

A REPLAT OF A PORTION OF TRACT I, LAKE NONA ESTATES PARCEL 8
PLAT BOOK 60, PAGES 125 AND 126

PLAT NOTES:

- 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.

DESCRIPTION:

That part of Tract 1, LAKE NONA ESTATES PARCEL 8, according to the plat thereof, as recorded in Plat Book 60, Pages 125 and 126, of the Public Records of Orange County, Florida, and that part of Sections 12 and 13, Township 24 South, Range 30 East and that part of Section 7, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the Southeastern corner of said Tract I; thence N76°40'57"E along the Southerly line of said Tract I for a distance of 35.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 430.00 feet and a chord bearing of N61°10'57"E; thence Northeasterly along said Southerly line and along the arc of said curve through a central angle of 31°00'00" for a distance of 232.65 feet to the point of tangency; thence N45°40'57"E along said Southerly line, 43.34 feet to the Southeastern corner of LAKE NONA ESTATES CROMWELL ROAD EXTENSION PHASE 1, according to the plat thereof, as recorded in Plat Book 85, Pages 23 and 24, of the Public Records of Orange County, Florida; thence departing said Southerly line run N44°19'03"W along the Southwesterly line of said LAKE NONA ESTATES CROMWELL ROAD EXTENSION PHASE 1 for a distance of 60.00 feet the Westernmost corner thereof; thence departing said Southwesterly line run S45°40'57"W along the Northerly line of said Tract I, LAKE NONA ESTATES PARCEL 8 for a distance of 43.34 feet to the point of curvature of a curve concave Northwesterly having a radius of 370.00 feet and a chord bearing of S61°10'57"W; thence Southwesterly along said Northerly line and along the arc of said curve through a central angle of 31°00'00" for a distance of 200.19 feet to the point of tangency; thence S76°40'57"W along said Northerly line, 118.91 feet to the Westernmost corner of said Tract I; thence departing said Northerly line run S74°28'05"W, 14.69 feet to the point of curvature of a curve concave Southeasterly having a radius of 760.00 feet and a chord bearing of S42°49'31"W; thence Southwesterly along the arc of said curve through a central angle of 63°17'08" for a distance of 839.45 feet to the point of tangency; thence S51°10'57"W, 488.68 feet to the point of curvature of a curve concave Westerly having a radius of 1170.00 feet and a chord bearing of S17°50'57"W; thence Southwesterly along the arc of said curve through a central angle of 13°20'00" for a distance of 272.27 feet to the point of tangency; thence S24°30'57"W, 193.15 feet to the point of curvature of a curve concave Northwesterly having a radius of 1170.00 feet and a chord bearing of S53°05'57"W; thence Southwesterly along the arc of said curve through a central angle of 17°10'00" for a distance of 350.55 feet to the point of tangency; thence S41°40'57"W, 570.46 feet to a point on a non-tangent curve concave Northeasterly having a radius of 59.00 feet and a chord bearing of S48°19'03"E; thence Westerly, Southeasterly and Northerly along the arc of said curve through a central angle of 298°52'32" for a distance of 307.77 feet to a non-tangent line; thence N41°40'57"E, 570.46 feet to the point of curvature of a curve concave Northwesterly having a radius of 1230.00 feet and a chord bearing of N33°05'57"E; thence Northeasterly along the arc of said curve through a central angle of 17°10'00" for a distance of 368.53 feet to the point of tangency; thence N24°30'57"E, 193.15 feet to the point of curvature of a curve concave Westerly having a radius of 1230.00 feet and a chord bearing of N17°50'57"E; thence Northerly along the arc of said curve through a central angle of 13°20'00" for a distance of 286.23 feet to the point of tangency; thence N51°10'57"E, 488.68 feet to the point of curvature of a curve concave Southeasterly having a radius of 700.00 feet and a chord bearing of N43°55'57"E; thence Northeasterly along the arc of said curve through a central angle of 65°30'00" for a distance of 800.23 feet to the point of tangency; thence N76°40'57"E, 69.22 feet to the POINT OF BEGINNING.

Containing 4.499 acres more or less.

