

RECEIVED
2/2/2022
CITY OF EDGEWOOD



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

BOUNDARY SURVEY

DESCRIPTION:

PARENT PARCELS:

LOT 14, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALL OF THE ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Lot 14 and Lot 15, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, said point also being on the Southerly right of way line of Linson Court; thence run S75°36'31"E along said Southerly right of way line of Linson Court, a distance of 65.54 feet to the beginning of a curve concave to the North, having a radius of 168.44 feet; thence continue Easterly along said Southerly right of way line and along the arc of said curve through a central angle of 33°01'12", an arc distance of 97.07 feet, having a chord bearing of N87°52'53"E and a chord distance of 95.74 feet; thence run S18°37'58"E along the Southwesterly line of Lot 16, Block A, of said plat of Oak Lynn Second Plat, a distance of 103.67 feet; thence continue S59°56'01"E along said Southwesterly line of Lot 16, a distance of 50.00 feet; thence run S30°03'59"W, a distance of 84.23 feet; thence run N75°36'31"W along the Northerly line of Lot 12 of said plat of Oak Lynn Second Plat, a distance of 239.21 feet; thence run N14°23'29"E along the Southeasterly line of the aforesaid Lot 13, a distance of 154.32 feet to the Point of Beginning.

Contains 36,189 square feet or 0.831 acres, more or less.

NOTES:

- BEARING STRUCTURE SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE. BEARINGS SHOWN ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13-23-29 AS BEING N00°00'17"W AS MEASURED BETWEEN COR #096121 AND COR #096118.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.

add title information dated Feb 24, 2022

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13-23-29
COR #096118
RECOVERED 6"X6" CM W/ IRON PIN
N 1510100.58599
E 535345.17049

ALLEMAN DRIVE
1206.18'
2683.32'
N00°00'17"W
1457.14'

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13-23-29
N00°00'17"W
N00°00'17"W

SOUTHWEST CORNER OF SECTION 13-23-29
COR #096121
RECOVERED MAG NAIL
N 1507437.26600
E 535345.39000

R = 168.44'
Δ = 09°34'51"
L = 28.17'

R = 168.44'
Δ = 23°26'33"
L = 68.92'

ALLEMAN DRIVE

LINSON COURT

LAKE CONWAY

POINT OF BEGINNING
NORTHEAST CORNER OF LOT 13, BLOCK A, OAK LYNN SECOND PLAT PLAT BOOK W, PAGE 97

LOT 13
"VAN VOORHIS, CAITLIN"
"VAN VOORHIS, JON THOMAS"

LOT 14

LOT 15

LOT 16
"WAR DATHLEEN R LIFE ESTATE"
"KATHLEEN R WARD FAMILY TRUST"

LOT 12
"SEABROOK WILLIAM E"
"SEABROOK BETH W"

ALLEMAN DRIVE

LINSON COURT

LAKE CONWAY

POINT OF BEGINNING
NORTHEAST CORNER OF LOT 13, BLOCK A, OAK LYNN SECOND PLAT PLAT BOOK W, PAGE 97

LOT 13
"VAN VOORHIS, CAITLIN"
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LOT 15

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"KATHLEEN R WARD FAMILY TRUST"

LOT 12
"SEABROOK WILLIAM E"
"SEABROOK BETH W"



SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTIMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

JAMES R. SHANNON, JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

DATE OF SURVEY: 12/08/2021
FIELD BY: JK-RR SCALE: 1" = 30'
FILE NUMBER: DEW-P027-BLKA-L01514-15

LINSON HOMESTEAD

A REPLAT OF LOT 14 AND LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN

SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA

RECEIVED
2/2/2022
CITY OF EDGEWOOD

SHEET 1 OF 1

LEGAL DESCRIPTION:

