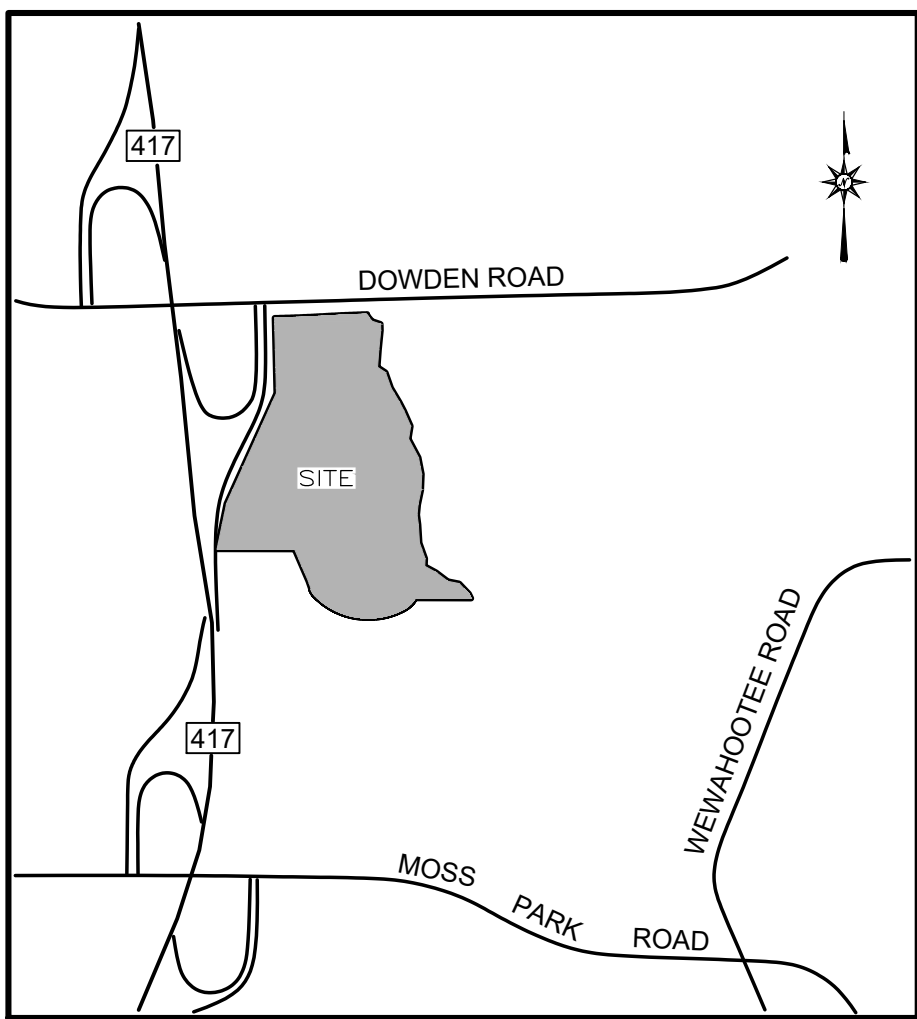
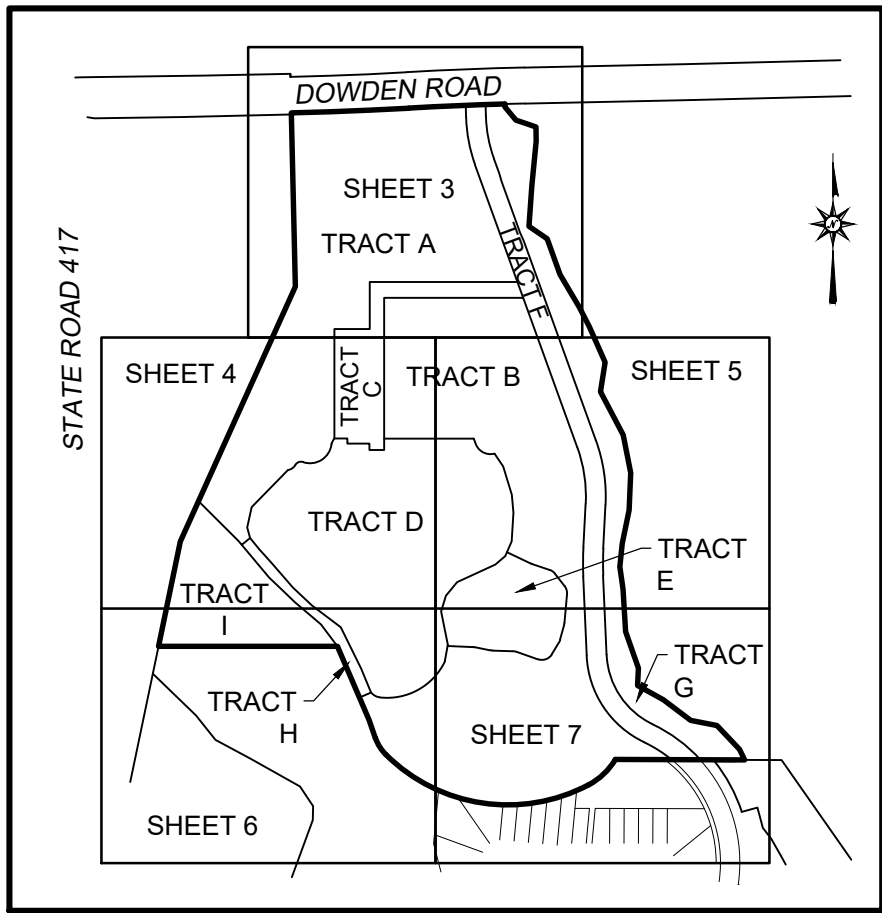




