

5520 LAKE UNDERHILL

SECTION 33, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 1

PLAT BOOK:

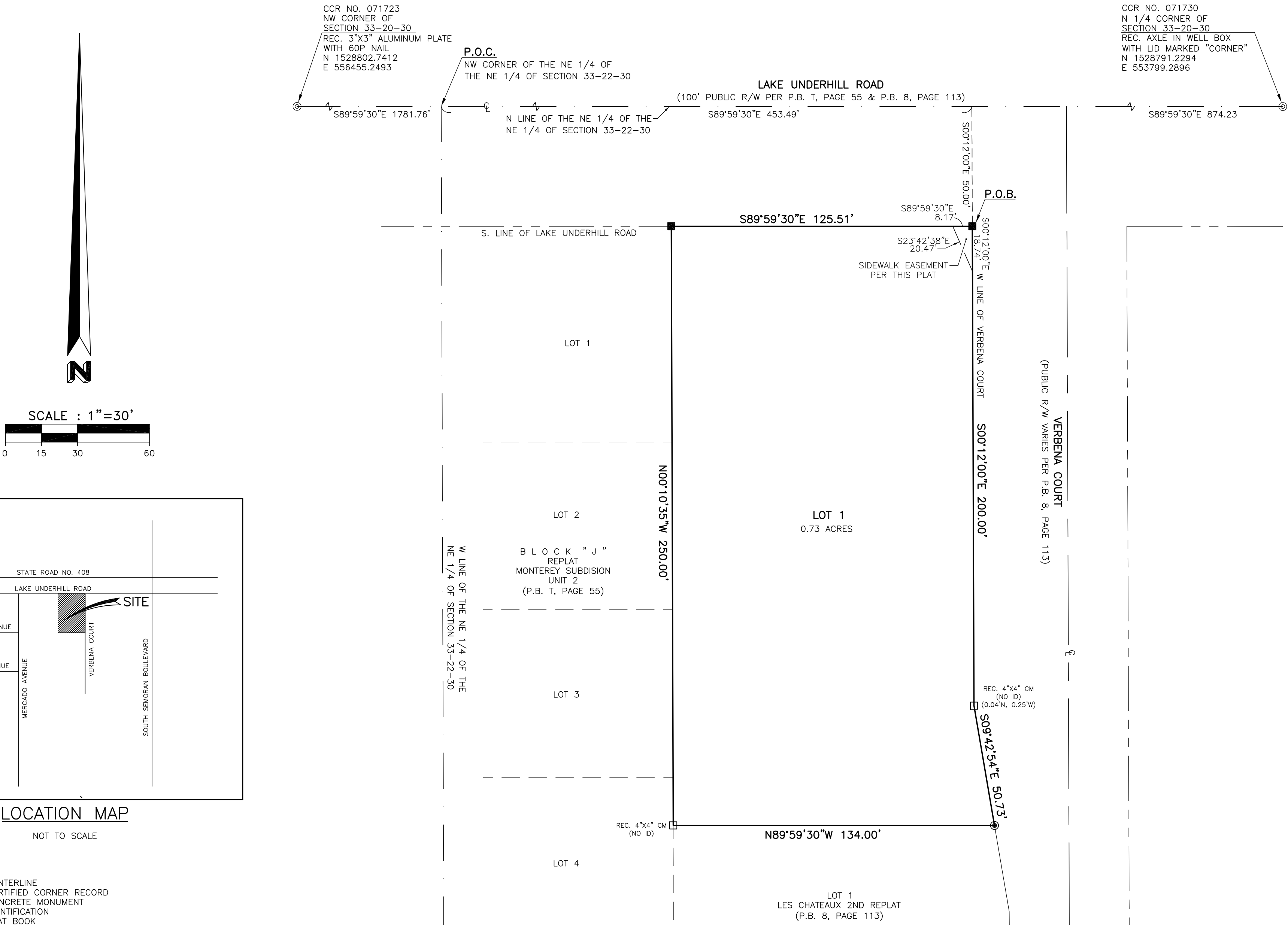
PAGE:

DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 33, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND A PORTION OF THE UNREPLATTED PORTION OF LOT 12, LES CHATEAUX, AS ORIGINALLY PLATTED IN PLAT BOOK 1, PAGE 122, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE S89°59'30"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 453.49 FEET; THENCE LEAVING SAID NORTH LINE S00°12'00"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF VERBENA COURT, A VARIABLE WIDTH PUBLIC RIGHT OF WAY PER PLAT BOOK 8, PAGE 113 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE S00°12'00"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET; THENCE CONTINUE S09°42'54"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 50.73 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE N89°59'30"W, A DISTANCE OF 134.00 FEET; THENCE N 00°10'35"W, A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKE UNDERHILL ROAD, A 100 FOOT WIDE PUBLIC RIGHT OF WAY PER PLAT BOOK T, PAGE 55 AND PLAT BOOK 8, PAGE 113 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°59'30"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 125.51 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.73 ACRES (31,600 SQUARE FEET) MORE OR LESS.



LOCATION MAP

NOT TO SCALE

LEGEND

- ⊙ = CENTERLINE
- ⊙ CCR = CERTIFIED CORNER RECORD
- CM = CONCRETE MONUMENT
- ID = IDENTIFICATION
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- REC. = RECOVERED
- REC. = SET 4"x4" CONCRETE PRM LB 7276
- REC. = SET NAIL AND DISK PRM LB 7276

SECTION 33-22-30 = SECTION 33, TOWNSHIP 22 SOUTH, RANGE 30 EAST

HLSM, LLC

Henrich—Luke—Swaggerty—Menard

Professional Surveyors & Mappers

Licensed Business No. 7276

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Longwood, Florida 32750

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Survey@HLSM.US

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH RIGHT OF WAY LINE OF LAKE UNDERHILL ROAD, SAID BEARING BEING S89°59'30"E (ASSUMED).
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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.
- 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 CONSISTENT 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.

5520 LAKE UNDERHILL

DEDICATION

KNOW ALL BY THESE PRESENTS,

That Primeco Builders LLC 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 and dedicates the Sidewalk Easement shown hereon to the City of Orlando.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on

By: _____

Printed Name

Attest: _____

Printed Name

Signed in the presence of:

By: _____

Printed Name

By: _____

Printed Name

STATE OF _____ COUNTY OF _____ THIS

IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ and _____ respectively _____ and _____ of the above named

Corporation incorporated under the laws of _____ who is/are personally known to me or have produced the following identification _____ and _____ respectively and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized and that said dedication is the act and deed of said Corporation.

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

NOTARY PUBLIC _____

My Commission Expires _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL 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.

Dated: _____

Signed: _____

Registration Number 5625 William F. Menard

HLSM, LLC

794 Big Tree Drive, Suite 108

Longwood, FL 32750

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____, the _____ approved the foregoing plat.

TEM _____ MAYOR PRO

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 Florida State Statute 177

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: _____