

OMEGA COMMERCCENTER

SHEET 1 OF 2

A REPLAT OF LOT 1, SEMORAN COMMERCCENTER, AS RECORDED IN PLAT BOOK 21, PAGES 93 THROUGH 95, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF LOT 1, SEMORAN COMMERCCENTER PHASE 2, AS RECORDED IN PLAT BOOK 34, PAGES 121 AND 122, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LYING IN SECTION 28, TOWNSHIP 23 SOUTH, RANGE 30 EAST. CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION:

Lot 1, Semoran CommerCenter, according to the plat thereof, as recorded in Plat Book 21, Pages 93 through 95, of the Public Records of Orange County, Florida and a portion of Lot 1, Semoran CommerCenter Phase 2, according to the plat thereof, as recorded in Plat Book 34, Pages 121 and 122, of the Public Records of Orange County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of Lot 2, Semoran CommerCenter, according to the plat thereof, as recorded in Plat Book 21, Pages 93 through 95, of the Public Records of Orange County, Florida; thence South 89 degrees 55 minutes 52 seconds West, a distance of 464.01 feet along the North line of said Lot 2 to the Westerly line of said Lot 2; thence along said Westerly line the following three (3) courses and distances: South 00 degrees 06 minutes 49 seconds East, a distance of 71.59 feet; thence South 53 degrees 23 minutes 19 seconds West, a distance of 281.15 feet; thence South 00 degrees 44 minutes 01 second West, a distance of 402.01 feet to the Northerly right of way line of Hazeltine National Drive, per said Plat Book 21, Pages 93 through 95, said point lying on a non-tangent curve concave Northerly, having a radius of 2139.79 feet, a central angle of 05 degrees 24 minutes 14 seconds and a chord bearing of North 80 degrees 25 minutes 47 seconds West; thence along said Northerly right of way line the following two (2) courses and distances: from a tangent bearing of North 83 degrees 07 minutes 54 seconds West, Westerly 201.82 feet along the arc of said curve to a point of reverse curvature of a curve concave Southerly, having a radius of 1046.00 feet and a central angle of 09 degrees 53 minutes 24 seconds; thence Westerly along the arc of said curve a distance of 180.55 feet; thence departing said Northerly right of way line, North 00 degrees 01 minute 24 seconds East, a distance of 96.74 feet to a point on a non-tangent curve concave Southerly, having a radius of 1148.55 feet, a central angle of 07 degrees 46 minutes 41 seconds and a chord bearing of South 88 degrees 14 minutes 56 seconds West; thence from a tangent bearing of North 87 degrees 51 minutes 43 seconds West, Westerly 155.92 feet along the arc of said curve; thence North 29 degrees 56 minutes 36 seconds West, a distance of 364.96 feet to the Southerly line of Lot 2, Semoran CommerCenter Phase 2, according to the plat thereof, as recorded in Plat Book 34, Pages 121 and 122, of the Public Records of Orange County, Florida; thence along said Southerly line the following two (2) courses and distances: North 58 degrees 33 minutes 57 seconds East, a distance of 135.16 feet; thence South 82 degrees 49 minutes 56 seconds East, a distance of 317.53 feet to the East line of said Lot 2; thence North 00 degrees 04 minutes 08 seconds West, a distance of 420.00 feet along said East line to the South right of way line of Butler National Drive, per Plat Book 21, Pages 93 through 95, of the Public Records of Orange County, Florida; thence North 89 degrees 55 minutes 52 seconds East, a distance of 980.00 feet along said South right of way line to the West right of way line of Semoran Boulevard per Plat Book 21, Pages 93 through 95, of the Public Records of Orange County, Florida; thence South 00 degrees 05 minutes 55 seconds East, a distance of 275.01 feet along said West right of way line to the POINT OF BEGINNING.

