

BOYNTON PLACE

SHEET 1 OF 1

**REPLATTING LOT 28 AND A PORTION OF LOT 27, HILLMAN'S 2nd ADDITION TO ORLANDO,
PLAT BOOK D, PAGE 85
LOCATED IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA**

DESCRIPTION:

Lot 28 and that part of Lot 27, HILLMAN'S 2nd ADDITION TO ORLANDO, according to the plat thereof, as recorded in Plat Book D, Page 85, of the Public Records of Orange County, Florida, described as follows:

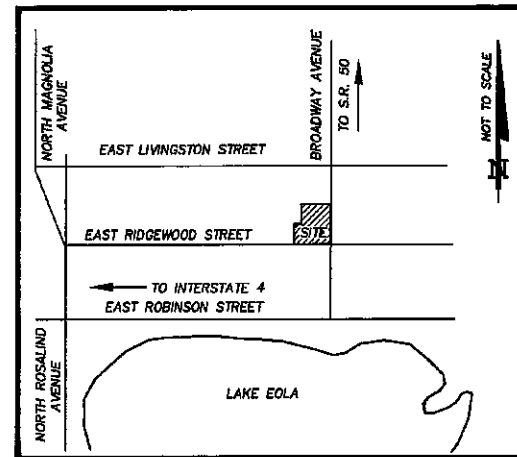
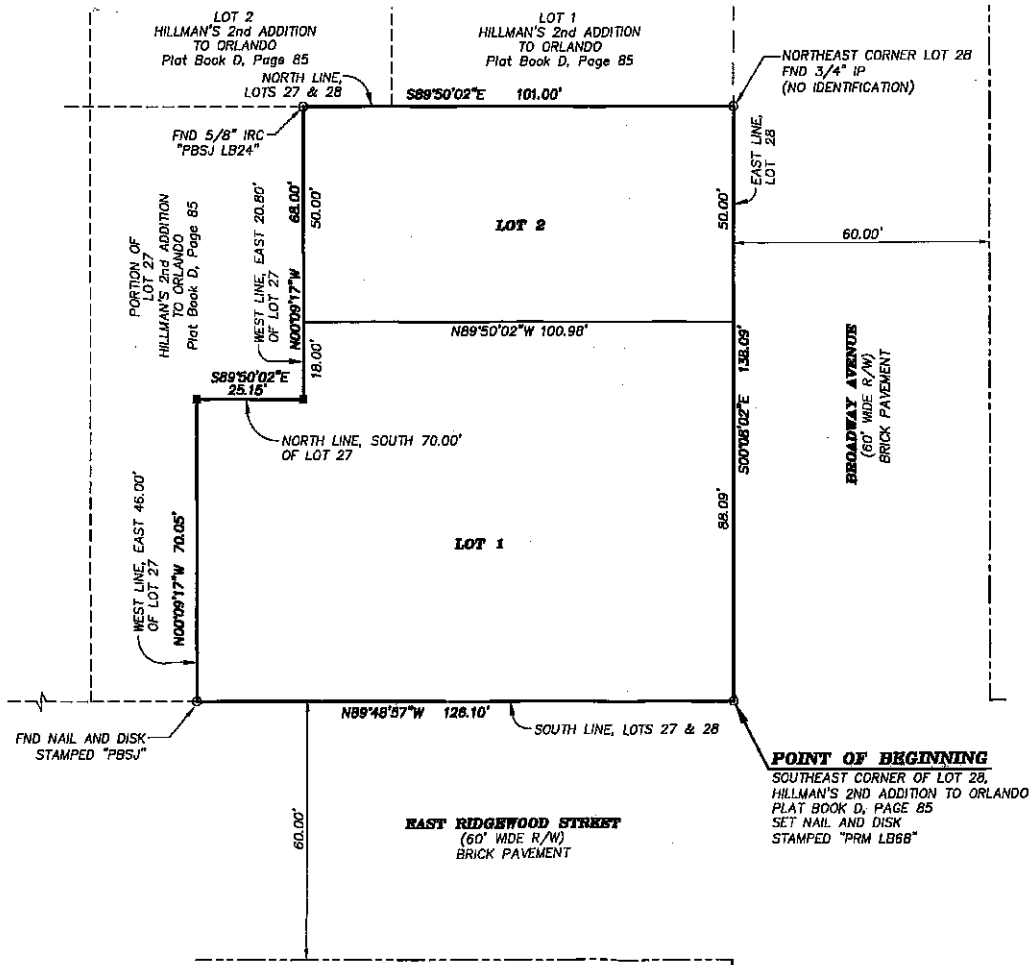
BEGIN at the Southeast corner of said Lot 28; thence N89°48'57"W, along the South line of said Lots 27 and 28 for a distance of 126.10 feet; thence N00°09'16"W along the West line of the East 46.00 feet of said Lot 27 for a distance of 70.05 feet; thence S89°50'02"E along the North line of the South 70.00 feet of said Lot 27 for a distance of 25.15 feet; thence N00°09'17"W along the West line of the East 20.80 feet of said Lot 27 for a distance of 68.00 feet; thence S89°50'02"E along the North line of said Lots 27 and 28 for a distance of 68.00 feet to the Northeast corner of said Lot 28; thence S00°08'02"E along the East line of said Lot 28 for a distance of 138.09 feet to the POINT OF BEGINNING.

Containing 0.361 acres more or less.

NOTES:

1) Bearings based on the north right-of-way line of East Ridgewood Street as being N89°48'57"W (an assumed meridian).

2) 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.



LEGEND

- CM = CONCRETE MONUMENT
- FND = FOUND
- IR = IRON ROD
- IRC = IRON ROD AND CAP
- IP = IRON PIPE
- LB = LICENSED BUSINESS
- PBSJ = POST, BUCKLEY, SCHUH & JERNIGAN, INC.
- PRM = PERMANENT REFERENCE MONUMENT
- S.R. = STATE ROAD

— DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB88" UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.

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 superseded 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) 944-4085
CERTIFICATE OF AUTHORIZATION NUMBER LB88

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PLAT BOOK PAGE

BOYNTON PLACE

DEDICATION

KNOW ALL BY THESE PRESENTS, That limited liability company named below 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.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by the officer named below on _____

BROADWAY LAW CENTER OF ORLANDO, LLC,
a Florida Limited liability company
330 Broadway Street
Orlando, Florida 32803

Signature _____
Gary J. Boynton
Manager

Signed and sealed in the presence of:

Sign Name: _____ Sign Name: _____
Print Name: _____ Print Name: _____

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on _____ before me, appeared Gary J. Boynton, Manager of Broadway Law Center of Orlando, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification and who executed the foregoing dedication on behalf of the limited liability company and acknowledged the execution thereof to be his free act and deed.

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

NOTARY PUBLIC _____
My Commission Expires _____

NOTARY STAMP (Signature of Notary Public) _____
(Printed name of Notary Public) _____
Notary Public, State of Florida
Commission No: _____
My Commission Expires: _____

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.

DONALD W. McINTOSH ASSOCIATES, INC.
Certificate of Authorization Number LB88
2200 Park Avenue North, Winter Park, FL 32789

Date: _____ BY: _____
Keith Ruddick
Florida Registered Surveyor and Mapper
Certificate No. 2617

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 _____

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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