AF 39425D

ORANGE BLOSSOM BUSINESS CENTER

SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

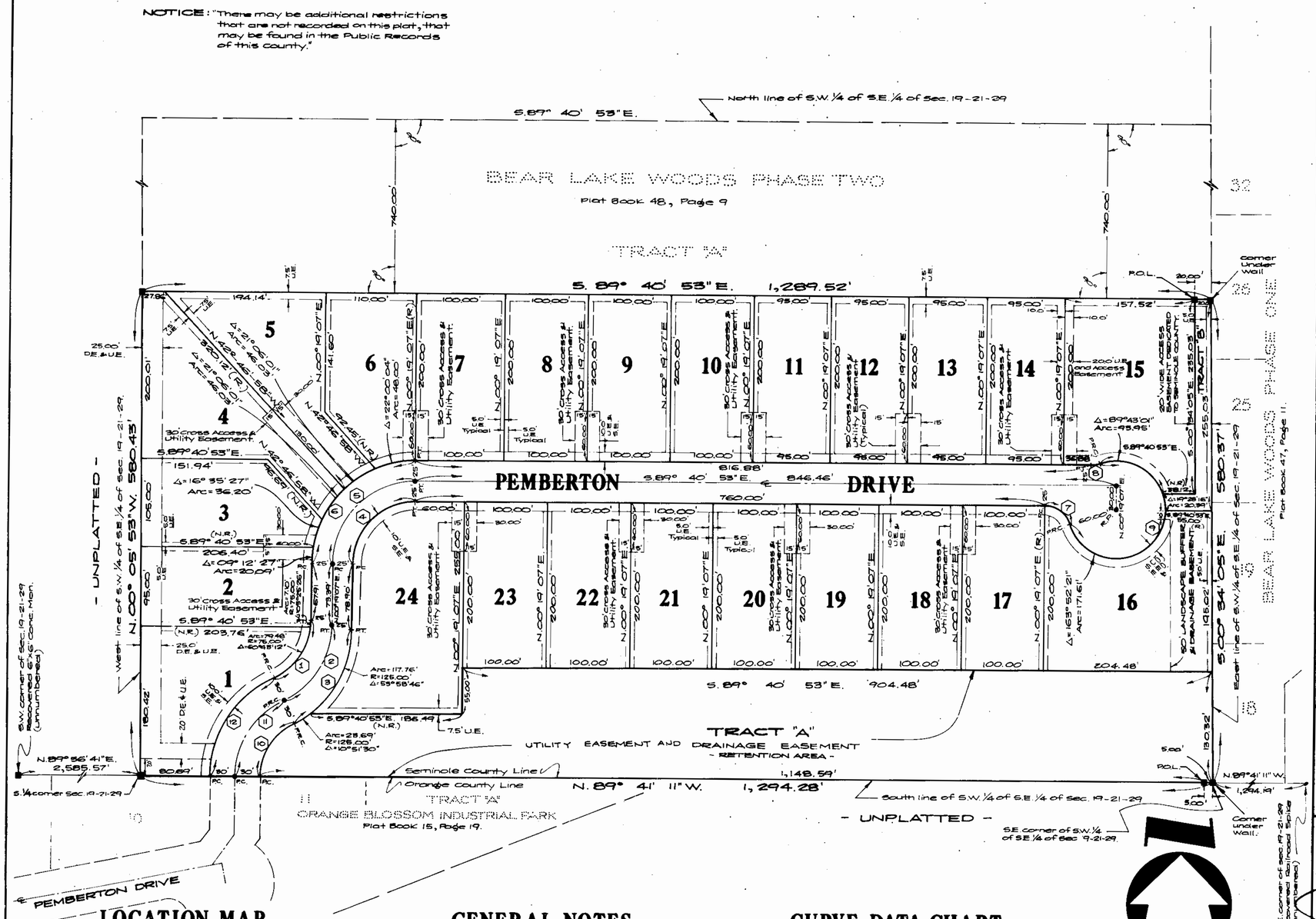
DESCRIPTION:

THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

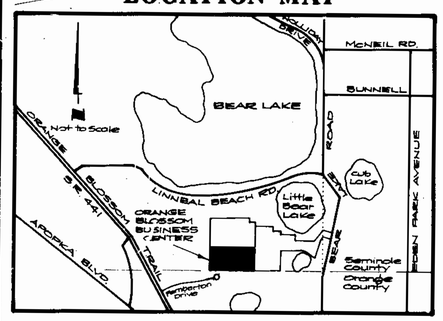
LESS: THE NORTH 740.00 FEET OF SAID S.W. 1/4 OF THE S.E. 1/4 OF SECTION 19, SAID 740.00 FEET BEING MEASURED PERPENDICULAR TO THE NORTH LINE OF SAID S.W. 1/4.

CONTAINING: 749,765 Sq. Ft. = 17.21 Acres.

NOTICE: "There may be additional restrictions that are not recorded on this plat, that may be found in the Public Records of this county."



LOCATION MAP



GENERAL NOTES

1- Bearings are based on the West line of Bear Lake Woods Phase One, recorded in Plat Book 47, Page 11, Public Records of Seminole County, Florida, being S.00° 34' 05" E.
2- ■ = Denotes P.R.M. (Permanent Reference Monument) 4"x4" conc. Monument with Disk No. L.S. 2005
3- ● = Denotes P.C.P. (Permanent Control Point) Disk No. L.B. 2005
4- P.C. = Point of Curvature.
5- P.T. = Point of Tangency.
6- P.R.C. = Point of Reverse Curvature.
7- (R) = Lot line that is Radial.
8- (N.R.) = Lot line that is not Radial.
9- R.P. = Radius Point
10- UTILITY EASEMENTS: (U.E.)
5.00 Feet along each side lot line, unless otherwise shown.
7.50 Feet along the rear of all lots, unless otherwise shown.
10.00 Feet along the Front and Sides of all lot lines adjacent to Street Rights of Way, unless otherwise shown.
11- TRACTS "A" and "B" will be owned and maintained by the ORANGE BLOSSOM BUSINESS CENTER Property Owners Association. Utility Easement and Drainage Easement over Tract "A" and Access Easement over Tract "B" are dedicated to Seminole County, Florida.
12- D.E. = Drainage Easement.
13- S.E. = 10.00 Foot Sidewalk Easement along the front and sides of all lot lines adjacent to Street Rights of Way.

CURVE DATA CHART

	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
1	86.58'	75.00'	66° 08' 37"	48.84'	81.85'	S.53°25'26" W.
2	114.53'	100.00'	65° 50' 31"	64.35'	108.21'	N.35°04'23" E.
3	141.45'	125.00'	64° 50' 16"	79.99'	134.08'	S.32°44' 15" W.
4	117.81'	75.00'	90° 00' 00"	75.00'	106.07'	N.45° 19' 07" E.
5	157.08'	100.00'	90° 00' 00"	100.00'	141.42'	N.45° 19' 07" E.
6	196.35	125.00'	90° 00' 00"	125.00	176.78'	N.45° 19' 07" E.
7	38.68'	30.00'	73° 52' 21"	22.55'	36.08'	S.52°44'42" E.
8	10.05'	30.00'	19° 11' 17"	5.07'	10.00'	S.80°49'28" W.
9	285.95'	60.00'	273° 03' 38"	75.00'	82.66'	S.27°39'39" W.
10	79.22'	70.00'	64° 50' 34"	44.46'	75.06'	S.32°44'06" W.
11	114.34'	100.00'	65° 30' 49"	64.34'	108.22'	S.33°04' 49" W.
12	150.09'	130.00'	66° 08' 55"	84.66'	141.89'	S.33°23' 17" W.
13						

14- No. = Number
15- L.S. = Land Surveyor
16- P.O.L. = Set Point on Line

CAVONE, INC.
800 South County Road 427
Longwood, Fl. 32750
Ph: (407) 830-9080

PLAT BOOK 50 PAGE 72

"ORANGE BLOSSOM BUSINESS CENTER"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the Street and Easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned Has hereunto set His hand and seal on SEPT. 27, 1990

WITNESSES:

Luther Potter
Luther Potter
Luther D. Potter also known as Luther Potter

STATE OF FLORIDA COUNTY OF Seminole

THIS IS TO CERTIFY, That on September 27, 1990 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

Luther Potter

to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be His free act and deed for the uses and purposes therein expressed.

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

NOTARY PUBLIC
My Commission Expires April 21, 1993

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land Surveyor, does hereby certify that on OCT. 12, 1990 he completed the survey of the lands as shown in the foregoing plat or plan; 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 Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

Dominick F. Cavone
Dominick F. Cavone
Dated OCT. 12, 1990 Registration No. L.S. 2005

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

Examined and Approved: 12/5/90
CHAIRMAN Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 22 MAY 1996 the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board.

Attest:
Clerk of the Board.

BY ..... D.C.

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on 5-24-96 at 2:41 pm File No. 845967

Clerk of the Circuit Court in and for Seminole County, Florida.