

JUBILEE PARK II

A PORTION OF LAND SITUATED IN SECTION 26, TOWNSHIP 23 SOUTH, RANGE 30 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

DESCRIPTION:

A PORTION OF LAND SITUATED IN SECTION 26, TOWNSHIP 23 SOUTH, RANGE 30 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST LOT CORNER OF LOT 2, "GRANDEVILLE AT JUBILEE PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 103-106, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE AND EAST LINE OF LOT 2 HAVING A CENTRAL ANGLE OF 30°34'28", A RADIUS OF 669.00 FEET, AN ARC LENGTH OF 467.86 FEET; A CHORD BEARING OF N31°23'10"E AND A CHORD DISTANCE OF 492.44 FEET TO A COMPOUND CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE AND EAST LINE OF LOT 2 HAVING A CENTRAL ANGLE OF 02°23'13", A RADIUS OF 1028.00 FEET, AN ARC LENGTH OF 42.82 FEET, A CHORD BEARING OF N14°56'20"E AND A CHORD DISTANCE OF 42.82 FEET TO A POINT ON THE SOUTHERLY LINE OF AFOREMENTIONED PLAT OF "GRANDEVILLE AT JUBILEE PARK"; THENCE DEPARTING SAID EAST LINE RUN S76°21'01"E ALONG SAID SOUTHERLY LINE, 139.00 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE DEPARTING SAID SOUTHERLY LINE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'56", A RADIUS OF 1167.00 FEET, AN ARC LENGTH OF 234.21 FEET, A CHORD BEARING OF S19°29'01"W AND A CHORD DISTANCE OF 233.82 FEET; THENCE RUN S70°39'56"E, 183.06 FEET; THENCE RUN S87°09'22"E, 165.95 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 551, "GOLDENROD ROAD" ACCORDING TO EXPRESSWAY AUTHORITY RIGHT OF WAY MAPS GOLDENROD EXTENSION ORANGE COUNTY NUMBER 903; THENCE RUN THE FOLLOWING (3) THREE CURVES AND DISTANCES ALONG SAID WEST RIGHT OF WAY LINE: (1) S00°19'27"E, 197.88 FEET; (2) S04°01'30"W, 86.25 FEET TO A NON-TANGENT CURVE CONCAVE TO THE WEST; (3) RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03°39'47", A RADIUS OF 5659.58 FEET, AN ARC LENGTH OF 361.84 FEET; A CHORD BEARING OF S12°01'56"W AND A CHORD DISTANCE OF 361.78 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N84°52'23"W, 85.69 FEET; THENCE RUN N86°56'11"W, 55.68 FEET; THENCE RUN N71°07'40"W, 167.86 FEET; THENCE RUN N69°29'16"W, 83.24 FEET; THENCE RUN N76°19'51"W, 72.43 FEET; THENCE RUN N72°17'31"W, 128.88 FEET; THENCE RUN S87°22'27"W, 137.41 FEET; THENCE RUN N89°16'51"W, 117.08 FEET; THENCE RUN N80°55'26"W, 151.04 FEET; THENCE RUN N82°06'48"W, 197.61 FEET; THENCE RUN N65°52'26"W, 58.26 FEET; THENCE RUN N80°13'46"W, 76.94 FEET; THENCE RUN N87°06'20"W, 178.79 FEET; THENCE RUN S85°33'58"W, 98.91 FEET; THENCE RUN S79°29'13"W, 80.20 FEET; THENCE RUN N00°10'12"W, 66.08 FEET; THENCE RUN N83°28'42"W, 180.22 FEET; THENCE RUN N18°30'44"W, 284.61 FEET; THENCE RUN N08°24'09"E, 110.08 FEET; THENCE RUN N57°06'44"E, 163.14 FEET; THENCE RUN N63°13'44"E, 239.86 FEET; THENCE RUN S86°26'36"E, 177.47 FEET; THENCE RUN S70°20'09"E, 473.09 FEET TO THE SOUTHERLY LINE OF AFOREMENTIONED LOT 2; THENCE RUN S04°07'40"W ALONG SAID SOUTHERLY LINE, 78.57 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE RUN S49°09'00"E, 402.36 FEET TO THE POINT OF BEGINNING.

