

7-11 EAST PARK

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

DESCRIPTION:

That part of the Southeast 1/4 Section 5, Township 24 South, Range 31 East, Orange County, Florida more particularly described as follows:

Commence at the Northwest corner of the Southeast 1/4 of said Section 5; thence run S00°32'13"E along the West line of the Southeast 1/4 a distance of 217.74 feet; thence departing said West line run S72°05'27"E a distance of 515.31 feet for the Point of Beginning; thence continue S72°05'27"E a distance of 324.51 feet to the beginning of a curve, concave to the North, having a radius of 2165.00 feet; thence run Easterly along the arc of said curve through a central angle of 18°47'49", an arc distance of 710.27 feet; thence run N89°06'44"E a distance of 69.65 feet; thence run S01°16'24"E a distance of 31.88 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence run Southwesterly along the arc of said curve a distance of 39.27 feet to the point of tangency; thence run S88°43'36"W a distance of 1074.30 feet to the point of curvature of a curve concave Northerly having a radius of 20.50 feet and a central angle of 21°27'16"; thence run Westerly along the arc of said curve a distance of 7.68 feet to the point of tangency; thence run N69°49'08"W a distance of 13.30 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet and a central angle of 100°56'32"; thence run Northerly along the arc of said curve a distance of 44.04 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 107.00 feet and a central angle of 34°44'23"; thence run Northerly along the arc of said curve a distance of 64.88 feet to the point of tangency; thence run N03°36'59"W a distance of 93.26 feet to the point of curvature of a curve concave Southeasterly having a radius of 100.00 feet and a central angle of 21°29'42"; thence run Northerly along the arc of said curve a distance of 37.52 feet to the point of tangency; thence run N17°52'43"E a distance of 26.81 feet to the point of curvature of a curve concave Southeasterly having a radius of 36.00 feet and a central angle of 66°21'57"; thence run Northeasterly along the arc of said curve a distance of 41.70 feet to the Point of Beginning.

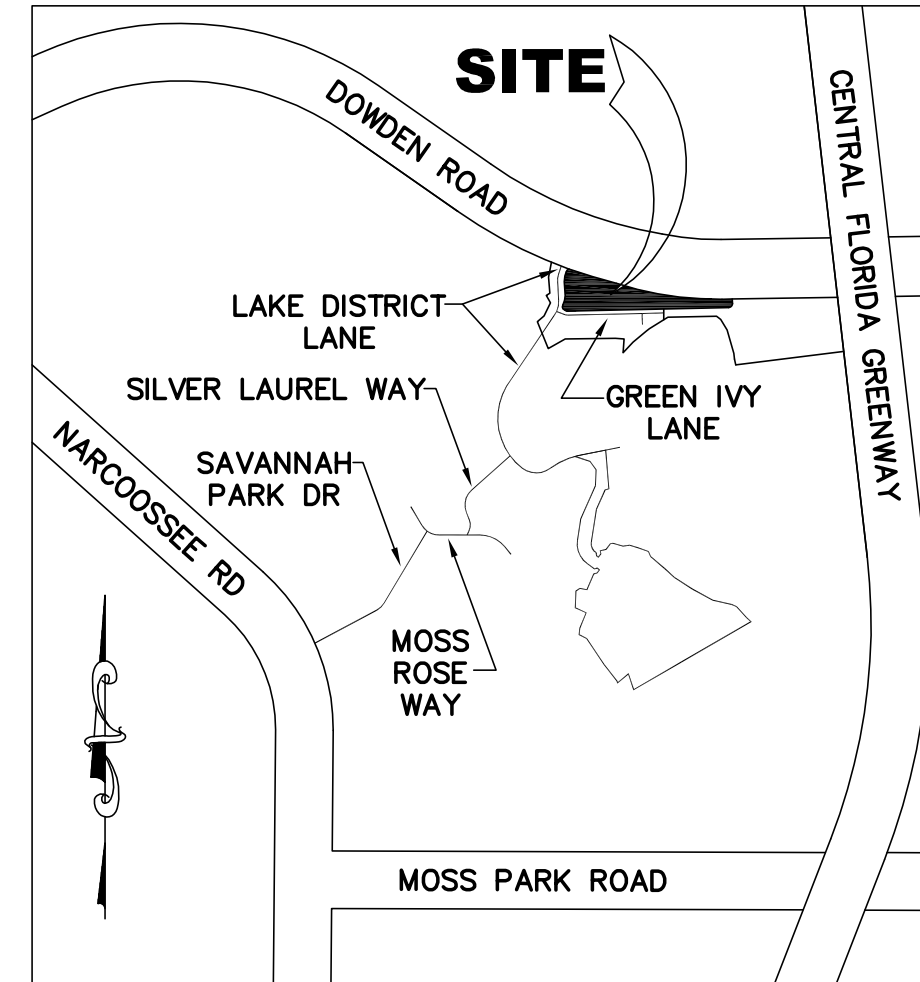
Containing therein 3.560 acres, more or less.