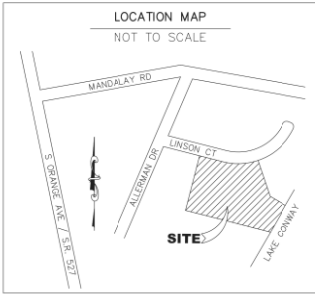
Lot 14 and Lot 15, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, said point also being on the Southerly right of way line of Linson Court; thence run S75°36'31"E along said Southerly right of way line of Linson Court, a distance of 65.54 feet to the beginning of a curve concave to the North, having a radius of 168.44 feet; thence continue Easterly along said Southerly right of way line and along the arc of said curve through a central angle of 33°01'12", an arc distance of 97.07 feet, having a chord bearing of N87°52'53"E and a chord distance of 89.74 feet; thence run S18°37'58"E along the Southeasterly line of Lot 16, Block A, of said plat of Oak Lynn Second Plat, a distance of 103.67 feet; thence continue S59°56'01"E along said Southwesterly line of Lot 16, a distance of 50.00 feet; thence run S30°03'59"W, a distance of 84.23 feet; thence run N75°36'31"W along the Northerly line of Lot 12 of said plat of Oak Lynn Second Plat, a distance of 239.21 feet; thence run N14°23'29"E along the Southeasterly line of the aforesaid Lot 13, a distance of 154.32 feet to the Point of Beginning.

Contains 36,189 square feet or 0.831 acres, more or less.

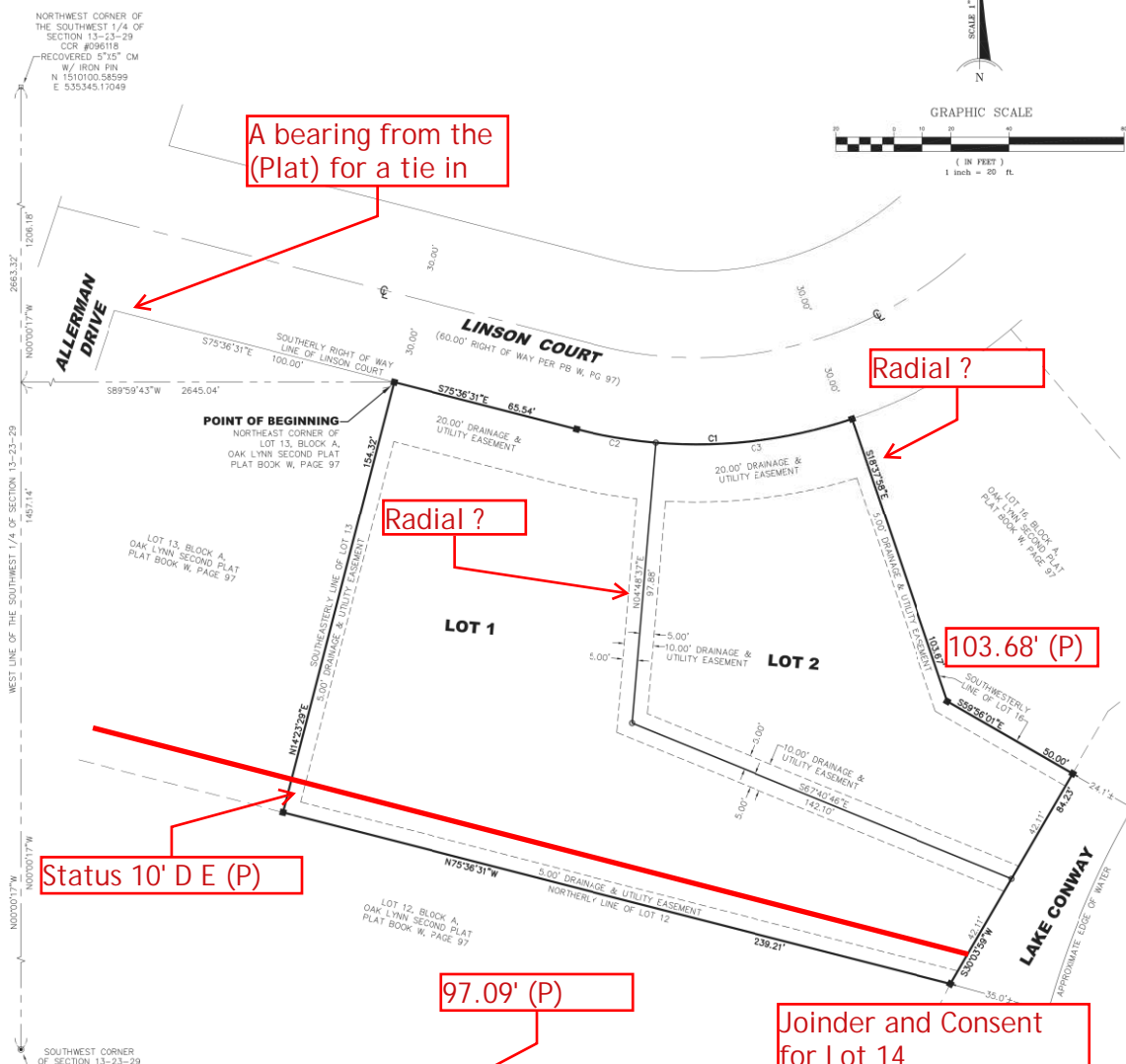
GENERAL NOTES:

- Bearing structure shown hereon are grid bearings based on the North American Datum of 1983, Florida East Zone. Bearings shown on the West line of the southwest 1/4 of Section 13-23-29 as being N00°00'17"W recorded between CCR #096121 and CCR #096118.
- All plotted utility easements shown hereon 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.
- The Drainage and Utility Easement shown hereon is to be owned and maintained by the owners of Lots 1 and 2.



- LEGEND:**
- SET 4"x4" CM "IRM #4671", UNLESS OTHERWISE NOTED
 - RECOVERED NAIL & DISK, UNLESS OTHERWISE NOTED
 - SET 5/8" IRON SHANK #4671" INDICATES CENTERLINE IDENTIFICATION
 - # NUMBER
 - CM CONCRETE MONUMENT
 - CCR CERTIFIED CORNER RECORD
 - DOC DOCUMENT
 - LB LICENSED BUSINESS CERTIFICATION
 - ORF OFFICIAL RECORDS BOOK
 - PB PLAT BOOK
 - PG PAGE
 - PGS PAGES
 - PRM PERMANENT REFERENCE MONUMENT

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTDAMITE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6896



A bearing from the (Plat) for a tie in

Radial ?

Radial ?

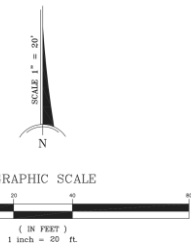
103.68' (P)

Status 10' D E (P)

97.09' (P)

Joinder and Consent for Lot 14

Summation .08'



CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	168.44'	33°01'12"	97.07'	N87°52'53"E	95.74'
C2	168.44'	09°34'26"	28.16'	S80°23'44"E	28.11'
C3	168.44'	23°26'46"	68.55'	N30°05'40"E	68.45'

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS 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.

PLAT BOOK _____ PAGE _____

LINSON HOMESTEAD DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That John C. Mezzina and Julie B. Mezzina, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plat for the uses and purposes therein expressed as shown hereon and dedicates nothing to the perpetual use of the public.

IN WITNESS THEREOF I have caused these presents to be signed and attested to by the officers named below on this _____ day of _____, 2022.

Printed Name: John C. Mezzina Owner
Printed Name: Julie B. Mezzina Owner

Signed in the presence of: _____ By: _____

Printed Name: _____ Printed Name: _____
COUNTY OF _____ STATE OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ by John C. Mezzina and Julie B. Mezzina, as owners, who are personally known to me or has produced _____ as identification.

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

Signature of Notary: _____
Printed Name: _____
Commission Number: _____
My Commission Expires: _____

CERTIFICATE OF CITY ENGINEER

THIS IS TO CERTIFY, that on _____, the foregoing plat was examined and approved by

Allen C. Lane, Jr. CITY ENGINEER

CERTIFICATE OF APPROVAL BY EDGEWOOD PLANNING & ZONING BOARD

THIS IS TO CERTIFY, that on _____, the foregoing plat was approved by the Edgewood Planning & Zoning Board of the City of Edgewood.

Chairman _____ Date _____

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

I hereby certify that this plat has been reviewed for the conformity to the requirements of Chapter 177, Part 1 of Florida Statutes. No confirmation of mathematical closure or the placement of PRM's and

CPH, Inc. LB #7143

see checklist

CERTIFICATE OF APPROVAL BY MUNICIPALITY

This is to certify that on _____, the City of Edgewood approved the foregoing plat.

John Dowless, Mayor _____ Bea L. Meeks, City Clerk _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN 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 the requirements of chapter 177 and that said land is located in the City of Edgewood, Orange County, Florida.

JAMES B. SHANNON, JR. FPM REGISTRATION NO. 4871 Date _____
SHANNON SURVEYING, INC. - LB No. 6896
499 North S.R. 434 - SUITE 2045 ALTDAMITE SPRINGS, FLORIDA, 32714, (407) 774-8372

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN ORANGE COUNTY OFFICIAL RECORDS

on _____ as Document No. _____
County Comptroller in and for Orange County, Florida

By: _____

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

NAME OF PLAT: Linson Homestead
DATE REVIEWED: February 28, 2022 REVISED
REVIEWED BY: Randall L. Roberts, RLS

177.041 - Boundary Survey and Title Certification Required

1. Signed and Sealed Boundary Survey prepared by Professional Surveyor and Mapper submitted.

APPROVED
 FAILED

2. Title Opinion or Property Information Report prepared by Attorney, Abstractor, or Title Company.

APPROVED
 FAILED

3. Title Certificate Legal Description exactly matches Plat Legal Description.

APPROVED as to parent parcels Overall plat description not in Title
 FAILED

4. All Mortgages listed in Title Certificate are referenced on Plat.

APPROVED
 FAILED

5. All Easements listed in Title Certificate are shown on Plat.

APPROVED
 FAILED –

6. Title Opinion or Property Information Report addressed to the City of Edgewood.

APPROVED
 FAILED

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

177.051 - Name of Subdivision

7. Name of Subdivision is not a duplicate of any other subdivision except if it is another phase of existing Plat.

APPROVED
 FAILED

8. The words “the”, “replat” or “a” may not be used as first word of Subdivision’s primary name.

APPROVED
 FAILED

9. All words in the name are of the same size and type of font. (No hand lettered additions)

APPROVED
 FAILED

10. The subdivision name must be recited in the Owner’s dedication.

APPROVED
 FAILED

11. Subtitle of plat states the Section, Township, Range, County, City (if inside corporate limits) and State.

APPROVED
 FAILED –

12. If this is a replat, Subtitle must state that this is a replat and must quote the full name and recording data.

APPROVED
 FAILED

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

177.061 - Qualification of Person filing Plat

13. Plat was prepared by a Professional Surveyor licensed in accordance with Chapter 177 and the Boundary Survey was prepared by a Professional Surveyor licensed in accordance with Chapter 472, Florida Statutes

APPROVED
 FAILED

14. Plat contains the printed name of the Surveyor of Record.

APPROVED
 FAILED

15. Plat contains the full address of the Surveyor of Record.

APPROVED
 FAILED

16. Plat contains the registration number of the Surveyor of Record

APPROVED
 FAILED

17. Plat contains the certificate of authorization number of the Company if applicable.

APPROVED
 FAILED

18. Signing surveyor must state that the plat was prepared under his/her direction and complies with all survey requirements of F.S. 177 Part I.

APPROVED
 FAILED

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

177.071 - Approval of Plat by Governing Bodies

19. Municipality Approval checked for form and spelling.

- APPROVED
 FAILED typo

20. Planner's Approval checked for form and spelling.

- APPROVED –
 FAILED Printed Name

21. Surveyor's Approval checked for form and spelling.

- APPROVED
 FAILED –

22. Mayor, City of Edgewood Acceptance checked for form and spelling.

- APPROVED
 FAILED

23. Clerk of the Court's Approval checked for form and spelling.

- APPROVED
 FAILED

177.081 - Dedication and Approval

24. Dedication executed by all owners. Dedicates streets, alleys, and easements.

- APPROVED
 FAILED
N/A – Not Final Submittal

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

25. Mortgagee(s) executed joinder to the Dedication on face of Plat.

- APPROVED
 FAILED – No Joinder or separate filing notice
-

177.091 - Plats made for Recording

26. Index or key map required for multiple sheet plats.

- APPROVED N/A
 FAILED
-

27. All matchlines are clearly labeled, if applicable.

- APPROVED N/A
 FAILED –
-

28. Scale and font size sufficient to show all detail. The minimum recommended text height is 0.07' at 1"=1"

- APPROVED
 FAILED
-

29. Scale shall be stated and graphically shown on every sheet showing any portion of the lands being platted.

- APPROVED
 FAILED
-

30. Name of the subdivision shown on all sheets in the same size and type of font.

- APPROVED
 FAILED
-

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

31. Name of Surveyor or legal entity, street and mailing address shown on all sheets.

APPROVED
 FAILED

32. Prominent North Arrow on all sheets showing any portion of the lands being platted.

APPROVED
 FAILED

33. Basis of Bearing referenced to a well-established and monumented line stated on all sheets.

APPROVED
 FAILED

34. Permanent Reference Monuments (PRM's) placed at each corner or change in direction of the plat boundary. **(May not be more than 1400 feet apart and must be set prior to acceptance of the plat. Cannot be bonded.)**

