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VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

THE FOLLOWING LEGAL DESCRIPTION HAS BEEN PREPARED BY William Donley, PSM 5381 AND SUBMITTED TO THE CITY PLANNING BUREAU FOR VERIFICATION.

William W. Donley

SIGNATURE

October 4, 2013

DATE

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

B.S. BOUND. SURVEY;
OF 10/4/13, RAN TRAVERSES
AND CLOSURES.

By *[Signature]* Date 10.10.2013

APPLICATION REQUEST (OFFICE USE ONLY):

FILE NO. AN/2013-00008

Annexation for Southeastern Oaks

EAST PARCEL

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF CLAPP SIMS DUDA ROAD AS RECORDED IN DEED BOOK 649, PAGES 124-126 AND DEED BOOK 750, PAGE 26 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND LYING EAST OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-29A RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 SAID SECTION 33; THENCE RUN S89°28'30" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 2662.30 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 33; THENCE RUN S89°53'22" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 73.25 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-29A; THENCE RUN ALONG SAID

EAST RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES AND DISTANCES; THENCE RUN N21°16'00" E, A DISTANCE OF 573.63 FEET; THENCE RUN N68°44'00" W, A DISTANCE OF 10.00 FEET; THENCE RUN N21°16'00" E, A DISTANCE 230.00 FEET; THENCE RUN N16°41'00"E, A DISTANCE OF 200.00 FEET; THENCE RUN S73°19'00" E, A DISTANCE OF 45.00 FEET; THENCE RUN N16°41'00" E, A DISTANCE OF 90.00 FEET; THENCE RUN N73°19'00" W, A DISTANCE OF 45.00 FEET; THENCE RUN N16°41'00" E, A DISTANCE OF 237.23 FEET; THENCE RUN S89°55'38" E, A DISTANCE OF 46.96 FEET; THENCE RUN N16°41'00" E, A DISTANCE OF 65.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF CLAPPS SIMMS-DUDA ROAD; THENCE RUN ALONG SAID RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES; THENCE RUN S89°55'38" E, A DISTANCE OF 204.51 FEET; THENCE RUN N72°41'56" E, A DISTANCE OF 704.45 FEET; THENCE RUN S01°03'44" E, A DISTANCE OF 19.09 FEET; THENCE RUN N89°56'10" E, A DISTANCE OF 679.56 FEET; THENCE RUN N00°31'41" W, A DISTANCE OF 30.00 FEET; THENCE RUN N89°56'10" E, A DISTANCE OF 649.64 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE RUN S01°07'50" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1517.29 FEET TO THE POINT OF BEGINNING.

CONTAINS 82.22 ACRES MORE OR LESS.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL PARCEL

THAT PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF CLAPP SIMS DUDA ROAD AS RECORDED IN DEED BOOK 649, PAGES 124-126 AND DEED BOOK 750, PAGE 26 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-29A RIGHT OF WAY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 SAID SECTION 33; THENCE RUN S89°28'30" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 2662.30 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 33; THENCE RUN S89°53'22" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 73.25 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-29A AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE S89°53'22" W, A DISTANCE OF 193.30 FEET TO A POINT ON THE WEST RIGHT OF WAY OF THE AFORESAID CANAL C-29A; THENCE RUN ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES; N21°16'00" E, A DISTANCE OF 682.41 FEET; THENCE RUN N68°44'00" W, A DISTANCE OF 60.00 FEET; THENCE RUN N21°16'00" E, A DISTANCE OF 85.00 FEET; THENCE RUN S68°44'00" E, A DISTANCE OF 47.95 FEET; THENCE RUN N16°41'00" E, A DISTANCE OF 627.47 FEET TO THE SOUTH RIGHT OF WAY LINE OF CLAPPS SIMMS-DUDA ROAD; THENCE RUN S89°55'38" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 245.23 FEET TO THE EAST RIGHT OF WAY LINE OF THE AFORESAID CANAL C-29A; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES AND DISTANCES; THENCE RUN S16°41'00" W, A DISTANCE OF 65.01 FEET; THENCE RUN N89°55'38" W, A DISTANCE OF 46.96 FEET; THENCE RUN S16°41'00" W, A DISTANCE OF 237.23 FEET; THENCE RUN

S73°19'00" E, A DISTANCE OF 45.00 FEET; THENCE RUN S16°41'00" W, A DISTANCE OF 90.00 FEET; THENCE RUN N73°19'00" W, A DISTANCE OF 45.00 FEET; THENCE RUN S16°41'00" W, A DISTANCE OF 200.00 FEET; THENCE RUN S21°16'00" W, A DISTANCE OF 230.00 FEET; THENCE RUN S68°44'00" E, A DISTANCE OF 10.00 FEET; THENCE RUN S21°16'00" W, A DISTANCE OF 573.75 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.15 ACRES MORE OR LESS.

