

SURVEY NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 901, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT REFERENCED FROM FDOT CONTROL STATION 7705GD11. AS A REFERENCE FOR THIS SURVEY, THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 30 EAST, HAS A BEARING OF NORTH 00°02'45" WEST.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS AND 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. ALL LINES EMINATING FROM CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R).
4. THIS PLAT IS SUBJECT TO SEMINOLE COUNTY DEVELOPMENT ORDER #23-20500017 AND DEVELOPER'S COMMITMENT AGREEMENT #24-55200004.
5. FLOOD ZONE LINES DEPICTED HEREON ARE REFERENCED FROM FEMA FLOOD MAP PANEL 12117C0160F, COMMUNITY 120289, SEMINOLE COUNTY, EFFECTIVE DATE SEPTEMBER 28, 2007 AND ARE SHOWN FOR INFORMATIONAL PURPOSES.
6. A PORTION OF THE LANDS CONTAINED IN THIS PLAT ARE SUBJECT TO THAT CERTAIN DISTRIBUTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1620, PAGE 1026 AND OFFICIAL RECORDS BOOK 2249, PAGE 962 RESPECTIVELY. RELEASE RECORDED IN OFFICIAL RECORDS BOOK 10897, PAGE 275 AND OFFICIAL RECORDS BOOK 10897, PAGE 284.
7. LOT 2A, TRACT A AND TRACT B, SHOWN HEREON HAVE BEEN RELEASED FROM THOSE CERTAIN DISTRIBUTION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1620, PAGE 1026 AND OFFICIAL RECORDS BOOK 2249, PAGE 962 RESPECTIVELY. RELEASE RECORDED IN OFFICIAL RECORDS BOOK 10897, PAGE 275 AND OFFICIAL RECORDS BOOK 10897, PAGE 284.
8. LANDS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO THE NOTICE OF ADOPTION OF AMENDED DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 1858, PAGE 1190.
9. LANDS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO THE TEMPORARY CONTINGENT RIGHT OF ENTRY (COMMUNICATION TOWER) RECORDED IN OFFICIAL RECORDS BOOK 8896, PAGE 955.
10. LANDS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO THE SEMINOLE COUNTY DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 10652, PAGE 752.
11. LOT 2A, SHOWN HEREON IS SUBJECT TO PHASE 1 TRACT 2 REAGAN CENTER PD FINAL DEVELOPMENT PLAN, DEVELOPER'S COMMITMENT AGREEMENT, COMMITMENTS, CLASSIFICATIONS AND DISTRICT DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 10859, PAGE 195.
12. LOT 2A IS SUBJECT TO THAT CERTAIN CONDITIONAL UTILITY AGREEMENT FOR WATER, WASTEWATER OR RECLAIMED WATER SERVICES AS RECORDED IN OFFICIAL RECORDS BOOK 10896, PAGE 1875.

| PRM COORDINATE TABLE |              |             |
|----------------------|--------------|-------------|
| PRM#                 | NORTHING     | EASTING     |
| 1                    | 1603031.4440 | 560884.3036 |
| 2                    | 1603866.7317 | 561603.4247 |
| 3                    | 1603879.3460 | 564320.9632 |
| 4                    | 1603123.2205 | 564323.7005 |
| 5                    | 1603095.8411 | 564282.2848 |
| 6                    | 1603084.5800 | 564264.3820 |
| 7                    | 1603088.8123 | 564261.7198 |
| 8                    | 1602796.9156 | 563797.6672 |
| 9                    | 1602792.6833 | 563800.3294 |
| 10                   | 1602630.2589 | 563542.1097 |
| 11                   | 1602634.4912 | 563539.4475 |
| 12                   | 1602524.9434 | 563365.2903 |
| 13                   | 1602520.7111 | 563367.9525 |
| 14                   | 1602377.2388 | 563139.8627 |
| 15                   | 1602255.6856 | 562872.9176 |
| 16                   | 1602260.4723 | 562871.4730 |
| 17                   | 1602246.7138 | 562821.6472 |
| 18                   | 1602261.2626 | 562817.9954 |
| 19                   | 1602232.5789 | 562467.6889 |
| 20                   | 1602217.6213 | 562466.4571 |
| 21                   | 1602233.6992 | 562262.2390 |
| 22                   | 1602237.6287 | 562205.1971 |
| 23                   | 1602242.6389 | 562205.1713 |
| 24                   | 1602247.7345 | 562025.4049 |
| 25                   | 1602247.3351 | 561848.2054 |
| 26                   | 1602239.7156 | 561713.9183 |
| 27                   | 1602234.7464 | 561714.4726 |
| 28                   | 1602056.2825 | 561200.1797 |
| 29                   | 1602012.7815 | 561130.3159 |
| 30                   | 1602017.0260 | 561127.6730 |
| 31                   | 1601949.4224 | 561019.0997 |
| 32                   | 1601953.8477 | 560997.8849 |
| 33                   | 1602074.0451 | 560915.1982 |
| 34                   | 1602110.7228 | 560886.1958 |

