

HAHN'S IVANHOE PARK PLAT

BEING A REPLAT OF A PORTION OF LOT 6, BLOCK B,
RE-PLAT OF IVANHOE PARK, PLAT BOOK G, PAGE 28 1/2
SECTIONS 23, TOWNSHIP 22 SOUTH, RANGE 29 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION OF REPLATED PROPERTY:

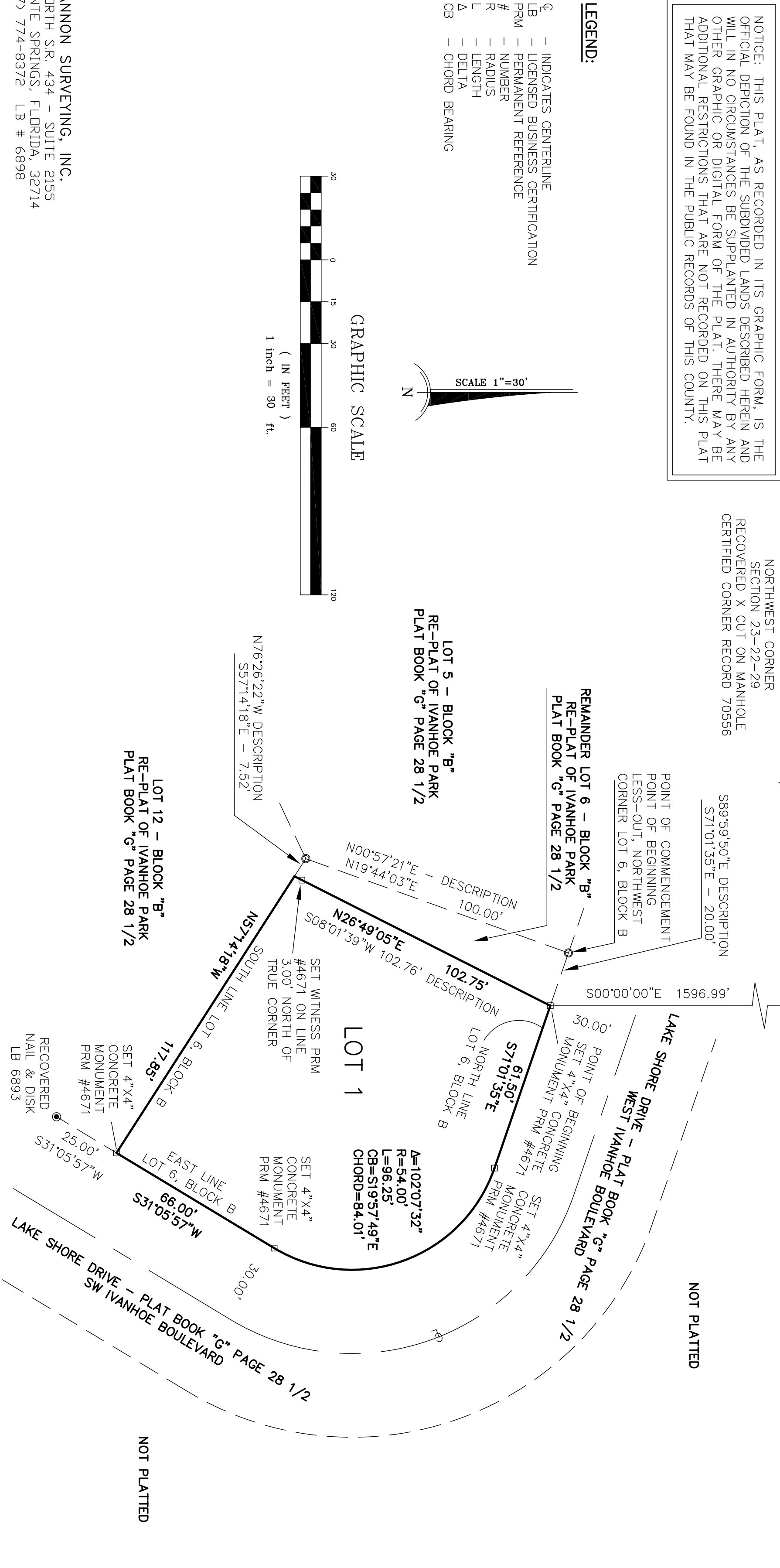
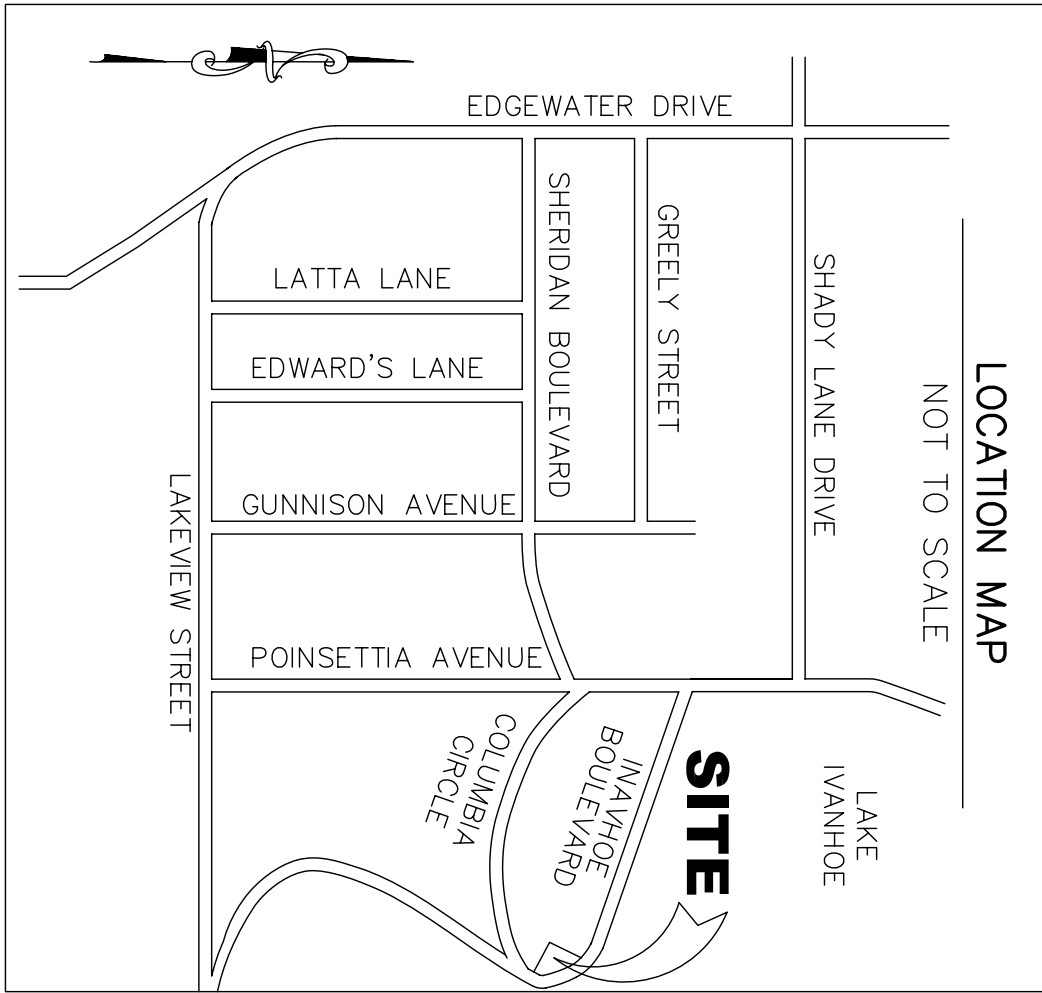
Lot 6, Block B, RE-PLAT OF IVANHOE PARK, according to the plat thereof, recorded in Plat Book G, Page 28 1/2, of the Public Records of Orange County, Florida; LESS that portion described as follows: Begin at the Northwestern corner of said Lot 6, thence run South 89 degrees 59'51" East, along the Northernly lot line thereof, 20.00 feet; thence South 08 degrees 07'39" West, 102.76 feet to a point on the Southernly lot line of said Lot 6, thence North 76 degrees 26'22" West along said Southernly lot line, 7.52 feet to the Southwesterly corner of said Lot 6; thence North 00 degrees 57'21" East, 100.00 feet to the Point of Beginning.

Being more particularly described as follows:

Commence at the Northwest corner of Lot 6, Block B, RE-PLAT OF IVANHOLE PARK, as per plat thereof recorded in Plat Book G, Page 28 1/2, of the Public Records of Orange County, Florida; thence run S71°01'35"E along the North Line of said Lot 6 a distance of 20.00 feet for the Point of Beginning; thence continue S71°01'35"E along said North Line of Lot 6 a distance of 61.50 feet to the beginning of a curve, concave to the South, having a radius of 54.00 feet; thence run Easterly and Southerly along the arc of said curve, through a central angle of 102°07'32", an arc distance of 96.25 feet; thence run S31°05'57"W along the East Line of said Lot 6 a distance of 66.00 feet; thence run N57°14'18"W along the South Line of said Lot 6 a distance of 117.85 feet; thence run N26°49'05"E a distance of 102.75 feet to the Point of Beginning.

GENERAL NOTES:

1. DEVELOPMENT OF THIS PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENT 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.
2. DIMENSIONS ARE SHOWN IN US SURVEY FEET AND DECIMALS THEREOF.
3. ERROR OF CLOSURE DOES NOT EXCEED 1 IN 10,000.
4. BEARINGS BASED ON THE NORTH LINE OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 29 EAST, AS BEING S89°19'21"W, PAGE 324.
5. PROPERTY IS SUBJECT TO THE AGREEMENT WITH THE CITY OF ORLANDO RECORDED IN OFFICIAL RECORDS BOOK 243.
6. ALL LINES ARE NON-RADIAL, UNLESS OTHERWISE NOTED AS RADIAL.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



PLAT BOOK PAGE

HAHN'S IVANHOE PARK PLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Michael Hahn and Gloria Price-Hahn, being the owner in fee simple of the lands described in this foregoing captioned plat, do hereby dedicate said land and plat for the uses and purposes therein expressed and dedicates nothing to the perpetual use of the public.

IN WITNESS WHEREOF the undersigned owner has caused these presents to be signed this ____ day of, ____ 2015.

Michael Hahn and Gloria Price-Hahn

By: _____

Printed Name: Michael Hahn

By: _____

Printed Name: Gloria Price-Hahn

Signed in the presence of:

By: _____

Printed Name _____

By: _____

Printed Name _____

COUNTY OF _____ STATE OF _____

THIS IS TO CERTIFY, that on this ____ day of _____, 2015, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Michael Hahn and Gloria Price-Hahn, who are personally known to me, and are the persons described in and executed the foregoing dedication and severally acknowledges their executions thereof to be their free act and deed as such owners thereunto duly authorized and that said dedication is the act and deed of said individuals.

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

NOTARY PUBLIC _____ NOTARY STAMP

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: _____ Date _____

Planning Official _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____ Date _____

City Engineer _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ approved the foregoing plat.

Attest: _____ Mayor
City Clerk

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN 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 the requirements of chapter 177 and that said land is located in the City of Orlando, Orange County, Florida.

JAMES R. SHANNON, JR., Professional Surveyor, #671
SHANNON SURVEYING, INC. - LB No.6898
499 North S.R. 434 - SUITE 2153 ALTAMONTE SPRINGS,
FLORIDA, 32714, (407) 774-8372

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

Joseph M. Stokes, Jr., P.S.M.
City Surveyor for City of Orlando

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in Orange County Official Records _____ as File No. _____

County Comptroller in and for Orange County, Florida
By: _____

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2155
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898