

REPLAT OF LOTS 3 AND 4 OF UPTOWN MAITLAND

SHEET 1 OF 2

A REPLAT OF LOTS 3 AND 4 OF UPTOWN MAITLAND AS RECORDED IN PLAT BOOK 62, PAGES 129 AND 130, BEING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 29 EAST, CITY OF MAITLAND, ORANGE COUNTY, FLORIDA

PLAT BOOK	PAGE
REPLAT OF LOTS 3 AND 4 OF UPTOWN MAITLAND	
<u>DEDICATION</u>	

KNOW ALL BY THESE PRESENTS, That the undersigned, named below, 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 easements shown hereon to the perpetual use of the public. The city shall have the right of entry into perpetuity to reconstruct, repair, inspect, and maintain all facilities on or in a dedicated right-of-way which may have been constructed or installed for the public good and welfare, and which may include any or all of the following: streets, alleys, gutters, curbs, sidewalks, street signs and posts, parks, parkways, water lines, sanitary sewers, storm sewers and their accoutrements, utility lines to include a minimum power, telephone, telegraph and television cable service, street lights and poles, power and transformer stations, sewage lift stations, all other facilities that shall be construed to be for the public good and welfare. The City shall have the right to clear trees, brush or any other impediment to reconstruction, maintenance, inspection or repair of the above listed facilities and there shall be a prohibition against all others from planting, constructing or placing any object on the dedicated right-of-way without the explicit written permission of the Director of Public Works of the City. The Florida Department of Transportation (FDOT) shall have the right to clear, excavate, construct, operate, and maintain a sidewalk with all such fills, cuts, drains, ditches and other incidents which the FDOT may deem necessary or convenient in connection therewith over and within the 12.00' landscape, utility & sidewalk easement and the landscape, utility, wall, sidewalk and signal easements which abut the right of way for State Road 15 & 600.

LEGAL DESCRIPTION:

Lots 3 and 4 of UPTOWN MAITLAND, as recorded in Plat Book 62, Pages 129 and 130 of the Public Records of Orange County, Florida and situate in Section 25, Township 21 South, Range 29 East, all being in the City of Maitland, Orange County, Florida, and more particularly described as follows:

