



# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared  
by Donald W. McIntosh Associates, Inc. and  
submitted to the City Planning Bureau for  
verification.

Certificate of Authorization No. LB68

Rocky L. Carson  
Florida Registered Surveyor and Mapper  
Certificate No. 4285

December 10, 2013

Date

"This description has been  
reviewed by the Bureau of  
Engineering and is acceptable  
based on a comparison with:

THE RECORD PLAT,  
RAW TRAVERSE  
AND CLOSURE.

By [Signature] Date 12-19-2013

Application Request (Office Use Only):

File No. ABN2013-00005

Legal Description Including Acreage (To be Typed By Applicant):

That part of the 16 foot wide unnamed platted right-of-way (a/k/a Guava Street) lying South of Block "D", North of Block "E", East of the East right-of-way line of McRae Avenue and West of the West right-of-way line of Sanitarium Avenue, as shown on the plat of FLORIDA SANITARIUM AND BENEVOLENT ASSOCIATION, recorded in Plat Book "D", Page 62, of the Public Records of Orange County, Florida, described as follows:

Begin at the Northeast corner of Lot 1, Block "E", of said plat of FLORIDA SANITARIUM AND BENEVOLENT ASSOCIATION; thence run S88°46'12"W along the North line of said Lot 1, Block "E" for a distance of 206.92 feet to the East right-of-way line of McRae Avenue; thence N01°20'17"W along said East right-of-way line 16.00 feet to the South line of Lot 4, Block "D" of said plat; thence N88°46'12"E along said South line 206.89 feet to the West right-of-way line of Sanitarium Avenue; thence S01°26'39"E along said West right-of-way line 16.00 feet to the POINT OF BEGINNING.

Containing 0.076 Acres (3,310.55 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

1 OF 2

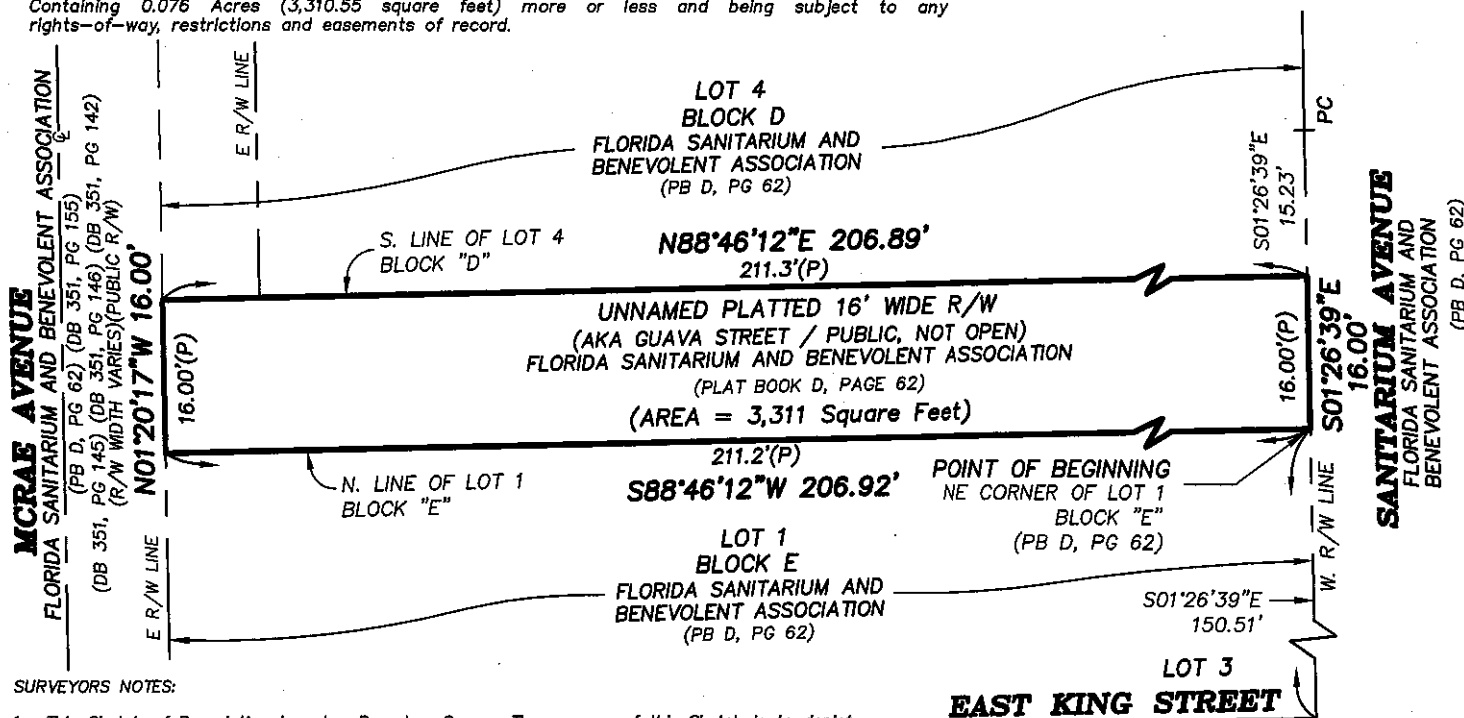
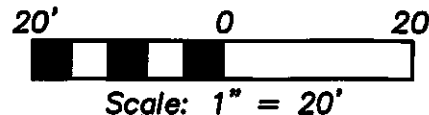
# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

