

WESCO SQUARE
LOCATED IN SECTION 9, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, WESCO SUBDIVISION, AS RECORDED IN PLAT BOOK 49, PAGE(S) 55 AND 56, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S00°19.39'E, ALONG THE WEST LINE OF SAID PLAT, FOR A DISTANCE OF 150.00 FEET; THENCE, N89°40'21"E, ALONG THE SOUTH LINE OF SAID PLAT, FOR A DISTANCE OF 259.87 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JOHN YOUNG PARKWAY; THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING (3) COURSES AND DISTANCES: S05°21'22"W, A DISTANCE OF 208.61 FEET; S01°23'16"W, A DISTANCE OF 350.14 FEET; S01°15'06"E, A DISTANCE OF 511.35 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MILLENIA BOULEVARD AS SHOWN ON THE PLAT OF MILLENNIUM PARC, REPLAT ONE, AS RECORDED IN PLAT BOOK 65, PAGE(S) 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE S89°44'48"W, ALONG THE NORTH RIGHT OF WAY LINE OF MILLENIA BOULEVARD AND BEING 60.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9, FOR A DISTANCE OF 1248.05 FEET; THENCE, DEPARTING THE NORTH RIGHT OF WAY LINE OF MILLENIA BOULEVARD, RUN N00°16'51"W, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 29 EAST, FOR A DISTANCE OF 1217.24 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID PLAT WESCO SUBDIVISION; THENCE N89°40'20"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1010.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.056 ACRES, MORE OR LESS

NOTES

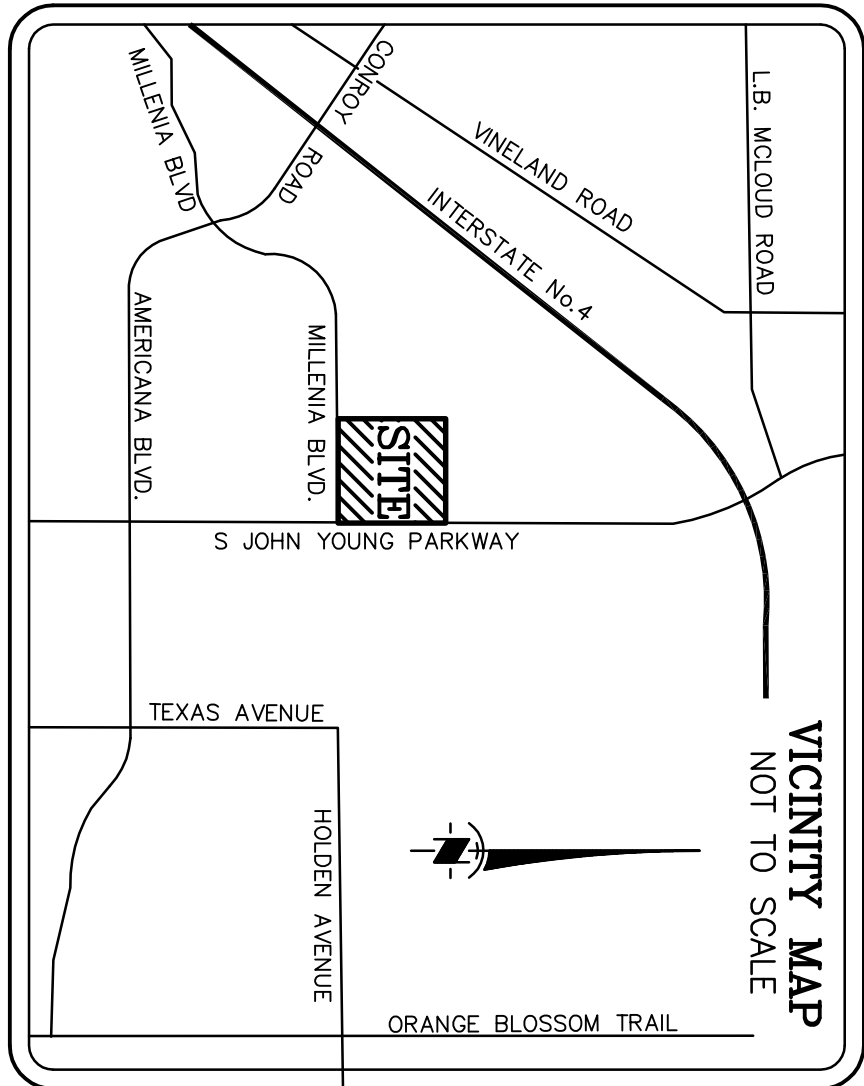
1. BEARINGS BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 23 SOUTH, RANGE 29 EAST, AS BEING NORTH 00°16'51" WEST, AS PER THE PLAT OF WESCO SQUARE AS RECORDED IN PLAT BOOK 49, PAGE 55 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED BY THE CITY OF ORLANDO, AND SHALL ALSO PROVIDE THAT THE INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
3. 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.
4. EACH OF THE DRAINAGE AND RETENTION POND DRAINAGE EASEMENTS IDENTIFIED HEREON ARE PRIVATE IN NATURE, HAVE BEEN DEDICATED FOR THE USE AND BENEFIT OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, THE CITY OF ORLANDO, AND THE OWNERS OF RECORD OF LOT 1 AND LOT 2, FROM TIME TO TIME, IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 4349, PAGE 3994 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ARE TO BE MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH THEREIN.
5. THE SOUTH LINE OF THIS SITE ABUTS MILLENIA BOULEVARD (120' WIDE RIGHT OF WAY) AS PER THE OFFICAL RECORDS BOOK 4328, PAGE 4655 AND OFFICIAL RECORDS BOOK 4349, PAGE 3994 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
6. THIS SITE IS SUBJECT TO THOSE TERMS AND CONDITIONS AS CONTAINED IN THE EASEMENT AGREEMENT (WESCO) AS RECORDED IN OFFICAL RECORDS BOOK 5797, PAGE 3105. DRAINAGE EASEMENT AREA AND SLOPE EASEMENT IS SHOWN ON THIS PLAT.
7. THIS SITE IS SUBJECT TO THOSE TERMS AND CONDITIONS AS CONTAINED IN THE DRAINAGE AND RETENTION EASEMENT AGREEMENT AS RECORDED IN OFFICAL RECORDS BOOK 6250, PAGE 0273 AND OFFICAL RECORDS BOOK 8220, PAGE 1030 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THE AFORESAID DOCUMENTS ARE AN INSTRUMENT, WHICH IS PART OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ARE TO BE MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN OFFICAL RECORDS BOOK 4349, PAGE 3994 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THE EASEMENTS CONTAINED WITHIN THE RECORDED DOCUMENTS CONTINUE UNTIL THE COMPLETION OF THE COMPREHENSIVE MASTER DRAINAGE SYSTEM WHICH INCORPORATES THE DRAINAGE FROM THE AFORESAID LOT 1 INTO THE MASTER SYSTEM. THIS PLAT SHOWS THE NEWLY CREATED DRAINAGE EASEMENT AND RETENTION POND EASEMENTS ONLY AND NOT THE EASEMENTS IN THE RECORDED DOCUMENTS THAT ARE TO BE TERMINATED UPON COMPLETION OF THE COMPREHENSIVE MASTER DRAINAGE SYSTEM.

