

BRACK STREET LANDS

A PORTION OF LOTS 1, 2, 4 AND 5 AND ALL OF LOT 6, BLOCK 5
ROBERT BASS ADDITION TO KISSIMMEE
PLAT BOOK A, PAGES 4 AND 5, LYING WITHIN
SECTION 22, TOWNSHIP 25 SOUTH, RANGE 29 EAST
CITY OF KISSIMMEE
OSCEOLA COUNTY, FLORIDA

SHEET 1 OF 1

PLAT BOOK 29 PAGE 164
DEDICATION
BRACK STREET LANDS

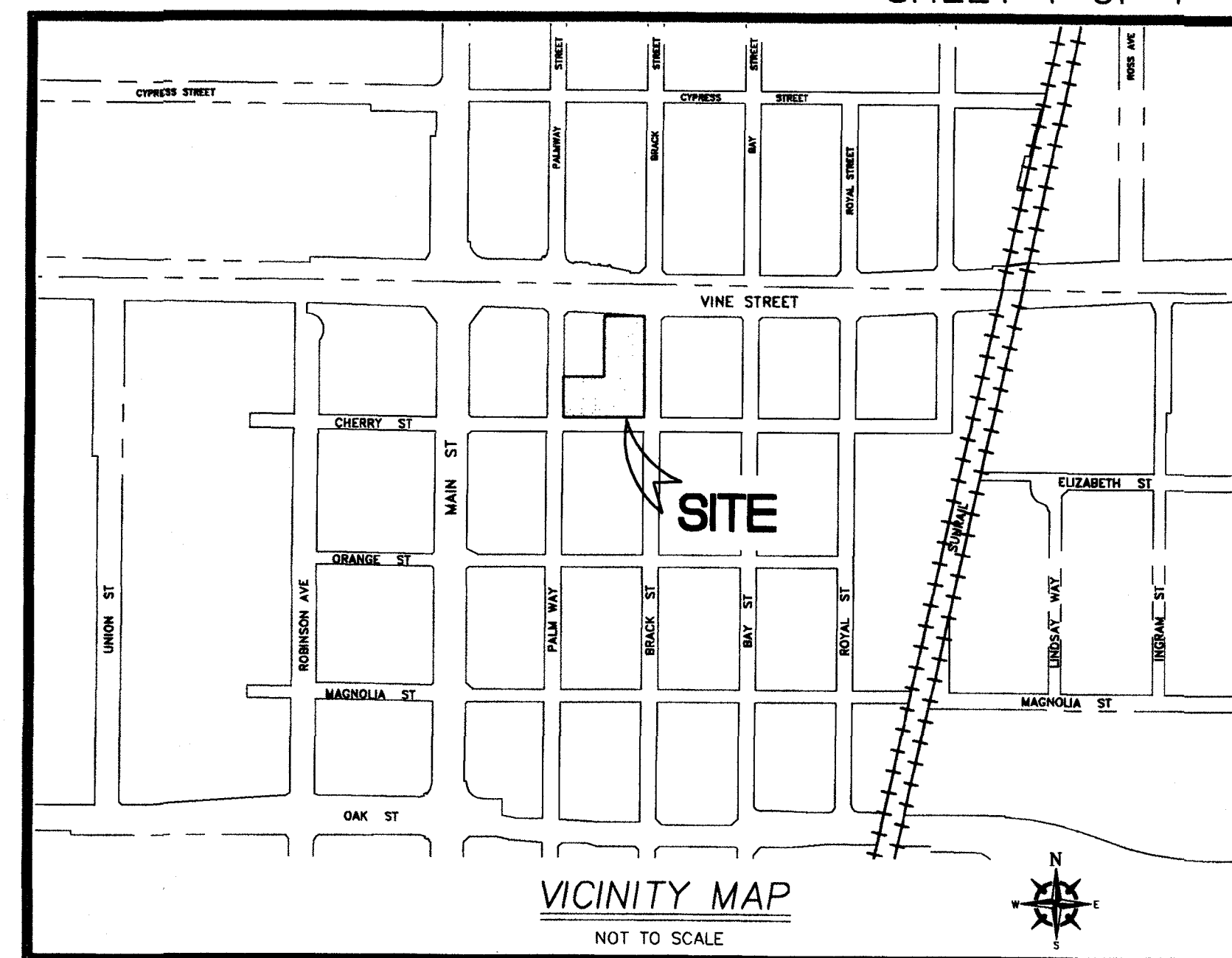
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates nothing.

IN WITNESS WHEREOF, The undersigned hereunto set his hand and seal on 7/28, 2020

JMIC, LLC
a Florida Limited Liability Company

By: JOSEF R. MURIEL PAGAN, Manager

WITNESSES:
Leslie A. Minshaw Emily R. Turner
Signature Signature
Print Name Print Name



LEGAL DESCRIPTION:

A portion of Lots 1, 2, 4 and 5 and all of Lot 6, Block 5, ROBERT BASS ADDITION TO KISSIMMEE, as recorded in Plat Book A, Pages 4 and 5 of the Public Records of Osceola County, Florida being more particularly described as follows:

BEGIN at the Southeast corner of Lot 6, Block 5, ROBERT BASS ADDITION TO KISSIMMEE, as recorded in Plat Book A, Pages 4 and 5 of the Public Records of Osceola County, Florida; thence run N89°53'50"W, along the South line of said Block 5, a distance of 199.21 feet to a point on the East Right of Way line of Palmway Street; thence run N00°16'42"E, along said East Right of Way line, a distance of 100.00 feet; thence run S89°53'50"E, a distance of 99.64 feet; thence run N00°17'45"E, a distance of 50.00 feet; thence run N00°15'38"E, a distance of 98.93 feet; thence run N89°48'52"E, a distance of 96.89 feet; thence run S23°27'09"E, a distance of 6.80 feet to a point on the West Right of Way line of Brack Street; thence along said West Right of Way line the following two (2) courses: run S00°14'22"W, a distance of 93.19 feet; thence run S00°18'48"W, a distance of 150.00 feet to the POINT OF BEGINNING.

