

RIGHT-OF-WAY DECLARATION AND MAINTENANCE MAP OF WASHINGTON STREET

SHEET 1 OF 1

RIGHT OF WAY BOOK: PAGE:

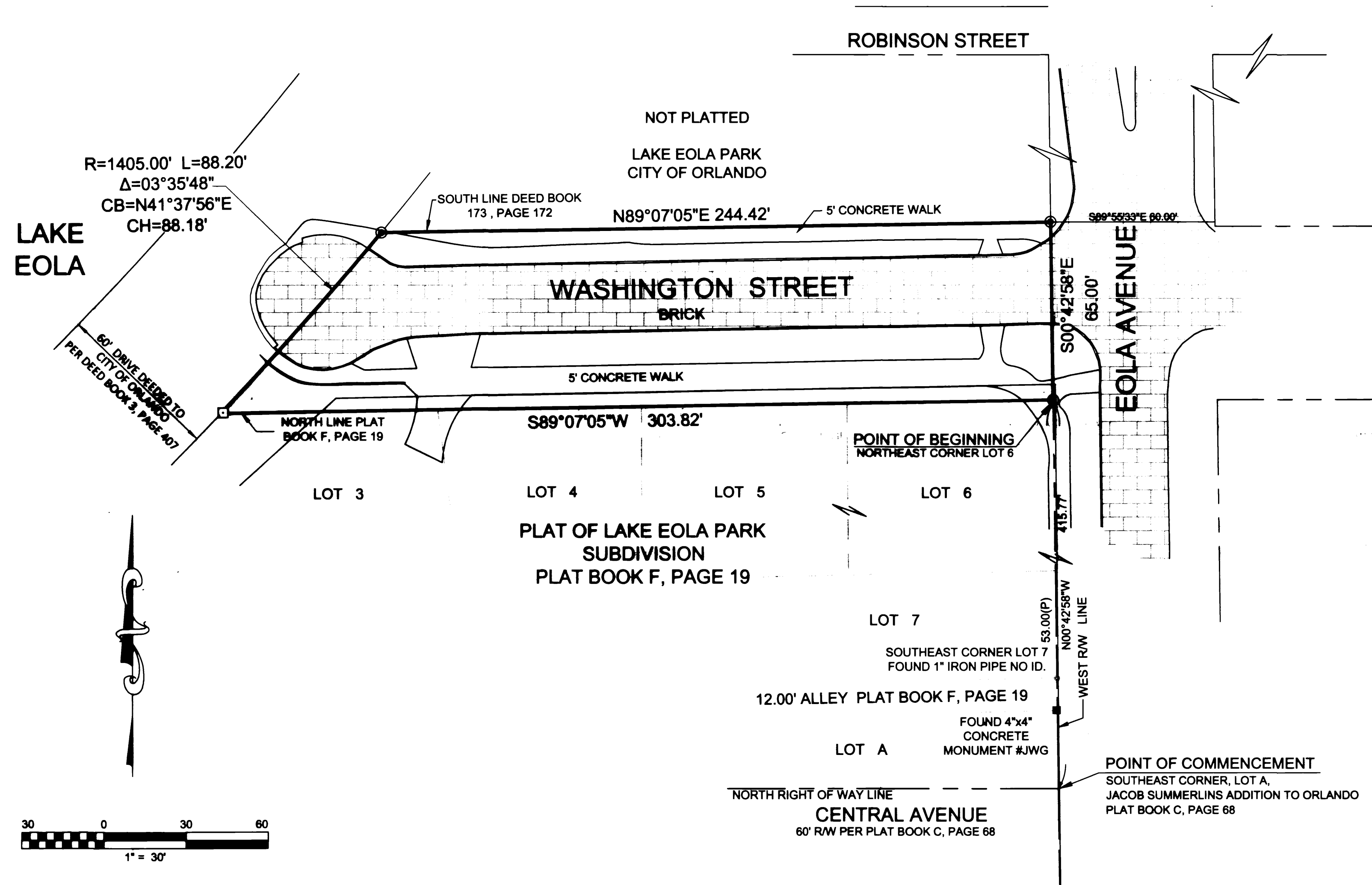
SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST

BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

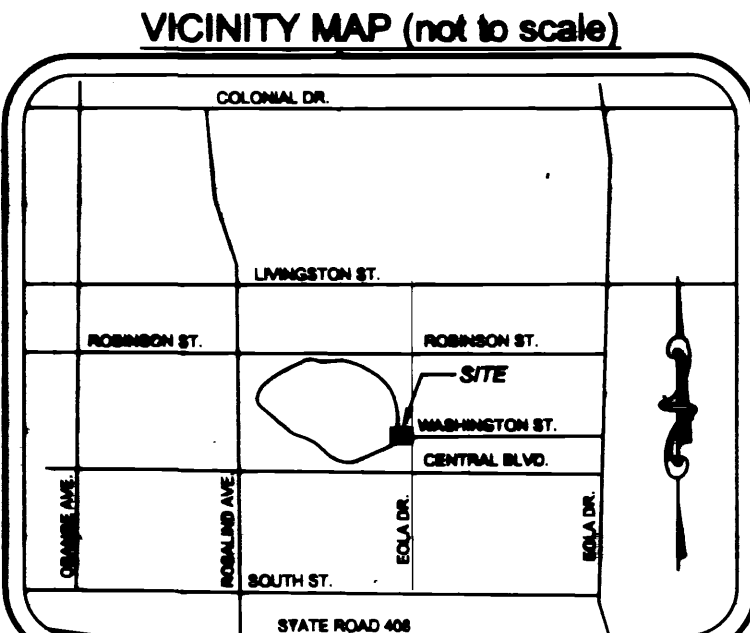
COMMENCE AT THE SOUTHEAST CORNER OF LOT "A", JACOB SUMMERLIN'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK C, PAGE 68 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°42'58" WEST, A DISTANCE 415.77 FEET TO THE NORTHEAST CORNER OF LOT 6, LAKE EOLA PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 19, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; FOR A POINT OF BEGINNING; THENCE RUN ALONG THE NORTH LINE OF SAID PLAT, SOUTH 89°07'05" WEST, FOR A DISTANCE OF 303.82 FEET TO A POINT ON A CURVE, BEING THE EASTERLY LINE OF A 60.00 FOOT DRIVE, DEEDED TO THE CITY OF ORLANDO, PER DEED BOOK 3, PAGE 407, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1405.00 FEET, A CENTRAL ANGLE OF 03°35'48" AND A CHORD DISTANCE OF 88.18 FEET THAT BEARS NORTH 41°37'56" EAST, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 88.20 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO THE CITY OF ORLANDO AND RECORDED IN DEED BOOK 173, PAGE 172; THENCE NORTH 89°07'05" EAST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 244.42 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AFORESAID EOLA AVENUE; THENCE RUN SOUTH 00°42'58" EAST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.408 ACRES, MORE OR LESS.



