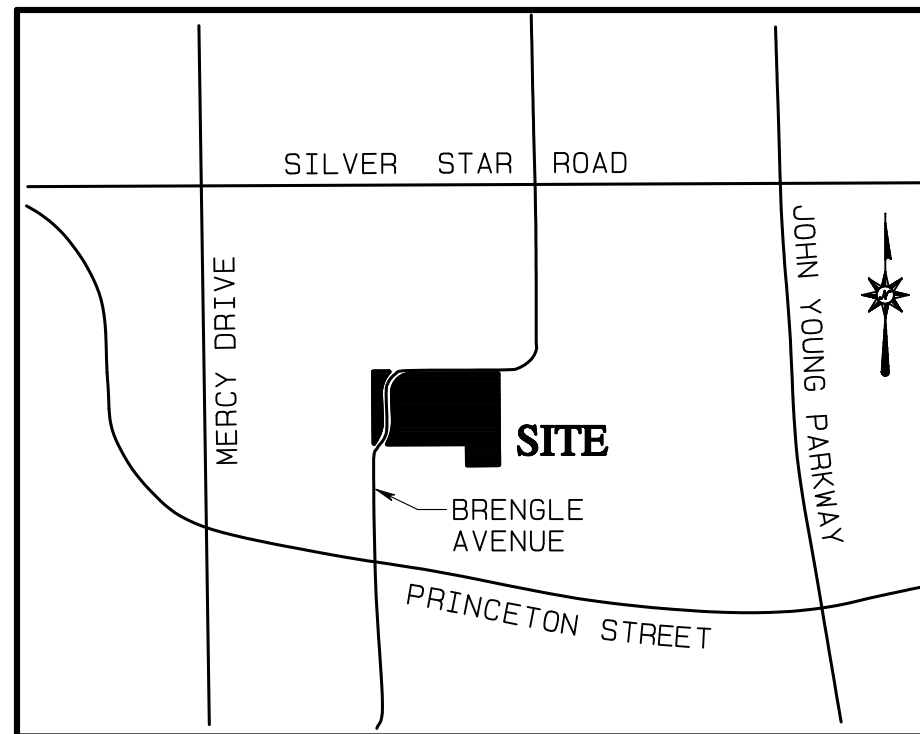


# 3826 BRYN MAWR

A REPLAT OF LOTS 1 & 2 OF "REPLAT OF TOUFAYAN PROPERTIES" AS RECORDED IN PLAT BOOK 27, PAGE 49 AND OF LOT 1 OF "TOUFAYAN BAKERY PHASE 2" AS RECORDED IN PLAT BOOK 30, PAGE 104 AND OF A PORTION OF LOT 78 "WILLIS R. MUNGER'S SUBDIVISION" AS RECORDED IN PLAT BOOK E, PAGE 3 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



VICINITY MAP  
(NOT TO SCALE)

### LEGAL DESCRIPTION

#### PARCEL 1

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 16; THENCE WITH THE WEST LINE OF SAID SW 1/4, S00°29'16"E, A DISTANCE OF 518.04 FEET; THENCE LEAVING SAID WEST LINE, N89°47'05"E, A DISTANCE OF 105.68 FEET TO THE SOUTHWEST CORNER OF LOT 1, REPLAT OF TOUFAYAN PROPERTIES, AS RECORDED IN PLAT BOOK 27, PAGE 49, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF BRENGLE AVENUE (80-FOOT RIGHT OF WAY) AND BEING THE POINT OF BEGINNING;

THENCE WITH SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 317.92 FEET, A CENTRAL ANGLE OF 32°38'35" AND A CHORD BEARING AND DISTANCE OF N13°59'36"E, 178.69 FEET) FOR AN ARC DISTANCE OF 181.13 FEET TO A POINT OF TANGENCY; 2) N02°19'42"W, A DISTANCE OF 178.22 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 131.82 FEET, A CENTRAL ANGLE OF 92°06'47" AND A CHORD BEARING AND DISTANCE OF N43°43'42"E, 189.83 FEET); 3) NORTHEASTERLY WITH THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 211.92 FEET TO THE POINT OF TANGENCY AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BRYN MAWR STREET (VARIABLE-WIDTH RIGHT OF WAY); THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°47'05"E, A DISTANCE OF 605.02 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, S00°29'18"E, A DISTANCE OF 634.67 FEET TO A POINT ON THE SOUTH LINE OF LOT 78, WILLIS R. MUNGER'S SUBDIVISION, AS RECORDED IN PLAT BOOK E, PAGE 3, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH SAID SOUTH LINE, S89°37'15"W, A DISTANCE OF 220.00 FEET TO THE WEST LINE OF SAID LOT 78; THENCE WITH SAID WEST LINE N00°29'18"W, A DISTANCE OF 147.30 FEET TO THE SOUTH LINE OF LOT 1 OF SAID REPLAT OF TOUFAYAN PROPERTIES; THENCE WITH SAID SOUTH LINE, S89°47'05"W, A DISTANCE OF 556.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.9363 ACRES (389267 SQUARE FEET) OF LAND, MORE OR LESS.

TOGETHER WITH

#### PARCEL 2

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 16; THENCE WITH THE NORTH LINE OF THE S 1/2 OF SAID SECTION 16, N89°47'05"E, A DISTANCE OF 14.90 FEET; THENCE LEAVING SAID NORTH LINE, S00°12'55"E, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF LOT 2, REPLAT OF TOUFAYAN PROPERTIES, AS RECORDED IN PLAT BOOK 27, PAGE 49, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE WITH THE NORTH LINE OF SAID LOT 2, N89°47'05"E, A DISTANCE OF 109.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BRENGLE AVENUE (80-FOOT RIGHT OF WAY); THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) SOUTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 211.82 FEET, A CENTRAL ANGLE OF 45°59'31" AND A CHORD BEARING AND DISTANCE OF S20°40'04"W, 165.50 FEET) FOR AN ARC DISTANCE OF 170.03 FEET TO A POINT OF TANGENCY; 2) S02°19'42"E, A DISTANCE OF 178.22 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 237.92 FEET, A CENTRAL ANGLE OF 35°00'00" AND A CHORD BEARING AND DISTANCE OF S15°10'18"W, 143.09 FEET); 3) SOUTHWESTERLY WITH THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 145.34 FEET TO A POINT OF TANGENCY; 4) S32°40'18"W, A DISTANCE OF 31.13 FEET TO THE WEST LINE OF SAID LOT 2; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND WITH THE WEST LINE OF SAID LOT 2, N00°28'42"W, A DISTANCE OF 496.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.6000 ACRES (26138 SQUARE FEET) OF LAND, MORE OR LESS.

### SURVEYOR'S NOTES

1. DEVELOPMENT ON 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 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 REQUIREMENT OF CHAPTER 177, FLORIDA STATUTES OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST AND IS ASSUMED TO BEAR N89°47'05"E.

3. 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.

4. THE PROPERTY DEPICTED HEREON IS SUBJECT TO THE FOLLOWING EASEMENTS AND BLANKET-TYPE AGREEMENTS, WHICH CANNOT BE DEPICTED GRAPHICALLY ON THE PLAT:

DRAINAGE EASEMENT AND AGREEMENT IN FAVOR OF THE CITY OF ORLANDO RECORDED IN OFFICIAL RECORDS BOOK 3714, PAGE 1875 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

OVERHEAD AND UNDERGROUND EASEMENT IN FAVOR OF THE CITY OF ORLANDO AND ORLANDO UTILITIES COMMISSION RECORDED IN OFFICIAL RECORDS BOOK 4257, PAGE 4054 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

OVERHEAD AND UNDERGROUND EASEMENT IN FAVOR OF THE CITY OF ORLANDO AND ORLANDO UTILITIES COMMISSION RECORDED IN OFFICIAL RECORDS BOOK 5273, PAGE 1597 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

DEVELOPER'S AGREEMENT WITH THE CITY OF ORLANDO RECORDED IN OFFICIAL RECORDS BOOK 2505, PAGE 907 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

AGREEMENT WITH THE CITY OF ORLANDO RECORDED IN OFFICIAL RECORDS BOOK 3770, PAGE 688 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

#### 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.

**LEADING EDGE LAND SERVICES**  
INCORPORATED  
8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
FLORIDA LICENSED BUSINESS NUMBER LB 6846

PLAT BOOK PAGE

### 3826 BRYN MAWR DEDICATION

KNOW ALL BY THESE PRESENTS, That 3826 BRYN MAWR PROPERTIES, LLC, a Florida Limited Liability Company, 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.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below and its seal affixed hereto on \_\_\_\_\_, 20\_\_.

Signed, sealed and delivered in the presence of:	<b>3826 BRYN MAWR PROPERTIES, LLC</b> a Florida Limited Liability Company
_____	By: _____
Witness Signature	Signature
Print Name: _____	Print Name: Harry A. Toufayan
_____	Title: Manager
Witness Signature	By: _____
Print Name: _____	Signature
STATE OF _____	Print Name: Gregory A. Toufayan
COUNTY OF _____	Title: Manager

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 20\_\_, by Harry A. Toufayan and Gregory A. Toufayan as Managers of 3826 Bryn Mawr Properties, LLC, a Florida limited liability company on behalf of said limited liability company. They are personally known to me or have produced \_\_\_\_\_ as identification.

Signature of Person Taking Acknowledgement

Print Name: \_\_\_\_\_  
Title: Notary Public

Serial No. (if any) \_\_\_\_\_  
Affix Notary Stamp Commission Expires: \_\_\_\_\_

#### 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 Chapter 177

City Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_

#### CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: \_\_\_\_\_ Date: \_\_\_\_\_

City Engineer: \_\_\_\_\_

#### 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: \_\_\_\_\_  
Registration Number 6610 Jeffrey D. Hofius  
Leading Edge Land Services, Inc.  
8802 Exchange Drive  
Orlando, FL 32809  
Florida Licensed Business Number LB 6846

#### 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: \_\_\_\_\_

#### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.

MAYOR: \_\_\_\_\_

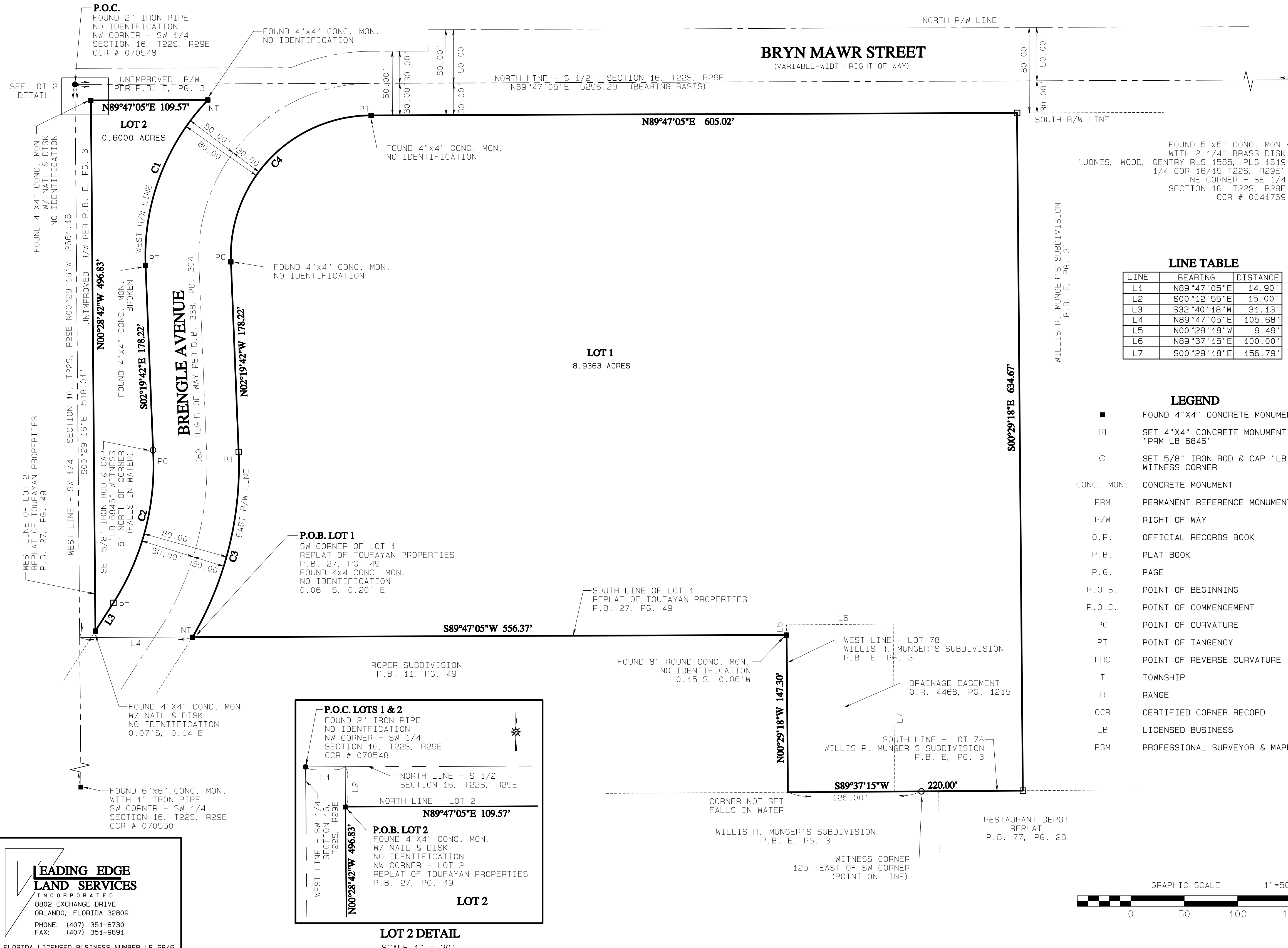
ATTEST: \_\_\_\_\_ City Clerk

# 3826 BRYN MAWR

A REPLAT OF LOTS 1 & 2 OF "REPLAT OF TOUFAYAN PROPERTIES"  
 AS RECORDED IN PLAT BOOK 27, PAGE 49  
 AND OF LOT 1 OF "TOUFAYAN BAKERY PHASE 2"  
 AS RECORDED IN PLAT BOOK 30, PAGE 104  
 AND OF A PORTION OF LOT 78 "WILLIS R. MUNGER'S SUBDIVISION"  
 AS RECORDED IN PLAT BOOK E, PAGE 3  
 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA  
 IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 29 EAST  
 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

**CURVE TABLE**

LINE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	211.82'	45°59'31"	S20°40'04"W	165.50'	170.03'
C2	237.92'	35°00'00"	S15°10'18"W	143.09'	145.34'
C3	317.92'	32°38'35"	N13°59'36"E	178.69'	181.13'
C4	131.82'	92°06'47"	N43°43'42"E	189.83'	211.92'

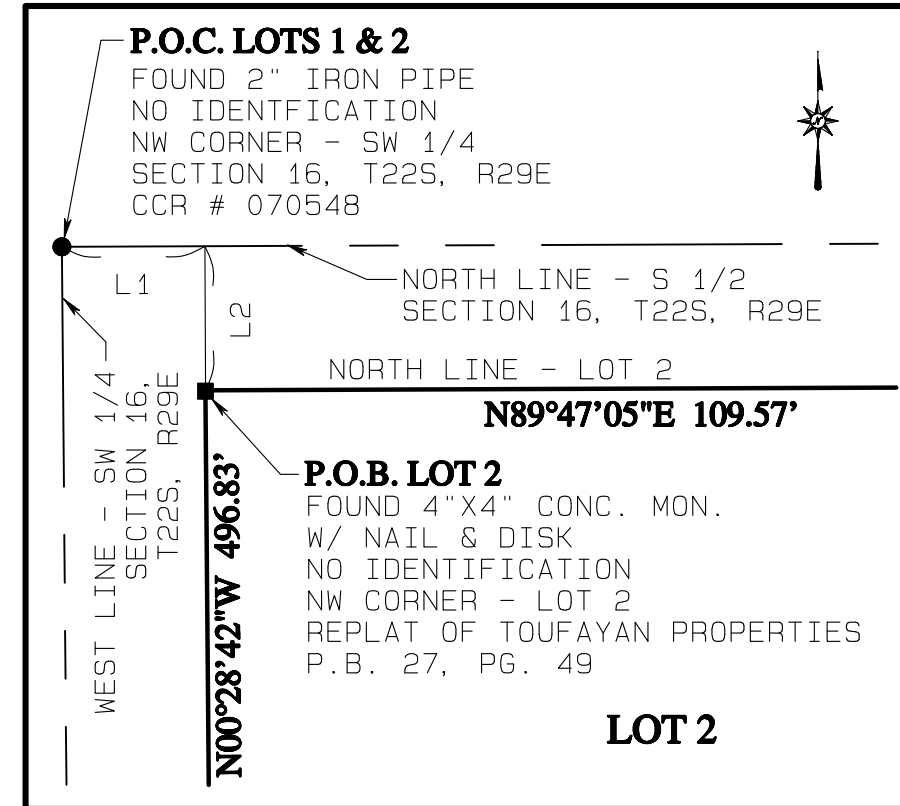


**LINE TABLE**

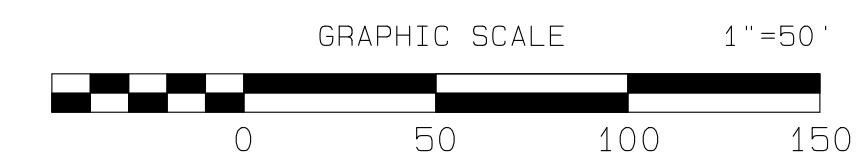
LINE	BEARING	DISTANCE
L1	N89°47'05"E	14.90'
L2	S00°12'55"E	15.00'
L3	S32°40'18"W	31.13'
L4	N89°47'05"E	105.68'
L5	N00°29'18"W	9.49'
L6	N89°37'15"E	100.00'
L7	S00°29'18"E	156.79'

**LEGEND**

- FOUND 4"x4" CONCRETE MONUMENT
- SET 4"x4" CONCRETE MONUMENT "PRM LB 6846"
- SET 5/8" IRON ROD & CAP "LB 6846" WITNESS CORNER
- CONC. MON. CONCRETE MONUMENT
- PRM PERMANENT REFERENCE MONUMENT
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- T TOWNSHIP
- R RANGE
- CCR CERTIFIED CORNER RECORD
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER



**LOT 2 DETAIL**  
SCALE 1" = 20'



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