

VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared by Billy Joe Jenkins, Jr and submitted to the City Planning Bureau for verification.

Billy Joe Jenkins, Jr
Signature

Oct 22, 2014

Date

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

RAN TRAVERSES
AND CLOSURES.

BY [Signature] Date 11-5-2014

Application Request (Office Use Only):

File No. GMP2014-00030

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

Future Land Use Area A

A parcel of land being a portion of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 (LESS the West 850 feet of the North 280 feet thereof) of Section 20, Township 23 South, Range 30 East, Orange County, Florida. LESS road right of way for Judge Road and Conway Road. Being more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of said Section 20; thence North 00°03'00" East, along the East line of said Southeast 1/4, a distance of 48.00 feet to the North right of way line of Judge Road per Official Records Book 6076, Page 4262, Public Records of Orange County, Florida; thence South 89°52'57" West, along said North right of way line, a distance of 473.91 feet to the POINT OF BEGINNING; thence continue South 89°52'57" West, along said North right of way line, a distance of 50.00 feet; thence, departing said North right of way line, North 00°01'39" East a distance of 335.43 feet to the South line of the North 280 feet of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 20; thence North 89°52'41" East, along said South line of the North 280 feet, a distance of 50.00 feet; thence South 00°01'39" West a distance of 335.44 feet to the POINT OF BEGINNING.

Contains 0.385 acres, more or less.

Future Land Use Area B

A parcel of land being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 23 South, Range 30 East, Orange County, Florida. Being more particularly described as:

Commence at the Northeast corner of the Northeast 1/4 of said Section 29, thence South 00°12'04" East, along the East line of the Northeast 1/4 of said Section 29, a distance of 48.00 feet to a point lying on the South right of way line of Judge Road, according to that certain document recorded in Official Records Book 6076, Page 4252 of said Public Records and POINT OF BEGINNING; thence continue South 00°12'04" East, along the East line of the Northeast 1/4 of said Section 29, a distance of 337.50 feet; thence South 89°52'57" West a distance of 305.00 feet; thence South 17°55'51" West a distance of 203.03 feet; thence South 00°07'03" East a distance of 64.79 feet; thence South 89°52'57" West a distance of 233.83 feet; thence North 30°45'54" East a distance of 213.03 feet; thence North 00°12'04" West a distance of 412.50 feet to the South right of way line of said Judge Road; thence North 89°52'57" East a distance of 492.50 feet to the POINT OF BEGINNING.

Contains 4.922 acres.

Future Lane Use Area C

A parcel of land being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 23 South, Range 30 East, Orange County, Florida. Being more particularly described as:

Commence at the Northeast corner of the Northeast 1/4 of said Section 29, thence South 00°12'04" East, along the East line of the Northeast 1/4 of said Section 29, a distance of 48.00 feet to a point lying on the South right of way line of Judge Road, according to that certain document recorded in Official Records Book 6076, Page 4252 of said Public Records; thence continue South 00°12'04" East, along the East line of the Northeast 1/4 of said Section 29, a distance of 337.50 feet; thence South 89°52'57" West a distance of 305.00 feet; thence South 17°55'51" West a distance of 203.03 feet; thence South 00°07'03" East a distance of 64.79 feet; thence South 89°52'57" West a distance of 233.83 feet to the POINT OF BEGINNING; thence South 30°45'54" West a distance of 245.82 feet; thence South 00°09'08" East a distance of 150.06 feet; thence South 89°47'01" West a distance of 515.02 feet to the East right of way line of Conway Road, according to that certain document recorded in Official Records Book 8702, Page 3752 of said Public Records; thence North 00°09'08" West, along East right-of-way line of said Conway Road, a distance of 361.91 feet; thence, departing said East right of way line, North 89°52'57" East a distance of 641.32 feet to the POINT OF BEGINNING.

Contains 4.580 acres.

