

TYSON'S CORNER

A PORTION OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 29 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

SHEET 1 OF 2

PLAT BOOK: PAGE:

TYSON'S CORNER

DEDICATION

KNOW ALL BY THESE PRESENTS, That Lake Nona Holdings, LLC, a Florida Limited Liability Company being the owner in fee simple of a portion of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and does hereby dedicate the City Services Easement and the Utility Easement shown hereon to the perpetual use of the public.

IN WITNESS THEREOF, Lake Nona Holdings, LLC, a Florida Limited Liability Company has caused these presents to be signed and attested to by the officers named below on

day of 2016.

Lake Nona Holdings, LLC, a Florida Limited Liability Company

By:

Name:

Title:

Signed in the presence of:

Printed Name

Printed Name

STATE OF FLORIDA, COUNTY OF ORANGE. THIS IS TO CERTIFY, That on before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared as of the above named Limited Liability Company who is/are personally known to me or have produced the following identification and who executed the foregoing dedication and acknowledged the execution thereof to be their free act and deed and that said dedication is the act and deed of said Company.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC Printed name Signature

My Commission Expires

Commission number

KNOW ALL BY THESE PRESENTS, That Diocese Of Central Florida, Incorporated being the owner in fee simple of a portion of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and does hereby dedicate the City Services Easement and the Utility Easement shown hereon to the perpetual use of the public.

IN WITNESS THEREOF, Diocese Of Central Florida, Incorporated has caused these presents to be signed and attested to by the officers named below on

day of 2016.

Diocese Of Central Florida, Incorporated, a Florida Corporation.

By:

Name:

Title:

Signed in the presence of:

Printed Name

Printed Name

STATE OF FLORIDA, COUNTY OF ORANGE. THIS IS TO CERTIFY, That on before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared as

of the above named Corporation incorporated under the laws of Florida who is/are personally known to me or have produced the following identification and who executed the foregoing dedication and acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized and that said dedication is the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC Printed name Signature

My Commission Expires

Commission number

QUALIFICATION STATEMENT OF
SURVEYOR AND MAPPER

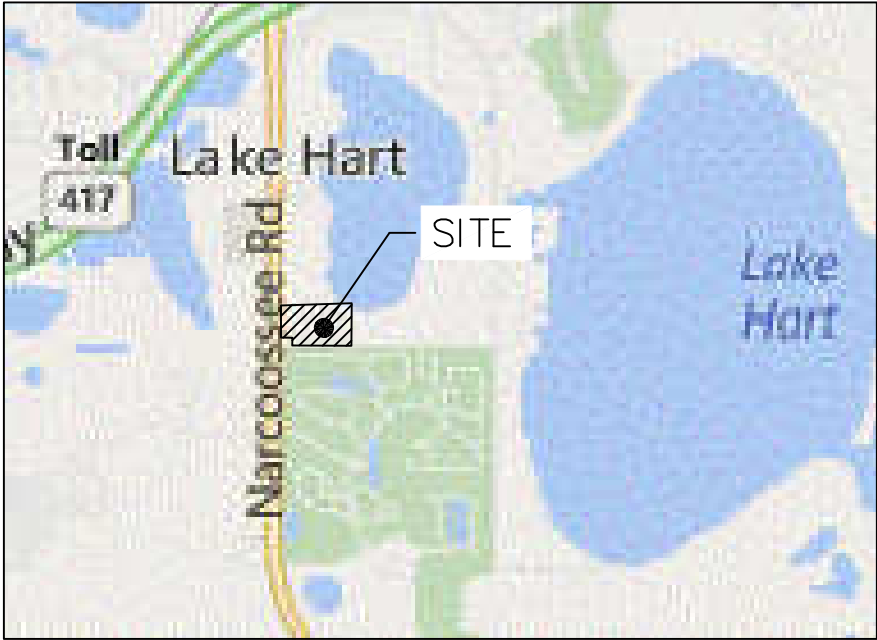
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was prepared under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Orlando, Orange County, Florida.

