PARK LAKE HIGHLAND

SHEET 1 OF 1

A REPLAT OF LOTS 1, 2 AND 3, BLOCK C, PLAN SHOWING OVERSTREETS OAK HILL SUB–DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 17, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SECTION 24, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

DESCRIPTION:

Lots 1, 2 and 3, Block C, Plan Showing Overstreets Oak Hill Sub–Division, according to the Plat thereof as recorded in Plat Book F, Page 17, of the Public Records of Orange County, Florida. being more particularly described as follows:

Begin at the Northeast corner of said Lot 1; thence S.00°17'55"W., along the Westerly right–of–way line of Thornton Avenue (60' right–of–way), a distance of 150.00 feet to the South line of said Lot 1; thence N.89°41'35"W., along the South line of said Lots 1, 2 and 3, a distance of 161.47 feet to the West line of said Lot 3; thence N.00°26'21"E., along said West line Lot 3, a distance of 150.00 feet to the South right–of–way line of Marks Street; thence S.89°41'34"E., along said South right–of–way line, a distance of 161.10 feet to the POINT OF BEGINNING.
Containing 24,192 square feet or 0.555 acres, more or less.

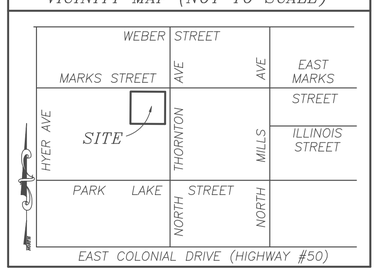
NOTES:

1. ⊠ Denotes a Permanent Reference Monument (P.R.M) set in a 4–inch by 4 inch Concrete Monument with a disc stamped P.R.M. – L.S. 4714 (unless otherwise noted)
2. △ Denotes a Permanent Reference Monument (P.R.M) set a nail & disc stamped P.R.M. – L.S. 4714 (unless otherwise noted)
3. Bearings shown hereon are based on the Westerly right–of–way line of Thornton Avenue, being S.00°17'55"W.
4. 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.
5. Access, Utility & Drainage Easement shown hereon is to be maintained by the HOA

LEGEND

A.U.D.	ACCESS/UTILITY/DRAINAGE
B.B.	BASE BEARING
CCR	CERTIFIED CORNER RECORD
CM	CONCRETE MONUMENT
℄	CENTERLINE
L.U.	LANDSCAPE & UTILITY
N&D	NAIL & DISC
O.R.	OFFICIAL RECORD
P	PLAT
P.A.	PEDESTRIAN ACCESS
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.R.M.	PERMANENT REFERENCE MONUMENT
R/W	RIGHT–OF–WAY
S.A.E.	SIDEWALK ACCESS EASEMENT
R	RANGE
T	TOWNSHIP
N	NORTH
E	EAST
S	SOUTH
W	WEST
U.E.	UTILITY EASEMENT
5'	5.00'
10'	10.00'

VICINITY MAP (NOT TO SCALE)



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°34'25" W	8.72'
L2	S 45°25'35" W	5.66'
L3	N 89°34'25" W	118.60'
L4	S 00°17'55" W	55.00'
L5	S 00°17'55" W	133.22'
L6	S 89°42'05" E	52.10'
L7	S 00°26'21" W	21.00'
L8	S 89°42'05" E	58.05'
L9	S 00°17'55" W	60.49'
L10	S 09°03'02" W	7.46'
L11	S 89°41'46" E	18.63'
L12	N 19°11'42" W	23.75'
L13	N 00°00'00" W	8.13'
L14	N 21°56'11" E	21.60'
L15	N 00°26'21" E	5.00'
L16	S 89°41'34" E	9.98'
L17	N 00°18'26" E	10.00'

