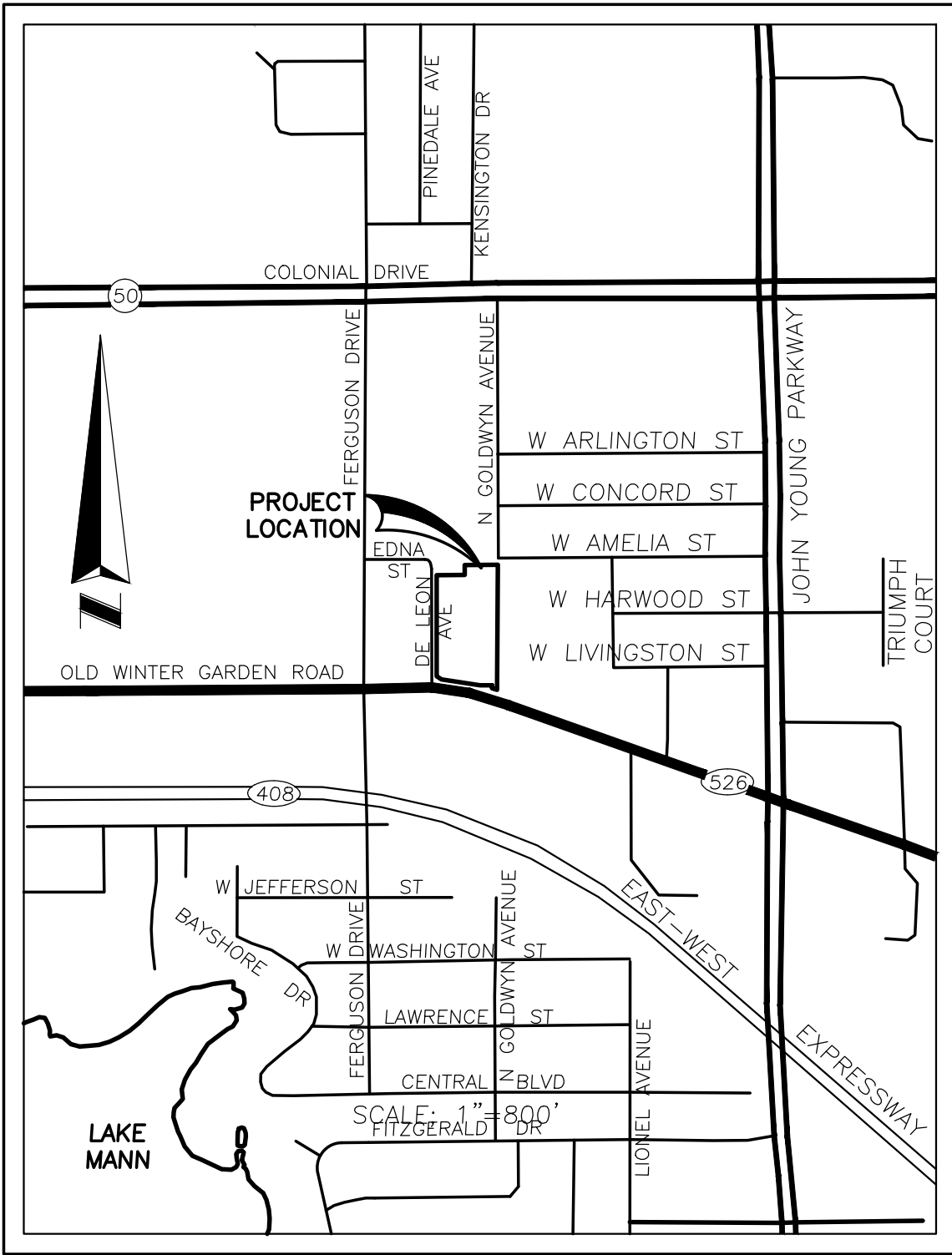


EWING IRRIGATION REPLAT

A REPLAT OF A PORTION OF BLOCK B AND THE VACATED RIGHT OF WAY CYPRESS STREET, ORLAMAN PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK L PAGE 61, LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



VICINITY MAP

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF DE LEON AVENUE AS BEING NORTH 00°03'34" EAST, A MONUMENTED LINE.
- 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.
- HORIZONTAL POSITIONS SHOWN ON THE MAP ARE RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD83), 2007 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE; DISTANCES SHOWN ARE GRID DISTANCES.
- THE DRAINAGE AND RETENTION POND EASEMENT WILL BE OWNED AND MAINTAINED BY EWING IRRIGATION PRODUCTS, INC., A NEVADA CORPORATION.

LEGEND & ABBREVIATIONS

FND = FOUND	LB = LICENSED BUSINESS
CM = CONCRETE MONUMENT	CCR = CERTIFIED CORNER RECORD
IR&C = IRON ROD & CAP	PB = PLAT BOOK
R/W = RIGHT-OF-WAY	DB = DEED BOOK
ID = IDENTIFICATION	ORB = OFFICIAL RECORDS BOOK
PRM = PERMANENT REFERENCE MONUMENT	PG(S) = PAGE(S)
PC = POINT OF CURVATURE	(P) = PLAT
PCC = POINT OF COMPOUND CURVATURE	(F) = FIELD
PT = POINT OF TANGENCY	SEC = SECTION
R = RADIUS	■ = RAILROAD SPIKE
L = LENGTH	■ = DESIGNATES A PERMANENT REFERENCE MONUMENT, BEING A SET 4" X 4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB2108", UNLESS OTHERWISE NOTED.
CH = CHORD	○ = DESIGNATES A PERMANENT REFERENCE MONUMENT, BEING A SET NAIL & DISK STAMPED PRM LB2108 UNLESS OTHERWISE NOTED.
CB = CHORD BEARING	● = DESIGNATES A PERMANENT REFERENCE MONUMENT, BEING A SET 5/8" IR&C STAMPED LB2108 UNLESS OTHERWISE NOTED.
Δ = CENTRAL ANGLE	
NT = NON-TANGENT	