GENERAL NOTES:

- 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.
- Dimensions are shown in us survey feet and decimals thereof.
- Bearing structure based on West line of the Southeast 1/4 of Section 5, Township 24 South, Range 31 East, Orange County, Florida, as being S00°32'13"E (assumed).
- Error of closure does not exceed 1 in 10,000.
- 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.
- The terms, provisions and conditions contained in that certain Annexation, Planning and Development Agreement recorded in Book 4844, Page 1001, as affected by Book 4844, Page 1027 and Book 5832, Page 4485. *SUBJECT TO AGREEMENT. NOT A PLOTTABLE ITEM.*
- The terms, provisions and conditions contained in that certain Notice of Establishment of the East Park Community Development District recorded in Book 6531, Page 530. *SUBJECT TO AGREEMENT. NOT A PLOTTABLE ITEM.*
- The terms, provisions and conditions contained in that certain Notice of Series 2002 Special Assessments recorded in Book 6859, Page 1799. *SUBJECT TO AGREEMENT. NOT A PLOTTABLE ITEM.*
- Utility Easement recorded in Book 6919, Page 2160. *SUBJECT TO EASEMENT. NOT A PLOTTABLE ITEM.*
- The terms, provisions and conditions contained in that certain Ordinance recorded in Book 7566, Page 3305. *SUBJECT TO TERMS. NOT A PLOTTABLE ITEM.*
- Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). *NOT A SURVEY ITEM.*
- The terms, provisions and conditions contained in that certain Access Easement Agreement recorded in Book 6115, Page 2421, as affected by Book 6580, Page 9038 and Book 6580, Page 9042. *SUBJECT TO AGREEMENT. NOT A PLOTTABLE ITEM.*
- The terms, provisions and conditions contained in that certain Interlocal Agreement recorded in Book 6537, Page 7958, as affected by Book 10844, Page 7017. *SUBJECT TO TERMS. NOT A PLOTTABLE ITEM.*
- The terms, provisions and conditions contained in that certain Escrow Agreement for Traffic Signal Installation recorded in Book 6592, Page 2667. *SUBJECT TO AGREEMENT. NOT A PLOTTABLE ITEM.*
- The terms, provisions and conditions contained in that certain Ordinance recorded in Book 6621, Page 4556. *SUBJECT TO ORDINANCE. NOT A PLOTTABLE ITEM.*
- The terms, provisions and conditions contained in that certain Environmental Resource Permit Notice recorded in Book 7419, Page 1607. *SUBJECT TO TERMS. NOT A PLOTTABLE ITEM.*
- The terms, provisions and conditions contained in that certain Environmental Resource Permit Notice recorded in Book 7877, Page 191. *SUBJECT TO TERMS. NOT A PLOTTABLE ITEM.*
- The terms, provisions and conditions contained in that certain Disclosure of Public financing and Maintenance of Improvements to Real Property Undertaken by the East Coast Development District recorded in Book 9618, Page 2500, as affected by Book 9740, Page 369 and Book 10897, Page 1343. *SUBJECT TO TERMS. NOT A PLOTTABLE ITEM.*

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

LOCATION MAP NOT TO SCALE



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.

LEGEND:

- - RECOVERED 4"x4" CM PRM #4671, UNLESS OTHERWISE NOTED
- - SET PERMANENT CONTROL POINT, NAIL & DISK #4671
- ⊙ - INDICATES CENTERLINE
- # - NUMBER
- Δ - DELTA
- CB - CHORD BEARING
- CCR - CERTIFIED CORNER RECORD
- CH - CHORD LENGTH
- L - ARC LENGTH
- LB - LICENSED BUSINESS CERTIFICATION
- NE - NORTHEAST
- NT - NON-TANGENT
- NW - NORTHWEST
- ORB - OFFICIAL RECORDS BOOK
- PC - POINT OF CURVATURE
- PB - PLAT BOOK
- PG - PAGE
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PT - POINT OF TANGENCY
- R - RADIUS
- R/W - RIGHT-OF-WAY
- SE - SOUTHEAST
- SW - SOUTHWEST

PLAT BOOK PAGE

7-11 EAST PARK
SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, John C. Reich and Shayna T. Reich, 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 nothing to the perpetual use of the public.

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

John C. Reich and Shayna T. Reich

By: _____ By: _____

Printed Name: John C. Reich Printed Name: Shayna T. Reich

Signed in the presence of:

By: _____

Printed Name _____

By: _____

Printed Name _____

COUNTY OF _____ STATE OF _____

THIS IS TO CERTIFY, that on this _____ day of _____, 2017, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared John C. Reich and Shayna T. Reich, who are personally known to me or have produced the following identification _____ and did/did not take an oath that they are the persons described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be their free act and deed as such individual thereto duly authorized; and that said dedication is the act and deed of said individuals.

NOTARY PUBLIC _____

My Commission Expires _____

Printed Name _____ NOTARY STAMP

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: _____ Date _____

Planning Official _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____ Date _____

City Engineer _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

Mayor Pro Tem _____

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. Date _____
Florida Registration Number: 4671
SHANNON SURVEYING, INC. - LB No.6898
499 North S.R. 434 - SUITE 2045 ALTAMONTE SPRINGS,
FLORIDA, 32714, (407) 774-8372

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

Date _____

City Surveyor for City of Orlando

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in Orange County Official Records

on _____ as File No. _____

County Comptroller in and for Orange County, Florida

By: _____