

South Orange Retail

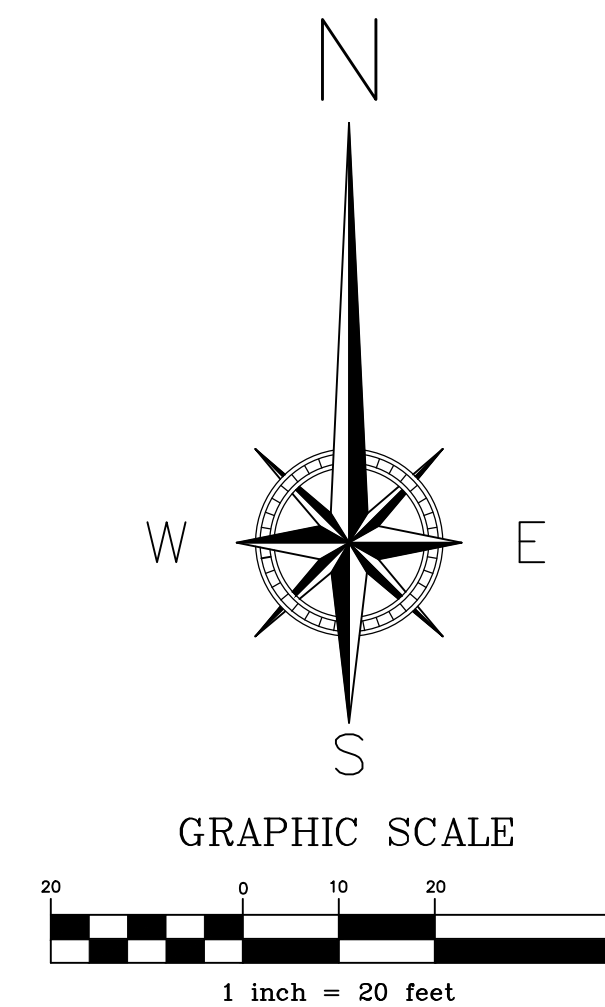
A replat of Lots 1, 2, 13 and 14 of JACOB A. HOLLENBECK'S SUBDIVISION as recorded in Plat Book "G", Page 12, Orange County, Florida Section 1, Township 23 South, Range 29 East City of Orlando, Orange County, Florida

Property Description

Lots 1, 2, 13 and 14, Block B, JACOB A. HOLLENBECK'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book "G", Page 12, Public Records of Orange County, Florida, LESS right of way for State Road No. 527 (Orange Avenue). Being more particularly described as follows:

COMMENCE at the Northeast corner of Lot 1, Block B, JACOB A. HOLLENBECK'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book "G", Page 12, Public Records of Orange County, Florida, thence South 00°17'25" East, along the East line of said Lots 1 and 2 and West right of way line of Hollenbeck Drive, a 30.00 foot wide right of way per said JACOB A. HOLLENBECK'S SUBDIVISION, a distance of 105.00 feet to the Southeast corner of said Lot 2; thence South 89°51'55" West, along the South line of said Lots 2 and 14, a distance of 260.50 feet to the East right of way line of State Road No. 527 (Orange Avenue), said point also being a point on a non-tangent curve concave to the East, having a radius of 3779.83 feet and a delta angle of 0°14'34"; thence, from a tangent bearing of North 00°27'39" East, North along the arc of said curve and said East right of way line, an arc distance of 16.01 feet to the point of tangency; thence North 00°42'13" East, continuing along said East right of way line, a distance of 74.20 feet to a point of curvature of a curve concave Southeast, having a radius of 14.00 feet and a delta angle of 89°04'00"; thence Northeast along the arc of said curve and said East right of way line, an arc distance of 21.76 feet to a point on a non-tangent line; thence North 84°24'10" East a distance of 10.46 feet to a point on the North line of said Lot 13 and South line of Hollenbeck Street, a 30.00 foot wide right of way per said JACOB A. HOLLENBECK'S SUBDIVISION; thence North 89°51'55" East, along the North line of said Lot 13, said Lot 1 and said South right of way line, a distance of 234.54 feet to the POINT OF BEGINNING.

