



# VERIFIED LEGAL DESCRIPTION FORM

(APPENDIX C)

The following legal description has been prepared by  
Billy Joe Jenkins, Jr., Professional Surveyor and Mapper  
and submitted to the City Planning Bureau for verification.

  
Signature

November 24, 2014

Date

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

OR. Co. OFFICIAL

RECORDS, RAN

TRAVERSE & CLOSURE.

By R. J. Jenkins Date 12.10.2014

Application Request (Office Use Only)

File No. ZON2014-00023

Legal Description Including Acreage (To be typed by Applicant):

Page 1 of 2

## Planned Development Area 2

A parcel of land being a portion of the Northwest 1/4 of Section 28 and a portion of the Northeast 1/4 of Section 29, Township 23 South, Range 30 East, Florida and a portion of Tract A, ADC CONWAY, according to the plat thereof as recorded in Plat Book 73, Page 87, Public Records of Orange County, Florida. Being more particularly described as:

Commence at the Northwest corner said Section 28, thence South 00°12'04" East, along the West line of the Northwest 1/4 of said Section 28, a distance of 48.00 feet to a point lying on the South right of way line of Judge Road, according to that certain document recorded in Official Records Book 6076, Page 4252 of said Public Records and POINT OF BEGINNING; thence North 89°55'10" East, along said South right of way line, a distance of 1120.60 feet to a point of curvature of a curve concave Northwesterly and having a radius of 798.00 feet; thence, continuing along said South right of way line, through a delta angle of 11°29'27" run Easterly 160.04 feet along the arc of said curve to a non-tangent line; thence North 89°55'10" East, continuing along said South right of way line, a distance of 467.27 feet to a point of intersection with the West line of a 50.00 foot wide canal right of way per Official Records Book 2586, Page 1184, Public Records of Orange County, Florida; thence South 07°27'09" East, along said West line, a distance of 527.80 feet; thence South 29°12'09" East, along said West line, a distance of 165.66 feet; thence South 05°07'21" West, along said West line, a distance of 223.37 feet; thence, departing said West line, South 84°52'39" East a distance of 50.00 feet; thence South 05°07'21" West a distance of 403.75 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 28; thence South 89°54'08" West, along said South line, a distance of 226.93 feet; thence South 00°10'28" East a distance of 996.97 feet; thence South 89°53'20" West a distance of 1658.01 feet to a point on the West line of the Northwest 1/4 of said Section 28; thence South 00°12'04" East, along said West line, a distance of 332.45 feet; thence South 89°44'04" West a distance of 60.00 feet; thence North 06°10'06" West a distance of 370.51 feet to the most Southerly corner of Tract A, ADC CONWAY, according to the plat thereof as recorded in Plat Book 73, Page 87, Public Records of Orange County, Florida; thence continue North 06°10'06" West, along the Westerly line of said Tract A, a





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distance of 35.89 feet; thence, along the Easterly line of said Tract A the following fourteen courses: North 47°50'11" East a distance of 81.33 feet; thence North 51°41'05" East a distance of 59.04 feet; thence North 22°43'30" East a distance of 76.61 feet; thence North 39°44'26" East a distance of 159.36 feet; thence North 18°51'52" East a distance of 102.87 feet; thence North 33°12'18" East a distance of 111.16 feet; thence North 04°23'50" West a distance of 98.05 feet; thence South 79°54'15" West a distance of 198.88 feet; thence North 19°05'06" West a distance of 158.49 feet; thence North 23°51'07" East a distance of 131.42 feet; thence North 12°07'20" West a distance of 199.01 feet; thence North 10°07'43" East a distance of 203.74 feet; thence North 20°16'40" East a distance of 150.13 feet; thence North 49°15'48" East a distance of 9.98 feet to the Northeast corner of said Tract A; thence South 89°50'52" West, along the North line of said Tract A, a distance of 38.36 feet; thence, departing said North line, North 49°08'15" East a distance of 104.98 feet; thence North 08°58'45" East a distance of 149.44 feet; thence North 58°01'46" East a distance of 88.16 feet; thence South 89°52'57" West a distance of 226.40 feet to the West line of the Northwest 1/4 of said Section 28; thence North 00°12'04" West, along said West line, a distance of 595.32 feet to the POINT OF BEGINNING.

