

CONTRACTORS BUSINESS PARK ORLANDO - A REPLAT

SHEET 1 OF 3

REPLAT OF A PORTION OF LOT 1 AND TRACT "A", CONTRACTORS BUSINESS PARK ORLANDO, PLAT BOOK 69, PAGES 133-136, PUBLIC RECORDS ORANGE COUNTY, FLORIDA
LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 1 AND TRACT "A", CONTRACTORS BUSINESS PARK ORLANDO, AS RECORDED IN PLAT BOOK 69, PAGES 133 THROUGH 136, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A", THENCE N 89° 49' 58" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 AND THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16, ALSO BEING THE NORTH LINES OF SAID TRACT "A" AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1791.64 FEET TO THE EASTERLY LINE OF SAID LOT 1 AND WESTERLY LINE OF TRACT "B" OF SAID PLAT AND TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5934.05 FEET, A CHORD BEARING OF S 03° 30' 08" E AND A CHORD LENGTH OF 207.91 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 00' 27" FOR AN ARC LENGTH OF 207.92 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5660.05 FEET, A CHORD BEARING OF S 01° 15' 48" E AND A CHORD LENGTH OF 138.79 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE OF LOT 1 AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 21' 25" FOR AN ARC LENGTH OF 138.80 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE AND TO THE NORTH LINE OF LOT 3 AS DESCRIBED IN THE OFFICIAL RECORDS BOOK 11025 PAGE 8919 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EASTERLY LINE OF LOT 1 RUN S 89° 58' 52" W ALONG SAID NORTH LINE OF LOT 3 A DISTANCE OF 423.65 FEET TO THE WEST LINE OF SAID LOT 3; THENCE S 00° 01' 08" E ALONG SAID WEST LINE, A DISTANCE OF 302.95 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE, THE FOLLOWING TWO (2) COURSES: S 89° 58' 52" W A DISTANCE OF 215.54 FEET; THENCE S 89° 36' 19" W A DISTANCE OF 293.82 FEET TO THE EAST LINE OF SAID TRACT "A"; THENCE ALONG SAID EAST LINE THE FOLLOWING TEN (10) COURSES: S 03° 11' 50" E A DISTANCE OF 70.00 FEET; THENCE N 87° 39' 32" E A DISTANCE OF 24.92 FEET; THENCE S 34° 28' 38" E A DISTANCE OF 87.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2071.9 FEET, A CHORD BEARING OF S 27° 34' 49" E AND A CHORD LENGTH OF 49.75 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 47' 37" FOR AN ARC LENGTH OF 49.87 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 125.22 FEET, A CHORD BEARING OF S 09° 13' 31" E AND A CHORD LENGTH OF 49.75 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 54' 59" FOR AN ARC LENGTH OF 50.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S 03° 49' 01" W A DISTANCE OF 271.68 FEET; THENCE S 25° 40' 47" W A DISTANCE OF 56.06 FEET; THENCE N 85° 05' 44" W A DISTANCE OF 128.19 FEET; THENCE S 50° 06' 18" W A DISTANCE OF 125.47 FEET; THENCE S 20° 45' 58" W A DISTANCE OF 327.50 FEET TO THE SOUTHEASTERLY LINE OF SAID TRACT "A", ALSO BEING THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 438 (PRINCETON STREET) AND TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 7539.44 FEET, A CHORD BEARING OF N 81° 46' 47" W AND A CHORD LENGTH OF 392.32 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 58' 54", FOR AN ARC LENGTH OF 392.36 FEET; THENCE CONTINUE ALONG SAID SOUTHEASTERLY LINE N 80° 16' 56" W A DISTANCE OF 164.46 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: THENCE N 00° 34' 39" W A DISTANCE OF 165.43 FEET; THENCE S 89° 45' 17" W A DISTANCE OF 38.13 FEET; THENCE N 00° 28' 38" W A DISTANCE OF 1328.55 FEET TO THE POINT OF BEGINNING.

