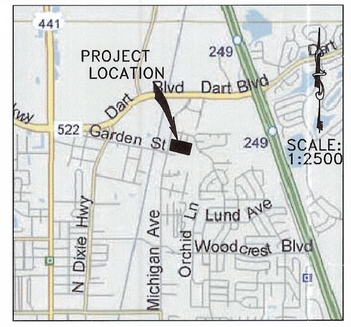
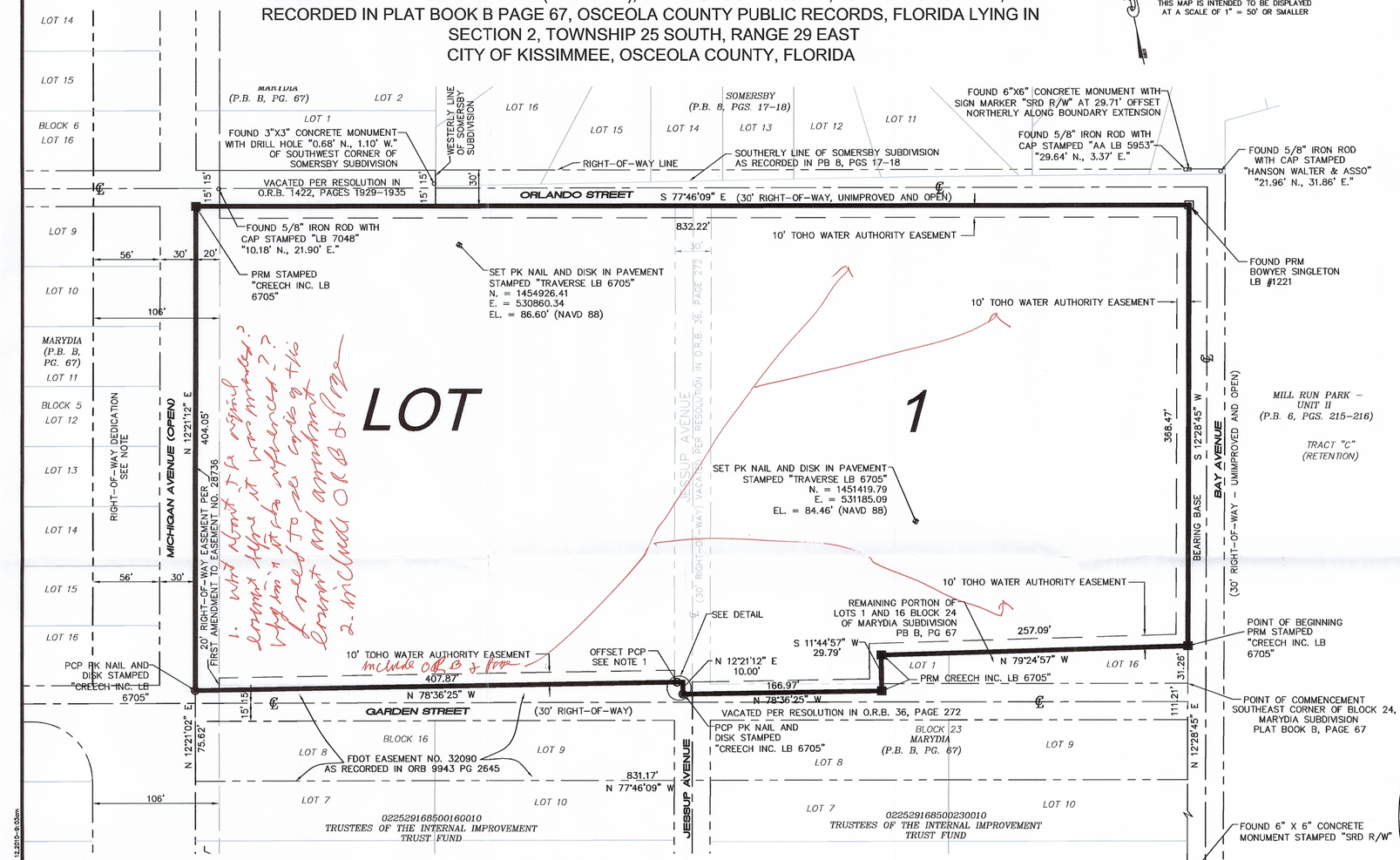
Richard,
I will read title certification from title Company BEFORE I can complete my review. I may have other comments after reviewing it.

