

L12000093618

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H18000253920 3))



H180002539203ABC/

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
 Fax Number : (850) 617-6383

From: Account Name : WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A.
 Account Number : 076077002775
 Phone : (407) 246-8678
 Fax Number : (407) 645-3728

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

**LLC AMND/RESTATE/CORRECT OR M/MG RESIGN
DAN'S PLAZA, LLC**

| | |
|-----------------------|---------|
| Certificate of Status | 0 |
| Certified Copy | 0 |
| Page Count | 03 |
| Estimated Charge | \$25.00 |

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

18 AUG 29 AM 12:55

FILED

2018 AUG 29 PM 5:00
00:58 PM 623PM 8102

(4180002539203)

THIS DOCUMENT PREPARED BY:

Craig A. Mlnegar, Esq.
Winderweedle, Haines, Ward
& Woodman, P.A.
Post Office Box 880
Winter Park, FL 32790-0880

FILED
18 AUG 29 AM 12:55
STATEMENT OF STATE
TALLAHASSEE, FLORIDA


STATEMENT OF AUTHORITY

Pursuant to Section 605.0302(1), Florida Statutes, this limited liability company submits the following Statement of Authority:

- First: The name of the limited liability company is DAN'S PLAZA, LLC.
- Second: The Florida Document Number of the limited liability company is L12000093618.
- Third: The street address and mailing address of the limited liability company is:

250 N. Orange Avenue
Suite 1500
Orlando, Florida 32801
- Fourth: This Statement of Authority grants KATYANN E. BEERBOWER the authority to execute and deliver any documents or instruments transferring that certain real property held in the name of the limited liability company more particularly described on Exhibit A attached hereto, and any other transaction documents, contracts, deeds and other instruments, or documents on behalf of, or otherwise act for or bind, the limited liability company, in order to effectuate such transfer of real property.

DAN'S PLAZA, LLC,
a Florida limited liability company

By: 
Katyann E. Beerbower,
Manager

(4180002539203)

No. 0030 P. 3
(4180002539203)
18 AUG 29 AM 12:52
FILED
SEAL OF THE STATE
TALLAHASSEE, FLORIDA

Exhibit A

PARCEL 1:

FROM THE INTERSECTION POINT OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, WITH THE CENTER LINE OF OLD CHENEY HIGHWAY; RUN NORTH 66°45' EAST 177.26 FEET; THENCE NORTH 23°15' WEST 33 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD CHENEY HIGHWAY; THENCE NORTH 66°45' EAST 130 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 66°45' EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF OLD CHENEY HIGHWAY 504.90 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY OF STATE ROAD NUMBER 50; THENCE SOUTH 81°46' WEST 522.78 FEET; THENCE SOUTH 23°15' EAST 135.45 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED IN O.R. BOOK 7801, PAGE 2932, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH AN "X" STAMPED IN TOP BEING THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°28'22" WEST, ALONG THE WEST LINE OF SAID SECTION 23, ALSO BEING THE CENTERLINE OF FORSYTH ROAD, PER THE PLAT OF TIFFANY TERRACE, AS RECORDED IN PLAT BOOK U, PAGES 138 AND 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR 493.57 FEET, TO THE INTERSECTION OF SAID CENTERLINE OF FORSYTH ROAD AND THE CENTERLINE OF STATE ROAD 50 (COLONIAL DRIVE), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 75060, F.P. NO. 239203 2, BEING A POINT ON A CURVE CONCAVE SOUTHERLY; THENCE ALONG SAID CENTERLINE OF STATE ROAD 50, EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 9549.34 FEET AND A CHORD BEARING OF NORTH 77°38'42" EAST, THROUGH A CENTRAL ANGLE OF 12°41'36", FOR 2115.56 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 06°00'30" EAST, FOR 100.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 50 AND THE NORTH RIGHT-OF-WAY LINE OF OLD CHENEY HIGHWAY, BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3670, PAGE 2020 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE OF OLD CHENEY HIGHWAY, HAVING A RADIUS OF 6471.52 FEET AND A CHORD BEARING OF SOUTH 68°53'34" WEST, THROUGH A CENTRAL ANGLE OF 00°33'26", FOR 62.94 FEET; THENCE DEPARTING SAID RIGHT- OF-WAY LINE, NORTH 06°13'47" WEST, FOR 16.29 FEET, TO SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, BEING A POINT ON A CURVE CONCAVE SOUTHERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 9449.34 FEET AND A CHORD BEARING OF NORTH 83°48'26" EAST, THROUGH A CENTRAL ANGLE OF 00°22'08", FOR 60.83 FEET TO THE POINT OF BEGINNING.

(4180002539203)

Aug. 29. 2018 4:54PM

No. 0030 P. 4
(H180002539203)

Exhibit A
(continued)

PARCEL 2:

FROM THE INTERSECTION POINT OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, WITH THE CENTER LINE OF OLD CHENEY HIGHWAY; RUN NORTH 66°45' EAST 177.26 FEET; THENCE NORTH 23°15' WEST 33 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD CHENEY HIGHWAY AND THE POINT OF BEGINNING; THENCE NORTH 66°45' EAST 130 FEET; THENCE NORTH 23°15' WEST 135.45 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 50; THENCE SOUTH 81°46' WEST 31.06 FEET; THENCE SOUTH 79°54' WEST 102.7 FEET; THENCE SOUTH 23°15' EAST 166.85 FEET TO THE POINT OF BEGINNING.

FILED
18 AUG 29 AM 12:52
SHERIFF'S OFFICE OF STATE
TALLAHASSEE, FLORIDA

(H180002539203)