

SHOPPES AT NONA PLACE

SHEET 1 OF 2

SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST, AND THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 15, THENCE WEST ON THE NORTHERLY BOUNDARY LINE OF SAID SECTION 30, A DISTANCE OF 690 FEET TO A POINT, THENCE SOUTH AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 15, A DISTANCE OF 975 FEET TO A POINT, THENCE EAST AND PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID SECTION 30 A DISTANCE OF 690 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 15, THENCE NORTHERLY AND ALONG THE WESTERLY RIGHT OF WAY OF SAID STATE ROAD 15 A DISTANCE OF 975 FEET MORE OR LESS TO THE POINT OF BEGINNING, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION DEEDED TO ORANGE COUNTY IN THE SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 9838, PAGE 9060, AND TRUSTEE'S DEED RECORDED IN O.R. BOOK 9838, PAGE 9068, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FURTHER DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°46'07" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID SECTION 30 A DISTANCE OF 36.57 FEET TO THE INTERSECTION OF SAID NORTHERLY BOUNDARY LINE AND THE OLD WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 15 (ALSO KNOWN AS NARCOOSSEE ROAD); THENCE CONTINUE SOUTH 89°46'07" WEST A DISTANCE OF 65.44 FEET TO A POINT LYING ON THE NEW WESTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 9838, PAGE 9060 AND OFFICIAL RECORDS BOOK 9838, PAGE 9068 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NEW WESTERLY RIGHT-OF-WAY LINE, CONTINUE SOUTH 89°46'07" WEST A DISTANCE OF 624.56 FEET; THENCE RUN SOUTH 00°19'52" WEST A DISTANCE OF 975.00 FEET; THENCE RUN NORTH 89°46'07" EAST A DISTANCE OF 654.57 FEET TO A POINT LYING ON THE AFORESAID NEW WESTERLY RIGHT-OF-WAY LINE; THENCE RUN ALONG SAID NEW WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING: NORTH 00°19'52" EAST, 944.25 FEET; SOUTH 89°46'07" WEST, 30.00 FEET; NORTH 00°19'52" EAST, 30.75 FEET TO THE POINT OF BEGINNING.


SAID PARCEL CONTAINING 637,248 SQUARE FEET OR 14.63 ACRES MORE OR LESS.


INDEX OF SHEETS


- 1 COVER SHEET
2 BOUNDARY & EASEMENT GEOMETRY


NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM AS BEING NORTH 00°20'20" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST.

2.  -DENOTES A SET PERMANENT REFERENCE MONUMENT, A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH "LB 7143 P.R.M." CAP UNLESS OTHERWISE NOTED.

3.  -DENOTES A SET A NAIL AND DISC, OR A 5/8" IRON ROD WITH A CAP, INSCRIBED "LB 7143" IDENTIFIED AS SHOWN HEREON.

4.  -DENOTES A FOUND PERMANENT REFERENCE MONUMENT, A 4 INCH BY 4 INCH CONCRETE MONUMENT IDENTIFIED AS SHOWN HEREON UNLESS OTHERWISE NOTED.

5.  -DENOTES A CHANGE IN DIRECTION.

6. 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.

7. 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.

8. TRACT "A", TRACT "B", AND TRACT "C", CONSERVATION EASEMENTS, IS OWNED BY NADG/BLACKFIN PARTNERS (LAKE NONA) LP, A DELAWARE LIMITED PARTNERSHIP AND MAINTAINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT PER INSTRUMENT NUMBER 20180019115, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

9. TRACT "D" IS OWNED AND MAINTAINED BY NADG/BLACKFIN PARTNERS (LAKE NONA) LP, A DELAWARE LIMITED PARTNERSHIP.

10. SIDEWALK UTILITY AND DRAINAGE EASEMENT IN FAVOR OF ORANGE COUNTY, FLORIDA, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 9838, PAGE 9076, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

11. SLOPE EASEMENT IN FAVOR OF ORANGE COUNTY, FLORIDA, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 9838, PAGE 9085, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
12. STORMWATER DRAINAGE EASEMENT IN FAVOR OF ORANGE COUNTY, FLORIDA, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 9838, PAGE 9100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

13. EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, A BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND BLACKFIN PARTNERS INVESTMENTS, INC., A FLORIDA CORPORATION, AS RECORDED IN INSTRUMENT NO. 2016049215, TOGETHER WITH AND AS AFFECTED BY THE FIRST AMENDMENT TO EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT NO. 2017043364, AND THE SECOND AMENDMENT TO EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT NO. 20170181168, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

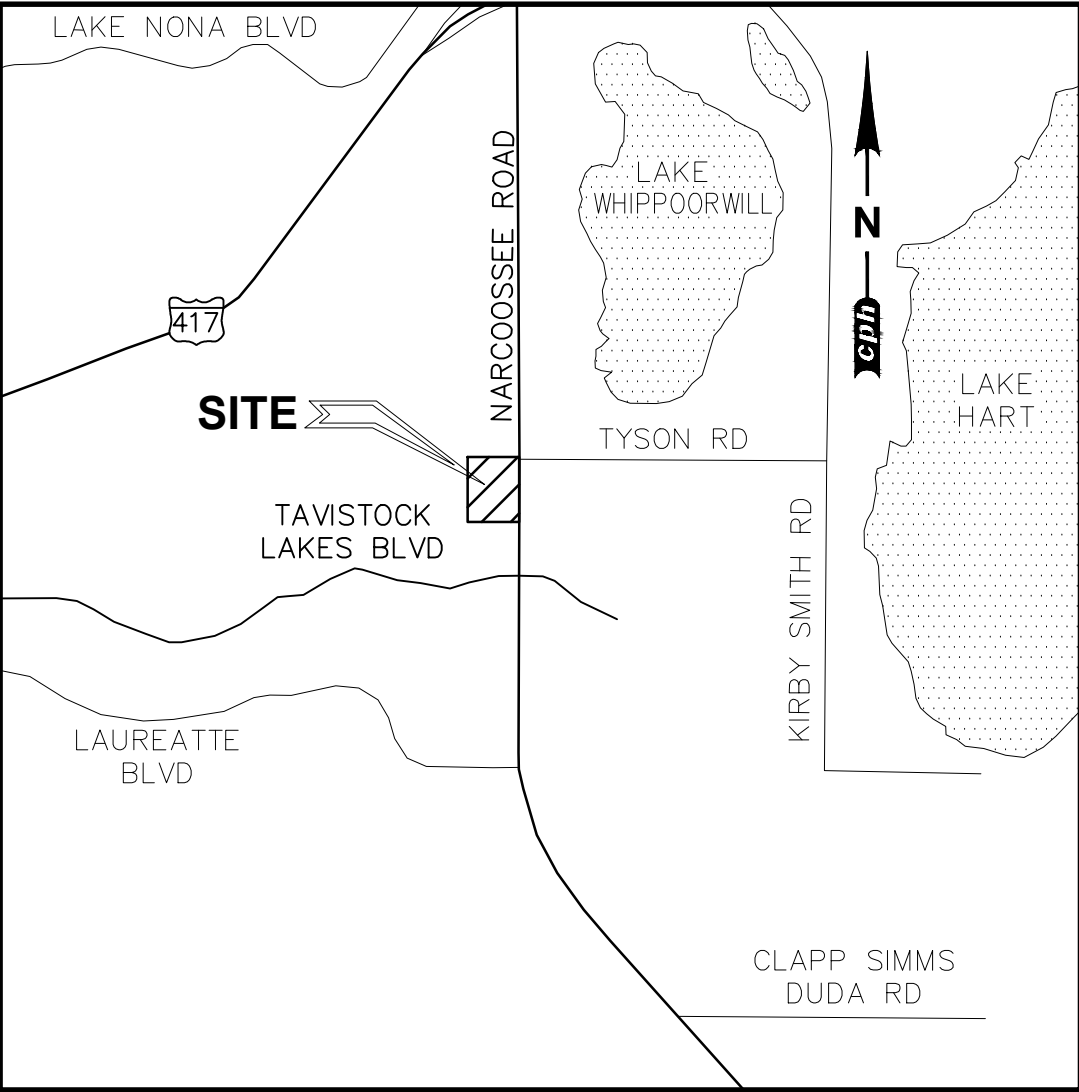
14. STATEMENT OF RESTRICTIVE COVENANT PURSUANT TO EASEMENT MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT NO. 20170223558, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

15. ACCESS EASEMENT AGREEMENT IN FAVOR OF EDGAR O. YATES & COLLEEN R. YATES AS CO-TRUSTEES OF THE EDGAR O. YATES REVOCABLE TRUST DATED NOVEMBER 1, 2006 AND CLIFTON W. ACKERMAN & JOY T. ACKERMAN, AS RECORDED IN INSTRUMENT NO. 20170178873, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

16. EASEMENT IN FAVOR OF EDGAR O. YATES & COLLEEN R. YATES AS CO-TRUSTEES OF THE EDGAR O. YATES REVOCABLE TRUST DATED NOVEMBER 1, 2006 AND CLIFTON W. ACKERMAN & JOY T. ACKERMAN, AS RECORDED IN INSTRUMENT NO. 20170178874, TOGETHER WITH AND AS AFFECTED BY THE AMENDMENT TO EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 20170561156, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

17. DEED OF CONSERVATION EASEMENTS IN FAVOR OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AS RECORDED IN INSTRUMENT NO. 20180019115, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

18. RECIPROCAL EASEMENT AGREEMENT TO GRANT AND ESTABLISH CERTAIN EASEMENTS UPON THE PARCELS FOR THE MUTUAL AND RECIPROCAL BENEFIT AND COMPLEMENT OF THE PARCELS AND THE FEE SIMPLE OWNERS THEREOF FROM TIME TO TIME, AS RECORDED IN INSTRUMENT NO. 20180170393, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



VICINITY MAP

NOT TO SCALE

PLAT BOOK:

PAGE:

SHOPPES AT NONA PLACE

DEDICATION

KNOW ALL BY THESE PRESENTS, That NADG/BLACKFIN PARTNERS (LAKE NONA) LP, a Delaware limited 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 unless otherwise noted.

AND

Utility Easements lying within Lot 1 and Lot 2 is hereby dedicated to the perpetual use of the public;

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on _____

By: _____
Printed Name _____

Attest: _____
Printed Name _____

Signed in the presence of:

By: _____
Printed Name _____

By: _____
Printed Name _____

STATE OF _____ COUNTY OF _____ THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ and _____ of the above named _____ and _____ who is/are personally

known to me or have produced the following identification _____ Corporation incorporated under the laws of _____ who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized and that said dedication is the act and deed of said Corporation.

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

NOTARY PUBLIC _____
My Commission Expires _____

CONSENT AND JOINDER TO PLAT DEDICATION

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Instrument Number 20170547005, of the Public Records of Orange County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedication by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of: _____

Print Name: _____ By: _____
Print Name: _____ Its: _____

Print Name: _____

STATE OF: _____
COUNTY OF: _____

the foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____ the _____ of _____ a _____, on behalf of the _____, such person is personally known to me or produced _____ as identification.

(Notary Signature)
(Notary Seal)

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.

Dated: _____ Signed: _____
Registration Number 6233 Paul J. Katrek
Professional Surveyor and Mapper
CPH, Inc.
500 W Fulton Street
Sanford, FL 32771

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR PRO TEM _____

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 _____

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• Texas

THIS INSTRUMENT PREPARED BY
PAUL J. KATREK
OF
CPH, INC.
LB# 7143
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
(407)322-6841

ABBREVIATION LEGEND:

- (BB) – BEARING BASIS
BSE – BELL SOUTH EASEMENT
C – CHORD
CB – CHORD BEARING
CCR – CERTIFIED CORNER RECORD
C/L – CENTERLINE
CM – CONCRETE MONUMENT
CONC – CONCRETE
COR – CORNER
A – DELTA
DE – DRAINAGE EASEMENT
ESMT – EASEMENT
FND – FOUND
FP&L – FLORIDA POWER AND LIGHT
ID – IDENTIFICATION
IE & U – INGRESS/EGRESS & UTILITY
IE – INGRESS/EGRESS
INST – INSTRUMENT
INT – INTERSECTION
IP – IRON PIPE
IR – IRON ROD
IR&C – IRON REBAR & CAP
L – ARC LENGTH
- LB# – LICENSED BUSINESS NUMBER
N & D – NAIL AND DISK
NO. – NUMBER
NTS – NOT TO SCALE
ORB – OFFICIAL RECORDS BOOK
PB – PLAT BOOK
PC – POINT OF CURVATURE
PG – PAGE
PGS – PAGES
PK – PARKER KAYLON
PRM – PERMANENT REFERENCE MONUMENT
PSM – PROFESSIONAL SURVEYOR & MAPPER
PT – POINT OF TANGENCY
R31E – RANGE 31 EAST
R – RADIUS
RAD – RADIAL
RPB – ROAD PLAT BOOK
R/W – RIGHT-OF-WAY
SEC 30 – SECTION 30
SQ FT – SQUARE FEET
TYP – TYPICAL
T24S – TOWNSHIP 24 SOUTH
UE – UTILITY EASEMENT
WE – WATER EASEMENT
W/ – WITH

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.