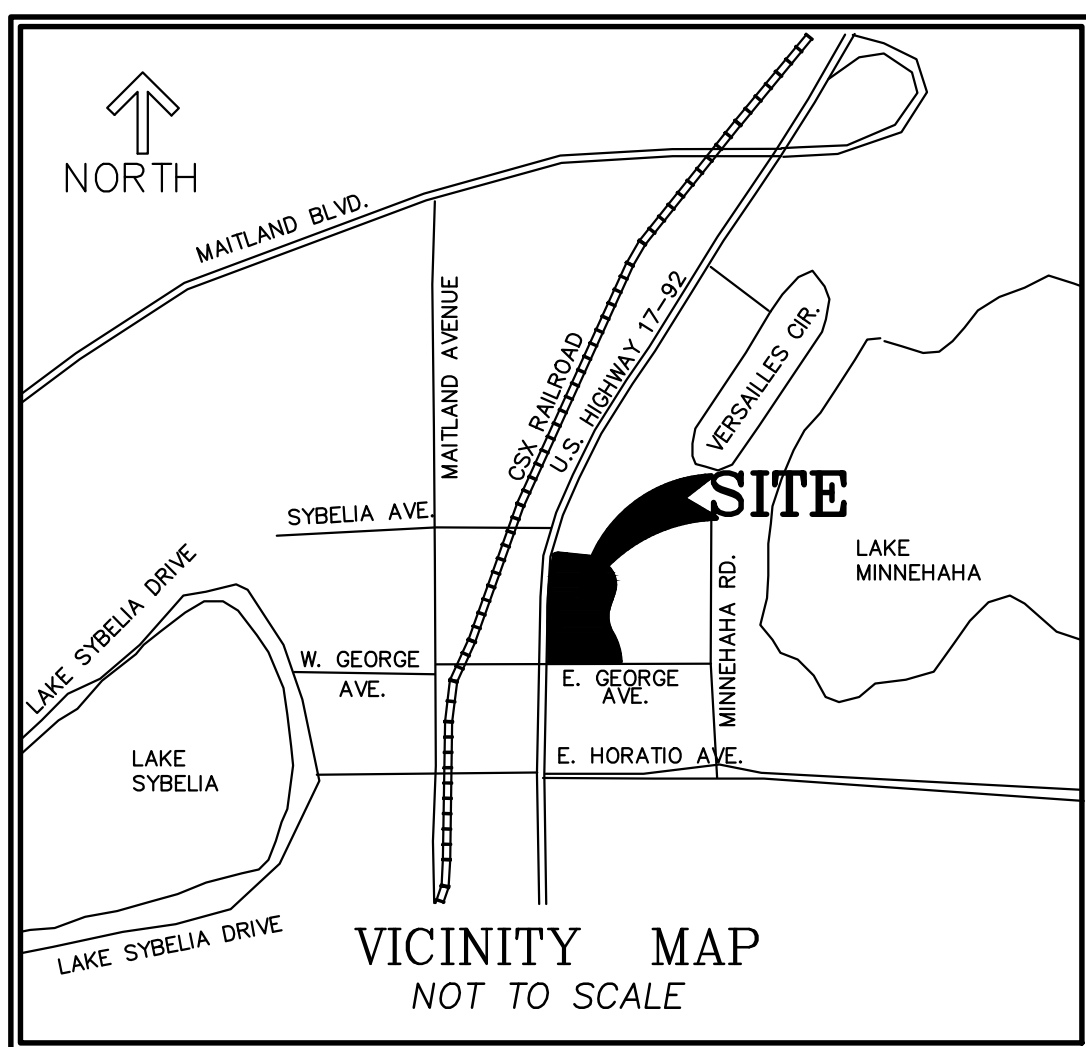
COMMENCE at the East ¼ corner of said Section 25, Township 21 South, Range 29 East; thence run South 00°20'37" East, along the East line of said Section 25, a distance of 543.05 feet to an the North line of TRACT A of UPTOWN MAITLAND, as recorded in Plat Book 62, Pages 125 through 130 of the Public Records of Orange County, Florida; thence North 88°51'09", along said North line and the North line of LOT 1 of said UPTOWN MAITLAND, a distance of 463.62 feet to a point on the East Right of Way line of U.S. Highway 17-92 and a point on a non-tangent curve concave to the Southeast; thence run along said East line and said curve having a radius of 1857.08 feet, through a central angle of 5°53'02", a chord bearing of South 19°10'00" West, a chord length of 190.62 feet, and an arc length of 190.71 feet to the point of cusp of a curve concave to the Southeast and the POINT OF BEGINNING; thence run Northerly departing said East line and along said curve having a radius of 48.00 feet, through a central angle of 45°08'47", a chord bearing of North 74°21'59" East, a chord length of 36.85 feet, and an arc length of 37.82 feet to the end of said curve; thence South 83°03'37" East, a distance of 37.01 feet; thence South 84°01'55" East; a distance of 116.58 feet to a point on a radial curve concave to the Southwest; thence run Easterly along said curve having a radius of 160.00 feet, through a central angle of 35°31'38", a chord bearing of South 66°16'06" East, a chord length of 97.63 feet, and an arc length of 99.21 feet to the end of said curve; thence South 48°30'17" East, a distance of 30.89 feet to a point on a radial curve concave to the West; thence run Southerly along said curve having a radius of 162.00 feet, through a central angle of 59°40'16", a chord bearing of South 18°40'09" East, a chord length of 161.19 feet, and an arc length of 168.72 feet to a point of compound curvature of a curve concave to Northwest; thence run Southerly along said curve having a radius of 282.00 feet, through a central angle of 13°06'02", a chord bearing of South 17°43'00" West, a chord length of 64.34 feet, and an arc length of 64.48 feet to a point of reverse curvature of curve concave to the Southeast; thence run Southerly along said curve having a radius of 318.00 feet, through a central angle of 12°52'28", a chord bearing of South 17°49'47" West, a chord length of 71.30 feet, and an arc length of 71.46 feet to a point of compound curvature of curve concave to the Northeast; thence run Southerly along said curve having a radius of 198.00 feet, through a central angle of 42°08'38", a chord bearing of South 09°40'46" East, a chord length of 142.38 feet, and an arc length of 145.64 feet to a point of reverse curvature of a curve concave to the Southwest; thence run Southerly along said curve having a radius of 382.00 feet, through a central angle of 28°17'20", a chord bearing of South 16°36'25" East, a chord length of 186.70 feet, and an arc length of 188.61 feet to a point of compound curvature of a curve concave to the Northwest; thence run Southerly along said curve having a radius of 23.00 feet, through a central angle of 45°51'05", a chord bearing of South 20°27'47" West, a chord length of 17.92 feet, and an arc length of 18.41 feet to the end of said curve and a point on the North Right of Way line of George Avenue as recorded in Plat Book D, Page 26 in the Public Records of Orange County, Florida; thence South 89°53'44" West, along said North Right of Way line, a distance of 455.17 feet to a point of the aforementioned East Right of Way line of U.S. Highway 17-92; thence North 00°14'36" West, departing said North Right of Way line and along Said East Right of Way line, a distance of 158.40 feet to a point on a radial curve concave to the East; thence run Northerly along said curve having a radius of 1857.08 feet, through a central angle of 16°29'18", a chord bearing of North 07°59'27" East, a chord length of 531.94 feet, and an arc length of 533.77 feet to the end of said curve and the POINT OF BEGINNING.