LEGEND & ABBREVIATIONS

■ = REC. CONCRETE MONUMENT (4" X 4" IN SIZE) (L.S.#)	○ = OFFICIAL RECORDS
□ = SET CONCRETE MONUMENT (7" X 4" P.S.M. #5507)	PC = POINT OF CURVATURE
⊙ = C.C.R. CORNER	PCP = PERMANENT CONTROL POINT
● = SET MAIL & DRINK	PK = PARKER KALON
⊕ = CENTER LINE	P.L.S. = PROFESSIONAL LAND SURVEYOR
⊖ = BREAK LINE	P.O.B. = POINT OF BEGINNING
C.C.R. = CERTIFIED CORNER RECORD	P.O.C. = POINT OF COMMENCEMENT
D.B. = DEED BOOK	PRM = PERMANENT REFERENCE MONUMENT
L.S. = LICENSED BUSINESS	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
	PT = POINT OF TANGENT
	REC. = RECORDED
	R.W. = RIGHT-OF-WAY
	W.C. = WITNESS CORNER



Joseph M. Stokes, Jr.
P.S.M. No. 5507 CITY SURVEYOR
400 S. ORANGE AVENUE
ORLANDO, FLORIDA, 32801
407.246.3319

SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATES, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1980 ADJUSTMENT, BASED ON THE FOLLOWING CERTIFIED CORNER RECORDS (CCR) AS PUBLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CCR# 083386, BEING AN X-CUT ON A SANITARY MANHOLE LID AT STATE ROAD 50 AND SUMMERLIN AVENUE WITH COORDINATES BEING N 1534013.9782, E 537633.8221 AND CCR# 096107, BEING AN X-CUT ON A MANHOLE LID AT ROBINSON STREET AND PALMETTO STREET WITH COORDINATES BEING N 1531286.5549, E 535221.8031.

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.

**CERTIFICATION OF TITLE BY DEDICATION
WASHINGTON STREET**

The City of Orlando, a municipal corporation duly enacted under the laws of the State of Florida, constructed brick paving, curbing and sidewalk to Washington Street to the extent described hereon and have caused Washington Street to be regularly maintained and repaired for at least the immediate past seven (7) years to the extent of the width actually maintained and repaired and shown hereon. Washington Street has therefore, by Section 95.361 (1) and (2), Florida Statutes, vested in the City of Orlando as a public roadway, including all right, title, easement and appurtenance therein and whether there is any record conveyance, dedication or appropriation to the public use or not and the same is hereby so designated and dedicated for perpetual use of the public.

The City has prepared under the direction of the City Engineer, and herewith files this Right-of-Way Map with the County Comptroller of Orange County, Florida in which county, said roadway is located, pursuant to Section 95.361(3), Florida Statutes.

**MAINTENANCE AND ENGINEERING AFFIDAVIT
FOR TITLE BY DEDICATION**

Having been duly sworn, I certify that the City of Orlando has caused the construction of brick paving, curbing and sidewalk, and the regular maintenance and repair of Washington Street, to the extent of the width actually maintained, and shown hereon, said construction of brick paving assessed and approved by City Council on April 27, 1918 and constructed soon thereafter and said repair and maintenance having regularly occurred uninterruptedly since then until the present time.

This regular maintenance and repair has included street sweeping, relaying brick, repairing sidewalk and curbing and such other work necessary to make the roadway safe and operational for use by the general public and more particularly residents in the area.

I further certify that Washington Street, as described herein, has existed in its present location and width as indicated hereon and clearly appears in aerial photographs made since at least 1978. Washington Street provides access from Eola Drive and has been used continuously and uninterruptedly since at least 1978, by the general public and more particularly by residents of the immediate area.

Dated: 08/21/2014
Registration Number 33153

Signed: James D. Hunt, P.E.
Deputy Director Public Works-City Engineer
City of Orlando
400 S. Orange Avenue
Orlando, FL 32801

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 made under my direction and supervision and that the plat complies with all survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Orlando, Orange County, Florida.

Dated: 08/21/2014
Registration Number 5507

Signed: Joseph M. Stokes, Jr., P.S.M.
City of Orlando
400 S. Orange Avenue
Orlando, FL 32801

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____

the _____ approved the foregoing plat.

MAYOR PRO TEM _____

ATTEST: _____
City Clerk

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all the requirements set forth in Chapter 177.131, Florida Statutes, and was filed for record on _____ at _____

File No. _____

County Comptroller in and for Orange County, Florida

By: _____ D.C.