

DUBSDREAD VIEW

A REPLAT OF A PORTION OF LOTS 7 & 8, BLOCK F, ANDERSON PARK, PLAT BOOK J, PAGE 30 SECTION 14, TOWNSHIP 22 SOUTH, RANGE 29 EAST CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

LOTS 7 AND 8, BLOCK F, ANDERSON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGE 30 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, BLOCK F; THENCE SO0°42'20"E, ALONG THE EAST LINE OF SAID LOTS 7 AND 8, BLOCK F, A DISTANCE OF 99.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE S89°34'37"W, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 139.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N00°39'21"W, ALONG THE WEST LINE OF SAID LOTS 7 AND 8, A DISTANCE OF 100.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE N89°43'14"E, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 139.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,999 SQUARE FEET OR 0.321 ACRE, MORE OR LESS.

FOUND 4"x4" CONCRETE (IN FEET) MONUMENT (BROKEN) 1 inch = 20 ft.IN PAVEMENT CUT OUT NORTH 1/4 CORNER OF SECTION 14-22-29 CERTIFIED CORNER RECORD DOCUMENT NUMBER 070541 ______ WEST HAZEL STREET (KNOWN AS) BIRDIE DRIVE (PLAT) PLAT BOOK J, PAGE 30 - 25.00' RIGHT-OF-WAY TO CENTERLINE PLAT BOOK J, PAGE 30 -NORTH LINE OF LOT 7, BLOCK F N 89°43'14" E 139.80 25.00' 25.00' _____ 76.80' POINT OF BEGINNING NORTHEAST CORNER OF LOT 7, BLOCK F LOT 6 BLOCK F ARRIS 9 N LOT 2 LOT 5 UUU >> OU UX XIII 76.89' 25.00' _ _ _ _ _ 139.89' S 89°34'37" W SOUTH LINE OF LOT 8, BLOCK F LOT 9 1.077 / BLOCK F BLOCK F ANDERSON PARK PLAT BOOK J, PAGE 30

LOCKLIN & ASSOCIATES, INC.

SURVEYORS & MAPPERS

Land Surveyor Business No. 6906 315 Springview Drive Sanford, FL 32773 (407) 302-4001

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.

LEGEND

LB LAND SURVEYOR BUSINESS
PSM PROFESSIONAL SURVEYOR & MAPPER
CENTERLINE

CENTERLINE
RIGHT-OF-WAY LINE
NO NUMBER
INC INCORPORATED
FL FLORIDA

2. 🖸

LINE OF HARRISON AVENUE, BEING S 00°42'20" E, ASSUMED PER PLAT.

2. DENOTES A PERMANENT REFERENCE MONUMENT, A 4" X 4" CONCRETE

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY

GRAPHIC SCALE

- DENOTES A PERMANENT REFERENCE MONUMENT, A 4" X 4" CONCRET MONUMENT WITH DISK MARKED "LOCKLIN LB 6906", UNLESS SHOWN OTHERWISE.
- 3.

 DENOTES A 5/8" IRON ROD AND CAP MARKED "LOCKLIN LB 6906".

FOUND RAILROAD SPIKE IN PAVEMENT CUT OUT SOUTHEAST CORNER OF SECTION 14-22-29

CERTIFIED CORNER RECORD DOCUMENT NUMBER 070544

GENERAL NOTES:

4. CONCURRENCY MANAGEMENT: "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 THE 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."



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PAGE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the 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.

	FOF The undersianed	d have hereunto set their hands
on thisday	of,	
OWNERS:RACH	HEL COOPER	SAMUEL H. MAXWELL, JR.
OWNERS:		
CHEF Signed in the pre	RYL L. MURPHY sence of:	
Printed Name		
Printed Name		
STATE OF FLORIDA	A, COUNTY OF ORANGI	E
2005, before me, on the State and C Samuel H. Maxwell, personally known to dentification: take an oath that the forgoing dedica	an officer duly author County aforesaid, perso Jr. and Cheryl L. Mu o me or produced the they are the persons	
IN WITNESS WHERE on the above date	EOF,I have hereto set e.	my hand and seal
NOTARY PUBLIC My commission ex	opires	
QU/	ALIFICATION STA	TEMENT OF
plat complies with	all of the survey required that said land is locally, Florida. Signed —	
CERTIFICA	ATE OF APPROVA	AL BY MUNICIPALITY
THIS IS TO CE	•	the proved the foregoing plat.
	MAYOR DRO TEM	
ATTEST:	MAYOR PRO TEM	
	CITY CLERK	
	ERTIFICATE OF A NNING AND DEVE	PPROVAL BY LOPMENT DIRECTOR
Examined and Ap	proved:	Date
Ci	ty Planning Official	
		. BY CITY ENGINEER
Examined and App	oroved:	Date
City Engineer		
CERTIFICA	ATE OF REVIEW E	BY CITY SURVEYOR
	ATE OF REVIEW E	
Reviewed for conf		e Statute 177 Date
Reviewed for conf City Surveyor CERTIFI I HEREBY CERTIFY	CATE OF COUNT	e Statute 177 Date