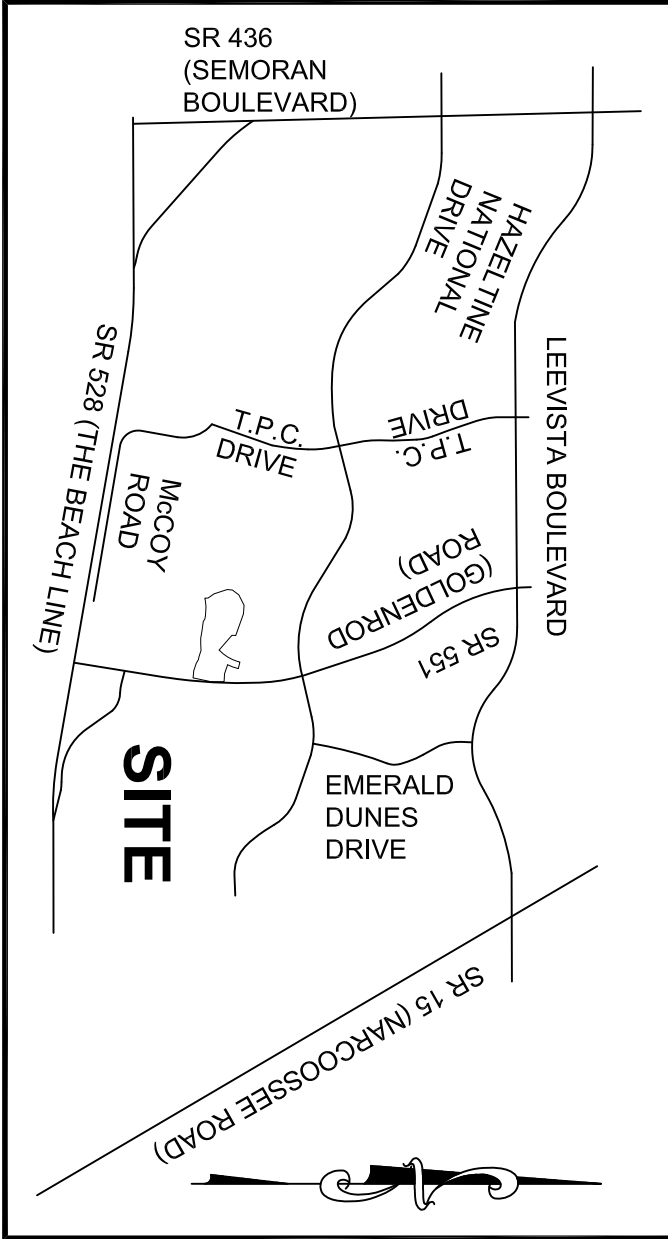
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 28.103 ACRES MORE OR LESS.

GENERAL NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT PPM "CARDNO LB 7975". UNLESS NOTED OTHERWISE.
- ⊙ DENOTES SET PERMANENT CONTROL POINT, A MAG NAIL AND DISK "CARDNO LB 7975 POP". UNLESS NOTED OTHERWISE.
- W.C. DENOTES PERMANENT REFERENCE MONUMENT WITNESS CORNER SET.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 2 AS BEING N89°09'00"W (PER PLAT BOOK 81 PAGE 103 "GRANDEVILLE AT JUBILEE PARK").
- PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; 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. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, 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 CONDITION OF PLATTING.
- NO PART OF THE LANDS DESCRIBED IN THIS PLAT IS DEDICATED TO THE CITY OF ORLANDO, FLORIDA OR THE PUBLIC, EXCEPT AS OTHERWISE STATED ON THIS PLAT.
- NONE OF THE PROPERTY DESIGNATED AS A "LOT" OR "TRACT" ON THIS PLAT IS BEING DEDICATED TO THE PUBLIC, NOR IS IT REQUIRED FOR PUBLIC USES.
- ALL EASEMENTS SHOWN HEREON WHICH ARE NOT CREATED BY THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. UNLESS OTHERWISE NOTED, THE DEPICTION OF SUCH EASEMENTS IS NOT INTENDED TO RE-IMPOSE SAME.
- THE TRACT DESIGNATED AS "JUBILEE PARK BOULEVARD" IS TO BE INITIALLY OWNED BY THE FAMEE INVESTMENT COMPANY (FAMEE) OR ITS SUCCESSOR IN TITLE AND MAINTAINED BY JUBILEE PARK OWNERS ASSOCIATION INC., A NOT FOR PROFIT FLORIDA CORPORATION (THE "HOA"). FEE TITLE TO SAID JUBILEE PARK BOULEVARD MAY AT THE DISCRETION OF FAMEE OR ITS SUCCESSOR IN TITLE BE TRANSFERRED TO THE HOA.
- THE PROPERTY DEPICTED ON THIS PLAT IS NOT SUBJECT TO ANY KNOWN MORTGAGES
- DENOTES CORNER UNABLE TO SET.

