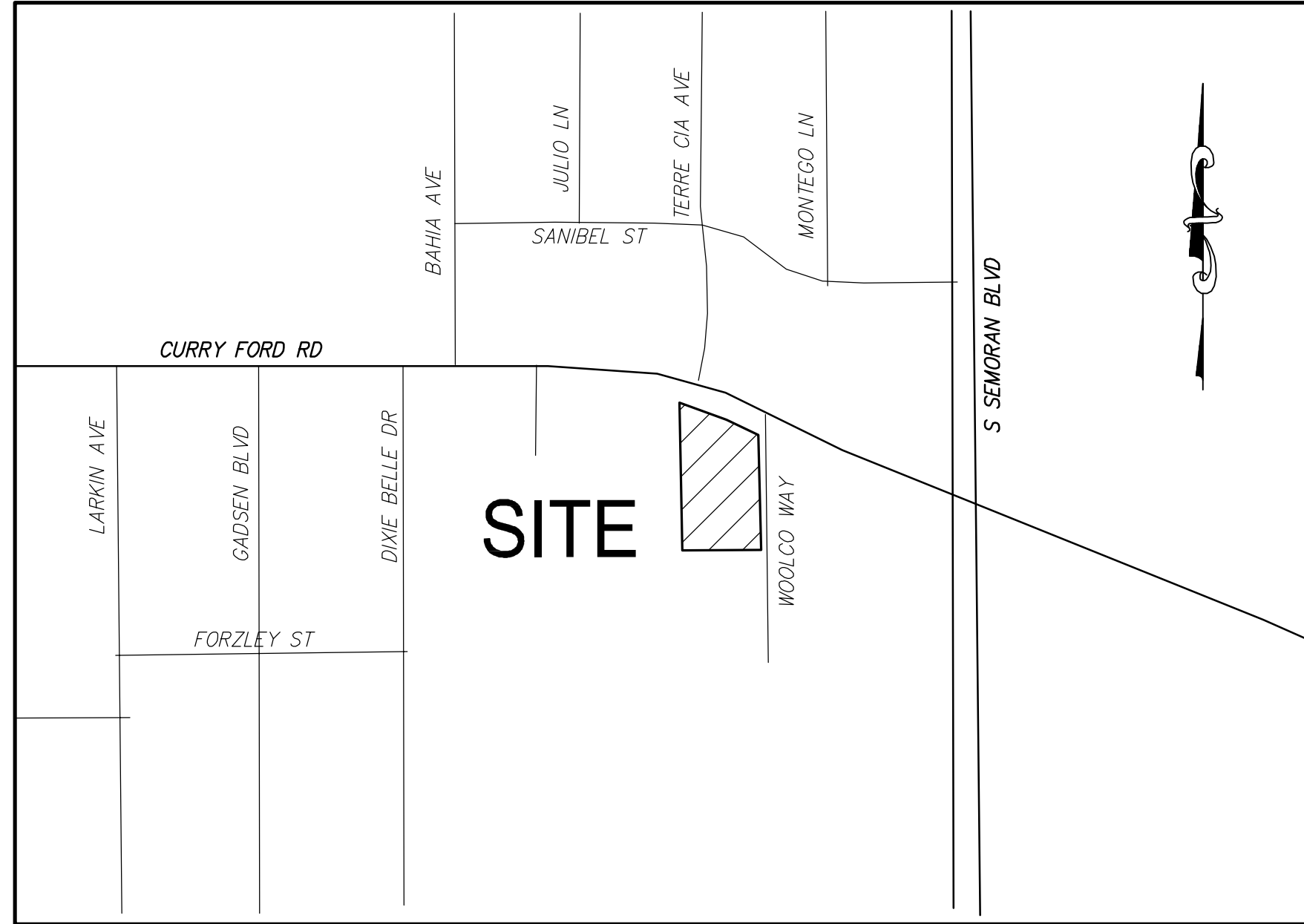


# HOGAN REPLAT OF LOT 1, REPLAT OF WOOLCO CENTER LOT 1

BEING REPLAT OF LOT 1, REPLAT OF WOOLCO CENTER LOT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 107, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA  
LANDS SITUATED IN SECTION 4, TOWNSHIP 23 SOUTH, RANGE 30 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



