

5710 LA COSTA DRIVE, A REPLAT

A PORTION OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 30 EAST
AND

A REPLAT OF LOT 1, CANDLEWYCK EAST, REPLAT NO. 2, AS RECORDED IN PLAT BOOK 6, PAGE 93
SECTION 34, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 1

PLAT BOOK: PAGE:

5710 LA COSTA DRIVE, A REPLAT

DEDICATION

KNOW ALL BY THESE PRESENTS, That MG3 La Costa, 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 the easements as 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 on the ___ day of _____, 2015.

OWNER: MG3 La Costa, LLC, a Florida limited liability company

By: Marcelo Saiegh, Manager

Signed in the presence of:

(Printed Name) (Signature)

(Printed Name) (Signature)

STATE OF FLORIDA, COUNTY OF

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 Marcelo Saiegh, Manager of MG3 La Costa, LLC, formed under the laws of the State of Florida, 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 as such manager thereunto duly authorized; and that the said dedication is the act and deed of said Company.

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

NOTARY PUBLIC

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: Robert C Johnson, PSM #5551
Registration Number: LB 7833 Altamax Surveying
910 Belle Avenue, Suite 1140
Casselberry, Florida 32708

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 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

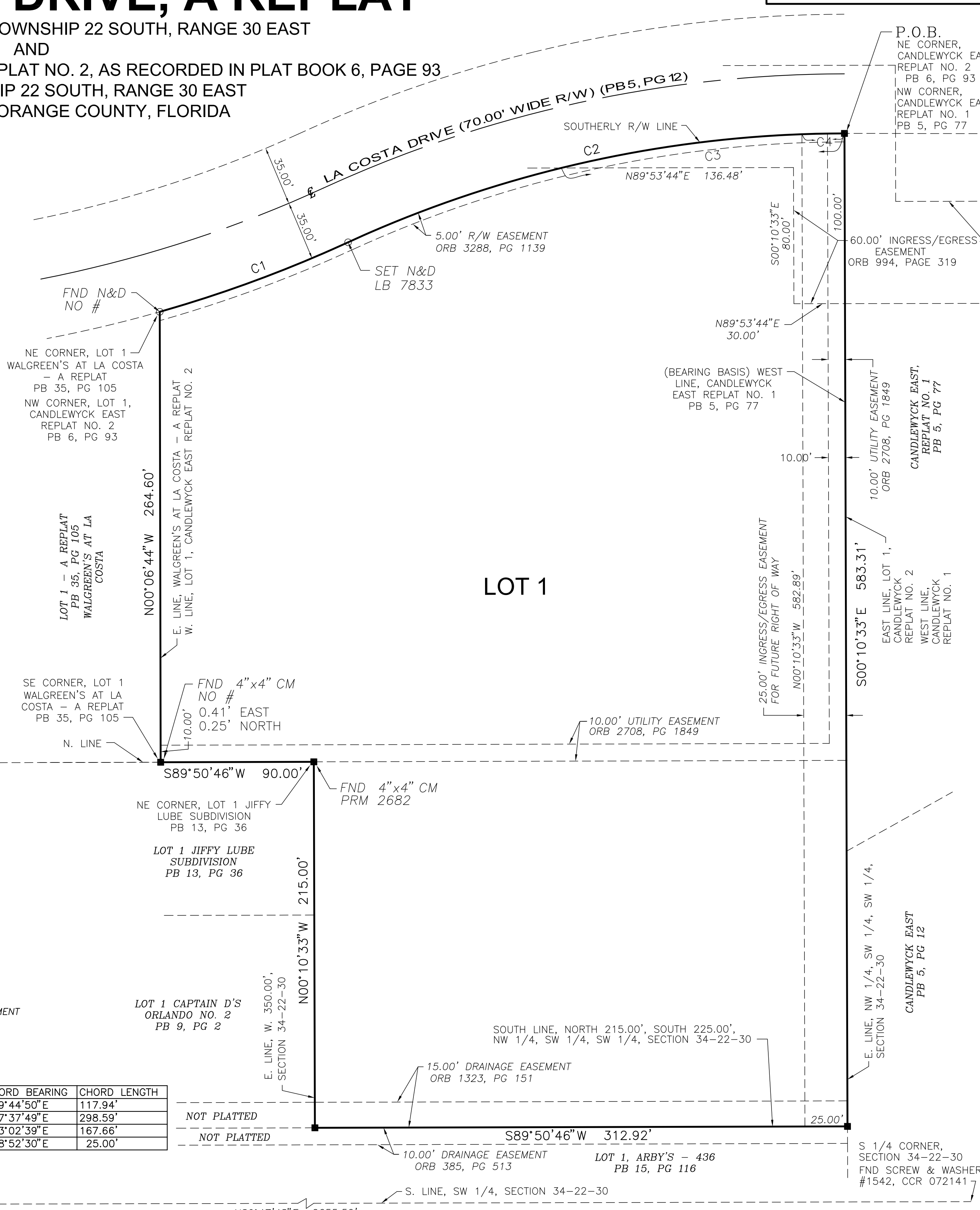
By _____ D.C.

