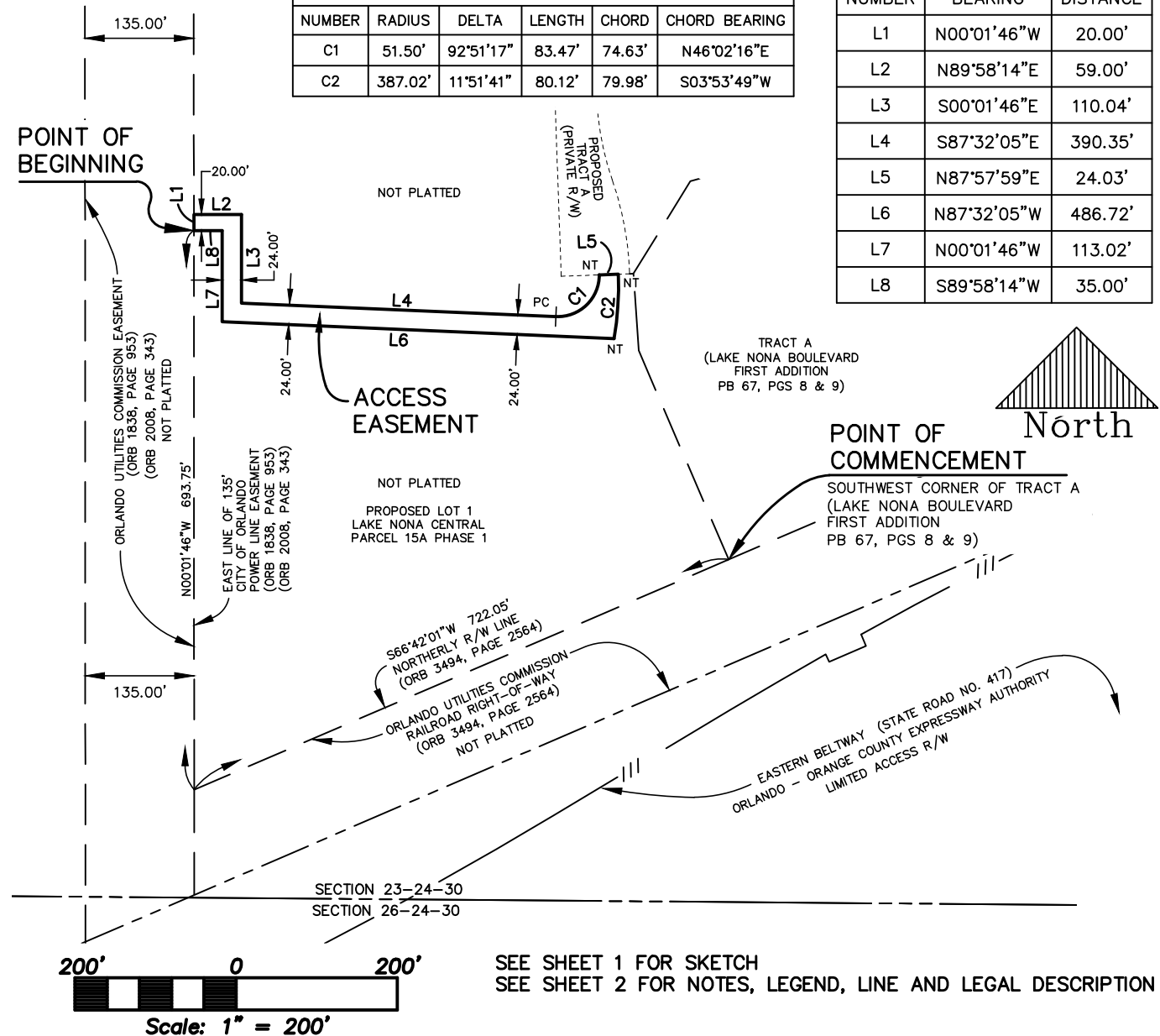


# SKETCH OF DESCRIPTION

This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N00°01'46"W	20.00'
L2	N89°58'14"E	59.00'
L3	S00°01'46"E	110.04'
L4	S87°32'05"E	390.35'
L5	N87°57'59"E	24.03'
L6	N87°32'05"W	486.72'
L7	N00°01'46"W	113.02'
L8	S89°58'14"W	35.00'

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	51.50'	92°51'17"	83.47'	74.63'	N46°02'16"E
C2	387.02'	11°51'41"	80.12'	79.98'	S03°53'49"W



PREPARED FOR:  
**LANDPORT LAND HOLDING, INC**  
LAKE NONA CENTRAL PARCEL 15A  
ACCESS EASEMENT

DATE	BY	DESCRIPTION
		REVISIONS



**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Scott Grossman June 22, 2017  
Florida Registered Surveyor and Mapper  
Certificate No. 5048  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>16087.008</u>	SCALE <u>1"=200'</u>	SHEET <u>1</u> OF <u>2</u>
DATE: <u>6/2017</u>	DATE: <u>6/2017</u>			

# SKETCH OF DESCRIPTION

## DESCRIPTION:

That part of Section 23, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Southwest corner of Tract A, according to plat of LAKE NONA BOULEVARD FIRST ADDITION, as recorded in Plat Book 67, Pages 8 and 9, of the Public Records of Orange County, Florida; thence S66°42'01"W along the Northerly right-of-way line of an Orlando Utilities Commission Railroad right-of-way, as recorded in Official Records Book 3494, Page 2564, of the Public Records of Orange County, Florida, 722.05 feet to the East line of a 135.00 foot wide City of Orlando Power Line Easement, as recorded in Official Records Book 1838, Page 953, of said Public Records; thence N00°01'46"W along said East line, 693.75 feet to the POINT OF BEGINNING; thence continue N00°01'46"W along said East line, 20.00 feet; thence departing said East line run N89°58'14"E, 59.00 feet; thence S00°01'46"E, 110.04 feet; thence S87°32'05"E, 390.35 feet to the point of curvature of a curve concave Northwesterly having a radius of 51.50 feet and a chord bearing of N46°02'16"E; thence Northeasterly along the arc of said curve through a central angle of 92°51'17" for a distance of 83.47 feet to a non-tangent line; thence N87°57'59"E, 24.03 feet to a point on a non-tangent curve concave Westerly having a radius of 387.02 feet and a chord bearing of S03°53'49"W; thence Southerly along the arc of said curve through a central angle of 11°51'41" for a distance of 80.12 feet to a non-tangent line; thence N87°32'05"W, 486.72 feet; thence N00°01'46"W, 113.02 feet; thence S89°58'14"W, 35.00 feet to the POINT OF BEGINNING.

Being subject to any rights-of-way, restrictions and easements of record.

## NOTES:

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the Northerly right-of-way line of an Orlando Utilities Commission Railroad Right-of-way, as recorded in Official Records Book 3494, Page 2564, as being S66°42'01"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.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

## LEGEND

L1 LINE NUMBER (SEE TABLE)  
C1 CURVE NUMBER (SEE TABLE)  
PC POINT OF CURVATURE  
NT NON-TANGENT  
R/W RIGHT-OF-WAY  
ORB OFFICIAL RECORDS BOOK  
PB PLAT BOOK  
PG(S) PAGE(S)

## PREPARED FOR:

**LANDPORT LAND HOLDING , INC**

LAKE NONA CENTRAL PARCEL 15A  
ACCESS EASEMENT



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DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>16087.008</u>	SCALE <u>N/A</u>	SHEET <u>2</u>
DATE: <u>6/2017</u>	DATE: <u>6/2017</u>			OF <u>2</u>