WEST PARCEL

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 31 EAST AND THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF CLAPP SIMS DUDA ROAD, EAST OF NARCOOSSEE ROAD, AND WEST OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-29A RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 SAID SECTION 33; THENCE RUN S89°28'30" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 2662.30 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 33; THENCE RUN S89°53'22" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 266.60 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-29A AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE S89°53'22" W, A DISTANCE OF 2375.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE RUN N89°50'43" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 1352.98 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF NARCOOSSEE ROAD PER ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS RIGHT OF WAY MAP, C.I.P. NO. 5101, DATED NOVEMBER 21, 2008; THENCE RUN ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES, N41°01'46" W, A DISTANCE OF 59.52 FEET; THENCE RUN N42°09'30" W, A DISTANCE OF 214.07 FEET; THENCE RUN N41°42'12" W, A DISTANCE OF 200.05 FEET; THENCE RUN N40°35'17" W, A DISTANCE OF 102.84 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE RUN S89°50'45" E, A DISTANCE OF 408.17 FEET; THENCE RUN N01°05'21" W, A DISTANCE OF 904.26 FEET TO THE A POINT ON THE SOUTH RIGHT OF WAY LINE OF CLAPP-SIMS DUDA ROAD (60 FOOT WIDE RIGHT OF WAY) PER DEED BOOK 558, PAGE 541 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S89°36'52" E ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1321.90 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE S89°55'36" E, A DISTANCE OF 2641.65 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE S89°55'38" E, A DISTANCE OF 203.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFORESAID CANAL C-29A; THENCE RUN ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES, THENCE RUN S16°41'00" W, A DISTANCE OF 627.47 FEET; THENCE RUN N68°44'00" W, A DISTANCE OF 47.95 FEET; THENCE RUN S21°16'00" W, A DISTANCE OF

85.00 FEET; THENCE RUN S68°44'00"E, A DISTANCE OF 60.00 FEET; THENCE RUN S21°16'00" W, A DISTANCE OF 682.41 FEET TO THE POINT OF BEGINNING.

CONTAINS 122.27 ACRES MORE OR LESS.

SAID LANDS TOGETHER DESCRIBED AS FOLLOWS:

OVERALL ANNEXATION

THAT PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 31 EAST AND THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE RUN S89°28'30" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 2662.30 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SAID SECTION 33; THENCE RUN S89°53'22" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 2641.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST; THENCE RUN N89°50'43" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 1352.98 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF NARCOOSSEE ROAD PER ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS RIGHT OF WAY MAP, C.I.P. NO. 5101, DATED NOVEMBER 21, 2008; THENCE RUN ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE N41°01'46" W, A DISTANCE OF 59.52 FEET; THENCE RUN N42°09'30" W, A DISTANCE OF 214.07 FEET; THENCE RUN N41°42'12" W, A DISTANCE OF 200.05 FEET; THENCE RUN N40°35'17" W, A DISTANCE OF 102.84 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE RUN S89°50'45" E, A DISTANCE OF 408.17 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE RUN N01°05'21" W ALONG SAID WEST LINE, A DISTANCE OF 904.26 FEET TO THE A POINT ON THE SOUTH RIGHT OF WAY LINE OF CLAPP-SIMS DUDA ROAD (60 FOOT WIDE RIGHT OF WAY) PER DEED BOOK 558, PAGE 541 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S89°36'52" E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1321.90 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE S89°55'36" E, A DISTANCE OF 2641.65 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE S89°55'38" E, A DISTANCE OF 653.32 FEET; THENCE RUN N72°41'56" E, A DISTANCE OF 704.45 FEET; THENCE RUN S01°03'44" E, A DISTANCE OF 19.09 FEET; THENCE RUN N89°56'10" E, A DISTANCE OF 679.56 FEET; THENCE RUN N00°31'41" W, A DISTANCE OF 30.00 FEET; THENCE RUN N89°56'10" E, A DISTANCE OF 649.64 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE RUN S01°07'50" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1517.29 FEET TO THE POINT OF BEGINNING.

ANNEXATION CONTAINS A TOTAL OF 210.64 ACRES MORE OR LESS