

Legal Description:

Lot 1 and the West one-half of Lot 2, in J.H. SMITH'S SUBDIVISION OF BLOCK 9, SUMMERLINS ADDITION TO ORLANDO, according to the Plat thereof as recorded in Plat Book D, Page 16, Public Records of Orange County, Florida

Together with:

The East 1/2 of Lot 2, and all of Lots 3, 4, 5, 6, and 7 of J.H. SMITH'S SUBDIVISION OF BLOCK 9, SUMMERLINS ADDITION TO ORLANDO, according to the Plat thereof as recorded in Plat Book D, Page 16, Public Records of Orange County, Florida.

Boundary Notes

- 1) This Boundary Survey was prepared for the exclusive use of Jefferson Apartment Group, LLC for Replotting in the area shown hereon. Use by others requires the approval of the Surveyor of Record. (See Note #2).
- 2) This survey was completed under the direction of Linda J. Griffin, P.L.S. 4543, GAI Consultants L.B. 3604, 618 E. South St., Suite 700, Orlando, FL 32801. (407)-423-8398.
- 3) The Surveyor relied on O.R.B. 6475, PG. 5134; O.R.B. 6547, PG. 6240; J.H. SMITH'S SUBDIVISION OF BLOCK 9, SUMMERLINS ADDITION TO ORLANDO, P.B. D, PG. 16; OLT PARKING GARAGE - A REPLAT, P.B. 71, PGS. 42-43 all as recorded in Public Records of Orange County, Florida to depict the boundary limits and/or right-of-way lines shown hereon.
- 4) Date this Survey was completed is 05/30/13.
- 5) Small features may be shown hereon at an exaggerated scale for clarity.
- 6) The bearings and the north arrow are based on state plane coordinates NAD83 Florida East Zone, US-Foot (FL83-EF) as shown hereon, with a bearing of S88°54'34"W along the north right of way line of Mariposa Street Coordinates are in State Plane Zone 901 Florida East and were derived by Trimble VRS method.
- 7) The electronic file is a part of this submission and may contain additional information that may not be depicted hereon.
- 8) Underground improvements or encroachments were not addressed by this Survey.
- 9) This site is located in Flood Zone X according to FEMA Community Panel #120186F0265 dated September 25, 2009.

Legend

B.O.W.	BACK OF SIDEWALK
CM	CONCRETE MONUMENT
(D)	DEED
E/P	EDGE OF PAVEMENT
ID	IDENTIFICATION
IP	IRON PIPE
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
(M)	MEASURED
ND	NAIL & DISC
O.R.B.	OFFICIAL RECORDS BOOK
(P)	J.H. SMITH'S SUBDIVISION OF BLOCK 9, SUMMERLINS ADDITION TO ORLANDO, FLA PLAT BOOK
P.B.	PLAT BOOK
PG./PGS.	PAGE/PAGES
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY
S/W	SIDEWALK
VRS	VIRTUAL REFERENCE STATION
---	LOT LINE
- - - - -	RIGHT OF WAY/PROPERTY LINE
①	LOT NUMBER

REVISIONS			
REV	DATE	BY	DESCRIPTION

gai consultants
transforming ideas into reality.
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Orlando, FL 32801
407.423.8398
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OLT ALF - A REPLAT
(P.B. 69, PGS. 143-144)

