

PLAT BOOK

PAGE

VALLEYCREST

lying in a portion of Section 29, Township 22 South, Range 29 East
City of Orlando, Orange County, Florida

Legal Description

A portion of Section 29, Township 22 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 29; thence run N 89°38'13" E, along the north line of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 29, a distance of 235.23 feet; thence, departing said north line, run S 29°16'47" E, a distance of 92.30 feet; thence run S 00°21'47" E, a distance of 162.47 feet; thence run S 89°38'13" W, a distance of 43.15 feet; thence run S 00°21'47" E, a distance of 68.54 feet; thence run S 89°38'13" W, a distance of 112.57 feet to a point on the east line of the West 125.00 feet of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 29; thence run S 00°12'20" E, along the east line of the West 125.00 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 29, a distance of 226.03 feet to a point on the northerly right-of-way line of Old Winter Garden Road, as described and recorded in Official Records Book 4801, Page 219, Public Records of Orange County, Florida; thence run westerly along the northerly right-of-way line of said Old Winter Garden Road the following six (6) courses and distances: run S 78°19'48" W, a distance of 329.38 feet; thence run N 11°40'12" W, a distance of 5.00 feet; thence run S 80°14'21" W, a distance of 300.17 feet; thence run N 11°40'12" W, a distance of 5.00 feet; thence run S 78°19'48" W, a distance of 73.38 feet to the point of curvature along a curve, concave southeasterly, having a radius of 1170.00 feet and a central angle of 02°10'13"; thence run southwesterly, along the arc of said curve, a distance of 44.32 feet to a point; thence run N 51°24'28" W, a distance of 12.13 feet to a point on the easterly right-of-way line of Mission Road, as described and recorded in Official Records Book 924, Page 118, Public Records of Orange County, Florida; thence run northerly, along the easterly right-of-way of Mission Road, the following four (4) courses and distances: run N 01°16'09" E, a distance of 81.05 feet; thence run N 02°29'15" W, a distance of 77.33 feet; thence run S 87°27'18" W, a distance of 10.92 feet; thence run N 00°12'53" W, a distance of 288.04 feet to a point on a parcel of land as described and recorded in Official Records Book 4801, Page 219, Public Records of Orange County, Florida; thence run along the boundary lines of said lands described in Official Records Book 4801, Page 219, the following courses and distances: run N 89°38'17" E, a distance of 300.00 feet; thence run N 00°12'53" W, a distance of 189.00 feet; thence run S 89°38'17" W, a distance of 236.00 feet; thence run S 00°12'53" E, a distance of 119.00 feet; thence run S 89°38'17" W, a distance of 64.00 feet to a point on the aforesaid easterly right-of-way line of Mission Road; thence run N 00°12'53" W, along easterly right-of-way line of Mission Road, a distance of 142.00 feet to a point on the north line of the Southwest 1/4 of the Northwest 1/4 of said Section 29; thence run N 89°38'13" E, along the north line of the Southwest 1/4 of the Northwest 1/4 of said Section 29, a distance of 632.61 feet to the POINT OF BEGINNING.

Containing 10.36 acres, more or less.

Notes:

1. Bearings are based on the north line of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 29--22--29 as being N 89°38'13" E.
2. All plotted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services provided, however, no such easements shall be construed to be easements for the installation, maintenance, and operation of any other utility. It shall be solely responsible for the damages. The 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. (State Statute 177.091 (281).
3. 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 herein, that are consistent with the requirements of Chapter 177, Florida Statutes, or were required by the City of Orlando as a condition of platting.
4. All lines intersecting curves are radial unless otherwise noted as NR (non--radial).

West Colonial Drive

State Road No. 408

Mission Road

Old Winter Garden Road

SITE

North Ivey Lane

Pine Hills Road

Not to Scale

Vicinity Map

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 SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THESE PLATS MAY BE ADDED TO THE PUBLIC RECORDS OF THIS COUNTY.

VALLEYCREST
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, collectively being the owners in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicate additional right-of-way to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the Senior Vice President named below on this ____ day of _____, 2013.

ValleyCrest Companies, LLC
a California limited liability company

By:

Michael L. Dingman
Senior Vice President

Signed in the presence of:

witness

witness

print name

print name

STATE OF

COUNTY OF

THIS IS TO CERTIFY, That on _____ before me, an agent duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Karen M. Klein, Vice President, of the above named corporation incorporated under the laws of Florida described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be her free act and deed as such Vice President thereunto duly authorized; that the said dedication is the act and deed of said corporation.

THIS IS TO CERTIFY, That on _____ before me, an agent duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Michael L. Dingman, Senior Vice President of the above named company under the laws of California described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his free act and deed as such Senior Vice President thereunto duly authorized; that the said dedication is the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date stated above. He is personally known to me and did not take an oath.

NOTARY PUBLIC
(Print Name) _____
My Commission Expires _____

NOTARY PUBLIC
(Print Name) _____
My Commission Expires _____

QUALIFICATION STATEMENT OF
SURVEYOR AND MAPPER

KNOW ALL MEN 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 plot 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 Number LS 4236 R. Clayton Gannung
1275 E. Robinson Street
Orlando, Florida, 32801

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.

ATTEST:

MAYOR

CITY CLERK

CERTIFICATE OF APPROVAL BY
CITY PLANNING AND DEVELOPMENT DIRECTOR

Examined and Approved _____ Date _____

Director of Planning and Development

CERTIFICATE OF REVIEW BY CITY ENGINEER

Examined and Approved _____ Date _____

City Engineer

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

City Surveyor

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____

File No. _____

County Comptroller

In and for Orange County, FL

D.C.



GANNUNG - BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street Orlando, FL 32801 (407) 894-6656

VALLEYCREST

lying in a portion of Section 29, Township 22 South, Range 29 East
City of Orlando, Orange County, Florida

State Road No. 408
as shown on Orlando-Orange County Expressway Authority Right Of Way Maps
limited access right-of-way (right-of-way varies)

