



# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

THE FOLLOWING LEGAL DESCRIPTION  
HAS BEEN PREPARED  
BY James L. Petersen AND SUBMITTED  
TO THE CITY PLANNING BUREAU  
FOR VERIFICATION.

SIGNATURE [Signature]

DATE October 29, 2015

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

RECORD PLAT(S), B/S BY  
SOUTHEASTERN OF 7-8-15,  
RAN TRAV & CLOSE,  
By [Signature] Date 4-15-2016

APPLICATION REQUEST (OFFICE USE ONLY):

FILE NO. \_\_\_\_\_

ABN2015-00003

### DESCRIPTION:

Federal Street as shown on the plat of Bradshaw and Martin's Subdivision per Plat Book E, Page 85, and a portion of Federal Street as shown on the plat of Guild and Bradshaw Addition per Plat Book K, Page 12 and a portion of Federal Street ( formerly known as Murdock Avenue ) as shown on the plat of Sunnyside Addition to the City of Orlando per Plat Book F, Page 97, Public Records of Orange County, Florida being more particularly described as follows :

Begin at the intersection of the West right of way line of N Parramore Avenue and the North right of way line of Federal Street as shown on the plat of Bradshaw and Martin's Subdivision per Plat Book E, Page 85, Public Records of Orange County, Florida; thence

S 00°24'53" E a distance of 30.00 feet along said West right of way line to a point on the South right of way line of said Federal Street; thence N 89°55'12" W a distance of 631.94 feet along said South right of way line to the Northwest corner of Lot 12, Block "A", Federal Park per Plat Book H, Page 30, Public Records of Orange County, Florida; thence

S 00°30'53" E a distance of 25.00 feet along the West line of Lot 12, Block "A" to a point on the South right of way line of Federal Street ( formerly known as Murdock Avenue ) as shown on the plat of Sunnyside Addition to the City of Orlando per Plat Book F, Page 97, Public Records of Orange County, Florida; thence N 89°55'12" W a distance of 104.73 feet along said South right of way line to a point on a Northerly projection of the West line of Lot 19 as shown on said plat of Sunnyside Addition to the City of Orlando; thence

N 00°39'40" W, a distance of 55.00 feet along said Northerly projection to a point on the North right of way line of Federal Street as shown on the plat of Guild and Bradshaw Addition per Plat Book K, Page 12, Public Records of Orange County, Florida; thence

S 89°55'12" E, a distance of 736.87 feet along the North right of way line of Federal Street as shown on said plat of Guild and Bradshaw Addition and said plat of Bradshaw and Martin's Subdivision to the Point of Beginning.

Containing 24,723 square feet more or less.



Description :

Federal Street as shown on the plat of Bradshaw and Martin's Subdivision per Plat Book E, Page 85, and a portion of Federal Street as shown on the plat of Guild and Bradshaw Addition per Plat Book K, Page 12 and a portion of Federal Street ( formerly known as Murdock Avenue ) as shown on the plat of Sunnyside Addition to the City of Orlando per Plat Book F, Page 97, Public Records of Orange County, Florida being more particularly described as follows :


