

ORANGE & COLONIAL HOTEL

A REPLAT OF LOT 1, CAMDEN ORANGE COURT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGES 11 AND 12 AND LOT 23 LESS THE WEST 10 FEET THEREOF, AND LESS THE EAST 10 FEET THEREOF, PLAN OF JAMES M. WILCOX ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK C, PAGE 64, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE CITY OF ORLANDO, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF LOT 1, CAMDEN ORANGE COURT, AS RECORDED IN PLAT BOOK 66, PAGES 11 AND 12, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE S86°58'18"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF COLONIAL DRIVE (STATE ROAD NO. 50), A DISTANCE OF 160.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°56'32"W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 100.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING A POINT ON THE NORTH LINE OF LOT 23, PLAN OF JAMES M. WILCOX ADDITION, AS RECORDED IN PLAT BOOK C, PAGE 64, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S88°24'51"E, ALONG SAID NORTH LINE OF LOT 23, A DISTANCE OF 89.90 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ORANGE AVENUE; THENCE S00°56'32"W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 102.43 FEET TO THE MOST EASTERLY CORNER OF LOT 2 OF SAID CAMDEN ORANGE COURT; THENCE N88°21'28"W, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 219.91 FEET; THENCE N00°56'32"E, ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 102.21 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE N88°24'51"W, ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°56'32"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 104.81 FEET TO THE POINT OF BEGINNING.

CONTAINS: 38,946 SQUARE FEET OR 0.894 ACRES MORE OR LESS.

NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED WEST RIGHT-OF-WAY LINE OF NORTH ORANGE AVENUE, BEING S00°56'32"W PER PLAT OF CAMDEN ORANGE COURT, AS RECORDED IN PLAT BOOK 66, PAGES 11 AND 12, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

2. DEVELOPMENT OF THE 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 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.

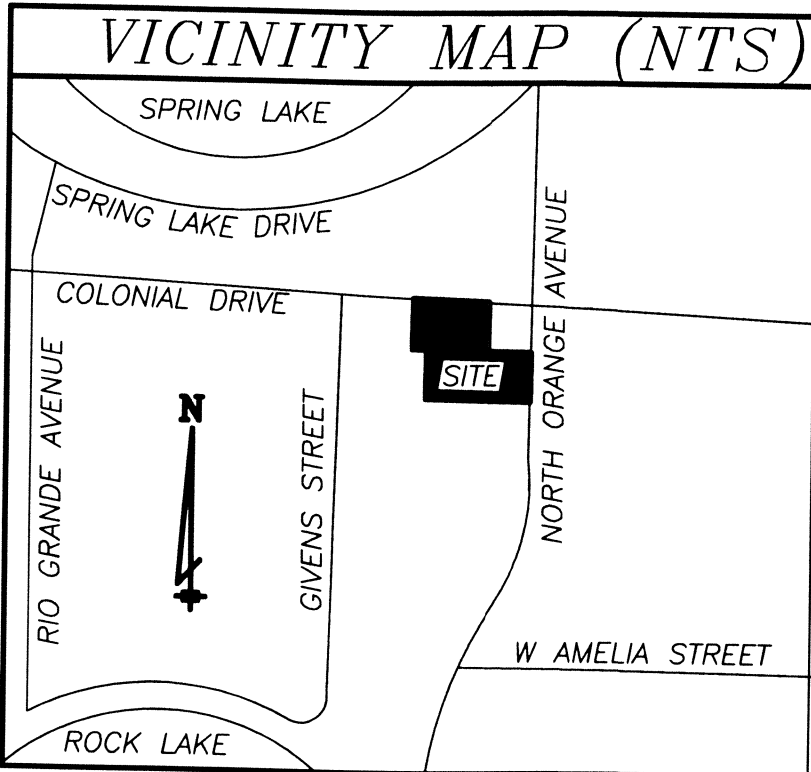
3. LOT 1, CAMDEN ORANGE COURT, AS RECORDED IN PLAT BOOK 66, PAGES 11 & 12, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, IS AFFECTED BY THE EASEMENT GRANTED TO BELL SOUTH TELECOMMUNICATIONS, INC., RECORDED IN OFFICIAL RECORDS BOOK 9241, PAGE 3202, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THE LOCATION OF THE EASEMENT IS NOT DEFINED AND CANNOT BE GRAPHICALLY DEPICTED.

4. LOT 1, CAMDEN ORANGE COURT, AS RECORDED IN PLAT BOOK 66, PAGES 11 & 12, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, IS SUBJECT TO THE NOTICE OF LICENSE RECORDED IN OFFICIAL RECORDS BOOK 9735, PAGE 3344, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

- LEGEND**
- CC - CENTERLINE SYMBOL
 - A - CENTRAL ANGLE
 - CCR - CERTIFIED CORNER RECORDED
 - CM - CONCRETE MONUMENT
 - DB - DEED BOOK
 - ESMT - EASEMENT
 - FND - FOUND
 - GIS - GEODETIC INFORMATION SYSTEM
 - IP - IRON PIPE
 - IR - IRON ROD
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - LS - LICENSED SURVEYOR
 - MEAS - MEASURED
 - N&D - NAIL & DISK
 - NTS - NOT TO SCALE
 - ORB - OFFICIAL RECORDS BOOK
 - PB - PLAT BOOK
 - PC - POINT OF CURVATURE
 - PCP - PERMANENT CONTROL POINT
 - PG - PAGE
 - PI - POINT OF INTERSECTION
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PRM - PERMANENT REFERENCE MONUMENT
 - PT - POINT OF TANGENCY
 - R - CURVE RADIUS
 - R/W - RIGHT OF WAY

ACCURIGHT SURVEYS
of Orlando Inc., LB 4475
2012 E. Robinson St.
Orlando, Florida 32803
(407) 894-6314

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.



SHEET 1 of 2

PLAT BOOK PAGE

ORANGE & COLONIAL HOTEL DEDICATION

KNOW ALL BY THESE PRESENTS, That ORANGE RI HOTEL VENTURE, LLC, 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 and dedicates the CITY SERVICE/SIDEWALK EASEMENT shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officer named below on the ___ day of _____, 2013.

OWNER: ORANGE RI HOTEL VENTURE, LLC

BY: _____
CRAIG USTLER
PRINCIPAL/MANAGING MEMBER

SIGNED IN THE PRESENCE OF:

(Printed name) (Signature)

(Printed name) (Signature)

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this ___ day of _____, 2013, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared CRAIG USTLER, PRINCIPAL/MANAGING MEMBER of ORANGE RI HOTEL VENTURE, LLC, formed under the laws of the State of Florida, described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such Principal/Managing Member thereunto duly authorized; and that the said dedication is the act and deed of said Corporation. Craig Ustler is personally known to me or produced _____ as Identification.

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

NOTARY PUBLIC

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: 10/15/13 Signed: _____

Registration Number: JAMES D. BRAY PSM #6507
Accuright Surveys
of Orlando, Inc.
LB #4475 2012 East Robinson Street
Orlando, Florida 32803

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____, 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

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 _____