

# METRO SELF STORAGE

A REPLAT OF ALL OF LOT 1, NARCOOSSEE COMMERCENTER, AS RECORDED IN PLAT BOOK 73, PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE CITY OF ORLANDO, SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA.

## DESCRIPTION:

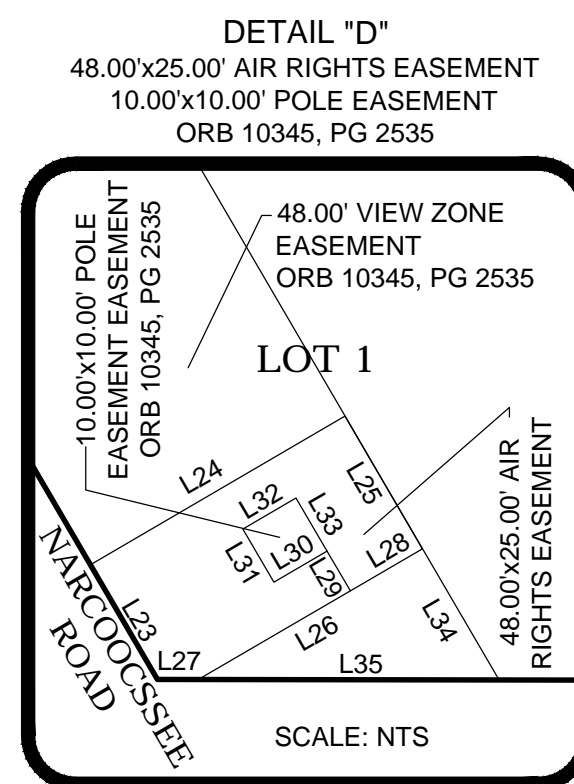
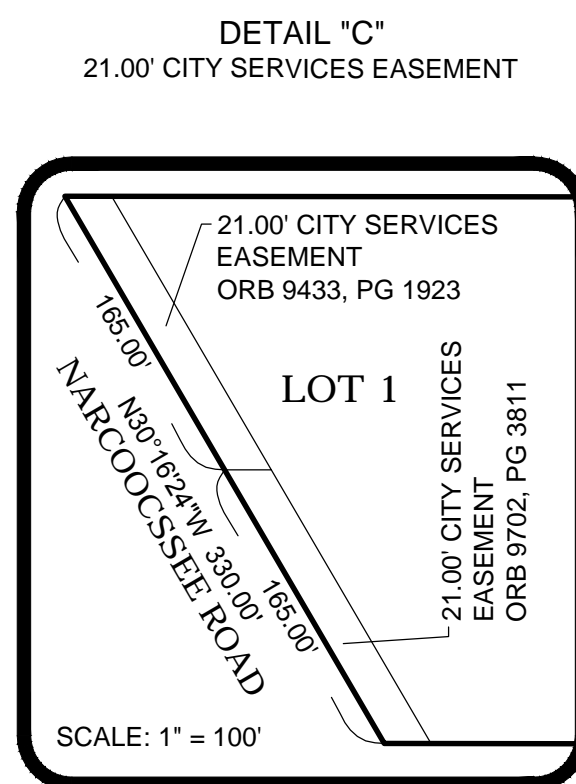
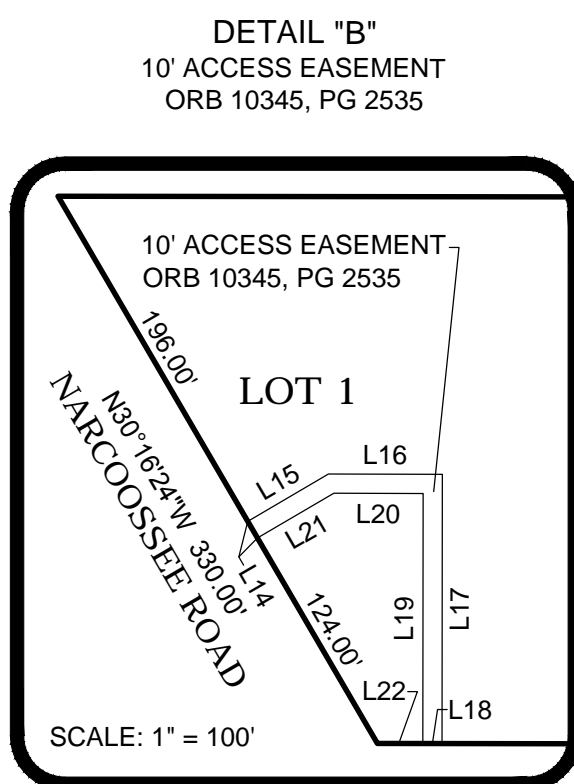
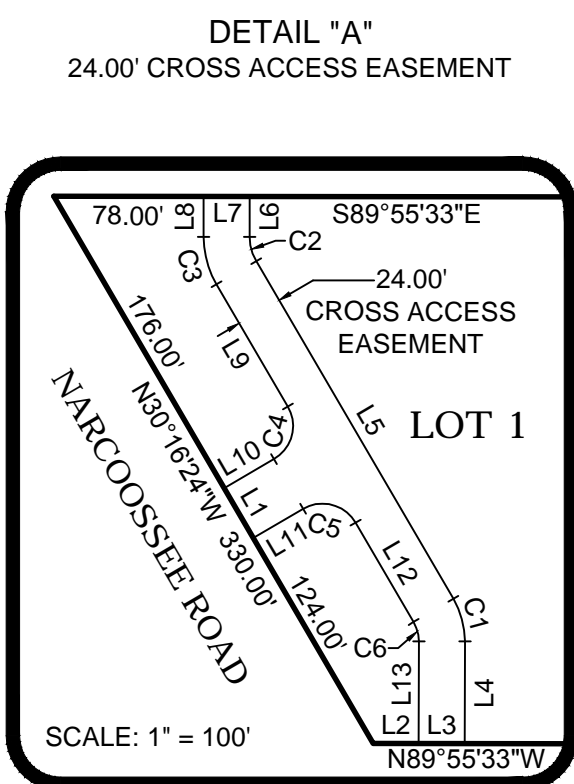
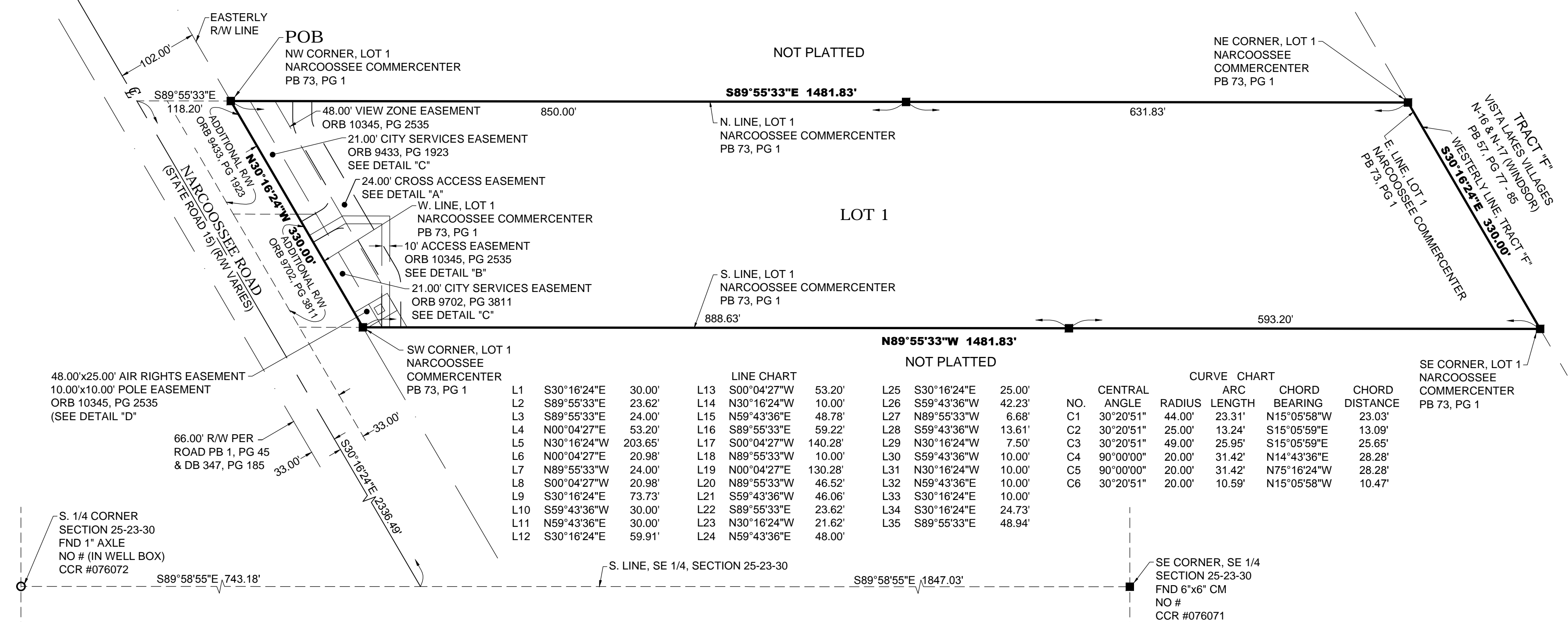
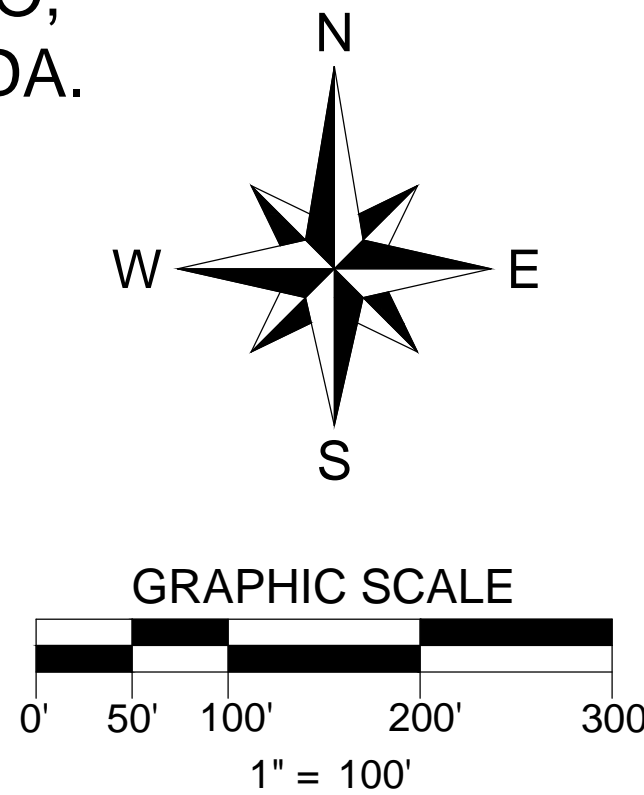
A REPLAT OF ALL OF LOT 1, NARCOOSSEE COMMERCENTER, AS RECORDED IN PLAT BOOK 73, PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, NARCOOSSEE COMMERCENTER, AS RECORDED IN PLAT BOOK 73, PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE S89°55'33"E ALONG THE NORTH LINE OF SAID LOT 1, NARCOOSSEE COMMERCENTER, A DISTANCE OF 1481.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, NARCOOSSEE COMMERCENTER, SAID POINT BEING A POINT ON THE WESTERLY LINE OF TRACT "F", VISTA LAKES VILLAGES N-16 & N-17 (WINDSOR) AS RECORDED IN PLAT BOOK 57, PAGES 77 THROUGH 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S30°16'24"E ALONG THE EAST LINE OF SAID LOT 1, NARCOOSSEE COMMERCENTER AND ALONG SAID WESTERLY LINE OF TRACT "F", A DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, NARCOOSSEE COMMERCENTER; THENCE N89°55'33"W ALONG THE SOUTH LINE OF SAID LOT 1, NARCOOSSEE COMMERCENTER, A DISTANCE OF 1481.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, NARCOOSSEE COMMERCENTER, SAID POINT BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD; THENCE N30°16'24"W ALONG THE WEST LINE OF SAID LOT 1, NARCOOSSEE COMMERCENTER AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 421,999 SQUARE FEET OR 9.688 ACRES MORE OR LESS.

## NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD BEING: N30°16'24"W (PER PLAT BOOK 73, PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.)
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4" X 4" CONCRETE MONUMENT 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.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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.



## LEGEND

- CCR - CERTIFIED CORNER RECORD
- CM - CENTERLINE SYMBOL
- CON - CONCRETE MONUMENT
- 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 SURVEYS OF ORLANDO INC., LB 4475  
2012 E. Robinson Street, Orlando, Florida 32803  
www.AccurightSurveys.net  
ACCU@AccurightSurveys.net  
PHONE: (407) 894-6314

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.

SHEET 1 of 1

PLAT BOOK PAGE

## METRO SELF STORAGE DEDICATION

KNOW ALL BY THESE PRESENTS, That SB Condo Partners I, LLC, 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 and dedicates the Cross Access Easement shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned have hereunto set their hands on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

OWNER: SB Condo Partners I, LLC

BY: Howard Schieferdecker  
President, LSL Corporation  
Manager For SB Condo Partners I, LLC

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 Howard Schieferdecker, President, of LSL Corporation, the Manager for SB Condo Partners I, LLC, 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: \_\_\_\_\_ Signed: JAMES D. BRAY PSM # 6507  
Registration Number: Accuright Surveys of Orlando, Inc.  
LB #4475 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  
ATTEST:  
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 \_\_\_\_\_

## VICINITY MAP (NOT TO SCALE)

