DANIELS COMMERCE CENTER

LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

PLAT BOOK **104** PAGE **66**

Legal Description:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 26, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89° 39' 31" WEST ALONG THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 90.14 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF DANIELS ROAD, PER OFFICIAL RECORDS BOOK 6651, PAGE 9857 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE RUN SOUTH 00° 11' 04" EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 76.23 FEET; THENCE SOUTH 05° 53' 57" EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 301.29 FEET; THENCE SOUTH 00° 11 ' 04" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 175.89 FEET TO A POINT LYING ON THE NORTH LINE OF DANIELS LANDING ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 3–8, SAID PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89° 39' 31" WEST ALONG SAID NORTH LINE A DISTANCE OF 614.21 FEET TO THE SOUTHEAST CORNER OF LOT 1, WEST ORANGE BUSINESS CENTER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 87 OF SAID PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00° 08' 24" WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 552.01 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE DEPARTING SAID EAST LINE RUN NORTH 89° 39' 31" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 583.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 332,142 SQUARE FEET OR 7.625 ACRES MORE OR LESS.

Notes:

1. BEARINGS BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 27 EAST ASSUMED AS BEING S 00°11'04" E.
2. ALL PLATTED UTILITY EASEMENTS WILL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY WILL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
3. THE PLATTED LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR DANIELS COMMERCE CENTER OWNERS ASSOCIATION, INC. TO BE RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
4. THE CITY OF WINTER GARDEN IS HEREBY DEDICATED A UTILITY EASEMENT OVER, UNDER AND THROUGH TRACT A AND ALL AREAS OF THE PLAT LABELED AS A UTILITY EASEMENT, INCLUDING THOSE AREAS LABELED "DRAINAGE & UTILITY EASEMENT. ALL DRAINAGE EASEMENTS CREATED BY THIS PLAT ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE DANIELS COMMERCE CENTER OWNERS ASSOCIATION, INC. (HEREIN REFERRED TO AS "ASSOCIATION"). THE CITY OF WINTER GARDEN'S RIGHTS IN THE UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE SUPERIOR TO ALL OTHERS AND NO UTILITIES OR OTHER IMPROVEMENTS SHALL BE PERMITTED TO CONFLICT OR INTERFERE WITH THE CITY'S UTILITY IMPROVEMENTS WITHIN SUCH UTILITY EASEMENT AREAS. THE CITY OF WINTER GARDEN SHALL ONLY BE RESPONSIBLE FOR THE MAINTENANCE OF UTILITIES IT ACCEPTS AND/OR INSTALLS WITHIN THE UTILITY EASEMENT AREAS.
5. TRACT "A" IS FOR ACCESS, UTILITIES, AND DRAINAGE WHICH IS DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE DANIELS COMMERCE CENTER OWNERS ASSOCIATION, INC. AND IS SUBJECT TO THAT CERTAIN EASEMENT FOR INGRESS, EGRESS AND PASSAGE PER ORB 10293 PAGE 867. TRACT "A" SHALL BE CONVEYED TO THE ASSOCIATION.
6. TRACT "B" IS FOR STORMWATER RETENTION AND IS DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE DANIELS COMMERCE CENTER OWNERS ASSOCIATION, INC. AND IS SUBJECT TO THAT CERTAIN EASEMENT FOR STORMWATER MANAGEMENT SYSTEM PER ORB 10293 PAGE 867. TRACT "B" SHALL BE CONVEYED TO THE ASSOCIATION.
7. THE SIGN EASEMENT CREATED BY THIS PLAT IS HEREBY DEDICATED TO AND SHALL BE OPERATED AND MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS.
8. THE SIDEWALK AND ACCESS EASEMENT AS CREATED BY THIS PLAT IS HEREBY DEDICATED TO AND SHALL BE OPERATED AND MAINTAINED BY THE ASSOCIATON IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS.
9. THE SANITARY SEWER EASEMENT AS ESTABLISHED BY THIS PLAT IS TO BE DEDICATED TO AND MAINTAINED BY THE DANIELS COMMERCE CENTER OWNERS ASSOCIATION, INC.
