

# BROWN DOG, A REPLAT

REPLAT OF LOT 67, SOUTHERN PINES, AS RECORDED IN PLAT BOOK H, PAGE 112  
SECTION 01, TOWNSHIP 23, RANGE 29  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 1

PLAT BOOK:

PAGE:

## BROWN DOG, A REPLAT DEDICATION

KNOW ALL BY THESE PRESENTS, That Brown Dog Homebuyers, LLC, a Florida limited liability company, 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 dedicates no easements or streets to the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on the \_\_\_ day of \_\_\_\_\_, 2017.

OWNER: Brown Dog Homebuyers, LLC, a Florida limited liability company

BY: /s/ \_\_\_\_\_  
Print:

Signed in the presence of:

\_\_\_\_\_  
(Printed Name) (Signature)  
\_\_\_\_\_  
(Printed Name) (Signature)

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this \_\_\_ day of \_\_\_\_\_, 2017, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared \_\_\_\_\_ of Brown Dog Homebuyers, LLC formed under the laws of the State of Florida, described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his/her free act and deed as such manager thereunto duly authorized; and that the said dedication is the act and deed of said Limited Liability Company.

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

NOTARY PUBLIC

### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That 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 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: \_\_\_\_\_  
Robert C Johnson, PSM #5551  
Registration Number: LB 7833 Altamax Surveying  
910 Belle Ave, Suite 1140  
Casselberry, Florida 32708

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

ATTEST: \_\_\_\_\_  
MAYOR 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 Florida State Statute 177

City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

### CERTIFICATE OF COUNTY COMPTROLLER

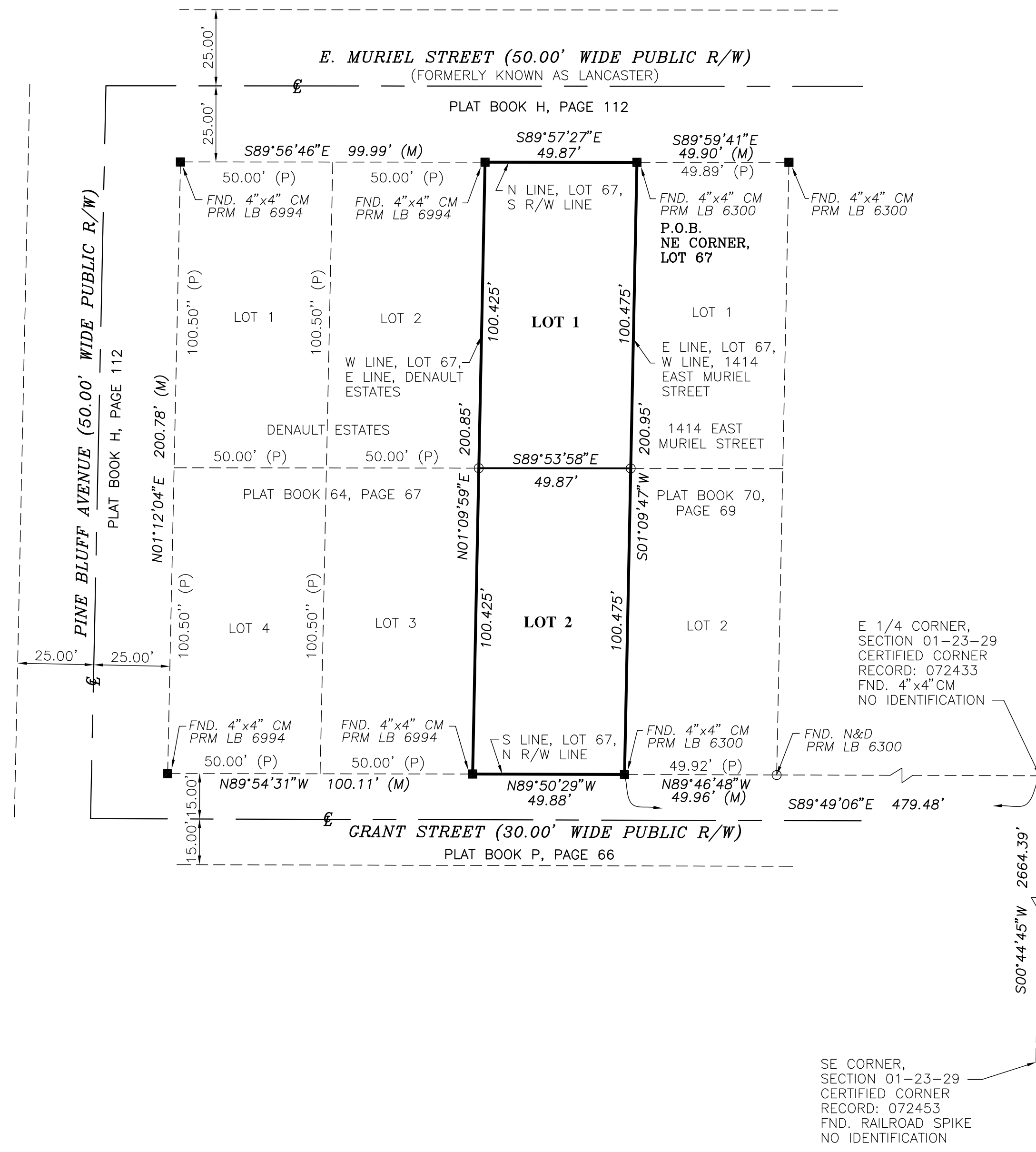
I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on \_\_\_\_\_ as