APPROVED Per Legend
 FAILED

35. Inaccessible PRM's offset within the boundary of the plat and the offset properly noted.

APPROVED
 FAILED –

36. Registration number for found previously set PRM's noted or, if un-numbered, shall be so noted.

APPROVED Per Legend
 FAILED

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

37. Permanent Control Points (PCP's) set on centerline at the intersection and terminus of all streets, all changes of direction and not more than 1000 feet apart. **(Must be set within one year of the plat acceptance or, if bonded, must be set prior to the expiration of the bond)**

APPROVED None
 FAILED

38. Monumentation set at all lot corners, points of intersection, and changes of direction of lines within the subdivision which do not require a PRM or PCP. **(Must be set before the transfer of any lot or, if bonded, must be set prior to the expiration of the bond.)**

APPROVED - per plat legend
 FAILED -

39. Section, Township and Range stated immediately under the name of the subdivision on each sheet along with the name of the appropriate city, town, village, county and state in which the plat is situated.

APPROVED
 FAILED

40. Description is complete, exactly matches the title opinion and accurately depicts the lands being platted.

APPROVED Subject to City Attorney review of overall plat description
 FAILED

41. All dedications and approvals required by ss.177.071 and 177.081 are shown.

APPROVED
 FAILED

42. The Clerk of the Court's and Professional Surveyor's seal and certification shown.

APPROVED
 FAILED

N/A – Preliminary Copy

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

43. All section lines and quarter section lines occurring within the subdivision are shown.

APPROVED
 FAILED

44. All information in the legal description is shown. (Point of Commencement, Point of Beginning, etc.)

APPROVED
 FAILED (Not in title description)

45. Location, width, and names of all streets waterways or other right-of-ways shown.

APPROVED
 FAILED

46. Location, width, and purpose of all existing and proposed easements shown. (Recording information for all existing easements required.)

APPROVED
 FAILED – Existing 10' Drainage Easement

47. All contiguous properties identified by subdivision title, plat book and page, or if unrecorded, noted as such.

APPROVED
 FAILED

48. If a replat, sufficient ties to controlling lines on the previous plat to allow an overlay to be made.

APPROVED
 FAILED

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

49. All lots numbered progressively or, if in blocks, progressively within the blocks.

APPROVED
 FAILED

50. Sufficient survey data to accurately describe the bounds of every lot, block, street, easement, tract, etc.

APPROVED
 FAILED -

51. All distances to the nearest hundredth of a foot.

APPROVED
 FAILED -

52. Curvilinear lot lines shall show as a minimum, the radii, arc distances and central angles.

APPROVED
 FAILED

53. Radial lot lines shall be so designated. Directions of nonradial lines shall be indicated.

APPROVED
 FAILED - Label or note

54. All angles, bearings, or azimuths to the nearest second of arc.

APPROVED
 FAILED

55. Centerlines of noncurved streets dimensioned with distances together with either angles, bearings or azimuths.

APPROVED
 FAILED

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

56. Centerlines of curves streets dimensioned with arc distances, central angles, radii, chord distances, and chord bearings or azimuths.

APPROVED
 FAILED

57. Parks and recreations areas so designated.

APPROVED – N/A
 FAILED

58. All excepted parcels labeled as “Not a part of this plat.”

APPROVED – N/A
 FAILED

59. The purpose of all dedicated blocks, tracts or parcels shall be clearly stated.

APPROVED N/A
 FAILED –

60. If line or curve tables are used, the tabular data must appear on the sheet to which it applies.

APPROVED –
 FAILED

61. The plat shall include in a prominent place the following statement:

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.

APPROVED
 FAILED

**CITY OF EDGEWATER
RECORD PLAT REVIEW CHECK SHEET**

NAME OF PLAT: Linson Homestead

DATE: February 28, 2022

62. All platted utility easements shall provide that such easements are for the construction, installation, maintenance, and operation of cable television.

APPROVED
 FAILED

63. A legend of all symbols and abbreviations shall be shown.

APPROVED
 FAILED –

.....
COMMENTS:

Minor comments as shown on pdf.

Also this is from a surveying review and other staff comments including City Attorney and Engineer may affect final review

CERTIFICATION:

I HEREBY CERTIFY that this plat has been reviewed for the conformity to the requirements of Chapter 177, Part I of Florida Statutes. No confirmation of mathematical closure or the placement of PRM's and PCP's in the field was made in this review.

CPH, Inc. LB#7143

For the Firm

By: Randall L. Roberts, R.L.S.
Florida Registration Number 3144

Date: February 28, 2022