

Legend and Abbreviations

R/W – denotes right of way line
OUC – denotes Orlando Utilities Commission
U.E. – denotes Utility Easement
P.B. – denotes Plat Book
O.R. – denotes Official Records Book
Pg. – denotes Page
R – denotes radius
D – denotes central angle
L – denotes length of curve
P.C. – denotes point of curvature
P.T. – point of tangency
PRM – denotes permanent reference monument
PSM – denotes Professional Surveyor and Mapper
LS – denotes Land Surveyor

■ – denotes set 4"x 4" concrete monument with disk stamped 'PRM – PSM # 5205', unless otherwise noted

□ – denotes set 4"x 4" concrete monument with disk stamped 'PRM – LS # 5592, Cummins', unless otherwise noted

Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number – LB-7874
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LeeVista Building G

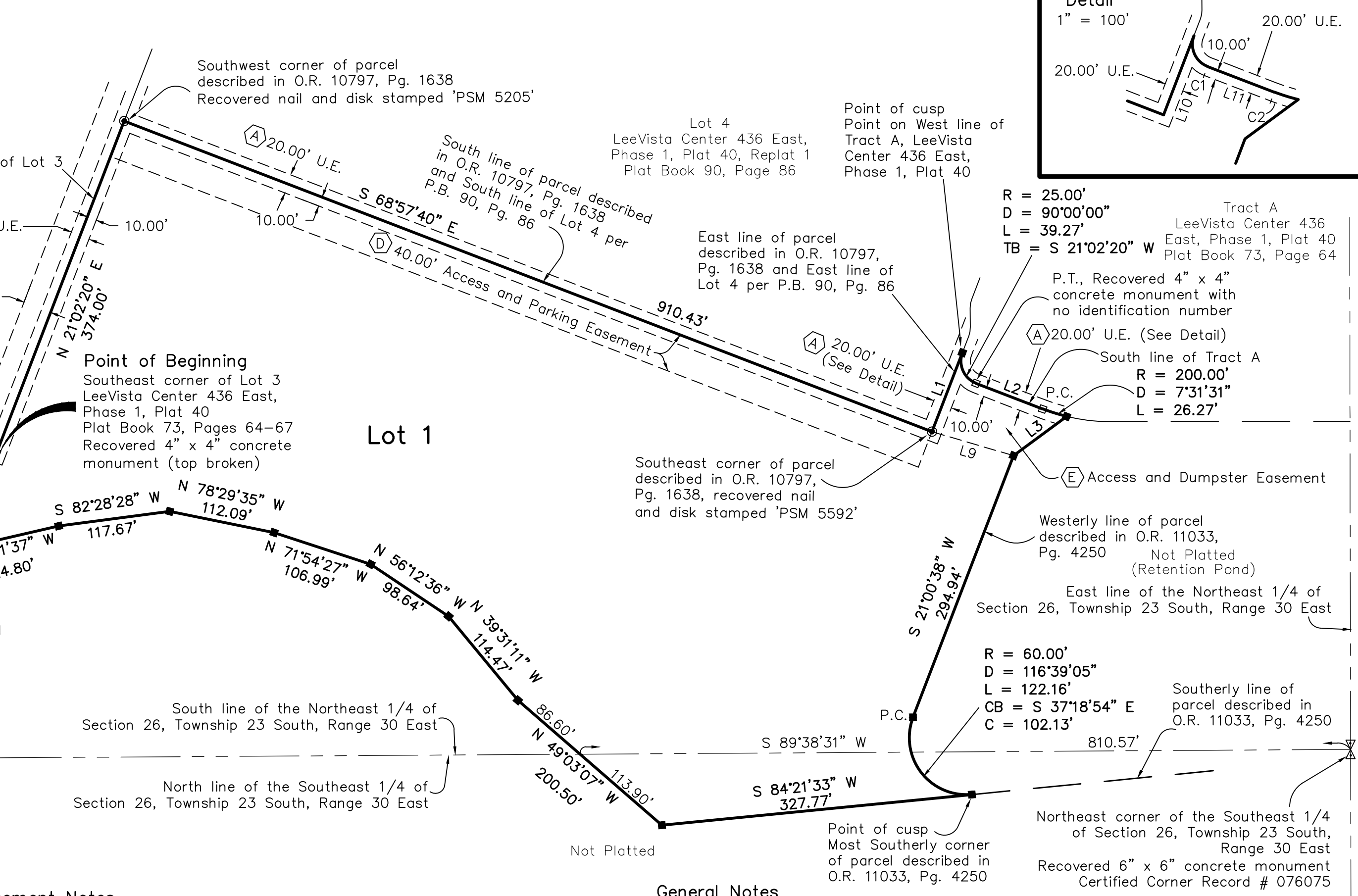
Section 26, Township 23 South, Range 30 East

City of Orlando, Orange County, Florida

Property Description
A parcel of land being a portion of the Northeast 1/4 and Southeast 1/4 of Section 26, Township 23 South, Range 30 East, Orange County, Florida. Being more particularly described as follows:

BEGIN at the Southeast corner of Lot 3, LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 40, according to the plat thereof as recorded in Plat Book 73, Pages 64 through 67, Public Records of Orange County, Florida; thence North 21° 02' 20" East, along the East line of said Lot 3, a distance of 374.00 feet to the Southwest corner of a parcel of land described in that certain Special Warranty Deed recorded in Official Records Book 10797, Page 1638, Public Records of Orange County, Florida; thence South 68° 57' 40" East, along the South line of said parcel, a distance of 910.43 feet to the Southeast corner of said parcel; thence North 21° 02' 20" East, along the East line of said parcel, a distance of 89.00 feet to a point on the West line of Tract A of said plat of LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 40, said point also being a point of cusp with a curve concave Northeasterly and having a radius of 25.00 feet; thence, from a tangent bearing of South 21° 02' 20" West, run Southeasterly through a delta angle of 90° 00' 00", along the arc of said curve and along the South line of said Tract A, a distance of 39.27 feet to the point of tangency; thence South 68° 57' 40" East, along the South line of said Tract A, a distance of 75.24 feet to a point of curvature of a curve concave Northerly, having a radius of 200.00 feet; thence, through a delta angle of 07° 31' 31", Easterly along the arc of said curve and along the South line of said Tract A, a distance of 26.27 feet to a point of intersection with the Westerly line of a parcel of land described in that certain Quit Claim Deed recorded in Official Records Book 11033, Page 4250, Public Records of Orange County, Florida; thence South 53° 32' 09" West, along the Westerly line of said parcel, a distance of 69.38 feet; thence South 21° 00' 38" West, along the Westerly line of said parcel, a distance of 294.94 feet to a point of curvature of a curve concave Easterly, having a radius of 60.00 feet; thence, through a delta angle of 116° 39' 05", Southerly along the arc of said curve and along the Westerly line of said parcel, a distance of 122.16 feet to the most Southerly corner of said parcel, said point also being a point of cusp; thence South 84° 21' 33" West for a distance of 327.77 feet; thence North 49° 03' 07" West for a distance of 200.50 feet; thence North 39° 31' 11" West for a distance of 114.47 feet; thence North 56° 12' 36" West for a distance of 98.64 feet; thence North 71° 54' 27" West for a distance of 106.99 feet; thence North 78° 29' 35" West for a distance of 112.09 feet; thence South 82° 28' 28" West for a distance of 117.67 feet; thence South 77° 01' 37" West for a distance of 124.80 feet; thence South 81° 01' 43" West for a distance of 124.13 feet; thence South 87° 32' 38" West for a distance of 37.58 feet; thence North 53° 06' 18" West for a distance of 30.95 feet; thence North 73° 43' 16" West for a distance of 59.87 feet; thence South 87° 32' 29" West for a distance of 94.10 feet; thence South 75° 35' 53" West for a distance of 23.44 feet; thence South 60° 01' 25" West for a distance of 39.51 feet to a point on the East right of way line of Royal Troon Drive, a 64.00 foot wide right of way per said plat of LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 40; thence North 16° 00' 16" East for a distance of 242.01 feet to the Southwest corner of Lot 3 of said plat of LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 40, said point also being a point of curvature of a curve concave Southerly, having a radius of 30.00 feet; thence, through a delta angle of 95° 02' 04", Easterly along the arc of said curve and along the South line of said Lot 3, a distance of 49.76 feet to a point of tangency; thence South 68° 57' 40" East, along the South line of said Lot 3, for a distance of 367.81 feet to the POINT OF BEGINNING.

Contains 11.208 acres, more or less.



Easement Notes

(A) Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Easements For LeeVista Business Center recorded December 2, 2008 in Book 9797, Page 2194; and Supplemental Declaration recorded August 28, 2014 in Book 10797, Page 1647, and Supplemental Declaration recorded August 26, 2016 under Instrument No. 20160450737, as amended by that certain First Amendment to Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Easements LeeVista Business Center recorded August 26, 2016 under Instrument No. 20160450739 and as amended by that certain Second Amendment to Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Easements LeeVista Business Center recorded March 13, 2017 under Instrument No. 20170130719.

