

AIR COMMERCE PARK TRACT C  
LOCATED IN SECTIONS 5 AND 8, TOWNSHIP 24 SOUTH, RANGE 30 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK PAGE

DEDICATION

AIR COMMERCE PARK TRACT C

KNOW ALL BY THESE PRESENTS, THAT BOGEY BOOGY CREEK 08 LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 DEDICATES THE ROADS AND DRAINAGE EASEMENTS TO THE PUBLIC.

IN WITNESS THEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON \_\_\_\_\_

BOGEY BOOGY CREEK 08, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY: \_\_\_\_\_  
PRINTED NAME

SIGNED IN THE PRESENCE OF:

BY: \_\_\_\_\_  
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 \_\_\_\_\_

OF BOGEY BOOGY CREEK 08, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CREATED UNDER THE LAWS OF FLORIDA WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED THE FOLLOWING IDENTIFICATION AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY 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 COMPANY.

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

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

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 REVIEW  
BY CITY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes

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.

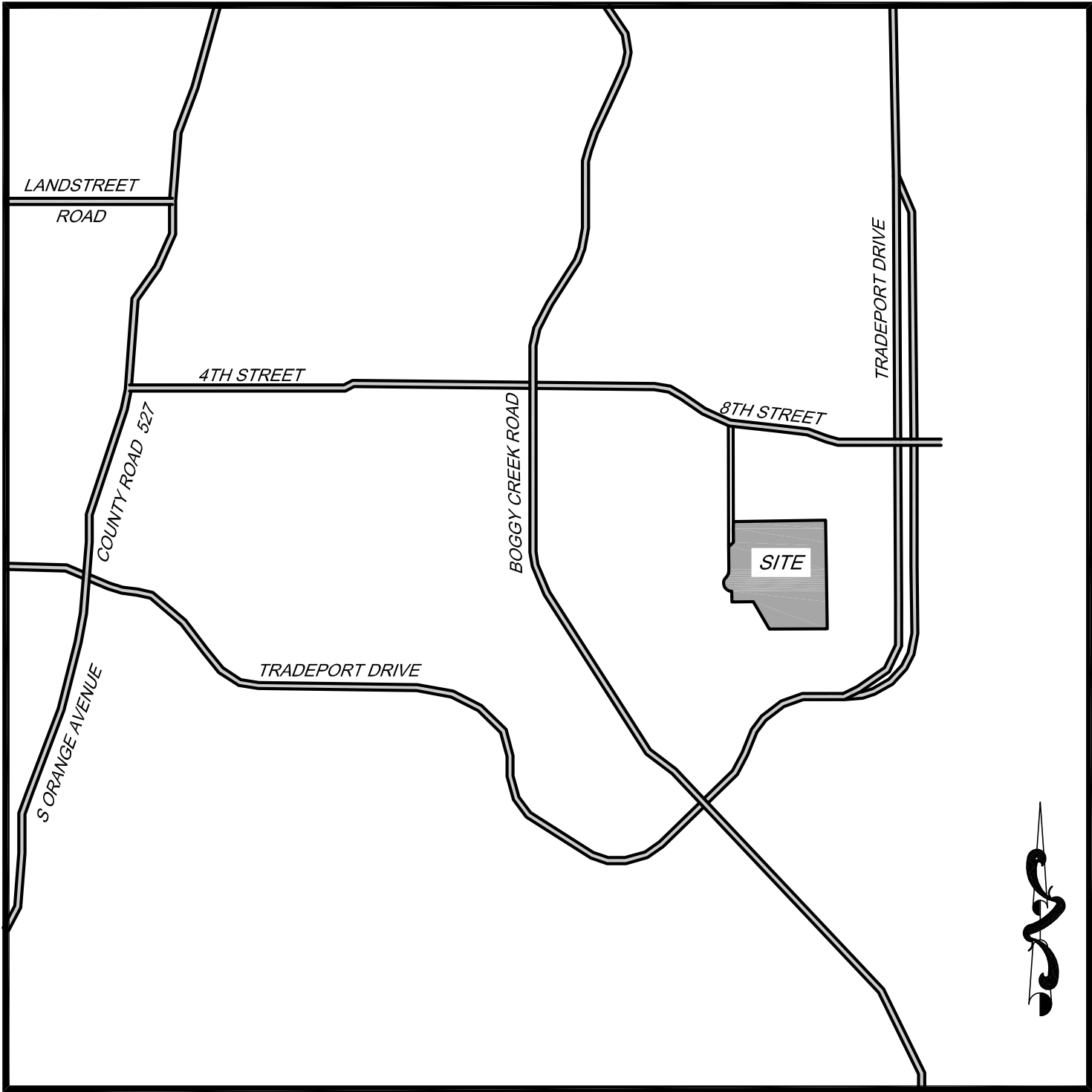
By \_\_\_\_\_

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 24 SOUTH, RANGE 30 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, AIR COMMERCE PARK TRACT A, AS RECORDED IN PLAT BOOK 88, PAGE 73 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°06'33" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, FOR A DISTANCE OF 1331.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°53'27" EAST FOR A DISTANCE OF 1572.83 FEET; THENCE RUN SOUTH 89°38'36" WEST FOR A DISTANCE OF 837.05 FEET; THENCE RUN NORTH 30°19'05" WEST FOR A DISTANCE OF 458.82 FEET; THENCE RUN SOUTH 89°39'58" WEST FOR A DISTANCE OF 310.76 FEET; THENCE RUN NORTH 00°52'41" WEST FOR A DISTANCE OF 153.81 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 117.00 FEET, A CHORD BEARING OF NORTH 21°22'20" WEST AND A CHORD DISTANCE OF 219.19 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 139°00'42" FOR AN ARC DISTANCE OF 283.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 113.00 FEET, A CHORD BEARING OF NORTH 29°53'36" EAST AND A CHORD DISTANCE OF 70.74 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°28'50" FOR AN ARC DISTANCE OF 71.95 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 233.00 FEET, A CHORD BEARING OF NORTH 05°23'15" EAST AND A CHORD DISTANCE OF 50.86 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°31'52" FOR AN ARC DISTANCE OF 50.96 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°52'41" WEST FOR A DISTANCE OF 339.80 FEET; THENCE RUN NORTH 81°50'41" EAST FOR A DISTANCE OF 17.96 FEET; THENCE RUN NORTH 45°06'25" EAST FOR A DISTANCE OF 70.52 FEET; THENCE RUN NORTH 00°53'46" WEST FOR A DISTANCE OF 200.94 FEET; THENCE RUN NORTH 03°31'56" EAST FOR A DISTANCE OF 100.21 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 2,008,740 SQUARE FEET, OR 46.11 ACRES, MORE OR LESS.



LOCATION MAP  
NOT TO SCALE

LEGEND:

R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
C	CHORD LENGTH
CB	CHORD BEARING
□	FOUND CONCRETE MONUMENT AS LABELED
■	SET 4" X 4" CONCRETE MONUMENT LB #6723 (PRM)
PRM	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS
PI	POINT OF INTERSECTION
RP	RADIUS POINT
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
NT	NON-TANGENT
⌒	CENTERLINE
•	CHANGE IN DIRECTION (NO CORNER SET)
○	FOUND IRON ROD AS LABELED
⊙	SET NAIL AND DISK (PCP) LB #6723
PCP	PERMANENT CONTROL POINT
PT	POINT OF TANGENCY
P.B.	PLAT BOOK
PQ(S)	PAGE(S)

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 08-24-30 BEING NORTH 88°40'24" EAST.
- DEVELOPMENT ON 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.
- 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 DAMAGES.

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.

QUALIFICATION STATEMENT OF  
SURVEYOR AND MAPPER

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

Surveyor's Signature \_\_\_\_\_ Date \_\_\_\_\_

James L. Rickman P.S.M. # 5633  
Allen & Company  
Licensed Business # 6723  
16 East Plant Street



16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB #6723

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