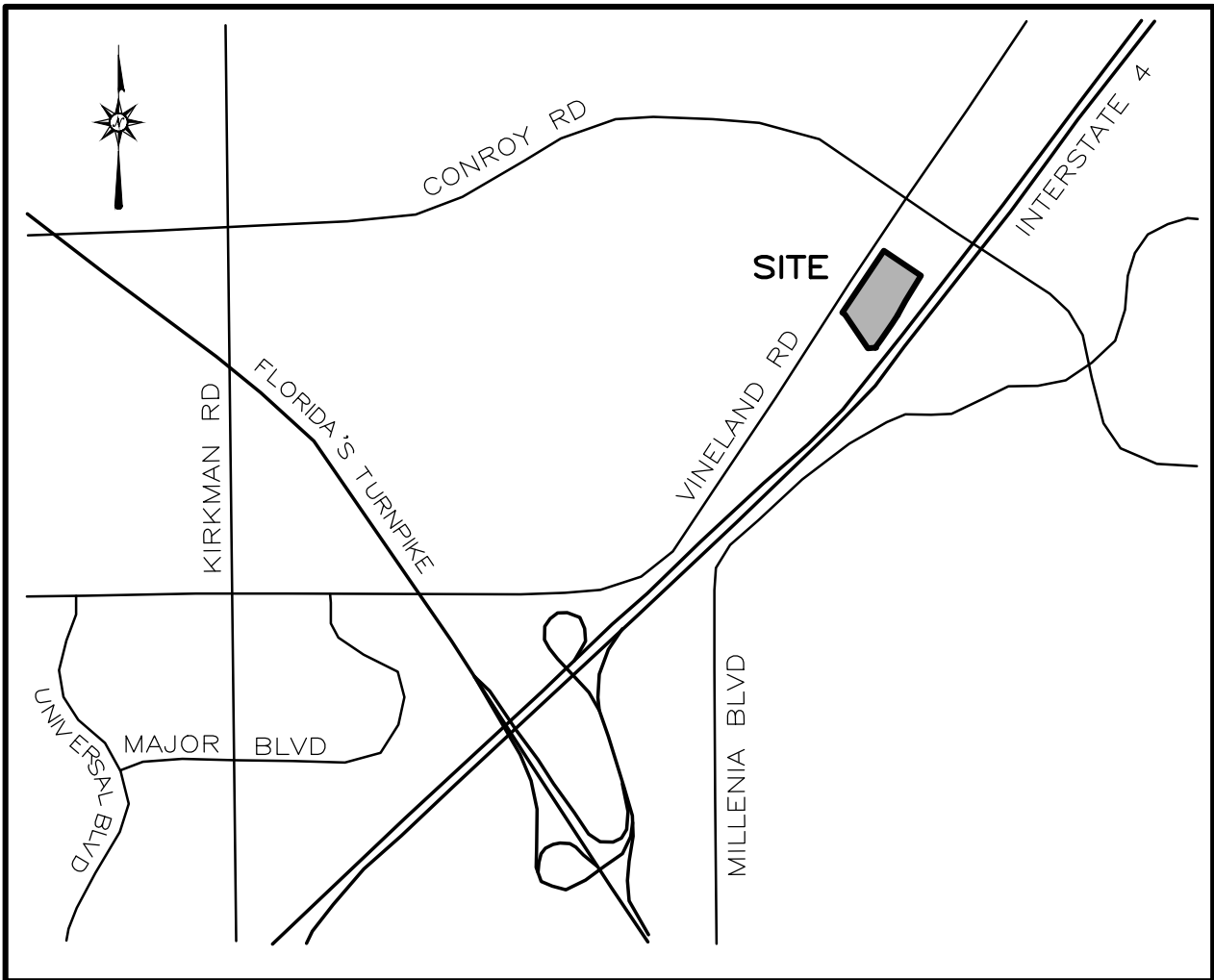


MILLENIA PARCEL M  
SECTION 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



VICINITY MAP  
SCALE 1" = 2000'

