3117 SOUTH ORANGE AVENUE

REPLAT OF PORTION OF LOT 2. JNO. W. BURKE'S SUBDIVISION MISC. BOOK 4, PAGE 137 SECTION 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

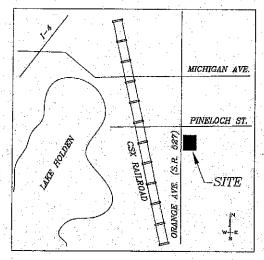
LEGAL DESCRIPTION

THE SOUTH 165 FEET OF THE NORTH 330 FEET OF THE WEST 220 FEET OF LOT 2 (LESS ROAD ON WEST) OF BURKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MISCELLANEOUS BOOK 4, PAGE 137, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST; THENCE S00'09'38"E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 165.00 FEET; THENCE N8914'00"E A DISTANCE OF 31.42 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SOUTH ORANGE AVENUE (STATE ROAD No. 527) AS DEFINED BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7504-109 AND THE POINT OF BEGINNING; THENCE CONTINUE N89"14"00"E FOR A DISTANCE OF 188.59 FEET; THENCE S00°09'38"E FOR A DISTANCE OF 165.01 FEET; THENCE S89"14'00"W FOR A DISTANCE OF 187.56 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY; THENCE NO2'02'42"W ALONG SAID EAST RIGHT OF WAY FOR A DISTANCE OF 7.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2824.93 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03'09'00" FOR AN ARC LENGTH OF 155.31 FEET TO THE POINT OF TANGENCY; THENCE NO1'06'18"E FOR A DISTANCE OF 2.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.715 ACRES, MORE OR LESS

LOCATION MAP: NOT TO SCALE



SECOM LLC PROFESSIONAL SURVEYING & ENGINEERING LB # 7809

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST AS BEING

SHEET 1 OF 2

- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST AS BEING SOLOGY'S'B'E.

 ALL PLATTED UTILITY EASEMENTS SHALL PROMIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, RISTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY SERVICES, PROMOED, HOWEVER, NO SUCH CONSTRUCTION, RISTALLATION, MAINTENANCE, AND OPERATION OF CABLE TILLEMISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, DO OTHER PUBLIC UTILITY. IN THE EVENT A CAPLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

 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 DEFINED TO FROWIDE 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, COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83/90.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY 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 | |
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| BOOK | PAGE |
| | 3117 SOUTH ORANGE AVENUE |
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| ption to this p | simple of the lands described in the foregoing plat, hereby dedicate said lands and plat for the uses |
| | erein expréssed. |
| WINESS THER | REOF, has coused these presents to be signed by the d below on |
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| cuted the for- | egoing dedication and severally acknowledges the f to be his free act and deed. |
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3117 SOUTH ORANGE AVENUE

PLAT BOOK

PAGE

SHEET 2 OF 2

REPLAT OF PORTION OF LOT 2, JNO. W. BURKE'S SUBDIVISION MISC. BOOK 4, PAGE 137 SECTION 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGEND:

PG. PAGE

R/W RIGHT OF WAY

N.T.S. NOT TO SCALE

P.B. PLAT BOOK

© CENTERLINE

GR. OFFICIAL RECORDS BOOK

G. WASCELLANEOUS

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LE LICENSED BUSINESS

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SEC. SECTION

THE TOMNSHIP

RNG. RANGE

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L ARC LENGTH

△ CENTRAL ANGLE (DELTA)

P.O.E. POINT OF COMMENCEMENT

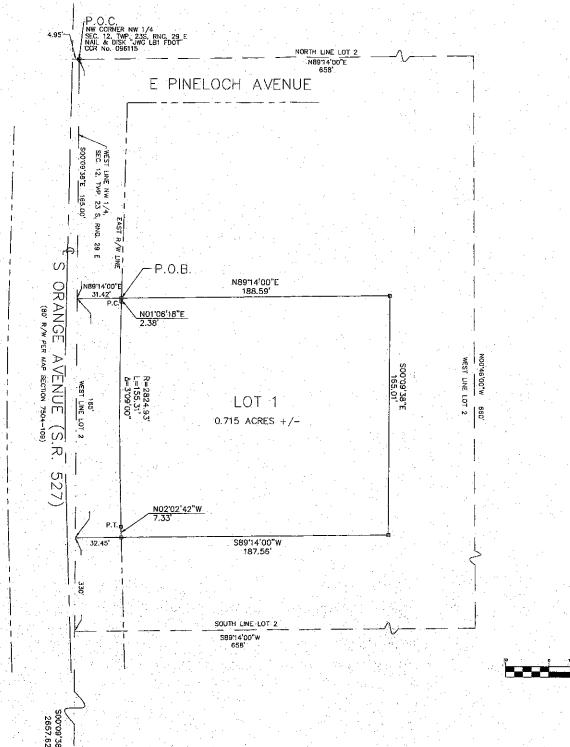
P.C.B. POINT OF COMMENCEMENT

P.C.B. POINT OF FEDERINING

P.C. POINT OF CURVATURE

P. I. POINT OF TANGENCY

NO. NUMBER



GRAPHIC SCALE

(in FEST)
1 inch = 30 ft.

SECOM LLC
PROFESSIONAL SURVEYING & ENGINEERING
LB # 7809

LB # 7809

5796 S. SEMORAN BLVD., SUITE 116

ORLANDO, FL 32822

Tel. (407) 433-8672

WEST 1/4 CORNER SEC. 12, TWP, 23S, RNG, 29E CCR No. 096116 NAIL & DISC JWG FDOT LB 1"