

IRVING ON PARK TOWNHOMES

A REPLAT OF LOTS 1 AND 2, DICKSON-IVES COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK F, PAGE 90 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A REPLAT OF LOT 23, BRITAIN & WAY'S AS RECORDED IN PLAT BOOK E, PAGE 15 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A REPLAT OF LOTS 1 AND 2 AND THE EAST 30 FEET OF LOTS 3 AND 6, JOHN MAXWELL FERGUSON'S SUBDIVISION RECORDED IN PLAT BOOK J, PAGE 75 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING IN SECTION 24, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

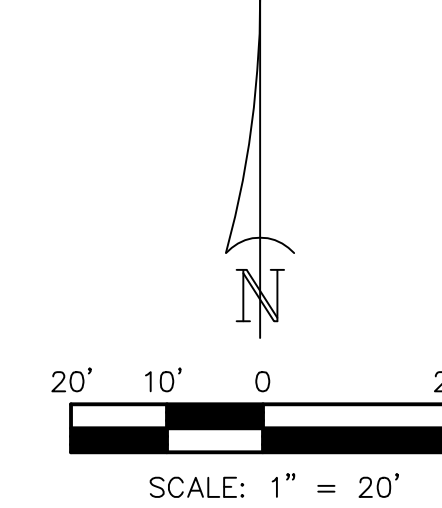
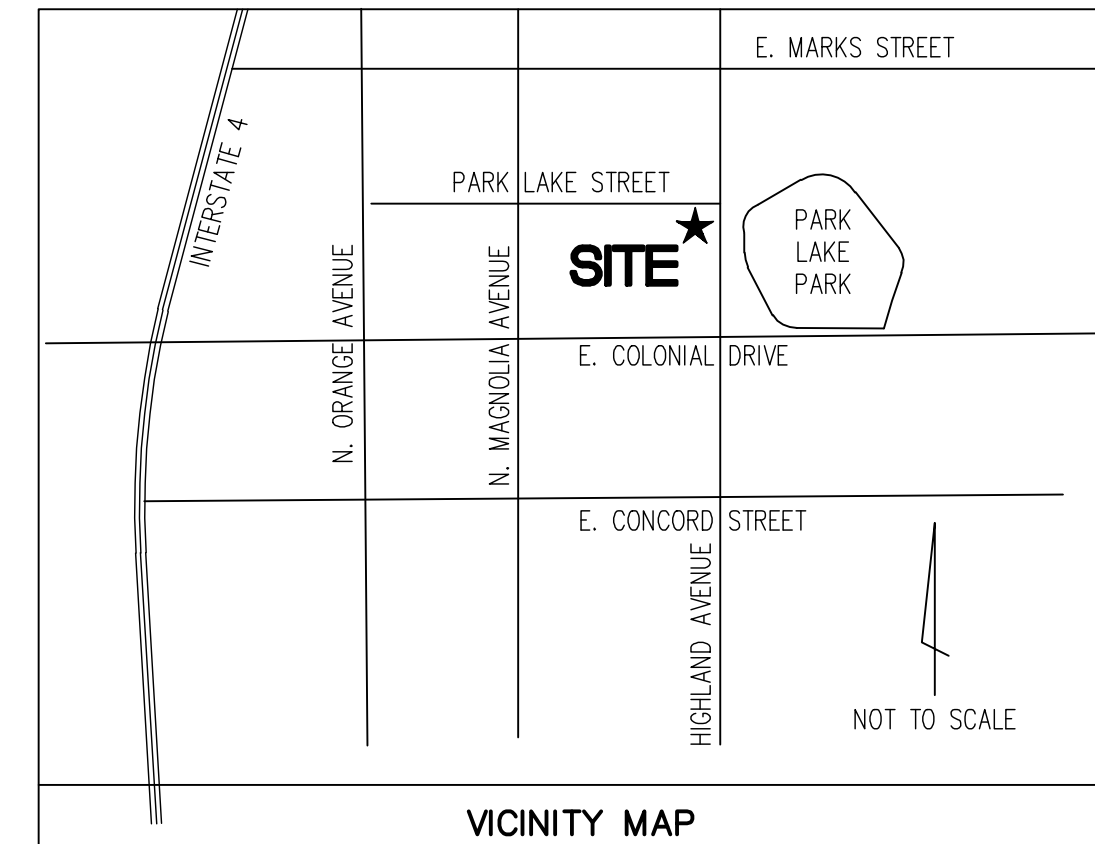
LEGAL DESCRIPTION

