

4308 NORTH ORANGE BLOSSOM TRAIL

BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 122 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

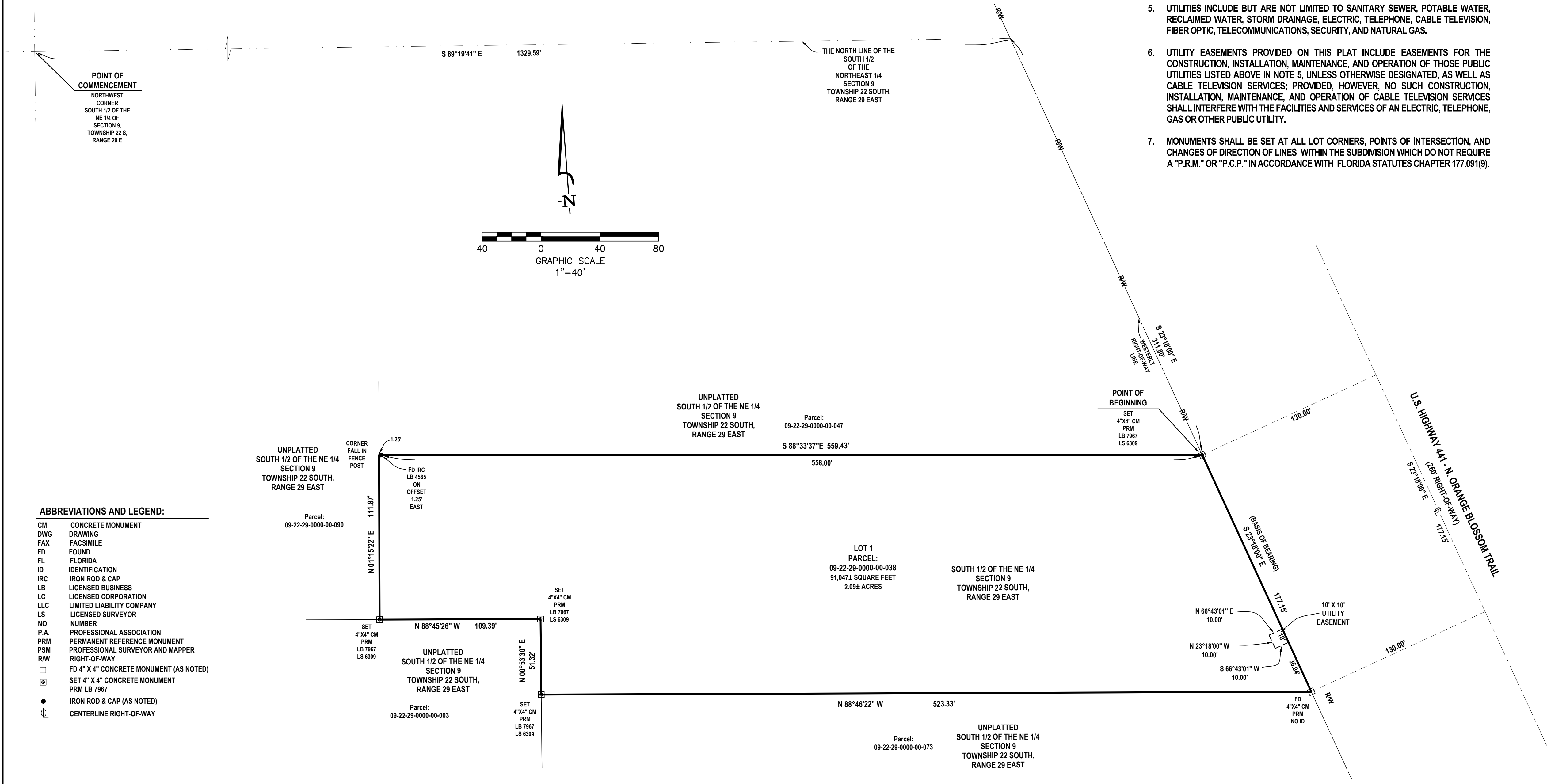
LEGAL DESCRIPTION:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°19'41" 'EAST' ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 A DISTANCE OF 1329.59 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (130' - 1/2 R/W); THENCE WITH THE SAID WESTERLY RIGHT OF WAY LINE SOUTH 23°18'00" EAST A DISTANCE OF 311.80 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 23°18'00" EAST WITH SAID RIGHT OF WAY LINE A DISTANCE OF 177.15 FEET; THENCE NORTH 88°46'22" WEST A DISTANCE OF 523.33 FEET; THENCE NORTH 00°53'30" EAST A DISTANCE OF 51.32 FEET; THENCE NORTH 88°45'26" WEST A DISTANCE OF 109.39 FEET; THENCE NORTH 01°15'22"EAST A DISTANCE OF 111.87 FEET; THENCE SOUTH 88°33'37" EAST A DISTANCE OF 559.43 FEET TO THE POINT OF BEGINNING; LYING IN ORANGE COUNTY, FLORIDA.



LOCATION MAP

SCALE: 1" = 1000'



GENERAL NOTES AND SURVEY REPORT:

- BEARING STRUCTURE ASSSUMED (S 23°18'00" E) ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 - N. ORANGE BLOSSOM TRAIL (A 260 FOOT RIGHT-OF-WAY) PER DESCRIPTION.
- ACCURACY:
THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL MEASUREMENT DIMENSIONS ON THIS PLAT IS IN U.S. FOOT AND DECIMALS THEREOF.
NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, FIBER OPTIC, TELECOMMUNICATIONS, SECURITY, AND NATURAL GAS.
- UTILITY EASEMENTS PROVIDED ON THIS PLAT INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THOSE PUBLIC UTILITIES LISTED ABOVE IN NOTE 5, UNLESS OTHERWISE DESIGNATED, AS WELL AS 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.
- MONUMENTS SHALL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A "P.R.M." OR "P.C.P." IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(9).

MAP BOOK _____ PAGE _____

DEDICATION

KNOW BY ALL THESE PRESENTS, That _____, 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 _____, 2015.

OWNER: _____

By: _____

Print Name: _____

Title: _____

SIGNED IN THE PRESENCE OF:

1) _____ 2) _____

Print name: _____ Print Name: _____

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this _____ day of _____, 2015, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____ as _____ of _____, who is personally known to me or produced the following identification _____, and did / did not take an oath that he/she is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his/her 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 _____ [NOTARY STAMP]

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW BY ALL THESE PRESENTS. That the undersigned, being a professional surveyor and 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 Number: PSM 6309 Anthony Sanzone
A1A Geo, Inc.
1370 N U.S. Highway 1, Suite 204
Ormond Beach, Florida 32174

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 _____ Date _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statue 177

City Surveyor _____ Date _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in te Orange County Official Records

on _____ as File No. _____

County Comptroller in and for Orange County, Florida

BY _____

A1A GEO
LAND SURVEYING CONSTRUCTION LAYOUT

1370 N U.S. Hwy 1, Ste 204 Ormond Beach Florida 32174
Voice: 386.405.6797 a1ageoinc@gmail.com
LB # 7967 LS # 6309