

WENDY'S - ORANGE AVENUE

REPLATTING A PORTION OF LOT 9, JNO. W. BURKE'S SUBDIVISION, AS RECORDED IN MISCELLANEOUS BOOK 4, PAGE 139, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND PORTIONS OF LOTS 1, 2 AND 3, BLOCK "A", REPLAT OF DIXIE HIGHLANDS, AS RECORDED IN PLAT BOOK "P", PAGE 52, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE CITY OF ORLANDO, SECTION 1, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

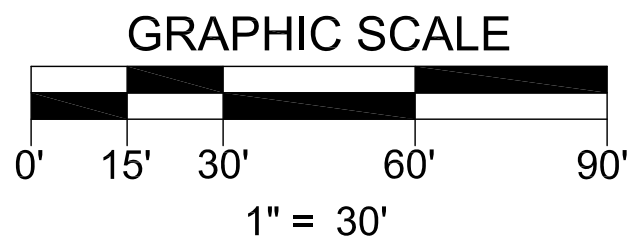
DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA AS SHOWN ON CERTIFIED CORNER RECORD 96112; RUN THENCE N00°07'09"W, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1023.94 FEET; THENCE N89°31'52"E A DISTANCE OF 44.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF ORANGE AVENUE PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 7504-109, LAST REVISED ON APRIL 13, 2009 FOR A POINT OF BEGINNING; THENCE N01°24'12"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 62.85 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2904.93 FEET, A CHORD BEARING OF N00°41'17"E, A CHORD DISTANCE OF 72.55 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 01°25'52", A DISTANCE OF 72.55 FEET; THENCE N89°37'13"E A DISTANCE OF 119.43 FEET; THENCE N00°06'26"W A DISTANCE OF 61.00 FEET; THENCE N89°37'13"E A DISTANCE OF 10.00 FEET; THENCE N00°06'26"W A DISTANCE OF 77.42 FEET TO THE EXISTING, MONUMENTED SOUTH RIGHT-OF-WAY LINE OF KALEY STREET; THENCE N89°51'15"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 45.00 FEET; THENCE S00°06'26"E A DISTANCE OF 138.24 FEET; THENCE N89°37'13"E A DISTANCE OF 54.93 FEET; THENCE S00°06'26"E A DISTANCE OF 135.00 FEET TO THE EXISTING, MONUMENTED NORTH RIGHT-OF-WAY LINE OF ESTHER STREET; THENCE S89°31'52"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 232.03 FEET TO THE POINT OF BEGINNING.

CONTAINS 37,981 SQUARE FEET OR 0.872 ACRES MORE OR LESS.

NOTES

- BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 29 EAST BEING N00°07'09"W.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- DEVELOPMENT OF THE 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 PERMIT 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.



LEGEND

CCR - CERTIFIED CORNER RECORD
C - CENTERLINE SYMBOL
CM - CONCRETE MONUMENT
FND - FOUND
LB - LICENSED BUSINESS
MEAS - MEASURED
N&D - NAIL & DISK
NO. - NUMBER
ORB - OFFICIAL RECORDS BOOK
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR AND MAPPER

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314 FAX: (407) 897-3777

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.

DEDICATION

KNOW ALL BY THESE PRESENTS, C. Kevin Green, 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, The undersigned have here-unto set their hands on this ____ day of _____, 2014.

OWNER:

BY: _____
C. Kevin Green

SIGNED IN THE PRESENCE OF:

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 C. Kevin Green, personally known to me or produced the following identification: _____, and (did) (did not) take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his/her/their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC
My Commission Number: _____
My commission expires: _____

PLAT BOOK PAGE

WENDY'S - ORANGE AVENUE DEDICATION

KNOW ALL BY THESE PRESENTS, FP Orlando LLC, a Florida limited liability company, 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, The undersigned have here-unto set their hands on this ____ day of _____, 2014.