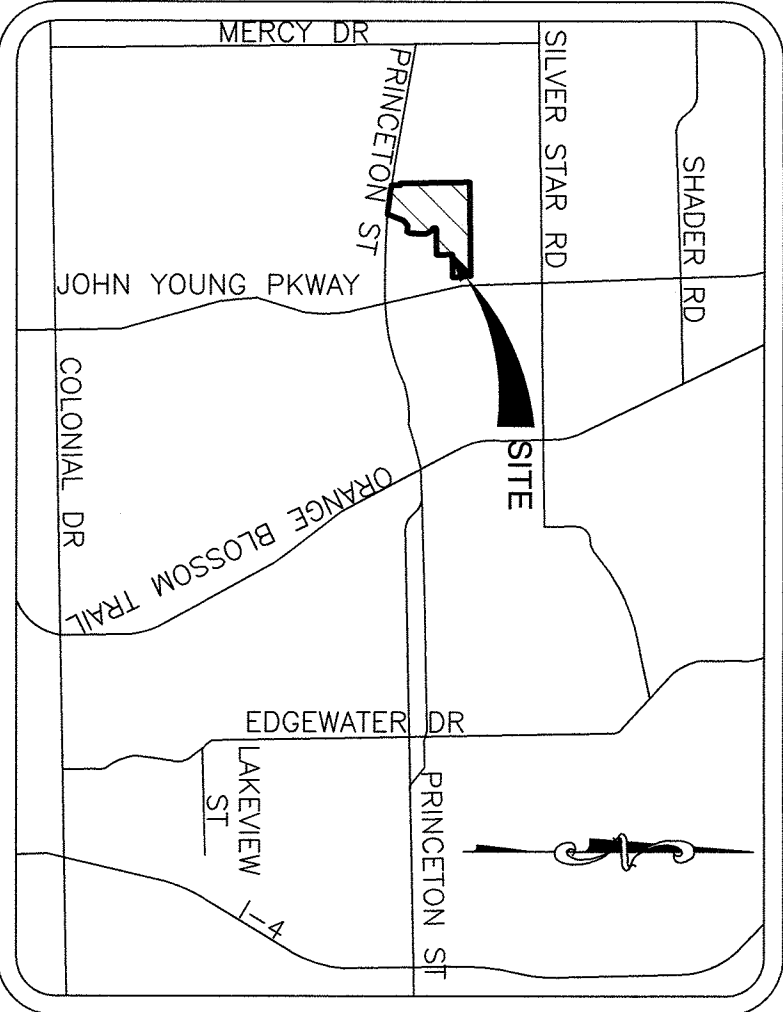
SAID LANDS CONTAINING 40.936 ACRES MORE OR LESS

LEGEND:

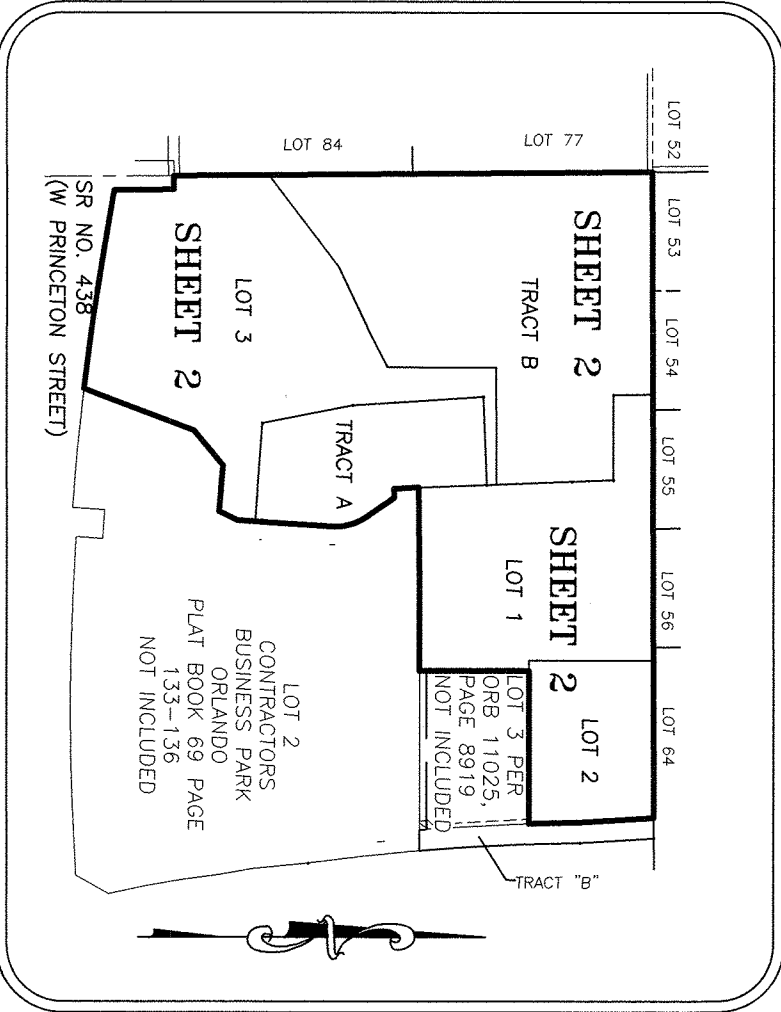
PCC	POINT OF COMPOUND CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
UE	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R	RADIUS
L	INTERIOR ANGLE
CH	CHORD LENGTH
CB	CHORD BEARING
R/W	RIGHT-OF-WAY
ID	IDENTIFICATION
NAVD	NORTH AMERICAN VERTICAL DATUM
PSM	PROFESSIONAL SURVEYOR AND MAPPER
CCR #	CERTIFIED CORNER RECORD NUMBER
○	SET IRON ROD AND CAP OPC PRM LB 2936
■	SET 4"x4" CONCRETE MONUMENT LB 2936 (PRM)
□	FOUND MONUMENTATION DESCRIPTION AS NOTED
●	SET NAIL & DISK LB # 2936 PCC, UNLESS OTHERWISE NOTED
NTL	NON-TANGENT LINE
NTC	NON-TANGENT CURVE
PRM	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS
PB	PLAT BOOK
LLC	LIMITED LIABILITY COMPANY
FOOT	FLORIDA DEPARTMENT OF TRANSPORTATION
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
CM	CONCRETE MONUMENT
N.R.	NON-RADIAL
PCP	PERMANENT CONTROL POINT
↗	CERTIFIED CORNER RECORD
DOC	DOCUMENT
IP	IRON PIPE
Rec	Recovered
Sec	Section

CARNAHAN PROCTOR & CROSS

604 COURTLAND STREET SUITE 101
ORLANDO, FLORIDA 32804
PHONE : (407) 960-5980
CERTIFICATE OF AUTHORIZATION # 2936



LOCATION MAP
Not to Scale



KEY MAP
Not to Scale

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16-22-29, AS BEING NORTH 89° 49' 58" EAST.

SURVEY NOTES:

2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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 TD-1 AND TRACT SW-1 TO BE OWNED AND MAINTAINED BY CD83.
5. ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN ARE PRIVATE.
6. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BY AND BETWEEN MULTIMART STORES EAST LLC AND CD83 CONTRACTORS BUSINESS PARK ORLANDO AND STORES LOCATED BEING CD83 CONTRACTORS BUSINESS FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED DECEMBER 10, 2015 IN ORB 11025 PG 8896; SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED DECEMBER 11, 2018 IN OR DOCUMENT #20180713378, PUBLIC RECORDS, ORANGE, COUNTY, FLORIDA.

SHEET INDEX

SHEET 1 - LEGAL DESCRIPTION, DEDICATION,
SURVEYOR'S NOTES & LEGEND
SHEET 2 - BOUNDARY INFORMATION
SHEET 3 - EASEMENT DETAILS

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.