10. THE ASSOCIATION, AS OWNER OF THE SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, COMMON PROPERTIES, AND AMENITIES, AND THE INDIVIDUAL LOT OWNERS TO EXTENT OF THEIR INTEREST IN THE FOREGOING, SHALL RELEASE, DEFEND, INDEMNIFY AND HOLD THE CITY OF WINTER GARDEN, OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES HARMLESS FROM ANY AND ALL COSTS, EXPENSES, SUITS, DEMANDS, LIABILITIES, DAMAGES, INJURIES (INCLUDING DEATH), OR OTHERWISE INCLUDING ATTORNEY'S FEES AND COSTS OF SUIT, IN CONNECTION WITH THE REASONABLE USE OF SAID SUBDIVISION INFRASTRUCTURE, COMMON AREAS, OR AMENITIES, OR SAID PARTIES' MAINTENANCE THEREOF, OR SAID PROPERTIES' EXERCISE OF RIGHTS PERMITTED IN THE DECLARATION OF THE PROPERTY OWNERS ASSOCIATION, THIS PLAT, OR AS OTHERWISE PERMITTED BY LAW.
11. THE LOTS WITHIN THIS SUBDIVISION ARE GOVERNED BY A MANDATORY PROPERTY OWNERS ASSOCIATION REQUIRING THE PAYMENT OF FEES AND WITH THE POWER TO ASSESS THE LOTS. THE PROPERTY OWNERS ASSOCIATION IS THE OWNER OF AND/OR RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL PRIVATE AREAS, DRAINAGE SYSTEMS, INCLUDING WITHOUT LIMITATION, TRACTS A AND B THE RETENTION/DETENTION AREAS AND UNDERDRAINS, COMMON PROPERTIES, PRIVATE ROADS, SCREENING WALLS, AND SUCH OTHER SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, INCLUDING, WITHOUT LIMITATION, TRACTS A AND B AND THE IMPROVEMENTS THEREON. EVERY LOT OWNER WITHIN THIS SUBDIVISION MUST BE A MEMBER OF THE PROPERTY OWNERS ASSOCIATION. FAILURE TO PAY SUCH FEES OR ASSESSMENTS SHALL RESULT IN THE ATTACHMENT OF A LIEN ON THE PROPERTY OF THE OWNER WHICH FAILS TO PAY SUCH FEES OR ASSESSMENTS BY THE PROPERTY OWNERS ASSOCIATION, WHICH MAY RESULT IN THE FORECLOSURE OF SAID PROPERTY.
12. THE CITY OF WINTER GARDEN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE AND OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, ANY AND ALL PRIVATE AREAS, DRAINAGE SYSTEMS, INCLUDING WITHOUT LIMITATION, THE RETENTION/DETENTION AREAS AND UNDERDRAINS, COMMON PROPERTIES, PRIVATE ROADS, SCREENING WALLS, AND SUCH OTHER SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, INCLUDING, WITHOUT LIMITATION, TRACTS A AND B AND THE IMPROVEMENTS THEREON, IN THE EVENT ANY OR ALL OF THE SAID AREAS, SYSTEMS, IMPROVEMENTS, PROPERTIES OR AREAS ARE NOT MAINTAINED, REPAIRED, OR REPLACED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES, GOOD ENGINEERING PRACTICES, OR BECOME A NUISANCE OR IN THE EVENT THE CITY OF WINTER GARDEN EXERCISES ITS AFOREMENTIONED RIGHT, EACH OF THE LOT OWNERS OF THE SUBDIVISION ARE HEREBY ULTIMATELY RESPONSIBLE FOR PAYMENT OF THE COST OF MAINTENANCE, REPAIR, REPLACEMENT AND CARE PROVIDED BY THE CITY OF WINTER GARDEN OR ITS CONTRACTORS AND AGENTS, PLUS ADMINISTRATIVE COSTS AND ATTORNEYS' FEES AND COSTS INCURRED BY THE CITY OF WINTER GARDEN. IF SAID COSTS ARE NOT PAID WITHIN 15 DAYS OF INVOICING, THEN SAID COSTS SHALL CONSTITUTE A LIEN ON THE PROPERTY OF THE OWNERS WHICH FAIL TO PAY SUCH COSTS AND MAY BE ENFORCED, WITHOUT LIMITATION, BY FORECLOSURE, SPECIAL ASSESSMENTS, OR AS MAY OTHERWISE BE PERMITTED BY LAW. THIS RIGHT, AND THE CITY OF WINTER GARDEN'S EXERCISE OF SAID RIGHT, SHALL NOT IMPOSE ANY OBLIGATION ON THE CITY OF WINTER GARDEN TO MAINTAIN, REPAIR, REPLACE, OR OTHERWISE CARE FOR SAID PRIVATE AREAS, DRAINAGE SYSTEMS, INCLUDING WITHOUT LIMITATION, THE RETENTION/DETENTION AREAS AND UNDERDRAINS, COMMON PROPERTIES, PRIVATE ROADS, SCREENING WALLS, AND SUCH OTHER SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, INCLUDING, WITHOUT LIMITATION, TRACTS A AND B AND THE IMPROVEMENTS THEREON.
13. THERE IS HEREBY GRANTED AND DEDICATED TO THE CITY OF WINTER GARDEN AND OTHER PUBLIC SERVICE AND EMERGENCY SERVICE PROVIDERS, A NON-EXCLUSIVE EASEMENT OVER AND THROUGH TRACT "A" AND ANY OTHER PRIVATELY OWNED INTERNAL ROADS, ALLEYS, PAVED AREAS AND SIDEWALKS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACCESS FOR THE PURPOSE OF PROVIDING PUBLIC AND EMERGENCY SERVICES TO THE SUBDIVISION, INCLUDING BUT NOT LIMITED TO, POSTAL, FIRE PROTECTION, POLICE PROTECTION, EMERGENCY MEDICAL TRANSPORTATION, CODE ENFORCEMENT, GARBAGE, UTILITIES AND OTHER PUBLIC AND EMERGENCY SERVICES.
14. NO EASEMENT DEDICATED BY THIS PLAT, INCLUDING WITHOUT LIMITATION, TO THE CITY OF WINTER GARDEN, THE PUBLIC, OR TO ANY PROPERTY OWNERS' ASSOCIATION, SHALL BE TERMINATED OR MODIFIED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WINTER GARDEN.