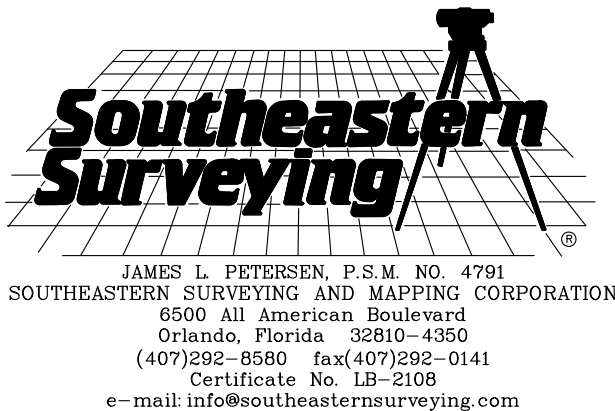
Containing 14.20 acres, more or less.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF BUTLER NATIONAL DRIVE, SAID BEARING BEING NORTH 89°55'52" EAST.
- 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 AND 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
- 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, PART I, FLORIDA STATUTES, OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.
- THE DRAINAGE AND CONSERVATION EASEMENT WITHIN LOT 3 AND LOT 4, AS DEPICTED ON THE PLAT SHALL BE OWNED AND MAINTAINED BY THE SEMORAN COMMERCCENTER ASSOCIATION, INC. ALSO SUBJECT TO THE MAINTENANCE AGREEMENT PER SEMORAN COMMERCCENTER AS RECORDED IN PLAT BOOK 21, PAGES 93-95 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THE TWO PRIVATE ACCESS & PARKING EASEMENTS WITHIN LOT 1, AS DEPICTED ON THE PLAT ARE NON-EXCLUSIVE, PERPETUAL AND ARE HEREBY GRANTED AND DECLARED FOR THE USE AND BENEFIT OF THE OWNERS OF LOT 1 AND LOT 2.
- THE DRAINAGE, LANDSCAPE AND UTILITY EASEMENTS AS DEPICTED ON THE PLAT SHALL BE OWNED AND MAINTAINED BY THE SEMORAN COMMERCCENTER ASSOCIATION, INC.

