

# I saw OJ

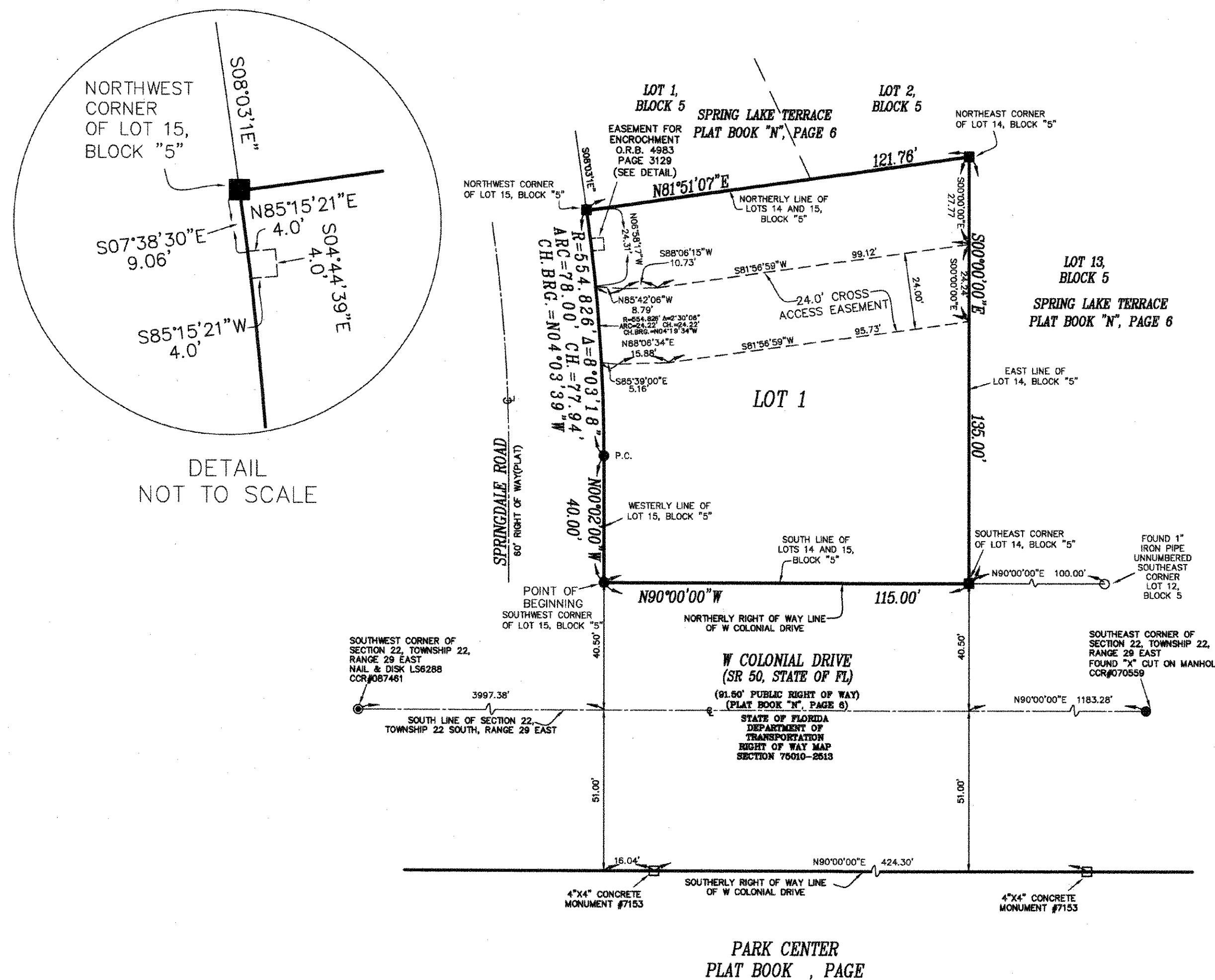
A PORTION OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 29 EAST  
IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

A REPLAT OF LOTS 14 AND 15, BLOCK "5", SPRING LAKE TERRACE RECORDED IN  
PLAT BOOK "N", PAGE 6 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

DESCRIPTION: Lots 14 and 15, Block 5, SPRING LAKE TERRACE, recorded in Plat Book "N", Page 6  
of the Public Records of Orange County, Florida. Being more particularly described as:

Begin at the Southwest corner of Lot 15, Block 5, SPRING LAKE TERRACE as recorded in Plat Book "N", Page 6 of the Public Records of Orange County, Florida, thence N00°02'00"W, 40.00 feet along the Westerly line of said Lot 15, Block "5" to the point of curvature of a curve concave Westerly having a radius of 554.826 feet, thence run Northwesterly 78.00 feet along the arc of said curve through a central angle of 08°03'18" to the Northwest corner of said Lot 15, Block "5"; thence from a tangent bearing of S08°03'18"E, run N81°51'07"E, 121.76 feet along the Northerly line of said lots 14 and 15 Block "5" to the Northeast corner of said Lot 14, Block 5; thence S00°00'00"E, 135.00 feet along the East line of said Lot 14, Block "5" to the Southeast corner of Lot 14, Block "5" and the Northerly right of way of West Colonial Drive; thence N90°00'00"W, 115.00 feet along the South line of said Lots 14 and 15, Block "5" and also along the Northerly right of way of West Colonial Drive to the Point of Beginning.

CONTAINING 14,726 SQUARE FEET = 0.34 ACRES MORE OR LESS.



## ABBREVIATIONS/SYMBOLS

ARC - ARC LENGTH  
R - RADIUS  
Δ - DELTA  
CH - CHORD  
CH.BRG. - CHORD BEARING  
P.C. - POINT OF CURVATURE  
CCR - CERTIFIED CORNER RECORD  
CONC - CONCRETE  
LB - LICENSED BUSINESS  
LS - LICENSED SURVEYOR  
O.R.B. - OFFICIAL RECORDS BOOK  
P.B. - PLAT BOOK  
P.C. - PAGE  
PCP - PERMANENT CONTROL POINT  
PRM - PERMANENT REFERENCE MONUMENT  
R/W - RIGHT OF WAY  
ST. - STREET  
■ - 4"x4" CONCRETE MONUMENT LS2005  
● - NAIL AND DISK LS2005

## Surveyor's Notes:

- 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 where required by the City of Orlando as a condition of platting.
- The basis of bearing is based on the South line of Lot 14, Block 5, Spring Lake Terrace having an assumed bearing of NORTH 90°00'00" WEST.
- All platted utility easement 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.

## 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.

LOCATION MAP (NOT TO SCALE)

SHEET 1 OF 1

PLAT BOOK

PAGE

## DEDICATION

FOR  
I saw OJ

KNOW ALL MEN BY THESE PRESENTS, that TATATOOTHY, 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 easement shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, this owner has caused these presents to be signed and attested to by the officer named below.

hereto on MAY 20, 2015

By Marat M. Koyfman  
Marat M. Koyfman

Signed and sealed in the presence of:

Sarah Koyfman  
Printed Name

VINCENT YENKO  
Printed Name

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, that on May 20, 2015  
before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared

to me known to be the person described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such Owner there unto duly authorized, that the official seal of said Limited Liability Company affixed hereto; and that the said dedication is the act and deed of said Limited Liability Company for the uses and purposes therein expressed.

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

Aaron Duba  
NOTARY PUBLIC and NUMBER

My commission expires #FF190154 EXP 1/24/2019

## JOINDER & CONSENT TO PLAT

for  
I saw OJ

THE UNDERSIGNED SUNTRUST BANK hereby certifies that it is the holder of a mortgage or other encumbrance upon the lands described in the foregoing caption to the plat and that the undersigned hereby joins in and consents to the platting of a subdivision of the lands described by the owner thereof, and agrees that its mortgage, lien or other encumbrance, which is recorded in Official Records Book Page in the Public Records of Orange County, Florida shall be subordinated to the above plat.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its seal affixed hereto on this 20th day of May, 20 15

Signed and sealed in the presence of:

WITNESS:

Name: Jared Morgan  
Print: Jared Morgan

By: Aaron Duba  
Print: Aaron Duba  
Title: Assistant Vice President

Name: Teresa P. Whitehead  
Print: Teresa P. Whitehead

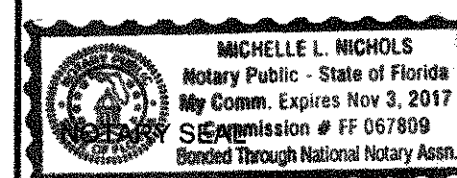
STATE OF FLORIDA COUNTY OF Orange

THIS IS TO CERTIFY, that on the 20th day of May, 20 15 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared

Aaron Duba as officer of the above named corporation personally known to me, or who produced

properly known identification, as the individual and officer described in and who executed the foregoing instrument and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and who did/did not take an oath;

WITNESS my hand and official seal, the 20th day of May, 20 15



Michelle L. Nichols  
NOTARY PUBLIC  
Print Name: Michelle Nichols  
MY COMMISSION EXPIRES 11/3/2017

## 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 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: Dominick F. Cavone  
SURVEYORS NAME: Dominick F. Cavone  
REGISTRATION NUMBER: 2005  
REGISTRATION NUMBER OF LEGAL ENTITY: LB5073  
CAVONE, Inc.  
300 South Ronald Reagan Boulevard  
Longwood, Florida 32750

## CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR  
CITY CLERK

## CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved \_\_\_\_\_ Date \_\_\_\_\_  
Director of Planning & Development

## CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved \_\_\_\_\_ Date \_\_\_\_\_  
City Engineer

## 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 \_\_\_\_\_