

FLETCHER CENTRE II

A PORTION OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST,
AND A REPLAT OF A PORTION OF FLETCHER CENTER, LOT 1
AS RECORDED IN PLAT BOOK 87, PAGES 64 AND 65,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, GEOID 12, NOS. ADJUSTMENT OF 2011. THE WEST LINE OF THE NW 1/4 OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST BEARS N00°56'16"E.

2. ORANGE COUNTY RIGHT OF WAY MAP FOR NARCOOSSEE ROAD(C.I.P. 5101)PREPARED BY BOWYER SINGLETON & ASSOCIATES, INC., DATED 3/23/07 AND LAST REVISED 11/21/2008 AND THE PLAT OF FLETCHER CENTER RECORDED IN PLAT BOOK 87, PAGES 64 AND 65 WERE USED IN THE PREPARATION OF THIS PLAT.

3. ELECTRIC TRANSMISSION EASEMENT IN FAVOR OF THE CITY OF ST. CLOUD IN STIPULATED FINAL JUDGMENT RECORDED JANUARY 15, 1999 IN OFFICIAL RECORDS BOOK 5661, PAGE 66, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA IS DEPICTED HEREON.

4. ORLANDO UTILITIES COMMISSION UTILITY EASEMENT IN FAVOR OF THE CITY OF ORLANDO, A MUNICIPAL CORPORATION AND ORLANDO UTILITIES COMMISSION, OF THE CITY OF ORLANDO RECORDED JULY 15, 2002 IN OFFICIAL RECORDS BOOK 6567, PAGE 3438, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING BLANKET IN NATURE.

5. ELECTRIC TRANSMISSION EASEMENT IN FAVOR OF THE CITY OF ST. CLOUD IN ORDER OF TAKING RECORDED JUNE 20, 2005 IN OFFICIAL RECORDS BOOK 8031, PAGE 34, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA IS DEPICTED HEREON.

6. DRAINAGE EASEMENT IN FAVOR OF ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED OCTOBER 21, 2010 IN OFFICIAL RECORDS BOOK 10123, PAGE 5009, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA LIES SOUTH OF SUBJECT PARCEL.

7. TEMPORARY SLOPE EASEMENT IN FAVOR OF ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED MAY 20, 2011 IN OFFICIAL RECORDS BOOK 10216, PAGE 8133, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SHALL TERMINATE AT SUCH TIME AS THE LANDS WITHIN THE EASEMENT AREA ARE FILLED SUCH THAT SLOPES ARE NO LONGER REQUIRED FOR THE CONSTRUCTION, REPAIR AND/OR MAINTENANCE OF THE ADJOINING PAVEMENT IMPROVEMENTS FOR NARCOOSSEE ROAD AND IS DEPICTED HEREON.

8. ACCESS EASEMENT AGREEMENT BY AND BETWEEN PIONEERS, INC., A VIRGINIA CORPORATION AND ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED MAY 24, 2013 IN OFFICIAL RECORDS BOOK 10575, PAGE 203, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING BLANKET IN NATURE.

9. UTILITY EASEMENT IN FAVOR OF ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED DECEMBER 19, 2014 IN OFFICIAL RECORDS BOOK 10850, PAGE 8505, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LIES SOUTH OF SUBJECT PROPERTY.

10. PROVISIONS CONTAINED ON THE PLAT OF FLETCHER CENTER RECORDED NOVEMBER 18, 2015 IN PLAT BOOK 87, PAGES 64 AND 65, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA IS DEPICTED HEREON.

11. ORLANDO UTILITIES COMMISSION UNDERGROUND UTILITY EASEMENT IN FAVOR OF THE ORLANDO UTILITIES COMMISSION, OF THE CITY OF ORLANDO, FLORIDA AND THE CITY OF ST. CLOUD, A MUNICIPAL CORPORATION RECORDED MARCH 4, 2016 IN INSTRUMENT NO. 20160113241, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA IS DEPICTED HEREON.

12. ORLANDO UTILITIES COMMISSION UTILITY EASEMENT IN FAVOR OF THE ORLANDO UTILITIES COMMISSION, OF THE CITY OF ORLANDO, FLORIDA AND THE CITY OF ST. CLOUD, A MUNICIPAL CORPORATION RECORDED MARCH 4, 2016 IN INSTRUMENT NO. 20160113242, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA IS DEPICTED HEREON.

(CONTINUED)

(SURVEYOR'S NOTES CONTINUED)

OTHER INFORMATION REGARDING SAID PROPERTY INCLUDES:

13. AGREEMENT TERMINATING EASEMENTS BY AND BETWEEN ROBERT H. HOSCH AND YVONNE A. HOSCH, HIS WIFE AND PIONEERS, INC., A VIRGINIA CORPORATION RECORDED AUGUST 16, 1995 IN OFFICIAL RECORDS BOOK 4931, PAGE 4511, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA NO LONGER AFFECTS THIS PROPERTY.

14. SCHOOL MITIGATION AGREEMENT BY AND BETWEEN THE SCHOOL DISTRICT OF ORANGE COUNTY, FLORIDA, A BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND PIONEERS, INC., A VIRGINIA CORPORATION RECORDED NOVEMBER 9, 2010 IN OFFICIAL RECORDS BOOK 10131, PAGE 5179; FIRST AMENDMENT TO CAPACITY ENHANCEMENT AGREEMENT RECORDED NOVEMBER 27, 2013 IN OFFICIAL RECORDS BOOK 10670, PAGE 573, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA NOT A SURVEY MATTER.

15. REVISED CONSENT AGREEMENT BY AND BETWEEN PIONEERS, INC. LAKE WHIPPOORWILL KOA AND ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION RECORDED MAY 8, 2012 IN OFFICIAL RECORDS BOOK 10373, PAGE 3495, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING BALNKET IN NATURE.

16. SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED JANUARY 23, 2015 IN OFFICIAL RECORDS BOOK 10865, PAGE 4925, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA NOT A SURVEY MATTER.

17. INTERLOCAL AGREEMENT FOR A JOINT PLANNING AREA BETWEEN THE CITY OF ORLANDO, A MUNICIPALITY EXISTING UNDER FLORIDA LAW AND ORANGE COUNTY, FLORIDA, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED NOVEMBER 24, 2015 IN OFFICIAL RECORDS BOOK 11017, PAGE 9028, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING A 100 FOOT BUFFER LINE FROM THE NORMAL HIGH WATER LINE OF LAKE WHIPPOORWILL.

18. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."

19. THE SUBJECT PROPERTY CONTAINS 21.692 ACRES OF LAND.

20. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR ORANGE COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12095C0465 F, REVISED SEPTEMBER 25, 2009. THE LIMITS OF THE FLOOD ZONE SHOWN ON THIS SURVEY ARE BASED ON ORANGE COUNTY LAKE INDEX 100-YEAR FLOOD ELEVATION OF LAKE WHIPPOORWILL OF 67 FEET (NAVD 88).

