

TRACYS REPLAT

SHEET 1 OF 1

A REPLAT OF LOTS 11, 12 AND A PORTION OF LOT 13, BLOCK B, TOGETHER WITH A PORTION OF WARWICK PLACE, TRACYS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Q, PAGE 123, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SECTION 31, TOWNSHIP 22 SOUTH, RANGE 30 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

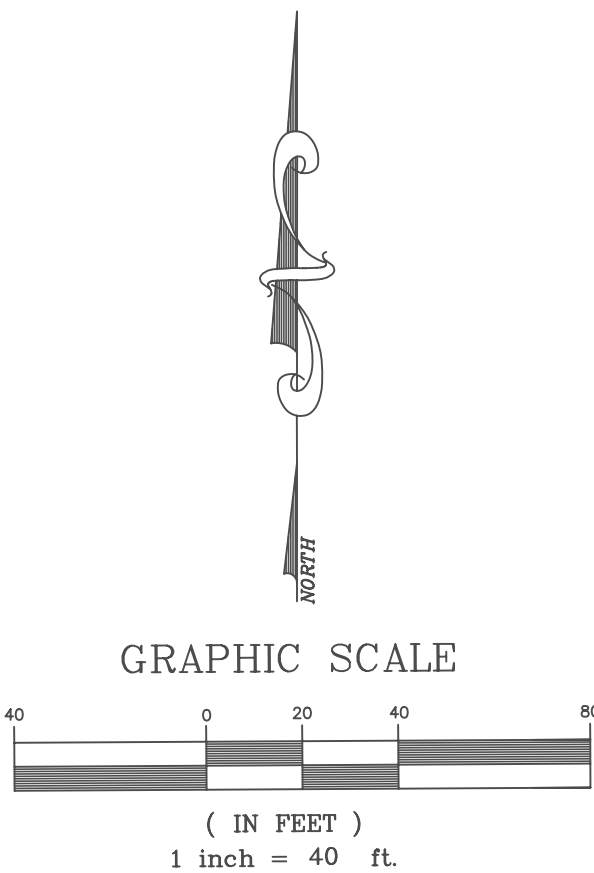
DESCRIPTION AS FURNISHED:

Lots 11, 12 and a portion of Lot 13, Block B, together with a portion of Warwick Place, TRACYS SUBDIVISION, according to the Plat thereof as recorded in Plat Book Q, Page 123, of the Public Records of Orange County, Florida. being more particularly described as follows:

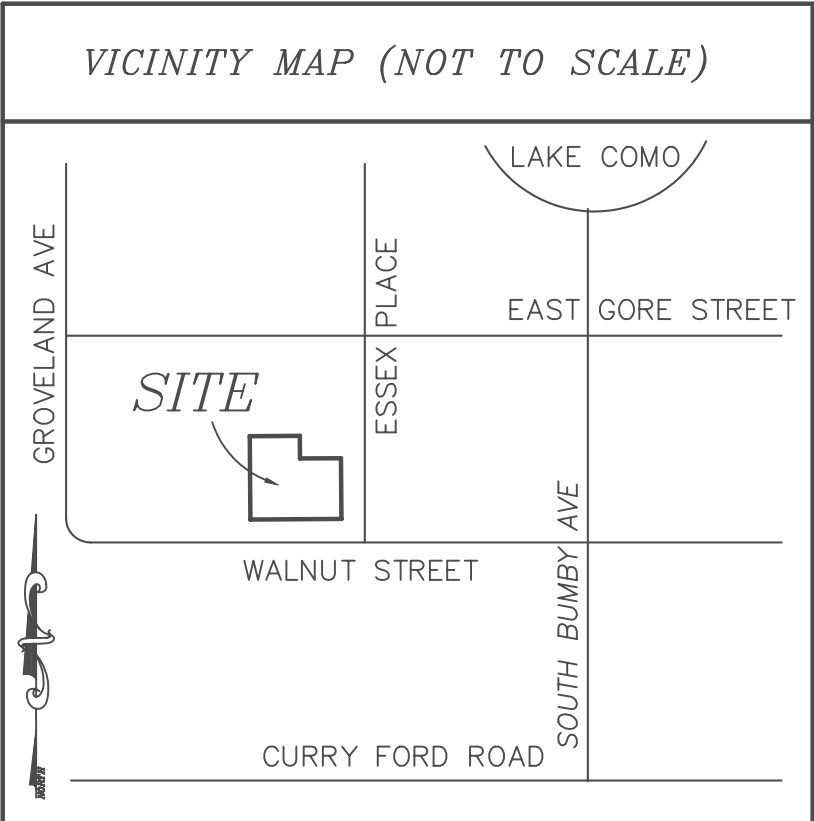
Begin at the Southeast corner of said Lot 11; thence S.89°40'48"W., along the Northerly right-of-way line of Walnut Street (60' right-of-way), a distance of 303.25 feet to the West line of the East 30 feet of said Warwick Place; thence N.00°27'53"W., along said West line, a distance of 277.69 feet to the South line of the North 25 feet of said Lot 13; thence N.89°41'52"E., along said South line, a distance of 166.61 feet to the East line of said Lot 13; thence S.00°27'11"E., along the East line of said Lots 12 and 13, a distance of 75.00 feet to the Southeast corner of said Lot 12; thence N.89°41'52"E., along the North line of said Lot 11, a distance of 136.70 feet to the Northeast corner of said Lot 11; thence S.00°27'11"E., along the Westerly right-of-way line of Essex Place (60' right-of-way), a distance of 202.60 feet to the POINT OF BEGINNING. Containing 73,951 square feet or 1.6977 acres, more or less.

