# CORNERSTONE OFFICE

A REPLAT OF A PORTION OF BLOCK 35, ROBERT R. REID'S ADDITION TO ORLANDO, PER PLAT BOOK C, PAGES 62 AND 63 SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO. ORANGE COUNTY. FLORIDA

ALL OF LOT 1, BLOCK 35, AND A PORTION OF LOT 4, BLOCK 35 OF ROBERT R. REID'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK C, PAGES 62 AND 63 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND TOGETHER WITH A PORTION OF LOT 2, BLOCK 35 OF SAID ROBERT R. REID'S ADDITION TO ORLANDO ALSO BEING KNOWN AS UNIT A, CORNERSTONE COMMERCIAL CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8404, PAGE 3105; AS AMENDED BY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8637, PAGE 3624, AND AS AMENDED FROM TIME TO TIME, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A NAIL & DISC LB 1 LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE; THENCE RUN SOUTH 00°03'06" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID ORANGE AVENUE, A DISTANCE OF 230.01 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°56'58" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00°03'06" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, BLOCK 35, OF SAID ROBERT R. REID'S ADDITION TO ORLANDO; THENCE SOUTH 89°56'58" WEST ALONG SAID NORTH LINE OF LOT 2. BLOCK 35. A DISTANCE OF 93.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 35, THENCE NORTH 00°01'19" WEST, A DISTANCE OF 15.01 FEET ALONG THE EAST LINE OF SAID LOT 4, BLOCK 35; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°56'58" WEST, A DISTANCE OF 65.76 FEET; THENCE NORTH 00°01'19" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID JEFFERSON AVENUE; THENCE RUN NORTH 89°56'58" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE. A DISTANCE OF 309.24 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 1

CONTAINING 59,797 SQUARE FEET OR 1.373 ACRES MORE OR LESS.

CENTER OF SECTION 26, TOWNSHIP 22 SOUTH, W JEFFERSON STREET RANGE 29 EAST CCR #83781 CENTERLINE 60.00' PUBLIC R/W → POINT OF BEGINNING FOUND 5/8" IRON ROD WITH CAP PER PLAT BOOK C, PAGE 62 -N89°56'58"E 3.24' (NOT LEGIBLE) INTERSECTION OF SOUTH NAIL & DISC STATE PLANE COORDINATES PRM LB#6393 R/W JEFFERSON STREET FLORIDA EAST ZONE N89°56'58"E √ 309.24° N 1531302.4386 AND WEST R/W ORANGE 108.76 N&D LB#6393 E 532592.5994 55.25 N&D #6846-SIDEWALK & UTILITY (2.34'S)EASEMENT -WEST LINE OF THE SOUTHWEST (BY THIS PLAT) 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST 3.20' EASEMENT #3 UTILITY EASEMENT PER OR BOOK 8404, PAGE 31Ö5-OR BOOK 9168, LOT 1 (13.24'x10') PAGE 2547 2.20' LOT 1 CITY OF ORLANDO  $(1.1489 \text{ ac}\pm)$ PARKING LOT SIX REPLAT PLAT BOOK 65, PAGE 65 ------BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE 13.24' X 140.90' NON-EXCLUSIVE AERIAL OF ORANGE AVENUE, HAVING AN ASSUMED BEARING OF S00°03'06"E. EASEMENT PER OFFICIAL RECORD BOOK 8404, 2. = BEING A SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT PAGES 3091-3104, AND ---EASEMENT #3 WITH A BRASS DISC STAMPED "PRM LB 6393". EASEMENT #1- $\blacksquare$  = BEING A SET PERMANENT REFERENCE MONUMENT BEING A NAIL AND PRM LB#6393 -NORTH LINE OF LOT 2 OR BOOK 8404, PAGE 3105 BRASS DISC STAMPED "PRM LB 6393". UNLESS OTHERWISE NOTED. -UNABLE TO SET CORNER. -EAST LINE OF LOT 4 OR BOOK 8637, PAGE 3624 BUILDING ON LINE; OR BOOK 8404, PAGE 3077 FND N&D ~\$89°56'58"W 65.76"**[**\_\_N00°01'19"W 15.01' 4. • BEING A FOUND NAIL AND DISC AS NOTED. S89°56'15"W-N 89°56'58"E 243.57' (OVERALL) LB#3444— 0.29 N89°56'58"E 150.00 5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS FND MAG-MAIL -- WITNESS CORNER: SHALO ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, (NO IDENTIFICATION) 1/2" IRON ROD & CAP SIDEWALK & UTILITY Ō REPLACED WITH MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED BLOCK 35 \_10' NON-EXCLUSIVE ACCESS — — LB#6393, 7.00'S, 2.20'W NAIL & DISC EASEMENT-HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND EASEMENT PER OFFICIAL LOT 2 (BY THIS PLAT) PRM LB#6393 OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE RECORD BOOK 8404, PAGES 3063-3076 FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER  $(0.2238 \text{ ac}\pm)$ - 10' NON-EXCLUSIVE PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE ACCESS EASEMENT PER FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE OFFICIAL RECORD BOOK I DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS 8404, PAGES LB#6393 3077-3090 GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR S89°56'58"W 150.00' OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, S89°56'15"W 152.47' (M) TO WITNESS CORNER 18' PARKING EASEMENT-30.00' | 30.00' AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE PER OFFICIAL RECORD BOOK 8765, PAGES AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. N&D LB#6393 1019-1031 6. DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT LOT 2 LOT 3 TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENCY MANAGEMENT LOT 1 ORDINANCE OF THE CITY OF ORLANDO, WHICH GOVERNS THE CITY'S ABILITY CITY OF ORLANDO BLOCK 35 TO ISSUE BUILDING PERMITS ON THIS PROPERTY. APPROVAL OF THIS PLAT PARKING LOT SIX REPLAT ROBERT R. REID'S ADDITION TO ORLANDO SHALL NOT BE DEEMED TO PROVIDE ANY VESTED RIGHTS, EXCEPT AS TO PLAT BOOK 65, PAGE 65 PLAT BOOK C, PAGES 62 & 63 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. 7. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION NTERSECTION OF WEST RIGHT OF WAY LINE UPON ANY GOVERNING BODY TO PERFORM ANY ACT OF CONSTRUCTION OR NORTH R/W LINE S89°55'32"W 322.45' OF N. ORANGE AVENUE AND THE NORTH MAINTENANCE WITHIN DEDICATED AREAS EXCEPT WHEN THE OBLIGATION IS RIGHT OF WAY LINE OF WASHINGTION VOLUNTARILY ASSUMED BY THE GOVERNING BODY. STREET AND THE SOUTHEAST CORNER OF LOT 2, BLOCK 35, ROBERT R. REID'S WASHINGTON STREET \_\_\_\_\_ CENTERLINE 8. THE CONCRETE SIDEWALK ALONG THE NORTH AND EAST PLAT BOUNDARY ADDITION TO ORLANDO PER PLAT BOOK C, 60.00' PUBLIC R/W PAGES 62 AND 63, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA PER PLAT BOOK C, PAGE 62 - SOUTH 1/4 CORNER SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST

WEST LINE OF THE SOUTHWEST 1/4 \_\_\_

OF SECTION 26, TOWNSHIP 22

SOUTH, RANGE 29 EAST

SURVEYING &MAPPING INC 3191 MAGUIRE BOULEVARD, SUITE 20

ORLANDO, FLORIDA 32803 (407) 426-7979

WWW.ASMCORPORATE.COM

LINE ARE PUBLIC.

 $ac\pm = ACRES MORE OR LESS$ 

LB = LICENSED BUSINESS

N&D = NAIL AND DISK

OR = OFFICIAL RECORD

R/W = RIGHT OF WAY

CCR = CERTIFIED CORNER RECORD

ORB = OFFICIAL RECORDS BOOK

PRM = PERMANENT REFERENCE MONUMENT

LEGEND:

FND = FOUND

(M) = MEASURED

COLONIAL DR

WASHINGTON ST

VICINITY MAP

ROBINSON ST

FAST/WEST EXPY

DESCRIPTION:

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.

# CERTIFICATE OF APPROVAL BY CITY SURVEYOR

CCR #70562

FOUND RAILROAD SPIKE WITH X CUT

STATE PLANE COORDINATES

FLORIDA EAST ZONE

N 1528627.2814 E 532592.1554

This Plat has been reviewed for conformity to Chapter 177, Florida Statues. EXAMINED AND APPROVED:

City Surveyor

I PLAT BOOK

PAGE

## **CORNERSTONE OFFICE** DEDICATION

KNOW ALL BY THESE PRESENTS, That CORNERSTONE COMMERCIAL CONDOMINIUM ASSOCIATION, INC., 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 dedicate the sidewalk and utility easement to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the officer named below and its seal affixed hereto on this\_\_\_\_day of\_\_\_\_ OWNER: CORNERSTONE COMMERCIAL CONDOMINIUM

ASSOCIATION, INC.

Print Name:

Signed and Sealed in the presence of

Print Name:

Print Name:

STATE OF TEXAS, COUNTY OF DALLAS

THIS IS TO CERTIFY, That on \_\_\_\_\_ before me, a officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Laura P. Sims as President of Cornerstone Commercial Condominium Association, Inc., who is personally known to me or produced the following identification \_\_\_\_\_

and did/did not take an oath that she/he is the person described in and who executed the foregoing Dedication and severally acknowledges the execution thereof to be her/his free act and deed as such officer thereunto duly authorized that the official seal of said Corporation is affixed hereto; and that said dedication is the act and deed of said Corporation.

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

Notary Public My commission expires

#### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN 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.

Date

DANIEL RAY HOLT, PSM Florida Registration No. 5775 AMERICAN SURVEYING & MAPPING 3191 MAGUIRE BOULEVARD, SUITE 200 ORLANDO, FLORIDA 32803 LICENSED BUSINESS: LB 6393

#### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on \_ The City Commission of the City of Orlando, Florida approved the foregoing plat.

Mayor

City Clerk

### CERTIFICATE OF APPROVAL BY PLANNING DIRECTOR

THIS IS TO CERTIFY, that on \_ The Planning and Zoning Commission of the City of Orlando, Florida approved the foregoing plat.

Mark Cechman

Planning Director

## CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED AND APPROVED: City Engineer

Date

CERTIFICATE OF COUNTY COMPTROLLER I HEREBY CERTIFY, That the foregoing plat was recorded

in the Orange County Official Records

\_ as File No. \_

Martha O. Haynie, County Comptroller in and for the City of Orlando, Orange County, Florida