

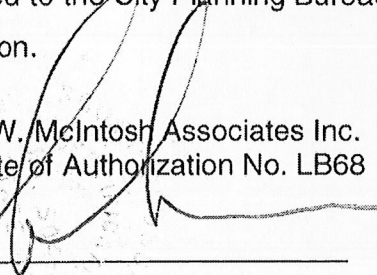


# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared by Donald W. McIntosh Associates, Inc. and submitted to the City Planning Bureau for verification.

Donald W. McIntosh Associates Inc.  
Certificate of Authorization No. LB68

  
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Scott E. Grossman  
Florida Registered Surveyor and Mapper  
Certification No. 5048

April 15, 2014

Date

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

THE RECORD PLAT,  
RAN TRAVERSE  
AND CLOSURE.

By  Date 6.20.2014

Application Request (Office Use Only):

File No. 2011/2014-00012

*Education Village PD*

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

EDUCATION VILLAGE PD  
APRIL 15, 2014

(PREPARED BY: DONALD W. MCINTOSH ASSOCIATES, INC.)

DESCRIPTION:

THAT PART OF SECTIONS 18 AND 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, LAKE NONA SOUTH PARCEL 31, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGES 49 THROUGH 51, OF THE PUBLIC RECORDS OF ORANGE

COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE WEST RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 9838, PAGE 6015, OFFICIAL RECORDS BOOK 9838, PAGE 5903, AND OFFICIAL RECORDS BOOK 9838, PAGE 6095, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA: S00°08'50"W, 409.16 FEET; THENCE S00°56'38"W, 2637.38 FEET; S00°21'18"W, 1829.64 FEET; N89°39'11"W, 30.00 FEET; S00°21'18"W, 797.76 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN S89°46'37"W ALONG SAID SOUTH LINE, 489.12 FEET TO THE EASTERLY LINE OF WETLAND PARCEL NO.2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10723, PAGE 6734, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF THE UPLAND PARCEL, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 10723, PAGE 6734, AND THE EASTERLY LINE OF WETLAND PARCEL NO.1, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 10723, PAGE 6734: N24°44'13"W, 42.64 FEET; N43°57'36"W, 191.87 FEET; N44°50'17"W, 94.61 FEET; N44°07'30"W, 163.76 FEET; N49°33'07"W, 110.23 FEET; S45°00'30"W, 12.79 FEET; N66°07'45"W, 161.77 FEET; N67°54'18"W, 84.69 FEET; N00°00'30"E, 10.79 FEET; N67°54'18"W, 81.70 FEET; N69°13'10"W, 147.37 FEET; N56°40'27"W, 27.58 FEET; N56°40'02"W, 47.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 230.00 FEET AND A CHORD BEARING OF S43°52'26"W; THENCE DEPARTING SAID EASTERLY LINE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°17'28" FOR A DISTANCE OF 221.95 FEET TO A NON-TANGENT LINE AND THE WEST LINE OF SAID WETLAND PARCEL NO.2; THENCE N00°20'13"E ALONG SAID WEST LINE AND THE WEST LINE OF SAID UPLAND PARCEL AND THE SOUTHERLY LINE OF SAID WETLAND PARCEL NO.1 FOR A DISTANCE OF 152.40 FEET; THENCE S89°51'04"W ALONG SAID SOUTHERLY LINE, 67.77 FEET; THENCE DEPARTING SAID SOUTHERLY LINE RUN N23°12'35"E, 155.96 FEET TO THE AFORESAID EASTERLY LINE OF WETLAND PARCEL NO.1; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID EASTERLY LINE: N13°49'55"W, 115.04 FEET; N08°57'52"W, 137.81 FEET; N05°19'31"W, 89.98 FEET; N08°38'36"E, 117.81 FEET; N16°16'28"E, 124.89 FEET; N01°23'15"W, 129.17 FEET; N19°20'39"E, 5.08 FEET; N03°33'13"W, 137.27 FEET; N08°42'07"W, 88.25 FEET; N05°46'34"W, 103.15 FEET TO THE SOUTH LINE OF A CONSERVATION EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 10183, PAGE 