

VERANDA PARK FOURTH REPLAT

A REPLAT OF LOTS 2, 3 & 5B, TRACTS "A", "H" & "J", SAN MARCO BOULEVARD AND PIAZZA GRANDE AVENUE, VERANDA PARK THIRD REPLAT, AS RECORDED IN PLAT BOOK 69, PAGES 88, 89 AND 90 LOCATED IN THE CITY OF ORLANDO, SECTION 2, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

DESCRIPTION

ALL OF LOTS 2, 3 AND 5B, TRACTS "A", "J" AND "H", PRIVATE ROADS SAN MARCO BOULEVARD AND PIAZZA GRANDE AVENUE, ALL BEING A PART OF VERANDA PARK THIRD REPLAT, AS RECORDED IN PLAT BOOK 69, PAGES 88, 89 AND 90, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 5B, VERANDA PARK THIRD REPLAT, AS RECORDED IN PLAT BOOK 69, PAGES 88, 89 AND 90, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG ITS SOUTHERLY AND WESTERLY BOUNDARIES; (1) S85°26'54"W A DISTANCE OF 441.92 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 97.27 FEET, A CHORD BEARING OF S76°13'53"W, A CHORD DISTANCE OF 171.39 FEET; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 123°31'49", A DISTANCE OF 209.71 FEET TO A POINT OF NON-TANGENCY; (3) S67°00'31"W A DISTANCE OF 506.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5B; (4) N23°02'21"W A DISTANCE OF 140.07 FEET; (5) S66°57'39"W A DISTANCE OF 54.21 FEET; (6) N23°02'21"W A DISTANCE OF 57.00 FEET TO THE NORTHEAST CORNER OF LOT 5A, VERANDA PARK SECOND REPLAT AS RECORDED IN PLAT BOOK 58, PAGES 137 THROUGH 142, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PIAZZA GRANDE AVENUE, AS SHOWN ON SAID VERANDA PARK THIRD REPLAT; RUN THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID LOT 5A AND SAID SOUTHERLY RIGHT-OF-WAY LINE; (1) S66°57'39"W A DISTANCE OF 106.00 FEET; (2) N23°02'21"W A DISTANCE OF 9.00 FEET; (3) S66°57'39"W A DISTANCE OF 48.54 FEET; (4) S23°02'21"E A DISTANCE OF 14.00 FEET; (5) S66°57'39"W A DISTANCE OF 72.88 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 5A AND ON THE EASTERLY RIGHT-OF-WAY LINE OF WESTPOINTE BOULEVARD, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CHORD BEARING OF N62°36'12"W, A CHORD DISTANCE OF 70.05 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 13°24'31", A DISTANCE OF 70.21 FEET TO THE SOUTHWEST CORNER OF LOT 6, SAID VERANDA PARK SECOND REPLAT, SAID POINT BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PIAZZA GRANDE AVENUE; THENCE N66°57'39"E ALONG THE SOUTH LINE OF SAID LOT 6 AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 285.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, SAID POINT BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VIA LIVORNO AVENUE; THENCE N61°40'59"E A DISTANCE OF 32.61 FEET TO THE SOUTHWEST CORNER OF LOT 1B, SAID VERANDA PARK SECOND REPLAT AND A POINT ON SAID NORTHERLY RIGHT-OF-WAY OF PIAZZA GRANDE AVENUE; THENCE N66°57'39"E ALONG THE SOUTH LINE OF SAID LOT 1B, AND SAID NORTHERLY RIGHT-OF-WAY OF PIAZZA GRANDE AVENUE A DISTANCE OF 269.07 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1B, SAID POINT BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VIA VENZANO AVENUE; THENCE N71°47'38"E A DISTANCE OF 35.71 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID VERANDA PARK THIRD REPLAT SAID POINT BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID VIA VENZANO AVENUE AND BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 23.00 FEET, A CHORD BEARING OF N43°36'50"W, A CHORD DISTANCE OF 15.83 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF SAID VIA VENZANO AVENUE, THROUGH A CENTRAL ANGLE OF 40°15'53", A DISTANCE OF 16.16 FEET TO A NON-TANGENT POINT; THENCE N23°02'21"W CONTINUING ALONG SAID WEST LINE OF LOT 2 AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 448.94 FEET TO THE NORTHWEST CORNER OF TRACT "J", SAID VERANDA PARK THIRD REPLAT, SAID POINT BEING A NON-TANGENT POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIAWASSEE ROAD ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2471.48 FEET, A CHORD BEARING OF N75°26'30"E, A CHORD DISTANCE OF 759.54 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 17°40'42", A DISTANCE OF 762.56 FEET TO THE NORTHEAST CORNER OF TRACT "H", SAID VERANDA PARK THIRD REPLAT; THENCE S04°33'06"E ALONG THE EAST LINE OF SAID TRACT "H" AND THE EAST LINE OF LOT 3, SAID VERANDA PARK THIRD REPLAT, A DISTANCE OF 461.62 FEET SO THE SOUTHEAST CORNER OF SAID LOT 3, SAID POINT BEING A POINT ON THE NORTHERLY LINE OF SAID PIAZZA GRANDE AVENUE; THENCE N85°26'54"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 312.19 FEET TO THE SOUTHEAST CORNER OF TRACT "L", SAID VERANDA PARK THIRD REPLAT, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF LAKE DEBRA DRIVE; THENCE S00°03'48"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 248.93 FEET TO THE POINT OF BEGINNING.

