

LAUREATE PARK PHASE 1C FIRST AMENDMENT

A REPLAT OF LOTS 376A, 376B AND 376C

LAUREATE PARK PHASE 1C

PLAT BOOK 78, PAGES 125 THROUGH 137

LOCATED IN SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST

CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

SEE SHEET 2 FOR LEGEND

DESCRIPTION:

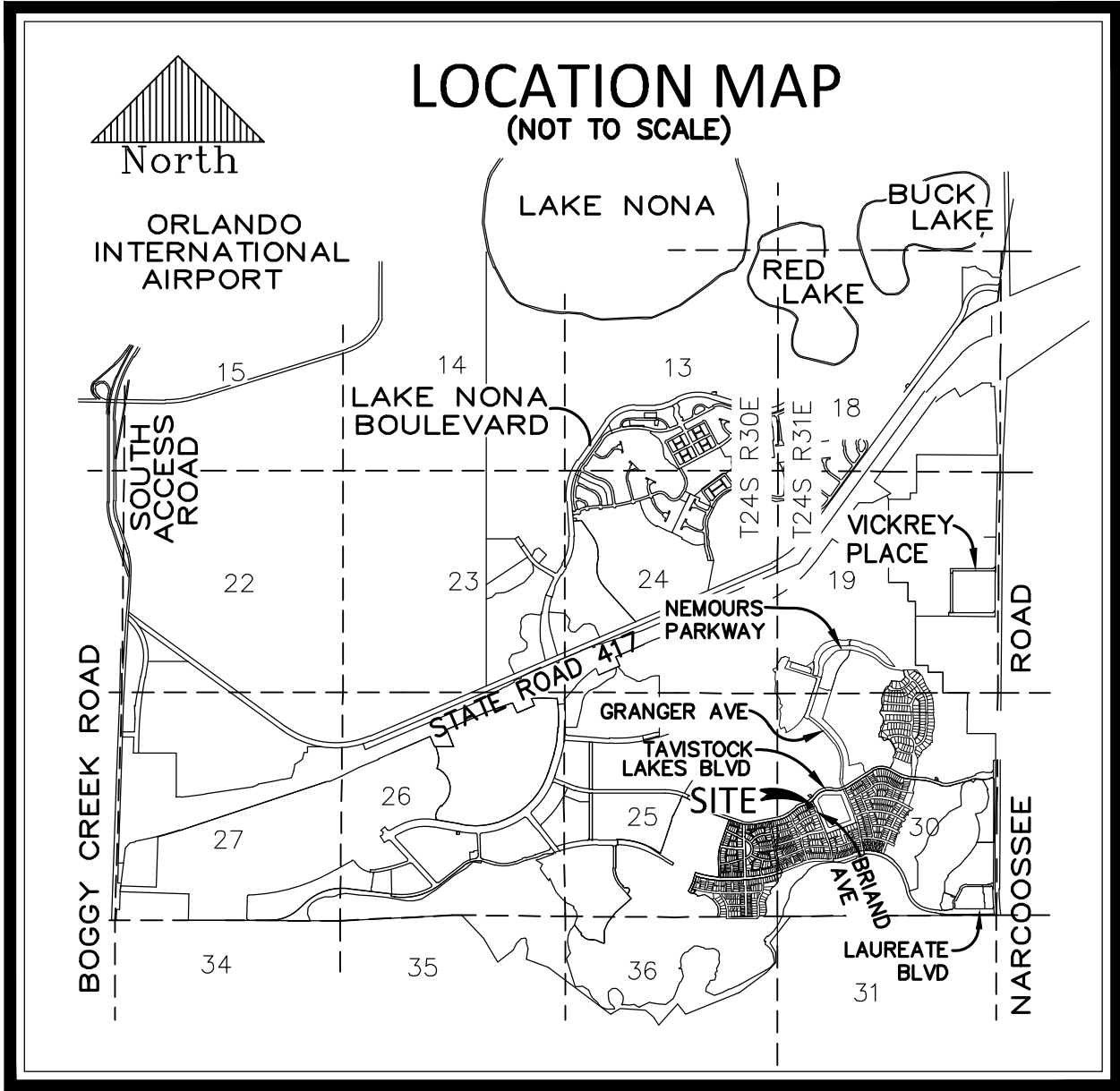
Lots 376A, 376B and 376C, LAUREATE PARK PHASE 1C, according to the plat thereof, as recorded in Plat Book 78, Pages 125 through 137, inclusive, Public Records of Orange County, Florida, described as follows:

BEGIN at the Northeast corner of Lot 377, according to said plat of LAUREATE PARK PHASE 1C; thence S67°56'54"W along the North line of said Lot 377 and the Westerly prolongation thereof for a distance of 146.59 feet to the East line of Lot 375, according to said plat of LAUREATE PARK PHASE 1C; thence departing said Westerly prolongation, run N22°03'06"W along said East line for a distance of 108.38 feet to the Southerly right-of-way line of Tavistock Lakes Boulevard, according to the plat of TAVISTOCK LAKES BOULEVARD PHASE 1, as recorded in Plat Book 75, Pages 106 through 110, Public Records of Orange County, Florida and a point on a non-tangent curve concave Northwesterly having a radius of 522.50 feet and a chord bearing of N61°11'49"E; thence departing said East line, run Northeasterly along said Southerly right-of way line and the arc of said curve through a central angle of 13°36'27" for a distance of 124.09 feet to the West right-of way line of Briand Avenue, according to aforesaid Plat of LAUREATE PARK PHASE 1C and a point on a non-tangent curve concave Southwesterly having a radius of 395.00 feet and a chord bearing of S32°56'27"E; thence departing said Southerly right-of-way line, run Southeasterly along said West right-of-way line and the arc of said curve through a central angle of 18°14'07" for a distance of 125.71 feet to the POINT OF BEGINNING.

Containing 0.362 acres more or less.

PLAT NOTES AND EASEMENTS:

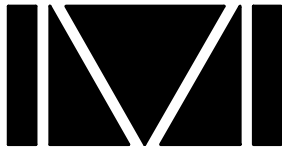
- Development of this property depicted on this plat is subject to the requirements of Chapter 59, the Concurrency Management Ordinance of The City of Orlando, which governs the City's ability to issue building permits on this property. Approval of this plat shall not be deemed to provide any vested 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 North line of Lot 377, LAUREATE PARK PHASE 1C, Plat Book 78, Pages 125 through 137, being S67°56'54"W, per plat.
- All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.
- No part of Lots 1 through 3 of this plat are being dedicated to the public nor are any portions of said Lots required for any public use.
- The lands described herein are subject to that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Laureate Park Master Association, Inc. recorded in Official Records Book 10231, Page 7500 in the Public Records of Orange County, Florida, as may be amended, supplemented and/or assigned from time to time (the "Declaration"). All easements described in the Declaration are private non-exclusive easements unless expressly stated otherwise therein. With respect to all rights and easements established by or reserved by this plat or the Declaration, unless specifically provided otherwise, the right is hereby reserved to the Greenway Improvement District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and Lake Nona Laureate Park, LLC and their successors and assigns, as the grantees of such rights and easements to: (i) assign the same to others; (ii) grant a part or all of said rights and easements to others; and (iii) grant and empower the assignees or grantees thereof to further assign such rights or grant such additional easements over any part or all of such easements as the grantee or said assignee or grantees may deem necessary or appropriate; provided, none of the grants or assignments shall impair or detract from the use of the lands depicted on this plat for the purposes stated herein, reserved by or granted pursuant to the Declaration for the purposes stated therein; provided further said grants or assignments shall not be deemed a public dedication of said rights or easements.
- All platted Utility Easements (including Drainage and Utility Easements) shown hereon are private, non-exclusive easements in favor of the Laureate Park Master Association, Inc. (the "Association"), its successors or assigns, for the benefit of the Association's members subject to and in accordance with the terms of the Declaration, and in favor of Lake Nona Laureate Park, LLC and its affiliates, successors, assignees or designees; provided further that Lake Nona Laureate Park, LLC and its affiliates, successors, assignees or designees shall also have an easement over, upon, under and through such platted Utility Easements (including Drainage and Utility Easements) for the construction, installation, maintenance and operation of utilities and communication services, subject to statutory limitations thereof.
- All platted Drainage Easements shown hereon shall be private, non-exclusive easements in favor of the Laureate Park Master Association, Inc., its successors or assigns, for the benefit of the Association's members subject to and in accordance with the terms of the Declaration, and in favor of Lake Nona Laureate Park, LLC and its affiliates, successors, assignees or designees.
- 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.
- The platted Access Easement shown hereon shall be a private, non-exclusive easement in favor of the owner(s) of Lots 1, 2 and 3 and in favor of Lake Nona Laureate Park, LLC and its affiliates, successors, assignees or designees, for vehicular and pedestrian ingress and egress only and otherwise subject to the terms and provisions of the declaration.
- The lands described hereon are subject to that Lighting Installation Upgrade and Service Agreement Laureate Park Phase 1C recorded January 29, 2013 in Book 10513, Page 40.



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

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

LAUREATE PARK PHASE 1C  
FIRST AMENDMENT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Century Homes Florida, 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 nothing to the public.

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

Century Homes Florida, LLC  
4776 New Broad Street, Suite 150  
Orlando, FL 32814

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINTED NAME: Todd Ermisch  
TITLE: Vice-President of Operations  
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 \_\_\_\_\_ day of \_\_\_\_\_, 2018 by Todd Ermisch, Vice-President of Operations of Century Homes Florida, LLC, a Florida limited liability company, on behalf of the company.

He is personally known to me or has produced \_\_\_\_\_ as identification.

PRINTED NAME: \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_  
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, 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: \_\_\_\_\_  
Robert "Tyler" Sears  
Florida Registered Surveyor and Mapper  
Certificate No. 6950