

OFF LEASE ONLY PLAT

SHEET 1 OF 2

PLAT BOOK PAGE

A PORTION OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION:

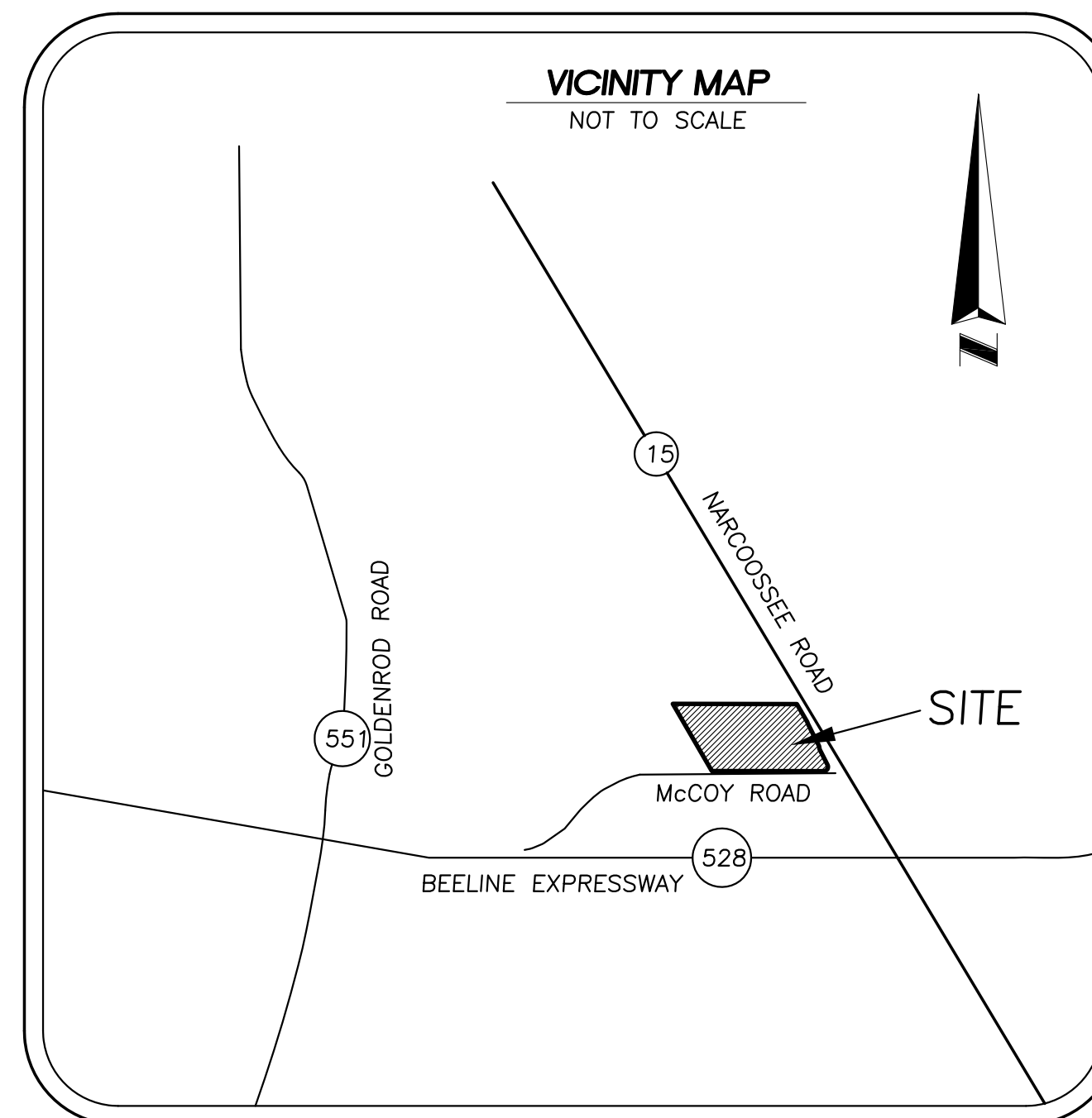
A portion of the South half of Section 25, Township 23 South, Range 30 East, Orange County, Florida; being more particularly described as follows:

Commence at Southwest Corner of Section 25, Township 23 South, Range 30 East, Orange County, Florida; thence South 89°55'13" East, a distance of 2652.64 feet along the South line of said Section 25; thence departing said South line North 00°06'52" West, a distance of 33.00 feet to a point on the North Right of Way line of McCoy Road (a 66.00 foot wide Right of Way per County Road Project No. 72) and for a POINT OF BEGINNING; thence North 89°55'13" West, a distance of 875.27 feet along said North Right of Way line to a point on a line 1600.00 feet West of and parallel to the centerline of Narcoossee Road (Right of Way varies per City of Orlando Right of Way Map Section 75080, F.P. No. 239266-2); thence North 30°09'21" West, a distance of 978.73 feet along said parallel line; thence South 89°52'01" East, a distance of 1561.78 feet to a point on the Westerly Right of Way line of Narcoossee Road; thence along said Westerly Right of Way line the following seven (7) courses and distances: South 30°09'21" East, a distance of 258.95 feet; thence South 21°30'35" East, a distance of 27.47 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 2790.79 feet, a central angle of 05°57'28" and a chord bearing of South 26°37'32" East; thence from a tangent bearing South 29°36'16" East, Southeasterly 290.19 feet along the arc of said curve; thence South 23°34'06" East, a distance of 25.00 feet; thence South 09°51'18" East, a distance of 39.47 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 2948.79 feet, a central angle of 04°12'16" and a chord bearing of South 26°58'29" East; thence from a tangent bearing South 24°52'21" East, Southeasterly 216.39 feet along the arc of said curve to a point of reverse curvature of a curve concave Northwesterly, having a radius of 55.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 119°12'38", a distance of 114.43 feet to the point of tangency of said curve, said point on the aforementioned North Right of Way line of McCoy Road; thence North 89°52'01" West, a distance of 531.68 feet along said North Right of Way line to the POINT OF BEGINNING.

Containing 29.77 acres, more or less.

GENERAL NOTES:

- Bearings shown hereon are based on the South Line of the Southwest Quarter of Section 25, Township 23 South, Range 30 East, Orange County, Florida, being South 89°55'13" East.
- 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, Part I, Florida Statutes, or were required by the City of Orlando as a condition of platting.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of underground 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.
- All lot lines intersecting curves are radial unless otherwise noted.
- Lot 2 subject to a blanket cross access easement benefiting Lot 1.
- A twenty-four (24) foot cross access easement to be dedicated to the Public and to be maintained by the owners of Lot 1 and lot 2.



LEGEND & ABBREVIATIONS

- | | |
|----------------------------------|---|
| R = RADIUS | NT = NON-TANGENT |
| L = LENGTH | NR = NON-RADIAL |
| Δ = CENTRAL ANGLE | LB = LICENSED BUSINESS |
| CB = CHORD BEARING | ■ = DESIGNATES A PERMANENT REFERENCE MONUMENT (P.R.M.), BEING A SET 4"x4" CONCRETE MONUMENT WITH BRASS DISC STAMPED "P.R.M. LB 2108", UNLESS OTHERWISE NOTED. |
| CH = CHORD DISTANCE | SSMC = SOUTHEASTERN SURVEYING AND MAPPING CORPORATION |
| PT = POINT OF TANGENCY | CCR = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD |
| PC = POINT OF CURVATURE | |
| PRC = POINT OF REVERSE CURVATURE | |
| TB = TANGENT BEARING | |

SHEET INDEX:

- SHEET 1: COVER SHEET
SHEET 2: DETAIL SHEET



SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-6560
email: info@southeasternsurveying.com

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.

OFF LEASE ONLY PLAT DEDICATION

KNOW ALL BY THESE PRESENTS, That Off Lease Only, 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. All access easements and streets depicted hereon are dedicated to the perpetual use of the public, unless otherwise noted.

IN WITNESS WHEREOF, Off Lease Only, Inc., has caused these presents to be signed by the officer named below and its seal affixed hereto on this ____ day of _____, 2016.

By: Eileen Fischer, Director
Signature



SIGNED IN THE PRESENCE OF:

By: _____ Printed Name
Signature

By: _____ Printed Name
Signature

STATE OF FLORIDA
COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this ____ day of _____, 2016, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ as _____ of _____, who is personally known to me or produced the following identification _____, and did / did not take an oath that he/she is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his/her free act and deed as such officer thereto 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 hereunto set my hand and seal on the above date

NOTARY PUBLIC _____
My Commission Expires _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____ 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 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 _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177
City Surveyor: _____
Date: _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____
Date: _____
City Engineer: _____

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.

