

FERN CREEK 20

A REPLAT OF LOTS 6, 7, 8, 9, 10 AND 11, BLOCK "C", COLONIAL GROVE ESTATES "ARBOR VILLA GROVE", AS RECORDED IN PLAT BOOK "E",
PAGES 95 AND 95A, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE CITY OF ORLANDO,
SECTION 19, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA.

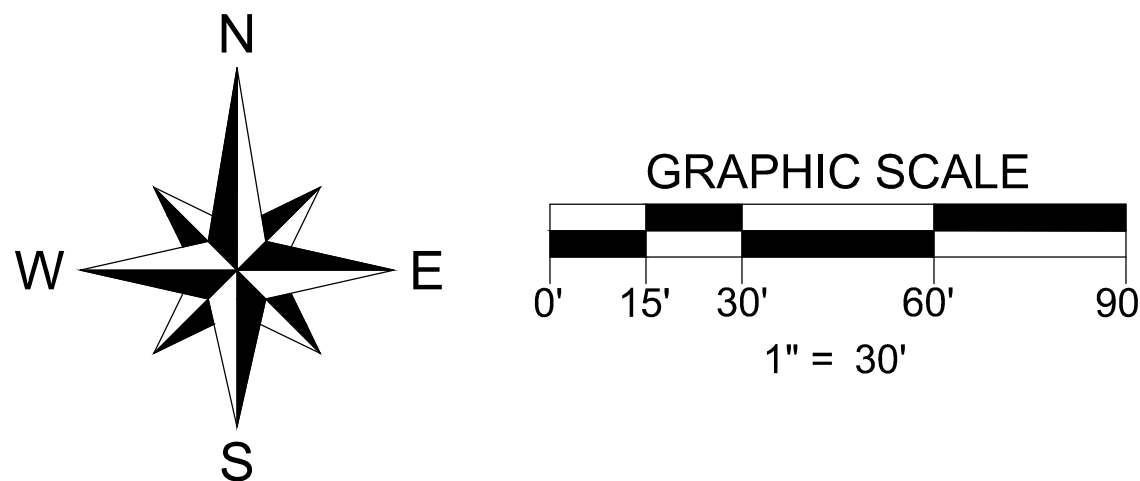
DESCRIPTION

BEING AT THE SOUTHWEST CORNER OF LOT 9, BLOCK "C", COLONIAL GROVE ESTATES "ARBOR VILLA GROVE", AS RECORDED IN PLAT BOOK "E", PAGES 95 & 95A, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE N00°00'00"W ALONG THE WEST LINE OF SAID BLOCK "C" AND THE EAST RIGHT-OF-WAY LINE OF NORTH FERN CREEK AVENUE, A DISTANCE OF 281.36 FEET TO THE NORTHWEST CORNER OF LOT 8, SAID BLOCK "C", SAID POINT BEING A POINT ON THE NORTH LINE OF SAID BLOCK "C" AND THE SOUTH RIGHT-OF-WAY LINE OF PARK LAKE STREET; THENCE S89°52'02"E ALONG SAID NORTH LINE OF BLOCK "C" AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF LOT 6, SAID BLOCK "C"; THENCE S00°00'00"E ALONG THE EAST LINE OF LOTS 6 AND 11, SAID BLOCK "C", A DISTANCE OF 281.36 FEET TO THE SOUTHEAST CORNER OF LOT 11, SAID BLOCK "C", SAID POINT BEING A POINT ON THE SOUTH LINE OF SAID BLOCK "C" AND THE NORTH RIGHT-OF-WAY LINE OF WOODWARD STREET; THENCE N89°52'04"W ALONG THE SOUTH LINE OF SAID BLOCK "C" AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 42,204 SQUARE FEET OR 0.969 ACRES MORE OR LESS.

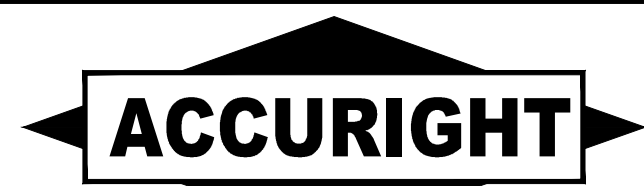
NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE MONUMENTED EAST RIGHT-OF-WAY LINE OF NORTH FERN CREEK AVENUE BEING: N00°00'00"W.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" 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 CONCURRENT 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.
- THE ACCESS EASEMENT, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS ARE FOR THE BENEFIT OF THE OWNERS OF THE LOTS.



