

ARBY'S 5927

A REPLAT OF PART LOTS 3, 4, 5, AND 18, JERSEY HEIGHTS, AS RECORDED IN PLAT BOOK "K", PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA LOCATED IN THE CITY OF ORLANDO, SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

DESCRIPTION

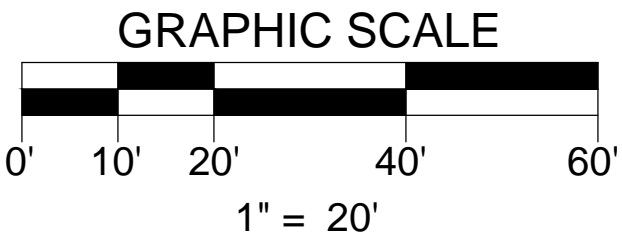
A PART OF LOTS 3, 4, 5 AND 18, "JERSEY HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "K", PAGE 85, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 18, "JERSEY HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "K", PAGE 85, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 36 MINUTES 58 SECONDS EAST, ALONG THE NORTH LINE OF LOT 3, OF SAID "JERSEY HEIGHTS"; SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF JERSEY STREET, FOR A DISTANCE OF 126.02 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 13.36 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 77 DEGREES 07 MINUTES 09 SECONDS EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76 DEGREES 00 MINUTES 24 SECONDS FOR AN ARC DISTANCE OF 17.72 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SOUTH ORANGE AVENUE; THENCE SOUTH 01 DEGREES 07 MINUTES 02 SECONDS EAST, ALONG THE SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 138.33 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 OF AFORESAID "JERSEY HEIGHTS"; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN SOUTH 89 DEGREES 35 MINUTES 01 SECONDS WEST, ALONG THE SOUTH LINE OF LOTS 5 AND 18 OF SAID "JERSEY HEIGHTS", FOR A DISTANCE OF 150.00 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01 DEGREES 07 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 151.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFORESAID JERSEY STREET; THENCE NORTH 89 DEGREES 36 MINUTES 58 SECONDS EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF LOT 18 OF AFORESAID "JERSEY HEIGHTS", FOR A DISTANCE OF 13.85 FEET TO THE POINT OF BEGINNING.

CONTAINS 22,645 SQUARE FEET OR 0.520 ACRES MORE OR LESS.

NOTES

- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED ON THE WEST RIGHT-OF-WAY LINE OF SOUTH ORANGE AVENUE BEING: S01°07'02"E
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A NAIL WITH A DISK MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- DEVELOPMENT OF 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 PERMIT 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.

