

MAGNOLIA DENTAL CENTER

SHEET 1 OF 1

A REPLAT OF A PORTION OF LOTS 1 AND 2, CHAUNCEY HOLT'S ADDITION TO THE CITY OF ORLANDO,, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 120, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

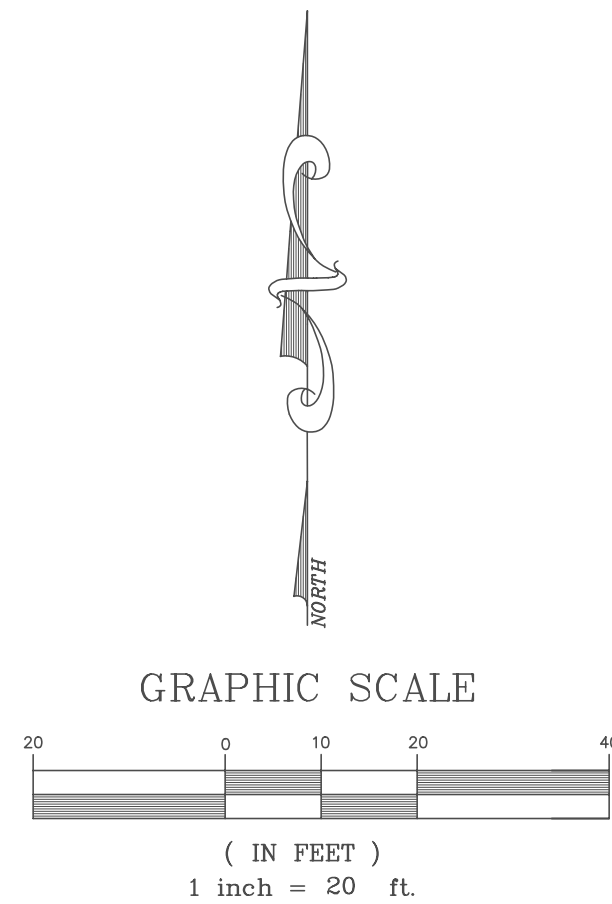
DESCRIPTION AS FURNISHED:

The South 30 feet of the West 140 feet of Lot 2 and the North 40 feet of the West 140 feet of Lot 1 of CHAUNCEY HOLT'S ADDITION TO THE CITY OF ORLANDO, according to the Plat thereof as recorded in Plat Book D, Page 120, of the Public Records of Orange County, Florida. being more particularly described as follows:

Commence at the Monumented Northeast corner of intersection of North Magnolia Avenue and East Concord Street, said point being 5.0 feet Easterly, along the South line of said Lot 1, from the Southwest corner of Lot 1, CHAUNCEY HOLT'S ADDITION TO THE CITY OF ORLANDO, according to the Plat thereof as recorded in Plat Book D, Page 120, of the Public Records of Orange County, Florida.; Thence N.00°00'00"W., along the Easterly right-of-way line of North Magnolia Avenue being 5.00 feet Easterly and parallel to the East line of said Lot 1, a distance of 125.50 feet to the Point of Beginning; Thence continue N.00°00'00"W., along said Easterly line, a distance of 70.00 feet; thence S.89°53'34"E., a distance of 135.00 feet; thence S.00°00'00"E., a distance of 70.00 feet; thence N.89°53'34"W., a distance of 135.00 feet to the Point of Beginning Containing 9,450 square feet or 0.2169 acres, more or less.

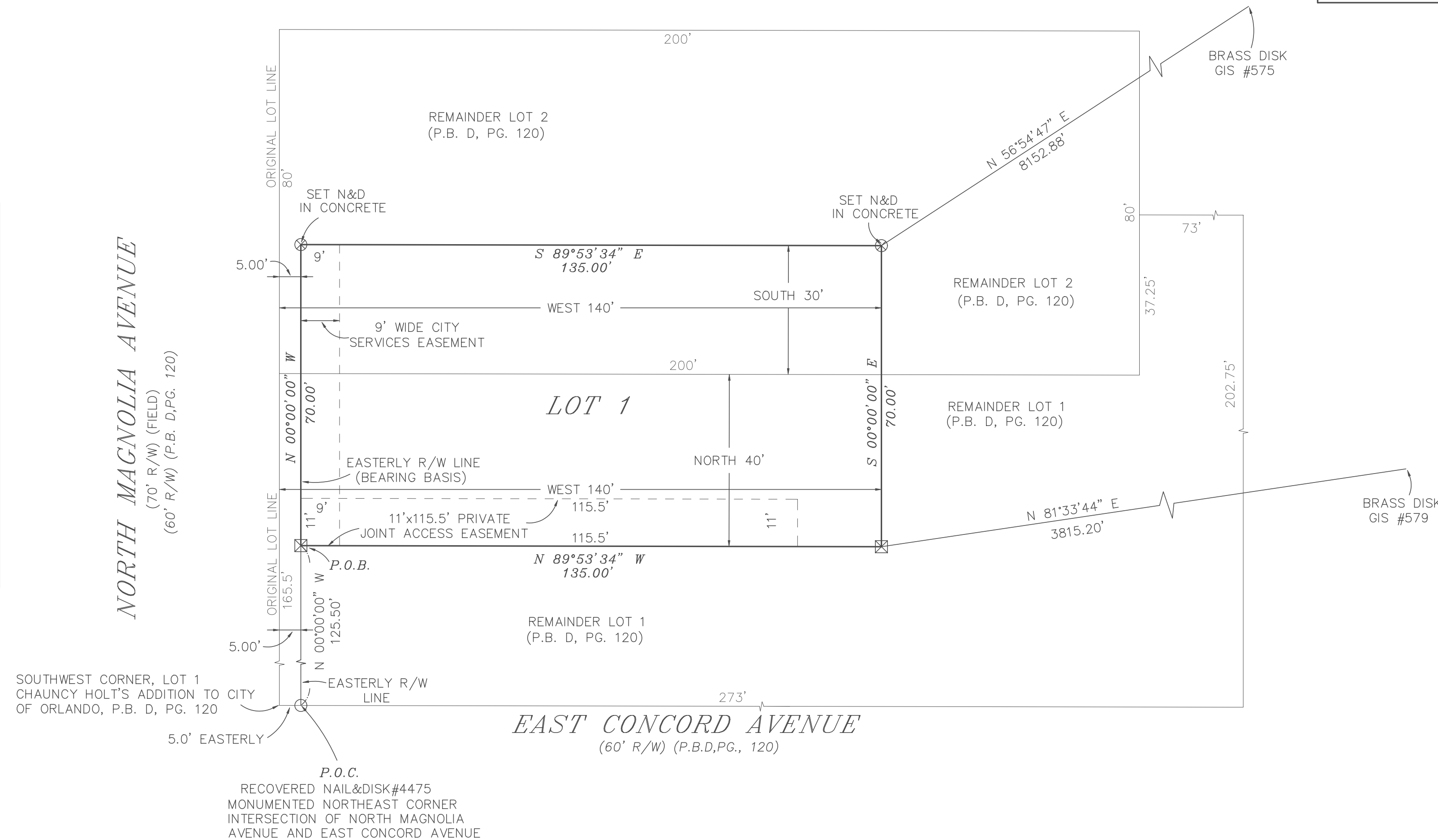
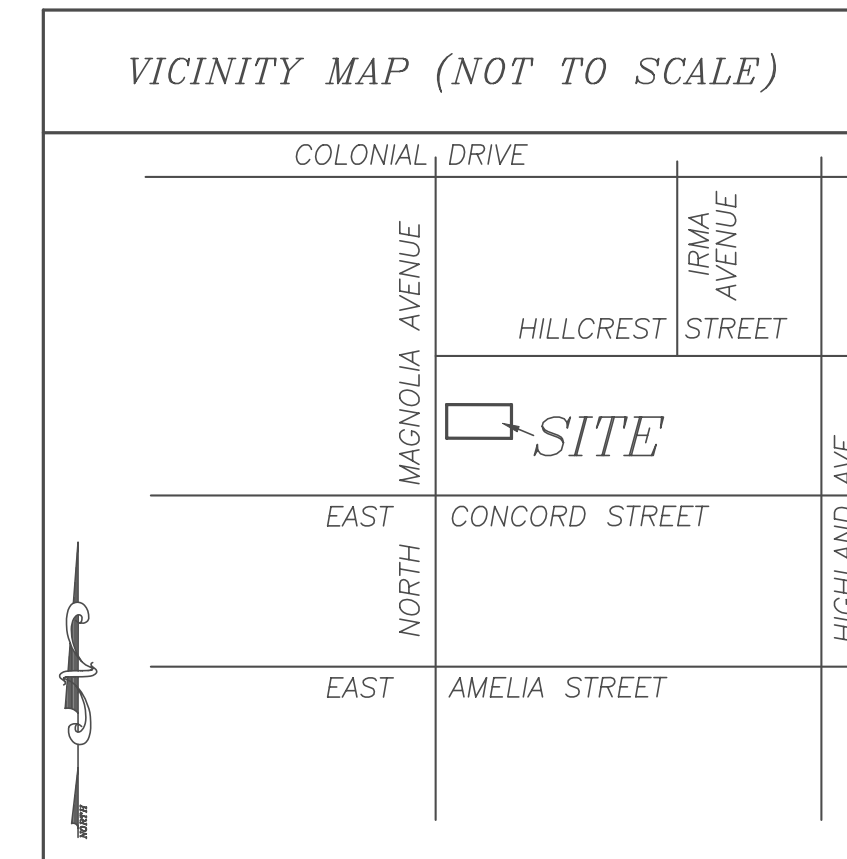
NOTES:

- ☒ Denotes a Permanent Reference Monument (P.R.M) set in a 4-inch by 4 inch Concrete Monument with a disk stamped P.R.M. - L.S. 4714 (unless otherwise noted)
- Bearings shown hereon are based on the Easterly right-of-way line North Magnolia Avenue, being N.00°00'00"W.
- 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.



LEGEND

CM	CONCRETE MONUMENT
CL	CENTERLINE
N&D	NAIL & DISK STAMPED P.R.M. LS 4714
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
S	SOUTH
W	WEST
⊗	NAIL & DISK STAMPED P.R.M. LS 4714



Prepared by:
GRUSENMEYER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS
5400 EAST COLONIAL DRIVE - ORLANDO, FLORIDA 32807
Phone (407) 277-3232 - Fax (407) 658-1436

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.

CONCURRENCY MANAGEMENT:
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.

MAGNOLIA DENTAL CENTER

DEDICATION

KNOW ALL BY THESE PRESENTS, That the undersigned, 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.

IN WITNESS WHEREOF, has caused these presents to be signed by the officer named below and its seal affixed hereto on this day of August, 2014
OWNER: Nazak Holdings, LLC.

By:
Print Name: Ali Behzadi
Title: Manager
SIGNED IN THE PRESENCE OF:

Printed Name

Printed Name
STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this day of August, 2014, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Ali Behzadi, as Manager of Nazak Holdings, LLC, who is personally known to me or who produced the following identification and did / did not take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his free act and deed as such officer thereto duly authorized; that the official seal of said Limited Liability Company is affixed hereto; and that said dedication is the act and deed of said Limited Liability Company..

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

NOTARY PUBLIC

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

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 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 No. 4714 Thomas X. Grusenmeyer

GRUSENMEYER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS
5400 EAST COLONIAL DRIVE - ORLANDO, FLORIDA 32807
Phone (407) 277-3232 - Fax (407) 658-1436
Certificate of Authorization #4596

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