

BARNES MINOR SUBDIVISION

SHEET 1 OF 1

PLAT BOOK: PAGE:

BARNES MINOR SUBDIVISION

DEDICATION

KNOW ALL BY THESE PRESENTS, That MARIETH ROBERTS, 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 hereby dedicates nothing shown herein to the public. IN WITNESS WHEREOF, has caused these presents to be signed by the individual named below on this

_____ day of _____, 2017

OWNER:
MARIETH ROBERTS _____

SIGNED IN THE PRESENCE OF:

WITNESS: _____ WITNESS: _____
PRINT: _____ PRINT: _____

STATE OF : _____

COUNTY OF : _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017 by MARIETH ROBERTS, an individual who is personally known to me or has produced _____ as identification.

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

NOTARY PUBLIC _____
My Commission Expires _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAJOR _____
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 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 _____

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: THOMAS L. CONNER
FLORIDA LICENSED SURVEYOR AND MAPPER NUMBER LS4340
5424 SOUTH BRACKEN COURT
WINTER PARK, FLORIDA 32792

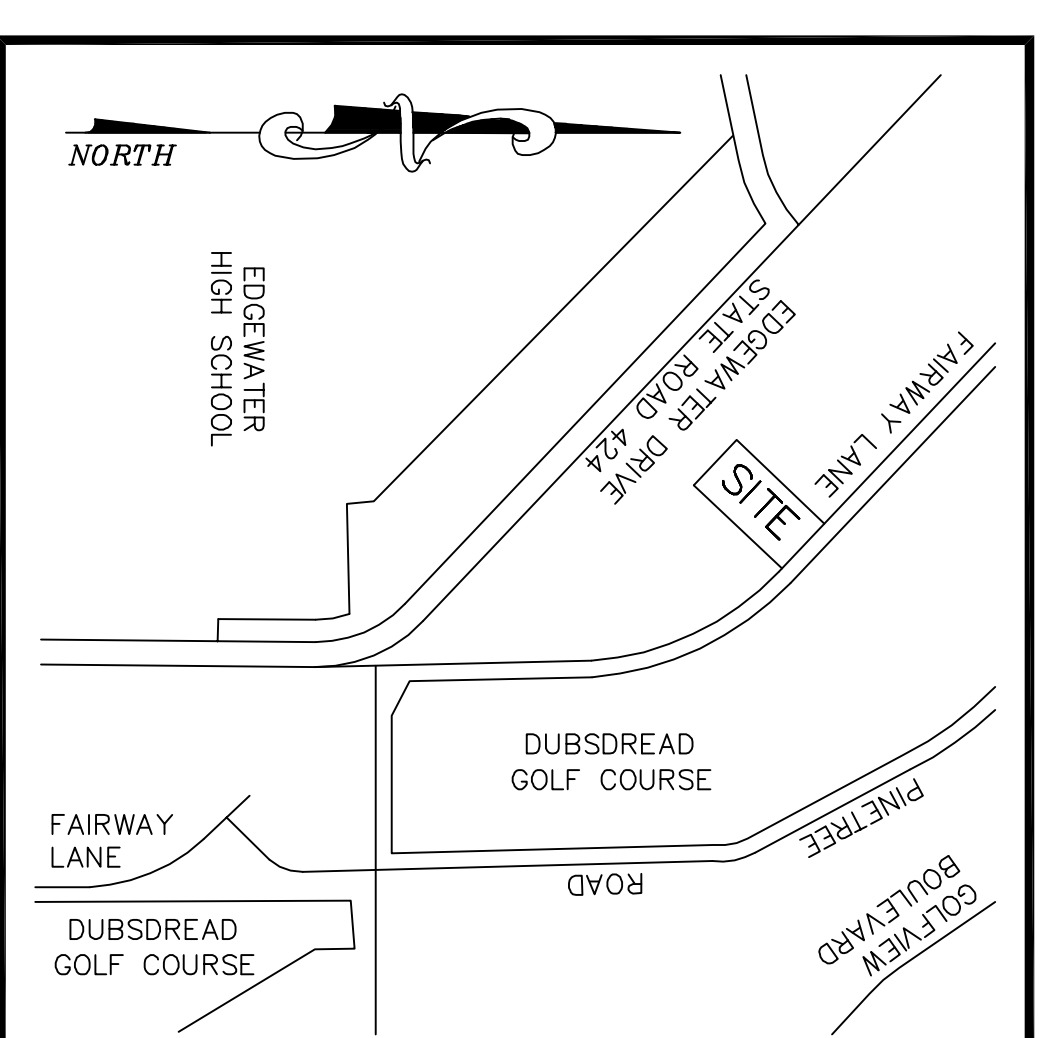
BEING A REPLAT OF ALL OF LOTS 23 AND 24 AND A PORTION OF LOTS 39 AND 40, BLOCK "C", GOLFVIEW, AS RECORDED IN PLAT BOOK "H", PAGE 119, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