KISSIMMEE WORK RELEASE CENTER

PLAT OF LOTS 1 THROUGH 16, BLOCK 15 AND LOTS 2 THROUGH 15, BLOCK 24 ALONG WITH A PORTION OF LOTS 1 AND 16, BLOCK 24; AND JESSUP AVENUE RIGHT OF WAY (VACATED); AND PORTIONS OF GARDEN STREET RIGHT OF WAY (VACATED), MARYDIA SUBDIVISION, CITY OF KISSIMMEE, AS RECORDED IN PLAT BOOK B PAGE 67, OSCEOLA COUNTY PUBLIC RECORDS, FLORIDA LYING IN SECTION 2, TOWNSHIP 25 SOUTH, RANGE 29 EAST CITY OF KISSIMMEE, OSCEOLA COUNTY, FLORIDA

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 50' OR SMALLER





LEGEND

PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS
G.P.S.	GLOBAL POSITIONING SYSTEM
R.T.K.	REAL TIME KINEMATIC
P.B.	PLAT BOOK
PG.	PAGE
NGS	NATIONAL GEODETIC SURVEY
NAD	NORTH AMERICAN DATUM
ORB	OFFICAL RECORD BOOK
NAVD	NORTH AMERICAN VERTICAL DATUM
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
PK	PARKER KALON
CORS	CONTINUOUSLY OPERATING REFERENCE STATION
PID	PERMANENT IDENTIFIER
℄	CENTERLINE
◆	SET CREECH ENGINEERS, INC. BENCHMARK
⊡	FOUND CONCRETE MONUMENT
○	FOUND IRON ROD
■	PRM STAMPED "CREECH INC. LB 6705"
◉	PK NAIL WITH DISK STAMPED "CREECH INC. LB 6705"

