

# LEXUS OF ORLANDO

## A REPLAT OF A PORTION OF BLOCK B, REPLAT OF MAJOR CENTER UNIT 1, AS RECORDED IN PLAT BOOK 3, PAGE 32, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LYING IN SECTIONS 18 AND 19, TOWNSHIP 23 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

**DESCRIPTION:**

A PORTION OF BLOCK B, REPLAT OF MAJOR CENTER UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 32, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA:

COMMENCE AT THE SOUTHWESTERLY-MOST CORNER OF BLOCK B, REPLAT OF MAJOR CENTER UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 47°16'37" EAST, A DISTANCE OF 30.43 FEET ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK B TO A POINT ON THE EAST BOUNDARY OF LAKE NO. 3, AS SHOWN ON SAID PLAT; THENCE NORTH 52°23'18" WEST, A DISTANCE OF 58.02 FEET ALONG SAID EAST BOUNDARY OF LAKE NO. 3 TO THE POINT OF BEGINNING; SAID POINT BEING ON THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 400, F.P. NO. 242484-3; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 52°23'18" WEST, A DISTANCE OF 27.06 FEET; THENCE NORTH 69°50'58" WEST, A DISTANCE OF 135.00 FEET; THENCE NORTH 13°02'04" EAST A DISTANCE OF 234.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 301.56 FEET, A CENTRAL ANGLE OF 66°50'12" AND A CHORD BEARING OF NORTH 38°28'33" WEST; THENCE FROM A TANGENT BEARING OF NORTH 71°53'39" WEST, NORTHEASTERLY, A DISTANCE OF 351.78 FEET ALONG THE ARC OF SAID CURVE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MAJOR BOULEVARD AS SHOWN ON SAID PLAT, SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 56°27'20" AND A CHORD BEARING OF NORTH 48°06'52" EAST; THENCE FROM A TANGENT BEARING OF NORTH 76°20'32" EAST, NORTHEASTERLY, A DISTANCE OF 665.10 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°53'12" EAST, A DISTANCE OF 188.93 FEET, ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 52°31'56" AND A CHORD BEARING OF NORTH 06°22'46" WEST, THENCE NORTHERLY, A DISTANCE OF 389.67 FEET, ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF LOT 1, MAJOR CENTER 3 TURNPIKE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 57°12'26" EAST, A DISTANCE OF 423.40 FEET, ALONG THE SOUTH LINE OF SAID LOT 1, MAJOR CENTER 3 TURNPIKE, TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE SUNSHINE STATE PARKWAY AS SHOWN ON SAID PLAT; THENCE SOUTH 32°47'33" EAST, A DISTANCE OF 982.93 FEET, ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE TO A POINT ON THE AFORESAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD NO. 400, SAID POINT BEING ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 13,425.00 FEET, A CENTRAL ANGLE OF 01°38'10" AND A CHORD BEARING OF SOUTH 50°17'50" WEST; THENCE FROM A TANGENT BEARING OF SOUTH 49°28'45" WEST, SOUTHWESTERLY, A DISTANCE OF 383.39 FEET, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 13,575.00 FEET, A CENTRAL ANGLE OF 03°49'14" AND A CHORD BEARING OF SOUTH 49°12'19" WEST, THENCE SOUTHWESTERLY, A DISTANCE OF 905.20 FEET, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: SOUTH 47°17'42" WEST, A DISTANCE OF 137.51 FEET; THENCE SOUTH 50°17'42" WEST, A DISTANCE OF 3.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.95 ACRES, MORE OR LESS.

