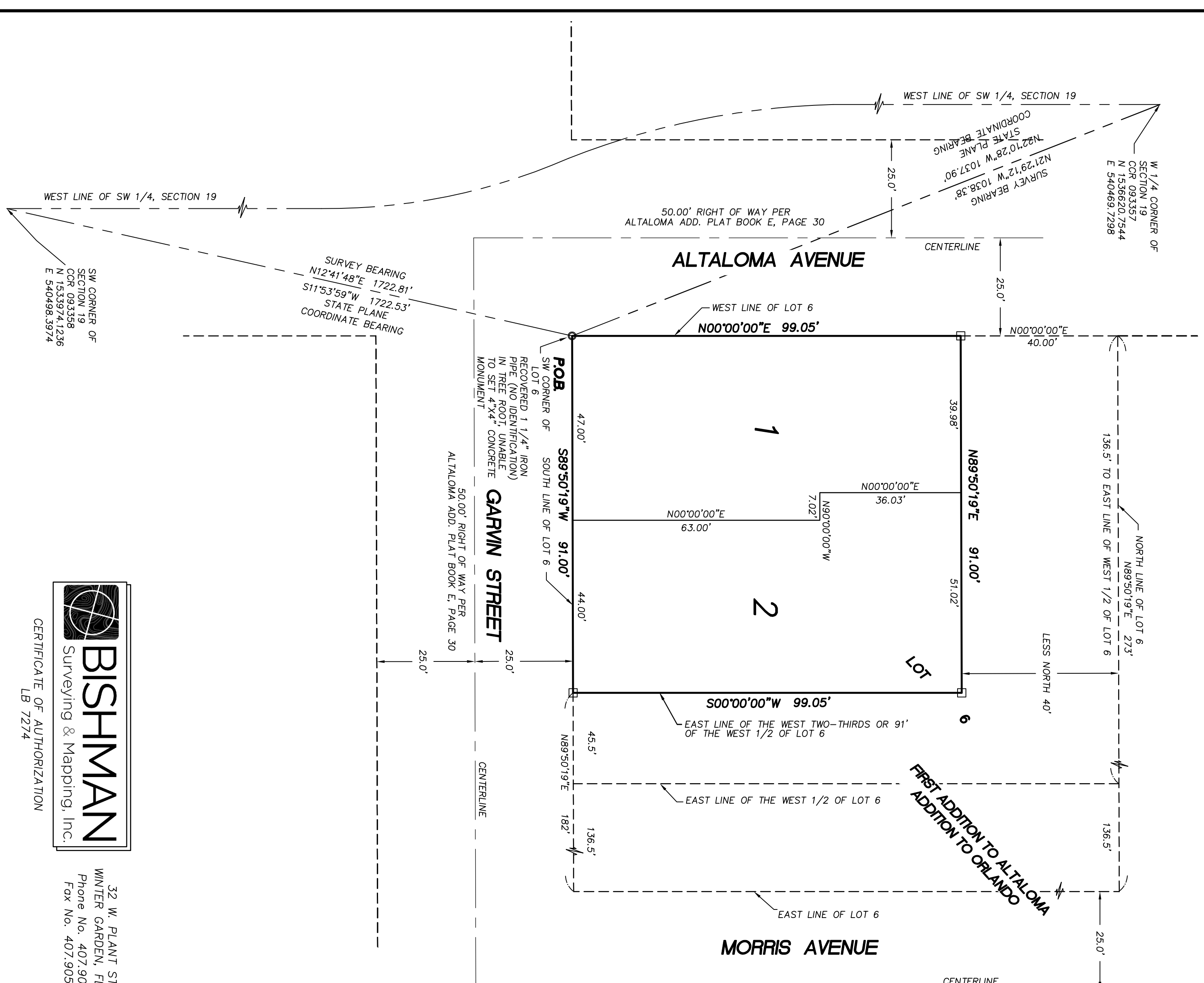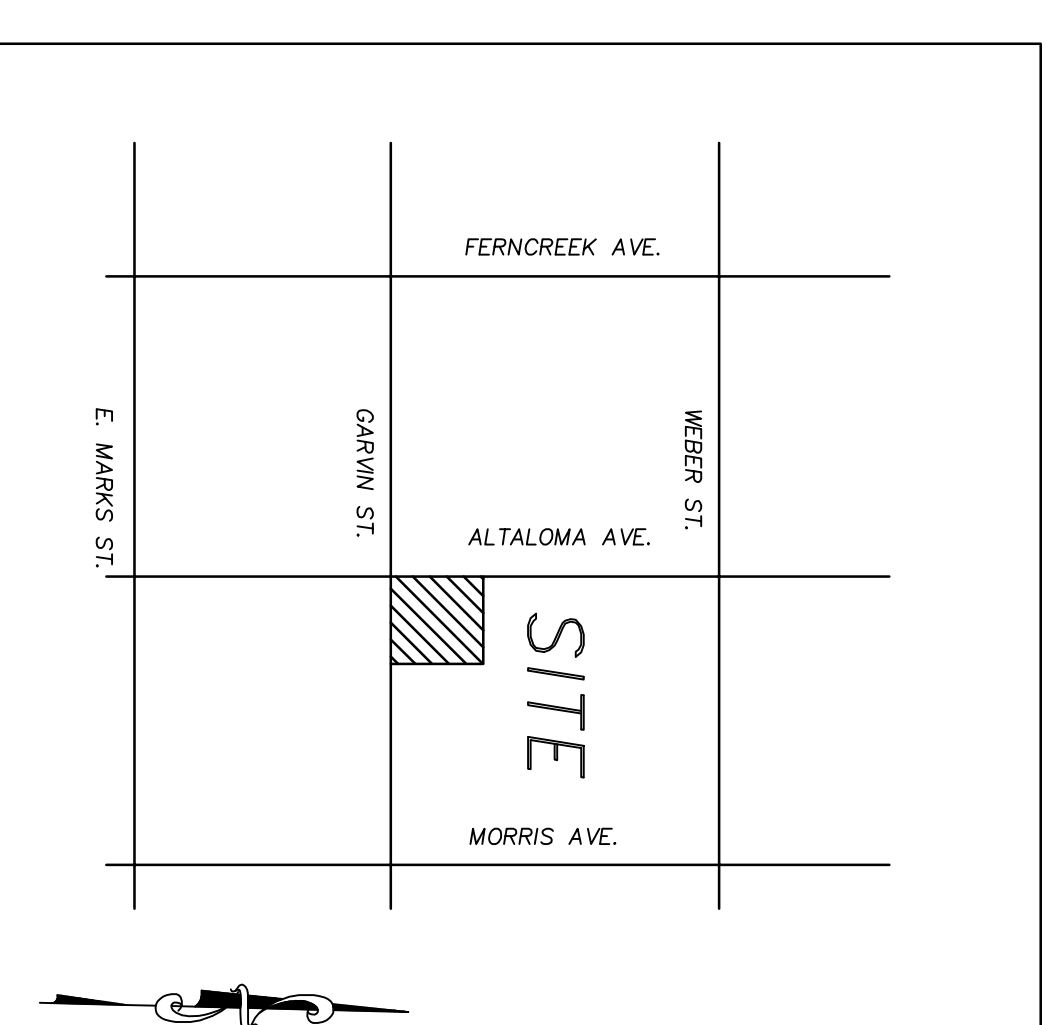# CAWTHON ADDITION

