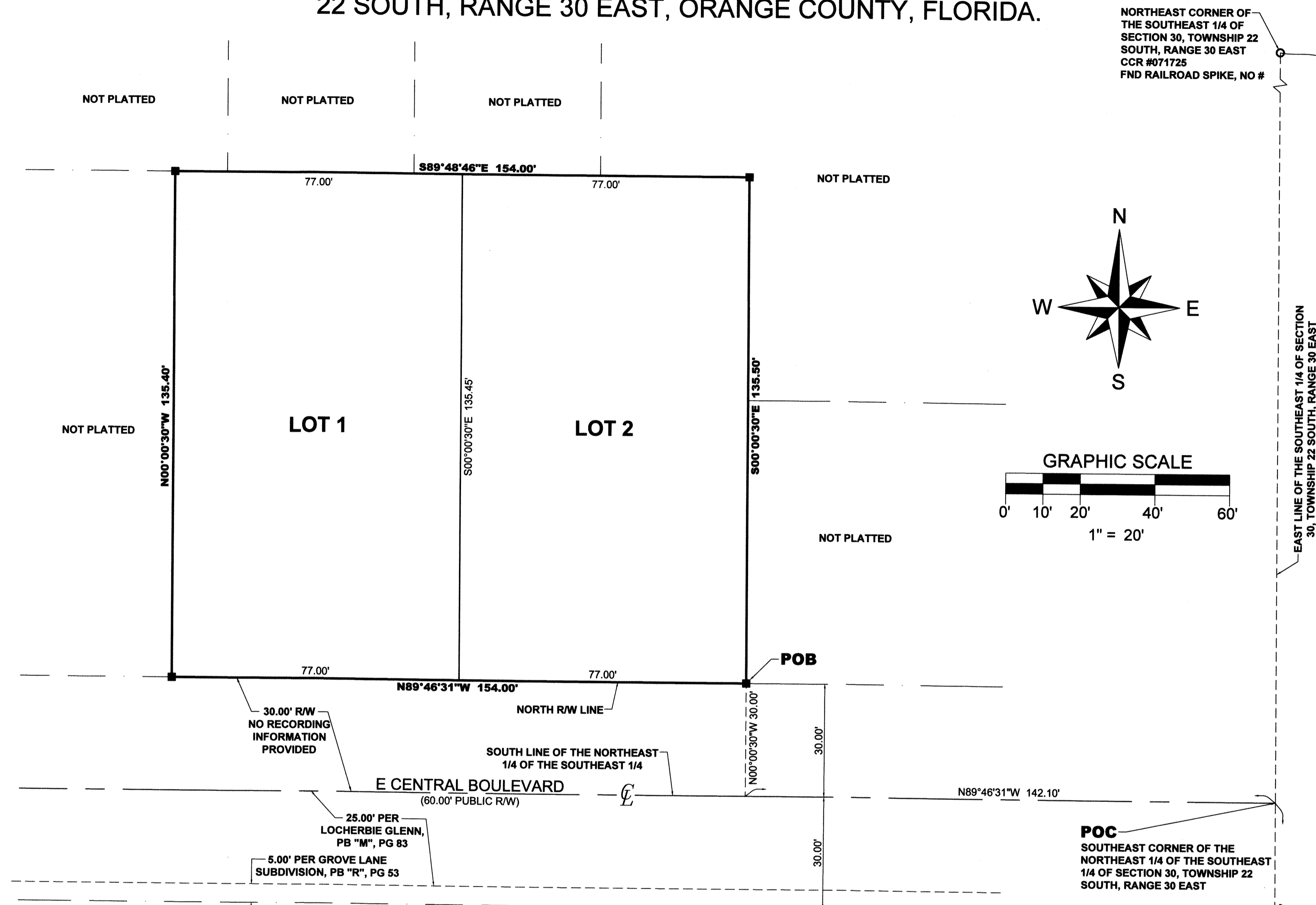


# QUACH'S SUBDIVISION

LOCATED IN THE CITY OF ORLANDO, SECTION 30, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA.



## NOTES

- BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA BEING S00°00'30"W.
- - 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.
- SUBJECT PROPERTY IS AFFECTED BY THE CLEAR ZONE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 207, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THAT CANNOT BE GRAPHICALLY DEPICTED.

