

ROGERS 2014

LOCATED IN SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST

CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION

THE WEST 221 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, LESS: THE NORTH 441.5 FEET THEREOF AND LESS: THE SOUTH 155.5 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 00°03'10" WEST, A DISTANCE OF 441.51 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO A POINT ON THE OCCUPIED SOUTH LINE OF THE NORTH 441.50 FEET OF SAID NORTH 1/2; SAID POINT BEING THE POINT OF BEGINNING, THENCE NORTH 89°47'00" EAST, A DISTANCE OF 220.00 FEET ALONG SAID OCCUPIED SOUTH LINE TO A POINT ON THE EAST LINE OF THE WEST 221.00 FEET OF THE NORTH 1/2; THENCE SOUTH 00°03'10" WEST, A DISTANCE OF 441.51 FEET ALONG SAID OCCUPIED SOUTH LINE TO A POINT ON THE WEST LINE OF THE NORTH 441.50 FEET OF SAID NORTH 1/2; THENCE SOUTH 00°03'10" WEST, A DISTANCE OF 155.50 FEET ALONG SAID OCCUPIED SOUTH LINE TO A POINT ON AFORESAID WEST LINE OF THE NORTHEAST 1/4; THENCE NORTH 00°03'10" EAST, A DISTANCE OF 65.19 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING CONTAINING 14,305 SQUARE FEET OR 0.328 ACRES, MORE OR LESS.

NOTES

1. BEARINGS BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST, AS BEING SOUTH 00°03'10" WEST.

2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE SHALL BE THE PROPERTY OF THE CABLE TELEVISION SERVICE PROVIDER. THE CABLE TELEVISION SERVICE PROVIDER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

PLAT BOOK PAGE

ROGERS 2014

DEDICATION

KNOW ALL BY THESE PRESENTS, THAT RICHARD B. ROGERS 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 DEDICATES THE STREETS TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE INDIVIDUAL(S) ON THIS 28TH DAY OF AUGUST, 2014.

BY: _____ BY: _____
NAME: RICHARD B. ROGERS NAME: ALISON S. ROGERS

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS SIGNATURE _____ WITNESS SIGNATURE _____
PRINT NAME _____ PRINT NAME _____

STATE OF FLORIDA
COUNTY OF ORANGE

THIS IS TO CERTIFY THAT ON THE _____ DAY OF 2014 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED RICHARD B. ROGERS WHO IS PERSONALLY KNOWN TO ME OR PRODUCED THE FOLLOWING IDENTIFICATION _____ AND DID / DID NOT TAKE AN OATH DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC _____ [NOTARY STAMP]

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A PROFESSIONAL SURVEYOR AND MAPPER HAS PREPARED THE FOREGOING PLAT PLAN(S) 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 6813 ABRAHAM I REMCHUK, P.S.M.
TINKLEPAUGH SURVEYING SERVICES
LICENSED BUSINESS No. 3778
850 COURTLAND STREET, SUITE A-2
ORLANDO, FLORIDA 32804

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON THE _____ APPROVED THE FOREGOING PLAT.
THE _____

MAYOR _____
ATTEST: _____
CITY CLERK _____

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

EXAMINED AND APPROVED _____ DATE: _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED AND APPROVED _____ DATE: _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