SITE LOCATION MAP  
NOT TO SCALE

### LEGAL DESCRIPTION:

LOT 1, REPLAT OF WOOLCO CENTER LOT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 107, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE FOLLOWING DESCRIBED PORTION OF LOT A, WOOLCO CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 126, PUBLIC RECORD OF ORANGE COUNTY, FLORIDA; FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 89 DEGREES 56 MINUTES 51 SECONDS WEST A DISTANCE OF 662.97 FEET ALONG THE NORTH LINE OF SAID SECTION 4, THENCE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS WEST A DISTANCE OF 91.29 FEET TO A POINT ON THE BOUNDARY OF SAID LOT A FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00 DEGREES 00 MINUTES 14 SECONDS WEST ALONG SAID BOUNDARY OF LOT A, A DISTANCE OF 346.46 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 06 SECONDS EAST A DISTANCE OF 181 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST A DISTANCE OF 270 FEET TO THE SOUTH RIGHT OF WAY LINE OF CURRY FORD ROAD, THENCE NORTH 66 DEGREES 52 MINUTES 06 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 154.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 664.61 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.80 FEET THROUGH A CENTRAL ANGLE OF 3 DEGREES 36 MINUTES 14 SECONDS TO THE POINT OF BEGINNING, NOW KNOW AS LOT 1, OF REPLAT OF WOOLCO CENTER LOT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 107, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'X', AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 12095C0270 F, ORANGE COUNTY, FLORIDA, MAP DATED SEPTEMBER 25, 2009.

### PLAT NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH RIGHT-OF-WAY LINE OF CURRY FORD ROAD, AS BEING N66°52'06"W.
- ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, 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 PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 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.
- APPROVAL OF THIS PLAT SHALL NOT BE DEEMED TO PROVIDE ANY VESTED RIGHTS EXCEPT THOSE DEPICTED HEREON, THAT ARE CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

### LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	PCP	PERMANENT CONTROL POINT
AC	ACRES	PG(S)	PAGE/PAGES
CL	CENTER LINE	PLS	PROFESSIONAL LAND SURVEYOR
CM	CONCRETE MONUMENT	PRM	PERMANENT REFERENCE MONUMENT
ESMT	EASEMENT	PSM	PROFESSIONAL SURVEYOR MAPPER
D.B.	DEED BOOK	R/W	RIGHT OF WAY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	SEC	SECTION-TOWNSHIP-RANGE
FD	FOUND	U/E	UTILITY EASEMENT
ID	IDENTIFICATION	- -	BREAK LINE
LB	LICENSED BUSINESS	■	SET 4"x4" CM (LB 4189)
N/D	NAIL & DISK	■	FOUND 4"x4" CM AS NOTED
NO.	NUMBER	■	SET N/D (LB 4189)
ORB	OFFICIAL RECORDS BOOK	■	FOUND N/D AS NOTED
(P)	PLAT	©	UNLESS OTHERWISE NOTED
P.B.	PLAT BOOK		

### SHEET INDEX

SHEET 1 - COVER SHEET, LEGEND/ABBREVIATIONS, LEGAL DESCRIPTION, NOTES  
SHEET 2 - OVERALL PLAT

**CHARLES ROB DEFOOR**  
PROFESSIONAL LAND SURVEYOR  
197 VILLA DI ESTE TERRACE, UNIT 113, LAKE MARY, FLA. 32746  
(407) 880-9811

### 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.

PLAT BOOK: PAGE:

HOGAN REPLAT OF LOT 1, REPLAT OF WOOLCO CENTER LOT 1  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT 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 HEREBY DEDICATE ALL UTILITY EASEMENTS, ACCESS EASEMENTS, AND CITY SERVICES AND SIDEWALK EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON \_\_\_\_\_, 2016.

HOGAN PROPERTIES, LLC

BY: \_\_\_\_\_

SIGNED AND SEALED IN THE PRESENCE OF:

SIGNED NAME SIGNED NAME

PRINTED NAME PRINTED NAME

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY THAT ON \_\_\_\_\_, 2016, BEFORE ME AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED AS \_\_\_\_\_ OF \_\_\_\_\_ AND HE IS / IS NOT PERSONALLY KNOWN TO ME OR PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

SIGNATURE OF NOTARY \_\_\_\_\_

NOTARY PRINTED NAME (NOTARY SEAL)

MY COMMISSION EXPIRES \_\_\_\_\_

BRANCH BANKING & TRUST

BY: \_\_\_\_\_

SIGNED AND SEALED IN THE PRESENCE OF:

SIGNED NAME SIGNED NAME

PRINTED NAME PRINTED NAME

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY THAT ON \_\_\_\_\_, 2016, BEFORE ME AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED AS \_\_\_\_\_ OF \_\_\_\_\_ AND HE IS / IS NOT PERSONALLY KNOWN TO ME OR PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

SIGNATURE OF NOTARY \_\_\_\_\_

NOTARY PRINTED NAME (NOTARY SEAL)

MY COMMISSION EXPIRES \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON \_\_\_\_\_, 2015, AT FILE NO. \_\_\_\_\_

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

BY: \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

EXAMINED & APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY PLANNING OFFICIAL \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED & APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

### CERTIFICATE OF REVIEW BY CITY SURVEYOR

REVIEWED FOR CONFORMITY TO FLORIDA STATUTE 177.

CITY SURVEYOR \_\_\_\_\_ DATE: \_\_\_\_\_

### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND 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: \_\_\_\_\_  
REGISTRATION NO. 4891 CHARLES ROB DEFOOR  
197 VILLA DI ESTE TERRACE, UNIT 113,  
LAKE MARY, FLA. 32746  
(407) 880-9811

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY THAT ON \_\_\_\_\_, 2016 THE ORLANDO CITY COUNCIL APPROVED THE FOREGOING PLAT.

