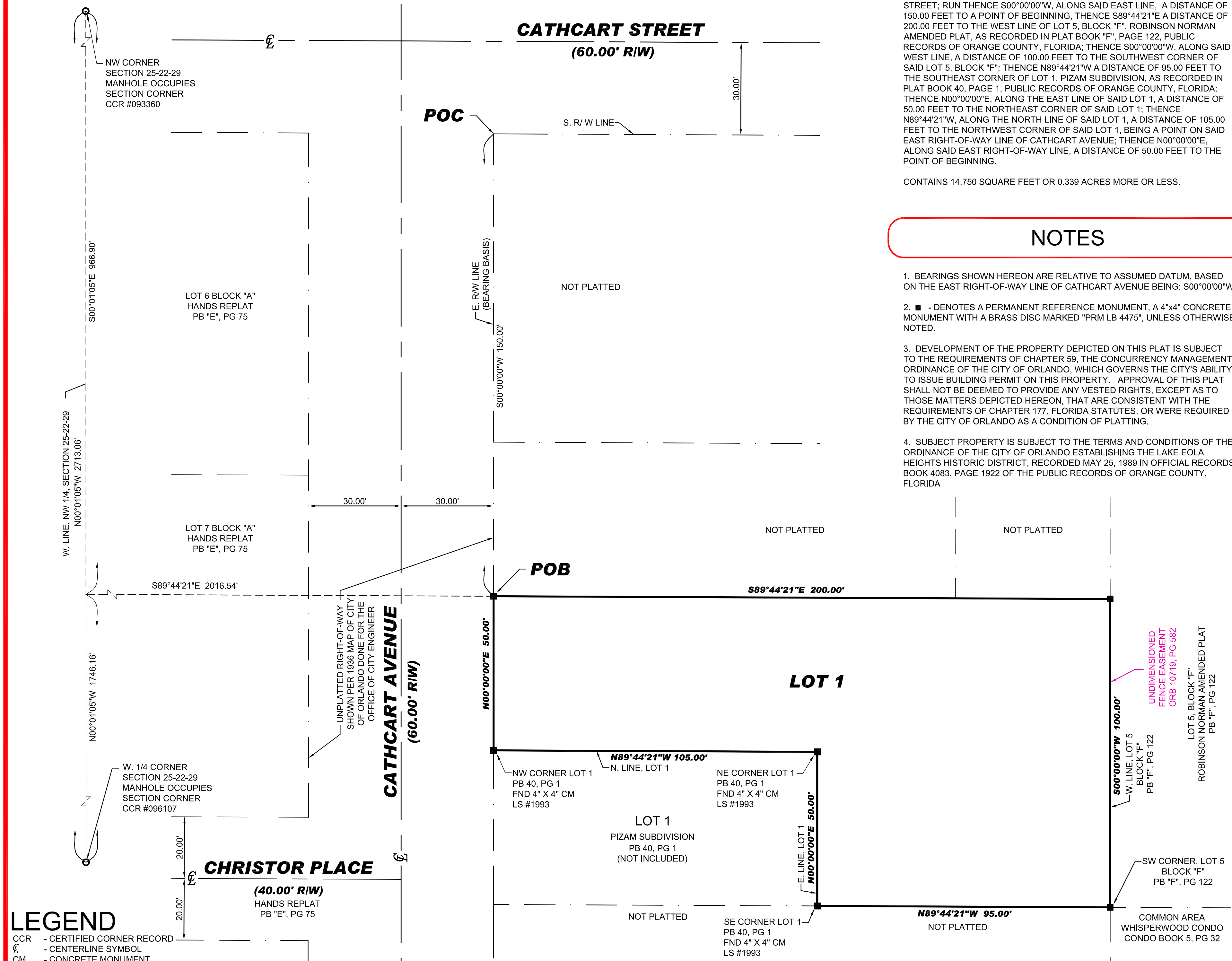
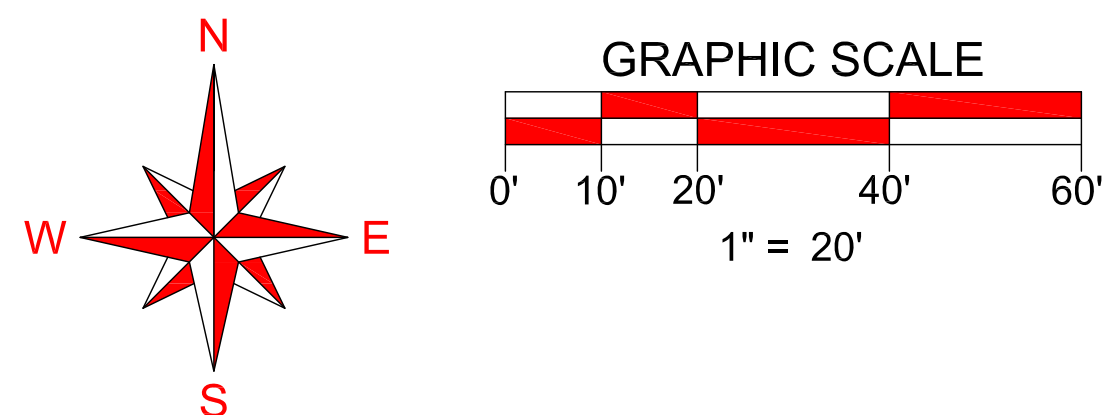


