



VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared by AMEC ENV & INFRA, INC. and submitted to the City Planning Bureau for verification.

Robert M. Jones
Signature

Date

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

RECORD PLATS, OR. CO.
OFFICIAL RECORDS, RAN
TRAVERSE & CLOSURE.
By [Signature] Date 1-6-2015

Application Request (Office Use Only):
PARTIAL ABANDONMENT OF PARRAMORE AVE & PINE ST

File No. ABN2014-00003

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

A PORTION OF SOUTH PARRAMORE AVENUE AND A PORTION OF WEST PINE STREET LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CHURCH STREET AND THE EAST RIGHT OF WAY LINE OF SOUTH PARRAMORE AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, OF H.J.PATRICK'S SUB-DIVISION, AS RECORDED IN PLAT BOOK "F", PAGE 45, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ALSO BEING SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 10016, PAGE 4264, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°35'37" WEST ALONG SAID EAST RIGHT OF WAY LINE OF SOUTH PARRAMORE AVENUE, AND WEST LINE OF SAID PARCEL OF LAND A DISTANCE OF 5.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°35'37" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 271.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST PINE STREET AS DEPICTED ON SAID PLAT; THENCE RUN NORTH 89°49'20" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 135.64 FEET TO THE NORTHEAST CORNER OF H.J.PATRICK'S SUB-DIVISION, ALSO BEING THE NORTHWEST CORNER LOT 21 OF DREW AND PHILLIPS SUB-DIVISION, AS RECORDED IN PLAT BOOK "D", PAGE 128, OF SAID PUBLIC RECORDS AND ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED BOOK 337, PAGE 555, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°31'37" EAST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 89°49'20" EAST ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 65.00 FEET; THENCE RUN NORTH 00°31'37" WEST ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 5.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 21; THENCE RUN NORTH 89°49'20" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF LOT 19 OF SAID DREW AND PHILLIPS SUB-DIVISION; THENCE RUN NORTH 00°24'46" WEST ALONG THE NORTHERLY PROLONGATION OF THE WEST BOUNDARY OF LOTS 24 AND 19 OF SAID DREW AND PHILLIPS SUB-DIVISION, A DISTANCE OF 64.37 FEET TO THE NORTH LINE OF THAT CERTAIN

PARCEL OF LAND DESCRIBED IN DEED BOOK 337, PAGE 554, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°55'52" WEST ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 63.80 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE RUN SOUTH 00°35'09" EAST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE RUN SOUTH 89°55'52" WEST ALONG THE NORTH RIGHT OF WAY LINE OF WEST PINE STREET AS DEPICTED ON SAID PLAT OF DREW AND PHILLIPS SUB-DIVISION AND ON THE PLAT OF SELLERS CENTRAL AVENUE SUB-DIVISION, AS RECORDED IN PLAT "G", PAGE 88 OF SAID PUBLIC RECORDS, A DISTANCE OF 202.05 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SOUTH PARRAMORE AVENUE; THENCE RUN NORTH 00°35'37" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 276.05 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF WEST CENTRAL BOULEVARD AS DEPICTED ON SAID PLAT OF SELLERS CENTRAL AVENUE SUB-DIVISION; THENCE RUN NORTH 88°37'31" WEST A DISTANCE OF 59.18 FEET TO THE NORTH EAST CORNER OF BLOCK "A", OF PARRAMORE HERITAGE PARK, AS RECORDED IN PLAT BOOK 62, PAGE 46, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°27'38" EAST ALONG THE EAST LINE OF SAID BLOCK "A" AND THE WEST RIGHT OF WAY LINE OF SOUTH PARRAMORE AVENUE AS DEPICTED ON SAID PLAT OF PARRAMORE HERITAGE PARK, A DISTANCE OF 592.67 FEET TO THE NORTH CORNER OF TRACT "A" AS DEPICTED ON SAID PLAT OF PARRAMORE HERITAGE PARK; THENCE RUN SOUTH 44°56'05" WEST ALONG THE WESTERLY LINE OF SAID TRACT "A" A DISTANCE OF 25.80 FEET TO THE WEST CORNER OF SAID TRACT "A"; THENCE RUN SOUTH 88°02'19" EAST, A DISTANCE OF 84.02 FEET TO THE EAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SAID OFFICIAL RECORDS BOOK 10016, PAGE 4264, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 45°22'13" WEST ALONG THE EASTERLY LINE OF SAID PARCEL A DISTANCE OF 7.09 FEET TO THE POINT OF BEGINNING. CONTAINING 1.22 ACRES, MORE OR LESS.

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LEGAL DESCRIPTION:

A PORTION OF SOUTH PARRAMORE AVENUE AND A PORTION OF WEST PINE STREET LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE (901), US SURVEY FOOT, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT, BASED ON THE SOUTH RIGHT OF WAY LINE OF WEST CENTRAL BOULEVARD BEING NORTH 89°51'59" EAST, AS DERIVED FROM TRIMBLE NAVIGATION LTD. GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) VIRTUAL REFERENCE SYSTEM NETWORK.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THIS FIRM. THE CONFIGURATION OF THIS PARCEL OF LAND WAS DETERMINED BY THE CLIENT.

