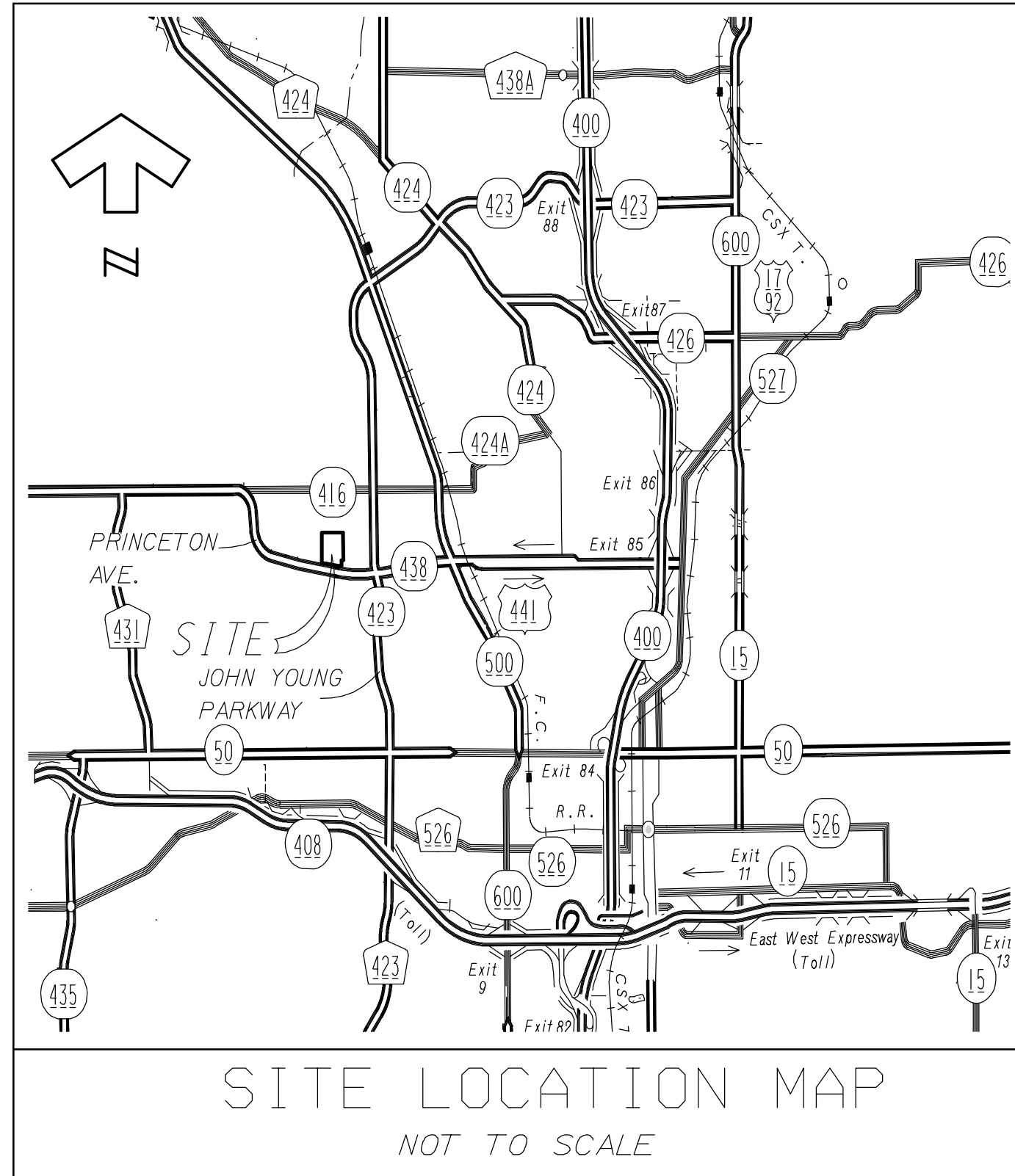


RESTAURANT DEPOT SECOND REPLAT

IN PART PLATTING A PORTION OF SECTION 16 AND REPLATTING A PORTION OF LOTS 82 AND 83, WILLIS R. MUNGER LAND SUBDIVISION, PLAT BOOK "E", PAGE 3 AND REPLATTING RESTAURANT DEPOT REPLAT, PLAT BOOK 77, PAGES 28 AND 29, SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.



LEGEND AND ABBREVIATIONS:

CL	CENTER LINE	NLY	NORTHERLY
CM	CONCRETE MONUMENT	O.R.B.	OFFICIAL RECORDS BOOK
CCR	CERTIFIED CORNER RECORD	P.B.	PLAT BOOK
ESMT.	EASEMENT	PG(S).	PAGE/PAGES
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PLS	PROFESSIONAL LAND SURVEYOR
		POB	POINT OF BEGINNING
FND	FOUND	POC	POINT OF COMMENCEMENT
ID	IDENTIFICATION	PRM	PERMANENT REFERENCE MONUMENT
IR	IRON ROD	PSM	PROFESSIONAL SURVEYOR MAPPER
IRC	IRON ROD & CAP	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	REC	RECOVERED
N/D	NAIL & DISK	SEC	SECTION-TOWNSHIP-RANGE
NO.	NUMBER	■	SET 4"x4" CM (PRM LB 8011)
~	BREAK LINE	●	FOUND IRON ROD & CAP (BSA LB 1221)
□	FOUND 4"x4" CM (PRM BSA LB 1221)	⊙	FOUND NAIL & DISK (PRM BSA LB 1221)
	UNLESS NOTED OTHERWISE		

PLAT NOTES:

- BEARING STRUCTURE IS ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST, BEING N89°58'25"E.
- ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION 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 PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6064, PAGES 2556-2563, IS TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, THEIR SUCCESSOR AND ASSIGNS. DEVELOPMENT RIGHTS OVER THE CONSERVATION EASEMENT ARE DEDICATED TO THE CITY OF ORLANDO, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION WITHIN THE CONSERVATION EASEMENT IS PERMITTED WITHOUT PRIOR APPROVAL OF THE CITY OF ORLANDO, FLORIDA AND ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.
- 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.
- ALL EASEMENTS SHOWN HEREON ARE PRIVATE EASEMENTS.

SHEET 1 OF 2

Dewberry LAND DEVELOPMENT & TRANSPORTATION ENGINEERING PLANNING | SURVEYING & MAPPING

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 407.843.5100 FAX: 407.848.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

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.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 82 AND 83, WILLIS R. MUNGER LAND SUBDIVISION, IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK E, PAGE 3, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALL OF RESTAURANT DEPOT REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGES 28 AND 29 OF SAID PUBLIC RECORDS, AND ALSO A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST; THENCE N89°58'25"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1323.68 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH LINE, RUN N00°12'45"W, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1328.42 FEET, TO A POINT ON THE EAST LINE OF LOT 1, AFOREMENTIONED RESTAURANT DEPOT REPLAT; SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PRINCETON STREET (STATE ROAD NUMBER 438) AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES; THENCE N89°56'09"W, A DISTANCE OF 40.00 FEET; THENCE S00°12'45"E, A DISTANCE OF 152.31 FEET; THENCE N80°01'59"W, A DISTANCE OF 645.74 FEET; THENCE NORTH 09°58'01" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 80°01'59" WEST, A DISTANCE OF 39.29 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, N00°12'45"W, A DISTANCE OF 421.77 FEET; THENCE NORTH 89°54'42" EAST, A DISTANCE OF 195.35 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, RESTAURANT DEPOT REPLAT; THENCE NORTH 00°12'45" WEST, ALONG SAID WEST LINE, A DISTANCE OF 266.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°53'26" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 517.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°12'45" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 664.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.11 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1 - COVER SHEET, LEGEND/ABBREVIATIONS, LEGAL DESCRIPTION, NOTES

SHEET 2 - OVERALL PLAT

PLAT BOOK: PAGE:

RESTAURANT DEPOT SECOND REPLAT DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT JMDH REAL ESTATE OF ORLANDO, LLC, AND PJ PRINCETON PROPERTIES, LLC, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES THE SIDEWALK AND CITY SERVICES EASEMENT SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW AND ITS SEAL AFFIXED HERETO ON THIS DAY OF _____, 2014.

OWNER: JMDH REAL ESTATE OF ORLANDO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: STANLEY FLEISHMAN (CEO)

PRINT NAME: _____

SIGNED AND SEALED IN THE PRESENCE OF:

1) _____

PRINT NAME: _____

2) _____

PRINT NAME: _____

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, THAT ON THIS _____ DAY OF _____, 2014, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED: STANLEY FLEISHMAN, AS CEO OF JMDH REAL ESTATE OF ORLANDO, A LIMITED LIABILITY COMPANY OF THE STATE OF DELAWARE, WHO IS PERSONALLY KNOWN BY ME OR PRODUCED THE FOLLOWING IDENTIFICATION _____, AND DID/DID NOT TAKE AN OATH THAT HE/SHE IS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER THERETO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID LIMITED LIABILITY COMPANY IS AFFIXED HERETO; AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC _____ [NOTARY STAMP]

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW AND ITS SEAL AFFIXED HERETO ON THIS DAY OF _____, 2014.

