

LAKE NONA TOWN CENTER PHASE 2 PERIMETER ROAD

A PORTION OF SECTION 26, TOWNSHIP 24 SOUTH, RANGE 30 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 5  
SEE SHEET 2 FOR LEGEND

DESCRIPTION:

That part of Section 26, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of Lake Nona Boulevard, according to the plat of LAKE NONA BOULEVARD THIRD ADDITION, as recorded in Plat Book 72, Pages 135 through 139, of the Public Records of Orange County, Florida; thence N79°32'07"W along the Northerly right-of-way line of said Lake Nona Boulevard, 500.17 feet to the POINT OF BEGINNING; thence continue N79°32'07"W along said Northerly right-of-way line, 43.10 feet to the point of curvature of a curve concave Southerly having a radius of 1339.93 feet and a chord bearing of N81°35'51"W; thence Westerly along said Northerly right-of-way line and along the arc of said curve through a central angle of 04°07'27" for a distance of 96.45 feet to a non-tangent line; thence departing said Northerly right-of-way line run N06°20'25"E, 12.67 feet; thence S80°34'50"E, 9.38 feet; thence N09°25'10"E, 18.14 feet; thence N54°25'10"E, 17.15 feet; thence N09°33'05"E, 59.14 feet to the point of curvature of a curve concave Southeasterly having a radius of 404.33 feet and a chord bearing of N31°05'02"E; thence Northeasterly along the arc of said curve through a central angle of 43°03'54" for a distance of 303.91 feet to the point of tangency, thence N52°37'00"E, 101.26 feet to the point of curvature of a curve concave Northwesterly having a radius of 295.67 feet and a chord bearing of N40°46'45"E; thence Northeasterly along the arc of said curve through a central angle of 23°40'29" for a distance of 122.17 feet to the point of compound curvature of a curve concave Westerly having a radius of 470.67 feet and a chord bearing of N02°25'05"W; thence Northerly along the arc of said curve through a central angle of 62°43'11" for a distance of 515.23 feet to the point of tangency; thence N33°46'41"W, 100.33 feet to the point of curvature of a curve concave Easterly having a radius of 414.33 feet and a chord bearing of N01°08'45"E; thence Northerly along the arc of said curve through a central angle of 69°50'52" for a distance of 505.10 feet to the point of tangency; thence N36°04'11"E, 72.05 feet; thence N39°41'21"E, 154.91 feet to the Southerly limited access right-of-way line of State Road No. 417, as recorded in Official Records Book 4345, Page 3237, of the Public Records of Orange County, Florida; thence N89°50'51"E along said Southerly limited access right-of-way line, 93.65 feet to Reference Point "A"; thence departing said Southerly limited access right-of-way line run S36°04'11"W, 154.28 feet to the point of curvature of a curve concave Easterly having a radius of 31.00 feet and a chord bearing of S08°49'04"W; thence Southerly along the arc of said curve through a central angle of 54°30'15" for a distance of 29.49 feet to a non-tangent line; thence S36°04'11"W, 102.47 feet to the point of curvature of a curve concave Easterly having a radius of 316.00 feet and a chord bearing of S01°08'45"W; thence Southerly along the arc of said curve through a central angle of 69°50'52" for a distance of 385.23 feet to the point of tangency; thence S33°46'41"E, 100.33 feet to the point of curvature of a curve concave Westerly having a radius of 569.00 feet and a chord bearing of S02°25'05"E; thence Southerly along the arc of said curve through a central angle of 62°43'11" for a distance of 622.86 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 394.00 feet and a chord bearing of S40°46'45"W; thence Southwesterly along the arc of said curve through a central angle of 23°40'29" for a distance of 162.80 feet to the point of tangency; thence S52°37'00"W, 101.26 feet to the point of curvature of a curve concave Southeasterly having a radius of 306.00 feet and a chord bearing of S31°05'02"W; thence Southwesterly along the arc of said curve through a central angle of 43°03'54" for a distance of 230.00 feet to the point of tangency; thence S09°33'05"W, 67.94 feet; thence S35°34'50"E, 10.25 feet; thence S09°25'10"W, 14.00 feet; thence S80°34'50"E, 13.34 feet; thence S10°27'53"W, 11.73 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.99994883912, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

AND:

Commence at the aforesaid Reference Point "A", thence N89°50'51"E along said Southerly limited access right-of-way line, 14.74; thence N23°17'53"W along said Southerly limited access right-of-way line, 13.82 feet to the POINT OF BEGINNING; thence continue N23°17'53"W along said Southerly limited access right-of-way line, 83.68 feet; thence departing said Southerly limited access right-of-way line run N36°04'11"E, 384.03 feet to the point of curvature of a curve concave Southeasterly having a radius of 401.00 feet and a chord bearing of N51°23'09"E; thence Northeasterly along the arc of said curve through a central angle of 30°37'55" for a distance of 214.39 feet to the point of tangency; thence N66°42'07"E, 200.25 feet to the point of curvature of a curve concave Southerly having a radius of 341.00 feet and a chord bearing of N86°13'26"E; thence Easterly along the arc of said curve through a central angle of 39°02'40" for a distance of 232.38 feet to the point of tangency; thence S74°15'14"E, 103.50 feet to the point of curvature of a curve concave Northerly having a radius of 259.00 feet and a chord bearing of S83°36'22"E; thence Easterly along the arc of said curve through a central angle of 18°42'16" for a distance of 84.55 feet to the point of tangency; thence N87°02'30"E, 323.56 feet to the point of curvature of a curve concave Northerly having a radius of 259.00 feet and a chord bearing of N77°35'07"E; thence Easterly along the arc of said curve through a central angle of 18°54'46" for a distance of 85.49 feet to the point of tangency; thence N68°07'44"E, 321.93 feet to the point of curvature of a curve concave Southerly having a radius of 341.00 feet and a chord bearing of S86°11'14"E; thence Easterly along the arc of said curve through a central angle of 51°22'04" for a distance of 305.72 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 399.68 feet and a chord bearing of S40°48'26"E; thence Southeasterly along the arc of said curve through a central angle of 39°23'31" for a distance of 274.79 feet to the point of tangency; thence S21°06'41"E, 81.25 feet to the point of curvature of a curve concave Northeasterly having a radius of 245.67 feet and a chord bearing of S52°06'32"E; thence Southeasterly along the arc of said curve through a central angle of 61°59'42" for a distance of 265.82 feet to the point of tangency; thence S83°06'23"E, 57.99 feet; thence N51°53'37"E, 25.31 feet; thence S83°06'23"E, 17.35 feet; thence N06°53'37"E, 6.97 feet; thence S88°31'08"E, 26.67 feet to the Westerly right-of-way line of Lake Nona Boulevard, according to the plat of LAKE NONA BOULEVARD SECOND ADDITION, as recorded in Plat Book 72, Pages 97 through 99, of the Public Records of Orange County, Florida, and a point on a non-tangent curve concave Westerly having a radius of 1644.92 feet and a chord bearing of S04°01'29"W; thence Southerly along said Westerly right-of-way line and along the arc of said curve through a central angle of 05°05'13" for a distance of 146.04 feet to a non-tangent line; thence departing said Westerly right-of-way line run N83°25'55"W, 31.84 feet; thence N06°53'37"E, 15.28 feet; thence N83°06'23"W, 14.00 feet; thence N38°06'23"W, 7.07 feet; thence N83°06'23"W, 76.26 feet to the point of curvature of a curve concave Northerly having a radius of 344.00 feet and a chord bearing of N73°30'49"W; thence Westerly along the arc of said curve through a central angle of 19°11'09" for a distance of 115.19 feet to the point of compound curvature of a curve concave Northeasterly having a radius of 259.00 feet and a chord bearing of N51°07'54"W; thence Northwesterly along the arc of said curve through a central angle of 25°34'40" for a distance of 115.62 feet to the point of tangency; thence N38°20'34"W, 36.70 feet to the point of curvature of a curve concave Northeasterly having a radius of 335.67 feet and a chord bearing of N28°27'16"W; thence Northwesterly along the arc of said curve through a central angle of 19°46'37" for a distance of 115.86 feet to the point of tangency; thence N18°33'58"W, 91.73 feet to the point of curvature of a curve concave Southwesterly having a radius of 269.00 feet and a chord bearing of N65°13'07"W; thence Northwesterly along the arc of said curve through a central angle of 93°18'18" for a distance of 438.06 feet to the point of tangency; thence S68°07'44"W, 321.93 feet to the point of curvature of a curve concave Northerly having a radius of 331.00 feet and a chord bearing of S77°35'07"W; thence Westerly along the arc of said curve through a central angle of 18°54'46" for a distance of 109.26 feet to the point of tangency; thence S87°02'30"W, 323.56 feet to the point of curvature of a curve concave Northerly having a radius of 331.00 feet and a chord bearing of N83°36'22"W; thence Westerly along the arc of said curve through a central angle of 18°42'16" for a distance of 108.08 feet to the point of tangency; thence N74°15'14"W, 103.50 feet to the point of curvature of a curve concave Southerly having a radius of 269.00 feet and a chord bearing of S86°13'26"W; thence Westerly along the arc of said curve through a central angle of 39°02'40" for a distance of 183.31 feet to the point of tangency; thence S66°42'07"W, 200.25 feet to the point of curvature of a curve concave Southeasterly having a radius of 329.00 feet and a chord bearing of S51°23'09"W; thence Southwesterly along the arc of said curve through a central angle of 30°37'55" for a distance of 175.89 feet to the point of tangency; thence S36°04'11"W, 426.66 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.99994883912, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Containing 9.724 acres more or less when calculated in ground dimensions and being subject to any rights-of-way, restrictions and easements of record.