**GENERAL NOTES:**

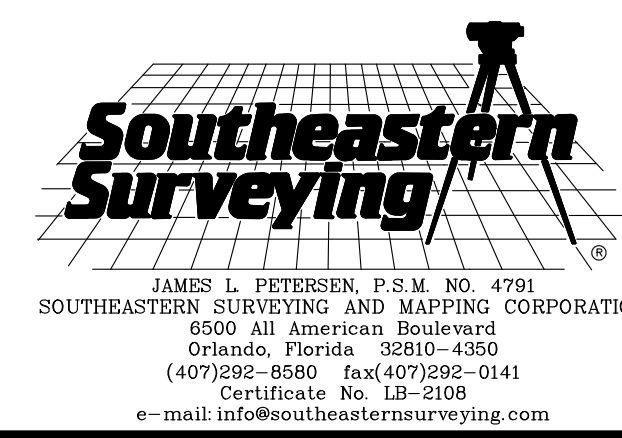
- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF SUNSHINE STATE PARKWAY (FLORIDA'S TURNPIKE), BEING S32°47'33"E.
- THE PLAT IS SUBJECT TO THE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1709, PAGE 813 AS AMENDED IN OFFICIAL RECORDS BOOK 5620, PAGE 3482 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- 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, PART I, FLORIDA STATUTES, OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.

**LEGEND & ABBREVIATIONS**

R = RADIUS	○ = NAIL & DISK
L = LENGTH	○ = IRON PIPE
Δ = CENTRAL ANGLE	
CB = CHORD BEARING	■ = DESIGNATES A PERMANENT REFERENCE MONUMENT, BEING A SET 4" X 4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "P.R.M. LB2108", (UNLESS OTHERWISE NOTED).
CH = CHORD DISTANCE	
P.T. = POINT OF TANGENCY	LB = LICENSED BUSINESS
P.C. = POINT OF CURVATURE	P.R.C. = POINT OF REVERSE CURVATURE
N.T. = NON-TANGENT	P.R.M. = PERMANENT REFERENCE MONUMENT
ID = IDENTIFICATION	

