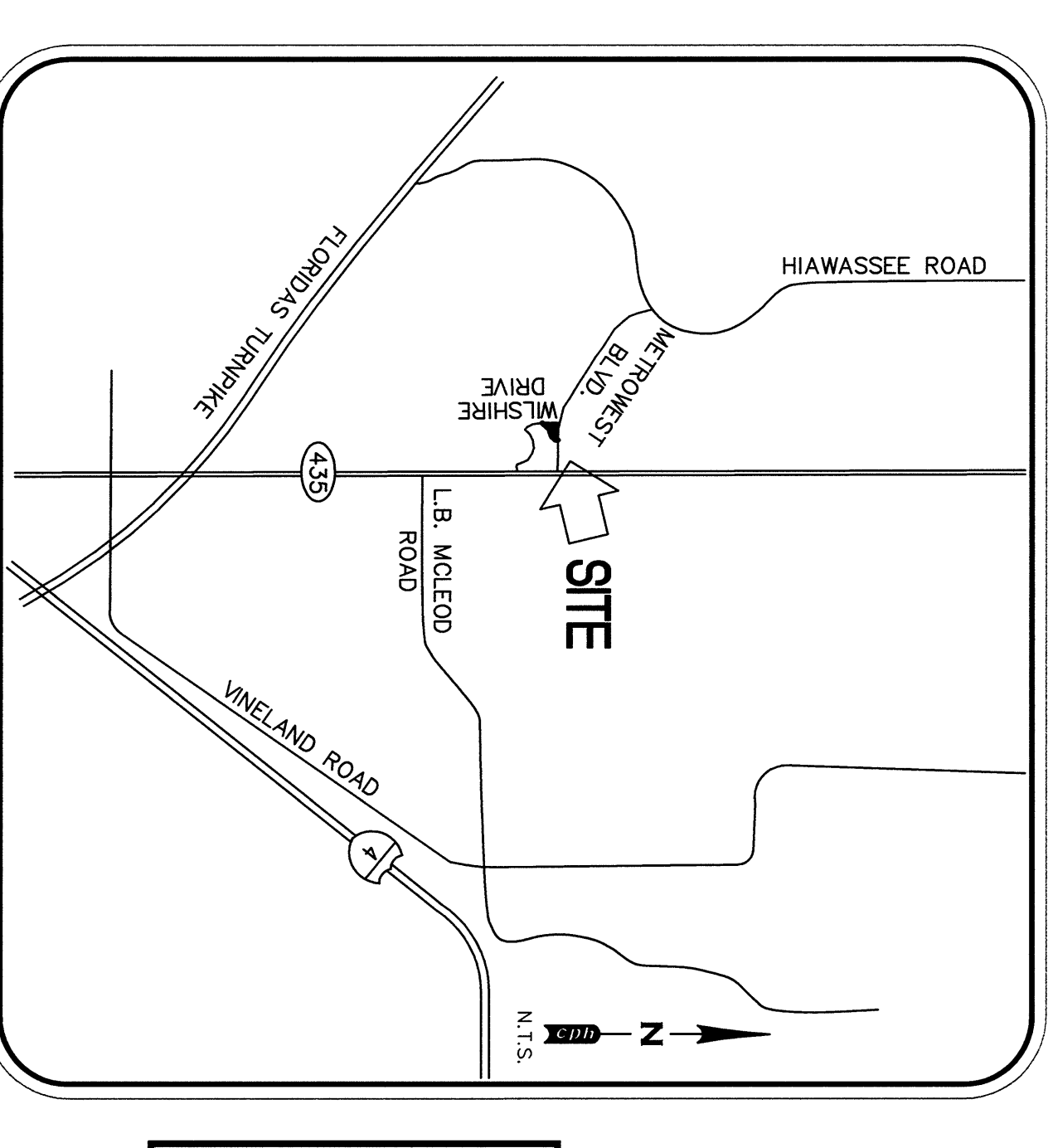


METRO WILSHIRE, A REPLAT BEING A REPLAT OF LOT 13, METROWEST, PLAT BOOK 27, PAGES 129 THRU 132 A PLAT LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 28 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