Dated: Signed James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street,
Winter Garden, Florida 34787

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

City Surveyor Date



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

The portion of land being comprised of five separate parcels as described in Official Records Book 8912, Page 2660, Official Records Book 9349, Page 1720, Official Records Book 9404, Page 1553, Official Records Book 9266, Page 3879 and Official Records Book 3715, Page 2653 of the Public Records of Orange County, Florida, lying in the Southwest quarter of Section 20, Township 24 South, Range 31 East, Orange County, Florida.

Being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of Section 20, Township 24 South, Range 31 East, Orange County, Florida; Thence run South 00°21'06 " West along the West line of said Southwest 1/4, for a distance of 1529.94 feet to a point on a line being the Westerly extension of the Northerly line of parcels of land described in Official Records Book 8912, Page 2660, Official Records Book 9349, Page 1720 and Official Records Book 9266, Page 3879 of the Public Records of Orange County, Florida; Thence departing said West line, run North 88°16'51 " East along said extension line, for a distance of 33.02 feet to the Point of Beginning, point also lying on the East right-of-way line of Narcoossee Road as recorded in Deed Book 338, Page 39 of aforesaid Public Records; Thence departing said East right-of-way line, run North 88°16'51 " East along aforesaid Northerly lines of said parcels of land, for a distance of 1839.66 feet to the Northeast corner of aforementioned parcel of land as described in said Official Records Book 9266, Page 3879; Thence run South 00°27'22 " West along the East line of said parcel of land, for a distance of 1109.18 feet to the Southeast corner of said parcel of land, also being a point on the North Right-of-way line of Tyson Road, as recorded in Deed Book 808, Page 163 of aforesaid Public Records; Thence run North 89°30'09 " West along the South line of said parcel of land and said North right-of-way line, for a distance of 1536.45 feet to a point on a line parallel to and 333.00 feet East of the West line of aforesaid Southwest 1/4; Thence departing said North right-of-way line, run North 00°21'06 " East along said parallel line for a distance of 200.00 feet to a point on a line lying 260 feet North of and parallel with the South line of said Southwest 1/4; Thence run North 89°30'29 " West, along said parallel line, for a distance of 300.00 feet to a point on the aforesaid East right-of-way line of Narcoossee Road; Thence run North 00°21'06 " East along said East right-of-way line of said East right-of-way line, for a distance of 838.03 feet to aforesaid Point of Beginning.

Contains 2.950 wetland acres more or less
Contains 40.959 upland acres more or less
Contains a total of 43.909 acres more or less

SHEET INDEX

SHEET 1 OF 2 - COVER SHEET

SHEET 2 OF 2 - PLAT GEOMETRY

SURVEYOR'S NOTES:

- Development on 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.
- Bearings shown hereon are based on the West line of the Southwest 1/4 of Section 20, Township 24 South, Range 31 East as being South 00°21'06" West. (Based on assumed datum, for angular designation only).
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of 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.
- All corners shown hereon shall be set according to Chapter 177, Florida Statutes.
- Tracts E, F, G and H are Park/Open Space/Stormwater and are to be owned by Lake Nona Holdings, LLC., its successors and/or assigns.
- Tract J is a private road and is to be owned by Lake Nona Holdings, LLC., its successors and/or assigns.
- Tracts K, L and M are conservation areas and are to be owned by Lake Nona Holdings, LLC., its successors and/or assigns.
- Tract I designation has been intentionally omitted.

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the , the approved the foregoing plat.

MAYOR PRO TEM

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 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 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.



A PORTION OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 29 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.



CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C11	23.56'	15.00'	90°00'00"	21.21'	N45°29'51"E
C12	45.39'	35.00'	74°18'11"	42.27'	N35°06'48"W
C13	174.03'	593.39'	16°48'13"	173.40'	N75°48'03"W
C14	203.73'	600.00'	19°27'17"	202.75'	N81°59'30"W
C15	180.98'	533.00'	19°27'17"	180.11'	N81°59'30"W
C16	50.62'	35.00'	82°51'30"	46.32'	N66°18'23"E
C17	21.69'	15.00'	82°51'30"	19.85'	N66°18'23"E
C18	74.40'	268.80'	15°51'32"	74.16'	N16°56'52"E
C19	83.73'	288.80'	16°36'37"	83.43'	N16°34'20"E