LOCATED IN SECTION 11, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

BARNES MINOR SUBDIVISION LOTS 23 AND 24 AND THE NORTHEASTERLY 10.00 FEET OF LOTS 39 AND 40, BLOCK "C", GOLFVIEW, AS RECORDED IN PLAT BOOK "H", PAGE 119, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHERLIMOST CORNER OF LOT 23, BLOCK "C", GOLFVIEW, AS RECORDED IN PLAT BOOK "H", PAGE 119, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S45°33'49"E ALONG THE NORTHEASTERLY LINE OF SAID LOT 23 AND LOT 24, SAID BLOCK "C" 100.00 FEET TO THE EASTERLIMOST CORNER OF SAID LOT 24; THENCE RUN S44°33'26"W ALONG THE SOUTHEASTERLY LINE OF SAID LOT 24 AND LOT 39, SAID BLOCK "C" 160.42 FEET TO THE SOUTHERLIMOST CORNER OF THE NORTHEASTERLY 10.00 FEET OF SAID LOT 39 AND LOT 40, SAID BLOCK "C"; THENCE RUN N45°31'03"W ALONG THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 10.00 FEET OF LOTS 39 AND 40 A DISTANCE OF 99.93 FEET TO THE WESTERLIMOST CORNER OF AFORESAID NORTHEASTERLY 10.00 FEET OF LOTS 39 AND 40; THENCE RUN N44°31'58"E ALONG THE NORTHWESTERLY LINE OF AFOREMENTIONED LOTS 40 AND 23 A DISTANCE OF 160.34 FEET TO THE POINT OF BEGINNING.

CONTAINS THEREIN 0.37 ACRES, MORE OR LESS.



