ROBINSON GEM

SHEET 1 OF 1

A REPLAT
OF A PORTION OF,
LELAND HEIGHTS, BLOCK D, PLAT BOOK H, PAGE 85,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

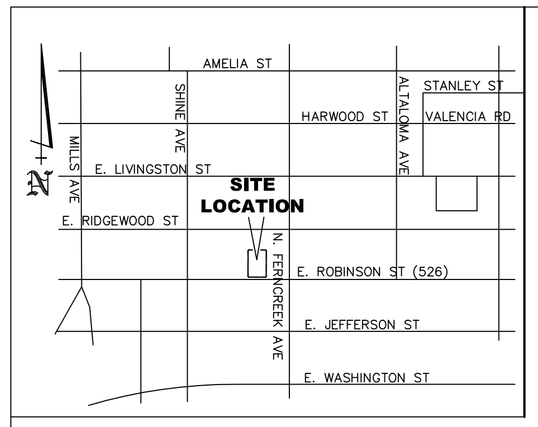
DESCRIPTION:

THE EAST 9 FEET OF LOT 8, ALL OF LOT 9 AND THE WEST 10.2 FEET OF LOT 10, BLOCK D, LELAND HEIGHTS, PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

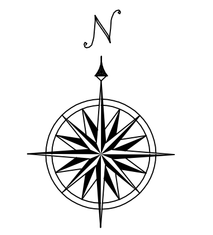
FROM THE SOUTHEAST CORNER OF SAID BLOCK D, RUN S89°49'55"W ALONG THE SOUTH LINE OF SAID BLOCK D, A DISTANCE OF 157.08 FEET (PLAT 157.2 FEET) TO THE SOUTH EAST CORNER OF THE WEST 10.2 FEET OF SAID LOT 10; AND THE POINT OF BEGINNING; RUN THENCE ALONG THE BOUNDARY OF SUBJECT PARCEL THE FOLLOWING COURSES AND DISTANCES; CONTINUE S89°49'55"W ALONG THE SOUTH LINE OF SAID BLOCK D, A DISTANCE OF 74.96 FEET (DESC 75.00 FEET) TO THE SOUTHWEST CORNER OF THE EAST 10 FEET OF SAID LOT 8; THENCE DEPARTING THE SOUTH LINE OF SAID BLOCK 8, RUN N00°26'32"W ALONG THE WEST LINE OF THE EAST 9 FEET OF SAID LOT 8 A DISTANCE OF 135.57 FEET TO THE NORTHWEST CORNER OF THE EAST 10 FEET OF SAID LOT 8; THENCE RUN N89°54'46"W ALONG THE NORTH LINE OF LOTS 8, 9 AND 10 OF SAID BLOCK D, A DISTANCE OF 74.99 FEET (DESC – 75.00') TO THE NORTHEAST CORNER OF THE WEST 10.2 FEET OF LOT 10, OF SAID BLOCK D; THENCE RUN S00°25'55"E ALONG THE EAST LINE OF THE WEST 10.2 FEET OF LOT 10 A DISTANCE OF 135.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRE MORE OR LESS



VICINITY MAP

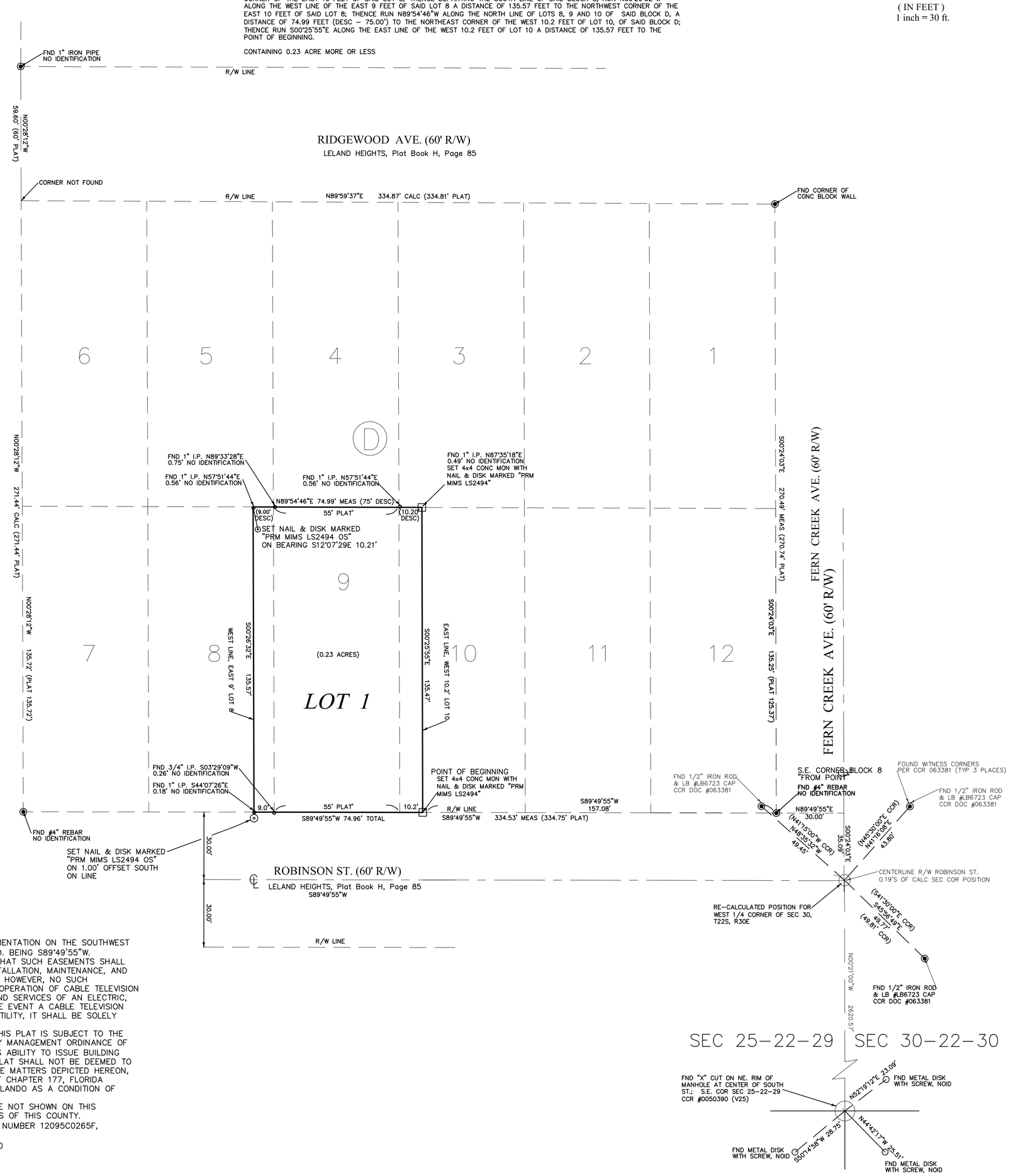
SCALE ~ NONE



GRAPHIC SCALE

30 12 6 0 15 30

(IN FEET)
1 inch = 30 ft.



ABBREVIATIONS & SYMBOLS

℄ = CENTERLINE
R/W = RIGHT-OF-WAY
MEAS = MEASURED
DESC = DESCRIPTION
CONC = CONCRETE
ASPH = ASPHALT
CLF = CHAINLINK FENCE
FND = FOUND
CONC = CONCRETE
I.P. = IRON PIPE
TYP = TYPICAL
I.P. = IRON PIPE
DESC = DESCRIPTION
E = EAST
W = WEST
N = NORTH
S = SOUTH
MON = MONUMENT
UTLY = UTILITY
PG = PAGE
DRAIN. = DRAINAGE
PWR = POWER
ELEC = ELECTRIC
OS = OFFSET

- DENOTES SET 4x4 CONCRETE MONUMENT WITH METAL DISK MARKED "MIMS LS2494 PRM".
- DENOTES SET OFFSET 4x4 CONCRETE MONUMENT WITH METAL DISK MARKED "MIMS LS2494 PRM OS".
- DENOTES SET NAIL & METAL DISK MARKED "MIMS LS2494 PRM)

NOTES:

1. BEARINGS ARE ASSUMED, BASED ON FOUND MONUMENTATION ON THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF BLOCK D. BEING S89°49'55"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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THIS PROPERTY LIES IN FLOOD ZONE "X", PER MAP NUMBER 12095C0265F, EFFECTIVE DATE 9/25/2009.
6.) BUILDING SETBACKS: FRONT 25', SIDE 10', REAR 30

THIS PLAT PREPARED BY:

MIMS SURVEYING & MAPPING INC. - LB 7076
799 N. 3RD AVENUE
DELTONA, FLORIDA
PH (407) 275-5581
PROJ NO.: M1616C PLAT

SURVEYOR:
WALTER T. MIMS, LS
FLA. REG. SURVEYOR NO. LS2494
PH. (407) 275-5581

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY 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.

OWNER: Robinson 1511 Trust

PARCEL I.D.: 25-22-29-5048-04-081
ZONING CODE: 01

LATITUDE = 28.545798
LONGITUDE = -81.3647940

ADDRESS:
1151 E. ROBINSON ST.
ORLANDO, FLORIDA 32801

PLAT BOOK: PAGE:

ROBINSON GEM
A REPLAT

DEDICATION

KNOW ALL BY THESE PRESENTS, That _____ 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 dedicates the N/A shown hereon 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 _____

By: _____
Signature Printed Name
Attest: _____
Signature Printed Name
Signed in the presence of:
By: _____
Signature Printed Name
By: _____
Signature Printed Name

STATE OF _____ COUNTY OF _____ THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ and _____, respectively _____ and _____ of the above named Corporation incorporated under the laws of _____ who is/are personally known to me or have produced the following identification _____ and _____ respectively and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized and that said dedication is the act and deed of said Corporation.

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 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: _____

Florida Registration Number, LS2494
Florida Business Reg.Number, LB7076

Walter T. Mims, LS
Mims Surveying & Mapping, Inc.
799 N. 3rd Avenue
Deltona, Florida, 32725

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR PRO TEM _____

ATTEST: _____
City Clerk

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

City Clerk
Date: _____
City Planning Official:
Date: _____
City

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR PRO TEM _____

City Clerk ATTEST: _____

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 _____