VICINITY MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 4 AND 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3717, PAGE 250, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 4; THENCE WITH THE WEST LINE OF SAID SW 1/4, S00°08'07"W, A DISTANCE OF 563.11 FEET TO THE SOUTH LIMITED-ACCESS RIGHT-OF-WAY LINE OF DOWDEN ROAD (VARIABLE-WIDTH RIGHT OF WAY PER OFFICIAL RECORDS BOOK 10182, PAGE 3086, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA); THENCE WITH SAID SOUTH LIMITED-ACCESS RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S80°53'31"E, A DISTANCE OF 24.75 FEET; 2) N89°13'27"E, A DISTANCE OF 305.74 FEET; 3) N88°39'05"E, A DISTANCE OF 378.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH SAID SOUTH LIMITED-ACCESS RIGHT-OF-WAY LINE, N01°20'59"W, A DISTANCE OF 5.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DOWDEN ROAD (VARIABLE-WIDTH RIGHT OF WAY PER PLAT BOOK 86, PAGES 61-71, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA); THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 11062.50 FEET, A CENTRAL ANGLE OF 2°06'58" AND A CHORD BEARING AND DISTANCE OF N87°44'13"E, 408.58 FEET) FOR AN ARC DISTANCE OF 408.60 FEET TO A POINT OF REVERSE CURVATURE; 2) NORTHEASTERLY WITH THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 10937.50 FEET, A CENTRAL ANGLE OF 1°44'53" AND A CHORD BEARING AND DISTANCE OF N87°33'10"E, 333.69 FEET) FOR AN ARC DISTANCE OF 333.70 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S01°07'48"W, A DISTANCE OF 9.52 FEET; THENCE S39°38'19"E, A DISTANCE OF 60.16 FEET; THENCE S71°16'28"E, A DISTANCE OF 73.57 FEET; THENCE S00°51'59"E, A DISTANCE OF 50.27 FEET; THENCE S05°35'47"W, A DISTANCE OF 154.84 FEET; THENCE S04°03'26"W, A DISTANCE OF 141.05 FEET; THENCE S55°48'08"E, A DISTANCE OF 76.67 FEET; THENCE S19°41'52"E, A DISTANCE OF 131.58 FEET; THENCE S30°27'25"E, A DISTANCE OF 132.63 FEET; THENCE S27°05'25"E, A DISTANCE OF 78.04 FEET; THENCE S24°00'29"E, A DISTANCE OF 132.92 FEET; THENCE S08°50'34"W, A DISTANCE OF 103.69 FEET; THENCE S27°40'10"E, A DISTANCE OF 168.92 FEET; THENCE S11°10'37"E, A DISTANCE OF 134.44 FEET; THENCE S02°28'33"W, A DISTANCE OF 129.41 FEET; THENCE S11°33'09"W, A DISTANCE OF 118.54 FEET; THENCE S05°50'03"W, A DISTANCE OF 81.26 FEET; THENCE S08°18'35"E, A DISTANCE OF 78.53 FEET; THENCE S03°27'21"E, A DISTANCE OF 147.32 FEET; THENCE S19°19'40"E, A DISTANCE OF 134.33 FEET; THENCE S03°01'33"W, A DISTANCE OF 60.43 FEET; THENCE S61°07'49"E, A DISTANCE OF 102.32 FEET; THENCE S53°04'07"E, A DISTANCE OF 119.25 FEET; THENCE S78°37'45"E, A DISTANCE OF 92.41 FEET; THENCE S43°36'26"E, A DISTANCE OF 113.74 FEET; THENCE S25°56'42"E, A DISTANCE OF 40.98 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS DOCUMENT NUMBER 20180688161, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH SAID NORTH LINE, AND WITH THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS DOCUMENT NUMBER 20180688157, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, N89°48'57"W, A DISTANCE OF 448.97 FEET; THENCE CONTINUE WITH THE NORTH LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS DOCUMENT NUMBER 20180688161 THE FOLLOWING SIX (6) COURSES: 1) SOUTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 238.58 FEET, A CENTRAL ANGLE OF 31°09'20" AND A CHORD BEARING AND DISTANCE OF S46°30'01"W, 128.14 FEET) FOR AN ARC DISTANCE OF 129.73 FEET TO A POINT OF COMPOUND CURVATURE; 2) NORTHWESTERLY WITH THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 72°45'46" AND A CHORD BEARING AND DISTANCE OF N81°32'26"W, 711.79 FEET) FOR AN ARC DISTANCE OF 761.97 FEET TO A POINT OF COMPOUND CURVATURE; 3) NORTHWESTERLY WITH THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 26°10'42" AND A CHORD BEARING AND DISTANCE OF N32°04'10"W, 67.94 FEET) FOR AN ARC DISTANCE OF 68.53 FEET TO A POINT OF TANGENCY; 4) N18°58'47"W, A DISTANCE OF 66.45 FEET; 5) N23°17'52"W, A DISTANCE OF 278.51 FEET; 6) N89°58'08"W, A DISTANCE OF 621.38 FEET TO THE EAST LIMITED-ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417 (VARIABLE-WIDTH RIGHT OF WAY PER OOCEA PROJECT NUMBER 75301-6445-457 AND OOCEA PROJECT NUMBER 417-302); THENCE WITH SAID EAST LIMITED-ACCESS RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) N11°46'18"E, A DISTANCE OF 371.88 FEET; 2) N24°17'47"E, A DISTANCE OF 970.61 FEET; 3) N01°20'59"W, A DISTANCE OF 597.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 63.373 ACRES OF LAND, MORE OR LESS.



FLORIDA LICENSED BUSINESS NUMBER LB 6846

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.

URBON AT NONA

SECTIONS 4 & 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

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 16B. THE WEST LINE OF THE SW 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST BEARS N00°08'07"E.

2. 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.

3. 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.

4. TRACT C, COMMON AREA, SHALL BE OWNED BY MOSS PARK CORNER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

5. TRACT D, LAKE, SHALL BE OWNED BY MOSS PARK CORNER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

6. TRACTS E, G AND H, WETLAND BUFFER AREA, SHALL BE OWNED BY MOSS PARK CORNER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

7. TRACT I, WETLANDS, SHALL BE OWNED BY MOSS PARK CORNER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

8. THE PROPERTY SHOWN HEREON IS SUBJECT TO:

A) TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JANUARY 27, 2016 IN INSTRUMENT NO. 20160045915, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

B) MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MOSS PARK CORNER RECORDED OCTOBER 18, 2019 IN INSTRUMENT NO. 20190655892, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

C) DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN BROOKSTONE NONA, LLC IN FAVOR OF MOSS PARK PROPERTIES, LLLP RECORDED OCTOBER 18, 2019 IN INSTRUMENT NO. 20190655897, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

D) DRAINAGE EASEMENT AGREEMENT (ACCESS ROAD PROPERTY) BY AND BETWEEN BROOKSTONE NONA, LLC IN FAVOR OF MOSS PARK PROPERTIES, LLLP RECORDED OCTOBER 18, 2019 IN INSTRUMENT NO. 20190655898, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