4818, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY LINE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID SOUTH LINE AND THE EASTERLY LINE OF SAID CONSERVATION EASEMENT: S89°38'42"E, 0.64 FEET; N03°13'41"W, 25.23 FEET; N02°30'30"W, 144.37 FEET; N06°43'58"W, 112.25 FEET; N25°15'33"W, 113.50 FEET; N51°59'52"W, 126.17 FEET; N67°11'16"W, 58.07 FEET; N30°15'18"W, 54.77 FEET; N21°28'58"W, 64.14 FEET; N49°51'44"E, 123.57 FEET; N43°17'16"E, 60.19 FEET; N06°50'11"W, 264.37 FEET; N16°53'33"W, 121.09 FEET; N27°41'07"W, 126.18 FEET; N28°03'09"W, 98.01 FEET; N15°14'15"W, 187.65 FEET; N14°03'16"W, 140.50 FEET; N13°27'06"W, 78.96 FEET; N10°23'35"W, 91.20 FEET; N10°25'44"W, 81.11 FEET; N03°06'54"E, 32.58 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10337, PAGE 8126, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY LINE RUN N03°06'54"E ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10337, PAGE 8126 FOR A DISTANCE OF 47.23 FEET; THENCE N00°45'30"E ALONG SAID WESTERLY LINE, 89.56 FEET; THENCE N12°43'12"W ALONG SAID WESTERLY LINE AND THE NORTHERLY PROLONGATION THEREOF FOR A DISTANCE OF, 79.85 FEET; THENCE DEPARTING SAID NORTHERLY PROLONGATION RUN N19°43'01"W, 112.15 FEET; THENCE N05°20'44"E, 38.61 FEET; THENCE N19°55'21"E, 13.90 FEET; THENCE N23°54'50"E, 17.63 FEET; THENCE N01°54'35"E, 35.58 FEET; THENCE N35°54'27"E, 22.38 FEET; THENCE N10°59'19"E, 101.57 FEET; THENCE N27°09'01"E, 114.98 FEET; THENCE N40°32'52"E, 67.18 FEET; THENCE N42°55'31"E, 108.99 FEET; THENCE N23°20'44"E, 77.26 FEET; THENCE N52°55'30"E, 28.23 FEET; THENCE N34°56'03"E, 47.84 FEET; THENCE N40°43'53"E, 77.06 FEET; THENCE N31°52'36"E, 95.22 FEET; THENCE N40°07'57"E, 73.83 FEET; THENCE N18°37'53"E, 36.63 FEET; THENCE N30°44'43"E, 66.93 FEET; THENCE N17°44'32"E, 82.37 FEET; THENCE N02°11'55"E, 73.98 FEET; THENCE N02°22'02"E, 66.69 FEET; THENCE N01°07'37"W, 77.97 FEET; THENCE N02°16'50"E, 49.96 FEET; THENCE N22°46'30"W, 73.25 FEET; THENCE N28°37'27"W, 77.77 FEET; THENCE N42°54'36"W, 45.92 FEET; THENCE N34°25'32"W, 53.91 FEET; THENCE N55°56'18"W, 51.78 FEET; THENCE N67°44'54"W, 69.05 FEET; THENCE N80°21'21"W, 21.03 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE N00°11'30"E ALONG SAID WEST LINE, 158.17 FEET TO A LINE THAT IS 250.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE S89°40'00"E ALONG SAID PARALLEL LINE, 1196.72 FEET TO A POINT THAT IS N89°40'00"W, 722.08 FEET FROM THE POINT OF BEGINNING; THENCE DEPARTING SAID PARALLEL LINE RUN S10°40'45"E, 71.91 FEET; THENCE S16°26'07"E, 122.45 FEET; THENCE S31°17'27"E, 126.18 FEET; THENCE S89°03'22"E, 230.44 FEET; THENCE N67°12'12"E, 168.36 FEET; THENCE S72°42'07"E, 139.97 FEET; THENCE N72°27'46"E, 61.51 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF PARCEL 808E (SLOPE EASEMENT), AS DESCRIBED IN OFFICIAL RECORDS BOOK 9838, PAGE 6028, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°08'50"E ALONG SAID SOUTHERLY PROLONGATION AND SAID WEST LINE, 253.55 FEET TO THE AFORESAID LINE THAT IS 250.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF SAID

SECTION 18; THENCE DEPARTING SAID WEST LINE RUN S89°40'00"E ALONG SAID PARALLEL LINE, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 220.174 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD.

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