CONTAINS 629,006 SQUARE FEET OR 14.440 ACRES MORE OR LESS.

LEGEND

CCR - CERTIFIED CORNER RECORD
CL - CENTERLINE SYMBOL
CM - CONCRETE MONUMENT
ESMT - EASEMENT
FND - FOUND
LB - LICENSED BUSINESS
MEAS - MEASURED
N&D - NAIL & DISK
NR - NON-RADIAL
NT - NON-TANGENT
ORB - OFFICIAL RECORDS BOOK
OUC - ORLANDO UTILITIES COMMISSION
PB - PLAT BOOK
PC - POINT OF CURVATURE
PG - PAGE
POB - POINT OF BEGINNING
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR AND MAPPER
PT - POINT OF TANGENCY
RLS - REGISTERED LAND SURVEYOR
R/W - RIGHT-OF-WAY
(T) - TOTAL LOT DIMENSION

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314 FAX: (407) 897-3777

NOTES

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED WEST RIGHT-OF-WAY LINE OF LAKE DEBRA DRIVE BEING S00°03'48"E.

2. ■ - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

□ - DENOTES A PERMANENT REFERENCE MONUMENT, A FOUND 4"x4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "LB 4475", UNLESS OTHERWISE NOTED.

3. ● - DENOTES A PERMANENT REFERENCE MONUMENT, A NAIL WITH A BRASS DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.

○ - DENOTES A PERMANENT REFERENCE MONUMENT, A FOUND NAIL WITH A BRASS DISC MARKED "LB 4475", UNLESS OTHERWISE NOTED.

4. DEVELOPMENT OF 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 PERMIT 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.

5. ALL EASEMENTS CREATED BY THIS PLAT ARE PRIVATE UNLESS OTHERWISE SHOWN.

6. ALL CURVILINEAR LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

7. LOTS 1A, 1B, 4 AND 5A HAVE BEEN INTENTIONALLY OMITTED FROM THIS PLAT TO AVOID DUPLICATION OF LOT NUMBERING AND TO MAINTAIN CONSISTENCY WITH THE LOT NUMBERING OF PREVIOUS RECORDED PLATS FOR THE OVERALL VERANDA PARK DEVELOPMENT.

8. PLAT IS SUBJECT TO THE MASTER DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR METROWEST RECORDED MARCH 13, 1986, IN OFFICIAL RECORDS BOOK 3759, PAGE 2156; AS THEREAFTER AFFECTED BY AGREEMENT CONCERNING TRANSFER OF RESPONSIBILITIES RECORDED SEPTEMBER 17, 1986, IN OFFICIAL RECORDS BOOK 3820, PAGE 4314; SUPPLEMENT NO. 1 TO THE MASTER DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR METROWEST RECORDED AUGUST 20, 1987, IN OFFICIAL RECORDS BOOK 3913, PAGE 2944; SUPPLEMENT NO. 2 TO THE MASTER DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR METROWEST RECORDED NOVEMBER 17, 1987, IN OFFICIAL RECORDS BOOK 3936, PAGE 4185; SUPPLEMENT NO. 3 TO THE MASTER DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR METROWEST RECORDED MARCH 28, 1988, IN OFFICIAL RECORDS BOOK 3968, PAGE 1279; FIRST AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR METROWEST RECORDED AUGUST 30, 1986, IN OFFICIAL RECORDS BOOK 5114, PAGE 1077; ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS AND OBLIGATIONS (METROWEST), RECORDED OCTOBER 25, 2000, IN OFFICIAL RECORDS BOOK 6115, PAGE 4273; SECOND AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR METROWEST RECORDED FEBRUARY 8, 2001, IN OFFICIAL RECORDS BOOK 6189, PAGE 2476; THIRD AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR METROWEST RECORDED FEBRUARY 8, 2001, IN OFFICIAL RECORDS BOOK 8471, PAGE 1420; FOURTH AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR METROWEST RECORDED JANUARY 10, 2010, IN OFFICIAL RECORDS BOOK 9989, PAGE 1602, (AS AFFECTED BY FINAL JUDGMENT RECORDED OCTOBER 13, 2015, IN OFFICIAL RECORDS BOOK 10985, PAGE 4239); FIFTH AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR METROWEST RECORDED SEPTEMBER 23, 2014, IN OFFICIAL RECORDS BOOK 10808, PAGE 8087; AND MARKETABLE RECORD TITLE ACT NOTICE RECORDED MARCH 3, 2016, IN OFFICIAL RECORDS INSTRUMENT NO. 20160111463; BYLAWS OF METROWEST MASTER ASSOCIATION, INC. RECORDED MARCH 13, 1986, IN OFFICIAL RECORDS BOOK 3759, PAGE 2840; FIRST AMENDMENT TO BYLAWS OF METROWEST MASTER ASSOCIATION, INC. RECORDED MARCH 8, 2011, IN OFFICIAL RECORDS BOOK 10187, PAGE 2421; SECOND AMENDMENT TO BYLAWS OF METROWEST MASTER ASSOCIATION, INC. RECORDED APRIL 1, 2011, IN OFFICIAL RECORDS BOOK 10193, PAGE 5113; AMENDMENT TO BYLAWS OF METROWEST MASTER ASSOCIATION, INC. RECORDED FEBRUARY 27, 2013, IN OFFICIAL RECORDS BOOK 10529, PAGE 8620; FIFTH AMENDMENT TO BYLAWS OF METROWEST MASTER ASSOCIATION, INC. RECORDED MARCH 13, 2013, IN OFFICIAL RECORDS BOOK 10530, PAGE 7015; SIXTH AMENDMENT TO BYLAWS OF METROWEST MASTER ASSOCIATION, INC. RECORDED MARCH 26, 2013, IN OFFICIAL RECORDS BOOK 10543, PAGE 4678; SEVENTH AMENDMENT TO BYLAWS OF METROWEST MASTER ASSOCIATION, INC. RECORDED SEPTEMBER 23, 2014, IN OFFICIAL RECORDS BOOK 10808, PAGE 8079; SEVENTH AMENDMENT TO BYLAWS OF METROWEST MASTER ASSOCIATION, INC. RECORDED SEPTEMBER 9, 2014, IN OFFICIAL RECORDS BOOK 10812, PAGE 1558; ARTICLES OF INCORPORATION OF METROWEST MASTER ASSOCIATION, INC. RECORDED MARCH 13, 1986, IN OFFICIAL RECORDS BOOK 3759, PAGE 2823; RULES AND REGULATIONS OF METROWEST MASTER ASSOCIATION INC. RECORDED SEPTEMBER 23, 2014, IN OFFICIAL RECORDS BOOK 10808, PAGE 8081; RULES AND REGULATIONS OF METROWEST MASTER ASSOCIATION INC. REVISED - JULY 22, 2015, RECORDED JULY 30, 2015, IN OFFICIAL RECORDS BOOK 10959, PAGE 5871; RULES AND REGULATIONS OF METROWEST MASTER ASSOCIATION INC. REVISED APRIL 30, 2015, RECORDED MAY 11, 2015, IN OFFICIAL RECORDS BOOK 10916, PAGE 8004; AND COLLATERAL ASSIGNMENT OF ASSESSMENT AND LIEN RIGHTS RECORDED JULY 31, 2013, IN OFFICIAL RECORDS BOOK 10610, PAGE 4672, AND ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

9. PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR VERANDA PARK RECORDED JULY 3, 2003, IN OFFICIAL RECORDS BOOK 6983, PAGE 4344, AND RE-RECORDED JULY 31, 2003, IN OFFICIAL RECORDS BOOK 7027, PAGE 4078; AND AS THEREAFTER AFFECTED BY: FIRST AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR VERANDA PARK RECORDED MAY 2, 2005, IN OFFICIAL RECORDS BOOK 7947, PAGE 4961; SECOND AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR VERANDA PARK RECORDED FEBRUARY 8, 2006, IN OFFICIAL RECORDS BOOK 8471, PAGE 1426; AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR VERANDA PARK RECORDED JUNE 19, 2013, IN OFFICIAL RECORDS BOOK 10588, PAGE 64; FOURTH AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR VERANDA PARK RECORDED MARCH 25, 2014, IN OFFICIAL RECORDS BOOK 10721, PAGE 428 TOGETHER WITH ANY AND ALL SUBSEQUENT AMENDMENTS THERETO, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

10. PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN PARKING EASEMENT AGREEMENT IN FAVOR OF THE VERANDA PARK COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC., RECORDED JUNE 17, 2004, IN OFFICIAL RECORDS BOOK 7489, PAGE 1020, AND RE-RECORDED JULY 19, 2004, IN OFFICIAL RECORDS BOOK 7536, PAGE 4578; AND AFFECTED BY AMENDMENT TO PARKING EASEMENT AGREEMENT RECORDED OCTOBER 28, 2005, IN OFFICIAL RECORDS BOOK 8275, PAGE 1680; AND AS AFFECTED BY SECOND AMENDMENT TO PARKING EASEMENT AGREEMENT RECORDED DECEMBER 12, 2005, IN OFFICIAL RECORDS BOOK 8386, PAGE 2733, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

11. PARKING EASEMENT IN FAVOR OF VERANDA PARK COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION RECORDED OCTOBER 28, 2005 IN OFFICIAL RECORDS BOOK 8275, PAGE 1668, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (BLANKET TYPE EASEMENT OVER PARKING GARAGES ON LOTS 2 AND 3, FOR ACCESS, INGRESS/EGRESS AND PARKING.)

12. NOTICE OF EASEMENT WITH BRIGHT HOUSE NETWORKS LLC RECORDED IN O.R. BOOK 10668, PAGE 5106, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (BLANKET TYPE EASEMENT TO BRIGHT HOUSE NETWORKS OVER PRIVATE STREETS LYING NORTH OF LOT 5, VERANDA PARK, PLAT BOOK 32, PAGE 29.