That part of the 16 foot wide unnamed platted right-of-way (a/k/a Guava Street) lying South of Block "D", North of Block "E", East of the East right-of-way line of McRae Avenue and West of the West right-of-way line of Sanitarium Avenue, as shown on the plat of FLORIDA SANITARIUM AND BENEVOLENT ASSOCIATION, recorded in Plat Book "D", Page 62, of the Public Records of Orange County, Florida, described as follows:

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Containing 0.076 Acres (3,310.55 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.



## SURVEYORS NOTES:

1. This Sketch of Description is not a Boundary Survey. The purpose of this Sketch is to depict a proposed Vacation of Right-of-way.
2. Bearings based on the East Right-of-way line of Sanitarium Avenue, being S01°26'39"E, an assumed meridian.
3. All adjoining Rights-of-way, subdivisions and information on adjoining properties shown hereon are from information shown on County Tax Assessor Maps. The undersigned surveyor and Donald W. McIntosh Associates, Inc. did not attempt, nor were required to do a title search regarding such information. Users of this survey are placed on notice that reliance on such information is at their own peril, in this regard.
4. This sketch does not reflect or determine ownership.
5. According to Flood Insurance Rate Map Community Panel Nos. 120186 0255 F Orange County, Florida, Map Revised September 25, 2009, the lands described hereon lie in Zone "X" (unshaded).
6. Legal Description shown hereon was prepared by Donald W. McIntosh Associates, Inc. based on information provided by client.

**EAST KING STREET**  
N R/W LINE (ORB 3255, PG 255)  
(ORB 3393, PG 1204)  
(PUBLIC, R/W WIDTH VARIES)

## LEGEND

©	CENTERLINE
(C)	COMPUTED
DB	DEED BOOK
LB	LICENSED BUSINESS
(M)	MEASURED
No.	NUMBER
ORB	OFFICIAL RECORDS BOOK
(P)	PLAT
PB	PLAT BOOK
PG	PAGE
PGS	PAGES
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY

2 OF 2

PREPARED FOR:

**FINFROCK**

This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

Florida Hospital East King Street - Vacation of UNNAMED PLATTED 16' R/W



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Rocky L. Carson December 10, 2013  
Florida Registered Surveyor and Mapper  
Certificate No. 4285  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: JP	CHECKED BY: RLC	JOB NO.	SCALE	SHEET 1
DATE: 7/18/2013	DATE: 7/19/2013	13068.003	1" = 20'	OF 1