Containing 6.13 acres, more or less.

PLAT NOTES:

1. □ - DENOTES SET P.R.M. (PERMANENT REFERENCE MONUMENT L.B. #2648), 4"x4" CONCRETE MONUMENT SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(8), UNLESS OTHERWISE NOTED.
2. ● - DENOTES I.R.C. (IRON ROD AND CAP L.B. #2648), TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(8), UNLESS OTHERWISE NOTED.
3. ⊙ - DENOTES P.C.P. (PERMANENT CONTROL POINT), NAIL AND DISC, L.B. #2648, TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(8).
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 29 EAST, AS BEING S00°20'37"E (ASSUMED).
5. ALL RIGHTS FOR VEHICULAR ACCESS TO AND FROM LOTS 1 AND 2 ALONG U.S. HIGHWAY 17-92 (S.R. 15 & 600) ARE HEREBY DEDICATED TO THE CITY OF MAITLAND AND TO THE FLORIDA DEPARTMENT OF TRANSPORTATION; PROVIDED, HOWEVER, THAT THE OWNER OF LOT 1 HEREBY RESERVES ONE (1) RIGHT IN, RIGHT OUT CURB CUT ACCESS POINT ALONG SAID U.S. HIGHWAY 17-92, IN A LOCATION APPROVED BY THE CITY OF MAITLAND AT THE TIME OF SITE PLAN APPROVAL.
6. ALL PLATTED UTILITY EASEMENTS SHALL BE NON-EXCLUSIVE AND SHALL BE GRANTED IN FAVOR OF THE CITY OF MAITLAND. UTILITY COMPANIES SHALL OBTAIN ALL APPLICABLE APPROVALS FROM THE CITY OF MAITLAND PRIOR TO EXERCISING USE OF THE UTILITY EASEMENT. SAID UTILITY 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 ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
7. THE CITY OF MAITLAND AND APPROVED UTILITY COMPANIES SHALL HAVE REASONABLE RIGHT TO ENTER UPON LANDS ADJACENT TO THE PLATTED UTILITY EASEMENTS THAT ARE CONTAINED ON THIS PLAT, FOR THE PURPOSES OF EXERCISING ITS RIGHTS UNDER SUCH UTILITY EASEMENTS, PROVIDED, HOWEVER, THAT SUCH ACCESS SHALL NOT INTERFERE WITH THE USE OF THE ADJACENT LANDS BY THE OWNERS THEREOF AND THAT ANY DAMAGE TO SUCH ADJACENT AREAS SHALL BE IMMEDIATELY REPAIRED AT THE EXPENSE OF THE DAMAGING PARTY.
8. THE OWNERS OF LOTS 1 AND 2 SHALL BE RESPONSIBLE FOR MAINTAINING THE STREETSCAPING ALONG THE PORTIONS OF THEIR PROPERTY FRONTING 17-92 AND SYBELIA PARKWAY NORTH.
9. THE LOADING EASEMENT SHOWN ON LOT 1 IS A SURFACE AREA EASEMENT ONLY, AND IS HEREBY RESERVED FOR THE USE OF THE OWNERS OF THE RESIDENTIAL UNITS TO BE CONSTRUCTED ON SAID LOT 1. THE OWNER OF LOT 1 RESERVES THE RIGHT TO CONVEY THE RIGHTS IN THE LOADING EASEMENT TO AN ASSOCIATION TO BE FORMED WITH RESPECT TO THE RESIDENTIAL UNITS ON SAID LOT 1.
10. PLAT NOTES 10 AND 11 FROM THE UPTOWN MAITLAND PLAT, AS RECORDED IN PLAT BOOK 62, PAGES 129 AND 130, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SHALL NOT BE AFFECTED BY THIS REPLAT.