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

VERANDA PARK FOURTH REPLAT DEDICATION

KNOW ALL BY THESE PRESENTS, Geosam Veranda, LLC, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and hereby dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned have here-unto set their hands on this ____ day of _____, 2016.

OWNER: Geosam Veranda, LLC

BY: _____

David Peter, Chief Operating Officer

SIGNED IN THE PRESENCE OF:

/S/ _____

/S/ _____

/P/ _____

/P/ _____

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this ____ day of _____, 2016, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared David Peter, Chief Operating Officer of Geosam Veranda, LLC, personally known to me or produced the following identification: _____ and (did) (did not) take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

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

NOTARY PUBLIC

My Commission Number: _____

My commission expires: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat 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 Number:

LB #4475

JAMES D. BRAY PSM # 6507
Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR

ATTEST:

CITY CLERK

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

Reviewed for conformity to Chapter 177, Florida Statutes.

City Surveyor

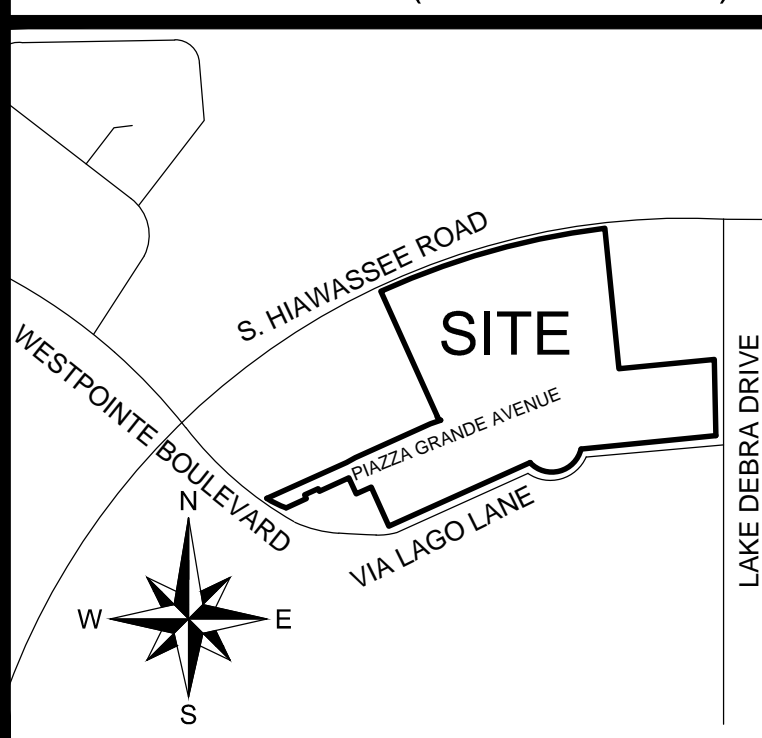
Date

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 _____

VICINITY MAP (NOT TO SCALE)



