LEGAL DESCRIPTION:

A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE

COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S61'17'20"E, ALONG A LINE BETWEEN SAID SOUTHWEST CORNER OF THE NORTHWEST 1/4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 5774.73 FEET TO THE POINT OF BEGINNING; THENCE S61'17'20"E, A DISTANCE OF 198.29 FEET; THENCE N22'12'36"W, A DISTANCE OF 370.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2145.98 FEET, A CENTRAL ANGLE OF 10°09'20", A CHORD BEARING OF N2717'16"W AND A CHORD DISTANCE OF 379.87 FEET: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 380.37 FEET TO THE END OF SAID CURVE; THENCE NO9°53'07"W, A DISTANCE OF 85.30 FEET; THENCE N55°22'10"E, A DISTANCE OF 9.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 03°30'39", A CHORD BEARING OF N57'07'29"E AND A CHORD DISTANCE OF 71.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.31 FEET TO THE END OF SAID CURVE; THENCE ALONG A RADIAL LINE, N31'07'11"W, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1253.73 FEET, A CENTRAL ANGLE OF 03'30'39", A CHORD BEARING OF S57'07'29"W AND A CHORD DISTANCE OF 76.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 76.82 FEET TO THE POINT OF TANGENCY; THENCE S55'22'10"W, A DISTANCE OF 13.60 FEET; THENCE N55'38'25"W, A DISTANCE OF 82.93 FEET; THENCE N34'32'46"W, A DISTANCE OF 273.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 50'48'59", A CHORD BEARING OF NO9'08'16"W AND A CHORD DISTANCE OF 970.68 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1003.24 FEET TO THE END OF SAID CURVE; THENCE N41°07'51"E, A DISTANCE OF 85.31 FEET; THENCE N21'41'45"E, A DISTANCE OF 53.00 FEET; THENCE NO1'11'06"E, A DISTANCE OF 81.99 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 24°20'57", A CHORD BEARING OF N39'06'35"E AND A CHORD DISTANCE OF 477.11 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 480.71 FEET TO THE POINT OF TANGENCY; THENCE N51"17"04"E, A DISTANCE OF 191.94 FEET; THENCE N56"10"53"W, A DISTANCE OF 131.04 FEET; THENCE S51'17'04"W, A DISTANCE OF 152.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1256.16 FEET, A CENTRAL ANGLE OF 23'48'04", A CHORD BEARING OF S39'23'02"W AND A CHORD DISTANCE OF 518.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 521.82 FEET TO THE END OF SAID CURVE; THENCE S46'50'58"W, A DISTANCE OF 91.88 FEET; THENCE S21'41'45"W, A DISTANCE OF 87.00 FEET; THENCE S68'18'15"E, A DISTANCE OF 5.05 FEET; THENCE S00°53'24"E, A DISTANCE OF 88.06 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1256.16 FEET, A CENTRAL ANGLE OF 50°32'24", A CHORD BEARING OF S09'16'34"E AND A CHORD DISTANCE OF 1072.47 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1108.05 FEET TO THE POINT OF TANGENCY; THENCE S34'32'46"E, A DISTANCE OF 292.31 FEET; THENCE S13'06'00"E, A DISTANCE OF 85.20 FEET; THENCE S34'37'50"E, A DISTANCE OF 50.00 FEET: THENCE N55'22'10"E, A DISTANCE OF 2.94 FEET: THENCE S53"18'42"E, A DISTANCE OF 84.28 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2020.98 FEET, A CENTRAL ANGLE OF 10'30'55", A CHORD BEARING OF S27'28'03"E AND A CHORD DISTANCE OF 370.38 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 370.90 FEET TO THE POINT OF TANGENCY; THENCE S22'12'36"E, A DISTANCE OF 216.55 FEET TO THE POINT OF BEGINNING.

CONTAINING: 419,207.80 SQUARE FEET OR 9.624 ACRES, MORE OR LESS.

GENERAL NOTES:

- . BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THAT CERTAIN LINE BETWEEN THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AS BEING S61'17'20"E.
- ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC. TELEPHONE, GAS OR OTHER PUBLIC UTILITY, 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 PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3. DEVELOPMENT ON THE 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 THE 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 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.



ORLANDO, FLORIDA 32806 PHONE: 321.354.9826 FAX: 407.648.9104 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION No. LB 8011

DOWDEN ROAD SEGMENT 3

LOCATED IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

PLAT LEGEND:

PB PLAT BOOK

PG PAGE

± MORE OR LESS

ID IDENTIFICATION

CENTERLINE

OR OFFICIAL RECORD BOOK

CCR CERTIFIED CORNER RECORD

PCP PERMANENT CONTROL POINT

UE UTILITY EASEMENT

□ FOUND CONCRETE MONUMENT AS NOTED

PRM PERMANENT REFERENCE MONUMENT SET NAIL & DISK (PCP LB 8011)

- CHANGE IN DIRECTION (R/W LINE)

NAVD NATIONAL AMERICAN VERTICAL DATUM

DE PUBLIC DRAINAGE EASEMENT

SET 4"x4" CONCRETE MONUMENT (PRM LB 8011) R/W RIGHT OF WAY

L LENGTH R RADIUS

(NR) NON RADIAL

RP RADIUS POINT

(TYP) TYPICAL

IP IRON PIPE

CB CHORD BEARING

CD CHORD DISTANCE

PNT POINT OF NON-TANGENCY

PRC POINT OF REVERSE CURVATURE

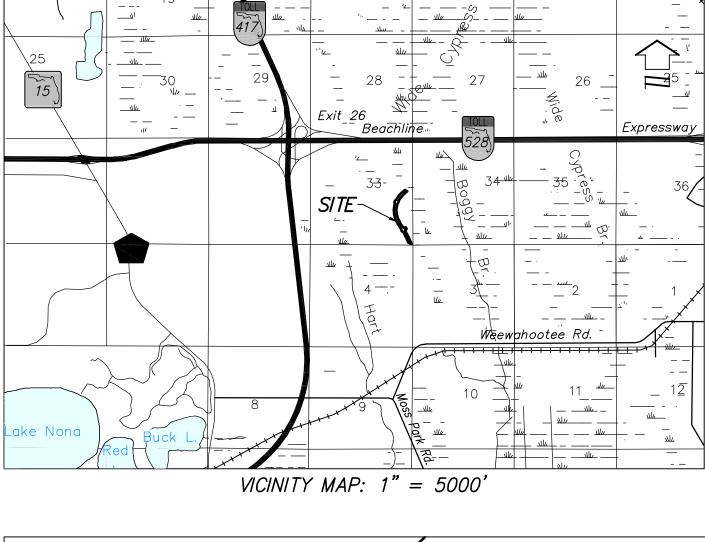
PC POINT OF CURVATURE

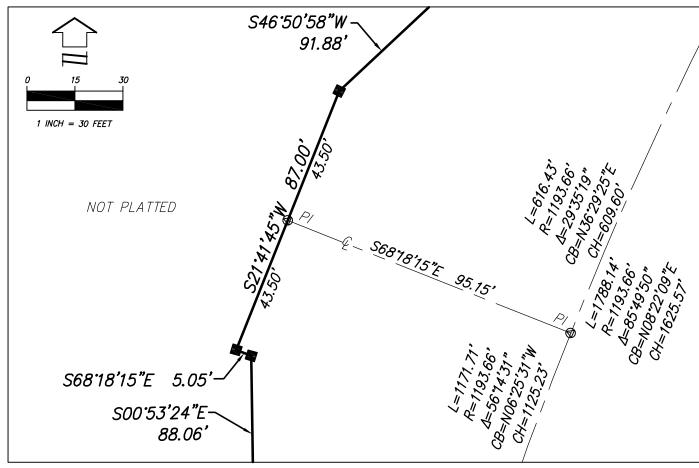
CM CONCRETE MONUMENT

LB LICENSED BUSINESS PI POINT OF INTERSECTION

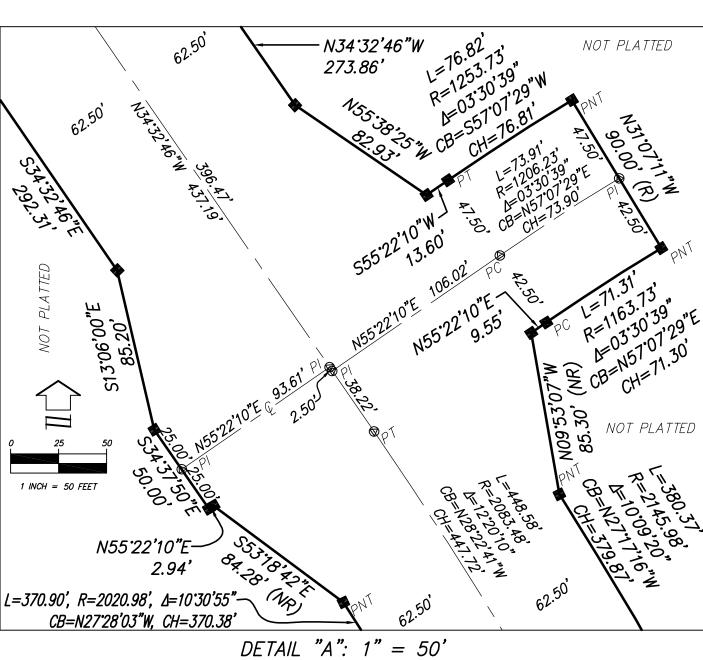
PT POINT OF TANGENCY

△ DELTA

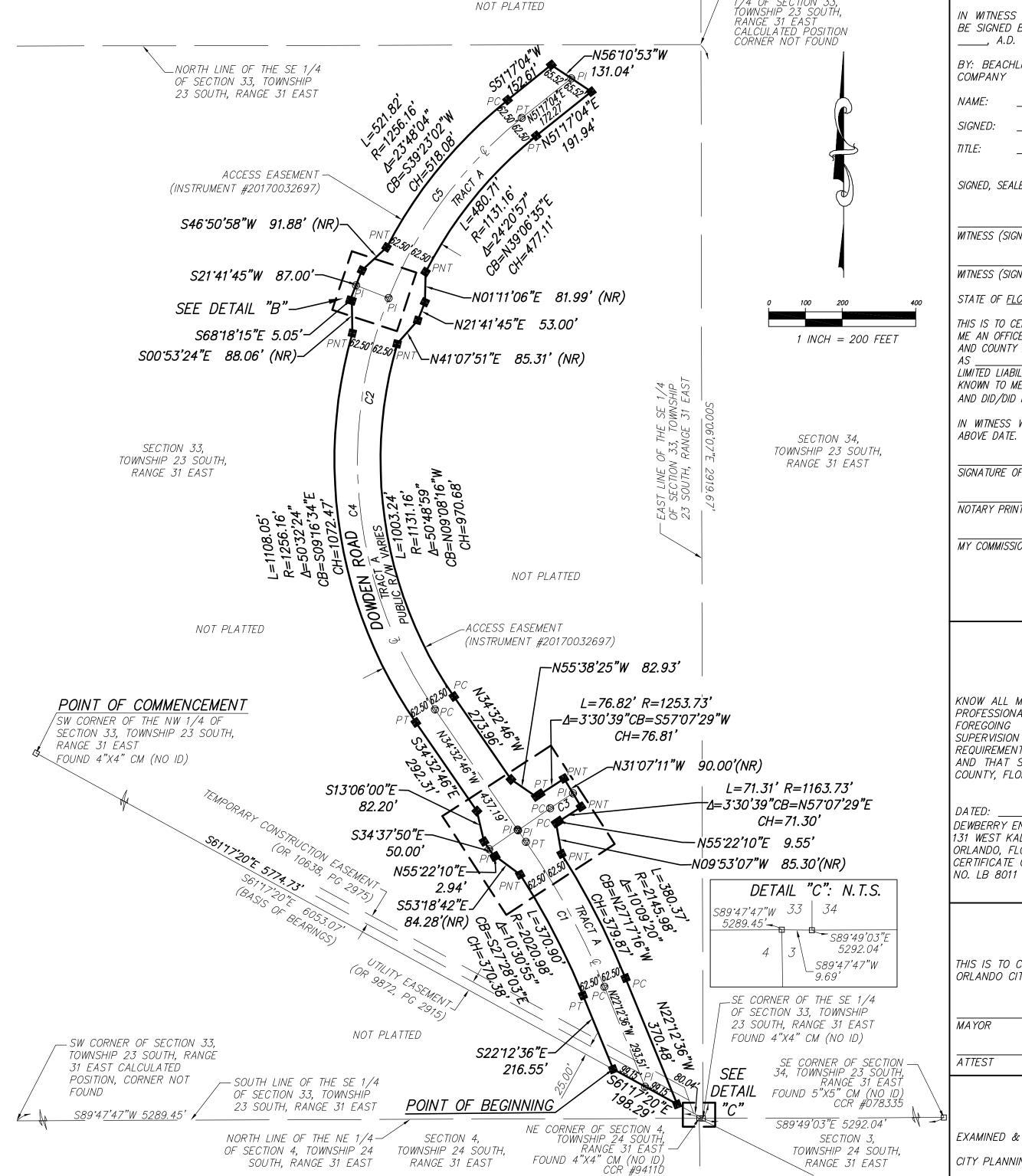




