

SODO HOUSE BY THE LAKE

SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK: PAGE:

SODO HOUSE BY THE LAKE

DEDICATION

KNOW ALL BY THESE PRESENTS, That

316 Michigan, 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 plat for private use and purposes therein expressed, and dedicates the City Services Easement to the Public.

IN WITNESS THEREOF, has caused these presents to be signed and attached to the individuals named below on this _____ day of _____, 2020

By _____

Print Name:

Its:

Witness _____

Witness _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence

or online notarization, this _____ day of _____, 2020, by

_____, as _____ of

_____.

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

NOTARY PUBLIC _____

My Commission Expires _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That 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: _____
PSM 6637 Patrick K. Ireland
Surveyor's Registration Number Ireland & Associates Surveying
L.B. 7623 800 Currency Circle Suite 1020
Legal Entity's Certificate of Lake Mary, Florida 32746
Authorization Number

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____, 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 State 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. _____.

County Comptroller in and for Orange County, Florida

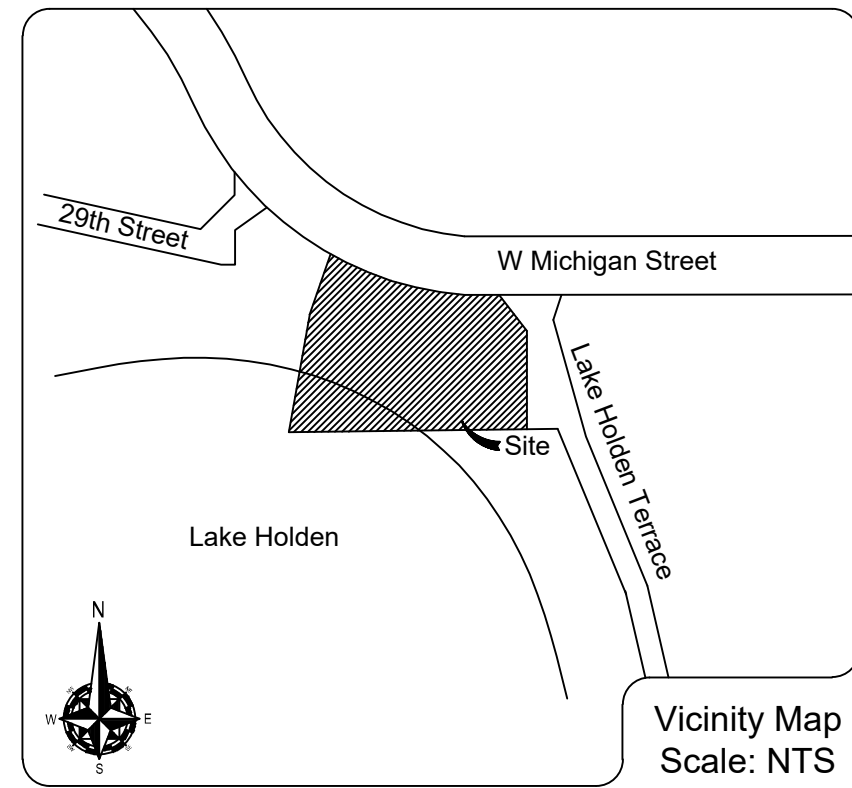
By _____

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, THENCE RUN SOUTH 89°40'24" WEST, ALONG THE NORTH LINE OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, 1325.79 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°19'36" EAST, 45.75 FEET, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MICHIGAN STREET, FDOT MAP SECTION 75680-2606, AND THE WESTERLY RIGHT-OF-WAY LINE OF LAKE HOLDEN TERRACE, ALSO BEING THE POINT OF BEGINNING.