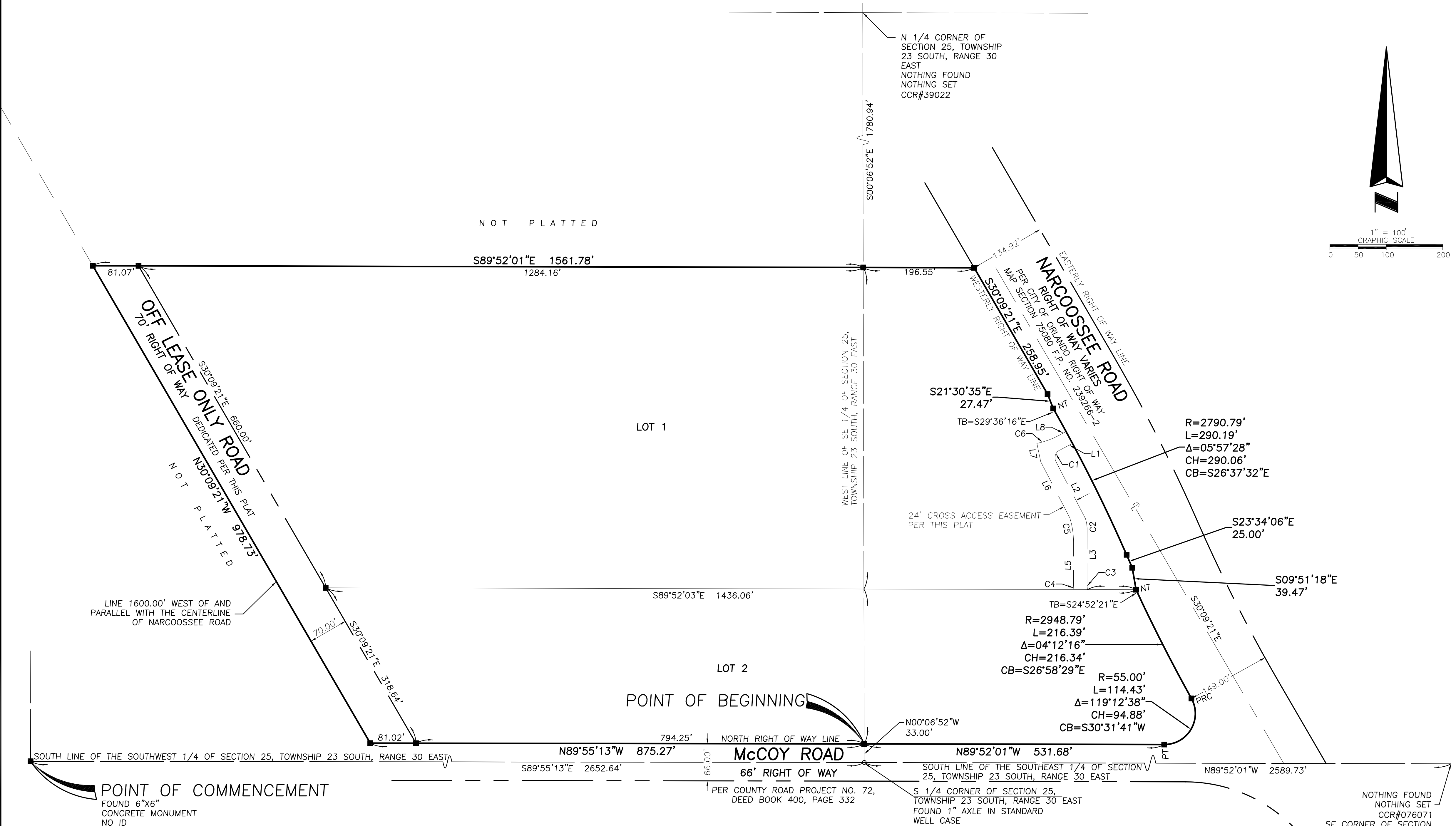
Signature: *James L. Petersen* Registration No. 4791
Dated April 4, 2016
JAMES L. PETERSEN

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

OFF LEASE ONLY PLAT

A PORTION OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

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POINT OF COMMENCEMENT
FOUND 6"x6"
CONCRETE MONUMENT
NO ID
CCR#076076
SW CORNER OF SECTION 25, TOWNSHIP 23
SOUTH, RANGE 30 EAST

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	24.50'	15.00'	93°33'52"	S18°52'45"W	21.86'
C2	17.18'	62.00'	15°52'44"	N10°02'30"W	17.13'
C3	8.81'	37.50'	13°27'51"	S6°38'33"E	8.79'
C4	8.70'	62.00'	8°02'38"	S4°01'19"E	8.70'
C5	43.49'	140.83'	17°41'34"	N8°49'18"W	43.31'
C6	43.23'	150.00'	16°30'52"	N69°53'45"E	43.09'
C7	24.00'	2790.79'	0°29'34"	S28°23'48"E	24.00'
C8	46.83'	2790.79'	0°57'41"	S29°07'25"E	46.83'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S62°36'52"W	25.10'
L2	S27°20'29"E	113.60'
L3	S00°05'22"W	100.15'
L4	N89°52'03"W	24.41'
L5	N00°06'02"E	75.49'
L6	N27°22'40"W	111.99'
L7	N11°50'49"W	33.31'
L8	N61°38'19"E	12.88'
L9	N89°52'03"W	85.88'

LEGEND & ABBREVIATIONS

- C1 = CURVE NUMBER
- L1 = LINE NUMBER
- R = RADIUS
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- PCC = POINT OF COMPOUND CURVATURE
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NOTES:
See sheet 1 for Description & General Notes
Not valid without sheet 1