SEE SHEET 2 FOR LEGEND, LOCATION MAP AND KEY MAP

PAGE

KNOW ALL BY THESE PRESENTS, That Lake Nona Estates I, LLC, a Florida limited liability company being the owners in fee simple of a portion of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed. No part of the lands described herein is dedicated to the City of Orlando, Florida, or the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the
authorized agent named below:

Lake Nona Estates I, LLC
6900 Tavistock Lakes Boulevard, Suite 200
Orlando, Florida 32827

By:..... DATE:.....
 PRINTED NAME: James L. Zboril
 TITLE: Vice President
 Signed and sealed in the presence of:

By _____ By _____
PRINTED NAME: PRINTED NAME:

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this _____ by James L. Zboril, as Vice President of Lake Nona Estates I, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

.....
 PRINTED NAME: _____
 NOTARY PUBLIC
 COMMISSION NUMBER.....
 MY COMMISSION EXPIRES

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

MAYOR _____

ATTEST: _____ City Clerk

Examined and Approved: _____ Date: _____

City Planning Official: _____

Examined and Approved: _____ Date: _____

City Engineer: _____

Reviewed for conformity to Florida State Statute 177

City Surveyor: _____ Date: _____

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: _____

KNOW ALL BY THESE PRESENTS, This plat was prepared under the direction and supervision of the undersigned, a professional surveyor and mapper, and complies with all of the survey requirements of Chapter 177, Florida Statutes. The lands depicted herein are located in the City of Orlando, Orange County, Florida.

DONALD W. McINTOSH ASSOCIATES, INC.
Certificate of Authorization Number LB68
2200 Park Avenue North, Winter Park, FL 32789

Date: BY:
 Scott Grossman
 Florida Registered Surveyor and Mapper
 Certificate No. 5048

Printed: Thu 28-Jul-2016 - 09:50AM
 F:\Proj2013\13251\Sdwg\NAVD88\plat\Cromwell Road Phase 2 (H-LNC P9-10).dwg

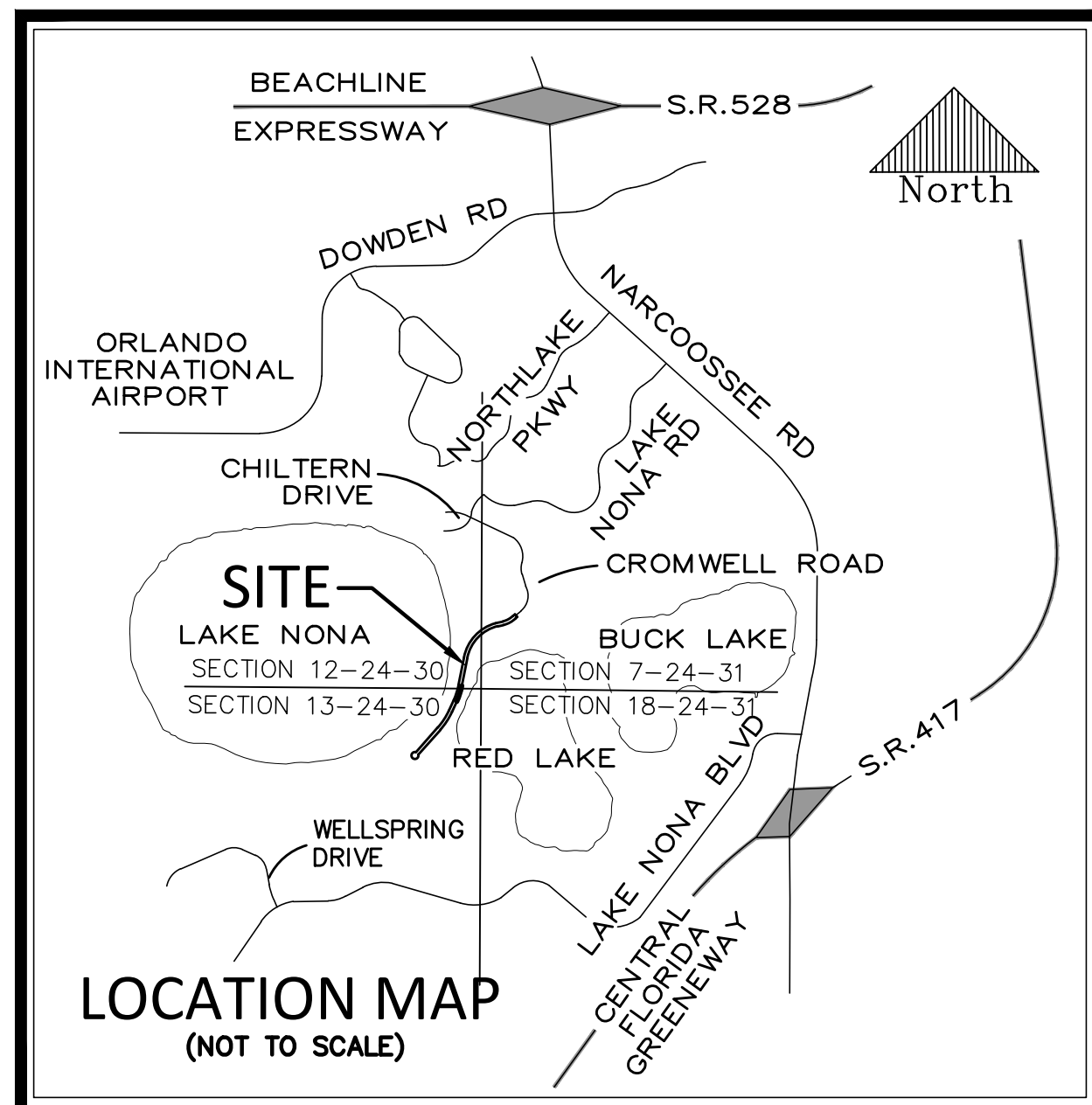
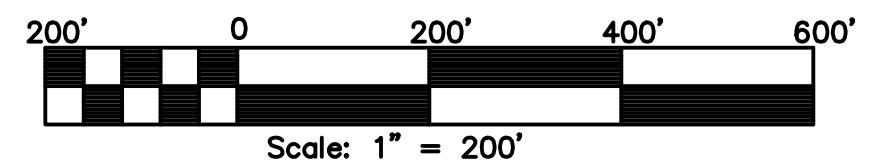
LAKE NONA ESTATES
CROMWELL ROAD EXTENSION PHASE 2

