

THE BROWNSTONES AT THORNTON PARK

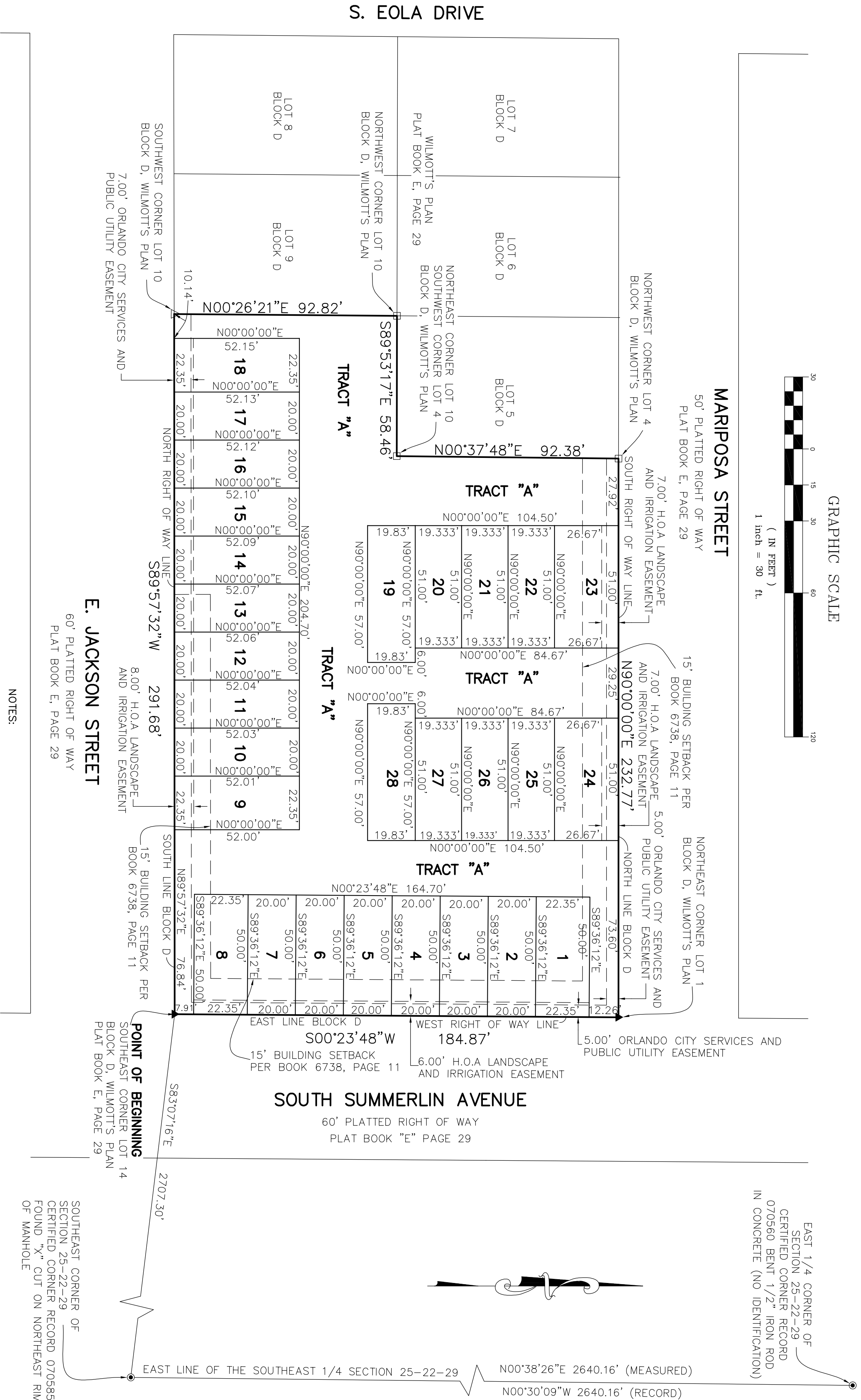
BEING A REPLAT OF LOTS 1, 2, 3, 4, 10, 11, 12, 13 AND 14, BLOCK D, WILMOTT'S PLAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 29, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LOCATED IN THE CITY OF ORLANDO, IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA

SHEET 1 OF 1

LOTS 1, 2, 3, 4, 10, 11, 12, 13 AND 14, BLOCK D, WILMOTT'S PLAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 29, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 14, BLOCK D, WILMOTT'S PLAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 29, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE S89°57'32"W, A DISTANCE OF 291.68 FEET ALONG THE SOUTH LINE OF AFORESAID BLOCK D AND THE NORTH RIGHT OF WAY LINE OF E. JACKSON STREET TO THE SOUTHWEST CORNER OF LOT 10, BLOCK D, THENCE N00°26'21"E, A DISTANCE OF 92.82 FEET TO THE NORTHWEST CORNER OF AFORESAID BLOCK D, THENCE S89°53'17"E, A DISTANCE OF 58.46 FEET TO THE NORTHWEST CORNER OF LOT 4, OF AFORESAID BLOCK D, THENCE N00°37'48"E, A DISTANCE OF 92.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK D AND A POINT ON THE WEST RIGHT OF WAY LINE OF MARIPOSA STREET, THENCE N90°00'00"E, A DISTANCE OF 232.77 FEET ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF AFORESAID BLOCK D TO THE NORTHEAST CORNER OF LOT 11, AFORESAID BLOCK D AND ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 1.114 ACRES, MORE OR LESS.



LEGEND

- = SET 4"x4" CONCRETE MONUMENT
- = RECOVERED 4"x4" CONCRETE MONUMENT
- = SET NAIL & DISK "P.R.M." #B6300
- = RECOVERED NAIL & DISK LB7276
- △ = RECOVERED NAIL & DISK LB4458
- H.O.A. = HOMEOWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- P.R.M. = PERMANENT REFERENCE MONUMENT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS SUBJECT TO THE FOLLOWING CONDITIONS: 1. THE PLAT IS NOT TO BE USED FOR ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALTAMONTE SURVEYING, INC. 480 NEEDLES TRL LONGWOOD, FL 32779 PHONE (407) 862-7565

PLAT BOOK

PAGE

DEDICATION

THE BROWNSTONES AT THORNTON PARK

KNOW ALL BY THESE PRESENTS, that F&J Developers, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat doe hereby dedicate said lands and plot for the uses and purposes herein expressly and dedicates the City Services Easements and Public Utility Easements as shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned owner has caused these presents to be executed in its name by the undersigned officer thereunto duly authorized this ____ day of _____, 2014.

F&J Developers, LLC, a Florida limited liability company

By: _____

Signed in the presence of:

By: _____

Printed Name _____

By: _____

Printed Name _____

STATE OF FLORIDA, COUNTY OF ORANGE

The foregoing instrument was acknowledged, sworn to and subscribed before me this ____ day of _____, 2014, by _____, a Florida limited liability company, on behalf of said company. Said person is personally known to me, or has produced a driver's license as identification.

Notary Name, _____

Commission No., _____

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 the provisions of Chapter 117, Florida Statutes, and that said land is located in the City of Orlando, Orange County, Florida.

Dated: _____ Registered: #PSM4458
Licensed Business #LB6300
Altomonte Surveying and Platting, Inc.
Longwood, Florida, 32779

Signed: _____

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: _____

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: _____