PUFFIN ROAD RETAIL

BEING A REPLAT OF LOTS 1 AND 2, EXCHANGE AT SAINT CLOUD, AS RECORDED IN PLAT BOOK 33, PAGE 159 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
LYING IN SECTIONS 5 AND 8, TOWNSHIP 26 SOUTH, RANGE 31 EAST, CITY OF SAINT CLOUD, OSCEOLA COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOTS 1 AND 2, EXCHANGE AT SAINT CLOUD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 159 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

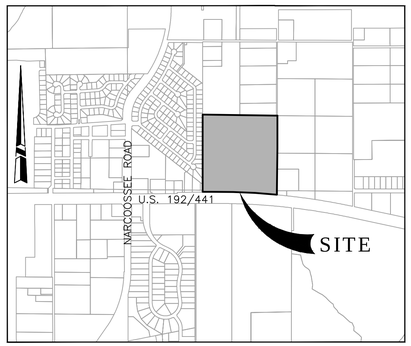
CONTAINING AN AREA OF 39.86 ACRES, MORE OR LESS.

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE NORTH LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 5, RANGE 26 SOUTH, RANGE 31, EAST, BEING N89°11'57"E.
2. THE PRIVATE ROAD AND PRIVATE RIGHT OF WAY SHOWN HEREON AS INGRESS/EGRESS & UTILITY/DRAINAGE EASEMENT#1 IS NOT DEDICATED TO THE PUBLIC, BUT IS PRIVATE, IS CONVEYED TO THE OWNERS FOR THE BENEFIT OF ALL THE OWNERS PURSUANT TO THE EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR) RECORDED IN OFFICIAL RECORDS INSTRUMENT _____, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
3. THE PRIVATE ROAD AND PRIVATE RIGHT OF WAY SHOWN HERE AS INGRESS/EGRESS & UTILITY/DRAINAGE EASEMENT#2 IS NOT DEDICATED TO THE PUBLIC, BUT IS PRIVATE, IS CONVEYED TO THE OWNERS OF LOT 6, LOT 7, LOT 8 AND LOT 9 FOR THEIR BENEFIT PURSUANT TO THE DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT _____, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
4. TRACT SW, STORMWATER, DEPICTED HEREON IS CONVEYED TO THE OWNER OF LOT 1 OR PROPERTY OWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE OF THE MASTER STORMWATER SYSTEM AND FACILITIES FOR THE BENEFIT OF PROVIDING SERVICES TO ALL LOT OWNERS WITHIN THE SUBDIVISION PURSUANT TO THE EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR) RECORDED IN OFFICIAL RECORDS INSTRUMENT _____, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
5. SIGN EASEMENT #1 DEPICTED HEREON IS CONVEYED TO THE OWNER OF LOT 1 AND OWNER OF LOT 9, AND THE PROPERTY OWNER'S ASSOCIATION, FOR OWNERSHIP AND MAINTENANCE OF THE SHARED MONUMENT SIGN FOR THE BENEFIT OF PROVIDING SIGNAGE TO THE OWNER OF LOT 1 AND OWNER OF LOT 9 PURSUANT TO THE EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR) RECORDED IN OFFICIAL RECORDS INSTRUMENT _____, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
6. THE CUL-DE-SAC TEMPORARY EASEMENT IS NOT DEDICATED TO THE PUBLIC, BUT IS PRIVATE, IS CONVEYED TO THE OWNERS FOR THE BENEFIT OF ALL THE OWNERS FOR TEMPORARY ACCESS AND SHALL EXPIRE UPON THE COMMENCEMENT OF CONSTRUCTION OF LOT 9.
7. THE OWNERS HEREBY GRANT TO OSCEOLA COUNTY AND CITY OF ST. CLOUD GOVERNMENTS AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WATER/SANITATION, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS, INGRESS/EGRESS EASEMENTS AND RIGHTS OF WAY WITHIN THIS DEVELOPMENT.
8. ALL SIDEWALKS AND LANDSCAPING ELEMENTS, INCLUDING TREES, LOCATED WITHIN THE RIGHTS OF WAY AND COMMON AREAS OF THIS DEVELOPMENT, AS REQUIRED BY THE CITY OF ST. CLOUD LAND DEVELOPMENT CODE, SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND ITS SUCCESSORS AND ASSIGNS.
9. PER CHAPTER 177.091(28), FLORIDA STATUTES: 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 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. 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.
10. THE CITY OF SAINT CLOUD SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, STORMWATER MANAGEMENT AREAS AND THE DRAINAGE EASEMENTS, INCLUDING WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF CITY OF SAINT CLOUD FOR SAID PURPOSE.
11. THERE IS A 10.00 FOOT DRAINAGE AND UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT OF WAYS AS SHOWN HEREON.
12. TRACT LS (LIFT STATION) SHALL BE OWNED AND MAINTAINED BY THE TOHOPEKALIGA WATER AUTHORITY WITH OWNERSHIP TO BE CONVEYED BY A SEPARATE INSTRUMENT.
13. THE DRAINAGE, UTILITY, AND ACCESS EASEMENT DEPICTED HEREON IS NOT DEDICATED TO THE PUBLIC, BUT IS PRIVATE, AND IS CONVEYED, NON-EXCLUSIVELY, TO THE OWNERS FOR THE BENEFIT OF ALL THE OWNERS SOLELY FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND USE UNDERGROUND UTILITIES AND STORMWATER FACILITIES, TOGETHER WITH RIGHT OF INGRESS, EGRESS AND ACCESS OVER AND ACROSS SUCH PROPERTY AS MAY BE NEEDED FOR THE PURPOSES OF THE FOREGOING EASEMENT, PURSUANT TO THE EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR) RECORDED IN OFFICIAL RECORDS INSTRUMENT _____. PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
14. ALL STREET LIGHTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND ITS SUCCESSORS AND ASSIGNS.

