# LAKE NONA ESTATES

# CROMWELL ROAD EXTENSION PHASE 2

SHEET 1 OF 5 SEE SHEET 2 FOR LEGEND, LOCATION MAP AND KEY MAP

A REPLAT OF A PORTION OF TRACT I, 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 A PORTION OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 31 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT NOTES:

- 1. 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, Florida Statutes, or were required by the City of Orlando as a condition of platting.
- Bearings based on the Northeasterly line of Tract I, LAKE NONA ESTATES PARCEL 8 (Plat Book 60, Pages 125 & 126) as being S44°19'03"E 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.
- 3. All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.
- 4. Tract "A" of the Common Area is a Private Right-of-Way to be owned and maintained by the Lake Nona Estate Community Association,
- 5. No part of Tract A of this plat is being dedicated to the public nor are any portions of said Tract A is required for any public use.
- 6. No part of the lands described hereon is dedicated to the City of Orlando, Florida, or the public. None of the property designated as a "Tract" on this plat will become part of the City of Orlando public road system nor is it required for any public use.
- 7. Except for those matters of record which are required to be depicted and/or described on this plat by Chapter 177, Florida Statutes, and as applicable Chapters 60, 61 and 65 of the City of Orlando Code of Ordinances, there may be other matters of record not shown hereon
- 8. All easements shown herein which are not created by this plat are for informational purposes only and, unless stated otherwise, the depiction of said easements is not intended to reimpose same.
- 9. The lands described hereon are subject to that certain Declaration of Covenants, Conditions and Restrictions for Lake Nona Estate recorded June 28, 1988 in Official Records Book 3993, Page 1453; First Amendment recorded June 22, 1989 in Official Records Book 4091, Page 996; Second Amendment recorded July 20, 1989 in Official Records Book 4098, Page 4482; Third Amendment recorded July 2, 1993 in Official Records Book 4584, Page 3695; Fourth Amendment recorded June 23, 1994 in Official Records Book 4759, Page 3191; Fifth Amendment recorded June 23, 1994 in Official Records Book 4759, Page 3199; Sixth Amendment recorded December 17, 1997 in Official Records Book 5383, Page 807; Seventh Amendment recorded December 17, 1997 in Official Records Book 5383, Page 844; Eighth Amendment recorded October 28, 1998 in Official Records Book 5602, Page 2757; Ninth Amendment recorded February 13, 2004 in Official Records Book 7306, Page 2420; Tenth Amendment recorded July 11, 2005 in Official Records Book 8063, Page 57; Eleventh Amendment recorded September 27, 2006 in Official Records Book 8887, Page 1422; Twelfth Amendment recorded December 31, 2008 in Official Records Book 9808, Page 7855, Ninth Amendment recorded October 27, 2009 in Official Records Book 9953, Page 5934; Corrective Certificate of Amendment recorded January 28, 2013 in Official Records Book 10511, Page 8758; Thirteenth Amendment recorded October 24, 2014 in Official Records Book 10825, Page 3658; and Certificate of Amendment recorded September 1, 2015 in Official Records Book 10976, Page 4895, Public Records of Orange County, Florida (together with all future amendments, modifications and supplements thereto being referred to herein collectively as the "Declaration").
- The lands described hereon are subject to that certain Declaration of Easements by Lake Nona Corporation recorded August 12, 1992 in Official Records Book 4446, Page 3056; Amendment recorded November 20, 1999 in Official Records Book 5620, Page 2308; Second Amendment recorded May 10, 1999 in Official Records Book 5745, Page 4408; Third Amendment recorded November 15, 1999 in Official Records Book 5881, Page 3266; and Fourth Amendment recorded April 1, 2004 in Official Records Book 7371, Page 1288, Public Records of Orange County, Florida.
- 11. The property designated as Tract "A" on this plat is hereby dedicated to the Lake Nona Estate Community Association, Inc., a Florida non-profit corporation (the "Association"), to be controlled by and maintained by the Association as "Common Area," as defined in the Declaration. Each "Tract" depicted on this plat is hereby dedicated for the purposes and uses described in the general notes contained on this plat. By acceptance of any deed to any "Residential Unit," as defined in the Declaration, to be located on the lands platted herein, the grantee therein agrees that neither the Declarant nor the City of Orlando, Florida, will have any liability or responsibility to maintain or repair any property dedicated by this plat to the Association nor any improvements on such property. The Association shall have the exclusive responsibility for ownership, control, administration, management, regulation, care, maintenance, repair, restoration, replacement, improvement, preservation and protection of all areas dedicated by this plat to the Association in accordance with and pursuant to the Declaration.
- 12. The Declarant does hereby grant to the "Owners," as defined in the Declaration, and their guests, invitees, domestic help, and to delivery, pick-up and fire protection services, police and other authorities of law, United States mail carriers, representatives of utilities, holders of mortgage liens on such lands, and such other persons as Declarant, its successors and assigns, may from time to time designate, the non-exclusive and perpetual right of ingress and egress over and across the roads and sidewalks as they may from time to time be constructed on Tract "A" of the Common Area. The Declarant, in recording this plat, has created Tract "A" shown hereon as a portion of the Common Area described in the Declaration. Said Common Area is not dedicated to the use and enjoyment of the general public, but its use is reserved for the common use, enjoyment and benefit of the Owners and for use by the Owners. The nature and extent of, and the reservations and restrictions on such common use, enjoyment, and benefit, are more fully set forth in the Declaration. Nothing contained in this plat shall limit or restrict the Declarant's rights as set forth in the Declaration, and all other reservations and easements contained in the Declaration shall be of full force and effect.