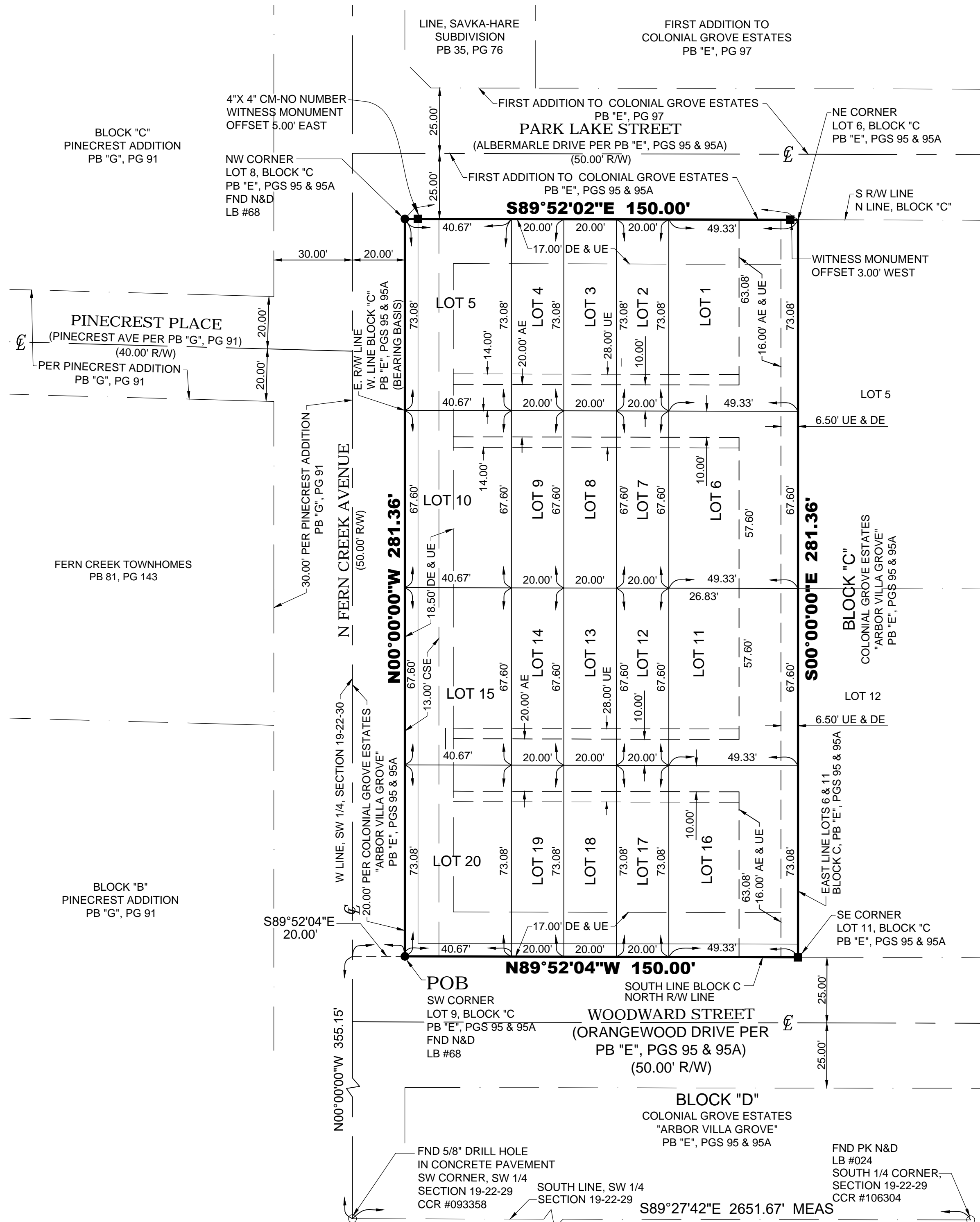
LEGEND

- AE - ACCESS EASEMENT
- CCR - CERTIFIED CORNER RECORD
- ℄ - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- CSE - CITY SERVICES EASEMENT
- DE - DRAINAGE EASEMENT
- FND - FOUND
- LB - LICENSED BUSINESS
- 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
- UE - UTILITY EASEMENT

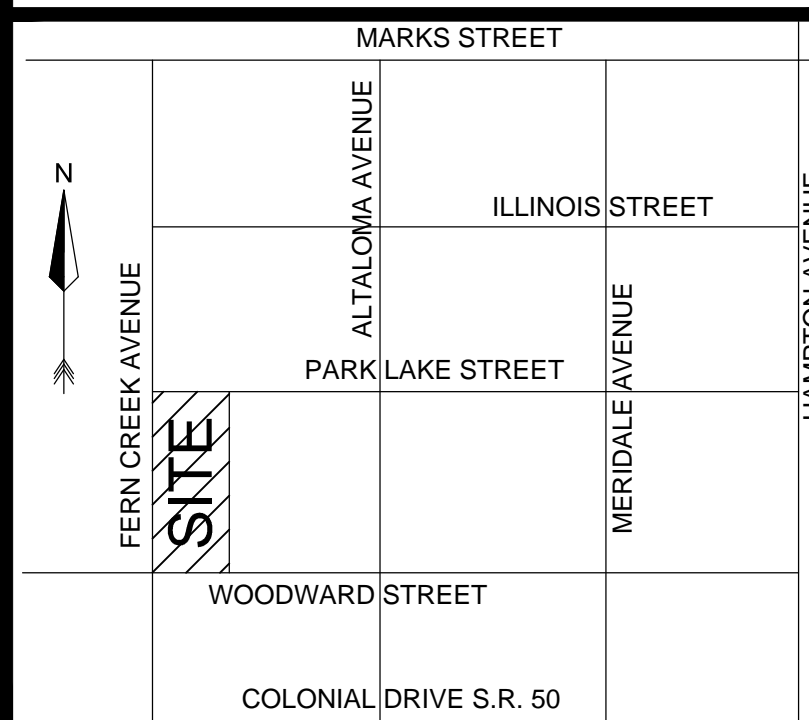


ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

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.



VICINITY MAP (NOT TO SCALE)



SHEET 1 of 1

PLAT
BOOK

PAGE

FERN CREEK 20 DEDICATION

KNOW ALL BY THESE PRESENTS, that ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not for profit corporation, 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 13.00 foot CITY SERVICES EASEMENT shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned have here-unto set their hands on this day of _____, 2016.

OWNER: ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not for profit corporation,

BY: /S/ _____

/PI _____

SIGNED IN THE PRESENCE OF:

/S/ _____ /S/ _____

/PI _____ /PI _____

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this ___ day of _____, 2016, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____, of ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not for profit corporation, 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: _____

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 _____ 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 _____