Title Information Report prepared by Fidelity National Title Insurance Company: Order Number 7791542 dated 11/14/2020

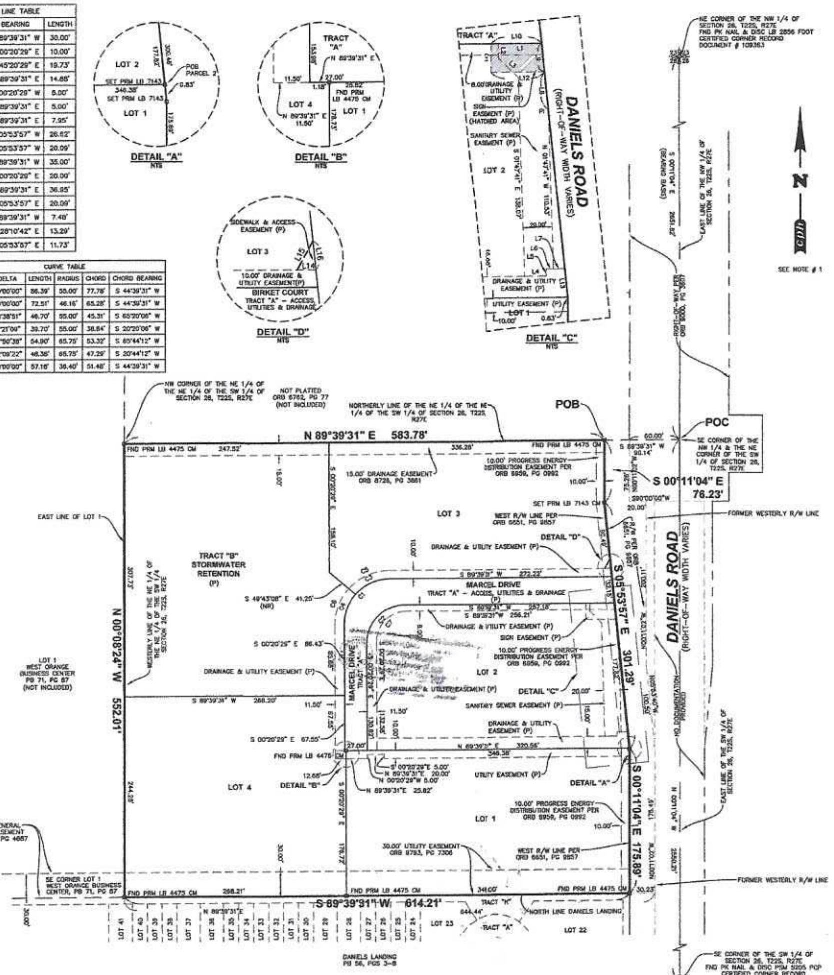
1. RESOLUTION OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, RESOLUTION NO. 653 RECORDED IN OFFICIAL RECORDS BOOK 2735, PAGE 539. (BLANKET IN NATURE NOT PLOTTABLE)
2. UTILITY EASEMENT IN WARRANTY DEED RECORDED DECEMBER 10, 1999 IN OFFICIAL RECORDS BOOK 5899, PAGE 4887. (LIES OFFSITE AS SHOWN BENEFITS SUBJECT PROPERTY)
3. BIRKET PROPERTIES COST SHARE AGREEMENT RECORDED DECEMBER 27, 2002 IN OFFICIAL RECORDS BOOK 6719, PAGE 3166. (BLANKET IN NATURE NOT PLOTTABLE)
4. INTENTIONALLY DELETED.
5. DISTRIBUTION EASEMENT RECORDED JUNE 17, 2003 IN OFFICIAL RECORDS BOOK 6959, PAGE 992. (AS SHOWN)
6. DRAINAGE EASEMENT AGREEMENT RECORDED JUNE 29, 2006 IN OFFICIAL RECORDS BOOK 8726, PAGE 3861. (AS SHOWN)
7. UTILITIES EASEMENT & ASSIGNMENT OF UTILITY EASEMENT RECORDED NOVEMBER 21, 2008 IN OFFICIAL RECORDS BOOK 9793, PAGE 7306. (AS SHOWN)
8. LOT SPLIT AGREEMENT RECORDED NOVEMBER 10, 2011 IN OFFICIAL RECORDS BOOK 10293, PAGE 854. (BLANKET IN NATURE – NOT PLOTTABLE)
9. DECLARATION OF OPERATING AGREEMENT AND EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED NOVEMBER 10, 2011 IN OFFICIAL RECORDS BOOK 10293, PAGE 867; AS AFFECTED BY AGREEMENT REGARDING ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS RECORDED DECEMBER 12, 2018 IN OFFICIAL RECORDS INSTRUMENT NO. 20180718889. (BLANKET IN NATURE – NOT PLOTTABLE) NOTE: TIME DURATION FOR 25 YEARS FROM RECORDING WITH AUTOMATIC 10 YEAR EXTENSIONS.
