



# L & S Diversified

Professional Surveyors and Mappers

When it is not  
in our power to  
follow what is true,  
we ought to follow  
what is most  
probable.

~Rene Descartes

June 15, 2017

April Fischer, AICP  
Fisher Planning and Development Services, Inc.  
City Manager, City of Belle Isle  
Via Email: [aprilfisher73@gmail.com](mailto:aprilfisher73@gmail.com)

Re: **Hoffner Fruit – Final Plat Approval**

Dear Mrs. Fisher,

Pursuant to your request, L&S Diversified has performed a review of the plat referenced above for conformity with Chapter 177, Florida Statutes and the City of Belle Isle Requirements.

L&S Diversified verified that the PRMs were set by field check performed on June 8<sup>th</sup> and all previous comments have been addressed.

Should you require any further information or clarification, please contact.

Sincerely,

Sherry L. Manor, PSM  
President  
L&S Diversified, LLC

#### Certifications

M/WBE  
City of Orlando  
Orange County  
Osceola County  
State of Florida  
G.O.A.A.  
F.D.O.T.

DBE  
F.D.O.T.

LDB  
G.O.A.A.

SSBE  
Expressway Authority

L & S Diversified, LLC

Principal  
Sherry Lee Manor, PSM

405 Lake Howell Rd.  
Suite 1001  
Maitland, FL 32751  
Phone (407) 681-3836  
Fax (407) 681-6541

[www.LSsurveyor.com](http://www.LSsurveyor.com)

## DESCRIPTION

COMMENCING AT NORTH 1/4 CORNER OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA. THENCE RUN NORTH 89°45'02" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20 A DISTANCE OF 660.11 FEET; THENCE RUN SOUTH 00°08'04" EAST, A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 00°08'06" EAST, A DISTANCE OF 9.11 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HOFNER AVENUE PER ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 5493, PAGE 938. PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SAID POINT BEING THE POINT OF BEGINNING. THENCE RUN SOUTH 88°56'35" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 175.12 FEET; THENCE RUN NORTH 89°45'02" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 22.10 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 00°08'04" EAST, A DISTANCE OF 301.07 FEET; THENCE RUN NORTH 89°51'56" EAST, A DISTANCE OF 264.27 FEET; THENCE RUN NORTH 00°08'04" WEST, A DISTANCE OF 68.05 FEET; THENCE RUN NORTH 89°55'50" EAST, A DISTANCE OF 151.18 FEET TO THE WEST RIGHT OF WAY LINE OF CONWAY ROAD PER SAID ORDER OF TAKING; THENCE RUN SOUTH 00°11'52" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 198.49 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN SOUTH 89°53'50" WEST, A DISTANCE OF 37.80 FEET; THENCE TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 175.50 FEET AND A CENTRAL ANGLE OF 27°44'22"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 84.97 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 29.50 FEET AND A CENTRAL ANGLE OF 17°53'15"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 60.77 FEET; THENCE RUN SOUTH 00°14'58" EAST FOR A DISTANCE OF 178.97 FEET TO THE NORTH LINE OF WINDSOR PLACE PHASE II AS RECORDED IN PLAT BOOK 30, PAGE 81, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°43'50" WEST, ALONG SAID NORTH LINE A DISTANCE OF 450.48 FEET TO THE EAST LINE OF SAID WINDSOR PLACE PHASE II; THENCE RUN NORTH 00°08'04" WEST, ALONG SAID EAST LINE A DISTANCE OF 620.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 232,036 SQUARE FEET OR 5.327 ACRES, MORE OR LESS.

1. BEARINGS ARE ASSUMED RELATIVE TO NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 30 EAST, AS BEING NORTH 89°45'02" EAST