LOT 1, DICKSON-IVES COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 90, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 LOT 2, DICKSON-IVES COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 90, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 LOT 23 BRITAIN & WAY'S, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK E, PAGE 15, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 LOT 1 AND THE EAST 4 FEET OF LOT 2, JOHN MAXWELL FERGUSON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 75, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 EAST 30 FEET OF LOT 3 AND THE EAST 30 FEET OF LOT 6 AND THE WEST 36 FEET OF LOT 2, JOHN MAXWELL FERGUSON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 75, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 22 S, RANGE 29 E, ORANGE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 3, DICKSON-IVES COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK F, PAGE 90, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND AVENUE (60' RIGHT-OF-WAY); THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT 3, S.89°34'57"W, 137.26 FEET; THENCE S.89°46'33"W, 62.85 FEET; THENCE ALONG THE NORTH LINE OF LOT 27, BRITAIN & WAY'S SUBDIVISION AS RECORDED IN PLAT BOOK E, PAGE 15 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, S.89°36'42"W, 39.64 FEET; THENCE S.89°39'46"W, 66.00 FEET; THENCE LEAVING THE NORTH LINE OF SAID LOT 27, N.00°30'23"W, 139.99 FEET, ALONG THE WEST LINE OF THE EAST 30 FEET OF LOTS 3 AND 6 OF JOHN MAXWELL FERGUSON'S SUBDIVISION AS RECORDED IN PLAT BOOK J, PAGE 75, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TO THE SOUTH RIGHT-OF-WAY LINE OF PARK LAKE STREET (60' RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE, N.89°49'37"E, 65.80 FEET; THENCE S.89°57'10"E, 39.95 FEET; THENCE N.89°34'12"E, 64.89 FEET; THENCE N.89°28'23"E, 137.35 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE ALONG SAID LINE, S.00°22'57"W, 69.99 FEET; THENCE S.00°26'19"W, 70.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING.
 CONTAINING 42,898 SQUARE FEET OR 0.985 ACRES, MORE OR LESS.



LEGEND

- SND ● = SET NAIL & DISK PRM6113
- = SET 1/2" IRON ROD & CAP LB#6113
- SCM □ = SET 4"x4" CONCRETE MONUMENT STAMPED PRM LB 6113
- FCM ■ = FOUND CONCRETE MONUMENT (SIZE & IDENTIFICATION AS NOTED)
- = LOT NUMBER
- O/A = OVERALL
- LB = LICENSED BUSINESS NUMBER
- OR = OFFICIAL RECORD
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR/MAPPER
- PLS = PROFESSIONAL LAND SURVEYOR
- R/W = RIGHT-OF-WAY

CURVE TABLE

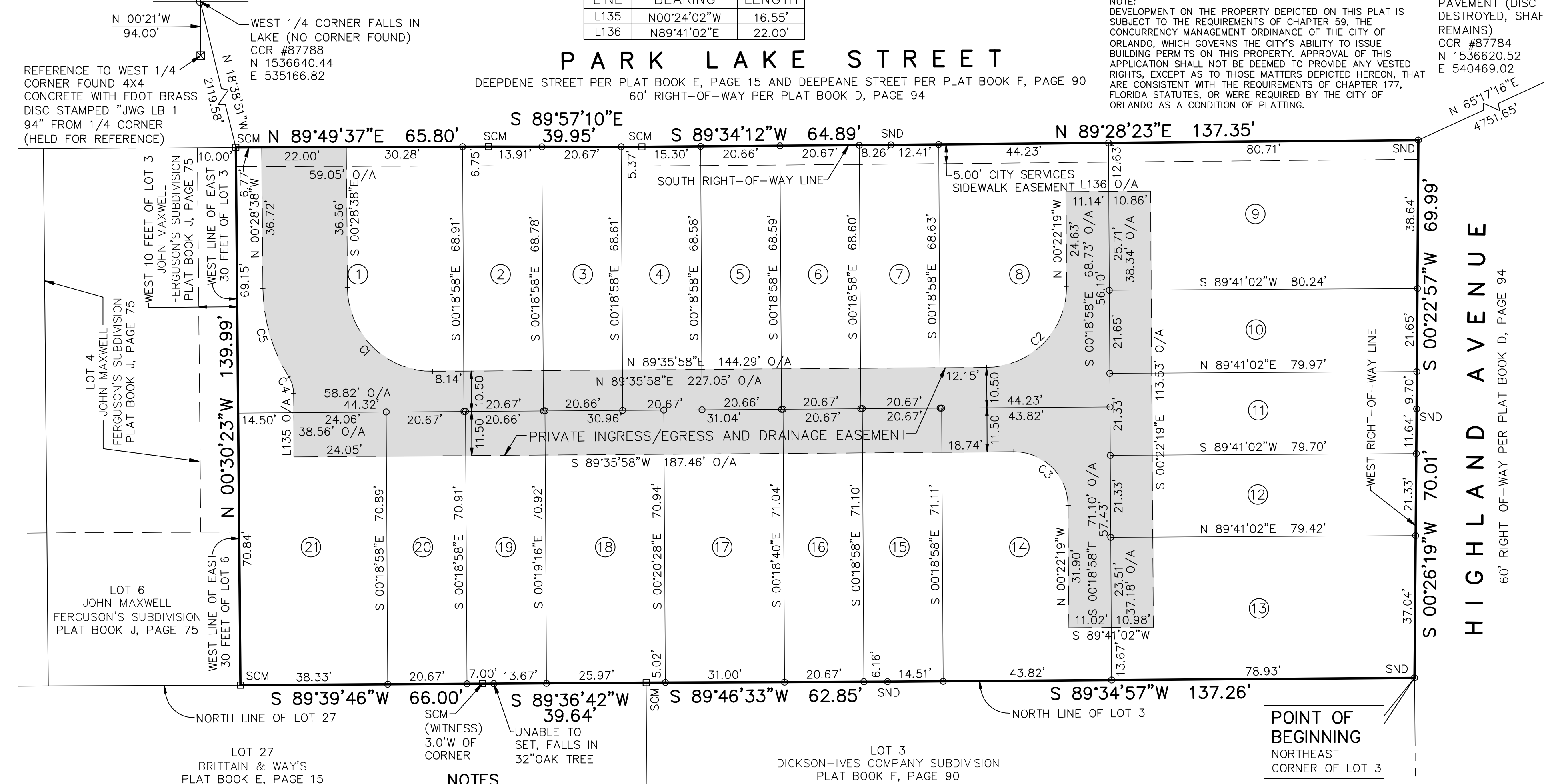
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	22.00'	34.53'	89°55'24"	S45°26'20"E	31.09'
C2	21.00'	32.98'	89°58'18"	N44°36'50"E	29.69'
C3	14.00'	22.00'	90°01'42"	N45°23'10"W	19.80'
C4	8.00'	4.44'	31°48'23"	N16°18'13"W	4.38'
C5	44.00'	24.37'	31°43'47"	N16°20'31"W	24.06'

LINE TABLE

LINE	BEARING	LENGTH
L135	N00°24'02"W	16.55'
L136	N89°41'02"E	22.00'

NOTE: 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 THIS PROPERTY. APPROVAL OF THIS APPLICATION 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.

FOUND HOLE IN PAVEMENT (DISC DESTROYED, SHAFT REMAINS)
 CCR #87784
 N 1536640.44
 E 540469.02



NOTES

1. THE STATE PLANE DRAWING COORDINATE SYSTEM HORIZONTAL DATUM IS BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA EAST ZONE 0901 USING TRIMBLE GNSS REAL TIME NETWORK UTILIZING NGS POSITIONING AND GROUND TRUTHING METHODS.
2. 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.
3. THIS PLAT SUPERCEDES AND REPLACES ALL PRIOR PLATS OF THE HEREIN DESCRIBED TRACT OF LAND, AND ANY EASEMENT, RESTRICTION, DEDICATION OR OTHER ENCUMBRANCE, RIGHT, OR INTEREST ARISING OUT OF A PRIOR PLAT THAT IS NOT INCLUDED IN THIS PLAT IS OF NO FURTHER FORCE OR EFFECT TO THE EXTENT THAT SAID PLAT DESCRIBES THE HEREIN DESCRIBED TRACT OF LAND.
4. ALL PLATTED PUBLIC 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.

POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113
 SHEET 1 OF 2

PRINTED DATE: 03-01-17

IRVING ON PARK TOWNHOMES DEDICATION

KNOWN ALL BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER, BC PARK LAKE 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 TO THE PERPETUAL USE OF THE PUBLIC THE 5.00' CITY SERVICES SIDEWALK EASEMENT AND DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, SAID OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS UNDERSIGNED MANAGER, THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2016.

OWNER: BC PARK LAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: BREA 3-2 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

RYAN STUJZINSKI, MANAGER OF BREA 3-2 LLC
 MANAGER OF BC PARK LAKE, LLC

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

WITNESS SIGNATURE _____ WITNESS SIGNATURE _____

WITNESS NAME PRINTED _____ WITNESS NAME PRINTED _____

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016 BY RYAN STUJZINSKI, AS MANAGER OF BREA 3-2 LLC, MANAGER OF BC PARK LAKE, LLC. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND DID (DID NOT) TAKE AN OATH THAT HE IS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

QUALIFICATIONS STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL 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.

SIGNED: _____ DATE: _____

DAN H. RIZZUTO, PSM 5227
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 POLARIS ASSOCIATES INC.
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 LICENSED BUSINESS NUMBER LB6113

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

EXAMINED AND APPROVED: _____ DATE: _____

CITY ENGINEER _____

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: _____

FLORIDA REGISTRATION NUMBER _____

CERTIFICATE OF APPROVAL BY THE CITY OF ORLANDO

THIS IS TO CERTIFY, THAT ON THE _____, _____ APPROVED THE FOREGOING PLAT.

MAYOR _____

ATTEST: _____ CITY CLERK _____

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: _____