

FITZPATRICK SUBDIVISION

A PORTION OF LOT 10 AND ALL OF LOT 9, PARTIAL REPLAT OF LAKE NONA PHASE 1-A, PARCEL 9, AS RECORDED IN PLAT BOOK 24, PAGE 10, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE CITY OF ORLANDO, SECTION 7, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

DESCRIPTION

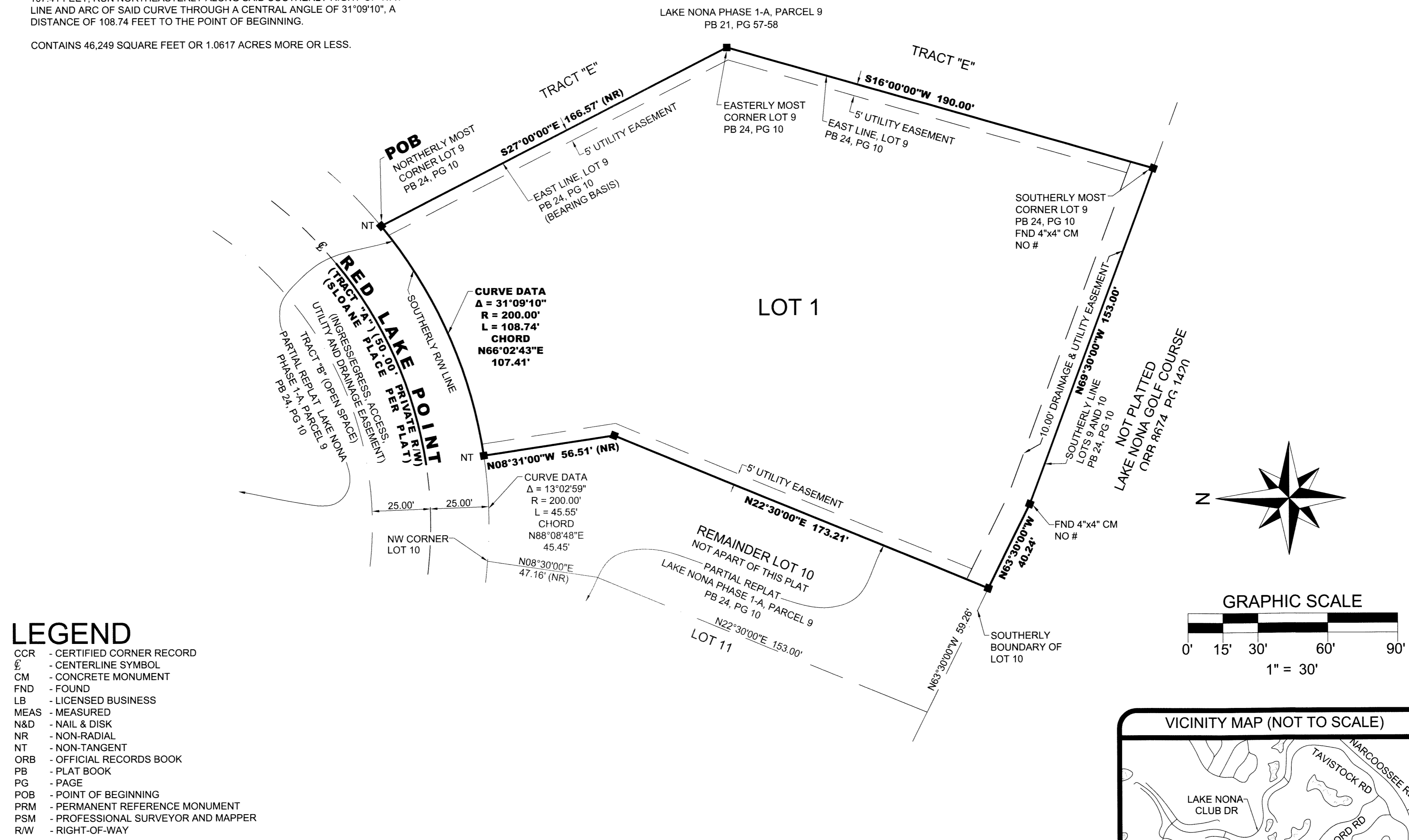
A PORTION OF LOT 10 AND ALL OF LOT 9, PARTIAL REPLAT OF LAKE NONA PHASE 1-A, PARCEL 9, AS RECORDED IN PLAT BOOK 24, PAGE 10, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY MOST CORNER OF LOT 9, PARTIAL REPLAT OF LAKE NONA PHASE 1-A, PARCEL 9, AS RECORDED IN PLAT BOOK 24, PAGE 10, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EAST LINE OF SAID LOT 9: (1) S27°00'00"E A DISTANCE OF 166.57 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 9; (2) S16°00'00"W A DISTANCE OF 190.00 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 9; THENCE N69°30'00"W ALONG THE SOUTHERLY LINES OF SAID LOTS 9 AND 10, A DISTANCE OF 153.00 FEET; THENCE N63°30'00"W ALONG SAID SOUTHERLY LINE OF LOT 10, A DISTANCE OF 40.24 FEET; THENCE N22°30'00"E A DISTANCE OF 173.21 FEET; THENCE N08°31'00"W A DISTANCE OF 56.51 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RED LAKE POINT, HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF N66°02'43"E, A CHORD DISTANCE OF 107.41 FEET, RUN NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°09'10", A DISTANCE OF 108.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 46,249 SQUARE FEET OR 1.0617 ACRES MORE OR LESS.

NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE EAST LINE OF LOT 9, PARTIAL REPLAT OF LAKE NONA PHASE 1-A, PARCEL 9, BEING: S27°00'00"E (PER PLAT)
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- 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.



- ### LEGEND
- CCR - CERTIFIED CORNER RECORD
 - f - CENTERLINE SYMBOL
 - CM - CONCRETE MONUMENT
 - FND - FOUND
 - LB - LICENSED BUSINESS
 - MEAS - MEASURED
 - N&D - NAIL & DISK
 - NR - NON-RADIAL
 - NT - NON-TANGENT
 - ORB - OFFICIAL RECORDS BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - POB - POINT OF BEGINNING
 - PRM - PERMANENT REFERENCE MONUMENT
 - PSM - PROFESSIONAL SURVEYOR AND MAPPER
 - RW - RIGHT-OF-WAY

ACCURIGHT
 ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
 2012 E. Robinson Street, Orlando, Florida 32803
 www.AccurightSurveys.net
 ACCU@AccurightSurveys.net
 PHONE: (407) 894-6314 FAX: (407) 897-3777

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.

FITZPATRICK SUBDIVISION DEDICATION

KNOW ALL BY THESE PRESENTS, Daniel B. Fitzpatrick, 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 Utility and Drainage & Utility Easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned have here-unto set their hands on this day of December, 2014.

OWNER:
 BY: Daniel B. Fitzpatrick
 SIGNED IN THE PRESENCE OF:

STATE OF FLORIDA, COUNTY OF ORANGE
 THIS IS TO CERTIFY, That on this day of December, 2014, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Daniel B. Fitzpatrick, personally known to me or 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 acknowledged the execution thereof to be his/her/their free act and deed for the uses and purposes therein expressed.

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

NOTARY PUBLIC
 My Commission Number:
 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 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: 12/22/14 Signed: JAMES D. BRAY PSM # 6507
 Registration Number: Accuright Surveys of Orlando, Inc.
 2012 East Robinson Street
 Orlando, Florida 32803

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 Chapter 177, Florida Statutes.
 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: