ABC 145B ORLANDO, FLORIDA

BEING A REPLAT OF LOTS 15 THROUGH 34, INCLUSIVE, DIXIE HEIGHTS ADDITION TO ORLANDO FLA. U.S.A., PER PLAT BOOK J, PAGE 37 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

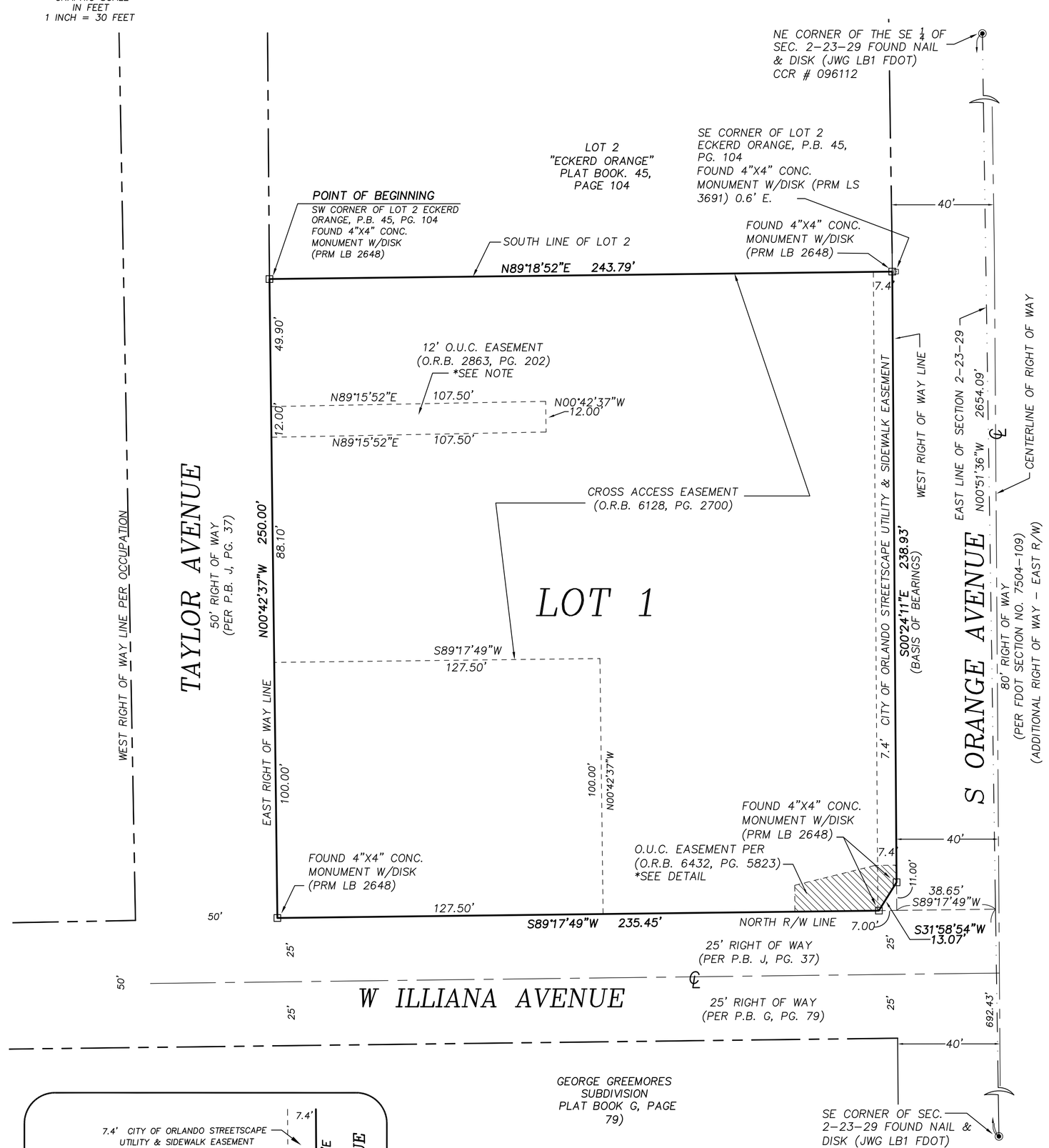
SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO
ORANGE COUNTY, FLORIDA

