

# LAKE EOLA HEIGHTS

A REPLAT OF PART OF LOTS E, F, G, M AND ALL OF PRIVATE ALLEY EAST OF LOT M, PLAT OF CHAUNCEY HOLTS REVISION OF C. HOLT'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 99, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SECTION 25, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

**LEGAL DESCRIPTION**

Part of Lots E, F, G, M and all of private alley East of Lot M, Plat of Chauncey Holts Revision of C. Holt's addition to Orlando, according to the Plat thereof as recorded in Plat Book F, Page 99, of the Public Records of Orange County, Florida. more particularly described as follows:

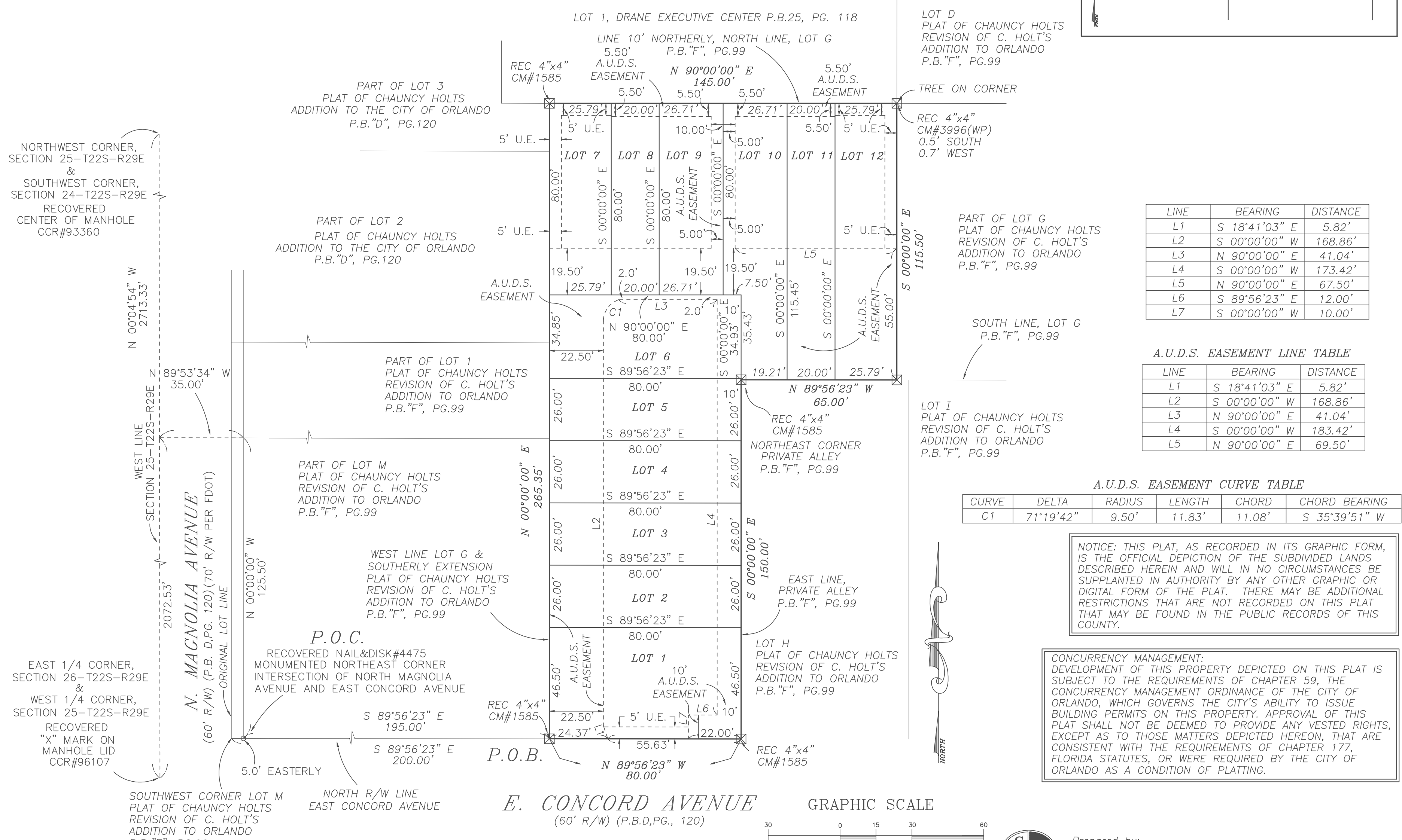
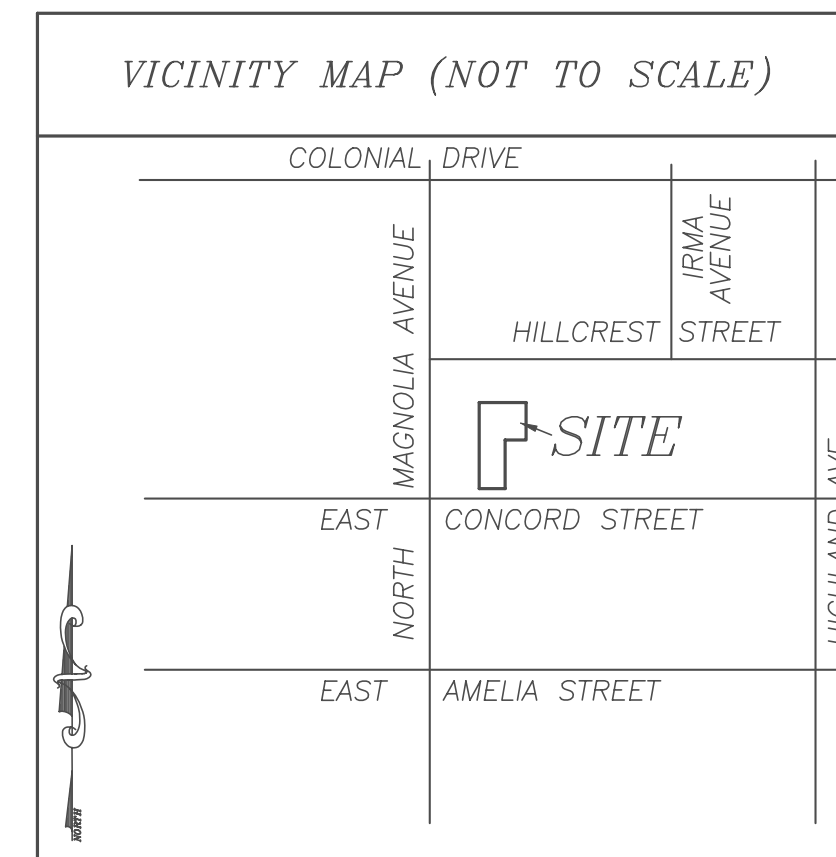
Commence at the monumented Northeast corner of intersection of North Magnolia Avenue and East Concord Street, said point being 5.0 feet Easterly, along the South line of said Lot M, from the Southwest corner of Lot M, said Plat of Chauncey Holts Revision of C. Holt's addition to Orlando; thence S.89°56'23"E., along the North right-of-way line of East Concord Avenue, a distance of 195.00 feet to the POINT OF BEGINNING; thence N.00°00'00"E., along the West line of said Lot G and Southerly extension thereof, a distance of 265.35 feet to a point 10 feet Northerly of the North line of said Lot G; thence N.90°00'00"E., along a line 10 feet Northerly of the North line of said Lot G, a distance of 145.00 feet; thence S.00°00'00"E., a distance of 115.50 feet to the South line of said Lot G; thence N.89°56'23"W., along the South line of said Lot G, a distance of 65.00 feet to the Northeast corner of said private alley; thence S.00°00'00"E., along the East line of said private alley, a distance of 150.00 feet to the North right-of-way of North Concord Avenue; thence N.89°56'23"W., along the North right-of-way line of East Concord Avenue, a distance of 80.00 feet to the POINT OF BEGINNING. Containing 28,736 square feet or 0.6597 acres, more or less.