PLAT BOOK **114** PAGE **101**

CONTRACTORS BUSINESS PARK
ORLANDO - A REPLAT

DEDICATION

KNOW ALL BY THESE PRESENTS, That CD83, Contractors Business Park, Ltd, a Florida Limited Partnership and 2140 N John Young Pkwy FLOr, LLC, a Nevada limited liability company being the owners 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. There is no dedication to the public on this plat

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

By: CD83, Contractors Business Park, LTD, a Florida Limited Partnership

By: CD83, Contractors Business Park, LLC, a Florida Limited liability company, its General Partner

By: Flatour CD83, LTD, a Florida Limited Partnership, its sole member and manager

By: CD83, LLC, a Florida Limited liability company, its General Partner

By: Christopher Reibling, Manager

Printed Name _____

Attest: Printed Name _____

Signed in the presence of:

By: Rajesh Shah

Muel Wink

By: J Sebastian

Grain

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of it physical presence or ☐ online notarization, this day of December 2023, by Christopher Reibling who signed with a mark in the presence of these witnesses:

IN WITNESS WHEREOF, I have hereto set my hand and seal on December 2023 above date.

NOTARY PUBLIC Christopher Reibling
My Commission Expires 02/04/2026

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: 12/15/2023 Signed: James W. Outdel
James W. Outdel, PSM 6032
Carnahan, Proctor & Cross, Inc.
604 Courtlund St., Suite 101
Orlando, FL, 32804

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on the 1-8-2024, the

MAYOR PRO TEM James W. Outdel approved the foregoing plat.
ATTEST: Swif City Clerk

CERTIFICATE OF APPROVAL BY
CITY PLANNING OFFICIAL

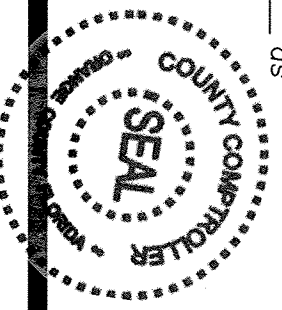
Examined and Approved: Swif Date: 2/2/24
Printed Name _____
City Planning Official: Swif

CERTIFICATE OF APPROVAL BY CITY ENGINEER
Examined and Approved: Swif Date: 2/1/2024
Printed Name _____
City Engineer: Swif

CERTIFICATE OF REVIEW BY CITY SURVEYOR
Reviewed for conformity to Florida State Statute 177, Part 1
City Surveyor: Richard D Allen Date: 1/31/2024
RICHARD D ALLEN, PSM

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on 02/08/2024 as
File No. 20240076493
County Comptroller in and for Orange County, Florida
By: Richard D Allen

