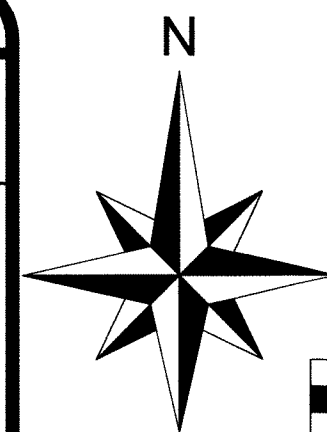
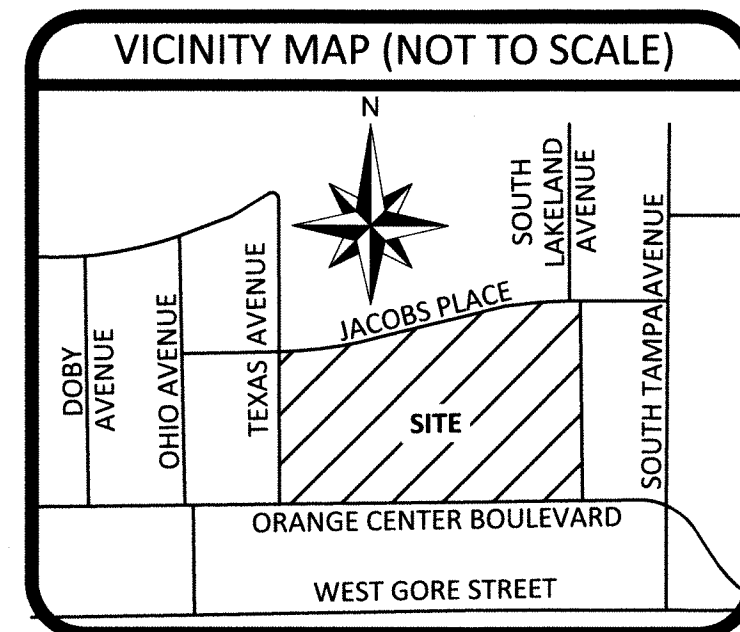
