

# KIRKMAN SHOPPES

BEING A REPLAT OF A PART OF BLOCK A, MAJOR CENTER UNIT 4,  
PLAT BOOK 4, PAGE 44, AND LOT 1 OF MOBIL-CONROY  
SUBDIVISION, PLAT BOOK 28, PAGE 90  
LOCATED WITHIN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 28 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 3

PLAT BOOK

PAGE

## KIRKMAN SHOPPES

### DEDICATION

KNOW ALL BY THESE PRESENTS, Equity One (Florida Portfolio), Inc, a Florida Corporation being the owner in fee simple of lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates nothing to the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed by the persons named below affixed hereto on  
2013

Printed Name

Signed in the presence of:

Signature

Signature

Printed Name

Printed Name

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
THIS IS TO CERTIFY. That on \_\_\_\_\_ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared, Steve Radcliffe who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; and that the said dedication is the act and deed of said individual and who is personally known to me or has produced \_\_\_\_\_ as identification and did / did not take an oath before me.

IN WITNESS WHEREOF, I have hereto set by hand and seal on the above date.

Notary Public

My commission expires

### 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.

Signed:

SURVEYOR: DAVID M. DeFILIPPO  
Registration Number: PSM #5038  
Professional Land Surveyor  
Registration Number of Legal Entity: LB 6393  
American Surveying & Mapping, Inc.  
3191 Maguire Blvd. Suite 200, Orlando, FL 32803

Dated:

### 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 ENGINEER

Examined and Approved: \_\_\_\_\_ Date

City Engineer

### CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: \_\_\_\_\_ Date

City Planning Official

### CERTIFICATE OF APPROVAL BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute Chapter 177.

City Surveyor  
Surveyor's Registration No. \_\_\_\_\_ Date

### 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, Florida

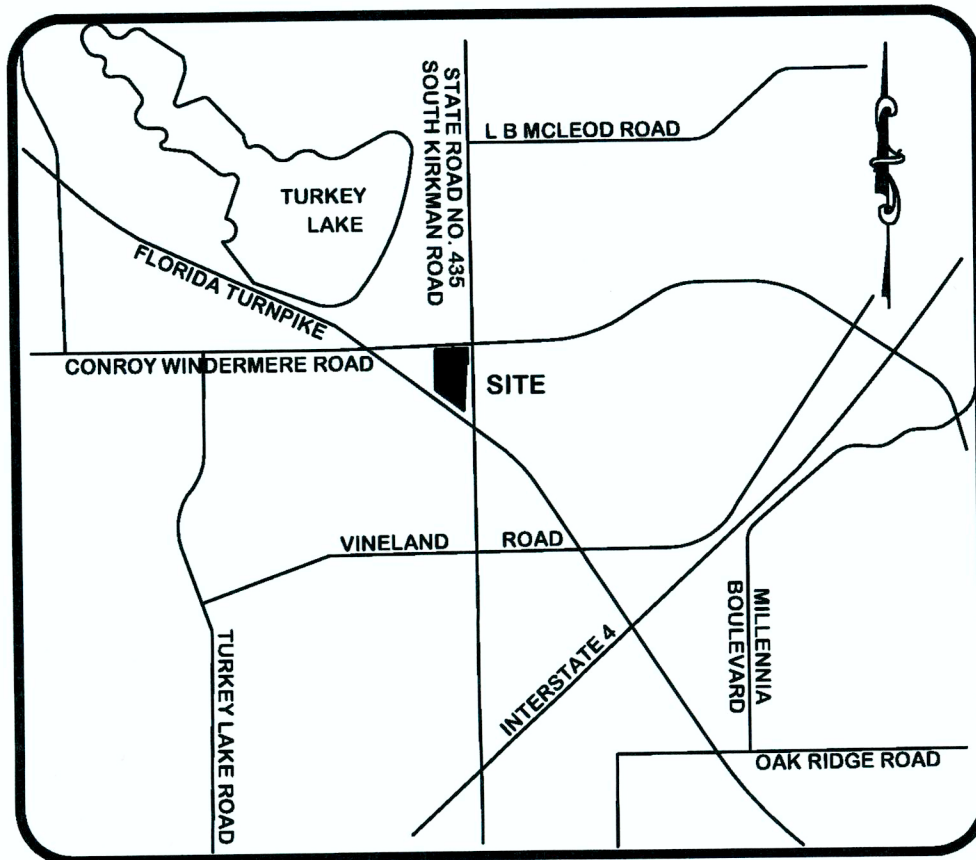
BY \_\_\_\_\_

### LEGAL DESCRIPTION

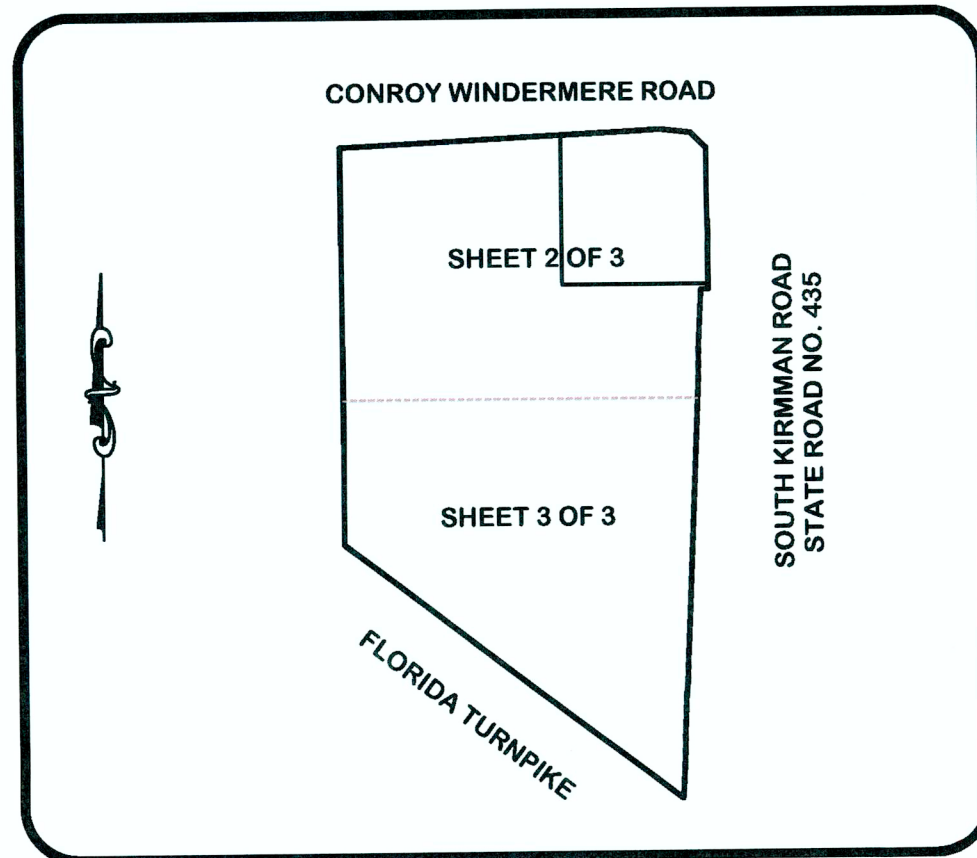
A PORTION OF BLOCK A, MAJOR CENTER UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 44, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALL OF LOT 1, MOBIL-CONROY SUBDIVISION, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 90, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE S00°09'36"E, A ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 40.00 FEET; THENCE S89°11'03"W, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 100.00 FEET; THENCE S00°09'36"E, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 51.87 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 435, ALSO KNOWN AS SOUTH KIRKMAN ROAD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75270-2502; THENCE S00°09'36"E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 236.19 FEET; THENCE N89°36'49"W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 12.57 FEET; THENCE S02°34'02"W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 842.20 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE; THENCE N52°46'14"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE, A DISTANCE OF 699.78 FEET TO THE SOUTHEAST CORNER OF CONROY COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 102, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°09'15"W, ALONG THE EAST LINE OF SAID CONROY COMMERCIAL CENTER, A DISTANCE OF 658.30 FEET TO THE NORTHEAST CORNER OF SAID CONROY COMMERCIAL CENTER, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF CONROY WINDERMERE ROAD PER OFFICIAL RECORDS BOOK 4226, PAGE 2603, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N87°09'56"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 409.03 FEET; THENCE N87°07'51"E, ALONG THE SOUTH RIGHT OF WAY LINE OF CONROY WINDERMERE ROAD PER OFFICIAL RECORDS BOOK 4243, PAGE 2286, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 122.32 FEET; THENCE S83°46'18"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 52.49 FEET; THENCE S45°56'11"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 35.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 521,609 SQUARE FEET OR 11.97 ACRES, MORE OR LESS.