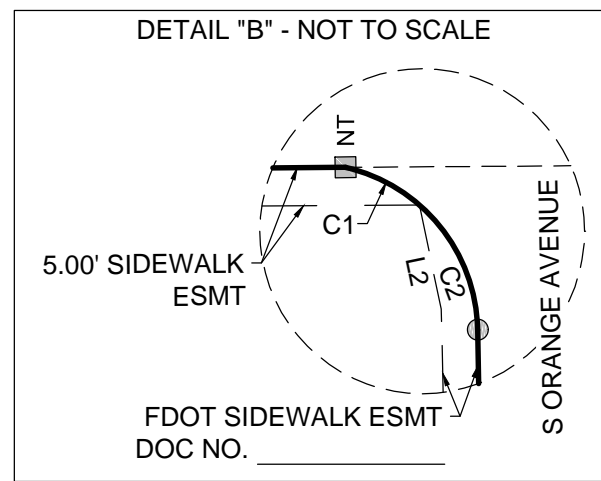
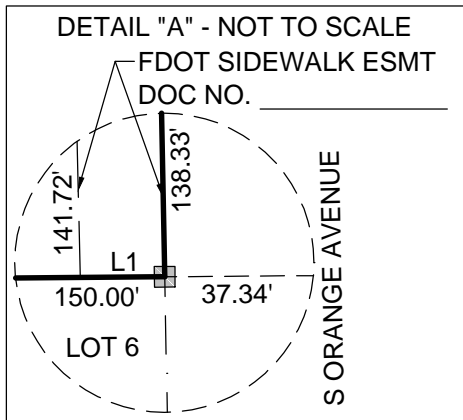
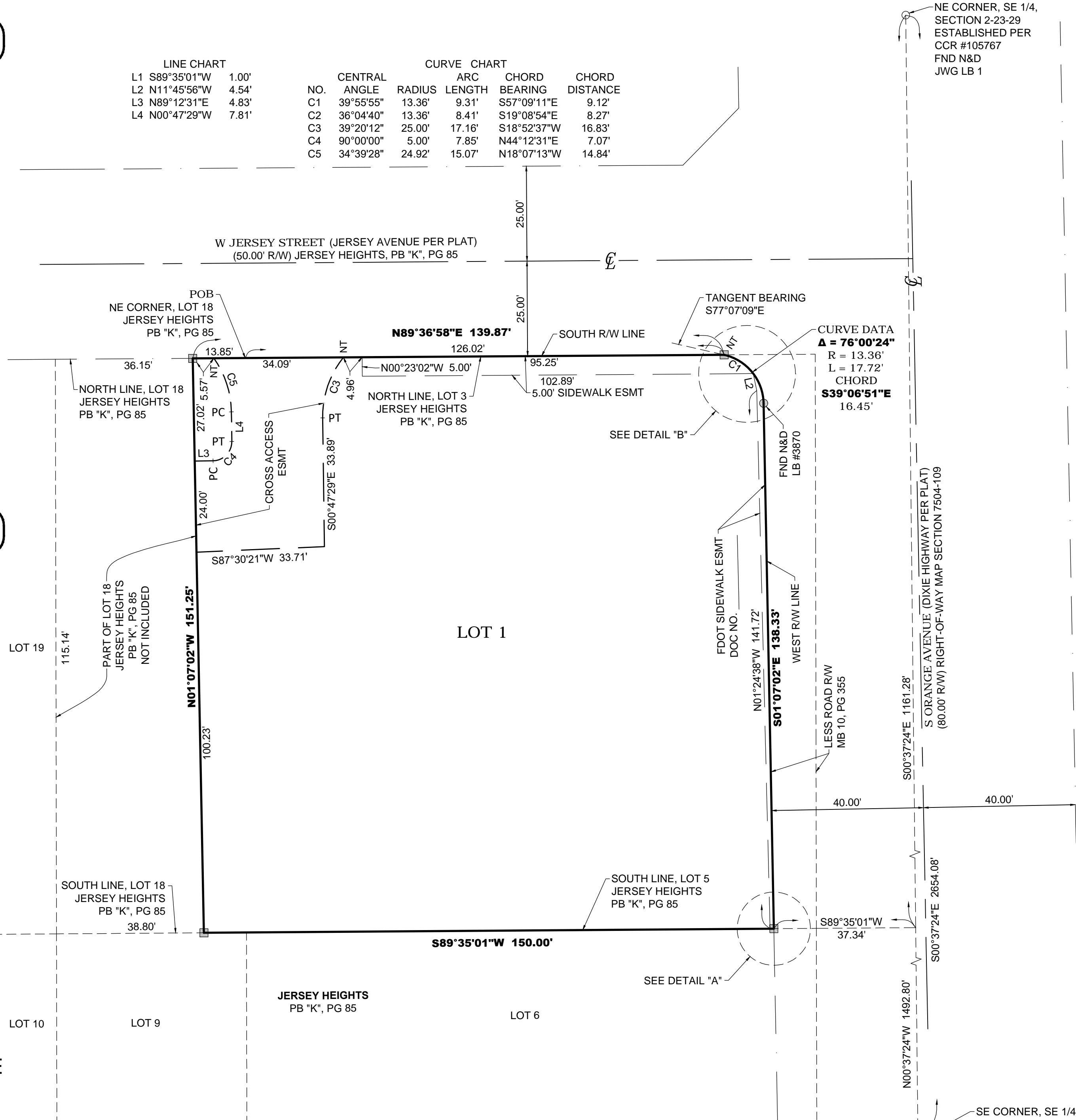


LEGEND

CCR - CERTIFIED CORNER RECORD
CL - CENTERLINE SYMBOL
CM - CONCRETE MONUMENT
Δ - DELTA / CENTRAL ANGLE
DOC - DOCUMENT
ESMT - EASEMENT
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
FND - FOUND
L - ARC LENGTH
LB - LICENSED BUSINESS
MB - MINUTE BOOK
N&D - NAIL & DISK
NT - NON-TANGENT
ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PC - POINT OF CURVATURE
PG - PAGE
POB - POINT OF BEGINNING
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR AND MAPPER
PT - POINT OF TANGENCY
R - RADIUS
RW - RIGHT-OF-WAY



LINE CHART		CURVE CHART				
		NO.	ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
L1	S89°35'01"W 1.00'	C1	39°55'55"	13.36'	9.31'	S57°09'11"E 9.12'
L2	N11°45'56"W 4.54'	C2	36°04'40"	13.36'	8.41'	S19°08'54"E 8.27'
L3	N89°12'31"E 4.83'	C3	39°20'12"	25.00'	17.16'	S18°52'37"W 16.83'
L4	N00°47'29"W 7.81'	C4	90°00'00"	5.00'	7.85'	N44°12'31"E 7.07'
		C5	34°39'28"	24.92'	15.07'	N18°07'13"W 14.84'



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

ARBY'S 5927 DEDICATION

KNOW ALL BY THESE PRESENTS, Spirit Master Funding, LLC, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the 5.00' Sidewalk Easement and Cross Access Easement to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned has here-unto set his hand on this ____ day of _____, 2017.

OWNER: Spirit Master Funding, LLC

BY: /S/ _____

/P/ _____

Title: _____

SIGNED IN THE PRESENCE OF:

/S/ _____ /S/ _____

/P/ _____ /P/ _____

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this ____ day of _____, 2017, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ as _____ of Spirit Master Funding, LLC, personally known to me or 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 acknowledged the execution thereof to be his/her/their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

My Commission Number: _____

My Commission expires: _____

QUALIFICATION 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 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: _____

LB #4475

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR

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

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Chapter 177, Florida Statutes.

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 _____