SYMBOLS AND ABBREVIATIONS LEGEND:	
AVE. = AVENUE	NO. OR # = NUMBER
BLVD. = BOULEVARD	O.R. = OFFICIAL RECORDS (BOOK)
CIR. = CIRCLE	P.B. = PLAT BOOK
COR. = CORNER	PC = POINT OF CURVATURE
C.C.R. = CERTIFIED CORNER RECORD	PCC = POINT OF COMPOUND CURVATURE
CH = CHORD	PG(S). = PAGE(S)
CB = CHORD BEARING	P.O.B. = POINT OF BEGINNING
C.M. = CONCRETE MONUMENT	POC = POINT ON A CURVE
CL = CENTERLINE	PRC = POINT OF REVERSE CURVATURE
Δ = DELTA (CENTRAL ANGLE)	PT = POINT OF TANGENCY
D.E. = DRAINAGE EASEMENT	R = RADIUS
ESM'T = EASEMENT	R/R = RAILROAD
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	REC. = RECOVERED
FND. = FOUND	R/W = RIGHT OF WAY
I.D. = IDENTIFICATION	SEC. = SECTION
L = LENGTH OF ARC	S.R. = STATE ROAD
L.B. = LICENSED BUSINESS	P.R.M. = PERMANENT REFERENCE MONUMENT
L.L.C. = LIMITED LIABILITY COMPANY	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
L.S. = LICENSED SURVEYOR	(R.) = RADIAL
M.B. = MINUTE BOOK	N.T. = NON-TANGENT



\\17-0323.000_Uptown_Maitland_-_Plat(Survey)\33-08-Survey\33-08-Record-Plats\PLAT.dwg

941 Lake Baldwin Lane Orlando, Florida 32803 Phone: (407) 896-0594

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.

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 of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Maitland, Orange County, Florida.

Dated: _____ Signed: _____
L.S. No. 6438 Mitchell R. Jarrells, P.S.M.
L.B. No. 2648 Florida Professional Surveyor and Mapper

IN WITNESS WHEREOF, the undersigned hereunto set his hand and seal on MAITLAND MULTI FAMILY, LLC

BY: _____ DATE _____
MAITLAND MULTI FAMILY, LLC

BY: _____ DATE _____
(Printed Name)

ATTEST (Printed Name) _____ DATE _____
Signed and Sealed in the presence of

(Printed Name) _____ DATE _____
(Printed Name) _____ DATE _____

STATE OF FLORIDA, COUNTY OF ORANGE
The foregoing was acknowledged before me, the undersigned _____ this _____ day of _____, 2017 who is personally known to me or has produced _____ as identification and did/did not take an oath.

NOTARY PUBLIC _____
(Printed Name) _____ My Commission Expires _____

CERTIFICATE OF COUNTY COMPTROLLER

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

File No. _____

By: _____ D.C.