OWNER: PJ PRINCETON PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: DARLENE SPEZZI (PRESIDENT)

PRINT NAME: _____

SIGNED AND SEALED IN THE PRESENCE OF:

1) _____

PRINT NAME: _____

2) _____

PRINT NAME: _____

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, THAT ON THIS _____ DAY OF _____, 2014, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED: DARLENE SPEZZI, AS PRESIDENT OF PJ PRINCETON PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN BY ME OR PRODUCED THE FOLLOWING IDENTIFICATION _____, AND DID/DID NOT TAKE AN OATH THAT HE/SHE IS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER THERETO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID LIMITED LIABILITY COMPANY IS AFFIXED HERETO; AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC _____ [NOTARY STAMP]

CERTIFICATE OF REVIEW BY CITY SURVEYOR

REVIEWED FOR CONFORMITY TO FLORIDA STATUTE 177

CITY SURVEYOR _____ DATE _____

CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____ FILE NO. _____

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

BY: _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON THE _____, 2014 THE _____ APPROVED THE FOREGOING PLAT.

MAYOR _____

ATTEST _____ CITY CLERK

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

EXAMINED & APPROVED: _____ DATE _____

CITY PLANNING OFFICIAL _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED & APPROVED BY: _____ DATE _____

CITY ENGINEER _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER 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.

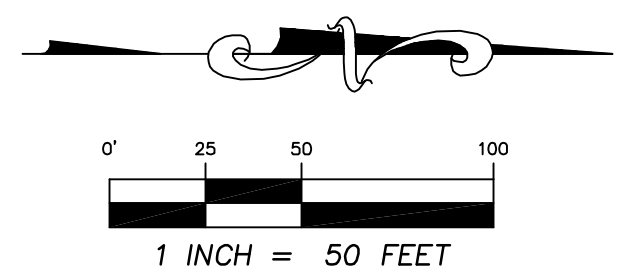
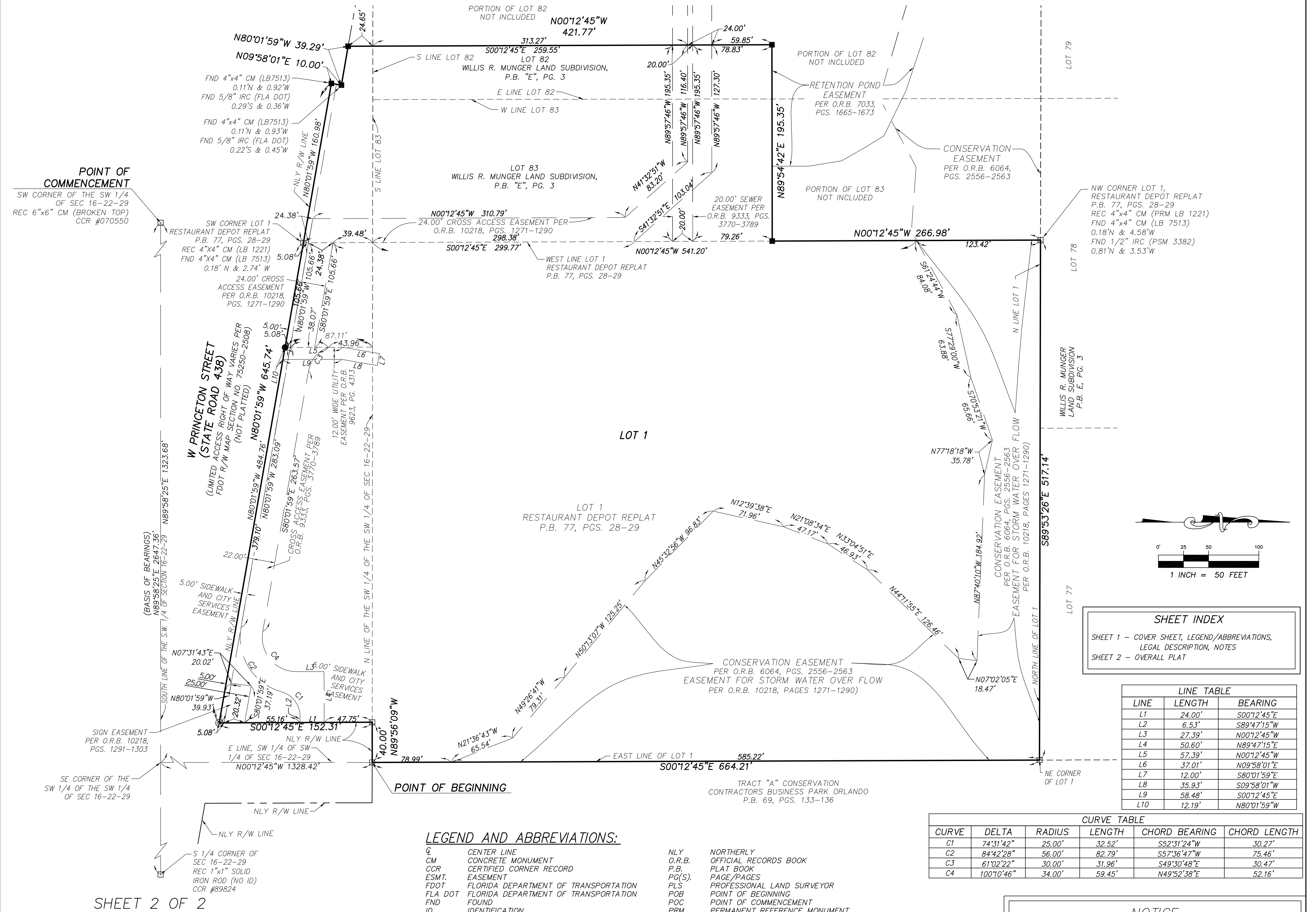
DATED: _____ SIGNED: _____