DETAIL "B": 1" = 30'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	448.58'	2083.48	12°20′10″	447.72'	N28°22'41"W
C2	1788.14	1193.66	85°49'50"	1625.57	N08°22'09"E
C3	73.91'	1206.23	03'30'39"	73.90'	N57°07'29"E
C4	1171.71	1193.66	56°14'31"	1125.23	N06°25'31"W
C5	616.43'	1193.66	29'35'19"	609.60'	N36°29'25"E



AND PURPOSES THEREIN EXPRESSED, AND HEREBY DEDICATES TRACT A TO THE PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON

____, A.D. 2018. BY: BEACHLINE SOUTH RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY

DOWDEN ROAD SEGMENT 3

RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE FOREGOING CAPTION TO

THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES

KNOW MEN BY ALL THESE PRESENTS, THAT BEACHLINE SOUTH

PAGE:

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS (PRINTED) WITNESS (SIGNATURE)

STATE OF FLORIDA, COUNTY OF ORANGE

AND DID/DID NOT TAKE AN OATH.

WITNESS (SIGNATURE)

PLAT

-SE CORNER OF THE NE

BOOK:

THIS IS TO CERTIFY, THAT ON ME AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED OF BEACHLINE SOUTH RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION

WITNESS (PRINTED)

MY COMMISSION NO.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