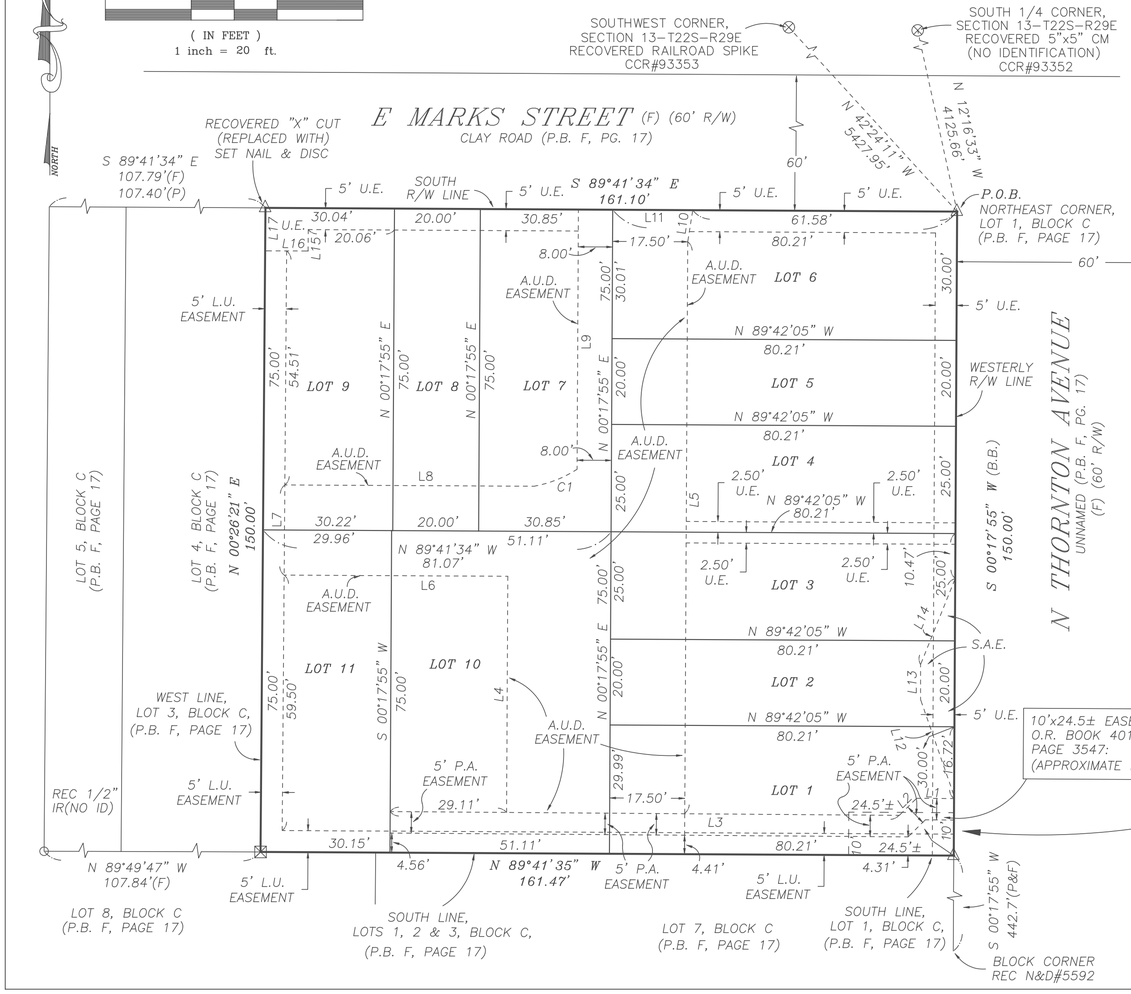
A.U.D. EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	22°36'57"	27.46'	10.84'	10.77'	N 68°29'50" E

GRAPHIC SCALE

20 0 10 20 40

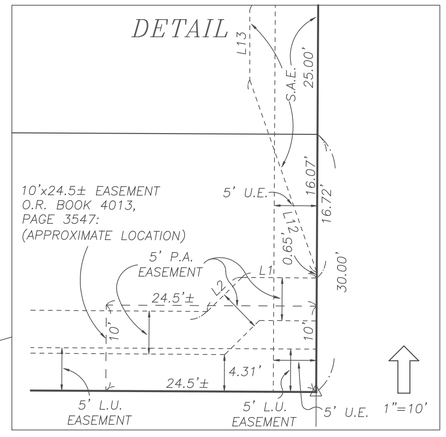
(IN FEET)
1 inch = 20 ft.



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.

CONCURRENCY MANAGEMENT:
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 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.

DETAIL



Prepared by:
GRUSENMEYER–SCOTT & ASSOCIATES, INC.–LAND SURVEYORS
5400 EAST COLONIAL DRIVE – ORLANDO, FLORIDA 32807
Phone (407) 277–3232 – Fax (407) 658–1436 LB 4596

PLAT BOOK PAGE

PARK LAKE HIGHLAND

DEDICATION

KNOW ALL BY THESE PRESENTS, That the undersigned, 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

IN WITNESS WHEREOF, has caused these presents to be signed by the officer named below and its seal affixed hereto on this . . . . . .day of . . . . . , 2017
OWNER: CND–Eola HD, LLC, a Texas limited liability company

By:. . . . . .
Print Name: Shad Tome
Title: Area President
SIGNED IN THE PRESENCE OF:

. . . . . .
Printed Name

. . . . . .
Printed Name
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 Shad Tome, as Area Manager of CND–Eola HD, LLC, a Texas limited liability company, who is personally known to me 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; that the official seal of said Limited Liability Company is affixed hereto; and that said dedication is the act and deed of said Limited Liability Company..

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

_____
NOTARY PUBLIC

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

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, FL . . . . . .

BY . . . . . .

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 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 No. 4714 Thomas X. Grusenmeyer

GRUSENMEYER–SCOTT & ASSOCIATES, INC. – LAND SURVEYORS
5400 EAST COLONIAL DRIVE – ORLANDO, FLORIDA 32807
Phone (407) 277–3232 – Fax (407) 658–1436
Certificate of Authorization #4596

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the . . . . . ,
. . . . . Approved the foregoing plat.

MAYOR . . . . . .

ATTEST: . . . . . CITY CLERK. . . . . .

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: . . . . . .
Date
. . . . . .
City Planning Official