

AIRPORT ACRES

A PARCEL OF LAND LOCATED IN THE CITY OF ORLANDO, LYING IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 30 EAST, THE NORTHEAST 1/4 OF SECTION 34 TOWNSHIP 23 SOUTH, RANGE 30 EAST AND THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH RANGE 30 EAST, ORANGE COUNTY, FLORIDA.

DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 27, THE NORTHEAST 1/4 OF SECTION 34 AND THE NORTHWEST 1/4 OF SECTION 35, ALL IN TOWNSHIP 23 SOUTH RANGE 30 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, HAVING A CERTIFIED CORNER RECORD NO. 076077, RUN THENCE N89°51'34"E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 35, A DISTANCE OF 1,337.97 FEET, TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE S00°00'049"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 483.21 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF McCOY ROAD PER DEED BOOK 400, PAGE 332, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N80°11'44"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,006.90 FEET TO A POINT ON THE WEST LINE OF THE EAST 640 FEET OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 30 EAST; THENCE N00°12'18"W ALONG SAID WEST LINE, A DISTANCE OF 136.45 FEET TO THE NORTHWEST CORNER OF THE EAST 640 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE N00°09'39"W ALONG THE WEST LINE OF THE EAST 640 FEET OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 30 EAST, A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH 300 FEET OF THE EAST 640 FEET OF SAID SECTION 27; THENCE N89°50'42"E ALONG THE NORTH LINE OF THE SOUTH 300 FEET OF THE EAST 640 FEET OF SAID SECTION 27 A DISTANCE OF 640.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 300 FEET OF THE EAST 640 FEET OF SAID SECTION 27; THENCE S00°09'39"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

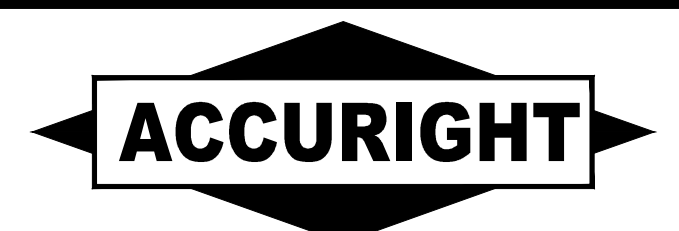
CONTAINS 804,831 SQUARE FEET OR 18.476 ACRES MORE OR LESS.

NOTES

- BEARING STRUCTURE IS BASED ON THE MONUMENTED MOUNTMENT NORTH RIGHT-OF-WAY LINE OF McCOY ROAD BEING N80°11'44"W (ASSUMED)
- - 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.
- THAT PORTION OF LOT 1 LYING IN SECTION 27, TOWNSHIP 23 SOUTH, RANGE 30 EAST IS SUBJECT TO OWNERS/DEVELOPERS AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3196, PAGE 1648, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LEGEND

CCR - CERTIFIED CORNER RECORD
℄ - CENTERLINE SYMBOL
CM - CONCRETE MONUMENT
DB - DEED BOOK
FND - FOUND
LB - LICENSED BUSINESS
MEAS - MEASURED
N&D - NAIL & DISK
ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PG - PAGE
POB - POINT OF BEGINNING
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR AND MAPPER
R/W - RIGHT-OF-WAY
(T) - TOTAL LOT DIMENSION



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.

SHEET 1 of 2

PLAT BOOK PAGE

AIRPORT ACRES DEDICATION

KNOW ALL BY THESE PRESENTS, that Max King Realty, V, LLC, a Florida limited liability company, 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 dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned have here-unto set their hands on this ____ day of _____, 2015.

OWNER: Max King Realty, V, LLC, a Florida limited liability company

BY: _____
Brett M. Kingstone
CEO/Manager

SIGNED IN THE PRESENCE OF: _____

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this ____ day of _____, 2015, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Brett M. Kingstone, CEO/Manager of Max King Realty, V, LLC, a Florida limited liability company, 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 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: _____ Signed: _____
James D. Bray, PSM 6507
Registration Number: Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803
LB #4475

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____ 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

