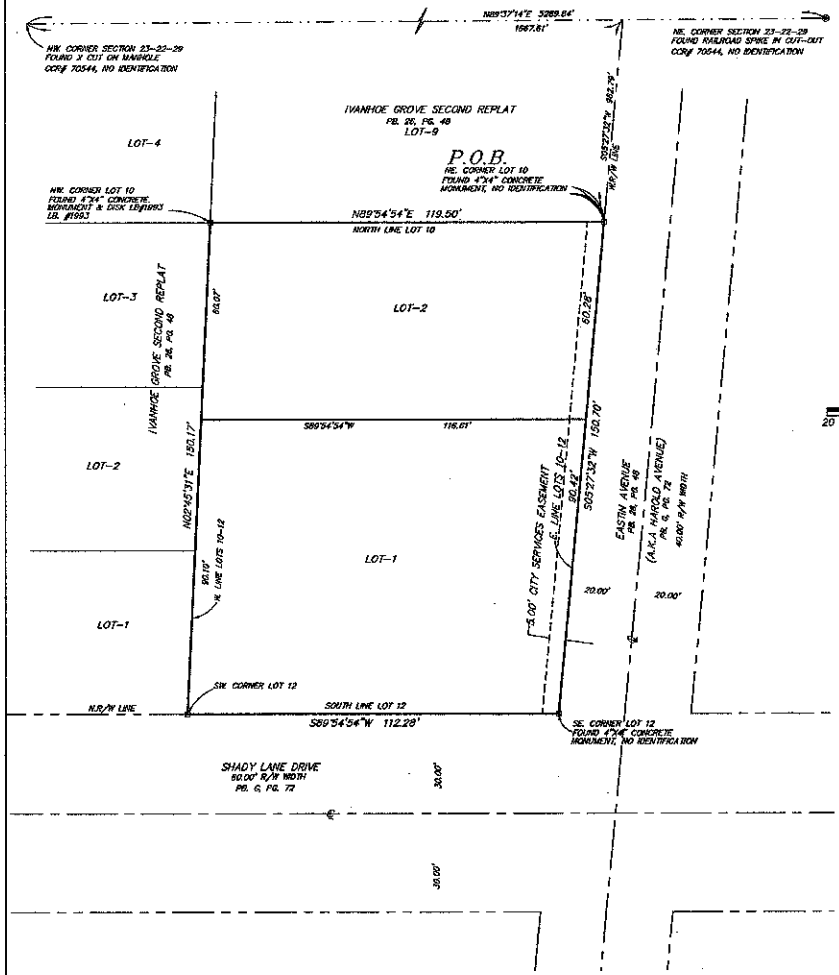
Y.B. ESTATES

LOCATED IN SECTION 23, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

REPLATTING ALL OF LOTS 10 THROUGH 12, BLOCK B
IVANHOE GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "G", PAGE 72
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

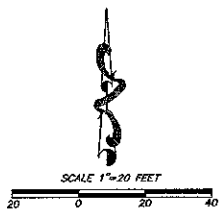


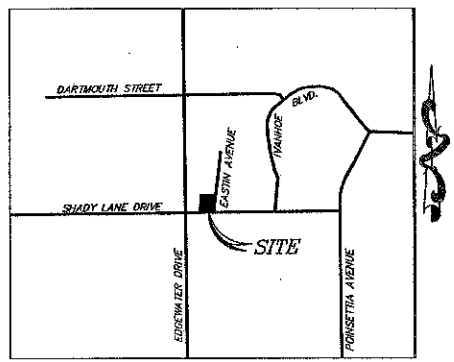
LEGAL DESCRIPTION

LOT 10 AND THE NORTH 10 FEET OF LOT 11 AND LOTS 11 & 12, LESS THE NORTH 10 FEET OF LOT 11, BLOCK B, IVANHOE GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 72, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE RUN SOUTH 05°27'32" WEST, ALONG THE EAST LINES OF SAID LOTS 10 THROUGH 12, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF EASTIN AVENUE, 150.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE RUN SOUTH 89°54'54" WEST ALONG THE SOUTH LINE OF SAID LOT 12, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SHADY LANE DRIVE, 112.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE RUN NORTH 02°45'31" EAST, ALONG THE WEST LINE OF SAID LOTS 10 THROUGH 12, A DISTANCE OF 150.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE RUN NORTH 89°54'54" EAST, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 119.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND CONTAINS 0.400 ACRES MORE OR LESS.