E) UTILITY EASEMENT AGREEMENT BY AND BETWEEN BROOKSTONE NONA, LLC IN FAVOR OF MOSS PARK PROPERTY, LLLP RECORDED OCTOBER 18, 2019 IN INSTRUMENT NO. 20190655899, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

F) TERMS AND CONDITIONS OF THAT CERTAIN TEMPORARY CONSTRUCTION AND ACCESS AGREEMENT BY AND BETWEEN MOSS PARK PROPERTIES, LLLP IN FAVOR OF BROOKSTONE NONA, LLC RECORDED OCTOBER 18, 2019 IN INSTRUMENT NO. 20190655900, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

G) TEMPORARY ACCESS AND UTILITY EASEMENT AGREEMENT BY AND BETWEEN MOSS PARK PROPERTIES, LLLP IN FAVOR OF BROOKSTONE NONA, LLC RECORDED OCTOBER 18, 2019 IN INSTRUMENT NO. 20190655901, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

H) SIGNAGE EASEMENT AGREEMENT BY AND BETWEEN MOSS PARK PROPERTIES, LLLP AND BROOKSTONE NONA, LLC RECORDED OCTOBER 18, 2019 IN INSTRUMENT NO. 20190656138, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

I) CAPACITY ENHANCEMENT AGREEMENT RECORDED APRIL 19, 2007 IN OFFICIAL RECORDS BOOK 9219, PAGE 1709; AND PARTIAL ASSIGNMENT OF OWNER'S CAPACITY CREDITS RECORDED MARCH 22, 2013 IN OFFICIAL RECORDS BOOK 10542, PAGE 737, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

J) CAPACITY ENHANCEMENT AGREEMENT RECORDED NOVEMBER 13, 2007 IN OFFICIAL RECORDS BOOK 9504, PAGE 995, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

K) NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT RECORDED AUGUST 31, 2009 IN OFFICIAL RECORDS BOOK 9926, PAGE 2411, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

L) MEMORANDUM OF MASTER DEVELOPMENT AGREEMENT RECORDED MARCH 22, 2013 IN OFFICIAL RECORDS BOOK 10542, PAGE 760; AND PARTIAL ASSIGNMENT OF SELLERS PERMITS, APPROVALS AND DEVELOPMENT RIGHTS RECORDED MARCH 22, 2013 IN OFFICIAL RECORDS BOOK 10542, PAGE 725; AND FIRST AMENDMENT TO MEMORANDUM OF MASTER DEVELOPMENT AGREEMENT RECORDED MARCH 24, 2015 IN BOOK 10893, PAGE 6810, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

M) AMENDED & RESTATED INNOVATION WAY SOUTH RIGHT OF WAY AGREEMENT RECORDED OCTOBER 20, 2014 IN OFFICIAL RECORDS BOOK 10822, PAGE 4560, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

N) NOTICE OF DEPARTMENT OF THE ARMY PERMIT RECORDED SEPTEMBER 20, 2016 IN INSTRUMENT NO. 20160494953, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

O) ACKNOWLEDGMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND PURSUANT TO SECTION 163.3163 FLORIDA STATUTES RECORDED FEBRUARY 28, 2018 IN INSTRUMENT NO. 20180120433, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

P) PARTIAL ASSIGNMENT AND ASSUMPTION OF PROPERTY RIGHTS RECORDED OCTOBER 18, 2019 IN INSTRUMENT NO. 20190655895, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Q) PARTIAL ASSIGNMENT OF OWNER'S CAPACITY CREDITS UNDER CAPACITY ENHANCEMENT AGREEMENT (#06-023-8) RECORDED OCTOBER 18, 2019 IN INSTRUMENT NO. 20190655896, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

R) RESTRICTIVE AGREEMENT BY AND BETWEEN MOSS PARK PROPERTIES, LLLP AND BROOKSTONE NONA, LLC RECORDED OCTOBER 18, 2019 IN INSTRUMENT NO. 20190656139, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

S) ENCROACHMENT AGREEMENT BY AND BETWEEN FLORIDA GAS TRANSMISSION COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BROOKSTONE NONA, LLC RECORDED APRIL 22, 2020 IN INSTRUMENT NO. 20200247121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

9. MOSS PARK CORNER PROPERTY OWNERS ASSOCIATION, INC. (THE "ASSOCIATION") IS RESPONSIBLE FOR REPAIR AND MAINTENANCE OF THE AREA SHOWN AS STORM EASEMENTS ON THIS PLAT. THE CITY SHALL NOT HAVE ANY DUTY OR RESPONSIBILITY TO MAINTAIN SAID STORM EASEMENTS. IN THE EVENT THE ASSOCIATION FAILS TO PROPERLY MAINTAIN SAID STORM EASEMENTS, HOWEVER, CITY SHALL HAVE THE REASONABLE RIGHT TO ENTER UPON SAID STORM EASEMENTS, AND SUCH ADJACENT LAND AS IS REASONABLY NECESSARY, FOR THE PURPOSE OF MAINTAINING SAID STORM EASEMENTS, AND SUCH ADJACENT LAND AS IS REASONABLY NECESSARY, FOR THE PURPOSE OF MAINTAINING SAID STORM EASEMENTS AFTER THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION OF ITS FAILURE TO PROPERLY MAINTAIN THE SAME. THE ASSOCIATION SHALL PAY THE CITY AN AMOUNT EQUAL TO THE COST INCURRED BY THE CITY IN MAINTAINING SAID STORM EASEMENTS IN ACCORDANCE WITH THIS PARAGRAPH. THE CITY SHALL HAVE THE RIGHT OF A LIEN IN FAVOR OF THE CITY FOR THE AMOUNT OF THESE COSTS ON ALL PROPERTY IN THIS SUBDIVISION. THE LIEN SHALL BE ENFORCEABLE AS OTHER SPECIAL ASSESSMENTS LIENS IN ACCORDANCE WITH CHAPTER 173, FLORIDA STATUTES, OR OTHER APPLICABLE LAW.

