

EAST KING STREET – NORTH GARAGE

SHEET 1 of 2

A REPLAT OF A PORTION OF LOTS 1 THROUGH 4, BLOCK D, LOTS 1 AND 2 AND A PORTION OF LOT 3, BLOCK E, AND VACATED GUAVA STREET OF FLORIDA SANITARIUM AND BENEVOLENT ASSOCIATION, PLAT BOOK D, PAGE 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

DESCRIPTION: (prepared by Donald W. McIntosh Associates, Inc.):

Lots 1, 2, 3 and 4, Block "D", FLORIDA SANITARIUM AND BENEVOLENT ASSOCIATION, according to the plat thereof, as recorded in Plat Book "D", Page 62, of the Public Records of Orange County, Florida, LESS AND EXCEPT the West 10 feet thereof for additional right-of-way to McRae Avenue as described in Deed Book 351, Page 155 and in Deed Book 351, Page 145, of said Public Records of Orange County, Florida.

AND:

Lots 1 and 2, Block "E", FLORIDA SANITARIUM AND BENEVOLENT ASSOCIATION, according to the plat thereof, as recorded in Plat Book "D", Page 62, of the Public Records of Orange County, Florida.

AND:

That part of Lot 3, Block "E", FLORIDA SANITARIUM AND BENEVOLENT ASSOCIATION, according to the plat thereof, as recorded in Plat Book "D", Page 62, of the Public Records of Orange County, Florida lying North of the North right-of-way line of East King Street, as recorded in Official Records Book 3255, Page 2551, of said Public Records, LESS AND EXCEPT the West 10 feet thereof for additional right-of-way to McRae Avenue as described in Deed Book 351, Page 146 of said Public Records of Orange County, Florida.

AND:

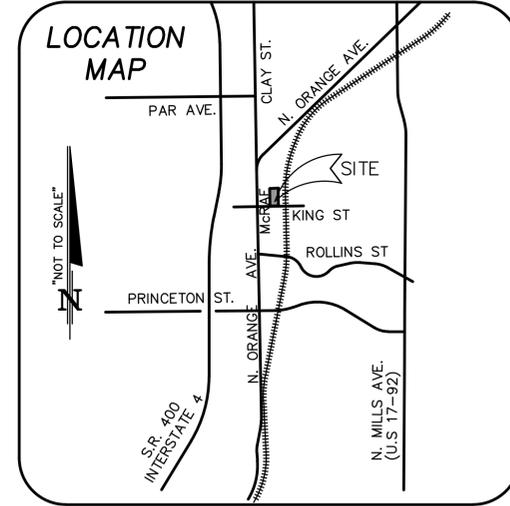
That part of the 16 foot wide unnamed platted right-of-way lying South of Block "D", North of Block "E", East of the East right-of-way line of McRae Avenue and West of the West right-of-way line of Sanitarium Avenue, as shown on the plat of SANITARIUM AND BENEVOLENT ASSOCIATION, as recorded in Plat Book "D", Page 62, of the Public Records of Orange County, Florida.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

That part of the plat of FLORIDA SANITARIUM AND BENEVOLENT ASSOCIATION, recorded in Plat Book "D", Page 62, of the Public Records of Orange County, Florida, lying in Section 13, Township 22 South, Range 29 East, described as follows:

BEGIN at the Northeast corner of Lot 1, Block "D" of said plat of FLORIDA SANITARIUM AND BENEVOLENT ASSOCIATION; thence S88°46'12"W along the North line of said Lot 1, Block "D" and the South right-of-way line of East Evans Street, according to said plat of FLORIDA SANITARIUM AND BENEVOLENT ASSOCIATION, 205.99 feet to the East right-of-way line of McRae Avenue as described in Deed Book 351, Pages 142, 145, 146 and 155 of said Public Records and said plat of FLORIDA SANITARIUM AND BENEVOLENT ASSOCIATION; thence S01°20'17"E along said East right-of-way line 243.41 feet to the North right-of-way line of Guava Street as shown on said plat of FLORIDA SANITARIUM AND BENEVOLENT ASSOCIATION; thence S88°46'12"W along said North right-of-way line 10.00 feet to the aforesaid East right-of-way line of McRae Avenue; thence S01°20'17"E along said East right-of-way line 137.80 feet; thence N88°46'12"E along said East right-of-way line 10.00 feet; thence S01°20'17"E along said East right-of-way line 28.71 feet to the North right-of-way line of East King Street as described in Official Records Book 3255, Page 2551 and Official Records Book 3393, Page 1204 of said Public Records; thence N88°46'12"E, along said North right-of-way line, 197.20 feet to West right-of-way line of Sanitarium Avenue as shown on said plat of FLORIDA SANITARIUM AND BENEVOLENT ASSOCIATION; thence N01°26'39"W along said West right-of-way line for a distance of 181.74 feet to the point of curvature of a curve concave Easterly having a radius of 2730.08 feet and a chord bearing of N00°57'10"E; thence Northerly along the arc of said curve and said West right-of-way line through a central angle of 04°47'37" for a distance of 228.41 to the POINT OF BEGINNING.

