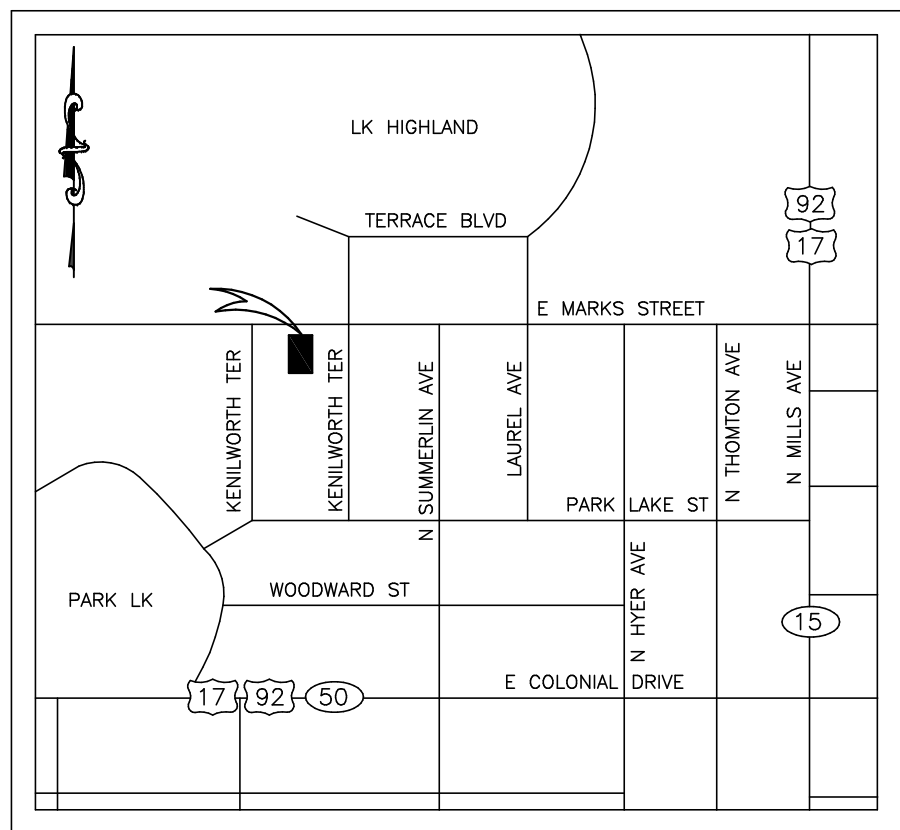
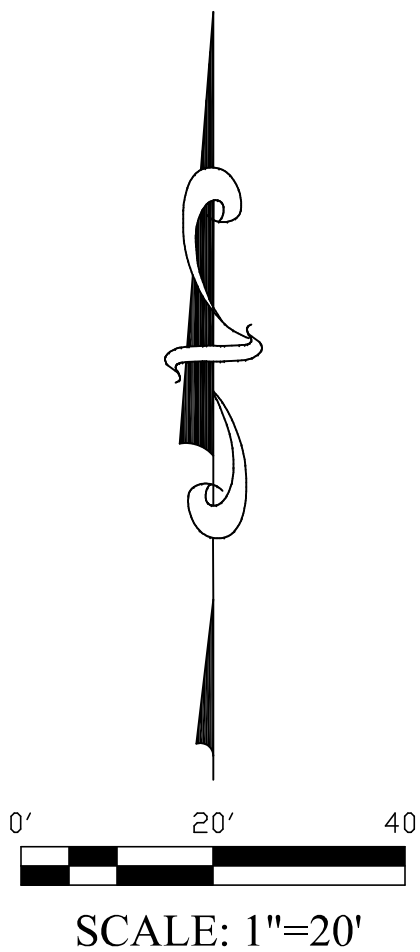


