

3117 SOUTH ORANGE AVENUE

SHEET 1 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

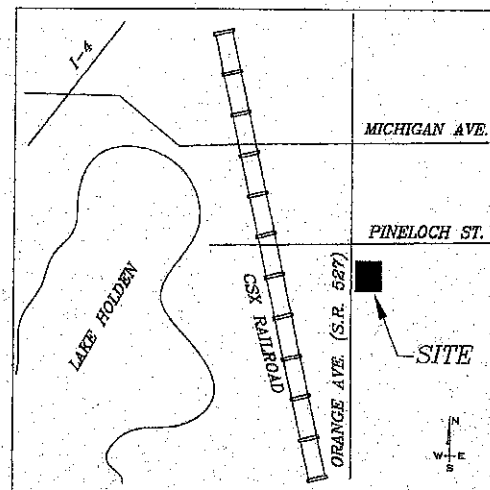
LEGAL DESCRIPTION

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 N89°14'00"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 N02°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 N01°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
5788 S. SEMORAN BLVD., SUITE 110
ORLANDO, FL 32822
Tel. (407) 433-8672
E MAIL: SecomBH@gmail.com

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST AS BEING S00°09'38"E.
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.
4. 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 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
3117 SOUTH ORANGE AVENUE DEDICATION	
KNOW ALL BY THESE PRESENTS, That 3117 SOUTH ORANGE, LLC being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plat for the uses and purposes therein expressed.	
IN WITNESS WHEREOF, has caused these presents to be signed by the individuals named below on <u>November 25</u> , 2013.	
Owner: <u>Joseph Schuemann</u> JOSEPH SCHUEMANN, MANAGING MEMBER	
Signed in the presence of:	
<u>Anna Score</u> Printed Name	<u>Guilherme Rodrigues</u> Printed Name
<u>Theodore C. Schumann</u> Printed Name	<u>Theodore C. Schumann</u> Printed Name
STATE OF FLORIDA, COUNTY OF <u>Orange</u> THIS IS TO CERTIFY, That on <u>November 25</u> , 2013, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared JOSEPH SCHUEMANN who is personally known to me or has produced the following identification <u>personally known</u> and did/did not take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his free act and deed.	
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.	
NOTARY PUBLIC <u>Heather Nicole Kelly Coomes</u> My Commission Expires <u>January 08, 2016</u>	
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: <u>11/25/2013</u>	Signed: <u>Beverly Hart Jones</u>
Registration Number 5270	SECOM, LLC
LB NUMBER 7809	5788 S. Semoran Blvd. Suite 110 Orlando, FL 32822
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: _____	
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 _____	

