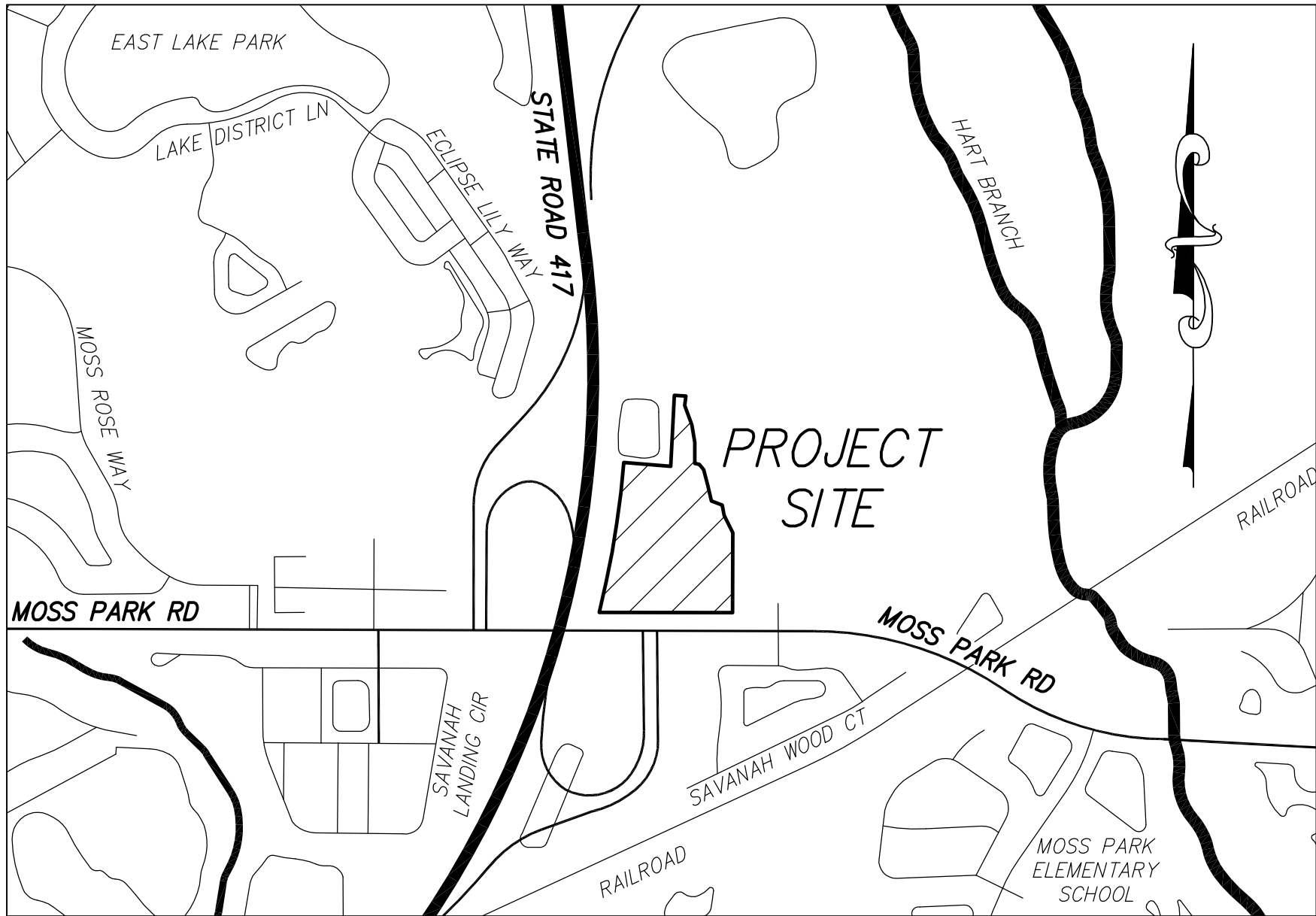


Drawing name: S:\Innovation Way_50060735_Moss Park Apts_50062317_Picme\Platting\Innovation Way - 50060735_suppl_base.dwg, Plot S1 Apr 18, 2014, 11:28am, by: bdonley