SHEET 1 of 2

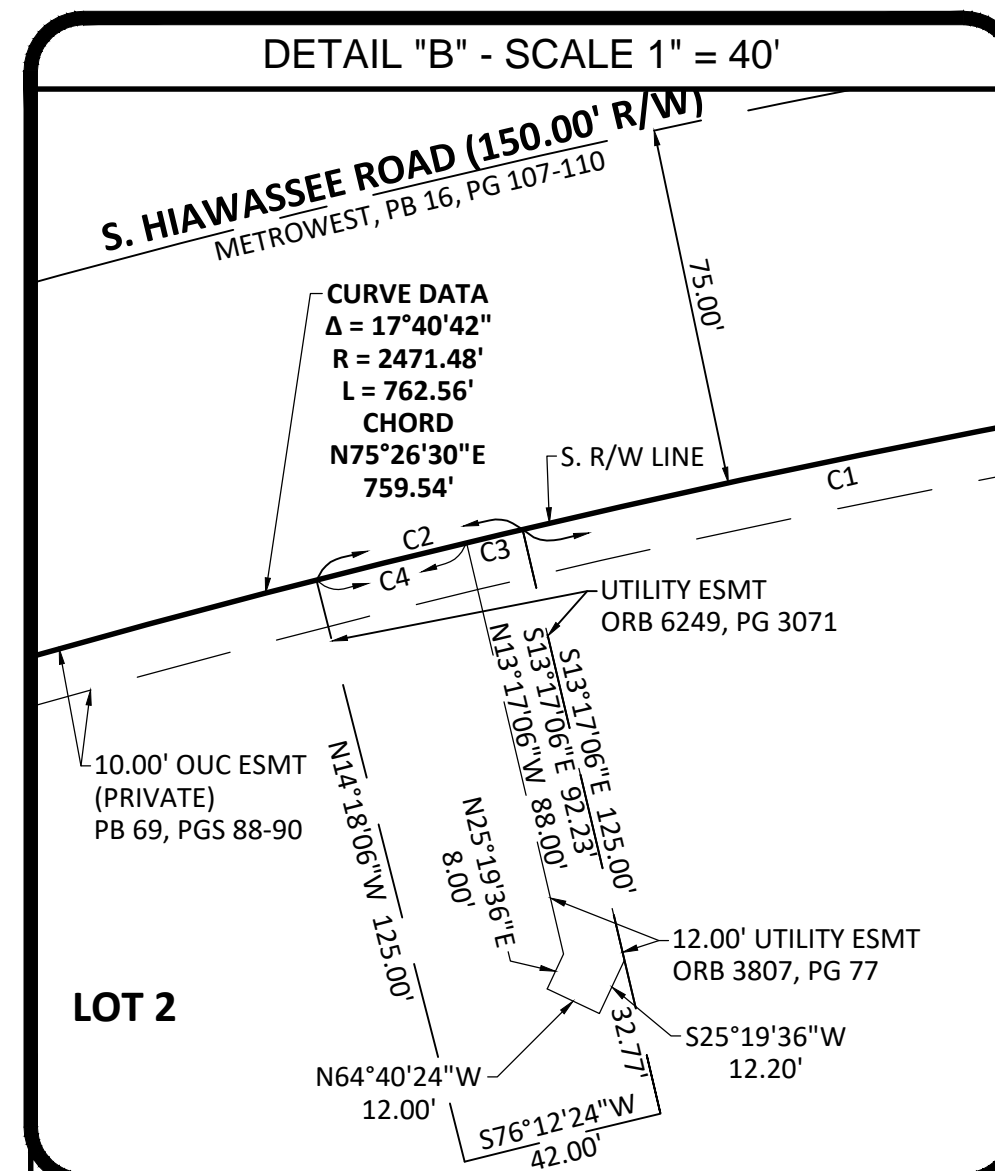
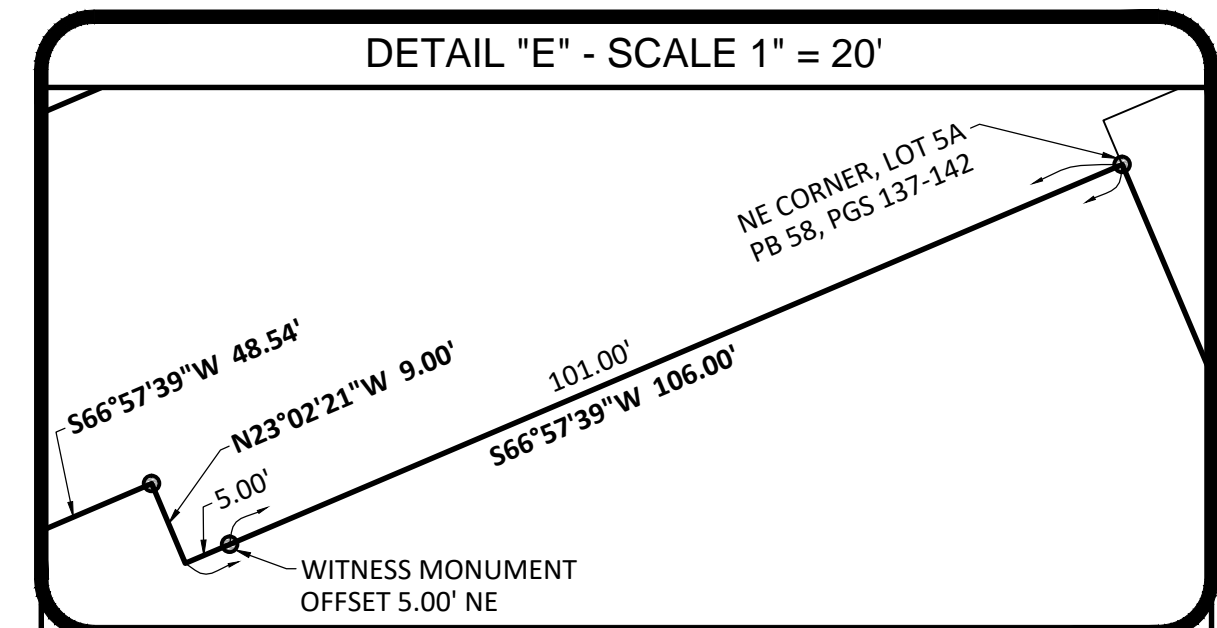
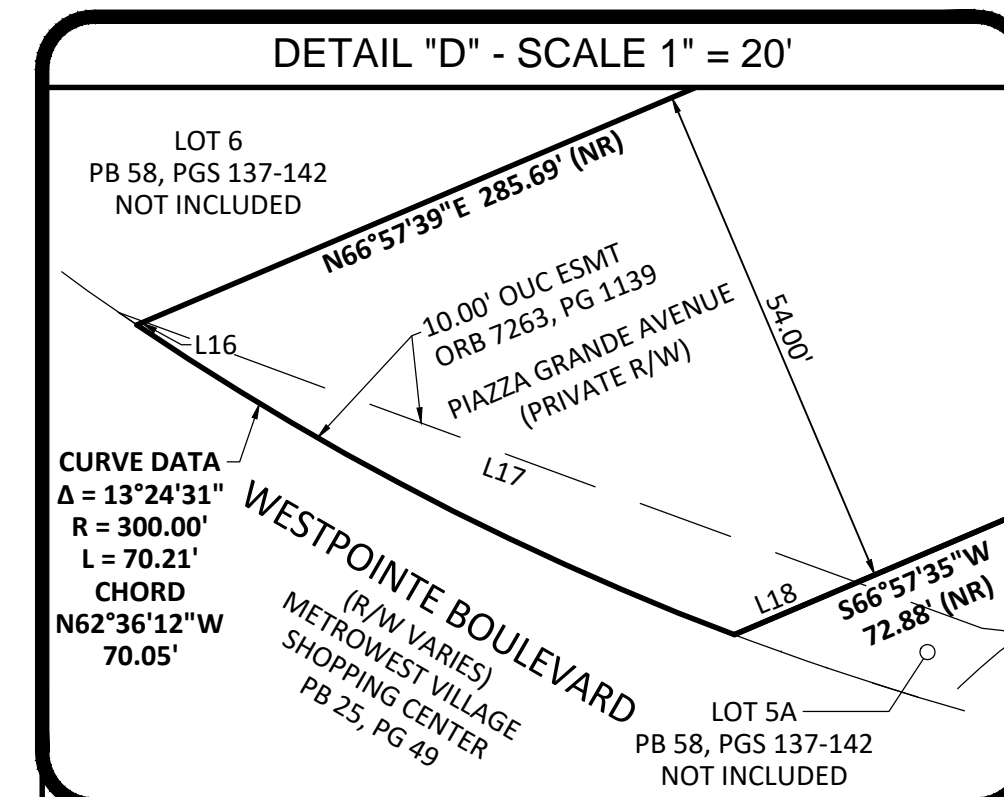