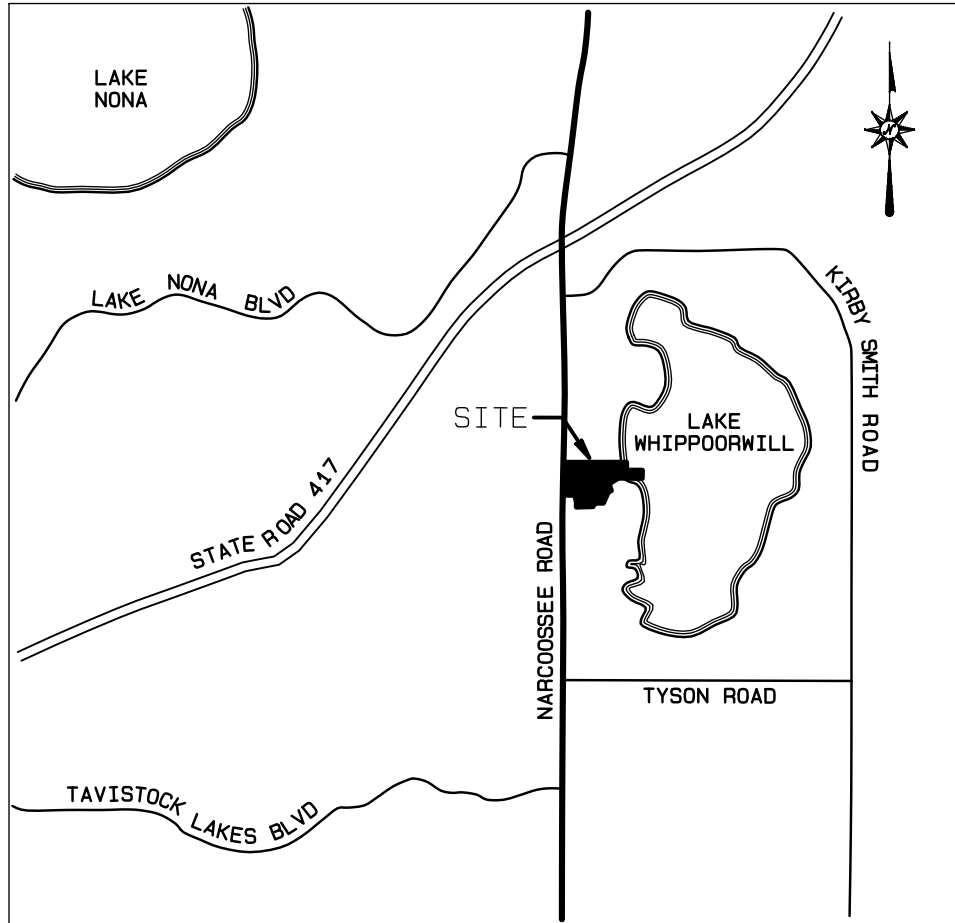
21. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

22. 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING ALL OF PREMISES DESCRIBED IN O.R. 9481, PG. 256; A PORTION OF PREMISES DESCRIBED IN O.R. 4748, PG. 4054 AND O.R. 4931, PG. 4500 (ALL RECORDS REFERENCED HEREIN ARE TO PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, N00°56'16"E, A DISTANCE OF 1178.42 FEET; THENCE LEAVING SAID QUARTER SECTION LINE, S89°03'44"E, A DISTANCE OF 33.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER ORANGE COUNTY RIGHT-OF-WAY MAP) AND THE POINT OF BEGINNING. THENCE, WITH SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) N01°13'54"E, A DISTANCE OF 149.64 FEET; 2) N00°06'28"E, A DISTANCE OF 34.51 FEET; 3) N00°56'16"E, A DISTANCE OF 25.30 FEET; 4) N01°14'31"E, A DISTANCE OF 94.22 FEET; 5) N00°11'07"W, A DISTANCE OF 1.75 FEET TO THE SOUTHWEST CORNER OF PREMISES DESCRIBED IN O.R. 10478, PG. 8028; THENCE WITH THE SOUTH LINE THEREOF, ALSO BEING THE NORTH LINE OF SAID PREMISES DESCRIBED IN O.R. 9481, PG. 256, N89°54'50"E, PASSING A 5/8" REBAR WITH PLASTIC CAP SET ON LINE AT 964.59 FEET FOR A TOTAL DISTANCE OF 1288.31 FEET TO THE WEST LINE OF PREMISES DESCRIBED IN O.R. 10525, PG. 7626; THENCE WITH A PORTION OF THE WEST LINES THEREOF THE FOLLOWING THREE (3) COURSES: 1) S00°41'52"W, A DISTANCE OF 165.50 FEET; 2) N89°56'40"E, A DISTANCE OF 330.74 FEET; 3) S00°38'17"W, A DISTANCE OF 165.50 FEET; THENCE, THROUGH SAID PREMISES DESCRIBED IN O.R. 4748, PG. 4054 AND O.R. 4931, PG. 4500 THE FOLLOWING FOURTEEN (14) COURSES: 1) N89°21'43"W, A DISTANCE OF 498.17 FEET; 2) S57°33'33"W, A DISTANCE OF 226.85 FEET; 3) S17°17'08"E, A DISTANCE OF 148.19 FEET; 4) S70°52'29"W, A DISTANCE OF 62.39 FEET; 5) S23°36'34"W, A DISTANCE OF 259.92 FEET; 6) N90°00'00"W, A DISTANCE OF 189.69 FEET; 7) S18°46'49"W, A DISTANCE OF 75.18 FEET; 8) S88°24'24"W, A DISTANCE OF 345.89 FEET; 9) N00°56'14"E, A DISTANCE OF 101.88 FEET; 10) N12°29'16"W, A DISTANCE OF 87.40 FEET; 11) N00°56'16"E, A DISTANCE OF 58.88 FEET; 12) N89°03'44"W, A DISTANCE OF 242.72 FEET; 13) N00°56'16"E, A DISTANCE OF 324.98 FEET; THENCE N01°13'54"E, A DISTANCE OF 45.42 FEET TO THE POINT OF BEGINNING. CONTAINING 21.692 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1" = 3500'