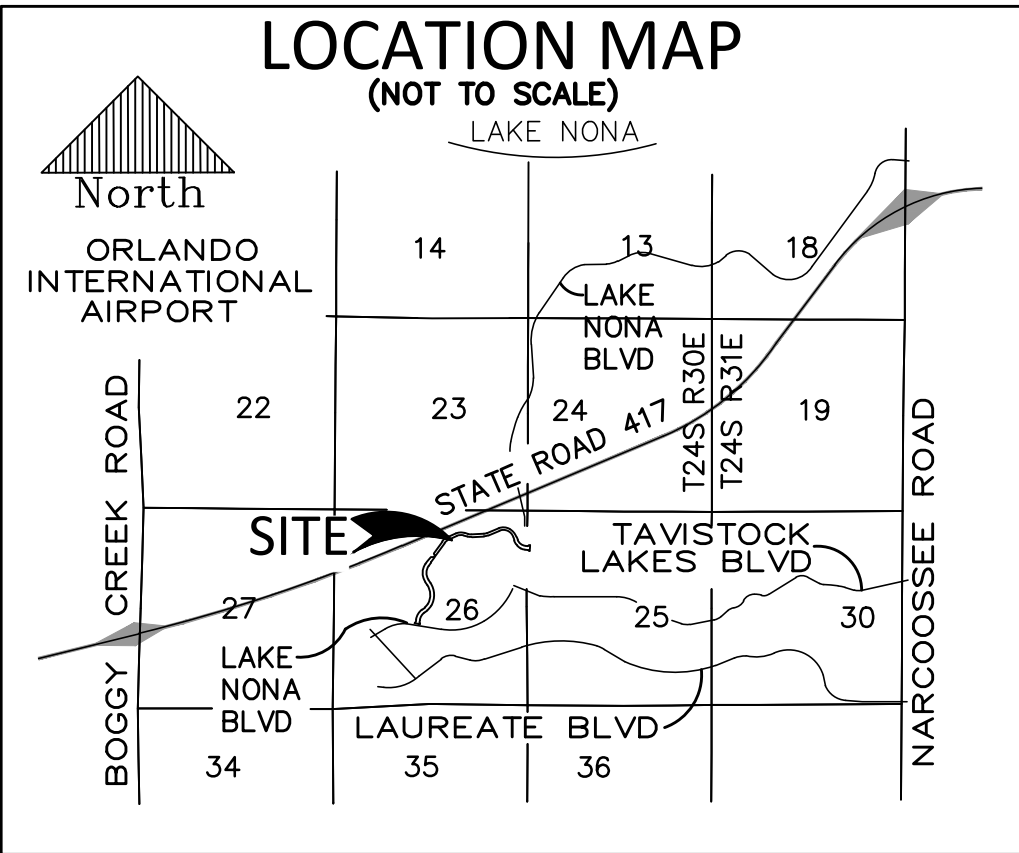
PLAT NOTES AND EASEMENTS:

- Development of this property depicted on this plat is subject to the requirements of Chapter 59, the Concurrence 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 Northerly right-of-way line of Lake Nona Boulevard, according to the plat of LAKE NONA BOULEVARD THIRD ADDITION, (Plat Book 72, Pages 135-139) as being N79°32'07"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.
- The features and linework shown hereon are relative to National Geodetic Survey control point "Lance" (PID AJ2445), Northing 1477081.39, Easting 575759.46 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined factor: 0.99994883912 (1.00005116349757). All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.
- The lands described herein are subject to an Avigation Easement recorded in Official Records Book 3961, Page 1089, Amendment to Declaration and Dedication of Avigation Easement Official Records Book 9735, Page 3416, Public Records of Orange County, Florida.
- 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.

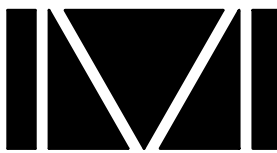
NOTE:  
- THE PROPERTIES DELINEATED ON THIS PLAT ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE.

The features and linework shown hereon are relative to National Geodetic Survey control point "Lance" (PID AJ2445), Northing 1477081.39, Easting 575759.46 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined factor: 0.99994883912 (1.00005116349757). All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

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.  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

CERTIFICATE OF AUTHORIZATION NUMBER LB68

PLAT BOOK PAGE

LAKE NONA TOWN CENTER PHASE 2 PERIMETER ROAD

DEDICATION

KNOW ALL BY THESE PRESENTS, That Lake Nona Land Company, LLC, a Florida limited liability company, 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 Nemours Parkway and Helios Boulevard to the perpetual use of the public.

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

Lake Nona Land Company, LLC  
6900 Tavistock Lakes Boulevard, Suite 200  
Orlando, Florida 32827

By..... DATE: .....  
PRINTED NAME: James L. Zboril  
TITLE: 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 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 APPROVAL BY MUNICIPALITY

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

MAYOR \_\_\_\_\_

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

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

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

City Planning Official: \_\_\_\_\_

CERTIFICATE OF APPROVAL BY CITY ENGINEER

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

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

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

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

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: \_\_\_\_\_

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