10. MORTGAGE FUTURE ADVANCES RECORDED APRIL 1, 2019 IN OFFICIAL RECORDS INSTRUMENT NO. 20190195174. (AS TO PARCEL 1 – NOT PLOTTABLE)
11. ASSIGNMENT OF RENTS RECORDED APRIL 1, 2019 IN OFFICIAL RECORDS INSTRUMENT NO. 20190195175 (BLANKET IN NATURE – NOT PLOTTABLE).
12. INTENTIONALLY DELETED.
13. INTENTIONALLY DELETED.

Prepared By:
CPH, Inc.
500 West Fulton St. Sanford, FL 32771
Phone: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0000298
www.cphcorp.com

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.

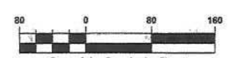
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°39'31" W	30.00'
L2	S 00°20'29" E	10.00'
L3	S 45°20'29" E	19.73'
L4	N 89°39'31" E	14.85'
L5	N 00°20'29" W	5.00'
L6	N 89°39'31" E	5.00'
L7	N 89°39'31" E	7.95'
L8	N 05°53'57" W	26.62'
L9	N 05°53'57" W	20.09'
L10	S 89°39'31" W	35.00'
L11	S 00°20'29" E	20.00'
L12	N 89°39'31" E	36.85'
L13	S 05°53'57" E	20.09'
L14	S 89°39'31" W	7.48'
L15	N 28°10'42" E	13.29'
L16	S 05°53'57" E	11.73'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	90°00'00"	86.39'	55.00'	77.78'	S 44°39'31" W
C2	90°00'00"	72.51'	46.16'	65.28'	S 44°39'31" W
C3	48°38'51"	46.70'	55.00'	45.31'	S 65°20'06" W
C4	41°21'09"	39.70'	55.00'	38.84'	S 20°20'06" W
C5	47°50'38"	54.90'	65.75'	53.32'	S 65°44'12" W
C6	42°09'22"	48.38'	65.75'	47.29'	S 20°44'12" W
C7	90°00'00"	57.18'	36.40'	51.48'	S 44°39'31" W

