

PAULAS 3

A REPLAT OF A PORTION OF LOT 1 AND ALL OF LOT 2,
HAL JONES SUBDIVISION, PLAT BOOK 12, PAGE 31
SECTION 3, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

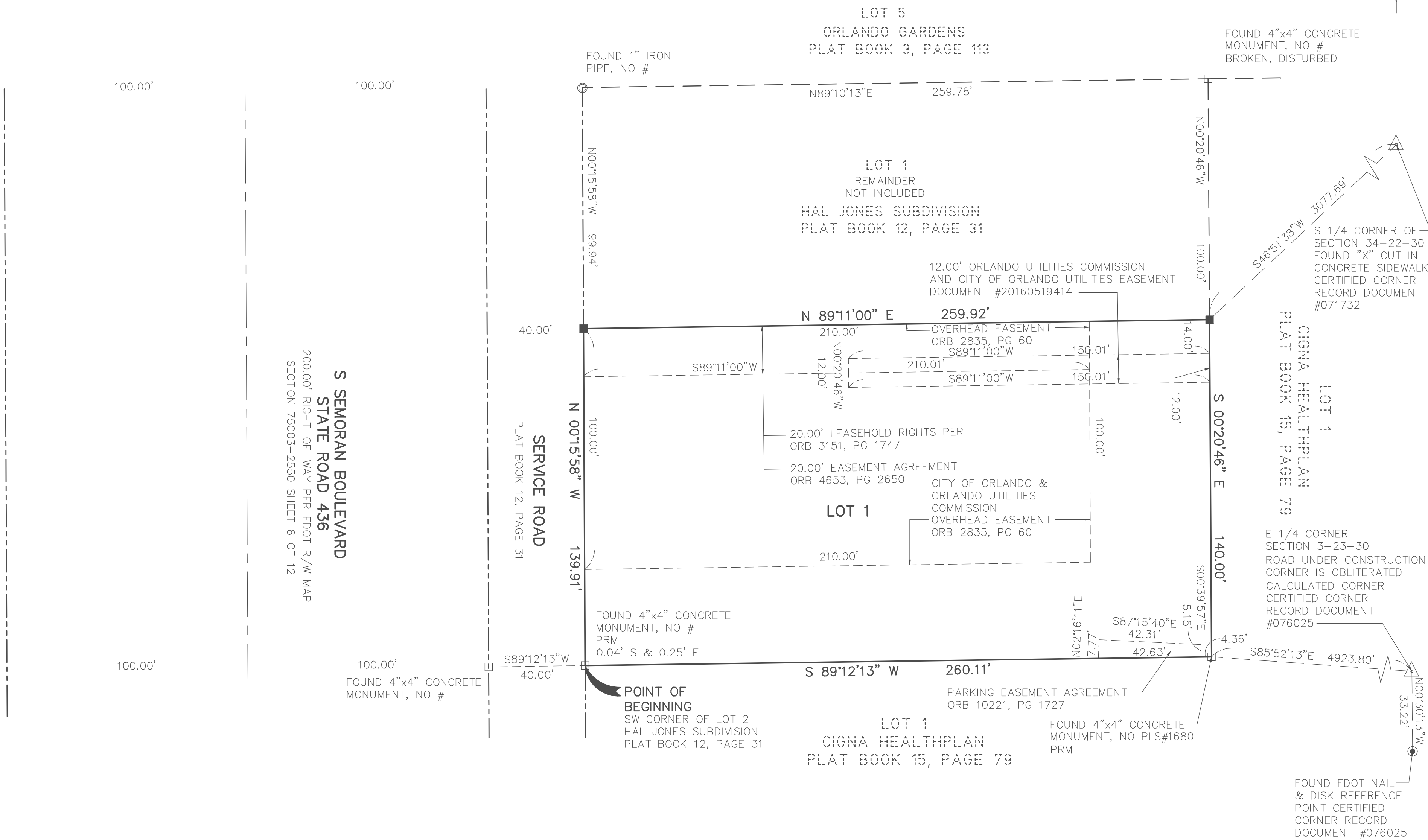
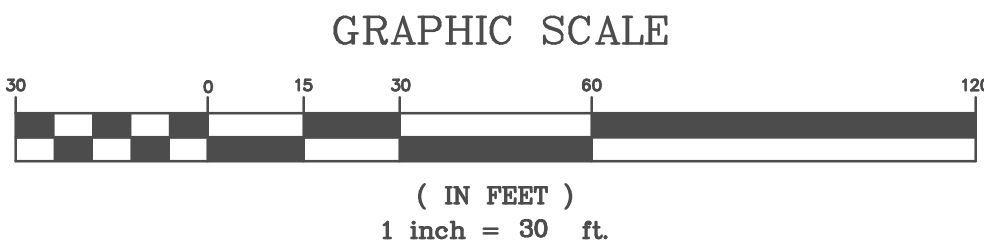
PAGE 1 OF 1

