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Page 52, Florida,

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PLAT BOOK PAGE

CRESCENTNT LUCERNE

KNOW ALL MEN BY THESE PRESENTS, That Crescent CCRE Lucerne Venture, LLC, a Delaware 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 as shown hereon and dedicates 15' City Service and Sidewalk Easements, 15' City Service Sidewalk and Utility Easement and the Access Easements to the perpetual use of the public.

IN WITNESS WHEREOF the undersigned owner has caused these presents to be signed this \_\_\_\_\_\_\_ day of, \_\_\_\_\_\_\_ 2016.

Crescent CCRE Lucerne Venture, LLC, a Delaware limited liability company

Commence at City of Orlando geographic information system control monument #G.I.S. 540, said monument lies N81'34'28"W of City of Orlando geographic information system control monument #G.I.S. 549 when calculated along the horizontal plane, run N86'46'11"W, 114.44 feet to a point of intersection on the Northerly right-of-way line of Gore Street and the Northwesterly right-of-way line of State Road 527 (Orange Avenue), said point being the POINT OF BEGINNING; thence S89'33'59"W along said Northerly right-of-way line of Gore Street, 229.90 feet to the Easterly right-of-way line of South Main Lane as depicted in the aforesaid plat of George Starkey's Subdivision, said point also being on the West line of said Lot U; thence run N00'32'15"W along said Easterly right-of-way line and the Westerly line of aforesaid Lots U, T, S& P, 803.22 feet to the Southerly right-of-way line of aforesaid State Road 527; thence along said right-of-way line, 183.43 feet to the Westerly right-of-way line of aforesaid State Road 527; thence along said right-of-way line the following five courses and distances: S04'28'58"E, 158.80 feet: S00'32'42"E, 184.50 feet; N89'36'27"E, 12.70 feet; S04'28'58"E, 453.28 feet, S42'32'31"W, 12.25 feet to the POINT OF BEGINNING.

liability company

Title: Printed Name:

Printed Name B Y:

Printed Name

Signed in the presence

of:

To locate the point of beginning, commence at City of Orlando geographic information system control monument G.I.S. #540, said monument lies N81°34′28″W of City of Orlando geographic information system control monument G.I.S. #549 when calculated along the horizontal plane, thence N86°46′11″W 114.44 feet to a point of intersection on the Northerly right—of—way line of State Road 527 (Orange Avenue); thence N42°32′31″E 12.25 feet to a point; thence along the aforesaid Northwesterly right—of—way line of State Road 527 (Orange Avenue) the following three (3) courses and distances: (1) N04°28′58″W 453.28 feet to a point; (2) S89°36′27″W 12.70 feet to a point; and (3) N00°32′42″W 69.49 feet to a point, said point being the POINT OF BEGINNING; thence S90°00′00″W 194.38 feet to a point on the Easterly right—of—way line of Main Lane; thence along said Easterly right—of—way line N00°32′15″W 271.14 feet to a point on the Southerly right—of—way line of Lucerne Circle; thence along said Southerly right—of—way line N89°18′55″E 183.43 feet to a point on the aforesaid Northwesterly right—of—way line of State Road 527 (Orange Avenue); thence along said Northwesterly right—of—way line S04°28′58″E 158.80 feet to a point; thence continuing along said Northwesterly right—of—way line S00°32′42″E 115.01 feet to the POINT OF BEGINNING.

THIS IS TO CETIFY, that on this \_\_\_\_\_ day of \_\_\_\_, 2016, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid. personally appeared \_\_\_\_\_ COUNTY 유 STATE 유

of Crescent Lucerne Venture, LLC, a Delaware limited liability company, who is personally known to me or produced the following identification and control and that they are the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be their free act and deed as such officer thereto duly authorized; and that said dedication is the act and deed of said LLC.

My Commission Expires NOTARY PUBLIC NOTARY STAMP

COMMENCE at City of Orlando geographic information system control monument #G.I.S. 540 said monument lies N81'34'28"W of City of Orlando geographic information system control monument #G.I.S. 549 when calculated along the horizontal plan, run N86 '46'11"W, 114.44 feet to a point of intersection on the Northerly right-of-way line of State Road 527 (Orange Avenue); thence S89'33'59"W along said Northerly right-of-way line of Gore Street 269.90 feet to the Westerly right-of-way line of South Main Lane as depicted on Plat Book "A", Page 52 of the aforesaid public records, said point also being the POINT OF BEGINNING; thence continue S89'33'59"W along said Northerly right-of-way line of Gore Street, 270.04 feet to the Easterly right-of-way line of Kuhl Avenue, as depicted in Miscellaneous Book 4, Page 184, of aforesaid Public Records of Orange County, Florida; thence N00'33'12"W along said Easterly right-of-way line and the Westerly line of aforesaid North line, 127.00 feet to the Northerly line of the South 60.00 feet of said Lot 4: thence N89'31'25"E along said Northerly line 60.00 feet to the Northerly line of said Lots 5 & 6; thence N89'31'25"E along said East line 60.00 feet of feet to the Point Of Beginning.

