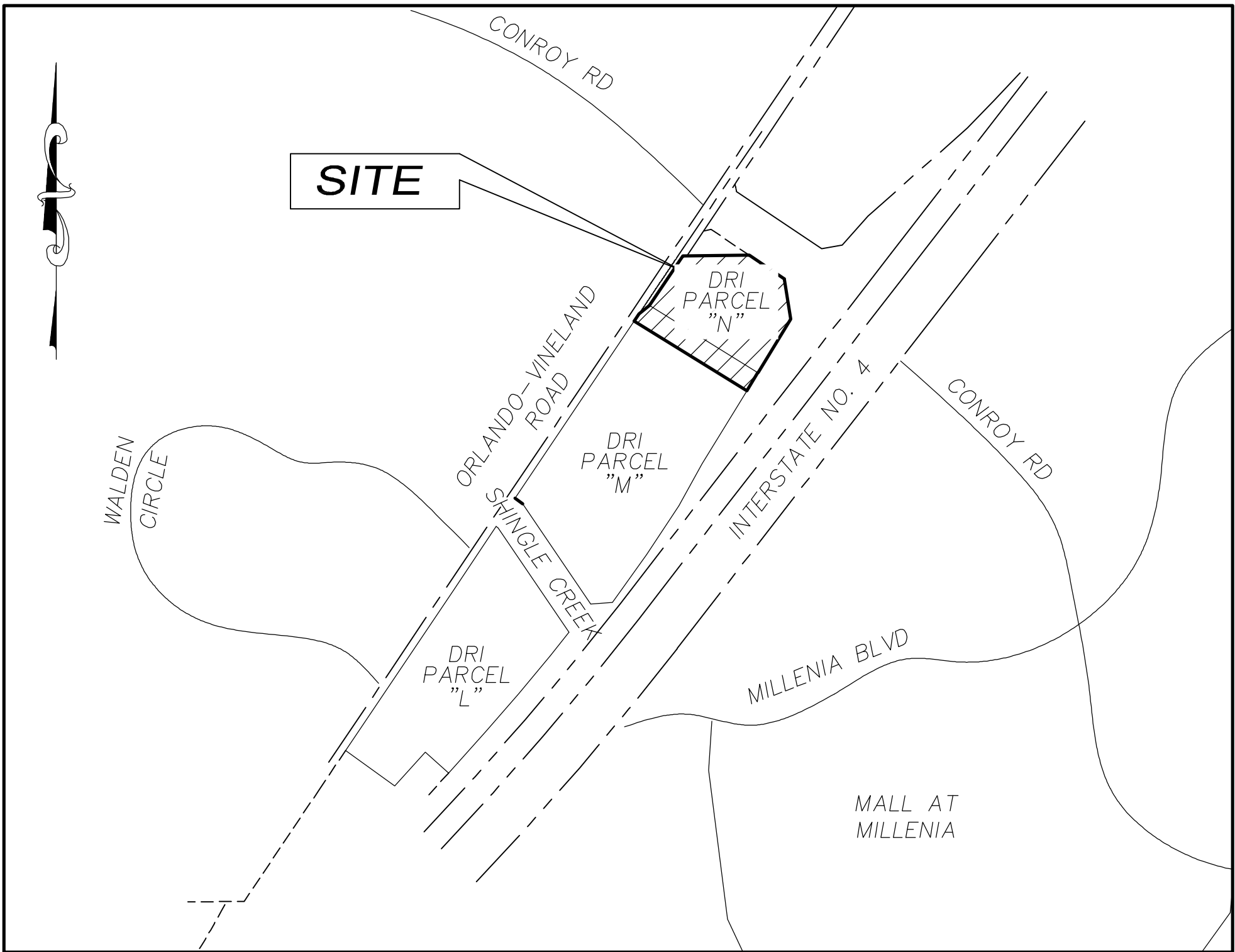


Drawing name: S:\Map\Auto-see-FHWP-02\US-Orlando-Audi\Plotting\MPA3\_Trac70L\_surplot.dwg     PLAT Sheet 1     Nov 11, 2013     3:08pm     by: tccarden