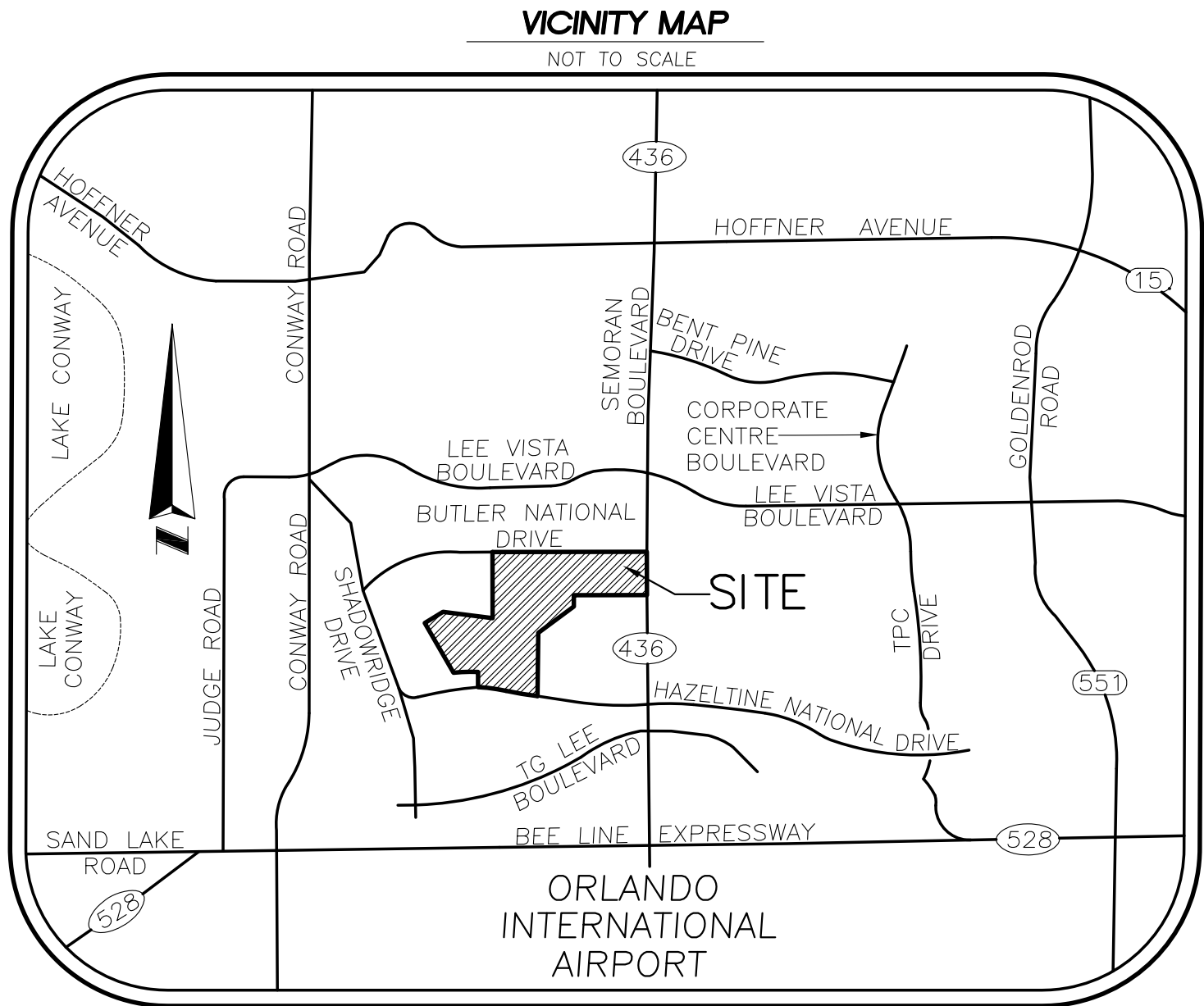
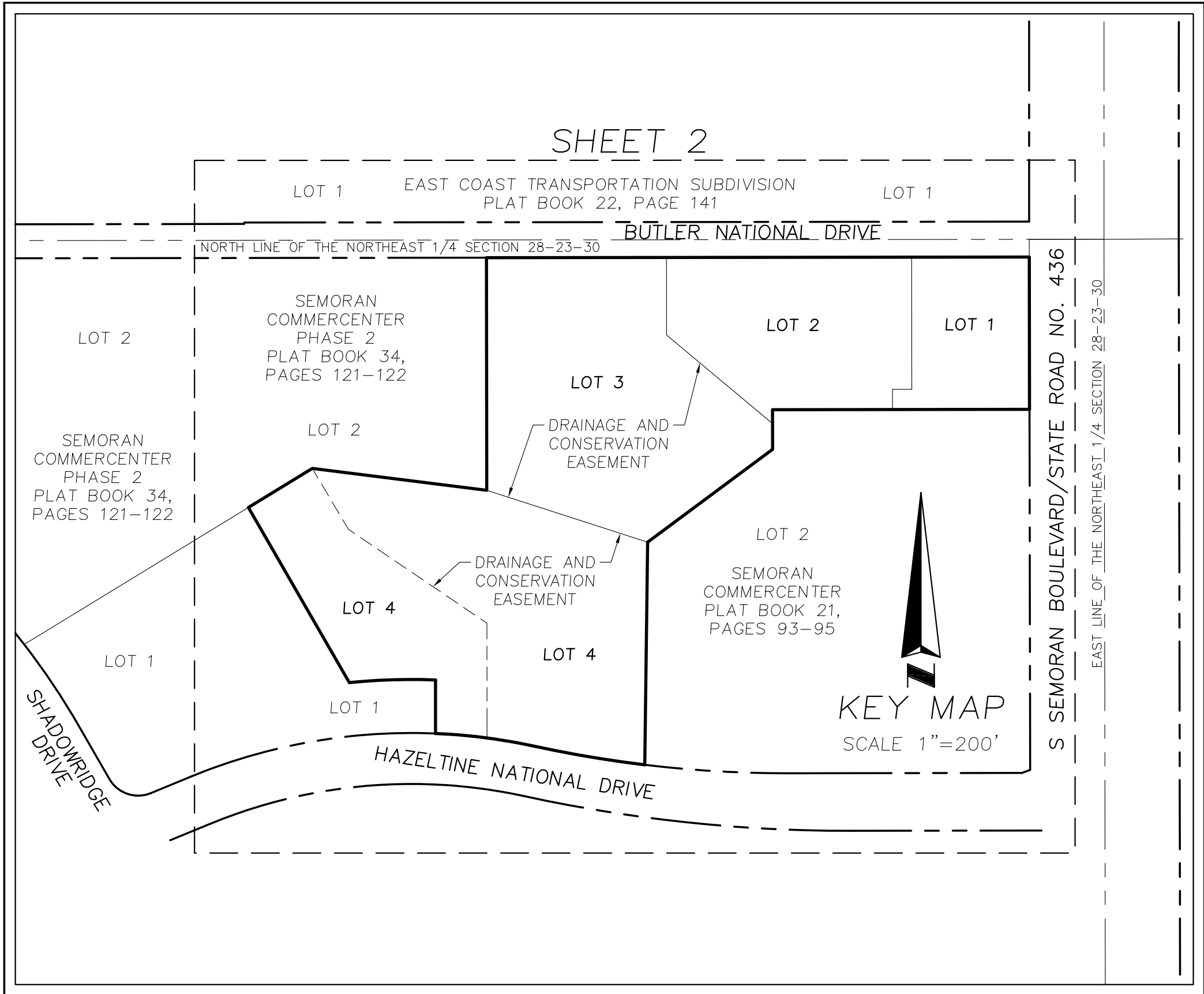
DOCUMENTS RELATED TO THIS PLAT AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