A REPLAT OF A PORTION OF TRACT 1, LAKE NONA ESTATES PARCEL 8
PLAT BOOK 60, PAGES 125 AND 126
AND A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 24 SOUTH, RANGE 30 EAST
AND PORTION OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT
BOOK

PAGE

SHEET 2 OF 5
SEE SHEET 1 FOR NOTES



LEGEND

(FOR ALL SHEETS)

C53 = CURVE NUMBER (SEE CURVE TABLE)
L14 = LINE NUMBER (SEE LINE TABLE)
Δ = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CH = CHORD DISTANCE
C = CENTERLINE
R/W = RIGHT-OF-WAY
NT = NON-TANGENT
(R) = RADIAL
(NR) = NON-RADIAL
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PRC = POINT OF REVERSE CURVATURE
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PG(S) = PAGE(S)
PT = POINT OF TANGENCY
PRM = PERMANENT REFERENCE MONUMENT
CM = CONCRETE MONUMENT
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
CCR = CERTIFIED CORNER RECORD
NWLY = NORTHWESTERLY
SELY = SOUTHEASTERLY
RP = RADIUS POINT
ID = IDENTIFICATION
DOC# = OFFICIAL RECORDS DOCUMENT
NUMBER OF THE PUBLIC RECORDS
OF ORANGE COUNTY, FLORIDA.

