SOUTHERN OAKS

UNIT NUMBER SIX

ORLANDO, ORANGE COUNTY, FLORIDA

SECTION 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST

DESCRIPTION

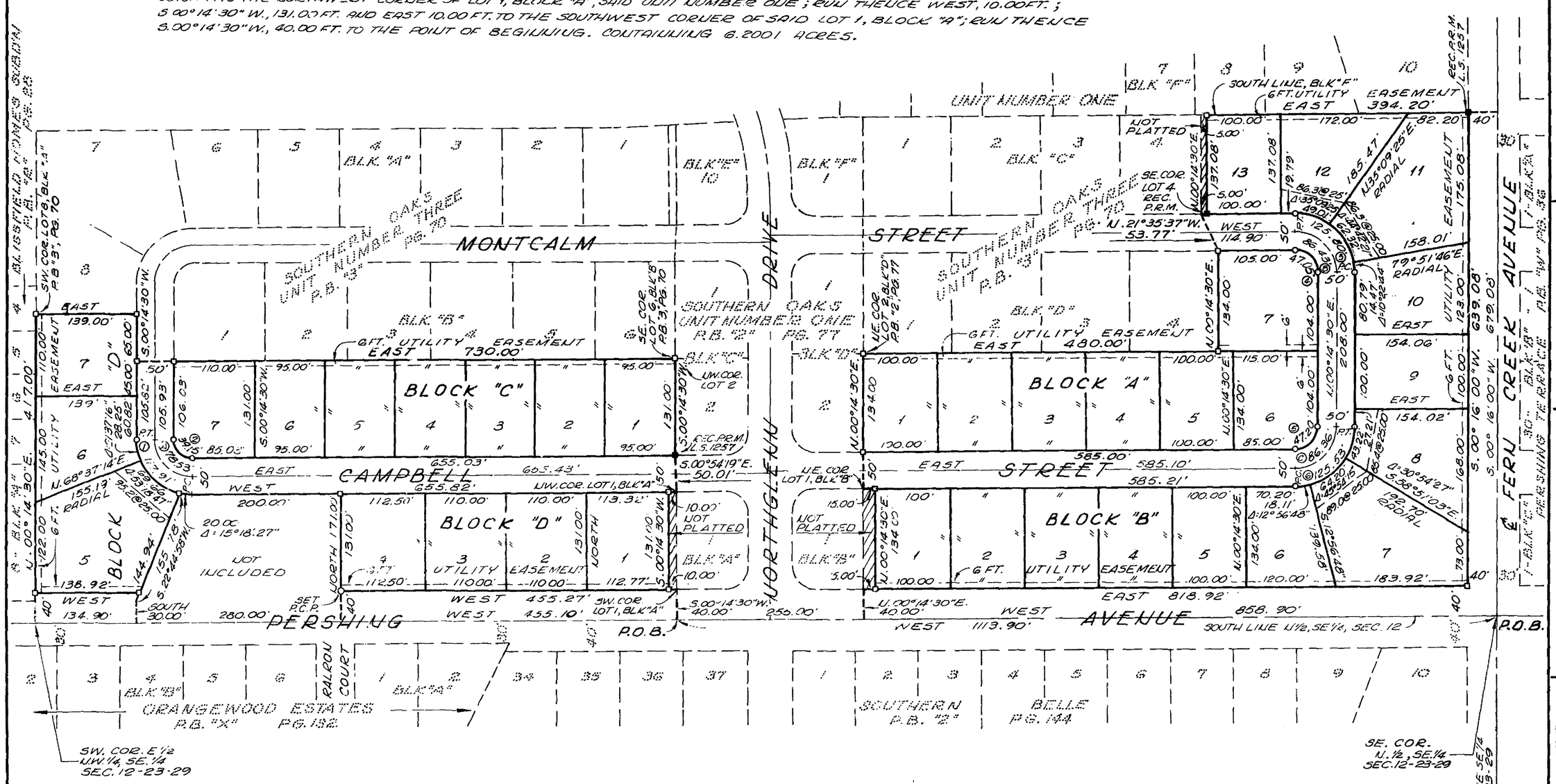
BEGIN AT THE SOUTHEAST CORNER OF THE N.1/2 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST ; RUN THENCE WEST, 858.90FT., ALONG THE SOUTH LINE THEREOF ; THENCE N.00°14'30"E., 40.00FT. TO THE SOUTHEAST CORNER OF LOT 1, BLOCK "B", SOUTHERN OAKS, UNIT NUMBER ONE, AS RECORDED IN PLAT BOOK 2, PAGE 77, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA ; RUN THENCE EAST, 15.00FT.; N.00°14'30"E., 134.00FT. AND WEST 15.00FT. TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK "B"; THENCE N.00°14'30"E., 184.00FT. TO THE NORTHEAST CORNER OF LOT 2, BLOCK "D", SAID UNIT NUMBER ONE AND THE SOUTHWEST CORNER OF LOT 1, BLOCK "D", SOUTHERN OAKS, UNIT NUMBER THREE AS RECORDED IN PLAT BOOK 3, PAGE 70, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA ; THENCE ALONG SAID UNIT NUMBER THREE RUN EAST, 480.00FT.; N.00°14' 30"E., 134.00 FT. AND N.21°35'37"W., 53.77 FT. TO THE SOUTHEAST CORNER OF LOT 4, BLOCK "C", SAID UNIT NUMBER THREE ; RUN THENCE EAST, 5.00FT. AND N.00°14'30"E., 137.08 FT. TO THE SOUTH LINE OF BLOCK "F" OF THE AFORESAID UNIT NUMBER ONE; RUN THENCE EAST, 394. 20 FT. ALONG SAID SOUTH LINE OF BLOCK "F" TO THE EAST LINE OF THE SE. 1/4 OF THE AFORESAID SECTION 12; THENCE S.00°16'00"W., 679.08 FT. TO THE POINT OF BEGINNING. CONTAINING 9.8666 ACRES.

ALSO: FROM THE SOUTHEAST CORNER OF THE N. 1/2 OF THE SE.1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST; RUN WEST 1113.90 FT. ALONG THE SOUTH LINE THEREOF, TO THE POINT OF BEGINNING. CONTINUE THENCE WEST, 455.10 FT. ; THENCE NORTH, 171.00 FT. ; THENCE WEST 200.00 FT. TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 74.86 FT. ; THENCE WESTERLY 20.00FT. ALONG THE ARC OF SAID CURVE ; THENCE S. 22°44'58"W., 155.78 FT. THENCE SOUTH 30.00 FT. TO THE SOUTH LINE OF THE AFORESAID N. 1/2 OF THE SE 1/4 OF SECTION 12 ; THENCE WEST, 134. 90FT. TO THE SOUTHWEST CORNER OF THE E1/2 OF THE NW.1/4 OF THE SE 1/4 OF SAID SECTION 12 ; THENCE N.00°14'30"E., 417.00 FT. TO THE SOUTHWEST CORNER OF LOT 8 , BLOCK "A", SOUTHERN OAKS, UNIT NUMBER THREE, AS RECORDED IN PLAT BOOK 3, PAGE 70, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID UNIT NUMBER THREE, RUN EAST, 139.00 FT. ; S.00°14'30"W., 65.00 FT. AND EAST, 730.00 FT. TO THE SOUTHEAST CORNER OF LOT 6, BLOCK "B" SAID UNIT NUMBER THREE AND THE NORTHWEST CORNER OF LOT 2, BLOCK "C", SOUTHERN OAKS, UNIT NUMBER ONE, AS RECORDED IN PLAT BOOK 2, PAGE 77, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA ; RUN THENCE S.00°14'30"W., 131.00 FT. AND S.00°54'19"E., 50.01 FT. TO THE NORTHWEST CORNER OF LOT 1, BLOCK "A", SAID UNIT NUMBER ONE ; RUN THENCE WEST, 10.00FT. ; S.00°14'30"W., 131.00 FT. AND EAST 10.00 FT. TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK "A"; RUN THENCE S.00°14'30"W., 40.00 FT. TO THE POINT OF BEGINNING. CONTAINING 6.2001 ACRES.

SCALE 1 INCH = 100 FT.

0 50 100 200 300

GRAPHIC SCALE



CURVE DATA					
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT
1	90°14'30"	74.86'	117.91'	106.09'	75.18'
2	90°14'30"	24.86'	39.15'	35.23'	24.97'
3	90°14'30"	79.87'	125.80'	113.20'	80.21'
4	90°14'30"	29.37'	47.05'	42.34'	30.00'
5	89°45'30"	30.13'	47.20'	42.52'	30.00'
6	89°45'30"	80.13'	125.53'	113.08'	79.79'
A	90°14'30'	49.86'	78.53'	70.66'	50.01'
B	90°14'30"	54.87'	86.43'	77.77'	55.10'
C	89°45'30"	55.13'	86.36'	77.80'	54.89'

BEARINGS ASSUME EAST ON SOUTH LINE OF N.1/2, SE.1/4, SECTION 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST.

3FT. UTILITY EASEMENT RESERVED ON SIDES OF ALL LOTS.
6FT. UTILITY EASEMENT RESERVED ON REAR OF ALL LOTS.

-⊡- DENOTES P.R.M., 4"X4" CONCRETE MONUMENT
-○- DENOTES P.C.P., 4"X4" CONCRETE MONUMENT

VEHICULAR ACCESS RIGHTS TO PERSHING AVENUE AND FERN CREEK AVENUE IS HEREBY DEDICATED TO THE CITY OF ORLANDO.

▨ INDICATES PORTION OF ADJOINING LAND NOT INCLUDED IN ANY RECORDED PLAT ADJACENT R/W WIDTHS ARE FURNISHED FROM THEIR RESPECTIVE PLATS.

Tinklepaugh
SURVEYING SERVICES INC.
ORLANDO, FLORIDA.

PLAT BOOK AND PAGE 6-1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owners in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the STREET AND EASEMENTS shown hereon to the perpetual use of the public.
IN WITNESS WHEREOF, The undersigned HAVE hereunto set THEIR hands and seals on MARCH 27, 1974
SAID LANDS TO BE KNOWN AS "SOUTHERN OAKS, UNIT NUMBER SIX"
WITNESSES :

Ruth E. Treadwell — Austin A. Caruso
Chelsie M. Rogers — AUSTIN A. CARUSO (TRUSTEE)
Ruth E. Treadwell — John J. Walsh
Chelsie M. Rogers — JOHN J. WALSH (TRUSTEE)
Ruth E. Treadwell — W.R. Anderson
Chelsie M. Rogers — W.R. ANDERSON (TRUSTEE)

STATE OF FLORIDA COUNTY OF ORANGE
THIS IS TO CERTIFY, That on March 27, 1974, before me, an officer duly authorized to take acknowlegments in the State and County aforesaid, personally appeared
AUSTIN A. CARUSO (TRUSTEE)
JOHN J. WALSH (TRUSTEE)
W.R. ANDERSON (TRUSTEE)
to me known to be the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be THEIR free act and deed for the uses and purposes therein expressed.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Mildred Cathryn Taylor
NOTARY PUBLIC
My Commission Expires Aug. 3, 1975

CERTIFICATE OF SURVEYOR

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AND AS VICE PRESIDENT OF TINKLEPAUGH SURVEYING SERVICES, INC., DOES HEREBY CERTIFY THAT UNDER HIS DIRECTION THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT WAS COMPLETED ON FEBRUARY 21, 1974. THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN ORLANDO, ORANGE COUNTY, FLORIDA.

E. A. Prevot — DATED MARCH 26, 1974
REGISTRATION NO. 1394

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on JUNE 3, 1974 the CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA approved the foregoing plat.

MAYOR
ATTEST:
CITY CLERK

CERTIFICATE OF APPROVAL BY MUNICIPAL PLANNING BOARD

THIS IS TO CERTIFY, That on 4/16/74 the Planning Board of the above Municipality approved the foregoing plat.

Chairman.

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 July 3, 1974 at 3:49 P.M. File No. 794337

Kenneth D. Kuenz
County Comptroller
in and for Orange County, Fla.
By W. M. Tracy

Dietzgen N. O. 127 "Drafex"

FORM 2