County Comptroller in and for Orange County, FL

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

ATTEST: _____ MAYOR
CITY CLERK

IN WITNESS WHEREOF, the undersigned hereunto set his hand and seal on CITY OF MAITLAND, FLORIDA

BY: SHARON M. ANSELMO, CPA, ICMA-CM, CITY MANAGER DATE _____

ATTEST (Printed Name) _____ DATE _____
Signed and Sealed in the presence of

(Printed Name) _____ DATE _____
(Printed Name) _____ DATE _____

STATE OF FLORIDA, COUNTY OF ORANGE
The foregoing was acknowledged before me, the undersigned _____ this _____ day of _____, 2017 who is personally known to me or has produced _____ as identification and did/did not take an oath.

NOTARY PUBLIC _____
(Printed Name) _____ My Commission Expires _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

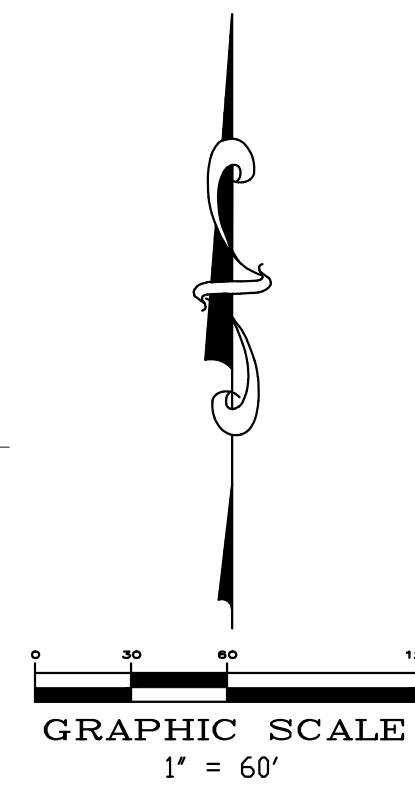
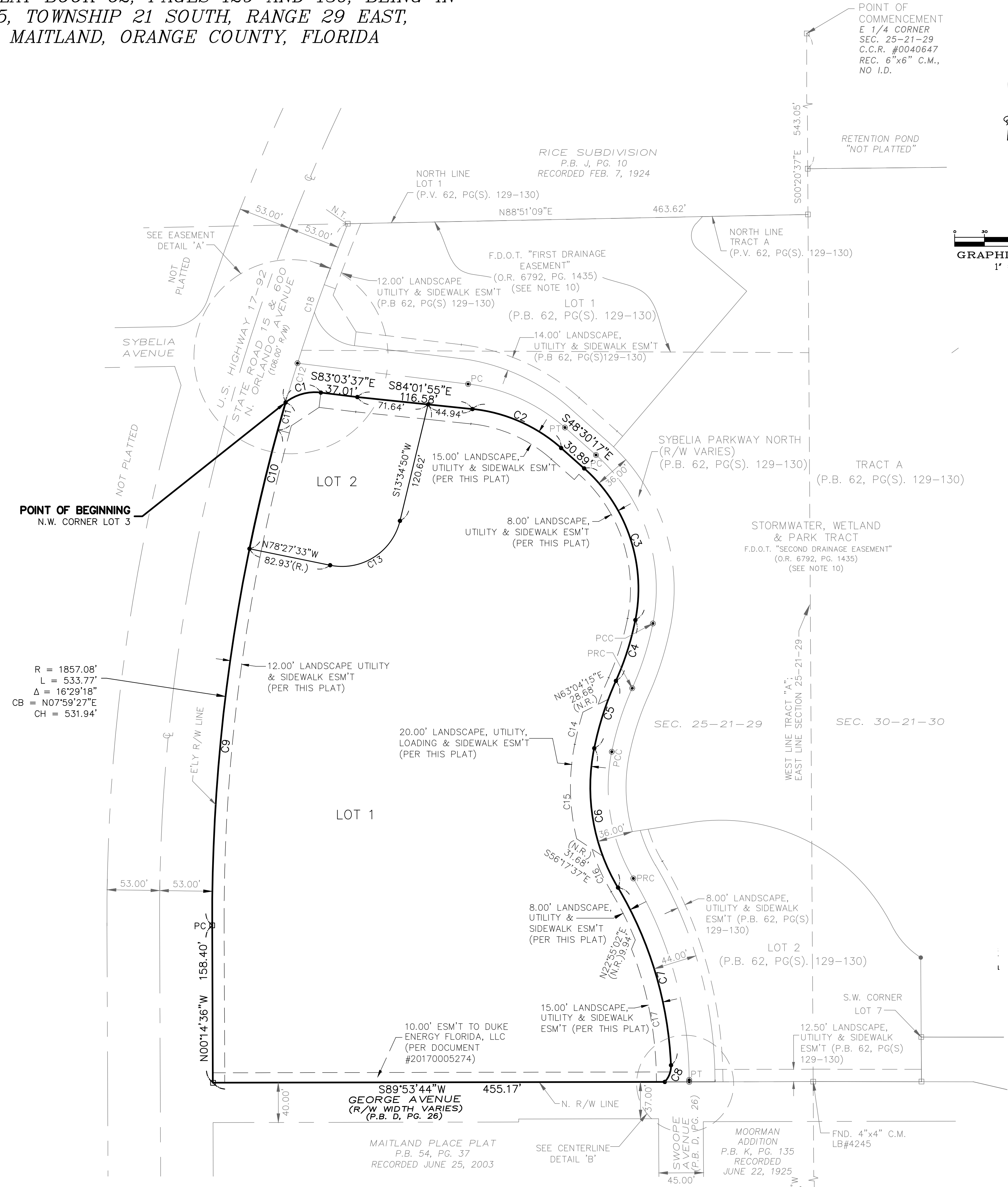
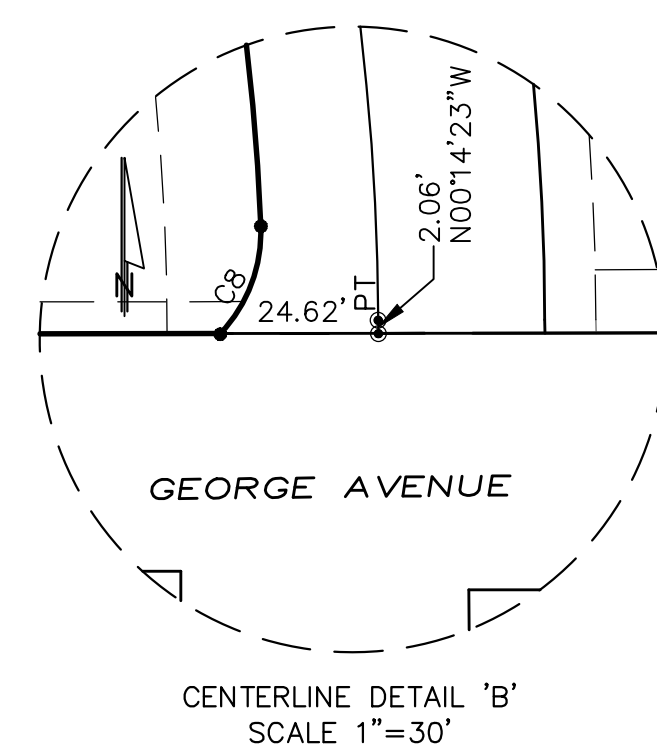
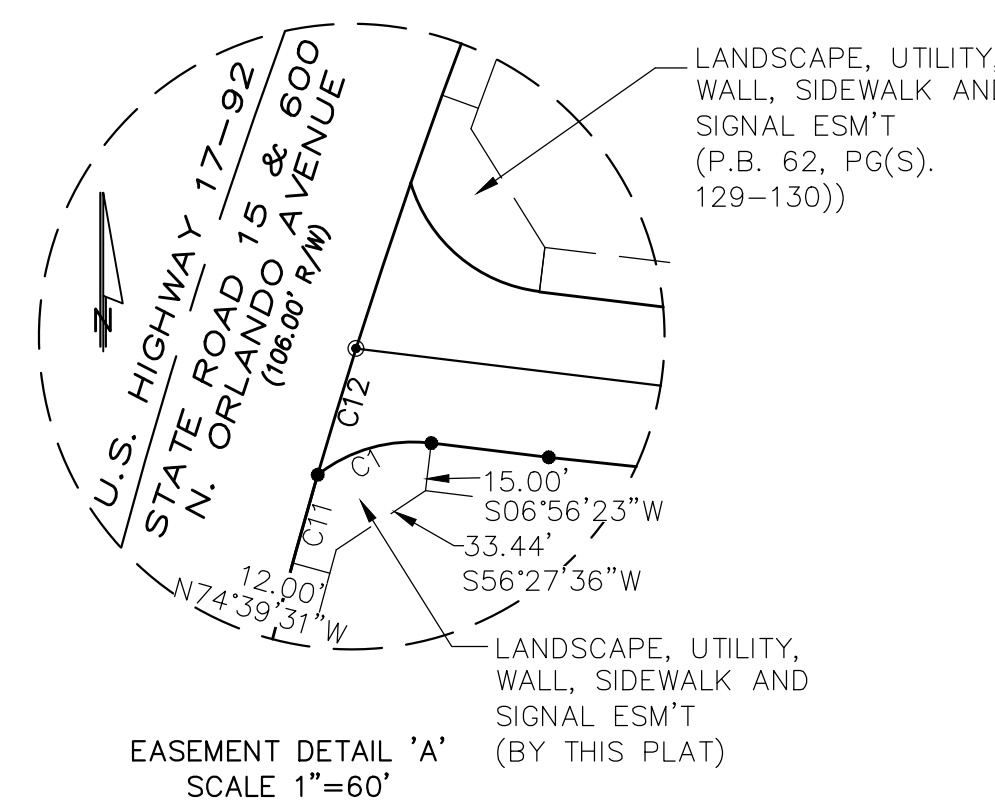
I have reviewed this plat for conformity to requirements of Chapter 177 Florida Statutes.

