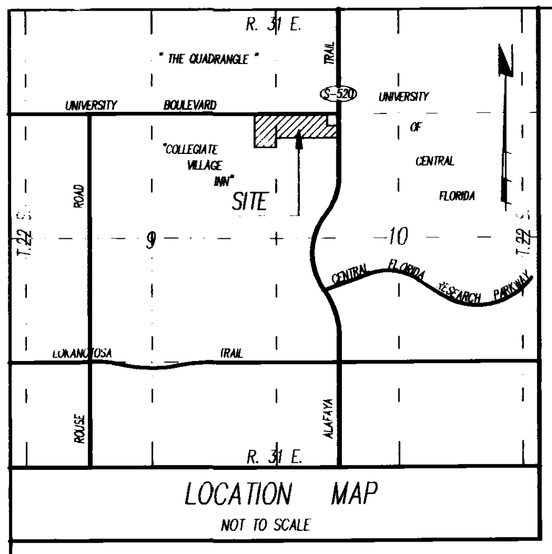


LOCATION MAP

NOT TO SCALE

COLLEGIATE VILLAGE COMMERCIAL

SECTIONS 9 & 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

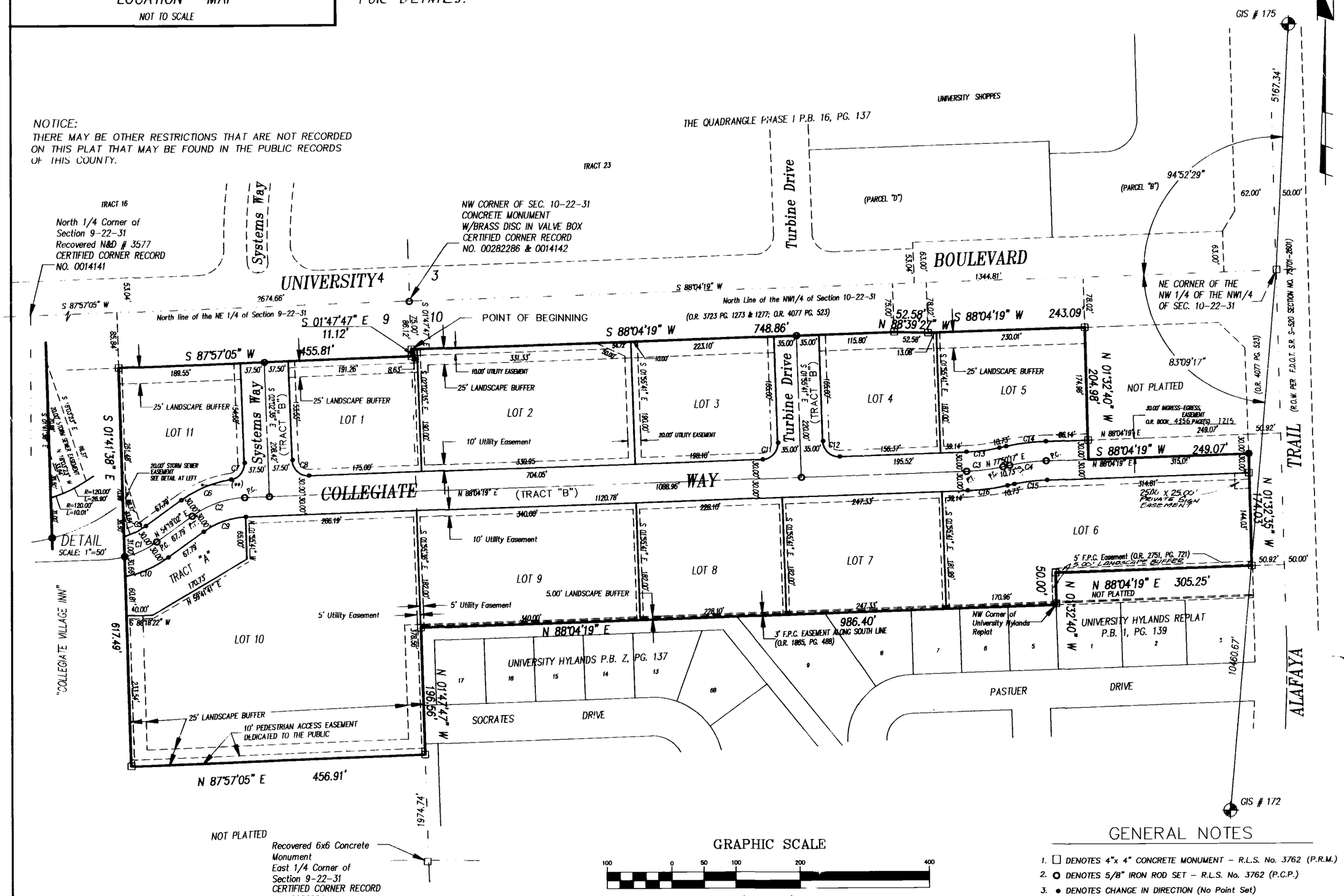
A part of the NW1/4 of Section 10 and a part of the NE1/4 of Section 9, Township 22 South, Range 31 East, Orange County, Florida described as follows:

Commencing at the NW Corner of the NW1/4 of said Section 10, Thence run S 01°47'47" E 75.00 feet along the West line of said NW1/4 of Section 10 to the Southerly Right-of-Way line of University Boulevard running Easterly and the Point of Beginning; Thence continue S 01°47'47" E 11.12 feet along said West line of the NW1/4 of Section 10 to the Southerly Right-of-Way line of University Boulevard running Westerly; Thence run S 87°57'25" W 455.81 feet along said South Right-of-Way line of University Boulevard: Thence run S 01°41'38" E 617.49 feet; Thence run N 87°57'05" E 456.91 feet to the East line of the NE1/4 of said Section 9, also being the West line of University Hylands as recorded in Plat Book Z, Page 137 of the Public Records of Orange County, Florida; Thence run N 01°47'47" W 196.56 feet along said East line of the NE1/4 of Section 9 and the West line of University Hylands to the NW Corner of said University Hylands; Thence run N 88°04'19" E 986.40 feet along the North line of said University Hylands to the NW Corner of University Hylands Replat as recorded in Plat Book 1, Page139 of the Public Records of Orange County, Florida; Thence run N 01°32'40" W 50.00 feet; Thence run N 88°04'19" E 305.25 feet to the West Right-of-Way line of Alafaya Trail (State Road No. S-520); Thence run N 01°32'35" W 174.03 feet along said West Right-of-Way line of Alafaya Trail (State Road No. S-520); Thence run S 88°04'19" W 249.07 feet; Thence run N 01°32'40" W 204.98 feet to the South Right-of-Way line of University Boulevard; Thence run S 88°04'19" W 243.09 feet along said South Right-of-Way line of University Boulevard; Thence run N 88°39'27" W 52.58 feet along said South Right-of-Way line of University Boulevard; Thence run S 88°04'19" W 748.86 feet along said South Right-of-Way line of University Boulevard to the Point of Beginning. Containing 772,312 Square feet or 17.7298 Acres.

SEE RESOLUTION BY COUNTY COMMISSIONERS RECORDED 10/6/93 IN O.R. 4630 PG. 2262 VACATING A PORTION OF PLAT. SEE O.R. FOR DETAILS.

SEE RESOLUTION BY COUNTY COMMISSIONERS RECORDED 6/13/94 IN O.R. 4754 PG. 1247 VACATING A PORTION OF PLAT. SEE O.R. FOR DETAILS.