60 feet of the West 127 feet of Lot 4, and all of Lots 5 and a Miscellaneous Book 4, Page 184, of the Public Records of Oran ad right—of—way, being more particularly described as follows:

6, nge

of George Starkey's Subdivision, as County, Florida, LESS the South 5

Printed Name

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved:

Planning Official

CERTIFICATE 유 APPROVAL ВЧ CITY **ENGINEER** 

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, FLORIDA STATUTES, OR WERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATTING.

Examined and Approved: Date

유 **APPROVAL** BΥ MUNICIPALITY

Engineer CERTIFICATE

Mayor Pro Tem THIS IS TO CERTIFY, that on approved the foregoing plat.

Attest: City Clerk

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the 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 the requirements of chapter 177 and that said land is located in the City of Orlando, Orange County, Florida.

JAMES R. SHANNON JR. PSM REGISTRATION No. 4671 SHANNON SURVEYING, INC. — LB No.6898 499 North S.R. 434 — SUITE 2045 ALTAMONTE SPRINGS, FLORIDA, 32714, (407) 774—8372 Date

Reviewed for CERTIFICATE OF REVIEW BY CITY conformity to Florida State Statute 177 SURVEYOR

Richard Allen, PSM, CFM, City Surveyor for City of Orlando Date

CERTIFICATE OF

COUNTY COMPTROLLER

AND AND PLAT

I HEREBY CERTIFY that the foregoing County Official Records County Comptroller ⊇. and as File No. for Orange plat County, Florida ⊇. Orange

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By:

RECORDED IN I AND THE PUBL N SECTION CITY RECORDED REPLATTING RECORDED AND REPLA 0F0F 0F REPLATTING GEORGE GEORGE N 35, TOW ORLANDO, 0. T RGE STARKEY'S MISCELLANEOUS RECORDS TOWNSHIP WALLACE ON OF LOTS STARKEY'S PLAT PORTION PLAT ORANGE 0FPORTIO B00K B00K SUBD *N* 0RA 0F 2 SOUTH, COUNTY, BOOK J, PAGE 14 LOTS 4, 5 LUBDIVISION ROOK 4, PAGE 1 ANGE COUNTY. SOUTH, RANGE A, PAGE N OF I.O UBDIVISION J, PAGE LOTS 4. IVISION 0FLOTFLORIDA AND 184 FLORIDA 29 EAST ೦ಾ

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INTERSTATE 4 HNCHLEY AVE ERANKLIN LN LUCERNE TERRACE KNHL AVENUE M AIM LM S ORANGE AVE.

**GENERAL** 

NOTES:

LEGEND: RECORD

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PROPERTY
AMENDED II
RECORDED
4473, AND
COUNTY, FL

'IS SUBJECT TO THE DEVELOPMENT ORDER RECORDED IN O.R. BOOK 4362, PAGIN O.R. BOOK 4823, PAGE 1341, RE—RECORDED IN O.R. BOOK 4988, PAGE 1300 IN O.R. BOOK 5157, PAGE 1002, SECOND AMENDMENT RECORDED IN O.R. BOOK DITHIRD AMENDMENT RECORDED IN O.R. BOOK 10631, PAGE 8934, PUBLIC RECORDS FLORIDA.

PAGE 3368, AS GE 1220, NOTICE 300K 6114, PAGE ORDS OF ORANGE

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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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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DIMENSIONS

ARE SHOWN IN US SURVEY FEET AND DECIMALS

BEARINGS BASED ON SOUTH LINE OF THE NORTHEAST 1/4 RANGE 29 EAST, AS BEING S89°33'59"W.

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SECTION

30,

TOWNSHIP

THEREOF.

SHANNON SURVEYING, INC. 499 NORTH S.R. 434 - SUITE 2155 ALTAMONTE SPRINGS, FLORIDA, 32714 (407) 774-8372 LB # 6898

E: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS AL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY R GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY IONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS FORM OF THIS FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.