ABBREVIATION LISTING

LB	LICENSED BUSINESS
LP	IRON PIPE
DM	CONCRETE FOUNDMENT
REC	RECOVERED
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
N	NORTH
S	SOUTH
E	EAST
W	WEST
R	RADIUS
Δ	DELTA ANGLE
CH	CHORD DISTANCE
CH. BRG.	CHORD BEARING
TAN. BRG.	TANGENT BEARING AND DISTANCE
GIS	GEODETIC INFORMATION SYSTEM
(R)	RADIAL LOT LINE
(NR)	NON RADIAL LOT LINE
OREB.	OFFICAL RECORDS BOOK
PG.	PAGE
PLAT BOOK #	PLAT BOOK NUMBER
No. OF	IDENTIFICATION
ID.	
LI	LINE NUMBER FOR DIMENSIONS IN LINE CHART
CI	CURVE NUMBER FOR DIMENSIONS IN CURVE CHART
CL	CENTERLINE
PL.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
SECTION 16-23-29	SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST
R/W	RIGHT-OF-WAY
CL	CENTERLINE

SYMBOL LEGEND

- SET 1.5" IRON PIPE & CAP LB #3778
- SET P.R.M. 4"x4" CM LB #3778
- REC. 4"x4" CM (IDENTIFICATION AS NOTED)
- SET NAIL & DISK P.R.M. LB #3778



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 IN THIS PLAT. THESE RESTRICTIONS MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK PAGE
WESCO SQUARE

DEDICATION

KNOW ALL BY THESE PRESENTS, THAT ROBERT B. WHITE, JR., AS TRUSTEE OF THE WESCO LAND TRUST U/T/A, DATED: FEBRUARY 21, 2013 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. EASEMENTS SHOWN ARE PRIVATE AND NOT APPLICABLE FOR THE PUBLIC DEDICATION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THE _____ DAY OF _____, 2014.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS SIGNATURE _____
ROBERT B. WHITE, JR. AS THE TRUSTEE OF THE WESCO LAND TRUST U/T/A
DATED: FEBRUARY 21, 2013

PRINT NAME _____
BY: _____
NAME: ROBERT B. WHITE JR.
TITLE: AS TRUSTEE AND NOT INDIVIDUALLY

WITNESS SIGNATURE _____

PRINT NAME _____
STATE OF FLORIDA
COUNTY OF ORANGE

THIS IS TO CERTIFY THAT ON THE _____ DAY OF 2014 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED ROBERT B. WHITE JR., AS TRUSTEE OF THE WESCO LAND TRUST U/T/A, DATED: FEBRUARY 21, 2013, WHO IS NOT A PARTY TO THESE PRESENTS, AND WHO PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE DULY AUTHORIZED ACT AND DEED AS SUCH TRUSTEE AND THAT SAID DEDICATION IS THE ACT AND DEED OF THE WESCO LAND TRUST.

NOTARY STAMP
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT _____
PRINT NAME: _____
TITLE: _____
SERIAL NO. (IF ANY) _____
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 COMPLES 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.

Date: _____

ROBERT W. MONACO, P.S.M.
TINKLEPAUGH SURVEYING SERVICES
850 COURTLAND STREET, SUITE A-2
ORLANDO, FLORIDA 32804
Florida Registration No. 5980
LICENSED BUSINESS No. 3778

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON THE _____ APPROVED THE FOREGOING PLAT.

MAYOR PRO TEM _____

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 TO FLORIDA STATE STATUE 177

CITY SURVEYOR _____ 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 _____