VICINITY MAP  
NOT TO SCALE



KEY MAP  
NOT TO SCALE

### LEGEND:

S13-23-28	SECTION 13, TOWNSHIP 23 SOUTH, RANGE 28 EAST
S18-23-29	SECTION 18, TOWNSHIP 23 SOUTH, RANGE 29 EAST
□	PRM (PERMANENT REFERENCE MONUMENT) SET 4"x4" CONCRETE MONUMENT WITH DISC STAMPED PRM LB #6393 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
△	PRM (PERMANENT REFERENCE MONUMENT) SET NAIL WITH DISC STAMPED PRM LB #6393 SET IN ACCORDANCE WITH CHAPTER 177.091 FLORIDA STATUTES.
○	SET 1/2" IRON ROD STAMPED #LB6393
■	FOUND CONCRETE MONUMENT AS SHOWN
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR AND MAPPER
CCR	CERTIFIED CORNER RECORD
ORB	OFFICIAL RECORDS BOOK
LS	LICENSED SURVEYOR

### 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.

### GENERAL NOTES

- THE BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 28 EAST AND THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 29 EAST AS BEING N89°02'09"E, NORTH AMERICAN DATUM 1983.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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.
- 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 PLATTING.
- ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.





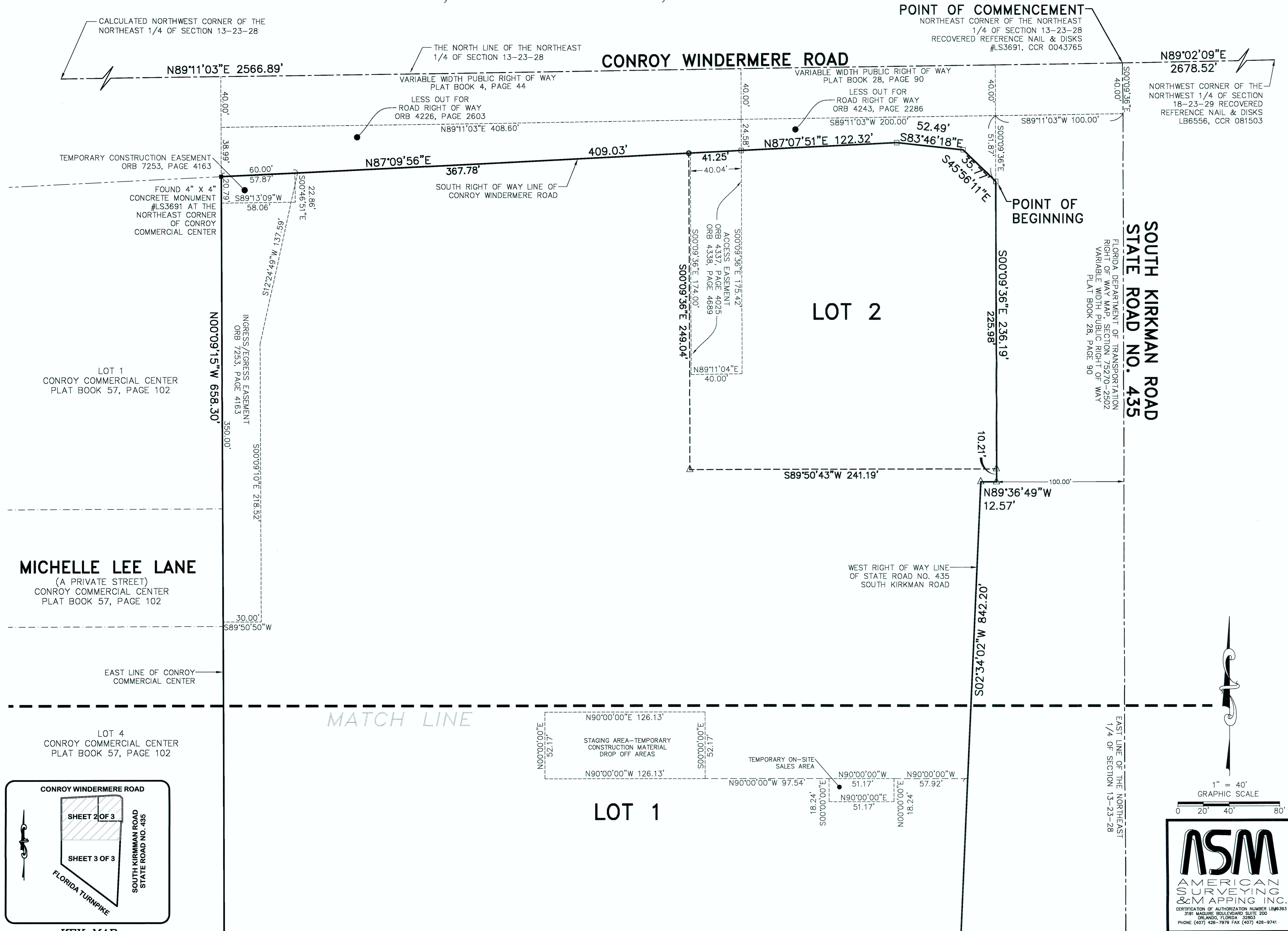
# KIRKMAN SHOPPES

SHEET 2 OF 3

PLAT BOOK

PAGE

BEING A REPLAT OF A PART OF BLOCK A, MAJOR CENTER UNIT 4,  
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SUBDIVISION, PLAT BOOK 28, PAGE 90  
LOCATED WITHIN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 28 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA





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SHEET 3 OF 3

PLAT BOOK

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SUBDIVISION, PLAT BOOK 28, PAGE 90  
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CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

MATCH LINE

LOT 4  
CONROY COMMERCIAL CENTER  
PLAT BOOK 57, PAGE 102

N00°09'13"W 658.30'

FOUND 4" X 4"  
CONCRETE MONUMENT  
#LS3691 AT THE  
SOUTHEAST CORNER  
OF CONROY  
COMMERCIAL CENTER

200.00'

N52°46'14"W

NORTHERLY RIGHT OF WAY  
LINE OF FLORIDA TURNPIKE

WEST RIGHT OF WAY LINE  
OF STATE ROAD NO. 435  
SOUTH KIRKMAN ROAD

S02°34'02"W 842.20'

69.809

699.78'

FOUND 4" X 4"  
CONCRETE MONUMENT  
NO #

200.00'

LOT 1

N90°00'00"E 126.13'  
STAGING AREA-TEMPORARY  
CONSTRUCTION MATERIAL  
DROP OFF AREAS  
N90°00'00"W 126.13'  
N00°00'00"E 52.17'  
S00°00'00"E 52.17'

TEMPORARY ON-SITE  
SALES AREA

N90°00'00"W 97.54' N90°00'00"W 51.17' N90°00'00"W 57.92'

N90°00'00"E 51.17' N90°00'00"E 51.17' N00°00'00"E 18.24'

EAST LINE OF THE NORTHEAST  
1/4 OF SECTION 13-23-28

SOUTH KIRKMAN ROAD  
STATE ROAD NO. 435

FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY MAP, SECTION 75270-2502  
VARIABLE WIDTH PUBLIC RIGHT OF WAY  
PLAT BOOK 4, PAGE 44

STATE ROAD NO. 91  
SUNSHINE STATE PARKWAY  
FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY MAP, SECTION 75002-2700  
400' PUBLIC LIMITED ACCESS  
RIGHT OF WAY (TOLL ROAD)

CONROY WINDERMERE ROAD

SHEET 2 OF 3

SHEET 3 OF 3

FLORIDA TURNPIKE

SOUTH KIRKMAN ROAD  
STATE ROAD NO. 435

KEY MAP  
NOT TO SCALE

1" = 40'  
GRAPHIC SCALE