File No. \_\_\_\_\_

County Comptroller in and for Orange County, Florida

By \_\_\_\_\_ D.C.

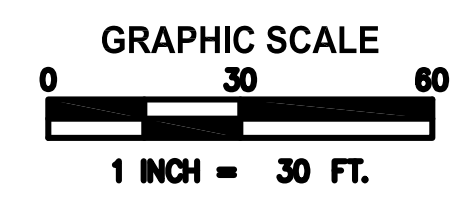
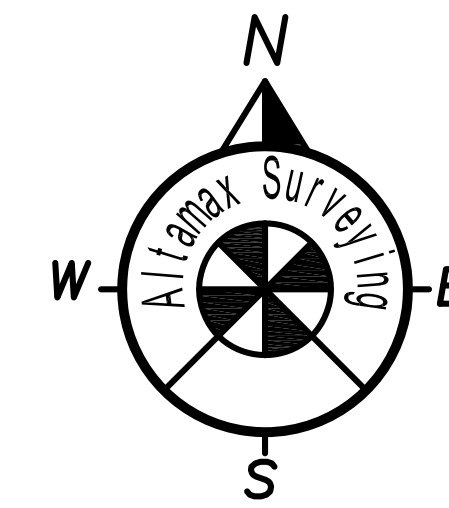
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



### DESCRIPTION

BEGIN AT THE NORTHEAST CORNER OF LOT 67, "SOUTHERN PINES", AS RECORDED IN PLAT BOOK H, PAGE 112, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S01°09'47"W ALONG THE EAST LINE OF SAID LOT 67 AND THE WEST LINE OF "1414 EAST MURIEL STREET", AS RECORDED IN PLAT BOOK 70, PAGE 69, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 200.95 FEET TO THE SOUTH LINE OF SAID LOT 67 AND THE NORTH RIGHT OF WAY LINE OF GRANT STREET; THENCE N89°50'29"W ALONG SAID SOUTH LINE OF LOT 67 AND THE NORTH RIGHT OF WAY LINE OF GRANT STREET, A DISTANCE OF 49.88 FEET TO THE WEST LINE OF SAID LOT 67 AND THE EAST LINE OF "DENAULT ESTATES", AS RECORDED IN PLAT BOOK 64, PAGE 67, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N01°09'59"E ALONG SAID WEST LINE OF LOT 67 AND THE EAST LINE OF "DENAULT ESTATES", A DISTANCE OF 200.85 FEET TO THE NORTH LINE OF SAID LOT 67 AND THE SOUTH RIGHT OF WAY LINE OF EAST MURIEL STREET; THENCE S89°57'27"E ALONG SAID NORTH LINE OF LOT 67 AND THE SOUTH RIGHT OF WAY LINE OF EAST MURIEL STREET, A DISTANCE OF 49.87 FEET TO THE POINT OF BEGINNING.