OWNER:

BY: _____

(PRINTED NAME)

SIGNED IN THE PRESENCE OF:

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 _____, of FP Orlando LLC, a Florida limited liability company, personally known to me or produced the following identification: _____, and (did) (did not) take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his/her/their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC
My Commission Number: _____
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 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 Number: _____
LB #4475

JAMES D. BRAY PSM # 6507
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____, 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 Chapter 177, Florida Statutes.

City Surveyor

Date

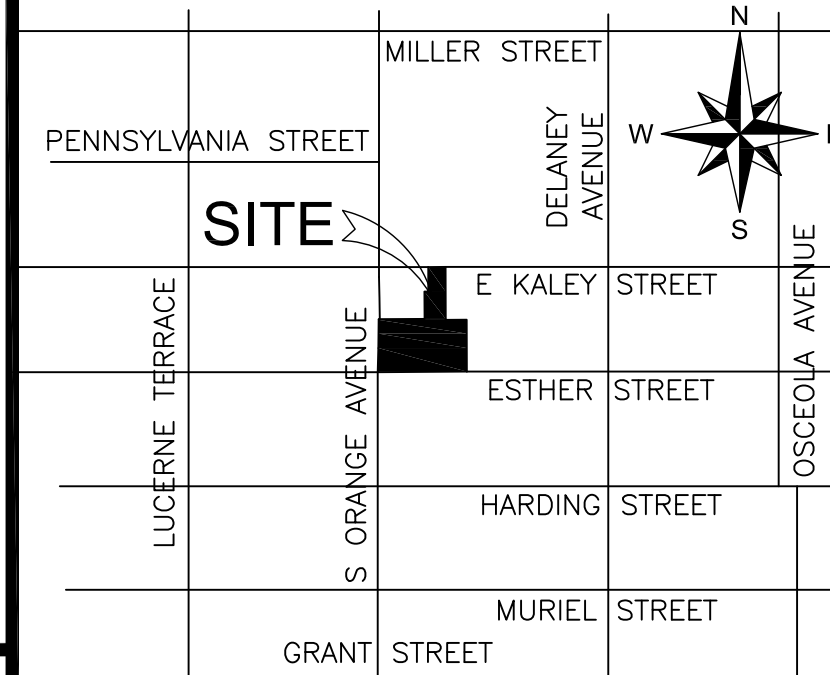
CERTIFICATE OF COUNTY COMPTROLLER

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 _____

VICINITY MAP (NOT TO SCALE)

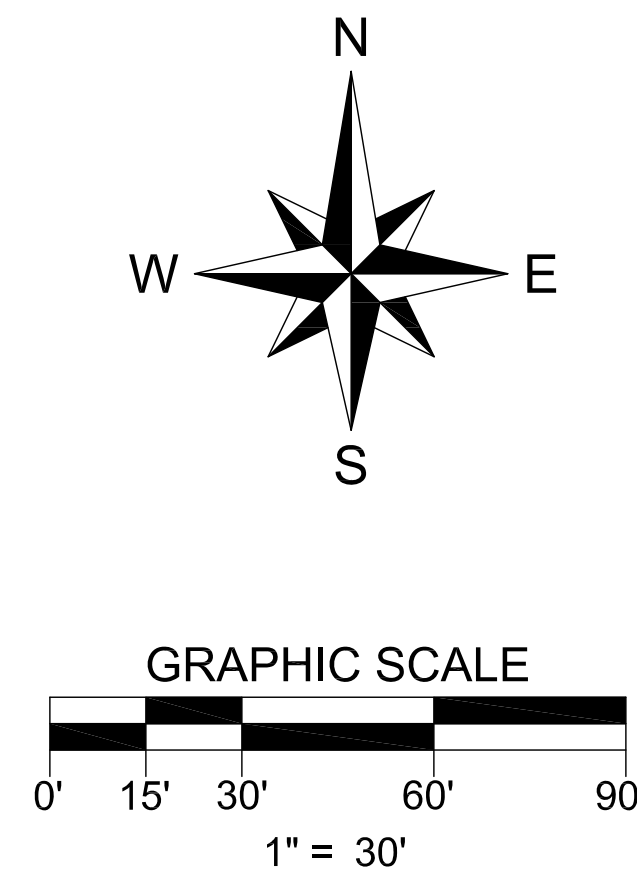


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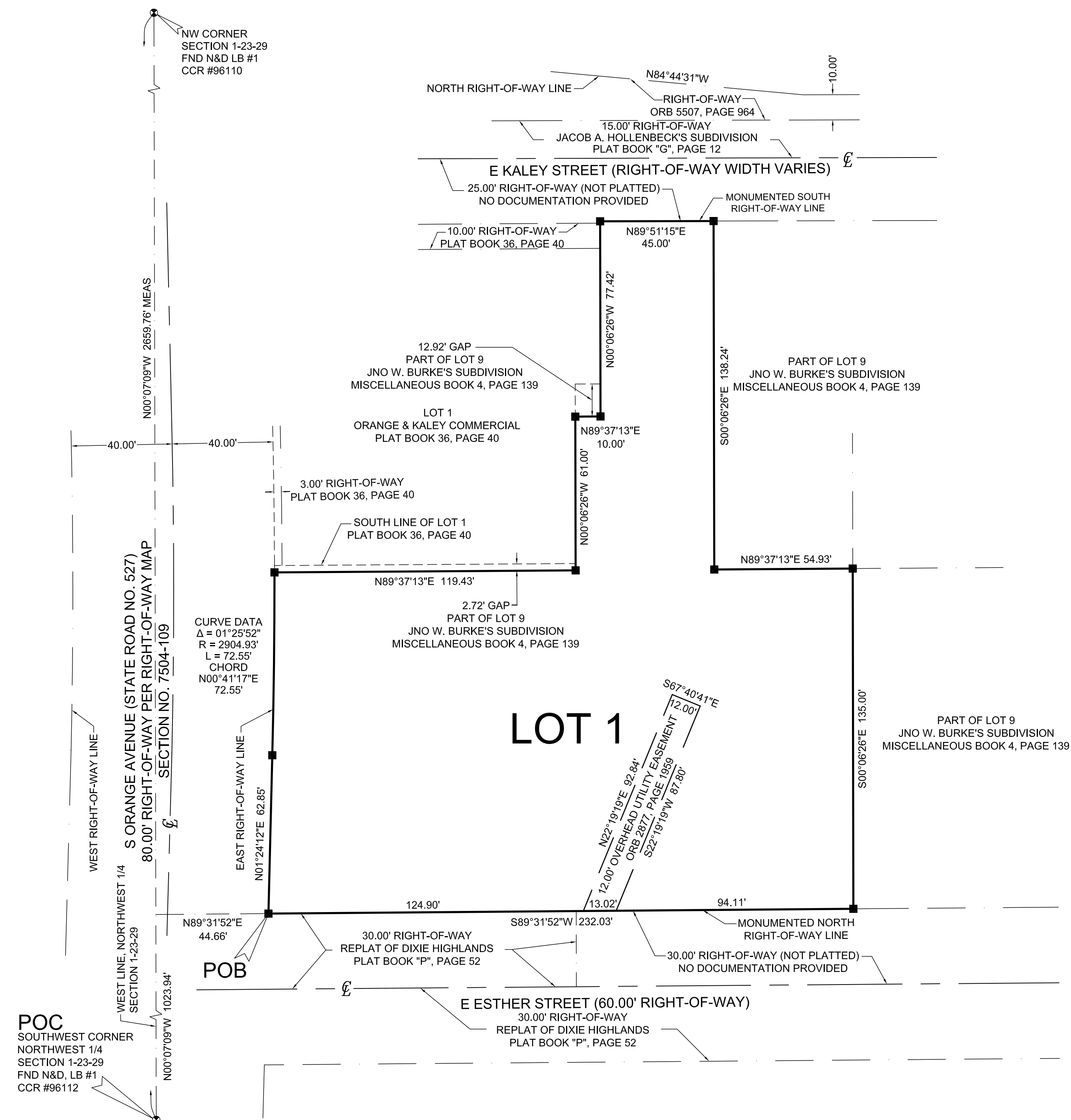


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