

Shoppes at Sodo

SHEET 1 OF 1

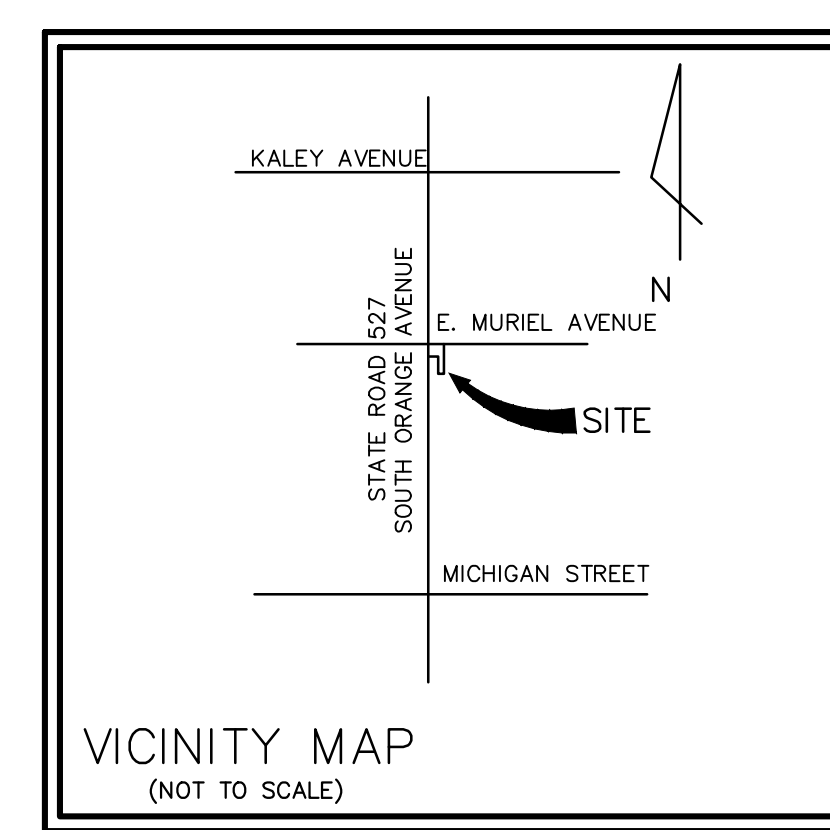
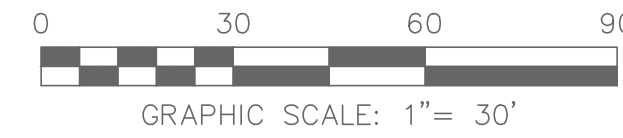
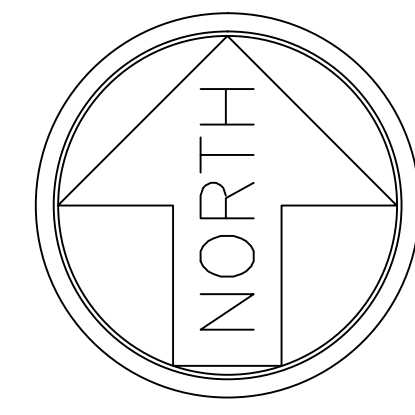
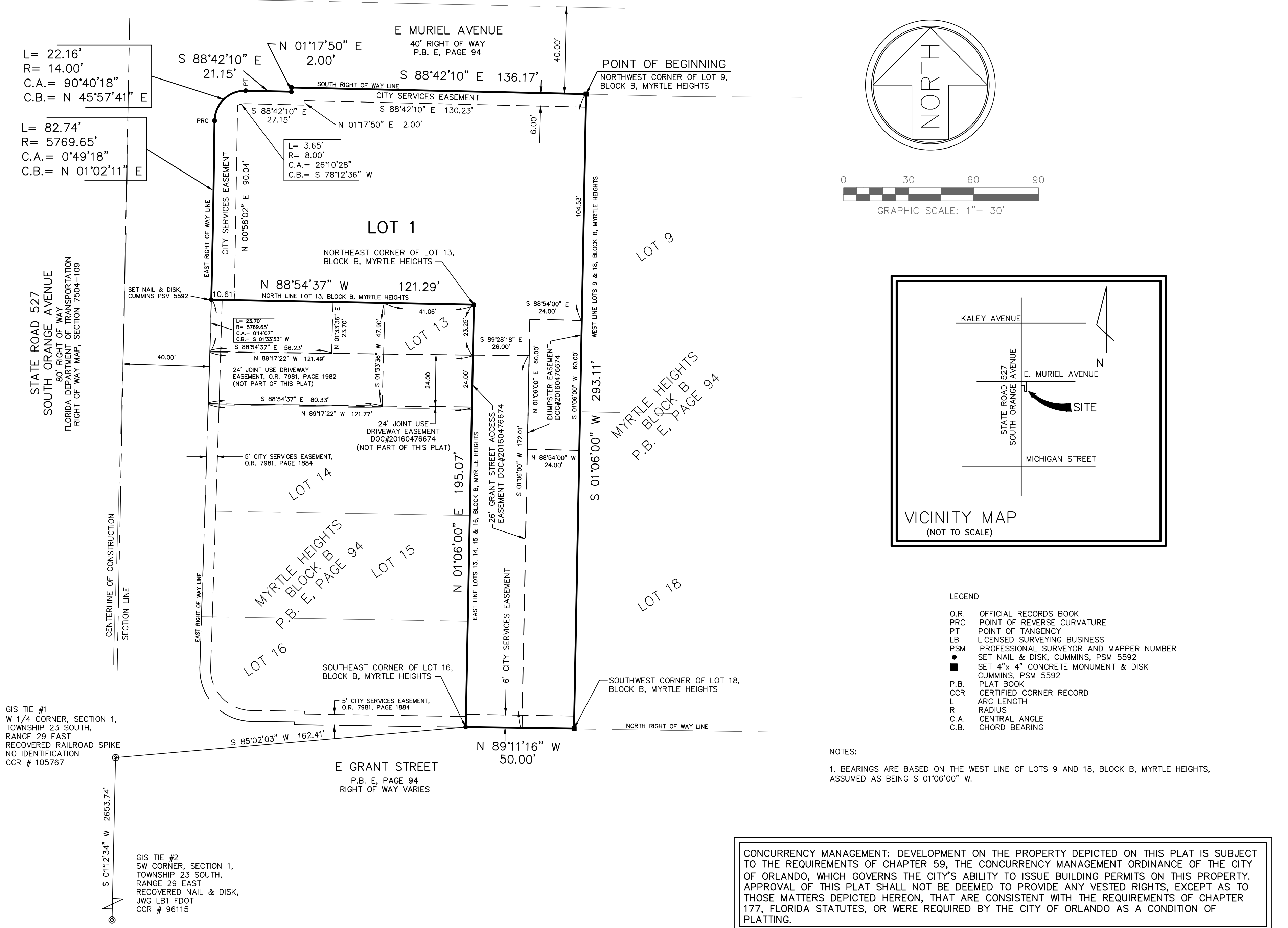
A Replat of Lots 10, 11, 12 and 17, Block B, Myrtle Heights as recorded in Plat Book E, Page 94, public records of Orange County, Florida.
Section 1, Township 23 South, Range 29 East
City of Orlando, Orange County, Florida

