

FLORIDA VANGUARD ROAD COMMERCIAL - LIGHT INDUSTRIAL PLAT NO. 15

Replatting a portion of Lot 4, FLORIDA VANGUARD ROAD COMMERCIAL –LIGHT INDUSTRIAL PLAT NO. 9,
as recorded in Plat Book 11, Pages 105, 106 and 107, Public Records of Orange County, Florida

A portion of Section 30, Township 23 South, Range 29 East
City of Orlando, Orange County, Florida

Legal Description

A portion of Lot 4, FLORIDA VANGUARD ROAD COMMERCIAL–LIGHT INDUSTRIAL PLAT NO. 9, according to the plat thereof, as recorded in Plat Book 11, Pages 105 through 107, Public Records of Orange County, Florida, described as follows:

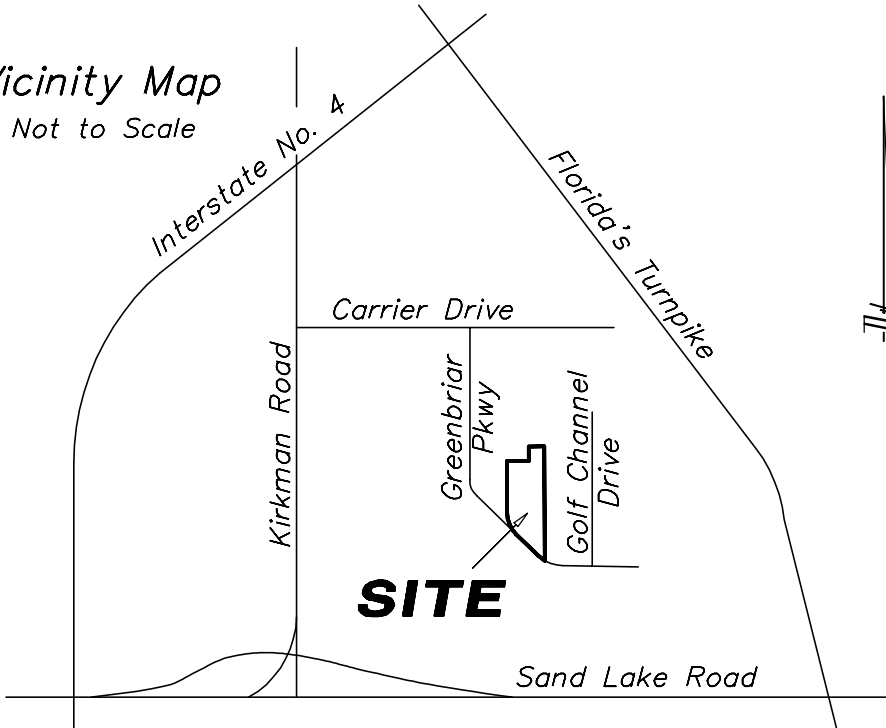
BEGIN at the northwest corner of Lot 5 of said FLORIDA VANGUARD ROAD COMMERCIAL–LIGHT INDUSTRIAL PLAT NO. 9; thence run S 00°15'48" E, a distance of 1,190.43 feet to a point on the northerly right–of–way line of Greenbriar Parkway; said point being a point on a non–tangent curve, concave northeasterly, having a radius of 550.80 feet; thence northwesterly, along the northerly and easterly right–of–way line of Greenbriar Parkway, the following four (4) courses and distances: on a chord bearing of N 50°23'44"W and a chord distance of 83.53 feet, run northwesterly, along the arc of said curve, a distance of 83.61 feet, through a central angle of 08°41'52" to the point of tangency thereof; thence run N 46°02'48"W , a distance of 321.59 feet to a point of curvature of a curve, concave northeasterly, having a radius of 315.24 feet and a central angle of 45°47'00"; thence run northwesterly, along the arc of said curve, a distance of 251.90 feet to the point of tangency thereof; thence run N 00°15'48"W , a distance of 536.05 feet to a point on the south line of Lot 1, FLORIDA VANGUARD ROAD COMMERCIAL–LIGHT INDUSTRIAL PLAT NO. 13, according to the plat thereof, as recorded in Plat Book 33, Page 85, Public Records of Orange County, Florida; thence along the south and east lines of Lot 1, the following two (2) courses and distances: run N 89°38'39" E, a distance of 230.00 feet; thence run N 00°15'48"W , a distance of 150.00 feet to a point on the south line of Lot 2, of said FLORIDA VANGUARD ROAD COMMERCIAL–LIGHT INDUSTRIAL PLAT NO. 9; thence run N 89°38'39" E, along the south line thereof, a distance of 160.00 feet to the POINT OF BEGINNING.