NOTES:

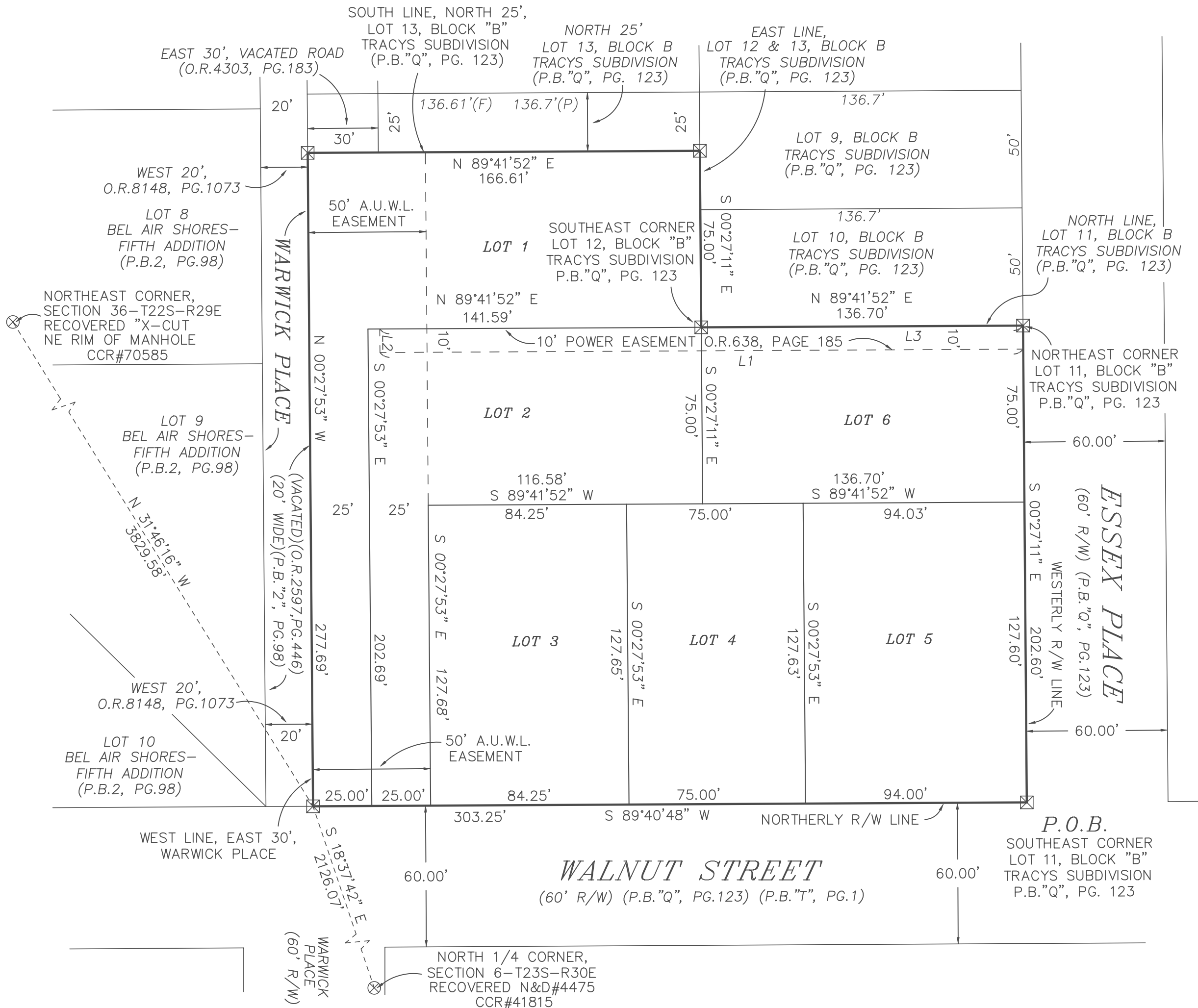
1. ☒ Denotes a Permanent Reference Monument (P.R.M.) set in a 4-inch by 4 inch Concrete Monument with a disk stamped P.R.M. - L.S. 4714 (unless otherwise noted)
2. Bearings shown hereon are based on the Northerly right-of-way line Walnut Street, being S.89°40'48"W.
3. All platted utility easements shall 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.
3. The 50' A.U.W.L. Easement shall be privately owned and maintained by the respective property owners.