SURVEYOR'S NOTES

1. EXISTING IMPROVEMENTS PREVENTED THE PLACEMENT OF A PCP OR PRM, A FIVE FOOT OFFSET REFERENCE POINT WAS PLACED ALONG THE SOUTHERN PROPERTY LINE.
2. THE COORDINATES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND ARE BASED UPON THE FOLLOWING STATIONS:
   FLORIDA PERMANENT REFERENCE NETWORK: ORLANDO 2
   STATION IS LOCATED AT THE KISSIMMEE GATEWAY AIRPORT AT THE NORTHWEST CORNER OF THE MAIN TERMINAL BUILDING.
   NAD 83 (CORS)
   N = 1,440,115.67
   E = 515,745.99
   NGS PID: AK7349 DESIGNATION:E120 WC HART
   THE STATION IS LOCATED IN DENN JOHN PARK IN THE CITY OF KISSIMMEE, FLORIDA. FROM THE INTERSECTION OF US 441 (MAIN STREET) AND US 192 (VINE STREET) GO EAST ON US 192 1.6 MILES (2.6 KILOMETERS) TO DENN JOHN LANE. TURN LEFT (NORTH) ON DENN JOHN LANE AND GO NORTH 0.5 MILES (0.8 KILOMETERS) TO A DITCH RUNNING EAST-WEST AT THE SOUTH BOUNDARY OF DENN JOHN PARK AND THE STATION. THE STATION IS 360 FEET (109.7 METERS) WEST OF THE WEST RIGHT OF WAY LINE OF DENN JOHN LANE AND 40 FEET (12.2 METERS) NORTH OF THE CENTERLINE OF THE EAST-WEST DITCH, 76.05 FEET (23.18 METERS) NORTHWEST OF X CUT IN NORTH RIM OF A SANITARY MANHOLE, 21.98 FEET (6.70 METERS) SOUTHWEST OF A STEEL ROD, 27.20 FEET (8.29 METERS) SOUTHEAST OF A STEEL ROD, 27.41 FEET (8.35 METERS) NORTHEAST OF A STEEL ROD. ALL THREE RODS HAVE CAPS BEARING THE INSCRIPTION LB 3556.
   NAD83 (2007)
   N = 1,445,562.84
   E = 533,779.08
   THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED UPON G.P.S.-R.T.K. OBSERVATIONS FROM THE MONUMENTS LISTED ABOVE.
3. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE. VACATED RIGHTS-OF-WAY FOR JESSUP AVENUE AND GARDEN STREET SHOWN HEREON ARE PER RESOLUTION RECORDED IN O.R.B. 36, PAGE 272. THE VACATED RIGHT-OF-WAY FOR ORLANDO STREET IS PER RESOLUTION RECORDED IN O.R.B. 1422, PAGES 1929-1935
4. RIGHT OF WAY DEDICATIONS TO OSCEOLA COUNTY FOR THE WEST SIDE OF MICHIGAN AVENUE ARE FOUND IN: ORB 0969 PG 2132; ORB 0969 PG 2133; ORB 0905 PG 0473; ORB 0913 PG 2669; ORB 0987 PG 2206; ORB 0987 PG 2207; ORB 2575 PG 639; ORB 2575 PG 640; ORB 2575 PG 641; AND ORB 883 PG 1777. EMINENT DOMAIN DOCUMENTS ARE FOUND IN ORB 0964 PG 492 AND ORB 0964 PG 493.
5. BENCHMARKS ARE BASED ON PUBLISHED BENCHMARKS BY THE OSCEOLA COUNTY ENGINEERING DEPT.:
   "1269"
   BENCHMARK IS A 4" X 4' CONCRETE MONUMENT WITH A BRASS DISK STAMPED "1269" LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WOODCREST BLVD AND MICHIGAN AVE. THE MARK IS 40' +/- OFF OF THE EDGE OF PAVEMENT OF MICHIGAN AVE. AND 38' +/- OFF OF THE SOUTH EDGE OF PAVEMENT OF WOODCREST BLVD.
   EL. = 73.86 (NAVD88)
   "175"
   BENCHMARK IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WOODCREST BLVD AND MICHIGAN AVE. THE MARK IS A BRASS DISK STAMPED "175" SET IN THE SOUTHEAST CORNER OF A CONTROL STRUCTURE IN NORTHEAST CORNER RETENTION AREA FOR THE SHELL STATION. SAID DISK IS LOCATED 70' SOUTH OF CARROL ST CENTERLINE AND 55' WEST OF MICHIGAN AVE CENTERLINE.
   EL. = 75.48 (NAVD88)
6. THIS PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. THE 20 FOOT RIGHT OF WAY EASEMENT ALONG MICHIGAN AVENUE AS SHOWN ON THE PLAT ABOVE IS DEDICATED FOR SITE INGRESS, EGRESS, STORMWATER, UTILITIES AND ROADWAY PURPOSES.
8. THE 10 FOOT TOHO WATER AUTHORITY (TWA) EASEMENT AS SHOWN ON THE PLAT ABOVE IS DEDICATED FOR SITE ACCESS AND UTILITY PURPOSES.

Does this 8th drainage easement note duplicate any that currently exist or is being created on the plat?? Please advise.

LEGAL DESCRIPTION

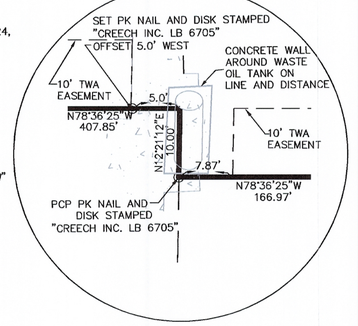
ALL OF LOTS 1 THROUGH 16, BLOCK 15 AND LOTS 2 THROUGH 15, BLOCK 24 ALONG WITH A PORTION OF LOTS 1 AND 16, BLOCK 24, TOGETHER WITH THE PORTION OF THE VACATED RIGHT OF WAY OF JESSUP AVENUE LYING BETWEEN ORLANDO STREET AND GARDEN STREET AND THE PORTIONS OF THE VACATED RIGHT OF WAY OF GARDEN AVENUE AS RECORDED IN MARYDIA SUBDIVISION, PLAT BOOK B, PAGE 67, OSCEOLA COUNTY PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 24 OF MARYDIA SUBDIVISION AS RECORDED IN PLAT BOOK B, PAGE 67, OSCEOLA COUNTY PUBLIC RECORDS.

THENCE N 12° 28' 45" E A DISTANCE OF 31.26 FEET ALONG THE WESTERLY RIGHT OF WAY OF BAY AVENUE TO THE POINT OF BEGINNING:

THENCE N 79° 24' 57" W A DISTANCE OF 257.09 FEET; THENCE S 11° 44' 57" W A DISTANCE OF 29.79 FEET; THENCE N 78° 36' 25" W A DISTANCE OF 166.97 FEET; THENCE N 12° 21' 12" E A DISTANCE OF 10.00 FEET; THENCE N 78° 36' 25" W A DISTANCE OF 407.87 FEET TO THE EASTERLY RIGHT OF WAY OF MICHIGAN AVENUE; THENCE N 12° 21' 12" E ALONG THE EASTERLY RIGHT OF WAY OF MICHIGAN AVENUE A DISTANCE OF 404.05 FEET; THENCE S 77° 46' 09" E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ORLANDO STREET A DISTANCE OF 832.22 FEET TO A FOUND MONUMENT LABELED "BOWYER SINGLETON LB #1221 LYING ON THE WESTERLY RIGHT OF WAY LINE OF BAY AVENUE. THENCE S 12° 28' 45" W ALONG THE WESTERLY RIGHT OF WAY OF BAY AVENUE A DISTANCE OF 368.47 FEET BACK TO THE POINT OF BEGINNING.

PARCEL CONTAINS MORE OR LESS 7.51 ACRES.



DETAIL
1" = 10'

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION 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.

CREECH ENGINEERS, INC.
CIVILIZATION ENGINEERED
418 EAST VIRGINIA STREET; TALLAHASSEE, FLORIDA 32301
TEL: (850) 841-1705
STUART JUPITER MELBOURNE
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

PLAT BOOK PAGE

KISSIMMEE WORK RELEASE CENTER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat shown for the uses and purposes therein expressed,

IN WITNESS WHEREOF, has caused these presents to be signed by Deborah Poppell, Director, Division of State Lands, State of Florida Department of Environmental Protection on

Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

DEBORAH POPPELL, Director
Division of State Lands
Florida Department of Environmental Protection

Signed and sealed in the presence of:

WITNESS Signature _____ PRINTED NAME _____

WITNESS Signature _____ PRINTED NAME _____

STATE OF FLORIDA COUNTY OF OSCEOLA

THIS IS TO CERTIFY, that on _____, before me, an officer duly authorized to take acknowledgments in the state and county aforesaid, presonally appeared _____, _____ of the foregoing Dedication and she acknowledged the execution thereof to be her free act and deed as such officer there unto duly authorized and that said Dedication is the act and deed of said lands.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

_____
NOTARY PUBLIC
My Commission Expires _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed land surveyor registered in the State of Florida does hereby certify that on June 25, 2009, he completed the survey of the lands as shown in the foregoing plat and said survey was made under his responsible direction and supervision. The survey data complies with all of the requirements of Florida Statutes, Chapter 177. The Permanent Reference Monuments (PRM's) have been placed as shown hereon as required by said Chapter 177. The Permanent Control Points (P.C.P.'s) have been or will be placed as required by said Chapter 177. The land is located in Section 2, Township 25 South, Range 29 East, Osceola County, Florida

_____
SURVEYOR'S NAME : RICHARD T. CREECH
REGISTRATION NUMBER : PSM 5760
FLORIDA PROFESSIONAL SURVEYOR
REGISTRATION NUMBER OF LEGAL ENTITY : LB 6705
1562 PARK LANE SOUTH, SUITE 700 JUPITER, FL 33458

CERTIFICATE OF APPROVAL BY CITY SURVEYOR

UPON A REVIEW: THIS PLAT WAS FOUND TO BE IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.

SURVEYOR'S NAME : _____ SIGNATURE: _____

REGISTRATION NUMBER: _____ DATE: _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REPRESENTING CITY OF KISSIMMEE, FLORIDA

CERTIFICATE OF APPROVAL BY CITY COMMISSION, CITY OF KISSIMMEE

THIS IS TO CERTIFY, That on _____ the City Commission, City of Kissimmee approved the above plat.

Mayor _____ City Manager _____

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 the Osceola County Land Development Code

and was filed for record on _____ at _____

File Number _____

_____
CLERK OF THE CIRCUIT COURT
in and for Osceola County, Fla.

By _____ D.C.

G:\2008\08585.00-00 Expansion of Four (4) Work Release Centers\Construction\Kissimmee WRC\PLAT DRAWING.dwg BOUNDARY rsull Mar 12,2010--8:03am