Legal Description:

LOT 13 METROWEST UNIT FOUR REPLAT PER PLAT BOOK 27 PAGES 129-132 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA CONTAINING 321,537 SQUARE FEET, 7.38 ACRES MORE OR LESS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 13, THENCE RUN SOUTH 00°24'15" EAST, 107.87 FEET; THENCE RUN SOUTH 43°34'48" WEST, 230.01 FEET; THENCE RUN SOUTH 69° 31'57" WEST, 353.00 FEET; THENCE RUN EAST 90°00'00" WEST, 100.00 FEET; THENCE RUN NORTH 19°00'46" NON-TANGENT CURVE CONCAVE EAST, HAVING A CHORD BEARING OF NORTH 19°00'46" W AND A RADIUS LENGTH OF 365.00 FEET; THENCE RUN NORTHERLY ALONG SAID EASTERY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°13'03" FOR AN ARC DISTANCE OF 237.09 FEET; THENCE RUN NORTH 00° 24'15" WEST, 434.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS LENGTH OF 30.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°55'41" FOR AN ARC DISTANCE OF 48.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1825.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'41" FOR AN ARC DISTANCE OF 83.04 FEET; THENCE RUN NORTH 89° 35'45" EAST, 708.43 FEET TO THE POINT OF BEGINNING.



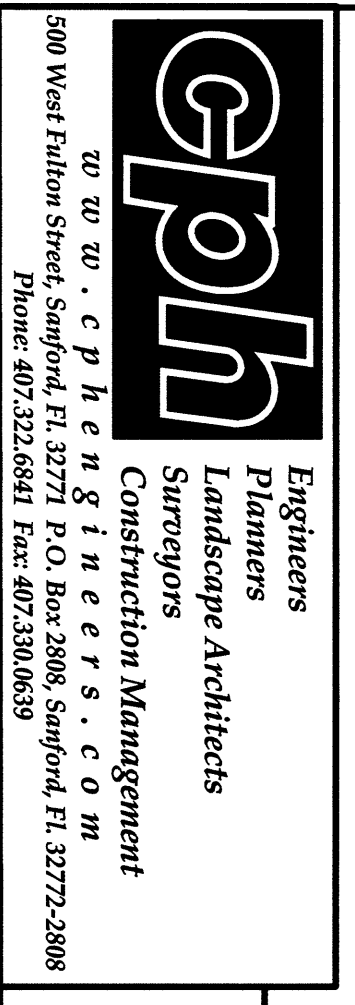
VICINITY MAP NOT TO SCALE

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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

GENERAL NOTES:

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N. 89°16'45" E ALONG THE NORTH LINE OF LOT 13 OF METROWEST UNIT FOUR REPLAT PER PLAT BOOK 27 PAGES 129-132 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA.
2. WHERE A LOT ABUTS A RIGHT-OF-WAY THERE SHALL BE A 10' UTILITY EASEMENT.
3. ALL SIDE LOT LINES ARE TO HAVE A 7.5' DRAINAGE / UTILITY EASEMENT AND ALL REAR LOT LINES ARE TO HAVE A 10' DRAINAGE / UTILITY EASEMENT.
4. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
5. DENOTES PERMANENT REFERENCE MONUMENT SET # LB 7143, UNLESS OTHERWISE NOTED.
6. DENOTES PERMANENT CONTROL POINT SET # LB 7143, UNLESS OTHERWISE NOTED.
7. DENOTES P.C., P.T., P.L., ETC.
8. ALL PLATTED 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 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. 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.
9. DEVELOPMENT ON THE PROPERTY DEPICTED ON THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 59, THE CONDUCTIVITY MANAGEMENT ORDINANCE OF THE CITY OF ORLANDO, WHICH GOVERNS THE CITY'S ABILITY TO ISSUE BUILDING PERMITS ON THIS PROPERTY. APPROVAL OF THIS PLAT SHALL NOT BE DEEMED TO PROVIDE ANY VESTED RIGHTS, EXCEPT AS TO THOSE MATTERS DEPICTED HEREON, THAT ARE CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, OR WHERE REQUIRED BY THE CITY OF ORLANDO AS A CONDITION OF PLATING.
10. UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC, CROSS ACCESS AND DRAINAGE EASEMENTS SHOWN HEREON ARE PRIVATE AND ARE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
11. STORMWATER RUNOFF DRAINING FROM THE PROPERTY WILL FLOW TO ON-SITE POUNDS FOR POLLUTION TREATMENT, THEN WILL OUTFALL TO THE MASTER RETENTION POND LOCATED TO THE SOUTHEAST.
12. LANDSCAPE AND SIDEWALK EASEMENTS SHOWN HEREON ARE RESERVED FOR THE METROWEST MASTER ASSOCIATION.

