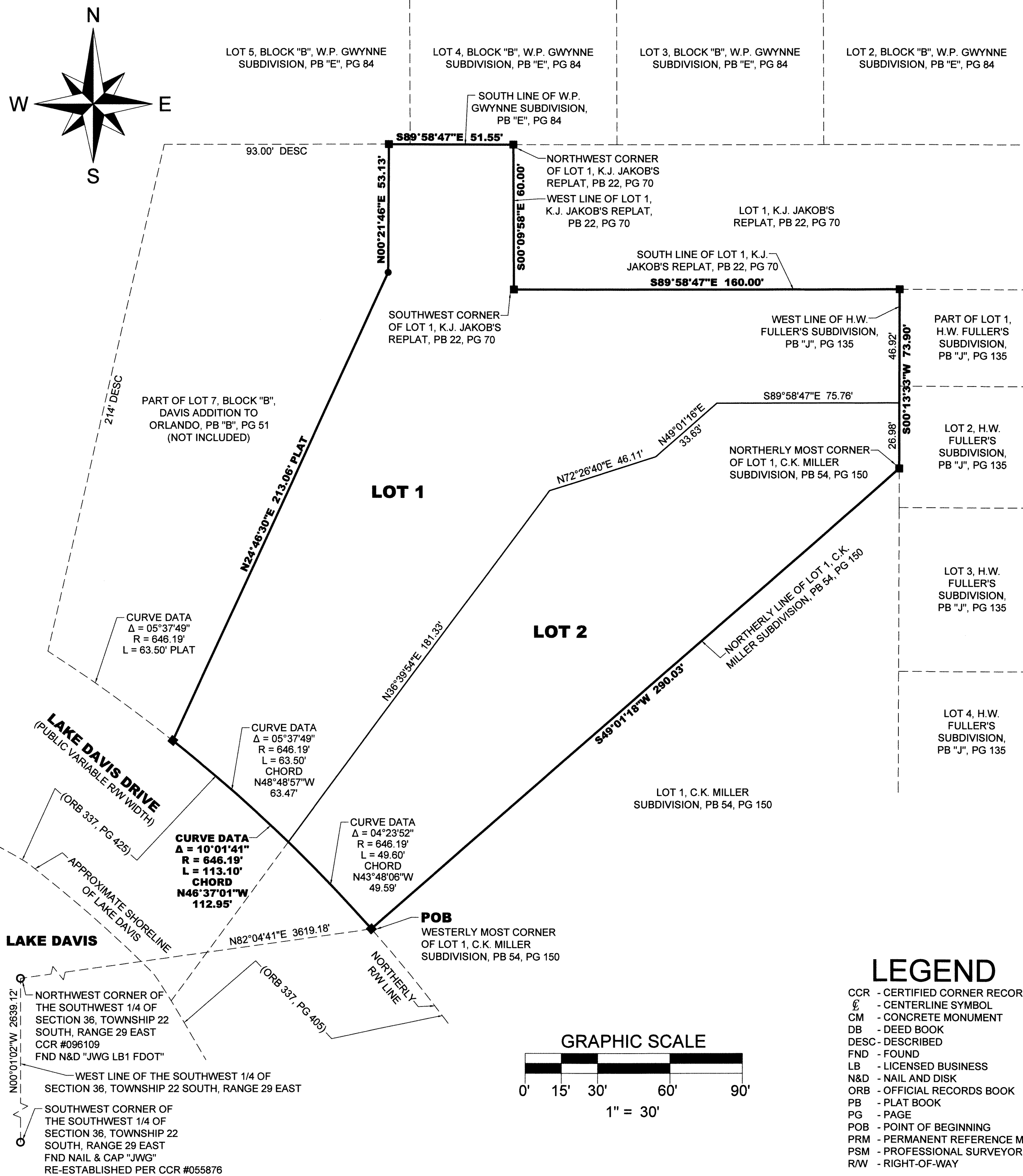


PENNY'S SUBDIVISION

A REPLAT OF LOT 2, C.K. MILLER SUBDIVISION, AS RECORDED IN PLAT BOOK 54, PAGE 150, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF LOT 7, BLOCK B, DAVIS ADDITION TO ORLANDO, AS RECORDED IN PLAT BOOK B, PAGE 51, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LOCATED IN THE CITY OF ORLANDO, SECTION 36, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.