IN THE EVENT OF A SITUATION CRITICALLY ENDANGERING THE PUBLIC HEALTH, SAFETY, OR WELFARE AS DETERMINED BY THE CITY, THE CITY SHALL HAVE THE RIGHT OF IMMEDIATE ACCESS TO SAID STORM EASEMENTS AND AS MUCH ADJACENT LAND AS IS REASONABLY NECESSARY FOR THE PURPOSE OF EMERGENCY REPAIRS, MAINTENANCE, OR OTHER ACTIONS TO PROTECT THE PUBLIC HEALTH, SAFETY, OR WELFARE, WITHOUT NOTICE TO THE ASSOCIATION. THE ASSOCIATION SHALL PAY TO THE CITY AN AMOUNT EQUAL TO THE COST INCURRED BY THE CITY FOR SUCH EMERGENCY ACTIONS, IF SUCH ACTIONS WERE NECESSITATED BY THE FAILURE OF THE ASSOCIATION TO MAINTAIN SAID STORM EASEMENTS OR IF SUCH REPAIRS, MAINTENANCE, OR ACTIONS WOULD HAVE FALLEN WITHIN THE ASSOCIATION'S RESPONSIBILITY. THE CITY SHALL HAVE THE RIGHT OF A LIEN IN FAVOR OF THE CITY FOR THE AMOUNT OF THESE COSTS OF THE EMERGENCY ACTION ON ALL PROPERTY IN THE SUBDIVISION. THE LIEN SHALL BE ENFORCEABLE AS OTHER SPECIAL ASSESSMENT LIENS IN ACCORDANCE WITH CHAPTER 173, FLORIDA STATUTES, OR OTHER APPLICABLE LAW.

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____ Date: _____

City Engineer: _____

SHEET 1 OF 7

PLAT BOOK: _____ PAGE: _____

URBON AT NONA

DEDICATION

KNOW ALL BY THESE PRESENTS, That the undersigned entities named below, being the owners in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the City Services Easement, utility easement, storm easements, and Tract F (Moss Preserve Parkway) shown hereon to the perpetual use of the public.

IN WITNESS THEREOF, the undersigned Moss Park Properties, LLLP, a Florida limited liability limited partnership has caused these presents to be executed and acknowledged by its undersigned officer thereunto duly authorized on this ____ day of _____, 20____.

Moss Park Properties, LLLP
a Florida limited liability limited partnership

By: _____

Printed Name: _____

Title: _____

Signed in the presence of:

By: _____

Printed Name

By: _____

Printed Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 20____, by _____, in his capacity as _____, on behalf of Moss Park Properties, LLLP, a Florida limited liability limited partnership, [] who is personally known to me or has produced _____ (type of identification produced) as identification.

Signature of Notary Public

Name of Notary Typed, Printed or Stamped

Serial Number, if any

Place Notary Seal Stamp Above

IN WITNESS THEREOF, the undersigned Brookstone Nona, LLC, a Florida limited liability company has caused these presents to be executed and acknowledged by its undersigned officer thereunto duly authorized on this ____ day of _____, 20____.

Brookstone Nona, LLC
a Florida limited liability company

By: _____

Printed Name: _____

Title: _____

Signed in the presence of:

By: _____

Printed Name

By: _____

Printed Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 20____, by _____, in his capacity as _____, on behalf of Brookstone Nona, LLC a Florida limited liability company, [] who is personally known to me or has produced _____ (type of identification produced) as identification.

Signature of Notary Public

Name of Notary Typed, Printed or Stamped

Serial Number, if any

Place Notary Seal Stamp Above

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 SURVEYOR

Reviewed for conformity to Florida State Statute 177

City Surveyor: _____ Date: _____

CERTIFICATE OF COUNTY COMPTROLLER

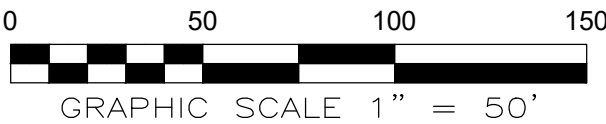
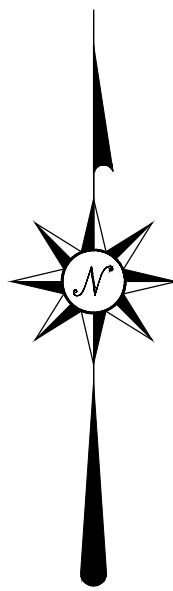
I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ as File No. _____

County Comptroller in and for Orange County, Florida

By: _____

URBON AT NONA

SECTIONS 4 & 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	461.50'	18°18'23"	S10°43'57"E	146.83'	147.45'
C10	530.50'	18°18'23"	N10°43'57"W	168.78'	169.50'
C11	10937.50'	1°02'07"	N87°11'47"E	197.65'	197.65'
C12	10937.50'	0°10'51"	N87°48'16"E	34.50'	34.50'
C13	10937.50'	0°21'04"	N88°15'05"E	67.05'	67.05'
C42	11072.50'	2°06'58"	N87°44'13"E	408.92'	408.94'
C43	10927.50'	0°56'29"	N87°08'58"E	179.52'	179.52'
C45	10927.50'	0°11'58"	N88°19'37"E	38.03'	38.03'
C46	10937.50'	0°17'32"	N88°13'19"E	55.80'	55.80'
C47	10937.50'	0°10'51"	N87°59'07"E	34.50'	34.50'
C48	496.00'	18°18'23"	S10°43'57"E	157.80'	158.48'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°34'46"E	41.90'
L2	S19°53'09"E	55.18'
L3	S16°04'18"E	30.07'
L4	S23°42'00"E	30.07'
L5	N01°34'46"W	41.27'
L61	S89°59'44"E	30.00'
L62	S00°20'13"E	53.50'
L63	S00°22'58"W	57.61'
L64	S89°44'09"E	54.28'
L65	N70°06'35"E	11.03'
L66	S70°06'35"W	16.36'
L67	N00°22'58"E	57.50'
L68	S19°53'09"E	30.00'
L69	N01°20'59"W	50.00'
L70	S39°38'19"E	24.62'
L71	S39°38'19"E	35.54'
L72	S71°16'28"E	64.84'
L73	S71°16'28"E	8.73'
L74	N01°20'59"W	4.10'
L75	S39°38'19"E	0.62'
L76	S46°35'01"E	25.20'
L82	S88°45'13"W	26.80'
L83	S00°02'55"W	28.75'
L84	S88°45'13"W	54.98'
L85	N01°34'46"W	28.22'
L86	N43°24'59"E	40.76'
L87	N01°35'01"W	14.37'
L89	S01°34'46"E	41.64'
L90	N90°00'00"W	32.79'
L91	N00°00'00"W	10.50'
L92	N89°58'44"W	7.23'
L93	N00°01'16"E	29.50'
L94	N90°00'00"E	25.54'
L95	N88°45'13"E	24.82'

