

VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared by PEC-Surveying and Mapping and submitted to the City Planning Bureau for verification.

[Signature]
Signature

APRIL 15 2015
Date

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

PEC SURVEY OF 5-15-15
EDOT RI/W MAPS, RAN
TRAVERSES & CLOSURES
By [Signature] Date 6-10-2015

Application Request (Office Use Only):

File No. ANX2015-00006
GMP2015-00008

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

A TRACT OF LAND LYING IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 30 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3 FOR A POINT OF COMMENCEMENT; THENCE RUN NORTH 00°14'43" WEST ALONG THE EAST LINE OF SAID SECTION, 67.29 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 552, CURRY FORD ROAD PER THE RIGHT-OF-WAY MAP FOR STATE ROAD 552, SECTION 75012 - 2502, PREPARED BY BOYLE ENGINEERING CORPORATION, LAST REVISED JULE 26, 1995; THENCE RUN NORTH 67°06'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 81.57 FEET TO THE WEST LINE OF THE EAST 75.00 FEET OF SAID SECTION 3 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 67°06'00" WEST, 272.04 FEET; THENCE RUN NORTH 22°54'00" EAST, 23.00 FEET; THENCE RUN NORTH 67°06'00" WEST, 600.55 FEET; THENCE RUN SOUTH 22°54'00" WEST, 23.00 FEET; THENCE RUN NORTH 67°06'00" WEST, 600.55 FEET, TO THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6732, PAGE 1447 AND 1448 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN ALONG THE NORTH EAST AND SOUTH LINES OF SAID DESCRIBED LANDS THE FOLLOWING COURSES: NORTH 22°54'00" EAST, 40.00 FEET; THENCE RUN NORTH 67°05'59" WEST, 358.68 FEET; THENCE RUN NORTH 00°15'04" WEST, 125.03 FEET; THENCE RUN SOUTH 89°44'56" WEST, 50.00 FEET; THENCE RUN NORTH 00°15'04" WEST, 1134.21 FEET TO THE NORTH LINE OF OFFICIAL RECORDS BOOK 4272, PAGE 3647; THENCE RUN NORTH 89°19'11" EAST ALONG SAID NORTH LINE, 838.44 FEET; TO THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA; THENCE CONTINUE ALONG THE LINE OF SAID DESCRIBED LANDS AND SAID FLORIDA DEPARTMENT OF TRANSPORTATION RETENTION AREA, RUN SOUTH 00°14'43" EAST, 114.11 FEET; THENCE RUN NORTH 89°46'17" EAST, 335.00 FEET; THENCE RUN SOUTH 00°14'43" EAST, 50.12 FEET; THENCE RUN NORTH 89°46'17" EAST, 41.13 FEET TO THE AFORESAID WEST LINE OF THE

EAST 75.00 FEET OF SAID SECTION 3; THENCE RUN SOUTH 00°14'43" EAST, ALONG SAID WEST LINE, 1641.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 41.433 ACRES, MORE OR LESS.