FORTIS EAST MARKS STREET

A REPLAT OF LOT 36 AND 37 WAY'S ADDITION TO ORLANDO FLORIDA
PLAT BOOK "C" PAGE 118 LOCATED IN
SECTION 24, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

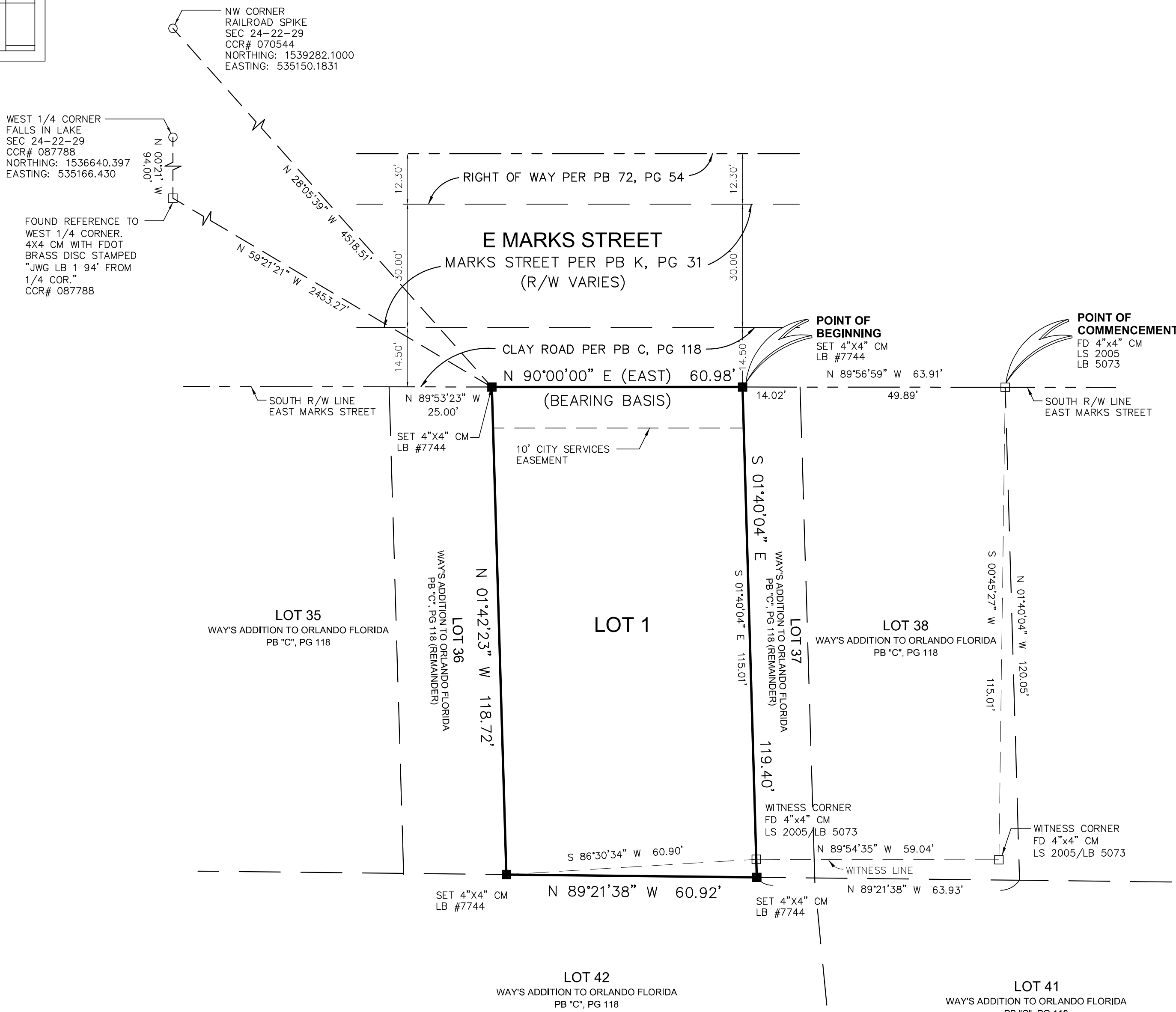


DESCRIPTION:

The East half of Lot 36 and the West 36 feet of Lot 37, WAY'S ADDITION TO ORLANDO FLORIDA, according to the Plat thereof as recorded in Plat Book C, Page 118, Public records of Orange County Florida more particularly described as follows:

Commence at the North East corner of Lot 38, WAY'S ADDITION TO ORLANDO FLORIDA, Plat Book C, Page 118, said point lying on the South Right-of-Way line of East Marks Street; thence run N 89°56'59" W along the South Right-of-Way line of East Marks Street for a distance of 63.91' to the Point of Beginning; thence leaving the South Right-of-Way line of East Marks Street run S 01°40'04" E for a distance of 119.40 feet; thence run N 89°21'38" W for a distance of 60.92 feet; thence run N 01°42'23" W to the aforesaid South Right-of-Way line of East Marks Street for a distance of 118.72 feet; thence run N 90°00'00" E along the afore said South Right-of-Way line of East Marks Street for a distance of 60.98 feet to the Point of Beginning.

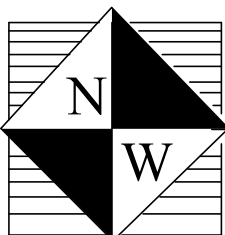
Containing 7252.12 Sq. Feet, 0.166 Acres more or less.



NOTES:

- BEARINGS BASED ON THE NORTH LINE OF MARKS STREET, WAY'S ADDITION TO ORLANDO FLORIDA, AS RECORDED IN PLAT BOOK C, PAGE 118, ORANGE COUNTY, FLORIDA AS BEING N 90°00'00" E (AN ASSUMED DATUM).
- 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.
- 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.

ABBREVIATIONS		SYMBOLS
CM = CONCRETE MONUMENT	ORB = OFFICIAL RECORD BOOK	SYMBOLS SHOWN ARE NOT TO SCALE
CL = CENTERLINE	PG = PAGE	
IR = IRON ROD	PCP = PERMANENT CONTROL POINT	○ IRON ROD AND CAP FOUND (NUMBER AS INDICATED)
IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT	□ FOUND 4"x4" CONCRETE MONUMENT (NUMBER AS INDICATED)
LB = LICENSED BUSINESS	SEC 14-23-29 = SECTION 14 TOWNSHIP 23 SOUTH RANGE 29 EAST	■ SET 4"x4" CONCRETE MONUMENT LB #7744
PB = PLAT BOOK		
R/W = RIGHT-OF-WAY		
REC = RECOVERED		
FD = FOUND		
(M) = MEASURED		
(P) = PLAT		
	ND = NAIL & DISK	
	(F) = FIELD	
	ID = IDENTIFICATION	



Nieto-Whittaker Surveying LLC

562 W. Springtree Way, Lake Mary, FL 32746

Ph: (407) 484-0103 Fax: (407) 302-6776

LB No. 7744

SHEET 1 OF 1

PLAT BOOK:

PAGE:

FORTIS EAST MARKS STREET DEDICATION

KNOW ALL BY THESE PRESENTS, That Fortis Enterprises, LLC, 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 City Services Easement 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 _____

Fortis Enterprises, LLC
933 Lewis Drive, Suite A
Winter Park, FL 32789

By: _____
Printed Name

Attest: _____
Printed Name

Signed in the presence of:

By: _____
Printed Name

By: _____
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
entity 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 entity.

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: _____
Registration Number 6025 Ralph A. Nieto
Nieto Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd.
Longwood, FL 32750

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

Examined and Approved: _____ Date: _____

City Planning Official: _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____ Date: _____

City Engineer: _____

Printed Name: _____

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 _____

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.