

# BAYLARIAN

SHEET 1 OF 2

A REPLAT OF A PART OF LOT 5 AND ALL OF LOT 6, BLOCK B, PARADISE PARK, PLAT BOOK J, PAGE 5  
BEING A PORTION OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 29 EAST,  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

### DESCRIPTION:

That part of Lots 5 and 6, Block B, Paradise Park, according to the plat thereof, as recorded in Plat Book J, Page 5, public records of Orange County, Florida, more particularly described as follows:

Begin at the Southwest corner of said Lot 6, thence run N00°25'00"E along the West line of said Lots 5 and 6 and the East right of way line of Baylarian Boulevard, a distance of 100.00 feet; thence run N89°39'25"E along a line 5.00 feet South of and parallel to the North line of said Lot 5, a distance of 146.03 feet; thence run S14°56'08"E along the East line of said Lots 5 and 6, a distance of 103.33 feet; thence run S89°39'25"W along the South line of said Lot 6, a distance of 173.39 feet to the Point of Beginning.

Contains 15,971 Square Feet or 0.367 Acres, more or less.

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.

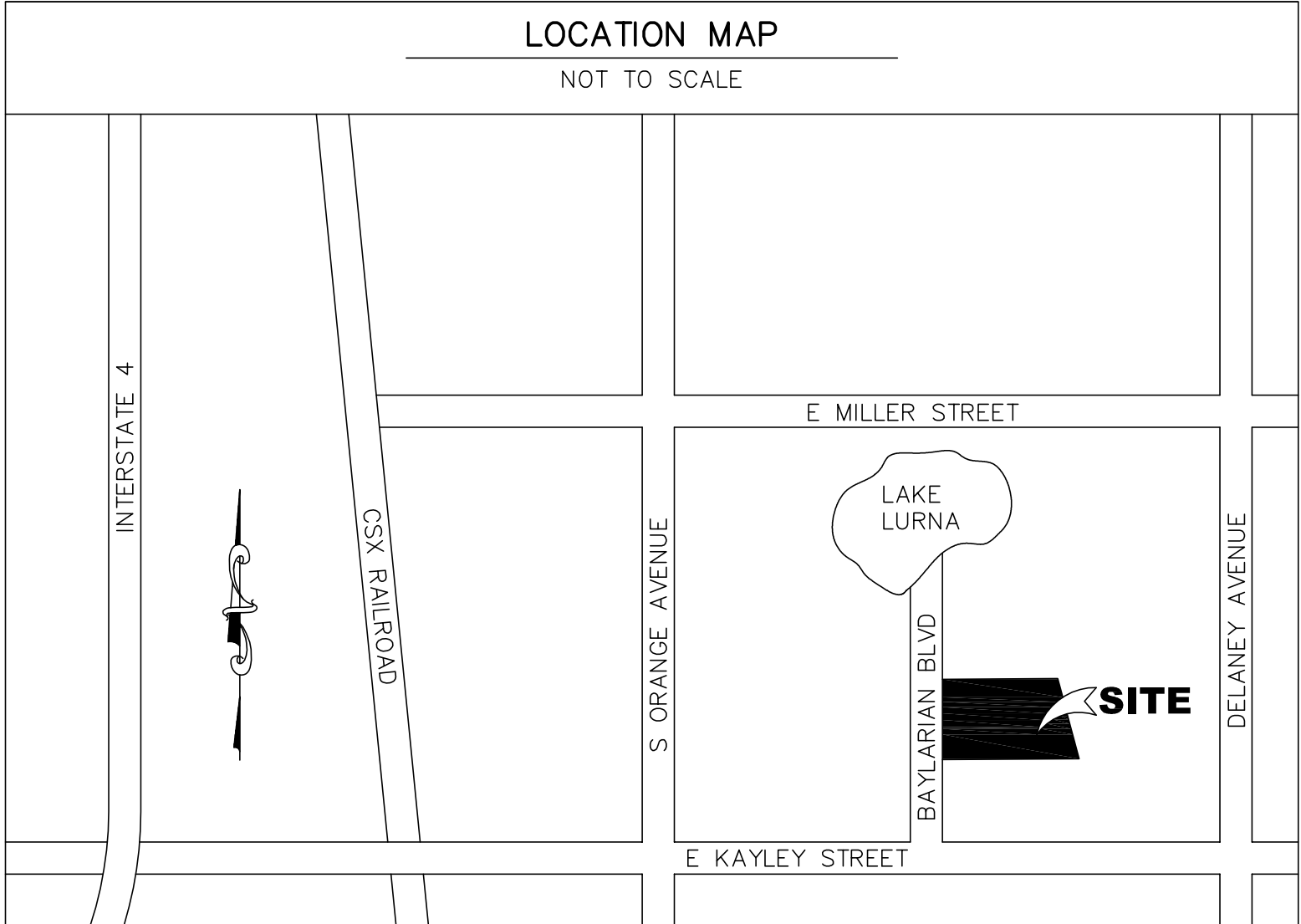
### GENERAL NOTES:

- 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.
- BEARINGS BASED ON THE EAST RIGHT OF WAY LINE OF BAYLARIAN BOULEVARD AS BEING N00°25'00"E
- 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.

### LEGEND:

- – SET 4"x4" CONCRETE MONUMENT STAMPED "PRM #4671"
- – SET NAIL & DISK STAMPED "PRM #4671"
- ⦿ – RECOVERED NAIL & DISK, UNLESS OTHERWISE NOTED.
- ℄ – INDICATES CENTERLINE
- LB – LICENSED BUSINESS CERTIFICATION
- PRM – PERMANENT REFERENCE MONUMENT
- R/W – RIGHT-OF-WAY
- # – NUMBER
- PB – PLAT BOOK
- PG – PAGE
- CCR – CERTIFIED CORNER RECORD

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



PLAT  
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## BAYLARIAN

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, PIDKO, LLC, a Florida limited liability company, 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, \_\_\_\_\_ 2017.

PIDKO, LLC, a Florida limited liability company

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

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 \_\_\_\_\_ of the above named PIDKO, LLC, a Florida limited liability company, who is personally known to me or have produced the following identification \_\_\_\_\_ and did/did not

take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his free act and deed as such officer thereto duly authorized; and that said dedication is the act and deed of said limited liability company.

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

\_\_\_\_\_  
Date

### 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

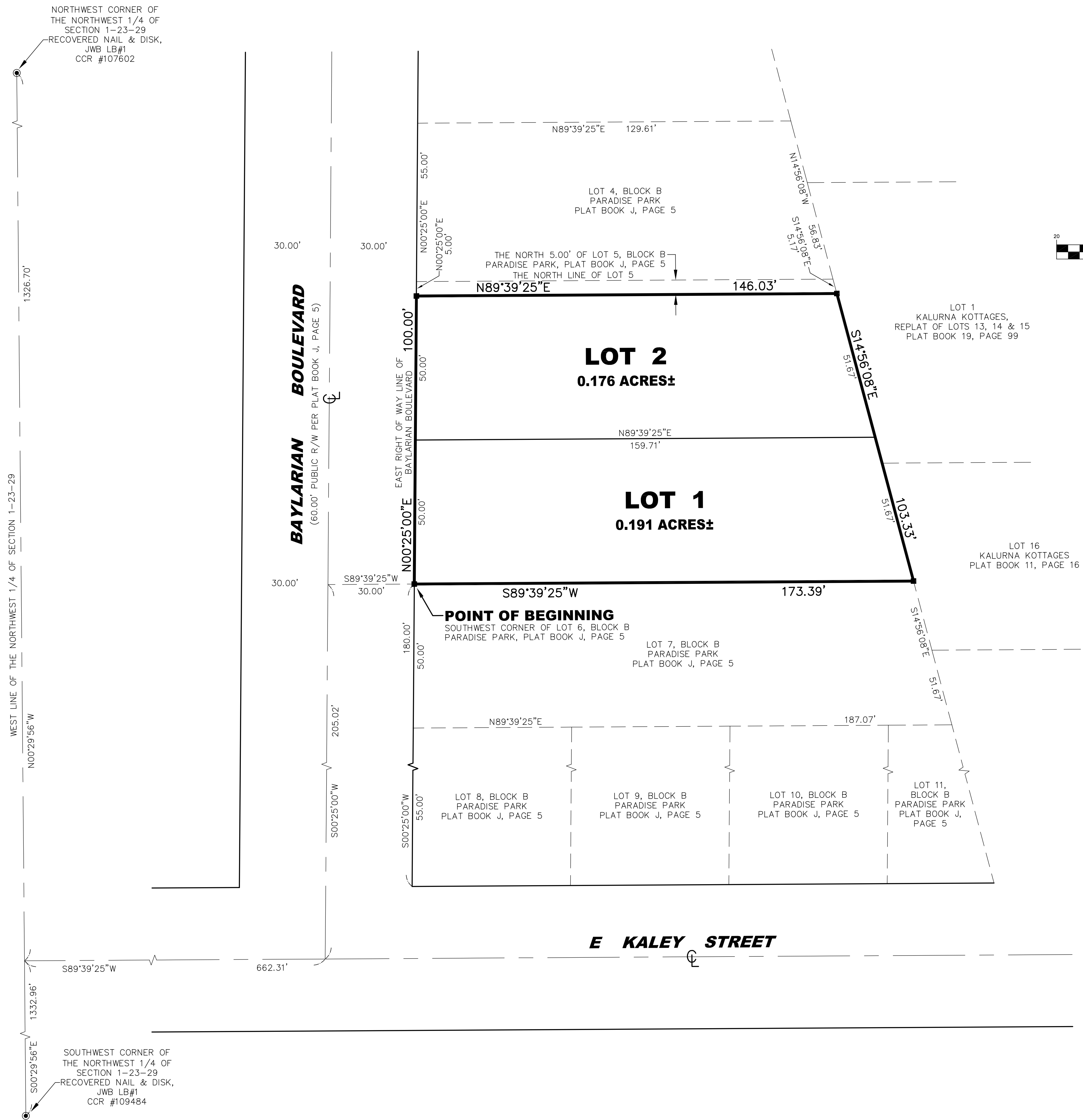
By: \_\_\_\_\_

*SHEET 2 OF 2*

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