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.

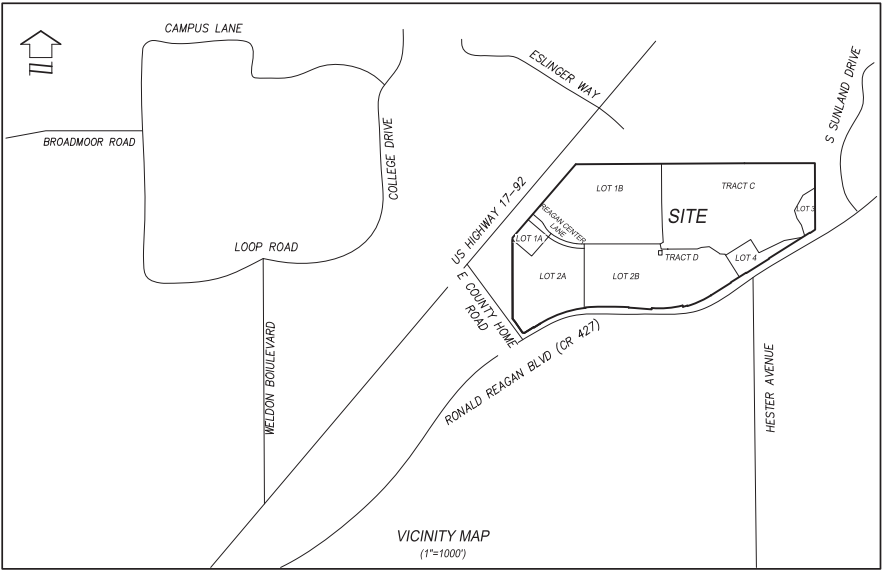
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DONLEY CONSULTING GROUP, LLC

210 PARKTOWNE BOULEVARD, SUITE 1  
EDGEWATER, FLORIDA 32132  
PHONE: 407.947.4552 WWW.DONLEYCONSULTING.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8501

REAGAN CENTER  
A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 20 SOUTH,  
RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA



LEGEND AND ABBREVIATIONS:

|       |                                    |
|-------|------------------------------------|
| ¢     | CENTERLINE                         |
| CCR   | CERTIFIED CORNER RECORD            |
| CM    | 4"x4" CONCRETE MONUMENT            |
| CH    | CHORD LENGTH                       |
| CB    | CHORD BEARING                      |
| Δ     | DELTA (CENTRAL ANGLE)              |
| DOC.# | OFFICIAL RECORDS DOCUMENT          |
| ID    | IDENTIFICATION                     |
| L     | ARC LENGTH                         |
| LB    | LICENSED BUSINESS                  |
| NO.   | NUMBER                             |
| N.R.  | NON-RADIAL LINE                    |
| OR    | OFFICIAL RECORD BOOK               |
| PB    | PLAT BOOK                          |
| PC    | POINT OF CURVATURE                 |
| PCC   | POINT OF COMPOUND CURVATURE        |
| PCP   | PERMANENT CONTROL POINT            |
| PG    | PAGE                               |
| PRC   | POINT OF REVERSE CURVATURE         |
| PRM   | PERMANENT REFERENCE MONUMENT       |
| PT    | POINT OF TANGENCY                  |
| R     | RADIUS                             |
| R/W   | RIGHT OF WAY                       |
| SR    | STATE ROAD                         |
| ■     | SET 4"x4" CONCRETE MONUMENT        |
| □     | STAMPED PRM (LB 8501)              |
| ▣     | FOUND CONCRETE MONUMENT (AS NOTED) |
| ⊙     | FOUND NAIL & DISK AS NOTED         |
| ⊗     | SET NAIL & DISK PCP (LB 8501)      |
| ●     | FOUND IRON ROD & CAP AS NOTED      |
| ●     | SET 5/8" IRON ROD & CAP (LB 8501)  |

