

WallyPark

A REPLAT OF LOT 1, EAST COAST TRANSPORTATION SUBDIVISION
AS RECORDED IN PLAT BOOK 22, PAGE 141
LOCATED IN SECTION 21, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION: (PREPARED BY THIS SURVEYOR)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1, EAST COAST TRANSPORTATION SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 141 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

EASEMENT RIGHTS, AS CONTAINED IN THAT CERTAIN OFFSITE DRAINAGE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 3173, PAGE 2166, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Being more particularly described as follows:

COMMENCE at the Southeast corner of Section 21, Township 23 South, Range 30 East, Orange County, Florida according to East Coast Transportation Subdivision as recorded in Plat Book 22, Page 141, Public Records of Orange County, Florida; thence South 89°54'21" West along the South line of Section 21, Township 23 South, Range 30 East, a distance of 135.00 feet , to a point, said point being the intersection of the Southerly projection of the West Right of Way line of State Road 436 also known as Semoran Boulevard and said South line of Section 21; thence departing said South line North 00°00'00" East, a distance of 32.00 feet to the POINT OF BEGINNING; said point also being on the North Right of Way line of Butler National Drive and the South line of aforementioned Lot 1; thence South 89°54'21" West along said line, a distance of 1417.00 feet, thence North 00°00'00" East, a distance of 598.00 feet; thence North 89°54'21" East, a distance of 1417.00 feet; thence South 00°00'00" West, a distance of 598.00' to the POINT OF BEGINNING.

Containing 19.453 acres, more or less.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF BUTLER NATIONAL DRIVE AS BEING SOUTH 89°54'21" WEST, ASSUMED.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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.
- 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.
- TRACT "A" IS AN ACCESS EASEMENT.
- DIMENSIONS ARE SHOWN IN UNITED STATES STANDARD SURVEY FEET AND DECIMALS THEREOF.

LEGEND & ABBREVIATIONS:

■ DESIGNATES A PERMANENT REFERENCE MONUMENT (PRM), BEING A SET 4"x4" CONCRETE MONUMENT WITH BRASS DISC STAMPED "P.R.M. LB2108", UNLESS OTHERWISE NOTED.

◦ DESIGNATES A SET NAIL AND DISK STAMPED "LB2108", UNLESS OTHERWISE NOTED.

• DESIGNATES A SET IRON ROD AND CAP STAMPED "LB2108", UNLESS OTHERWISE NOTED.