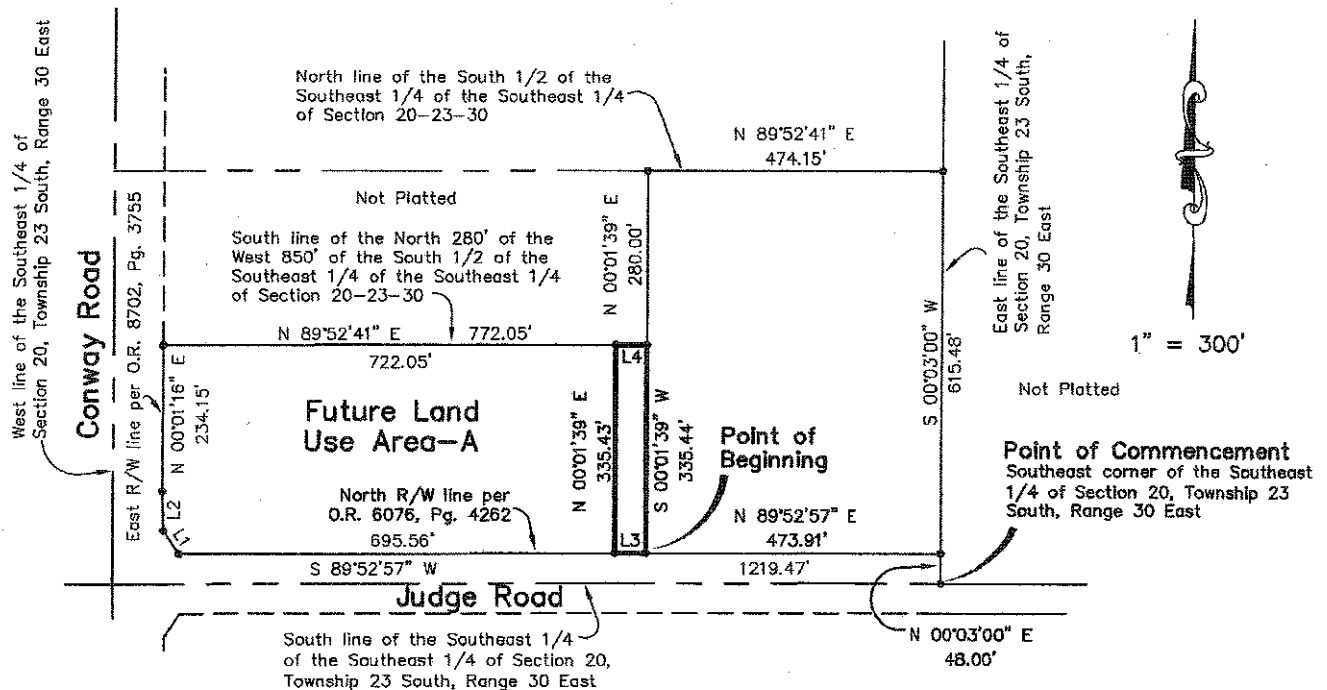
Legal Description and Sketch

Future Land Use Area-A

A parcel of land being a portion of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 (LESS the West 850 feet of the North 280 feet thereof) of Section 20, Township 23 South, Range 30 East, Orange County, Florida. LESS road right of way for Judge Road and Conway Road. Being more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of said Section 20; thence North 00°03'00" East, along the East line of said Southeast 1/4, a distance of 48.00 feet to the North right of way line of Judge Road per Official Records Book 6076, Page 4262, Public Records of Orange County, Florida; thence South 89°52'57" West, along said North right of way line, a distance of 473.91 feet to the POINT OF BEGINNING; thence continue South 89°52'57" West, along said North right of way line, a distance of 50.00 feet; thence, departing said North right of way line, North 00°01'39" East a distance of 335.43 feet to the South line of the North 280 feet of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 20; thence North 89°52'41" East, along said South line of the North 280 feet, a distance of 50.00 feet; thence South 00°01'39" West a distance of 335.44 feet to the POINT OF BEGINNING.

Contains 0.385 acres, more or less.



Legend

- P.B. - Plat Book
- O.R. - Official Records Book
- R/W - right-of-way
- FLU - Future Land Use

LINE TABLE		
Line	Bearing	Distance
L1	N 33°45'48" W	45.25'
L2	N 01°08'28" W	63.57'

LINE TABLE		
Line	Bearing	Distance
L3	S 89°52'57" W	50.00'
L4	N 89°52'41" E	50.00'

Surveyor's Report

1. THIS IS NOT A SURVEY. The delineation of lands shown hereon is per the client's instruction for the purpose of a land use change.
2. This legal description and sketch was prepared without the benefit of a title report or title search. This firm did not search the public records for easements or restrictions of record.
3. Bearings shown hereon are based on the East line of the Southeast 1/4 of Section 20, Township 23 South, Range 30 East being assumed as South 00°03'00" East.
4. This survey meets the Standards of Practice set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472.