SHEET INDEX

|         |                                |
|---------|--------------------------------|
| SHEET 1 | COVER SHEET, LEGAL DESCRIPTION |
| SHEET 2 | DETAIL SHEET                   |

LEGAL DESCRIPTION:

A PORTION OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE N00°02'45"W, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14, A DISTANCE OF 490.81 FEET THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 15 & 600 (A VARIABLE WIDTH RIGHT OF WAY) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77010, DATED OCTOBER 29, 2010; THENCE N40°43'34"E, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1102.20 FEET TO THE SOUTH LINE OF TROPIC PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 40 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N89°40'17"E ALONG SAID SOUTH LINE, A DISTANCE OF 1917.10 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14 AND A POINT ON THE SOUTH LINE OF SUNLAND ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 16-22 OF SAID PUBLIC RECORDS; THENCE N89°53'03"E ALONG SAID SOUTH LINE, A DISTANCE OF 800.47 FEET TO THE WEST LINE OF SUNLAND ESTATES AMENDED PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1-2 OF SAID PUBLIC RECORDS; THENCE S00°12'27"E ALONG SAID WEST LINE, A DISTANCE OF 756.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 427, AS SHOWN ON SEMINOLE COUNTY PUBLIC WORKS RIGHT OF WAY MAP FOR COUNTY ROAD 427-V (HESTER AVENUE TO LAKE MARY BOULEVARD) DATED MARCH 3, 1998; SAID POINT LYING AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1096.28 FEET, A CENTRAL ANGLE OF 02°35'42", A CHORD BEARING OF S56°31'55"W AND A CHORD DISTANCE OF 49.65 FEET; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING NINE COURSES AND DISTANCES: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.65 FEET TO THE POINT OF TANGENCY; THENCE S57°49'46"W, A DISTANCE OF 21.15 FEET; THENCE N32°10'14"W, A DISTANCE OF 5.00 FEET; THENCE S57°49'46"W, A DISTANCE OF 548.22 FEET; THENCE S32°10'14"E, A DISTANCE OF 5.00 FEET; THENCE S57°49'46"W, A DISTANCE OF 305.06 FEET; THENCE N32°10'14"W, A DISTANCE OF 5.00 FEET; THENCE S57°49'46"W, A DISTANCE OF 205.75 FEET; THENCE S32°10'14"E, A DISTANCE OF 5.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 427, AS SHOWN ON SEMINOLE COUNTY PUBLIC WORKS RIGHT OF WAY MAP FOR COUNTY ROAD 427-V (US 17-93 TO HESTER AVENUE) DATED SEPTEMBER 20, 1996 AND AS RECORDED IN OFFICIAL RECORDS BOOK 3049, PAGE 1226 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING NINETEEN COURSES AND DISTANCES: S57°49'46"W, A DISTANCE OF 269.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1096.21 FEET, A CENTRAL ANGLE OF 15°22'37", A CHORD BEARING OF S65°31'04"W AND A CHORD DISTANCE OF 293.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 294.20 FEET; THENCE N16°47'37"W, A DISTANCE OF 5.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1091.21 FEET, A CENTRAL ANGLE OF 02°42'52", A CHORD BEARING OF S74°33'49"W AND A CHORD DISTANCE OF 51.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.70 FEET; THENCE N14°05'25"W, A DISTANCE OF 15.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1076.21 FEET, A CENTRAL ANGLE OF 18°47'47", A CHORD BEARING OF N86°03'33"W AND A CHORD DISTANCE OF 351.48 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 353.06 FEET; THENCE S04°42'28"W, A DISTANCE OF 15.01 FEET; THENCE N85°29'54"W, A DISTANCE OF 204.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2934.79 FEET, A CENTRAL ANGLE OF 01°06'59", A CHORD BEARING OF N86°03'33"W AND A CHORD DISTANCE OF 57.18 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.18 FEET; THENCE N00°17'41"W, A DISTANCE OF 5.01 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2939.79 FEET, A CENTRAL ANGLE OF 03°30'20", A CHORD BEARING OF N88°22'35"W AND A CHORD DISTANCE OF 179.84 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 179.87 FEET TO THE POINT OF TANGENCY; THENCE S89°52'15"W, A DISTANCE OF 177.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1236.28 FEET, A CENTRAL ANGLE OF 06°14'12", A CHORD BEARING OF S86°45'09"W AND A CHORD DISTANCE OF 134.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 134.57 FEET; THENCE S06°21'57"E, A DISTANCE OF 5.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1231.28 FEET, A CENTRAL ANGLE OF 25°32'34", A CHORD BEARING OF S70°51'46"W AND A CHORD DISTANCE OF 544.38 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 548.91 FEET TO THE POINT OF TANGENCY; THENCE S58°05'29"W, A DISTANCE OF 82.30 FEET; THENCE N31°54'31"W, A DISTANCE OF 5.00 FEET; THENCE S58°05'29"W, A DISTANCE OF 127.90 FEET; THENCE N78°13'02"W, A DISTANCE OF 21.67 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY HOME ROAD, AS SHOWN ON SEMINOLE COUNTY PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY MAP FOR COUNTY ROAD 427-V (U.S. 17-92 TO HESTER AVENUE) LAST REVISION DATE OF SEPTEMBER 20TH, 1996 AND AS RECORDED IN OFFICIAL RECORDS BOOK 3049, PAGE 1226 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE NORTHEASTERLY LINE OF COUNTY HOME ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES: N34°31'30"W, A DISTANCE OF 145.89 FEET; THENCE N38°20'05"W, A DISTANCE OF 46.76 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, RUN N00°11'59"W, A DISTANCE OF 429.92 FEET TO THE POINT OF BEGINNING.