Containing 34,771 square feet or 0.80 acres, more or less.

SURVEYORS NOTES

- BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83, 2007 ADJUSTMENT) WITH THE NORTH RIGHT OF WAY LINE OF CHERRY STREET BEING N89°53'50"W.
- THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS PLAT HEREBY DEDICATES AND GRANTS TO TOHOPEKALIGA WATER AUTHORITY (TWA), ITS SUCCESSORS AND ASSIGNS, PERPETUAL UTILITY EASEMENTS IN, TO, OVER, ACROSS AND UNDER THE REAL PROPERTY AS DEPICTED ON THE PLAT FOR THE PURPOSE OF INGRESS AND EGRESS TO AND INSTALLING, MAINTAINING, REPAIRING, REFIGURING, AND RECONSTRUCTING WATER, WASTEWATER AND REUSE WATER UTILITIES AND ASSOCIATED FACILITIES WITHIN SAID EASEMENTS. THE OWNER MAY CONTINUE TO USE THE SURFACE OF THE EASEMENT AREAS FOR ANY LAWFUL PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE EASEMENT RIGHTS GRANTED HEREIN INCLUDING THE RIGHT TO IMPROVE THE EASEMENT AREAS, WHICH IMPROVEMENTS MAY INCLUDE PARKING, PAVING, SIDEWALKS, LIGHTING, LANDSCAPING, GREEN SPACES, RECREATIONAL AREAS, AND DRIVE AISLES FOR MOTOR VEHICLES UPON WRITTEN NOTICE TO AND WRITTEN APPROVAL FROM TWA. NO PERMANENT STRUCTURES OR IMPROVEMENTS, SUCH AS BUILDINGS, WALLS OR FOUNDATIONS, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON, OVER OR ACROSS SUCH UTILITY EASEMENTS. TWA, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT AND AUTHORITY TO CLEAR THE EASEMENT AREAS OF TREES, LIMBS, VEGETATION, AND OTHER PHYSICAL OBJECTS WHICH ENDANGER OR INTERFERE WITH THE SAFE OR EFFICIENT INSTALLATION, OPERATION OR MAINTENANCE OF FACILITIES EXISTING WITHIN THE UTILITY EASEMENTS.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE 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. 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, PER F.S. 177.091(28).

LEGEND

| | |
|--|------------------------------|
| P.B. PLAT BOOK | DEGREES |
| PG. PAGE | MINUTES |
| SEC. SECTION | SECONDS |
| TWP. TOWNSHIP | ± MORE OR LESS |
| RNG. RANGE | L.B. LICENSED BUSINESS |
| COR. CORNER | L.S. LICENSED SURVEYOR |
| AC. ACRES | ID. IDENTIFICATION |
| P.S.M. PROFESSIONAL SURVEYOR | P.O.B. POINT OF BEGINNING |
| AND MAPPER | P.O.C. POINT OF COMMENCEMENT |
| R.L.S. REGISTERED LAND SURVEYOR | R/W. RIGHT OF WAY |
| PCP. PERMANENT CONTROL POINT | O.R.B. OFFICIAL RECORDS BOOK |
| PRM. PERMANENT REFERENCE MONUMENT | MGN. MONUMENT |
| CONC. CONCRETE | CONC. CONCRETE |
| ● DENOTES FOUND 1/2" IRON ROD & CAP "LB 966 PRM" | |
| ⊙ DENOTES FOUND NAIL & DISK "LB 966 PRM" | |

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.

JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. L.B. 966

STATE OF FLORIDA COUNTY OF OSCEOLA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 28th DAY OF July, 2020, BY JOSEF R. MURIEL PAGAN, AS MANAGER, SUCH PERSON ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

Signature of Person Taking Acknowledgement
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 07/18/2019 he completed the survey of the lands as shown in the fore-going plat or plan; and said survey was made under his responsible direction and supervision and the survey data complies with all of the requirements of Chapter 177, Florida Statutes; that said plat is a true and correct representation of the lands herein described and platted or subdivided; that permanent reference monuments have been placed, as shown thereon as required by Chapter 177, Florida Statutes; and by The Land Development Code of the City of Kissimmee, Florida and that said land is located in Section 22, Township 25 South, Range 29 East.

Osceola County, Florida. Dated 10/12/2020 Registration No. 4087
PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. L.B. 966
JOHNSTON'S SURVEYING INC. 900 Cross Prairie Parkway Kissimmee, Florida 34744 Tel. (407) 847-2179 Fax (407) 847-6140

CERTIFICATE OF APPROVAL BY THE CITY SURVEYOR

THIS IS TO CERTIFY, That on October 12, 2020 the Florida Professional Surveyor and Mapper representing the City of Kissimmee reviewed this plat. This plat conforms to the Statutes, Chapter 177.

Dated 10-12-2020 Registration No. 4087

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on October 20, 2020 the Kissimmee City Commission

approved the foregoing plat

ATTEST: Rinda Stansell MAYOR
CITY CLERK

CERTIFICATE OF COUNTY CLERK

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

October 21, 2020 at 11:03:03 AM

Armando Ramirez Clerk of the Circuit Court in and for Osceola County, Florida
BY: File No. 2020044269

DRC# 20-00034