3117 SOUTH ORANGE AVENUE

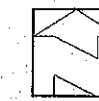
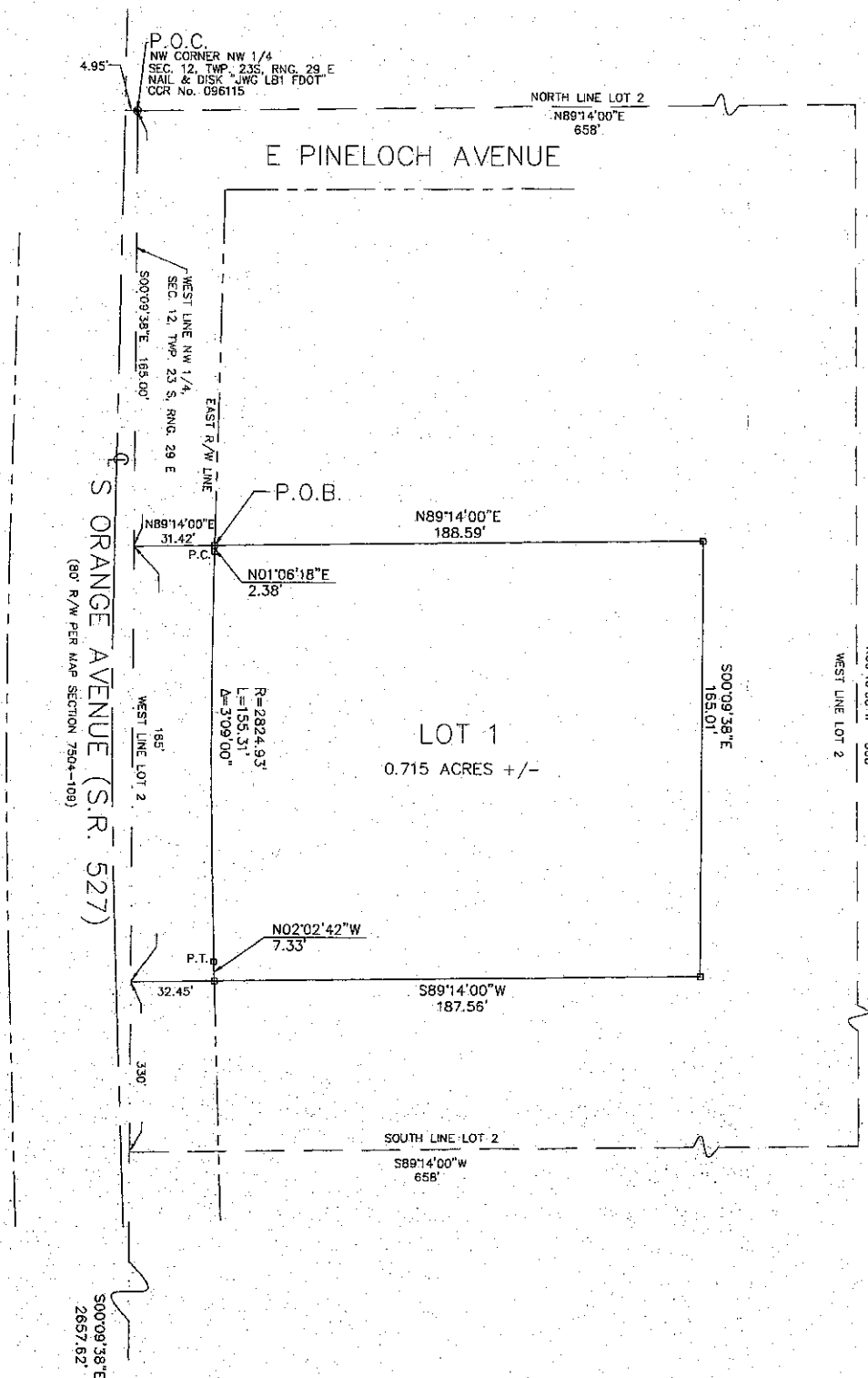
PLAT
BOOK

PAGE

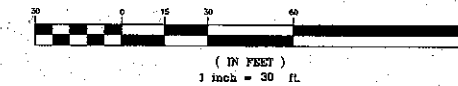
SHEET 2 OF 2

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- LEGEND:**
- PC. PAGE
 - R/W RIGHT OF WAY
 - N.T.S. NOT TO SCALE
 - P.B. PLAT BOOK
 - CL CENTERLINE
 - O.R. OFFICIAL RECORDS BOOK
 - 4"x4" CM MARKED "PRM LB #7809" MISCELLANEOUS
 - CM CONCRETE MONUMENT
 - PRM PERMANENT REFERENCE MONUMENT
 - LB LICENSED BUSINESS
 - CCR CERTIFIED CORNER RECORD
 - CCR CORNER
 - PLS PROFESSIONAL LAND SURVEYOR
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RNG. RANGE
 - R. RADIUS
 - L. ARC LENGTH
 - Δ CENTRAL ANGLE (DELTA)
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - No. NUMBER



GRAPHIC SCALE



SECOM LLC
PROFESSIONAL SURVEYING & ENGINEERING
LB # 7809
5798 S. SEMORAN BLVD., SUITE 110
ORLANDO, FL 32822
Tel. (407) 433-8672
E MAIL: SecomBHJ@gmail.com

WEST 1/4 CORNER
SEC. 12, TWP. 23S, RNG. 29E
CCR No. 088116
NAIL & DISC "JWG FDOT LB 1"