## BEING A PARTIAL REPLAT OF LOT 6, FIRST ADDITION TO ALTALOMA ADDITION TO ORLANDO,
### PLAT BOOK E, PAGE 61
## LYING IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 30 EAST
## CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

### DESCRIPTION

THE WEST TWO-THIRDS OR 91 FEET OF THE WEST 1/2 OF LOT 6 OF FIRST ADDITION TO ALTALOMA ADDITION TO ORLANDO, FLORIDA, LESS THE NORTH 40 FEET OF SAID LOT, AS RECORDED IN PLAT BOOK E, PAGE 61, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 6, FIRST ADDITION TO ALTALOMA ADDITION TO ORLANDO, FLORIDA, AS RECORDED IN PLAT BOOK E, PAGE 61, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE RUN N00°00'00"E, ALONG THE WEST LINE OF SAID LOT 6, 99.05 FEET TO THE SOUTH LINE OF THE NORTH 40.00 FEET OF SAID LOT 6, THENCE RUN N89°50'19"E, ALONG SAID SOUTH LINE, 91.00 FEET TO THE EAST LINE OF THE WEST TWO-THIRDS OR 91 FEET OF THE WEST 1/2 OF SAID LOT 6, THENCE RUN S00°00'00"W, ALONG SAID EAST LINE, 99.05 FEET TO THE SOUTH LINE OF SAID LOT 6, THENCE RUN S89°50'19"W, ALONG SAID SOUTH LINE, 91.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,013.51 SQUARE FEET, OR 0.207 ACRES, MORE OR LESS.

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### VICINITY MAP
NOT TO SCALE

FERNCREEK AVE.

SITE

ALTALOMA AVE.

MORRIS AVE.

E. MARKS ST. / GARVIN ST. / WEBER ST.

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**ALTALOMA AVENUE**

WEST LINE OF SW 1/4, SECTION 19

WEST LINE OF SW 1/4, SECTION 19

SURVEY BEARING N27°29'21"W 1038.18'
STATE PLANE COORDINATE BEARING N28°07'28"W 1037.90'

W 1/4 CORNER OF SECTION 19
CCR 093357
N 1536620.7544
E 540469.7298

SW CORNER OF SECTION 19
CCR 093358
N 1533974.1236
E 540498.3974

SURVEY BEARING N12°41'48"E 1722.81'
S11°53'59"W 1722.53'
STATE PLANE COORDINATE BEARING

50.00' RIGHT OF WAY PER ALTALOMA ADD. PLAT BOOK E, PAGE 30

CENTERLINE

25.0'

WEST LINE OF LOT 6

N00°00'00"E 99.05'

N00°00'00"E 40.00'

POB
SW CORNER OF LOT 6
RECOVERED 1 1/4" IRON PIPE (NO IDENTIFICATION) IN TREE ROOT, UNABLE TO SET 4"x4" CONCRETE MONUMENT

47.00'

LOT 1

39.8%

N89°50'19"E
36.03'

N00°00'00"E
7.02'

N00°00'00"W
63.00'

N89°50'19"E 91.00'

51.02'

NORTH LINE OF LOT 6

135.5' TO EAST LINE OF WEST 1/2 OF LOT 6

LESS NORTH 40'

**GARVIN STREET**

S89°50'19"W 91.00'

44.00'

LOT 2

S00°00'00"W 99.05'

EAST LINE OF THE WEST TWO-THIRDS OR 91' OF THE WEST 1/2 OF LOT 6

50.00' RIGHT OF WAY PER ALTALOMA ADD. PLAT BOOK E, PAGE 30

CENTERLINE

25.0'  25.0'

45.5'

S89°50'19"E 1.82'

135.5'

EAST LINE OF THE WEST 1/2 OF LOT 6

FIRST ADDITION TO ALTALOMA ADDITION TO ORLANDO

LOT 6

135.5'

25.0'

EAST LINE OF LOT 6

**MORRIS AVENUE**

CENTERLINE

SCALE: 1"=20'

### LEGEND

| | |
|---|---|
| P.C. | POINT OF CURVATURE |
| P.T. | POINT OF TANGENCY |
| P.I. | POINT OF INTERSECTION |
| N.T. | NOT TANGENT |
| P.O.B. | POINT OF BEGINNING |
| LB | LICENSED BUSINESS |
| OR | OFFICIAL RECORDS BOOK |
| PG | PAGE |
| PB | PLAT BOOK |

□ DENOTES SET PERMANENT REFERENCE MONUMENT "PRM LB 7274", UNLESS NOTED OTHERWISE.

⊙ DENOTES SET PERMANENT REFERENCE MONUMENT, A NAIL AND DISC "PRM LB 7274".

BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE EAST RIGHT OF WAY LINE OF ALTALOMA AVENUE AS N00°00'00"E (ASSUMED).

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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.

DEVELOPMENT ON THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59k, 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 APPLICATION 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 MORE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.

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IN WITNESS WHEREOF, has caused these presents to be signed and attested to by
Signed, and delivered in the presence of

Signature _____
Print Name: _____

KNOW ALL MEN BY THESE PRESENTS, That Franklin H. Cawthon, Jr. being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and part thereof for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by said owner on _____

Signature _____
Print Name: _____

STATE OF FLORIDA
COUNTY OF ORANGE
The foregoing instrument was acknowledged before me this _____ day of _____, 2013, by Franklin H. Cawthon, Jr.

He □ is personally known to me or
□ has produced _____ as identification.

Signature of Person Taking Acknowledgement

Print Name: _____
Notary Public
Serial No. (if any)
My Commission Expires:

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### QUALIFICATION STATEMENT OF
### SURVEYOR AND MAPPER

KNOW ALL MEN, 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.

BISHMAN SURVEYING AND MAPPING, INC.
Certificate of Authorization Number LB 7274
32 W. Plant Street, Winter Garden, FL 34787

BY: _____
Donald W. Bishman
Florida Registered Surveyor and Mapper
Certificate No. LS 4218

Date: _____

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### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on the _____ approved the foregoing plat.

ATTEST: _____ Mayor

_____ City Clerk

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### CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved _____ Date: _____
City Engineer: _____

### CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved _____ Date: _____
City Planning Official: _____
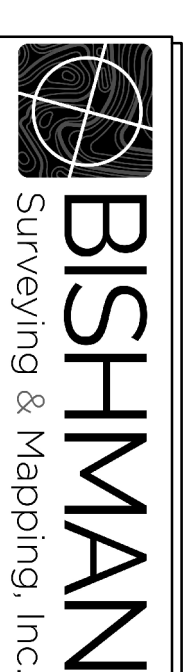
### CERTIFICATE OF REVIEW BY CITY SURVEYOR

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: _____