NOTWITHSTANDING the foregoing: An Emergency access easement to the private storm drainage system within Tract "A" shown on this plat is hereby dedicated to the City of Orlando for emergency maintenance purposes in the event inadequate maintenance of the storm drainage system creates a hazard to the public health, safety, and general welfare. The emergency access easement granted above does not impose any obligation, burden, responsibility or liability upon the City of Orlando to enter upon the subject property and take any action to repair or maintain the private drainage system.

- 13. The lands described hereon are subject to that certain Notice of Grant of Cable Television Rights recorded May 7, 2004 in Official Records Book 7421, Page 2740.
- 14. The Ordinary High Water Line location has not been determined for Lake Nona and Red Lake. The State of Florida may have claim of title to those lands lying waterward of the Ordinary High Water Line of Lake Nona and Red Lake.

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.

PREPARED BY:

DONALD W. McINTOSH ASSOCIATES, INC. **PLANNERS** SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

CERTIFICATE OF AUTHORIZATION NUMBER LB68

- THE PROPERTIES DELINEATED ON THIS PLAT ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE.

#### DESCRIPTION:

That part of Tract I, 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 Southernmost 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 Southernmost 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 \$11°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 \$17°50'57"W; thence Southerly 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 S33°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 N11°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.

## PLAT **BOOK**

PAGE

### LAKE NONA ESTATES CROMWELL ROAD EXTENSION PHASE 2 DEDICATION

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 PRINTED NAME: James L. Zboril

Signed and sealed in the presence of:

Vice President

STATE OF Florida COUNTY OF Orange

PRINTED NAME:

THIS IS TO CERTIFY, That on the

City Planning Official:

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

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

> > approved the foregoing plat.

PRINTED NAME:

AYOR	
TTEST:	City Clerk

CERTIFICATE OF APPROVAL BY MUNICIPALITY

	ATE OF APPROVAL BY PLANNING OFFICIAL	
Examined and Approved:	Date:	

CERTIFICATE OF	APPROVAL BY CITY ENGINEER
Examined and Approved:	Date:

City Engineer: \_\_\_\_

### LAKE NONA ESTATES CROMWELL ROAD EXTENSION PHASE 2

**DEDICATION** KNOW ALL BY THESE PRESENTS, That Lake Nona Land Company, 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:

6900 Tavistock Lakes Boulevard, Suite 200 Orlando, Florida 32827 PRINTED NAME: James L. Zboril

PRINTED NAME: PRINTED NAME:

President

Signed and sealed in the presence of:

STATE OF Florida COUNTY OF Orange

Lake Nona Land Company, LLC

The foregoing instrument was acknowledged before me this \_\_ by James L. Zboril, as President of Lake Nona Land Company, 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 .....

