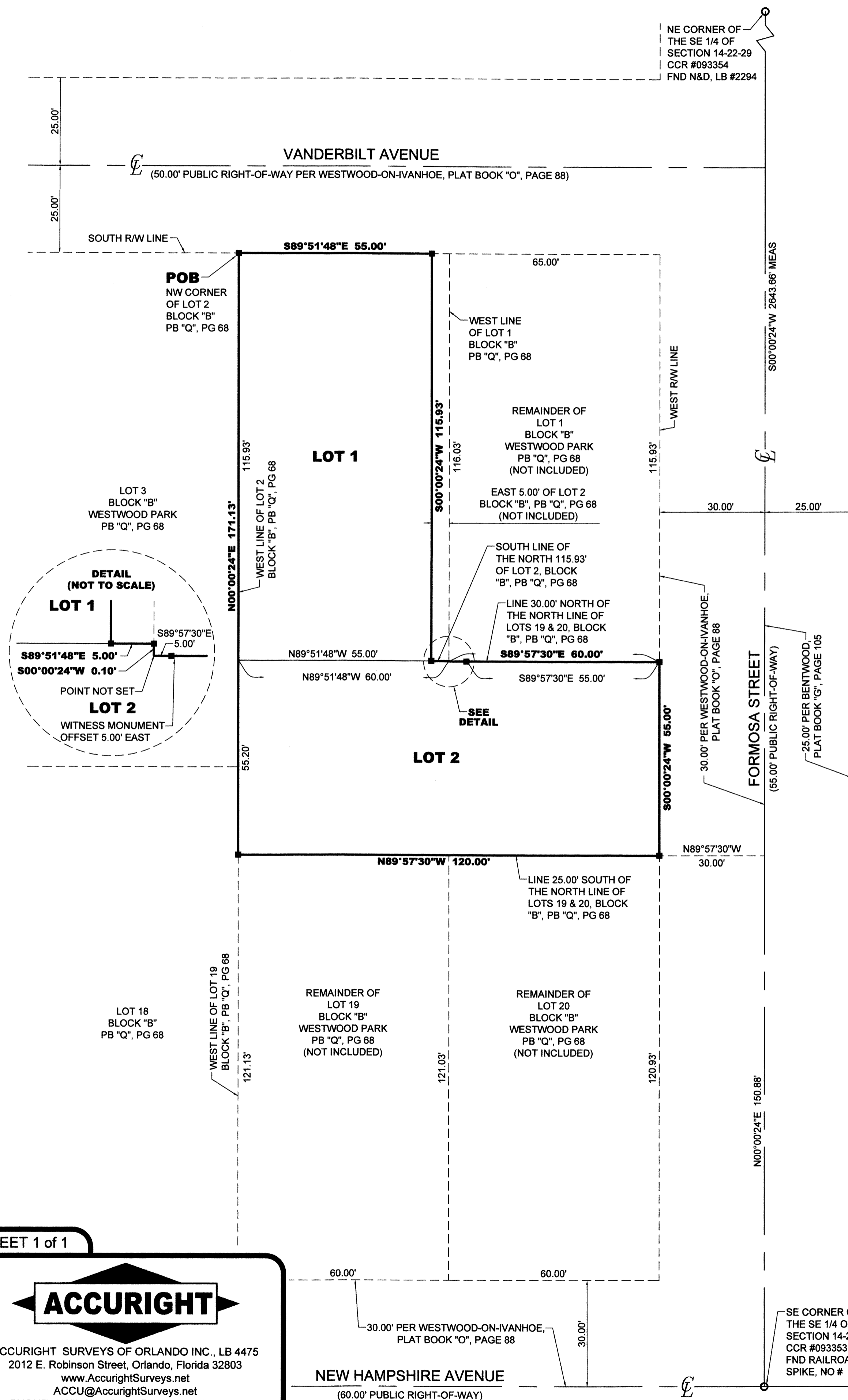


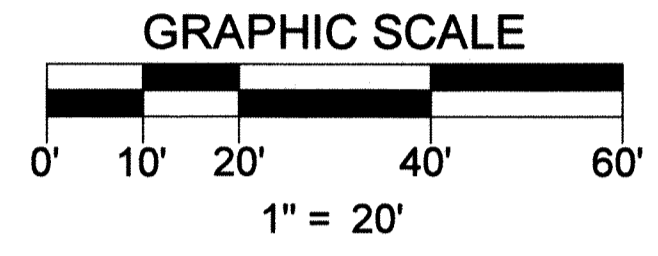
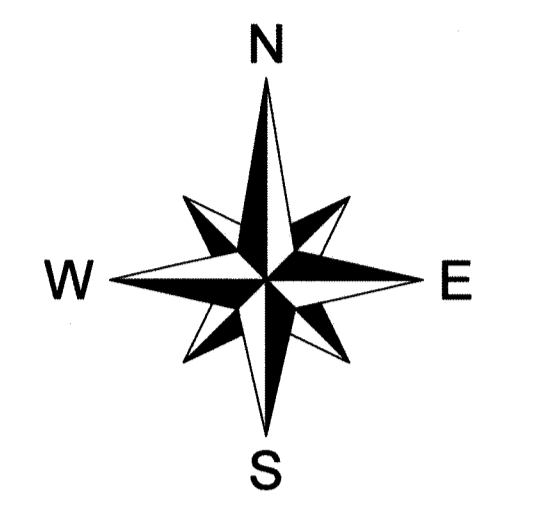
# VANDERBILT FORMOSA REPLAT

A REPLAT OF A PORTION OF LOTS 1, 2, 19 AND 20, BLOCK "B", WESTWOOD PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 68, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE CITY OF ORLANDO, SECTION 14, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.