DESCRIPTION:

A PORTION OF LOTS 11, 12 AND ALL OF LOTS 10 AND 17, BLOCK B, MYRTLE HEIGHTS AS RECORDED IN PLAT BOOK E, PAGE 94 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 9, BLOCK B, MYRTLE HEIGHTS AS RECORDED IN PLAT BOOK E, PAGE 94 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 01°06'00" W, ALONG THE WEST LINE OF LOTS 9 AND 18, BLOCK B, OF SAID MYRTLE HEIGHTS, 293.11 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST GRANT STREET, AS SHOWN ON SAID PLAT OF MYRTLE HEIGHTS; THENCE N 89°11'16" W, ALONG SAID NORTH RIGHT OF WAY LINE, 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 16, BLOCK B, SAID MYRTLE HEIGHTS; THENCE N 01°06'00" E, ALONG THE EAST LINE OF LOTS 13, 14, 15 AND 16, BLOCK B, OF SAID MYRTLE HEIGHTS, 195.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 13, BLOCK B, MYRTLE HEIGHTS; THENCE N 88°54'37" W, ALONG THE NORTH LINE OF SAID LOT 13, BLOCK B, MYRTLE HEIGHTS, 121.29 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 527, SOUTH ORANGE AVENUE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 7504-109, SAID POINT ALSO LYING ON A CURVE, CONCAVE WESTERLY, HAVING A CHORD BEARING OF N 01°02'11" E AND A RADIUS OF 5,769.65 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°49'18", A DISTANCE OF 82.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.00 FEET; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 90°40'18", A DISTANCE OF 22.16 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF EAST MURIEL AVENUE AS SHOWN ON THE AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP; THENCE S 88°42'10" E, ALONG SAID SOUTH RIGHT OF WAY LINE, 21.15 FEET; THENCE N 01°17'50" E, ALONG SAID SOUTH RIGHT OF WAY LINE, 2.00 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF EAST MURIEL AVENUE AS SHOWN ON THE PLAT OF SAID MYRTLE HEIGHTS; THENCE S 88°42'10" E, ALONG SAID SOUTH RIGHT OF WAY LINE, 136.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,519 SQUARE FEET, MORE OR LESS.



- LEGEND**
- O.R. OFFICIAL RECORDS BOOK
 - PRC POINT OF REVERSE CURVATURE
 - PT POINT OF TANGENCY
 - LB LICENSED SURVEYING BUSINESS
 - PSM PROFESSIONAL SURVEYOR AND MAPPER NUMBER
 - SET NAIL & DISK, CUMMINS, PSM 5592
 - SET 4" x 4" CONCRETE MONUMENT & DISK, CUMMINS, PSM 5592
 - P.B. PLAT BOOK
 - CCR CERTIFIED CORNER RECORD
 - L ARC LENGTH
 - R RADIUS
 - C.A. CENTRAL ANGLE
 - C.B. CHORD BEARING

NOTES:
1. BEARINGS ARE BASED ON THE WEST LINE OF LOTS 9 AND 18, BLOCK B, MYRTLE HEIGHTS, ASSUMED AS BEING S 01°06'00" W.

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 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 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.

CUMMINS SURVEYING AND MAPPING, INC.
275B Susanday Drive
Orlando, Florida 32812
(407) 894-4254
Certificate of Authorization LB 6983

PLAT BOOK _____ PAGE _____

**Shoppes at Sodo
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That PINELOCH ORANGE, LLC a Florida Limited Liability Company, 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 to the perpetual use of the public.

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

By: Orange Pineloch, LLC, a Florida Limited Liability Company
Joseph N. Schuemann, Managing Member

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 acknowledgments in the State and County aforesaid, personally appeared _____

Joseph N. Schuemann
respectively the Managing Member of Orange Pineloch, LLC, a Florida Limited Liability Company, who is personally known to me or has produced the following identification _____ and severally acknowledged the execution thereof to be their free act and deed as such registered agent thereto duly authorized and that said dedication is the act and deed of Orange Pineloch, LLC, a Florida Limited Liability Company.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Notary Public: _____

Printed Name: _____

Commission Number: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR

Attest: _____
CITY CLERK

CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER

I HEREBY CERTIFY, That I have examined the foregoing Plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record

on _____
at _____ File No. _____

County Comptroller
In and for Orange County, Florida

By: _____ D.C.

CERTIFICATE OF APPROVAL BY CITY PLANNING AND DEVELOPMENT DIRECTOR

Examined & Approved By: _____ DATE _____
DIRECTOR OF PLANNING & DEVELOPMENT

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined & Approved By: _____ DATE _____
CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.

Dated: _____ By: _____
CITY SURVEYOR'S SIGNATURE

QUALIFICATION STATEMENT OF SURVEYOR & MAPPER

KNOWN BY ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on 10-05-15 a survey of the lands shown in the foregoing plat was completed; that said plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision and that this plat complies with all requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Orlando, Orange County, Florida.

Dated: _____ By: _____
MICHAEL D. CUMMINS, JR. PSM
FLORIDA REGISTRATION No. LS 5592

CUMMINS SURVEYING AND MAPPING, INC
275B SUSANDAY DRIVE, ORLANDO, FLORIDA 32812
CERTIFICATE OF AUTHORIZATION LB 6983