DECLARATION OF COVENANTS AND RESTRICTIONS FOR SEMORAN COMMERCCENTER RECORDED IN OFFICIAL RECORDS BOOK 3984, PAGE 121; AMENDMENT TO DECLARATION COVENANTS AND RESTRICTIONS FOR SEMORAN COMMERCCENTER RECORDED IN OFFICIAL RECORDS BOOK 4907, PAGE 3852; SUPPLEMENT TO DECLARATION COVENANTS AND RESTRICTIONS FOR SEMORAN COMMERCCENTER RECORDED IN OFFICIAL RECORDS BOOK 8574, PAGE 1664 AND RESTRICTIVE COVENANT RECORDED IN DOCUMENT #20170192069.



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 & ABBREVIATIONS

- | | |
|-------------------------------------|---|
| R = RADIUS | ■ = DESIGNATES A PERMANENT REFERENCE MONUMENT, BEING A SET 4" X 4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "P.R.M. LB2108", (UNLESS OTHERWISE NOTED). |
| L = LENGTH | ○ = DESIGNATES A PERMANENT REFERENCE MONUMENT, BEING A SET NAIL & DISK STAMPED "P.R.M. LB2108", (UNLESS OTHERWISE NOTED). |
| Δ = CENTRAL ANGLE | P.T. = POINT OF TANGENCY |
| CB = CHORD BEARING | P.C. = POINT OF CURVATURE |
| CH = CHORD DISTANCE | N.T. = NON-TANGENT |
| P.T. = POINT OF TANGENCY | P.R.C. = POINT OF REVERSE CURVATURE |
| P.C. = POINT OF CURVATURE | |
| N.T. = NON-TANGENT | |
| P.R.C. = POINT OF REVERSE CURVATURE | |
| | P.R.M. = PERMANENT REFERENCE MONUMENT |
| | LS = LICENSED SURVEYOR |
| | LB = LICENSED BUSINESS |

PLAT
BOOK

PAGE

OMEGA COMMERCCENTER DEDICATION

KNOW ALL BY THESE PRESENTS, That Omega Land Development Corporation, a Florida corporation being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate nothing to the City of Orlando or to the public.

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

Owner: Omega Land Development Corporation, a Florida corporation

By: _____

Print Name: _____

Title: _____

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 _____ as _____ of Omega Land Development Corporation, a Florida 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 Omega Land Development Corporation, a Florida corporation.

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

Notary Public [NOTARY STAMP]

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.

JAMES L. PETERSEN

Dated 01/19/2016

Registration No. 4791

Southeastern Surveying and Mapping Corporation
6500 All American Boulevard
Orlando, Florida 32810-4350
Certificate Number LB 2108

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____, the _____, the _____ approved the foregoing plat.

MAYOR _____ Signature _____

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 _____