

EDUCATION VILLAGE PHASE 3

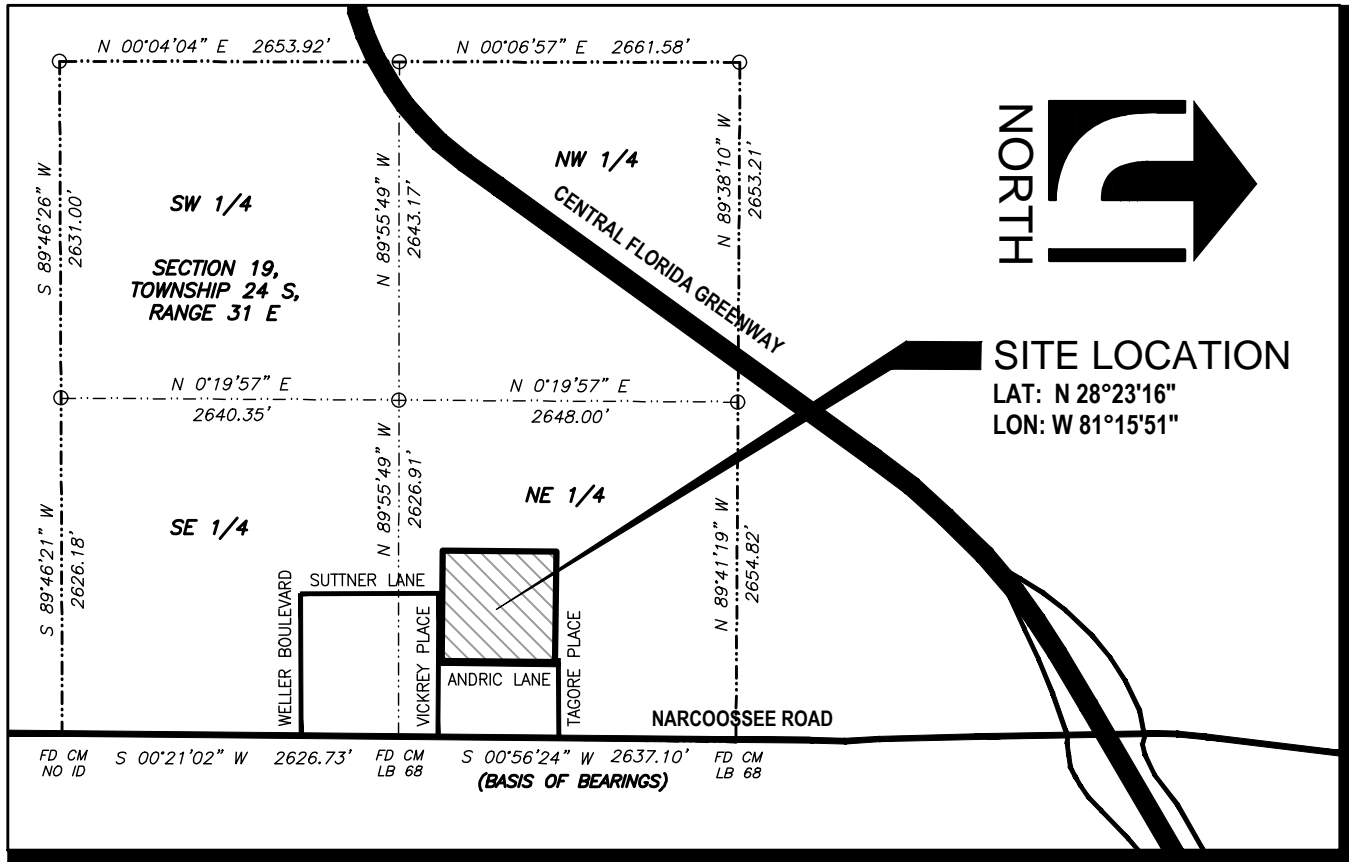
A PORTION OF SECTION 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION:

THAT PART OF SECTION 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE RIGHT-OF-WAY OF TAGORE PLACE, ACCORDING TO THE PLAT OF EDUCATION VILLAGE PHASE 2, AS RECORDED IN PLAT BOOK 78, PAGES 59 AND 60, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE S 00°11'21" W FOR A DISTANCE OF 57.72 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND TO THE LEFT, HAVING CENTRAL ANGLE OF 89°49'44", A RADIUS OF 26.34 FEET, A CHORD BEARING OF S 44°07'30" E, A CHORD LENGTH OF 37.19 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 41.30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF ANDRIC LANE, ACCORDING TO THE PLAT OF EDUCATION VILLAGE - ANDRIC LANE, AS RECORDED IN PLAT BOOK 85, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE S 00°47'21" W ALONG SAID WESTERLY RIGHT-OF-WAY AND ALONG THE WESTERLY RIGHT-OF-WAY OF ANDRIC LANE, ACCORDING TO THE PLAT OF ANDRIC LANE, AS RECORDED IN PLAT BOOK 76, PAGES 122 AND 123, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; FOR A DISTANCE OF 832.89 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY AND TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°24'07", A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 45°29'25" W, A CHORD LENGTH OF 35.17 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 39.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF VICKREY PLACE, ACCORDING TO THE PLAT OF VICKREY PLACE, AS RECORDED IN PLAT BOOK 76, PAGES 38 AND 39, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N 89°48'31" W ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 521.22 FEET TO THE NORTHWEST CORNER OF SAID VICKREY PLACE; THENCE DEPARTING SAID RIGHT-OF-WAY, CONTINUE N 89°48'31" W FOR A DISTANCE OF 317.71 FEET; THENCE N 00°47'21" E FOR A DISTANCE OF 895.18 FEET; THENCE S 89°03'38" E FOR A DISTANCE OF 837.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.630 ACRES (767,955 SQUARE FEET) MORE OR LESS.