REVIEWED FOR CONFORMITY TO FLORIDA STATE STATUTE 177

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 _____

ABBREVIATION LISTING

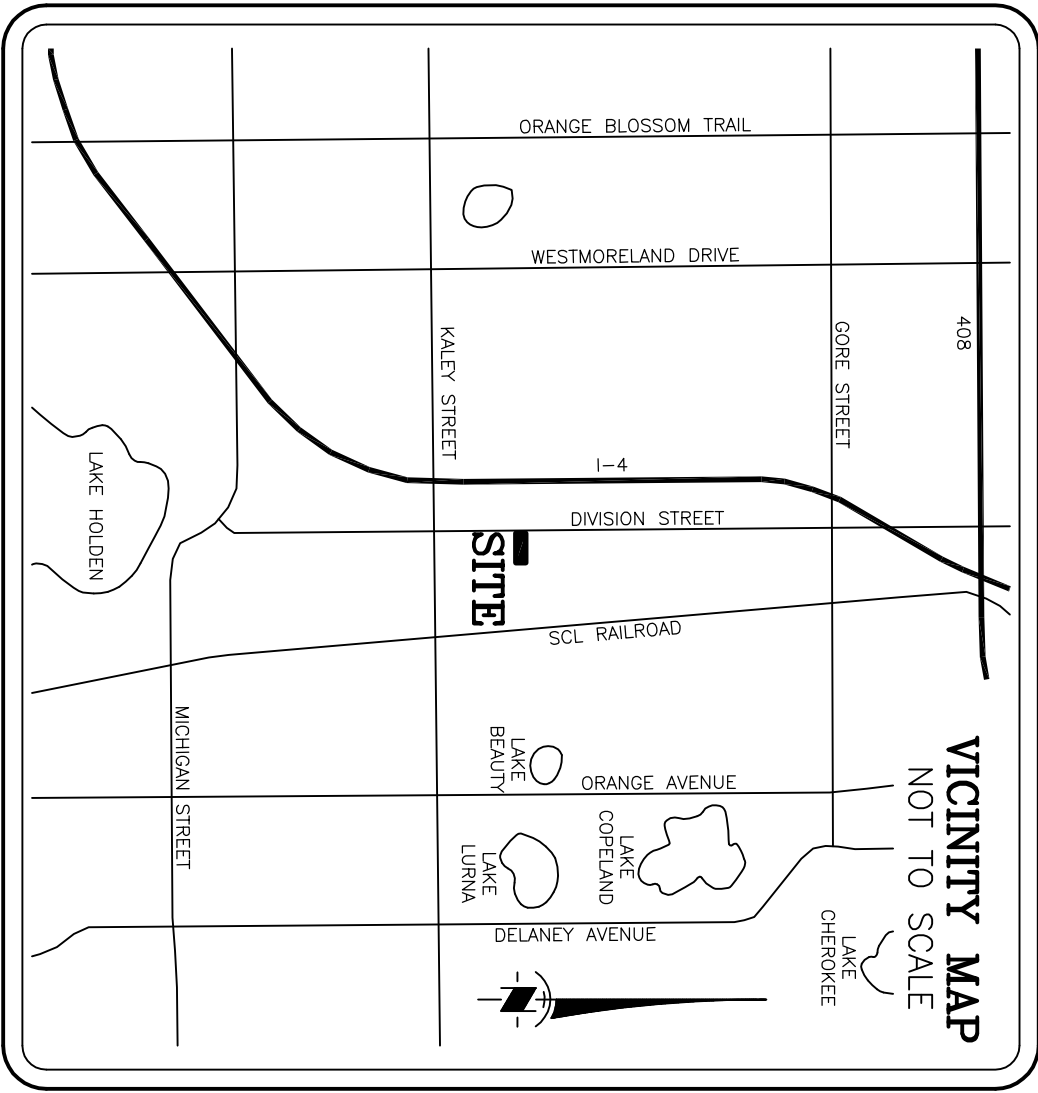
LB	LICENSED BUSINESS
CM	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
CCR	CERTIFIED CORNER RECORD
N	NORTH
S	SOUTH
E	EAST
W	WEST
CSM	CENTERLINE AND MAPPER
P.S.M.	PROFESSIONAL SURVEYOR
SECTION 16-23-29	SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CL	CENTERLINE

SYMBOL LEGEND

- SET P.R.M. 4"x4" CM LB #3778
- SET NAIL & DISK P.R.M. LB #3778

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 HEREIN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



Tinklepaugh

SURVEYING SERVICES

850 Courtlond Street, Suite 2-A • Orlando, Florida 32804

Telephone No. (407) 262-0957 Fax No. (407) 679-6915
LICENSED BUSINESS No. 3778

ROGERS 2014

LOCATED IN SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

POINT OF COMMENCEMENT
RECOVERED BALBOAO SPIKE NORTHWEST CORNER
SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST
D.C.R. #202884
N 152°55'53" E 532639.47'

NORTHWEST CORNER OF THE
NORTHWEST 1/4 OF SECTION 2,
TOWNSHIP 23 SOUTH, RANGE 29 EAST
N 152°55'53" E 532639.47'

18TH STREET

60' RIGHT OF WAY
PLAT BOOK H, PAGE 79

LEASE PARCEL
OFFICIAL RECORDS BOOK 5448, PAGE 1044
NOT PLATED

NORTH LINE OF LEASE PARCEL
OFFICIAL RECORDS BOOK 5448, PAGE 1044

POINT OF
BEGINNING

BLOCK 12
ANGEbilt ADDITION, CONTINUED
PLAT BOOK H, PAGE 79

DIVISION STREET
30' RIGHT OF WAY
PLAT BOOK H, PAGE 79

30' ADDITIONAL RIGHT OF WAY
DEDICATED BY THIS PLAT

N89°47'00"E 221.00'

OCCUPIED SOUTH LINE OF BEDFORD TRACT OFF OF THE N 1/2 OF THE N 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST
OFFICIAL RECORDS BOOK 5448, PAGE 1044

NORTH LINE OF THE SOUTH 155.50 FEET OF THE N 1/2 OF THE N 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST
S89°32'43"W 191.00'

S89°32'43"W 221.01'

NOT PLATED

NOT PLATED

SYMBOL LEGEND

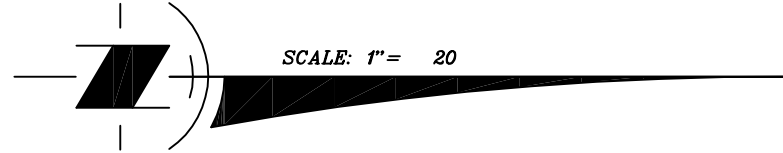
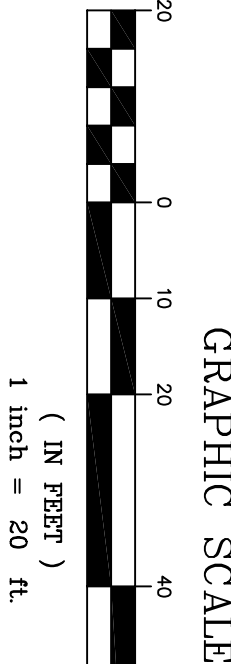
- SET P.R.M. 4"x4" CM LB #3778
- SET NAIL & DISK P.R.M. LB #3778

ABBREVIATION LISTING

LB	LICENSED BUSINESS
CM	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
OKR	CERTIFIED CORNER RECORD
N	NORTH
S	SOUTH
E	EAST
W	WEST
C	CENTERLINE
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
SECTION 16-23-29	SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CL	CENTERLINE

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