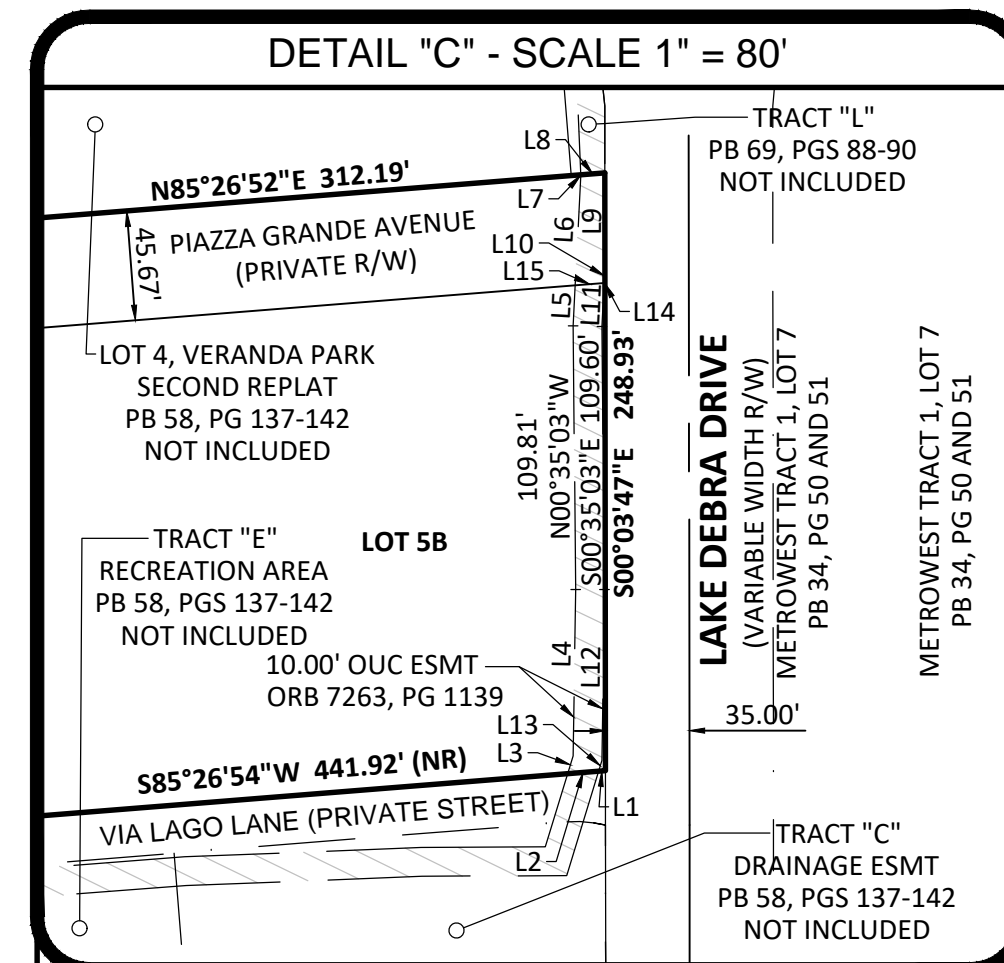
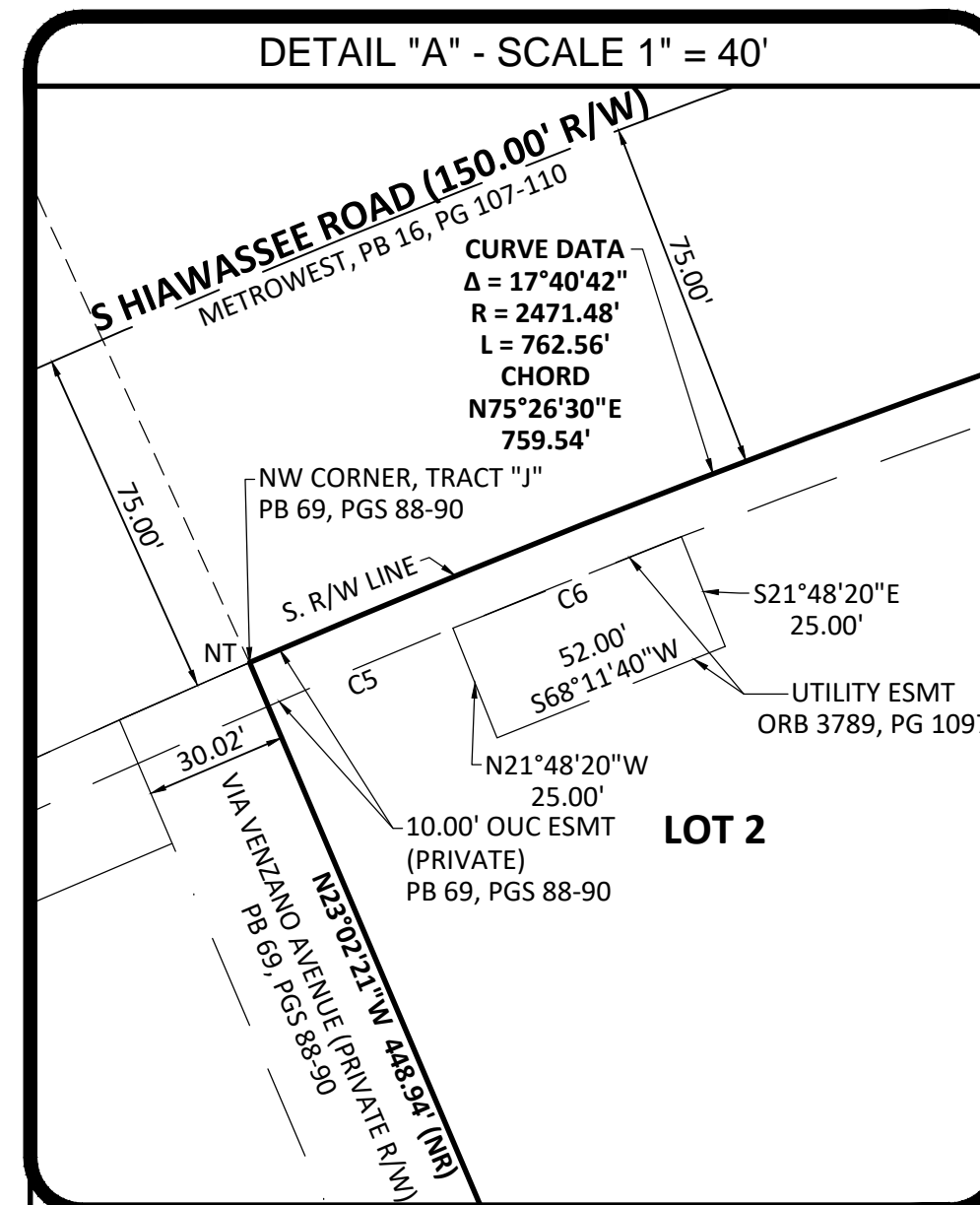
VERANDA PARK FOURTH REPLAT

