

ROLLINS DUPLEX

DEDICATION

KNOW ALL BY THESE PRESENTS, That LINKÉ PROPERTIES IRA, LLC, a Limited Liability Company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and utility easements and plot for the uses and purposes therein expressed. None of the lands depicted herein are for public use.

By: MICHAEL B. STEVENS, Manager DATE: _____

Printed Name

Signed in the presence of:

By: _____

Printed Name

By: _____

Printed Name

STATE OF FLORIDA, COUNTY OF _____ THIS IS TO CERTIFY, That on _____ before me, _____, a Notary Public in and for the County of _____ and State of Florida, personally appeared Michael B. Stevens, a single man, who is personally known to me or have produced the following identification _____ who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed.

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

NOTARY PUBLIC
My Commission Expires _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

MAYOR PRO TEM _____

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: _____

City Engineer: _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida Statute 177

City Surveyor: _____

Date: _____

CERTIFICATE OF COUNTY COMPTROLLER

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

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 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.

Signed: _____ Dated: May 18, 2018

Registration Number: _____
Leon L. Dondocov PSM
203 Sheridan Avenue
Longwood, Florida 32750

ROLLINS DUPLEX

A REPLAT OF LOT 4, BLOCK "H", IVANHOE TERRACE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK "G", PAGE 43, LOCATED WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

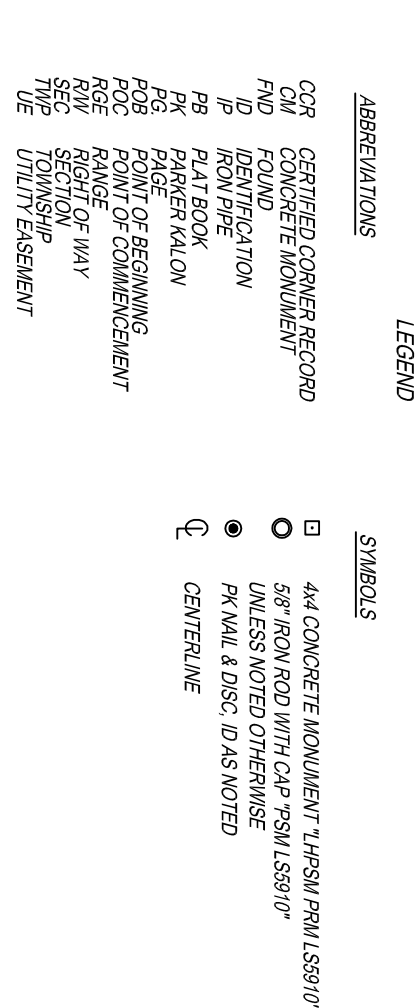
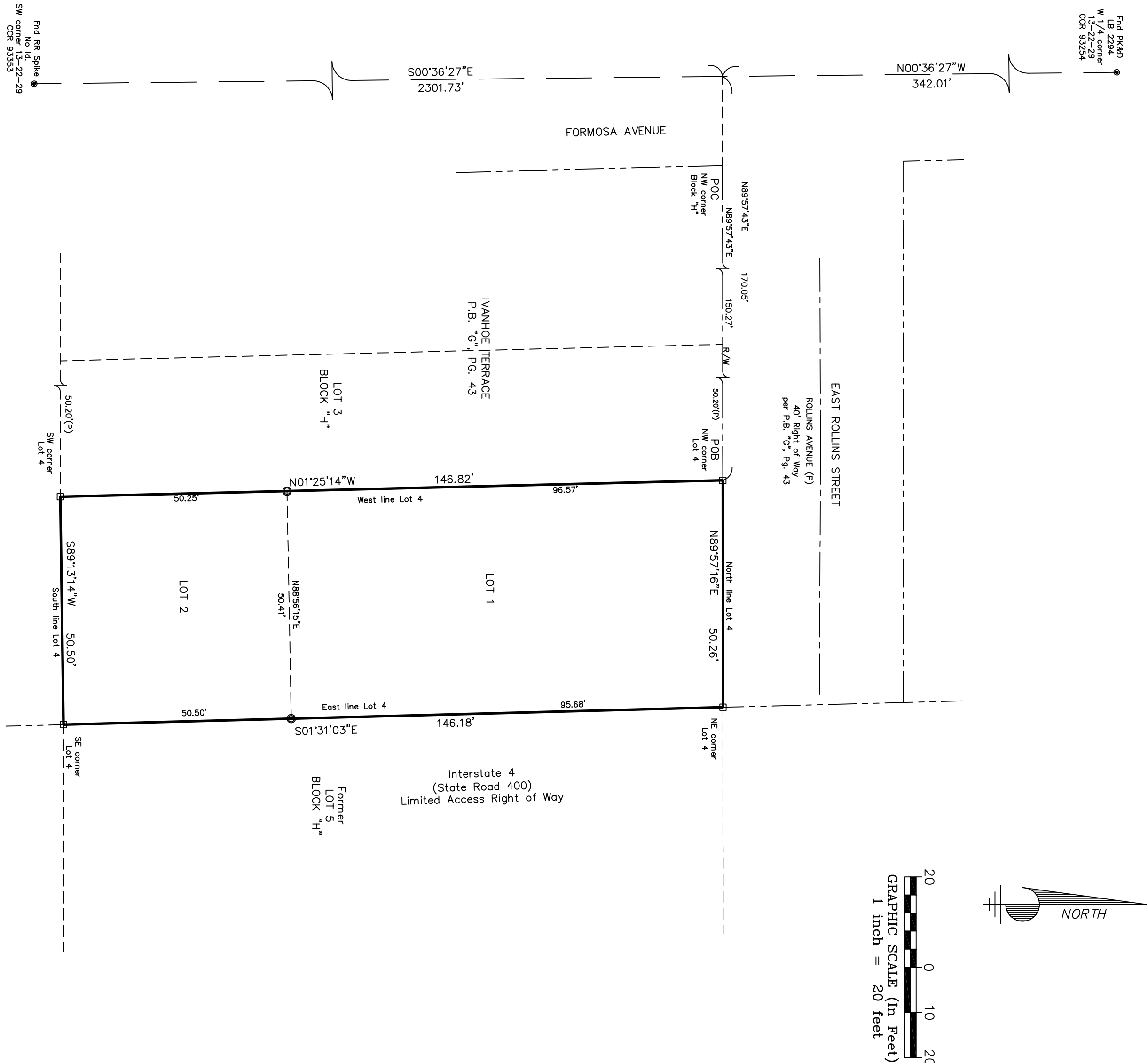
LEGAL DESCRIPTION: per Official Records Document 20130445838, (Official Records Book 10622, Page 2963), Public Records of Orange County, Florida.

Lot 4 and the West 1/2 of Lot 5, Block "H", Ivanhoe Terrace, according to the plat thereof, recorded in Plat Book "G", Page 43, of the Public Records of Orange County, Florida. LESS AND EXCEPT that portion conveyed to the State of Florida Department of Transportation by Warranty Deed recorded in OR Book 9580, Page 82.

Also being described as:

Commence at the Northwest corner of Block "H", Ivanhoe Terrace, according to the plat thereof, recorded in Plat Book "G", Page 43, of the Public Records of Orange County, Florida; thence N89°57'43"E, along the North line of said Block "H", also being the South Right of Way of East Rollins Street, a distance of 150.27 feet to the Northwest corner of Lot 4, Block "H" and the Point of Beginning; thence N89°57'16"E, along the North line of said Lot 4 and the South Right of Way of East Rollins Street, a distance of 50.26 feet to the Northeast corner of said Lot 4; thence S01°31'03"E, along the East line of said Lot 4, a distance of 146.18 feet to the Southeast corner of said Lot 4; thence S89°13'14"W, along the South line of said Lot 4, a distance of 50.50 feet to the Southwest corner of said Lot 4; thence N01°25'14"W, along the West line of said Lot 4, a distance of 146.82 feet to the Point of Beginning.

Containing 7,379.23 square feet (0.169 acre)



SURVEYORS NOTES:

1. NORTH AND THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY OF EAST ROLLINS STREET (ROLLINS AVENUE(P)), PER IVANHOE TERRACE, ACCORDING TO PLAT BOOK "G", PAGE 43, AS BEING S89°57'43"E.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS, MAINTENANCE, AND OPERATION OF CABLE UTILITY SERVICES, PROVIDED, THAT SUCH EASEMENTS SHALL BE CONSIDERED AS A PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES 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.
3. THE DEVELOPMENT ON 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 BE SUBJECT TO THE CITY OF ORLANDO'S CONCURRENCY MANAGEMENT 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.

Leon Hampton, PSM
Land Survey and Consulting
LS 5910

Leon Hampton, PSM
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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.