

2110 E Washington

SHEET 1 OF 2

A Replat of the East 54 feet of Lots 14 and 15, and the West 10 feet of Lots 12 and 13, Block E,
Seminole Park Addition to the City of Orlando
Being a portion of Section 30, Township 22 South, Range 30 East,
City of Orlando, Orange County, Florida

PLAT BOOK PAGE

2110 E Washington

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, Dan Fulton Sanderson, 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 as shown hereon and dedicates nothing to the perpetual use of the public.

IN WITNESS WHEREOF the undersigned owner has caused these presents to be signed this _____ day of _____

Dan Fulton Sanderson
By: _____
Printed Name: Dan Fulton Sanderson
Title: _____

Signed in the presence of:
By: _____
Printed Name _____

By: _____
Printed Name _____

COUNTY OF _____ STATE OF _____

THIS IS TO CERTIFY, that on this _____ day of _____, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____ Dan Fulton Sanderson _____ of the above named individual, who is personally known to me or have produced the following identification _____ and did/did not take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his free act and deed as such officer thereto duly authorized; and that said dedication is the act and deed of said individual.

NOTARY PUBLIC _____
My Commission Expires _____
Printed Name _____ NOTARY STAMP

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: _____ Date _____
Planning Official _____

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.
the _____
Mayor Pro Tem _____
Attest: _____ City Clerk

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the 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 the requirements of chapter 177 and that said land is located in the City of Orlando, Orange County, Florida.

JAMES R. SHANNON JR. Date _____
Florida Registration Number: 4671
SHANNON SURVEYING, INC. - LB No.6898
499 North S.R. 434 - SUITE 2045 ALTAMONTE SPRINGS,
FLORIDA, 32714, (407) 774-8372

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

Richard Allen Date _____
City Surveyor for City of Orlando

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in Orange County Official Records on _____ as File No. _____
County Comptroller in and for Orange County, Florida
By: _____

DESCRIPTION:

The East 54 feet of Lots 14 and 15, and the West 10 feet of Lots 12 and 13, Block E, Seminole Park Addition to the City of Orlando, according to the plat thereof, as recorded in Plat Book E, Page 19, in the Public Records of Orange County, Florida, more particularly described as follows:

Commence at the Northwest corner of said Block E, also being the intersection of the East right of way line of N Forest Avenue and the South right of way line of E Washington Street; thence run N89°33'25"E along said South right of way line of E Washington Street and the North line of said Block E, a distance of 92.00 feet to the Point of Beginning; thence continue N89°33'25"E along said South right of way line and said North line of Block E, a distance of 64.00 feet; thence run S00°26'39"E along the East line of the West 10 feet of said Lots 12 and 13, a distance of 106.43 feet; thence run S89°35'28"W along the South line of said Lots 12 and 15, a distance of 64.00 feet; thence run N00°26'39"W along the West line of the East 54 feet of said Lots 14 and 15, a distance of 106.39 feet to the Point of Beginning.

Contains 6,810 Square Feet or 0.156 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.

GENERAL NOTES:

- 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.
- BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 30-22-30 AS BEING S00°30'10"E.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND:

- - SET 4"x4" CONCRETE MONUMENT STAMPED "PRM #4671"
- - RECOVERED 3"x3" CONCRETE MONUMENT STAMPED "PRM 2810"
- - RECOVERED NAIL & DISK, UNLESS OTHERWISE NOTED.
- ⊙ - INDICATES CENTERLINE
- LB - LICENSED BUSINESS CERTIFICATION
- PRM - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT-OF-WAY
- # - NUMBER
- PB - PLAT BOOK
- PG - PAGE
- CCR - CERTIFIED CORNER RECORD
- N - NORTH
- NE - NORTHEAST
- E - EAST
- SE - SOUTHEAST
- S - SOUTH
- SW - SOUTHWEST
- W - WEST
- NW - NORTHWEST
- ORB - OFFICIAL RECORDS BOOK

SHANNON SURVEYING, INC.
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ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