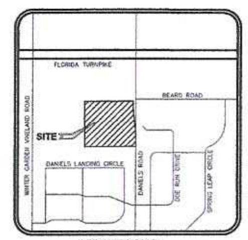


Abbreviation Legend:

CM	4"X4" CONCRETE MONUMENT
Δ	CENTRAL ANGLE
DE	DRAINAGE EASEMENT
D/U	DRAINAGE & UTILITY EASEMENT
ESMT	EASEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND	FOUND
GIS	GEOGRAPHIC INFORMATION SYSTEM
IP	IRON PIPE
IR	IRON ROD
L	ARC LENGTH
LB 4475	LICENSE BUSINESS NUMBER OF ACCURIGHT SURVEYS OF ORLANDO, INC.
(M)	MEASURED
N&D	NAIL & DISK
PB	PLAT BOOK
(P)	PER THIS PLAT
PC	POINT OF CURVATURE
PCP	PERMANENT CONTROL POINT
PG	PAGE
PGS	PAGES
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
POL	POINT ON LINE
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	CURVE RADIUS
R/W	RIGHT OF WAY
UE	UTILITY EASEMENT
SEC 26	SECTION 26
T22S	TOWNSHIP 22 SOUTH
R27E	RANGE 27 EAST
NR	NON RADIAL
NTS	NOT TO SCALE
ORB	OFFICIAL RECORDS BOOK



Graphic Scale in Feet



VICINITY MAP
NOT TO SCALE

DANIELS COMMERCE CENTER
DEDICATION

"KNOW ALL MEN BY THESE PRESENTS, That the owners listed below, being the fee simple owners 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, including as set forth in the plat notes.

In witness whereof, Owner of all of the lands less Lot 1 has caused this plat and dedication to be executed by its duly elected officers acting by and with the authority of the Board of Directors. This 8 day of Dec A.D., 2020.

CF Pulmonary Real Estate Winter Garden, LLC

By: D Haim
Daniel Haim, M.D., Managing Member

SEAL

Witness: [signature] Witness: [signature]

Print Name: David McKee Print Name: Veronica L. Acker

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of Dec., 2020 by Daniel Haim, M.D., Managing Member of CF Pulmonary Real Estate Winter Garden, LLC a Florida limited liability company, on behalf of the company, who is personally known to me or has produced n/a as identification.

[signature]
Notary Public State of Florida
Type or Print Name Veronica L Acker
My Commission Expires: 9-17-2020
Commission Number: GG 238205

In witness whereof, Owner of Lot 1 has caused this plat and dedication to be executed by its duly elected officers acting by and with the authority of the Board of Directors. This 6th day of December A.D., 2020.

VST MARC 18, LLC

By: Barry J Haskell
Barry J. Haskell, Managing Member

Witness: [signature] Witness: [signature]

Print Name: Shari B. Salamone Print Name: John G. Salamone

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of December, 2020 by Barry J. Haskell, Managing Member of VST MARC 18, LLC a Florida limited liability company, on behalf of the company, who is personally known to me or has produced ______ as identification.

Notary Public State of Florida [signature]
Type or Print Name Anna H. Long
My Commission Expires: ______
Commission Number: ______

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Registered Land Surveyor, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his supervision, and that this plat complies with the provisions of Chapter 177, Part I Florida Statutes.

Randall L. Roberts Dated: 11/18/2020
Randall L. Roberts, RLS
Professional Surveyor and Mapper
Florida Registration No. 3144
CPH, Inc.
500 West Fulton Street – Sanford, Florida 32771
Telephone: (407) 322-6841 – Fax: (407) 330-0639
Certificate of Authorization No. 7143

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on DECEMBER 10 2020, the City Commission of the City of Winter Garden, Florida approved the foregoing plat.