SECTION 7-24-31 = SECTION 7, TOWNSHIP 24 SOUTH,
RANGE 31 EAST

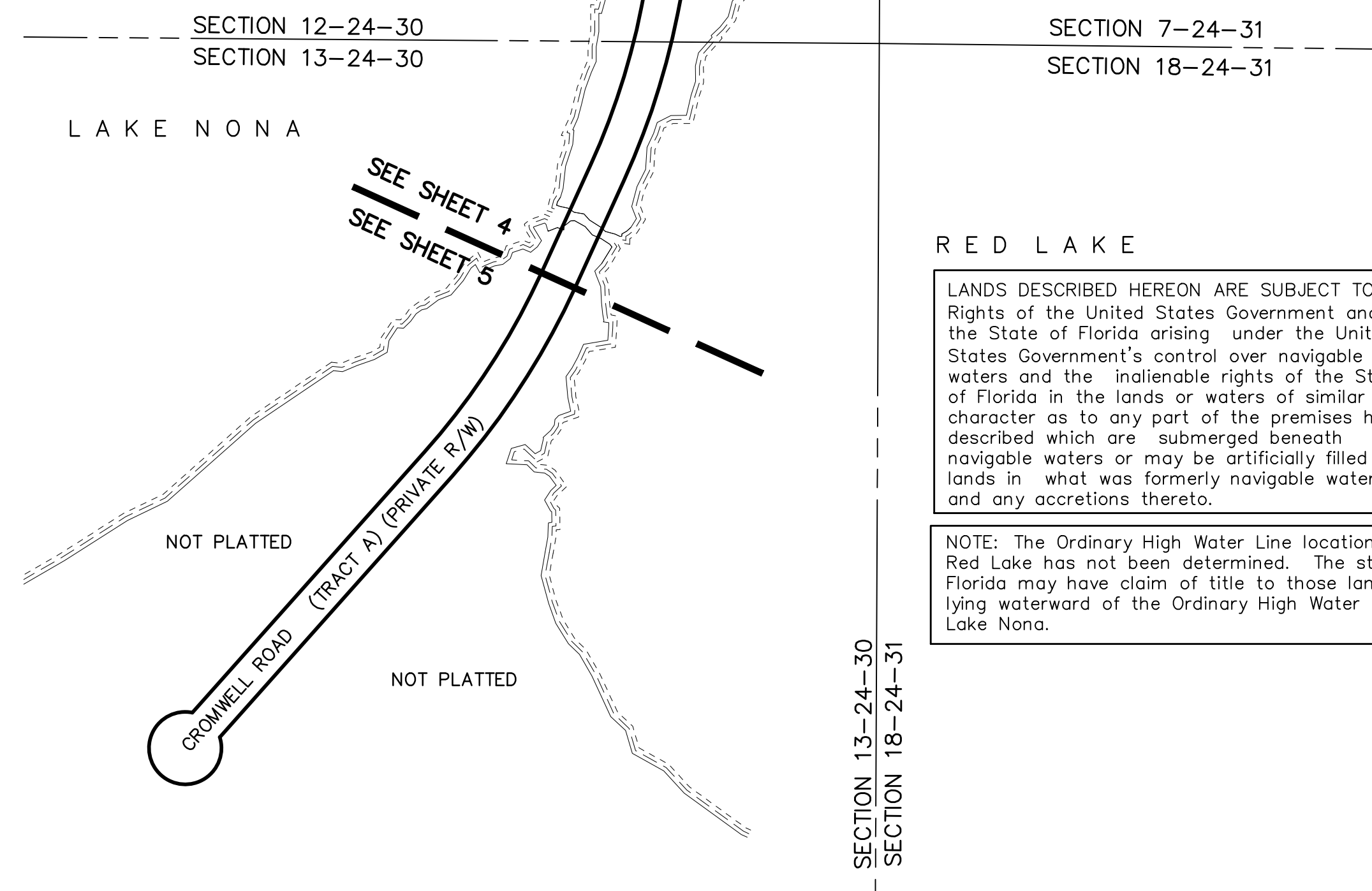
● = DENOTES PERMANENT REFERENCE MONUMENT
(SET NAIL & DISK PRM #LB 68
UNLESS OTHERWISE NOTED)

■ = DENOTES PERMANENT REFERENCE MONUMENT
(SET 4"x4" CONCRETE MONUMENT PRM #LB68
UNLESS OTHERWISE NOTED)
\\ PER CHAPTER 177, FLORIDA STATUTES.

○--- = DENOTES PERMANENT CONTROL POINT
(SET NAIL AND DISK PCP LB#68)
PER CHAPTER 177, FLORIDA STATUTES.

LANDS DESCRIBED HEREON ARE SUBJECT TO:
Rights of the United States Government and/or
the State of Florida arising under the United
States Government's control over navigable
waters and the inalienable rights of the State
of Florida in the lands or waters of similar
character as to any part of the premises herein
described which are submerged beneath
navigable waters or may be artificially filled in
lands in what was formerly navigable waters
and any accretions thereto.

NOTE: The Ordinary High Water Line location for
Lake Nona has not been determined. The state
of Florida may have claim of title to those lands
lying waterward of the Ordinary High Water Line of
Lake Nona.



KEY MAP

R E D L A K E

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NOTE: The Ordinary High Water Line location for
Red Lake has not been determined. The state
of Florida may have claim of title to those lands
lying waterward of the Ordinary High Water Line of
Lake Nona.

PREPARED BY:



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NUMBER LB68

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE
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SHEET 3 OF 5
SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR LEGEND

C1, C2 AND C9 THROUGH C12 NOT USED ON THIS SHEET

NOTE: The Ordinary High Water Line location for Lake Nona has not been determined. The state of Florida may have claim of title to those lands lying waterward of the Ordinary High Water Line of Lake Nona.


SOUTHERNMOST CORNER OF TRACT I,
LAKE NONA ESTATES PARCEL 8
(PB 60, PGS 125 & 126)

LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	N45°40'57"E	43.34'
L2	N68°01'27"W	68.00'
L3	N85°07'37"W	18.26'
L4	N76°40'57"E	236.90'
L5	S63°46'36"E	70.70'

North
1"=50'

SOUTHERNMOST CORNER OF TRACT I,
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(PB 60, PGS 125 & 126)

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SHEET 4 OF 5
SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR LEGEND



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C1, C3-C8 NOT USED ON THIS SHEET

