# 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.

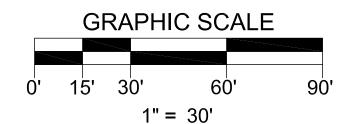
### **DESCRIPTION**

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

- 1. 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.
- 2. - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- 3. 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
- € 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 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.

	TNESS WHEREC _ day of			e here-unto	set their hand	s on this
OWN	ER:					
BY:	C. Kevin Green	1				
SIGN	ED IN THE PRES	SENCE OF:				
						_
STAT	E OF FLORIDA, (	COUNTY OF (	  DRANGE			_
	·				, 2	 014, befo
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**DEDICATION** 

#### PLAT BOOK

PAGE

### WENDY'S - ORANGE AVENUE

<u>DEDICATION</u>

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:

(DDINITED NIARA

(PRINTED NAME)

SIGNED IN THE PRESENCE OF:

STATE OF FLORIDA, COUNTY OF ORANGI

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:

Registration Number:

LB #4475

Signed:

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 \_\_\_\_\_\_ approved the foregoing plat.

MAYOR

ATTEST:

CERTIFICATE OF APPROVAL BY
CITY PLANNING OFFICIAL

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

CITY CLERK

City Planning Official

City Surveyor

VICINITY MAP (NOT TO SCALE)

MILLER STREET

PENNSYLVANIA STREET

SITE

SITE

SITE

ANGEL ANGE

E KALEY STREET

STREET

OSCOOTA ANGEL ANGEL

HARDING STREET

MURIEL STREET

GRANT STREET

CERTIFICATE OF APPROVAL BY CITY ENGINEER

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

City Engineer

CERTIFICATE OF REVIEW BY CITY SURVEYOR
Reviewed for conformity to Chapter 177, Florida Statutes.

Reviewed for conformity to Chapter 177, Florida Statutes.

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.

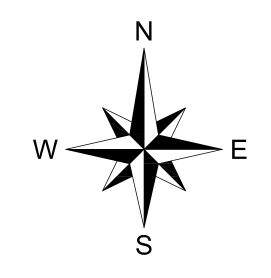
SHEET 1 of 2

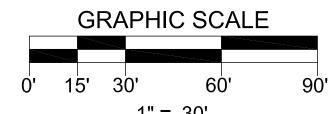
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PLAT BOOK

PAGE

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#### SECTION 1-23-29 NORTH RIGHT-OF-WAY LINE --RIGHT-OF-WAY ORB 5507, PAGE 964 15.00' RIGHT-OF-WAY JACOB A. HOLLENBECK'S SUBDIVISION PLAT BOOK "G", PAGE 12 E KALEY STREET (RIGHT-OF-WAY WIDTH VARIES) $\pm$ 25.00' RIGHT-OF-WAY (NOT PLATTED) -MONUMENTED SOUTH NO DOCUMENTATION PROVIDED RIGHT-OF-WAY LINE / PLAT BOOK <u>36, PAG</u>E 4<u>0</u> PART OF LOT 9 PART OF LOT 9 JNO W. BURKE'S SUBDIVISION JNO W. BURKE'S SUBDIVISION MISCELLANEOUS BOOK 4, PAGE 139 MISCELLANEOUS BOOK 4, PAGE 139 ORANGE & KALEY COMMERCIAL PLAT BOOK 36, PAGE 40 3.00' RIGHT-OF-WAY PLAT BOOK 36, PAGE 40 — SOUTH LINE OF LOT 1 PLAT BOOK 36, PAGE 40 N89°37'13"E 54.93' \_\_\_\_\_ N89°37'13"E 119.43' 2.72' GAP-PART OF LOT 9 CURVE DATA $\Delta = 01^{\circ}25'52''$ JNO W. BURKE'S SUBDIVISION R = 2904.93' MISCELLANEOUS BOOK 4, PAGE 139 L = 72.55' CHORD N00°41'17"E PART OF LOT 9 JNO W. BURKE'S SUBDIVISION MISCELLANEOUS BOOK 4, PAGE 139 S89°31'52"W 232.03' -- MONUMENTED NORTH 30.00' RIGHT-OF-WAY RIGHT-OF-WAY LINE 44.66' REPLAT OF DIXIE HIGHLANDS -30.00' RIGHT-OF-WAY (NOT PLATTED) -PLAT BOOK "P", PAGE 52 NO DOCUMENTATION PROVIDED E ESTHER STREET (60.00' RIGHT-OF-WAY) 30.00' RIGHT-OF-WAY POC SOUTHWEST CORNER REPLAT OF DIXIE HIGHLANDS PLAT BOOK "P", PAGE 52 NORTHWEST 1/4 SECTION 1-23-29 FND N&D, LB #1 CCR #96112 <

## LEGEND

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



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