400 LAKEVIEW

SECTION 23, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 29 EAST; THENCE SO0'00'00"E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKEVIEW STREET, AS SHOWN ON COLE ESTATE - A REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 133 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°52'49"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 105.24 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 OF SAID COLE ESTATE - A REPLAT; THENCE CONTINUE N89*52'49"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 107.94 FEET TO THE NORTHWEST CORNER OF TRACT 1, FOUNTAINBROOK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 28 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THEN SO6°07'11"E, ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 1295.54 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED SOUTHEAST QUARTER. THENCE S89'56'15"W, ALONG SAID SOUTH LINE, A DISTANCE OF 201.61 FEET TO THE EAST LINE OF LOT 1 OF THE AFOREMENTIONED COLE ESTATE - A REPLAT; THENCE, ALONG SAID EAST LINE OF LOT 1 FOR THE NEXT SIX (6) COURSES; NO0°07'06"W, A DISTANCE OF 768.38 FEET; NO4°29'06"W, A DISTANCE OF 260.97 FEET; N43°16'20"W, A DISTANCE OF 54.50 FEET; NOO'16'42"E, A DISANCE OF 75.94 FEET; N22'01'49"E, A DISTANCE OF 41.64 FEET; AND NOO'35'14"W, A DISTANCE OF 105.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 4.30 ACRES MORE OR LESS

SURVEYOR'S NOTES:

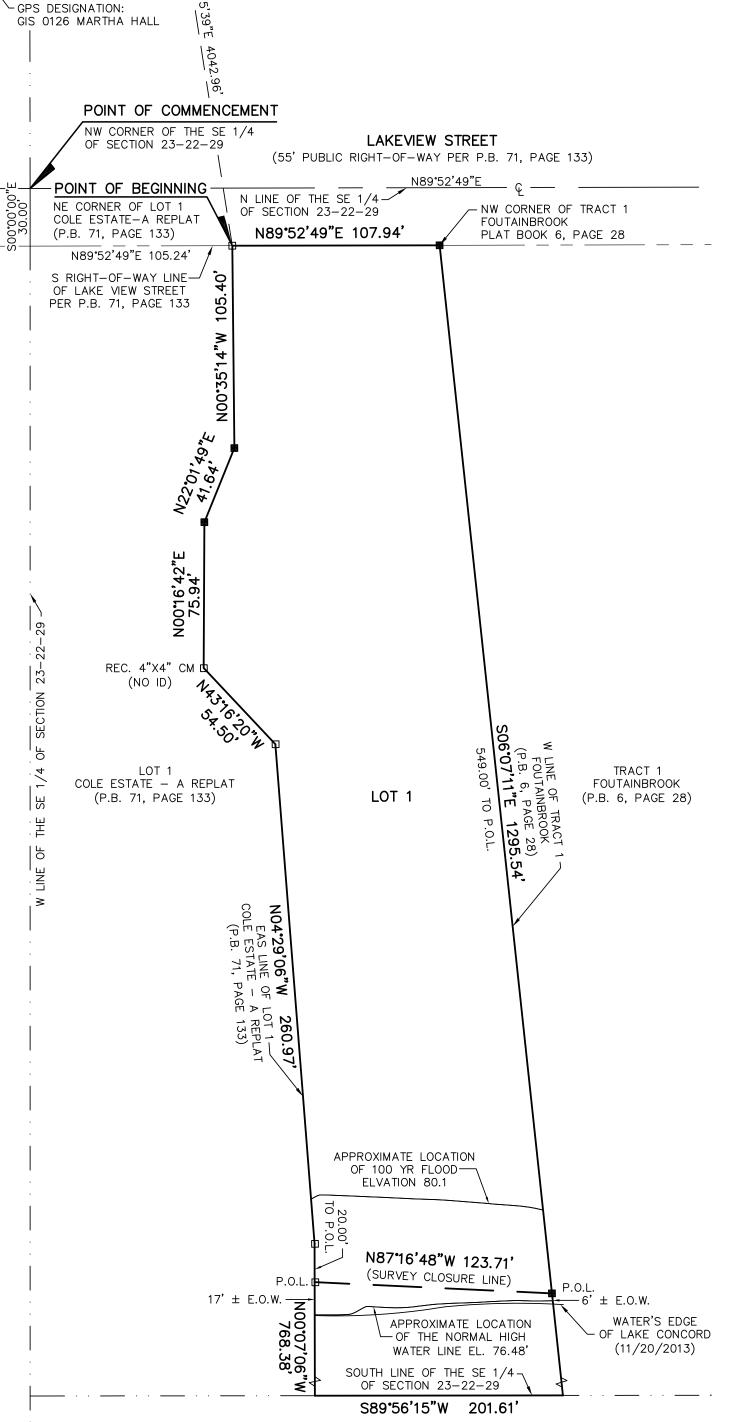
- 1. DEVELOPMENT ON THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59. THE CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, WHICH GOVERNS THE CITY'S ABILITY TO ISSUE BUILDING PERMITS ON THIS PROPERTY, APPROVAL OF THIS PLAT SHALL NOT BE DEEMED 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
- 2. BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF LAKEVIEW STREET HAVING A BEARING OF N 89°52'49" 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 4. ELEVATIONS SHOWN HEREON IS BASED ON CITY OF ORLANDO DATUMN, RELATIVE TO NAVD 88.

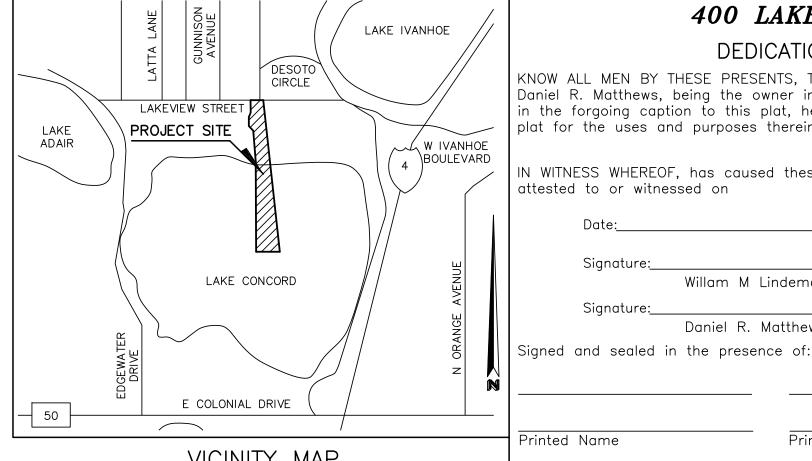
NOTICE:

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.

LEGEND: E.O.W. = EDGE OF WATER СМ = CONCRETE MONUMENT = IDENTIFICATION = PLAT BOOK P.O.L = POINT ON LINE PRM = PERMANENT REFERENCE MONUMENT REC. = RECOVERED SECTION 23-22-29 = SECTION 23, TOWNSHIP 22 SOUTH, RANGE 29 EAST = CENTERLINE

LAKE IVANHOE DESOTO CIRCLE LAKEVIEW STREE PROJECT SITE ADAIR W IVANHOE \BOULEVARD LAKE CONCORD GPS DESIGNATION: GIS 0131 KAREN KCKEE-N79°44'21"E 7269.01' E COLONIAL DRIVE √ N79·44'21"E 7517.95' T VICINITY MAP (NOT TO SCALE) POINT OF COMMENCEMENT NW CORNER OF THE SE 1/4 LAKEVIEW STREET OF SECTION 23-22-29 (55' PUBLIC RIGHT-OF-WAY PER P.B. 71, PAGE 133) N LINE OF THE SE 1/4~ NW CORNER OF TRACT 1 OF SECTION 23-22-29 N89'52'49"E 107.94'





SHEET 1 OF 1

PLAT

BOOK

PAGE

400 LAKEVIEW

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That William M. Lindeman and Daniel R. Matthews, being the owner in fee simple of lands described in the forgoing 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 and attested to or witnessed on

Date:		
Signature:		
J —	Willam M Lindeman	
Signature:		
-	Daniel R. Matthews	

Printed Name Printed Name

STATE OF	COUNTY OF	

THIS IS TO CERTIFY, That on _ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared

who is personally known to me (or have produced the following did (did not) take an oath that he/she is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to his/her free act and deed.

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

TOP	TARY PUBLIC		
Иу	Commission	Number	

My Commission Expires _____

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 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.

Signed:	_ Dated:
William F. Menard Registration No.	5625
Florida Professional Surveyor and Mo	apper
HLSM, LLC	
794 Big Tree Drive, Suite 108	

Longwood, Florida 32750 License Business No. 7276 CERTIFICATE OF APPROVAL BY MUNICIPALITY

 approved	the	foregoing	plat.

ATTEST CITY CLERK

THIS IS TO CERTIFY, That on ___

MAYOR

CITY ENGINEER

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

EXAMINED & APPROVED DATE

PLANNING OFFICIAL CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED & APPROVED

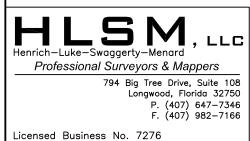
CERTIFICATE OF REVIEW BY CITY SURVEYOR

REVIEWED FOR CONFORMITY TO FLORIDA STATE STATUTE 177

CITY SURVEYOR

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:



= SET 4"X4" CM (PRM 7276) = REC. 4"X4" CM (PRM 7276) UNLESS OTHERWISE NOTED = FLORIDA EAST ZONE STATE PLANE

LAKE CONCORD 76.2' (11/20/13)

COORDINATE (SEE CHART FOR COORDINATES)