TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

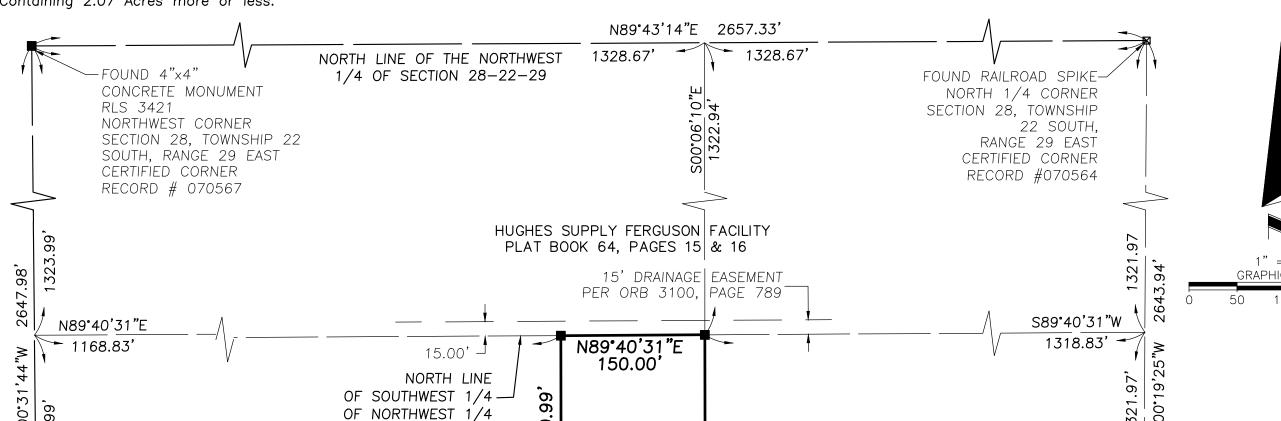
A PORTION OF THE NORTHWEST QUARTER OF SECTION 28,

DESCRIPTION

A portion of the Northwest 1/4 Section 28, Township 22 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 28, Township 22 South Range 29 East, Orange County, Florida; thence North 89°37′46″ East, a distance of 1158.99 feet along the South line of said Northwest 1/4 to a point on a line parallel with and 150.00 feet West of the East line of the Southwest 1/4 of said Northwest 1/4; thence North 00°06′10″ West, a distance of 722.08 feet along said parallel line, to the North Right of Way line of Old Winter Garden Road per Official Records Book 4968, Page 2139, Public Records of Orange County, Florida and for a Point of Beginning; thence continue along said parallel line North 00°06′10″ West, a distance of 600.99 feet to the North line of said Southwest 1/4 of the Northwest 1/4; thence North 89°40′31″ East a distance of 150.00 feet along said North line to the aforementioned East line of the Southwest 1/4 of the Northwest 1/4; thence South 00°06′10″ East a distance of 599.32 feet along said East line to the aforementioned North Right of Way line; thence South 89°02′12″ West a distance of 141.66 feet along said North Right of Way line to a Point of Curvature of a curve concave Southwesterly having a radius of 5678.58 feet and a central angle of 00°05′04″; thence Southwesterly along the arc of said curve and said North Right of Way line a distance of 8.36 feet to the Point of Beginning.

Containing 2.07 Acres more or less.



LOT 1

S89°02'12"W ~ 141.66' NOT PLATTED

PARCEL 1066 PER ORDER

OF TAKING IN OFFICIAL

RECORDS BOOK 4968, PAGES 2134-2158

1 30.00'_NORTH R/W PER

41.00' GARDEN ROAD

DB 431, PAGE 260

OLD WINTER

COUNTY ROAD 526

1308.99

CENTER OF SECTION 28,-

NOTHING FOUND OR SET

TOWNSHIP 22 SOUTH,

RANGE 29 EAST

NORTH R/W LINE

NOT PLATTED

R=5678.58'

Δ=00'05'04"

CB=S89°04'44"W

NORTH R/W LINE

RIGHT OF WAY VARIES 33.00

SOUTH R/W LINE

PER ORANGE COUNTY

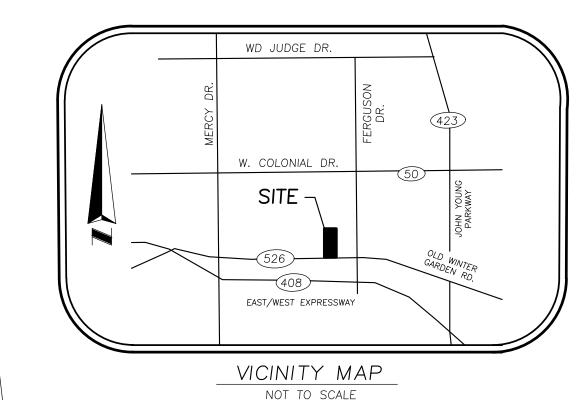
PROJECT NUMBER Y8-808A 43.00

POINT OF BEGINNING -

L=8.36

30.00

CH=8.36'



