

LAKE NONA CENTRAL PARCEL 10 LOT 1
A PORTION OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 30 EAST
AND A PORTION OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 10
SEE SHEET 2 FOR KEY MAP

PLAT
BOOK PAGE

LAKE NONA CENTRAL PARCEL 10 LOT 1

DEDICATION

KNOW ALL BY THESE PRESENTS, That KPMG LLP, a Delaware limited liability partnership, 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 perpetual use of the public.

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

KPMG, LLP
3 Chestnut Ridge Road
Montvale, New Jersey 07645

By: DATE: PRINTED NAME: TITLE: 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 by Vanessa Scaglione, as Managing Director, Real Estate Services of KPMG LLP, a Delaware limited liability partnership, on behalf of the company. She is personally known to me or has produced as identification.

PRINTED NAME: NOTARY PUBLIC COMMISSION NUMBER: 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 Document 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: Scott Grossman Florida Registered Surveyor and Mapper Certificate No. 5048

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 East line of Tract C, according to the plat of LAKE NONA BOULEVARD, as recorded in Plat Book 63, Pages 138-143, as being N09°13'03"E relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment, as established from National Geodetic Survey control points "Lance" (PID AJ2445), Northing 1477081.39, Easting 575759.46, and "GIS 0242 Burt" (PID AK7296), Northing 1467711.44, Easting 582877.80.
- All lines intersecting curves are non-radial unless otherwise noted as (R) = radial.
- No part of Lot 1, as depicted on this plat is being dedicated to the public nor are any portions of said Lot 1 required for any public use.
- 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.
- Portions of the subject property, as depicted herein are subject to an Orlando Utilities Commission Utility Easement, recorded in Official Records Document Number 20170665416, in the Public Records of Orange County, Florida. According to said Official Records Document Number 20170665416, the easement is a (12) foot wide utility easement measuring six (6) feet from the center of the Facilities to each side of the easement. Facilities to be installed at mutually agreeable locations over, across and through portions of the subject property to accommodate present and future development.
- The approximate locations of the Bellsouth Easement and the Ingress - Egress Easement shown herein, recorded in Official Records Book 10991, Page 2881, in the Public Records of Orange County, Florida, are based on the approximate location of the underground utility determined by point marks and/or flags as provided by a utility locating company and field located by Donald W. McIntosh Associates Inc. on December 21, 2016.
- The lands described hereon are subject to rights of the United States Government and/or the State of Florida arising under the United States Government's control over navigable waters and the inalienable rights of the State of Florida in the lands or waters of similar character as to any part of the premises herein described which are submerged beneath navigable waters or may be artificially filled in lands in what was formerly navigable waters and any accretions thereto.
- The "Ordinary High Water Line" location has not been determined for Red Lake. The State of Florida may have claim of title to those lands lying waterward of the ordinary high water line of Red Lake.

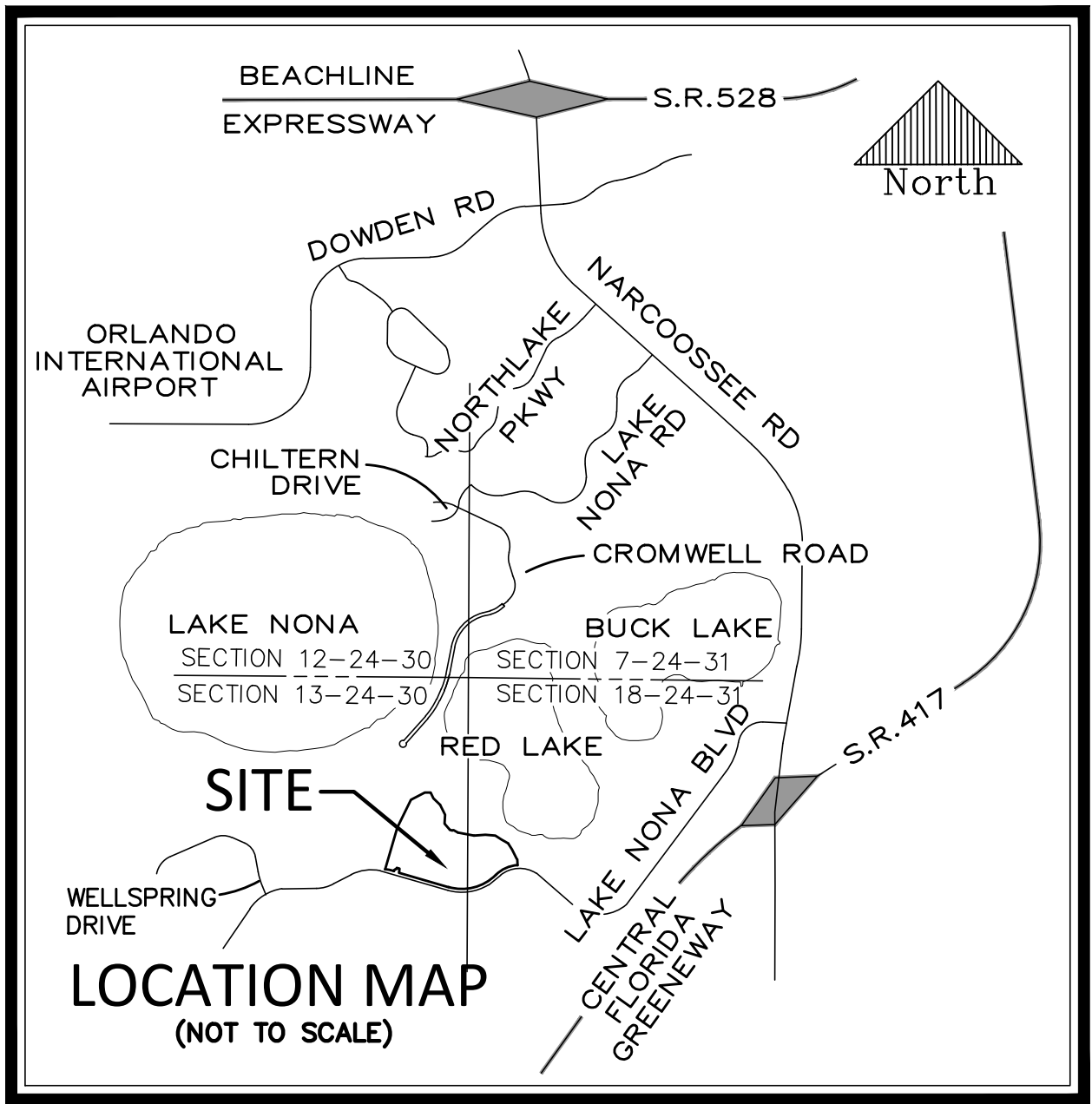
DESCRIPTION:

That part of Section 13 Township 24 South, Range 30 East and that part of Section 18, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of Tract D, according to the plat of LAKE NONA BOULEVARD, as recorded in Plat Book 63, Pages 138 through 143, of the Public Records of Orange County, Florida; thence N09°13'03"E along the East line of said Tract D and the East line of Tract C of said plat of LAKE NONA BOULEVARD, for a distance of 77.69 feet to the Northeast corner of said Tract C; thence run the following courses and distances along the Northerly line of said Tract C: N73°00'20"W, 54.53 feet; S16°59'40"W, 23.25 feet to a point on a non-tangent curve concave Southeasterly having a radius of 56.00 feet and a chord bearing of S49°52'10"W; thence Southwesterly along the arc of said curve through a central angle of 65°45'01" for a distance of 64.26 feet to the point of tangency; S16°59'40"W, 2.69 feet to the Northerly right-of-way line of Lake Nona Boulevard, of said plat of LAKE NONA BOULEVARD and a point on a non-tangent curve concave Southerly having a radius of 1120.00 feet and a chord bearing of N77°35'15"W; thence departing said Northerly line run Westerly along said Northerly right-of-way line and along the arc of said curve through a central angle of 08°21'28" for a distance of 163.37 feet to the Westernmost corner of Parcel 1, as described in Official Records Document Number 20160672581, of the Public Records of Orange County, Florida and a non-tangent line; thence departing said Northerly right-of-way line run the following courses and distances along the Westerly line and Northerly line of said Parcel 1: N16°47'29"E, 801.00 feet; N27°00'33"E, 565.43 feet; N63°01'57"E, 286.22 feet; N90°00'00"E, 107.00 feet; S25°45'27"E, 121.08 feet; S46°03'58"E, 174.46 feet; S23°46'01"E, 156.98 feet; S15°24'26"W, 92.36 feet; S25°12'51"E, 243.02 feet; S74°40'30"E, 74.74 feet; N69°11'57"E, 20.17 feet; S59°58'29"E, 152.38 feet; thence S59°58'29"E, 80.59 feet; N86°20'05"E, 384.77 feet; S84°25'55"E, 183.78 feet; S55°24'43"E, 123.39 feet; S59°04'16"E, 31.35 feet to the Westernmost corner of Parcel 2, as described in said Official Records Document Number 20160672581; thence departing said Northerly line of Parcel 1 run N33°34'57"E along the Northwesternly line of said Parcel 2 for a distance of 347 feet more or less to the waters of Red Lake; thence Southeasterly along the waters of Red Lake 84 feet more or less to the Southeasterly line of said Parcel 2; thence S33°34'57"E along said Southeasterly line 349 feet more or less to the Southernmost corner of said Parcel 2 and the aforesaid Northerly line of Parcel 1; thence departing said Southeasterly line of Parcel 2 run the following courses and distances along said Northerly line of Parcel 1: S59°04'16"E, 69.63 feet; S31°29'01"E, 133.96 feet; S26°29'49"E, 180.12 feet; S36°44'11"E, 29.29 feet to the Easterly line of said Parcel 1; thence departing said Northerly line run S02°55'11"E along said Easterly line, 102.77 feet to the aforesaid Northerly right-of-way line of Lake Nona Boulevard and a point on a non-tangent curve concave Southeasterly having a radius of 620.00 feet and a chord bearing of S66°23'14"W; thence departing said Easterly line of Parcel 1 run the following courses and distances along said Northerly right-of-way line: Southwesterly along the arc of said curve through a central angle of 41°23'10" for a distance of 447.84 feet to the point of reverse curvature of a curve concave Northerly having a radius of 880.00 feet and a chord bearing of S76°20'40"W; thence Westerly along the arc of said curve through a central angle of 61°18'01" for a distance of 941.50 feet to the point of tangency; N73°00'20"W, 949.45 feet to the POINT OF BEGINNING.

Containing 54.9 acres more or less.

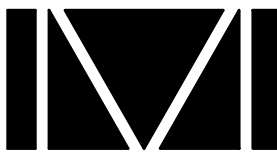
Area measured to the approximate location of the edge of water for Red Lake.



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

LEGEND

(FOR ALL SHEETS)

- C53 = CURVE NUMBER (SEE CURVE TABLE)
L14 = LINE NUMBER (SEE LINE TABLE)
Δ = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CH = CHORD DISTANCE
C = CENTERLINE
ID = IDENTIFICATION
FND = FOUND
R/W = RIGHT-OF-WAY
NT = NON-TANGENT
(R) = RADIAL
(NR) = NON-RADIAL
NO# = NO NUMBER
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
P-C = POINT OF CUSP
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PRC = POINT OF REVERSE CURVATURE
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PG(S) = PAGE(S)
CM = CONCRETE MONUMENT
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
CCR = CERTIFIED CORNER RECORD
OUC = ORLANDO UTILITIES COMMISSION
DOC# = OFFICIAL RECORDS DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
POL = POINT ONLINE
SECTION 13-24-30 = SECTION 13, TOWNSHIP 24 SOUTH, RANGE 30 EAST

SHEET MATCH LINE

= DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT PRM #LB68 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.