

FRENCH QUARTER

A REPLAT OF ALL OF LOTS 14, 15, 16 AND 17, BLOCK "H", FAIRVILLA PARK, AS RECORDED IN PLAT BOOK "L", PAGE 115, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE CITY OF ORLANDO, SECTION 15, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

PLAT BOOK PAGE
FRENCH QUARTER DEDICATION

KNOW ALL BY THESE PRESENTS, FRENCH QUARTER REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates nothing to the public.

IN WITNESS WHEREOF, The undersigned have here-unto set their hands on this day of _____, 2018.

OWNER: FRENCH QUARTER REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: RA MANAGERS, LLC, a Florida Limited Liability Company

BY: RICHARD S. AMARI, MANAGER

SIGNED IN THE PRESENCE OF:
/P/ _____ /P/ _____
/S/ _____ /S/ _____

STATE OF FLORIDA, COUNTY OF ORANGE
THIS IS TO CERTIFY, That on this _____ day of _____, 2018, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared RICHARD S. AMARI, MANAGER, on behalf of RA MANAGERS, LLC, a Florida Limited Liability Company, as Manager of FRENCH QUARTER REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, personally known to me or 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 acknowledged the execution thereof to be his/her free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC
My Commission Number: _____
My commission expires: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177 Part I, Florida Statutes; and that said land is located in the City of Orlando, Orange County, Florida.

Dated: _____ Signed: JAMES D. BRAY PSM # 6507
Registration Number: Accuright Surveys of Orlando, Inc.
LB #4475 2012 East Robinson Street
Orlando, Florida 32803

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR
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 _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Chapter 177 Part I, Florida Statutes.
City Surveyor Date _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was Recorded in the Orange County Official Records on _____ as Document No. _____
County Comptroller in and for Orange County, Florida.

BY: _____

DESCRIPTION

ALL OF LOTS 14, 15, 16 AND 17, BLOCK "H", FAIRVILLA PARK, AS RECORDED IN PLAT BOOK "L", PAGE 115, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 14, BLOCK "H", FAIRVILLA PARK, AS RECORDED IN PLAT BOOK "L", PAGE 115, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN THENCE N89°11'49"E ALONG THE NORTH LINE OF SAID BLOCK "H" AND THE SOUTH RIGHT-OF-WAY LINE OF CUMBLE AVENUE, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF LOT 17, SAID BLOCK "H"; THENCE S00°35'47"E ALONG THE EAST LINE OF LOT 17, SAID BLOCK "H", A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 17, SAID BLOCK "H"; THENCE S89°11'49"W ALONG THE SOUTH LINE OF LOTS 17, 16, 15 AND 14, SAID BLOCK "H", A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK "H"; THENCE N00°35'47"W ALONG THE WEST LINE OF SAID LOT 14, BLOCK "H", A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 30,000 SQUARE FEET OR 0.689 ACRES MORE OR LESS.

