

SHOOTERS WORLD ORLANDO

SHEET 1 OF 1

PLAT BOOK:

PAGE:

A REPLAT OF LOT(S) 4, 5 AND 6, FLORIDA CENTER TURNPIKE - CYPRESS CREEK GOLF COURSE RESIDENTIAL & COMMERCIAL AREA PLAT NO. 7, AS RECORDED IN PLAT BOOK 19 PAGE 36, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

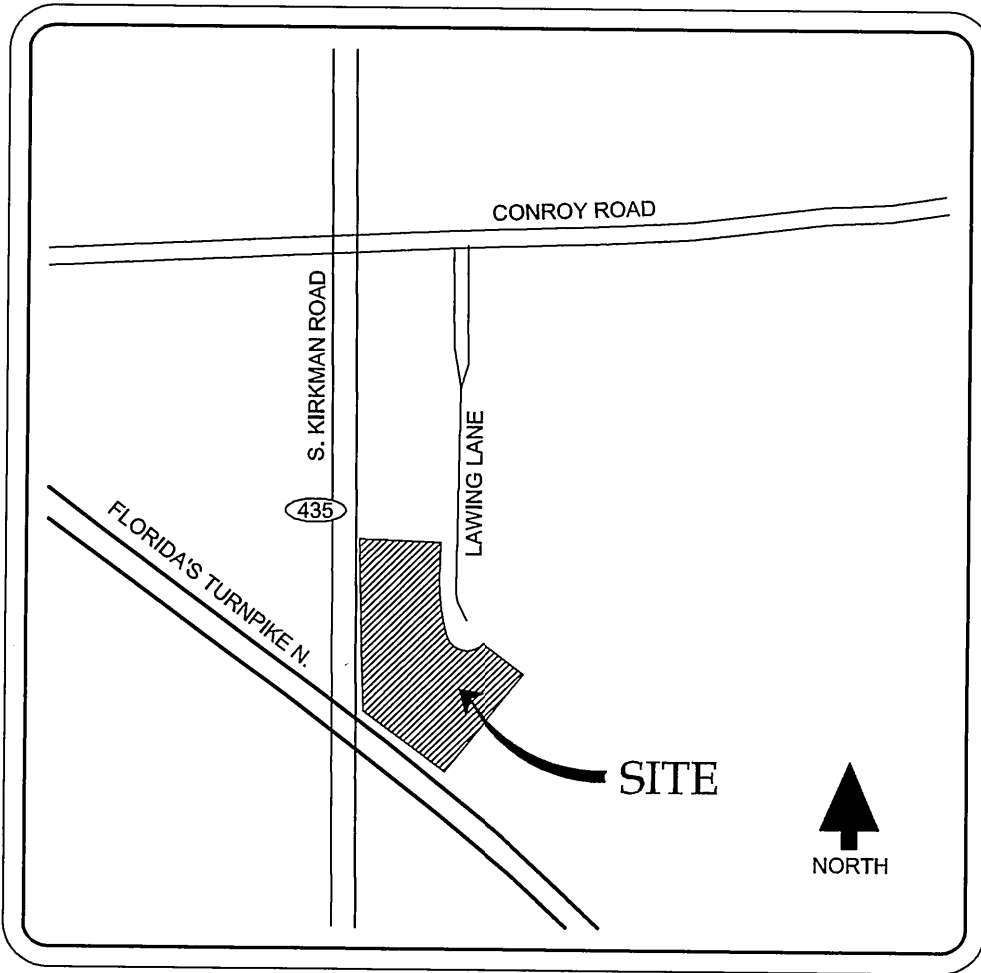
LOCATED IN SECTION 18, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land encompassing lot(s) 4, 5 and 6, Florida Center Turnpike - Cypress Creek Golf Course Residential & Commercial Area Plat No. 7, as recorded in Plat Book 19, Page 36, of the Public Records of Orange County, Florida and being more particularly described as follows:

Begin at the Northwest corner of said lot 4, said point also being the Southwest corner of Florida Center Turnpike - Cypress Creek Golf Course Residential & Commercial Area Plat No. 8, as recorded in Plat Book 34, Page 58 of the Public Records of Orange County, Florida, said point also being a point on the easterly right of way line of Kirkman Road (State Road No. 435); thence S.87 degrees 32'23"E., on the north line of said lot 4 also being the south line of said lot 1, a distance of 196.39 feet to the northeast corner of said lot 4 also being the southeast corner of said lot 1 and also being a point on the southwesterly right of way line of Lawing Lane; thence S.02 degrees 27'37"W., on the southwesterly right of way line of said Lawing Lane, a distance of 71.27 feet to a point of curvature of a curve to the left; thence continuing on the southwesterly right of way line of said Lawing Lane and on said curve to the left having a radius of 470.00 feet, a central angle of 19 degrees 42'23", a chord length of 160.86 feet and a chord bearing of S.07 degrees 22'44"E., thence on the arc of said curve, an arc length of 161.65 feet to a point of compound curvature; thence continuing on the southwesterly right of way line of said Lawing Lane and on said compound curve having a radius of 50.00 feet, a central angle of 124 degrees 22'20", a chord length of 88.45 feet and a chord bearing of S.79 degrees 46'39"E., thence on the arc of said curve, an arc length of 108.54 feet to the end of said curve and also being the northeast corner of said lot 6; thence S.52 degrees 15'39"E., on the northeasterly line of said lot 6, a distance of 125.26 feet to the southeast corner of said lot 6; thence S.37 degrees 45'40"W., on the southeasterly line of said lot 6, a distance of 308.44 feet to a point on the easterly right of way line of said Kirkman Road (State Road No. 435) and a point on a curve to the right; thence on the easterly right of way line of said Kirkman Road (State Road No. 435) and on said curve to the right having a radius of 5929.58 feet, a central angle of 00 degrees 29'03", a chord length of 50.11 feet and a chord bearing of N.52 degrees 28'53"W., thence Kirkman Road (State Road No. 435), a distance of 422.75 feet to the point of beginning.

Parcel contains 3.00 acres, more or less.



LOCATION MAP
(NOT TO SCALE)

LEGEND

- SYMBOL INDICATES A SET 4" x 4" CONCRETE MONUMENT L.B. #7243 P.R.M.
- SYMBOL INDICATES A FOUND MONUMENT (AS NOTED)
- SYMBOL INDICATES A SET P.K. NAIL & DISK (P.C.P.) L.B. #7243
- SYMBOL INDICATES A FOUND P.K. NAIL & DISK (AS NOTED)
- EPC ENVIRONMENTAL PROTECTION COMMISSION
- CDD COMMUNITY DEVELOPMENT DISTRICT
- HOA HOME OWNER'S ASSOCIATION
- SWFWMD SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- F.C.M. FOUND CONCRETE MONUMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- LB LICENSED BUSINESS
- (O/A) OVERALL
- (R) RADIAL
- (NR) NOT RADIAL
- P.K. PARKER KALON
- WPA WETALND PRESERVATION AREA
- WCA WETALND CONSERVATION AREA
- S.C.M. SET CONCRETE MONUMENT
- FSM PROFESSIONAL SURVEYOR AND MAPPER
- SW SOUTHWEST
- (TYP) TYPICAL
- L.E. LANDSCAPE BASEMENT
- # NUMBER
- 8 LOT NUMBER
- ④ BLOCK NUMBER

GENERAL NOTES:

- Bearings shown hereon are based on the Florida State Coordinate System, East Zone, 1983-2011 adjustment, holding the north line of subject property as being S.87°32'23"E.
- 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 Concurency 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.
- Tract c is to be owned in fee simple by the city of orlando per the deed recorded at or book _____, page _____, of the public records of orange county, florida and may be utilized for lift station purposes as long as deemed necessary by the city.

SHOOTERS WORLD ORLANDO

DEDICATION

KNOW ALL BY THESE PRESENTS, That Shooters World Orlando, LLC, a Florida Limited liability company being the owner in fee simple, and Compass Bank being the lender 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 said lands shown hereon to the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below and its seal affixed hereto.

SHOOTERS WORLD ORLANDO, LLC.
a Florida limited liability company

COMPASS BANK

By: _____

By: _____

Printed Name: _____ Printed Name: _____

Signed in the presence of:

Signed in the presence of:

By: _____ By: _____

Printed Name

Printed Name

By: _____ By: _____

Printed Name

Printed Name

STATE OF _____ COUNTY OF _____ THIS IS TO CERTIFY,
That on _____ before me, an officer duly authorized to take
acknowledgements in the State and County aforesaid, personally appeared
_____ and _____ respectively
_____ and _____ of the above named
Corporation incorporated under the laws of _____ who is/are personally
known to me or have produced the following identification _____
and _____ respectively and who executed the foregoing
dedication and severally acknowledged the execution thereof to be their free act and deed
as such officers thereto duly authorized and that 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 _____

My Commission Expires _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That undersigned, being a Professional 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: _____

DENNIS J. BENHAM
FLORIDA REGISTRATION NO. 4897

CROSSTOWN SURVEYORS, INC.
12441 ADVENTURE DR.
RIVERVIEW, FLORIDA 33579
LICENSED BUSINESS NO. 7243

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____, the
_____ approved the foregoing plat.

MAYOR PRO TEM _____

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 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 _____



12441 Adventure Dr - Riverview, Florida, 33579
Phone: 813.741.1555 - Fax: 813.741.1553
LB #7243
WWW.CROSSTOWNSURVEYORS.COM

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY 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.

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