ABBREVIATION LEGEND table with columns for symbols and their meanings (e.g., A DENOTES DELTA ANGLE, L DENOTES RADIUS, etc.)



CERTIFICATE OF APPROVAL BY CITY ENGINEER. City Engineer: Tammy Scott, Date: 5-21-04.

KNOW ALL MEN 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 dedicate said lands and plot for the uses and purposes therein expressed and dedicates the same to the perpetual use of the public. METRO WILSHIRE, A REPLAT DEDICATION. State of Georgia, County of Orange, signed by Tammy Scott, Notary Public.

KNOW ALL MEN 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 dedicate said lands and plot for the uses and purposes therein expressed and dedicates the same to the perpetual use of the public. METRO WILSHIRE, A REPLAT DEDICATION. State of Georgia, County of Orange, signed by Tammy Scott, Notary Public.

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates same, hereon to the perpetual use of the public, unless otherwise noted. IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on FEB. 21, 2004.

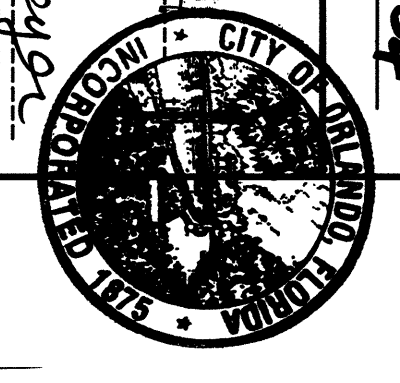
Signed and sealed in the presence of: Ted Downing, State of Georgia, County of Orange. My Commission Expires: February 28, 2005.

QUALIFICATION STATEMENT OF SURVEYOR. W. C. Elliott, Reg. No. 5599, C.P.M. (407) 322-6841, SANFORD, FL 32771. I, the undersigned, hereby certify that he completed the survey of the lands as shown in the foregoing plat: that said plat is a correct representation of the lands therein described and that said plat was prepared under his direction and supervision, and that this plat complies with all of the survey requirements as required by Chapter 177, Florida Statutes; and that said land is located in the City of Orlando, Orange County, Florida. Dated FEB. 21, 2004.

CERTIFICATE OF REVIEW BY CITY SURVEYOR. Signed by Paul M. Spiller, City Surveyor. CERTIFICATE OF APPROVAL BY MUNICIPALITY. This is to certify, that on March 22, 2004, the City Council of the City of Orlando, Florida, approved the foregoing plat. Attest: Kelly L. Williams, City Clerk.