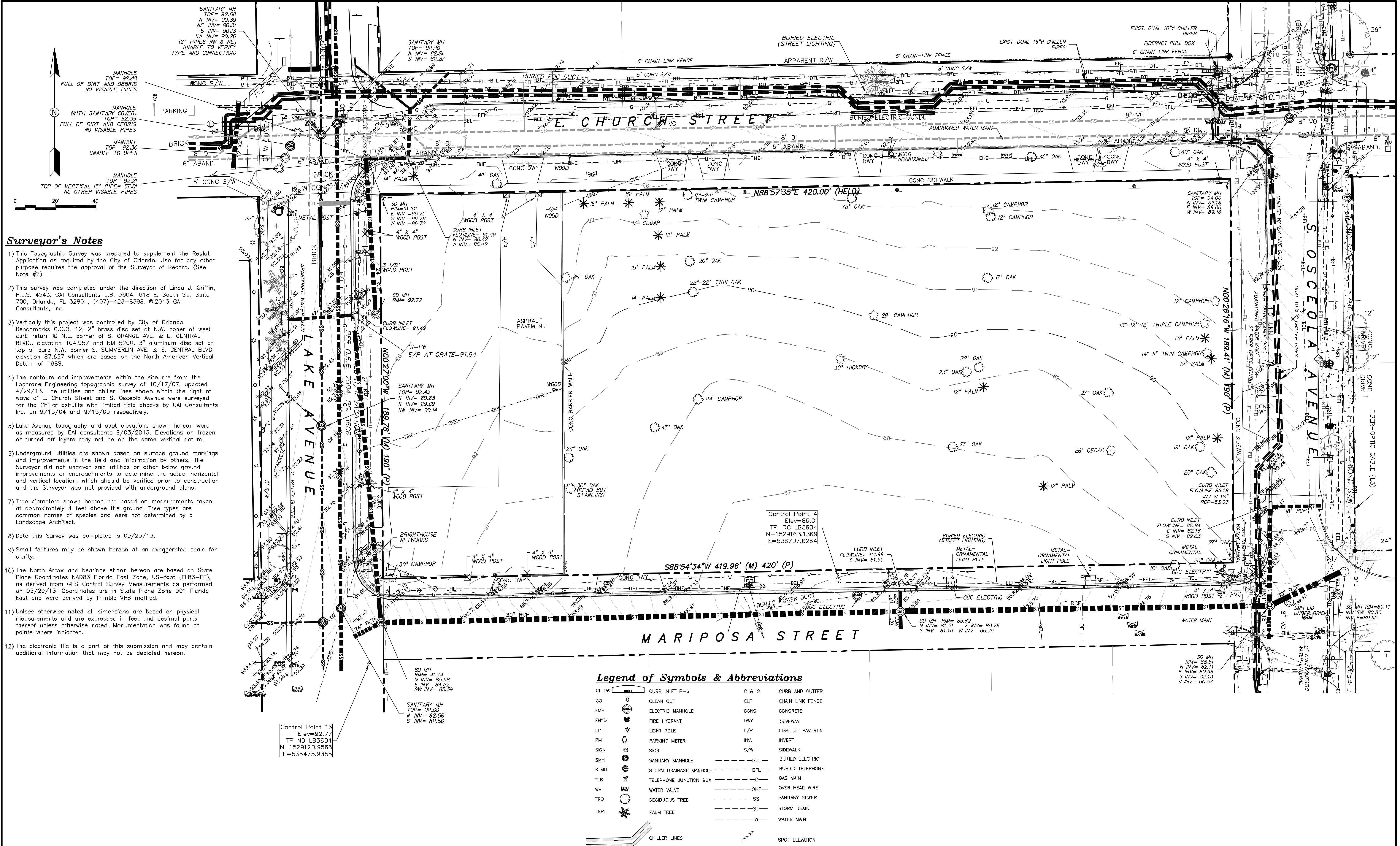
Linda J. Griffin, PLS #4543
Not valid without the Surveyor's signature & original raised seal.
Professional Land Surveyor GAI CONSULTANTS, INC. LB# 3604

SCALE:	1" = 20'	PROJECT NO./	A130641.02/1302
DATE:	06/05/2013	FB NO.	
DRAWN:	AP	Unless otherwise noted all dimensions are based on physical measurements and are expressed in feet and decimal parts thereof unless otherwise noted. Monumentation was found at points where indicated.	
CHECKED:	LJG		
APPROVED:	LJG		

BOUNDARY SURVEY
420 CHURCH
Section 25 Township 22 South Range 29 East
Orlando, Orange County, Florida

SHEET NO.
1 OF 2

Z:\ComDev\2013\1410641.02 - Jefferson Eola Survey\CA01\Survey\Eola-Survey\JEFFERSON-EOLA-PLAT.chg JEFFERSON-EOLA-BOUNDARY FOR PLAT 11 2013/07/18 10:55 AM Abel Pauli



- Surveyor's Notes**
- 1) This Topographic Survey was prepared to supplement the Replat Application as required by the City of Orlando. Use for any other purpose requires the approval of the Surveyor of Record. (See Note #2).
 - 2) This survey was completed under the direction of Linda J. Griffin, P.L.S. 4543, GAI Consultants L.B. 3604, 618 E. South St., Suite 700, Orlando, FL 32801, (407)-423-8398. ©2013 GAI Consultants, Inc.
 - 3) Vertically this project was controlled by City of Orlando Benchmarks C.O.O. 12, 2" brass disc set at N.W. corner of west curb return @ N.E. corner of S. ORANGE AVE. & E. CENTRAL BLVD., elevation 104.957 and BM 5200, 3" aluminum disc set at top of curb N.W. corner S. SUMMERLIN AVE. & E. CENTRAL BLVD. elevation 87.657 which are based on the North American Vertical Datum of 1988.
 - 4) The contours and improvements within the site are from the Lochrane Engineering topographic survey of 10/17/07, updated 4/29/13. The utilities and chiller lines shown within the right of ways of E. Church Street and S. Osceola Avenue were surveyed for the Chiller asbuilts with limited field checks by GAI Consultants Inc. on 9/15/04 and 9/15/05 respectively.
 - 5) Lake Avenue topography and spot elevations shown hereon were as measured by GAI consultants 9/03/2013. Elevations on frozen or turned off layers may not be on the same vertical datum.
 - 6) Underground utilities are shown based on surface ground markings and improvements in the field and information by others. The Surveyor did not uncover said utilities or other below ground improvements or encroachments to determine the actual horizontal and vertical location, which should be verified prior to construction and the Surveyor was not provided with underground plans.
 - 7) Tree diameters shown hereon are based on measurements taken at approximately 4 feet above the ground. Tree types are common names of species and were not determined by a Landscape Architect.
 - 8) Date this Survey was completed is 09/23/13.
 - 9) Small features may be shown hereon at an exaggerated scale for clarity.
 - 10) The North Arrow and bearings shown hereon are based on State Plane Coordinates NAD83 Florida East Zone, US-foot (FL83-EF), as derived from GPS Control Survey Measurements as performed on 05/29/13. Coordinates are in State Plane Zone 901 Florida East and were derived by Trimble VRS method.
 - 11) Unless otherwise noted all dimensions are based on physical measurements and are expressed in feet and decimal parts thereof unless otherwise noted. Monumentation was found at points where indicated.
 - 12) The electronic file is a part of this submission and may contain additional information that may not be depicted hereon.

Legend of Symbols & Abbreviations

CI-P6	CURB INLET P-6	C & G	CURB AND GUTTER
CO	CLEAN OUT	CLF	CHAIN LINK FENCE
EMH	ELECTRIC MANHOLE	CONC.	CONCRETE
FHYD	FIRE HYDRANT	DWY	DRIVEWAY
LP	LIGHT POLE	E/P	EDGE OF PAVEMENT
PM	PARKING METER	INV.	INVERT
SIGN	PARKING SIGN	S/W	SIDEWALK
SMH	SANITARY MANHOLE	---BEL---	BURIED ELECTRIC
STMH	STORM DRAINAGE MANHOLE	---BTL---	BURIED TELEPHONE
TJB	TELEPHONE JUNCTION BOX	---G---	GAS MAIN
WV	WATER VALVE	---OHE---	OVER HEAD WIRE
TRO	DECIDUOUS TREE	---SS---	SANITARY SEWER
TRPL	PALM TREE	---ST---	STORM DRAIN
		---W---	WATER MAIN
		---X---	SPOT ELEVATION
		---	CHILLER LINES

REVISIONS			
REV	DATE	BY	DESCRIPTION

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Linda J. Griffin, PLS #4543
Not valid without the Surveyor's signature & original raised seal.
Professional Land Surveyor GAI CONSULTANTS, INC. LB# 3604

SCALE: 1" = 20'	PROJECT NO./ FB NO. A130641.02/1302
DATE: 09/26/2013	
DRAWN: AP	Unless otherwise noted all dimensions are based on physical measurements and are expressed in feet and decimal parts thereof unless otherwise noted. Monumentation was found at points where indicated.
CHECKED: LJJ	
APPROVED: LJJ	

TOPOGRAPHIC SURVEY		SHEET NO.
420 CHURCH		2 OF 2
Section 25 Township 22 South Range 29 East		
Orlando, Orange County, Florida		

Z:\ComData\2013\4130641.02 - Jefferson Elio Survey\CAD\Survey\JEFFERSON-EDA TOPO FOR PLAT.dwg JEFFERSON-EDA TOPO FOR PLAT 11 2013/10/18 10:55 AM Axel Pasol

420 CHURCH - A REPLAT

A REPLAT OF LOTS 1-7 IN J.H. SMITH'S SUBDIVISION OF BLOCK 9 SUMMERLIN'S ADDITION TO ORLANDO FLA. PER PLAT BOOK D, PAGE 16 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



VICINITY MAP
SCALE: 1" = 300'

DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6 AND 7, OF J.H. SMITH'S SUBDIVISION OF BLOCK 9, SUMMERLIN'S ADDITION TO ORLANDO FLA. PER PLAT BOOK D PAGE 16 AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7, AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF LINE OF SOUTH OSCEOLA AVENUE AND THE NORTH RIGHT OF WAY LINE OF MARIPOSA STREET; THENCE SOUTH 88° 54' 34" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 419.96 FEET TO THE EAST RIGHT OF WAY LINE OF LAKE AVENUE; THENCE NORTH 00° 27' 00" WEST, ALONG SAID EAST LINE, A DISTANCE OF 189.79 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST CHURCH STREET; THENCE NORTH 88° 57' 35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 420.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH OSCEOLA AVENUE; THENCE SOUTH 00° 26' 16" EAST, ALONG SAID WEST LINE, A DISTANCE OF 189.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.828 ACRES±

TITLE MATTERS AFFECTING THIS REPLAT

See City of Orlando Downtown Development of Regional Impact Development Order of the City of Orlando, Florida ECFRPC #690-05 recorded January 8, 1992 in Official Records Book 4362, Page 3368; First Amendment to Development Order for City of Orlando Downtown Development DRI ECFRPC #690-05 recorded November 22, 1994 in Official Records Book 4823, Page 1341; Notice of Omitted Exhibit from City of Orlando Downtown Development of Regional Impact Development Order the City of Orlando, Florida ECFRPC DRI #690-05 recorded November 19, 1996 in Official Records Book 5157, Page 1002; Second Amendment Development Order for City of Orlando Downtown Development DRI ECFRPC #690-05 recorded October 24, 2000 in Official Records Book 6114, Page 4473; Third Amendment to Development Order for City of Orlando Downtown Development DRI ECFRPC #690-05 recorded September 10, 2013 in Official Records Book 10631, Page 8934.

See Ordinance of the City of Orlando, Florida vacating, closing and abandoning a portion of Lake Avenue recorded June 28, 2004 in Official Records Book 7504, Page 3606.

See Ordinance of the City of Orlando, Florida changing the zoning classification recorded June 28, 2004 in Official Records Book 7504, Page 3512.

NOTES:

1. THE BEARINGS AND THE NORTH ARROW ARE BASED ON STATE PLANE COORDINATES NAD83 FLORIDA EAST ZONE, US-FOOT (FL83-EF) AS SHOWN HEREON, WITH A BEARING OF S88°54'34"W ALONG THE NORTH RIGHT OF WAY LINE OF MARIPOSA STREET.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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.
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.

420 CHURCH - A REPLAT

DEDICATION

KNOW ALL BY THESE PRESENTS, That OLT II Inc. 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 lands and plat for the uses and purposes therein expressed and the city services and sidewalk easement 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: Greg A. Nelson
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 _____ who is/are 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: _____
Linda J. Griffin PLS #4543
GAI Consultants, Inc. LB #3604
618 E. South Street
Orlando, Florida 32801

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

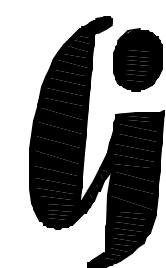
City Surveyor: _____ Date: _____

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: _____



gai consultants

618 E. South Street
Suite 700
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407-423-8398
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LB 3604

420 CHURCH - A REPLAT

SHEET 2 OF 2

PLAT BOOK:

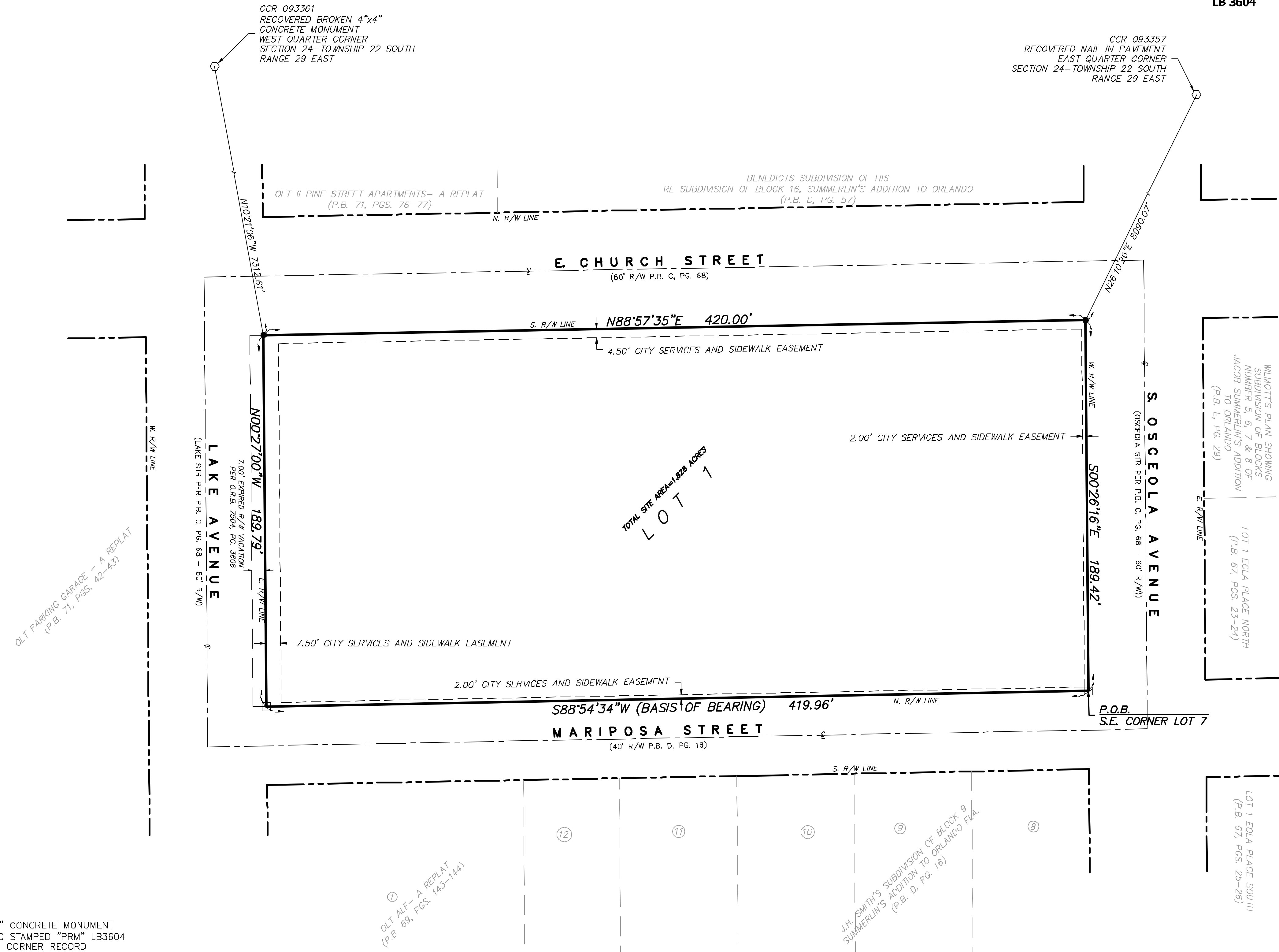
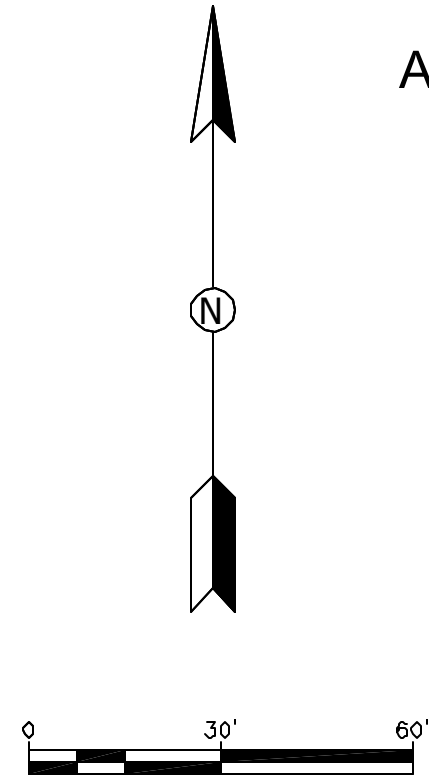
PAGE:

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gai consultants

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LB 3604



- Legend**
- CMD □ SET 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "PRM" LB3604
 - CCR CERTIFIED CORNER RECORD
 - ND • SET NAIL AND DISC STAMPED "PRM"
 - P.B. PLAT BOOK
 - PG./PGS. PAGE/PAGES
 - P.O.B. POINT OF BEGINNING
 - R/W RIGHT OF WAY
 - STR STREET
 - CENTERLINE (C)
 - - - EASEMENT LINE
 - LOT LINE
 - PLAT LIMITS
 - R/W LINE

NOTE: THERE SHALL BE NO BUILDING ENCROACHMENT, ROOF OVERHANG OR UNDERGROUND STRUCTURE IN ANY CITY SERVICES EASEMENT.