LB = LICENSED BUSINESS

ID. = IDENTIFICATION

PLS = PROFESSIONAL LAND SURVEYOR

TWP. = TOWNSHIP

RGE. = RANGE

SE = SOUTHEAST

SEC. = SECTION

I.R.C. = IRON ROD & CAP

DOC. = DOCUMENT

⑧ = SECTION NUMBER

ORB = OFFICIAL RECORDS BOOK

PG. = PAGE

PRM = PERMANENT REFERENCE MONUMENT

R/W = RIGHT OF WAY

P.B. = PLAT BOOK

PGS. = PAGES

F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

F.P. = FINANCIAL PROJECT

NO. = NUMBER

NTS = NOT TO SCALE

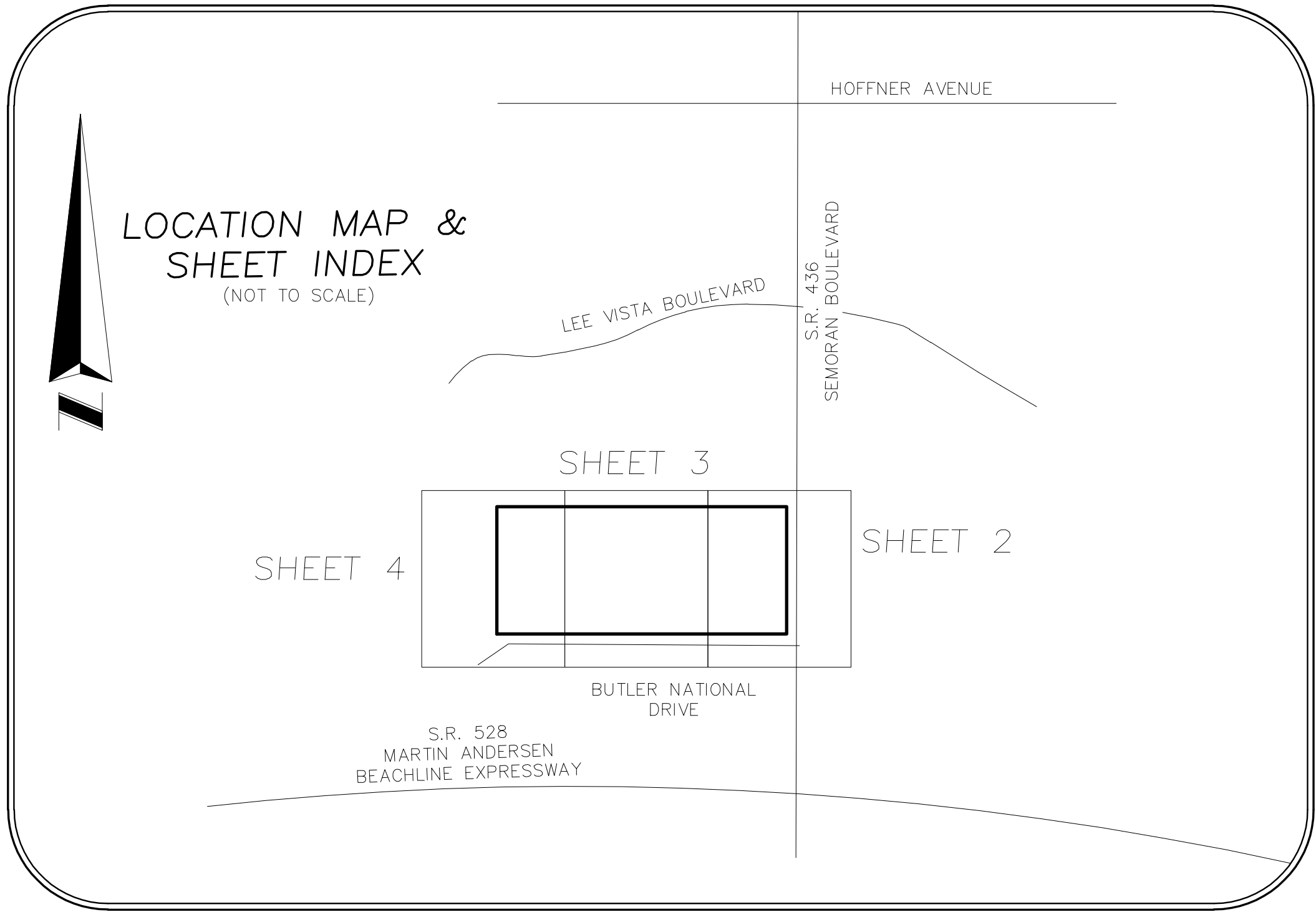
S.R. = STATE ROAD

L1 = LINE TABLE NUMBER

RLS = REGISTERED LAND SURVEYOR



James L. Petersen, R.L.S. No. 4791
SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810-4350
(407) 292-8580 CERT. NO. LB-2108



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.

PLAT BOOK: PAGE:

WallyPark

DEDICATION

KNOW ALL BY THESE PRESENTS, That 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 and dedicates the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on

By: _____

Printed Name

Attest: _____

Printed Name

Signed in the presence of:

By: _____

Printed Name

By: _____

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 and _____ respectively and _____ of the above named Corporation incorporated under the laws of _____ who is/are personally known to me or have produced the following identification _____ and _____ respectively and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized and that said dedication is the act and deed of said Corporation.

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

NOTARY PUBLIC _____
My Commission Expires _____

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 4791 James L. Petersen
Southeastern Surveying and Mapping
Corporation
6500 All American Boulevard,
Orlando, Florida 32810-4350

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on 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 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, Florida

By _____

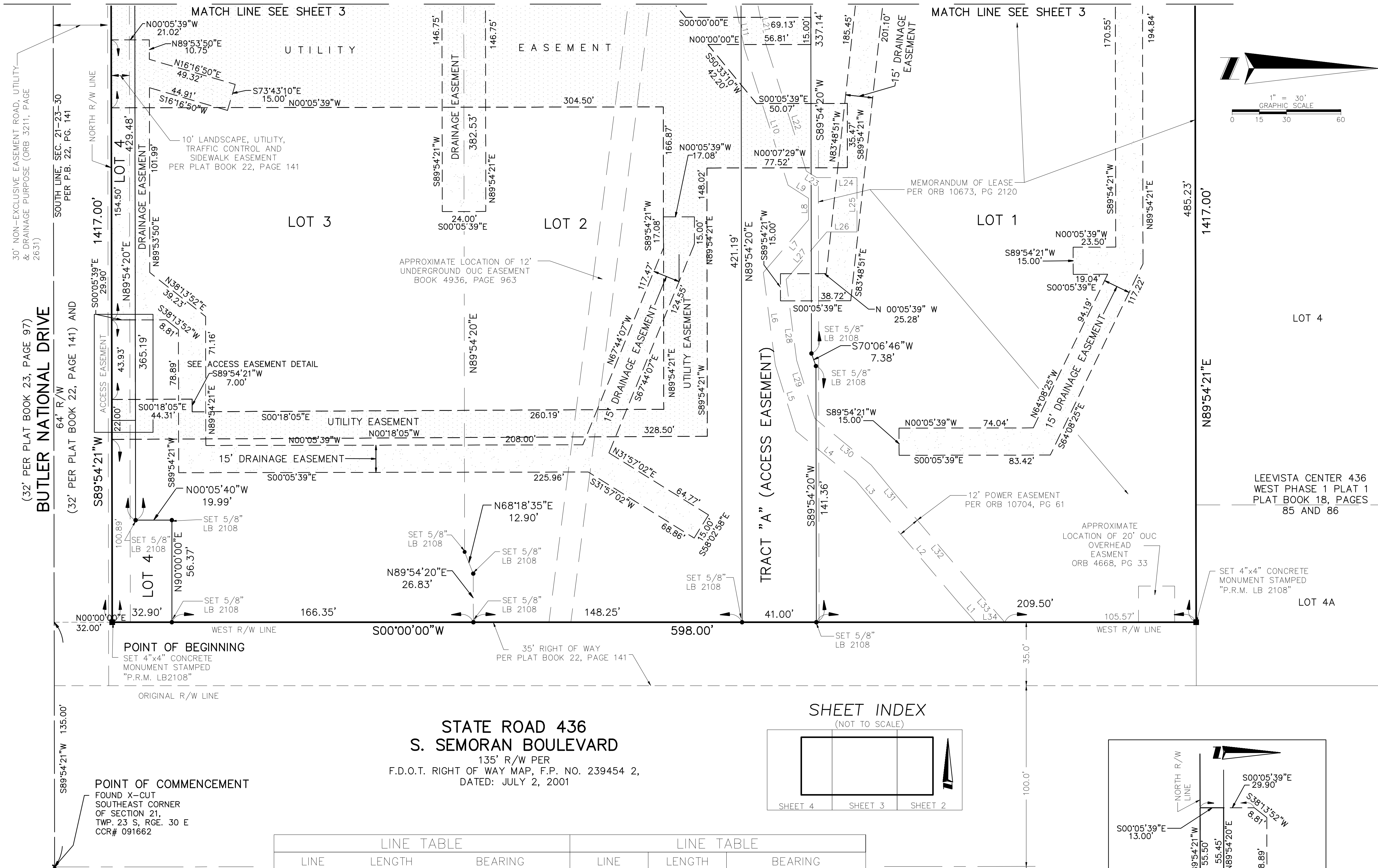
WallyPark

SHEET 2 OF 4
56694008

PLAT BOOK:

PAGE:

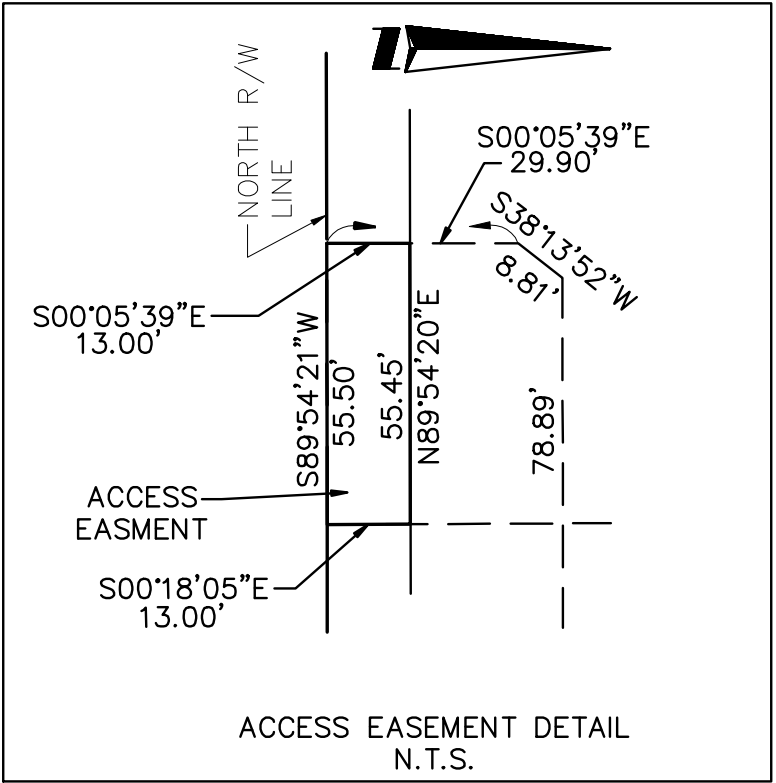
A REPLAT OF LOT 1, EAST COAST TRANSPORTATION SUBDIVISION
AS RECORDED IN PLAT BOOK 22, PAGE 141
LOCATED IN SECTION 21, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



STATE ROAD 436
S. SEMORAN BOULEVARD
135' R/W PER
F.D.O.T. RIGHT OF WAY MAP, F.P. NO. 239454 2,
DATED: JULY 2, 2001

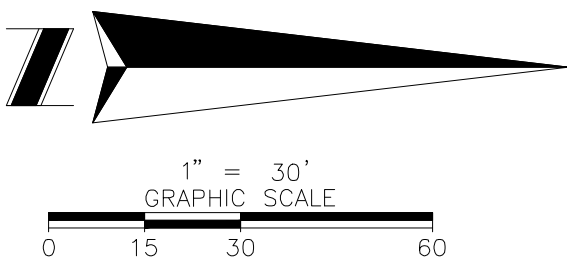
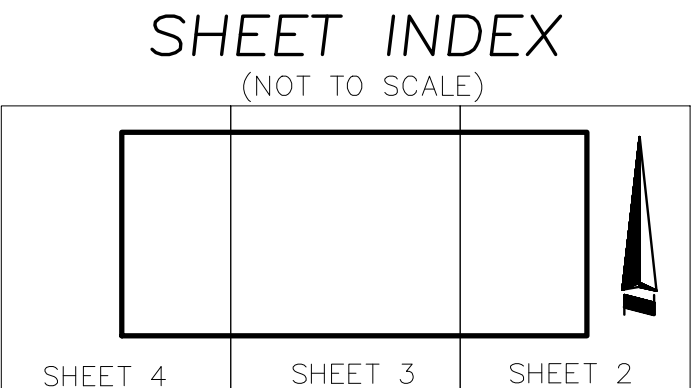
LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	15.01	S48°40'29"W	L23	6.68	N32°28'11"E
L2	69.40	S49°48'17"W	L24	22.32	N00°00'00"E
L3	18.13	S50°20'18"W	L25	30.00	N90°00'00"E
L4	42.71	S39°36'13"W	L26	16.70	S00°00'00"E
L5	38.28	S72°36'28"W	L27	34.47	S49°28'21"E
L6	51.34	S82°38'19"W	L28	44.96	N82°38'19"E
L7	38.33	N49°28'21"W	L29	33.68	N72°36'28"E
L8	11.92	N90°00'00"W	L30	40.29	N39°36'13"E
L9	13.40	S32°28'11"W	L31	19.20	N50°20'18"E
L10	79.19	S72°19'37"W	L32	69.23	N49°48'17"E
L11	79.79	S78°34'26"W	L33	25.44	N48°40'29"E
L21	79.29	N78°34'26"E	L34	15.98	S00°00'00"E
L22	74.18	N72°19'37"E			

Southeastern Surveying
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MATCH LINE SEE SHEET 4

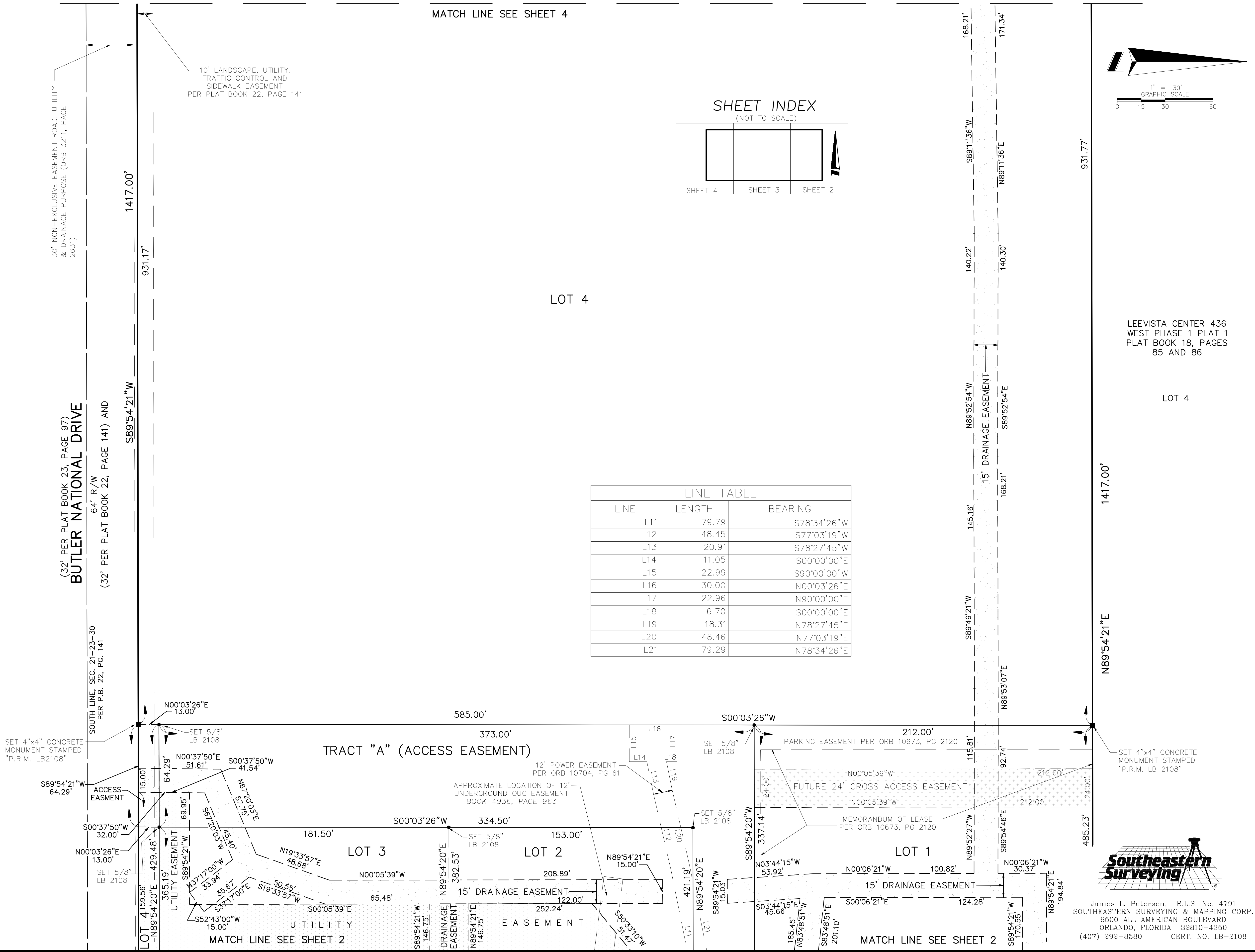
10' LANDSCAPE, UTILITY,
TRAFFIC CONTROL AND
SIDEWALK EASEMENT
PER PLAT BOOK 22, PAGE 141

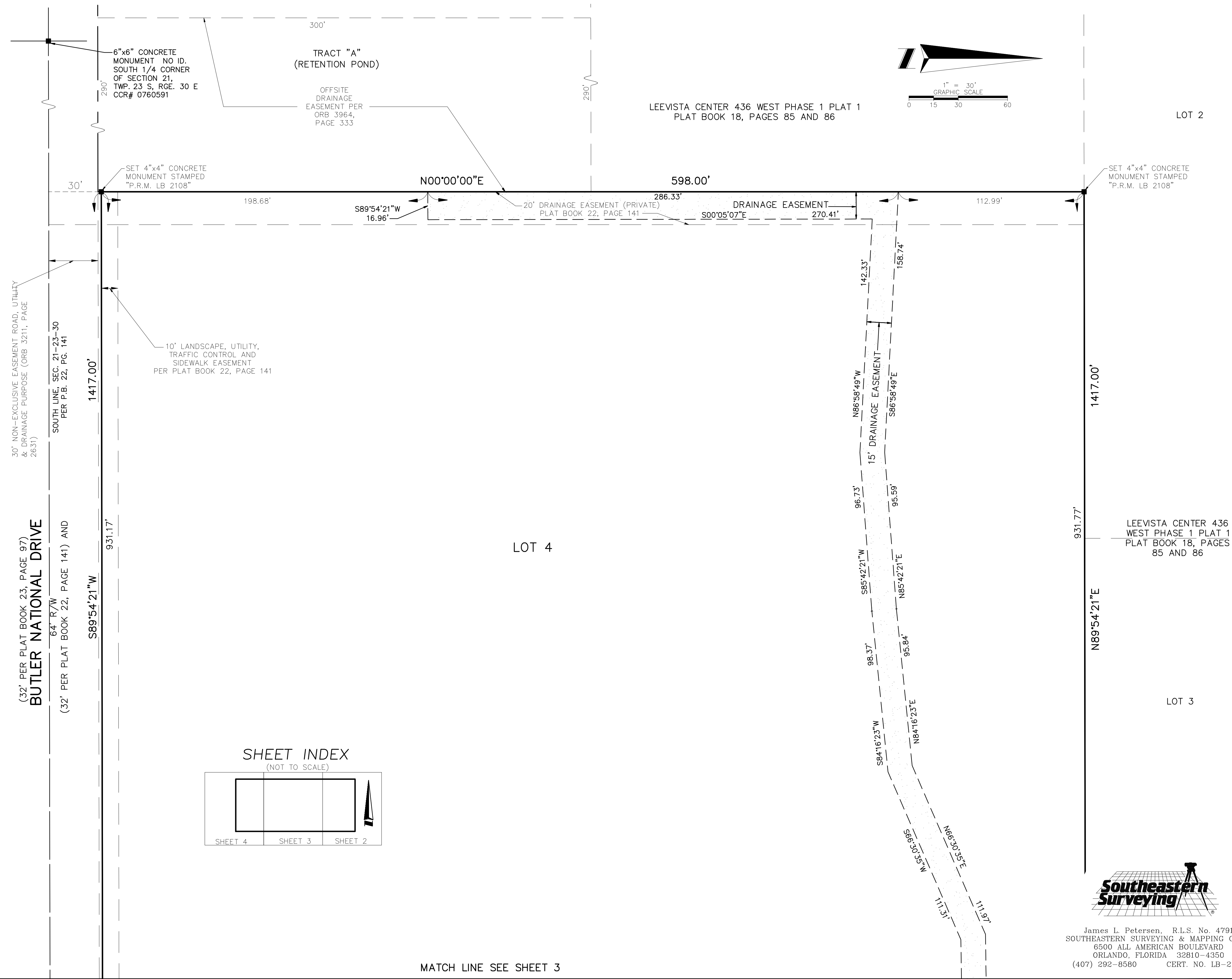


LEEVISTA CENTER 436
WEST PHASE 1 PLAT 1
PLAT BOOK 18, PAGES
85 AND 86

LOT 4

LINE TABLE		
LINE	LENGTH	BEARING
L11	79.79	S78°34'26"W
L12	48.45	S77°03'19"W
L13	20.91	S78°27'45"W
L14	11.05	S00°00'00"E
L15	22.99	S90°00'00"W
L16	30.00	N00°03'26"E
L17	22.96	N90°00'00"E
L18	6.70	S00°00'00"E
L19	18.31	N78°27'45"E
L20	48.46	N77°03'19"E
L21	79.29	N78°34'26"E





**Southeastern
Surveying**

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MATCH LINE SEE SHEET 3