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.

DESCRIPTION

Begin at the Northeast corner of Lot 1, CANDLEWYCK EAST, REPLAT NO. 2, as recorded in Plat Book 6, Page 93, public records of Orange County, Florida, also being the Northwest corner of CANDLEWYCK EAST, REPLAT NO. 1, as recorded in Plat Book 5, Page 77, public records of Orange County, Florida and further being a point on the Southerly right-of-way line of La Costa Drive (a 70.00' wide right of way); thence S00°10'33"E along the East line of said Lot 1, CANDLEWYCK EAST, REPLAT NO. 2 and the West line of said CANDLEWYCK EAST, REPLAT NO. 1, a distance of 583.31 feet to the South line of the North 215.00 feet of the South 225.00 feet of the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 22 South, Range 30 East; thence S89°50'46"W along said South line, a distance of 312.92 feet to a point on the East line of the West 350.00 feet of said Section 34, Township 22 South, Range 30 East; thence N00°10'33"W along said East line, a distance of 215.00 feet to the Northeast corner of Lot 1, JIFFY LUBE SUBDIVISION, as recorded in Plat Book 13, Page 36, public records of Orange County, Florida; thence S89°50'46"W along the North line of said Lot 1, JIFFY LUBE SUBDIVISION, a distance of 90.00 feet to the Southeast corner of Lot 1, WALGREEN'S AT LA COSTA - A REPLAT, as recorded in Plat Book 35, Page 105, Public Records of Orange County, Florida; thence N00°06'44"W along the East line of said Lot 1, WALGREEN'S AT LA COSTA - A REPLAT and along the West line of aforesaid Lot 1, CANDLEWYCK EAST REPLAT NO. 2, a distance of 264.60 feet to the Northeast corner of said Lot 1, WALGREEN'S AT LA COSTA - A REPLAT, also being the Northwest corner of said Lot 1, CANDLEWYCK EAST REPLAT NO. 2 and being a point on a curve concave Northwesterly having a radius of 772.83 feet, said point also being on the Southerly right-of-way line of said La Costa Drive, thence run Northeasterly along the arc of said curve through a central angle of 08°45'09", a distance of 117.94 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 702.83 feet; thence continue along the South right-of-way line of La Costa Drive and along the arc of said curve through a central angle of 24°31'42", a distance of 300.88 feet having a chord bearing of N77°37'49"E and a chord length of 298.59 feet to the POINT OF BEGINNING.