NOTES

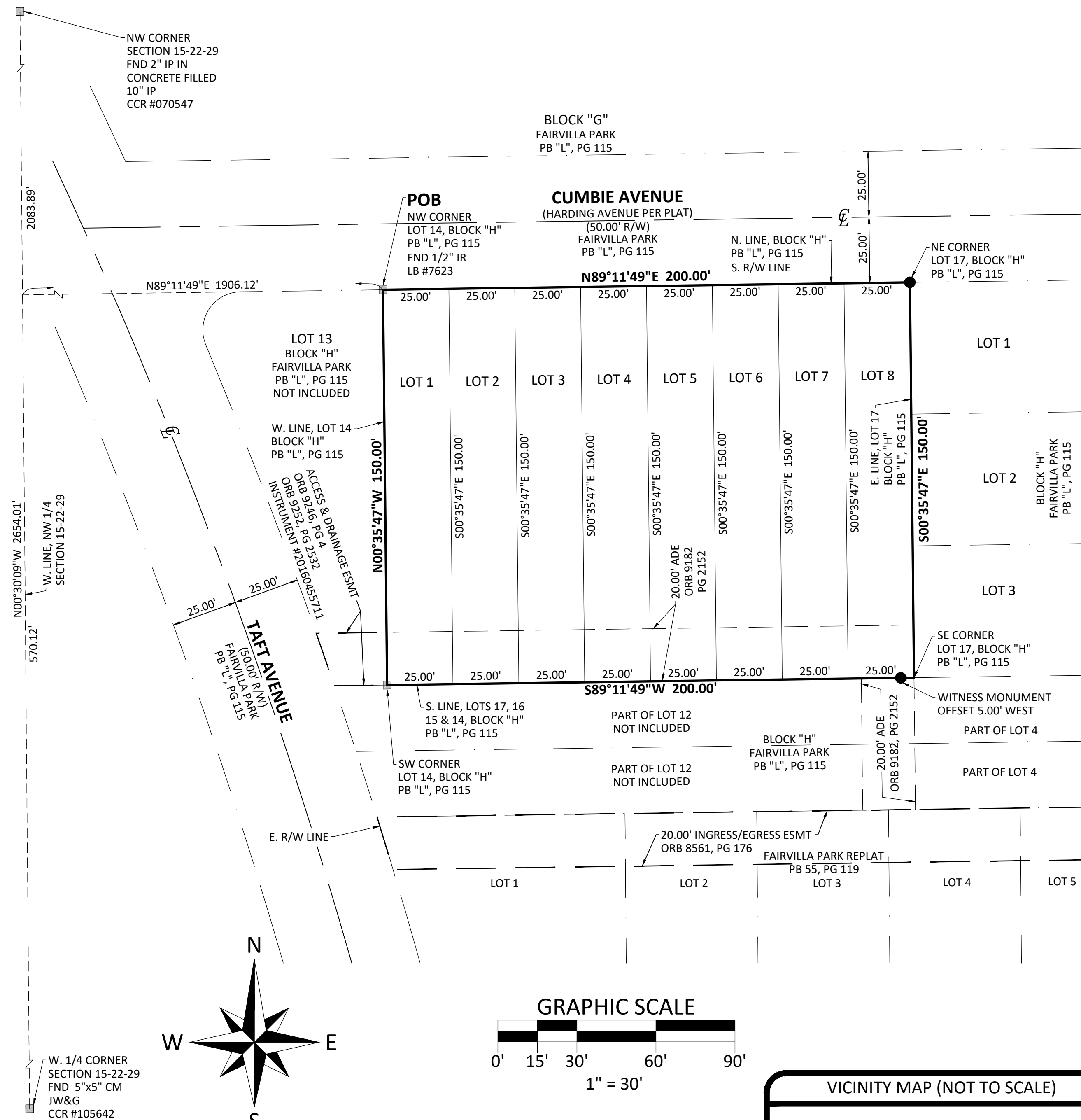
- BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF CUMBLE AVENUE BEING: N89°11'49"E.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH A DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- - DENOTES A PERMANENT REFERENCE MONUMENT, A NAIL & DISC MARKED "PRM LB 4475", UNLESS OTHERWISE NOTED.
- DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONCURRENCY MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, WHICH DRAINS THE CITY'S ABILITY TO ISSUE BUILDING PERMIT 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.
- THIS PLAT IS SUBJECT TO A BLANKET EASEMENT FOR PARTY WALLS PER SECOND AMENDMENT DECLARATION OF PARTY WALL AND RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 15, 2018, IN INSTRUMENT #20180483915, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LEGEND

- ADE - ACCESS & DRAINAGE EASEMENT
- CCR - CERTIFIED CORNER RECORD
- ⊕ - CENTERLINE SYMBOL
- CM - CONCRETE MONUMENT
- ESMT - EASEMENT
- FND - FOUND
- LB - LICENSED BUSINESS
- MEAS - MEASURED
- N&D - NAIL & DISK
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- POB - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- R/W - RIGHT-OF-WAY
- (T) - TOTAL LOT DIMENSION



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314



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.