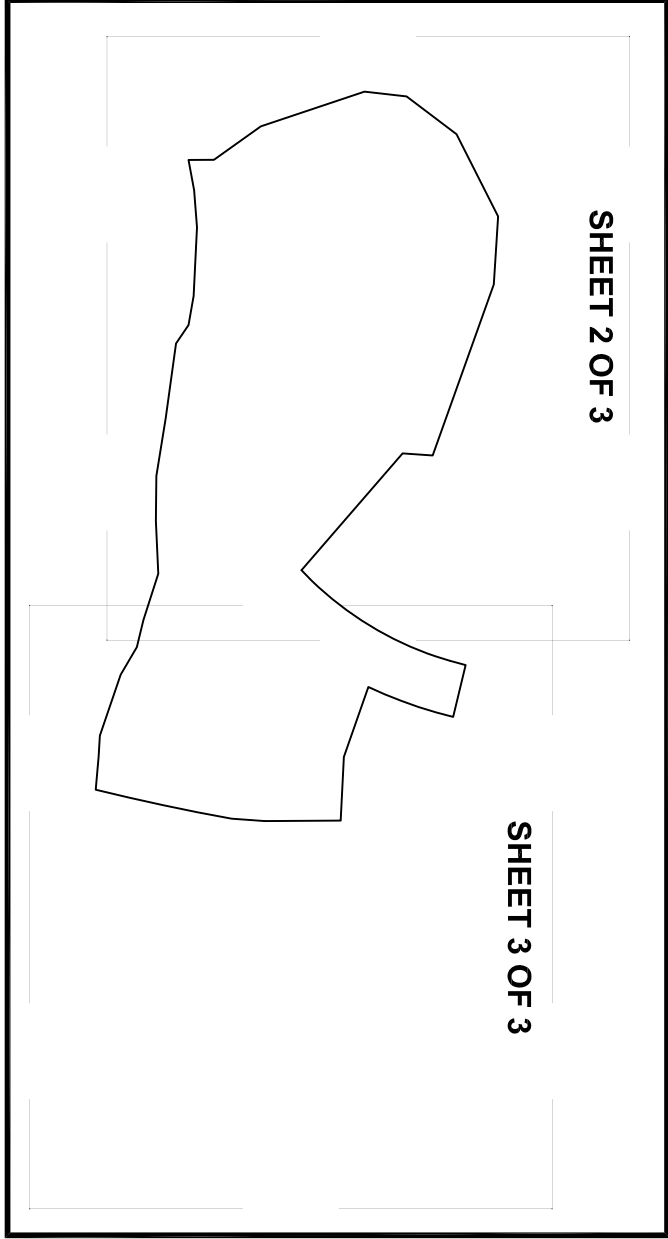
SITE VICINITY MAP

NOT TO SCALE



SHEET KEY MAP

NOT TO SCALE



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 FORMATION. THIS PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



402 S. NORTHLAKE BLVD, SUITE 1004  
ALTAMONTE SPRINGS, FL 32701  
PHONE: (407) 629-7144  
CERTIFICATE OF AUTHORIZATION NUMBER 7975

JUBILEE PARK II  
DEDICATION

KNOW ALL BY THESE PRESENTS, That the Company 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 the said lands and plat for the uses and purposes herein expressed. Nothing herein is dedicated to the Public.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below on \_\_\_\_\_

FAMLEE INVESTMENT COMPANY, a Florida Corporation

By: \_\_\_\_\_

Attest: \_\_\_\_\_

Signed in the presence of: \_\_\_\_\_

By: \_\_\_\_\_  
Printed Name \_\_\_\_\_

By: \_\_\_\_\_  
Printed Name \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY, That on \_\_\_\_\_ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared \_\_\_\_\_ and \_\_\_\_\_ of the above named Corporation incorporated under the laws of \_\_\_\_\_ known to me or have produced the following identification \_\_\_\_\_ 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: **03/25/2017**  
FLORIDA REGISTRATION NUMBER: 5670  
DANIEL R. BROWN, NO. FSSM  
CARDNO, INC.  
402 S. NORTHLAKE BLVD., SUITE 1004  
ALTAMONTE SPRINGS, FL 32701

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_ City Clerk \_\_\_\_\_

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

City Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_

CERTIFICATE OF APPROVAL BY  
CITY PLANNING OFFICIAL

Examined and Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Official \_\_\_\_\_

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: \_\_\_\_\_ Date: \_\_\_\_\_

City Engineer: \_\_\_\_\_

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: \_\_\_\_\_