



# VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

EXHIBIT

A-1 of 3

tabbles

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

Rocky L. Carson  
Florida Registered Surveyor and Mapper  
Certification No. 4235

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

THE RECORD PLATS,  
RAN TRAVERSE  
AND CLOSURE.

By [Signature] Date 7-11-2014

May 2, 2014

Date

Application Request (Office Use Only):

File No. ABN2014-00002

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

DESCRIPTION (prepared by Donald W. McIntosh Associates, Inc.):

A portion of East Orlando Street (As Posted), Orlando Avenue (As Platted) in ORANGE CREST, recorded in Plat Book "G", Page 103, and IVANHOE TERRACE, recorded in Plat Book "G", Page 43, of the Public records of Orange County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Lot 18, Block I, of said IVANHOE TERRACE; thence N89°57'30"W, along the North right-of-way line of said East Orlando Street, a distance of 206.34 feet to the East line of lands described in Official Records Book 9996, Page 3705, of said Public Records; thence departing said North right-of-way line, run S01°27'55"E along said East line, a distance 34.86 feet to the South right-of-way line of said East Orlando Street; thence departing said East line run N89°59'57"E along said South right-of-way line, a distance of 200.01 feet; thence departing said South right-of-way line, run N08°54'20"E, 35.12 feet to the POINT OF BEGINNING.

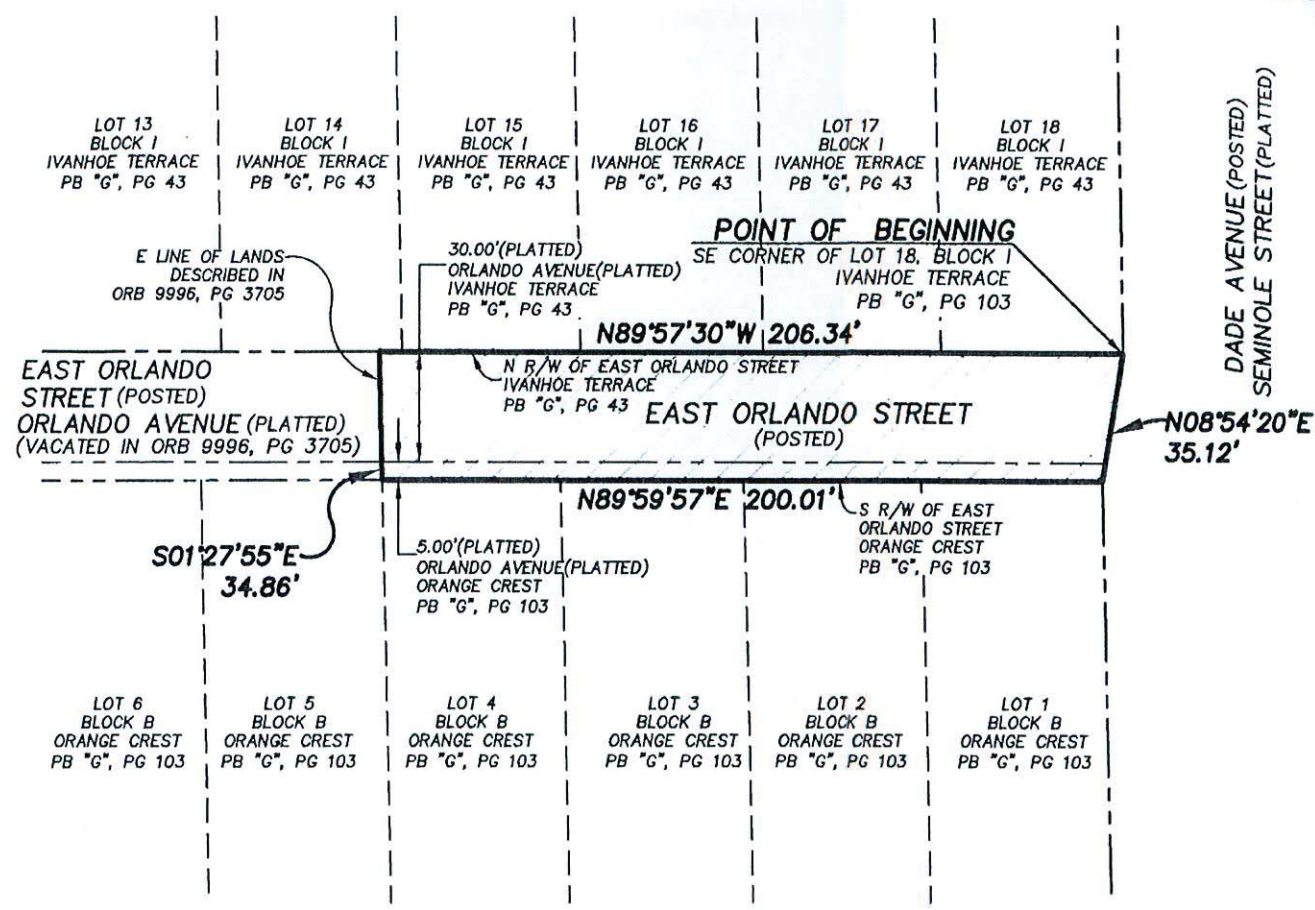
Containing 0.162 acres (7065 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

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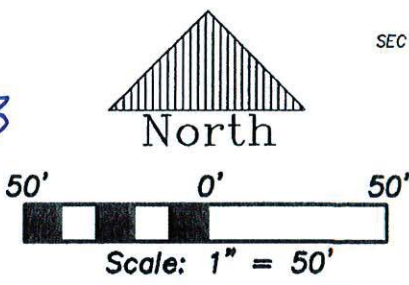
# SKETCH OF DESCRIPTION

- SEE SHEET 2 FOR DESCRIPTION



## SURVEYOR'S NOTES:

- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE NORTH LINE, BLOCK B, ORANGE CREST, (PLAT BOOK G, PAGE 103) BEING N89°59'57"E (AN ASSUMED MERIDIAN)



## LEGEND

SEC 13-22-29	SECTION, TOWNSHIP, RANGE
DB	DEED BOOK
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
NT	NON-TANGENT
PB	PLAT BOOK
PGS	PAGES
R/W	RIGHT-OF-WAY
N/A	NOT APPLICABLE

PREPARED FOR:

**Gaudreau, Inc. Architects Planners Engineers**

Florida Hospital Health Village - Windsor Building - SEC 13-22-29



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DATE	BY	DESCRIPTION

REVISIONS:  
 DONALD W. MCINTOSH ASSOCIATES, INC.

Rocky Carmona  
 Florida Registered Surveyor and Mapper  
 Certificate No. 4285

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: <u>D.L.L.</u>	CHECKED BY: <u>R.L.C.</u>	JOB NO. <u>11255.0245</u>	SCALE <u>1"=50'</u>	SHEET <u>1</u>
DATE: <u>6/19/2012</u>	DATE: <u>6/19/2012</u>			OF <u>2</u>



## SKETCH OF DESCRIPTION

— SEE SHEET 1 FOR NOTES, LEGEND, AND SKETCH

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PREPARED FOR:

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ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

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