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING A PORTION OF MILLENIA PARCEL M AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 1, ORLANDO AUDI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 115-116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH THE WEST LIMITED-ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 4 (A VARIABLE-WIDTH LIMITED-ACCESS RIGHT OF WAY) THE FOLLOWING THREE (3) COURSES: 1) S31°34'20"W, A DISTANCE OF 360.54 FEET; 2) S28°34'15"W, A DISTANCE OF 200.01 FEET; 3) SOUTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 7614.44 FEET, A CENTRAL ANGLE OF 3°38'52" AND A CHORD BEARING AND DISTANCE OF S34°32'37"W, 484.70 FEET) FOR AN ARC DISTANCE OF 484.78 FEET; THENCE LEAVING SAID WEST LIMITED ACCESS RIGHT-OF-WAY LINE, S86°11'29"W, A DISTANCE OF 90.61 FEET; THENCE N34°16'37"W, A DISTANCE OF 500.98 FEET; THENCE N54°17'46"W, A DISTANCE OF 38.72 FEET TO THE EAST RIGHT-OF-WAY LINE OF VINELAND ROAD; THENCE WITH SAID EAST RIGHT-OF-WAY LINE, N33°55'31"E, A DISTANCE OF 912.19 FEET TO THE SOUTH LINE OF LOT 1 OF SAID ORLANDO AUDI; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, AND WITH SAID SOUTH LINE, S56°04'59"E, A DISTANCE OF 547.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.188 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011, GEOID 12A. THE NORTH LINE OF THE NW 1/4 OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST BEARS S89°12'58"W.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE NON-EXCLUSIVE 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.
3. DEVELOPMENT ON THE 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.
4. TRACT A WILL BE OWNED BY THE OWNER OF LOT 1, CITY FURNITURE, INC., AND MAINTAINED BY BOTH CITY FURNITURE, INC. AND UP FIELDGATE - US INVESTMENTS, GARDENS AT MILLENIA, LLC AS A MASTER STORMWATER FACILITY FOR ALL LOTS.
5. TRACT B WILL BE OWNED BY THE OWNER OF LOT 2, UP FIELDGATE - US INVESTMENTS, GARDENS AT MILLENIA, LLC, AND MAINTAINED BY BOTH CITY FURNITURE AND UP FIELDGATE - US INVESTMENTS, GARDENS AT MILLENIA, LLC AS AN ACCESS DRIVE FOR ALL LOTS.
6. TRACT C WILL BE OWNED BY THE OWNER OF LOT 2, UP FIELDGATE - US INVESTMENTS, GARDENS AT MILLENIA, LLC, AND MAINTAINED BY BOTH CITY FURNITURE AND UP FIELDGATE - US INVESTMENTS, GARDENS AT MILLENIA, LLC AS A PRIVATE LIFT STATION FOR THE BENEFIT OF ALL LOTS.
7. TRACT D WILL BE DEDICATED TO THE CITY OF ORLANDO FOR ADDITIONAL RIGHT OF WAY FOR VINELAND ROAD.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO:
  - A) MILLENIA DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 5641, PAGE 1790 AND FIRST AMENDMENT THERETO RECORDED IN OFFICIAL RECORDS BOOK 6118, PAGE 3864, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
  - B) RECIPROCAL EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20170220322 AND RE-RECORDED IN INSTRUMENT NUMBER 20170254521, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
  - C) GRANT OF EASEMENT FOR THE INSTALLATION, OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF UTILITY FACILITIES AS DESCRIBED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 21, 2017 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, INSTRUMENT NUMBER 20170220322. EASEMENT IS BLANKET IN NATURE.

MILLENIA PARCEL M  
DEDICATION

KNOW ALL BY THESE PRESENTS, That UP Fieldgate US Investments-Gardens at Millenia, LLC, a Florida limited liability company, 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 the city services easement and Tract D shown hereon to the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officer named below on \_\_\_\_\_

By: Scott D. Fish  
Manager \_\_\_\_\_

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 Scott D. Fish, manager of the above named Company, organized 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 \_\_\_\_\_

KNOW ALL BY THESE PRESENTS, That City Furniture, Inc., a Florida corporation, 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 the city services easement shown hereon to the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officer named below on \_\_\_\_\_

By: \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Title \_\_\_\_\_

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 \_\_\_\_\_ of the above named Corporation incorporated under the laws 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/her free act and deed as such officer 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 \_\_\_\_\_

QUALIFICATION STATEMENT OF SURVEYOR & 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 6610 Jeffrey D. Hofius  
Leading Edge Land Services, Inc.  
8802 Exchange Drive  
Orlando, FL 32809

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 APPROVAL 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 \_\_\_\_\_