

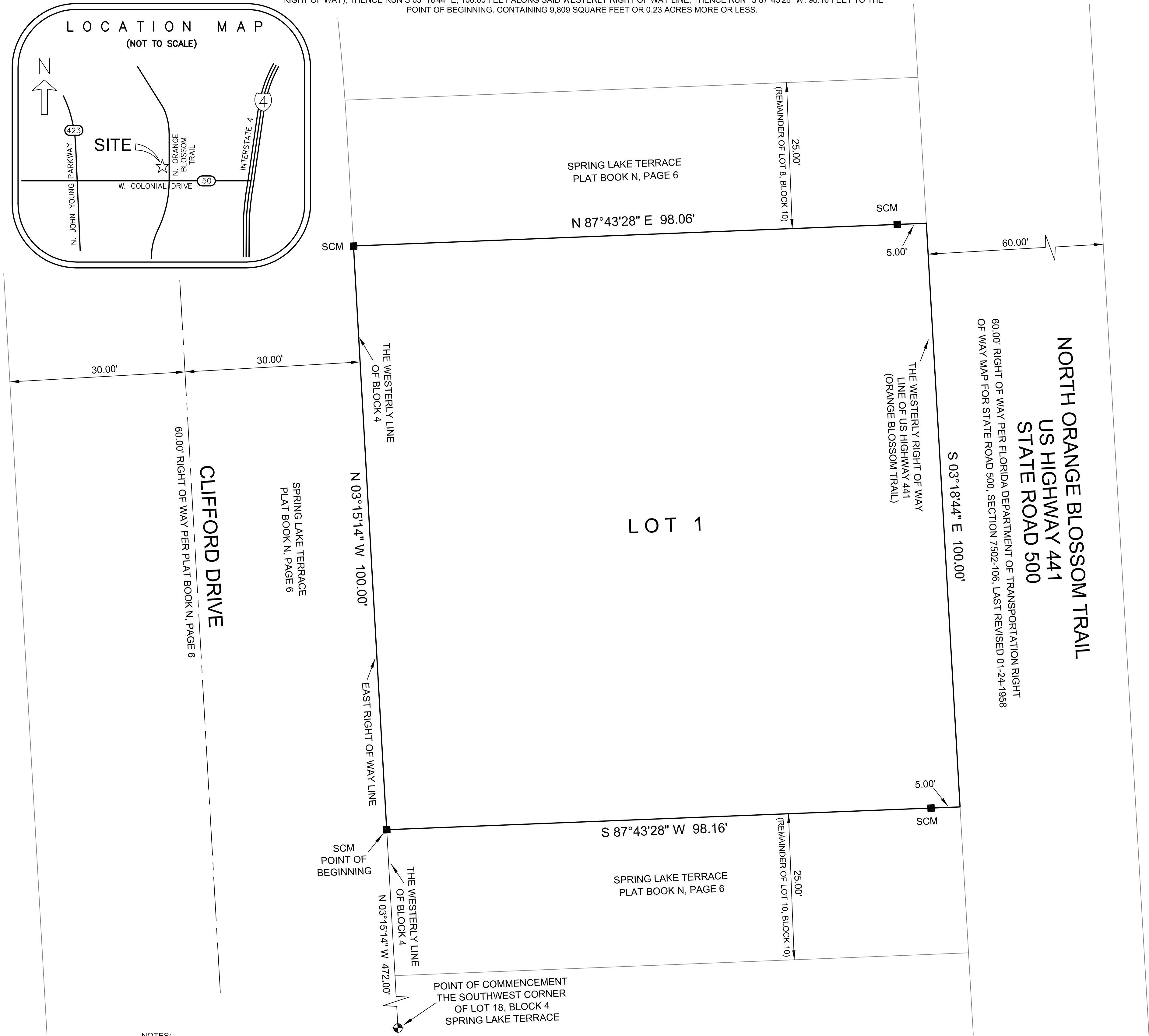
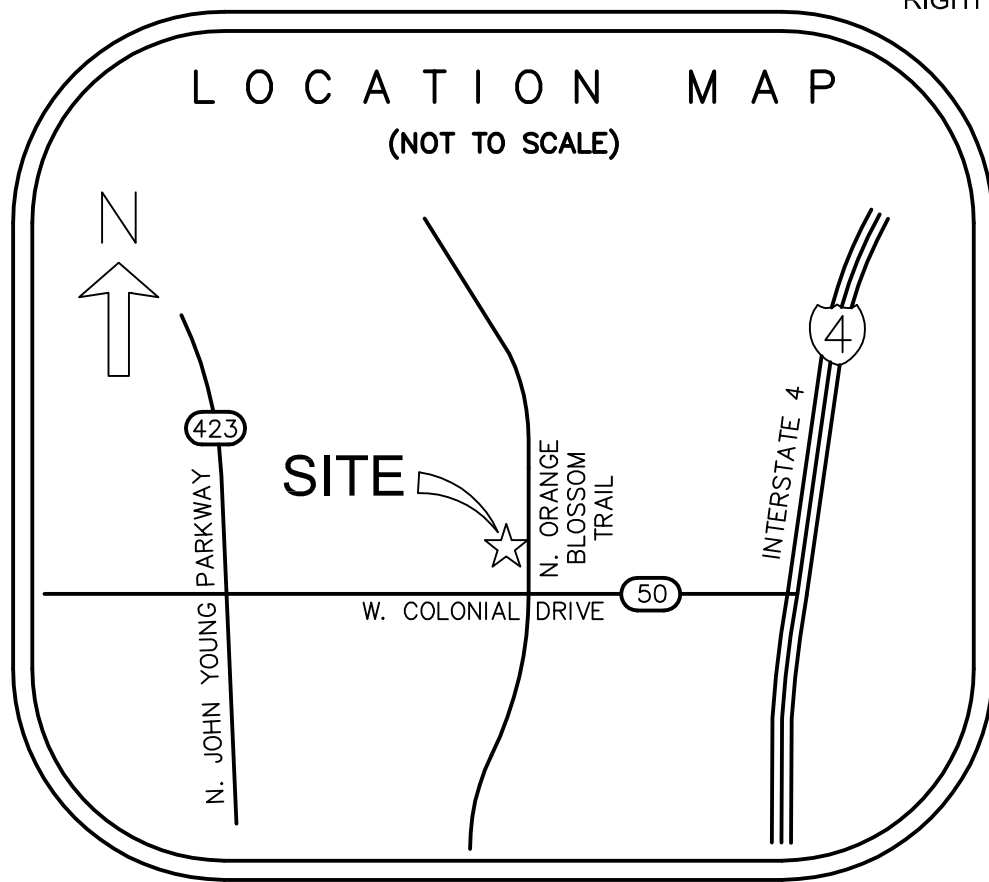
739 CLIFFORD PLAT

SHEET 1 OF 1

BEING A REPLAT OF PART OF THE SOUTH HALF OF LOT 8, ALL OF LOT 9 AND THE NORTH HALF OF LOT 10, BLOCK 4, SPRING LAKE TERRACE, RECORDED IN PLAT BOOK N, PAGE 6 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PART OF THE SOUTH HALF OF LOT 8, ALL OF LOT 9 AND THE NORTH HALF OF LOT 10, BLOCK 4, SPRING LAKE TERRACE, AS RECORDED IN PLAT BOOK N, PAGE 6 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 4 OF SAID SPRING LAKE TERRACE, THENCE RUN N 03°15'14" W, 472.00 FEET ALONG THE WESTERLY LINE OF SAID BLOCK 4 TO THE POINT OF BEGINNING; THENCE CONTINUE N 03°15'14" W, 100.00 FEET ALONG THE WESTERLY LINE OF SAID BLOCK 4; THENCE RUN N 87°43'28" E, 98.06 FEET TO THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441 (ORANGE BLOSSOM TRAIL) (A 60.00 FOOT RIGHT OF WAY); THENCE RUN S 03°18'44" E, 100.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE RUN S 87°43'28" W, 98.16 FEET TO THE POINT OF BEGINNING. CONTAINING 9,809 SQUARE FEET OR 0.23 ACRES MORE OR LESS.



NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF BLOCK 4, SPRING LAKE TERRACE, RECORDED IN PLAT BOOK N, PAGE 6 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA HAVING AN ASSUMED BEARING OF N 03°15'14" W.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- DEVELOPMENT ON 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.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY 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:

739 CLIFFORD PLAT

DEDICATION

Please revise the dedication to read KNOW ALL BY THESE PRESENTS, That William F. Waits, Jr, 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 does not dedicate any additional items 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: _____
William F. Waits, Jr.

Attest: _____
Printed Name

Signed in the presence of:

By: _____
Printed Name

By: _____
Printed Name

STATE OF FLORIDA, COUNTY OF ORANGE, THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared William F. Waits, Jr, fee simple owner whie is personally know to me or has produced the following identification _____ and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as fee simple owner of the foregoing plat.

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 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 Number 6573 Joseph Williamson
Vision Land Service
941 S. Pennsylvania Avenue
Winter Park, FL 32789
Tel. (888) 399-8474

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR PRO TEM _____

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 _____

LEGEND

OR Book = Official Records Book of Public Records of Orange County, Florida

PG = Page

DOC# = Official Records Document Number of the Public Records of Orange County, Florida

FN = Found Nail

■ SCM = Set 4"x4" Concrete Monument PRM LS#6573

LB = Licensed Business

⬤ = Point of Commencement

LS = Licensed Surveyor

FDOT = Florida Department of Transportation

⊙ = Certified Corner

ID = Identification