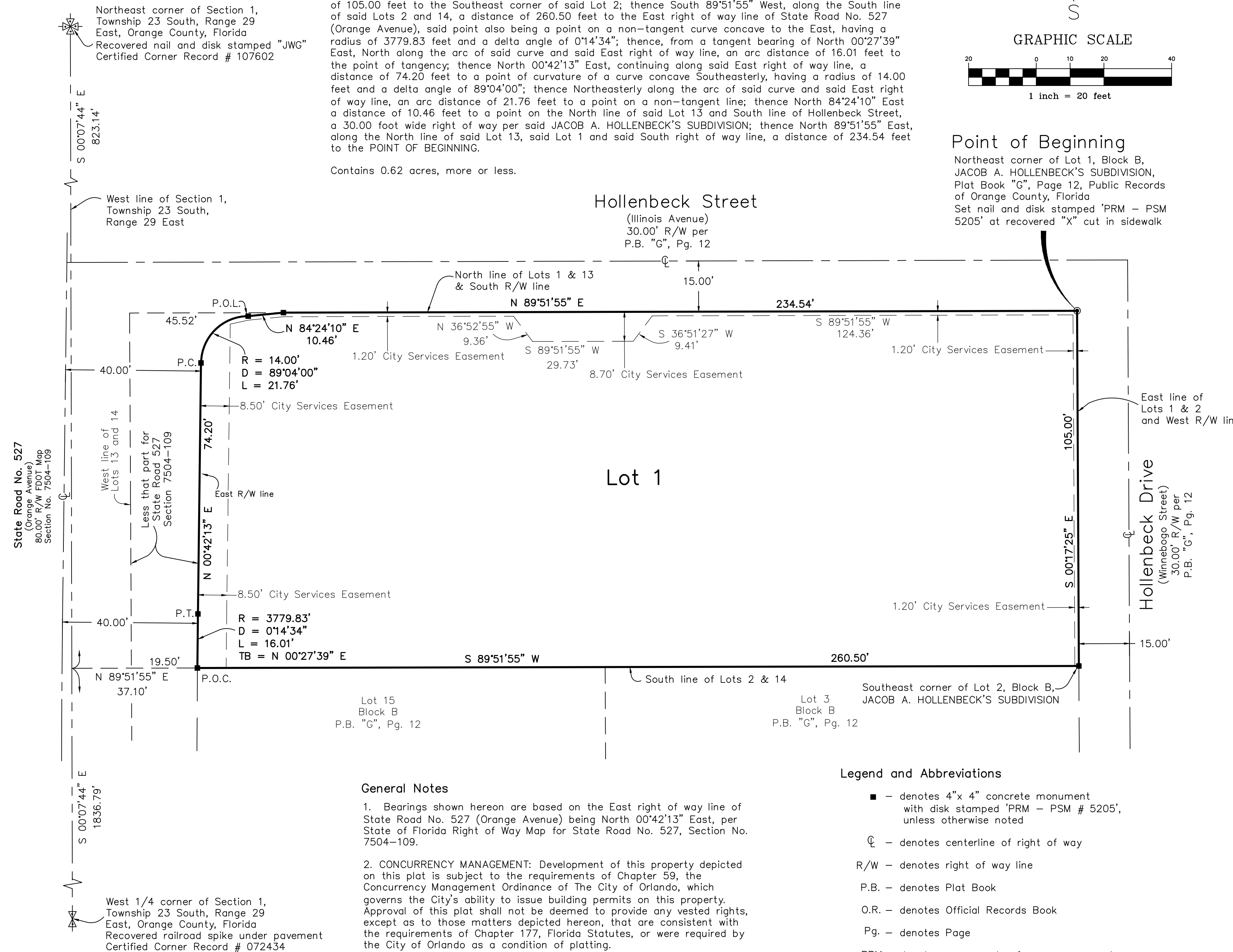
Contains 0.62 acres, more or less.



Point of Beginning

Northeast corner of Lot 1, Block B, JACOB A. HOLLENBECK'S SUBDIVISION, Plat Book "G", Page 12, Public Records of Orange County, Florida. Set nail and disk stamped 'PRM - PSM 5205' at recovered 'X' cut in sidewalk

Northeast corner of Section 1, Township 23 South, Range 29 East, Orange County, Florida Recovered nail and disk stamped "JWG" Certified Corner Record # 107602



State Road No. 527 (Orange Avenue) 80.00' R/W P.O.C. Map Section No. 7504-109

West line of Lots 13 and 14 Less that part for State Road 527 Section 7504-109

West 1/4 corner of Section 1, Township 23 South, Range 29 East, Orange County, Florida Recovered railroad spike under pavement Certified Corner Record # 072434

General Notes

- Bearings shown hereon are based on the East right of way line of State Road No. 527 (Orange Avenue) being North 00°42'13" East, per State of Florida Right of Way Map for State Road No. 527, Section No. 7504-109.
- 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.

Legend and Abbreviations

- - denotes 4"x 4" concrete monument with disk stamped 'PRM - PSM # 5205', unless otherwise noted
- ⊕ - 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
- P.O.C. - denotes point on non-tangent curve
- P.C. - denotes point of curvature
- P.T. - denotes point of tangency
- P.O.L. - denotes point on non-tangent line

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 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

South Orange Retail DEDICATION

KNOW ALL BY THESE PRESENTS, That CFL Retail Development LLC, a Florida limited liability company, 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 and dedicates the City Services Easement to the perpetual use of the public.

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

CFL Retail Development LLC, a Florida limited liability company

By: _____ Title: _____
 Print Name: _____

Signed in the presence of:
 Sign Name: _____ Sign Name: _____
 Print Name: _____ Print Name: _____

STATE OF FLORIDA
 COUNTY OF ORANGE

That on _____ THIS IS TO CERTIFY, 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 _____

KNOW ALL BY THESE PRESENTS, That Central Florida Retail Development 2 LLC, a Florida limited liability company, 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 and dedicates the City Services Easement to the perpetual use of the public.

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

Central Florida Retail Development 2 LLC, a Florida limited liability company

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 REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida Statute Chapter 177.

City Surveyor _____ Date: _____
 Richard Allen, P.S.M.

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: _____