# ORLANDO AUDI

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



VICINITY MAP  
1" = 500'

## LEGAL DESCRIPTION:

THAT PART OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST; THENCE S89°12'54"W ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 385.39 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE I-4/CONROY ROAD INTERCHANGE AS RECORDED IN OFFICIAL RECORDS BOOK 5578, PAGE 2643 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; S56°05'19"E, A DISTANCE OF 175.59 FEET; THENCE S08°41'06"E, A DISTANCE OF 169.28 FEET; THENCE S31°34'00"W, A DISTANCE OF 339.99 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN N56°05'19"W, A DISTANCE OF 547.29 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ORLANDO-VINELAND ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 5578, PAGE 2643, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES; N33°55'11"E, A DISTANCE OF 7.22 FEET; THENCE RUN N51°30'48"E, A DISTANCE OF 56.17 FEET; THENCE RUN N33°54'41"E, A DISTANCE OF 246.93 FEET TO THE AFOREMENTIONED NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17; THENCE RUN N89°12'54"E ALONG SAID NORTH LINE, A DISTANCE OF 275.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES, MORE OR LESS.

LEGEND AND ABBREVIATIONS:

■

REC 4" x 4" CONCRETE MONUMENT  
STAMPED "PRM BSA LB1221"

ELEV. ELEVATION

I.D. IDENTIFICATION

NGVD NATIONAL GEODETIC VERTICAL DATUM

LB CERTIFICATE OF AUTHORIZATION  
NUMBER

LS LAND SURVEYOR

REC RECOVERED

CM CONCRETE MONUMENT

CL CENTERLINE

LIMITED ACCESS R/W LINE

LINE BREAK

SHEET INDEX

SHEET 1 – COVER SHEET, LEGEND/ABBREVIATIONS,  
LEGAL DESCRIPTION, NOTES

SHEET 2 – OVERALL PLAT

SHEET 1 OF 2

Dewberry

LAND DEVELOPMENT &  
TRANSPORTATION ENGINEERING  
PLANNING | SURVEYING & MAPPING

BOWYER  
SINGLETON

520 SOUTH MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801  
PHONE: 407.943.5120 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

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.

## PLAT NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S 89°12'54" W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 29 EAST, AS DESCRIBED IN THE DEED FOR THE NEMOURS FOUNDATION TRACT (MILLENNIA PARCEL "M") RECORDED IN OFFICIAL RECORDS BOOK 7764, PAGE 4923, ORANGE COUNTY, FLORIDA.
- ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, 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 PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- DEVELOPMENT ON 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 PLATING.
- A PORTION OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE STIPULATED SETTLEMENT AGREEMENT BETWEEN THE ST. JOE COMPANY, INCORPORATED, A FLORIDA FOR-PROFIT CORPORATION, ET AL AND THE CITY OF ORLANDO, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 6478, PAGE 7021, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. [AFFECTS PORTION OF PROPERTY LOCATED IN DRI PARCEL M – NOT PLOTTABLE]

CERTIFICATE OF APPROVAL  
BY COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN  
THE ORANGE COUNTY OFFICIAL RECORDS  
ON \_\_\_\_\_ FILE NO. \_\_\_\_\_

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

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

PLAT BOOK: PAGE:

ORLANDO AUDI  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LUXURY ORLANDO IMPORTS, INC. 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.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW AND ITS SEAL AFFIXED HERETO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

OWNER: LUXURY ORLANDO IMPORTS, INC.

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

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

SIGNED AND SEALED IN THE PRESENCE OF:

1) \_\_\_\_\_

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

2) \_\_\_\_\_

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

STATE OF FLORIDA, COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY, THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ WHO IS PERSONALLY KNOWN BY ME OR PRODUCED THE FOLLOWING IDENTIFICATION \_\_\_\_\_, AND DID/DID NOT TAKE AN OATH THAT HE/SHE IS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER THERETO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS AFFIXED HERETO; AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

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

\_\_\_\_\_  
NOTARY PUBLIC

[NOTARY STAMP]

