

HENTON SUBDIVISION
PART OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 29 EAST,
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

SHEET 1 OF 1

DESCRIPTION:

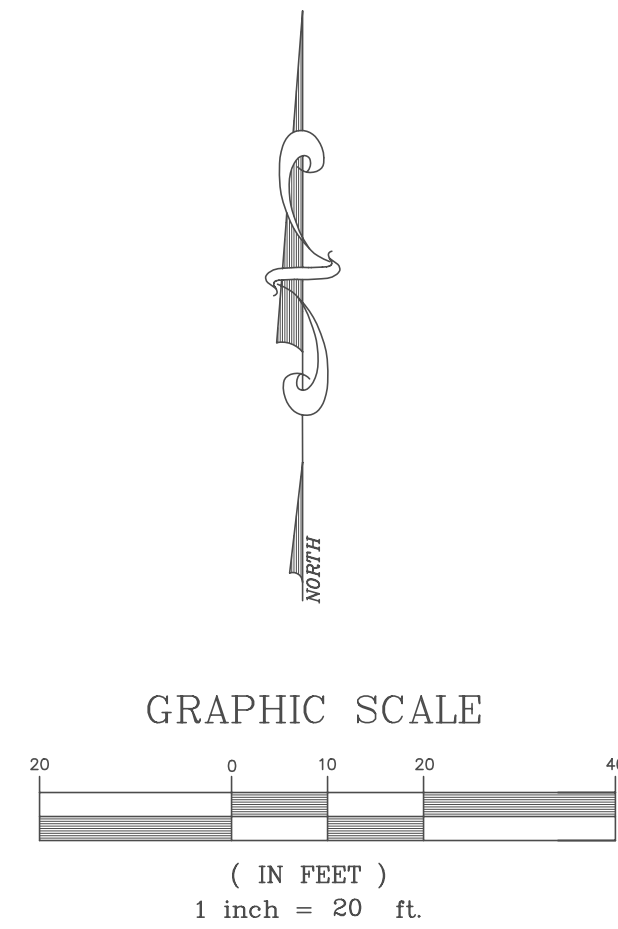
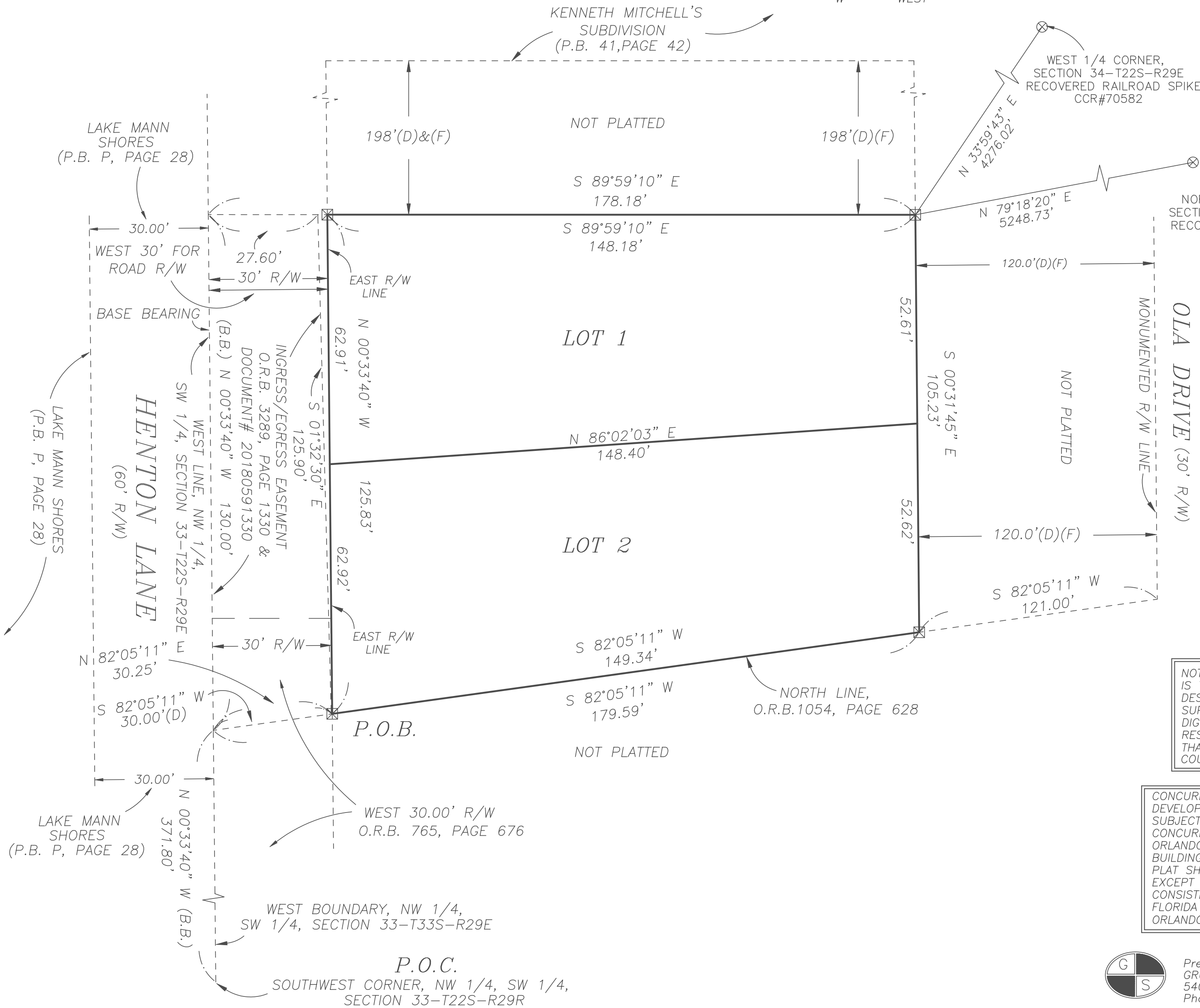
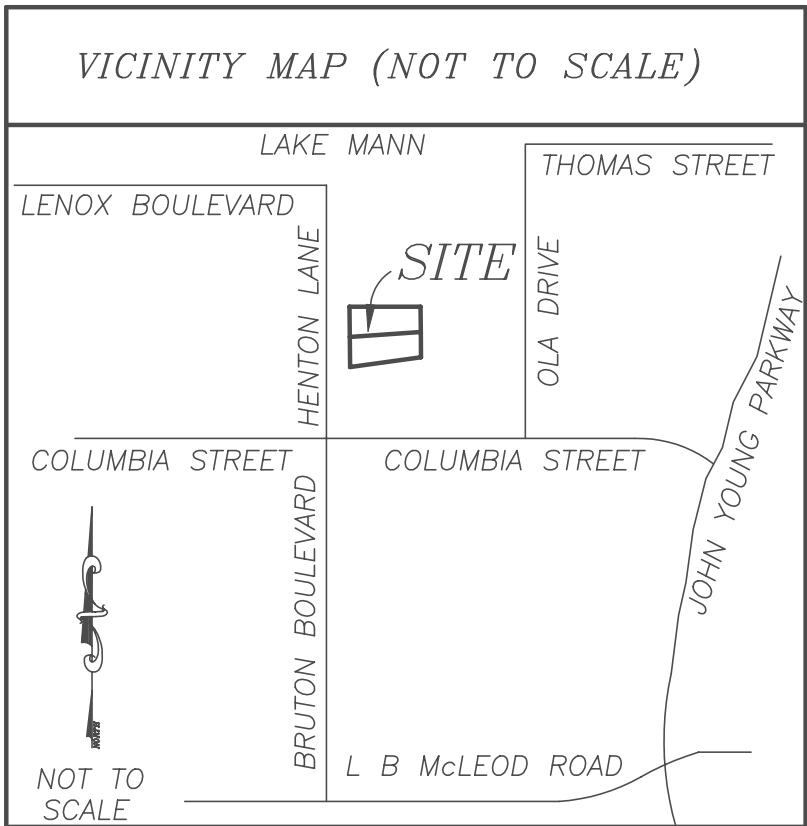
From the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 29 East, run North 00 degrees 33 minutes 40 seconds West, along the West line of said Northwest 1/4 of the Southwest 1/4, 371.80 feet; thence North 82 degrees 05 minutes 11 seconds East, 30.25 feet to the East right-of-way line of Henton Lane and the Point of Beginning; thence North 00 degrees 33 minutes 40 seconds West, along said right-of-way line, 125.83 feet; thence South 89 degrees 59 minutes 10 seconds East, 148.18 feet; thence South 00 degrees 31 minutes 45 seconds East, 105.23 feet to a point on the North line of that certain parcel of land as described and recorded in Official Records Book 1054, Page 628, Public Records of Orange County, Florida, thence run South 82 degrees 05 minutes 11 seconds West, along said North line, 149.34 feet to the Point of Beginning. Containing 0.39 acres more or less

NOTES:

1. ☒ Denotes a Permanent Reference Monument (P.R.M.) set in a 4-inch by 4 inch Concrete Monument with a disc stamped P.R.M. - L.S. 4714 (unless otherwise noted)
2. Bearings shown hereon are based on the monumented West line of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 29 East, Orange County, Florida., being N.00°33'40"W.
3. 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.

LEGEND

B.B.	BASE BEARING
CCR	CERTIFIED CORNER RECORD
CM	CONCRETE MONUMENT
CL	CENTERLINE
D	DESCRIPTION
F	FIELD
N&D	NAIL & DISC
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
R	RANGE
T	TOWNSHIP
N	NORTH
E	EAST
S	SOUTH
W	WEST



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.

CONCURRENCY MANAGEMENT:
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.



Prepared by:
GRUSENMEYER-SCOTT & ASSOCIATES, INC.-LAND SURVEYORS
5400 EAST COLONIAL DRIVE - ORLANDO, FLORIDA 32807
Phone (407) 277-3232 - Fax (407) 658-1436

PLAT BOOK PAGE

HENTON SUBDIVISION

DEDICATION

KNOW ALL BY THESE PRESENTS, That the undersigned, 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 perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the officer named below and its seal affixed hereto on this day of, 2018
OWNER: Scale Development, LLC

By:
Print Name:
Title:
SIGNED IN THE PRESENCE OF:

Printed Name

Printed Name
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, as of Scale Development LLC, who is personally known to me or who 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; that the official seal of said Limited Liability Company is affixed hereto; and that said dedication is the act and deed of said Limited Liability Company..

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

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved: Date
City Engineer

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

. Date
City Surveyor

CERTIFICATE OF COUNTY COMPTROLLER

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, FL

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.

Dated: Signed
Registration No. 4714 Thomas X. Grusenmeyer

GRUSENMEYER-SCOTT & ASSOCIATES, INC. - LAND SURVEYORS
5400 EAST COLONIAL DRIVE - ORLANDO, FLORIDA 32807
Phone (407) 277-3232 - Fax (407) 658-1436
Certificate of Authorization #4596

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the, Approved the foregoing plat.

MAYOR

ATTEST: CITY CLERK

CERTIFICATE OF APPROVAL BY CITY PLANNING OFFICIAL

Examined and Approved: Date
City Planning Official