

# WEST PRINCETON PROJECT

A partial replat of Lots 3 and 4, MAP OF SUBDIVISION OF LOT 4 OF JOY'S SUBDIVISION as recorded in Plat Book "J", Page 82, Public Records of Orange County, Florida AND

A partial replat of Lots 1, 2 and 3, REPLAT OF LOT NO. 5 AND ALL OF LOT 6 EXCEPT THE WESTERN 200 FT.

OF SAID LOT 6 OF CHAS JOY SUBDIVISION

as recorded in Plat Book "P", Page 84, Public Records of Orange County, Florida

A portion of Section 14, Township 22 South, Range 29 East

City of Orlando, Orange County, Florida

## Legal Description

Lots 3 and 4 (LESS that part of Lots 3 and 4 lying within 35.00 feet of the north line of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 22 South, Range 29 East), MAP OF SUBDIVISION OF LOT 4 OF JOY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book "J", Page 82, Public Records of Orange County, Florida.

## TOGETHER WITH:

Lots 1, 2 and 3 (LESS that part of Lots 1, 2 and 3 lying within 35.00 feet of the north line of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 22 South, Range 29 East), REPLAT OF LOT NO. 5 AND ALL OF LOT 6 EXCEPT THE WESTERN 200 FT. OF SAID LOT 6 OF CHAS JOY SUBDIVISION, according to the plat thereof, as recorded in Plat Book "P", Page 84, Public Records of Orange County, Florida.

All being more fully described as follows:

BEGIN at the southeast corner of said Lot 3, MAP OF SUBDIVISION OF LOT 4 OF JOY'S SUBDIVISION; thence run S 89°22'58" W, along the south line of said Lot 3 and the westerly extension thereof, a distance of 265.00 feet to the southwest corner of said Lot 3, REPLAT OF LOT NO. 5 AND ALL OF LOT 6 EXCEPT THE WESTERN 200 FT. OF CHAS JOY SUBDIVISION; thence run N 00°26'21" W, along the west line of said Lot 3, a distance of 112.00 feet to a point lying 35.00 from (when measured perpendicular to) the north line of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 22 South, Range 29 East, Orange County, Florida; said point also being the south right-of-way line of Princeton Street; thence run N 89°22'58" E, parallel with the north line of the Southeast 1/4 of the Southeast 1/4 of said Section 14 and along said south right-of-way line, a distance of 265.00 feet to a point on the east line of said Lot 3, MAP OF SUBDIVISION OF LOT 4 OF JOY'S SUBDIVISION; thence run S 00°26'21" E, along the east line thereof, a distance of 112.00 feet to the POINT OF BEGINNING.

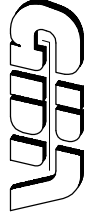
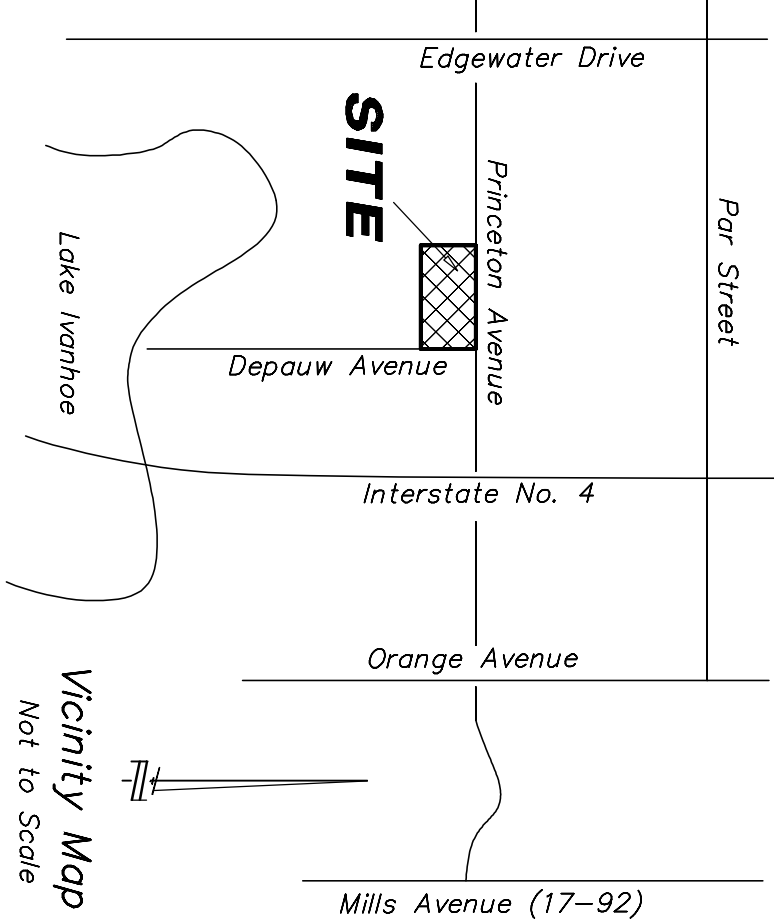
Containing a total of 0.68 acres (29,680 square feet) more or less.

## Surveyor's Notes:

1. Bearings are based on an assumed bearing of S 00°36'34" E along the east line of the SE 1/4 of Section 14--22--29.
2. All platted utility easements shall provide that such 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.
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 inconsistent with the requirements of Chapter 177, Florida Statutes, or were required by the City of Orlando as a condition of platting.

## 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.



GANUNG - BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street Orlando, FL 32801 (407) 894-6656

PLAT BOOK

PAGE

WEST PRINCETON PROJECT  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, collectively being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicates the Utility Easement to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the officer named below:

MOSS DEVELOPMENT, INC.

a Florida corporation

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

Printed Name \_\_\_\_\_

witness \_\_\_\_\_ witness \_\_\_\_\_

printed name \_\_\_\_\_ printed name \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, as \_\_\_\_\_ of MOSS DEVELOPMENT, INC., a Florida corporation, on behalf of the company. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC \_\_\_\_\_

NOTARY STAMP \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## 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 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.

Registration No. P.L.S. 4236

L.B. 7194 Ganung-Belton Associates, Inc.

Dated: \_\_\_\_\_ 1275 E. Robinson Street

Orlando, Florida, 32801

Signed: \_\_\_\_\_

## 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 REVIEW BY CITY ENGINEER

Examined and Approved: \_\_\_\_\_ Date \_\_\_\_\_

City Engineer: \_\_\_\_\_

## CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Chapter 177 Florida State Statute.

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: \_\_\_\_\_

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AND

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A portion of Section 14, Township 22 South, Range 29 East  
City of Orlando, Orange County, Florida

