

LUMINARY BOULEVARD PHASE 1B  
A PORTION OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 5  
SEE SHEET 2 FOR LEGEND

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 North line of Section 31, Township 24 South, Range 31 East, as being S89°41'29"W, 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.
- Tract R is a roadway tract intended to be owned and maintained by the City of Orlando upon conveyance to the City of Orlando by separate instrument recorded in the Public Records of Orange County, Florida.
- The lands described herein are subject to Declaration, Waiver and Dedication of Avigation Easement recorded in Official Records Document Number 20180293630, as amended by Amended and Restated Declaration, Waiver and Dedication of Avigation Easement recorded in Official Records Document Number 20190018433, Public Records of Orange County, Florida.
- 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.
- The features and linework shown hereon are in grid relative to Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.99994883912 (1.00005116349757). All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

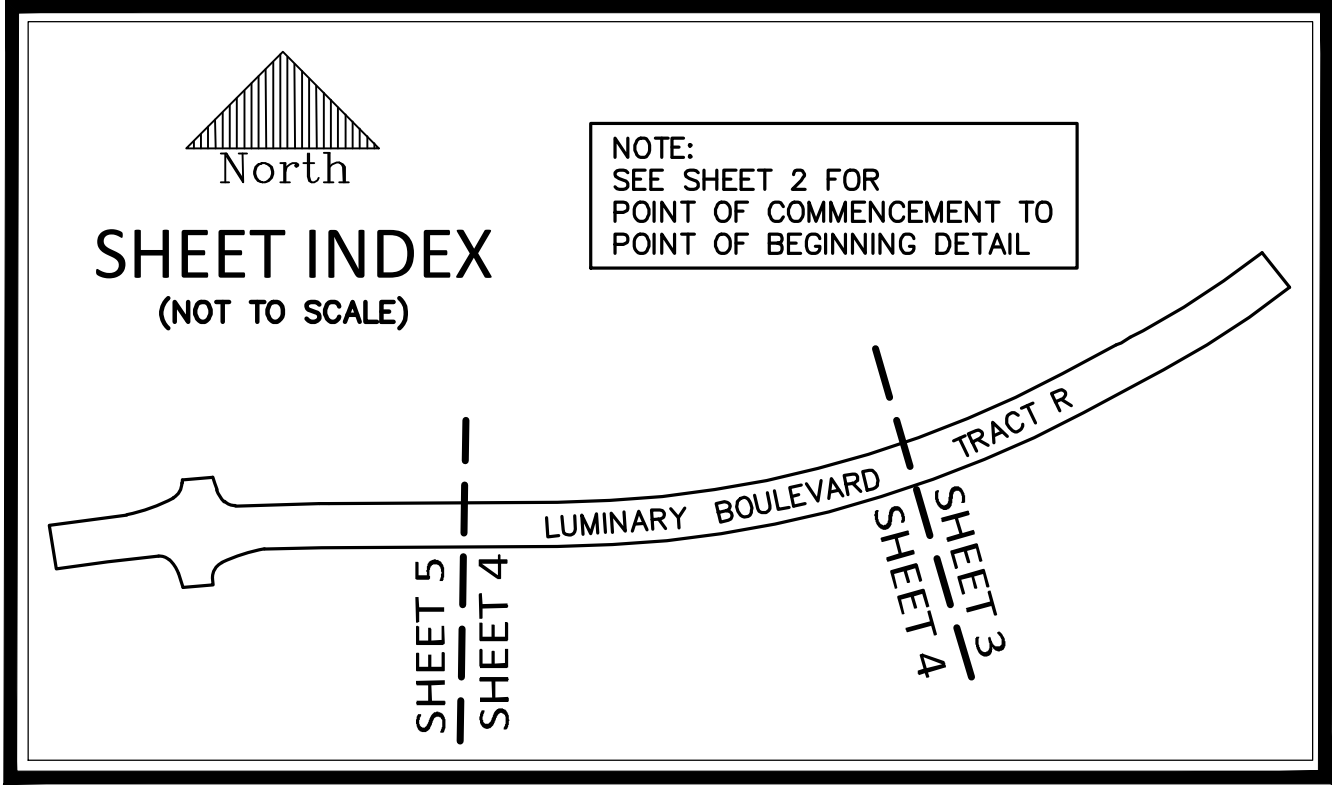
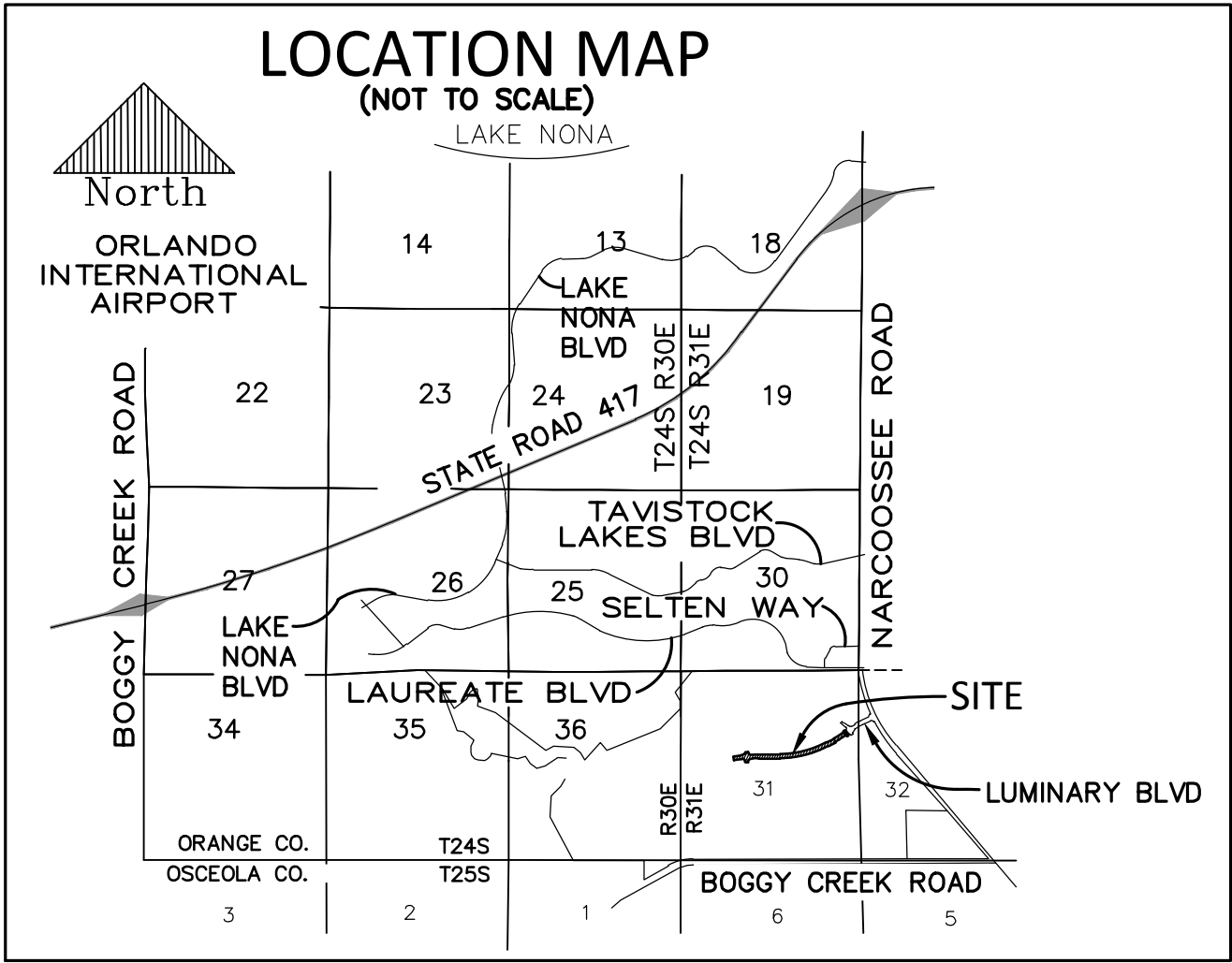
DESCRIPTION:

That part of Section 31, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

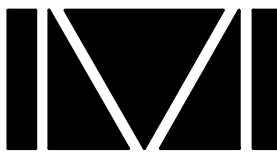
Commence at the Northeast corner of said Section 31; thence S89°41'29"W along the North line of said Section 31, for a distance of 30.34 feet to the West right-of-way line of Narcoossee Road, as described in Official Records Book 10003, Page 5463, of the Public Records of Orange County, Florida, and a point on a non-tangent curve concave Easterly having a radius of 4595.35 feet and a chord bearing of S17°26'04"E; thence Southerly along said West right-of-way line and the arc of said curve through a central angle of 19°50'00" for a distance of 1590.71 feet to the Northerly line of POITRAS EAST N-5 SOUTH, according to the plat thereof, as recorded in Plat Book 102, Pages 76 and 77, of the Public Records of Orange County, Florida, and a non-tangent line; thence departing said West right-of-way line run the following courses and distances along said Northerly line: S62°38'57"W, 15.50 feet to a non-tangent curve concave Southerly having a radius of 65.00 feet and a chord bearing of N72°18'18"W; thence Westerly along the arc of said curve through a central angle of 89°54'30" for a distance of 102.00 feet to the point of tangency; S62°44'27"W, 247.07 feet to the point of curvature of a curve concave Southeasterly having a radius of 2179.00 feet and a chord bearing of S59°21'36"W; thence Southwesterly along the arc of said curve through a central angle of 06°45'43" for a distance of 257.16 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 77.16 feet and a chord bearing of S49°54'05"W; thence Southwesterly along the arc of said curve through a central angle of 12°09'19" for a distance of 16.37 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 279.00 feet and a chord bearing of S33°24'16"W; thence Southwesterly along the arc of said curve through a central angle of 20°50'18" for a distance of 101.47 feet to the point of compound curvature of a curve concave Easterly having a radius of 44.00 feet and a chord bearing of S00°59'41"E; thence Southerly along the arc of said curve through a central angle of 47°57'35" for a distance of 36.83 feet to the point of compound curvature of a curve concave Northeasterly having a radius of 1579.00 feet and a chord bearing of S25°19'23"E; thence Southeasterly along the arc of said curve through a central angle of 00°41'49" for a distance of 19.21 feet to a non-tangent line; S64°19'43"W, 81.65 feet to the Northwest corner of said plat of POITRAS EAST N-5 SOUTH, and a non-tangent curve concave Southwesterly having a radius of 729.00 feet and a chord bearing of N40°32'22"W; thence departing said Northerly line run Northwesterly along the arc of said curve through a central angle of 01°16'36" for a distance of 16.24 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 79.00 feet and a chord bearing of N55°24'29"W; thence Northwesterly along the arc of said curve through a central angle of 28°27'38" for a distance of 39.24 feet to the point of compound curvature of a curve concave Southerly having a radius of 50.00 feet and a chord bearing of S80°49'26"W; thence Westerly along the arc of said curve through a central angle of 59°04'31" for a distance of 51.55 feet to the Northerly line of lands described in Official Records Document Number 20180749879, of the Public Records of Orange County, Florida, and the point of reverse curvature of a curve concave Northwesterly having a radius of 2310.00 feet and a chord bearing of S51°31'26"W; thence run the following courses and distances along said Northerly line: Southwesterly along the arc of said curve through a central angle of 00°28'32" for a distance of 19.17 feet to the POINT OF BEGINNING; thence continue Southwesterly along the arc of said curve concave Northwesterly having a radius of 2310.00 feet and a chord bearing of S56°48'32"W, through a central angle of 10°05'40" for a distance of 406.97 feet to the point of tangency; S61°51'22"W, 246.53 feet to the point of curvature of a curve concave Northerly having a radius of 3060.00 feet and a chord bearing of S75°44'09"W; thence Westerly along the arc of said curve through a central angle of 27°45'34" for a distance of 1482.56 feet to the point of tangency; S89°36'57"W along said Northerly line of lands described in Official Records Document Number 20180749879 and the Westerly prolongation thereof, for a distance of 639.95 feet to the point of curvature of a curve concave Southerly having a radius of 4940.00 feet and a chord bearing of S88°43'28"W; thence departing said Westerly prolongation, run Westerly along the arc of said curve through a central angle of 01°46'57" for a distance of 153.68 feet to a non-tangent curve concave Southerly having a radius of 479.00 feet and a chord bearing of S72°17'09"W; thence Westerly along the arc of said curve through a central angle of 14°30'17" for a distance of 121.26 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 44.00 feet and a chord bearing of S30°37'03"W; thence Southwesterly along the arc of said curve through a central angle of 68°49'55" for a distance of 52.86 feet to the point of reverse curvature of a curve concave Westerly having a radius of 2782.00 feet and a chord bearing of S03°38'00"E; thence Southerly along the arc of said curve through a central angle of 00°19'49" for a distance of 16.03 feet to a non-tangent line; thence S84°24'01"W, 80.73 feet to a non-tangent curve concave Westerly having a radius of 554.00 feet and a chord bearing of N18°02'12"W; thence Northerly along the arc of said curve through a central angle of 04°05'57" for a distance of 39.64 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 94.00 feet and a chord bearing of N33°39'37"W; thence Northwesterly along the arc of said curve through a central angle of 27°08'53" for a distance of 44.54 feet to the point of compound curvature of a curve concave Southerly having a radius of 38.00 feet and a chord bearing of N71°21'47"W; thence Westerly along the arc of said curve through a central angle of 48°15'28" for a distance of 32.01 feet to the point of compound curvature of a curve concave Southerly having a radius of 4940.00 feet and a chord bearing of S82°53'04"W; thence Westerly along the arc of said curve through a central angle of 03°14'49" for a distance of 279.95 feet to a non-tangent line; thence N08°44'20"W, 120.00 feet to a non-tangent curve concave Southerly having a radius of 5060.00 feet and a chord bearing of N82°27'22"E; thence Easterly along the arc of said curve through a central angle of 02°23'24" for a distance of 211.08 feet to a non-tangent curve concave Northerly having a radius of 479.00 feet and a chord bearing of N70°19'53"E; thence Easterly along the arc of said curve through a central angle of 16°07'54" for a distance of 134.86 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 44.00 feet and a chord bearing of N29°58'36"E; thence Northeasterly along the arc of said curve through a central angle of 64°34'41" for a distance of 49.59 feet to the point of tangency; thence N02°18'44"W, 9.14 feet; thence N85°41'06"E, 82.85 feet to a non-tangent curve concave Easterly having a radius of 594.19 feet and a chord bearing of S19°02'06"E; thence Southerly along the arc of said curve through a central angle of 03°27'01" for a distance of 35.78 feet to the point of compound curvature of a curve concave Northeasterly having a radius of 94.00 feet and a chord bearing of S32°20'10"E; thence Southeasterly along the arc of said curve through a central angle of 23°09'05" for a distance of 37.98 feet to the point of compound curvature of a curve concave Northerly having a radius of 38.00 feet and a chord bearing of S68°27'46"E; thence Easterly along the arc of said curve through a central angle of 49°06'06" for a distance of 32.57 feet to the point of reverse curvature of a curve concave Southerly having a radius of 5060.00 feet and a chord bearing of N88°16'47"E; thence Easterly along the arc of said curve through a central angle of 02°35'13" for a distance of 228.45 feet to a non-tangent line; thence S88°35'02"E, 23.51 feet; thence N71°34'34"E, 2.39 feet; thence N89°36'57"E, 617.93 feet to the point of curvature of a curve concave Northerly having a radius of 2940.00 feet and a chord bearing of N75°44'09"E; thence Easterly along the arc of said curve through a central angle of 27°45'34" for a distance of 1424.42 feet to the point of tangency; thence N61°51'22"E, 165.57 feet; thence N73°02'16"E, 14.61 feet; thence N56°13'24"E, 28.87 feet; thence N61°51'22"E, 37.90 feet to the point of curvature of a curve concave Northwesterly having a radius of 2190.00 feet and a chord bearing of N56°48'32"E; thence Northeasterly along the arc of said curve through a central angle of 10°05'40" for a distance of 385.83 feet to a non-tangent line; thence S38°14'17"E, 120.00 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.99994883912, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 10.051 acres more or less when measured in ground dimensions.



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

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.

NOTE:  
- THE PROPERTIES DELINEATED ON THIS PLAT ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE.

PLAT  
BOOK

PAGE

LUMINARY BOULEVARD PHASE 1B

DEDICATION

KNOW ALL BY THESE PRESENTS, That TDCP, 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 hereby dedicates nothing to the public.

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

TDCP, LLC  
6900 Tavistock Lakes Boulevard, Suite 200  
Orlando, Florida 32827

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINTED NAME: James L. Zboril  
TITLE: President  
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 by means of ( ) physical presence or ( ) online notarization, this \_\_\_\_\_ James L. Zboril, President of TDCP, LLC, a Florida limited liability company, on behalf of the Company. He 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 File 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: \_\_\_\_\_  
Robert "Tyler" Sears  
Florida Professional Surveyor and Mapper  
Certificate No. 6950