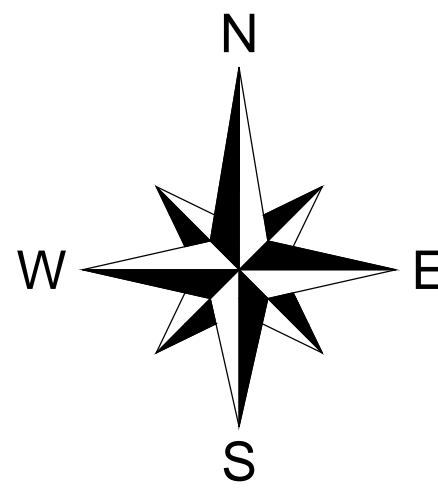
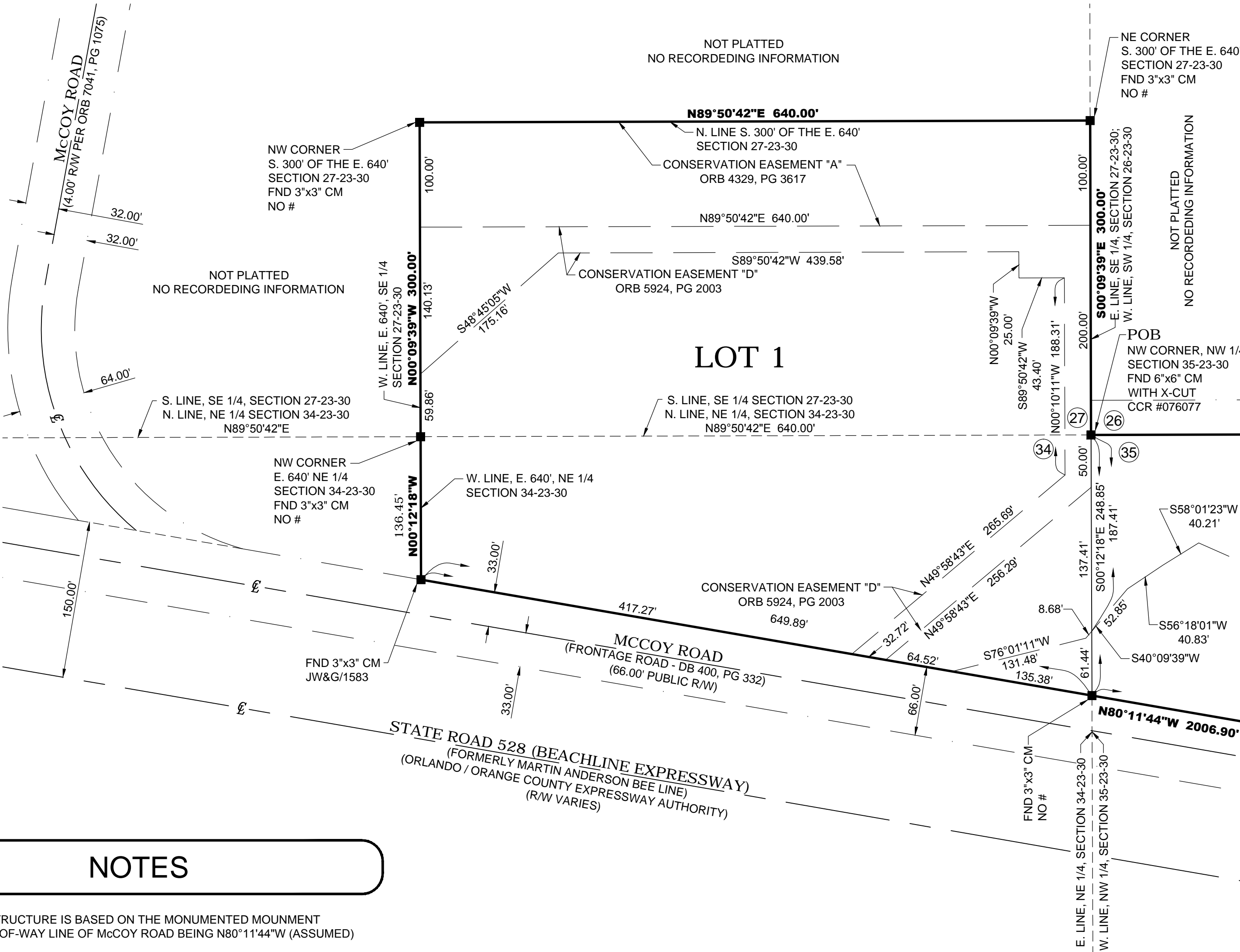
Reviewed for conformity to Chapter 177, Florida Statutes.

City Surveyor _____ Date _____

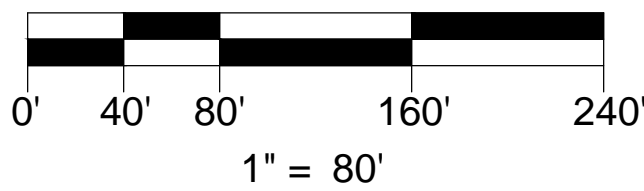
CERTIFICATE OF COUNTY COMPTROLLER

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 _____



GRAPHIC SCALE



VICINITY MAP (NOT TO SCALE)