TRACT TABLE			
TRACT	AREA (ACRE)	PLANNED USE	OWNERSHIP AND MAINTENANCE
LS	0.06	LIFT STATION	TOHOPEKALIGA WATER AUTHORITY
SW	10.09	POND	OWNER OF LOT 1

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.



LOCATION MAP
NOT TO SCALE

LEGEND

P.B.	PLAT BOOK	P.O.C.	POINT OF COMMENCEMENT
PGS.	PAGES	P.O.B.	POINT OF BEGINNING
PT	POINT OF TANGENCY	CH	CHORD
PC	POINT OF CURVATURE	CB	CHORD BEARING
PI	POINT OF INTERSECTION	L	LENGTH
PRC	POINT OF REVERSE CURVE	LB	LICENSED BUSINESS
PCC	POINT OF COMPOUND CURVATURE	R	RADIUS
PNTC	POINT OF NON-TANGENT CURVATURE	RLS	REGISTERED LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT	RP	RADIUS POINT
●	5/8" IRON ROD WITH CAP LB #3270 (UNLESS OTHERWISE NOTED)	O.R.	OFFICIAL RECORDS
		ESM'T	EASEMENT
⊡	4"X4" CONCRETE MONUMENT	R/W	RIGHT OF WAY
		D&U	DRAINAGE & UTILITY
◉	PERMANENT CONTROL POINT NAIL & DISC (P.C.P. LB #3270)	S/D/U	SIDEWALK, DRAINAGE & UTILITY
		TAN	TANGENT
○	5/8" IRON ROD WITH CAP (PRM) LB #3270	CM	CONCRETE MONUMENT
		N.T.S.	NOT TO SCALE
IR	IRON ROD	N.R.	NON RADIAL
℄	CENTERLINE	TYP.	TYPICAL

SHEET INDEX

SHEET 1 = LEGAL DESCRIPTION, VICINITY MAP & DEDICATION
SHEET 2 = LOT AND TRACT DETAILS

SHEET 1 OF 2

PLAT BOOK _____ PAGE _____

PUFFIN ROAD RETAIL

DEDICATION

"KNOW ALL MEN BY THESE PRESENTS, that 2026 Puffin St. Cloud LLC, a Florida Limited Liability Company, being the owner in fee simple of the lands described on the attached plat entitled Puffin Road Retail, located in Osceola County, Florida, hereby dedicates said lands and plat for the uses and purposes herein expressed.

IN WITNESS WHEREOF, has caused these presents to be signed and sealed by the person(s) named below on _____, 2026.

2026 PUFFIN ST. CLOUD LLC

By: _____ Title: AP

Print Name: _____

Signed in the presence of:

WITNESS: _____

Print Name: _____

WITNESS: _____

Print Name: _____

STATE OF _____, COUNTY OF _____.

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, This _____ day of _____, 2026, by_____ as AP of 2026 PUFFIN ST. CLOUD LLC. Such person is [ ] personally known to me or has [ ] produced identification.
Type of identification produced: _____.

_____
SIGNATURE OF NOTARY PUBLIC

_____
Printed Name or Stamp

My Commission Number: _____

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS,
That the undersigned, being a professional surveyor and mapper, licensed in the State of Florida, does hereby certify that the plat shown herein was prepared under his direction and supervision and that the plat complies with all the survey requirements of Chapter 177, Florida Statutes; that that permanent reference monuments have been placed and permanent control points have been/will be placed as required by Chapter 177, Florida Statutes and the Osceola County Land Development Code, and that said land is located in Section 5 and 8, Township 26 South, Range 31 East, Osceola County, Florida.

_____ DATE: _____
JOHN M. HUGHES NO. 6367
HANSON, WALTER & ASSOCIATES, INC.
8 BROADWAY, SUITE 104
KISSIMMEE, FLORIDA 34741
PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. LB 3270

CERTIFICATE OF APPROVAL BY CITY SURVEYOR

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_____ Dated _____

Print Name_____Registration No._____

Florida Professional Surveyor and Mapper representing the City of Saint Cloud, Florida

CERTIFICATE OF APPROVAL BY DEVELOPMENT REVIEW COMMITTEE

THIS IS TO CERTIFY, That on _____ the preceding Preliminary Subdivision Plan# _____ was approved and/or accepted by St. Cloud City Council and that the foregoing Plat is in substantial accordance with the approved Preliminary Subdivision Plan and thereby as authorized by Ordinance No.2024-86 is hereby approved by the Development Review Committee of St. Cloud, Florida on this _____ day of _____, 2026.

PRINT NAME _____ PRINT NAME _____

DRC Committee Chair _____ DRC Coordinator _____

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 the Osceola County Land Development Code, and was filed

for record on _____ at _____ .