STATE ROAD 417
VARIABLE-WIDTH LIMITED-ACCESS RIGHT OF WAY
PER OOCEA PROJECT 75301-8445-457
AND OOCEA PROJECT 417-302

LEADING EDGE
LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE:(407) 351-6730
FAX:(407) 351-9691
WEB:www.leadingedgeels.com

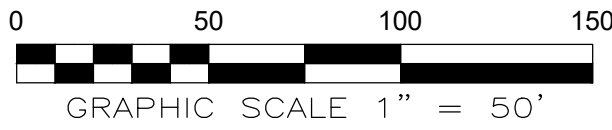
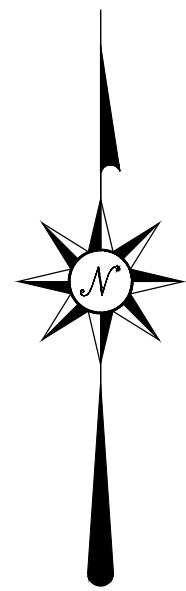
FLORIDA LICENSED BUSINESS NUMBER LB 6846

SHEET 3
SHEET 4

SHEET 3
SHEET 4

SHEET 3
SHEET 5

SHEET 3
SHEET 5



URBON AT NONA

SECTIONS 4 & 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C14	39.02'	48°08'19"	N55°47'22"E	31.83'	32.79'
C15	22.79'	76°50'57"	N70°08'41"E	28.33'	30.57'
C16	75.07'	102°04'52"	N57°31'44"E	116.75'	133.75'
C17	77.90'	16°24'51"	N27°59'10"E	22.24'	22.32'

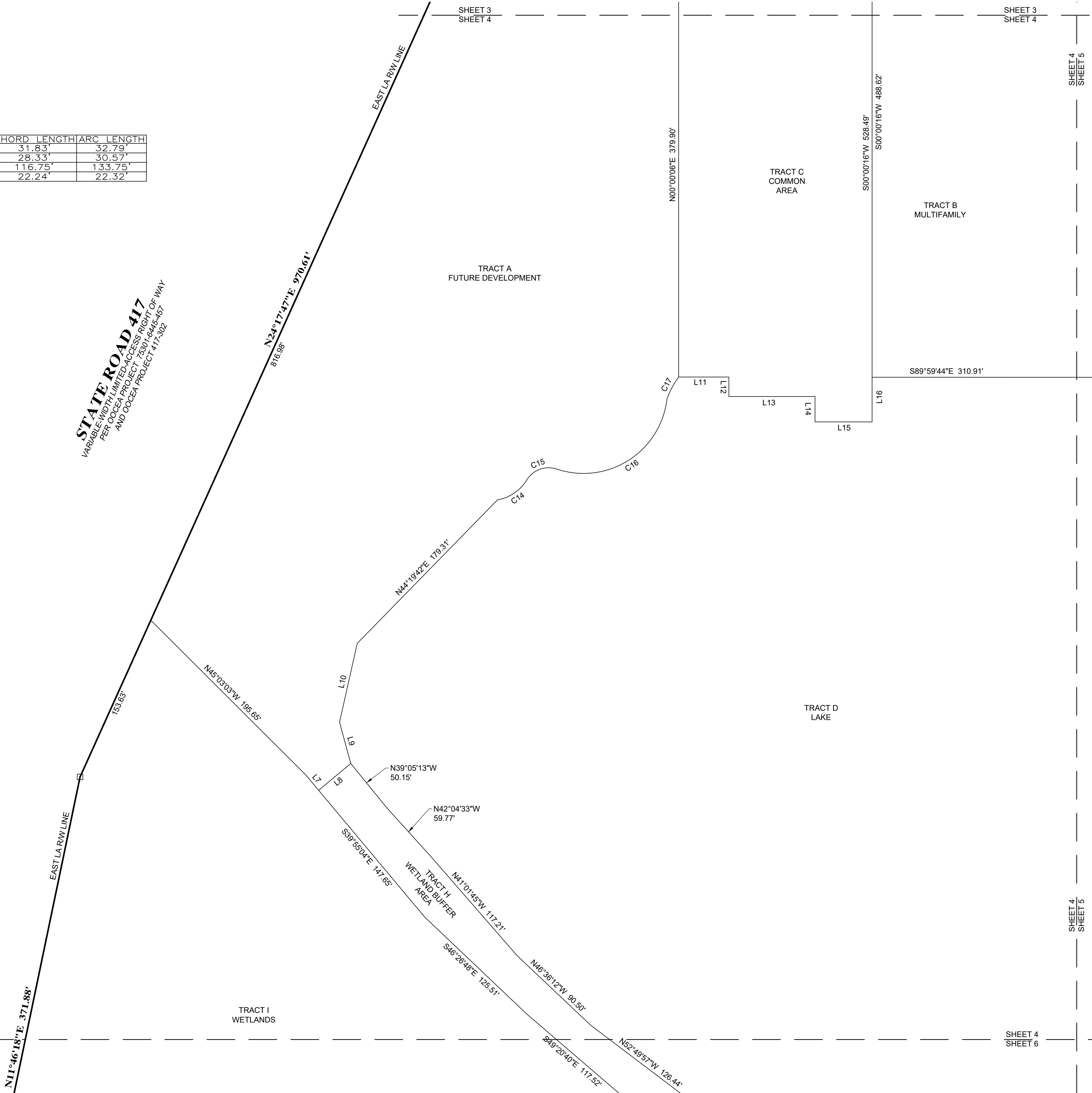
LINE TABLE

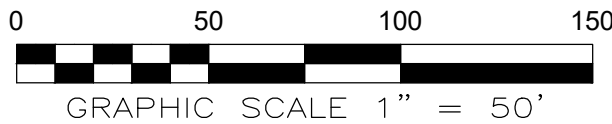
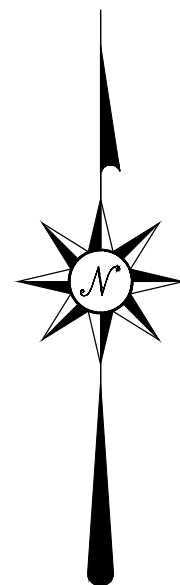
LINE	BEARING	DISTANCE
L7	N39°55'04"W	17.95'
L8	N50°04'56"E	37.42'
L9	N15°11'43"W	38.17'
L10	N12°37'08"E	72.19'
L11	N89°59'50"E	44.90'
L12	S00°00'30"E	17.43'
L13	N89°59'31"E	76.99'
L14	S00°00'29"E	22.69'
L15	N89°59'56"E	50.96'
L16	N00°00'16"E	39.87'