2. ALL PLATTED PUBLIC 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 ANY 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. FLORIDA STATUTES 77.091 (28)
3. SUBJECT TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS FOR HOFFNER CENTER RECORDED MARCH 17, 1994 IN OFFICIAL RECORDS BOOK 4712, PAGE 3562, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
4. SUBJECT TO SHORT FORM LEASE BY AND BETWEEN PTC ENTERPRISES, INC., A FLORIDA CORPORATION AND WINN-DIXIE STORES, INC., A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 4712, PAGE 3593; NOTICE OF ASSIGNMENT OF TENANTS' INTEREST IN LEASES RECORDED DECEMBER 18, 2006 IN OFFICIAL RECORDS BOOK 9022, PAGE 2811; AND MEMORANDUM OF EXCLUSIVE PROPERTY MANAGEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9022, PAGE 2563, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
5. SUBJECT TO MORTGAGE AND SECURITY AGREEMENT EXECUTED BY PTC ENTERPRISES, INC. TO SOUTHERN BANK OF ALABAMA RECORDED MARCH 17, 1994 IN OFFICIAL RECORDS BOOK 4712, PAGE 3598; ASSIGNMENT OF RENTS AND LEASES RECORDED MARCH 17, 1994 IN OFFICIAL RECORDS BOOK 4712, PAGE 3614; FINANCING STATEMENT RECORDED MARCH 17, 1994 IN OFFICIAL RECORDS BOOK 4712, PAGE 3623; SUBORDINATION, NON-DISBURGANCE AND ATTORNEYMENT AGREEMENT RECORDED MARCH 17, 1994 IN OFFICIAL RECORDS BOOK 4826, PAGE 1977; UCC STATEMENT OF CHANGE RECORDS TO INDIANAPOLIS LIFE INSURANCE COMPANY RECORDED DECEMBER 11, 1994 IN OFFICIAL RECORDS BOOK 4826, PAGE 1901; ASSIGNED AND RECEIVED RECEIPT FROM SOUTHERN BANK OF ALABAMA TO PTC ENTERPRISES, INC. RECORDED DECEMBER 11, 1994 IN OFFICIAL RECORDS BOOK 4826, PAGE 1887; RECEIPT FROM SOUTHERN BANK OF ALABAMA TO PTC ENTERPRISES, INC. RECORDED DECEMBER 11, 1994 IN OFFICIAL RECORDS BOOK 4826, PAGE 1888; SUPERIOR TITLE FIDELITY AND ATTORNEYMENT AGREEMENT RECORDED DECEMBER 11, 1994 IN OFFICIAL RECORDS BOOK 4826, PAGE 1828; ASSUPTION AGREEMENT RECORDED DECEMBER 8, 1994 IN OFFICIAL RECORDS BOOK 4829, PAGE 3144; FINANCING STATEMENT RECORDED DECEMBER 8, 1994 IN OFFICIAL RECORDS BOOK 4829, PAGE 3158; FINANCING STATEMENT RECORDED JULY 14, 1995 IN OFFICIAL RECORDS BOOK 4916, PAGE 4494; UCC STATEMENT OF CHANGE RECORDED OCTOBER 27, 1999 IN OFFICIAL RECORDS BOOK 5988, PAGE 4744; ASSIGNMENT, ASSUPTION AND AMENDATORY AGREEMENT RECORDED MAY 31, 2002 IN OFFICIAL RECORDS BOOK 6535, PAGE 5864; ASSIGNMENT, ASSUPTION AND AMENDATORY AGREEMENT RECORDED MAY 31, 2002 IN OFFICIAL RECORDS BOOK 6535, PAGE 5922; UCC FINANCING STATEMENT RECORDED MAY 31, 2002 IN OFFICIAL RECORDS BOOK 6535, PAGE 5922; UCC FINANCING STATEMENT RECORDED JUNE 8, 2006 IN OFFICIAL RECORDS BOOK 8895, PAGE 6491; ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT TO CRANBERRY FINANCIAL, LLC RECORDED MARCH 9, 2009 IN OFFICIAL RECORDS BOOK 9840, PAGE 251; ASSIGNMENT OF ASSIGNMENT OF RENTS AND LEASES RECORDED MARCH 9, 2009 IN OFFICIAL RECORDS BOOK 9840, PAGE 255; ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT TO ADMIRALS TRUST RECORDED MAY 16, 2014 IN OFFICIAL RECORDS BOOK 10745, PAGE 8977; AND ASSIGNMENT OF ASSIGNMENT OF RENTS AND LEASES RECORDED MAY 16, 2014 IN OFFICIAL RECORDS BOOK 10745, PAGE 8991, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
6. SUBJECT TO DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED MARCH 30, 1999 IN OFFICIAL RECORDS BOOK 5715, PAGE 492, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
7. LEASEHOLD MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND FUTURE PLUNG (FLORIDA) TO WACHOVIA BANK RECORDED JUNE 27, 2009 IN OFFICIAL RECORDS BOOK 8041, PAGE 1929; MODIFICATION NO. 1 RECORDED DECEMBER 18, 2006 IN OFFICIAL RECORDS BOOK 9022, PAGE 2521; PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND CERTIFICATE OF CONFIRMED PLAN OF REORGANIZATION RECORDED NOVEMBER 21, 2006 IN OFFICIAL RECORDS BOOK 13654, PAGE 693, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF HOFFNER CENTER DATED APRIL 18, 2017, AND RECORDED MAY 2, 2017, BEGINNING DOCUMENT # 20170242218, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- TRACTS "A," "B," AND "C" TO BE OWNED AND MAINTAINED BY HOFFNER CENTER PROPERTY OWNERS' ASSOCIATION, INC. PER COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF HOFFNER CENTER REFERENCED IN NOTE 8. TRACT "A" IS CREATED FOR ACCESS TO THE SUBJECT PROPERTY. TRACTS "B" AND "C" ARE CREATED FOR SURFACE WATER DRAINAGE OR RETENTION.

CM	CONCRETE MONUMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
(NR.)	NON-RADIAL
N.T.	NON-TANGENT
O.R.B.	OFFICIAL RECORDS BOOK
P.O.B.	PERMANENT POINT
P.M.	PERMANENT REFERENCE MONUMENT
P.C.	POINT OF CURVATURE
P.O.C.	POINT ON CURVE
P.R.C.	POINT OF REVERSE CURVATURE
P.T.	POINT OF TANGENCY
R	RADIUS
CL	CENTRAL
L	ARC LENGTH
CHB	CHORD BEARING
CHD	CHORD DISTANCE
CCR	CERTIFIED CORNER RECORD
LB	LICENSED BUSINESS
P.B.	PROFESSIONAL BUSINESS
F.D.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
F.O.D.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
SECTION 20, TOWNSHIP 33 SOUTH, RANGE 30 EAST	
OFFICIAL RECORD DOCUMENT NUMBER OF THE	
DOC # _____	

SHEET 1 OF 2 -- COVER SHEET  
SHEET 2 OF 2 -- LOT AND BOUNDARY GEOMETRY

- SET NAIL & DISK P.C.P LB 3778  
(UNLESS OTHERWISE NOTED)
- SET 4"x4" CONCRETE MONUMENT PRM LB 3778  
(UNLESS OTHERWISE NOTED)
- CHANGE IN DIRECTION, ETC.  
(NO CORNER SET)

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.

KNOW ALL MENY 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 roads and plot for the uses and purposes therein expressed, including the plot notes. No part of said lands is dedicated to the City of Belle Isle or the Public unless otherwise noted hereon. All the streets and easements created by this plat are hereby dedicated to the City of Belle Isle. No portion of this dedication shall endorse, allow or sanction the violation of any code or ordinance of the City of Belle Isle or any statute or law.

N WITNESS WHEREOF, the undersigned, HOFFNER FRUIT, LLC, a Florida limited liability company, has caused these presents to be executed and acknowledged by its undersigned KENNETH J. SANZ, thereunto duly authorized on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

HOFFNER FRUIT, LLC, a Florida limited liability company

By: KEVIN J SANZ

ts: Manager

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY, that on \_\_\_\_\_ before me, an officer \_\_\_\_\_ authorized to take acknowledgments in the State and County aforesaid, personally appeared KEVIN J. SAMZ, acting in his capacity as Manager of HORNHEIM FLUTE, a Florida limited liability company, who is ( ) personally known to me or ( ) produced to me by \_\_\_\_\_, a person known to me or ( ) known to me by \_\_\_\_\_, an individual \_\_\_\_\_ and officer described in identification and/or notary record, who acknowledged that he executed the foregoing instrument for the purposes and convenience and acknowledged the execution thereof to be a free act and deed of said officer, thereunto duly authorized, and the said conveyance is the act and deed of said company.

