

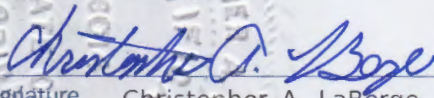


VERIFIED LEGAL DESCRIPTION FORM

(APPENDIX C)

The following legal description has been prepared by
Lochrane Engineering, Inc.

and submitted to the City Planning Bureau for verification.


Signature Christopher A. LaBerge, P.S.M.

Date August 18, 2014

Application Request (Office Use Only)

File No. _____

Legal Description Including Acreage (To be typed by Applicant):

THAT PART OF LOTS 1 THROUGH 12, AND A VACATED PORTION OF MAIN STREET (MAIN STREET NOW KNOWN AS MAGNOLIA AVENUE) OF H.C. HARRISON'S ADDITION TO THE TOWN OF ORLANDO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK C, PAGE 83, LOTS 1 THROUGH 4 OF DELANEY & MEISTERMAN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK D, PAGE 8, AND LOTS 1 THROUGH 6 OF THE MCKEE ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK F, PAGE 8, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASTERN BLOCK:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1 OF DELANEY & MEISTERMAN'S SUBDIVISION; THENCE RUN $500^{\circ}37'40''$ E ALONG THE EAST LINE OF SAID LOTS 1 THROUGH 4 OF DELANEY & MEISTERMAN'S SUBDIVISION, AND LOTS 1 AND 6 OF THE MCKEE ADDITION TO ORLANDO, ALSO BEING THE WEST RIGHT OF WAY LINE OF ROSALIND AVENUE, A DISTANCE OF 460.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE RUN $589^{\circ}41'44''$ W ALONG THE SOUTH LINE OF SAID LOT 6, ALSO BEING THE NORTH RIGHT OF WAY LINE OF ANDERSON STREET PER DEED BOOK 188 PAGE 52, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 36.06 FEET; THENCE DEPARTING SAID SOUTH LINE OF LOT 6 RUN ALONG THE NORTH RIGHT OF WAY LINE OF SAID ANDERSON STREET PER OFFICIAL RECORDS BOOK 1054 PAGE 707, OFFICIAL RECORDS BOOK 1052 PAGE 470, OFFICIAL RECORDS BOOK 1089 PAGE 567, AND MINUTE BOOK 36 PAGE 596, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THE FOLLOWING COURSES AND DISTANCES: $N86^{\circ}27'54''$ W A DISTANCE OF 163.79 FEET, $S89^{\circ}42'52''$ W A DISTANCE OF 31.64 FEET, $S89^{\circ}25'58''$ W A DISTANCE OF 213.15 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MAGNOLIA AVENUE PER MINUTE BOOK YY PAGE 326, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN $N00^{\circ}31'42''$ W ALONG SAID EAST RIGHT OF WAY LINE OF MAGNOLIA AVENUE A DISTANCE OF 182.14 FEET TO THE SOUTH LINE OF THAT VACATED PORTION OF MAIN STREET (FROM PLAT BOOK C, PAGE 83) SAID MAIN STREET NOW KNOWN AS MAGNOLIA AVENUE, AND THAT VACATED PORTION OF PARCEL 16 AND PARCEL 18 (FROM MINUTE BOOK YY, PAGE 326) AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10250, PAGE 1425, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE SOUTH, WEST AND NORTH BOUNDARIES OF SAID VACATED PORTION: $N89^{\circ}57'41''$ W A DISTANCE



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OF 25.29 FEET; N00°00'00"E A DISTANCE OF 103.50 FEET; N90°00'00"E A DISTANCE OF 24.33 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF MAGNOLIA AVENUE PER MINUTE BOOK YY PAGE 326; THENCE RUN N00°31'42"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 158.05 FEET TO A POINT ON A SOUTH RIGHT OF WAY LINE OF SOUTH STREET PER OFFICIAL RECORDS BOOK 4036 PAGE 752, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N54°04'33"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 23.31 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 1 OF H.C. HARRISON'S ADDITION TO THE TOWN OF ORLANDO AND SOUTH RIGHT OF WAY LINE OF SOUTH STREET; THENCE RUN N89°28'12"E ALONG SAID NORTH LINE OF LOT 1 AND SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 193.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN S00°37'13"E ALONG THE EAST LINE OF SAID LOT 1 OF H.C. HARRISON'S ADDITION TO THE TOWN OF ORLANDO A DISTANCE OF 7.55 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 1 OF DELANEY & MEISTERMAN'S SUBDIVISION; THENCE RUN N89°38'08"E ALONG SAID NORTH LINE OF LOT 1 OF DELANEY & MEISTERMAN'S SUBDIVISION AND SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 231.00 FEET TO THE POINT OF BEGINNING.