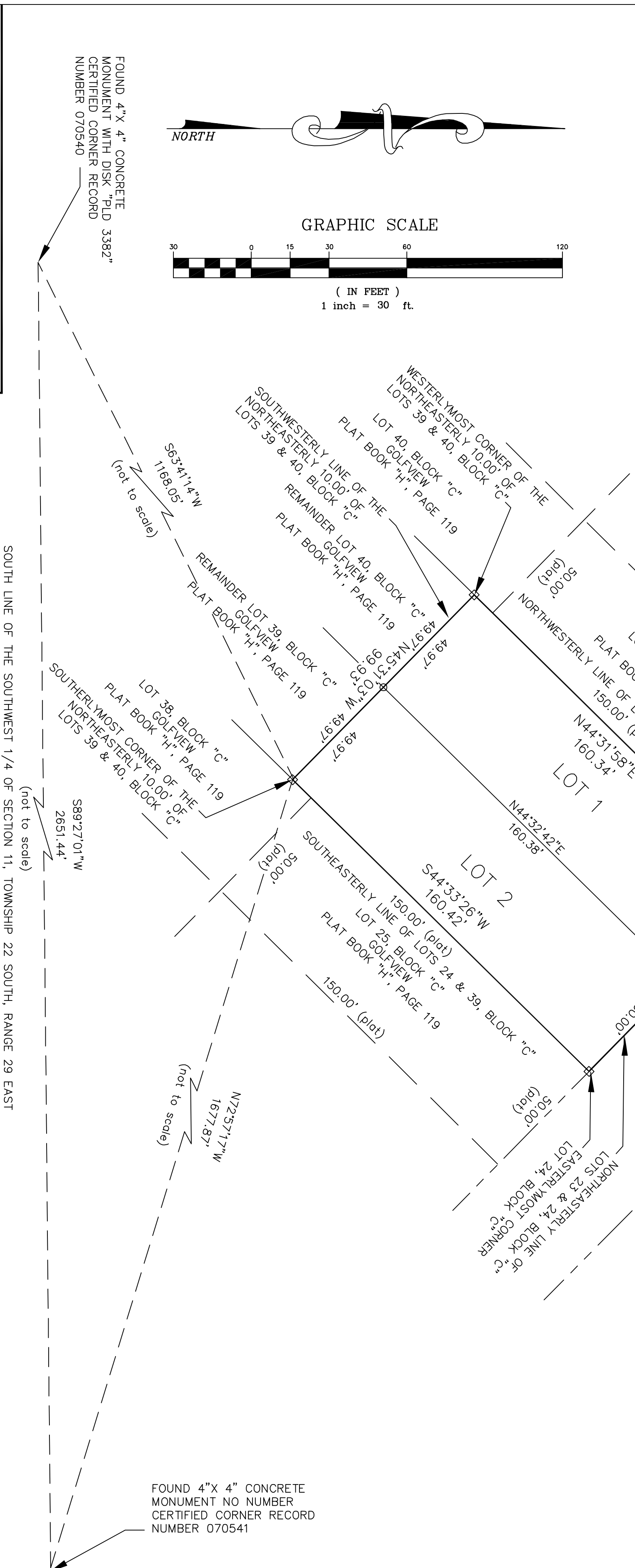
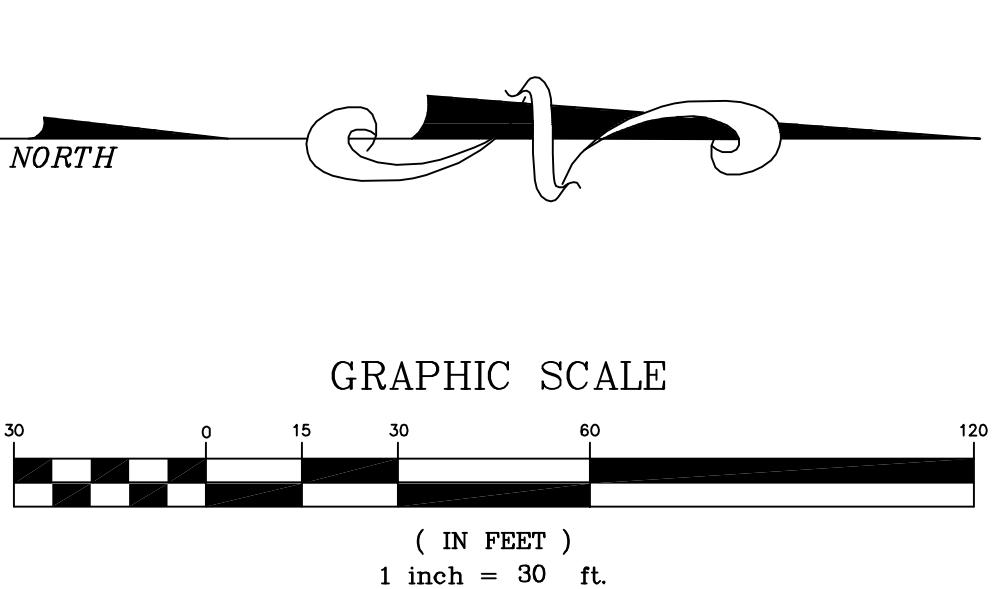
VICINITY MAP
NOT TO SCALE

NOTES:

1. BEARINGS BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER SECTION 11, TOWNSHIP 22 SOUTH, RANGE 29 EAST, THE ORANGE COUNTY FLOOD CONTROL DISTRICT, PLAT 177, AS RECORDED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983.
2. NO PART OF LANDS DESCRIBED IN THIS PLAT ARE BEING DEDICATED TO THE PUBLIC NOR ARE ANY PORTIONS OF SAID LANDS REQUIRED FOR ANY PUBLIC USE.
3. DEVELOPMENT ON THIS PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE NONCONFORMING 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 DEMED 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.
4. THE LANDS DESCRIBED HEREON ARE SUBJECT TO THE FOLLOWING ITEMS OF RECORD:

ALL MATTERS SHOWN ON THE PLAT OF GOLFVIEW, PLAT BOOK "H", PAGE 119, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THIS PLAT DID NOT GRAPHICALLY DEPICT OR OTHERWISE STATE EASEMENTS OR ANY OTHER RESTRICTIONS.
THERE MAY BE OTHER EASEMENTS, BOTH RECORDED AND NOT RECORDED IN THE PUBLIC RECORDS WHICH AFFECT THIS PROPERTY.

- LEGEND
- DENOTES SET 5/8" IRON ROD WITH CAP "LS4340"
 - ◇ DENOTES SET 4" X 4" CONCRETE MONUMENT WITH DISK "LS4340 PRM/PCP"
- ABBREVIATIONS
- PRM DENOTES PERMANENT REFERENCE MONUMENT
 - POP DENOTES PERMANENT CONTROL POINT
 - LS DENOTES LAND SURVEYOR



PREPARED BY :
THOMAS L. CONNER
FLORIDA SURVEYOR AND MAPPER NUMBER LS4340
5424 SOUTH BRACKEN COURT
WINTER PARK, FLORIDA 32792
PHONE : 407-857-1576

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.