(B) Cross-Access and Utility Easement Agreement by and between McDonald LeeVista D, LLC; McDonald LeeVista E; and Famlee Investment Company recorded December 2, 2008 in Book 9797, Page 2280, as amended by that certain First Amendment to Cross-Access and Utility Easement Agreement recorded August 26, 2016 under Instrument No. 20160450738.

(C) Orlando Utilities Commission Utility Easement in favor of the Orlando Utilities Commission recorded August 25, 2009 in Book 9923, Page 9194.

(D) Easement Agreement in favor of McDonald LeeVista F, LLC, a Georgia limited liability company recorded August 28, 2014 in Book 10797, Page 1657.

(E) Easement Agreement for access and trash dumpster recorded September 19, 2016 under Instrument No. 20150492161.

General Notes

1. Bearings shown hereon are based on the East line of Lot 3 of LEEVISTA CENTER 436 EAST, PHASE 1, PLAT 40, according to the plat thereof as recorded in Plat Book 73, Pages 64 through 67, Public Records of Orange County, Florida being as North 21°02'20" East.

2. CONCURRENCY MANAGEMENT: 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.

3. All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services which shall not interfere with the facilities and services of an 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 electrical safety codes adopted by the Florida Public Service Commission.

Line Table		
Line	Bearing	Distance
L1	N 21°02'18" E	89.00'
L2	S 68°57'40" E	75.24'
L3	S 53°32'09" W	69.38'
L4	N 53°06'18" W	30.95'
L5	N 73°43'16" W	59.87'
L6	S 87°32'29" W	94.10'
L7	S 75°35'53" W	23.44'
L8	S 60°01'25" W	39.51'
L9	S 73°34'54" E	89.45'
L10	N 21°02'18" E	67.37'
L11	S 68°57'40" E	75.24'

Southeast corner of the Southeast 1/4 of Section 26, Township 23 South, Range 30 East
Recovered 6" x 6" concrete monument
Certified Corner Record # 076076

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.

PLAT BOOK	PAGE
LeeVista Building G DEDICATION	
KNOW ALL BY THESE PRESENTS, That McDonald LeeVista G, LLC, a Georgia 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 as shown hereon. No part of this plat is dedicated to the public.	
IN WITNESS WHEREOF the undersigned owner has caused these presents to be signed by the officer named below.	
Date: _____	
McDonald LeeVista G, LLC, a Georgia limited liability company	
By: McDonald Ventures XXVIII, LLC, a Georgia limited liability company, Its Manager	
By: McDonald Industrial XXVIII, LLC, a Georgia limited liability company, Its Manager	
By: _____	
Name: John R. McDonald Title: Manager	
Signed in the presence of:	
Sign Name: _____ Sign Name: _____	
Print Name: _____ Print Name: _____	
STATE OF _____ COUNTY OF _____	
Sworn to and subscribed before me this _____ day of _____, 2017 by John R. McDonald, as Manager of McDonald Industrial XXVIII, LLC, a Georgia limited liability company, on behalf of the company in its capacity as Manager of McDonald Ventures XXVIII, LLC, a Georgia limited liability company, on behalf of the company in its capacity as Manager of McDonald LeeVista G, LLC, a Georgia limited liability company on behalf of the company. Said person (check one) _____ is personally known to me, _____ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or _____ produced other identification to wit: _____	
Print Name: _____ Notary Public State of Florida Commission Number: _____ My commission expires _____	
QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER	
KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper has prepared the foregoing plat under his 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.	
Signed: _____ Date: _____ Billy Joe Jenkins, Jr. Florida Professional Surveyor and Mapper License No. 5205 Benchmark Surveying & Mapping, LLC., LB # 7874 P.O. Box 771065, Winter Garden, Florida 34777-1065 3110 Red Fox Run, Kissimmee, Florida 34746	
CERTIFICATE OF REVIEW BY CITY SURVEYOR Reviewed for conformity to Florida Statute Chapter 177.	
City Surveyor _____ Date: _____ Richard Allen, P.S.M.	
CERTIFICATE OF APPROVAL BY BY CITY PLANNING AND DEVELOPMENT DIRECTOR	
Examined and approved: _____ Date: _____ Director of Planning & Development _____	
CERTIFICATE OF APPROVAL BY CITY ENGINEER	
Examined and approved: _____ Date: _____ City Engineer _____	
CERTIFICATE OF APPROVAL BY MUNICIPALITY	
THIS IS TO CERTIFY, That on _____, _____ approved the foregoing plat. MAYOR _____ Attest: _____ City Clerk	
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: _____	