

WallyPark

A REPLAT OF LOT 1, EAST COAST TRANSPORTATION SUBDIVISION
AS RECORDED IN PLAT BOOK 22, PAGE 141
LOCATED IN SECTION 21, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION: (PREPARED BY THIS SURVEYOR)
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1:
LOT 1, EAST COAST TRANSPORTATION SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 141 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
PARCEL 2:
EASEMENT RIGHTS, AS CONTAINED IN THAT CERTAIN OFFSITE DRAINAGE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 3173, PAGE 2166, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Being more particularly described as follows:
COMMENCE at the Southeast corner of Section 21, Township 23 South, Range 30 East, Orange County, Florida according to East Coast Transportation Subdivision as recorded in Plat Book 22, Page 141, Public Records of Orange County, Florida; thence South 89°54'21" West along the South line of Section 21, Township 23 South, Range 30 East, a distance of 135.00 feet , to a point, said point being the intersection of the Southerly projection of the West Right of Way line of State Road 436 also known as Semoran Boulevard and said South line of Section 21; thence departing said South line North 00°00'00" East, a distance of 32.00 feet to the POINT OF BEGINNING; said point also being on the North Right of Way line of Butler National Drive and the South line of aforementioned Lot 1; thence South 89°54'21" West along said line, a distance of 1417.00 feet, thence North 00°00'00" East, a distance of 598.00 feet; thence North 89°54'21" East, a distance of 1417.00 feet; thence South 00°00'00" West, a distance of 598.00' to the POINT OF BEGINNING.
Containing 19.453 acres, more or less.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF BUTLER NATIONAL DRIVE AS BEING SOUTH 89°54'21" WEST, ASSUMED.
- 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 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 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.
- TRACT "A" IS AN ACCESS EASEMENT, TO BE OWNED AND MAINTAINED BY BUTLER NATIONAL DRIVE ORLANDO, LLC.
- DIMENSIONS ARE SHOWN IN UNITED STATES STANDARD SURVEY FEET AND DECIMALS THEREOF.

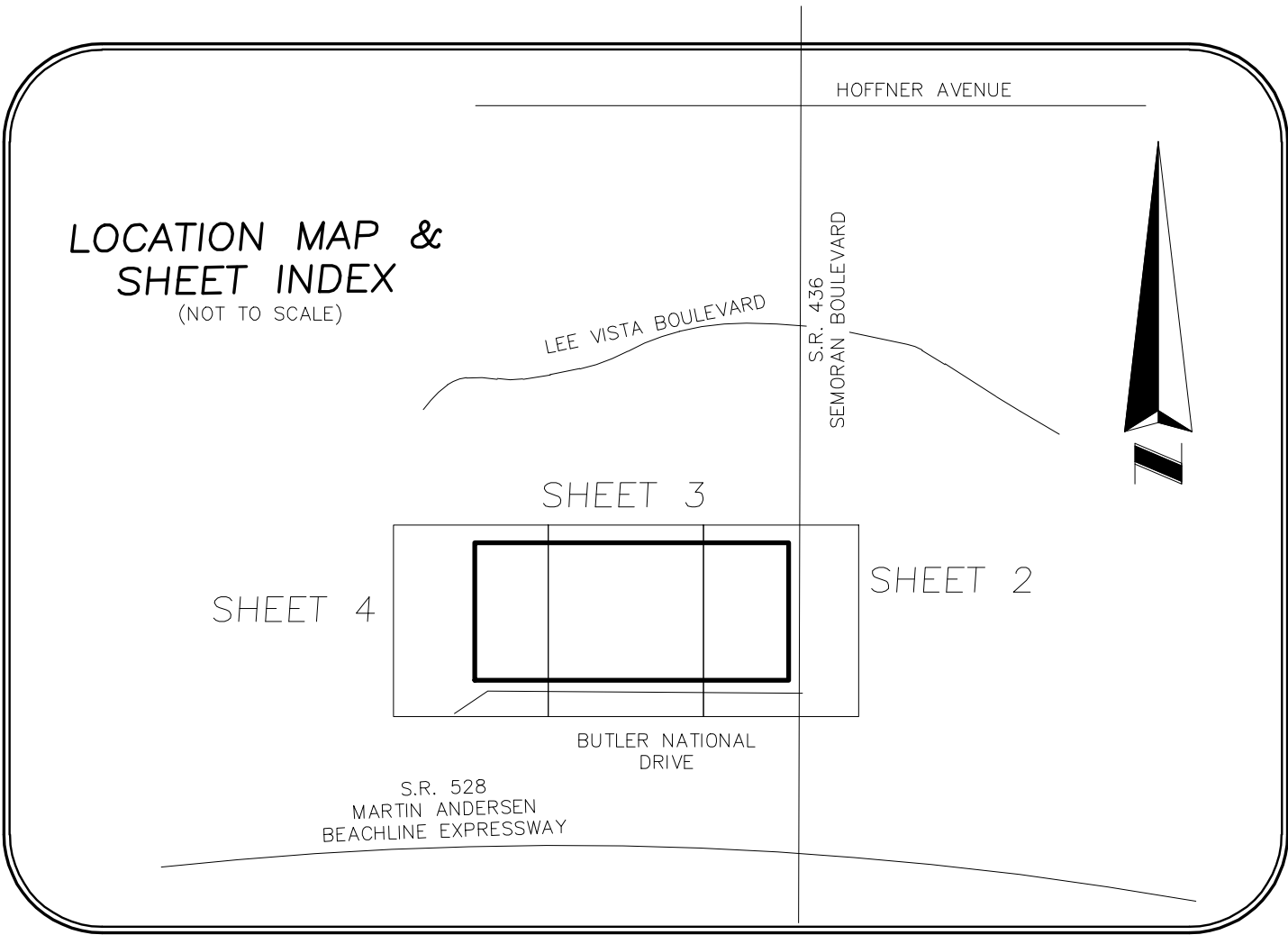
LEGEND & ABBREVIATIONS:

- DESIGNATES A PERMANENT REFERENCE MONUMENT (PRM), BEING A SET 4"x4" CONCRETE MONUMENT WITH BRASS DISC STAMPED "PRM LB2108", UNLESS OTHERWISE NOTED.
- DESIGNATES A SET NAIL AND DISK STAMPED "LB2108", UNLESS OTHERWISE NOTED.
- DESIGNATES A SET IRON ROD AND CAP STAMPED "LB2108", UNLESS OTHERWISE NOTED.

LB = LICENSED BUSINESS
ID. = IDENTIFICATION
PLS = PROFESSIONAL LAND SURVEYOR
TWP. = TOWNSHIP
RGE. = RANGE
SE = SOUTHEAST
SEC. = SECTION
I.R.C. = IRON ROD & CAP
DOC. = DOCUMENT
⑧ = SECTION NUMBER
ORB = OFFICIAL RECORDS BOOK
PG. = PAGE
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY
P.B. = PLAT BOOK
PGS. = PAGES
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.P. = FINANCIAL PROJECT
NO. = NUMBER
NTS = NOT TO SCALE
S.R. = STATE ROAD
L1 = LINE TABLE NUMBER
RLS = REGISTERED LAND SURVEYOR
OUC = ORLANDO UTILITIES COMMISSION
CCR# = CERTIFIED CORNER RECORD NUMBER



James L. Petersen, R.L.S. No. 4791
SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810-4350
(407) 292-8580 CERT. NO. LB-2108



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 BOOK: PAGE:

WallyPark

DEDICATION

KNOW ALL BY THESE PRESENTS, That **Butler National Drive Orlando, LLC**, 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 _____, 2014

OWNER: **Butler National Drive Orlando, LLC**

By: _____

Print Name: A. Stuart Rubin

Title: Manager

Signed in the presence of:

1)_____ 2)_____

Print Name:_____ Print Name: _____

STATE OF FLORIDA, COUNTY OF ORANGE


THIS IS TO CERTIFY, That on this_____ day of _____, 2014, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ as _____ of _____, who is personally known to 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 Limited Liability Company is affixed hereto;and that said dedication is the act and deed of said Limited Liability Company.

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 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.

Signature  Registration No 4791.
Dated 2014
JAMES L. PETERSEN
Southeastern Surveying and Mapping Corporation
6500 All American Boulevard
Orlando, Florida 32810-4350
Certificate Number LB 2108

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 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 Statute 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 _____