

MADISON HOLLOW

SHEET 1 OF 2

PLAT BOOK _____ PAGE _____

A REPLAT OF A PORTION OF LOTS 15, 16, 19 AND 20, ROBERT'S AND LYNCH'S GARDEN FARMS SUBDIVISION, PLAT BOOK H, PAGE 100, AND LOTS 4 THROUGH 15, BLOCK L, LAKE HILL, PLAT BOOK M, PAGE 9, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 28 EAST AND A PORTION OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A PARCEL OF LAND COMPRISING A PORTION OF LOTS 15, 16, 19 AND 20, ROBERT'S AND LYNCH'S GARDEN FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 100 AND LOTS 4 THROUGH 15, BLOCK L, LAKE HILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 9, ALL IN THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 28 EAST AND A PORTION OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 29 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°07'01" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, ALSO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, FOR A DISTANCE OF 127.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'01" EAST, ALONG SAID EAST LINE AND SAID WEST LINE, FOR A DISTANCE OF 530.29 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 1 THROUGH 3 OF SAID ROBERT'S AND LYNCH'S GARDEN FARMS SUBDIVISION; THENCE RUN NORTH 89°38'44" EAST, ALONG SAID SOUTH LINE OF LOTS 1 THROUGH 3 AND IT'S WESTERLY EXTENSION THEREOF, FOR A DISTANCE OF 259.23 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF KIRKMAN ROAD (STATE ROAD 435), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 7570-2519; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2754.93 FEET, A CENTRAL ANGLE OF 07°55'21", AN ARC LENGTH OF 380.94 FEET, A CHORD LENGTH OF 380.63 FEET AND A CHORD BEARING OF SOUTH 12°26'49" WEST; THENCE RUN SOUTH 73°35'31" EAST, RADIAL TO SAID CURVE, FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 16°24'29" WEST, FOR A DISTANCE OF 295.49 FEET; THENCE RUN SOUTH 89°34'00" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 76.97 FEET; THENCE RUN NORTH 00°07'01" WEST, FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CARTER STREET, ACCORDING TO THE AFORESAID PLAT OF LAKE HILL; THENCE RUN SOUTH 89°25'34" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 625.25 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE EAST RIGHT-OF-WAY LINE OF HUDSON STREET, ACCORDING TO SAID PLAT OF LAKE HILL; THENCE RUN NORTH 01°53'43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 992.89 FEET; THENCE RUN NORTH 89°10'07" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 500.00 FEET; THENCE RUN NORTH 01°50'14" WEST, FOR A DISTANCE OF 167.10 FEET TO A POINT ON THE SOUTH LINE OF LOT 11, LAKE HILL GROVES REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGE 103 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 89°12'17" EAST, ALONG THE SOUTH LINE OF LOTS 11 THROUGH 13 OF SAID PLAT OF LAKE HILL GROVES REPLAT, AND IT'S EASTERLY EXTENSION THEREOF, FOR A DISTANCE OF 136.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY FLORIDA AND CONTAINS 757,497 SQUARE FEET OR 17.390 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 28 EAST AS BEING AN ASSUMED BEARING OF SOUTH 00°07'01" EAST, FOR ANGULAR DESIGNATION ONLY.

ALL PLATTED UTILITY EASEMENTS HEREBY PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF 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.

ALL CORNERS SHOWN HEREON SHALL BE SET ACCORDING TO CHAPTER 177, FLORIDA STATUTES.

DEVELOPMENT OF 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.

LEGEND:

R/W Denotes right-of-way

⌒ Denotes centerline

O.R. Denotes Official Records Book

P.G. Denotes page

■ Denotes set 4"x4" concrete monument # 6723 permanent reference monument (PRM)

