

AIR COMMERCE PARK TRACT B

A REPLAT OF A PORTION OF LOTS 48, 49, 50, 51, 77 AND 78, ALL OF LOTS 79 AND 80, A PORTION OF LOTS 81, 82, 83 AND 84 TOGETHER WITH THE ASSOCIATED UN-OPEN RIGHT OF WAYS ADJACENT TO SAID LOTS, PROSPER COLONY, BLOCK "I" , PLAT BOOK D, PAGE 103, AND

A REPLAT OF ALL OF BLOCKS 107, 116, 125 AND 134 AND A PORTION BLOCKS 98 AND 143 TOGETHER WITH THE ASSOCIATED UN-OPEN RIGHT OF WAYS ADJACENT TO SAID BLOCKS OF TAFT MANOR SUBDIVISION NO. 2,PLAT BOOK "L", PAGE 13, AND

A REPLAT OF A PORTION OF LOT 1, AIR COMMERCE PARK, TRACT A, PLAT BOOK 88, PAGE 73 LYING IN SECTIONS 5 & 6, TOWNSHIP 24 SOUTH, RANGE 30 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

Legal Description

(Part 1)

A tract of land lying in Sections 5 and 6, Township 24 South, Range 30 East and being a portion of Lots 48, 49, 50, 51, 77 and 78, all of Lots 79 and 80, a portion of Lots 81, 82, 83 and 84 together with the associated un-open right of ways adjacent to said lots of Prosper Colony, Block "I" according to the plat thereof, as recorded in Plat Book D, page 103 together with all of Blocks 107, 116, 125 and 134 and a portion Blocks 98 and 143 together with the associated un-open right of ways adjacent to said blocks of Taft Manor Subdivision No. 2, according to the plat thereof recorded in Plat Book "L", page 13 of the public records of Orange County, Florida, said tract being described as follows:

Begin at the Northwest corner of Lot 1, Air Commerce Park Tract A according to the plat thereof, as recorded in Plat Book 88, page 73 of the public records of Orange County, Florida; thence run the following courses along the westerly line of said Lot 1: southerly along the arc of a curve concave easterly having a radius length of 1048.50 feet, a central angle of 09° 56' 21", an arc length of 181.88 feet, a chord length of 181.66 feet and a chord bearing of South 16° 17' 10" East to the point of reverse curvature of a curve concave westerly; southerly along the arc of said curve having a radius length of 130.00 feet, a central angle of 20° 38' 25", an arc length of 46.83 feet, a chord length of 46.58 feet and a chord bearing of South 10° 56' 08" East to the point of tangency; South 00° 36' 55" East, 102.55 feet; South 03° 00' 01" East, 340.97 feet; South 01° 20' 15" West, 693.09 feet; South 03° 32' 42" West, 82.00 feet to the Southwest corner of said Lot 1; thence, departing said westerly line of Lot 1, run the following courses along the easterly and southerly lines of lands described as Parcel 26 recorded in Official Records Book 5869, page 1854 of the aforesaid public records: continue South 03° 32' 42" West, 100.20 feet; South 00° 53' 00" East, 200.94 feet; South 45° 07' 11" West, 70.52 feet; thence run South 81° 51' 27" West, 138.28 feet; thence, departing said southerly lines, run South 89° 19' 54" West, 476.17 feet to a point on the aforesaid southerly lines of Official Records Book 5869, page 1854; thence, continuing along said southerly lines, run the following courses: continue South 89° 19' 54" West, 582.59 feet; South 89° 53' 54" West, 237.69 feet; North 43° 12' 29" West, 113.38 feet; South 89° 50' 19" West, 42.47 feet; thence, departing said southerly line, run North 00° 09' 41" West, 640.82 feet to the most southwesterly corner of Lot 1, Orlando U. S. Army Reserve Center No. 2 (Taft), according to the plat thereof as recorded in Plat Book 54, page 57 of the aforesaid public records; thence, along the easterly lines of said Lot 1, run the following courses: North 45° 28' 00" East, 83.03 feet; South 89° 31' 59" East, 296.51 feet; North 39° 03' 49" East, 432.82 feet; North 09° 07' 01" East, 18.22feet; North 39° 02' 51" East, 96.30 feet; North 43° 24' 57" East, 40.02 feet; North 38° 53' 50" East, 671.31 feet; North 31° 46' 57" East, 211.02 feet to the Northeast corner of said Lot 1, Orlando U. S. Army Reserve Center No. 2 (Taft); thence, departing said easterly lines of Lot 1, run South 68° 26' 26" East, 321.04 feet to the Point of Beginning.

