

CREATIVE VILLAGE - PHASE 1

A REPLAT OF PORTIONS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16, BLOCK H, CONCORD PARK RE-SUB, AS RECORDED IN PLAT BOOK D, PAGE 124; A PORTION OF LOT ONE, ORLANDO ARENA PLAT NO. ONE, AS RECORDED IN PLAT BOOK 23, PAGE 6; A PORTION OF LOT 1, BOB CARR PERFORMING ARTS CENTER, AS RECORDED IN PLAT BOOK 33, PAGE 17; AND PORTIONS OF LOTS 2, 3, 4, AND 5, BLOCK F, C. G. CHAMBERLAIN'S SUBDIVISION, AS RECORDED IN PLAT BOOK D, PAGE 119 SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST AND BEING A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16, BLOCK H, CONCORD PARK RE-SUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 124 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF PARRAMORE AVENUE AS MAINTAINED AND THE NORTH RIGHT OF WAY OF AMELIA STREET, AS RECORDED IN ORLANDO ARENA PLAT NO. ONE, PLAT BOOK 23, PAGE 16 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THEN DEPARTING SAID NORTH RIGHT OF WAY RUN NORTH 0°28'50" WEST ALONG SAID EAST MAINTAINED RIGHT OF WAY FOR A DISTANCE OF 489.53 FEET TO A POINT ALONG THE SOUTH RIGHT OF WAY OF CONCORD STREET AS RECORDED IN CONCORD PARK ADDITION TO ORLANDO, PLAT BOOK D, PAGE 66 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST MAINTAINED RIGHT OF WAY RUN NORTH 89°29'58" EAST ALONG SAID SOUTH RIGHT OF WAY FOR A DISTANCE OF 341.80 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY RUN SOUTH 0°15'30" WEST FOR A DISTANCE OF 418.87 TO A POINT ALONG THE AFORESAID NORTH RIGHT OF WAY OF AMELIA STREET; THENCE RUN THE FOLLOWING 3 (THREE) COURSES AND DISTANCES ALONG SAID NORTH RIGHT OF WAY: RUN SOUTH 71°01'10" WEST FOR A DISTANCE OF 119.91 FEET TO A POINT OF CURVATURE OF A CURVE NORTHWESTERLY AND HAVING A RADIUS OF 634.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°29'05" FOR AN ARC DISTANCE OF 204.54 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°30'16" WEST FOR A DISTANCE OF 21.69 FEET TO THE AFORESAID POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST AND BEING A PORTION OF LOT ONE, ORLANDO ARENA PLAT NO. ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 6; A PORTION OF LOT 1, BOB CARR PERFORMING ARTS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 17; A PORTION OF LOTS 2, 3, 4, AND 5, BLOCK F, C. G. CHAMBERLAIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 119; AND PORTIONS OF THE VACATED RIGHT OF WAYS OF ALEXANDER PLACE AND PUTNAM AVENUE, ALL RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF PARRAMORE AVENUE AND THE SOUTH RIGHT OF WAY OF AMELIA STREET, AS RECORDED IN ORLANDO ARENA PLAT NO. ONE, PLAT BOOK 23, PAGE 16 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 714.00 FEET AND A CHORD BEARING OF NORTH 80°15'41" EAST; THENCE DEPARTING SAID EAST RIGHT OF WAY RUN THE FOLLOWING 3 (THREE) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY: RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°29'05" FOR AN ARC DISTANCE OF 230.35 FEET; THENCE RUN NORTH 71°01'10" EAST FOR A DISTANCE OF 304.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 634.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°16'16" FOR AN ARC DISTANCE OF 14.06 FEET TO A POINT ALONG THE WEST RIGHT OF WAY OF NORTH TERRY AVENUE, AS RECORDED IN PARRAMORE STREET LYMMO - A REPLAT, PLAT BOOK 79, PAGE 110 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY RUN THE FOLLOWING 3 (THREE) COURSES AND DISTANCES ALONG SAID WEST RIGHT OF WAY: RUN SOUTH 0°15'30" WEST FOR A DISTANCE OF 47.90 FEET; THENCE RUN SOUTH 4°17'20" WEST FOR A DISTANCE OF 85.36 FEET; THENCE RUN SOUTH 0°15'30" WEST FOR A DISTANCE OF 590.26 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY RUN NORTH 89°44'32" WEST FOR A DISTANCE OF 81.72 FEET TO A POINT OF CURVATURE OF A CURVE NORTHERLY, HAVING A RADIUS OF 957.50 FEET AND A CHORD BEARING OF RUN NORTH 87°20'38" WEST; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°48'34" FOR AN ARC DISTANCE OF 80.37 FEET; THENCE RUN NORTH 84°56'24" WEST FOR A DISTANCE OF 54.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,042.50 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°54'32" FOR AN ARC DISTANCE OF 89.32 FEET; THENCE RUN NORTH 89°50'55" WEST FOR A DISTANCE OF 273.06 FEET TO A POINT ALONG THE AFORESAID EAST RIGHT OF WAY OF PARRAMORE AVENUE; THENCE RUN THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES ALONG SAID EAST RIGHT OF WAY: RUN NORTH 0°28'08" WEST FOR A DISTANCE OF 137.11 FEET; THENCE RUN NORTH 8°14'54" EAST FOR A DISTANCE OF 283.04 FEET; THENCE RUN NORTH 0°28'50" WEST FOR A DISTANCE OF 128.18 FEET; THENCE RUN NORTH 44°30'43" EAST FOR A DISTANCE OF 30.86 FEET TO THE AFORESAID POINT OF BEGINNING.