Containing 1.900 acres more or less.



NOTES:

- Bearings are based on the South right-of-way line of Evans Street, being S88°46'12"W, an assumed meridian.
- Existing easements and rights-of-way depicted hereon which were created by separate documents are shown for informational purposes only. Depiction of said easements and rights-of-way shall not serve to modify or reimpose same.
- Vehicular access rights between Lot 1, McRae Avenue, Evans Street, Sanitarium Avenue, and East King Street are hereby dedicated to the City of Orlando, subject to currently approved access locations.
- The land described hereon is subject to a permanent telecommunications easement described in the Amended Easement Deed by Court Order in Settlement of Landowner Action recorded in Official Records Book 10523, page 3198 of the Public Records of Orange County, Florida.
- Development of 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.

PREPARED BY:



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

CERTIFICATE OF AUTHORIZATION NUMBER LB68

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, This plat was prepared under the direction and supervision of the undersigned, a professional surveyor and mapper, and complies with all of the survey requirements of Chapter 177, Florida Statutes. The lands depicted herein are located in the City of Orlando, Orange County, Florida.

DONALD W. MCINTOSH ASSOCIATES, INC.
Certificate of Authorization Number LB68
2200 Park Avenue North, Winter Park, FL 32789

Date: BY:
Rocky L. Carson, PSM
Florida Registered Surveyor and Mapper
Certificate No. 4285

PLAT BOOK

PAGE

EAST KING STREET – NORTH GARAGE
DEDICATION

KNOW ALL BY THESE PRESENTS, That ADVENTIST HEALTH SYSTEM/SUNBELT, INC., d/b/a FLORIDA HOSPITAL, 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 additional right-of-way along McRae Avenue to the perpetual use of the public.

IN WITNESS WHEREOF, ADVENTIST HEALTH SYSTEM/SUNBELT, INC., has caused these presents to be signed by the authorized representative named below:

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

By: DATE:
PRINTED NAME:

Attest: DATE:
PRINTED NAME:

Signed and sealed in the presence of:

By: DATE:
PRINTED NAME:

By: DATE:
PRINTED NAME:

STATE OF FLORIDA COUNTY OF ORANGE
THIS IS TO CERTIFY, That on before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared and respectively of the above named Corporation incorporated under the laws of Florida described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized and are personally known to me or have produced as identification; that the official seal of said Corporation is affixed hereto; and that the said dedication is the act and deed of said Corporation.

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

.....
NOTARY PUBLIC

Commission Number

My commission expires

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the
..... approved the foregoing plat.