LOCATION AND SECTION MAP

SCALE 1" = 1500'

GENERAL NOTES:

- 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.
- BEARING STRUCTURE IS (N 00°47'21" W), BASED ON FLORIDA STATE PLANE EAST GRID ALONG THE WESTERLY RIGHT-OF-WAY OF ANDRIC LANE, ACCORDING TO PLAT OF EDUCATION VILLAGE-ANDRIC LANE, AS RECORDED IN PLAT BOOK 85, PAGE 29, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- ALL LINE INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON-RADIAL
- THE PROPERTY IS SUBJECT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EDUCATION VILLAGE PLANNED DEVELOPMENT RECORDED JUNE 25, 2010 IN OFFICIAL RECORDS BOOK 10066, PAGE 5678, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS MAY BE AMENDED FROM TIME TO TIME (THE "DECLARATION"). ALL EASEMENTS DESCRIBED IN THE DECLARATION ENCUMBERING THE LANDS PLATTED HEREIN ARE PRIVATE NONEXCLUSIVE EASEMENTS.
- 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.
- ALL PLATTED UTILITY 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. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS IN FAVOR OF NARCOOSSEE LAND HOLDING TWO, INC. AND ITS AFFILIATES, ASSIGNEES, OR DESIGNEES FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF COMMUNICATION SERVICES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA SERVICE COMMISSION.

LEGEND:

- SET 4" CONCRETE MONUMENT "PRM" LB 3612
- SET 5/8" IRON ROD AND CAP LB 3612
- FOUND 4" CONCRETE MONUMENT "PRM" LB 7768

L	ARC LENGTH
CA	CENTRAL ANGLE
CCR	CERTIFIED CORNER REPORT
CHBRG	CHORD BEARING
CH	CHORD DISTANCE
FD	FOUND
INC	INCORPORATED
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
(NR)	NON-RADIAL
No	NUMBER
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
PRM	PERMANENT REFERENCE MONUMENT
PB	PLAT BOOK
PC	POINT OF CURVE
PT	POINT OF TANGENCY
PSM	PROFESSIONAL SURVEYOR & MAPPER
R	RADIUS
R/W	RIGHT OF WAY
S.R.	STATE ROAD
U.S.	UNITED STATES
---	RIGHT OF WAY LINE
---	CENTERLINE OF RIGHT OF WAY
-----	EASEMENT LINE

UPHAM

CIVIL ENGINEERING•SURVEYING•LANDSCAPE ARCHITECTURE

265 Kenilworth Avenue • Ormond Beach • Florida 32174

Voice: 386.672.9515 • Fax: 386.673.6554 • uphaminc.com

LB # 0003612 LC # 0000357

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY 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 ORANGE COUNTY, FLORIDA.

PLAT BOOK:

PAGE:

EDUCATION VILLAGE PHASE 3
DEDICATION

KNOW ALL BY THESE PRESENTS, THAT LAKE NONA LANDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE 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 DEDICATES THE 5 FOOT SIDEWALK AND UTILITY EASEMENT SHOWN HEREON LOT 2, TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS THEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS
DAY OF _____, 2016

LAKE NONA LANDING, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
JAMES L. ZBORIL, PRESIDENT

SIGNED IN THE PRESENCE OF:

ATTEST: _____
PRINTED NAME

BY: _____
PRINTED NAME

STATE OF _____ COUNTY OF _____ THIS IS TO CERTIFY, THAT ON _____
BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY
AFORESaid, PERSONALLY APPEARED _____ AND _____
RESPECTIVELY _____ AND _____ OF THE ABOVE NAMED
CORPORATION INCORPORATED UNDER THE LAWS OF _____ WHO IS/ARE PERSONALLY
KNOWN TO ME OR HAVE PRODUCED THE FOLLOWING IDENTIFICATION _____ AND _____
RESPECTIVELY AND WHO EXECUTED THE FOREGOING DEDICATION AND
SEVERALLY ACKNOWLEDGED THE 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 _____

MY COMMISSION ENDS: _____

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 APPROVAL BY CITY SURVEYOR

REVIEWED FOR CONFORMITY TO FLORIDA STATE STATUTE 177

CITY SURVEYOR: _____ PSM No: _____ 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, 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.

UPHAM, INC.
265 KENILWORTH AVENUE
ORMOND BEACH, FLORIDA 32174
www.uphaminc.com
PHONE: (386) 672-9515
FAX: (386) 673-6554
LICENSED BUSINESS No. 3612

SIGNED: _____ DATE: _____
WILLIAM S. HART (LICENSE No. 3905)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER