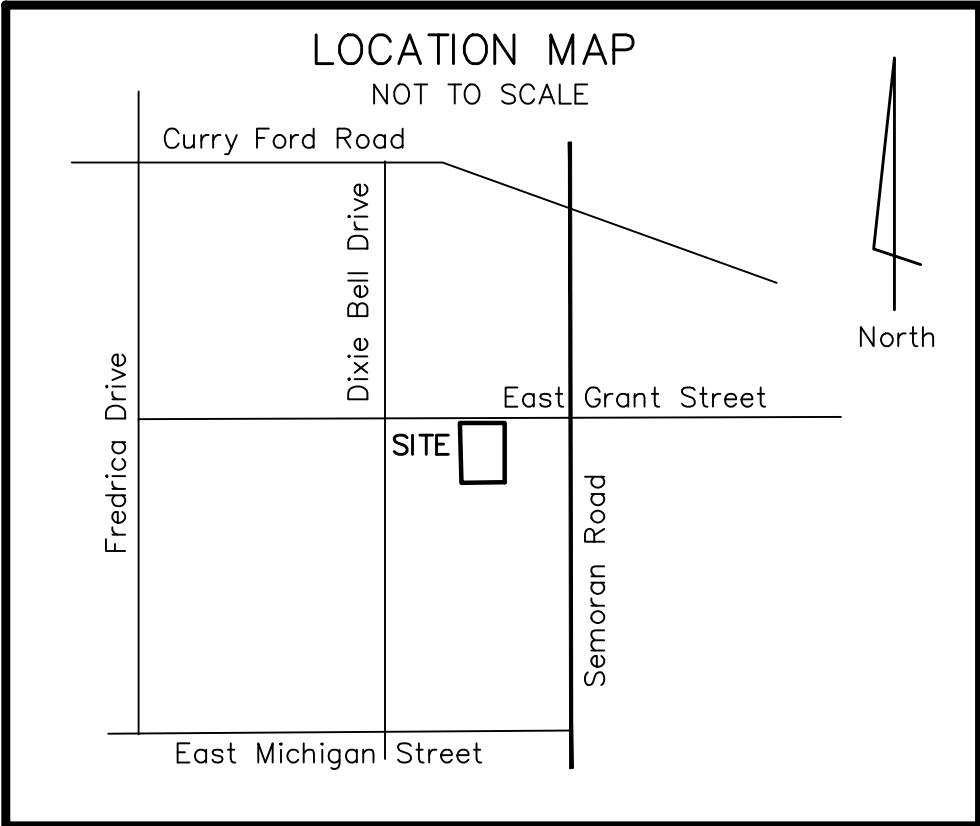


Grant Street Replat Two

A replat of Grant Street Replat as recorded in Plat Book 72, Pages 66 and 67, Orange County, Florida

Section 4, Township 23 South, Range 30 East

City of Orlando, Orange County, Florida



Legend and Abbreviations

- — denotes 4"x 4" concrete monument with disk stamped 'PRM — PSM # 5205', unless otherwise noted
- — denotes change of direction, no monument set
- ⌒ — denotes centerline of right of way
- R/W — denotes right of way line
- P.B. — denotes Plat Book
- O.R. — denotes Official Records Book
- Pg. — denotes Page
- PRM — denotes permanent reference monument
- PSM — denotes Professional Surveyor and Mapper
- RLS — denotes Registered Land Surveyor

Property Description

Lot 1, Lot 2 and Retention Tract of GRANT STREET REPLAT as recorded in Plat Book 72, Pages 66 through 67, Orange County, Florida. Being more particularly described as follows:

BEGIN at the Northwest corner of said GRANT STREET REPLAT, said point also being on the South right of way line of Grant Street; thence North 89°36'32" East, along said South right of way line and North line of said GRANT STREET REPLAT, a distance of 62.00 feet to the Northwest corner of Lift Station Tract of said GRANT STREET REPLAT; thence, along the boundary of said Lift Station Tract the following three courses: South 00°03'49" West a distance of 20.00 feet; thence North 89°36'32" East a distance of 30.00 feet; thence North 00°03'49" East a distance of 20.00 feet to the Northeast corner of said Lift Station Tract and the South right of way line of Grant Street; thence North 89°36'32" East, along the South right of way line of Grant Street and North line of said GRANT STREET REPLAT, a distance of 371.89 feet to the Northeast corner of said GRANT STREET REPLAT; thence South 00°16'34" East, along the East line of said GRANT STREET REPLAT, a distance of 464.97 feet to the Southeast corner of said GRANT STREET REPLAT; thence South 89°09'05" West, along the South line of said GRANT STREET REPLAT, a distance of 466.69 feet to the Southwest corner of said GRANT STREET REPLAT; thence North 00°03'49" East, along the West line of said GRANT STREET REPLAT, a distance of 468.71 feet to the POINT OF BEGINNING

Contains 4.97 acres, more or less.

General Notes


- Bearings shown hereon are based on the Southerly right of way line of Grant Street, being assumed as North 89°36'32" East..
- 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.
- All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services which shall not interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. Such construction, installation, maintenance, and operation shall comply with the national electrical safety codes adopted by the Florida Public Service Commission.
- The property described on this plat is subject to the following recorded documents:

Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions for Grant Street Complex by Grant Street Professionals, L.L.C., a Florida limited liability company, and Fleites Family LLP, a Florida limited liability partnership, recorded April 5, 2006, in Book 8569, Page 3890. (easements are blanket in nature and are not able to be shown graphically, except the "Shared Entrance Boulevard" which is shown hereon)

Orlando Utilities Commission Utility Easement by and between Grant Street Professionals, L.L.C., a Florida limited liability company, the City of Orlando and the Orlando Utilities Commission recorded October 8, 2007, in Book 9460, Page 4641. (easement is blanket in nature and are not able to be shown graphically, easement area is 12.00 feet in width lying 6.00 from center of underground facilities)

Orlando Utilities Commission Utility Easement by and between Grant Street Professionals, L.L.C., a Florida limited liability company, the City of Orlando and the Orlando Utilities Commission recorded October 8, 2007, in Book 9460, Page 4646. (easement is blanket in nature and are not able to be shown graphically, easement area is 12.00 feet in width lying 6.00 from center of underground facilities)

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.



Benchmark Surveying & Mapping, LLC

Certificate of Authorization Number — LB—7874

Post Office Box 771065, Winter Garden, Florida 34777—1065

3110 Red Fox Run, Kissimmee, Florida 34746

(407) 654—6183 www.benchmarksurveyingandmapping.com

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida Statute Chapter 177.

City Surveyor

Richard Allen, P.S.M. Date:

CERTIFICATE OF APPROVAL BY BY CITY PLANNING AND DEVELOPMENT DIRECTOR

Examined and approved; Date:

Director of Planning & Development

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and approved; Date:

City Engineer

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR _____

Attest: _____ City Clerk

PLAT BOOK

PAGE

Grant Street Replat Two DEDICATION

KNOW ALL BY THESE PRESENTS, That the entity named below, being the owner in fee simple of a portion of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed as shown hereon. No part of this plat is dedicated to the public.

IN WITNESS WHEREOF has caused these presents to be signed by the Managing Member named below on this ____ day of _____ 2017

Grant Street Professionals LLC

By: _____ Title: _____

Print Name: _____

Signed in the presence of:

Sign Name: _____ Sign Name: _____

Print Name: _____ Print Name: _____

STATE OF FLORIDA
COUNTY OF ORANGE

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____, who is personally known to me, of the above named company. Described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such officer thereto duly authorized.

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

NOTARY PUBLIC

My commission expires _____

Grant Street Replat Two DEDICATION

KNOW ALL BY THESE PRESENTS, That the entity named below, being the owner in fee simple of a portion of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed as shown hereon.

IN WITNESS WHEREOF has caused these presents to be signed by the Managing Partner named below on this ____ day of _____ 2017

Fleites Family LLP

By: _____ Title: _____

Print Name: _____

Signed in the presence of:

Sign Name: _____ Sign Name: _____

Print Name: _____ Print Name: _____

STATE OF FLORIDA
COUNTY OF ORANGE

THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____, who is personally known to me, of the above named company. Described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such officer thereto duly authorized.

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

NOTARY PUBLIC

My commission expires _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper has prepared the foregoing plat under his 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.

Signed: _____ Date _____

Billy Joe Jenkins, Jr.

Florida Professional Surveyor and Mapper License No. 5205

Benchmark Surveying & Mapping, LLC., LB # 7874

P.O. Box 771065, Winter Garden, Florida 34777—1065

3110 Red Fox Run, Kissimmee, Florida 34746

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: _____