WESTERN BLOCK:

BEGIN AT THE NORTHWEST CORNER OF AFORESAID LOT 2 OF H.C. HARRISON'S ADDITION TO THE TOWN OF ORLANDO; THENCE RUN N89°29'02"E ALONG THE NORTH LINE OF SAID LOT 2 AND SOUTH RIGHT OF WAY LINE OF SOUTH STREET A DISTANCE OF 144.83 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MAGNOLIA AVENUE PER OFFICIAL RECORDS BOOK 2617 PAGE 350 AND MINUTE BOOK YY PAGE 326, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG SAID WEST RIGHT OF WAY LINE OF MAGNOLIA AVENUE THE FOLLOWING COURSES AND DISTANCES: S00°30'58"E A DISTANCE OF 5.00 FEET, N89°29'02"E A DISTANCE OF 12.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.00 FEET, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 90°01'06" AND AN ARC DISTANCE OF 20.42 FEET TO THE POINT OF TANGENCY, S00°29'52"E A DISTANCE OF 406.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ANDERSON STREET PER OFFICIAL RECORDS BOOK 705 PAGE 157 AND OFFICIAL RECORDS BOOK 733 PAGE 393, BOTH OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 27.50 FEET; THENCE RUN ALONG SAID NORTH RIGHT OF WAY LINE OF



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ANDERSON STREET THE FOLLOWING COURSES AND DISTANCES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF $90^{\circ}37'24''$ AND AN ARC DISTANCE OF 43.50 FEET TO THE POINT OF TANGENCY, $N89^{\circ}52'28''W$ A DISTANCE OF 287.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 27.50 FEET, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF $89^{\circ}17'06''$ AND AN ARC DISTANCE OF 42.85 FEET TO THE POINT OF TANGENCY, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF ORANGE AVENUE PER OFFICIAL RECORDS BOOK 33 PAGE 369 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN $N00^{\circ}35'22''W$ ALONG SAID EAST RIGHT OF WAY LINE OF ORANGE AVENUE PER SAID OFFICIAL RECORDS BOOK 33 PAGE 369, AND OFFICIAL RECORDS BOOK 33 PAGE 367, OFFICIAL RECORDS BOOK 33 PAGE 365, AND OFFICIAL RECORDS BOOK 33 PAGE 393, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 235.56 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 3 OF H.C. HARRISON'S ADDITION TO THE TOWN OF ORLANDO; THENCE RUN $S89^{\circ}23'11''W$ ALONG SAID SOUTH LINE A DISTANCE OF 5.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE RUN $N00^{\circ}35'22''W$ ALONG THE WEST LINE OF SAID LOT 3 AND EAST RIGHT OF WAY LINE OF ORANGE AVENUE A DISTANCE OF 60.00 FEET TO THE EAST RIGHT OF WAY LINE OF ORANGE AVENUE PER OFFICIAL RECORDS BOOK 98 PAGE 584, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE OF LOT 3 RUN ALONG THE EAST RIGHT OF WAY LINE PER SAID OFFICIAL RECORDS BOOK 98 PAGE 584 THE FOLLOWING COURSES AND DISTANCES: $N89^{\circ}24'38''E$ A DISTANCE OF 2.10 FEET, $N00^{\circ}35'22''W$ A DISTANCE OF 50.00 FEET, $S89^{\circ}24'38''W$ A DISTANCE OF 2.10 FEET TO A POINT ON AFORESAID WEST LINE OF LOT 3; THENCE RUN $N00^{\circ}35'22''W$ ALONG SAID WEST LINE OF LOT 3 AND EAST RIGHT OF WAY LINE OF ORANGE AVENUE A DISTANCE OF 63.09 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET PER OFFICIAL RECORDS BOOK 4261 PAGE 1439, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE OF LOT 3 RUN $N89^{\circ}29'02''E$ ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 60.23 FEET; THENCE RUN $N83^{\circ}13'29''E$ ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 119.24 FEET TO THE POINT OF BEGINNING.

ALTOGETHER CONTAINING 8.227 ACRES MORE OR LESS.