

37th Street Showroom Annex

Section 9, Township 23 South, Range 29 East

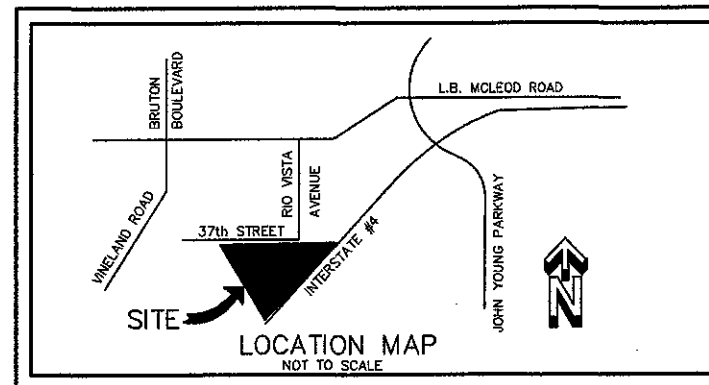
City of Orlando, Orange County, Florida

DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE N89°16'32"E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 292.41 FEET; THENCE S29°39'02"E, DEPARTING SAID NORTH LINE, 17.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF 37th STREET AS RECORDED IN OFFICIAL RECORDS BOOK 6242, PAGES 3304 & 3307 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE N89°16'32"E, ALONG SAID SOUTH RIGHT OF WAY LINE, 398.40 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY #4; THENCE S37°29'43"W, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 378.41 FEET TO THE NORTHEAST LINE OF LOT 1, 37th STREET SHOWROOM AS RECORDED IN PLAT BOOK 47 PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N29°39'02"W, ALONG SAID NORTHEAST LINE, 339.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.360 ACRES, MORE OR LESS.



City of Orlando
Permitting Services
MAR 28 2013
Received

37th Street Showroom Annex DEDICATION

KNOW ALL BY THESE PRESENTS, That 3702 Rio Vista, LLC, a Florida Limited Liability Company, 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 nothing to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the registered agent named below on _____

By: Terry W. Robinson, Registered Agent
3702 Rio Vista LLC, a Florida Limited Liability Company

Signed in the presence of:

By: _____
Printed Name _____
By: _____
Printed Name _____

STATE OF _____ COUNTY OF _____

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared

Terry W. Robinson

respectively the Registered Agent of the above named Limited Liability Company, who is personally known to me or has produced the following identification _____ and _____ respectively and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such registered agent thereto duly authorized and that said dedication is the act and deed of said Limited Liability Company.

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

NOTARY PUBLIC _____

My Commission Expires _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That 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: _____

Registration Number: LS5592

Michael D. Cummins, Jr.
Cummins Surveying and Mapping, Inc.
2758 Susunday Drive
Orlando, Florida 32812

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____ day of _____ 2013, the _____ approved the foregoing plat.

MAYOR: _____

ATTEST: _____
CityClerk:

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 Florida State Statute 177.

Date: _____

City Surveyor: _____

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: _____

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ASSUMED AS N00°35'34"W.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
3. 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 WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.

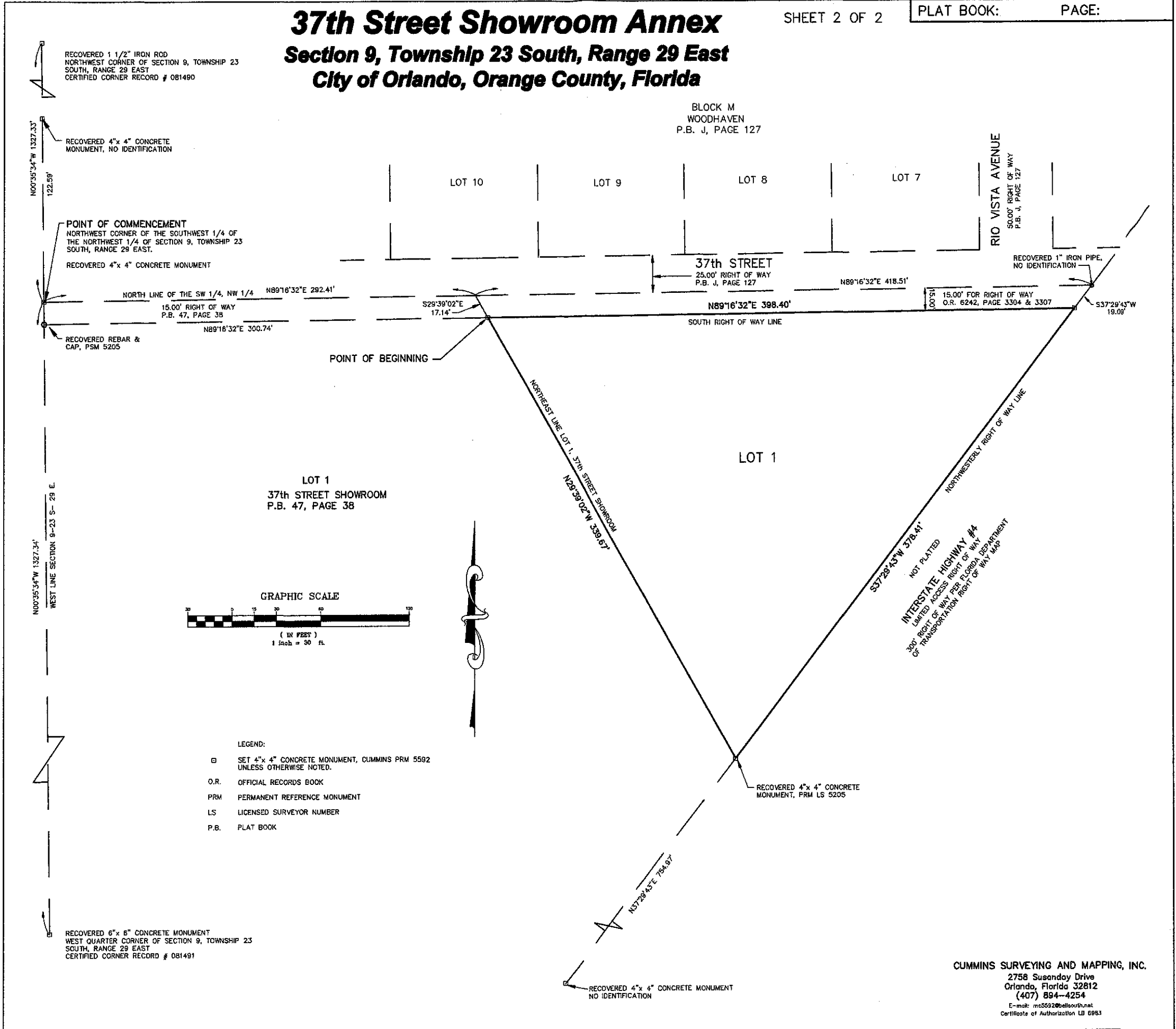
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CUMMINS SURVEYING AND MAPPING, INC.
2758 Susunday Drive
Orlando, Florida 32812
(407) 894-4254
E-mail: mds592@csouth.net
Certificate of Authorization L9 6983

37th Street Showroom Annex

Section 9, Township 23 South, Range 29 East

City of Orlando, Orange County, Florida



CUMMINS SURVEYING AND MAPPING, INC.
2758 Susandy Drive
Orlando, Florida 32812
(407) 894-4254
E-mail: mc5592@bellsouth.net
Certificate of Authorization LB 6983