PARCEL C:

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST AND BEING A PORTION OF LOT ONE, ORLANDO ARENA PLAT NO. ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 6 AND A PORTION OF LOT 1, BOB CARR PERFORMING ARTS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 17, ALL RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF WEST LIVINGSTON STREET AND THE EAST RIGHT OF WAY OF NORTH TERRY AVENUE, AS RECORDED IN PARRAMORE STREET LYMMO - A REPLAT, PLAT BOOK 79, PAGE 110 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY RUN NORTH 0°15'30" EAST ALONG SAID EAST RIGHT OF WAY FOR A DISTANCE OF 744.51 FEET TO A POINT ALONG THE SOUTH RIGHT OF WAY OF AMELIA STREET, AS RECORDED IN THE AFORESAID ORLANDO ARENA PLAT NO. ONE, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 634.00 FEET AND A CHORD BEARING OF SOUTH 85°53'01" EAST; THENCE DEPARTING SAID EAST RIGHT OF WAY RUN THE FOLLOWING 2 (TWO) COURSES AND DISTANCE ALONG SAID SOUTH RIGHT OF WAY; RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°48'22" FOR AN ARC DISTANCE OF 307.69 FEET; THENCE RUN SOUTH 71°58'50" EAST FOR A DISTANCE OF 146.78 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY RUN SOUTH 00°29'09" EAST FOR A DISTANCE OF 328.83 FEET; THENCE RUN NORTH 89°42'47" WEST FOR A DISTANCE OF 30.12 FEET TO A POINT ALONG THE WEST RIGHT OF WAY OF REVERE AVENUE, ALSO KNOWN AS RONALD BLOCKER AVENUE, AS RECORDED IN AFORESAID ORLANDO ARENA PLAT NO. ONE; THENCE RUN SOUTH 0°28'50" EAST ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 53.05 FEET TO A POINT ALONG THE SOUTH RIGHT OF WAY OF ALEXANDER PLACE; THENCE DEPARTING SAID WEST RIGHT OF WAY RUN THE FOLLOWING 3 (THREE) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY: SOUTH 89°36'51" EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 0°28'50" EAST FOR A DISTANCE OF 6.92 FEET; THENCE RUN SOUTH 89°42'47" EAST FOR A DISTANCE OF 97.80 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY RUN SOUTH 0°15'30" WEST FOR A DISTANCE OF 290.39 FEET TO A POINT ALONG THE AFORESAID NORTH RIGHT OF WAY OF WEST LIVINGSTON; THENCE RUN NORTH 89°44'30" WEST ALONG SAID NORTH RIGHT OF WAY FOR A DISTANCE OF 536.50 FEET TO THE AFORESAID POINT OF BEGINNING.

