

Lach-Nona Plaza

A REPLAT OF TRACT "B" OF TYSON'S CORNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, AT PAGES 41 AND 42 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 1

PLAT BOOK: PAGE:

Lach-Nona Plaza DEDICATION

KNOW ALL BY THESE PRESENTS, That ANON, L.L.C., 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 herein expressed.

IN WITNESS THEREOF, ANON, L.L.C., a Florida Limited Liability Company, has caused these presents to be signed and attested to by the officer named below, on this _____ day of _____, 2018,

By: ANON, L.L.C., a Florida Limited Liability Company

By: _____

DAVID LACH, M.D., as Manager
Printed Name

Signed in the presence of:

Signature of Witness: _____

Printed Name: _____

Signature of Witness: _____

Printed Name: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ORANGE

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared DAVID LACH, M.D., as MANAGER of the above named Limited Liability Company existing under the laws of the State of Florida, who is personally known to me or has produced the following identification _____ and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such officer, thereto duly authorized and that said dedication is the act and deed of said Company.

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

NOTARY PUBLIC _____

My Commission Expires _____

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: _____

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

John B. Webb & Associates, Inc.
Certificate Authorization No. LB 3763

Dated: _____ Signed: _____

Xavier F. Aguirre, P.S.M.
Professional Surveyor and Mapper
License No. LS6750
Registration, State of Florida

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____

_____ approved the foregoing plat.

MAYOR PROTEM _____

ATTEST: _____ City Clerk

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: _____ Date: _____

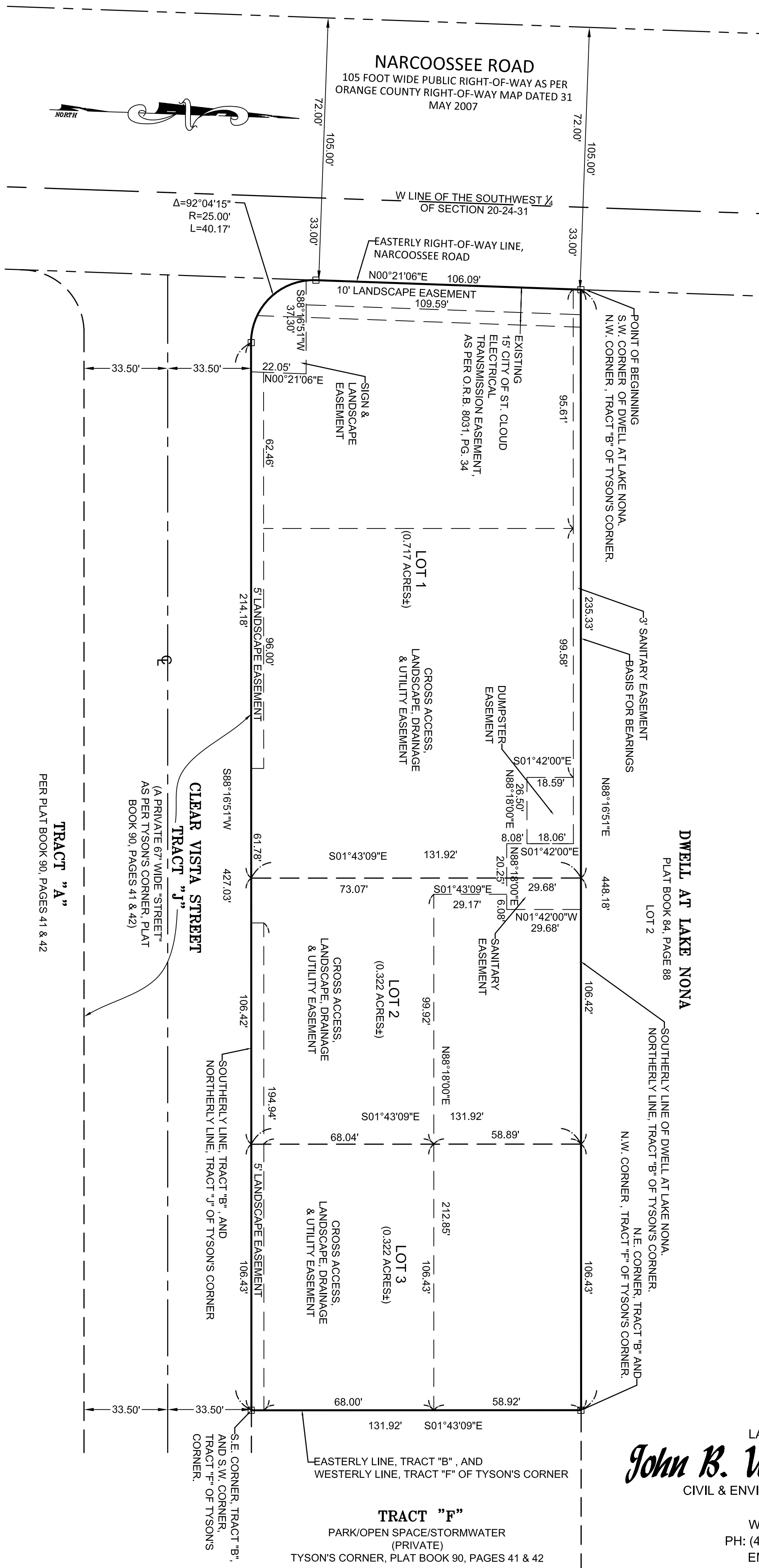
City Planning Official: _____

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 _____



LEGAL DESCRIPTION:

ALL OF TRACT "B" OF TYSON'S CORNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, AT PAGES 41 AND 42 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "B" OF TYSON'S CORNER, SAID POINT BEING SITUATED ON THE EASTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD (A 105 FOOT WIDE PUBLIC RIGHT-OF-WAY AS PER ORANGE COUNTY RIGHT-OF-WAY MAP DATED 31 MAY 2007), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF DWELL AT LAKE NONA, AS RECORDED IN PLAT BOOK 84, AT PAGE 88 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, PROCEED ALONG THE NORTHERLY LINE OF SAID TRACT "B" OF TYSON'S CORNER (SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID DWELL AT LAKE NONA) NORTH 88° 16' 51" EAST, FOR A DISTANCE OF 448.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT "B", SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT "F" OF SAID TYSON'S CORNER; THENCE, PROCEED ALONG THE EASTERLY LINE OF SAID TRACT "B", (SAID LINE ALSO BEING THE WESTERLY LINE OF SAID TRACT "F") SOUTH 01° 43' 09" EAST, FOR A DISTANCE OF 131.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "B", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "F" OF TYSON'S CORNER (SAID POINT ALSO BEING SITUATED ON THE NORTHERLY LINE OF TRACT "J", A 67 FOOT WIDE PRIVATE STREET, AS PER SAID PLAT OF TYSON'S CORNER); THENCE, PROCEED ALONG SAID SOUTHERLY LINE OF TRACT "B" AND THE NORTHERLY LINE OF SAID TRACT "J" SOUTH 88° 16' 51" WEST, FOR A DISTANCE OF 427.03 FEET TO THE BEGINNING OF A CIRCULAR CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET WITH A CENTRAL ANGLE OF 92° 04' 15"; THENCE PROCEED ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 40.17 FEET TO A POINT OF TANGENCY WITH A LINE, SAID POINT BEING SITUATED ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD (SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID TRACT "B" OF TYSON'S CORNER; THENCE, PROCEED ALONG SAID TANGENT LINE (BEING THE SAID WESTERLY LINE OF TRACT "B", AND THE SAID EASTERLY RIGHT-OF-WAY LINE) NORTH 00° 21' 06" EAST, FOR A DISTANCE OF 106.09 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, CONTAINING APPROXIMATELY 1.36 ACRES.

SURVEYOR AND MAPPER'S NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "B" BEING N 88° 16' 51" E AS PER PLAT BOOK 90, PAGES 41-42.
- 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.
- 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, FLORIDA STATUTES, OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.
- SANITARY EASEMENT IS TO BE USED FOR THE CONSTRUCTION AND OPERATION OF A SANITARY-LIFT-STATION AND DISCHARGE PIPING AND IS TO BE OWNED AND MAINTAINED BY THE LACH-NONA PLAZA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.
- A SIGN EASEMENT, SITUATED AT THE SOUTHWEST CORNER OF LOT 1, IS TO BE GRANTED TO THE LACH-NONA PLAZA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR OWNERSHIP OF THE EASEMENT AND MAINTENANCE OF THE SIGN AND ALL APPURTENANCES WITHIN THE EASEMENT.
- A DUMPSTER EASEMENT IS TO BE GRANTED TO THE LACH-NONA PLAZA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR OWNERSHIP OF THE EASEMENT AND MAINTENANCE OF THE DUMPSTER FACILITY AND ALL APPURTENANCES WITHIN THE EASEMENT.
- THE LANDSCAPE EASEMENTS ARE TO BE GRANTED TO THE LACH-NONA PLAZA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR OWNERSHIP OF THE EASEMENT AND MAINTENANCE OF THE LANDSCAPE WITHIN THE EASEMENT.
- CROSS ACCESS EASEMENTS ARE TO BE GRANTED TO THE LACH-NONA PLAZA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR OWNERSHIP OF THE EASEMENT AND MAINTENANCE OF THE ACCESS WITHIN THE EASEMENT AND ARE FOR THE USE OF MEMBERS AND THEIR PATRONS.
- THE LANDS SUBDIVIDED HEREWITH ARE SUBJECT TO THE DECLARATION OF EASEMENTS, COVENANTS & RESTRICTIONS FOR LACH-NONA PLAZA RECORDED ON _____, 2018 IN OFFICIAL RECORDS INSTRUMENT NO. 20180 _____, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND
- THE LANDS SUBDIVIDED HEREWITH ARE SUBJECT TO THE RESTRICTIVE COVENANT FOR LACH-NONA PLAZA RECORDED ON _____, 2018 IN OFFICIAL RECORDS INSTRUMENT NO. 20180 _____, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THE SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING ENCUMBRANCES, AS DETAILED IN THE ATTORNEY'S OPINION-OF-TITLE, BY MARLOWE & WEATHERFORD, P.A., DATED APRIL 23, 2018:
 - Plat of Tyson's Corner, recorded in Plat Book 90, Pages 41 and 42, of the Public Records of Orange County, Florida.
 - Stipulated Final Judgment as to Parcel O-36 recorded on November 13, 1997 in Official Records Book 5364, Page 326, Public Records of Orange County, Florida and Order of Taking recorded on June 20, 2005 in Official Records Book 8031, Page 34, Public Records of Orange County, Florida
 - Interlocal Agreement for a Joint Planning Area between the City of Orlando and Orange County recorded on November 24, 2015 in Official Records Book 11017, Page 9028, Public Records of Orange County, Florida.
 - Declaration of Covenants, Restrictions and Easements recorded on November 3, 2016 in Official Records Instrument No. 20160575971, Public Records of Orange County, Florida.
 - Declaration of Covenants, Conditions, Restrictions and Easements recorded on August 7, 2017 in Official Records Instrument No. 20170435927, Public Records of Orange County, Florida.

LEGEND

C.C.R.	CERTIFIED CORNER RECORD	L	ARC LENGTH
Ch.B.	CHORD BEARING	L.B.	LICENSED BUSINESS
Ch.D.	CHORD DISTANCE	R	RADIUS
O.R.	OFFICIAL RECORDS	R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK	C	CENTERLINE
P.N.T.	POINT OF NON-TANGENCY	Δ	CENTRAL ANGLE OF ARC
P.R.M.	SET PERMANENT REFERENCE MONUMENT (4"x4"x30" CONCRETE MONUMENT, WITH DISK ENGRAVED "P.R.M. LB3763)		

LAND SURVEYING DIVISION OF

John B. Webb & Associates, Inc.

CIVIL & ENVIRONMENTAL CONSULTING ENGINEERS

925 S. DENNING DRIVE

WINTER PARK, FLORIDA 32789

PH: (407) 622-9322 FAX: (407) 622-9325

EMAIL: WEBBENGRA@AOL.COM

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY 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.