

SINCLAIR CORNERS

A Replat of a portion of Lots 1, 2, 15 and 16, Block A, Map of Florida Fruit and Truck Land Co at Loughman Florida, as recorded in Plat Book B, Page 68, public records of Osceola County, Florida
SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST
OSCEOLA COUNTY, FLORIDA

"Deed Restrictions for this plat are files in O.R. Book No.5140, Page 613, and are not accompanied by deed Covenants."

SHEET 1 OF 1

PLAT BOOK: 26 PAGE: 76

SINCLAIR CORNERS DEDICATION

KNOW ALL BY THESE PRESENTS, That SINCLAIR LANDCO, LLLP being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the utility easement as shown hereon to the perpetual use of the public, unless labeled (Private).

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the persons named below on the 20 day of September 2017.

OWNER: SINCLAIR LANDCO, LLLP, a Florida limited partnership

BY: BARLEM USA, LLC, a Florida limited liability company, its General Partner

Print: Albert Lemieux Title

Signed in the presence of:
Latisha Rodriguez (Printed Name) (Signature)
Martha Villanueva (Printed Name) (Signature)

STATE OF FLORIDA, COUNTY OF Polk

THIS IS TO CERTIFY, That on this 20 day of September 2017, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Albert Lemieux described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

CERTIFICATE OF SURVEY AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a Professional Surveyor and Mapper registered in the State of Florida, does hereby certify on December 30, 2016 he completed the survey of lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Osceola County requirements and regulations, the survey was prepared under the undersigned responsible direction and supervision and that the survey data complies with all requirements of Chapter 177.011-177.151 Florida Statutes; and that said land is located in Section 22, Township 25 South, Range 37 East, Osceola County, Florida.

Dated: 10/18/17 Signed: Robert C Johnson PSM 5551
Registration Number: LB 7833 Altamax Surveying
910 Belle Avenue, Suite 1140
Casselberry, Florida 32708

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on October 16, 2017, the foregoing plat was approved by the Board of County Commissioners of Osceola County, Florida.

Chairman of the Board: Tommy Ross Attest: Clerk of the Board

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: 10/18/2017
Date
County Engineer: Arnie

CERTIFICATE OF APPROVAL BY SURVEYOR REPRESENTING OSCEOLA COUNTY

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signature: W. Turner Wallis Date: 10-04-17
Print Name: W. Turner Wallis Registration No. 3967
Florida Professional Surveyor and Mapper under contract to Osceola County, Florida

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Osceola County Land Development Code and was filed for record on 10-24-2017 at 10:20:00AM

File No. 2017152713
Clerk of the Circuit Court in and for Osceola County, Florida
By: Armando Ramirez Notary Public

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.

DESCRIPTION

THAT PART OF LOTS 1, 2, 15 AND 16, BLOCK A, MAP OF FLORIDA FRUIT AND TRUCK LAND CO AT LOUGHMAN FLORIDA, AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN NORTH 89°54'22" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 30.00 FEET TO A POINT ON THE FORMER WESTERLY RIGHT OF WAY LINE OF STATE ROAD 545 ALSO KNOWN AS OLD LAKE WILSON ROAD; THENCE RUN NORTH 00°17'33" EAST ALONG FORMER WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 89°54'22" WEST ALONG A LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 22, A DISTANCE OF 89.90 FEET FOR A POINT OF BEGINNING; SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY OF SINCLAIR ROAD; THENCE RUN NORTH 89°54'22" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 889.87 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY OF SINCLAIR ROAD; RUN NORTH 00°16'28" EAST A DISTANCE OF 884.31 FEET TO THE SOUTH LINE OF "INDIAN RIDGE UNIT ONE" AS RECORDED IN PLAT BOOK 5, PAGE 7, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 89°47'00" EAST ALONG SAID SOUTH LINE OF "INDIAN RIDGE UNIT ONE", A DISTANCE OF 949.90 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 545 AS RECORDED IN OFFICIAL RECORD BOOK 4036, PAGE 2668, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 00°40'30" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 450.42 FEET; THENCE SOUTH 89°15'55" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 80.72 FEET; THENCE SOUTH 00°17'35" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 107.06 FEET; THENCE SOUTH 45°11'40" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 63.75 FEET TO THE POINT OF BEGINNING.

