

EAST PARK OFFICE PARCEL  
A PORTION OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST,  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 3

PLAT  
BOOK

PAGE

EAST PARK OFFICE PARCEL  
DEDICATION

KNOW ALL BY THESE PRESENTS, That D.R. HORTON, INC., a Delaware corporation ("Owner"), 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 Tract "A", a variable width right-of-way shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the officer named below on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

D.R. Horton, Inc., a Delaware Corporation

By: \_\_\_\_\_  
Donna L. Pope

SIGNED IN THE PRESENCE OF:

1)\_\_\_\_\_ 2)\_\_\_\_\_  
\_\_\_\_\_  
Print Name Print Name

STATE OF FLORIDA,  
COUNTY OF ORANGE  
THIS IS TO CERTIFY, That on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Donna L. Pope, as Vice President of D.R. Horton, Inc., a Delaware Corporation, who is personally known to me or produced the following identification \_\_\_\_\_, and did / did not take an oath that he/she is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his/her free act and deed as such officer thereto duly authorized; and that said dedication is the act and deed of said Corporation.

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

Notary Public  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

QUALIFICATION STATEMENT  
OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That undersigned, being a Professional Surveyor and Mapper that has prepared the foregoing plat that was prepared 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 Section 5, Township 24 South, Range 31 East, City of Orlando, Orange County, Florida.

Surveyor: James W. Boleman, PSM Date \_\_\_\_\_  
Registration Number: LS 6485  
Professional Surveyor and Mapper  
Registration Number of Legal Entity: LB# 6393  
American Surveying & Mapping, Inc.

CERTIFICATE OF APPROVAL BY  
BOARD BY MUNICIPALITY

THIS IS TO CERTIFY, that on \_\_\_\_\_  
The City Commission of the City of Orlando, Florida approved the foregoing plat.

Mayor \_\_\_\_\_  
City Clerk \_\_\_\_\_

CERTIFICATE OF APPROVAL  
BY PLANNING OFFICIAL

THIS IS TO CERTIFY, that on \_\_\_\_\_  
The Planning and Zoning Commission of the City of Orlando, Florida approved the foregoing plat.

Planning Official \_\_\_\_\_

CERTIFICATE OF APPROVAL  
BY CITY ENGINEER

Examined  
and  
Approved: \_\_\_\_\_  
City Engineer Date

CERTIFICATE OF REVIEW  
BY CITY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.

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. \_\_\_\_\_.

\_\_\_\_\_  
Phil Diamond, CPA, County Comptroller in and for the City of Orlando, Orange County, Florida

