

PLAZA LIVE THEATRE  
BEING A PORTION OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 30 EAST,  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION:

From the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 22 South, Range 30 East, run South along the West boundary of said Southwest 1/4 of the Northeast 1/4 a distance of 379.95 feet; thence run North 89 degrees 55' 22" East 40 feet for the Point of Beginning, said point of beginning being on the Easterly Right-of-Way line of Bumby Street; thence North 00 degrees 03' 09" East along said Easterly Right-of-Way line 165.11 feet; thence North 89 degrees 51' 21" East 405.60 feet; thence South 00 degrees 03' 04" West 226.04 feet; thence South 89 degrees 59' 16" West 405.60 feet to a point on the aforementioned Easterly Right-of-Way line of Bumby Street; thence North 00 degrees 03' 09" East along said Easterly Right-of-Way line of Bumby Street, 60 feet to the Point of Beginning. Said land lying and being situated in Orange County, Florida.  
Containing 2.100 Acres.

GENERAL NOTES:

1. DEVELOPMENT OF 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.
2. DIMENSIONS ARE SHOWN IN US SURVEY FEET AND DECIMALS THEREOF.
3. BEARINGS BASED ON WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30-22--30 AS BEING N00°03'09"E.
4. ERROR OF CLOSURE DOES NOT EXCEED 1 IN 10,000.
5. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
7. EASEMENT IN FAVOR OF THE CITY OF ORLANDO AND THE ORLANDO UTILITIES COMMISSION RECORDED FEBRUARY 5, 1962 IN BOOK 1010, PAGE 32. (SUBJECT TO)
8. DECLARATION OF EASEMENTS EXECUTED BY JOSEPH GROSS AND ROSE GROSS, RECORDED DECEMBER 14, 1962 IN BOOK 1137, PAGE 542; EXTENSION OF DECLARATION OF EASEMENTS RECORDED MARCH 13, 1973 IN BOOK 2377, PAGE 436; AMENDMENT TO DECLARATION OF EASEMENTS RECORDED APRIL 28, 1982 IN BOOK 3276, PAGE 2723. (SUBJECT TO)
9. EASEMENT IN FAVOR OF THE CITY OF ORLANDO AND THE ORLANDO UTILITIES COMMISSION RECORDED JUNE 26, 1973 IN BOOK 2424, PAGE 764. (SUBJECT TO)
10. UNDERGROUND EASEMENT IN FAVOR OF THE CITY OF ORLANDO AND THE ORLANDO UTILITIES COMMISSION RECORDED MAY 31, 1995 IN BOOK 4897, PAGE 4348. (SUBJECT TO)
11. AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN COUSINS PROPERTIES INCORPORATED AND IT "2", INC., D/B/A PLAZA THEATRE RECORDED JULY 2, 1998 IN BOOK 5517, PAGE 232. (SUBJECT TO A BLANKET RECIPROCAL EASEMENT AGREEMENT)
12. THE 5 FOOT CITY SERVICES EASEMENT IS DEDICATED TO THE CITY OF ORLANDO.