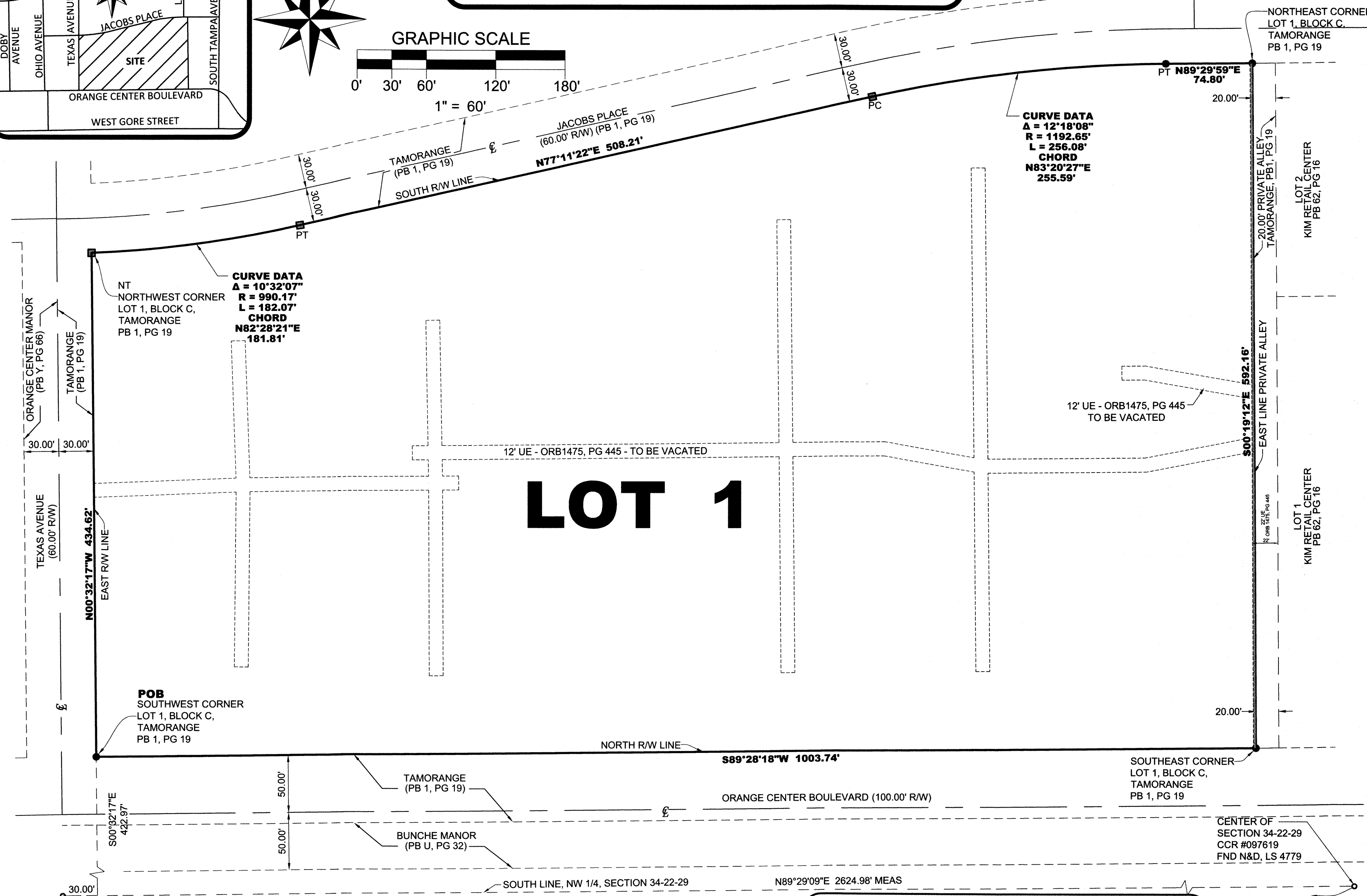
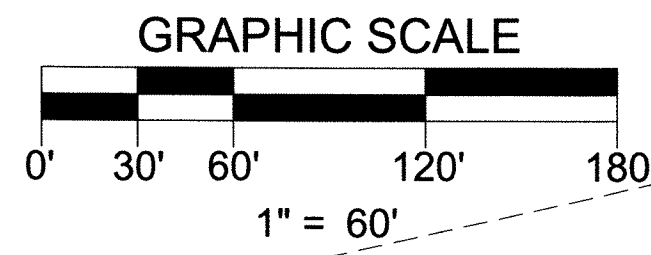