□ Denotes recovered 4"x4" concrete monument as labeled

• Denotes change in direction, no corner set

NT Denotes Non-Tangent

R Denotes radius

Δ Denotes central angle

L Denotes arc length

C Denotes chord length

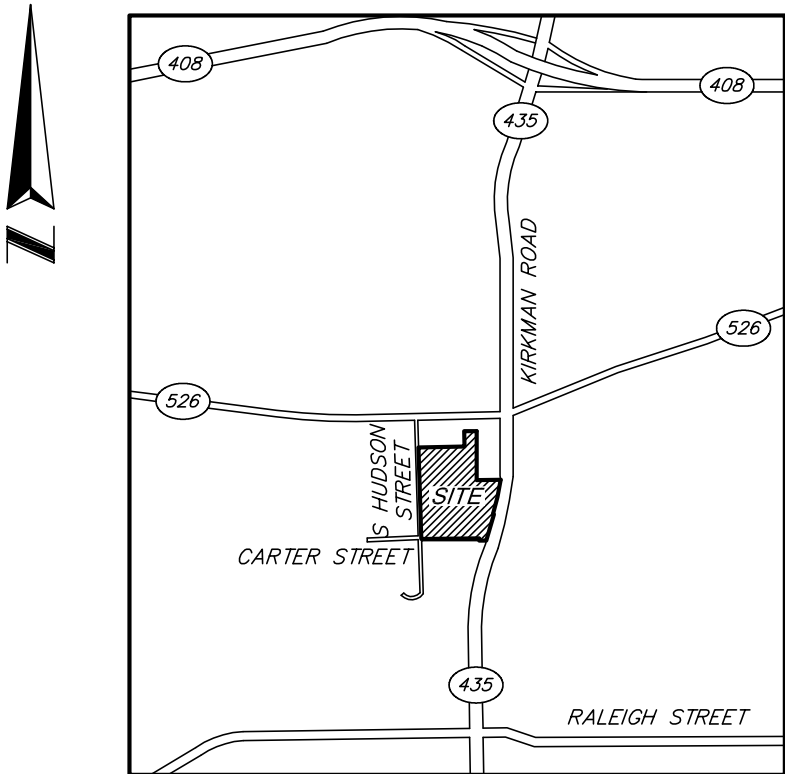
CB Denotes cord bearing

Denotes Number

LS Denotes Licensed surveyor

F.D.O.T. Denotes Florida Department of Transport

CCR Denotes Certified Corner Record



VICINITY MAP (NOT TO SCALE)



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

SHEET INDEX

SHEET 1 of 2 - Legal description, dedication, notes & legend.

SHEET 2 of 2 - Lot geometry

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.

MADISON HOLLOW
DEDICATION

KNOW ALL BY THESE PRESENTS, THAT SGD JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, being the owner in fee simple of the lands described in the forgoing 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 on _____, 2015

SGD JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

By: _____

Signed in the presence of:

Printed Name: _____

Printed Name: _____

STATE OF FLORIDA, COUNTY OF ORANGE.

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ of the above named Partnership created under the laws of Florida, who is () personally known to me or () produced _____ as identification, and did/did not take an oath, the individual and officer in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; and that the said dedication is the act and deed of said Partnership.

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

NOTARY PUBLIC _____

Printed Name _____

My commission expires _____

Commission number _____

QUALIFICATION STATEMENT OF
SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was prepared 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 _____ James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

