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NOTE: LOT 3 INTENTIONALLY
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PREPARED BY:

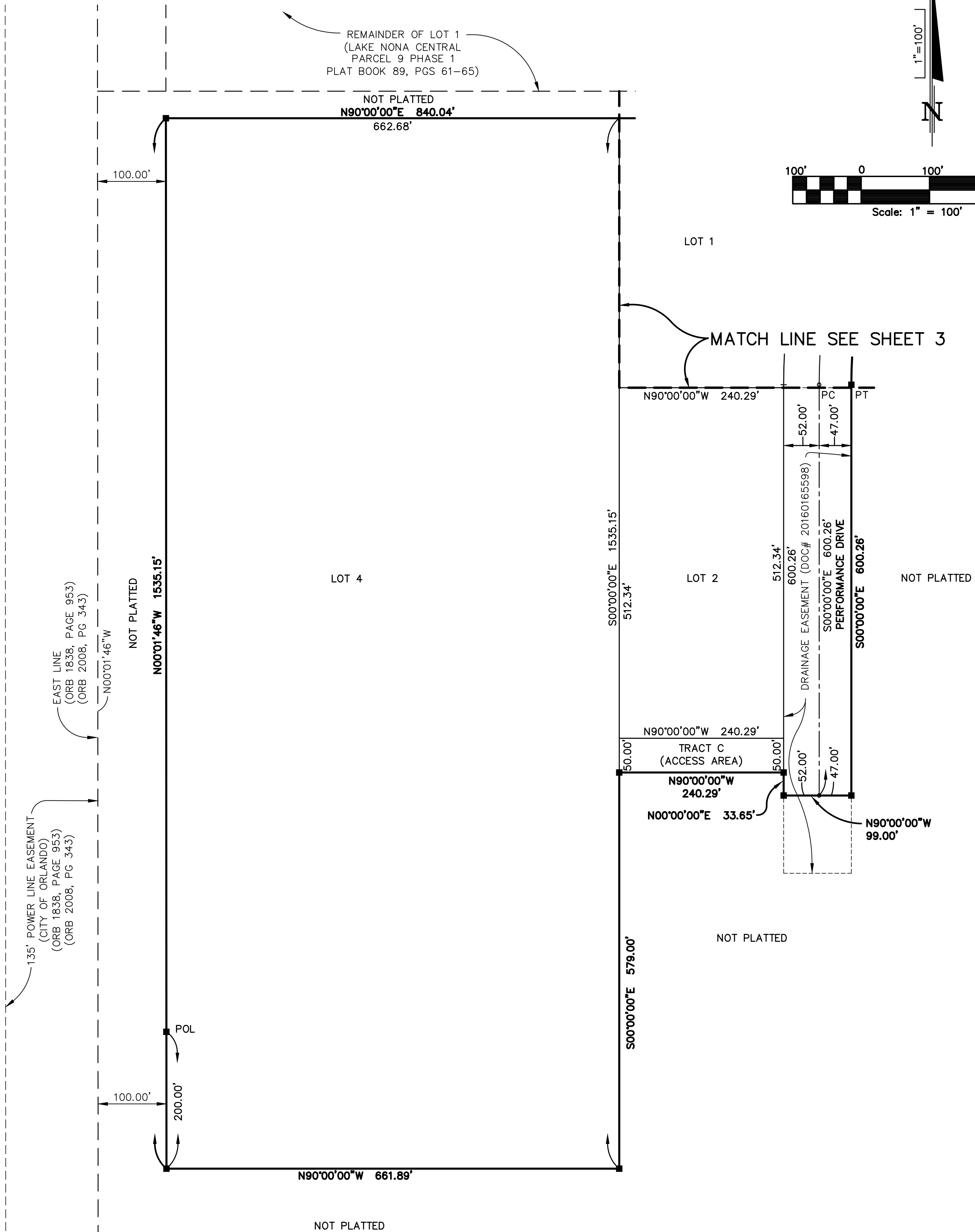
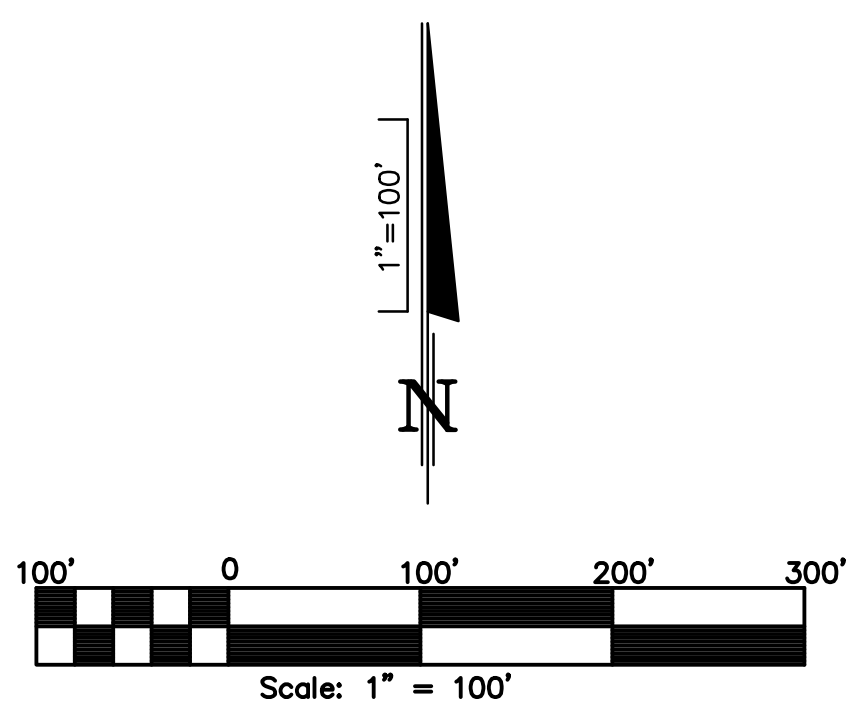


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PLAT BOOK PAGE

SHEET 4 OF 5
SEE SHEET 1 FOR NOTES
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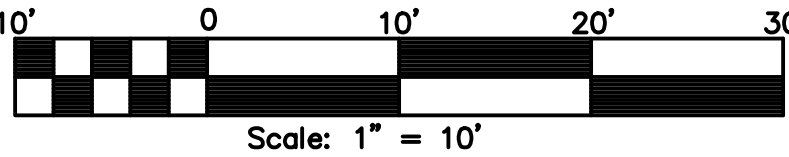
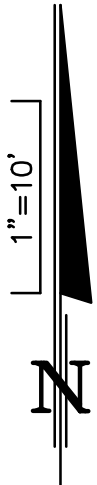
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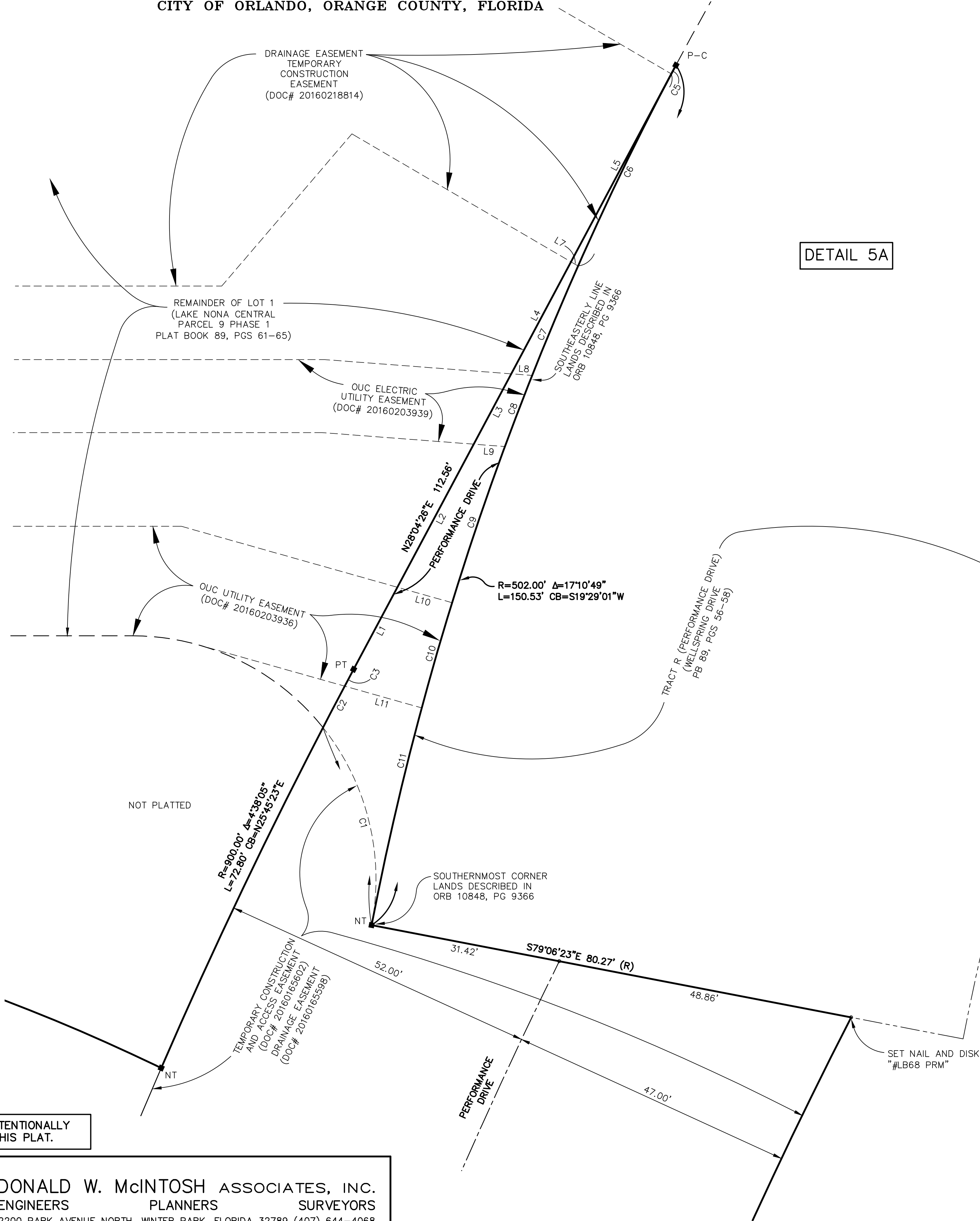
PLAT
BOOK

PAGE

SHEET 5 OF 5
SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR LEGEND



DETAIL 5A



LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	N28°04'26"E	15.28'
L2	N28°04'26"E	26.66'
L3	N28°04'26"E	13.11'
L4	N28°04'26"E	20.86'
L5	N28°04'26"E	35.03'
L7	S59°42'34"E	1.34'
L8	S85°38'05"E	3.44'
L9	S85°38'05"E	5.14'
L10	S74°14'16"E	9.34'
L11	N74°14'16"W	13.16'

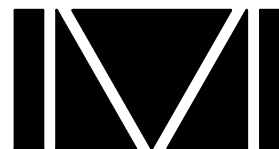
L6 INTENTIONALLY DELETED

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	40.00'	49°25'37"	34.51'	33.45'	N13°49'12"W
C2	900.00'	0°29'21"	7.68'	7.68'	N27°37'46"E
C3	900.00'	0°11'59"	3.14'	3.14'	N27°58'26"E
C5	502.00'	0°11'06"	1.62'	1.62'	S27°58'52"W
C6	502.00'	4°00'27"	35.11'	35.10'	S25°53'06"W
C7	502.00'	2°13'38"	19.51'	19.51'	S22°46'04"W
C8	502.00'	1°25'45"	12.52'	12.52'	S20°56'22"W
C9	502.00'	3°05'35"	27.10'	27.10'	S18°40'43"W
C10	502.00'	2°03'16"	18.00'	18.00'	S16°06'17"W
C11	502.00'	4°11'02"	36.66'	36.65'	S12°59'08"W

C4 INTENTIONALLY DELETED

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PREPARED BY:



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