STATE ROAD 417
VARIABLE WIDTH LIMITED ACCESS RIGHT OF WAY
PER OCEA PROJECT 7580-R445-457
AND OCEA PROJECT 417-302

LEADING EDGE
LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE:(407) 351-6730
FAX:(407) 351-9691
WEB:www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

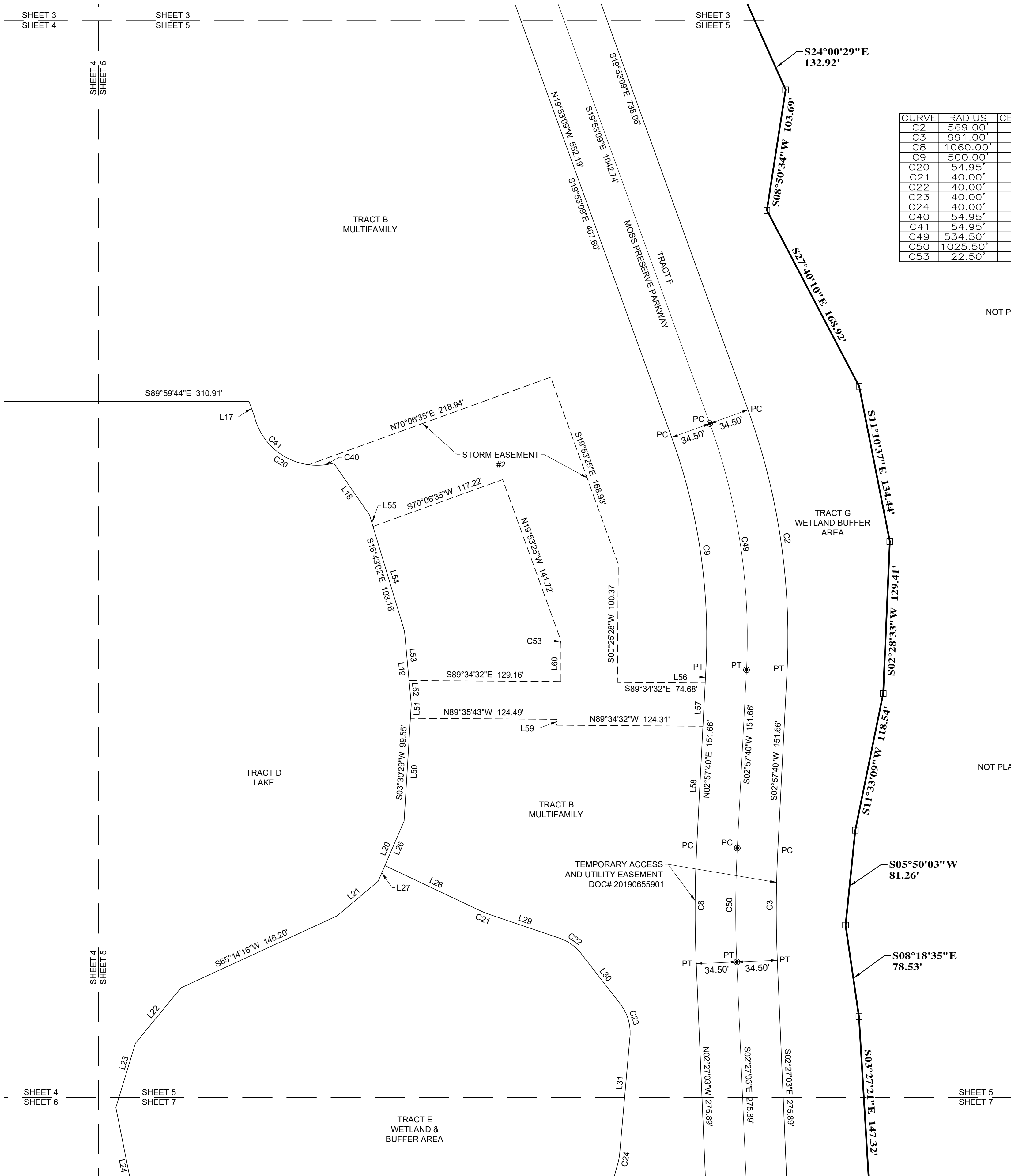




URBON AT NONA

SECTIONS 4 & 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST

CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



CURVE TABLE

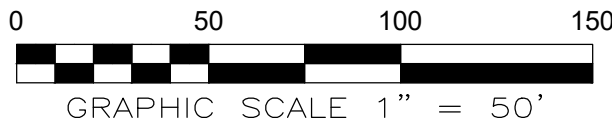
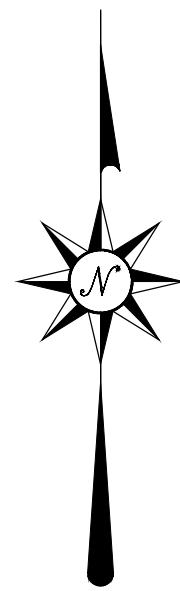
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C2	569.00'	22°50'49"	S08°27'45"E	225.39'	226.89'
C3	991.00'	5°24'42"	S00°15'18"W	93.57'	93.60'
C8	1060.00'	5°24'42"	N00°15'18"E	100.08'	100.12'
C9	500.00'	22°50'49"	N08°27'45"W	198.06'	199.38'
C20	54.95'	91°19'44"	S59°18'37"E	78.61'	87.59'
C21	40.00'	6°35'41"	S67°58'11"E	4.60'	4.60'
C22	40.00'	33°25'01"	S54°33'31"E	23.00'	23.33'
C23	40.00'	42°50'52"	S16°25'34"E	29.22'	29.91'
C24	40.00'	10°19'41"	S10°09'42"W	7.20'	7.21'
C40	54.95'	22°33'07"	S86°18'05"W	21.49'	21.63'
C41	54.95'	68°46'37"	N48°02'03"W	62.07'	65.96'
C49	534.50'	22°50'49"	S08°27'45"E	211.72'	213.13'
C50	1025.50'	5°24'42"	S00°15'18"W	96.83'	96.86'
C53	22.50'	19°53'25"	N09°56'42"W	7.77'	7.81'