ATTEST: _____ MAYOR

_____ 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

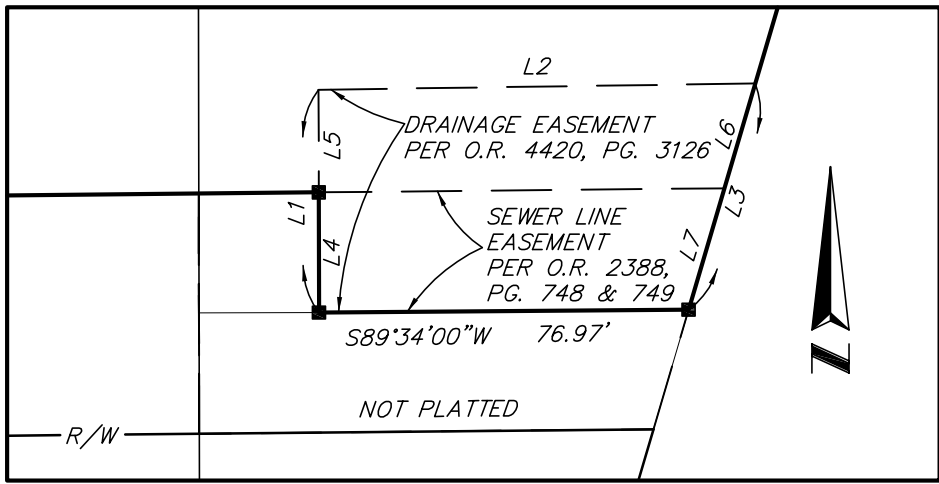
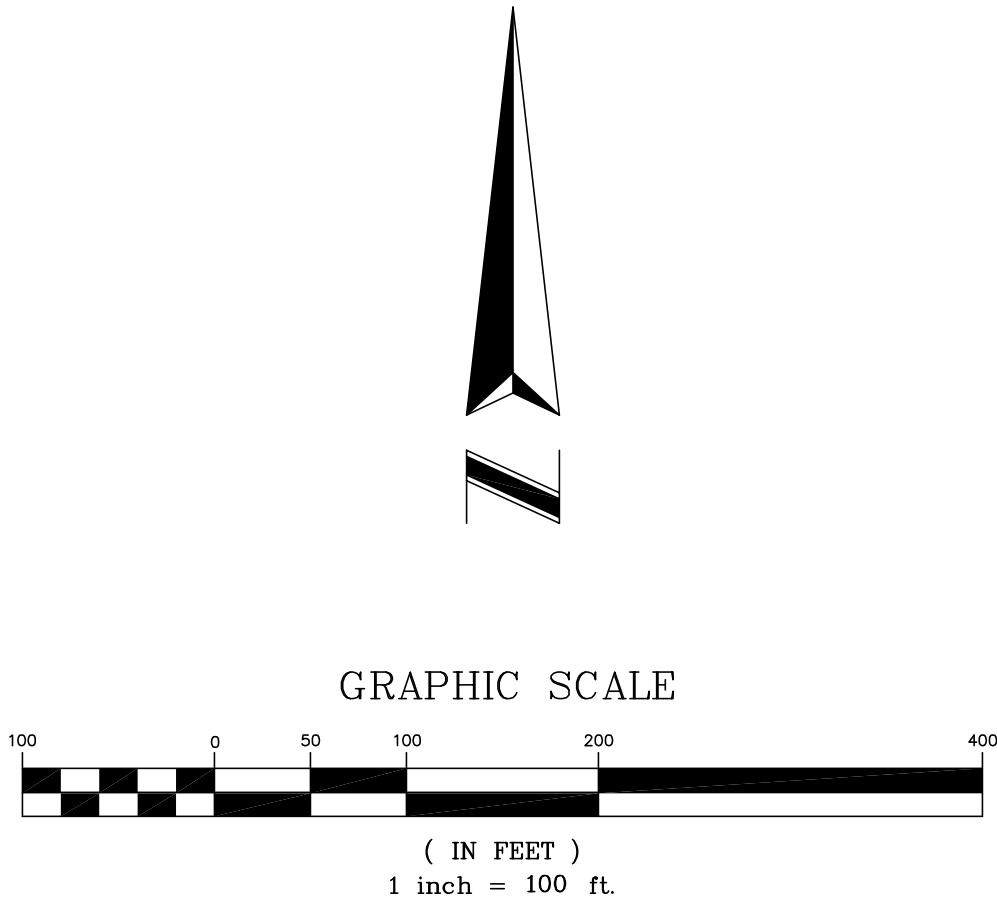
on _____ as File No. _____

County Comptroller in and for Orange County, FL

By: _____

MADISON HOLLOW

A REPLAT OF A PORTION OF LOTS 15, 16, 19 AND 20, ROBERT'S AND LYNCH'S GARDEN FARMS SUBDIVISION, PLAT BOOK H, PAGE 100, AND LOTS 4 THROUGH 15, BLOCK L, LAKE HILL, PLAT BOOK M, PAGE 9, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 28 EAST AND A PORTION OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.



