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# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared by WBQ Design & Engineering and submitted to the City Planning Bureau for verification.

Signature \_\_\_\_\_

Date \_\_\_\_\_

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

THE RECORD PLAT(S),  
WBQ BOUND SURV 9-8-14,  
RAW TRAVERSE & CLOSURE.

By R. P. [Signature] Date 11-3-2014

Application Request (Office Use Only):

File No. ZON 2014-00028

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

A PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA; LOT 1, LOT 2, LOT 3, LOT 4 OF SELLERS CENTRAL AVENUE SUB-DIVISION AS RECORDED IN PLAT BOOK G, PAGE 88; LOT 1, LOT 2, LOT 3, LOT 4, LOT 5 OF H.J. PATRICK'S SUB-DIVISION AS RECORDED IN PLAT BOOK F, PAGE 45; ALL OF LOT 7, LOT 8, LOT 20, LOT 21, LOT 22, LOT 23 TOGETHER WITH A PORTION OF LOT 6 AND LOT 9 AND THE VACATED PINE STREET RIGHT OF WAY WEST OF LOT 19 OF DREW AND PHILLIPS SUB-DIVISION AS RECORDED IN PLAT BOOK D, PAGE 128; LOT 1, LOT 2, LOT 3, OF BLOCK A, PARRAMORE HERITAGE PARK AS RECORDED IN PLAT BOOK 62, PAGE 46; AND THE VACATED PARRAMORE RIGHT OF WAY NORTH OF WEST CHURCH STREET AND SOUTH OF WEST CENTRAL BOULEVARD.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

BEGIN AT THE NORTHWEST CORNER OF LOT 1 SELLERS CENTRAL AVENUE SUB-DIVISION AS RECORDED IN PLAT BOOK G, PAGE 88 , THENCE RUN ALONG THE NORTH LINE OF LOT 1 AND LOT 2 AND THE SOUTH RIGHT OF WAY LINE OF WEST CENTRAL AVENUE NORTH 89° 51' 59" EAST A DISTANCE OF 135.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF LOT 7 OF DREW AND PHILLIPS SUB-DIVISION AS RECORDED IN PLAT BOOK D, PAGE 128, THENCE CONTINUE TO RUN ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF LOT 7 AND LOT 6 OF SAID DREW AND PHILLIPS SUB-DIVISION

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NORTH 89° 51' 59" EAST A DISTANCE OF 131.17 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 00° 24' 46" EAST A DISTANCE OF 335.71 FEET TO THE NORTHEAST CORNER OF LOT 20 OF SAID DREW AND PHILLIPS SUB-DIVISION; THENCE RUN ALONG THE EAST LINE OF LOT 20 AND LOT 23 OF SAID DREW AND PHILLIPS SUB-DIVISION SOUTH 00° 24' 46" EAST A DISTANCE OF 276.07 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23 AND THE NORTH RIGHT OF WAY LINE OF WEST CHURCH STREET; THENCE RUN ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH LINE OF LOT 23 AND LOT 22 OF SAID DREW AND PHILLIPS SUB-DIVISION SOUTH 89° 43' 48" WEST A DISTANCE OF 129.45 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF H.J. PATRICK'S SUB-DIVISION AS RECORDED IN PLAT BOOK F, PAGE 45; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH LINE OF LOT 3, LOT 2 AND LOT 1 OF SAID H.J. PATRICK'S SUB-DIVISION SOUTH 89° 43' 48" WEST A DISTANCE OF 130.32 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1 AND SAID NORTH RIGHT OF WAY LINE, SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF SOUTH PARRAMORE AVENUE; THENCE RUN NORTH 88° 02' 19" WEST A DISTANCE OF 84.02 FEET TO THE SOUTHERNMOST EAST CORNER OF LOT 2 PARRAMORE HERITAGE PARK AS RECORDED IN PLAT BOOK 62, PAGE 47 AND THE WEST RIGHT OF WAY LINE OF SAID SOUTH PARRAMORE AVENUE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF WEST CHURCH STREET AND THE SOUTH LINE OF LOT 2 AND LOT 1 OF SAID PARRAMORE HERITAGE PARK SOUTH 89°38' 19" WEST A DISTANCE OF 408.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE EAST RIGHT OF WAY OF GLENN LANE; THENCE ALONG THE WEST LINE OF SAID LOT 1 AND SAID EAST RIGHT OF WAY NORTH 00°14' 27" WEST A DISTANCE OF 613.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTH RIGHT OF WAY LINE OF WEST CENTRAL AVENUE; THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND LOT 3 OF SAID PARRAMORE HERITAGE PARK AND THE SAID SOUTH RIGHT OF WAY LINE NORTH 89° 56' 22" EAST A DISTANCE OF 424.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH PARRAMORE AVENUE AND THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 88° 37' 31" EAST A DISTANCE OF 59.18 FEET TO THE NORTHWEST CORNER OF AFOREMENTIONED LOT 1 OF SELLERS CENTRAL AVENUE SUB-DIVISION AND THE POINT OF BEGINNING.

CONTAINING 459,726 SQUARE FEET OR 10.554 ACRES (MORE OR LESS) (Legal description is from the boundary survey prepared by WBQ Design & Engineering, dated 9/8/2014, Danny Williams, PSM)

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