File No. _____

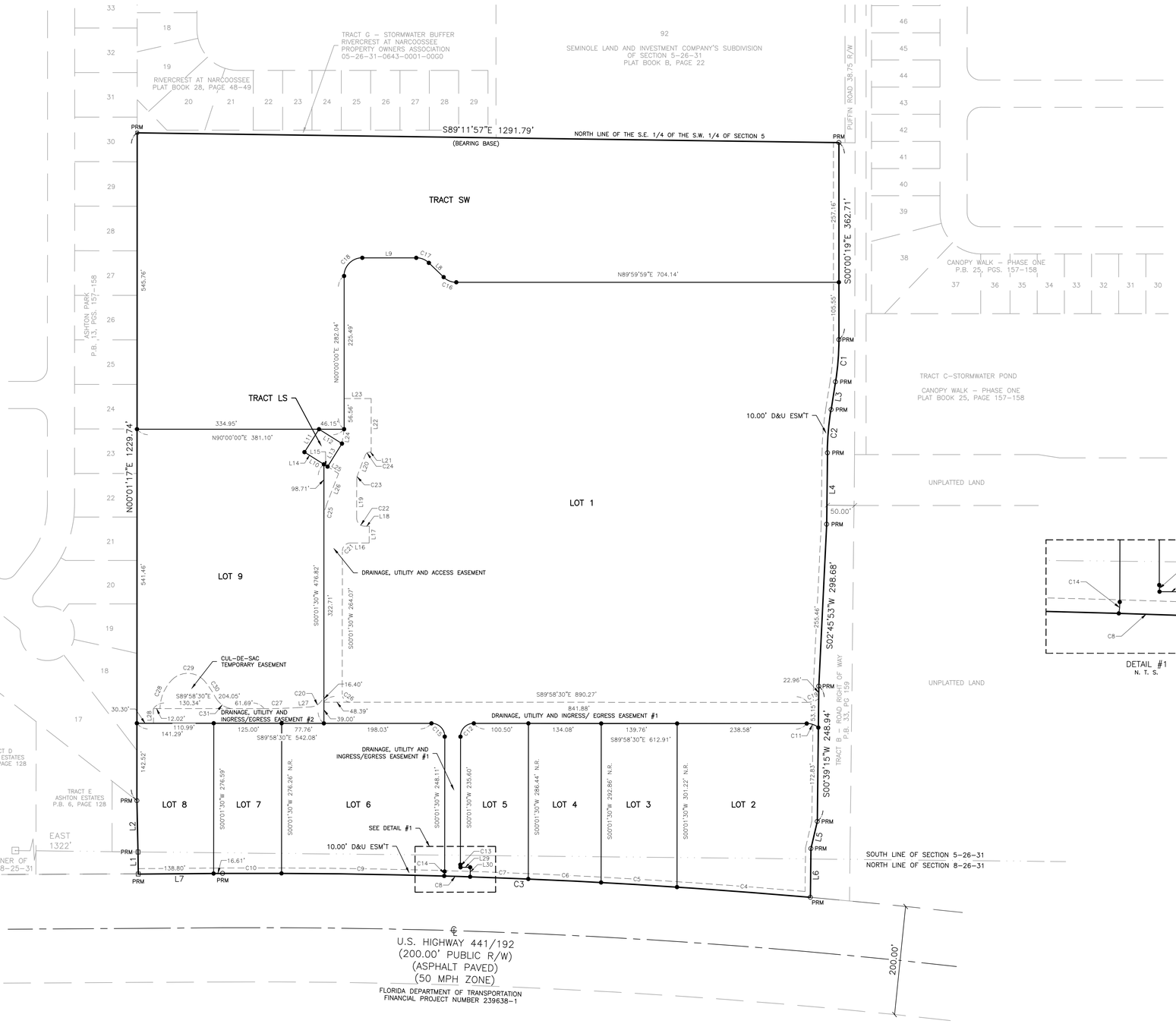
_____
Clerk of the Circuit Court in and for Osceola County, Florida

BY: _____ Deputy Clerk

I:\5450-05\SURVEY\CADD\SUBMITTALS\FINAL PLAT\5450-05_FP.dwg * Jun 11, 2026 - 5:15pm * plotted by jhughes

PUFFIN ROAD RETAIL

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LYING IN SECTIONS 5 AND 8, TOWNSHIP 26 SOUTH, RANGE 31 EAST, CITY OF SAINT CLOUD, OSCEOLA COUNTY, FLORIDA.



