

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.

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GR5 RECEIVERS WITH THE TRIMBLE VIRTUAL REFERENCE NETWORK. NO LOCAL CONTROL WAS LOCATED TO USE AS A CHECK TO THIS BASIS OF BEARINGS. THE OBSERVED BEARING OF SOUTH 89°56'16" EAST FOR THE SOUTH RIGHT OF WAY LINE OF WEST JACKSON STREET LINE WAS USED AS A BASIS FOR THIS PLAT.

2. 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 SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF 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.
3. DEVELOPMENT ON THIS PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CURRENCY 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.
4. THE CITY SERVICE AND SIDEWALK EASEMENTS ARE TO BE OWNED AND MAINTAINED BY 7-ELEVEN, INC., A TEXAS CORPORATION.

CM	CONCRETE MONUMENT
C.C.R.	CERTIFIED CORNER RECORD
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
ID.	IDENTIFICATION
N&D	NAIL AND DISK
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
P.R.M.	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY
RGE	RANGE
S.F.	SQUARE FEET
SEC	SECTION
TWP	TOWNSHIP

■	FOUND CONCRETE MONUMENT WITH IDENTIFICATION
□	SET CONCRETE 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 8030"
●	FOUND IRON ROD OR IRON PIPE WITH IDENTIFICATION
○	SET 5/8" IRON ROD WITH CAP STAMPED "LB 8030"
◎	FOUND NAIL & DISK WITH IDENTIFICATION
◎	SET NAIL & DISK STAMPED "PRM LB 8030"
✦	CALCULATED SECTION CORNER
⋈	FOUND 1/4 SECTION CORNER
⋈	CENTERLINE

Bowman

CONSULTING

CERTIFICATE OF AUTHORIZATION NO. LB 8030

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 88°51'17" EAST A DISTANCE OF 1359.65 FEET TO A POINT 30 FEET SOUTH OF THE NORTH RIGHT OF WAY LINE OF SOUTH STREET; THENCE NORTH 00°30'30" WEST, DEPARTING SAID SOUTH LINE OF SECTION 27, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SOUTH STREET AND THE EAST RIGHT OF WAY LINE OF ORANGE BLOSSOM TRAIL (AN 80 FOOT RIGHT OF WAY); AND THE POINT OF BEGINNING; THENCE NORTH 00°30'30" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 251.65 FEET TO THE SOUTH RIGHT OF WAY LINE OF JACKSON STREET (A 60 FOOT RIGHT OF WAY); THENCE SOUTH 89°56'16" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°29'51" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 254.49 FEET TO THE SAID NORTH RIGHT OF WAY LINE OF SOUTH STREET; THENCE NORTH 88°51'17" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 150.01 TO THE POINT OF BEGINNING.

CONTAINING 0.87 ACRES (37,952.97 SQUARE FEET) MORE OR LESS.

ORANGE BLOSSOM TRAIL

CHURCH ST.

W. JACKSON ST.

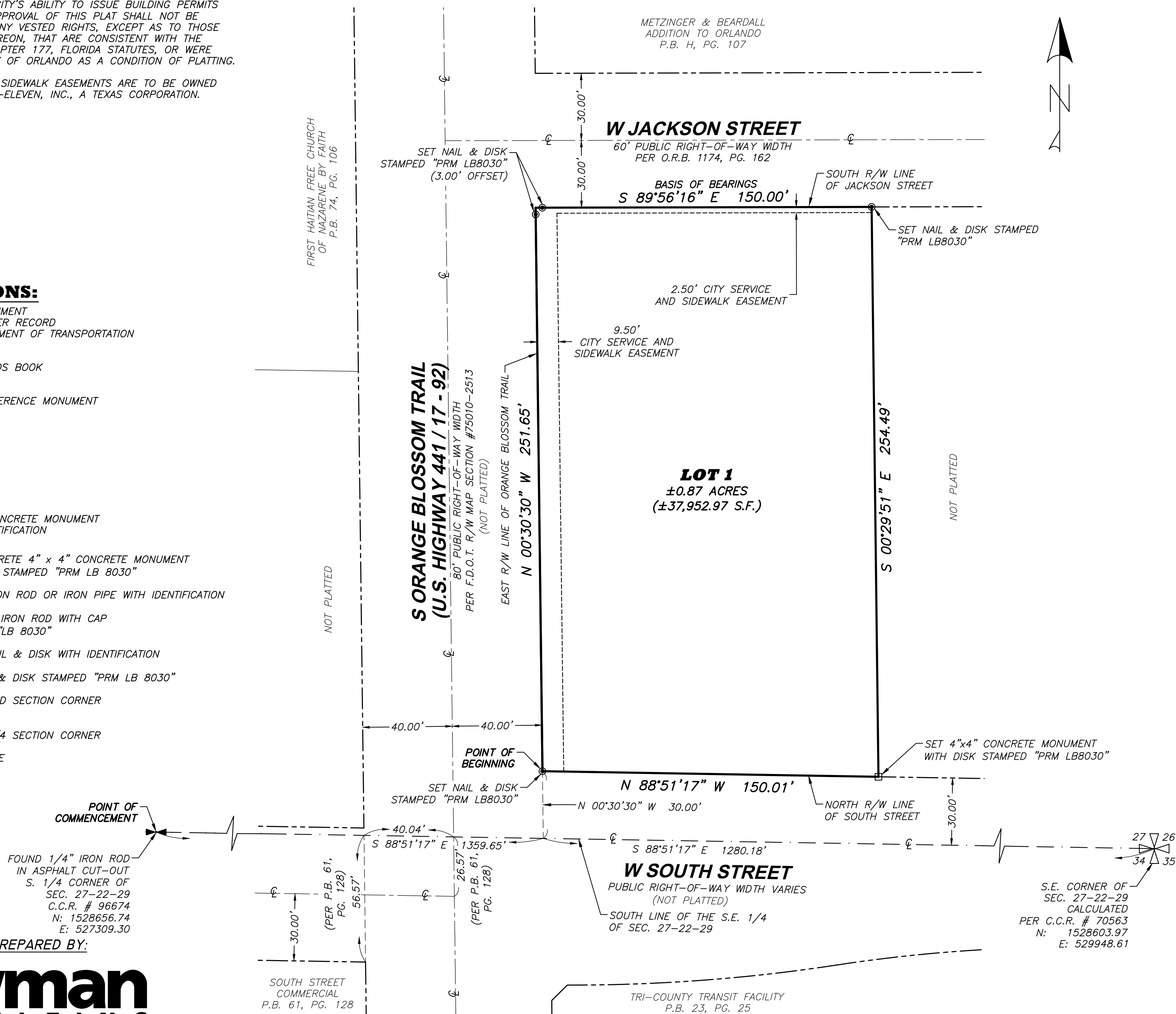
W. SOUTH ST.

**PLAT
LOCATION**

LONG ST.

S. WESTMORELAND DR.

S.R. 408



THIS MAP IS INTENDED TO BE DISPLAYED AT A
SCALE OF 1" = 30' OR SMALLER.

SHEET 1 OF 1 | PLAT BOOK: _____ PAGE: _____

DEDICATION

KNOW ALL BY THESE PRESENTS, That 7-Eleven, Inc., A Texas Corporation, 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 and Sidewalk Easements 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: _____

Printed Name

Attest: _____

Printed Name

Signed in the presence of:

By: _____

Printed Name _____

By: _____

Printed Name _____

STATE OF _____ COUNTY OF _____

THIS IS TO CERTIFY, That on _____
before me, an officer duly authorized to take acknowledgements in the
State and County aforesaid, personally appeared _____
and _____ respectively,
_____ of the above named Corporation
incorporated under the laws of _____, who is/are
personally known to me or have produced the following identification
and _____
respectively, who executed the foregoing dedication and severally
acknowledged the execution thereof to be their free act and deed as
such officers thereto duly authorized, and that said dedication is the
act and deed of said Corporation.

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 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: STEVEN N. BRICKLEY, P.S.M. - FLORIDA REGISTRATION NO. 6841
BOWMAN CONSULTING GROUP, LTD.
301 S.E. OCEAN BLVD., SUITE 301
STUART, FL 34994
CERTIFICATE OF AUTHORIZATION NO. LB 8030

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

MAYOR _____

ATTEST: _____
City Clerk

Examined and Approved: _____ Date: _____

City Planning Official: _____

Examined and Approved: _____ Date: _____

City Engineer: _____

Reviewed for conformity to Florida State Statute 177

City Surveyor: _____ Date: _____

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 _____