QUALIFICATION STATEMENT OF  
SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER 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. 5381 WILLIAM D. DONLEY  
DEWBERRY | BOWYER-SINGLETON  
520 S. MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801  
CERTIFICATE OF AUTHORIZATION NO. 8011

CERTIFICATE OF APPROVAL  
BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON THE \_\_\_\_\_, 2013  
THE \_\_\_\_\_ APPROVED THE FOREGOING PLAT.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ATTEST CITY CLERK

CERTIFICATE OF APPROVAL BY  
CITY PLANNING OFFICIAL

EXAMINED & APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

CITY PLANNING OFFICIAL \_\_\_\_\_

CERTIFICATE OF APPROVAL  
BY CITY ENGINEER

EXAMINED & APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

CERTIFICATE OF REVIEW  
BY CITY SURVEYOR

REVIEWED FOR CONFORMITY TO FLORIDA STATUTE 177

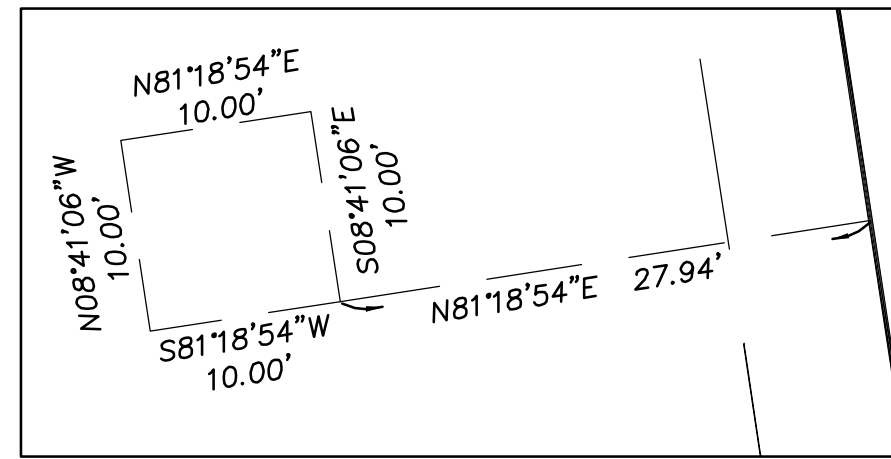
CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_



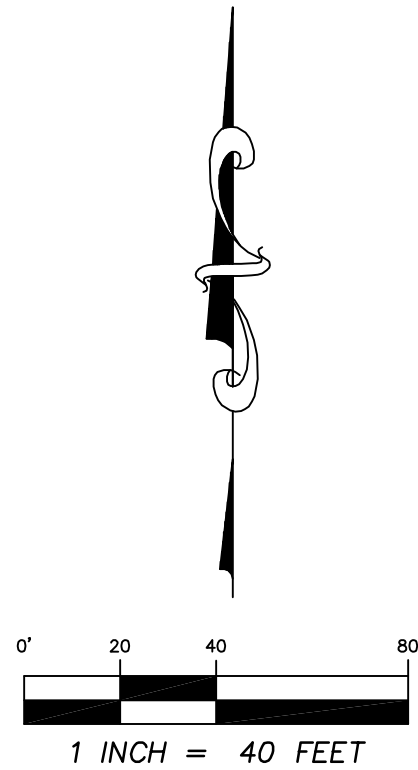
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CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