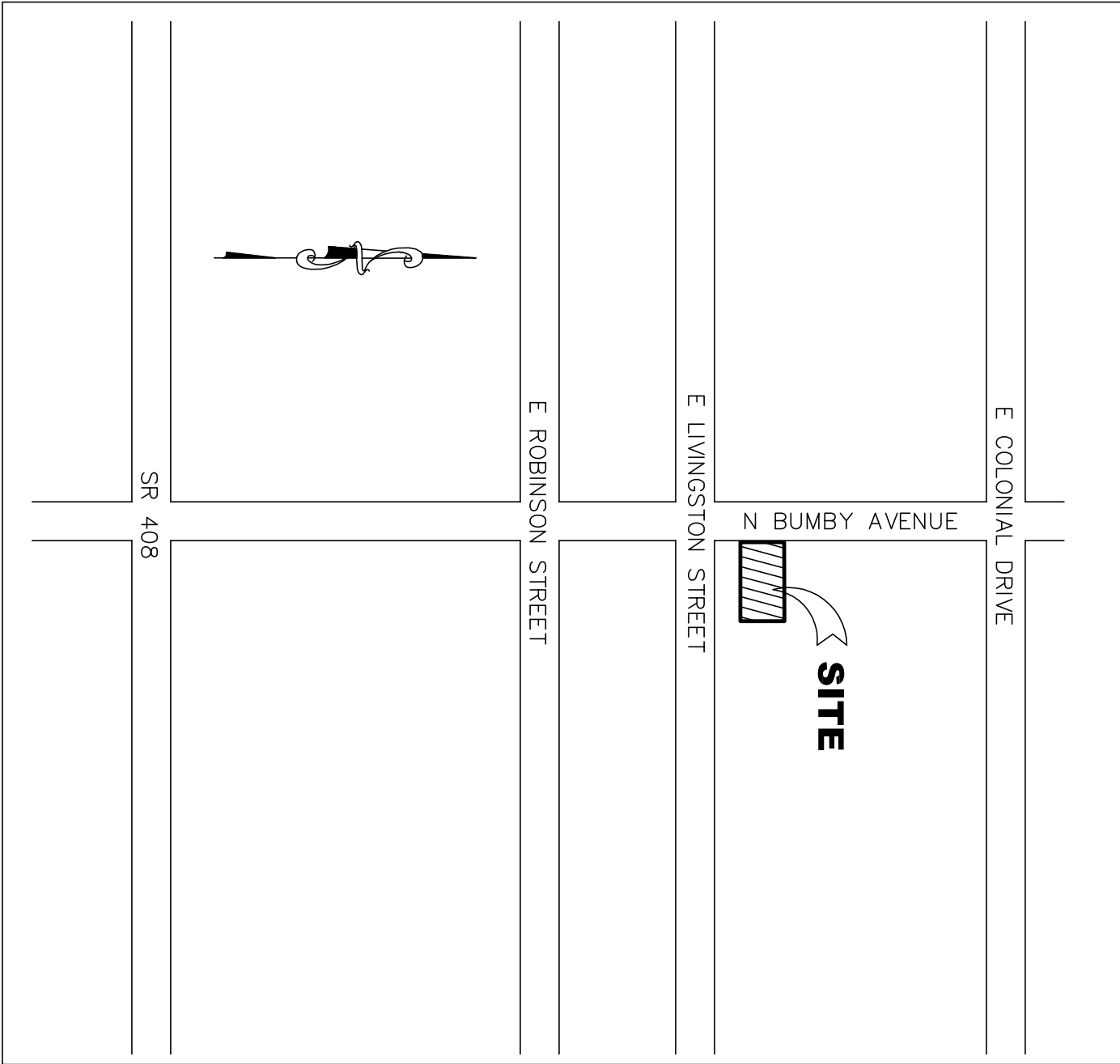
LEGEND:

- - SET NAIL & DISK PRM #4671
- ⊕ - INDICATES CENTERLINE
- LB - LICENSED BUSINESS CERTIFICATION
- PRM - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT-OF-WAY
- # - NUMBER
- PB - PLAT BOOK
- PG - PAGE
- POC - POINT OF COMMENCEMENT
- COR - CERTIFIED CORNER RECORD
- NE - NORTHEAST
- SE - SOUTHEAST
- SW - SOUTHWEST
- NW - NORTHWEST
- ORNG - ORLANDO RECORDS BOOK
- O.U.C. - ORLANDO UTILITIES COMMISSION

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2155  
ALTAIR MONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WHEN NO OTHER STANDARDS BEING SUPPLIED AND THE POSITION OF ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LOCATION MAP  
NOT TO SCALE



PLAT  
BOOK

PAGE

PLAZA LIVE THEATRE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, Orlando Philharmonic Plaza Foundation Inc., being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands, and plat for the uses and purposes therein expressed as shown hereon and dedicates nothing to the perpetual use of the public.