DETAIL #1
N. T. S.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	40.61'	N00°28'37"W
L2	94.48'	N01°16'09"W
L3	51.84'	S09°02'37"W
L4	131.44'	S00°39'15"W
L5	51.20'	S13°03'40"W
L6	89.96'	S00°38'41"W
L7	155.41'	N89°36'55"E
L8	37.78'	S46°02'15"E
L9	99.44'	N90°00'00"E
L10	50.00'	N57°50'14"W
L11	50.00'	N32°09'46"E
L12	50.00'	N57°50'14"W
L13	50.00'	S32°09'46"W
L14	42.20'	S57°50'14"E
L15	7.80'	S57°50'14"E

LINE TABLE		
LINE #	LENGTH	BEARING
L16	34.95'	S89°58'30"E
L17	31.00'	S00°01'30"W
L18	8.53'	S89°58'30"E
L19	71.97'	S00°01'30"W
L20	39.55'	N21°02'30"E
L21	2.16'	S89°58'31"E
L22	98.64'	N00°01'29"E
L23	49.82'	S89°58'31"E
L24	26.89'	N08°10'57"E
L25	23.87'	S57°50'14"E
L26	62.72'	N21°02'30"E
L27	25.64'	N86°29'51"E
L28	27.00'	N00°03'05"W
L29	17.75'	S89°58'30"E
L30	17.40'	N00°01'30"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	78.18'	495.00'	9°02'56"	S04°31'09"W	78.10'
C2	79.80'	545.00'	8°23'22"	S04°50'56"W	79.73'
C3	1083.24'	11559.20'	5°22'09"	N87°40'14"W	1082.84'
C4	246.18'	11559.20'	1°13'13"	N85°35'46"W	246.17'
C5	140.01'	11559.20'	0°41'38"	N86°33'12"W	140.01'
C6	134.23'	11559.20'	0°39'55"	N87°13'59"W	134.23'
C7	107.08'	11559.20'	0°31'51"	N87°49'51"W	107.07'
C8	47.73'	11559.20'	0°14'12"	N88°12'53"W	47.73'
C9	299.62'	11559.20'	1°29'07"	N89°04'32"W	299.61'
C10	108.39'	11559.20'	0°32'14"	S89°54'48"W	108.39'
C11	22.94'	35.00'	37°33'33"	N70°54'46"W	22.54'
C12	38.48'	24.50'	90°00'00"	S45°01'30"W	34.65'
C13	4.94'	49.50'	5°43'23"	S02°50'12"E	4.94'
C14	8.40'	49.50'	9°43'15"	N04°53'07"E	8.39'
C15	38.48'	24.50'	90°00'00"	N44°58'30"W	34.65'
C16	25.70'	33.50'	43°57'45"	S68°01'08"E	25.08'
C17	25.70'	33.50'	43°57'45"	N68°01'08"W	25.08'
C18	52.62'	33.50'	90°00'00"	S45°00'00"W	47.38'
C19	22.00'	35.00'	36°00'26"	N71°45'04"E	21.64'
C20	37.73'	25.00'	86°28'22"	N43°15'41"E	34.25'
C21	22.78'	14.50'	90°00'00"	S45°01'30"W	20.51'
C22	22.78'	14.50'	90°00'00"	S44°58'30"E	20.51'
C23	7.15'	19.50'	21°01'01"	S10°32'00"W	7.11'
C24	11.44'	9.50'	68°58'59"	S55°32'00"W	10.76'
C25	23.84'	65.00'	21°01'01"	S10°32'00"W	23.71'
C26	22.78'	14.50'	90°00'00"	S44°58'30"E	20.51'
C27	60.73'	986.50'	3°31'38"	N88°15'41"E	60.72'
C28	58.12'	79.35'	41°58'01"	S22°21'55"W	56.83'
C29	68.24'	40.81'	95°47'30"	N88°14'16"W	60.56'
C30	37.51'	159.63'	13°27'52"	N33°36'35"W	37.43'
C31	34.80'	40.35'	49°24'09"	S54°30'31"E	33.73'

SHEET INDEX

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SHEET 2 OF 2

I:\5450-05\SURVEY\1\CADD\SUBMITTALS\FINAL PLAT\5450-05_FP.dwg * Jun 11, 2026-5:16pm * plotted by jhughes