OASIS AT MOSS PARK

A PORTION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



SITE LOCATION MAP
NOT TO SCALE

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	PCP	PERMANENT CONTROL POINT
±C	ACRES	PG(S)	PAGE/PAGES
C	CENTER LINE	PLS	PROFESSIONAL LAND SURVEYOR
CM	CONCRETE MONUMENT	PRM	PERMANENT REFERENCE MONUMENT
ELY	EASTERLY	PSM	PROFESSIONAL SURVEYOR MAPPER
ESMT	EASEMENT	R/W	RIGHT OF WAY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	SEC	SECTION-TOWNSHIP-RANGE
FND	FOUND	U/E	UTILITY EASEMENT
ID	IDENTIFICATION	WLY	WESTERLY
IP	IRON PIPE	—	BREAK LINE
IPC	IRON PIPE & CAP	■	SET 4"x4" CM (PRM LB 8011)
IR	IRON ROD	□	FOUND 4"x4" CM (AS NOTED)
IRC	IRON ROD & CAP	●	SET N/D (PCP LB 8011)
LB	LICENSED BUSINESS	◎	FOUND N/D (AS NOTED)
N/D	NAIL & DISK	○	SET 5/8" IRC (LB 8011)
NO.	NUMBER	○	FOUND IRON ROD (AS NOTED)
ORB	OFFICIAL RECORDS BOOK	○	FOUND IRON PIPE (AS NOTED)
(P)	PLAT	○	FOUND RAIL ROAD SPIKE (AS NOTED)
P.B.	PLAT BOOK	⊗	FOUND "X" CUT

SHEET INDEX

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

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN N00°29'52"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 50.00 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MOSS PARK ROAD; THENCE DEPARTING SAID WESTERLY LINE, RUN S89°49'02"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 148.47 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF S.R. 417 PER THE OOCEA RIGHT OF WAY MAP FOR PROJECT 457A AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY, S89°49'02"E, A DISTANCE OF 838.65 FEET TO A POINT ON THE WEST BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5643, PAGE 1134 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY OF MOSS PARK ROAD, RUN N00°10'58"E ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 503.06 FEET; THENCE DEPARTING SAID WEST LINE RUN N26°41'41"W, A DISTANCE OF 122.44 FEET; THENCE RUN N09°41'18"W, A DISTANCE OF 65.27 FEET; THENCE RUN N69°37'07"W, A DISTANCE OF 73.53 FEET; THENCE RUN N12°44'02"W, A DISTANCE OF 95.36 FEET; THENCE RUN N14°53'47"W, A DISTANCE OF 107.63 FEET; THENCE RUN N38°47'19"W, A DISTANCE OF 42.22 FEET; THENCE RUN N76°32'55"W, A DISTANCE OF 29.77 FEET; THENCE RUN N00°11'28"W, A DISTANCE OF 131.13 FEET; THENCE RUN N08°48'55"W, A DISTANCE OF 112.29 FEET; THENCE RUN N20°25'29"W, A DISTANCE OF 130.24 FEET; THENCE RUN N06°59'46"E, A DISTANCE OF 58.96 FEET; THENCE RUN N85°49'05"W, A DISTANCE OF 73.27 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF S.R. 417; THENCE RUN S02°54'36"W, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 447.00 FEET; THENCE RUN N85°20'24"W, A DISTANCE OF 296.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 5883.58 FEET, A CENTRAL ANGLE OF 09°18'30", A CHORD DISTANCE OF 954.80 FEET AND A CHORD BEARING OF S09°18'50"W; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 955.85 FEET TO THE POINT OF BEGINNING.

CONTAINING: 702,744 SQUARE FEET OR 16.13 ACRES MORE OR LESS.

PLAT NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST, AS BEING S89°49'02"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.
- 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.
- APPROVAL OF THIS PLAT SHALL NOT BE DEEMED TO PROVIDE ANY VESTED RIGHTS EXCEPT THOSE DEPICTED HEREON, THAT ARE CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

PLAT
BOOK:

PAGE:

OASIS AT MOSS PARK DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GARY T. RANDALL, AS TRUSTEE AND NOT INDIVIDUALLY, 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 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 ON _____, 2014.

GARY T. RANDALL, AS TRUSTEE AND NOT INDIVIDUALLY

SIGNED AND SEALED IN THE PRESENCE OF:

SIGNED NAME SIGNED NAMED

PRINTED NAME PRINTED NAME

STATE OF _____, COUNTY OF _____

THIS IS TO CERTIFY, THAT ON _____, 2014, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED GARY T. RANDALL, AS TRUSTEE AND NOT INDIVIDUALLY, WHO IS PERSONALLY KNOWN BY ME TO BE THE INDIVIDUAL AND TRUSTEE DESCRIBED IN AND WHOM EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH TRUSTEE THEREUNTO DULY AUTHORIZED AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID TRUSTEE.

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

NOTARY PUBLIC SIGNATURE

PRINTED NAME

MY COMMISSION NO. IS: _____

MY COMMISSION EXPIRES: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND 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: _____
REGISTRATION NO. 5381 WILLIAM D. DONLEY
DEWBERRY | BOWYER-SINGLETON
520 S. MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
CERTIFICATE OF AUTHORIZATION NO. 8011

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR _____

ATTEST _____ CITY CLERK

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

EXAMINED & APPROVED BY: _____ DATE: _____

CITY PLANNING OFFICIAL _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED & APPROVED BY: _____ DATE: _____

CITY ENGINEER _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

REVIEWED FOR CONFORMITY TO FLORIDA STATUTE 177.