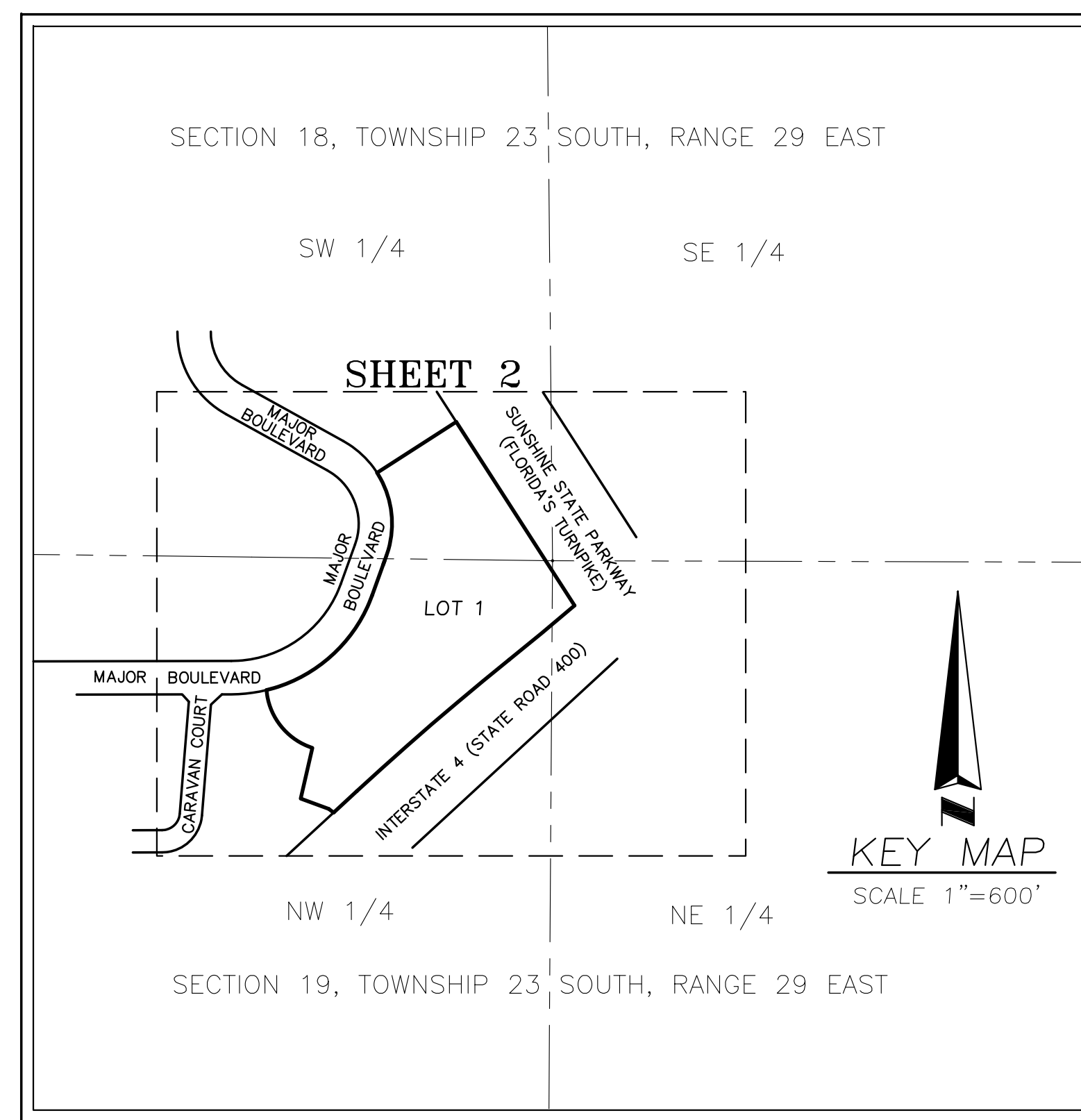
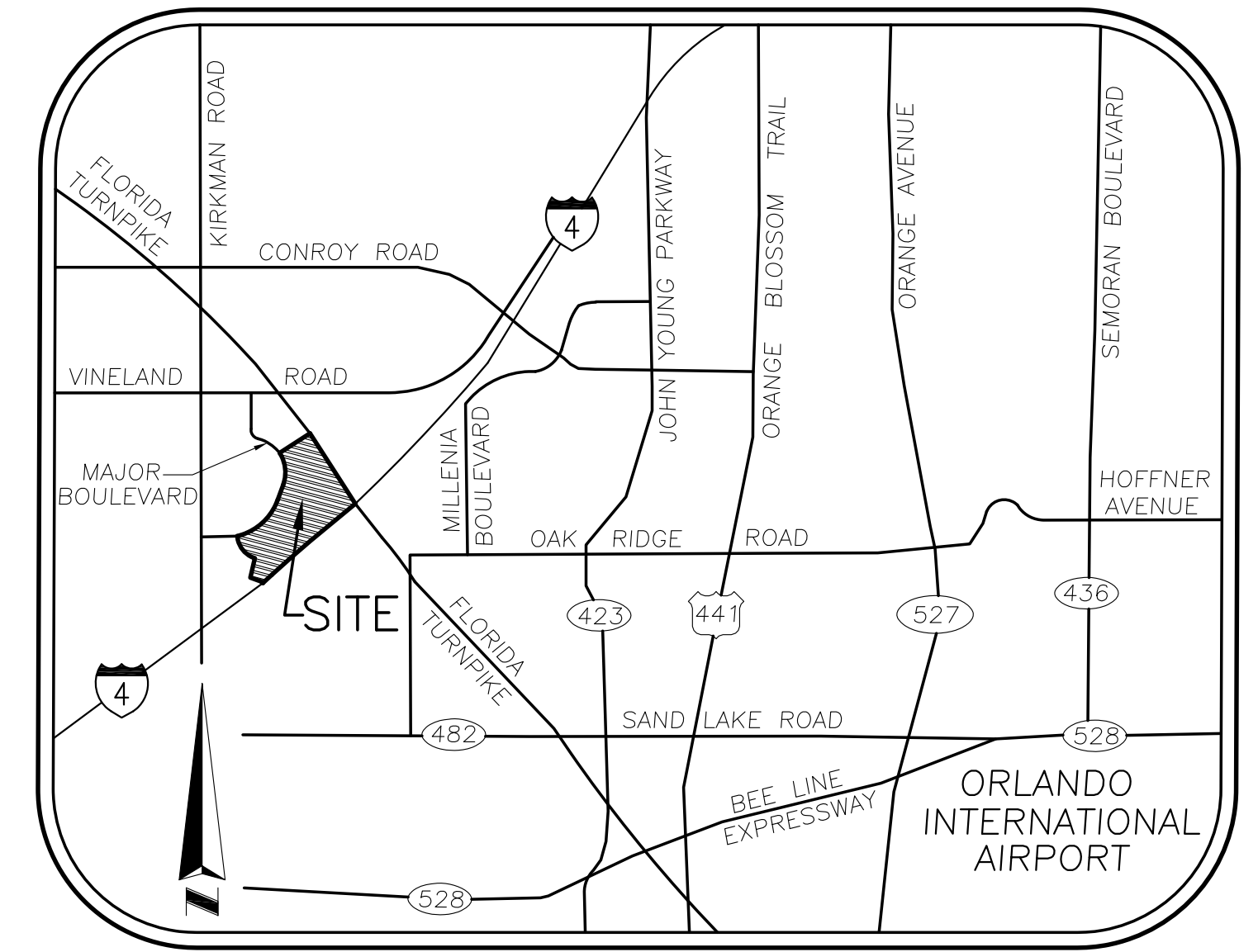
**NOTICE**