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



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00'	54.88'	27.75'	54.58'	N 64°47'57" E	20°57'51"
C2	150.00'	88.37'	45.51'	87.10'	S 71°11'40" W	33°45'17"
C3	318.00'	56.80'	28.48'	56.72'	N 82°57'18" E	10°14'02"
C4	318.00'	56.80'	28.48'	56.72	S 82°57'18" W	10°14'02"
C5	120.00'	36.92'	18.61'	36.77'	N 63°07'49" E	17°37'35"
C6	180.00'	85.11'	43.37'	84.32'	S 67°51'46" W	27°05'29"
C7	25.00'	36.41'	22.29'	33.28'	S 39°40'58" W	83°27'06"
C8	25.00'	39.22'	24.95'	35.32'	S 46°59'08" E	89°51'06"
C9	120.00'	70.70'	36.41'	69.68'	S 71°11'40" W	33°45'17"
C10	180.00'	72.77'	36.89'	72.28'	N 65°53'57" E	23°09'50"
C11	25.00'	39.27'	25.00'	35.36'	N 43°04'19" E	90°00'00"
C12	25.00'	39.27'	25.00'	35.36'	N 46°55'41" W	90°00'00"
C13	288.00'	51.44'	25.79'	51.37'	N 82°57'18" E	10°14'02"
C14	348.00'	62.16'	31.16'	62.08'	S 82°57'18" W	10°14'02"
C15	288.00'	51.44'	25.79'	51.37'	S 82°57'18" W	10°14'02"
C16	348.00'	62.16'	31.16'	62.08'	N 82°57'18" E	10°14'02"

PREPARED BY:

CARL SMITH & ASSOCIATES, INC.

SURVEYING and MAPPING

815 ORIENTA AVENUE • SUITE 1006 • ALTAMONTE SPRINGS • FLORIDA • 32701
PHONE:(407) 830-4655 • ORLANDO:(407) 422-3366 • OVIEDO:(407) 365-9192

GENERAL NOTES

1. ☐ DENOTES 4"x 4" CONCRETE MONUMENT – R.L.S. No. 3762 (P.R.M.)
2. O DENOTES 5/8" IRON ROD SET – R.L.S. No. 3762 (P.C.P.)
3. • DENOTES CHANGE IN DIRECTION (No Point Set)
4. BEARINGS ARE BASED UPON THE WEST LINE OF UNIVERSITY HYLANDS (P.B. Z, PG 137) WHICH IS ASSUMED TO BEAR S 01°47'47" E ACCORDING TO THE PLAT.
5. TRACT "A" IS A RETENTION TRACT AND SHALL BE OWNED AND MAINTAINED BY COLLEGIATE VILLAGE COMMERCIAL PROPERTY OWNERS ASSOCIATION INC. AS RECORDED IN O.R. BOOK 4359 PAGES 2107
6. THERE IS A 5.00 FOOT UTILITY EASEMENT DEDICATED ALONG ALL SIDE LOT LINES UNLESS OTHERWISE NOTED
7. THERE IS A 10.00 FOOT UTILITY EASEMENT DEDICATED ALONG ALL STREET LINES UNLESS OTHERWISE NOTED.
8. ACCESS RIGHTS TO UNIVERSITY BOULEVARD FROM LOTS 1,2,3,4,5 AND 11 ARE HEREBY DEDICATED TO ORANGE COUNTY.
9. ACCESS RIGHTS TO ALAFAYA TRAIL FROM LOT 6 ARE HEREBY DEDICATED TO ORANGE COUNTY.
10. ACCESS RIGHTS TO SOCRATES DRIVE FROM LOT 10 ARE HEREBY DEDICATED TO ORANGE COUNTY.