DESCRIPTION:

(By Official Records Book 10922, Page 8337, re-recorded in Doc 20160632504)

Lots 7 through 21, inclusive, Block B, Orlaman Park, as recorded in Plat Book L, Page 61, Public Records of Orange County, Florida, and that portion of Cypress Street, Amelia Avenue (formerly Edna Street), and Old Winter Garden Road vacated in Deed Book 890, Page 290, Public Records of Orange County, Florida, less and except those lands described in Official Records Book 4955, Page 2265, Public Records of Orange County, Florida.

and

The south 10.00 feet of Lot 1, The north 45.00 feet and the south 15 feet of Lot 2 and all of Lot 3, Block B, Orlaman Park, according to the plat thereof as recorded in Plat Book L, Page 61, Public Records of Orange County, Florida

Tax Parcel Identification Numbers: 28-22-29-6292-02-070 and 28-22-29-6292-02-021

And intended to be the same premises described as follows:

The South 10.00 feet of Lot 1; and all of Lots 2, 3, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21, Block B, Orlaman Park, according to the plat thereof, as recorded in Plat Book L, Page 61;

Together with those portions of Cypress Street, Edna Street (now known as Amelia Avenue); and Old Winter Garden Road vacated in Deed Book 890, Page 290;

Less and except those lands described in Official Records Book 4955, Page 2265; all among the Public Records of Orange County, Florida.

TOGETHER WITH

(By Official Records Book 10936, Page 4260)

Lots 4, 5 and 6, Block B, Orlaman Park according to the plat thereof recorded at Plat Book L, Page 61, in the Public Records of Orange County, Florida.

Parcel Identification Number: 28-22-29-6292-02-040

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A portion of Lots 1, 9, 10, 11, 12 and Lots 2, 3, 4, 5, 6, 7, 8, 13, 14, 15, 16, 17, 18, 19, 20, and 21, Block B, Orlaman Park, according to the plat thereof recorded in Plat Book L, Page 61, Public Records of Orange County, Florida, and that portion of Cypress Street, Amelia Avenue (formerly Edna Street), and Old Winter Garden Road vacated in Deed Book 890, Page 290, Public Records of Orange County, Florida, less and except those lands described in Official Records Book 4955, Page 2265, Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at intersection of the South right of way line of Edna Street and the East right of way line of De Leon Avenue as shown on the plat of Orlaman Park according to the plat thereof recorded in Plat Book L, Page 61, Public Records of Orange County, Florida; thence South 00°03'14" West, a distance of 50.00 feet along the East right of way line of said De Leon Avenue to the POINT OF BEGINNING, said point being on a line that is 10.00' North of and parallel with the South line of Lot 1, Block B, as shown on said plat; thence North 89°40'06" East, a distance of 140.00 feet along said parallel line to a point on the East line of said Lot 1, Block B; thence North 00°03'14" East, a distance of 49.99 feet to the South right of way line of Edna Street, also being the Northeast corner of said Lot 1, Block B; thence North 89°40'34" East, a distance of 164.84 feet along said South right of way line to the East line of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 28, Township 22 South, Range 29 East, also being the East right of way line of Cypress Street as shown on said plat, vacated per Deed Book 890, Page 290; thence South 00°19'25" West, a distance of 623.87 feet along said East line to the North right of way line of Old Winter Garden Road, Orange County Public Works Right of Way Map, Dated 3/89, said point being on a non-tangent curve concave to the Southwest, having a radius of 1324.24 feet, a central angle of 01°07'30", and a chord bearing of North 73°43'05" West; thence along said North right of way line the following five (5) courses: from a tangent bearing of North 73°09'20" West, run Westerly a distance of 26.00 feet along the arc of said curve to a non-tangent line; thence North 00°19'25" East, a distance of 15.80 feet; thence South 89°39'22" West, a distance of 60.34 feet to a point on a non-tangent curve concave Southerly, having a radius of 1324.24 feet, a central angle of 08°24'33" and a chord bearing of North 81°10'36" West; thence from a tangent bearing North 76°58'20" West, run Westerly a distance of 194.36 feet along the arc of said curve to a non-tangent line; thence North 57°08'02" West, a distance of 29.51 feet to the aforementioned East right of way line of De Leon Avenue; thence departing said North right of way line, North 00°03'34" East, a distance of 503.60 feet along said East right of way line to the POINT OF BEGINNING.

Containing 3.93 acres, more or less.

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

EWING IRRIGATION REPLAT
DEDICATION

KNOW ALL BY THESE PRESENTS, That Ewing Irrigation Products, Inc., 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 _____

By: Ewing Irrigation Products, Inc.

By: Douglas W. York
Title: President

Signed in the presence of:

Witness: _____
Printed Name: _____

Witness: _____
Printed Name: _____

STATE OF _____ COUNTY OF _____ THIS IS TO CERTIFY,


The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by Douglas W. York, as President of Ewing Irrigation Products, Inc. on behalf of the Company. He is _____ personally known to me or has produced _____ as identification.

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

NOTARY PUBLIC
Print Name: _____
State of _____
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.

Signature:  Registration No. 4791
Dated February 17, 2017
JAMES L. PETERSEN
Southeastern Surveying and Mapping Corporation
6500 All American Boulevard
Orlando, Florida 32810-4350
Certificate Number LB 2108

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 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: _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

City Surveyor: _____

Date: _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: _____

Date: _____

City Engineer: _____



JAMES L. PETERSEN, P.S.M. No. 4791
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e-mail: info@southeasternsurveying.com