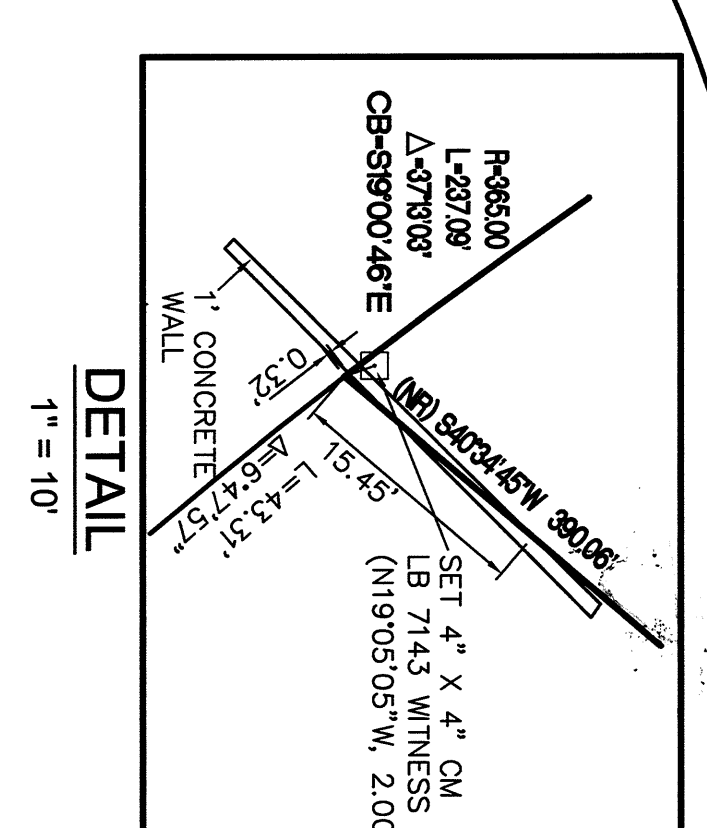
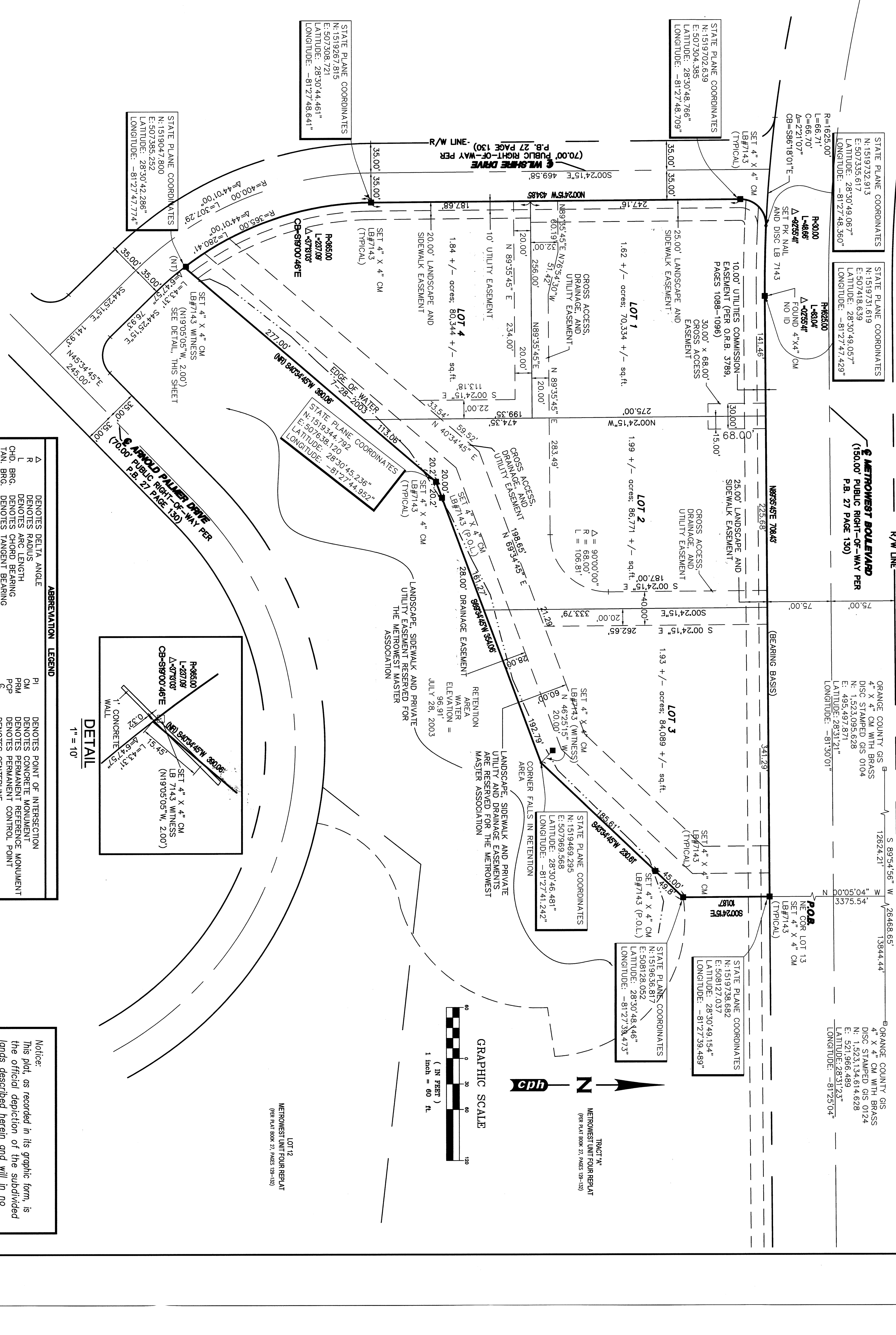
CERTIFICATE OF APPROVAL BY CITY PLANNING AND DEVELOPMENT DIRECTOR. This is to certify, that on June 4, 2004, the Planning Board of the City of Orlando, Florida, approved the foregoing plat.

CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER. I, LEGISLATIVE CERTIFY, that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 217, Florida Statutes, and was filed for recording on 5/21/04 at the Office of the County Clerk, Orange County, Florida. Signed by Patricia O. Stearns, County Comptroller.



# METPRO WILLSHERRIN, A REPLAT

BEING A REPLAT OF LOT 13, METROWEST, PLAT BOOK 27, PAGES 129 THRU 132  
A PLAT LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 28 EAST,  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



**ABBREVIATION LEGEND**

Δ	DENOTES DELTA ANGLE
L	DENOTES LENGTH
CHD. BRG.	DENOTES CHORD BEARING
TAN. BRG.	DENOTES TANGENT BEARING
PC	DENOTES POINT OF CURVATURE
PT	DENOTES POINT OF TANGENCY
PRC	DENOTES POINT OF REVERSE CURVATURE
RP	DENOTES RADIUS POINT
PAGE	DENOTES PAGE
NR	NON-RADIAL
LB	LICENSED BUSINESS
POL	POINT ON LINE
PI	DENOTES POINT OF INTERSECTION
CM	DENOTES CONCRETE MONUMENT
PRM	DENOTES PERMANENT REFERENCE MONUMENT
PCP	DENOTES PERMANENT CONTROL POINT
CL	DENOTES CENTERLINE
R/W	DENOTES RIGHT OF WAY LINE
POB	DENOTES POINT OF BEGINNING
CR	DENOTES CURVED CORNER RECORD
CR #	DENOTES CURVED CORNER RECORD
T18S-R30E	DENOTES TOWNSHIP 18 SOUTH - RANGE 30 EAST
O.R.B.	OFFICIAL RECORDS BOOK
CB	CHORD BEARING

**Notice:**  
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**gpm**  
Engineers  
Planners  
Landscape Architects  
Surveyors  
Construction Management  
500 West Fulton Street, Sanford, FL 32771 P.O. Box 2808, Sanford, FL 32772-2808  
Phone: 407.322.8841 Fax: 407.330.0639