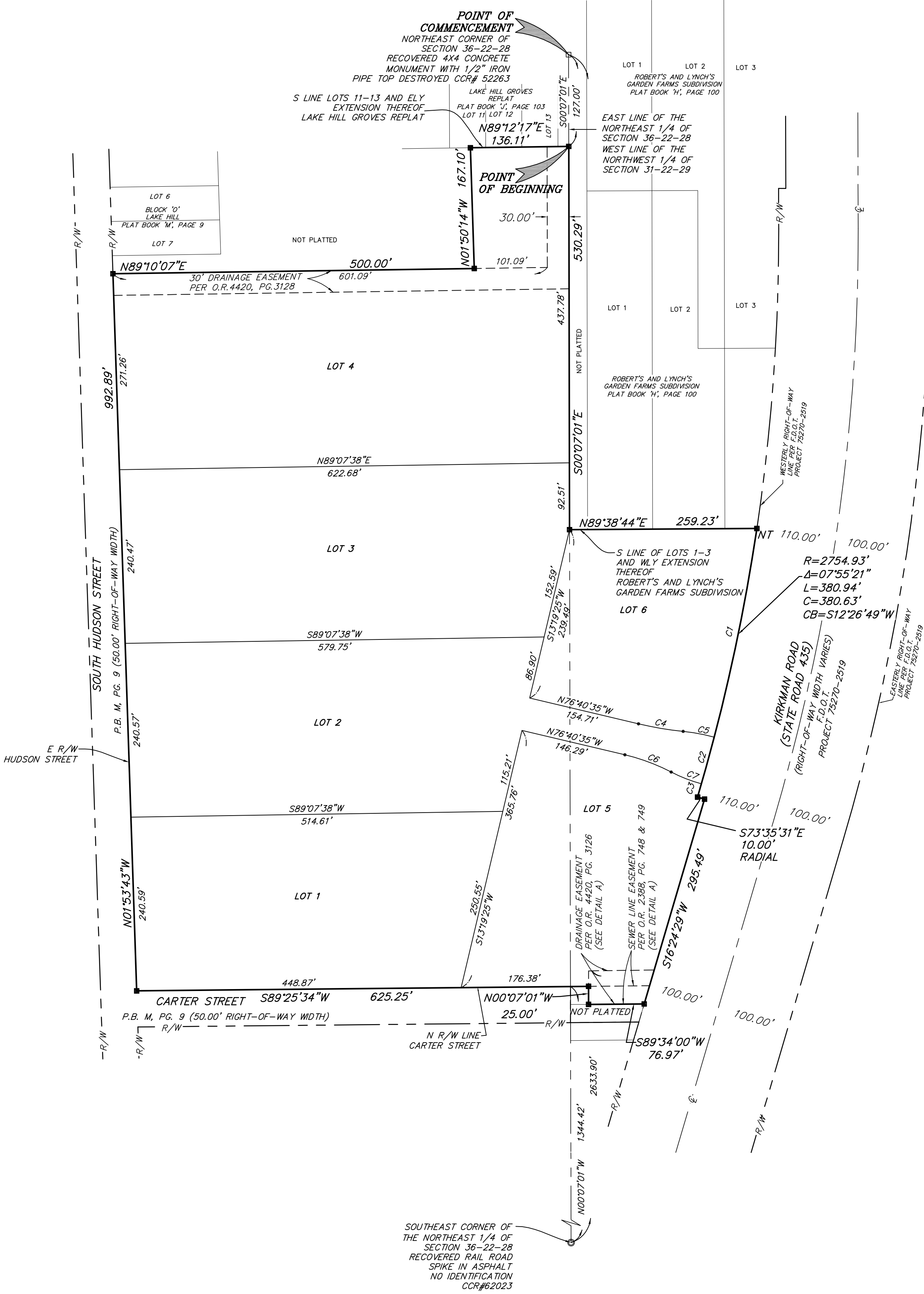
DETAIL A EASEMENTS
SCALE: 1"=40'

**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

SHEET INDEX
SHEET 1 of 2 - Legal description,
dedication, notes & legend.
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LINE TABLE		
LINE	LENGTH	BEARING
L1	46.36'	N00°07'01"W
L2	90.93'	N89°10'56"E
L3	49.07'	S16°24'29"W
L4	25.00'	N00°07'01"W
L5	21.36'	N00°07'01"W
L6	22.74'	S16°24'29"W
L7	26.34'	S16°24'29"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
C1	2754.93'	06°07'54"	294.82'	294.68'	N11°33'05"E
C2	2754.93'	01°23'35"	66.99'	66.98'	N15°18'49"E
C3	2754.93'	00°23'52"	19.13'	19.13'	N16°12'33"E
C4	483.63'	07°26'26"	62.81'	62.76'	S80°23'48"E
C5	273.44'	09°10'05"	43.75'	43.71'	N79°31'59"W
C6	276.19'	14°13'09"	68.34'	68.37'	N69°34'01"W
C7	206.73'	12°29'17"	45.06'	44.97'	S68°42'04"E