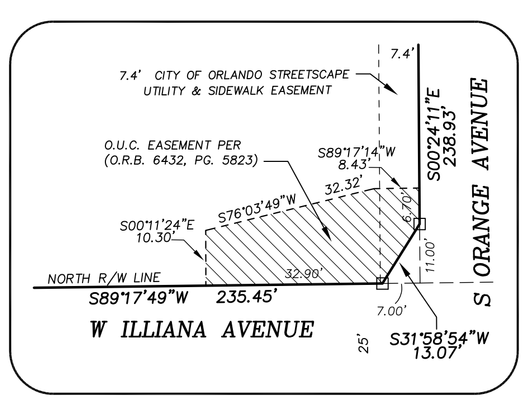
N
W E
S

0 30' 60'
GRAPHIC SCALE
IN FEET
1 INCH = 30 FEET

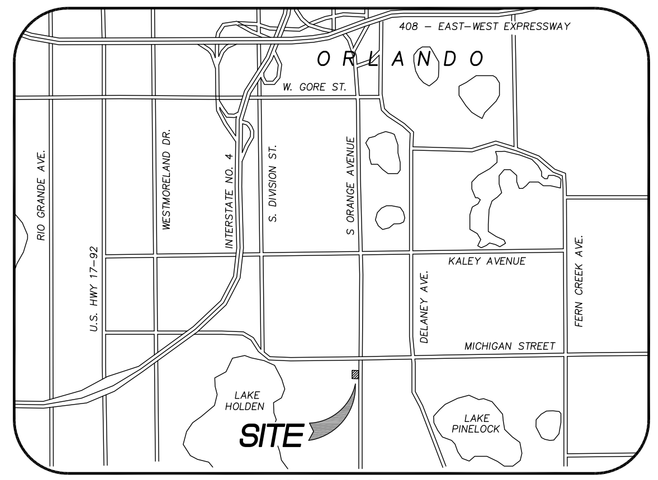
ABBREVIATIONS

C/L	– CENTERLINE
PRM	– PERMANENT REFERENCE MONUMENT
PSM	– PROFESSIONAL SURVEYOR & MAPPER
ID	– IDENTIFICATION
LB	– LICENSED BUSINESS
PB	– PLAT BOOK
PG	– PAGE
ORB	– OFFICIAL RECORDS BOOK
R/W	– RIGHT OF WAY
SEC	– SECTION
TWP	– TOWNSHIP





EASEMENT DETAIL
1" = 20 FT.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

Parcel I

Lots 15 through 24, inclusive and Lots 29 through 34, inclusive, Dixie Heights Addition to Orlando–Fla U.S.A., according to the Plat thereof, as recorded in Plat Book J, Page 37, Public Records of Orange County, Florida.

Parcel II

Lots 25, 26, 27, and 28, Dixie Heights Addition to Orlando–Fla U.S.A., according to the Plat thereof, as recorded in Plat Book J, Page 37, Public Records of Orange County, Florida.

ALSO DESCRIBED AS:

Lots 15 through 34, inclusive, DIXIE HEIGHTS ADDITION TO ORLANDO–FLA. U.S.A., according to the plat thereof as recorded in Plat Book "J", Page 37 of the Public Records of Orange County, Florida, less additional Right of Way for Orange Avenue (State Road 527) per Right of Way Map, Section No. 7504–109, being more particularly described as follows:

Begin at the Southwest corner of Lot 2, ECKERD ORANGE, according to the plat thereof as recorded in Plat Book 45, Page 104 of the Public Records of Orange County, Florida; thence run N89°18'52"E along the South line of said Lot 2, a distance of 243.79 feet to a point on the West Right of Way line of Orange Avenue as shown on State of Florida, State Road Department of Right of Way Map, Section No. 7504–109; thence run S00°24'11"E along said West Right of Way line, a distance of 238.93 feet; thence run S31°58'54"W, a distance of 13.07 feet to a point on the North Right of Way line of Illiana Avenue; thence run S89°17'49"W along said North Right of Way line, a distance of 235.45 feet to a point on the East Right of Way line of Taylor Avenue; thence run N00°42'37"W along said East Right of Way line, a distance of 250.00 feet to the Point of Beginning.

Said parcel contains 60732 square feet or 1.394 acres, more or less.

NOTES:

Bearings are based on an assumed bearing reference of S00°24'11"E along the West Right of Way line of Orange Avenue.

The Overhead Easement in favor of the City of Orlando and The Orlando Utilities Commission shown hereon (recorded in Official Records Book 2863, Page 202) was plotted hereon based on the site plan included in the recorded document. The site plan as recorded is in poor condition. The easement is shown hereon to the surveyor's best knowledge based on what can be ascertained from said site plan.

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 cable television 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.

PREPARED BY:

FRANKLIN, HART & REID
CIVIL ENGINEERS – LAND SURVEYORS
1368 EAST VINE STREET, KISSIMMEE, FL 34744 – PHONE 407–846–1216 – FAX 407–846–0037
CERTIFICATE NUMBER LB 6605 ENGINEERING NUMBER 8536

SHEET 1 OF 1

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.

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

Review for conformity to Florida Statute 177

City Surveyor: .....

Print Name .....

Dated ..... Registration No. .....

Florida Professional Surveyor and Mapper representing City of Orlando, Florida.

PLAT BOOK PAGE

DEDICATION
ABC 145B ORLANDO, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, 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 there in expressed and dedicates the 7.4' CITY OF ORLANDO STREETSCAPE UTILITY & SIDEWALK EASEMENT as shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on.....
(Date)

For: ABC Liquors, Inc.

Attest:..... By: .....
(Signature)

....
(Print Name) (Print Name)

..... (Print Title)
Attest:.....
(Signature)

.....
(Print Name)

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on ..... before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared ..... and ..... respectively .....and ..... of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed hereto; and that the said Dedication is the act and deed of said corporation. Officers known to me personally. IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

.....
NOTARY PUBLIC
My Commission Expires .....

DEDICATION
ABC 145B ORLANDO, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, That the Limited Liability Limited Partnership named below, 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 there in expressed and dedicates the 7.4' CITY OF ORLANDO STREETSCAPE UTILITY & SIDEWALK EASEMENT as shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on.....
(Date)

For: B–1 Property Management, LLLP

Attest:..... By: .....
(Signature)

....
(Print Name) (Print Name)

..... (Print Title)
Attest:.....
(Signature)

.....
(Print Name)

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on ..... before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared ..... and ..... respectively .....and ..... of the above named Limited Liability Limited Partnership incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed hereto; and that the said Dedication is the act and deed of said corporation. Officers known to me personally. 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

KNOWN 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:.....*
Barry W. Prewitt, PSM 5267
Registration Number..... *Franklin, Hart & Reid*
Civil Engineers – Land Surveyors
1368 East Vine Street
Kissimmee, Florida 34744

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR PRO TEM .....

ATTEST: ..... City Clerk

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.....

I:\drawings\2-23-29 ABC Orange Ave\Orlando\ABC-145B-ORLANDO-PLAT-BASE.dwg, 10/4/2016 10:11:32 AM, AdobePDF