SAID PARCELS CONTAINING 19.72 ACRES (MORE OR LESS)

SHEET INDEX:

SHEET 1 OF 5 - LEGAL DESCRIPTION, DEDICATION, NOTES, AND LEGEND

SHEET 2 OF 5 - BOUNDARY GEOMETRY

SHEETS 3 TO 5 OF 5 - LOT AND RIGHT OF WAY GEOMETRY

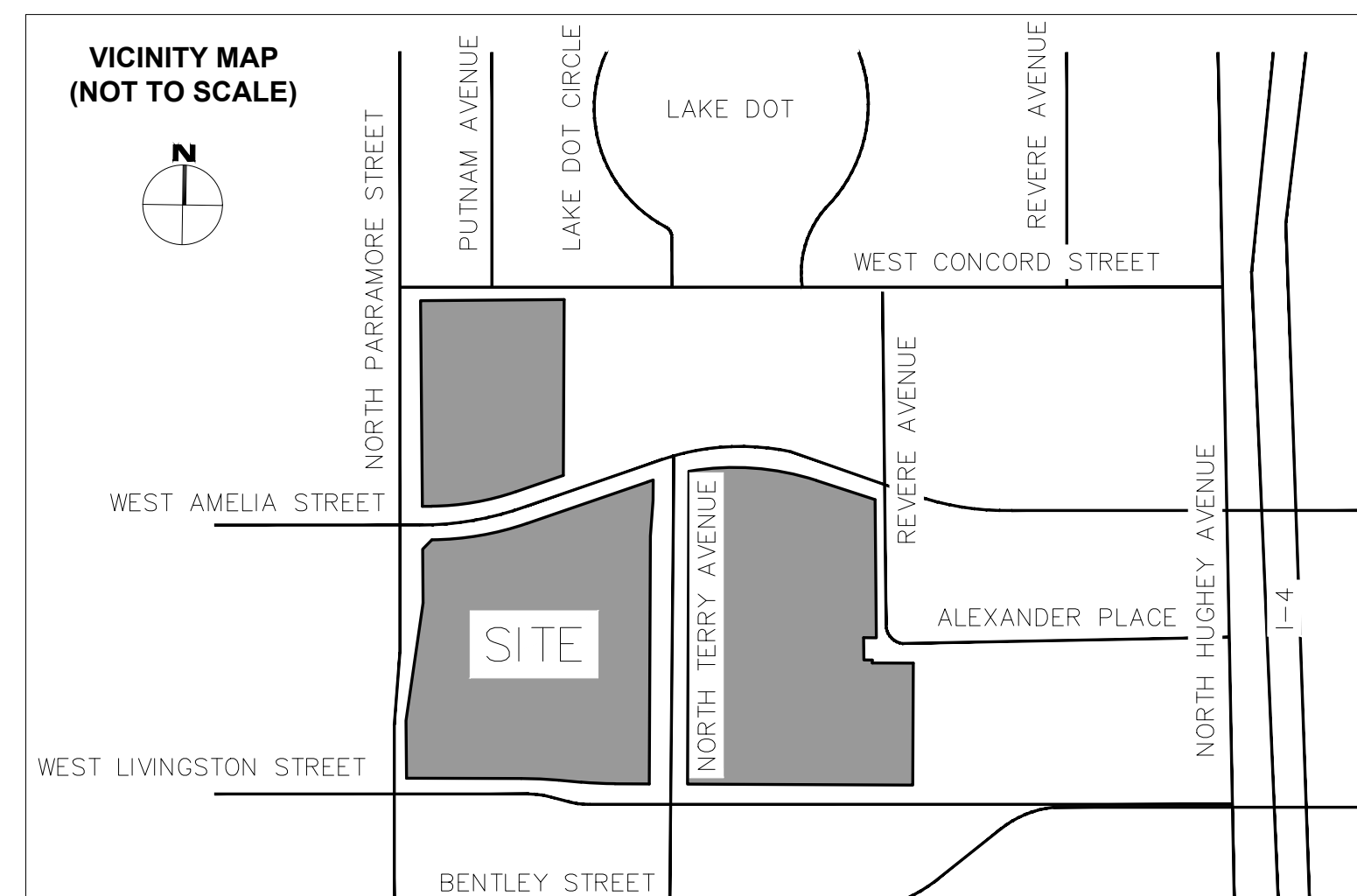
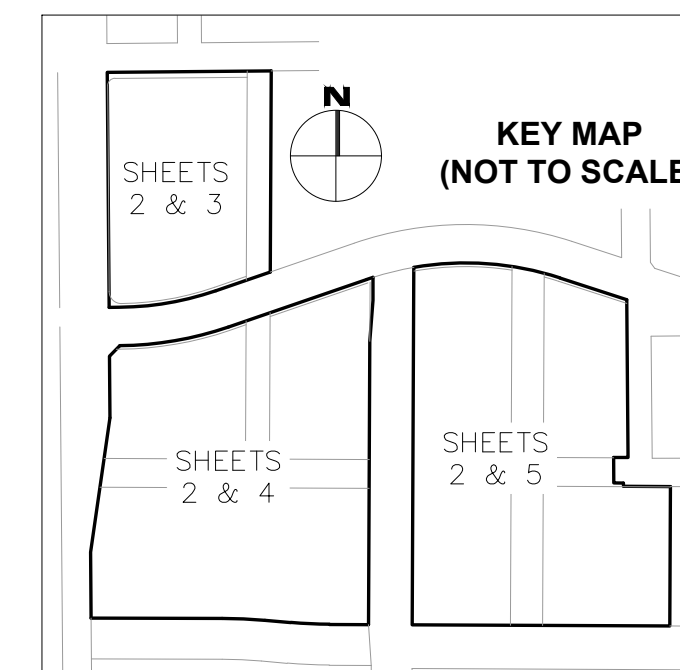
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH RIGHT OF WAY OF WEST LIVINGSTON STREET AS BEING SOUTH 89°44'30" EAST PER PARRAMORE STREET LYMMO - A REPLAT, AS RECORDED IN PLAT BOOK 79, PAGE 110 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- 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.
- PLAT OF CONCORD PARK ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED JANUARY 1, 1911 IN PLAT BOOK D, PAGE 124, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
- PLAT OF ORLANDO ARENA PLAT NO. ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED JANUARY 27, 1987 IN PLAT BOOK 23, PAGE 6, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
- PLAT OF BOB CARR PERFORMING ARTS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED JULY 22, 1994 IN PLAT BOOK 33, PAGE 17, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
- NOTICE OF PRELIMINARY DEVELOPMENT AGREEMENT RECORDED FEBRUARY 23, 1987 IN OFFICIAL RECORDS BOOK 3863, PAGE 4223, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT AND IS NOT PLOTTABLE NOR SHOWN HEREON.
- ORLANDO ARENA DEVELOPMENT ORDER RECORDED NOVEMBER 11, 1987 IN OFFICIAL RECORDS BOOK 3935, PAGE 1447; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT RECORDED JULY 5, 1988 IN OFFICIAL RECORDS BOOK 3994, PAGE 4593, BOTH IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT AND IS NOT PLOTTABLE NOR SHOWN HEREON.