PETTIS SUBDIVISION

LOCATED IN THE CITY OF ORLANDO,
SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.



- ### LEGEND
- CCR - CERTIFIED CORNER RECORD
 - CL - CENTERLINE SYMBOL
 - CM - CONCRETE MONUMENT
 - FND - FOUND
 - LB - LICENSED BUSINESS
 - MEAS - MEASURED
 - N&D - NAIL & DISK
 - ORB - OFFICIAL RECORDS BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - POB - POINT OF BEGINNING
 - PRM - PERMANENT REFERENCE MONUMENT
 - PSM - PROFESSIONAL SURVEYOR AND MAPPER
 - R/W - RIGHT-OF-WAY
 - (T) - TOTAL LOT DIMENSION



ACCURIGHT
ACCURIGHT SURVEYS OF ORLANDO, INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314 FAX: (407) 897-3777

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.

DESCRIPTION

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CATHCART AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF CONCORD STREET; RUN THENCE S00°00'00"W, ALONG SAID EAST LINE, A DISTANCE OF 150.00 FEET TO A POINT OF BEGINNING, THENCE S89°44'21"E A DISTANCE OF 200.00 FEET TO THE WEST LINE OF LOT 5, BLOCK "F", ROBINSON NORMAN AMENDED PLAT, AS RECORDED IN PLAT BOOK "F", PAGE 122, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S00°00'00"W, ALONG SAID WEST LINE, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK "F"; THENCE N89°44'21"W A DISTANCE OF 95.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, PIZAM SUBDIVISION, AS RECORDED IN PLAT BOOK 40, PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°00'00"E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N89°44'21"W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 105.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE OF CATHCART AVENUE; THENCE N00°00'00"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 14,750 SQUARE FEET OR 0.339 ACRES MORE OR LESS.

NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE EAST RIGHT-OF-WAY LINE OF CATHCART AVENUE BEING: S00°00'00"W
2. ■ - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
3. DEVELOPMENT OF THE 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 PERMIT 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. SUBJECT PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ORDINANCE OF THE CITY OF ORLANDO ESTABLISHING THE LAKE EOLA HEIGHTS HISTORIC DISTRICT, RECORDED MAY 25, 1989 IN OFFICIAL RECORDS BOOK 4063, PAGE 1922 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

PLAT BOOK	PAGE
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PETTIS SUBDIVISION DEDICATION

KNOW ALL BY THESE PRESENTS, That Christopher R. Pettis and Erin O. Pettis, husband and wife, being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed.

IN WITNESS WHEREOF, The undersigned have hereunto set their hands on this _____ day of _____, 2014.

OWNERS: Christopher R. Pettis and Erin O. Pettis

By: Christopher R. Pettis Erin O. Pettis

SIGNED IN THE PRESENCE OF:

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 Christopher R. Pettis and Erin O. Pettis, personally known to me or produced the following identification: _____, and (did) (did not) take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

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

NOTARY PUBLIC
My Commission Number: _____
My commission expires: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat 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 Number: _____
LB #4475 JAMES D. BRAY PSM # 6507
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

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 Chapter 177, Florida Statutes.

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 _____

VICINITY MAP (NOT TO SCALE)

