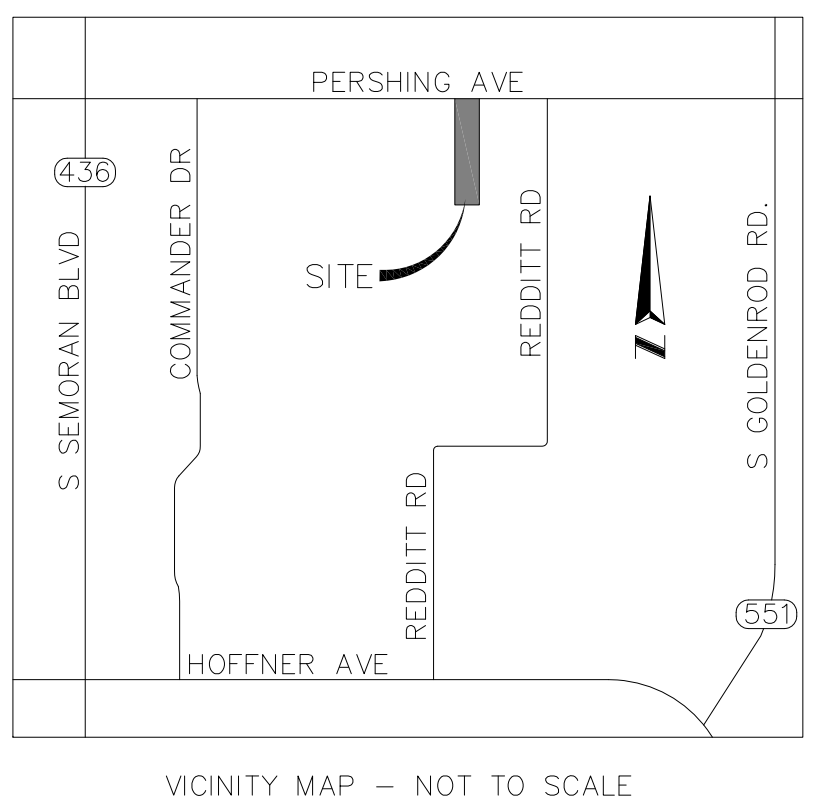
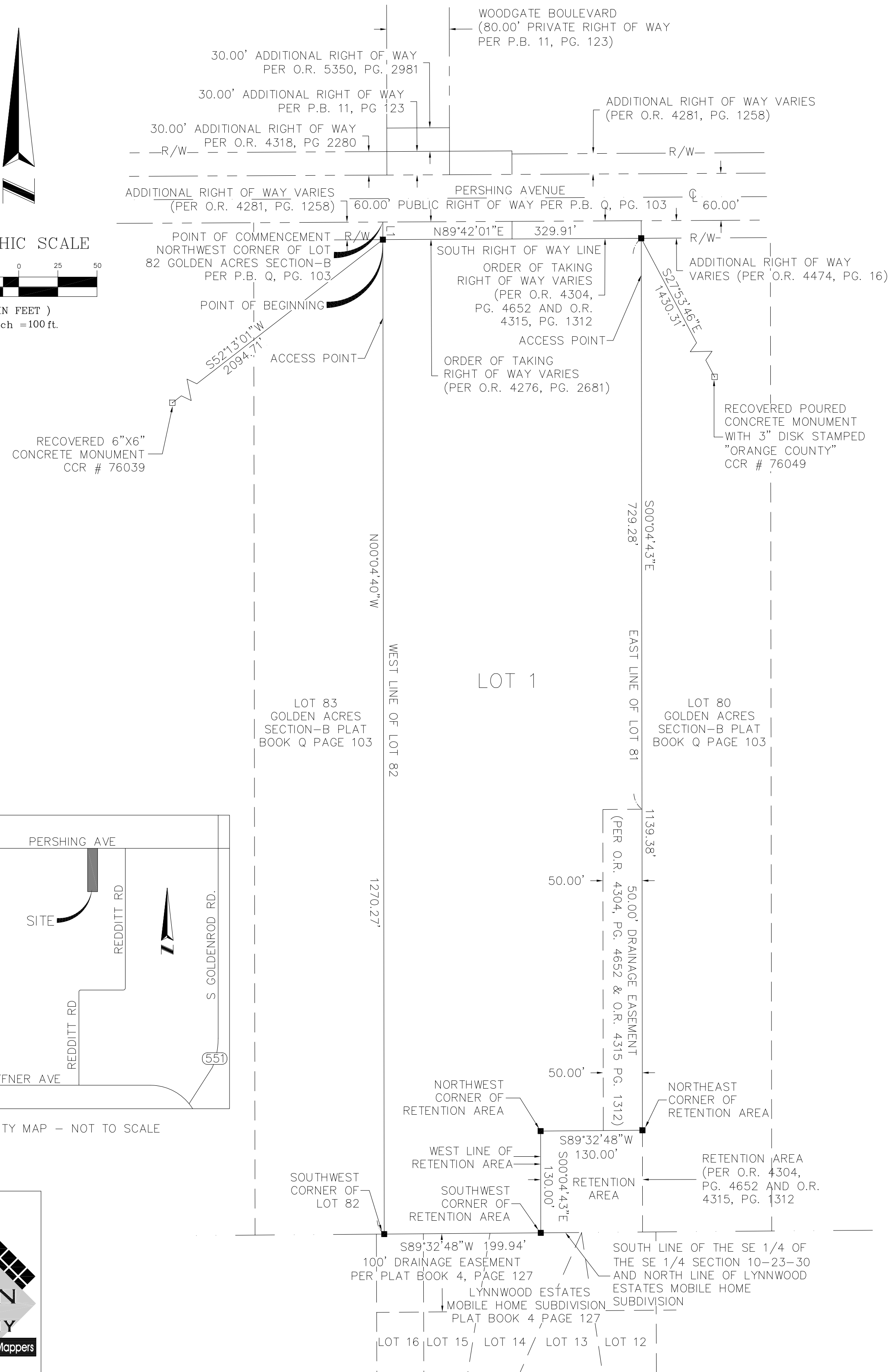
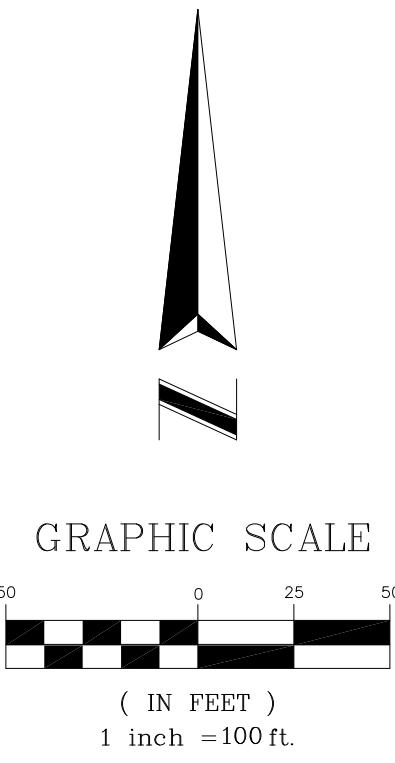


LINGO COVE

A replat of portions of Lots 81 and 82, Golden Acres Section-B, according to the Plat thereof, as recorded in Plat Book "Q", Page 103, Public Records of Orange County, Florida. Lying in Section 10, Township 23 South, Range 30 East, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

LEGAL DESCRIPTION:

A Portion of Lots 81 and 82 of Golden Acres Section-B, according to the plat thereof as recorded in Plat Book Q, Page 103, of the Public Records of Orange County, Florida, Less that portion as to the Order of Taking recorded in Official Records Book 4304, Page 4652, and Official Records Book 4276, Page 2681, Public Records of Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of aforesaid Lot 82 for a point of reference; thence run South 00°04'40" East along the West line of said Lot 82, a distance of 22.48 feet to a point lying on the South right-of-way line of Pershing Avenue, according to said Official Records Book 4276, Page 2681 of the Public Records of Orange County, Florida, and the POINT OF BEGINNING; thence run North 89°42'01" East along said South right-of-way line and the South right-of-way line of said Pershing Avenue, according to said Official Records Book 4304, Page 4652 and Official Records Book 4315, Page 1312 of said Public Records 329.91 feet to the East line of aforesaid Lot 81; thence run South 09°24'54" East along said East line, 1139.38 feet to the Northeast corner of a retention area according to Official Records Book 4304, Page 4652 and Official Records Book 4315, Page 1312 of said Public Records; thence run South 89°32'48" West along the North line of said retention area, 130.00 feet to the Northwest corner of said retention area; thence run South 00°04'43" East along said West line, 130.00 feet to the Southwest corner of said retention area and the South line of the Southeast 1/4 of Section 28, Township 19 South, Range 27 East, and the North line of Lynnwood Estates Mobile Home Subdivision as recorded in Plat Book 4, Page 127 of said Public Records; thence run South 89°32'48" West along said South line of the Southeast 1/4 of Section 28 and the North line of Lynnwood Estates Mobile Home Subdivision, 199.94 feet to the Southwest corner of said Lot 82; thence run North 00°04'40" West along said West line of Lot 82, a distance of 1270.27 feet to the POINT OF BEGINNING.

The above described tract of land lies in Orange County, Florida and contains 9.23 acres more or less.

SURVEYOR'S NOTES:

- Bearings shown hereon are assumed and based on the South Right of Way line of Pershing Avenue as having an assumed bearing of North 89°42'01" East.
- All platted utility easements hereby 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 electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- All corners shown hereon shall be set according to Chapter 177, Florida Statutes.
- Development of this 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 requirements of Chapter 177, Florida Statutes, or were required by the City of Orlando as a condition of platting.

LINE	BEARING	LENGTH
L1	S00°04'40"E	22.48'

LEGEND:

- R/W Denotes right-of-way
- ⊙ Denotes centerline
- O.R. Denotes Official Records Book
- M.B. Denotes Minute Book
- P.B. Denotes Plat Book
- PG. Denotes page
- Denotes set 4"x4" concrete monument # 6723 permanent reference monument
- CCR Denotes Certified Corner Record
- # Denotes Number
- LS Denotes Licensed surveyor

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.

LEXINGTON COURT DEDICATION

KNOW ALL BY THESE PRESENTS, That New Earth Properties, L.L.L.P., 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 WHEREOF, has caused these presents to be signed by the officer named below on _____, 2014

New Earth Properties, L.L.L.P.
By: _____
printed name title

Signed in the presence of:
Printed Name: _____
Printed Name: _____

STATE OF FLORIDA, COUNTY OF ORANGE.

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ of New Earth Properties, L.L.L.P. who is () personally known to me or () produced _____ as identification, and did/did not take an oath, the individual and officer in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; that the official seal of said company affixed hereto; and that the said dedication is the act and deed of said company.

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

NOTARY PUBLIC _____
My commission expires _____
Commission number _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was prepared 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 _____ James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____, 2014
the _____ approved the foregoing plat.
MAYOR _____
ATTEST: _____ CITY CLERK

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: _____ Date _____
PLANNING OFFICIAL _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____ Date _____
City Engineer _____

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, FL
By: _____