SHEET 1 OF 1

PLAT BOOK 29 PAGE 62

COLLEGIATE VILLAGE COMMERCIAL
Adoption and Dedication of Plat

THIS IS TO CERTIFY, that the undersigned, Mary L. Demetree as Trustee of the DEMETREE ALPHA TRUST hereinafter referred to as "Owner", is the lawful owner of the lands described in the caption hereon, and that it has caused the same to be surveyed, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. No part of said lands, except as noted on the face of this plat, is dedicated to Orange County or the public. None of the property designated "Tract A" or "Tract B" on this plat is required for public use: and "Tract B" is not and will not be a part of the County system of public roads. Said "Tract B" is instead part of the "Common Area" created by this Plat and contained in the "Declaration of Covenants, Conditions, Restrictions and Easements" as recorded in O.R. Book 4359, Page 2107, of the Public Records of Orange County, Florida, (hereinafter refered to as the "Declaration"). Said "Common Area" shall remain private and the sole and exclusive property of Owner its successors and assigns. Owner does hereby grant to the present and future owners of Lots 1 thru 11 and their guests, invitees, domestic help and to delivery, pick-up and fire protection services, police and other authorities of law, United States mail carriers, representatives of utilities, holders of mortgage liens on such lands, and such other persons as Owner, its successors and assigns, may from time to time designate the non-exclusive and perpetual right of ingress and egress over and across the roads and sidewalks, as they may from time to time be constructed on "Tract B" of the "Common Area". The Owner, in recording this plat has created "Tract A" and "Tract B" shown hereon, which are a part of the "Common Area" described in the "Declaration". Said "Common Area" is not dedicated to the use and enjoyment of the general public, but its use is reserved for the common use and enjoyment of the property owners of "COLLEGIATE VILLAGE COMMERCIAL". The nature and extent of, and the reservations and restrictions on such common use and enjoyment are more fully set forth in the "Declaration". NOTWITHSTANDING the foregoing: An emergency access easement to the private storm drainage system over "Tract A" and "Tract B" and over all drainage easements shown on this plat is hereby dedicated to Orange County for emergency maintenance purposes in the event inadequate maintenance of the storm drainage system creates a hazard to the public health, safety and general welfare. The emergency access easement granted above does not impose any obligation, burden, responsibility or liability upon Orange County to enter upon the subject property and take any action to repair or maintain the private drainage system. A non-exclusive easement through, over under and across Tract "B" and the utility easements reserved hereon is hereby dedicated for use by all public utilities for the purpose of constructing, maintaining and replacing their respective facilities servicing the lands encompassed by this Plat.

DEMETREE ALPHA TRUST

By: Mary L. Demetree
Mary L. Demetree, Trustee

Signed and sealed on November 22, 1991 in the presence of:

Witness: Andrea B. Dinkins

Witness: Soran O. Palma
ANDREA B. DINKINS
SORAN O. PALMA

STATE OF FLORIDA
COUNTY OF ORANGE

THIS IS TO CERTIFY, That on November 22, 1991, before me, an officer dulu authorized to take acknowledgments in the State and County aforesaid, personally appeared Mary L. Demetree, Trustee of the above named Trust, registered under the laws of the State of Florida, to me known to be the individual and Trustee described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be her free act and deed as such Trustee thereunto duly authorized; and that said Dedication is the act and deed of said Trust.

Andrea B. Dinkins
NOTARY PUBLIC My commission Expires October 31, 1993
ANDREA B. DINKINS

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 11/21/91 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monumuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida

Dated 11/21/91

Carl Michael Smith
Registration No. 3762

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved [illegible] Assistant Zoning Director 12/26/91 Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved William P. Barfield 12-26-91
County Engineer Date

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on December 30, 1991 the foregoing Plat was approved by the Board of County Commissioners of Orange County, Florida.

Linda W. Chapman
COUNTY CHAIRMAN
* SEE RESOLUTION 91-M-52

ATTEST: M. Dupont
Asst. Deputy Clerk of the Board

CERTIFICATE OF COUNTY COMPTROLLER

I HERBY 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 12/31/91 at 9:57 P.M. File No. 3957007

MARTHA C. HAYNIE
COUNTY COMPTROLLER
in and for Orange County, Fla. By [illegible] D.C.