Containing 8.19 acres, more or less.

Surveyor's Notes:

- Bearings are based on a bearing of S 00°15'48" E, along the west line of Lot 5, FLORIDA VANGUARD ROAD COMMERCIAL–LIGHT INDUSTRIAL PLAT NO. 9, according to the plat thereof, as recorded in Plat Book 11, Pages 105 through 107, Public Records of Orange County, Florida.
- 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, Part 1, Florida Statutes, or were required by the City of Orlando as a condition of platting.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable utility 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.
- The City of Orlando (City) shall have a non–exclusive drainage easement and a reasonable right of water flow solely for drainage of the dedicated roadways shown on this plat. Owner shall have full responsibility for repair and maintenance of the drainage easement canals shown on this plat. In the event, and only in the event, owner fails to properly maintain said drainage easement canals after thirty (30) days prior written notice to owner or owner's failure to properly maintain the same, City shall have the reasonable right to enter upon said drainage easement canals, and such adjacent land of owner as reasonably necessary, for the purpose of maintaining said drainage easement canals. Owner shall pay City an amount equal to the costs incurred by the City in maintaining said drainage easement canals in accordance to this paragraph. City shall have the right of a lien in favor of the City for the amount of these costs on all property owned by the owner within this subdivision. The lien shall be enforceable as other special assessment liens in accordance with Chapter 173, Florida Statutes, or other applicable law.
- At the time of recording, this plat was affected by the following documents recorded in the Public Records of Orange County, Florida: Official Records Book (ORB) 3410, Page 1980; ORB 4821, Page 2118; ORB 10704, Page 8422; ORB 3339, Page 2345; ORB 3380, Page 885; and ORB 3387, Page 2348.