[signature]
Mayor JOHN REES

Attest: [signature]
City Clerk ANGELA J. GRIMMAGE

CERTIFICATE OF REVIEW BY CITY SURVEYOR

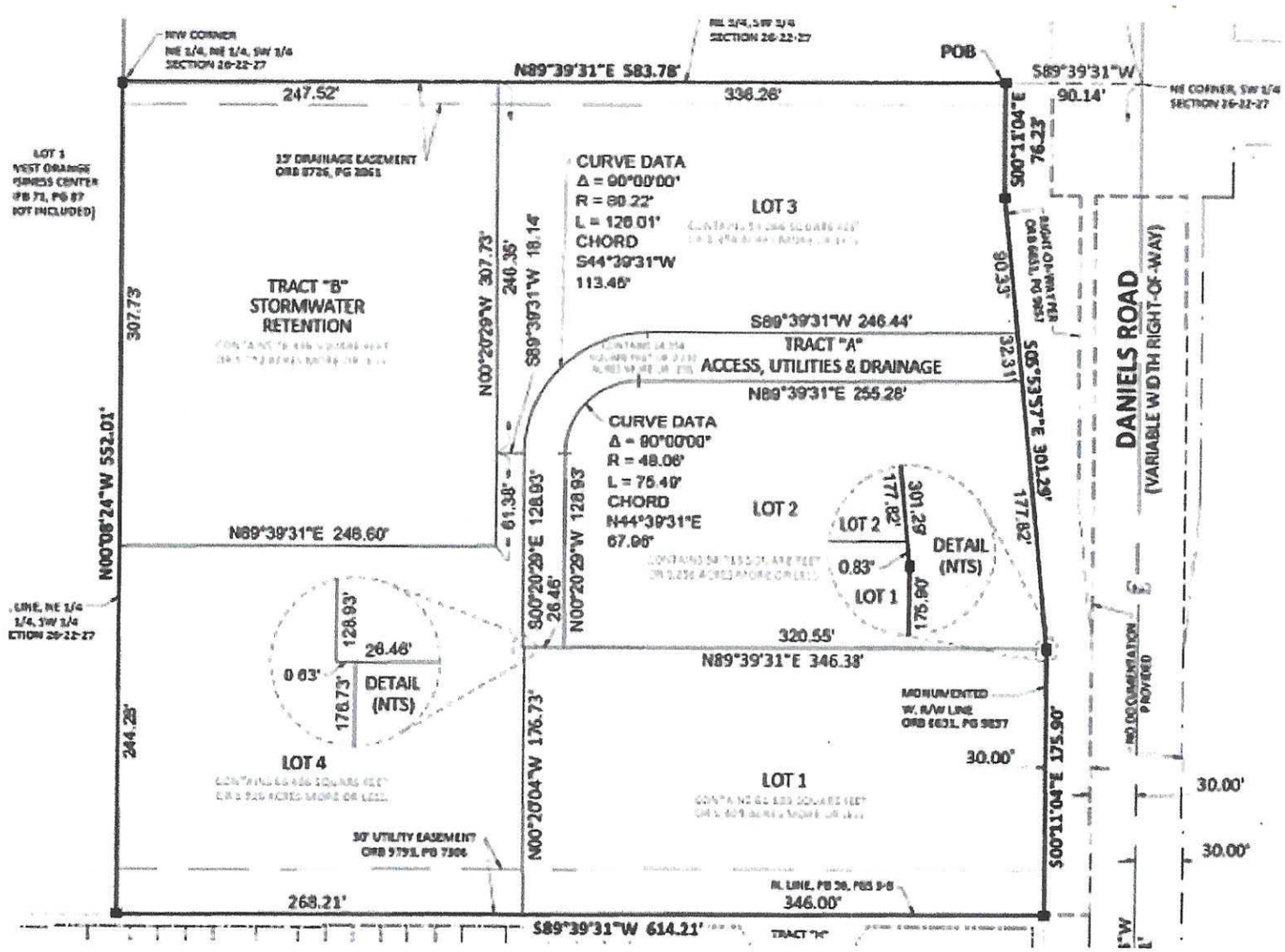
I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT TO COMPLY IN FORM WITH ALL THE REQUIREMENTS OF PART I OF CHAPTER 177, FLORIDA STATUTES.

[signature] Date: 12-9-2020
City Surveyor (Signature)
GERALD M. JOHNSEN PSM 5590
City Surveyor Registration Number

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was Recorded in the Orange County Official Records on 12-15-20 as File No. 20200654612.
County Comptroller in and for Orange County, Florida.

BY [signature]

SEAL

WINTER GARDEN, ORANGE COUNTY, FLORIDA