## DESCRIPTION

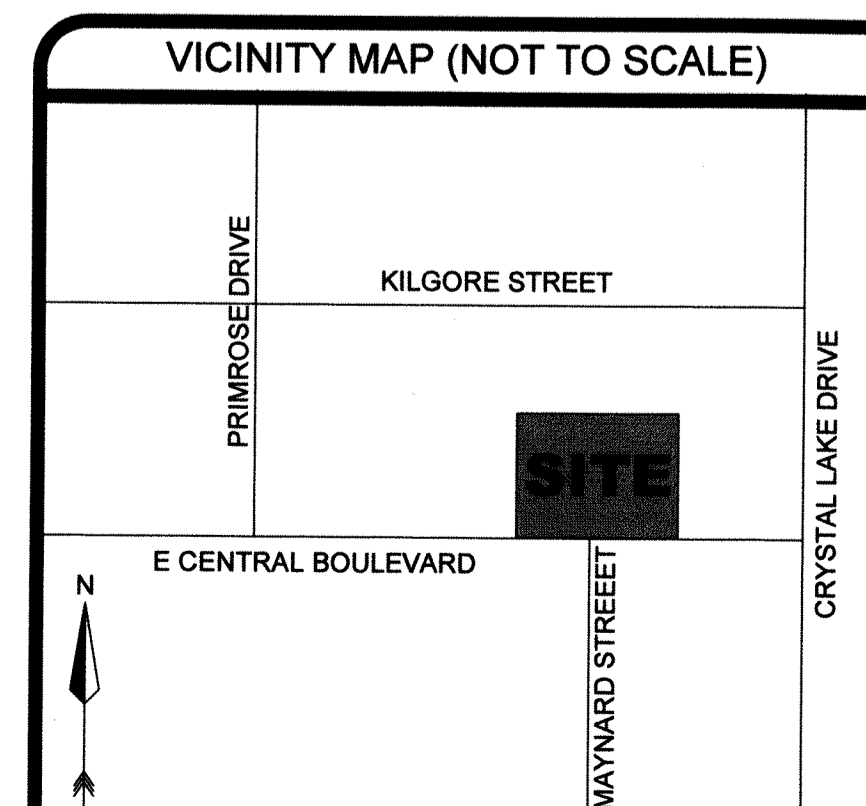
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE N89°46'31"W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 142.10 FEET; THENCE N00°00'30"W A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD FOR A POINT OF BEGINNING; THENCE N89°46'31"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 154.00 FEET; THENCE N00°00'30"W A DISTANCE OF 135.40 FEET; THENCE S89°48'46"E A DISTANCE OF 154.00 FEET; S00°00'30"E A DISTANCE OF 135.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 20,859 SQUARE FEET OR 0.479 ACRES MORE OR LESS.

## LEGEND

- CCR - CERTIFIED CORNER RECORD
- ⊕ - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- FND - FOUND
- LB - LICENSED BUSINESS
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- POB - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- RW - RIGHT-OF-WAY

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.



PLAT BOOK PAGE

## QUACH'S SUBDIVISION DEDICATION

KNOW ALL BY THESE PRESENTS, that DEAN QUACH, a single man 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 hereunto set their hands on this \_\_\_ day of \_\_\_\_\_, 2015.

OWNER: DEAN QUACH

BY: \_\_\_\_\_

DEAN QUACH

SIGNED IN THE PRESENCE OF:

/S/ \_\_\_\_\_ /S/ \_\_\_\_\_

/P/ \_\_\_\_\_ /P/ \_\_\_\_\_

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 DEAN QUACH, a single man 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: 10/19/15 Signed: JAMES D. BRAY PSM # 6507  
Accuright Surveys of Orlando, Inc.  
2012 East Robinson Street  
Orlando, Florida 32803

Registration Number: LB #4475

## CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the \_\_\_ day of \_\_\_\_\_, 2015, 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: \_\_\_\_\_

SHEET 1 of 1



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475  
2012 E. Robinson Street, Orlando, Florida 32803  
www.AccurightSurveys.net  
ACCU@AccurightSurveys.net  
PHONE: (407) 894-6314