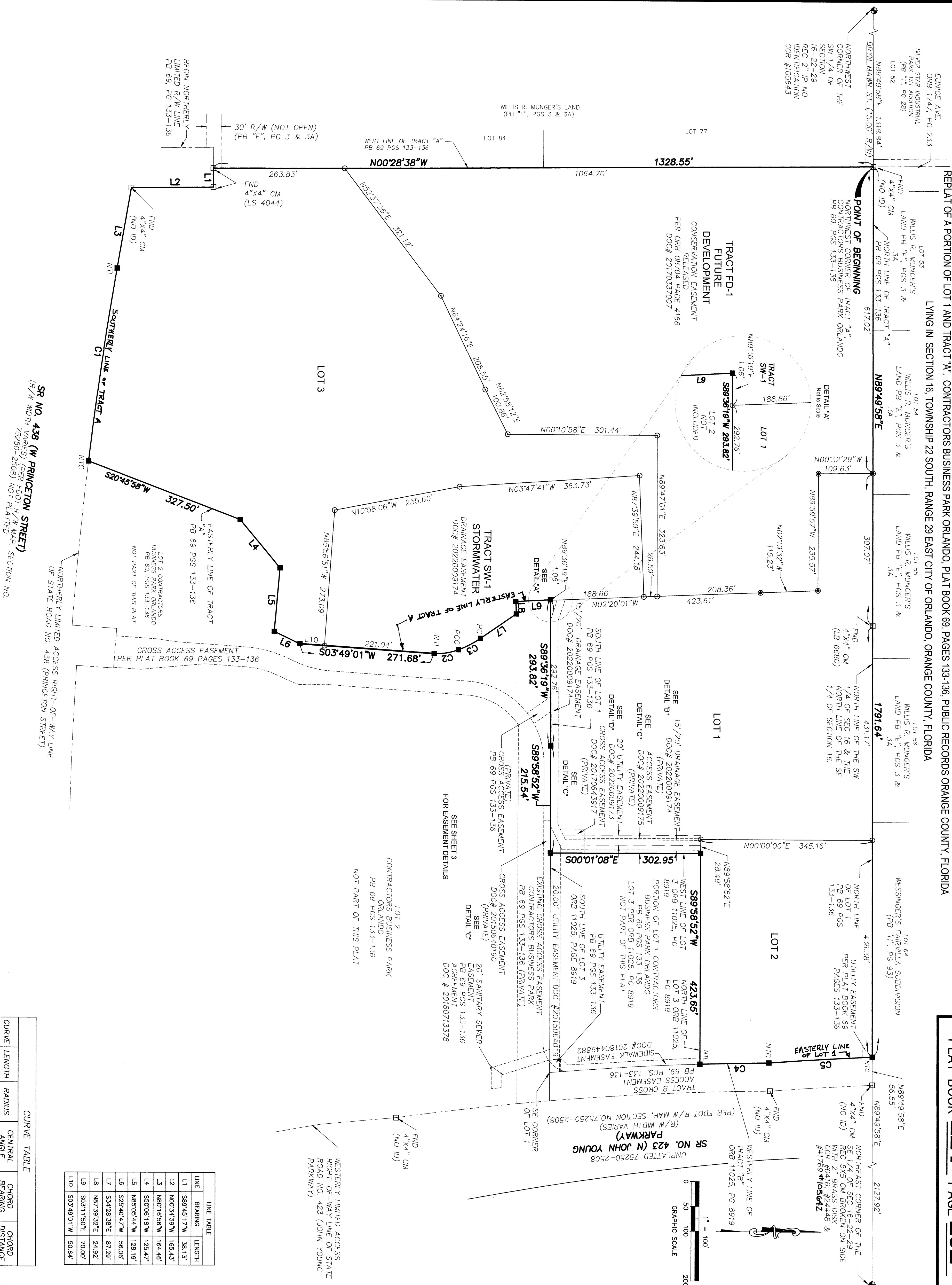


CONTRACTORS BUSINESS PARK ORLANDO - A REPLAT

SHEET 2 OF 3

REPEAT OF A PORTION OF CT 1 AND TRACT "A" CONTRACTORS BUSINESS PARK CBI AND D. AT BOOK 60 PAGES 133 136. P. 131 IS RECORDED ADVANCE COUNTY RECORDS

LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89.55.17"W	38.13'
L2	N00.34.53"W	165.43'
L3	N80.16.56"W	164.46'
L4	S50.00.44"W	125.47'
L5	N85.05.88"W	128.19'
L6	S25.40.47"W	56.06'
L7	S34.28.38"E	87.29'
L8	N87.59.32"E	24.92'
L9	S03.11.50"E	70.00'
L10	S03.49.01"W	50.64'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	392.36'	7539.44'	2°58'54"	N61°46'41"W	392.32'
C2	50.08'	126.22'	22°54'59"	S09°13'31"E	49.75'
C3	49.87'	207.15'	13°47'37"	S27°54'49"E	49.75'
C4	138.80'	5660.05'	1°21'55"	S01°15'48"E	138.79'
C5	207.92'	5934.05'	2°00'27"	S03°30'08"E	207.91'