SIGNATURE OF NOTARY

NOTARY PRINTED NAME

MY COMMISSION EXPIRES

QUALIFICATION STATEMENT OF

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 OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, PLATTING FLORIDA STATUTES: AND THAT SAID LAND IS LOCATED IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

DEWBERRY ENGINEERS INC. 131 WEST KALEY STREET ORLANDO, FLORIDA 32806 CERTIFICATE OF AUTHORIZATION

WILLIAM D. DONLEY PROFESSIONAL SURVEYOR & MAPPER NO. LS 5381

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON ORLANDO CITY COUNCIL APPROVED THE FOREGOING PLAT.

MA YOR

CITY CLERK

CITY PLANNING OFFICIAL

EXAMINED & APPROVED BY: _____ DATE: _____

CERTIFICATE OF APPROVAL

CITY PLANNING OFFICIAL

BY CITY ENGINEER

CERTIFICATE OF APPROVAL BY

EXAMINED & APPROVED BY: _____ DATE: ____

CITY ENGINEER _____

CERTIFICATE OF APPROVAL

BY COUNTY COMPTROLLER

HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE

ORANGE COUNTY OFFICIAL RECORDS ON

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

2018, AT FILE NO. _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

REVIEWED FOR CONFORMITY TO FLORIDA STATUTE 177.

CITY SURVEYOR_____ DATE: ____

SHEET 1 OF 1