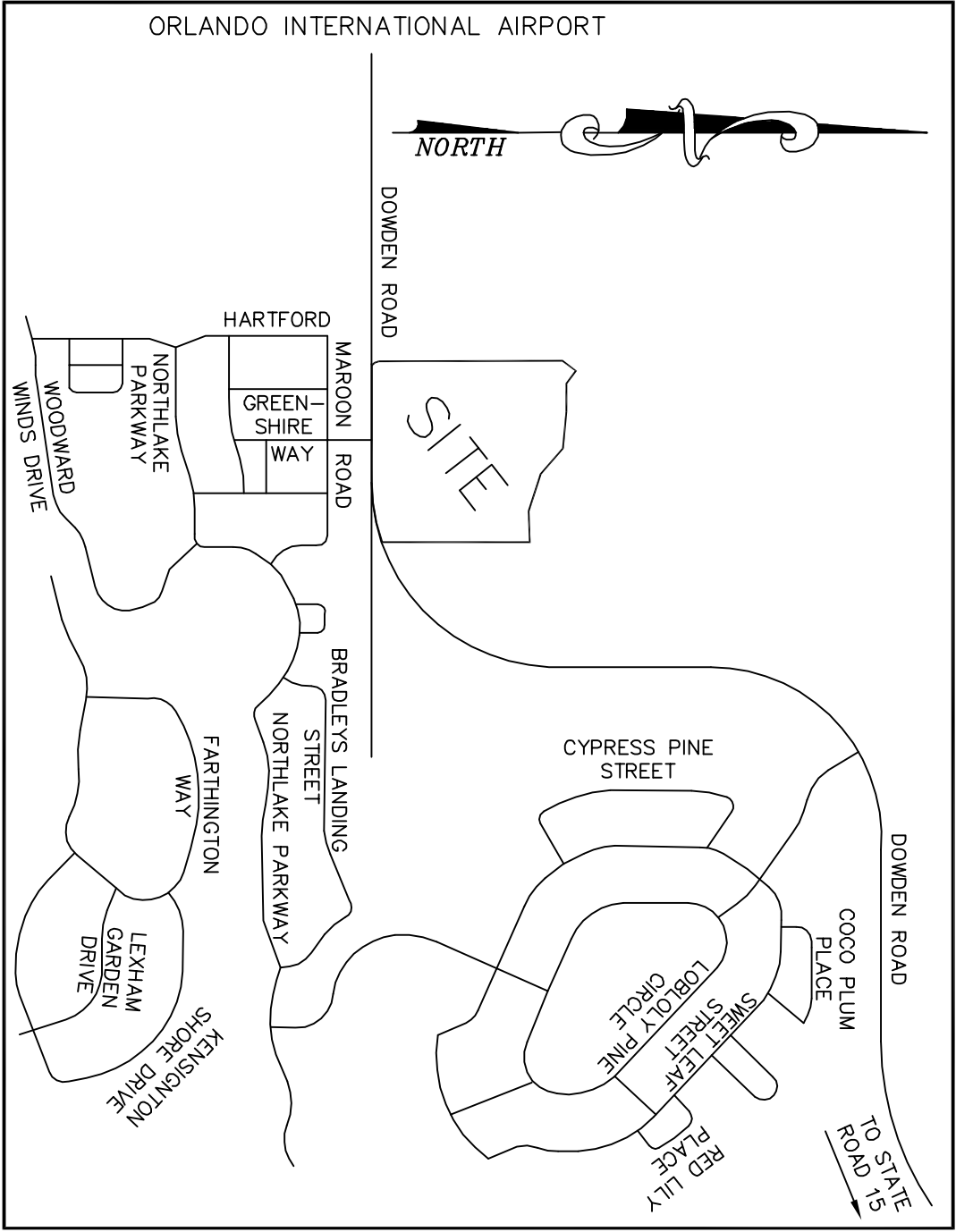


EAST AIRFIELD PARK

BEING IN PART A REPLAT OF ALL OF LOTS 1 THROUGH 32 IN BLOCK 10, LOTS 1 THROUGH 32 IN BLOCK 15, LOTS 1 THROUGH 21 IN BLOCK 16, LOTS 24 THROUGH 47 IN BLOCK 16 AND A PORTION OF LOTS 23 THROUGH 27 IN BLOCK 3, LOTS 25 THROUGH 32 IN BLOCK 4, LOTS 25 THROUGH 32 IN BLOCK 9, LOTS 1 THROUGH 8 IN BLOCK 11, LOTS 1 THROUGH 8 IN BLOCK 14, LOTS 1 THROUGH 5 IN BLOCK 17 AND LOTS 44 THROUGH 47 IN BLOCK 17, HE O TA, AS RECORDED IN PLAT BOOK "P", PAGES 34 AND 35, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ALSO BEING IN PART A REPLAT OF A PORTION OF LOT 1, HBJ CENTER, AS RECORDED IN PLAT BOOK 14, PAGE 124, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