Benchmark Surveying & Mapping, LLC
 Certificate of Authorization Number - LB 7874

Post Office Box 771065, Winter Garden, Florida 34777-1065
 3110 Red Fox Run, Kissimmee, Florida 34746
 (407) 654-6183 - www.benchmarksurveyingandmapping.com

927.01 FLU-A
 Project #

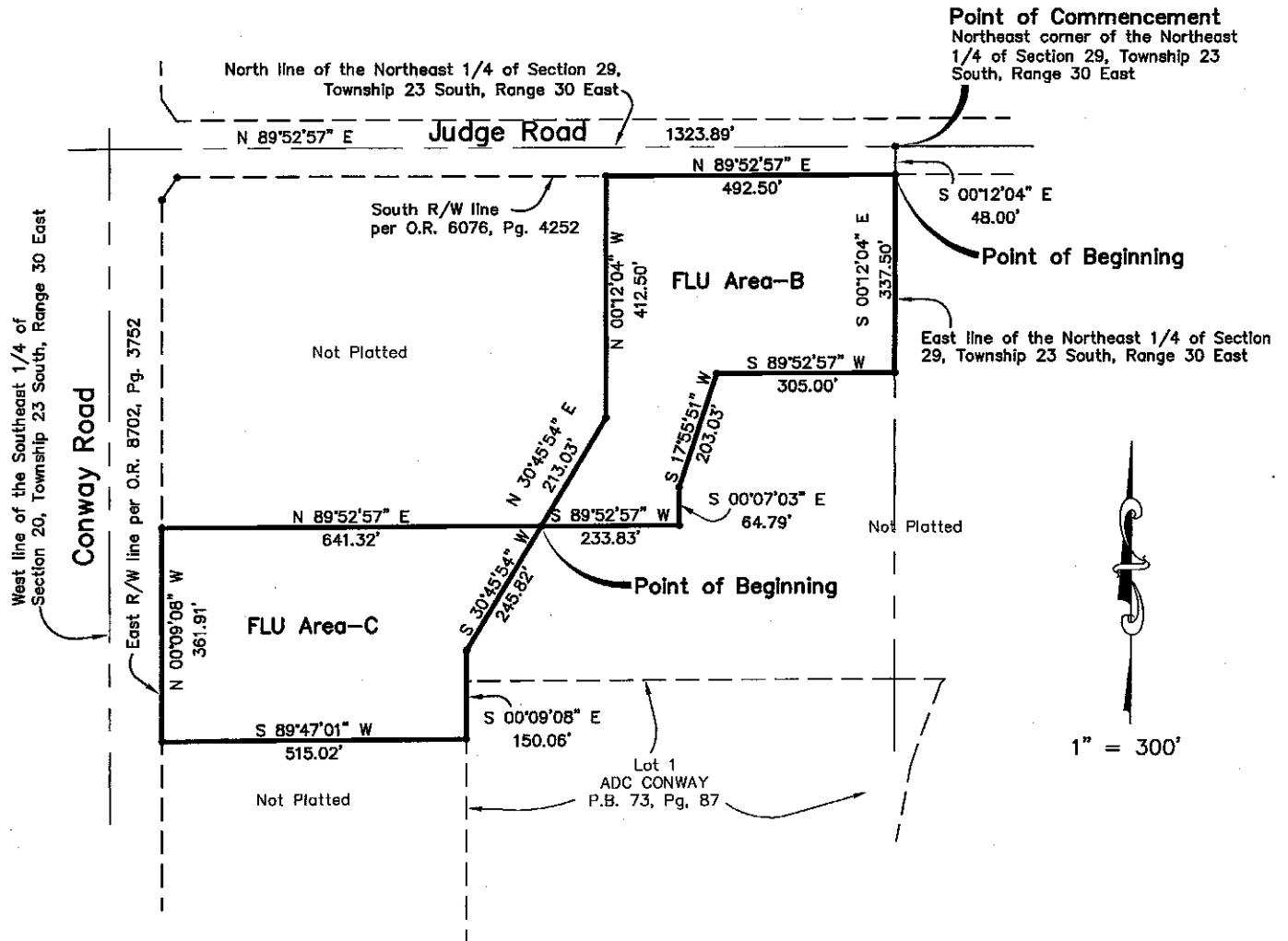
October 22, 2014
 Date

Prepared By:

Billy Joe Jenkins, Jr.
 Billy Joe Jenkins, Jr. PSM # 5205
 Professional Surveyor and Mapper
 Florida Licensed Number 5205

Legal Description and Sketch

Future Land Use Area-B and Area-C



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927.01 FLU
 AREA B&C

Project #

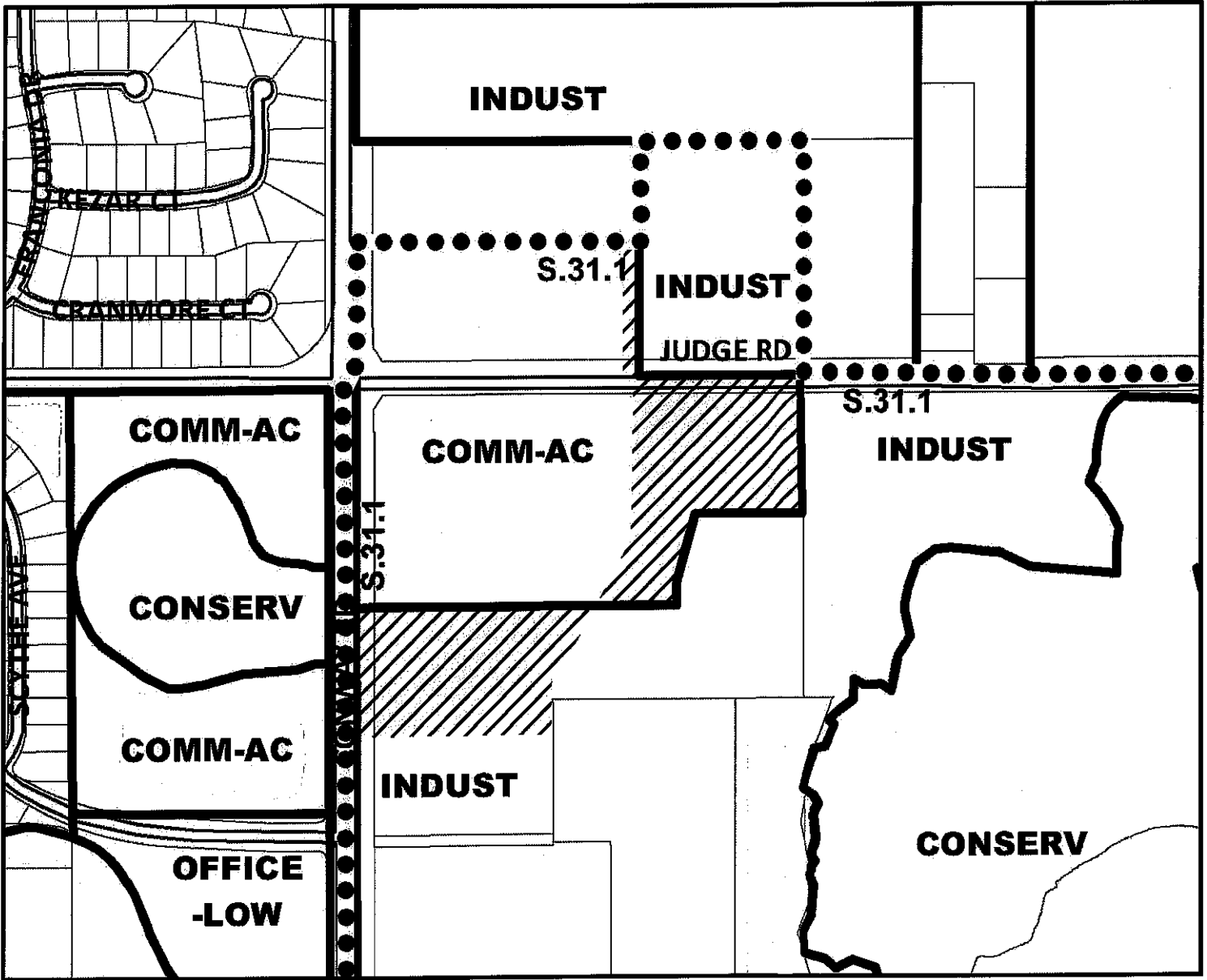
August 13, 2014

Date

Legend

- P.B. - Plat Book
- O.R. - Official Records Book
- R/W - right-of-way
- FLU - Future Land Use

EXHIBIT
tabbles
B



Future Land Use - Proposed GMP2014-00030