# CERTIFICATE OF REVIEW BY CITY SURVEYOR Reviewed for conformity to Florida State Statute 177

City Surveyor:

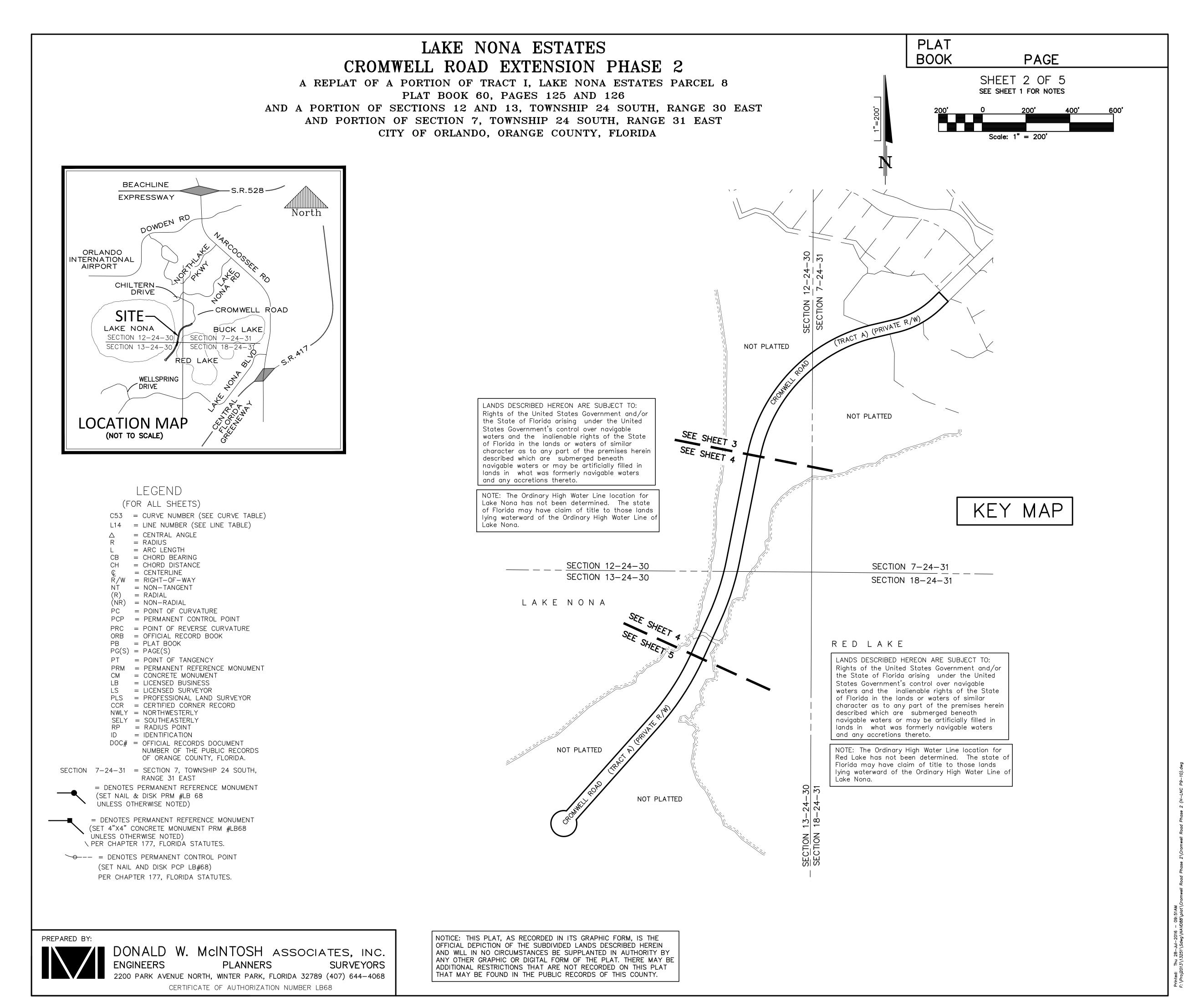
CERTIFICATE OF COUNTY COMPTROLLER
I HEREBY CERTIFY that the foregoing plat was
recorded in the Orange County Official Records
on as File No
County Comptroller in and for Orange County, Florida

#### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

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: ......

Scott Grossman Florida Registered Surveyor and Mapper Certificate No. 5048



Red Lake has not been determined. The state of

lying waterward of the Ordinary High Water Line of

Florida may have claim of title to those lands

Lake Nona.

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.

**PLANNERS** 

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

CERTIFICATE OF AUTHORIZATION NUMBER LB68

**SURVEYORS** 

**ENGINEERS** 

PREPARED BY:

DONALD W. McINTOSH ASSOCIATES, INC. **PLANNERS** SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

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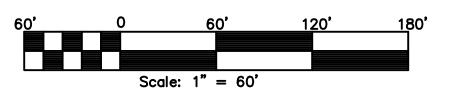
Scale: 1" = 60'

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