



VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared
by City Staff and submitted
to the City Planning Bureau for verification.

[Signature]
Signature

4/3/2015
Date

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

RECORD PLAT(S),
RAN TRAVERSE
AND CLOSURE.
By [Signature] Date 4-3-2015

Application Request (Office Use Only):

File No. ABN2014-00004

Alden, Midway & part
of Philadelphia
Abandonments

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

SEE ATTACHED SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION FOR:
NORTH PORTION OF ALDEN ROAD ABANDONMENT 3-PAGES.

AND

SEE ATTACHED SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION FOR:
SOUTH PORTION OF ALDEN ROAD ABANDONMENT 2-PAGES.

DESCRIPTION:**NORTH PORTION OF ALDEN RIGHT-OF-WAY VACATION**

THAT PART OF THE 40.00 FEET WIDE PLATTED RIGHT-OF-WAY (FIELD-MARKED AS ALDEN ROAD; PLATTED AS CHICAGO AVENUE), PER THE SECOND REPLAT OF IDLEWILD PARK PLAT, AS RECORDED IN PLAT BOOK H, PAGE 98 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID PORTION OF THE 40.00 FEET WIDE RIGHT-OF-WAY BEING BOUNDED ON THE SOUTH BY THE WESTERLY PROJECTION OF THE CENTERLINE OF MIDWAY DRIVE, A 40.00 FEET WIDE RIGHT-OF-WAY PER SAID SECOND REPLAT OF IDLEWILD PARK PLAT; BOUNDED ON THE WEST BY THE EAST LINE OF LOTS 12 THROUGH 27, BLOCK A, PER SAID SECOND REPLAT OF IDLEWILD PARK PLAT; BOUNDED ON THE NORTH BY THE EASTERLY PROJECTION OF A LINE PERPENDICULAR TO THE WEST RIGHT-OF-WAY LINE OF AFORESAID ALDEN ROAD FROM THE PLATTED NORTHEAST CORNER OF 27, BLOCK A, PER SAID SECOND REPLAT OF IDLEWILD PARK PLAT, AND BOUNDED ON THE EAST BY THE WEST LINE OF LOTS 5 THROUGH 18 AND A PORTION OF LOT 19, BLOCK B, AND A NORTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH LAKE FORMOSA DRIVE (PLATTED AS IDLEWILD DRIVE), PER SAID SECOND REPLAT OF IDLEWILD PARK PLAT, ALL LYING WITHIN SECTION 24, TOWNSHIP 22 SOUTH, RANGE 29 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 4, BLOCK B, SECOND REPLAT OF IDLEWILD PARK PLAT, AS RECORDED IN THE AFORESAID PLAT BOOK H, PAGE 98; THENCE RUN ALONG THE NORTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF THE AFORESAID ALDEN ROAD N00°36'15"E A DISTANCE OF 20.00 FEET FOR A POINT OF BEGINNING; THENCE ALONG THE WESTERLY PROJECTION OF THE CENTERLINE OF MIDWAY DRIVE, A 40.00 FEET WIDE RIGHT-OF-WAY PER SAID PLAT, RUN N88°15'00"W A DISTANCE OF 40.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE AFORESAID ALDEN ROAD; THENCE RUN N00°36'15"E ALONG SAID WEST RIGHT-OF-WAY LINE AND THE AFORESAID EAST LINE OF LOTS 12 THROUGH 27, BLOCK A, A DISTANCE OF 633.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 27, BLOCK A; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN S89°23'45"E A DISTANCE OF 69.21 FEET TO AN INTERSECTION WITH THE PROJECTED WESTERLY RIGHT-OF-WAY LINE OF AFORESAID SOUTH LAKE FORMOSA DRIVE ALSO BEING POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 715.75 FEET, A CENTRAL ANGLE OF 00°24'07" AND A CHORD DISTANCE OF 5.02 FEET WHICH BEARS SOUTH 37°03'36" EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID PROJECTED WESTERLY RIGHT-OF-WAY LINE OF SOUTH LAKE FORMOSA DRIVE, A DISTANCE OF 5.02 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AFORESAID ALDEN ROAD, AS ESTABLISHED BY THE RIGHT-OF-WAY TAKING IN DEED BOOK 365, PAGES 84 AND 85 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH LAKE FORMOSA DRIVE, RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ALDEN ROAD PER SAID DEED BOOK 365, PAGES 84 AND 85 THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 89°23'45" WEST, A DISTANCE OF 7.27 FEET (2) TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 35.36 FEET WHICH BEARS SOUTH 45°36'15" WEST; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ALDEN ROAD, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE DEPARTING SAID RIGHT-OF-WAY TAKING LINE, RUN S00°36'15"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ALDEN ROAD AND THE AFORESAID WEST LINE OF LOTS 5 THROUGH 18, AND A PORTION OF LOT 19, BLOCK B, A DISTANCE OF 605.02 FEET TO THE POINT OF BEGINNING.



