

HAYS CORNER

LOCATED IN SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST, SECTION 18, TOWNSHIP 22 SOUTH, RANGE 30 EAST, AND REPLATTING A PORTION OF LOT 21, ROSE ISLE SECTION SEVEN, PER PLAT BOOK "U", PAGE 16, AND A PORTION OF LOT 21, ROSE ISLE SECTION THREE, PER PLAT BOOK "U", PAGE 43, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 21, ROSE ISLE SECTION 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "U", PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND A PORTION OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST, AND SECTION 18, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, ROSE ISLE SECTION SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "U", PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 08°16'22" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF NOROLK ROAD, AS SHOWN ROSE ISLE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "T", PAGE 28, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 08°16'22" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 100.22 FEET TO A POINT ON THE OCCUPIED SOUTH RIGHT OF WAY LINE OF DORCHESTER STREET; THENCE SOUTH 88°41'36" EAST, ALONG THE OCCUPIED SOUTH RIGHT OF WAY LINE OF DORCHESTER STREET, A DISTANCE OF 202.37 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF LAKE SHORE DRIVE; THENCE SOUTH 23°40'51" EAST, ALONG THE WEST RIGHT OF WAY LINE OF LAKE SHORE DRIVE, A DISTANCE OF 100.08 FEET; SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2864.90 FEET AND A CHORD BEARING OF SOUTH 25°51'29" EAST; THENCE SOUTHEASTERLY ALONG THE WEST RIGHT OF WAY LINE OF LAKE SHORE DRIVE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°06'10" A DISTANCE OF 55.15 FEET; THENCE, DEPARTING THE WEST RIGHT OF WAY OF LAKE SHORE DRIVE, SOUTH 78°07'35" WEST, A DISTANCE OF 129.58 FEET; THENCE NORTH 15°57'19" WEST, ALONG THE EAST LINE OF THE AFORESAID LOT 1, ROSE ISLE SECTION SEVEN, A DISTANCE OF 55.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 79°28'22" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 112.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, ROSE ISLE SECTION SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "U", PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 08°16'22" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF NOROLK ROAD, AS SHOWN ROSE ISLE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "T", PAGE 28, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 08°16'22" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 100.22 FEET TO A POINT ON THE OCCUPIED SOUTH RIGHT OF WAY LINE OF DORCHESTER STREET; THENCE SOUTH 88°41'36" EAST, ALONG THE OCCUPIED SOUTH RIGHT OF WAY LINE OF DORCHESTER STREET, A DISTANCE OF 268.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 22°06'33" WEST, ALONG THE OCCUPIED RIGHT OF WAY LINE OF LAKE SHORE DRIVE, A DISTANCE OF 32.26 FEET; THENCE, DEPARTING THE OCCUPIED EAST RIGHT OF WAY LINE OF LAKE SHORE DRIVE, SOUTH 88°36'33" EAST, A DISTANCE OF 72.67 FEET TO A POINT ON THE ORDINARY HIGH WATER ELEVATION OF 72.5 FEET (NGVD 29) PER THE CITY OF WINTER PARK, ORDINANCE NUMBER 2764-09; THENCE SOUTHERLY ALONG THE ORDINARY HIGH WATER ELEVATION TO A POINT SOUTH 25°12'20" EAST, A DISTANCE OF 154.04 FEET FROM SAID POINT ON THE ORDINARY HIGH WATER ELEVATION, SAID POINT ALSO BEING A POINT ON THE AFORESAID ORDINARY HIGH WATER ELEVATION; THENCE DEPARTING SAID ORDINARY HIGH WATER ELEVATION SOUTH 78°46'35" WEST, A DISTANCE OF 69.76 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LAKE SHORE DRIVE AS SHOWN ON ROSE ISLE SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK U, PAGE 43, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2804.90 FEET, AND A CHORD BEARING OF NORTH 26°00'03" WEST; THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF LAKE SHORE DRIVE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°21'14" A DISTANCE OF 66.28 FEET; THENCE NORTH 23°40'51" WEST, ALONG THE OCCUPIED EASTERLY RIGHT OF WAY LINE OF LAKE SHORE DRIVE, A DISTANCE OF 71.26 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 41,845 SQUARE FEET, OR 0.961 ACRES, MORE OR LESS

NOTES

- BEARINGS ARE ASSUMED RELATIVE TO EAST LINE OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST BEING SOUTH 00°43'07" EAST.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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.
- DEVELOPMENT ON 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.
- THE ORDINARY HIGH WATER ELEVATION OF LAKE SUE IS 79.50(NGVD29) PER CITY OF WINTER PARK ORDINANCE NO. 2764-09
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED ON THE FOLLOWING BENCHMARKS: THE CHISELED "+\" IS ON THE WEST CURB OF LAKESHORE DRIVE, 20 FT SOUTH OF THE SOUTH PROPERTY LINE OF 3000 LAKESHORE DRIVE, IN WINTER PARK ON THE WEST SIDE OF LAKE SUE ELEVATION = 80.533 (NGVD29)
- TRACT "A" IS A RECREATION TRACT AND DEDICATED TO MARK E. MCAULIFFE AND CHARLENE H. MCAULIFFE AND THEIR RESPECTIVE HEIRS, SUCCESSORS AND PERMITTED ASSIGNS.

ABBREVIATION LISTING

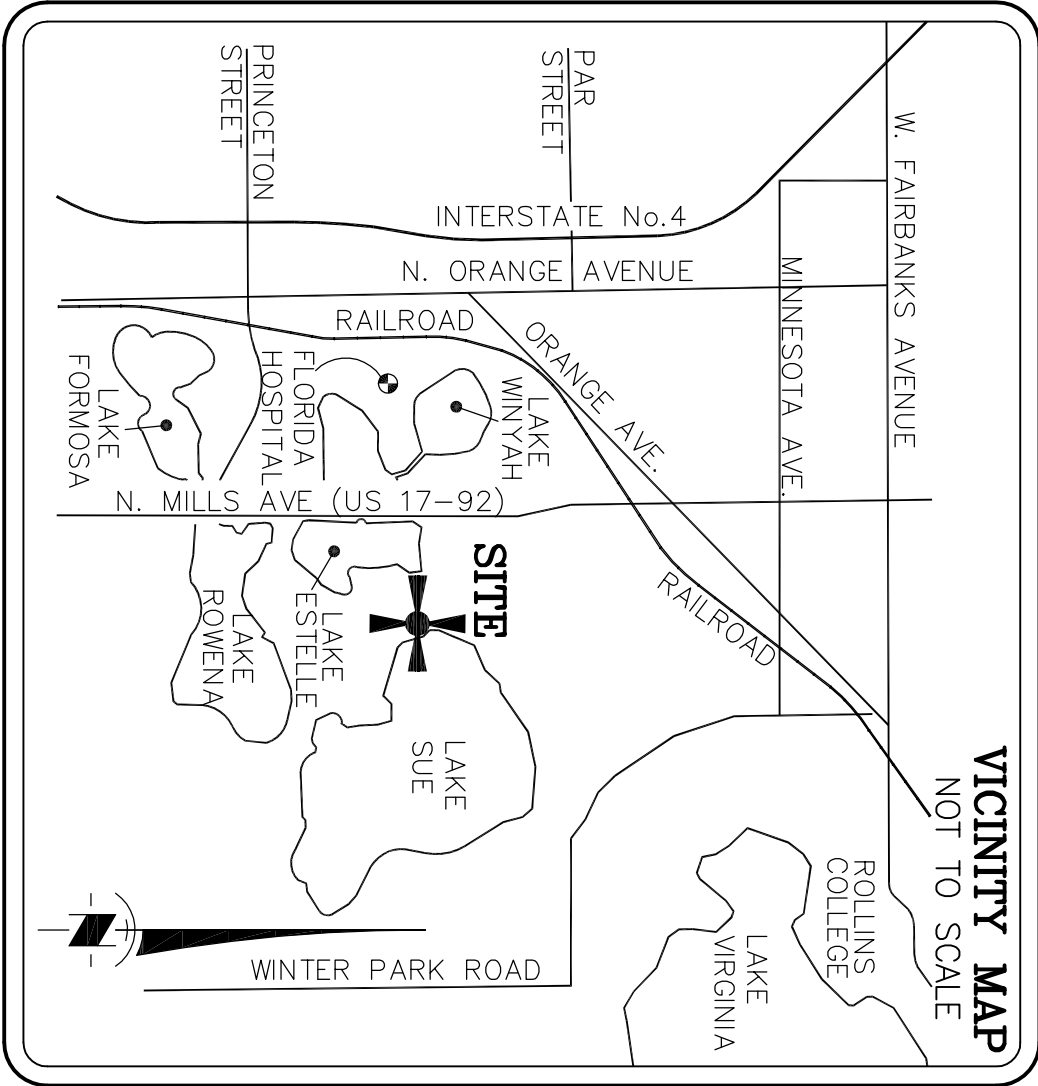
LB	=	LICENSED BUSINESS
CM	=	CONCRETE MONUMENT
(NR)	=	NON-RADIAL
(NT)	=	NON-TANGENT
P.C.P.	=	PERMANENT CONTROL POINT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
COR	=	CERTIFIED CORNER RECORD
P.O.L.	=	POINT ON LINE
NGVD 29	=	NATIONAL GEODETIC VERTICAL DATUM OF 1929
N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
C	=	CENTERLINE
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
SECTION 16-23-29	=	SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST

SYMBOL LEGEND

- P.R.M. 4"x4" CM LB #3778 (UNLESS OTHERWISE NOTED)
- NAIL & DISK P.R.M. LB #3778 (UNLESS OTHERWISE NOTED)

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 HEREON. BECAUSE OF THE VARIOUS REASONS THAT ARE NOT RECORDED ON THIS PLAT, THERE MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



Tinklepaugh

SURVEYING SERVICES

850 Courtlund Street, Suite 2-A • Orlando, Florida 32804
Telephone No. (407) 262-0957 LICENSED BUSINESS No. 3778

PLAT BOOK PAGE

HAYS CORNER DEDICATION

KNOW ALL BY THESE PRESENTS, THAT MARK E. MCAULIFFE AND CHARLENE H. MCAULIFFE BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE STREETS TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE INDIVIDUAL(S) ON THIS ____ DAY OF _____, 2015.

BY: _____ NAME: MARK E. MCAULIFFE BY: _____ NAME: CHARLENE H. MCAULIFFE

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS SIGNATURE _____ WITNESS SIGNATURE _____

PRINT NAME _____ PRINT NAME _____

STATE OF FLORIDA
COUNTY OF ORANGE

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____ 2015 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS, IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED MARK E. MCAULIFFE WHO IS PERSONALLY KNOWN TO ME OR PRODUCED THE FOLLOWING IDENTIFICATION _____ AND DID / DID NOT TAKE AN OATH DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED.

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 ALL BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A PROFESSIONAL SURVEYOR AND MAPPER HAS PREPARED THE FOREGOING PLAT AND MAPS 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 6813 ABRAHAM I REMCHUK, P.S.M.
TINKLEPAUGH SURVEYING SERVICES
LICENSED BUSINESS No. 3778
850 COURTLAND STREET, SUITE A-2
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 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 FLORIDA STATE STATUE 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 _____