

BUMBY/MT VERNON

SHEET 1 OF 2

A REPLAT OF THE EAST 20 FEET OF LOT 22, ALL OF LOT 23,
AND THE WEST 30 FEET OF LOT 24, BLOCK G,
EASTVIEW PARK, PLAT BOOK G, PAGE 89
BEING A PORTION OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 30 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DESCRIPTION:

THE WEST 30 FEET OF LOT 24, ALL OF LOT 23, AND THE EAST 20 FEET OF LOT 22, BLOCK G, EASTVIEW PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 89, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN S00°32'45"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, A DISTANCE 965.12 FEET; THENCE RUN S89°23'43"W, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MOUNT VERNON STREET AND THE WEST RIGHT OF WAY LINE OF BUMBY AVENUE FOR A POINT OF BEGINNING; THENCE RUN S89°23'43"W ALONG THE SOUTH LINE OF LOTS 22, 23 AND 24, EASTVIEW PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 89, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ALONG SAID NORTH RIGHT OF WAY LINE OF MOUNT VERNON STREET, A DISTANCE OF 100.00 FEET; THENCE RUN N00°32'45"W ALONG THE WEST LINE OF THE EAST 20 FEET OF SAID LOT 22, A DISTANCE OF 140.00 FEET; THENCE RUN N89°23'43"E ALONG THE NORTH LINE OF SAID LOTS 22, 23 AND 24, A DISTANCE OF 100.00 FEET; THENCE RUN S00°32'45"E ALONG SAID WEST RIGHT OF WAY LINE OF BUMBY AVENUE, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.321 ACRES, MORE OR LESS.

GENERAL NOTES:

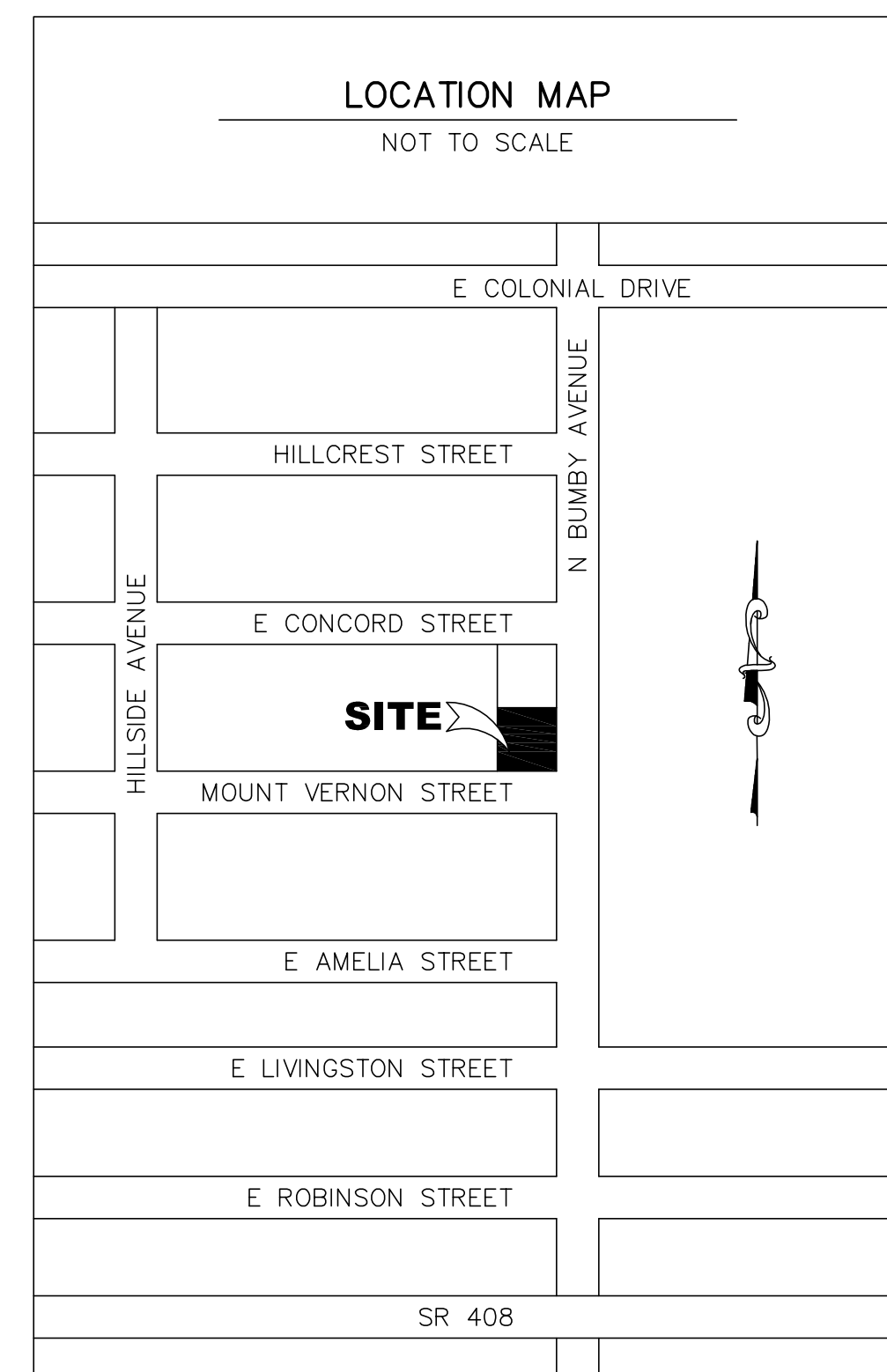
- DEVELOPMENT OF THIS PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, WHICH GOVERNS THE CITY'S ABILITY TO ISSUE BUILDING PERMITS ON THIS PROPERTY. APPROVAL OF THIS PLAT SHALL NOT BE DEEMED TO PROVIDE ANY VESTED 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 NORTH RIGHT OF WAY LINE MOUNT VERNON STREET AS BEING N89°23'43"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.
- 20.00' CROSS ACCESS EASEMENT IS TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.

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
- POC - POINT OF COMMENCEMENT
- CCR - CERTIFIED CORNER RECORD
- NE - NORTHEAST
- SE - SOUTHEAST
- SW - SOUTHWEST
- NW - NORTHWEST
- ORB - OFFICIAL RECORDS BOOK

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

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

BUMBY/MT VERNON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, 533 Bumby, 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 the City Services Sidewalk Easement to the perpetual use of the public.

IN WITNESS WHEREOF the undersigned owner has caused these presents to be signed this _____ day of, _____ 2016.

533 Bumby, 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 _____, 2016, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____

of the above named 533 Bumby, LLC, a Florida limited liability company, who is personally known to me or have produced the following identification _____ and did/aid 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. _____ Date _____
Florida Registration Number: 4671
SHANNON SURVEYING, INC. - LB No.6898
499 North S.R. 434 - SUITE 2045 ALTAMONTE SPRINGS,
FLORIDA, 32714, (407) 774-8372

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: _____