REGISTRATION NO. 5381 WILLIAM D. DONLEY
DEWBERRY | BOWYER-SINGLETON
520 S. MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
CERTIFICATE OF AUTHORIZATION NO. 8011

RESTAURANT DEPOT SECOND REPLAT

IN PART PLATTING A PORTION OF SECTION 16 AND REPLATTING A PORTION OF LOTS 82 AND 83, WILLIS R. MUNGER LAND SUBDIVISION, PLAT BOOK "E", PAGE 3 AND REPLATTING RESTAURANT DEPOT REPLAT, PLAT BOOK 77, PAGES 28 AND 29, SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

PLAT BOOK: PAGE:



SHEET INDEX

SHEET 1 - COVER SHEET, LEGEND/ABBREVIATIONS, LEGAL DESCRIPTION, NOTES
 SHEET 2 - OVERALL PLAT

LINE TABLE

LINE	LENGTH	BEARING
L1	24.00'	S007'24.5"E
L2	6.53'	S89'47'15"W
L3	27.39'	N007'24.5"W
L4	50.60'	N89'47'15"E
L5	57.39'	N007'24.5"E
L6	37.01'	N09'58'01"E
L7	12.00'	S80'01'59"E
L8	35.93'	S09'58'01"W
L9	58.48'	S007'24.5"E
L10	12.19'	N80'01'59"W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	74°31'42"	25.00'	32.52'	S52°31'24"W	30.27'
C2	84°42'28"	56.00'	82.79'	S57°36'47"W	75.46'
C3	61°02'22"	30.00'	31.96'	S49°30'48"E	30.47'
C4	100°10'46"	34.00'	59.45'	N49°52'38"E	52.16'

LEGEND AND ABBREVIATIONS:

- CL CENTER LINE
- CM CONCRETE MONUMENT
- CCR CERTIFIED CORNER RECORD
- ESMT. EASEMENT
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FLA DOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FND FOUND
- ID IDENTIFICATION
- IR IRON ROD
- IRC IRON ROD & CAP
- LB LICENSED BUSINESS
- N/D NAIL & DISK
- NO. NUMBER
- /- BREAK LINE
- FOUND 4"x4" CM (PRM BSA LB 1221) UNLESS NOTED OTHERWISE
- NLY NORTHERLY
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG(S) PAGE/PAGES
- PLS PROFESSIONAL LAND SURVEYOR
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR MAPPER
- R/W RIGHT OF WAY
- REC RECOVERED
- SEC SECTION-TOWNSHIP-RANGE
- SET 4"x4" CM (PRM LB 8011)
- FOUND IRON ROD & CAP (BSA LB 1221)
- FOUND NAIL & DISK (PRM BSA LB 1221)

Dewberry LAND DEVELOPMENT & TRANSPORTATION ENGINEERING PLANNING | SURVEYING & MAPPING

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Drawing name: S:\PRD\Restaurant\Design\Permitting\PRD_E_REPLAT2_base.dwg PLAT SHEET 2 Jun 18, 2014 10:55am by: icoraden

SHEET 2 OF 2