

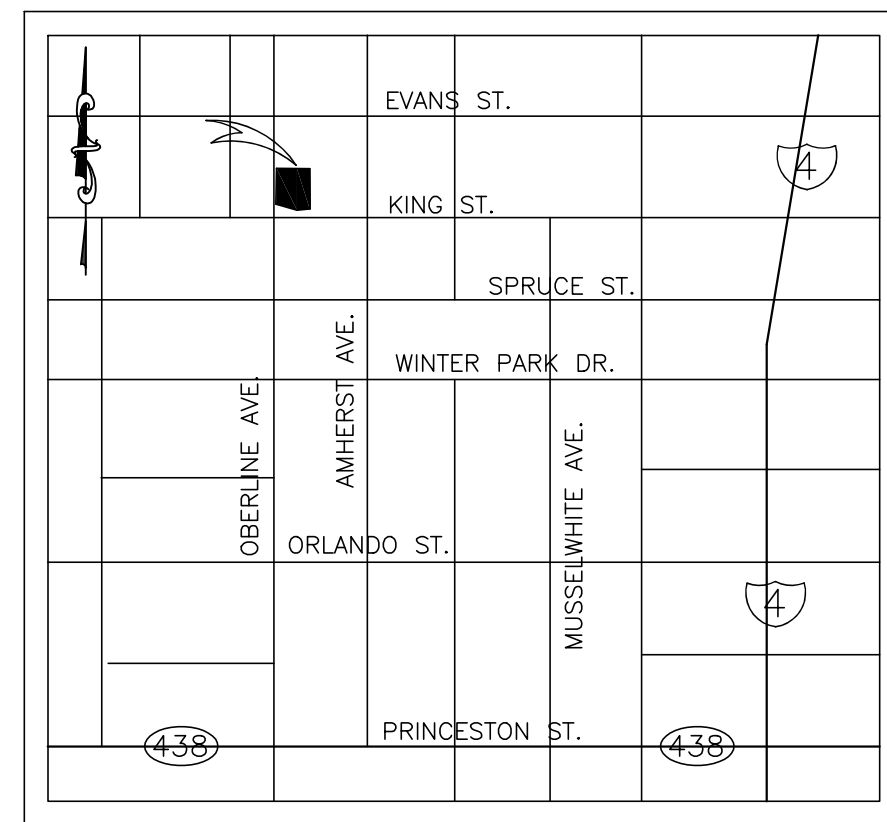
FORTIS 2016

SHEET 1 OF 1

PLAT BOOK:

PAGE:

A REPLAT OF LOT 70 AND 71 MIDWAY ADDITION PLAT BOOK "G" PAGE 117 LOCATED IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



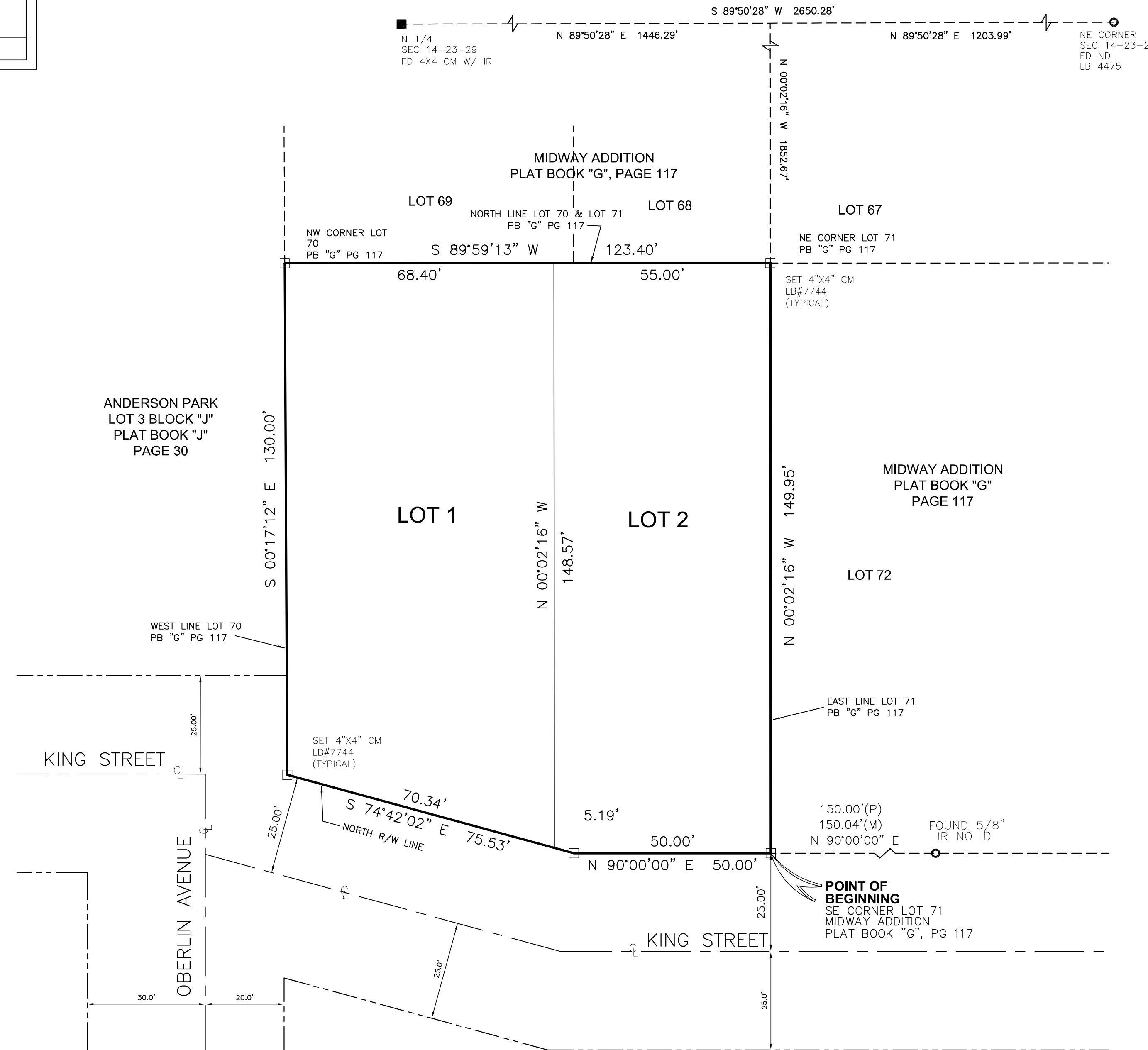
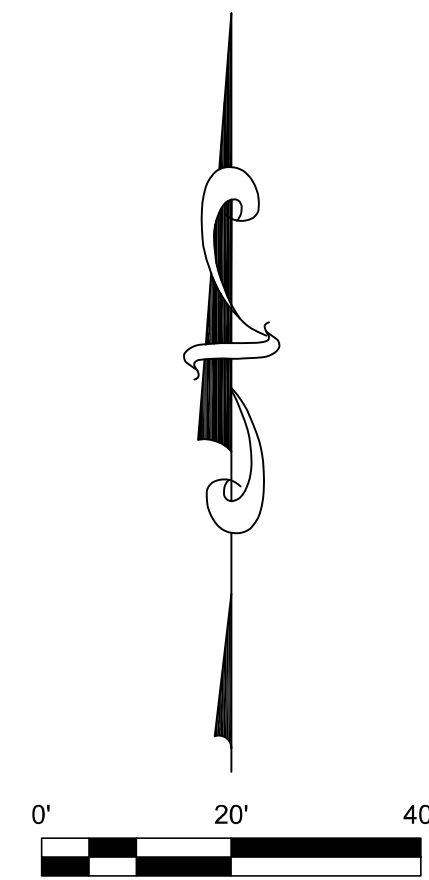
LOCATION MAP
NOT TO SCALE

DESCRIPTION:

LOT 70 and 71, MIDWAY ADDITION, according to the Plat thereof as recorded in Plat Book G, Page 117, Public records of Orange County Florida more particularly described as follows:

Begin at the Southeast corner of Lot 71 MIDWAY ADDITION, according to the Plat thereof as recorded in Plat Book G, Page 117, Public records of Orange County Florida thence run N 00°02'16" W along the East line of said Lot 71 for a distance of 149.95 feet to the Northeast corner of said Lot 71, thence run S 89°59'13" W along the North line of Lot 71 and Lot 70 of said MIDWAY ADDITION for a distance of 123.40 feet to the Northwest corner of Lot 70 of said MIDWAY ADDITION thence run S 00°17'12" E along the West line of Lot 70 for a distance of 130.00 feet to the Southwest corner of said Lot 70; said point lying on the North Right-of-Way line of King Street (a 50 foot Right of Way per Plat Book G, Page 117, Public Records of Orange County, Florida); thence run S 74°42'02" E along said Right-of-Way for a distance of 75.53 feet; thence run N 90°00'00" E for a distance of 50.00 feet to the Point of Beginning.

Containing 17728.92 Sq. Feet, 0.407 Acres more or less.

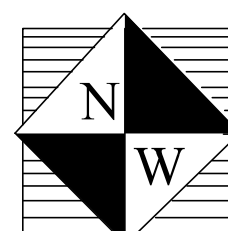


NOTES:

- BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF KING STREET, MIDWAY ADDITION, AS RECORDED IN PLAT BOOK G, PAGE 117, ORANGE COUNTY, FLORIDA AS BEING N 90°00'00" E (AN ASSUMED DATUM PER PLAT THEREOF).
- 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 BY 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.

ABBREVIATIONS		SYMBOLS	
CM = CONCRETE MONUMENT	ORB = OFFICIAL RECORD BOOK	○ = IRON ROD AND CAP FOUND	(NUMBER AS INDICATED)
CL = CENTERLINE	PG = PAGE	□ = SET 4"x4" CONCRETE MONUMENT	LB #7744
IR = IRON ROD	PCP = PERMANENT CONTROL POINT	■ = FOUND 4"x4" CONCRETE MONUMENT	(NUMBER AS INDICATED)
IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT		
LB = LICENSED BUSINESS	SEC 14-23-29 = SECTION 14 TOWNSHIP 23 SOUTH RANGE 29 EAST		
PB = PLAT BOOK			
R/W = RIGHT-OF-WAY			
REC = RECOVERED			



Nieto-Whittaker Surveying LLC
562 W. Springtree Way, Lake Mary, Fl. 32746
Ph: (407) 484-0103 Fax: (407) 302-6776
LB No. 7744

FORTIS 2016 DEDICATION

KNOW ALL BY THESE PRESENTS, That Fortis Enterprises, 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 City Services Easement shown hereon to the perpetual use of the public.

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

Fortis Enterprises, LLC
933 Lewis Drive, Suite A
Winter Park, FL 32789

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 said 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 6025 Ralph A. Nieto
Nieto Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd.
Longwood, Fl. 32750

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR PRO TEM _____

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: _____

Printed Name: Richard D. Allen, PSM #6922

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: _____