LEGAL DESCRIPTION

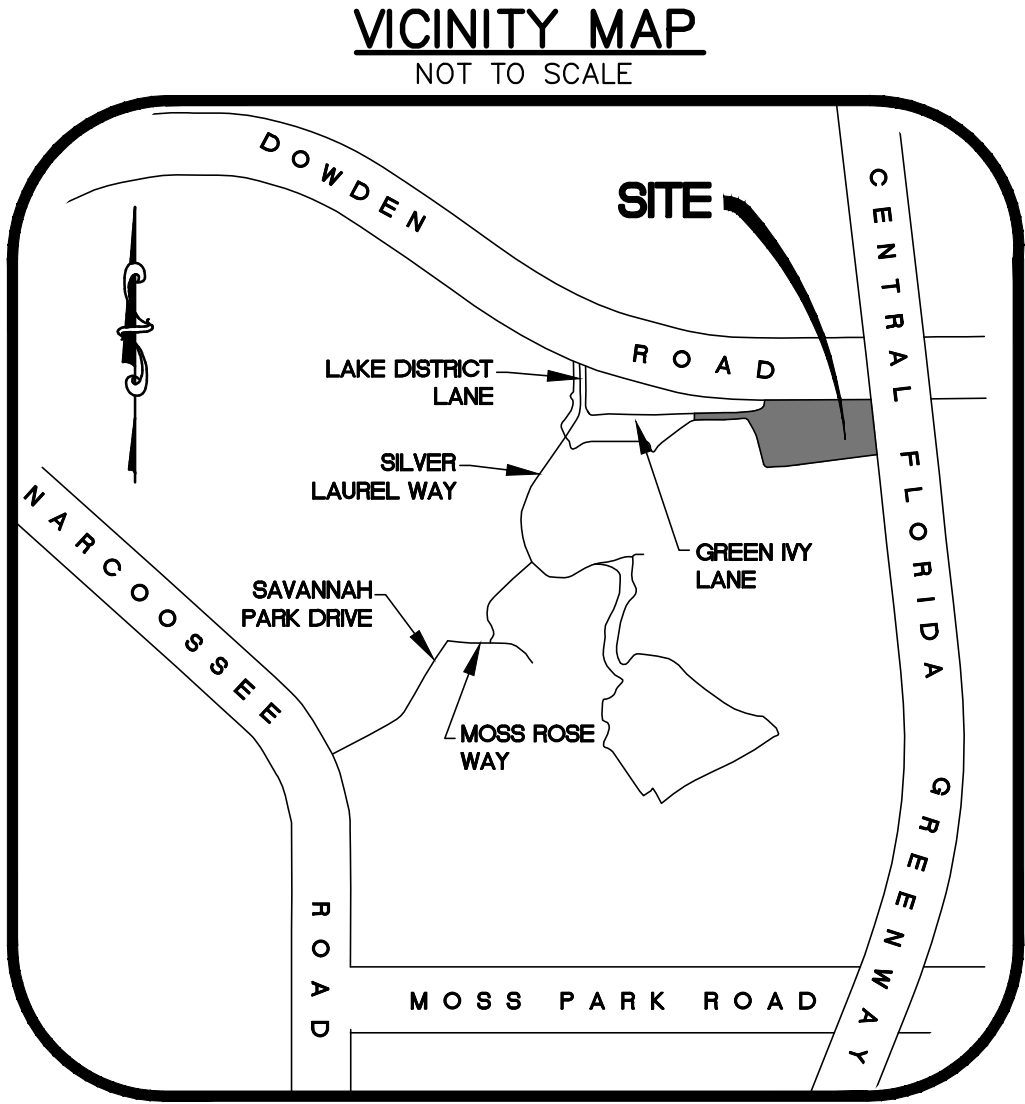
A PARCEL OF LAND LYING WITHIN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST, OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) PROCEED SOUTH 00°32'13" EAST, A DISTANCE OF 217.74 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DOWDEN ROAD (A 106.00 FOOT WIDE RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 6141, PAGE 969 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA); THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, PROCEED THE FOLLOWING THREE (3) COURSES: (1) SOUTH 72°05'27" EAST, A DISTANCE OF 839.83 FEET TO THE BEGINNING OF A CIRCULAR CURVE, BEING A POINT OF CURVATURE, SAID CURVE BEING CONCAVE NORTH, HAVING A RADIUS OF 2,165.00 FEET, A CENTRAL ANGLE OF 18°47'50", AND A CHORD DISTANCE OF 707.09 FEET WHICH BEARS SOUTH 81°29'22" EAST; (2) PROCEED EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 710.27 FEET TO THE POINT OF TERMINUS OF SAID CURVE, BEING A POINT OF TANGENCY WITH A LINE; (3) THENCE, ALONG SAID TANGENT LINE, PROCEED NORTH 89°06'44" EAST, A DISTANCE OF 69.65 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING THE NORTHEASTERLY CORNER OF 7-11 EAST PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, AT PAGES 147 AND 148 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, PROCEED NORTH 89°06'44" EAST, A DISTANCE OF 700.64 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 417, CENTRAL FLORIDA GREENWAY (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 6141, PG 969); THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF DOWDEN ROAD, PROCEED ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 06°23'57" EAST, A DISTANCE OF 2.60 FEET; (2) SOUTH 03°24'25" WEST, A DISTANCE OF 82.20 FEET; (3) SOUTH 06°23'57" EAST, A DISTANCE OF 279.36 FEET; THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, PROCEED SOUTH 82°52'12" WEST, A DISTANCE OF 709.91 FEET; THENCE, PROCEED NORTH 13°42'22" WEST, A DISTANCE OF 39.69 FEET; THENCE, PROCEED NORTH 06°49'42" WEST, A DISTANCE OF 38.90 FEET; THENCE, PROCEED NORTH 15°44'18" WEST, A DISTANCE OF 161.30 FEET; THENCE, PROCEED NORTH 30°44'05" WEST, A DISTANCE OF 83.04 FEET; THENCE, PROCEED NORTH 52°07'45" WEST, A DISTANCE OF 35.15 FEET; THENCE, PROCEED SOUTH 88°44'38" WEST, A DISTANCE OF 324.07 FEET; THENCE, PROCEED SOUTH 58°15'01" WEST, A DISTANCE OF 32.30 FEET TO A POINT ON THE EAST PLAT LIMITS LINE OF OVERLOOK AT EAST PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 66 THROUGH 68 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG SAID EAST PLAT LIMITS LINE, PROCEED NORTH 01°16'24" WEST, A DISTANCE OF 71.16 FEET TO A POINT ON THE SOUTHERLY PLAT LIMITS OF SAID 7-11 EAST PARK, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID PLAT OF OVERLOOK AT EAST PARK; THENCE, DEPARTING SAID EAST PLAT LIMITS LINE, PROCEED NORTH 88°43'36" EAST, ALONG SAID SOUTHERLY PLAT LIMITS OF A 7-11 EAST PARK, DISTANCE OF 434.72 FEET TO THE BEGINNING OF A CIRCULAR CURVE AND A POINT OF CURVATURE, SAID CURVE BEING CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 35.36 FEET WHICH BEARS NORTH 43°43'36" EAST; THENCE, PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TERMINUS OF SAID CURVE AND A POINT OF TANGENCY WITH A LINE; THENCE, ALONG SAID TANGENT LINE, PROCEED NORTH 01°16'24" WEST, A DISTANCE OF 31.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 318,371 SQUARE FEET (7.309 ACRES), MORE OR LESS.