Less the following described parcel:

Commence at the Northwest corner of Lot 1, Air Commerce Park Tract A according to the plat thereof, as recorded in Plat Book 88, page 73 of the public records of Orange County, Florida; thence run North 68° 26' 26" West, 321.04 feet; thence run South 31° 46' 57" West, 211.02 feet; thence run South 38° 53' 50" West, 671.31 feet; thence run South 43° 24' 57" West, a distance of 40.02 feet; thence run South 39° 02' 51" West, 96.30 feet; thence run South 09° 07' 01" West, 18.22 feet; thence run South 39° 03' 49" West, 205.47 feet; thence run South 50° 56' 11" East, 173.97 feet to the Point of Beginning; thence run South 56° 36' 35" East, 40.00 feet; thence run South 33° 23' 25" West, 45.00 feet; thence run North 56° 36' 35" West, 40.00 feet; thence run North 33° 23' 25" East, 45.00 feet to the Point of Beginning.

Together with:

(Part 2)

A tract of land lying in Section 6, Township 24 South, Range 30 East and being a portion of Lots 78 and 79 of Prosper Colony, Block "I" according to the plat thereof, as recorded in Plat Book D, page 103 of the public records of Orange County, Florida, said tract being described as follows:

Commence at the Northwest corner of Lot 1, Air Commerce Park Tract A according to the plat thereof, as recorded in Plat Book 88, page 73 of the public records of Orange County, Florida; thence run North 68° 26' 26" West, 321.04 feet; thence run South 31° 46' 57" West, 211.02 feet; thence run South 38° 53' 50" West, 671.31 feet; thence run South 43° 24' 57" West, a distance of 40.02 feet; thence run South 39° 02' 51" West, 96.30 feet; thence run South 09° 07' 01" West, 18.22 feet; thence run South 39° 03' 49" West, 205.47 feet; thence run South 50° 56' 11" East, 173.97 feet to the Point of Beginning; thence run South 56° 36' 35" East, 40.00 feet; thence run South 33° 23' 25" West, 45.00 feet; thence run North 56° 36' 35" West, 40.00 feet; thence run North 33° 23' 25" East, 45.00 feet to the Point of Beginning.

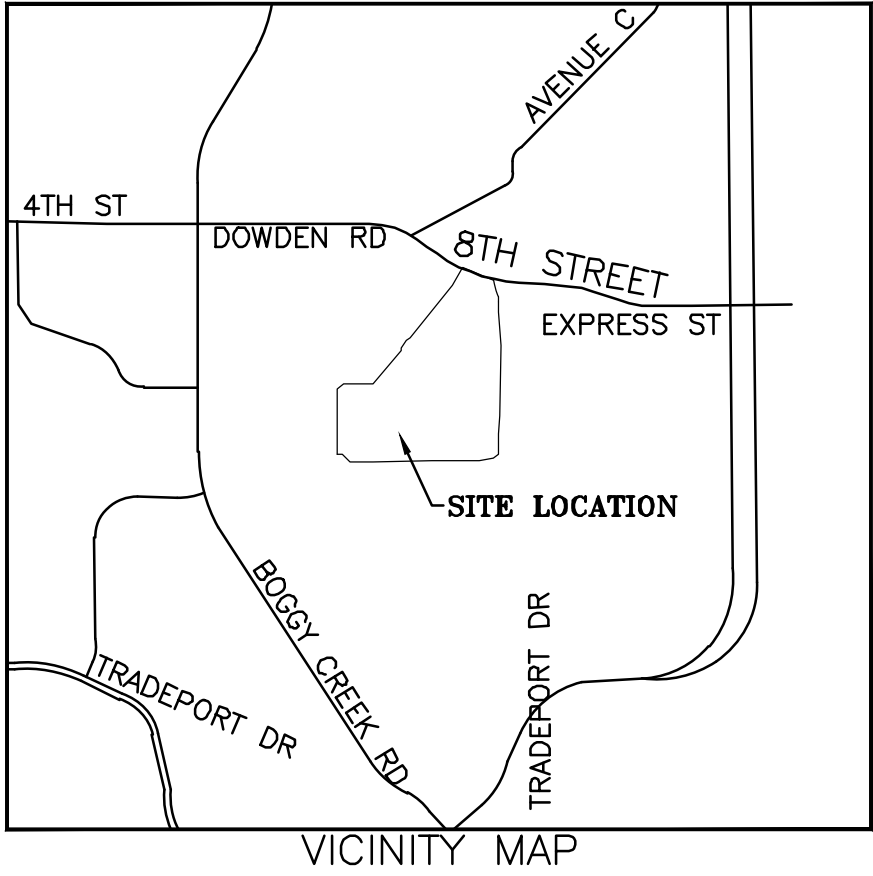
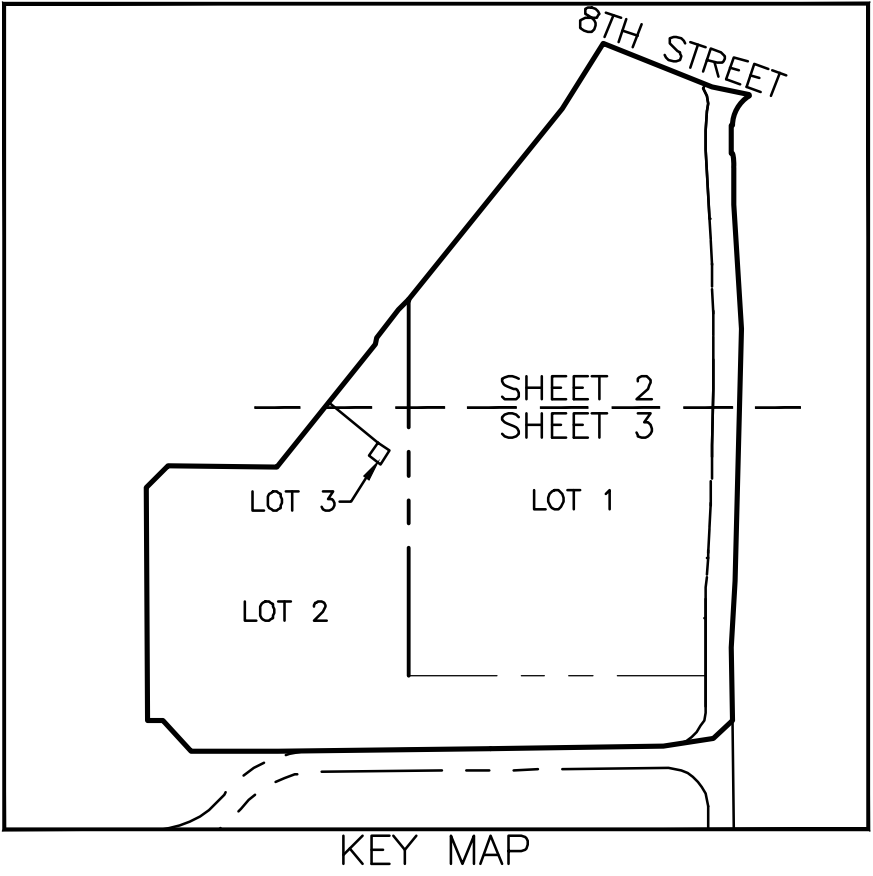
Together with:

(Part 3)

A parcel of land being a portion of Lot 1, Air Commerce Park Tract A, according to the plat thereof, as recorded in Plat Book 88, page 73 of the public records of Orange County, Florida; said parcel being described as follows:

Begin at the Northwest corner of said Lot 1, Air Commerce Park Tract A; thence run easterly along the north line of said Lot 1 and along the arc of a curve concave northerly, having a radius length of 1470.00 feet, a central angle of 04° 00' 17", an arc length of 102.75 feet and a chord bearing of South 78° 30' 17" East; thence, departing said northerly line, run, non-tangent to said curve, South 08° 48' 24" West, 5.09 feet to a point on a non-tangent curve concave southeasterly; thence run southwesterly along the arc of said curve, having a radius length of 108.00 feet, a central angle of 51° 09' 37", an arc length of 96.43 feet, a chord length of 93.26 feet and a chord bearing of South 29° 42' 49" West to the point of compound curvature of a curve concave easterly; thence run southerly, along the arc of said curve having a radius length of 515.00 feet, a central angle of 07° 08' 02", an arc length of 64.12 feet, a chord length of 64.08 feet and a chord bearing of South 00° 34' 00" West to the point of tangency; thence run South 03° 00' 01" East, 11.37 feet to a point on the west line of the aforesaid Lot 1, said point lying on a non-tangent curve concave southwesterly; thence run northwesterly, along said west line and the arc of said curve, having a radius length of 130.00 feet, a central angle of 03° 32' 25", an arc length of 8.03 feet, a chord length of 8.03 feet and a chord bearing of North 19° 29' 08" West to the point of reverse curvature of a curve concave northeasterly; thence run northwesterly, along said west line and the arc of said curve, having a radius length of 1048.50 feet, a central angle of 09° 56' 21", an arc length of 181.88 feet, a chord length of 181.66 feet and a chord bearing of North 16° 17' 10" West to the Point of Beginning.

The above described tract of land lies in the City of Orlando, Orange County, Florida and contains 49.074 acres, more or less.



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 THIS COUNTY.

SHEET 1 OF 3

PLAT BOOK:

PAGE:

AIR COMMERCE PARK TRACT B

DEDICATION

KNOW ALL BY THESE PRESENTS, That Bogey Boggy Creek 08, LLC being the owner in fee simple of the lands described as Part 1 in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the roads shown hereon to the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on _____

By: Brian Molvar, Owner
Printed Name _____

Attest: _____
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 _____ and _____ respectively 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 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 Expires _____

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.

Dated: _____ Signed: _____
Registration Number LS 5010 William L. Miller
Barnes, Ferland, & Associates, Inc.
1230 Hillcrest St.
Orlando, FL 32803

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

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 _____