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.



**VICINITY MAP**

NOT TO SCALE



**CERTIFICATE OF APPROVAL BY CITY ENGINEER**

Examined and Approved: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 City Engineer: \_\_\_\_\_

**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: \_\_\_\_\_

LEXUS OF ORLANDO DEDICATION

KNOW ALL BY THESE PRESENTS, That JAMES B. BRYAN, IV REVOCABLE TRUST and JAMES B. BRYAN, IV 2010 TRUST, being the owners in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate nothing to the City of Orlando or to the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the officers named below on this \_\_\_\_ day of \_\_\_\_\_, 2017.

OWNER: JAMES B. BRYAN, IV REVOCABLE TRUST  
 By: \_\_\_\_\_  
 Print Name: James B. Bryan, III  
 Title: \_\_\_\_\_

SIGNED IN THE PRESENCE OF:  
 1) \_\_\_\_\_ 2) \_\_\_\_\_  
 Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF ORANGE  
 THIS IS TO CERTIFY, That on this \_\_\_\_ day of \_\_\_\_\_, 2017, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared James B. Bryan, III as \_\_\_\_\_ for JAMES B. BRYAN, IV REVOCABLE TRUST, who is personally known to me or produced the following identification \_\_\_\_\_, and did/did not take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his free act and deed as such officer thereto duly authorized; and that said dedication is the act and deed of said JAMES B. BRYAN, IV REVOCABLE TRUST.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Notary Public  
 \_\_\_\_\_  
 Print Name: \_\_\_\_\_

OWNER: JAMES B. BRYAN, IV 2010 TRUST  
 By: \_\_\_\_\_  
 Print Name: James B. Bryan, IV  
 Title: \_\_\_\_\_

SIGNED IN THE PRESENCE OF:  
 1) \_\_\_\_\_ 2) \_\_\_\_\_  
 Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF ORANGE  
 THIS IS TO CERTIFY, That on this \_\_\_\_ day of \_\_\_\_\_, 2017, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared James B. Bryan, IV as \_\_\_\_\_ for JAMES B. BRYAN, IV 2010 TRUST, who is personally known to me or produced the following identification \_\_\_\_\_, and did/did not take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his free act and deed as such officer thereto duly authorized; and that said dedication is the act and deed of said JAMES B. BRYAN, IV 2010 TRUST.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Notary Public  
 \_\_\_\_\_  
 Print Name: \_\_\_\_\_

**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.

*James L. Petersen*  
 JAMES L. PETERSEN Dated 04/22/2016  
 Registration No. 4791

Southeastern Surveying and Mapping Corporation  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 Certificate Number LB 2108

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY, That on the \_\_\_\_\_, the \_\_\_\_\_, the \_\_\_\_\_ approved the foregoing plat.  
 MAYOR \_\_\_\_\_ Signature \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ City Clerk

**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 \_\_\_\_\_