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

PLAT BOOK PAGE

FLETCHER CENTRE II
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PIONEERS INC., A VIRGINIA CORPORATION, QUALIFIED TO DO BUSINESS IN FLORIDA AS PIONEERS INTERNATIONAL, INC. BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT "FLETCHER CENTRE II" HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES WILLIAM CAREY DRIVE AND PIONEERS WAY AS PUBLIC RIGHT OF WAY. IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON _____ 20____.

PIONEERS INCORPORATED
A VIRGINIA CORPORATION, QUALIFIED TO DO BUSINESS IN FLORIDA AS PIONEERS INTERNATIONAL, INC.

BY: _____
SIGNATURE

PRINTED NAME: NORMAN LEDUC

TITLE SENIOR VICE-PRESIDENT/CFO

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESS SIGNATURE

WITNESS SIGNATURE

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2015 BY NORMAN LEDUC, AS SENIOR VICE-PRESIDENT/CFO OF PIONEERS INC, A VIRGINIA CORPORATON, QUALIFIED TO DO BUSINESS IN FLORIDA AS PIONEERS INTERNATIONAL, INC. ON BEHALF OF THE COMPANY, AND HE IS PERSONALLY KNOWN TO ME.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINT NAME: _____ AFFIX
TITLE: NOTARY PUBLIC, STATE OF FLORIDA NOTARY
SERIAL NO. (IF ANY) _____ STAMP
COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY
CITY PLANNING OFFICIAL

EXAMINED AND APPROVED: _____ DATE: _____,
CITY PLANNING OFFICIAL: _____

CERTIFICATE OF REVIEW BY
CITY SURVEYOR

REVIEWED FOR CONFORMITY TO FLORIDA STATE STATUTE 177
CITY SURVEYOR: _____ DATE _____

CERTIFICATE OF APPROVAL
CITY ENGINEER

EXAMINED AND APPROVED _____, DATE _____,
CITY ENGINEER: _____

QUALIFICATION STATEMENT OF
SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, THAT THE 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 5866 GENEL J. STURGEON
LEADING EDGE LAND SERVICES, INC.
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809

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: _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____
THE _____ APPROVED THE FOREGOING PLAT.
MAYOR: _____
ATTEST: _____ CITY CLERK

LEADING EDGE
LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
FLORIDA LICENSED BUSINESS NUMBER LB 6846