- CITY OF ORLANDO DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED JANUARY 8, 1992 IN OFFICIAL RECORDS BOOK 4362, PAGE 3368; AS AMENDED BY THAT CERTAIN FIRST AMENDMENT RECORDED NOVEMBER 22, 1994 IN OFFICIAL RECORDS BOOK 4823, PAGE 1341; AS MODIFIED BY THAT CERTAIN NOTICE OF RECORDATION OF OMITTED EXHIBIT FROM CITY OF ORLANDO DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED NOVEMBER 19, 1996 IN OFFICIAL RECORDS BOOK 5157, PAGE 1002; AS FURTHER AMENDED BY THAT CERTAIN SECOND AMENDMENT RECORDED OCTOBER 24, 2000 IN OFFICIAL RECORDS BOOK 6114, PAGE 4473; AS FURTHER AMENDED BY THAT CERTAIN THIRD AMENDMENT RECORDED SEPTEMBER 10, 2013 IN OFFICIAL RECORDS BOOK 10631, PAGE 8934, ALL IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT AND IS NOT PLOTTABLE NOR SHOWN HEREON.

SYMBOL AND ABBREVIATION LEGEND:

- SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED P.R.M. LS# 6961
- SET 1/2" NAIL AND DISK STAMPED P.C.P. LS# 6961
- ⊕ CENTERLINE
- P.B. PLAT BOOK
- PG. PAGE
- O.R. OFFICIAL RECORDS BOOK
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- U.E. UTILITY EASEMENT
- S.E. STORM EASEMENT
- ND NAIL AND DISK
- CCR CERTIFIED CORNER RECORDS
- P.C. POINT OF CURVATURE
- P.C.C POINT OF COMPOUND CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- ▨ ADDITIONAL RIGHT OF WAY DEDICATION PER PLAT



CREATIVE VILLAGE - PHASE 1 DEDICATION

KNOW ALL BY THESE PRESENTS, That Municipal Corporation named below, 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 Putnam Avenue, Federal Street, and Chatham Avenue 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.

CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

By: _____

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 _____ SHERRY L. MANOR, PSM
L&S DIVERSIFIED, LLC
405 LAKE HOWELL ROAD, SUITE 1001
MAITLAND, FL 32751

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR PROTEM

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 _____