CONTAINS 10,018 SQUARE FEET OR 0.2300 ACRES, MORE OR LESS.



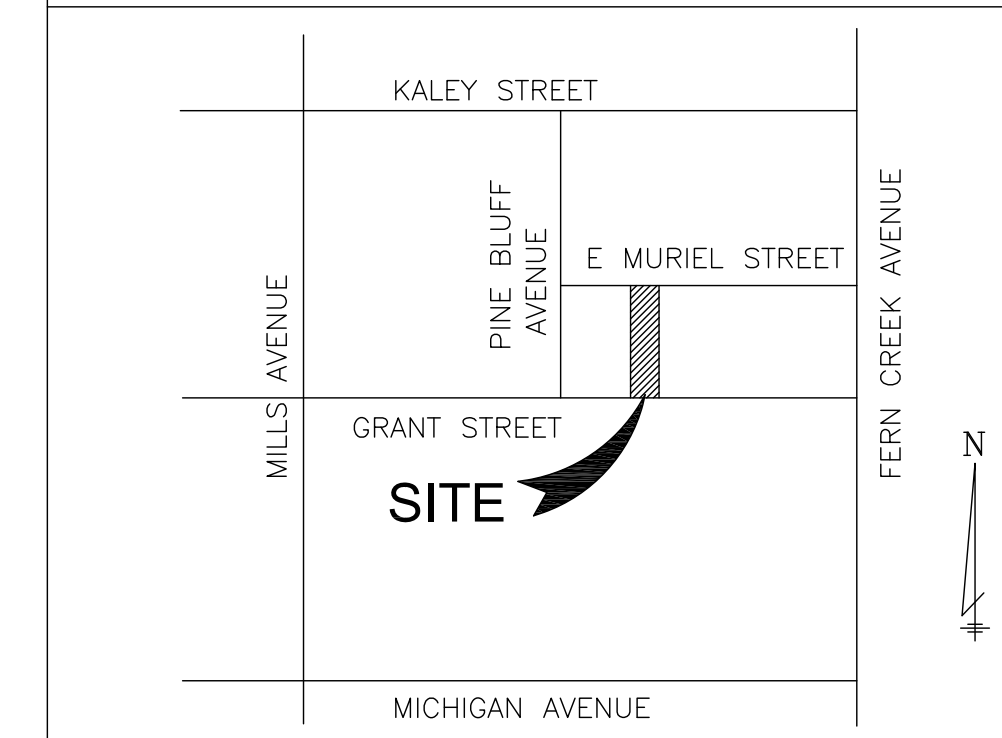
### LEGEND

- ⊕ - CENTERLINE
- CM - CONCRETE MONUMENT
- FND - FOUND
- LS - LICENSED SURVEYOR
- LB - LICENSED BUSINESS
- N&D - NAIL & DISK
- (M) - MEASURED
- NTS - NOT TO SCALE
- (P) - PLAT
- POB - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT OF WAY

### NOTES:

1. BEARINGS BASED ON THE WEST LINE OF 1414 EAST MURIEL STREET, AS RECORDED IN PLAT BOOK 70, PAGE 69, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING S01°09'47"W
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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.
3. 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.
4. O - DENOTES SET 1/2 INCH IRON ROD WITH CAP MARKED "ALTIMAX LB 7833", UNLESS OTHERWISE NOTED.

### VICINITY MAP (N.T.S.)



Altamax Surveying  
910 Belle Avenue, Suite 1140  
Casselberry, FL 32708  
Phone: 407-677-0200  
Licensed Business No. 7833  
www.altamaxsurveying.com

