

KECHRLOTIS SUBDIVISION

A PORTION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 29 EAST, LOCATED IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

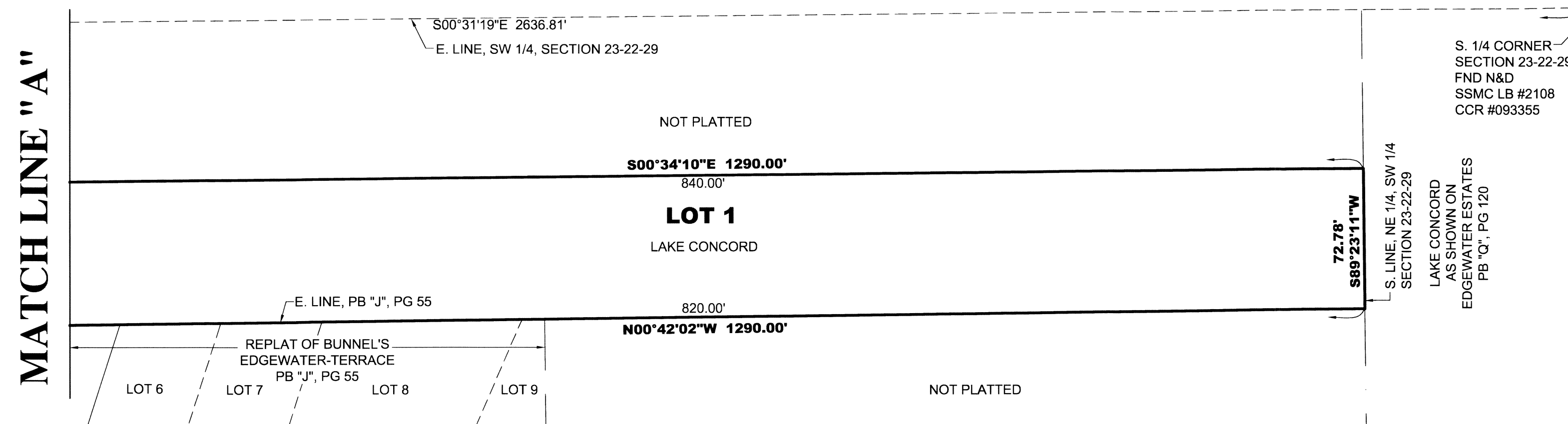
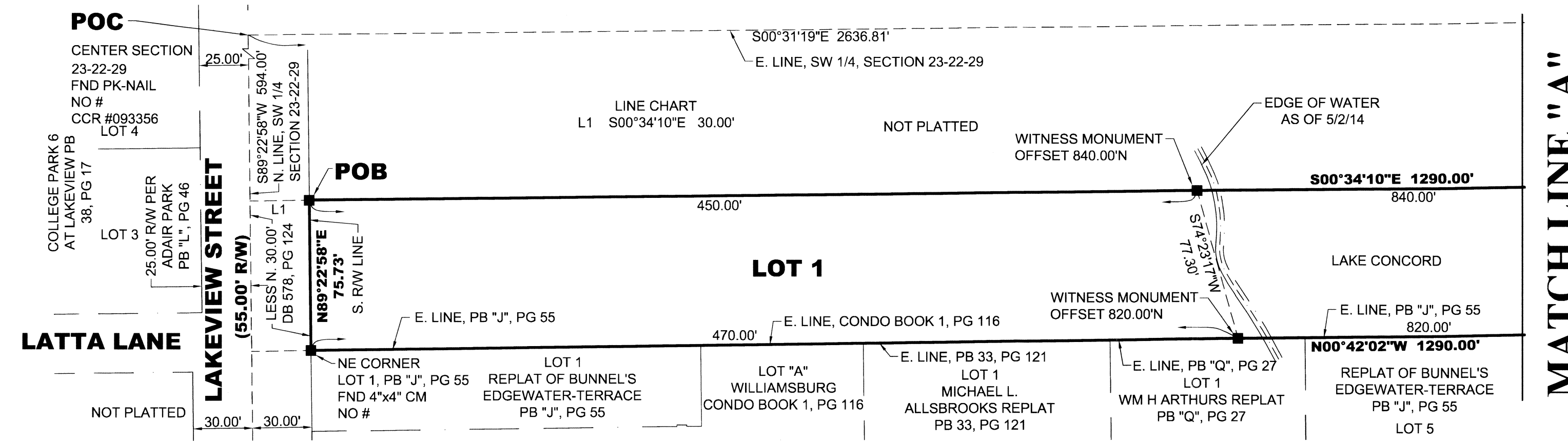
DESCRIPTION

COMMENCE AT THE CENTER OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA THENCE RUN S89°22'58"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 A DISTANCE OF 594.00 FEET; THENCE S00°34'10"E A DISTANCE OF 30.00 FEET TO A POINT ON THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF LAKEVIEW STREET PER DEED BOOK 578, PAGE 124, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE CONTINUE S00°34'10"E A DISTANCE OF 1,290.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°23'11"W ALONG SAID SOUTH LINE, A DISTANCE OF 72.78 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINES OF THE LANDS DESCRIBED IN THE PLAT OF REPLAT OF BUNNEL'S EDGEWATER-TERRACE, AS RECORDED IN PLAT BOOK "J", PAGE 55 AND WILLIAMSBURG AS RECORDED IN CONDO BOOK 1, PAGE 116 AND MICHAEL L. ALLSBROOKS REPLAT, AS RECORDED IN PLAT BOOK 33, PAGE 121 AND WM H. ARTHURS REPLAT, AS RECORDED IN PLAT BOOK "Q", PAGE 27, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°42'02"W ALONG SAID EAST LINE, A DISTANCE OF 1,290.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF LAKEVIEW STREET; THENCE N89°22'58"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 75.73 FEET TO THE POINT OF BEGINNING.

CONTAINS 30,375 SQUARE FEET OR 0.697 ACRES MORE OR LESS.

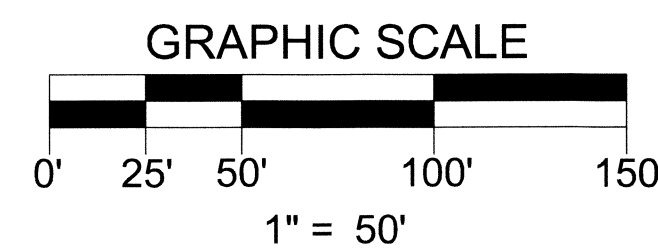
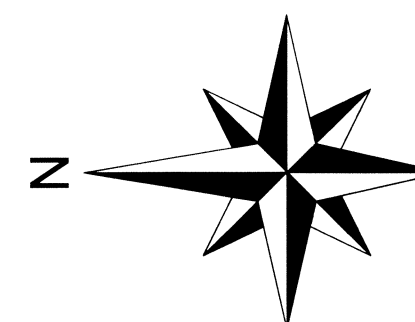
NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE SOUTH RIGHT OF WAY LINE OF LAKEVIEW STREET BEING: N89°22'58"E
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH 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 CONCURRENCE 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.



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
- PG - PAGE
- POB - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- RW - RIGHT-OF-WAY

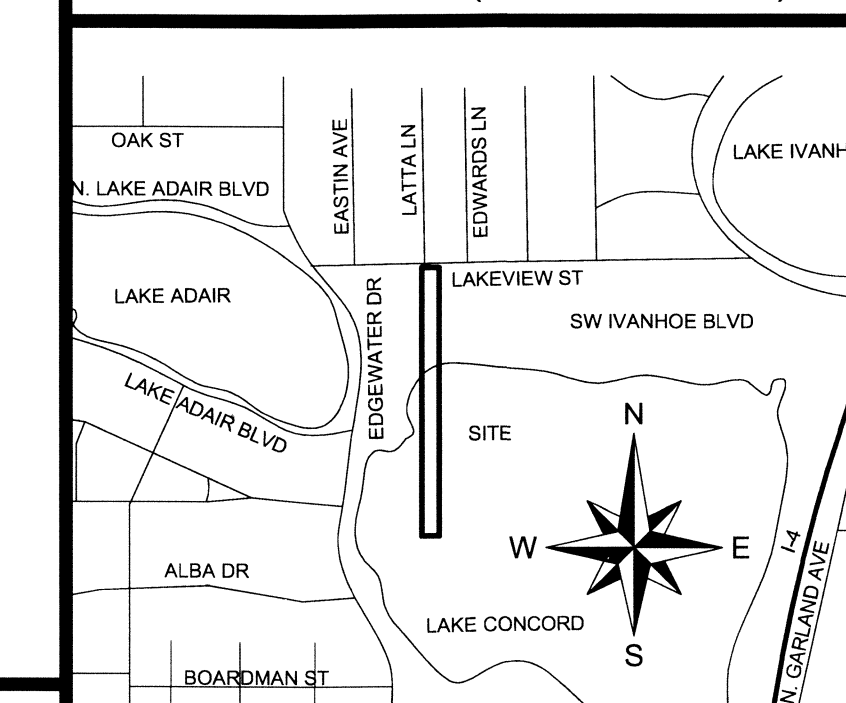


NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT 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 FAX: (407) 897-3777

VICINITY MAP (NOT TO SCALE)



SHEET 1 of 1

PLAT BOOK PAGE

KECHRLOTIS SUBDIVISION DEDICATION

KNOW ALL BY THESE PRESENTS, That Michelle Delaney Kechriotis 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. No portion of this plat is dedicated to the public.

IN WITNESS WHEREOF, The undersigned have here-unto set their hands on this ___ day of ___, 2014.

OWNER: Michelle Delaney Kechriotis

BY: _____
Michelle Delaney Kechriotis

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 Michelle Delaney Kechriotis, personally known to me or produced the following identification: _____

and (did) take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his/her/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: 6/23/14 Signed: _____
JAMES D. BRAY PSM # 6507
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 ___ day of ___, 2014, 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: _____