Contains 200,168 Square Feet or 4.5952 Acres

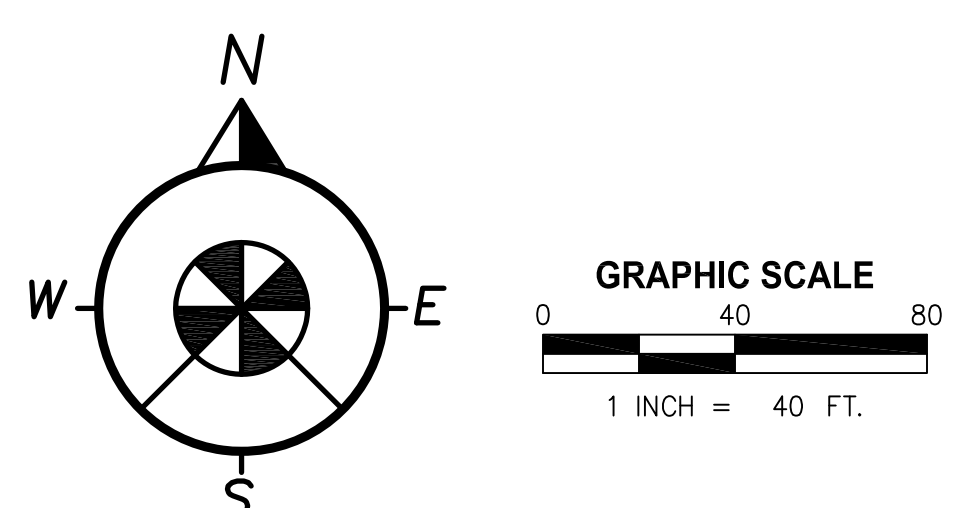


LEGEND

- CL - CENTERLINE
- CM - CONCRETE MONUMENT
- FND - FOUND
- LS - LICENSED SURVEYOR
- LB - LICENSED BUSINESS
- N&D - NAIL & DISK
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT
- PG - PAGE
- R/W - RIGHT OF WAY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	772.83'	08°45'09"	118.06'	N69°44'50"E	117.94'
C2	702.83'	24°31'42"	300.88'	N77°37'49"E	298.59'
C3	702.83'	13°42'01"	168.06'	N83°02'39"E	167.66'
C4	702.83'	02°02'18"	25.00'	N88°52'30"E	25.00'

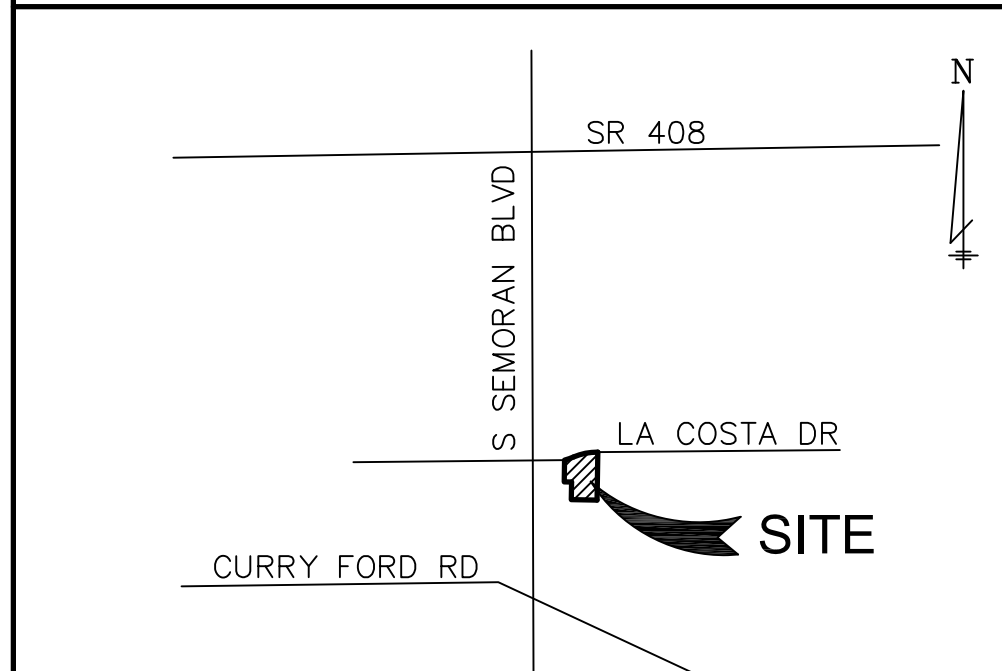
SW CORNER, SECTION 34-22-30
SET N&D LB 7833
ACCESSORIES FOUND FOR CCR 072149



NOTES:

- BEARINGS BASED ON THE EAST LINE OF LOT 1, CANDLEWYCK EAST, REPLAT NO. 2 AS RECORDED IN PLAT BOOK 6, PAGE 93, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING S00°10'33"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 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.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4 INCH X 4 INCH CONCRETE MONUMENT WITH A BRASS DISK MARKED "PRM LB 7833", UNLESS OTHERWISE NOTED.

VICINITY MAP (N.T.S.)



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