SHEET 1 of 1

**ACCURIGHT**  
 ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475  
 2012 E. Robinson Street, Orlando, Florida 32803  
 www.AccurightSurveys.net  
 ACCU@AccurightSurveys.net  
 PHONE: (407) 894-6314 FAX: (407) 897-3777



## NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE SOUTH RIGHT-OF-WAY LINE OF HAND BOULEVARD, BEING S89°58'00"E.
- - 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.

## DESCRIPTION

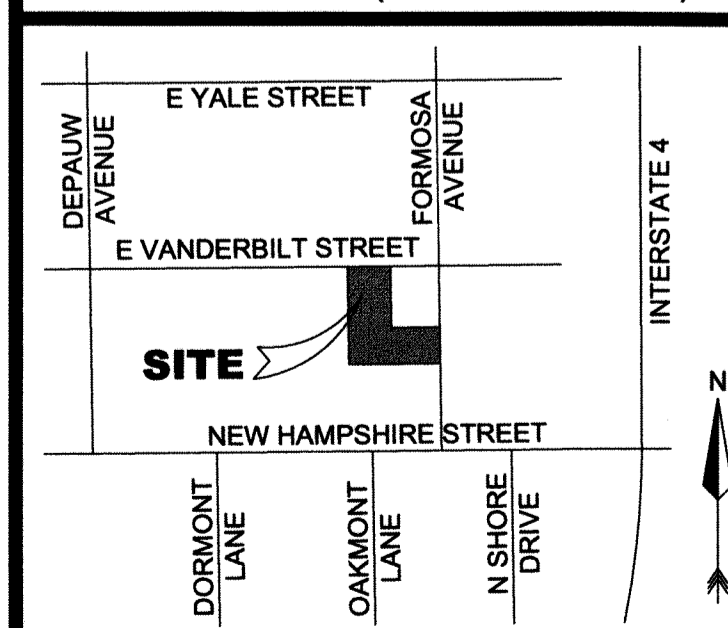
BEGIN AT THE NORTHWEST CORNER OF LOT 2, BLOCK "B", WESTWOOD PARK, PLAT BOOK "Q", PAGE 68, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S89°51'48"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF VANDERBILT AVENUE, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE LYING 5.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOT 1 OF SAID BLOCK "B"; THENCE S00°00'24"W ALONG SAID PARALLEL LINE, A DISTANCE OF 115.93 FEET TO THE SOUTH LINE OF THE NORTH 115.93 FEET OF SAID LOT 2; THENCE S89°51'48"E ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE S00°00'24"W ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 0.10 FEET TO A POINT ON A LINE LYING 30.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINES OF LOTS 19 AND 20 OF SAID BLOCK "B"; THENCE S89°57'30"E ALONG SAID PARALLEL LINE, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF FORMOSA STREET; THENCE S00°00'24"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE LYING 25.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINES OF LOTS 19 AND 20; THENCE N89°57'30"W ALONG SAID PARALLEL LINE, A DISTANCE OF 120.00 FEET TO THE WEST LINE OF SAID LOT 19; THENCE N00°00'24"E ALONG THE WEST LINE OF SAID LOTS 19 AND 2, A DISTANCE OF 171.13 FEET TO THE POINT OF BEGINNING.

CONTAINS 12,985 SQUARE FEET OR 0.298 ACRES MORE OR LESS.

## LEGEND

- CCR - CERTIFIED CORNER RECORD
- ⊕ - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- FND - FOUND
- LB - LICENSED BUSINESS
- MEAS - MEASURED
- N&D - NAIL & DISK
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- POB - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- R/W - RIGHT-OF-WAY
- (T) - TOTAL LOT DIMENSION

## VICINITY MAP (NOT TO SCALE)



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.

## VANDERBILT FORMOSA REPLAT DEDICATION

KNOW ALL BY THESE PRESENTS, NILESH I. BHAVSAR AND NANCY E. BHAVSAR, being the owners in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate nothing to the public.

IN WITNESS WHEREOF, The undersigned have hereunto set their hands on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

OWNER: NILESH I. BHAVSAR OWNER: NANCY E. BHAVSAR  
 BY: \_\_\_\_\_ BY: \_\_\_\_\_  
 NILESH I. BHAVSAR NANCY E. BHAVSAR

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 NILESH I. BHAVSAR AND NANCY E. BHAVSAR, 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: \_\_\_\_\_  
 Registration Number: \_\_\_\_\_ JAMES D. BRAY PSM # 6507  
 LB #4475 2012 East Robinson Street  
 Orlando, Florida 32803

## CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the \_\_\_\_\_ the \_\_\_\_\_ 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 \_\_\_\_\_