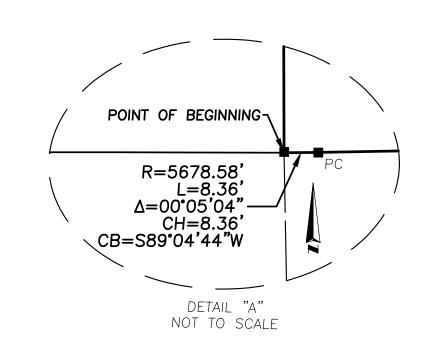
GENERAL NOTES:

1. Bearings shown hereon are based on on the North Right of Way line of Old Winter Garden Road being S 89°02'12" W.

2. Development on 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 permits on this property. Approval of this application 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.

LEGEND & ABBREVIATIONS

- R = RADIUS L = LENGTH
- Δ = CENTRAL ANGLE CB = CHORD BEARING
- CH = CHORD DISTANCE
- PC = POINT OF CURVATURE
- LB = LICENSED BUSINESS
 ORB = OFFICIAL RECORDS BOOK
- DB = DEED BOOKR/W = RIGHT OF WAY
- SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
- P.R.M. = PERMANENT REFERENCE MONUMENT
 - = DESIGNATES A PERMANENT REFERENCE MONUMENT, BEING A SET 4" X 4" CONCRETE MONUMENT WITH BRASS DISC STAMPED "P.R.M. LB2108", UNLESS OTHERWISE NOTED.
 - O = DESIGNATES A PERMANENT REFERENCE MONUMENT, BEING A SET NAIL & DISC STAMPED "P.R.M. LB2108" UNLESS OTHERWISE NOTED.



FOUND 4"X4"—
CONCRETE MONUMENT
WITH 3" BRASS DISK
"REG NO. 1585 PRM
1/4 CORNER SEC.
MAR. 1978 J & W"
EAST 1/4 CORNER
SECTION 28, TOWNSHIP 22
SOUTH, RANGE 29 EAST
CERTIFIED CORNER
RECORD # 070565

S89°37'46"W 2678.71'

SOUTH LINE OF THE NORTHEAST 1/4

OF SECTION 28-22-29



POINT OF COMMENCEMENT

IN 6"X6" CONCRETE MONUMENT

FOUND ORANGE COUNTY NAIL & DISC

CERTIFIED CORNER RECORD # 070568

SOUTHWEST CORNER OF THE NORTHWEST 1/4

SOUTH LINE OF THE NORTHWEST 1/4

SECTION 28, TOWNSHIP 22 SOUTH, RANGE 29 EAST

N89°37'46"E 1158.99'

OF SECTION 28-22-29

JAMES L. PETERSEN, P.S.M. NO. 4791
SOUTHEASTERN SURVEYING & MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Certificate No. LB-2108
e-mail: info@southeasternsurveying.com
(59140003)

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

NOTICE

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.

2617.98

EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 28–22–29

NO0*19*25**E

Z679.46*

FOUND 1/2" IRON ROD

& CAP LB 2856 IN

PAVEMENT CUT

SOUTH 1/4 CORNER

SECTION 28, TOWNSHIP 22

SOUTH, RANGE 29 EAST

CERTIFIED CORNER

RECORD # 070579

PLAT BOOK

PAGE

Hvi SUBDIVISION DEDICATION

KNOW ALL BY THESE PRESENTS, HIH ORLANDO, LLC, a Florida limited liability company, 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. No part of the Property is dedicated to the City of Orlando or to the public.

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

Зу:		
D. 4		
3y: Print Name: _ Title:	 	

Signed in the presence of:

Witness: _____ Print Name: _____

Witness: ______ Print Name: _____

STATE OF FLORIDA ORANGE COUNTY

The foregoing instrument was acknowledged before me this___day of____, 2016, by ______, as ____ of ____ personally known to me or has produced _____ as identification.

NOTARY PUBLIC
Print Name: _____
State of Florida
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.

ature JAMES L. PETERSEN

Registration No. 4791

Dated February 23, 2016

Southeastern Surveying and Mapping Corporation 6500 All American Boulevard Orlando, Florida 32810-4350 Certificate Number LB 2108

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed	for	conformity	to	Florida	State	Statute	177
City Surv	eyor	:					

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved:	
Date:	
City Engineer:	

CERTIFICATE OF APPROVAL BY MUNICIPALITY

ı	THIS	IS	TO	CERTIFY,	That	on	the						
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ı								_ a	pproved	the	foregoing	plaT	
ı	MAY	OR)											
ı	ATTE	ST:	_									City	Cler

Examined and Approved: ______

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Date:		
City	Planning	Official

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