

MECHTRON

SHEET 1 OF 2

PLAT BOOK:

PAGE:

A REPLAT OF PORTIONS OF LOTS 1 THROUGH 20, PORTIONS OF LOTS 62 AND 63 AND ALL OF LOTS 21 THROUGH 23, ALL OF LOTS 54 THROUGH 61 AND ALL OF LOTS 81 THROUGH 85, WASHINGTON SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 90 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH ALLEYWAYS VACATED PER OFFICIAL RECORDS BOOK, 1425, PAGE 253 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

Two parcels of land comprising portions of Lots 1 through 20, portions of Lots 62 and 63 and all of Lots 21 through 23, all of Lots 54 through 61 and all of Lots 81 through 85, Washington Square, according to the Plat thereof as recorded in Plat Book O, Page 90 of the Public Records of Orange County, Florida, together with alleyways vacated per Official Records Book, 1425, page 253 of said Public Records of Orange County, Florida, lying in Section 27, Township 22 South, Range 29 East, City of Orlando, Orange County, Florida, being more particularly described as follows:

PARCEL 1

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 27, Township 22 South, Range 29 East, Orange County, Florida for a point of reference; thence run South 00°33'00" East along the West line of said Southwest 1/4 a distance of 352.51 feet to the centerline of construction of Orange County Road Project Y8-808A being a point on a curve concave Northeasterly having a radius of 2864.79 feet; thence from a chord bearing of South 74°29'09" East run Easterly along the arc of said curve through a central angle of 00°55'26" a distance of 46.20 feet to a point; thence departing said centerline of construction run South 15°03'08" West along a radial line a distance of 53.60 feet to the intersection of the East Right-of-Way line of Texas Avenue, according to Plat Book O, Page 90 with the Southerly Right-of-Way line of West Washington Street Official Records Book 4152, Page 924 of the Public Records of Orange County, Florida and Official Records Book 4915, Page 3228 of said Public Records, being a point on a non tangent curve concave Northeasterly and the POINT OF BEGINNING; thence departing said radial line, from a chord bearing South 76°44'06" East run Easterly along the arc of said curve having a radius of 1849.73 feet and along said Southerly Right-of-Way line, through a central angle of 04°30'34" a distance of 145.58 feet to a non-tangent point; thence continue along said Southerly Right-of-Way line South 80°15'56" East a distance of 120.20 feet; thence run South 40°30'09" East continuing along said Southerly Right-of-Way line a distance of 14.31 feet to the intersection of the West Right-of-Way line of Coburn Avenue, according to Plat Book O, Page 90 with said Southerly Right-of-Way line of West Washington Street; thence along said West Right-of-Way line also being the East line of Lots 11 and 54 and aforesaid vacated alleyway, South 00°32'03" East a distance of 132.12 feet to the Southeast corner of aforesaid Lot 54, WASHINGTON SQUARE; thence departing said Westerly Right-of-Way line run the following three courses; run South 89°27'31" West along the South line of said Lot 54 a distance of 134.46 feet to the Southwest corner of said Lot 54; thence run South 00°33'00" East along the East line of Lots 22 and 23, a distance of 100.00 feet to the Southeast corner of said Lot 23; thence run South 89°27'31" West along the South line of said Lot 23 a distance of 134.30 feet to the Southwest corner of said Lot 23, also being a point on the aforesaid East Right-of-Way line of the aforesaid Texas Avenue; thence run North 00°33'00" West along the West line of said Lots 20, 21, 22 and 23 and the aforesaid vacated alleyway and said East right-of-way line a distance of 299.27 feet to the POINT OF BEGINNING.

TOGETHER WITH:

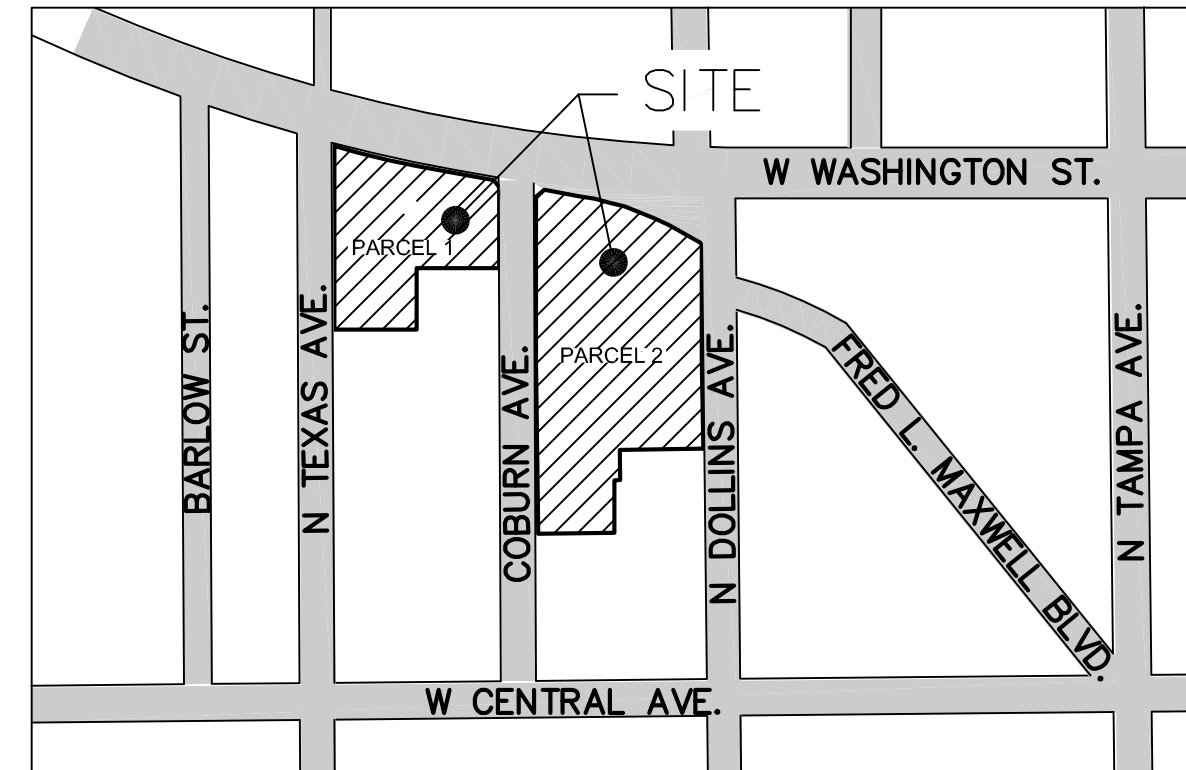
PARCEL 2

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 27, Township 22 South, Range 29 East, Orange County, Florida for a point of reference; thence run South 00°33'00" East along the West line of said Southwest 1/4 a distance of 352.51 feet to the centerline of construction of Orange County Road Project Y8-808A, being a point on a curve concave Northeasterly having a radius of 2864.79 feet; thence from a chord bearing of South 77°55'05" East run Easterly along the arc of said curve through a central angle of 07°47'18" a distance of 389.42 feet; thence departing said centerline of construction run South 08°11'16" West along a radial line a distance of 52.10 feet to a point on the Southerly Right-of-Way line of West Washington Street according to Official Records Book 4152, Page 924 of the Public Records of Orange County, Florida and Official Records Book 4915, Page 3228 of said Public Records, for the POINT OF BEGINNING; thence departing said radial line, run along said Southerly Right-of-Way line South 81°00'06" East a distance of 83.80 feet to a non-tangent point on a curve concave Southwesterly; thence from a chord bearing of South 67°47'52" East run Easterly along the arc of said curve, having a radius of 566.27 feet and along said Southerly Right-of-Way line, through a central angle of 19°10'12" a distance of 189.46 feet to a non-tangent point being the intersection of the West Right-of-Way line of Dollins Avenue according to Plat Book O, Page 90 with said Southerly Right-of-Way line of West Washington Street also being a point on the East line of aforesaid Lot 1; thence run South 00°27'38" East along said West right-of-way line, also being the East line of said Lots 1 and 81 through 84 and the aforementioned vacated alleyway, a distance of 340.30 feet to the Southeast corner of said Lot 81; thence run South 89°27'31" West along the South line of said Lot 81, a distance of 134.89 feet to the Southwest corner of said Lot 81, also being the Northeast corner of aforesaid Lot 61; thence run South 00°33'00" East along the East line of said Lot 61 a distance of 50.00 feet to the Southeast corner of said Lot 61; thence run South 89°27'31" West along the South line of said Lot 61 a distance of 10.00 feet to a point on a line 10.00 feet West of and parallel with the East line of aforesaid Lot 62; thence run South 00°33'00" East along said parallel line, a distance of 85.00 feet to a line 15.00 feet North of and parallel with the South line of said Lot 63; thence run South 89°27'31" West along said parallel line for a distance of 124.29 feet to a point on the West line of said Lot 62, also being a point on the East Right-of-Way line of Coburn Avenue; thence run North 00°32'03" West along West line of Lot 10, Lots 55 through 63 and said East right-of-way line a distance of 550.71 feet to the intersection of said East Right-of-Way line with the aforesaid southerly Right-of-Way line of West Washington Street; thence run North 48°17'21" East along said Southerly Right-of-Way line a distance of 17.29 feet to the POINT OF BEGINNING.

Containing a total of 4.19 acres, more or less.

LEGEND:

- | | | | |
|------|---|-------|---|
| ■ | Denotes set 4"x4" concrete monument LB #6723 permanent reference monument | ⊙ | Denotes set nail & disk or iron rod # 6723 permanent reference monument |
| □ | Denotes recovered 4"x4" concrete monument PLS # 1585 unless otherwise noted | ● | Denotes found nail & disk No identification |
| R/W | Denotes right-of-way | CM | Denotes Concrete Monument |
| Ⓞ | Denotes centerline | L | Denotes Arc Length |
| Δ | Denotes Central Angle | NT | Denotes non-tangent |
| CH | Denotes Chord | PG(S) | Denotes Page(s) |
| Chbg | Denotes Chord Bearing | R | Denotes Radius |
| R | Denotes Radial | O.R. | Denotes Official Records Book |
| (79) | Denotes lot number in WASHINGTON SQUARE | NR | Denotes Non-Radial |



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET 1 OF 2 - COVER SHEET

SHEET 2 OF 2 - PLAT GEOMETRY

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF TEXAS AVENUE BEING AN ASSUMED BEARING OF N00°33'00"W.
- 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.

**MECHTRON
DEDICATION**

KNOW ALL BY THESE PRESENTS, That Wharton Investment Group LTD., a Florida Limited Partnership, 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 dedicates nothing to the public.

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

Wharton Investment Group LTD., a Florida Limited Partnership

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 Wharton Investment Group LTD., a Florida Limited Partnership, created 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 Florida Limited Partnership.

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: _____
James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

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: _____

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 _____

