

CREATIVE VILLAGE A REPLAT

SHEET 1 OF 2

PLAT BOOK PAGE
CREATIVE VILLAGE A REPLAT

REPLATTING A PORTION OF LOT 1, BOB CARR PERFORMING ARTS CENTER
AS RECORDED IN PLAT BOOK 33 PAGE 17 AND ALL OF LOT 1, EXPO CENTRE ADDITION
AS RECORDED ON PLAT BOOK 48, PAGE 34
LOCATED IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

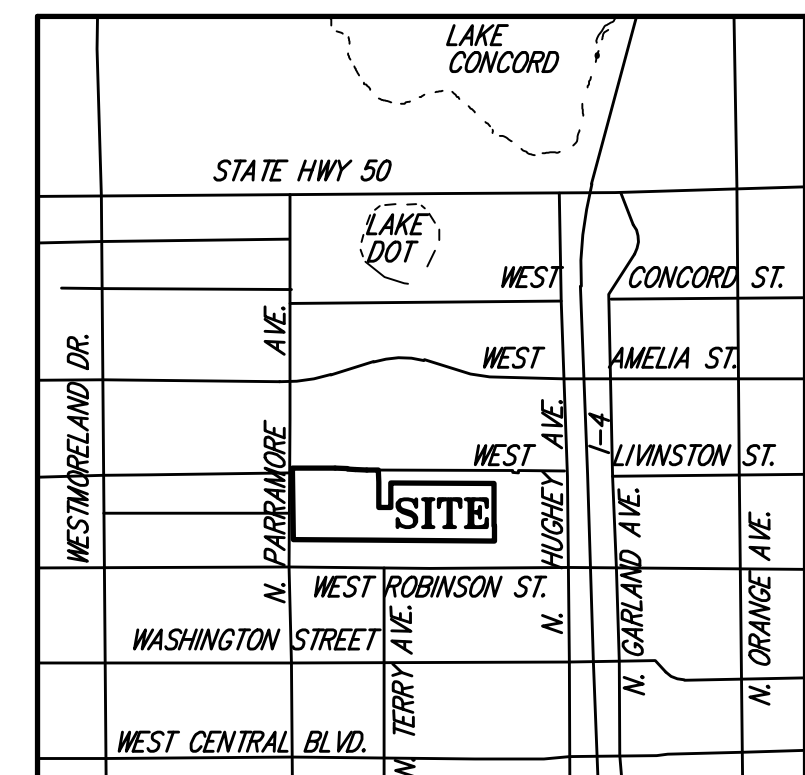
A TRACT OF LAND, BEING A PORTION OF LOT 1, BOB CARR PERFORMING ARTS CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 17 AND ALL OF LOT 1, EXPO CENTRE ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 34 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF NORTH TERRY AVENUE, ACCORDING TO THE PLAT OF PARRAMORE STREET LYMMO - A REPLAT, AS RECORDED IN PLAT BOOK 79, PAGE 110 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°15'30" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID NORTH TERRY AVENUE, 174.87 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF WEST LIVINGSTON STREET; THENCE RUN SOUTH 89°44'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 730.40 FEET TO A POINT LYING ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 1, CENTROPLEX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 92 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID NORTHERLY EXTENSION AND THE WESTERLY LINE OF SAID LOT 1, THE FOLLOWING 3 COURSES: THENCE RUN SOUTH 00°24'05" EAST, 300.16 FEET; THENCE RUN SOUTH 89°36'05" EAST, 1.00 FEET; THENCE RUN SOUTH 00°24'05" EAST, 108.00 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THE PLAT OF T.O. & A. RY COMPANY'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "C", PAGE 99 OF SAID PUBLIC RECORDS, SAID POINT ALSO LIES ON THE NORTH RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD, AS RECORDED IN RIGHT-OF-WAY AND TRACT MAP, SEABOARD AIR LINE RAILROAD CO., LAKE CHARM BRANCH, STATION 2769+20 TO STATION 2812+00; THENCE RUN NORTH 89°36'05" WEST, ALONG SAID NORTH LINE, 889.35 FEET; THENCE RUN NORTH 89°36'44" WEST, ALONG SAID NORTH LINE, 539.27 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE RUN NORTH 00°29'20" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 506.82 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°50'32" EAST, 303.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 1042.50 FEET, A CENTRAL ANGLE OF 04°34'32", AN ARC LENGTH OF 89.32 FEET, A CHORD LENGTH OF 89.29 FEET AND A CHORD BEARING OF SOUTH 87°23'16" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 84°56'00" EAST, 54.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE RUN EASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 957.50 FEET, A CENTRAL ANGLE OF 04°48'30", AN ARC LENGTH OF 80.35 FEET, A CHORD LENGTH OF 80.33 FEET AND A CHORD BEARING OF SOUTH 87°20'15" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°44'30" EAST, 81.69 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF AFORESAID NORTH TERRY AVENUE; THENCE RUN ALONG THE WESTERLY AND SOUTH RIGHT-OF-WAY OF NORTH TERRY AVENUE THE FOLLOWING COURSES; SOUTH 03°46'46" EAST, 85.21 FEET; THENCE RUN SOUTH 00°15'30" WEST, 180.65 FEET; THENCE RUN SOUTH 89°35'35" EAST, 85.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND CONTAINS 14.368 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE, LIVINGSTON STREET, PARRAMORE STREET LYMMO - A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 110 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 89°44'30" EAST.
- (2) -[]- DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISC STAMPED LS # 4044 UNLESS OTHERWISE NOTED.
- (3) -●- DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED P.C.P. LS # 4044 UNLESS OTHERWISE NOTED.
- (4) "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".
- (5) TRACTS A, B AND C (RIGHT-OF-WAY DEDICATION), ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY TO THE CITY OF ORLANDO. THE ROADWAY IMPROVEMENTS, DRAINAGE AND UTILITIES, WILL BE OWNED AND MAINTAINED BY THE CITY OF ORLANDO.



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."

DEDICATION
KNOWN ALL MEN BY THESE PRESENTS, that the Municipal Corporation named below, 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 dedicates Tracts A, B and C (Right-of-way dedication), for the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed by the officers named below on:
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

By: _____
Printed Name _____

Attest: _____

By: _____
Printed Name _____

Signed in the presence of:

By: _____
Printed Name _____

By: _____
Printed Name _____

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____ who is personally known to me and did not take an oath that they are the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such official, thereunto duly authorized and that said dedication is the act and deed of said entity.

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

NOTARY PUBLIC

My Commission Expires _____

Printed Name _____

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 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: _____
DAVID A. WHITE
REGISTRATION NUMBER LS. 4044
PEC - SURVEYING AND MAPPING, LLC.
2100 ALAFAYA TRAIL, SUITE 203
OVIEDO, FLORIDA 32765
CERTIFICATE OF AUTHORIZATION NO. LB-7808

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____ the _____ the _____
Orlando City Council 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 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: _____