CONTAINING: 110.136 ACRES.

COUNTY SURVEYOR APPROVAL

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN SUBSTANTIAL CONFORMITY WITH CHAPTER 177, PART I, FLORIDA STATUTES.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: RAYMOND F. PHILLIPS  
SEMINOLE COUNTY SURVEYOR

LICENSE NUMBER: LS 7015

CERTIFICATE OF APPROVAL BY  
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_, 2025 THAT THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

BY: CHAIRMAN OF THE BOARD BY: CLERK OF THE BOARD

PRINT: \_\_\_\_\_ PRINT: \_\_\_\_\_

QUALIFICATION STATEMENT  
OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON NOVEMBER 26, 2024, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN SEMINOLE COUNTY, FLORIDA.

\_\_\_\_\_  
WILLIAM D. DONLEY  
FLORIDA REGISTRATION NUMBER: 5381  
DONLEY CONSULTING GROUP, LLC  
210 PARKTOWNE BOULEVARD, SUITE 1  
EDGEWATER, FLORIDA 32132  
CERTIFICATE OF AUTHORIZATION NUMBER LB 8501

\_\_\_\_\_  
DATE

MAP BOOK:

PAGE:

REAGAN CENTER  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FOUNDATION RE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED ON THIS PLAT HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED; TRACTS A AND B (PRIVATE ROADWAY) ARE HEREBY CONVEYED TO AND SHALL BE OWNED AND MAINTAINED BY THE REAGAN CENTER PROPERTY OWNERS ASSOCIATION, INC.; TRACT C (CONSERVATION) SHALL BE OWNED AND MAINTAINED BY THE REAGAN CENTER PROPERTY OWNERS ASSOCIATION, INC. WITH A CONSERVATION EASEMENT OVER TRACT C DEDICATED TO SEMINOLE COUNTY, FLORIDA; TRACT D (LIFT STATION) IS HEREBY DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY SEMINOLE COUNTY, FLORIDA; THE PUBLIC UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE DEDICATED TO SEMINOLE COUNTY. THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE PURPOSE OF THE UTILITY EASEMENTS SHOWN ARE AS FOLLOWS: INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, POWER LINES, TELEPHONE LINES, AND CABLEVISION LINES; THE PUBLIC DRAINAGE EASEMENTS BEING GRANTED BY THIS PLAT REPLACE AND SUPERSEDE THAT PREVIOUS DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1907, PAGE 0358 PER THE DIRECTIVE SET FORTH IN OFFICIAL RECORDS BOOK 8896, PAGE 948; THE PUBLIC UTILITY & ACCESS EASEMENT DESCRIBED AND SHOWN HEREON IS HEREBY GRANTED TO SEMINOLE COUNTY; THE OWNER DOES HEREBY GRANT TO SEMINOLE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS ALL OF THE PRIVATE STREETS SHOWN AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF ADJACENT LANDS AND THEIR GUEST, INVITEES AND DOMESTIC HELP, AND TO DELIVERY, PICKUP AND FIRE PROTECTION SERVICES, POLICE, AUTHORITIES OF THE UNITED STATES POSTAL SERVICE MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE OWNER, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS SAID STREETS