LOCATED IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 30 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION
A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S89°55'16"E ALONG THE SOUTH LINE OF SAID SECTION 1 A DISTANCE OF 421.34 FEET; THENCE RUN N00°04'44"E 30.00 FEET FOR A POINT OF BEGINNING ON A LINE LYING 30.00 FEET NORTH OF (WHEN MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, SAID POINT BEING A NON-TANGENT POINT ON A CURVE NORTHEASTERLY HAVING A RADIUS OF 57.00 FEET AND A CHORD BEARING N24°05'31"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 47.60 FEET THROUGH A CENTRAL ANGLE OF 47°50'47" TO THE POINT OF TANGENCY; THENCE RUN N00°10'08"W 1067.88 FEET; THENCE N35°42'28"E 97.26 FEET; THENCE S52°44'53"E 92.78 FEET; THENCE S89°55'10"E 162.84 FEET; THENCE S84°38'16"E 216.31 FEET; THENCE S49°25'54"E, 197.48 FEET; THENCE S71°44'50"E 227.33 FEET; THENCE N87°41'24"E, 181.00 FEET; THENCE S00°01'51"E 858.52 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DOWDEN ROAD AS ESTABLISHED BY DEED RECORDED IN OFFICAL RECORDS BOOK 3598, PAGE 1216, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1000.00 FEET AND A CHORD BEARING S79°51'17"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE 356.89 FEET, THROUGH A CENTRAL ANGLE OF 20°26'55" TO THE POINT OF TANGENCY ON THE AFOREMENTIONED LINE LYING 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1, THENCE RUN N89°55'16"W ALONG SAID PARALLEL LINE 684.17 FEET TO THE POINT OF BEGINNING.

CONTAINS THEREIN 25.17 ACRES, MORE OR LESS

NOTES:
1. BEARINGS ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM OF 1983 BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 30"E AS BEING S89°55'16"E.

2. ALL EASEMENTS SHOWN HEREIN WHICH ARE NOT CREATED BY THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY AND UNLESS NOTED OTHERWISE, THE DEPICTION OF SAID EASEMENTS IS NOT INTENDED TO REMIMPOSE SAME.

3. THE LANDS DESCRIBED IN THIS PLAT ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE.

4. DEVELOPMENT ON 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 WARRANTY, EXPRESSED OR IMPLIED, THAT THE CITY OF ORLANDO WILL CONSIDER ANY REQUEST FOR THE REQUIREMENT OF CHAPTER 177, FLORIDA STATUTES, OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.

5. THE LANDS DESCRIBED HEREON ARE SUBJECT TO THE FOLLOWING ITEMS OF RECORD IN ACCORDANCE WITH LETTER TO THE CITY OF ORLANDO DATED OCTOBER 16, 2017 PREPARED BY SHUTTS & BOWEN LLP (ALL OF THESE ITEMS AFFECT THE PARCEL WITHOUT DEFINING AN EASEMENT AREA TO BE GRAPHICALLY DEPICTED HEREON):

MATTERS REFLECTED UPON THE PLAT OF HE-O-TA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "P", PAGE 34.

MATTERS REFLECTED UPON THE PLAT OF H B J CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED DECEMBER 21, 1984 IN PLAT BOOK 14, PAGE 124.

UNDERGROUND CABLE MARKERS REFERENCED IN ITEM 4 OF EXHIBIT "B" PERMITTED EXCEPTIONS TO SPECIAL WARRANTY DEED RECORDED DECEMBER 1, 1993 IN BOOK 4659, PAGE 1458.

NOTICE:

IT IS THE INTENT AND EFFECT OF THIS PLAT TO ABANDON AND VACATE ALL PORTIONS OF THE "HE O TA" PLAT RECORDED IN PLAT BOOK "P", PAGES 34 AND 35, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA INCLUDING BUT NOT LIMITED TO ALL PORTIONS OF LOTS 1 THROUGH 47, LOTS 1 THROUGH 8 IN BLOCK 11, LOTS 1 THROUGH 5 IN BLOCK 17, AND ALL PORTIONS OF WAYS, STREETS, DRIVES, BLOCKS AND LOTS LOCATED WITHIN THE PLATTED AREA.

IT IS THE INTENT AND EFFECT OF THIS PLAT TO ABANDON AND VACATE ALL PORTIONS OF THE HBJ CENTER PLAT RECORDED IN PLAT BOOK 14, PAGE 124, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA INCLUDING BUT NOT LIMITED TO ALL ROADWAYS, ALLEYS, RIGHT OF WAY, STREETS, DRIVES, BLOCKS AND LOTS LOCATED WITHIN THE PLATTED AREA.

PLAT BOOK:

PAGE:

EAST AIRFIELD PARK

DEDICATION

KNOW ALL BY THESE PRESENTS, That TDGP, 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 plot for the uses and purposes therein expressed and hereby dedicates the 10,000 feet additional RIGHT OF WAY for DOWDEN ROAD as shown herein to the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed and delivered by the officers named below on

BY: _____ WITNESS: _____

NAME: _____ PRINT: _____

WITNESS: _____

TITLE: _____ PRINT: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this ____ day of _____, 2017 by _____ as _____ of _____

personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC _____

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, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my 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.

Dated: _____

Signed: _____

THOMAS L. CONNER
FLORIDA LICENSED SURVEYOR AND MAPPER NUMBER LS4340
5424 SOUTH BRACKEN COURT
WINTER PARK, FLORIDA 32792

PREPARED BY :

THOMAS L. CONNER

FLORIDA SURVEYOR AND MAPPER NUMBER LS4340
5424 SOUTH BRACKEN COURT
WINTER PARK, FLORIDA 32792
PHONE : 407-657-1576