LOCATION MAP
NOT TO SACLE

SURVEYORS NOTES:

(1) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH RIGHT-OF-WAY LINE OF WEST SHADY LANE DRIVE, BEING SOUTH 89°54'54" WEST.

(2) — ⊡ — DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.). A SET 4"x4" CONCRETE MONUMENT WITH A BRASS DISC STAMPED "LB-7615", UNLESS OTHERWISE NOTED.

(3) "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".

(4) VEHICULAR ACCESS LOCATIONS FROM LOT 1 TO SHADY LANE DRIVE AND LOTS 1 AND 2 TO EASTIN AVENUE ARE CONTROLLED AND PERMITTED BY AND DEDICATED TO THE CITY OF ORLANDO AND ALL OTHER APPLICABLE AGENCIES, EXCEPT AS SHOWN HEREON.

(5) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTILLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER NO SUCH CONSTRUCTION, INSTILLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

(6) THE STATEPLANE COORDINATE VALUES SHOWN HEREON WERE OBTAINED FROM THE PUBLISHED VALUES SHOWN ON THE CERTIFIED CORNER RECORD DOCUMENTS FOR THE SOUTHEAST AND SOUTHWEST CORNERS FOR SECTION 14-22-29.

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.

LEGEND:
PB.....PLAT BOOK
ORB.....OFFICIAL RECORD BOOK
PG.....PAGE
R/W.....RIGHT-OF-WAY
CCR.....CERTIFIED CORNER RECORD
℄.....CENTERLINE

LEBRON GROUP
SURVEYING AND MAPPING CORP.
* BOUNDARY * TOPOGRAPHY * CONSTRUCTION SUPPORT
* HYDROGRAPHY * GPS SERVICES
2236 Winter Woods Boulevard, Suite 1000
Winter Park, Florida 32792
Phone (407) 781-9329 Fax (407) 517-4393
CERTIFICATE OF AUTHORIZATION NO. LB-7615

LEBRON GROUP, SURVEYING AND MAPPING CORPORATION

PLAT BOOK _____ PAGE _____

Y.B. ESTATES
DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, That YB Properties, LLC, a Florida Limited Liability Company being the owner(s) 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 _____ 5.00' CITY SERVICES EASEMENT _____ shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF has caused these presents to be signed by the undersigned named below. _____, 2014.

By: _____ _____ Printed Name

By: _____ _____ Printed Name

Signed and sealed in the presence of:

_____ _____ Printed Name

_____ _____ Printed Name

STATE OF Florida COUNTY OF Orange

THIS IS TO CERTIFY, That on _____

The individuals named below, personally appeared before me.

_____

the above named individuals are personally known to me or has produced the following identification _____ and did/did not take an oath, that they are the individuals described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed;

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

_____
NOTARY PUBLIC
My Commission Expires _____
Printed Name _____

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.

Dated: January 16, 2014 Signed: _____

JOSE RAUL MESRON
REGISTRATION NUMBER LS. 6850
LEBRON GROUP, SURVEYING AND MAPPING CORPORATION
2236 WINTER WOODS BOULEVARD, SUITE 1000
WINTER PARK, FLORIDA 32792
CERTIFICATE OF AUTHORIZATION NO. LB-7615

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____

_____ Orlando City Council _____ approved the foregoing plat.

_____ Mayor Pro Tem

ATTEST: _____ City Clerk

CERTIFICATE OF APPROVAL BY CITY PLANNING AND DEVELOPMENT DIRECTOR

Examined and Approved: _____ Date

_____ Director of Planning & Development

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: _____