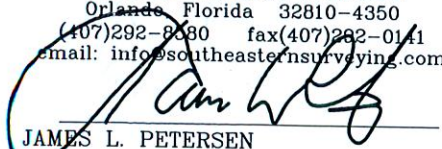
Begin at the intersection of the West right of way line of N Parramore Avenue and the North right of way line of Federal Street as shown on the plat of Bradshaw and Martin's Subdivision per Plat Book E, Page 85, Public Records of Orange County, Florida; thence S 00°24'53" E a distance of 30.00 feet along said West right of way line to a point on the South right of way line of said Federal Street; thence N 89°55'12" W a distance of 631.94 feet along said South right of way line to the Northwest corner of Lot 12, Block "A", Federal Park per Plat Book H, Page 30, Public Records of Orange County, Florida; thence S 00°30'53" E a distance of 25.00 feet along the West line of Lot 12, Block "A" to a point on the South right of way line of Federal Street ( formerly known as Murdock Avenue ) as shown on the plat of Sunnyside Addition to the City of Orlando per Plat Book F, Page 97, Public Records of Orange County, Florida; thence N 89°55'12" W a distance of 104.73 feet along said South right of way line to a point on a Northerly projection of the West line of Lot 19 as shown on said plat of Sunnyside Addition to the City of Orlando; thence N 00°39'40" W, a distance of 55.00 feet along said Northerly projection to a point on the North right of way line of Federal Street as shown on the plat of Guild and Bradshaw Addition per Plat Book K, Page 12, Public Records of Orange County, Florida; thence S 89°55'12" E, a distance of 736.87 feet along the North right of way line of Federal Street as shown on said plat of Guild and Bradshaw Addition and said plat of Bradshaw and Martin's Subdivision to the Point of Beginning.

Containing 24,723 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West right of way line of N Parramore Avenue per Plat Book E, Page 85, Public Records of Orange County, Florida being S 00°24'53" E assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CH. 5J-17.050-.052 requirements.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>	Date: 07/08/2015 KR		Certification Number LB2108 57860045  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8080 fax(407)282-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	
	FOR	Job Number: 57860		Scale: 1" = 100'
	ORANGE COUNTY PUBLIC SCHOOLS	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED: 04/15/16 DH REVISED: 09/28/15 DH		
		SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		



# SKETCH OF DESCRIPTION

SOUTH RIGHT OF WAY LINE OF FEDERAL STREET ( FORMERLY KNOWN AS MURDOCK AVENUE PER PLAT BOOK F, PAGE 97 )

NORTHERLY PROJECTION OF THE WEST LINE OF LOT 19

SUNNYSIDE ADDITION TO THE CITY OF ORLANDO PLAT BOOK F, PAGE 97

NW CORNER OF LOT 12, BLOCK "A", FEDERAL PARK PER PLAT BOOK H, PAGE 30, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

WEST LINE OF LOT 12, BLOCK "A"

FEDERAL STREET

N 00°39'40" W 55.00'

S 00°30'53" E 25.00'

104.73'

N 89°55'12" W

631.94' SOUTH

RIGHT OF WAY LINE

LOT 1

S 00°24'53" E 30.00'

LOT 17

LOT 17

LOT 16

LOT 13

LOT 1

PROGRESSIVE STUDIOS SUBDIVISION PLAT BOOK 38, PAGE 109-110

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 24

WEST RIGHT OF WAY LINE

EAST LINE OF THE SW 1/4 OF THE NW 1/4 PER PLAT BOOK H, PAGE 30  
N PARRAMORE AVENUE  
30.00' RIGHT OF WAY PER PLAT BOOK E, PAGE 85

GUILD AND BRADSHAW ADDITION PLAT BOOK K, PAGE 12

NORTH RIGHT OF WAY LINE OF FEDERAL AVENUE PER PLAT BOOK K, PAGE 12, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

POINT OF BEGINNING  
INTERSECTION OF THE WEST RIGHT OF WAY LINE OF PARRAMORE AVENUE AND THE NORTH RIGHT OF WAY LINE OF FEDERAL STREET PER BRADSHAW AND MARTIN'S SUBDIVISION AS RECORDED IN PLAT BOOK E, PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA  
BRADSHAW AND MARTIN SUBDIVISION PLAT BOOK E, PAGE 85



NOTE :  
NOT VALID WITHOUT SHEET 1.



SOUTHEASTERN SURVEYING AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
email: info@southeasternsurveying.com  
Certification Number LB2108

REVISED: 04/15/16 DH  
REVISED: 09/28/15 DH  
Drawing Number 57860045  
Date: 07/08/2015  
Sheet 2  
See Sheet 1 for Description & Surveyors Report

THIS IS NOT A SURVEY