Contains 90.768 acres.



# Legal Description and Sketch

## Planned Development Area-2

A parcel of land being a portion of the Northwest 1/4 of Section 28 and a portion of the Northeast 1/4 of Section 29, Township 23 South, Range 30 East, Orange County, Florida and a portion of Tract A, ADC CONWAY, according to the plat thereof as recorded in Plat Book 73, Page 87, Public Records of Orange County, Florida. Being more particularly described as:

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Contains 90.768 acres.

### Surveyor's Report

1. THIS IS NOT A SURVEY. The delineation of lands shown hereon is per the client's instruction for the purpose of a land use change.
2. This legal description and sketch was prepared without the benefit of a title report or title search. This firm did not search the public records for easements or restrictions of record.
3. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 28, Township 23 South, Range 30 East being assumed as South 00°12'04" East.
4. This survey meets the Standards of Practice set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472.
5. The location of the edge of water of Lake Mare Prairie shown hereon is based on a "Boundary Survey" prepared by this firm, job number 342.07, dated July 6, 2006.



**Benchmark Surveying & Mapping, LLC**

Certificate of Authorization Number - LB 7874

Post Office Box 771065, Winter Garden, Florida 34777-1065

3110 Red Fox Run, Kissimmee, Florida 34746

(407) 654-6183 - [www.benchmarksurveyingandmapping.com](http://www.benchmarksurveyingandmapping.com)

927.01 PD 2

Project #

November 24, 2014

Date

Prepared By:

Billy Joe Jenkins, Jr. PSM # 5205  
Professional Surveyor and Mapper  
Florida Licensed Number 5205





# VERIFIED LEGAL DESCRIPTION FORM

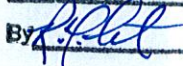
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RECORDS, RAN  
TRAVERSE & CLOSURE.  
By  Date 12.9.2014

Application Request (Office Use Only)

File No. ZON2013 -  
00023

## Legal Description Including Acreage (To be typed by Applicant):

### Planned Development Area 1-A

The South 1/2 of the Southeast 1/4 of the Southeast 1/4 (LESS the West 850 feet of the North 280 feet thereof) of Section 20, Township 23 South, Range 30 East, Orange County, Florida. LESS road right of way for Judge Road and Conway Road. Being more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of said Section 20; thence North 00°03'00" East, along the East line of said Southeast 1/4, a distance of 48.00 feet to the North right of way line of Judge Road per Official Records Book 6076, Page 4262, Public Records of Orange County, Florida and POINT OF BEGINNING; thence South 89°52'57" West, along said North right of way line, a distance of 1219.47 feet; thence North 33°45'48" West, along said right of way line, a distance of 45.25 feet to the East right of way line of Conway Road per Official Records Book 8702, Page 3755, Public Records of Orange County, Florida; thence North 01°08'28" West, along said East right of way line, a distance of 63.57 feet; thence North 00°01'16" East, along said East right of way line, a distance of 234.15 feet; thence, departing said right of way line, North 89°52'41" East, along the South line of the North 280 feet of the West 850 feet of said South 1/2, a distance of 772.05 feet; thence North 00°01'39" East, along the East line of the West 850 feet of said South 1/2, a distance of 280.00 feet; thence North 89°52'41" East, along the North line of said South 1/2, a distance of 474.15 feet; thence South 00°03'00" West, along the East line of the Southeast 1/4 of said Section 20, a distance of 615.48 feet to the POINT OF BEGINNING.

Contains 12.629 acres, more or less.



