



UP DEVELOPMENT EAST COLONIAL UNIT 1 A REPLAT

A PORTION OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 30 EAST,
AND REPLATTING A PORTION OF LOT 2,
TOYS R US SUBDIVISION, PLAT BOOK 17, PAGE 67,
AND REPLATTING A PORTION OF
LAKEWOOD ESTATES, PLAT BOOK E, PAGE 13,
ORANGE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A PORTION OF LOT 2, TOYS R US SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGE 67 AND A PORTION OF LAKEWOOD ESTATES, AS RECORDED IN PLAT BOOK E, PAGE 13, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, ORLANDO FASHION SQUARE (A REPLAT), AS RECORDED IN PLAT BOOK 27, PAGES 3 AND 4, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°58'30"E ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF EAST COLONIAL DRIVE (STATE ROAD NUMBER 50), A 100 FOOT WIDE RIGHT OF WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NUMBER 75060-2506, A DISTANCE OF 124.98 FEET FOR A POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING NORTHERLY RIGHT OF WAY LINE, RUN N00°00'00"E A DISTANCE OF 209.66 FEET; THENCE RUN S89°58'32"E A DISTANCE OF 193.00 FEET TO A POINT ON THE EASTERLY LINE OF AFORESAID LOT 2, ALSO BEING THE EXISTING WESTERLY RIGHT OF WAY LINE OF HERNDON AVENUE AS SHOWN AND RECORDED IN PLAT BOOK 17, PAGE 67 AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°50'00"W ALONG SAID LINE A DISTANCE OF 64.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE DEPARTING SAID EASTERLY LOT LINE RUN N89°58'30"E ALONG THE SOUTHERLY LIMITS OF SAID RIGHT OF WAY OF HERNDON AVENUE A DISTANCE OF 10.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF HERNDON AVENUE AS DESCRIBED AND RECORDED IN DEED BOOK 972, PAGE 656 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE RUN S00°50'00"W PARALLEL WITH SAID EASTERLY LINE OF THE AFORESAID LOT 2, AND THE EXISTING WESTERLY RIGHT OF WAY LINE OF HERNDON AVENUE A DISTANCE OF 135.02 FEET TO A POINT ON AFORESAID EXISTING NORTHERLY RIGHT OF WAY LINE OF EAST COLONIAL DRIVE (STATE ROAD NUMBER 50); THENCE RUN S58°12'43"W ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 19.00 FEET; THENCE RUN S89°58'30"W ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 183.95 FEET TO THE POINT OF BEGINNING;

CONTAINING THEREIN: 0.953 ACRES (41,500 SQUARE FEET) MORE OR LESS.

SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY LOT LINE OF LOT 2 AS DEPICTED ON THE PLAT OF "TOYS R US SUBDIVISION", PLAT BOOK 17, PAGE 67, RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEARING BEING S00°50'00"W. DATUM IS BASED ON AN ASSUMED DATUM.
2. DEVELOPMENT ON THE 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.
3. IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES "ALL PLATTED EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENT 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."
4. TRACT "A" IS ADDITIONAL RIGHT OF WAY FOR HERNDON AVENUE, DEDICATED TO THE PUBLIC.
5. CERTIFIED CORNER RECORD #071710 AND CERTIFIED CORNER RECORD #071711 WERE USED AS REFERENCE POINTS FOR THIS PLAT.

BOOK	PAGE
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DEDICATION

KNOW ALL BY THESE PRESENTS, that UP FIELDGATE US INVESTMENTS EAST COLONIAL, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed, and dedicates Tract "A" shown hereon to the perpetual use of the public. The undersigned has caused these presents to be signed and attested to by the officers named below and its corporate seal affixed hereto on this _____ day of _____, 2013.
IN WITNESS WHEREOF,
UP FIELDGATE US INVESTMENTS EAST COLONIAL, LLC, a Florida limited liability company.

By: _____

Printed Name: _____ Title: _____

ATTEST:

By: _____

Printed Name: _____

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, that on _____, 2013 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid personally appeared _____, and _____, respectively, as _____ [Mayor] and City Clerk of the above named Municipal Corporation Incorporated under the laws of the State of Florida, personally known to me to be the persons who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized: that the official seal of said corporation is affixed thereto: and that said dedication is the act and deed of said Municipal Corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date:

NOTARY PUBLIC _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

I hereby certify that this is a true and correct representation of the lands surveyed, that the survey was made under my direction and supervision, and that this plat complies with all of the survey requirements of Chapter 177 of the Florida Statutes. I further certify that the land is located within the City of Orlando, Orange County, Florida, and that I am a professional surveyor and mapper pursuant to Section 177.061 of the Florida Statutes.

Date: _____

CHRISTOPHER A. LaBERGE
Registration No. 6014

LOCHRANE ENGINEERING
201 SOUTH BUMBY AVE, ORLANDO, FLORIDA 32803
Certificate of Authorization No. 2856

SEAL

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____

the ORLANDO CITY COUNCIL approved the foregoing plat.

MAYOR

ATTEST: _____
CITY CLERK

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: _____
Date _____

City Planning Official

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____
Date _____

City Engineer

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity with Chapter 177, Florida State Statutes.

City Surveyor

Date

CERTIFICATE OF COUNTY COMPTROLLER

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

_____ at _____

File No. _____

County Comptroller in and for Orange County, Florida

By: _____