

LEGAL DESCRIPTION

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A TRACT OF LAND LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST BEING A PORTION OF W. A. PATRICK'S ADDITION TO THE TOWN OF ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 108 OF THE PUBLIC RECORDS OF ORANGE COUNTY AS FOLLOWS: ALL OF LOT 3, BLOCK 3, ALL OF LOT 4 BLOCK 6, ALL OF LOTS 1 AND 4, BLOCK 5, AND A PORTION OF LOTS 1, 2, AND 4, BLOCK 3, A PORTION OF LOTS 1, 2, AND 3 BLOCK 6 AND A PORTION OF LOTS 2 AND 3, BLOCK 5 AND A PORTION OF LOT 1, BLOCK 4; ALSO BEING LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 10 AND A PORTION OF LOTS 5 AND 6 OF PETER MACK'S SUBDIVISION AS RECORDED IN PLAT BOOK E, PAGE 71, OF SAID PUBLIC RECORDS, TOGETHER WITH THE VACATED STREETS OF FERN STREET, SOUTH BRYAN AVENUE ORANGE AVENUE AND PINE STREET, ALL DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE ABROGATED SOUTH BRYAN AVENUE AND THE CURRENT SOUTH RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS THE POINT OF BEGINNING, SAID POINT OF BEGINNING LYING 10 SOUTH OF THE NORTHEAST CORNER OF THE ABOVE REFERENCED LOT 1, BLOCK 4 OF SAID W. A. PATRICK'S ADDITION AND BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2672, PAGE 1749 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°44'03" EAST, 5.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL BOULEVARD, ACCORDING TO THE CITY OF ORLANDO ENGINEERING DEPARTMENT PROJECT NUMBER 69-97; THENCE RUN NORTH 89°56'20" EAST, 295.44 FEET; THENCE RUN SOUTH 46°14'42" EAST, 27.44 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HUGHEY AVENUE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75280, STATE ROAD 400, SHEET 28 OF 61; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES; SOUTH 00°43'54" EAST, 425.91 FEET; THENCE RUN SOUTH 89°16'06" WEST, 19.00 FEET; THENCE RUN SOUTH 00°43'54" EAST, 14.50 FEET; THENCE RUN NORTH 89°16'06" EAST, 19.00 FEET; THENCE RUN SOUTH 00°43'54" EAST, 121.93 FEET; THENCE RUN NORTH 87°15'18" WEST, 3.54 FEET TO A POINT ON A NON-TANGENT RIGHT-OF-WAY CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 22.50 FEET, A CENTRAL ANGLE OF 63°30'04", AN ARC LENGTH OF 24.94 FEET, A CHORD LENGTH OF 23.68 FEET AND A CHORD BEARING OF SOUTH 34°29'21" WEST TO THE NORTH RIGHT-OF-WAY LINE OF CHURCH STREET AND THE END OF SAID CURVE; THENCE RUN SOUTH 89°52'42" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 597.79 FEET TO THE EAST RIGHT-OF-WAY LINE OF DIVISION AVENUE; THENCE RUN NORTH 00°44'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 315.96 FEET TO THE NORTH VACATED RIGHT-OF-WAY LINE OF PINE STREET, ORIGINALLY KNOWN AS ORANGE AVENUE AND THE SOUTH LINE OF LOT 5 OF THE ABOVE REFERENCED PETER MACK'S SUBDIVISION; THENCE RUN NORTH 89°52'42" EAST, ALONG SAID SOUTH LINE OF LOT 5, A DISTANCE OF 11.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DIVISION AVENUE PER THE CITY OF ORLANDO ENGINEERING DEPARTMENT; BOUNDARY SURVEY, DATED 4-1979; THENCE RUN NORTH 00°44'03" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 168.33 FEET TO A POINT LYING ON THE NORTH LINE OF LOT 6 OF SAID PETER MACK'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF McLEOD'S SUBDIVISION PER PLAT BOOK B, PAGE 148 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 89°56'20" EAST, ALONG THE SOUTH LINE OF SAID McLEOD'S SUBDIVISION AND EXTENSION THEREOF, ALSO BEING THE NORTH LINE OF SAID PETER MACK'S SUBDIVISION, 218.25 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2672, PAGE 1749 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°44'03" WEST, ALONG THE WEST LINE OF SAID LANDS, 122.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL BOULEVARD; THENCE RUN NORTH 89°56'20" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 70.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS LIE IN THE CITY OF ORLANDO, FLORIDA AND CONTAIN 7.820 ACRES, MORE OR LESS.

(THIS IS NOT A SURVEY)

SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES.
SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF SIGNATURE: 1-9-2014

SHEET 1 OF 3

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST

DATE: JANUARY 9, 2014

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 12-054