AND EASEMENTS. REGARDLESS OF THE PRECEDING PROVISIONS, THE LAWFUL OWNER RESERVES THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY THE RIGHT OF INGRESS TO ANY PERSON WHO, IN THE OPINION OF THE LAWFUL OWNER MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LAND SHOWN ON THIS PLAT; LOTS 1A, 1B, 2B, 3, AND 4 (FUTURE DEVELOPMENT) ARE TO BE OWNED AND MAINTAINED BY FOUNDATION RE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS OR ASSIGNS; THE LANDSCAPE BUFFER EASEMENT ON LOT 2A IS DEDICATED TO AND WILL BE MAINTAINED BY THE REAGAN CENTER PROPERTY OWNERS ASSOCIATION, INC. THE CONSERVATION EASEMENT OVER ALL WETLANDS, FLOODPLAIN AND UPLAND BUFFER IS TO BE OWNED AND MAINTAINED BY THE REAGAN CENTER PROPERTY OWNERS ASSOCIATION, INC. THE REMOVAL OF VEGETATION WITHIN THE EASEMENT IS PROHIBITED UNLESS APPROVAL FROM SEMINOLE COUNTY IS GRANTED TO REMOVE DEAD OR DAMAGED VEGETATION THAT POSES A HAZARD OR APPROVAL IS GRANTED TO REMOVE EXOTIC OR NUISANCE VEGETATION. ALL DEVELOPMENT RIGHTS WITHIN THE EASEMENT ARE GRANTED TO SEMINOLE COUNTY. NO SOIL EXCAVATION, FILL, OR REMOVAL WITHIN THE EASEMENT SHALL BE PERMITTED. CONSTRUCTION ACTIVITY WITHIN THE EASEMENT SHALL BE LIMITED TO DOCKS OR BOARDWALKS, LIMITED TO 4 FEET IN WIDTH, AND THEIR STRUCTURAL PIERS; AND PERMISSION FROM SEMINOLE COUNTY SHALL BE REQUIRED.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED

BY THE OFFICER NAMED BELOW ON \_\_\_\_\_, A.D. 2025.

FOUNDATION RE HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: BOYS & GIRLS CLUBS OF CENTRAL FLORIDA FOUNDATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS MANAGER..

ITS AUTHORIZED SIGNATORY

NAME: JAMIE MERRILL SIGNED: \_\_\_\_\_

TITLE: PRESIDENT & CEO

WITNESS (SIGNATURE) \_\_\_\_\_ WITNESS (SIGNATURE) \_\_\_\_\_

WITNESS (PRINTED) \_\_\_\_\_ WITNESS (PRINTED) \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY JAMIE MERRILL, AS PRESIDENT & CEO OF BOYS & GIRLS CLUB OF CENTRAL FLORIDA FOUNDATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, THE MANAGER OF FOUNDATION RE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF  
[ ] PHYSICAL PRESENCE OR  
[ ] ONLINE NOTARIZATION AND  
[ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

SIGNATURE OF NOTARY \_\_\_\_\_

NOTARY PRINTED NAME \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ MY COMMISSION NO. \_\_\_\_\_

CERTIFICATE OF CLERK OF THE 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, PART I, FLORIDA STATUTES, AND THAT IT WAS FILED FOR RECORD ON \_\_\_\_\_, 2025 AT \_\_\_\_\_

FILE NO. \_\_\_\_\_

CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

BY: \_\_\_\_\_

GRANT MALOY



# REAGAN CENTER

A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 20 SOUTH,  
RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA

