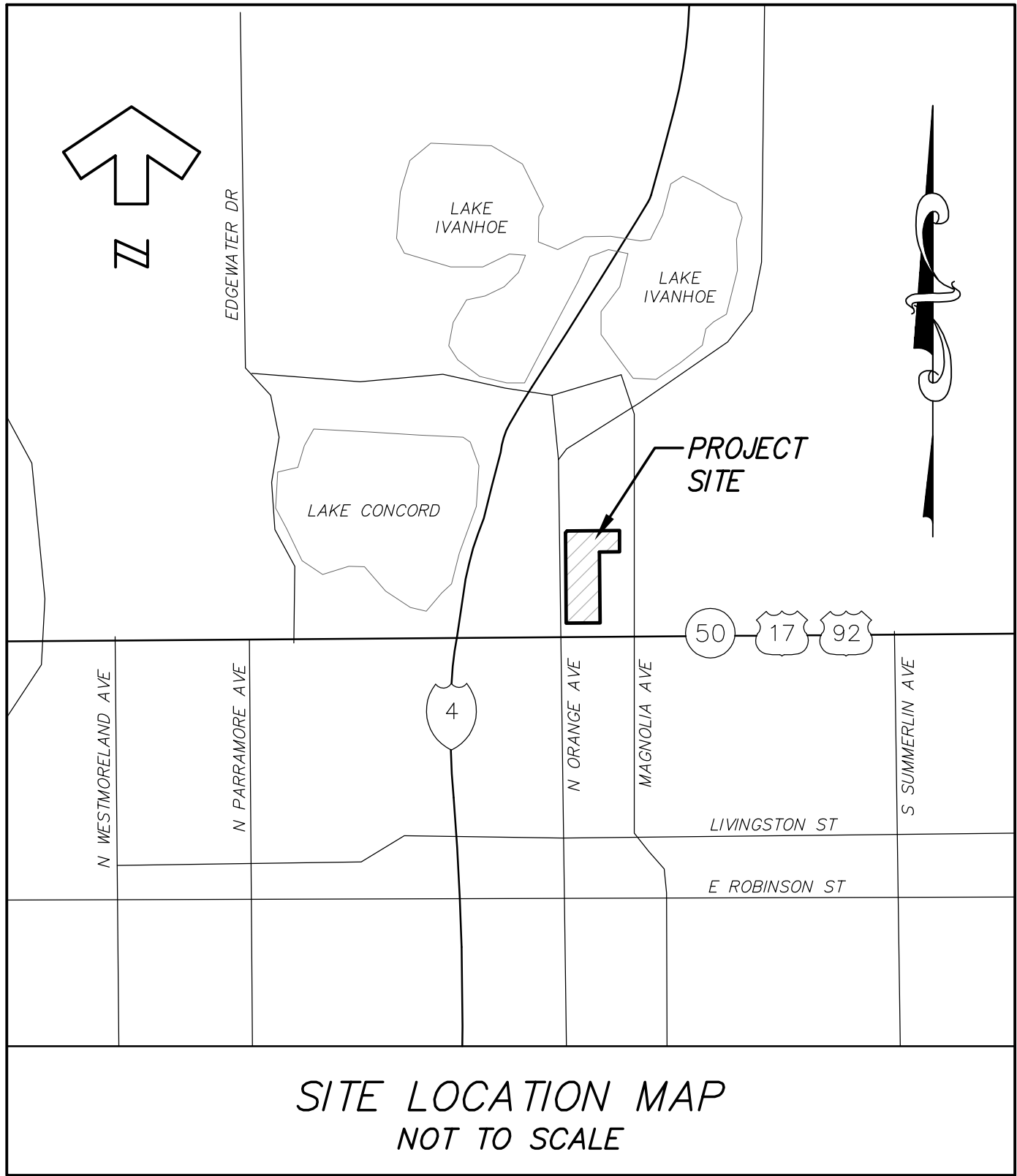


SEVENS

A REPLAT OF LOT 1, 777 NORTH ORANGE AVENUE PIZZUTI OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 119-120; A PORTION OF LOT 10, BLOCK "B" DR. R.A. MILLER'S ADDITION TO THE TOWN OF ORLANDO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK C, PAGE 70; LOTS 23 AND 24, COOPER AND ATHA'S RESUBDIVISION OF LOTS 9 AND 10 OF KETCHAM AND NEEDHAM'S ADDITION AND OTHER LANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "G", PAGE 30; A PORTION OF LOTS 7 AND 8, KETCHAM & NEEDMAN'S ADDITION TO ORLANDO; ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LOCATED IN SECTION 23, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



LEGAL DESCRIPTION:

BEGIN AT HE NORTHWEST CORNER OF LOT 22, COOPER AND ATHA'S RE-SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 30, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°26'13"W, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF LOT 1, SOFFER HOTEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 25, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°49'49"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 114.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°02'43"W, ALONG THE WEST LINE OF SAID LOT 1 AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 399.75 FEET TO A POINT ON THE NORTH LINE OF LOT 6, BLOCK B, KETCHAM & NEEDHAM'S ADDITION TO THE TOWN OF ORLANDO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°38'30"W, A DISTANCE OF 190.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 7504-275 & 175; THENCE N00°05'30"E, A DISTANCE OF 181.73 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N00°07'49"E, A DISTANCE OF 327.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF PARK LAKE STREET PER THE PLAT OF 777 NORTH ORANGE AVENUE PIZZUTI OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 119-120, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N45°09'00"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.14 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PARK LAKE STREET, ACCORDING TO DEED BOOK 200, PAGE 275, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, S89°49'49"E, A DISTANCE OF 295.11 FEET, TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 112,635.85 SQUARE FEET OR 2.59 ACRES, MORE OR LESS.

PLAT NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH RIGHT-OF-WAY LINE OF PARK LAKE STEET, AS BEING S89°49'49"E.
- ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION 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 PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- DEVELOPMENT ON 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.
- APPROVAL OF THIS PLAT SHALL NOT BE DEEMED TO PROVIDE ANT VESTED RIGHTS EXCEPT THOSE DEPICTED HEREON, THAT ARE CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

LEGEND AND ABBREVIATIONS:

± MORE OR LESS  
AC ACRES  
CL CENTER LINE  
CM CONCRETE MONUMENT  
ESMT EASEMENT  
D.B. DEED BOOK  
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION  
FND FOUND  
ID IDENTIFICATION  
LB LICENSED BUSINESS  
N/D NAIL & DISK  
NO. NUMBER  
ORB OFFICIAL RECORDS BOOK  
(P) PLAT  
P.B. PLAT BOOK

PCP PERMANENT CONTROL POINT  
PG(S). PAGE/PAGES  
PLS PROFESSIONAL LAND SURVEYOR  
PRM PERMANENT REFERENCE MONUMENT  
PSM PROFESSIONAL SURVEYOR MAPPER  
R/W RIGHT OF WAY  
SEC SECTION-TOWNSHIP-RANGE  
ULE UTILITY EASEMENT  
-/- BREAK LINE  
SET 4"x4" CM (BSA LB 8011)  
FOUND 4"x4" CM (PRM LB 1221)  
SET N/D (BSA LB 8011)  
FOUND N/D (PRM LB 1221)  
UNLESS OTHERWISE NOTED

SHEET INDEX

SHEET 1 - COVER SHEET, LEGEND/ABBREVIATIONS, LEGAL DESCRIPTION, NOTES  
SHEET 2 - OVERALL PLAT



**Dewberry**

LAND DEVELOPMENT &  
TRANSPORTATION ENGINEERING  
PLANNING | SURVEYING & MAPPING



520 SOUTH MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801  
PHONE: 407.843.5120 FAX: 407.848.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

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.

CERTIFICATE OF APPROVAL  
BY COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON \_\_\_\_\_, 2014, AT FILE NO. \_\_\_\_\_

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

BY: \_\_\_\_\_

PLAT  
BOOK:

PAGE:

SEVENS  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PIZZUTI PARK LAKE, LLC, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATE THE SIDEWALK EASEMENT SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON \_\_\_\_\_, 2014.

PIZZUTI PARK LAKE, LLC  
AN OHIO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
SCOTT WEST AS EXECUTIVE VICE PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

SIGNED NAME \_\_\_\_\_ SIGNED NAME \_\_\_\_\_

PRINTED NAME \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

STATE OF OHIO, COUNTY OF FRANKLIN

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_, 2014, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED SCOTT WEST, AS EXECUTIVE VICE PRESIDENT OF THE ABOVE NAMED LIMITED LIABILITY COMPANY OF THE STATE OF OHIO, WHO IS PERSONALLY KNOWN BY ME TO BE THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHOM EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED AND THAT THE 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 SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

MY COMMISSION NO. IS: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

QUALIFICATION STATEMENT OF  
SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND 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

DATED: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
REGISTRATION NO. 5381 WILLIAM D. DONLEY  
DEWBERRY | BOWYER-SINGLETON  
520 S. MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801  
CERTIFICATE OF AUTHORIZATION NO. 8011

CERTIFICATE OF APPROVAL  
BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_, 2014 THE ORALNDO CITY COUNCIL APPROVED THE FOREGOING PLAT.

MAYOR \_\_\_\_\_

ATTEST \_\_\_\_\_ CITY CLERK

CERTIFICATE OF APPROVAL BY  
CITY PLANNING OFFICIAL

EXAMINED & APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY PLANNING OFFICIAL \_\_\_\_\_

CERTIFICATE OF APPROVAL  
BY CITY ENGINEER

EXAMINED & APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

CERTIFICATE OF REVIEW  
BY CITY SURVEYOR

REVIEWED FOR CONFORMITY TO FLORIDA STATUTE 177.

