

LEGAL DESCRIPTION:

THE NORTH 235 FEET OF THE SOUTH 1/2 OF GOVERNMENT LOT 3 LYING WEST OF DAETWYLER DRIVE (A.K.A. COUNTY ROAD 528A), AS RECORDED IN LARKINVILLE U.S.A., PLAT BOOK 15, PAGE 16, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, BEING A PORTION OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, RUN NORTH 89°37'28" EAST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 2646.65 FEET TO A POINT, SAID POINT BEING THE CALCULATED SOUTH 1/4 CORNER OF SAID SECTION; THENCE DEPARTING AFORESAID SOUTH LINE AND ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION RUN NORTH 00°12'39" WEST, A DISTANCE OF 1763.57 FEET TO A POINT ON SAID EAST LINE OF THE WEST 1/2 OF SAID SECTION; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°47'21" WEST, A DISTANCE OF 1352.37 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID DAETWYLER DRIVE (A.K.A. COUNTY ROAD 528A). SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LARKINVILLE U.S.A. AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LARKINVILLE U.S.A., RUN SOUTH 89°56'19" WEST, A DISTANCE OF 509.00 MORE OR LESS TO THE WATERS EDGE OF LAKE CONWAY, BEING POINT "X";

THENCE RETURNING TO THE POINT OF BEGINNING RUN NORTH 00°01'25" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 235.00 FEET TO A POINT; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 89°56'19" WEST. A DISTANCE OF 474.00 MORE OR LESS TO THE WATERS EDGE OF LAKE CONWAY; THENCE ALONG SAID WATERS EDGE RUN SOUTHWESTERLY A DISTANCE OF 238 FEET MORE OR LESS TO AFORE DESCRIBED

CONTAINING 115,483.01 SQ FT ±, OR 2.65 ACRES±.

-Legend-

N.R. - Non-Radial

P.I. - Point of Intersection

R/W - Right-of-Way

R.P. - Radius Point

CCR - Certified Corner Record C.M. - Concrete Monument

P.R.M. -Permanent Reference Monument

- - Set Iron Rod & Cap LB# 7623 - Set 4"x4" Concrete Monument
- LB# 7623
- Set Nail and Disk LB# 7623