CONTAINING THEREIN 25,600 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 3 PAGES NOT FULL OR COMPLETE WITHOUT ALL.
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MIDWAY DRIVE, (PLAT BOOK H, PAGE 98) AS BEING NORTH 88°15'00" WEST, ASSUMED.

THIS IS NOT A SURVEY.

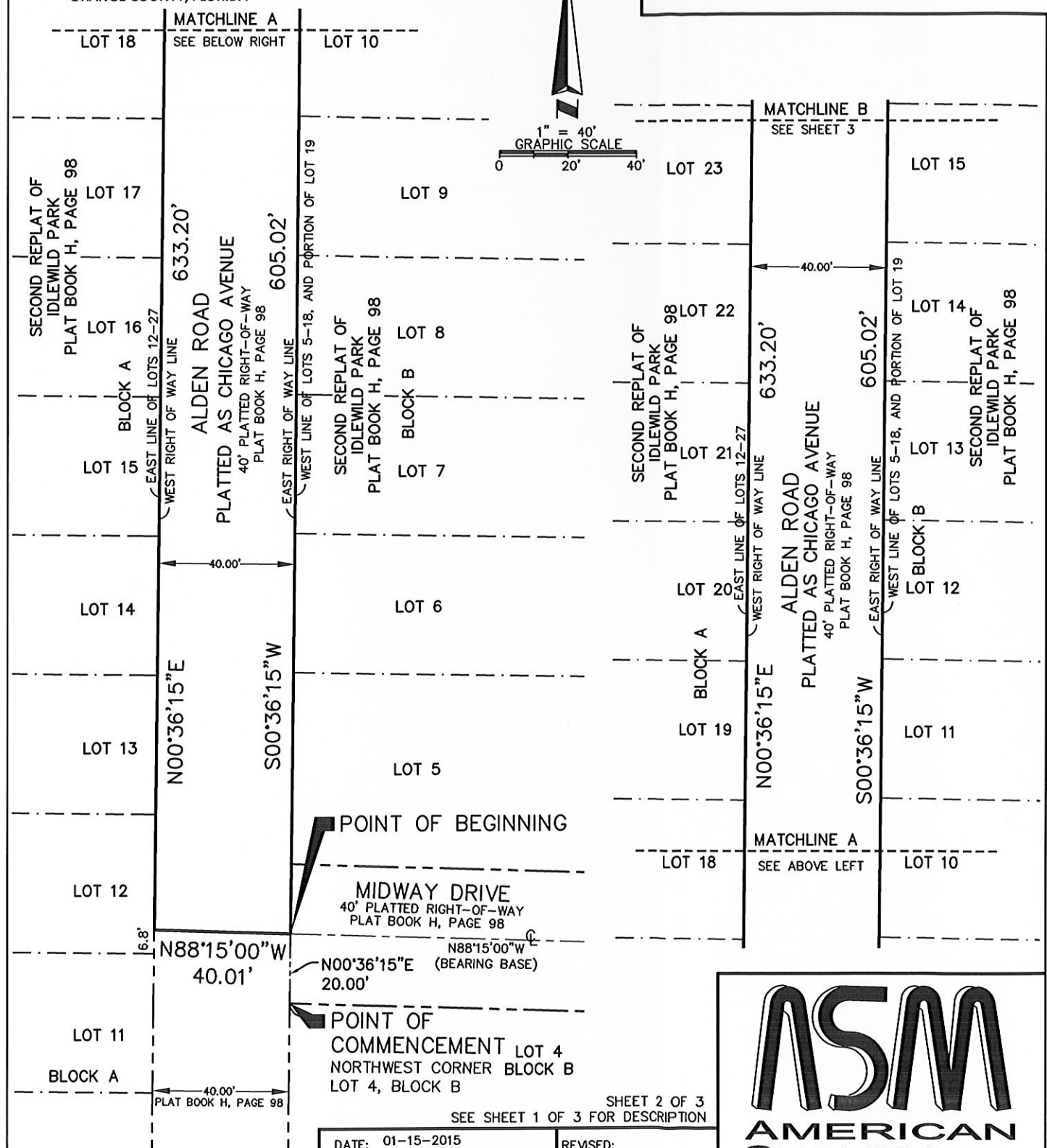
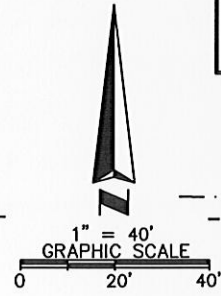
SHEET 1 OF 3
SEE SHEETS 2 AND 3 OF 3 FOR SKETCH

SKETCH OF DESCRIPTION OF NORTH PORTION OF ALDEN ROAD VACATION PLAT BOOK H, PAGE 98 SECTION 24-22-29 ORANGE COUNTY, FLORIDA		 AMERICAN SURVEYING & MAPPING INC. CERTIFICATION OF AUTHORIZATION NUMBER LB#6393 3191 MAGUIRE BOULEVARD SUITE 200 ORLANDO, FLORIDA 32803 (407) 426-7979 WWW.AMERICANSURVEYINGANDMAPPING.COM	 DANIEL RAY HOLT, PSM#5775 DATE: 4/21/15
DATE: 01-15-2015 SCALE: N/A APPROVED BY: DRH DRAWN BY: (GHF) JOB NO. 4073101 LAKE IVANHOE.dwg	REVISED: 03/02/15 CLIENT COMMENTS (GHF) 04/01/15 CLIENT REVISIONS (GHF)		

A 306

SKETCH OF DESCRIPTION:

NORTH PORTION OF ALDEN ROAD VACATION
PLAT BOOK H, PAGE 98,
ORANGE COUNTY, FLORIDA



DATE: 01-15-2015	REVISED:
SCALE: 1" = 40'	03/02/15 CLIENT
APPROVED BY: DRH	COMMENTS (GHF)
DRAWN BY: (GHF)	04/01/15 CLIENT
JOB NO. 4073101 LAKE	REVISIONS (GHF)
IVANHOE.dwg	



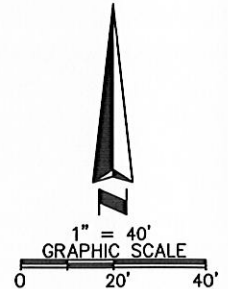
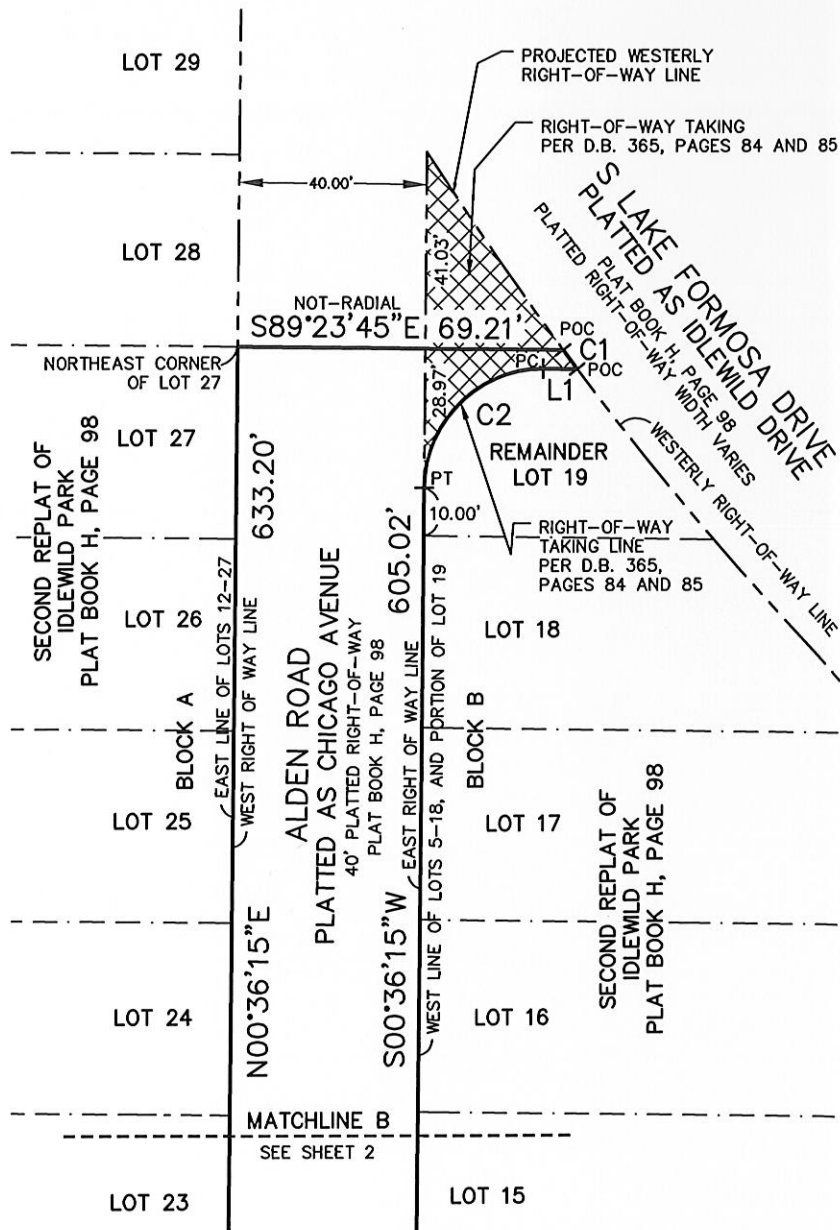
**AMERICAN
SURVEYING
& MAPPING INC.**

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

A 4 of 6

SKETCH OF DESCRIPTION:

NORTH PORTION OF ALDEN ROAD VACATION
PLAT BOOK H, PAGE 98,
ORANGE COUNTY, FLORIDA



C1
R=715.75'
Δ=0°24'07"
L=5.02'
CB=S37°03'36"E
CH=5.02'

C2
R=25.00'
Δ=90°00'00"
L=39.27'
CB=S45°36'15"W
CH=35.36'

L1 N89°23'45"W
7.27'

LEGEND:

R=RADIUS
Δ=CENTRAL ANGLE
L=ARC LENGTH
CB=CHORD BEARING
CH=CHORD DISTANCE
D.B.=DEED BOOK
PC=POINT OF CURVATURE
POC=POINT ON CURVE
PT=POINT OF TANGENCY

SHEET 3 OF 3
SEE SHEET 1 OF 3 FOR DESCRIPTION

DATE: 01-15-2015

SCALE: 1" = 40'

APPROVED BY: DRH

DRAWN BY: (GHF)

JOB NO. 4073101 LAKE
IVANHOE.dwg

REVISED:

03/02/15 CLIENT

COMMENTS (GHF)

04/01/15 CLIENT

REVISIONS (GHF)

ASM
AMERICAN
SURVEYING
& MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

DESCRIPTION:**SOUTH PORTION OF ALDEN ROAD RIGHT-OF-WAY VACATION**

THAT PART OF THE 40.00 FEET WIDE PLATTED RIGHT-OF-WAY (FIELD-MARKED AS ALDEN ROAD; PLATTED AS CHICAGO AVENUE), PER THE SECOND REPLAT OF IDLEWILD PARK PLAT, AS RECORDED IN PLAT BOOK H, PAGE 98 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID PORTION OF THE 40.00 FEET WIDE RIGHT-OF-WAY BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF VIRGINIA DRIVE (RIGHT-OF-WAY WIDTH VARIES); BOUNDED ON THE WEST BY THE EAST LINE OF LOTS 1 THROUGH 12, BLOCK A, PER SAID SECOND REPLAT OF IDLEWILD PARK PLAT, BOUNDED ON THE NORTH BY THE WESTERLY PROJECTION OF THE CENTERLINE OF MIDWAY DRIVE (A 40.00 FEET WIDE RIGHT-OF-WAY, PER SAID SECOND REPLAT OF IDLEWILD PARK PLAT), AND BOUNDED ON THE EAST BY WEST LINE OF LOTS 1 THROUGH 5, PER HENRY BENEDICTS SUBDIVISION PLAT, AS RECORDED IN PLAT BOOK E, PAGE 91 OF SAID PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BOUNDED BY THE WEST LINE OF THE NORTH 30.00 FEET OF LOT 15, BLOCK A, PER IDLEWILD PARK PLAT AS RECORDED IN PLAT BOOK F, PAGE 12 OF SAID PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BOUNDED BY THE WEST LINES OF LOTS 1 THROUGH 4, BLOCK B, PER SAID SECOND REPLAT OF IDLEWILD PARK PLAT, ALL LYING WITHIN SECTION 24, TOWNSHIP 22 SOUTH, RANGE 29 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, PER HENRY BENEDICT'S SUBDIVISION PLAT AS RECORDED IN PLAT BOOK E, PAGE 91 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N 89°23'45"W ALONG THE AFORESAID NORTH RIGHT-OF-WAY LINE OF VIRGINIA DRIVE A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK A, PER SAID SECOND REPLAT OF IDLEWILD PARK PLAT, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE AFORESAID ALDEN ROAD; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N 00°36'15"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 446.80 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT 12, BLOCK A; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN S 88°15'00"E ALONG A WESTERLY PROJECTION OF THE CENTERLINE OF MIDWAY DRIVE (A 40.00 FEET WIDE RIGHT-OF-WAY, PER SAID SECOND REPLAT OF IDLEWILD PARK PLAT), A DISTANCE OF 40.01 FEET TO THE NORTHERLY PROJECTION OF EAST RIGHT-OF-WAY LINE OF THE AFORESAID ALDEN ROAD; THENCE RUN S 00°36'15"W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 446.00 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 17,856 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT BOTH.
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MIDWAY DRIVE, (PLAT BOOK H, PAGE 98) AS BEING NORTH 88°15'00" WEST, ASSUMED.

THIS IS NOT A SURVEY.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH

SKETCH OF DESCRIPTION
OF
SOUTH PORTION OF ALDEN ROAD VACATION
PLAT BOOK H, PAGE 98
SECTION 24-22-29 ORANGE COUNTY, FLORIDA

DATE: 01-15-2015

SCALE: N/A

APPROVED BY: DRH

DRAWN BY: (GHF)

JOB NO. 4073101 LAKE
IVANHOE.dwg

REVISED:

03/02/15 CLIENT

COMMENTS (GHF)

ASM

**AMERICAN
SURVEYING
& MAPPING INC.**

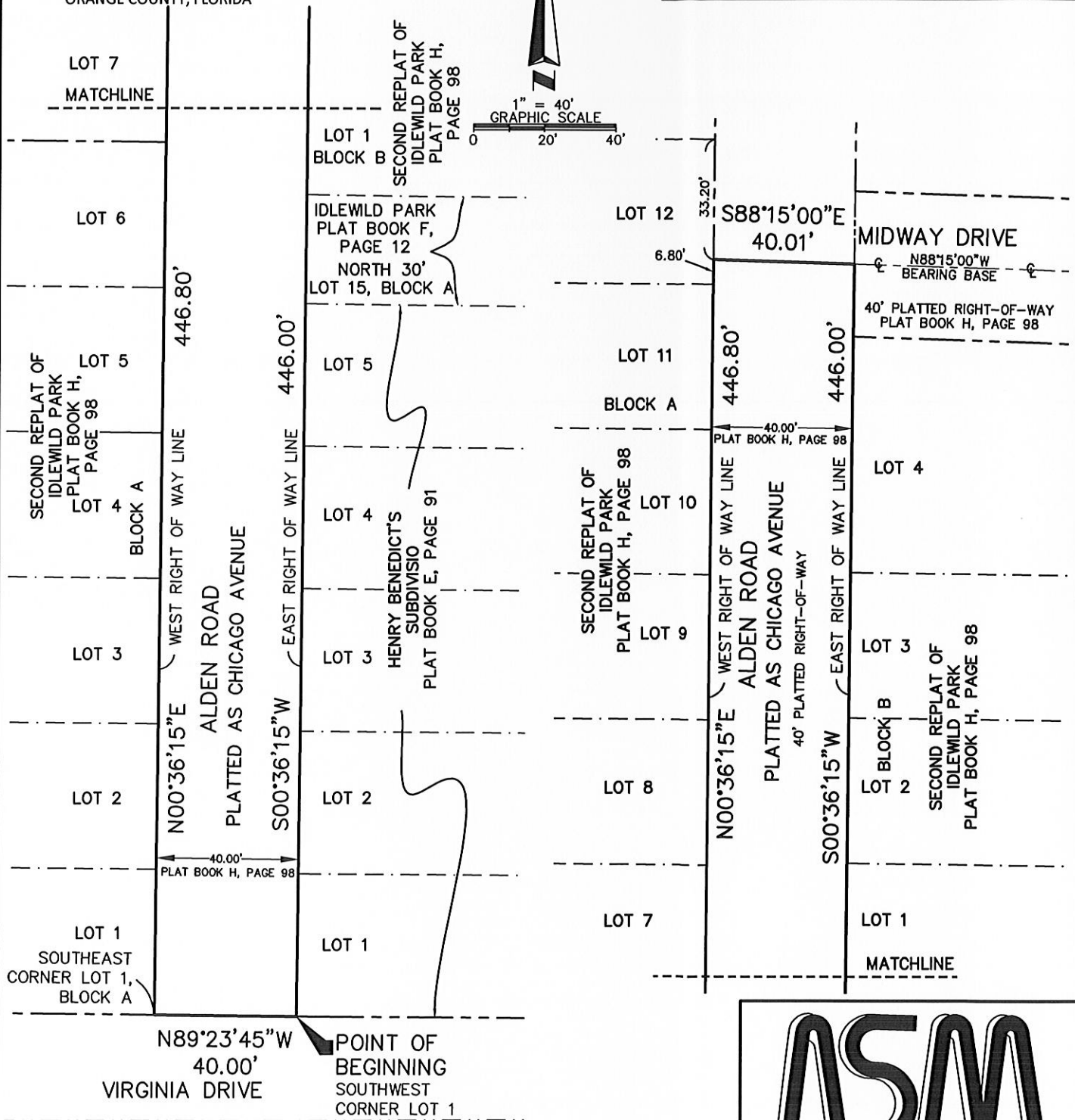
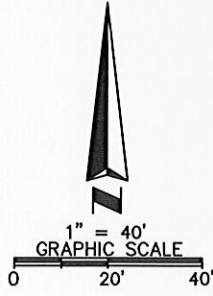
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

(Seal of Daniel Ray Holt, Registered Professional Surveyor & Mapper, No. 0005775)
(Signature)
DANIEL RAY HOLT, PSM#5775
DATE: 4/2/15

A 6 of 6

SKETCH OF DESCRIPTION:

SOUTH PORTION OF ALDEN ROAD VACATION
PLAT BOOK H, PAGE 98,
SECTION 24-22-29
ORANGE COUNTY, FLORIDA



SOUTH LINE OF NE 1/4 OF NW 1/4 OF SECTION 24-22-29 SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR DESCRIPTION

DATE: 01-15-2015	REVISED:
SCALE: 1" = 40'	03/02/15 CLIENT
APPROVED BY: DRH	COMMENTS (GHF)
DRAWN BY: (GHF)	
JOB NO. 4073101 LAKE IVANHOE.dwg	



AMERICAN SURVEYING & MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM



VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared
by City staff and submitted
to the City Planning Bureau for verification.

[Signature]
Signature

4/3/2015

Date

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

RECORD PLAT(S),

RAW TRAVERSE

AND CLOSURE.

By [Signature] Date 4-3-2015

Application Request (Office Use Only):

File No. ABN2014-00004

Alden, midway + part
of Philadelphia
Abandonments

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

SEE ATTACHED SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION FOR:
PHILADELPHIA AVENUE (PORTION OF) ABANDONMENT 2-PAGES.

DESCRIPTION:**SOUTH PORTION OF PHILADELPHIA AVENUE RIGHT-OF-WAY VACATION**

THAT PART OF THE 40.00 FEET WIDE PLATTED RIGHT-OF-WAY (FIELD-MARKED AS PHILADELPHIA AVENUE; PLATTED AS ORLANDO AVENUE), PER THE SECOND REPLAT OF IDELWILD PARK PLAT, AS RECORDED IN PLAT BOOK H, PAGE 98 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID PORTION OF THE 40.00 FEET WIDE RIGHT-OF-WAY BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF VIRGINIA DRIVE (AS IT CURRENTLY EXISTS); BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3, BLOCK C, OF SAID PLAT; BOUNDED ON THE EAST BY THE WEST LINE OF LOTS 1 AND 2, BLOCK C, AND SAID LOT 3, BLOCK C, OF SAID PLAT; AND BOUNDED ON THE WEST BY THE EAST LINE OF LOTS 7, 8, 9 AND 10, PER HENRY BENEDICT'S SUBDIVISION PLAT AS RECORDED IN PLAT BOOK E, PAGE 91 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALL LYING WITHIN SECTION 24, TOWNSHIP 22 SOUTH, RANGE 29 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK C; THENCE RUN N 89°23'45"W ALONG THE AFORESAID NORTH RIGHT-OF-WAY LINE OF VIRGINIA DRIVE A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 10, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE AFORESAID PHILADELPHIA AVENUE; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N 00°36'15"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT 7; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN S 89°23'45"E ALONG A WESTERLY PROJECTION OF THE AFORESAID NORTH LINE OF LOT 3, BLOCK C, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK C, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID PHILADELPHIA AVENUE; THENCE RUN S 00°36'15"W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 4800 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT BOTH.
5. THE BEARINGS SHOWN HEREON ARE BASED ON NORTH RIGHT OF WAY LINE OF VIRGINIA DRIVE, (PLAT BOOK H, PAGE 98), AS BEING NORTH 89°23'45" WEST, ASSUMED.

THIS IS NOT A SURVEY.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH

SKETCH OF DESCRIPTION
OF
SOUTH PORTION OF PHILADELPHIA AVENUE
RIGHT-OF-WAY VACATION
PLAT BOOK H, PAGE 98

SECTION 24-22-29 ORANGE COUNTY, FLORIDA

DATE: 01-15-2015

SCALE: N/A

APPROVED BY: DRH

DRAWN BY: (GHF)

JOB NO. 4073101 LAKE
IVANHOE.dwg

REVISED:

03/02/15 CLIENT

COMMENTS (GHF)

ASM

**AMERICAN
SURVEYING
& MAPPING INC.**

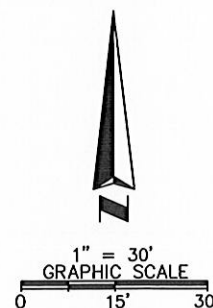
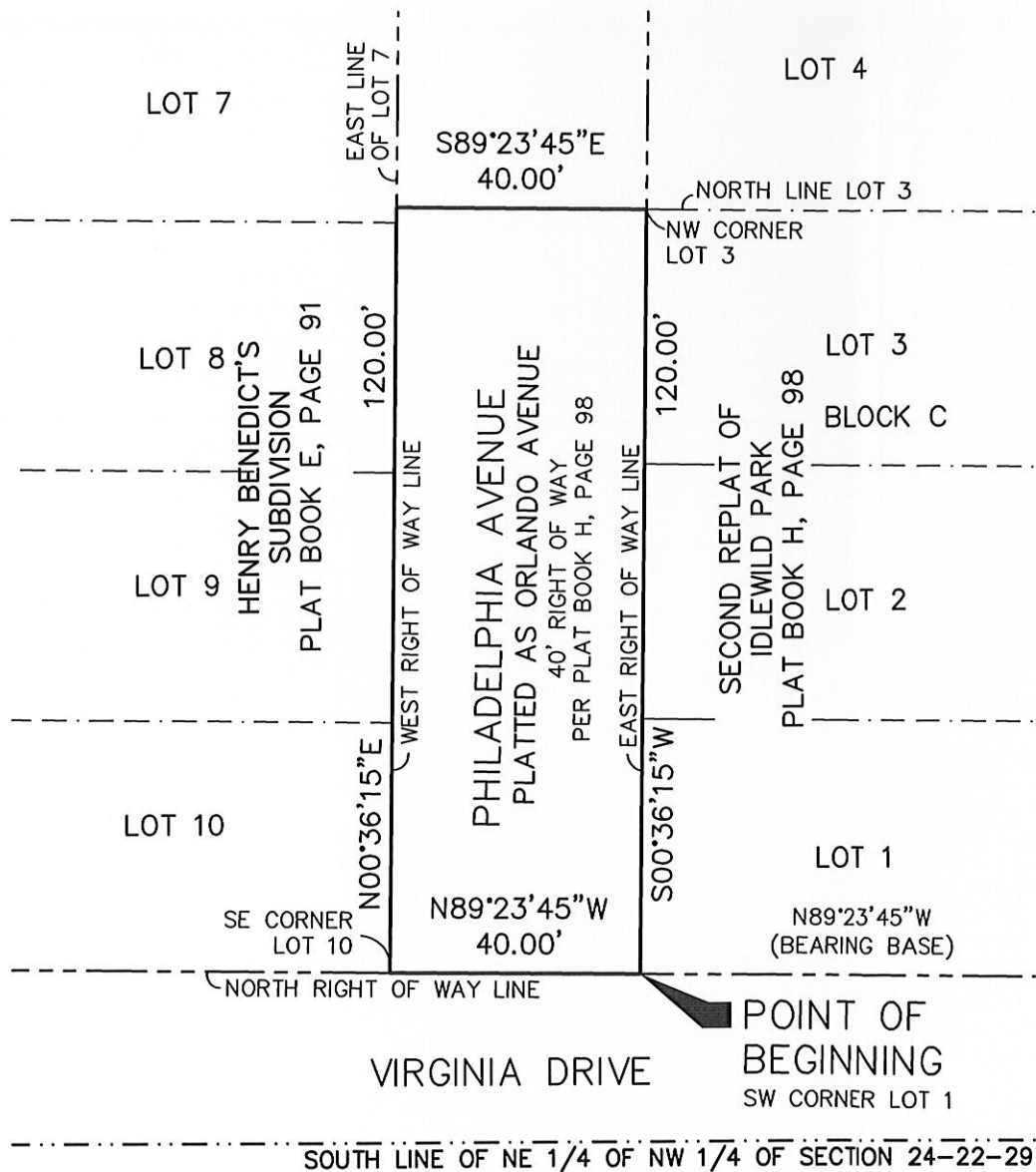
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

[Signature]

DANIEL RAY HOLT, PSM#5775
DATE: 3.4.15

SKETCH OF DESCRIPTION:

SOUTH PORTION OF PHILADELPHIA AVENUE
RIGHT-OF-WAY VACATION
PLAT BOOK H, PAGE 98,
SECTION 24-22-29
ORANGE COUNTY, FLORIDA



SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR DESCRIPTION

DATE: 01-15-2015

SCALE: 1" = 30'

APPROVED BY: DRH

DRAWN BY: (GHF)

JOB NO. 4073101 LAKE
IVANHOE.dwg

REVISED:

03/02/15 CLIENT

COMMENTS (GHF)

ASM

**AMERICAN
SURVEYING
& MAPPING INC.**

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM



VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared
by City Staff and submitted
to the City Planning Bureau for verification.

[Signature]
Signature

4/3/2015
Date

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

RECORD PLAT(S),
RAN TRAVERSE
AND CLOSURE.

By [Signature] Date 4.3.2015

Application Request (Office Use Only):

File No. ABN2014-00004

Alden Midway and
part of Philadelphia
Abandonments

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

SEE ATTACHED SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION FOR:
MIDWAY DRIVE (PORTION OF) ABANDONMENT 2-PAGES.

DESCRIPTION:**MIDWAY DRIVE RIGHT-OF-WAY VACATION**

THAT PART OF THE 40.00 FEET WIDE PLATTED RIGHT-OF-WAY OF MIDWAY DRIVE, PER THE SECOND REPLAT OF IDLEWILD PARK PLAT, AS RECORDED IN PLAT BOOK H, PAGE 98 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID PORTION OF THE 40.00 FEET WIDE RIGHT-OF-WAY BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOTS 4 AND 31 OF SAID PLAT; BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOTS 5 AND 30 OF SAID PLAT; BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF ALDEN ROAD (PLATTED AS CHICAGO AVENUE PER SAID SECOND REPLAT OF IDLEWILD PARK); AND BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF PHILADELPHIA AVENUE (PLATTED AS ORLANDO AVENUE PER SAID SECOND REPLAT OF IDLEWILD PARK), ALL LYING WITHIN SECTION 24, TOWNSHIP 22 SOUTH, RANGE 29 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE RUN S 88°15'00"E ALONG THE SAID SOUTH LINE OF LOTS 5 AND 30 A DISTANCE OF 200.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID PHILADELPHIA AVENUE; THENCE DEPARTING SAID SOUTH LINE, RUN S00°36'15"W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 40.01 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LOT 31; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN N88°15'00"W ALONG THE AFORESAID NORTH LINE OF LOTS 4 AND 31 A DISTANCE OF 200.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE AFORESAID ALDEN ROAD; THENCE DEPARTING SAID NORTH LINE, RUN N 00°36'15"E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING.



CONTAINING THEREIN 8,002 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT BOTH.
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MIDWAY DRIVE, (PLAT BOOK H, PAGE 98), AS BEING NORTH 88°15'00" WEST, ASSUMED.