IN WITNESS WHEREOF the undersigned owner has caused these presents to be signed this \_\_\_\_ day of, \_\_\_\_ 2015.

Orlando Philharmonic Plaza Foundation Inc.

By: \_\_\_\_\_

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

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

Signed in the presence of:

By: \_\_\_\_\_

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

By: \_\_\_\_\_

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

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

THIS IS TO CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 2015, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared \_\_\_\_\_, who is personally known to me or have 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 acknowledges the execution thereof to be his free act and deed as such officer, thereto duly authorized; and that said dedication is the act and deed of said Corporation.

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

My Commission Expires \_\_\_\_\_

Printed Name \_\_\_\_\_ NOTARY STAMP

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

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

Planning Official \_\_\_\_\_

CERTIFICATE OF APPROVAL BY CITY ENGINEER

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

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

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on \_\_\_\_\_ approved the foregoing plat, the \_\_\_\_\_

Mayor Pro Tem \_\_\_\_\_

Attest: \_\_\_\_\_ City Clerk

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 the requirements of chapter 177 and that said land is located in the City of Orlando, Orange County, Florida.

JAMES R. SHANNON JR. \_\_\_\_\_ Date \_\_\_\_\_  
Florida Registration Number: 4671 No. 6898  
Shannon Surveying, Inc. 499 North S.R. 434 - SUITE 2153 ALTAIR MONTE SPRINGS, FLORIDA, 32714. (407) 774-8372

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

\_\_\_\_\_ Date \_\_\_\_\_

City Surveyor for City of Orlando

CERTIFICATE OF COUNTY COMPTROLLER

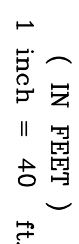
I HEREBY CERTIFY that the foregoing plat was recorded in Orange County Official Records \_\_\_\_\_ as File No. \_\_\_\_\_

County Comptroller in and for Orange County, Florida

By: \_\_\_\_\_

*SHEET 2 OF 2*

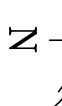
PAGE



NO IDENTIFICATION  
CCR #087463

(BASIS OF BEARING)

OF THE NORTHEAST 1/4 OF SECTION 30-22-30



SCALE 1" = 40'

# BEGINNING

## 2.100 AC.1

24"X80" OR  
COMMISSIONLOI 3 - COLONIAL PLAZA  
PLAT BOOK 35, PAGE 93

LOIS - COLONIAL PLAZA  
PLAT BOOK 35, PAGE 93

PG 438, ORB 3276, PG 2/23

N89°51'21"E

405.60

12' ORLANDO UTILITIES  
COMMERCIAL UTILITY FACILITY

COMMISSION OF THE EUROPEAN COMMUNITIES  
PER ORB 1010, PG 32, ORB 2377  
BC 438 ORB 3276 BC 3733

UNDERGROUND UTILITY EASEMENT  
PER ORB 4897, PG 4348

LOI 3 - COLONIAL PLAZA  
PLAT BOOK 35, PAGE 93

589°59'16"W

405.60'

## DETAIL

UTILITY EASEMENT PER  
ORB 4897, PG 4348

SOO

00'0.

**E LIVINGSTON STREET**

THE NORTHEAST 1/4 OF  
SECTION 30-22-30

M. 00,00.06N

2648.72

ALAMONIE SPRINGS, FLORIDA, 3214  
(407) 774-8372 LB # 6898

LEGEND:

- ① - SET NAIL & DISK PREM #4671
- INDICATES CENTRLINE
- LB - LICENSED BUSINESS
- CERTIFICATION
- PRM - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT-OF-WAY
- # - NUMBER
- PB - PLAT BOOK
- P6 - PAGE
- POC - POINT OF COMMENCEMENT
- COR - CERTIFIED CORNER RECORD
- NE - NORTHEAST
- SE - SOUTHEAST
- NW - NORTHWEST
- SW - SOUTHWEST
- ORR - OFFICIAL RECORDS BOOK
- UUC - ORLANDO UTILITIES COMMISSION