← - Centerline

N.T.S. - Not to Scale

P.C. - Point of Curvature

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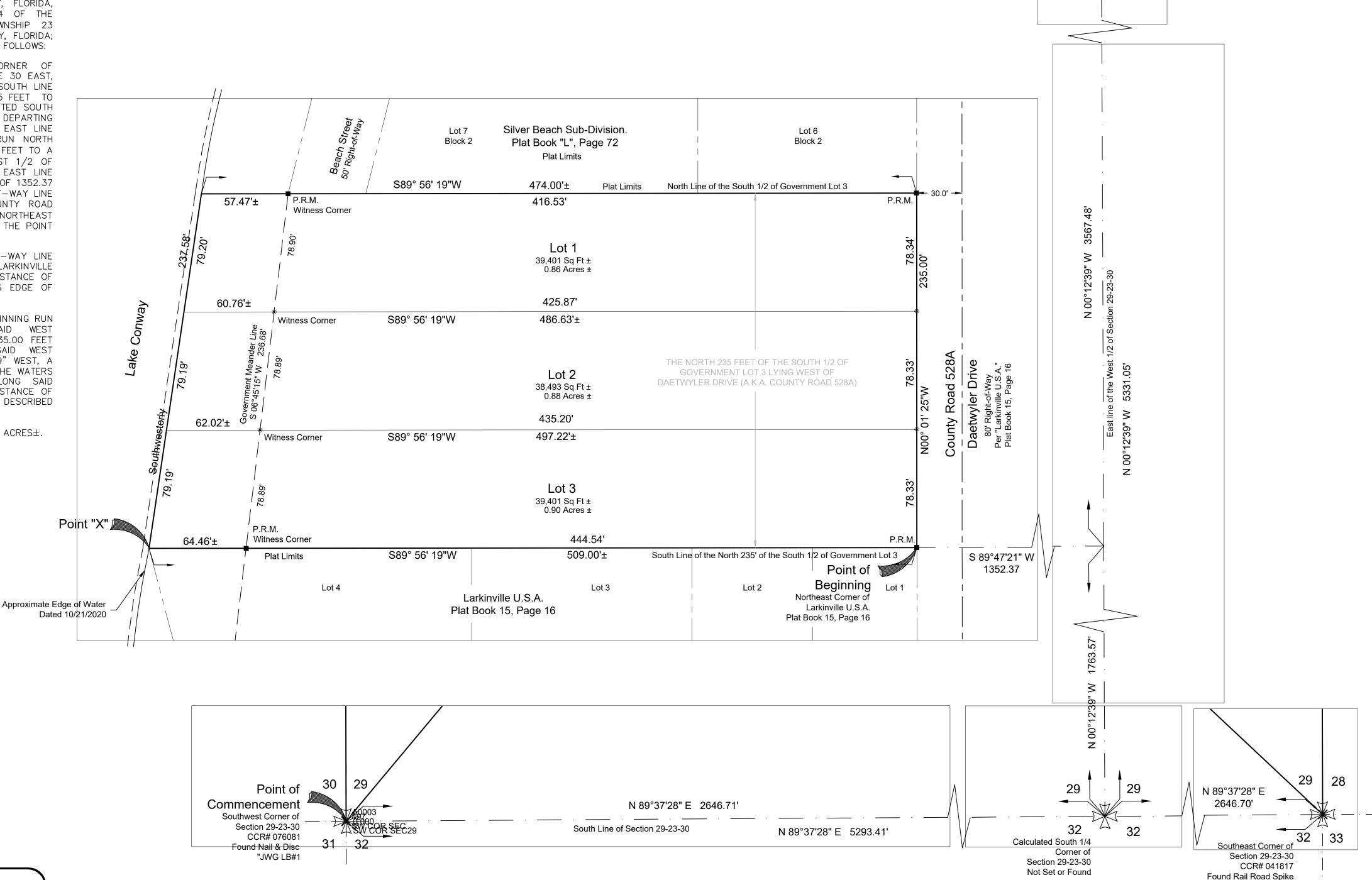
Office-407.678.3366 *Fax*-407.320.8165

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THE NORTH 235 FEET OF THE SOUTH 1/2 OF GOVERNMENT LOT 3 LYING WEST OF DAETWYLER DRIVE (A.K.A. COUNTY ROAD 528A) BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4

LYING IN

SECTION 29. TOWNSHIP 23 SOUTH, RANGE 30 EAST CITY OF BELLE ISLE, ORANGE COUNTY, FLORIDA



NOTES:

- 1. ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 30 EAST, MORE PARTICULARLY BEING THE LINE BETWEEN CCR# 076081 AND CCR# 0041817, BEING NORTH 89°37'28" EAST.
 - PER CHAPTER 177.091(28) FLORIDA STATUTES: 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. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION O 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.

with "X"-Cut

PLAT BOOK:

SHEET 1 OF 1

North 1/4 Corner of

Found Rail Road Spike

Section 29-23-30

CCR# 076056

N COR

XXXXXXXXXXXXXXXXXXXX

PAGE:

DEDICATION

KNOW ALL BY THESE PRESENTS.

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. NO PORTION OF THIS PLAT IS DEDICATED TO THE PUBLIC.

Owner:

XXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXXX

By:XXXXXXXXXXXXXXXXXX

Its: xxxxxxxxxxxxxxxx Signed in the Presence of:

___, 2020, by

The foregoing instrument was acknowledged before me by means of: \square physical presence or \square online notarization, this day 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.

Surveyor's Registration Number L.B. 7623

Legal Entity's Certificate of

Authorization Number

MAYOR PRO TEM

City Planning Official:

City Engineer:

Patrick K. Ireland Ireland & Associates Surveying 800 Currency Circle Suite 1020 Lake Mary, Florida 32746

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

Examined and Approved:

CERTIFICATE OF APPROVAL BY

CITY PLANNING OFFICIAL

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved:

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

CERTIFICATE OF COUNTY COMPTROLLER

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