.....
MAYOR

ATTEST:
CITY CLERK

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: Date

.....
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

City Surveyor Date

CERTIFICATE OF COUNTY COMPTROLLER

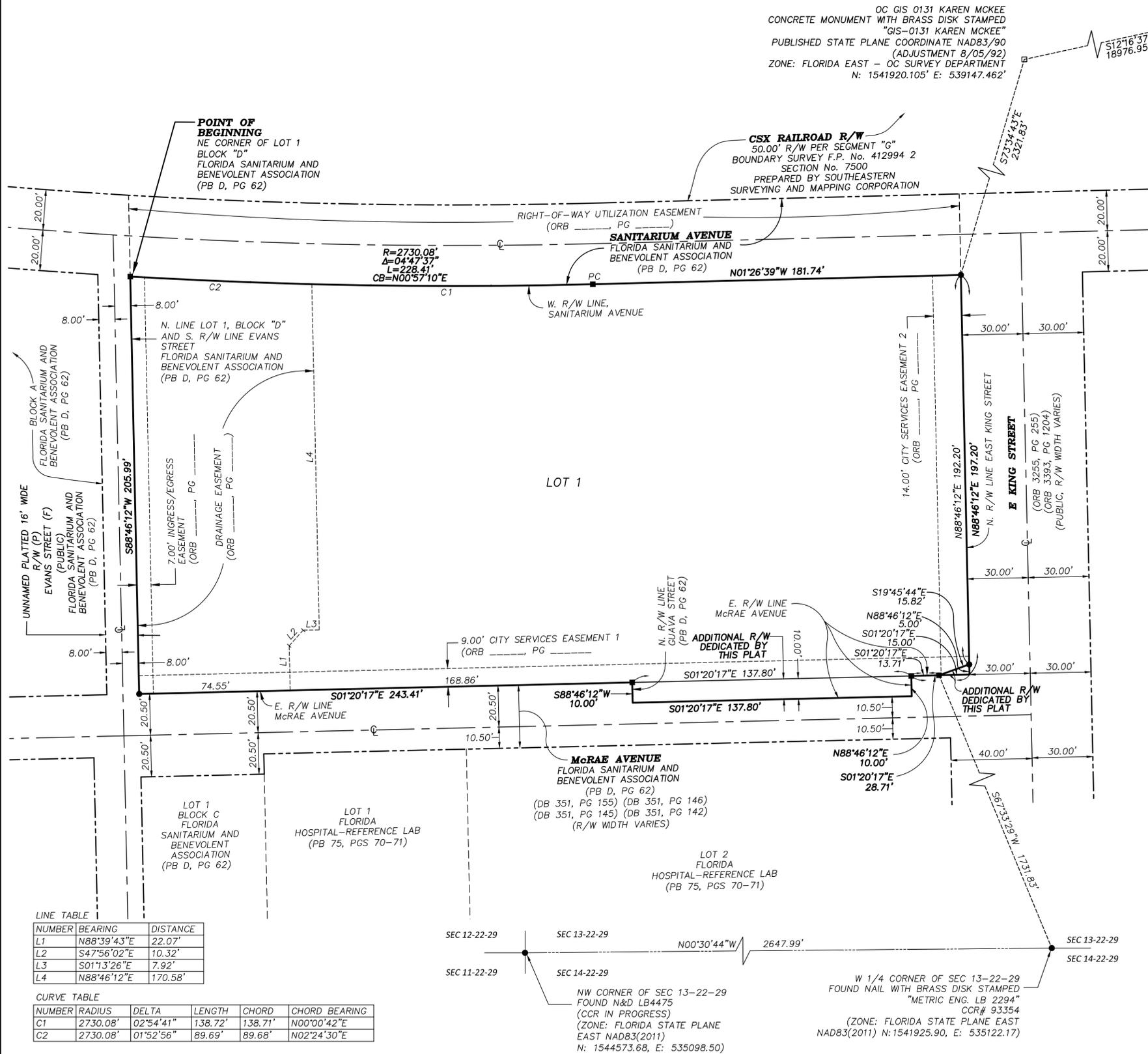
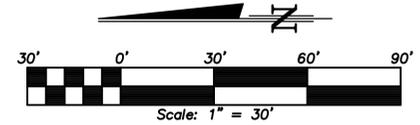
I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records

on as File No.
County Comptroller in and for Orange County, Florida

BY:

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- LEGEND**
(FOR ALL SHEETS)
- L = ARC LENGTH
 - @ = CENTERLINE
 - Δ = CENTRAL ANGLE
 - CCR = CERTIFIED CORNER RECORD
 - C53 = CURVE NUMBER (SEE CURVE TABLE)
 - CB = CHORD BEARING
 - CM = CONCRETE MONUMENT
 - DB = DEED BOOK
 - E = EASTING
 - ENG. = ENGINEERING
 - FND = FOUND
 - IRC = IRON ROD AND CAP
 - GIS = GEOGRAPHICAL INFORMATION SYSTEMS
 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - L14 = LINE NUMBER (SEE LINE TABLE)
 - (NR) = NON-RADIAL
 - N: = NORTHING
 - NT = NON-TANGENT
 - NAD83 = NORTH AMERICAN VERTICAL DATUM OF 1983
 - OC = ORANGE COUNTY
 - ORB = OFFICIAL RECORD BOOK
 - PG = PAGE
 - PGS = PAGES
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - PB = PLAT BOOK
 - PCC = POINT OF COMPOUND CURVATURE
 - PC = POINT OF CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT OF TANGENCY
 - PLS = PROFESSIONAL LAND SURVEYOR
 - (R) = RADIAL
 - R = RADIUS
 - RLS = REGISTERED LAND SURVEYOR
 - R/W = RIGHT-OF-WAY
 - SEC. 13-22-29 = SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST
 - = DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT STAMPED #LB68 PRM UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
 - = DENOTES PERMANENT REFERENCE MONUMENT (SET NAIL & DISK STAMPED #LB68 PRM UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N88°39'43"E	22.07'
L2	S47°56'02"E	10.32'
L3	S01°13'26"E	7.92'
L4	N88°46'12"E	170.58'

CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	2730.08'	02°54'41"	138.72'	138.71'	N00°00'42"E
C2	2730.08'	01°52'56"	89.69'	89.68'	N02°24'30"E

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