DESCRIPTION

BEGIN AT THE WESTERLY MOST CORNER OF LOT 1, C.K. MILLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 150, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 646.19 FEET, A CHORD BEARING OF N46°37'01"W, A CHORD DISTANCE OF 112.95 FEET, RUN THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE DAVIS DRIVE PER THAT CERTAIN DEED RECORDED IN DEED BOOK 337, PAGE 405, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THROUGH A CENTRAL ANGLE OF 10°01'41", A DISTANCE OF 113.10 FEET; THENCE N24°46'30"E A DISTANCE OF 213.06 FEET; THENCE N00°21'48"E A DISTANCE OF 53.13 FEET TO A POINT ON THE SOUTH LINE OF W.P. GWYNNE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "E", PAGE 84, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°58'47"E ALONG SAID SOUTH LINE OF W.P. GWYNNE SUBDIVISION, A DISTANCE OF 51.55 FEET TO THE NORTHWEST CORNER OF LOT 1, K.J. JAKOB'S REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 70, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S00°09'58"E ALONG THE WEST LINE OF SAID LOT 1, K.J. JAKOB'S REPLAT, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, K.J. JAKOB'S REPLAT, THENCE S89°58'47"E ALONG THE SOUTH LINE OF SAID LOT 1, K.J. JAKOB'S REPLAT, A DISTANCE OF 160.00 FEET TO A POINT ON THE WEST LINE OF H.W. FULLER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGE 135, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S00°13'33"W ALONG SAID WEST LINE OF H.W. FULLER'S SUBDIVISION, A DISTANCE OF 73.90 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT 1, C.K. MILLER SUBDIVISION; THENCE S49°01'18"W ALONG THE NORTHERLY LINE OF SAID LOT 1, C.K. MILLER SUBDIVISION, A DISTANCE OF 290.03 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKE DAVIS DRIVE AND THE POINT OF BEGINNING.

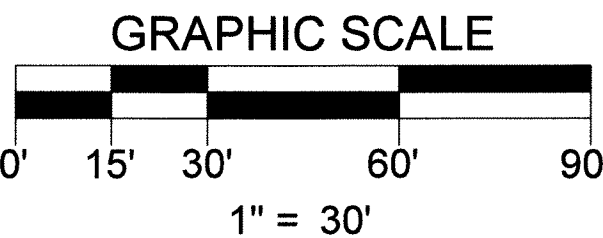
CONTAINS 50,425 SQUARE FEET OR 1.158 ACRES MORE OR LESS.

NOTES

- BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED NORTHERLY LINE OF LOT 1, C.K. MILLER SUBDIVISION, PLAT BOOK 54, PAGE 150, ORANGE COUNTY, FLORIDA, BEING S49°01'18"W.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - DENOTES A NAIL & 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.

LEGEND

CCR - CERTIFIED CORNER RECORD
E - CENTERLINE SYMBOL
CM - CONCRETE MONUMENT
DB - DEED BOOK
DESC - DESCRIBED
FND - FOUND
LB - LICENSED BUSINESS
N&D - NAIL AND DISK
ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PG - PAGE
POB - POINT OF BEGINNING
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR AND MAPPER
RW - RIGHT-OF-WAY



SHEET 1 of 1

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.

ACCURIGHT
ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

PLAT BOOK PAGE

PENNY'S SUBDIVISION DEDICATION

KNOW ALL BY THESE PRESENTS, Peter A. Gianelli and Penelope M.A. Gianelli a/k/a Penelope Gianelli, his wife, being the owners in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned have here-unto set their hands on this ____ day of _____, 2015.

OWNER: Peter A. Gianelli and Penelope M.A. Gianelli a/k/a Penelope Gianelli

/S/ _____ /S/ _____

Peter A. Gianelli Penelope M.A. Gianelli

SIGNED IN THE PRESENCE OF:

/S/ _____ /S/ _____

/P/ _____ /P/ _____

/S/ _____ /S/ _____

/P/ _____ /P/ _____

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this ____ day of _____, 2015, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Peter A. Gianelli and Penelope M.A. Gianelli a/k/a Penelope Gianelli, personally known to me or produced the following identification: _____ and (did) (did not) take an oath that they are the people described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be 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: 8/24/15

Signed: _____

Registration Number:
LB #4475

JAMES D. BRAY PSM # 6507
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

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 _____

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 _____