**NOTES:**

- 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)
- Bearings shown hereon are based on the North right-of-way line of East Concord Avenue, being S.89°56'23"E.
- 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.
- Access, Utility, Drainage & Sidewalk Easement shown hereon is to be maintained by the HOA

**LEGEND**

A.U.D.S.	ACCESS/UTILITY/DRAINAGE/SIDEWALK	2.0'	2.00'
B.B.	BASE BEARING	5'	5.00'
CCR	CERTIFIED CORNER RECORD	10'	10.00'
CM	CONCRETE MONUMENT		
U.E.	UTILITY EASEMENT		
F	FIELD		
N&D	NAIL & DISC		
O.R.	OFFICIAL RECORD		
P	PLAT		
P.B.	PLAT BOOK		
PG.	PAGE		
P.O.B.	POINT OF BEGINNING		
P.R.M.	PERMANENT REFERENCE MONUMENT		
R/W	RIGHT-OF-WAY		
R	RANGE		
T	TOWNSHIP		
N	NORTH		
E	EAST		
S	SOUTH		
W	WEST		



LINE	BEARING	DISTANCE
L1	S 18°41'03" E	5.82'
L2	S 00°00'00" W	168.86'
L3	N 90°00'00" E	41.04'
L4	S 00°00'00" W	173.42'
L5	N 90°00'00" E	67.50'
L6	S 89°56'23" E	12.00'
L7	S 00°00'00" W	10.00'

**A.U.D.S. EASEMENT LINE TABLE**

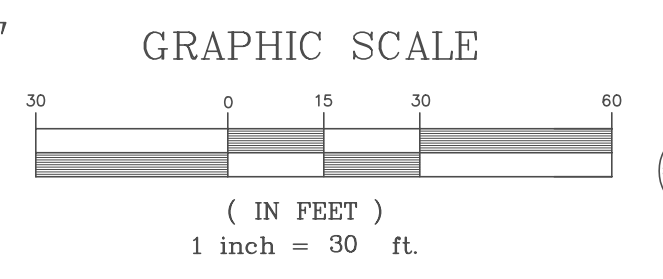
LINE	BEARING	DISTANCE
L1	S 18°41'03" E	5.82'
L2	S 00°00'00" W	168.86'
L3	N 90°00'00" E	41.04'
L4	S 00°00'00" W	183.42'
L5	N 90°00'00" E	69.50'

**A.U.D.S. EASEMENT CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	71°19'42"	9.50'	11.83'	11.08'	S 35°39'51" W

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 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.



PLAT BOOK PAGE  
**LAKE EOLA HEIGHTS**

**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 Torne  
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 Torne, 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

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