- LEGEND
- A.U.W.L. ACCESS, UTILITY, WALL & LANDSCAPE
CCR CERTIFIED CORNER RECORD
CM CONCRETE MONUMENT
CL CENTERLINE
N&D NAIL & DISC
O.R. OFFICIAL RECORD
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING
P.R.M. PERMANENT REFERENCE MONUMENT
R/W RIGHT-OF-WAY
R. RANGE
T. TOWNSHIP
N. NORTH
E. EAST
S. SOUTH
W. WEST



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°41'52" W	273.29'
L2	N 00°27'53" W	10.00'
L3	N 89°41'52" E	273.29'



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.

CONCURRENCY MANAGEMENT:
DEVELOPMENT OF THIS PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, WHICH GOVERNS THE CITY'S ABILITY TO ISSUE BUILDING PERMITS ON THIS PROPERTY. APPROVAL OF THIS PLAT SHALL NOT BE DEEMED TO PROVIDE ANY VESTED RIGHTS, EXCEPT AS TO THOSE MATTERS DEPICTED HEREON, THAT ARE CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.



Prepared by:
GRUSENMEYER-SCOTT & ASSOCIATES, INC.—LAND SURVEYORS
5400 EAST COLONIAL DRIVE — ORLANDO, FLORIDA 32807
Phone (407) 277-3232 — Fax (407) 658-1436

PLAT BOOK PAGE

TRACYS REPLAT

DEDICATION

KNOW ALL 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 dedicates Nothing to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the officer named below and its seal affixed hereto on this day of, 2016
OWNER: Weekley Homes, LLC.

By:
Print Name:
Title:
SIGNED IN THE PRESENCE OF:

Printed Name

Printed Name

STATE OF FLORIDA, COUNTY OF ORANGE
THIS IS TO CERTIFY, That on this day of, 2016, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared, as of Weekley Homes LLC, who is personally known to me or who produced the following identification, and did / did not take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his free act and deed as such officer thereto duly authorized; that the official seal of said Limited Liability Company is affixed hereto; and that said dedication is the act and deed of said Limited Liability Company..

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

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: Date
City Engineer

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

. Date
City Surveyor

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records

on.

as File No.

County Comptroller
in and for Orange County, FL

BY

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Orlando, Orange County, Florida.

Dated: Signed
Registration No. 4714 Thomas X. Grusenmeyer

GRUSENMEYER-SCOTT & ASSOCIATES, INC. — LAND SURVEYORS
5400 EAST COLONIAL DRIVE — ORLANDO, FLORIDA 32807
Phone (407) 277-3232 — Fax (407) 658-1436
Certificate of Authorization #4596

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the, Approved the foregoing plat.

MAYOR

ATTEST: CITY CLERK

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: Date
City Planning Official