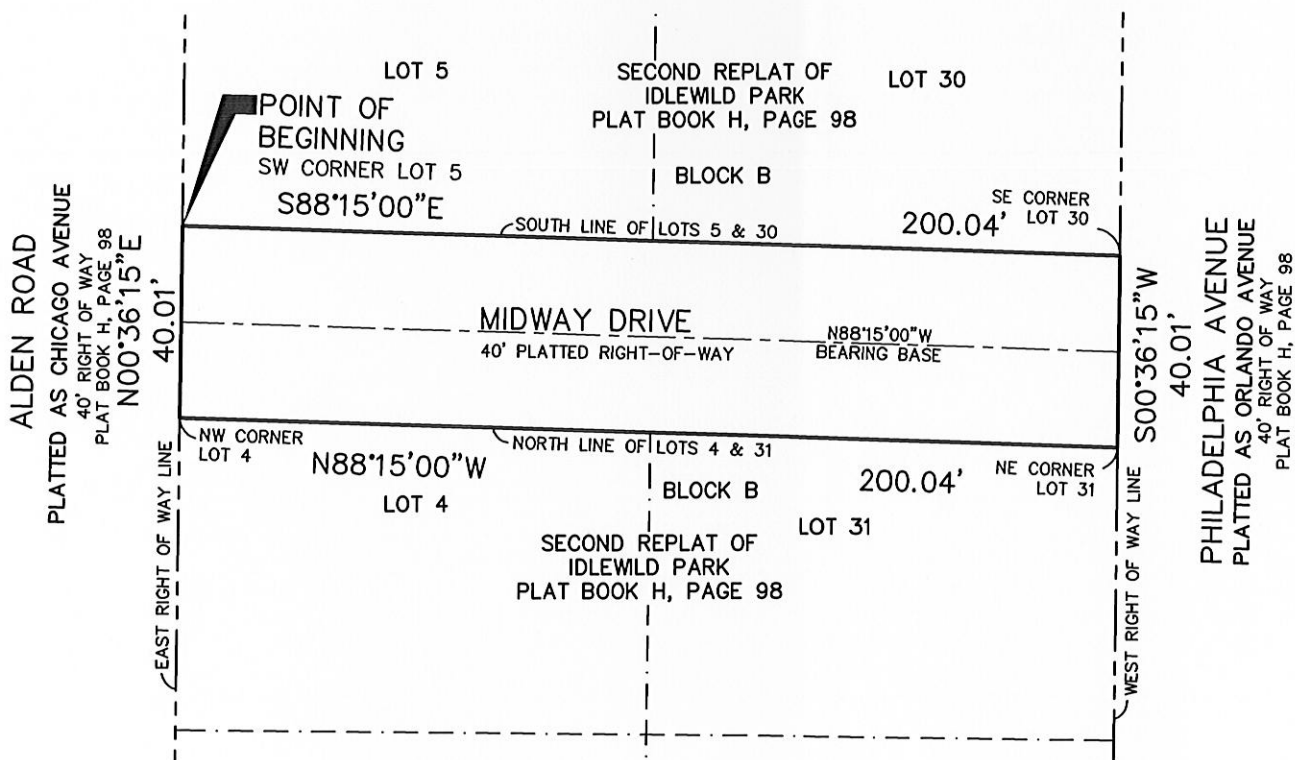
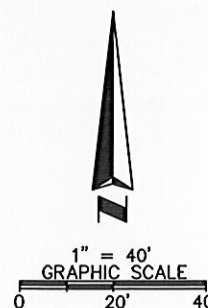
THIS IS NOT A SURVEY.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH

SKETCH OF DESCRIPTION OF MIDWAY DRIVE RIGHT-OF-WAY VACATION PLAT BOOK H, PAGE 98 SECTION 24-22-29 ORANGE COUNTY, FLORIDA		 AMERICAN SURVEYING & MAPPING INC. CERTIFICATION OF AUTHORIZATION NUMBER LB#6393 3191 MAGUIRE BOULEVARD SUITE 200 ORLANDO, FLORIDA 32803 (407) 426-7979 WWW.AMERICANSURVEYINGANDMAPPING.COM	 DANIEL RAY HOLT, PSM#5775 DATE: 4/2/15
DATE: 01-15-2015 SCALE: N/A APPROVED BY: DRH DRAWN BY: (GHF) JOB NO. 4073101 LAKE IVANHOE.dwg	REVISED: 03/02/15 CLIENT COMMENTS (GHF)		

SKETCH OF DESCRIPTION:

MIDWAY DRIVE
RIGHT-OF-WAY VACATION
PLAT BOOK H, PAGE 98,
SECTION 24-22-29
ORANGE COUNTY, FLORIDA



SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR DESCRIPTION

DATE: 01-15-2015	REVISED:
SCALE: 1" = 40'	03/02/15 CLIENT
APPROVED BY: DRH	COMMENTS (GHF)
DRAWN BY: (GHF)	
JOB NO. 4073101 LAKE IVANHOE.dwg	

ASM

**AMERICAN
SURVEYING
& MAPPING INC.**

CERTIFICATION OF AUTHORIZATION NUMBER LB#8393
3191 MAGUIRE BOULEVARD SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM