

A REPLAT OF LOTS 1-5, EDWARDS SUBDIVISION PER PLAT BOOK 62, PAGE 128, LOT 7, J.N. BRADSHAW'S SUBDIVISION PER PLAT BOOK "G", PAGE 8, AND LOTS 6-12 AND PORTIONS OF LOTS 5 AND 13, DAVIS SUBDIVISION PER PLAT BOOK "G", PAGE 127 LOCATED IN SECTION 36, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION

Lots 1-5, Edwards Subdivision as recorded Plat Book 62, Page 128 of the Public Records of Orange County, Florida, Lot 7, J.N. Bradshaw's Subdivision as recorded in Plat Book "G", Page 8, of the Public Records of Orange County, Florida, and Lots 6-12 and portions of Lots 5 and 13, Davis Subdivision as recorded in Plat Book "G", Page 127 of the Public Records of Orange County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of Section 36, Township 22 South, Range 29 East; thence North 89°28'46" East, a distance of 348.30 feet along the North line of said Southwest 1/4; thence departing said North line South 00°46'58" East, a distance of 364.31 feet along the East right of way of Bradshaw Terrace and Northernly extension thereof to the POINT OF BEGINNING; thence the following three courses and distances along the North and East lines of said Edwards Subdivision, North 89°25'45" East, a distance of 67.00 feet; thence North 73°22'12" East, a distance of 52.30 feet; thence South 00°34'33" East, a distance of 70.42 feet to a point on the Southernly line of said Lot 4, Davis Subdivision; thence North 68°31'26" East, a distance of 91.42 feet along said Southernly line of Lot 4, Davis Subdivision to the Westernly line of said Lot 5, Davis Subdivision; thence South 50°15'09" East, a distance of 26.50 feet along said Westernly line of Lot 5, Davis Subdivision ; thence departing said Westernly line North 69°12'40" East, a distance 144.49 feet to the Southwesterly right of way line of Delaney Avenue; thence South 52°03'27" East, a distance of 198.60 feet along said Southwesterly right of way line of Delaney Avenue; thence South 50°15'09" East, a distance of 144.49 feet to the Southwesterly right of way line of Delaney Avenue; West, a distance of 536.35 feet along said Northernly right of way line of Bradshaw Terrace; thence North 00°46'58" West, a distance of 271.93 feet along said East right of way line of Bradshaw Terrace to the POINT OF BEGINNING.

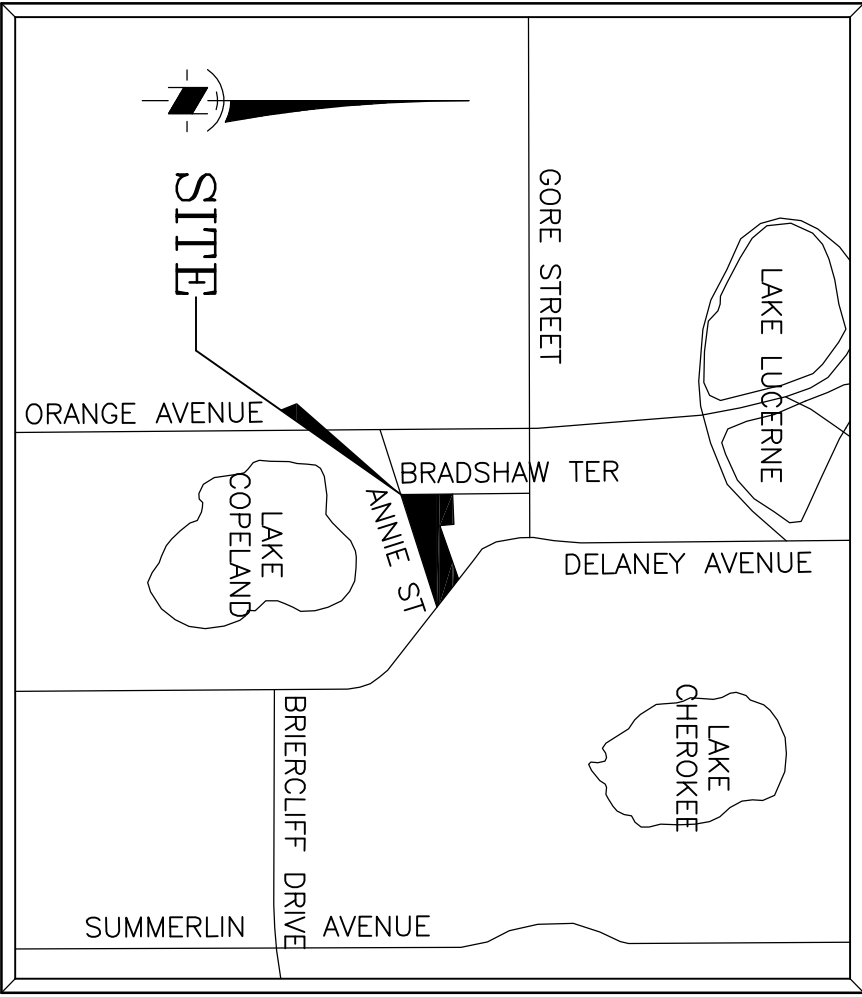
Containing 1.957 Acres (65,243 square feet), more or less.

NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO: THE NORTH LINE OF ANNIE STREET AS BEING N72°20'07"E.
2. IN ACCORDANCE WITH CHAPTER 177.091, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL 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, GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL CONFORM WITH THE FLORIDA ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. DEVELOPMENT ON THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENENCY 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.
4. THE PROPERTIES DELINEATED ON THIS PLAT ARE SUBJECT TO AIRCRAFT NOSE THAT MAY BE OBJECTIONABLE.

VICINITY MAP

NOT TO SCALE



Tinklepaugh

SURVEYING SERVICES

850 Courtland Street, Suite 2A • Orlando, Florida 32804

Tele. No. (407) 262-0957 LICENSED BUSINESS No. 3778

PLAT BOOK PAGE

DELANEY PARK HEALTH AND REHABILITATION REPLAT DEDICATION

KNOW ALL BY THESE PRESENTS, THAT ORLANDO REHABILITATION GROUP, INC., BEING THE OWNER IN FEE SIMPLE THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND THE PLAT FOR THE USES AND AND PURPOSES HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS SEAL AFFIXED HERETO ON.

OWNER: ORLANDO REHABILITATION GROUP, INC.

BY: _____ PRINTED NAME _____

NAME: _____

TITLE: _____ PRINTED NAME _____

ATTEST: _____

SIGNED AND SEALED IN THE PRESENCE OF:

PRINTED NAME _____

PRINTED NAME _____

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, THAT ON 2015 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED AND ITS OF THE ABOVE NAMED CORPORATION AND INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, PERSONALLY KNOWN TO ME OR HAS PRODUCED THE FOREGOING DEDICATION AS IDENTIFICATION, AND I HAVE READ AND ACKNOWLEDGED THE FOREGOING DEDICATION AND I HAVE SIGNED AS SUCH OFFICERS THERETO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS AFFIXED HERETO; AND THAT THE 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

PRINTED NAME: _____

COMMISSION # _____

MY COMMISSION EXPIRES: _____

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 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 5980 Robert W. Monroco, P.S.M.
TINKLEPAUGH SURVEYING SERVICES INC.
850 COURTLAND STREET, SUITE 2A
ORLANDO, FLORIDA 32804

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 AND DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED: _____ DATE _____

DIRECTOR OF PLANNING & DEVELOPMENT _____

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: _____