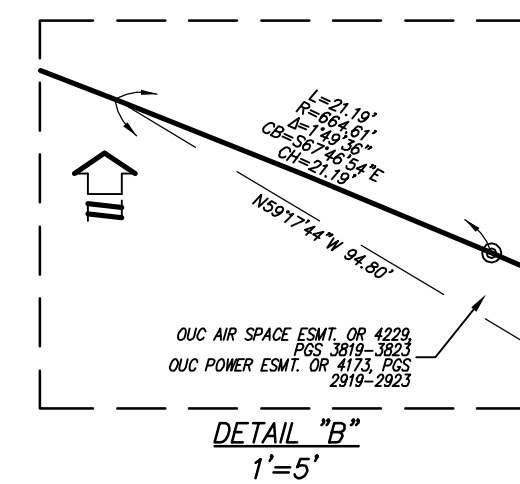
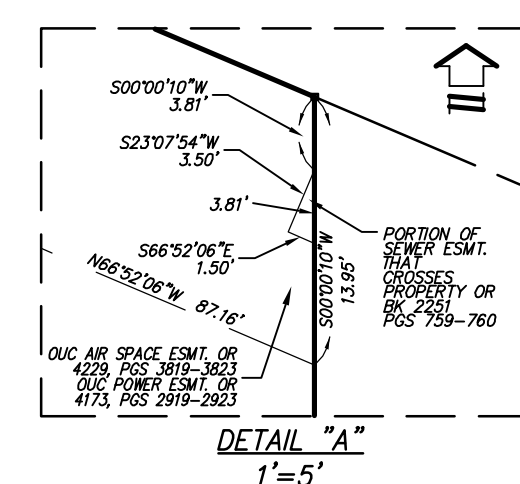
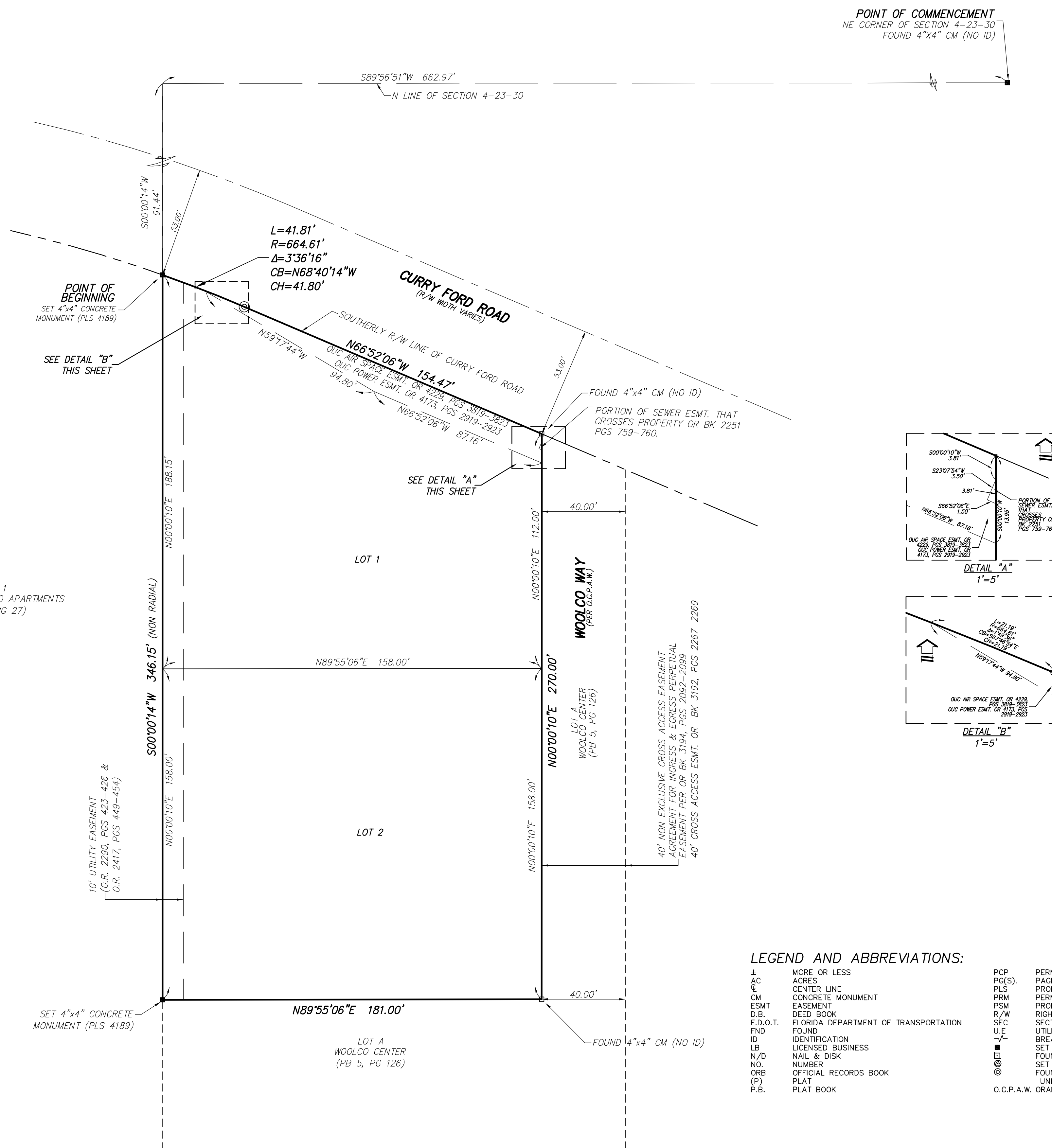
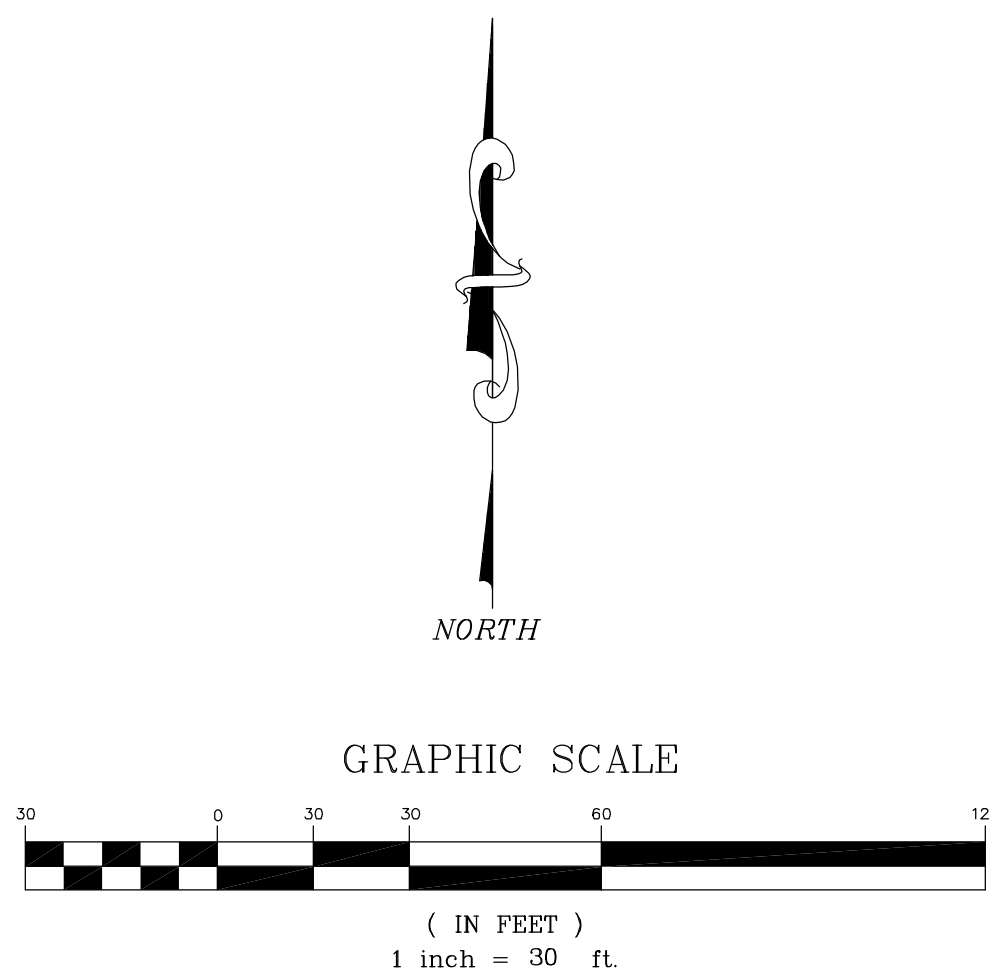
MAYOR \_\_\_\_\_

ATTEST \_\_\_\_\_ CITY CLERK \_\_\_\_\_

# HOGAN REPLAT OF LOT 1, REPLAT OF WOOLCO CENTER LOT 1

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PLAT BOOK: PAGE:



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N/D	NAIL & DISK	□	FOUND 4"x4" CM AS NOTED
NO.	NUMBER	⊠	SET N/D (LB 4189)
ORB	OFFICIAL RECORDS BOOK	⊙	FOUND N/D AS NOTED
(P)	PLAT	⊕	UNLESS OTHERWISE NOTED
P.B.	PLAT BOOK		O.C.P.A.W. ORANGE COUNTY PROPERTY APPRAISER WEBSITE

Drawing name: C:\temp\Personal\Defoor\Curry Ford Rd\Defoor Woolco Lot1.dwg Plot sheet 2 Aug 22, 2016 5:07pm by: mapbillis

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