

LAKE NONA SOUTH PARCEL 24A BLOCK 4 PHASE 1

A PORTION OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2
SEE SHEET 2 FOR LEGEND

PLAT BOOK PAGE

LAKE NONA SOUTH PARCEL 24A BLOCK 4 PHASE 1

DEDICATION

KNOW ALL BY THESE PRESENTS, That Lake Nona Land Company, 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 Hitchings Avenue 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: James L. Zboril
TITLE: 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 James L. Zboril, as 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

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

DESCRIPTION:

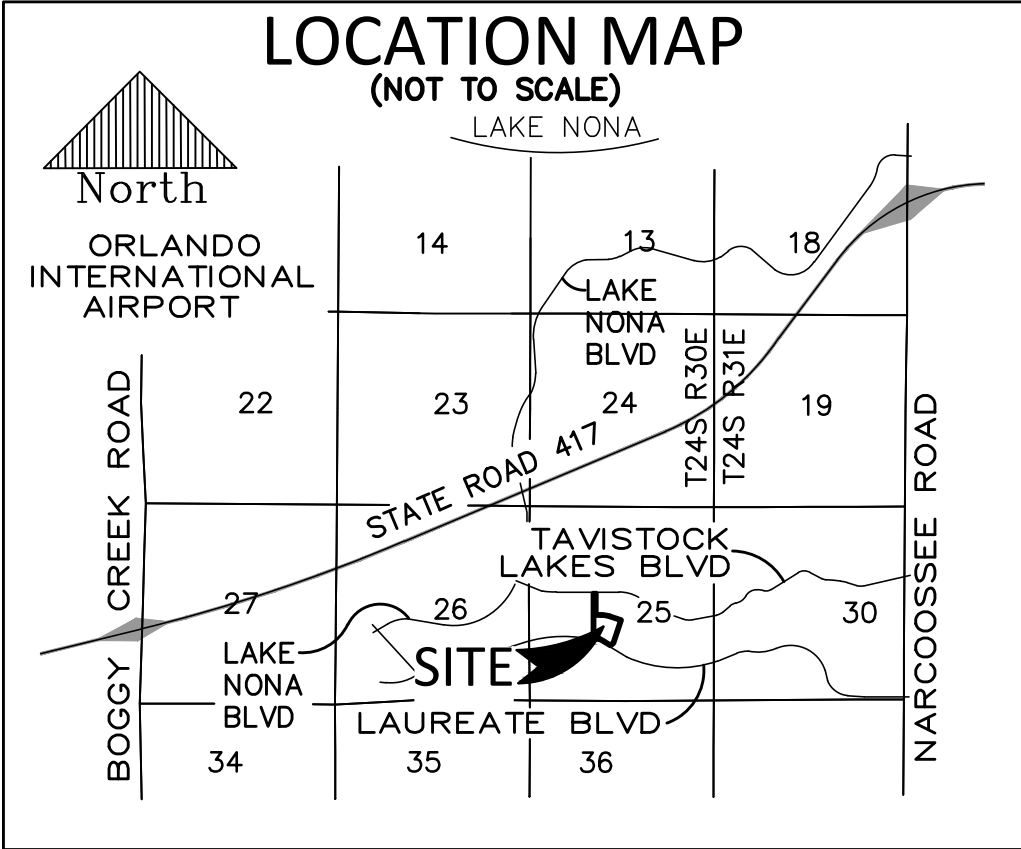
That part of Section 25, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Easternmost Corner of Laureate Boulevard, according to the plat of LAUREATE BOULEVARD PHASE 10, as recorded in Plat Book 81, Pages 121 and 122, of the Public Records of Orange County, Florida, thence run the following courses and distances along the Northerly right-of-way line of said Laureate Boulevard: N58°42'51"W, 240.00 feet; N57°02'50"W, 204.86 feet to the POINT OF BEGINNING; continue N57°02'50"W, 207.14 feet to the point of curvature of a curve concave Southwesterly having a radius of 800.00 feet and a chord bearing of N62°55'45"W; thence Northwesterly along the arc of said curve through a central angle of 11°45'50" for a distance of 164.25 feet to the point of compound curvature of a curve concave Southerly having a radius of 1780.00 feet and a chord bearing of N71°23'26"W; thence Westerly along the arc of said curve through a central angle of 05°09'33" for a distance of 160.28 feet to a non-tangent line; thence departing said Northerly right-of-way line run N00°00'16"W, 1193.25 feet to the South right-of-way line of Tavistock Lakes Boulevard, according to the plat of TAVISTOCK LAKES BOULEVARD PHASE 2, as recorded in Plat Book 75, Pages 103 through 105, of the Public Records of Orange County, Florida; thence N89°59'44"E along said South right-of-way line, 64.00 feet; thence departing said South right-of-way line run S00°00'16"E, 594.50 feet; thence N89°59'44"E, 156.53 feet to the point of curvature of a curve concave Southerly having a radius of 718.00 feet and a chord bearing of S80°50'10"E; thence Easterly along the arc of said curve through a central angle of 18°20'12" for a distance of 229.78 feet to the point of tangency; thence S71°40'04"E, 334.18 feet; thence S18°19'56"W, 668.58 feet; thence S53°14'12"W, 101.91 feet to the POINT OF BEGINNING.

Containing 11.471 acres more or less.

PLAT NOTES AND EASEMENTS:

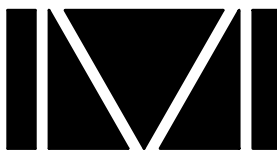
- Development of this property depicted on this plat is subject to the requirements of Chapter 59, the Concurrency Management Ordinance of The City of Orlando, which governs the City's ability to issue building permits on this property. Approval of this plat shall not be deemed to provide any vested 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 Laureate Boulevard, according to the plat of LAUREATE BOULEVARD PHASE 10, (Plat Book 81, Pages 121 & 122) as being N58°42'51"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.
- No part of Lot 1, as depicted on this plat is being dedicated to the public nor are any portions of said Lot 1 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.



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