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

Notary Public

Typed, Written or Stamped Name \_\_\_\_\_  
Commission Expiration Date \_\_\_\_\_  
and/or Serial No. \_\_\_\_\_

## QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL ALL BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on September 13, 2010 that he completed the survey of the lands as shown in the foregoing plot or plan and that said plot was prepared under his direction and supervision and is a correct and true representation of the same. The monument reference monument shown on the foregoing plot or plan is a permanent reference monument has been placed as shown, thereon as required by Chapter 177, Florida Statutes, that said plot or subdivision meets the requirements of said Chapter 177 and that said land is located in Section 20, Township 23 South, Range 30 East, Ocala County, Florida.

Date \_\_\_\_\_

ABRAHAM I. REMCHUK  
TINKLEPAUGH SURVEYING SERVICES INC.  
5125 ADANSON STREET, SUITE 800  
ORLANDO, FLORIDA 32804

Florida Registration No. 6813  
LICENSED BUSINESS No. 3778

CERTIFICATE OF APPROVAL BY CITY OF BELLE ISLE  
PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on \_\_\_\_\_  
the Planning and Zoning Commission Chairman of the City of Belle Isle approved the foregoing plat.

Signed \_\_\_\_\_  
Planning & Zoning Commission Chairman

Printed Name \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY, that on \_\_\_\_\_

Mayor, City of Belle Isle

Printed Name	Printed Name
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**CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR**

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177  
FLORIDA STATUTES.

City Surve

**CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER**

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all requirements of Chapter 177, Florida Statutes, and was filed for record

on \_\_\_\_\_  
 \_\_\_\_\_ File No. \_\_\_\_\_  
 at \_\_\_\_\_  
 \_\_\_\_\_

County Comptroller  
in and for Orange County, Florida

By:

# Tinklepaugh

SURVEYING SERVICES, INC.

5125 Adanson Street Suite 800 • Orlando, Florida 32804  
 Tele. No. (407) 262-0957 LICENSED BUSINESS No. 37788

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SX-8441

SHEET 2 OF 2

PAGE

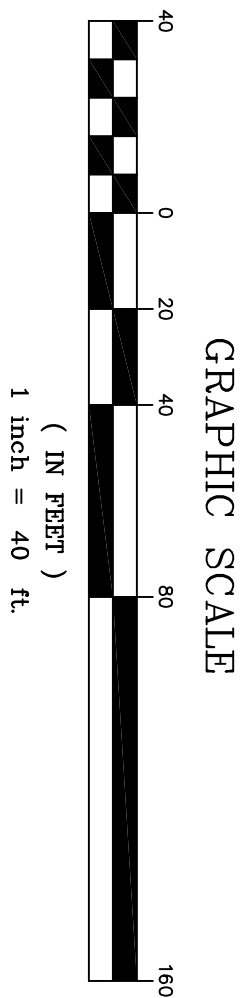


Diagram of a culvert structure. The culvert is shown in cross-section, with a rectangular opening. The structure is labeled with a scale:  $SCALE: 1" = 40'$ .

CM	CONCRETE MONUMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
(N.R.)	NON-RADIAL
N.T.	NOT-TARGETED
OD	OFF-CENTER DROOK
P.C.P	PERMANENT CONTROL POINT
PPM	PERMANENT REFERENCE MONUMENT
P.C.	POINT OF CURVATURE
P.O.C.	POINT ON CURVE
P.R.C.	POINT OF REVERSE CURVATURE
P.T.	POINT OF TANGENCY
RA	RADIUS
A	CENTRAL ANGLE
L	ARC LENGTH
CHB	CHORD BEARING
CHD	CHORD DISTANCE
CCR	CERTIFIED CORNER RECORD
LB	LESSOR
LE	LESSOR'S EASEMENT
PROF.	PROFESSIONAL
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
SECTION 20, TOWNSHIP 23 SOUTH, RANGE 30 EAST	
OFFICIAL RECORD DOCUMENT NUMBER OF THE	
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- SET NAIL & DISK P.C.P LB 3778 (UNLESS OTHERWISE NOTED)
- SET 4"x4" CONCRETE MONUMENT PRIM LB 3778 (UNLESS OTHERWISE NOTED)

SHEET 1 OF 2 -- COVER SHEET  
SHEET 2 OF 2 -- LOT AND BOUNDARY GEOMETRY

THIS PLAT WAS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED OR AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

I:\T17A42\dwg\T17A42-PLAT.dwg

SX-844