City Surveyor _____ Registration No. _____ Date _____

REPLAT OF LOTS 3 AND 4 OF UPTOWN MAITLAND

A REPLAT OF LOTS 3 AND 4 OF UPTOWN MAITLAND AS RECORDED IN PLAT BOOK 62, PAGES 129 AND 130, BEING IN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 29 EAST, CITY OF MAITLAND, ORANGE COUNTY, FLORIDA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	C.B.
C1	37.82	48.00	45°08'47"	36.85	N74°21'59"E
C2	99.21	160.00	35°31'38"	97.63	S66°16'06"E
C3	168.72	162.00	59°40'16"	161.19	S18°40'09"E
C4	64.48	282.00	13°06'02"	64.34	S17°43'00"W
C5	71.46	318.00	12°52'28"	71.30	S17°49'47"W
C6	145.64	198.00	42°08'38"	142.38	S09°40'46"E
C7	188.61	382.00	28°17'20"	186.70	S16°36'25"E
C8	18.41	23.00	45°51'05"	17.92	S20°27'47"W
C9	381.95	1857.08	11°47'03"	381.28	N05°38'55"E
C10	151.82	1857.08	4°41'03"	151.78	N13°52'58"E
C11	28.64	1857.08	0°53'01"	28.64	N15°46'59"E
C12	41.26	1857.08	1°16'23"	41.26	S16°51'41"W
C13	92.11	60.00	87°57'37"	83.33	S57°33'38"W
C14	33.58	338.00	5°41'31"	33.56	S14°14'19"W
C15	95.98	218.00	25°13'33"	95.21	S01°13'14"E
C16	47.21	206.00	13°07'52"	47.11	S24°11'09"E
C17	136.96	367.00	21°22'57"	136.17	S10°37'49"E
C18	190.71	1857.08	5°53'02"	190.62	S19°10'00"W



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DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
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NOTE:
ALL OFFICIAL RECORD REFERENCES (PLAT BOOK (P.B.)) AND OFFICIAL RECORDS BOOK (O.R.) ARE RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

C.C.R. #0041753
REC. R/R SPIKE WITH 'X' CUT; SE CORNER SEC. 25-21-29