

STENGER & CLARKE SUBDIVISION

A REPLAT OF LOT 1, 1906 CURRY FORD, AS RECORDED IN PLAT BOOK 74, PAGE 66, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST LOCATED IN THE CITY OF ORLANDO, SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 30 EAST; THENCE RUN S00°08'03"W, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CURRY FORD ROAD FOR A POINT OF BEGINNING; THENCE N89°55'20"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 19.50 FEET; THENCE S00°08'03"W A DISTANCE OF 150.00 FEET; THENCE N89°55'20"E A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, 1906 CURRY FORD, AS RECORDED IN PLAT BOOK 74, PAGE 66, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°08'03"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 150.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89°55'20"E A LONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 47.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°08'03"W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET; THENCE N89°55'20"E A DISTANCE OF 80.00 FEET; THENCE S00°08'03"W A DISTANCE OF 6.00 FEET; THENCE S89°55'20"W A DISTANCE OF 40.00 FEET; THENCE S00°08'03"W A DISTANCE OF 54.00 FEET; THENCE S89°55'20"W A DISTANCE OF 5.00 FEET; THENCE S00°08'03"W A DISTANCE OF 156.00 FEET; THENCE S89°55'20"W A DISTANCE OF 6.50 FEET; THENCE S00°08'03"W A DISTANCE OF 65.00 FEET; THENCE N89°55'20"E A DISTANCE OF 6.50 FEET; THENCE S00°08'03"W A DISTANCE OF 10.00 FEET TO THE NORTH LINE OF LOT 11, BLOCK B, CLOVERLAWN SUBDIVISION, AS RECORDED IN PLAT BOOK H, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°55'20"W ALONG SAID NORTH LINE OF LOT 11, A DISTANCE OF 151.50 FEET TO SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6; THENCE N00°08'03"E, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, A DISTANCE OF 391.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 48,354 SQUARE FEET OR 1.110 ACRES MORE OR LESS.

NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE SOUTH RIGHT-OF-WAY LINE OF CURRY FORD ROAD BEING N89°55'20"E.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A NAIL 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
CL - CENTERLINE SYMBOL
CM - CONCRETE MONUMENT
DB - DEED BOOK
FND - FOUND
LB - LICENSED BUSINESS
MEAS - MEASURED
N&D - NAIL & DISK
ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PG - PAGE
POB - POINT OF BEGINNING
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR AND MAPPER
R/W - RIGHT-OF-WAY

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACC@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, THAT MATTHEW L. CLARKE & MALITA A. CLARKE, HUSBAND AND WIFE, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DO 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: MATTHEW L. CLARKE & MALITA A. CLARKE

BY: MATTHEW L. CLARKE MALITA A. CLARKE

SIGNED IN THE PRESENCE OF:

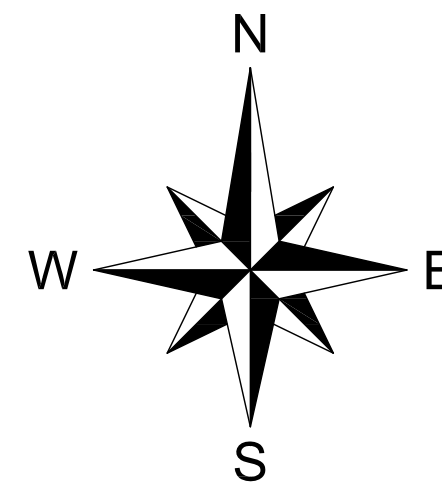
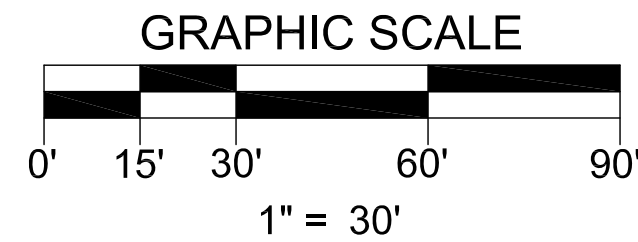
STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, THAT ON THIS _____ DAY OF _____, 2014,

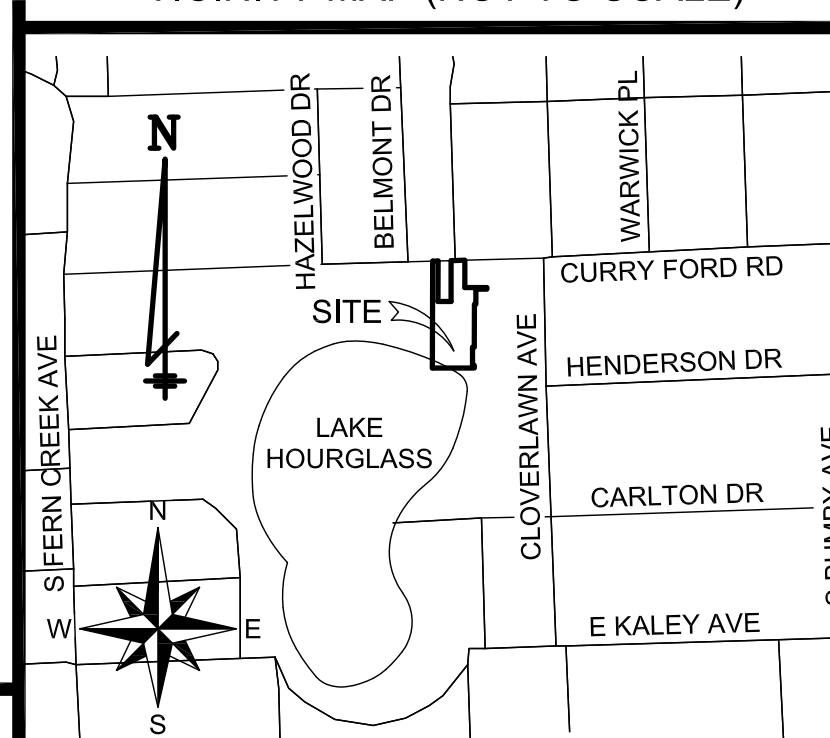
BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED MATTHEW L. CLARKE & MALITA A. CLARKE, PERSONALLY KNOWN TO ME OR PRODUCED THE FOLLOWING IDENTIFICATION: _____, AND (DID) (DID NOT) TAKE AN OATH THAT THEY ARE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE 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: _____



VICINITY MAP (NOT TO SCALE)



PLAT BOOK PAGE

STENGER & CLARKE SUBDIVISION DEDICATION

KNOW ALL BY THESE PRESENTS, THAT KRISTOPHER RYAN STENGER & HOLLY B. STENGER, HUSBAND AND WIFE, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DO 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: KRISTOPHER RYAN STENGER & HOLLY B. STENGER

BY: KRISTOPHER RYAN STENGER HOLLY B. STENGER

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 KRISTOPHER RYAN STENGER & HOLLY B. STENGER, PERSONALLY KNOWN TO ME OR PRODUCED THE FOLLOWING IDENTIFICATION: _____, AND (DID) (DID NOT) TAKE AN OATH THAT THEY ARE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE 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: 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
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 _____