ROBERT M. JONES

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

LICENSE No. LS 4201

THIS IS NOT A SURVEY

PROJECT TITLE:

Sketch of Description
of a portion of South Parramore Avenue and West Pine Street
Located in the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of
Section 26, Township 22 South, Range 29 East
City of Orlando, Orange County, Florida



AMEC Environment & Infrastructure, Inc.

75 East Amelia Street, Suite 200

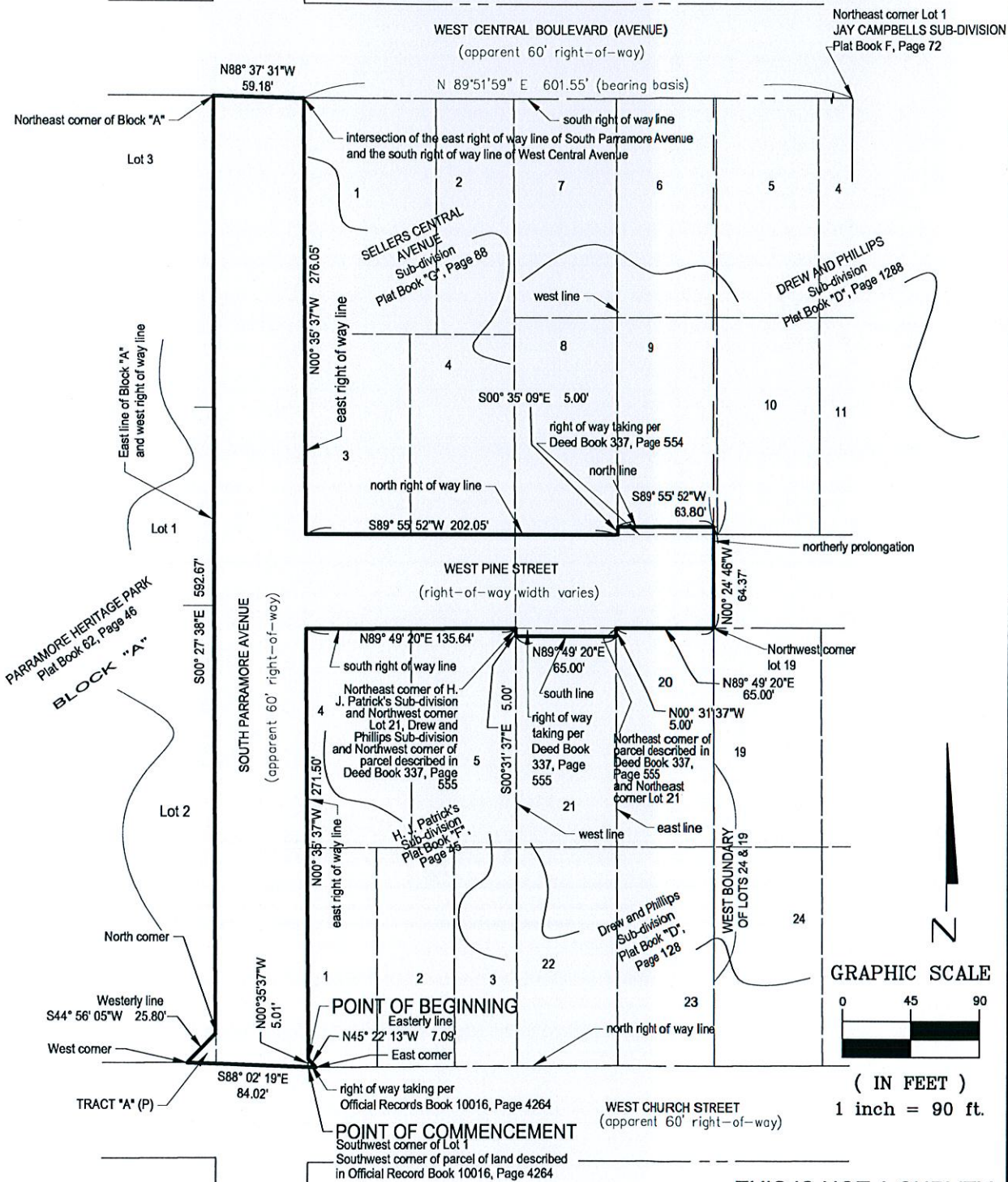
Orlando, FL 32801 USA

Phone: (407) 522-7570

Fax: (407) 522-7576

Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	P.E.W.	CHKD. BY: R.M.J.
DATE:	Sept/09/2014	DATE: Sept/09/2014
JOB No.	SCALE:	SHT. 1
6374.14.0746	N/A	OF 2
DRAWING NAME: A-14 Abandonment Boundary and Topo Survey.dwg		



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AMEC Environment & Infrastructure, Inc.

75 East Amelia Street, Suite 200
Orlando, FL 32801 USA
Phone: (407) 522-7570
Fax: (407) 522-7576

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