CITY SURVEYOR \_\_\_\_\_ DATE: \_\_\_\_\_

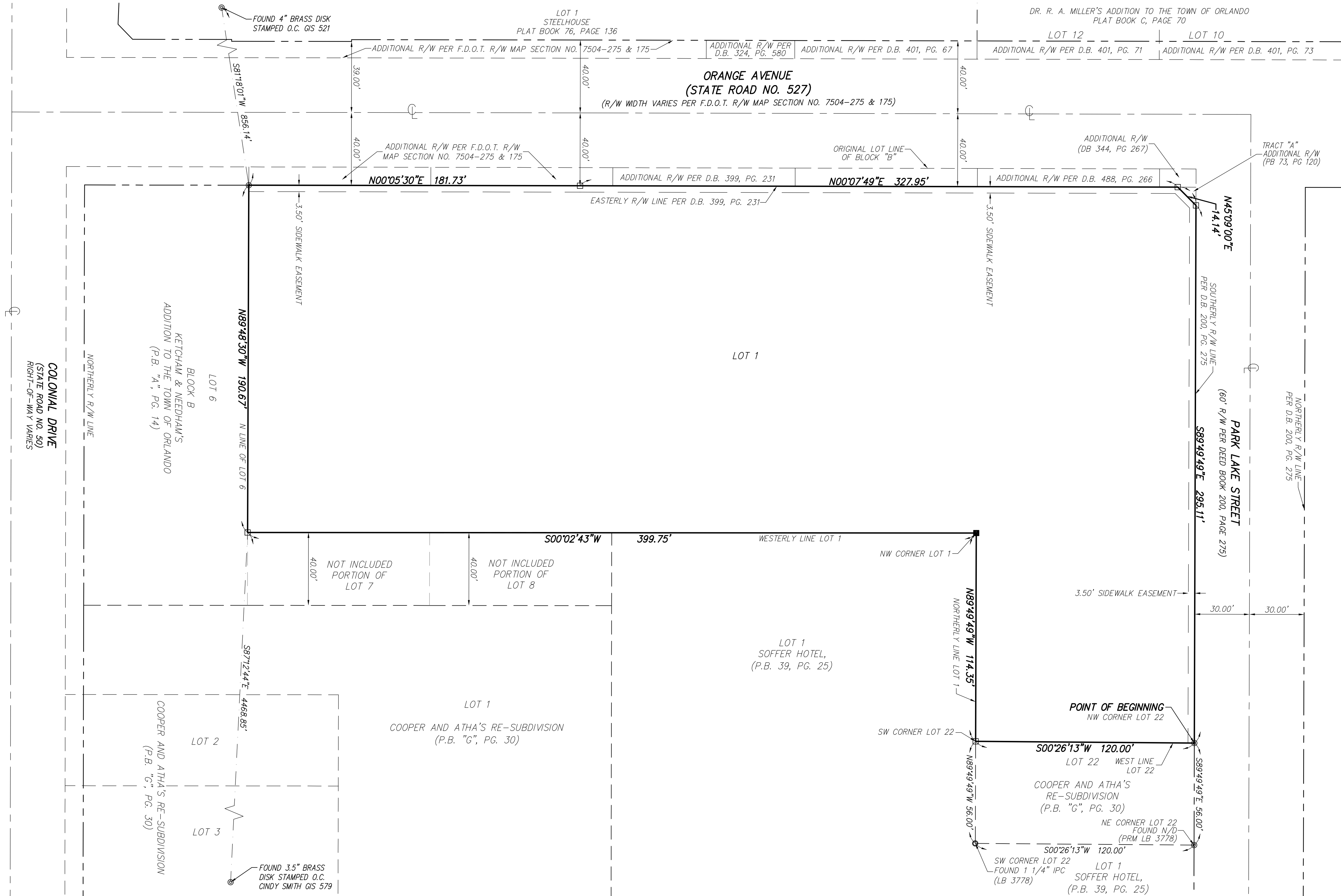
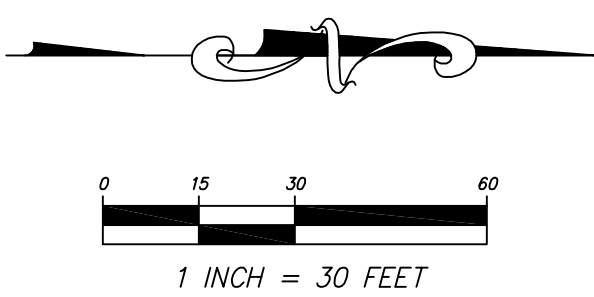
SHEET 1 OF 2

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CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PLAT  
BOOK:

PAGE:



Drawing name: S:\PC\13 - 777 N Orange\Plotting\TPC3\_surplat\_boss.dwg Plot Sheet 2 Jun 04, 2014 2:22pm By: lthibodeau



LAND DEVELOPMENT &  
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