LEGAL DESCRIPTION

A PORTION OF LOT 1 AND ALL OF LOT 2, HAL JONES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 31 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N00°15'58"W, ALONG THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 139.91 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE N89°11'00"E, ALONG A LINE PARALLEL TO AND 20.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 259.92 FEET TO A POINT; THENCE S00°20'46"E, ALONG THE EAST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S89°12'13"W, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 260.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,389 SQUARE FEET OR 0.835 ACRE, MORE OR LESS.



NOTE: JOINDER AND CONSENTS FOR MORTGAGES ARE RECORDED BY SEPARATE INSTRUMENT DOCUMENTS #20160181735 & #20160183321

GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOTS 1 AND 2, BEING N 00°15'58" W, PER FDOT R/W MAP.
- DENOTES A PERMANENT REFERENCE MONUMENT, A 4" X 4" CONCRETE MONUMENT WITH DISK MARKED "LOCKLIN LB 6906", UNLESS SHOWN OTHERWISE.
- CONCURRENCY MANAGEMENT: "DEVELOPMENT ON 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 PERMITS ON THE 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."

LEGEND

| | |
|-------|--------------------------------------|
| PRM | PERMANENT REFERENCE MONUMENT |
| PLS | PROFESSIONAL LAND SURVEYOR |
| FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION |
| R/W | RIGHT-OF-WAY |
| LB | LAND SURVEYOR BUSINESS |
| PSM | PROFESSIONAL SURVEYOR & MAPPER |
| --- | CENTERLINE |
| - - - | RIGHT-OF-WAY LINE |
| NO | NUMBER |
| INC | INCORPORATED |
| FL | FLORIDA |

LOCKLIN & ASSOCIATES, INC.
SURVEYORS & MAPPERS
Land Surveyor Business No. 6906
315 Springview Drive
Sanford, FL 32773
(407) 302-4001

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

PAULAS 3 (A REPLAT)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the 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 the uses and purposes therein expressed and nothing is being dedicated to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned have hereunto set their hands on this ____ day of _____, 2016

OWNER: _____
PAULAS 3, LLC

Signed in the presence of:

Printed Name _____

Printed Name _____

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this ____ day of _____, 2005, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Rachel Cooper, Samuel H. Maxwell, Jr. and Cheryl L. Murphy personally known to me or 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 acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

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

NOTARY PUBLIC

My commission expires _____

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: 12/29/16 Signed _____
Land Survey Business #6906 Gregory S. Locklin, P.S.M. #5619
Locklin & Associates, Inc.
315 Springview Drive
Sanford, FL 32773

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

ATTEST: MAYOR PRO TEM

CITY CLERK

CERTIFICATE OF APPROVAL BY CITY PLANNING AND DEVELOPMENT DIRECTOR

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 Orange County Official Records on _____ as File No. _____

County Controller in and for Orange County, Florida.

By: _____