CONTAINS 644,331 SQUARE FEET OR 14.798 ACRES, MORE OR LESS.

NOTES:

- BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 4580, PAGE 2430, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING: N89°54'22"W
- 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.
- ALL EASEMENTS SHOWN HEREON WHICH ARE NOT CREATED BY THE PLAT ARE SHOWN FOR INFORMATION PURPOSES ONLY AND, UNLESS STATED OTHERWISE THE DEPICTION OF SAID EASEMENTS IS NOT INTENDED TO RE-IMPOSE SAME.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR THE PRIVATE ACCESS EASEMENTS CREATED AND SHOWN ON THIS PLAT ARE SET FORTH IN THE RECIPROCAL EASEMENTS AND RESTRICTIONS AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5140, PAGE 613, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, ALONG WITH DRAINAGE EASEMENTS AND FACILITIES REFERENCED THEREIN.
- SUBJECT TO EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4666, PAGE 367, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SINCLAIR CORNERS

DEDICATION

KNOW ALL BY THESE PRESENTS, That EQUITAS MANAGEMENT GROUP, LLC being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the utility easement as shown hereon to the perpetual use of the public, unless labeled (Private).

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the persons named below on the 21 day of September 2017.

OWNER: EQUITAS MANAGEMENT GROUP, LLC, a Tennessee limited liability company

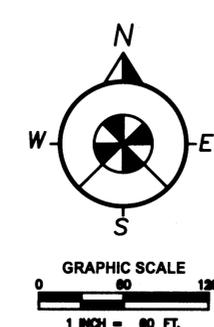
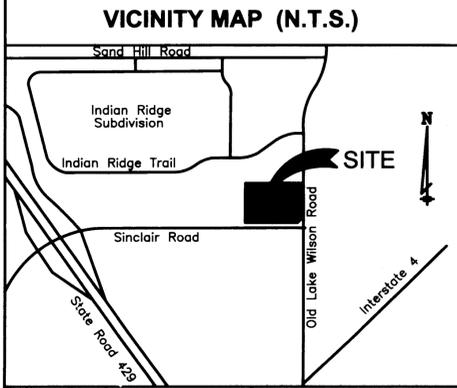
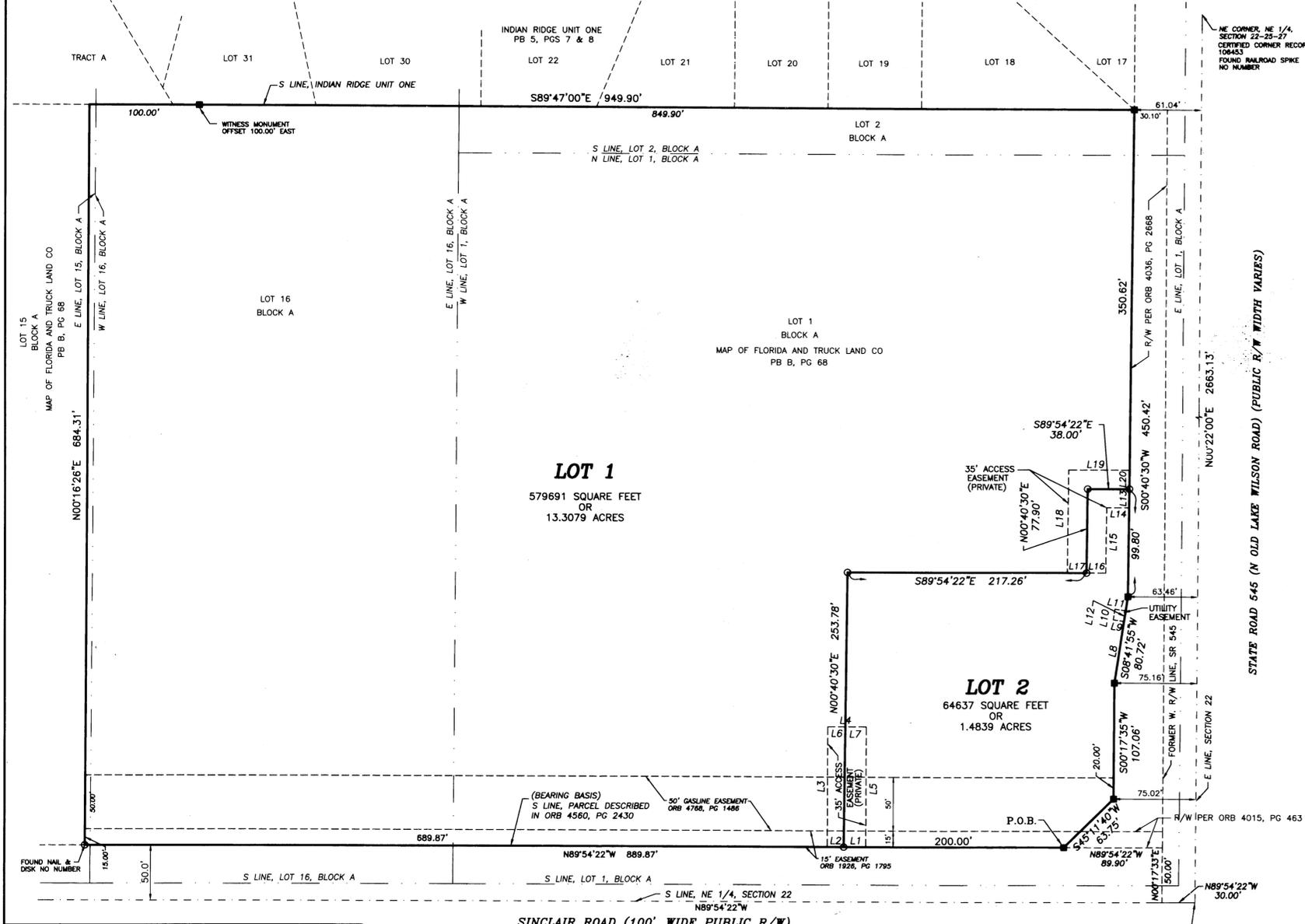
BY: J. Christopher Hall Title

Signed in the presence of:
Brett Aults (Printed Name) (Signature)
Tripp Ward (Printed Name) (Signature)

STATE OF Tennessee, COUNTY OF Hamilton

THIS IS TO CERTIFY, That on this 21 day of September 2017, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared J. Christopher Hall described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Kimberly St. Thomas Notary Public
My Commission expires 12/6/2018.



- LEGEND**
- C/L - CENTERLINE
 - CM - CONCRETE MONUMENT
 - FND - FOUND
 - IR - IRON ROD
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - NTS - NOT TO SCALE
 - ORB - OFFICIAL RECORDS BOOK
 - PG - PAGE
 - PB - PLAT BOOK
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PRM - PERMANENT REFERENCE MONUMENT
 - R - CURVE RADIUS
 - R/W - RIGHT OF WAY
- - DENOTES SET 4"x4" CONCRETE MONUMENT MARKED PRIM ALTIMAX LB 7833 UNLESS OTHERWISE NOTED
 - - DENOTES SET 1/2 INCH IRON ROD MARKED ALTIMAX LB 7833 UNLESS OTHERWISE NOTED

Altamax Surveying
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Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
R.Johnson@altamaxsurveying.com