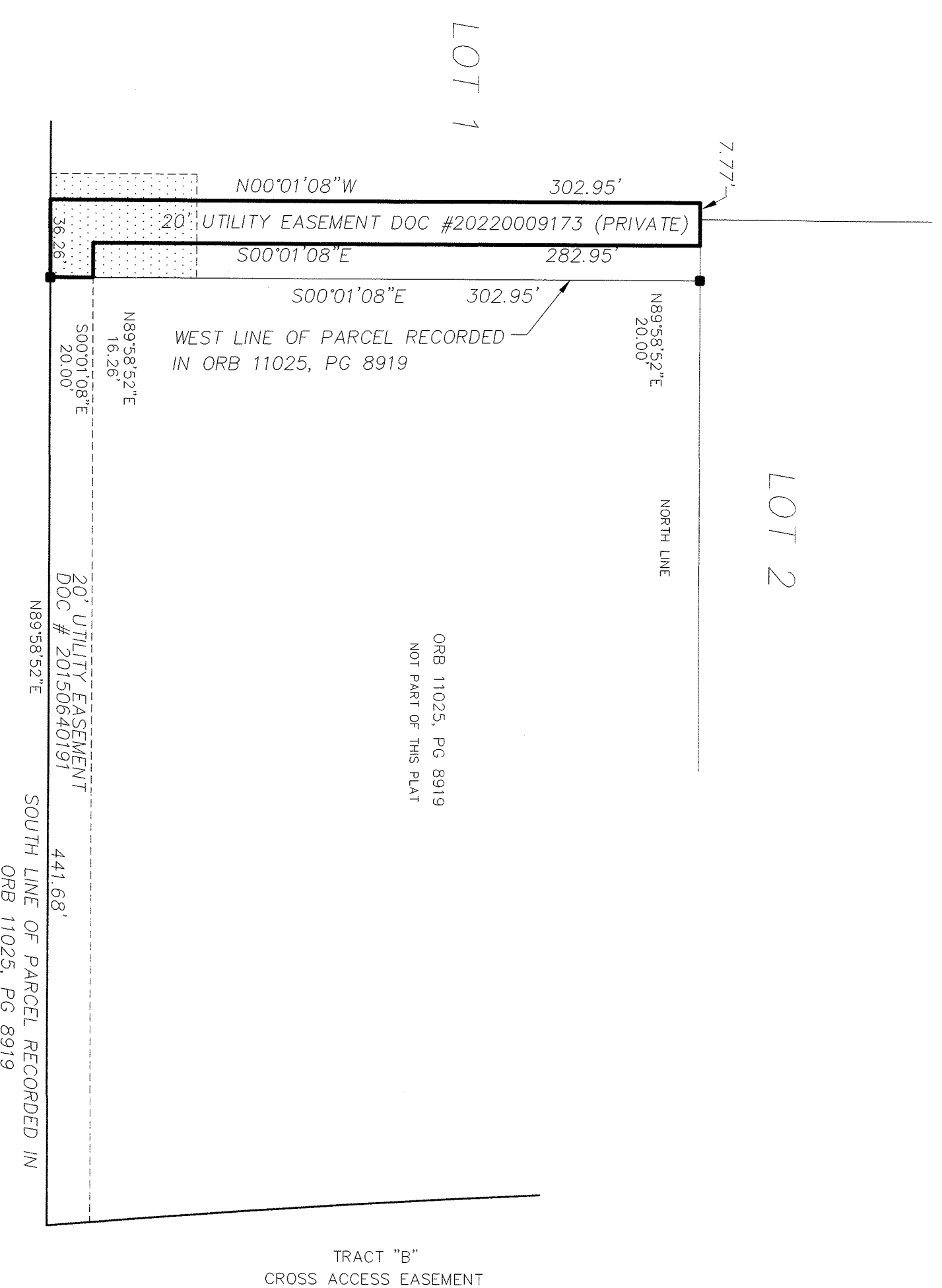
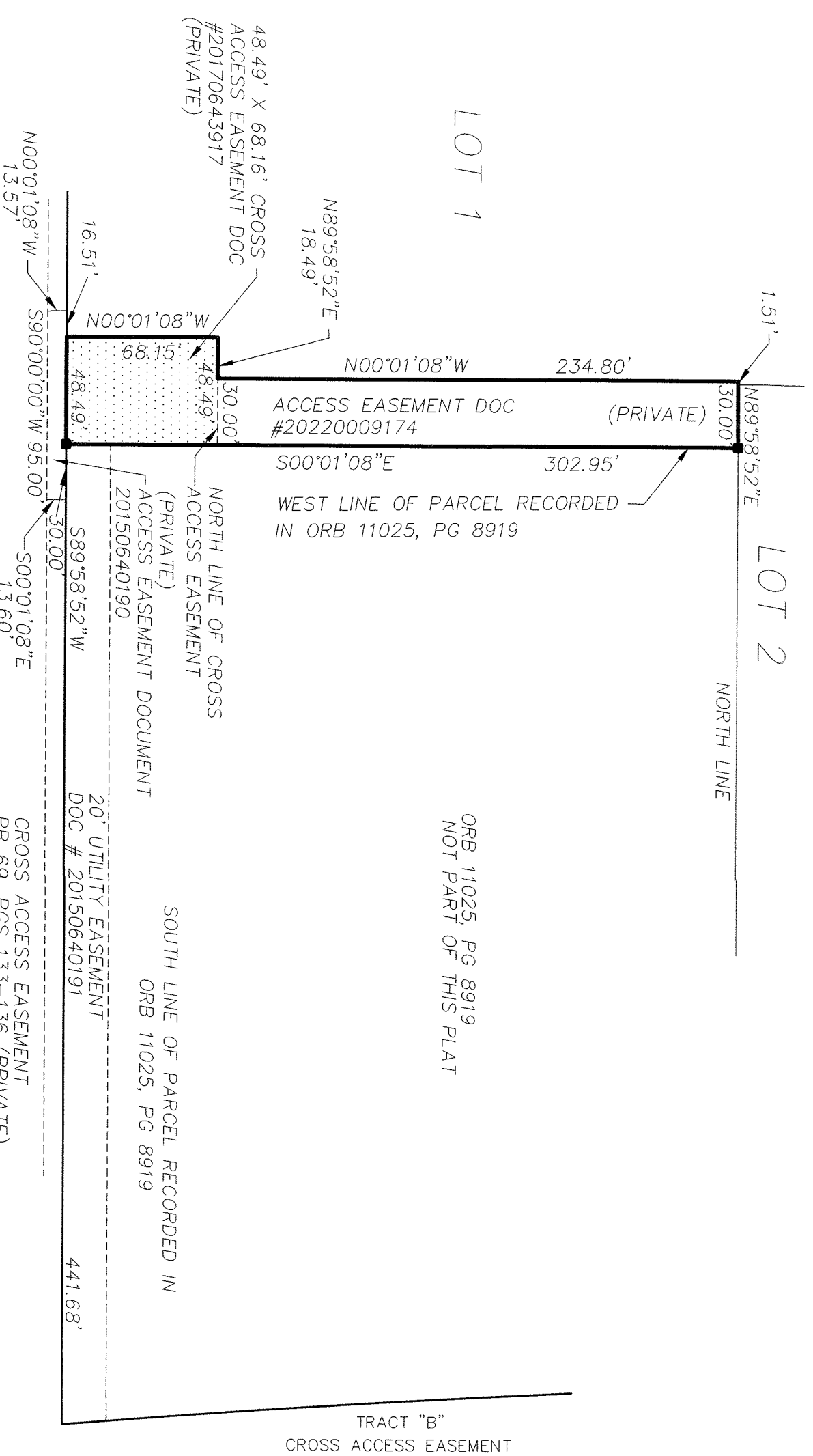
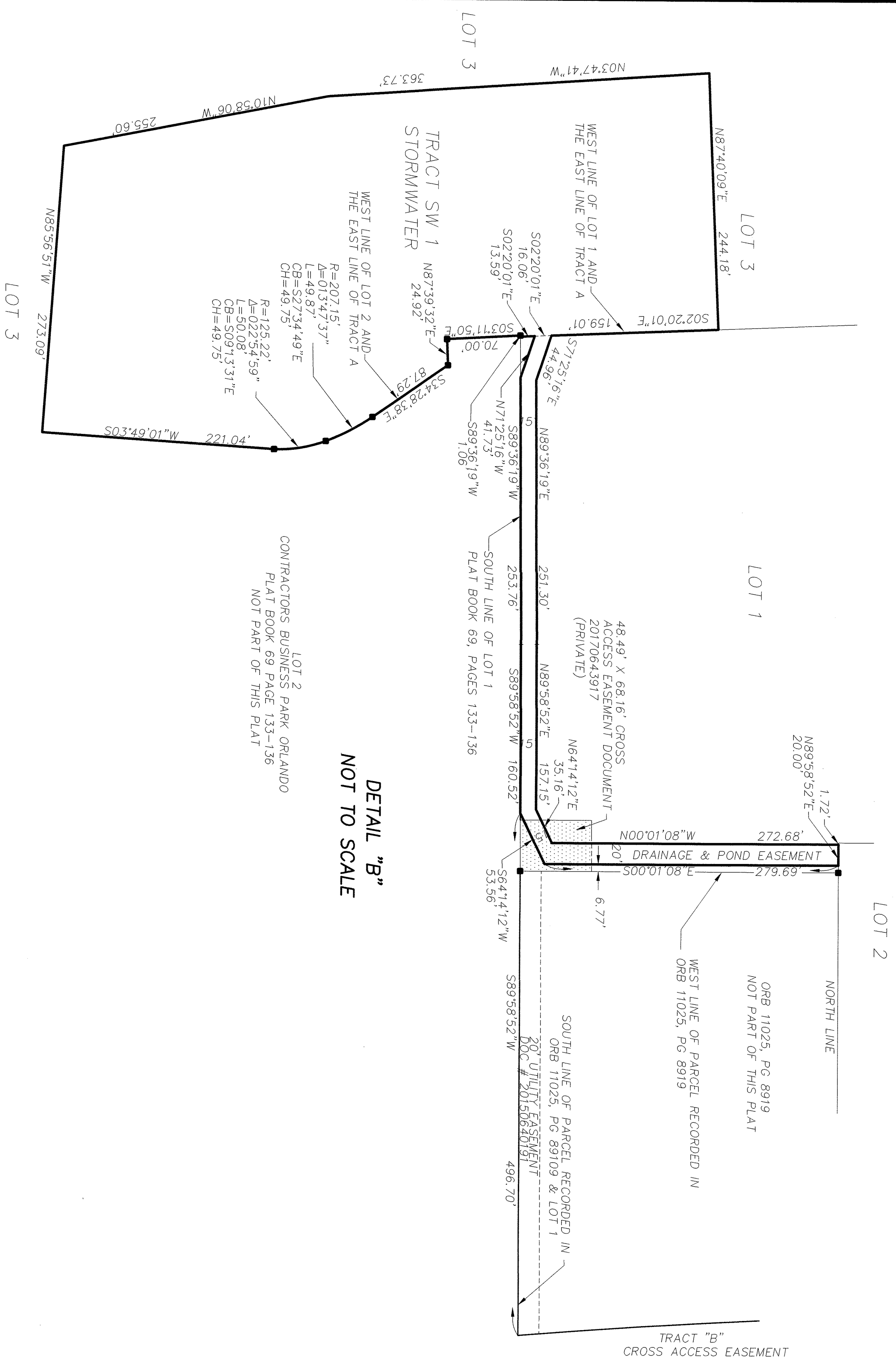
CARNAHAN PROCTOR & CROSS
604 COURTLAND STREET SUITE 101
PHONE : (407) 960-5980
ORLANDO, FLORIDA 32804
CERTIFICATE OF AUTHORIZATION # 2936

CONTRACTORS BUSINESS PARK ORLANDO - A REPLAT

SHEET 3 OF 3

PLAT BOOK **114** PAGE **103**

REPLAT OF A PORTION OF LOT 1 AND TRACT "A", CONTRACTORS BUSINESS PARK ORLANDO, PLAT BOOK 69, PAGES 133-136, PUBLIC RECORDS ORANGE COUNTY, FLORIDA
LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



CARNAHAN PROCTOR & CROSS

604 COURTLAND STREET S
PHONE : (407) 960-5980
ORLANDO, FLORIDA 32804

CERTIFICATE OF AUTHORIZATION # 2936

DETAIL "C"
NOT TO SCALE

DETAIL "D"
NOT TO SCALE