A REPLAT OF LOTS 2, 3 & 5B, TRACTS "A", "H" & "J", SAN MARCO BOULEVARD AND PIAZZA GRANDE AVENUE, VERANDA PARK THIRD REPLAT, AS RECORDED IN PLAT BOOK 69, PAGES 88, 89 AND 90 LOCATED IN THE CITY OF ORLANDO, SECTION 2, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

PLAT
BOOK

PAGE

NO.	CENTRAL ANGLE	CURVE RADIUS	CHORD LENGTH	CHORD BEARING	CHORD DISTANCE	LINE CHART	
						L1	L2
C1	07°33'41"	2471.48'	326.17'	S80°30'00"W	325.93'	S85°25'16"W	2.84'
C2	01°02'24"	2436.05'	44.22'	N76°12'24"E	44.22'	S17°04'03"E	7.81'
C3	00°16'44"	2466.14'	12.00'	N76°34'49"E	12.00'	N00°52'31"E	69.24'
C4	00°45'28"	2436.05'	32.22'	N76°03'56"E	32.22'	N02°57'05"E	16.89'
C5	00°59'17"	2461.57'	42.45'	N67°05'41"E	42.45'	N02°57'05"E	45.77'
C6	01°12'29"	2466.48'	52.00'	N68°11'42"E	52.00'	N02°30'56"W	0.30'
						N85°26'52"E	10.01'
						S00°03'47"E	39.92'
						S02°57'05"W	5.92'
						S07°57'05"W	18.10'
						S00°52'31"W	71.10'
						S17°04'03"W	4.76'
						S85°26'55"W	0.31'
						S85°26'55"W	12.10'
						N66°57'39"E	0.85'
						S69°54'31"E	78.99'
						S66°57'35"W	13.87'