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PLAT
BOOK

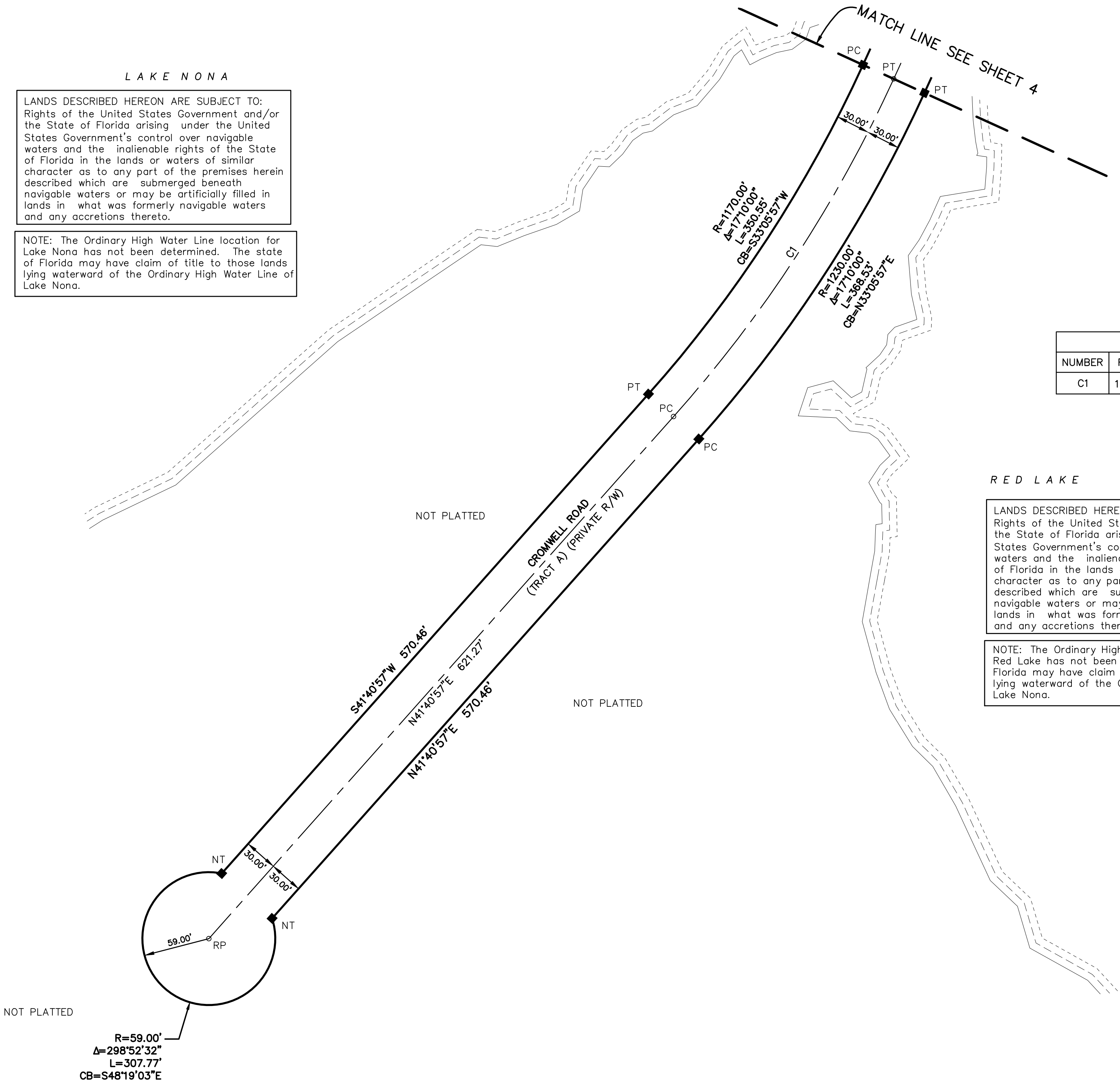
PAGE

SHEET 5 OF 5
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LAKE NONA

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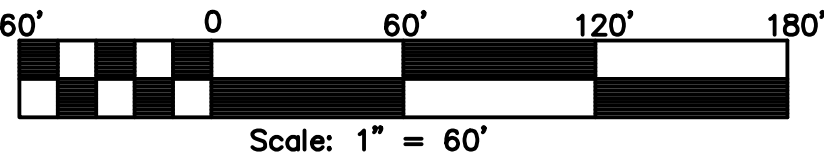


CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1200.00'	17°10'00"	359.54'	358.19'	N33°05'57"E

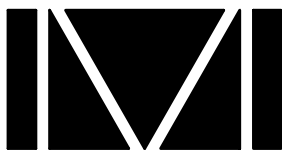
RED LAKE

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