PENDANA AT WEST LAKES

A REPLAT OF LOT 1, BLOCK C, TAMORANGE, AS RECORDED IN PLAT BOOK 1, PAGE 19, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA LOCATED IN THE CITY OF ORLANDO, SECTION 34, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.



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.



LEGEND

CCR - CERTIFIED CORNER RECORD
CL - CENTERLINE SYMBOL
CM - CONCRETE MONUMENT
FND - FOUND
LB - LICENSED BUSINESS
MEAS - MEASURED
N&D - NAIL & DISK
NT - NON-TANGENT
ORB - OFFICIAL RECORDS BOOK
PC - POINT OF CURVATURE
PB - PLAT BOOK
PG - PAGE
POB - POINT OF BEGINNING
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR AND MAPPER
PT - POINT OF TANGENCY
R/W - RIGHT-OF-WAY

WEST 1/4 CORNER
SECTION 34-22-29
CCR #097619
FND RAILROAD SPIKE
IN ASPHALT ROAD

DESCRIPTION

LOT 1, BLOCK C, TAMORANGE, AS RECORDED IN PLAT BOOK 1, PAGE 19, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK C, RUN THENCE N00°32'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF TEXAS AVENUE A DISTANCE OF 434.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK C, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF JACOBS PLACE AND A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 990.17 FEET, A CHORD BEARING OF N82°28'21"E, A CHORD DISTANCE OF 181.81 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°32'07", A DISTANCE OF 182.07 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE N77°11'22"E A DISTANCE OF 508.21 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1192.65 FEET, A CHORD BEARING OF N83°20'27"E, A CHORD DISTANCE OF 255.59 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°18'08", A DISTANCE OF 255.59 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE N89°29'59"E A DISTANCE OF 74.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK C AND A POINT ON THE WEST LINE OF A 20 FOOT ALLEY OF SAID PLAT BOOK 1, PAGE 19; THENCE S00°19'12"E ALONG SAID WEST LINE A DISTANCE OF 592.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK C; THENCE S89°28'18"W ALONG THE NORTH RIGHT-OF-WAY LINE OF ORANGE CENTER BOULEVARD A DISTANCE OF 1003.74 FEET TO THE POINT OF BEGINNING.

CONTAINS: 525,424 SQUARE FEET OR 12.0621 ACRES MORE OR LESS.

NOTES

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTH R/W LINE OF ORANGE CENTER BOULEVARD BEING N89°28'18"E (STATE PLANE COORDINATES ARE RELATIVE TO FLORIDA EAST ZONE).

2. ■ - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

3. ● - DENOTES A PERMANENT REFERENCE MONUMENT, A NAIL & DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

4. DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENT MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, WHICH GOVERNS THE CITY'S ABILITY TO ISSUE BUILDING PERMIT 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.

5. THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (NOT REIMPOSED BY THIS PLAT):

a. EASEMENT TO BRIGHT HOUSE NETWORKS, LLC, RECORDED IN OFFICIAL RECORDS BOOK 10504, PAGE 1155.
b. EASEMENT TO BRIGHTHOUSE NETWORKS, LLC, RECORDED IN INSTRUMENT NO. 20170535397.
c. EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, LLC, RECORDED IN INSTRUMENT NO. 20170835395.
d. EASEMENT TO ORLANDO UTILITIES COMMISSION, RECORDED IN OFFICIAL RECORDS BOOK 10103, PAGE 6190.
e. A 12.00 FOOT WIDE ORLANDO UTILITIES COMMISSION UTILITY EASEMENT RECORDED IN INSTRUMENT NO. 20170331528. THE LOCATION OF THE EASEMENT IS NOT DEFINED BY THE RECORDED DOCUMENT.

6. THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE FOLLOWING RESTRICTIONS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (NOT REIMPOSED BY THIS PLAT):

f. DECLARATION OF RESTRICTIVE COVENANT-CDBG RECORDED IN OFFICIAL RECORDS BOOK 11009, PAGE 5698. (EXPIRES DECEMBER 31, 2023).
g. LAND USE RESTRICTION AGREEMENT RECORDED IN INSTRUMENT NO. 20170123371.

PLAT
BOOK

PAGE

PENDANA AT WEST LAKES

DEDICATION

KNOW ALL BY THESE PRESENTS, that Lift Orlando Community Land, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and dedicates nothing to the the public.

IN WITNESS WHEREOF, The undersigned have hereunto set his/her hand on this _____ day of _____, 2018.

OWNER: Lift Orlando Community Land, LLC, a Florida limited liability company

By: Lift Orlando, Inc., its Manager

BY:

Eddy Moratin, President

SIGNED IN THE PRESENCE OF:

/S/

/S/

/P/

/P/

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 Eddy Moratin, President of Lift Orlando, Inc., as Manager of Lift Orlando Community Land, LLC, a Florida limited liability company, personally known to me or produced the following identification: _____ and (did) (did not) take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his/her/their free act and deed for the uses and purposes therein expressed.

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

NOTARY PUBLIC

Printed Name:

My 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 that has prepared the foregoing plat 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: 3/2/16

Signed:

Registration Number:

LB #4475

JAMES D. BRAY PSM # 6507
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____ day of _____, 2018, 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 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. _____
County Comptroller in and for Orange County, Florida.

BY

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACC@AccurightSurveys.net
PHONE: (407) 894-6314