NOT PLATTED

LINE TABLE

LINE	BEARING	DISTANCE
L17	S19°50'24"E	13.20'
L18	S34°38'05"E	53.61'
L19	S05°18'05"E	62.33'
L20	S23°20'22"W	55.69'
L21	S49°58'11"W	45.65'
L22	S39°25'51"W	60.94'
L23	S16°57'40"W	57.09'
L24	S11°19'27"E	117.67'
L26	S23°20'22"W	41.16'
L27	S23°20'22"W	14.54'
L28	S64°40'20"E	91.70'
L29	S71°16'02"E	64.50'
L30	S37°51'01"E	53.89'
L31	S04°59'52"W	99.84'
L50	N03°30'29"E	87.64'
L51	N03°30'29"E	11.91'
L52	N05°18'05"W	20.25'
L53	N05°18'05"W	42.08'
L54	N16°43'02"W	92.98'
L55	N16°43'02"W	10.18'
L56	S02°57'40"W	12.68'
L57	S02°57'40"W	37.04'
L58	S02°57'40"W	101.95'
L59	N00°25'28"E	5.00'
L60	N00°00'00"E	30.87'

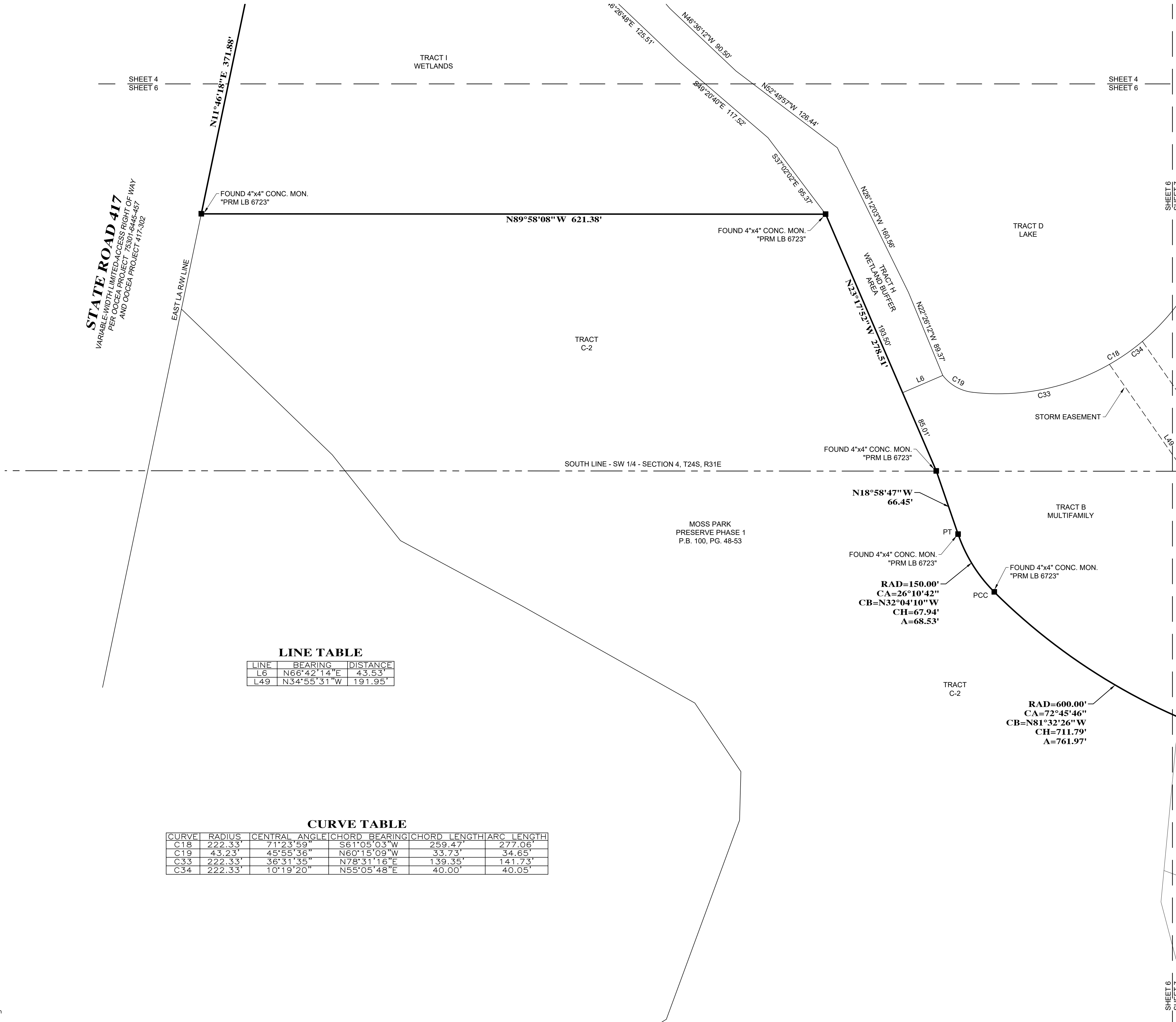
NOT PLATTED



URBON AT NONA

SECTIONS 4 & 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST

CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

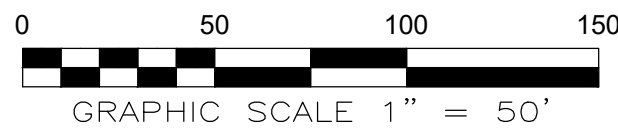
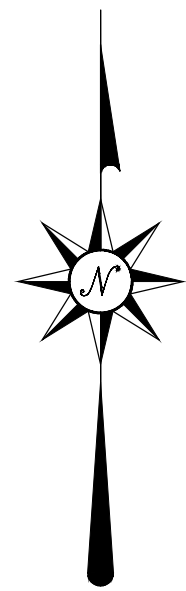


LINE TABLE

LINE	BEARING	DISTANCE
L6	N66°42'14"E	43.53'
L49	N34°55'31"W	191.93'

