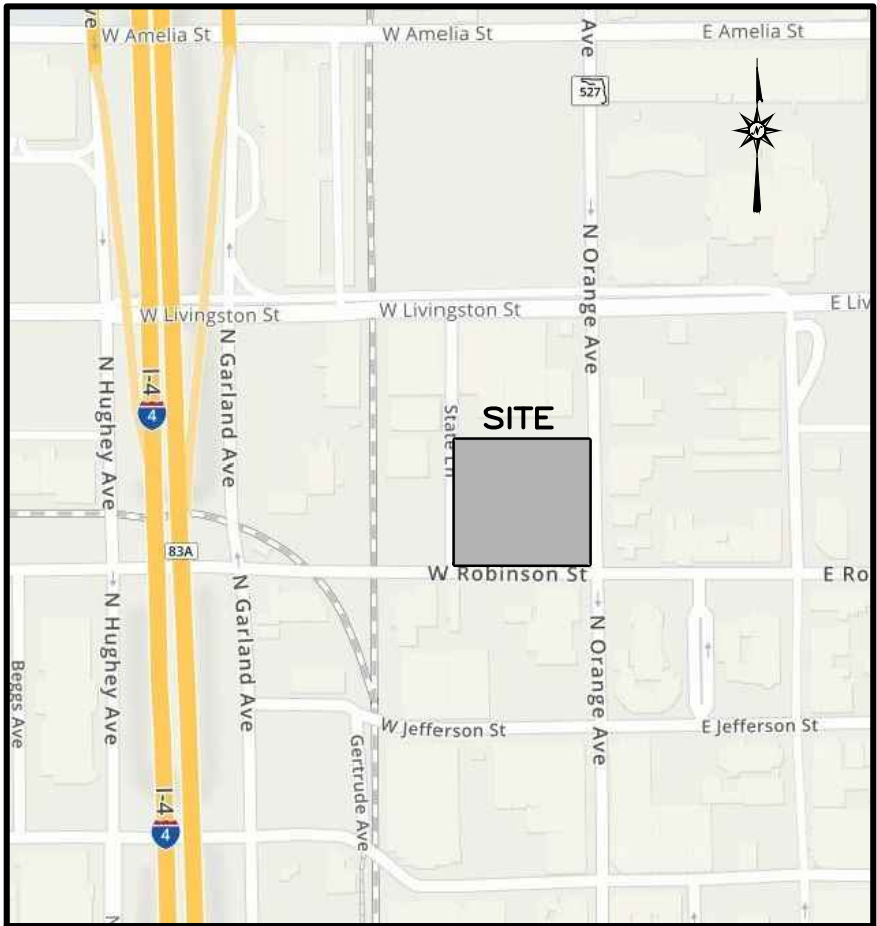


MAA ROBINSON

A REPLAT OF LOTS 1, 7, 8 AND 9 OF W.R. DENNY’S SUBDIVISION
AS RECORDED IN PLAT BOOK A, PAGE 2
A REPLAT OF LOT 14 AND A PORTION OF LOT 15 OF G. TAYLOR’S ADDITION TO
ORLANDO
AS RECORDED IN PLAT BOOK C, PAGES 27 AND 69
A REPLAT OF LOT 4, BLOCK B OF STATE ADDITION
AS RECORDED IN PLAT BOOK Q, PAGE 12
ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



VICINITY MAP

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING A REPLAT OF LOTS 1, 7, 8 AND 9 OF W.R. DENNY'S SUBDIVISION AS RECORDED IN PLAT BOOK A, PAGE 2, LOT 14 AND A PORTION OF LOT 15 OF G. TAYLOR'S ADDITION TO ORLANDO AS RECORDED IN PLAT BOOK C, PAGES 27 AND 69, LOT 4, BLOCK B OF STATE ADDITION AS RECORDED IN PLAT BOOK Q, PAGE 12 TOGETHER WITH THE STREET KNOWN AS CHRYSLER ALLEY AS ABANDONED BY OFFICIAL RECORDS BOOK 2804, PAGE 1791, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 2, DUPONT CENTRE AS RECORDED IN PLAT BOOK 16, PAGES 47-48, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH THE WEST RIGHT-OF-WAY LINE OF NORTH ORANGE AVENUE (80-FOOT PUBLIC RIGHT OF WAY), S00°32'25"E, A DISTANCE OF 307.77 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST ROBINSON STREET (60-FOOT PUBLIC RIGHT OF WAY); THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N89°42'06"W, A DISTANCE OF 295.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE LANE (50-FOOT PUBLIC RIGHT OF WAY); THENCE WITH SAID EAST RIGHT-OF-WAY LINE, N00°31'40"W, A DISTANCE OF 307.60 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, AND WITH THE SOUTH LINE OF LOT 2 OF SAID DUPONT CENTRE, S89°44'07"E, A DISTANCE OF 295.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.087 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE WEST LINE OF NORTH ORANGE AVENUE BEARS N00°32'25"W.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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.
3. 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.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO:
 - A) PARKING EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7658, PAGE 2266 AND AMENDMENT THERETO RECORDED IN INSTRUMENT NUMBER 20190210490, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
 - B) PERPETUAL PARKING AND EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 20190210495 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
 - C) DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NUMBER 20190210492 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
 - D) TRANSPORTATION IMPACT FEE AGREEMENT RECORDED IN INSTRUMENT NUMBER 20190349745 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
 - E) SCHOOL IMPACT FEE AGREEMENT RECORDED IN INSTRUMENT NUMBER 20190545888 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

MAA ROBINSON

DEDICATION

KNOW ALL BY THESE PRESENTS, That Mid-America Apartments, L.P., a Tennessee limited partnership, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the City Services Easement shown hereon to the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on _____

By: _____
Printed Name Signature

Title

Signed in the presence of:

By: _____
Printed Name

By: _____
Printed Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2020, by _____, in his/her capacity as _____ on behalf of Mid-America Apartments, L.P., a Tennessee limited partnership, ☐ who is personally known to me or has produced _____ (type of identification produced) as identification.

Signature of Notary Public

Name of Notary Typed, Printed or Stamped

Serial Number, if any

Place Notary Seal Stamp Above

QUALIFICATION STATEMENT OF SURVEYOR & 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: _____
Registration Number 6610 Jeffrey D. Hofius
Leading Edge Land Services, Inc.
8802 Exchange Drive
Orlando, FL 32809

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 APPROVAL 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 _____

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.