

CONTRACTORS BUSINESS PARK ORLANDO - A REPLAT

SHEET 1 OF 3

PLAT BOOK 114 PAGE 101

REPLAT OF A PORTION OF LOT 1 AND TRACT "A", CONTRACTORS BUSINESS PARK ORLANDO, 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 133-136, 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 5860.05 FEET, A CHORD BEARING OF S 01° 15' 48" E AND A CHORD LENGTH OF 158.79 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE OF LOT 1 AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 21' 23" FOR AN ARC LENGTH OF 158.80 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE AND 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 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 AND A CHORD LENGTH 49.75 FEET; FOR AN ARC LENGTH OF 50.08 FEET TO A DISTANCE OF 67.29 FEET TO A POINT OF CURVATURE OF CURVE THROUGH A CENTRAL ANGLE OF 02° 13' 31" E AND A CHORD LENGTH 49.75 FEET; THENCE S 03° 49' 0" W A DISTANCE OF 67.29 FEET TO A POINT OF CURVATURE OF POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S 22° 34' 49" E AND A CHORD LENGTH OF 207.15 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 00° 13' 31" E AND A CHORD LENGTH 49.75 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 54' 59" FOR AN ARC LENGTH OF 56.06 FEET; THENCE S 03° 49' 0" W A DISTANCE OF 27.68 FEET; THENCE S 25° 40' 47" W A DISTANCE OF 125.47 FEET; THENCE S 20° 45' 58" W A DISTANCE OF 324.50 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:

POC POINT OF COMPOUND CURVATURE
PC POINT OF CURVATURE
PT POINT OF TANGENCY
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
R RADIUS
△ INTERIOR ANGLE
L ARC LENGTH
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 CPC PRM LB 2936
■ SET 4"X4" CONCRETE MONUMENT LB 2936 (PRM)
□ FOUND MONUMENTATION DESCRIPTION & NOTED
● SET NAIL & DISK LB # 2936 POC, UNLESS OTHERWISE NOTED
NTL NON-TANGENT LINE
NTC NON-TANGENT CURVE
PRM PERMANENT REFERENCE MONUMENT
LB LICENSED BUSINESS
PLAT BOOK PLAT BOOK
LIMITED LIABILITY COMPANY
FOOT FLORIDA DEPARTMENT OF TRANSPORTATION
ORB OFFICIAL RECORDS BOOK
PG PAGE
CM CONCRETE MONUMENT
NR NON-RADIAL
PCP PERMANENT CONTROL POINT
CERTIFIED CORNER RECORD
DOC DOCUMENT
IP IRON PIPE
REC RECORDED
SEC SECTION

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

CARNAHAN PROCTOR & CROSS

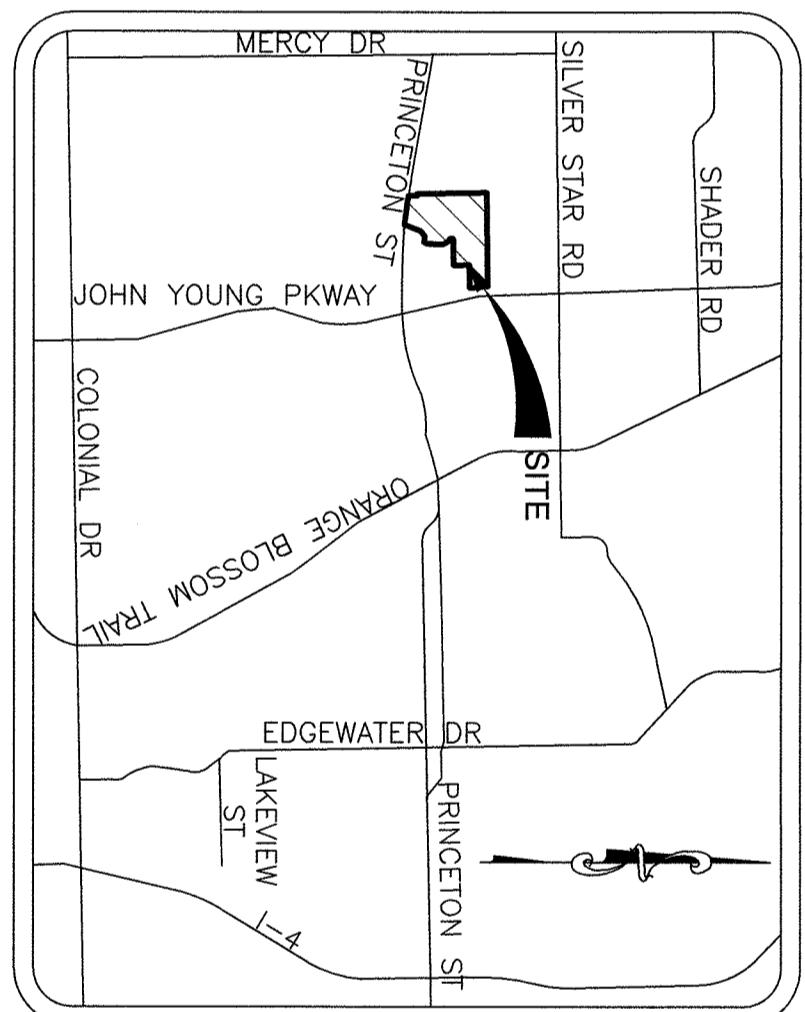
604 COURTLAND STREET SUITE 101

PHONE: (407) 960-5980

ORLANDO, FLORIDA 32804

CERTIFICATE OF AUTHORIZATION # 2936

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.



CONTRACTORS BUSINESS PARK ORLANDO - A REPLAT

SHEET 2 OF 3

PLAT BOOK **114** PAGE **102**

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

SILVER STAR INDUSTRIAL

PARK 1ST ADDITION

(PB "T", PG 28)

LOT 52

LOT 55

LOT 56

LOT 57

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LOT 120

LOT 121

LOT 122

(R/W WITH VARIES) (PER FOOT R/W MAP, NOT PLATTED, SECTION NO.

75250-2508) NOT PLATTED, SECTION NO.

SR NO. 423 (N JOHN YOUNG

PLATTE 75250-2508

R/W WITH VARIES) (PER FOOT R/W MAP, SECTION NO. 75250-2508)

RIGHT-OF-WAY LINE OF STATE ROAD NO. 423 (JOHN YOUNG PARKWAY)

WESTERLY LIMITED ACCESS

R/W WITH VARIES) (PER FOOT R/W MAP, SECTION NO. 75250-2508)

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