

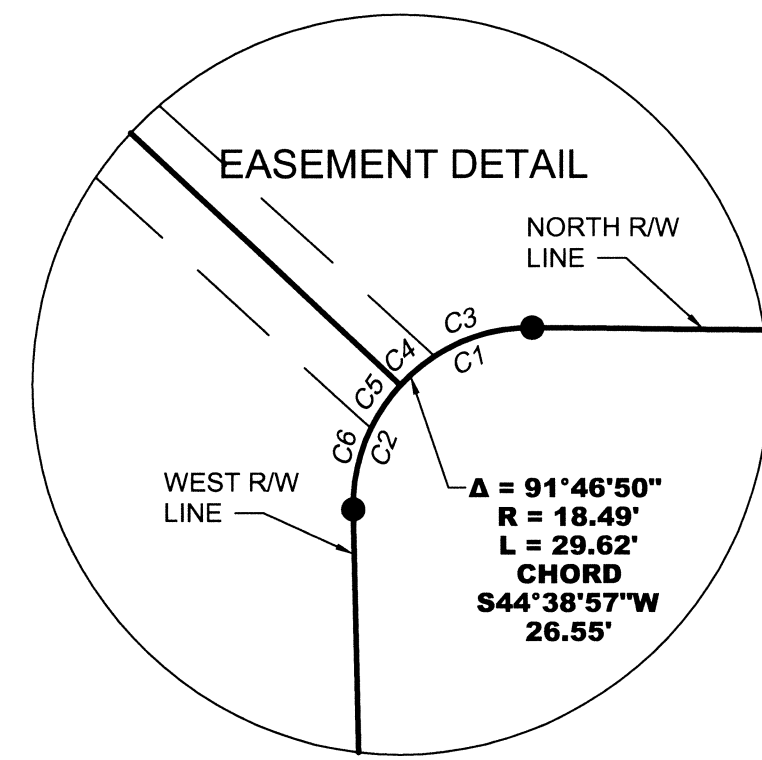
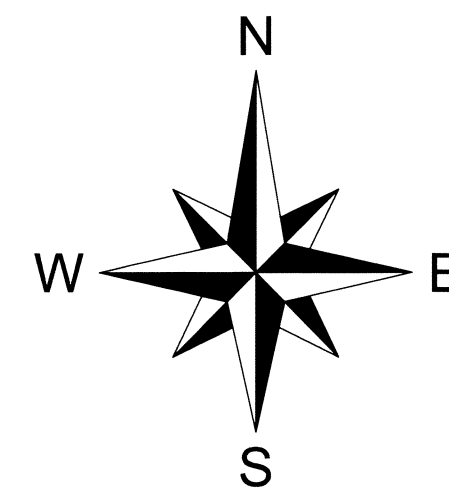
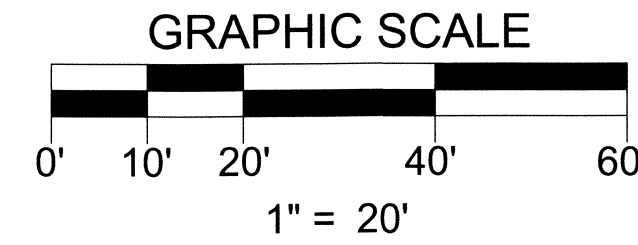
# OAK BRANCH SUBDIVISION

A REPLAT OF LOT 5, LESS THE WESTERLY 20 FEET THEREOF, AND LOT 4, BLOCK "H", LAWSONA PARK, AS RECORDED IN PLAT BOOK "G", PAGE 80, LOCATED IN THE CITY OF ORLANDO, SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

## DESCRIPTION

BEGIN AT THE SOUTHWEST CORNER OF LOT 3, BLOCK H, LAWSONA PARK, AS RECORDED IN PLAT BOOK G, PAGE 80, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF HARWELL STREET; THENCE N89°27'24"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 41.03 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 18.49 FEET, A CHORD BEARING OF S44°39'11"W, A CHORD DISTANCE OF 26.55 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°46'50", A DISTANCE OF 29.62 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THORNTON LANE; THENCE S01°14'14"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 31.29 FEET TO THE NORTHEAST CORNER OF LOT 6, BLOCK H, SAID LAWSONA PARK; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN S89°38'37"W ALONG THE NORTH LINE OF SAID LOT 6, BLOCK H, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 20.00 FEET OF LOT 5, BLOCK H, SAID LAWSONA PARK; THENCE N00°08'23"W ALONG SAID EAST LINE A DISTANCE OF 141.90 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 5, BLOCK H, SAID LAWSONA PARK; THENCE N47°09'57"W ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 27.34 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK H, SAID LAWSONA PARK; SAID POINT ALSO LYING ON THE SOUTH LINE OF LOT 14, BLOCK B, FISHBACK ADDITION AS RECORDED IN PLAT BOOK E, PAGE 41, PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE N89°56'29"E ALONG SAID SOUTH LINE OF SAID LOT 14, BLOCK B, AND THE SOUTH LINE OF LOT 3, LAKE LAWSONA PLACE AS RECORDED IN PLAT BOOK 37, PAGE 86, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA A DISTANCE OF 180.00 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK H, SAID LAWSONA PARK; THENCE S00°18'36"W ALONG THE WEST LINE OF LOT 3 BLOCK H, A DISTANCE OF 110.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 22,817 SQUARE FEET OR 0.5328 ACRES MORE OR LESS.



| NO. | ANGLE     | RADIUS | LENGTH | BEARING     | DISTANCE |
|-----|-----------|--------|--------|-------------|----------|
| C1  | 47°43'58" | 18.49' | 15.40' | S66°40'38"W | 14.96'   |
| C2  | 44°02'55" | 18.49' | 14.21' | S20°47'13"W | 13.87'   |
| C3  | 33°13'59" | 18.49' | 10.72' | S73°55'36"W | 10.57'   |
| C4  | 14°29'57" | 18.49' | 4.68'  | S50°03'39"W | 4.67'    |
| C5  | 16°52'49" | 18.49' | 5.45'  | S34°22'16"W | 5.43'    |
| C6  | 27°10'06" | 18.49' | 8.77'  | S12°20'48"W | 8.69'    |

## LEGEND

- ⊕ - CENTERLINE SYMBOL
- Δ - CENTRAL ANGLE
- CCR - CERTIFIED CORNER RECORDED
- CM - CONCRETE MONUMENT
- DB - DEED BOOK
- ESMT - EASEMENT
- FND - FOUND
- GIS - GEODETIC INFORMATION SYSTEM
- IP - IRON PIPE
- IR - IRON ROD
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LS - LICENSED SURVEYOR
- MEAS - MEASURED
- N&D - NAIL & DISK
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCP - PERMANENT CONTROL POINT
- PG - PAGE
- PI - POINT OF INTERSECTION
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRM - PERMANENT REFERENCE MONUMENT
- PT - POINT OF TANGENCY
- R - CURVE RADIUS
- R/W - RIGHT OF WAY

## NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE MONUMENTED WEST RIGHT-OF-WAY LINE OF THORNTON LANE BEING: N01°14'43"W
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- 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.

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.



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

SHEET 1 of 1

KNOW ALL BY THESE PRESENTS, That Oak Branch Partners, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the CITY OF ORLANDO STORM SEWER EASEMENT shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officer named below on the \_\_\_ day of \_\_\_\_\_, 2014.

OWNER: Oak Branch Partners, LLC

By: \_\_\_\_\_  
Brandon J. Humes  
Managing Member

SIGNED IN THE PRESENCE OF:

/S/ \_\_\_\_\_ /S/ \_\_\_\_\_  
/P/ \_\_\_\_\_ /P/ \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this \_\_\_ day of \_\_\_\_\_, 2014, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Brandon J. Humes, as Managing Member of Oak Branch Partners, LLC, a Florida limited liability company, formed under the laws of the State of Florida, described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such Managing Member thereunto duly authorized; and that the said dedication is the act and deed of said limited liability company. Brandon J. Humes is personally known to me or produced as identification and (did) (did not) take an oath that he is the person described in and who executed the foregoing dedication.

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: 9-17-14 Signed: \_\_\_\_\_  
FRANK A. RAYMOND #5325  
Registration Number: \_\_\_\_\_  
Accuright Surveys of Orlando, Inc.  
2012 East Robinson Street  
Orlando, Florida 32803  
LB #4475

## CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the \_\_\_\_\_, 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 \_\_\_\_\_