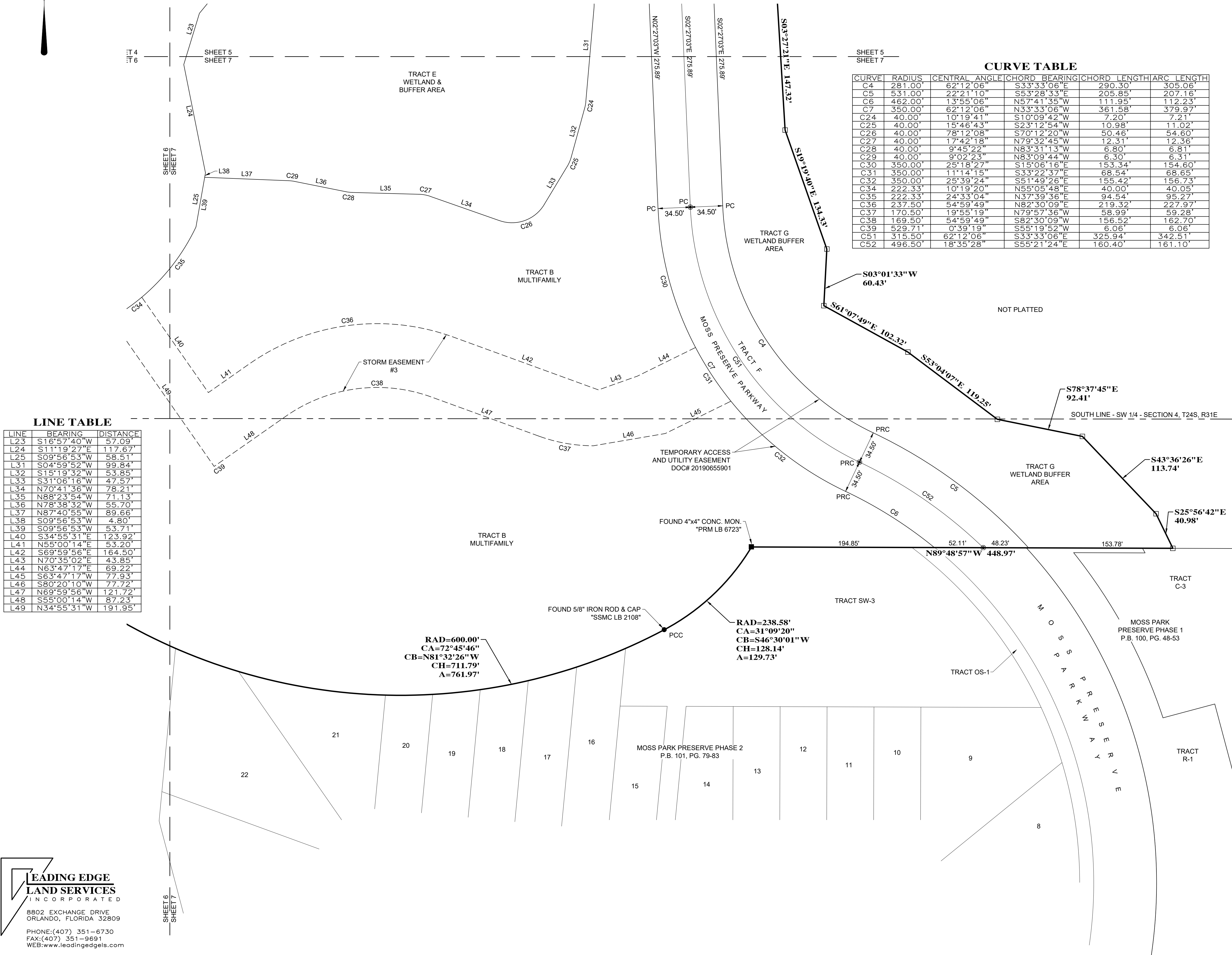
CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C18	222.33'	71°23'59"	S61°05'03"W	259.47'	277.06'
C19	43.23'	45°55'36"	N60°15'09"W	33.73'	34.65'
C33	222.33'	36°31'35"	N78°31'16"E	139.35'	141.73'
C34	222.33'	10°19'20"	N55°05'48"E	40.00'	40.05'



URBON AT NONA

SECTIONS 4 & 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C4	281.00'	62°12'06"	S33°33'06"E	290.30'	305.06'
C5	531.00'	22°21'10"	S53°28'33"E	205.85'	207.16'
C6	462.00'	13°55'06"	N57°41'35"W	111.95'	112.23'
C7	350.00'	62°12'06"	N33°33'06"W	361.58'	379.97'
C24	40.00'	10°19'41"	S10°09'42"W	7.20'	7.21'
C25	40.00'	15°46'43"	S23°12'54"W	10.98'	11.02'
C26	40.00'	78°12'08"	S70°12'20"W	50.46'	54.60'
C27	40.00'	17°42'18"	N79°32'45"W	12.31'	12.36'
C28	40.00'	9°45'22"	N83°31'13"W	6.80'	6.81'
C29	40.00'	9°02'23"	N83°09'44"W	6.30'	6.31'
C30	350.00'	25°18'27"	S15°06'16"E	153.34'	154.60'
C31	350.00'	11°14'15"	S33°22'37"E	68.54'	68.65'
C32	350.00'	25°39'24"	S51°49'26"E	155.42'	156.73'
C34	222.33'	10°19'20"	N55°05'48"E	40.00'	40.05'
C35	222.33'	24°33'04"	N37°39'36"E	94.54'	95.27'
C36	237.50'	54°59'49"	N82°30'09"E	219.32'	227.97'
C37	170.50'	19°55'19"	N79°57'36"W	58.99'	59.28'
C38	169.50'	54°59'49"	S82°30'09"W	156.52'	162.70'
C39	529.71'	0°39'19"	S55°19'52"W	6.06'	6.06'
C51	315.50'	62°12'06"	S33°33'06"E	325.94'	342.51'
C52	496.50'	18°35'28"	S55°21'24"E	160.40'	161.10'

LINE TABLE

LINE	BEARING	DISTANCE
L23	S16°57'40"W	57.09'
L24	S11°19'27"E	117.67'
L25	S09°56'53"W	58.51'
L31	S04°59'52"W	99.84'
L32	S15°19'32"W	53.85'
L33	S31°06'16"W	47.57'
L34	N70°41'36"W	78.21'
L35	N88°23'54"W	71.13'
L36	N78°38'32"W	55.70'
L37	N87°40'55"W	89.66'
L38	S09°56'53"W	4.80'
L39	S09°56'53"W	53.71'
L40	S34°55'31"E	123.92'
L41	N55°00'14"E	53.20'
L42	S69°59'56"E	164.50'
L43	N70°35'02"E	43.85'
L44	N63°47'17"E	69.22'
L45	S63°47'17"W	77.93'
L46	S80°20'10"W	77.72'
L47	N69°59'56"W	121.72'
L48	S55°00'14"W	87.23'
L49	N34°55'31"W	191.95'