CITY SURVEYOR _____ DATE: _____

SHEET 1 OF 2



Dewberry

LAND DEVELOPMENT &
TRANSPORTATION ENGINEERING
PLANNING | SURVEYING & MAPPING



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 407.843.5120 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.

CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER

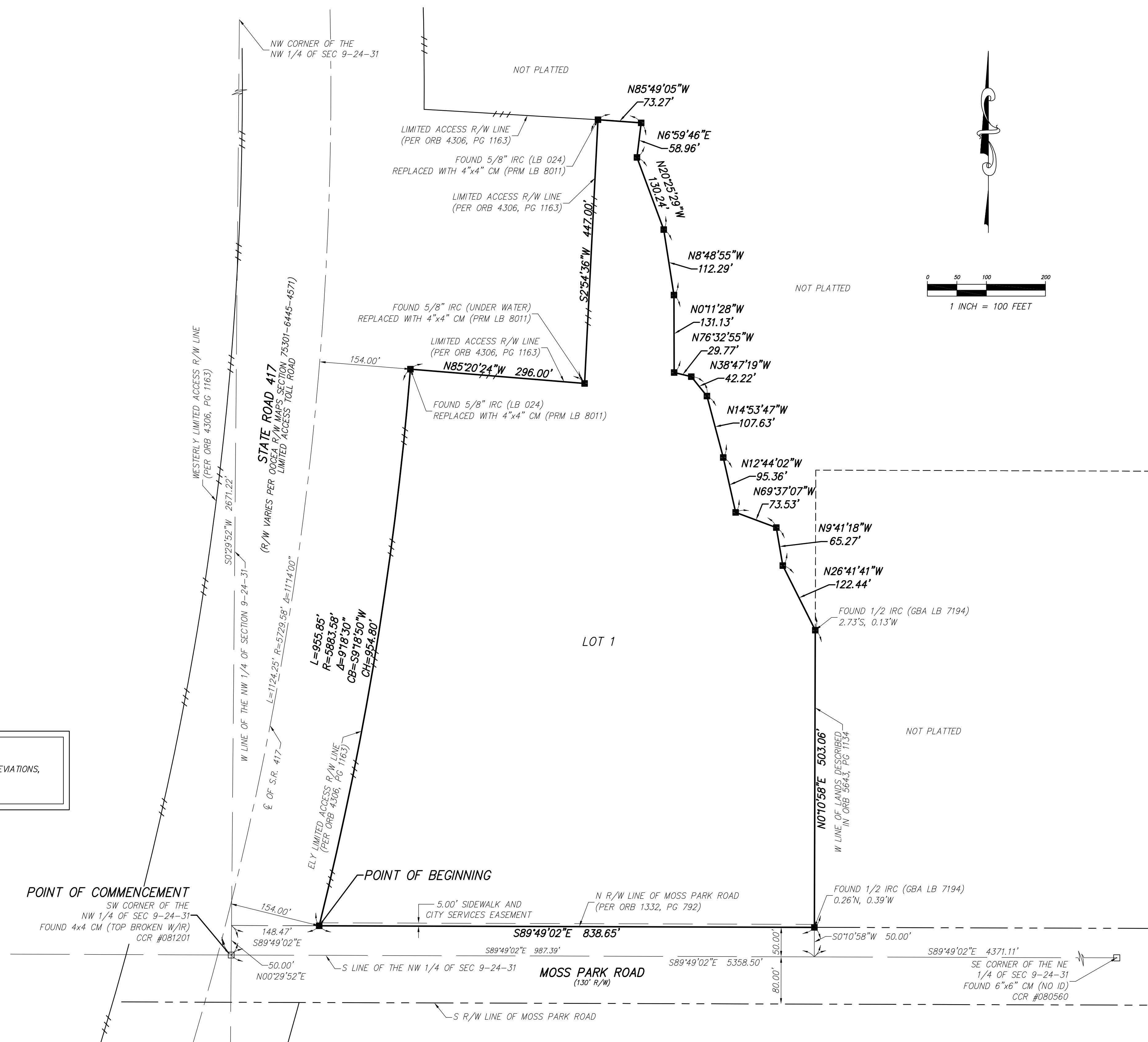
I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____, 2014, AT FILE NO. _____.

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

BY: _____

OASIS AT MOSS PARK

A PORTION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



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BOWYER
SHINGLETON

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