Vicinity Map
Not to Scale

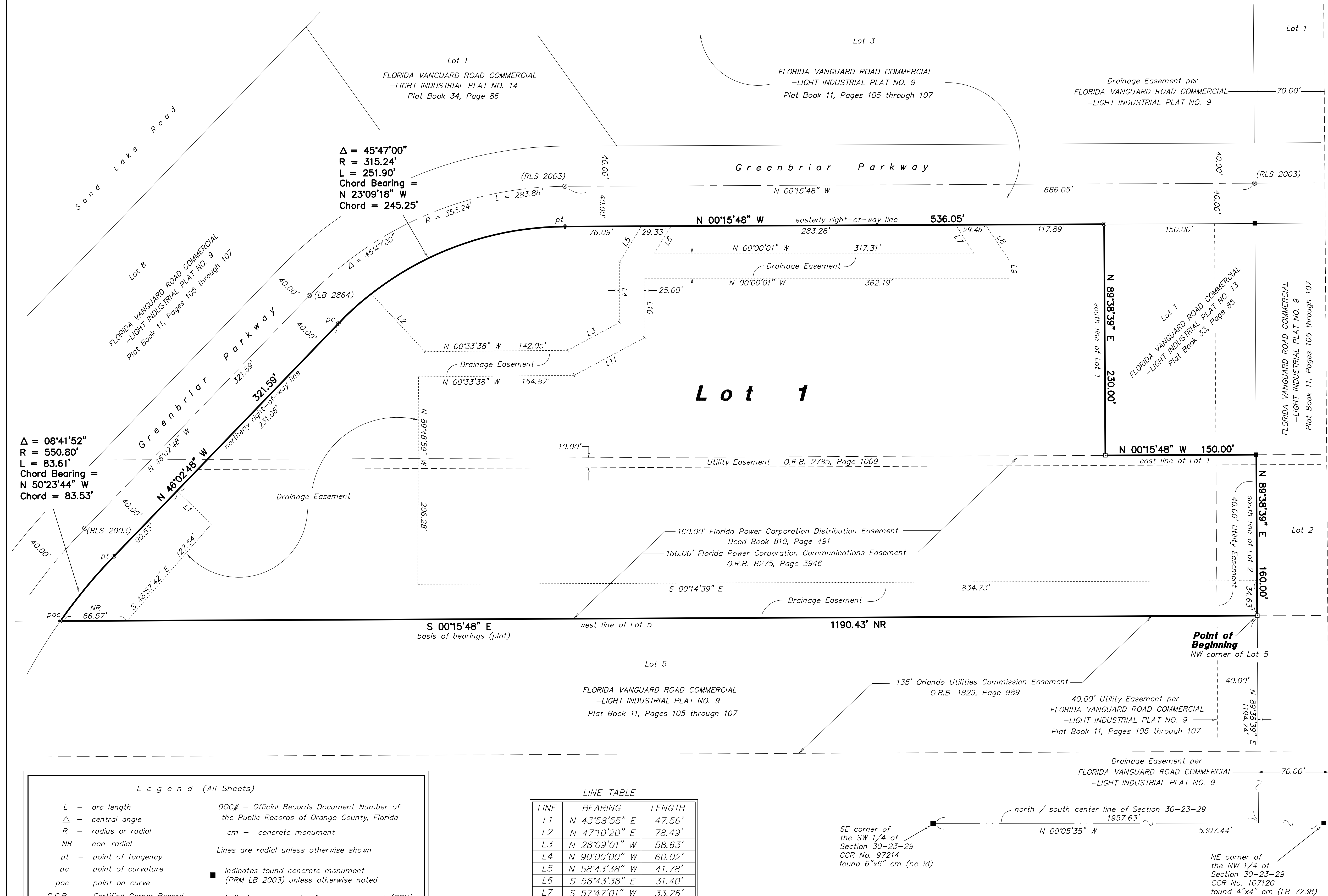


GANUNG - BELTON ASSOCIATES, INC.
professional surveyors and mappers
1275 E. Robinson Street Orlando, FL 32801 (407) 894–6656

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.

PLAT BOOK	PAGE
FLORIDA VANGUARD ROAD COMMERCIAL – LIGHT INDUSTRIAL PLAT NO. 15 <u>DEDICATION</u>	
<p>KNOW ALL MEN BY THESE PRESENTS, That the undersigned, collectively being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plat for the uses and purposes therein expressed. The 40.00' Wide Utility Easement is dedicated to the perpetual use of the public.</p> <p>IN WITNESS WHEREOF, SAND LAKE WEST BUSINESS PARK, INC. HAS caused these presents to be signed by the authorized agent named below:</p> <p>SAND LAKE WEST BUSINESS PARK, INC. a Delaware corporation</p>	
BY: _____	_____ Title
Printed Name _____	
_____ witness	_____ witness
printed name _____	printed name _____
STATE OF _____ COUNTY OF _____	
<p>The foregoing was acknowledged before me this _____ day of _____, 2018 by _____, as _____ of SAND LAKE WEST BUSINESS PARK, INC., a Delaware corporation, on behalf of the corporation. He/She is personally know to me or has produced _____ as identification.</p>	
NOTARY PUBLIC _____	
My Commission No. _____	
My Commission Expires _____	
QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER	
<p>KNOW ALL MEN BY THESE PRESENTS, That the 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, Part 1, Florida Statutes; and that said land is located in the City of Orlando, Orange County, Florida.</p> <p>R. Clayton Ganung Ganung–Belton Associates, Inc. 1275 E. Robinson Street Orlando, Florida 32801</p> <p>Registration No. LS 4236 Date: _____ LB 7194</p> <p>Signed: _____</p>	
CERTIFICATE OF REVIEW BY CITY ENGINEER	
Examined and Approved: _____ Date _____	
City Engineer: _____	
CERTIFICATE OF REVIEW BY CITY SURVEYOR	
Reviewed for conformity to Chapter 177 Florida State Statute.	
City Surveyor: _____ Date _____	
CERTIFICATE OF APPROVAL BY MUNICIPALITY	
THIS IS TO CERTIFY, That on _____ 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 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: _____	

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A portion of Section 30, Township 23 South, Range 29 East
City of Orlando, Orange County, Florida



LINE	BEARING	LENGTH
L1	N 43°58'55" E	47.56'
L2	N 47°10'20" E	78.49'
L3	N 28°09'01" W	58.63'
L4	N 90°00'00" W	60.02'
L5	N 58°43'38" W	41.78'
L6	S 58°43'38" E	31.40'
L7	S 57°47'01" W	33.26'
L8	N 56°14'15" E	42.18'
L9	S 90°00'00" E	18.21'
L10	N 90°00'00" E	59.00'
L11	S 28°09'01" E	79.74'