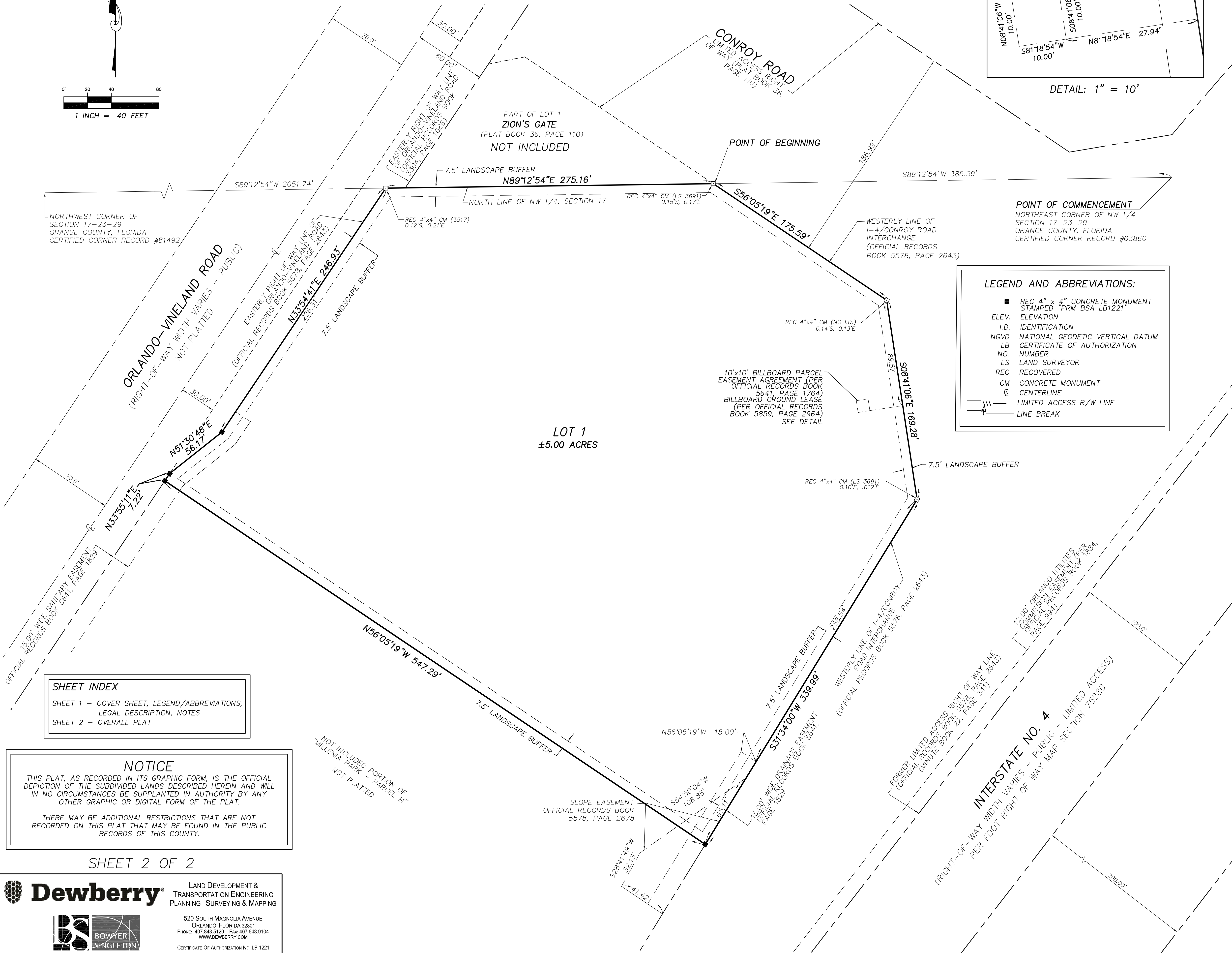
PLAT BOOK: PAGE:



DETAIL: 1" = 10'



1 INCH = 40 FEET



## LEGEND AND ABBREVIATIONS:

- REC 4" x 4" CONCRETE MONUMENT STAMPED "PRM BSA LB1221"
- ELEV. ELEVATION
- I.D. IDENTIFICATION
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- LB CERTIFICATE OF AUTHORIZATION
- NO. NUMBER
- LS LAND SURVEYOR
- REC RECOVERED
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## SHEET INDEX

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SHEET 2 OF 2



**Dewberry**

LAND DEVELOPMENT & TRANSPORTATION ENGINEERING  
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ORLANDO, FLORIDA 32801  
PHONE: 407.843.5120 FAX: 407.648.9104  
WWW.DEWBERRY.COM



CERTIFICATE OF AUTHORIZATION NO. LB 1221

Drawing name: S:\MFM\also see FHMP-12\13 Orlando Audi\Platting\MPN3 TRACT\surplat.dwg PLAT Sheet 2 Nov 11, 2013 9:57am by: tcamden