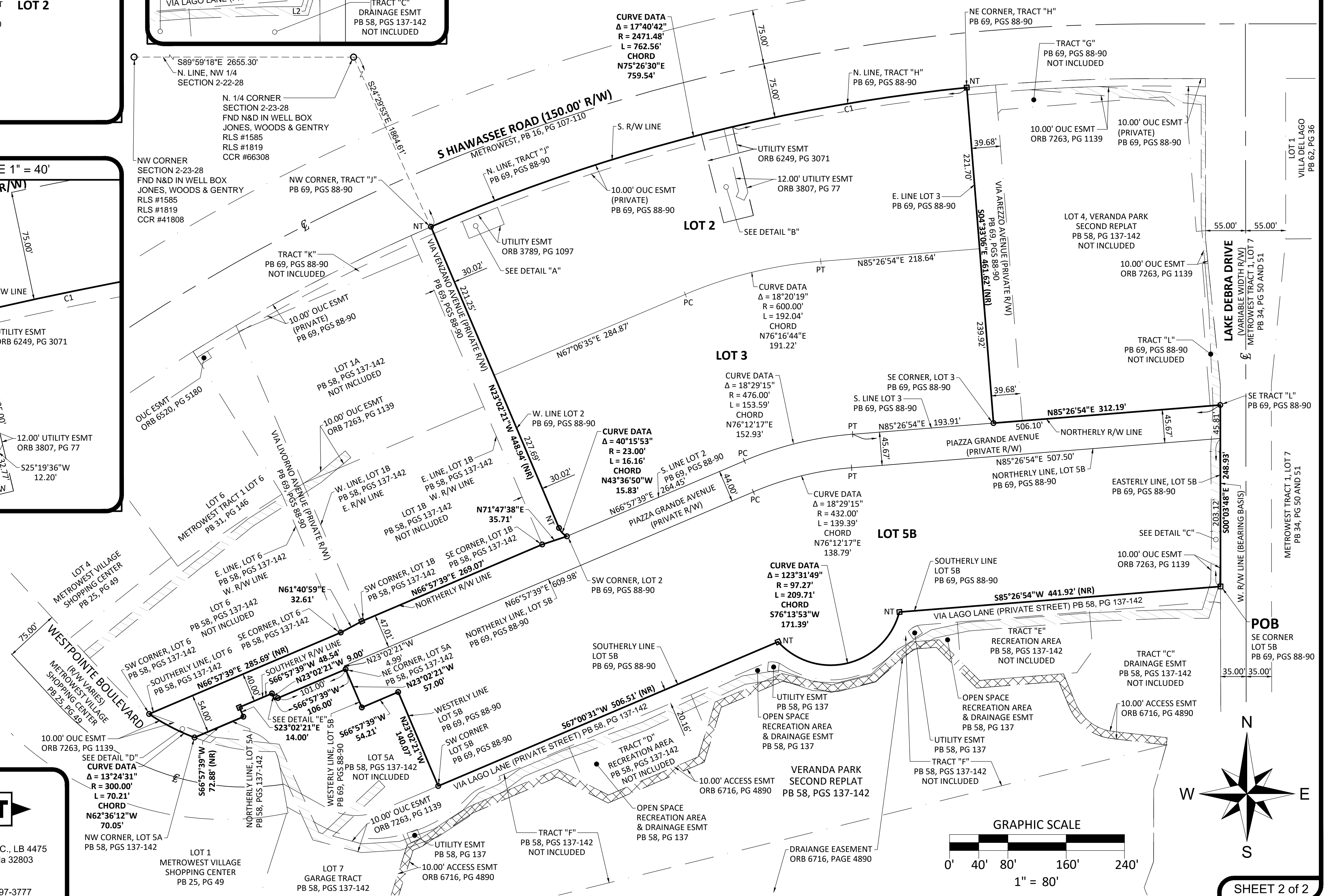


LEGEND

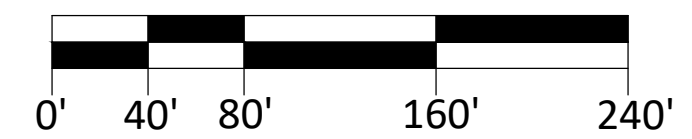
- CCR - CERTIFIED CORNER RECORD
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ACCURIGHT

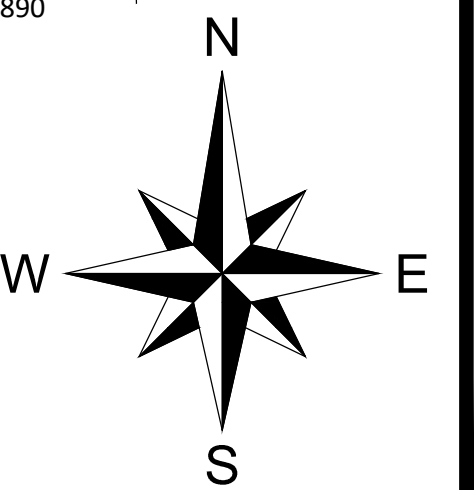
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GRAPHIC SCALE



1" = 80'



SHEET 2 of 2