THENCE RUN THE FOLLOWING (3) COURSES ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID LAKE HOLDEN TERRACE; SOUTH 34°52'32" EAST, 68.39 FEET; SOUTH 16°33'54" EAST, 10.68 FEET; SOUTH 00°00'47" EAST, 153.31 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°41'13" WEST, 421.70 FEET; THENCE RUN NORTH 10°14'41" EAST, 169.47 FEET; THENCE RUN NORTH 17°48'33" EAST, 128.62 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MICHIGAN AVENUE, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 428.92 FEET, A DELTA OF 31°36'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 73°31'24" EAST, 233.80 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 236.59 FEET; THENCE RUN SOUTH 89°19'31" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MICHIGAN STREET, 86.03 FEET, TO THE POINT OF BEGINNING.

CONTAINING 93,042 SQ FT OR 2.14 ACRES, MORE OR LESS



NOTES:

- 1. 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 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.
- 2. WETLANDS WERE DELINEATED BY AUSTIN ENVIRONMENTAL CONSULTANTS, INC., 316 CHURCH STREET, KISSIMMEE, FLORIDA, 34741.
- 3. BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST, BEING SOUTH 00°16'52" EAST, STATE PLANE COORDINATES FLORIDA EAST ZONE 0901, BEING ON TRANSVERSE MERCATOR, US SURVEY FEET, NAD (NORTH AMERICAN DATUM) 1983 - 2011 ADJUSTMENT, ESTABLISHED BY CERTIFIED CORNER RECORD #096115 AND CERTIFIED CORNER RECORD #109484.
- 4. ELEVATIONS ARE BASED UPON THE CITY OF ORLANDO VERTICAL DATUM, BEING A 2" ALUMINUM DISC, STAMPED "09-057", WITH AN ELEVATION OF 99.351 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988, SET IN AN INLET TOP AT THE SOUTHEAST CORNER OF MICHIGAN STREET AND LAKE HOLDEN TRAIL, 35 FEET MORE OR LESS SOUTH OF THE CENTER LINE OF MICHIGAN STREET AND 110 FEET MORE OR LESS EAST OF THE CENTER LINE OF LAKE HOLDEN TRAIL.
- 5. THE LANDS DESCRIBED HEREIN ARE SUBJECT TO OTHER MATTERS OF RECORD NOT NOTED HEREON.
- 6. NO PART OF LOTS 1 THROUGH 25 ARE TO BE DEDICATED TO THE PUBLIC OR ANY PORTIONS OF SAID LOTS REQUIRED FOR ANY PUBLIC USE.
- 7. TRACTS A AND B IS TO BE MAINTAINED BY SODO HOUSE BY THE LAKE ASSOCIATION, AND NO PART OF TRACTS A AND B IS BEING DEDICATED TO THE PUBLIC.
- 8. THE OWNER DOES HEREBY GRANT TO THE CITY OF ORLANDO THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS ALL OF THE TRACT A SHOWN AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF ADJACENT LANDS AND THEIR GUEST, INVITEES AND DOMESTIC HELP, AND TO DELIVERY, PICKUP AND FIRE PROTECTION SERVICES: POLICE, AUTHORITIES OF THE UNITED STATES POSTAL SERVICE MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE OWNER, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS SAID TRACT A. REGARDLESS OF THE PRECEDING PROVISIONS, THE LAWFUL OWNER RESERVES THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY THE RIGHT OF INGRESS TO ANY PERSON WHO, IN THE OPINION OF THE LAWFUL OWNER MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LAND SHOWN ON THIS PLAT.
- 9. THE APPROXIMATE LOCATION OF THE SAFE UPLAND LINE (ALSO KNOWN AS THE NORMAL HIGH WATER ELEVATION) OF 89.97 FEET SHOWN HEREON WAS OBTAINED BY THE LAKE HOLDEN LAKE FACT SHEET.
- 10. THE LOCATION OF THE 100-YEAR FLOOD LINE WAS OBTAINED BY THE LAKE HOLDEN LAKE FACT SHEET.
- 11. IRON ROD AND CAP "LB 7623" HAVE BEEN SET AT ALL LOT CORNERS
- 12. 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.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY 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.

Ireland & Associates
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