

BAKER STREET SUBDIVISION

SHEET 1 OF 1

SECTION 36, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

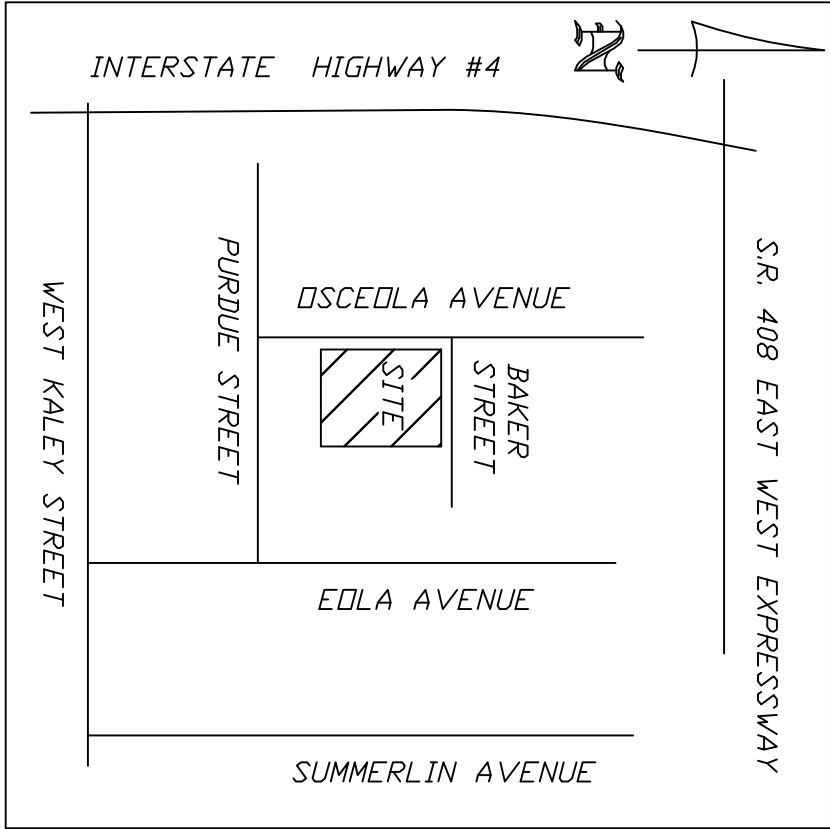
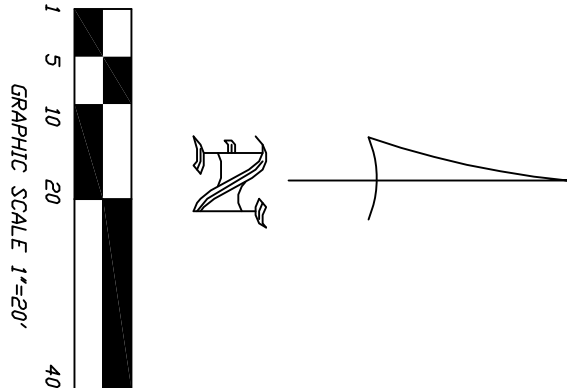
DESCRIPTION

LEGEND

- R/W = RIGHT-OF-WAY
● = SET 5/8" IRON ROD AND CAP #4887
■ = SET 4"x4" CONCRETE MONUMENT PPM#4987
UNLESS NOTED OTHERWISE
- C.C.R. = CERTIFIED CORNER RECORD
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
G.I.S. = GEOGRAPHIC INFORMATION SYSTEM
S.R. = STATE ROAD
PRM = PERMANENT REFERENCE MONUMENT

COMMENCE AT A POINT WHICH BEARS N00°41'33"W, 30.00 FEET, AND N89°30'29"E, 20.00 FEET FROM THE S.W. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 29 EAST, THENCE N00°41'33"W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N00°41'33"W, A DISTANCE OF 100.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF BAKER STREET, THENCE N89°30'29"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 130.00 FEET, THENCE S00°41'33"E, A DISTANCE OF 100.00 FEET, THENCE S89°30'29"W, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,300 SQUARE FEET, MORE OR LESS



LOCATION MAP
(NOT TO SCALE)

NOTES:

1. BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF PURDUE STREET AS BEING N89°30'29"E PER BP BAKER SUBDIVISION, PLAT BOOK 73, PAGE 132.
2. 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 CABLE TELEVISION SERVICES ARE DESIRED FOR A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
3. 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.

ORANGE COUNTY G.I.S.
FOUND DISC #G15033
NORTH 1523445.06
EAST 514195.45

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN AND OF ITSELF, BE CONSIDERED THE TRUE AND CORRECT COPY OF THE PLAT. ANY AND ALL DIGITAL FORMS 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.

MCMAHON SURVEYING AND
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