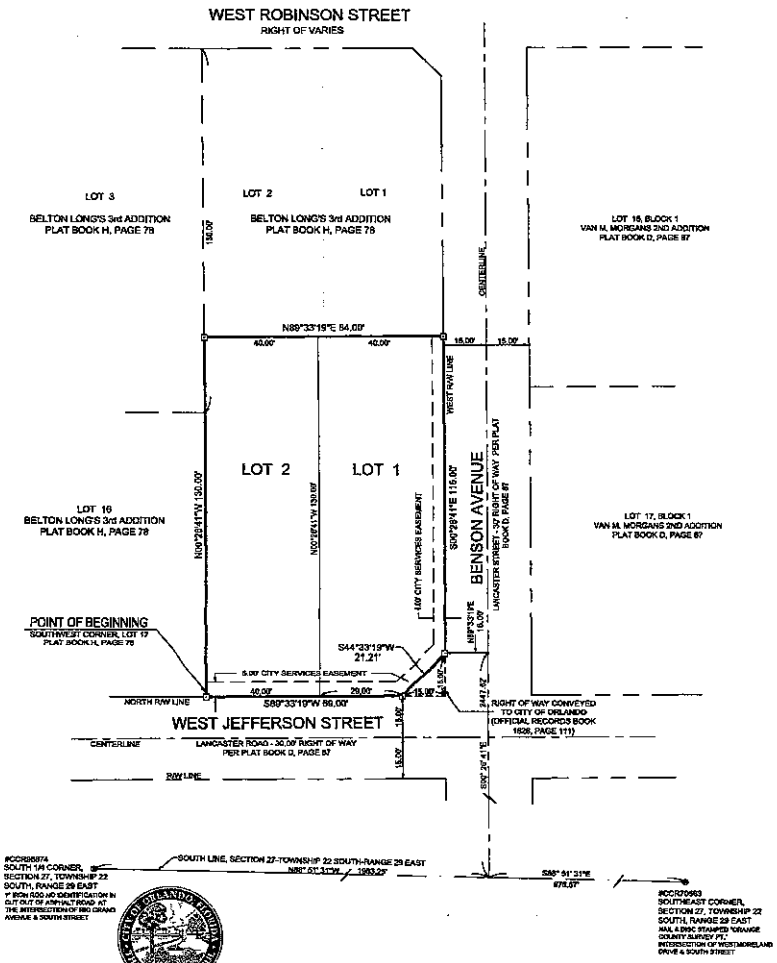
HEROES COMMONS

SHEET 1 OF 1

A REPLAT OF LOTS 17 AND 18, AND THE SOUTH 27 FEET OF LOTS 1 AND 2 OF
BELTON LONG'S 3rd ADDITION, IN PLAT BOOK H, PAGE 78
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

BEGIN at the Southwest corner of Lot 17, Belton Long's 3rd Addition according to the plat thereof as recorded in Plat Book H, page 78, Public Records of Orange County, Florida; said point also being a point on the North Right of Way line of W. Jefferson Street; thence run North 00°26'41" West for a distance of 136.00; thence run North 89°33'19" East for a distance of 84.00 feet to a point on West Right of Way line of Benson Avenue; thence South 00°26'41" East along said Right of Way line for a distance of 115.00 feet ; thence South 44°33'19" West a distance of 21.21 feet to the North Right of Way line of West Jefferson Street; thence South 89°33'19" West along said Right of Way line a distance of 69.00 feet to the POINT OF BEGINNING.
Containing 10,877 square feet or 0.249 acres, more or less.



CITY OF ORLANDO - SURVEY SERVICES
400 SOUTH ORANGE AVENUE, 8TH FLOOR
ORLANDO, FLORIDA 32802
407-246-3319

20 0 20 40
1" = 20'

LEGEND & ABBREVIATIONS

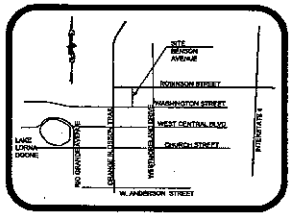
⊡ — DESIGNATES A SET 4"x4" CONCRETE MONUMENT WITH DISC STAMPED PRM LS5507.

R/W — DESIGNATES RIGHT OF WAY

LS — LICENSED SURVEYOR

PRM— PERMANENT REFERENCE MONUMENT

CCR— CERTIFIED CORNER RECORD



VICINITY MAP
NOT TO SCALE

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH RIGHT OF WAY LINE OF WEST JEFFERSON STREET BEING SOUTH 89°33'19" EAST, BASED ON THE FOLLOWING CERTIFIED SECTION CORNER RECORDS CCR#070563 AND CCR#096874, DESCRIPTIONS SHOWN ABOVE.

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.

PLAT BOOK: PAGE:

HEROES COMMONS

DEDICATION

KNOW ALL BY THESE PRESENTS, That the below mentioned Municipality 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 the easements shown hereon to the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on _____

By: _____ _____
Printed Name Mayor Pro Tem — Buddy Dyer, Mayor

Attest: _____ _____
Printed Name

Signed in the presence of:

By: _____ _____
Printed Name

By: _____ _____
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 _____ and _____ of the above named Corporation Incorporated under the laws of Florida who have personally known to me or have 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 officers thereto duly authorized and that 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 _____
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 5922 — Richard Allen
City of Orlando, Survey Services
400 S. Orange Avenue, 8th floor
Orlando, Florida 32802

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 Florida State Statute 177

City Surveyor: _____ Date: _____
Joseph M. Stokes, Jr. LS5507

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 _____