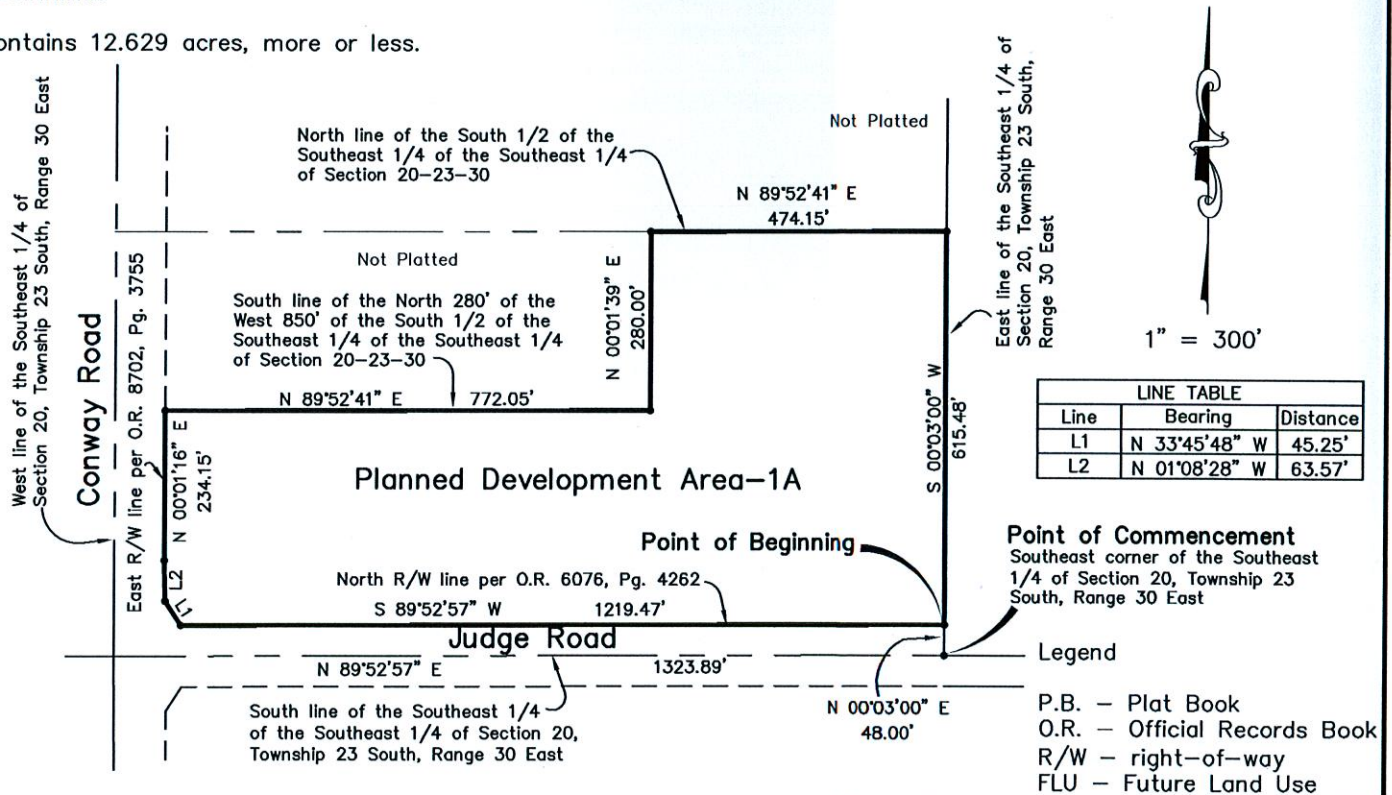
# Legal Description and Sketch

## Planned Development Area-1A

The South 1/2 of the Southeast 1/4 of the Southeast 1/4 (LESS the West 850 feet of the North 280 feet thereof) of Section 20, Township 23 South, Range 30 East, Orange County, Florida. LESS road right of way for Judge Road and Conway Road. Being more particularly described as follows:

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