PLAT NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST, WHICH BEARS S00°32'13"E PER PLAT OF OVERLOOK AT EAST PARK, PLAT BOOK 81, PAGES 66 THROUGH 68.
- ALL RECORDS SHOWN HEREIN ARE REFERENCED TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (FLORIDA STATUTES 177.091 (28)).
- A PRIVATE EASEMENT IS DEDICATED BY THIS PLAT OVER LOT 1 FOR THE BENEFIT OF PEDESTRIAN ACCESS TO LOT 2 AND SHALL BE OWNED AND MAINTAINED BY D.R. HORTON, INC..
- A PRIVATE EASEMENT IS DEDICATED BY THIS PLAT OVER LOT 1 FOR THE BENEFIT OF VEHICULAR ACCESS TO LOT 2 AND SHALL BE OWNED AND MAINTAINED BY D.R. HORTON, INC..
- 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 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.
- THE CITY OF ORLANDO SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, THE DRAINAGE EASEMENTS INCLUDING WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF THE CITY OF ORLANDO FOR SAID PURPOSE.
- THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND AGREEMENTS AS PER PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED DECEMBER 1, 2017, FATIC FILE NO.:2037-3900101.
  - EASEMENT GRANT IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY RECORDED NOVEMBER 15, 1967 IN OFFICIAL RECORDS BOOK 1682, PAGE 451, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS AFFECTED BY: ENCR OACHMENT AGREEMENT RECORDED APRIL 3, 2002 IN OFFICIAL RECORDS BOOK 6493, PAGE 1787 AND ENCR OACHMENT AGREEMENT RECORDED AUGUST 21,2003 IN OFFICIAL RECORDS BOOK 7062, PAGE 320 AND ENCR OACHMENT AGREEMENT RECORDED FEBRUARY 11,2005 IN OFFICIAL RECORDS BOOK 7824, PAGE 4270 AND ENCR OACHMENT AGREEMENT RECORDED JANUARY 2, 2009 IN OFFICIAL RECORDS BOOK 9809, PAGE 1544 AND ENCR OACHMENT AGREEMENT RECORDED OCTOBER 28, 2015 IN OFFICIAL RECORDS BOOK 11004, PAGE 3907 AND ENCR OACHMENT AGREEMENT RECORDED NOVEMBER 15, 2016 IN INSTRUMENT NO. 20160596198 ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AS SHOWN, AS APPLICABLE)
  - ACCESS EASEMENT AGREEMENT BY AND BETWEEN K-T NO. 1,LLC AND GARY T. RANDALL RECORDED OCTOBER 25, 2000 IN OFFICIAL RECORDS BOOK 6115, PAGE 2421 AND RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED OCTOBER 25, 2000 IN OFFICIAL RECORDS BOOK 6115, PAGE 2434, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS AFFECTED BY: FIRST AMENDMENT TO RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED MAY 14, 2001 OFFICIAL RECORDS BOOK 6257, PAGE 5561 AND AMENDMENT TO CERTAIN EASEMENT AGREEMENTS RECORDED AUGUST 1, 2002 IN OFFICIAL RECORDS BOOK 6580, PAGE 9038 AND CONSENT TO APPROVAL OF CERTAIN PLANS RECORDED AUGUST 1, 2002 IN OFFICIAL RECORDS BOOK 6580, PAGE 9042 ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (BLANKET IN NATURE)
  - UTILITY EASEMENT TO STRATEGIC TECHNOLOGIES INC., A FLORIDA CORPORATION, RECORDED MAY 20, 2003 IN OFFICIAL RECORDS BOOK 6919, PAGE 2160, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (BLANKET IN NATURE)
  - RESERVATIONS OF EASEMENT AS SET FORTH IN THAT SPECIAL WARRANTY DEED RECORDED OCTOBER 26, 2005 IN OFFICIAL RECORDS BOOK 8270, PAGE 1644, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NOTHING TO PLOT)



PREPARED BY:



**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.