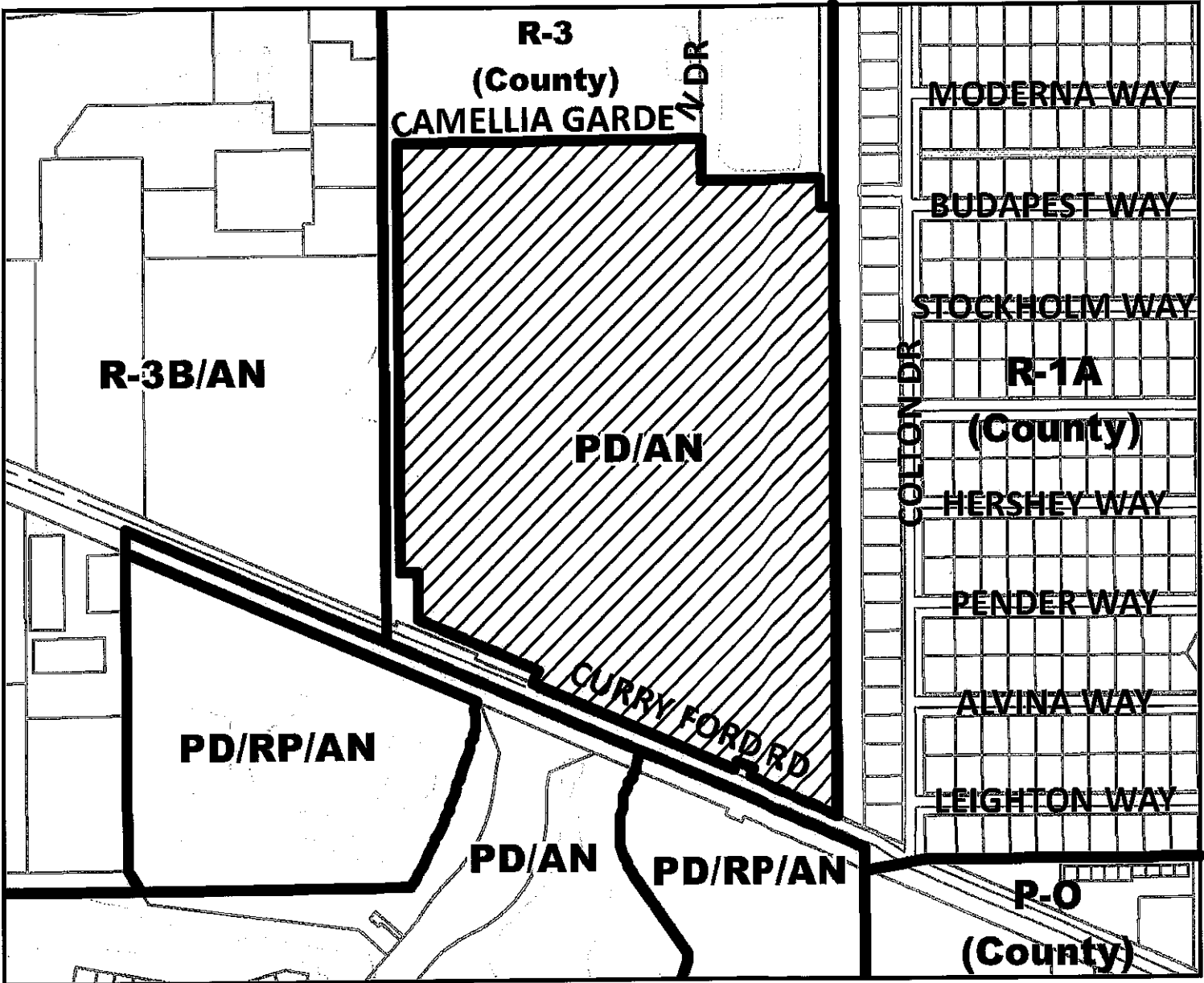
TOGETHER WITH THAT PORTION OF THE CURRY FORD ROAD RIGHT-OF-WAY (STATE ROAD 552) DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 30 EAST, SAID CORNER BEING A POINT WITHIN THE RIGHT-OF-WAY OF SAID CURRY FORD ROAD; THENCE RUN N00°14'43"W FOR A DISTANCE OF 67.29 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CURRY FORD ROAD, AS PER FDOT MAP SECTION 75012-2502, SHT 5 OF 11 REVISED 9/9/2005 AND SHT 6 OF 11 REVISED 7/26/1995; THENCE N67°06'04"W, ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 81.57 FEET TO A POINT ON THE WEST LINE OF THE EAST 75 FEET OF SAID SECTION 3 AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 9 COURSES; N67°06'04"W, 272.04 FEET; N22°53'56"E, 23.00 FEET; N67°06'04"W, 50.00 FEET; S22°53'56"W, 23.00 FEET; N67°06'04"W, 801.25 FEET; N22°53'56"E, 12.00 FEET; N67°06'04"W, 28.28 FEET; N67°06'01"W, 211.72 FEET; S00°14'52"E, 13.05 FEET; N67°06'01"W, 32.63 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE, RUN S00°15'03"E FOR A DISTANCE OF 108.848 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CURRY FORD ROAD; THENCE RUN S67°06'04"E, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 1025.948 FEET; THENCE RUN S22°53'58"W FOR A DISTANCE OF 17.00 FEET; THENCE RUN S67°06'04"E FOR A DISTANCE OF 50.00 FEET; THENCE RUN N22°53'56"E FOR A DISTANCE OF 17.00 FEET; THENCE RUN S67°06'04"E FOR A DISTANCE 314.82 FEET TO A POINT ON THE WEST LINE OF THE EAST 75 FEET OF SAID SECTION 3; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE, RUN N00°14'47"W FOR A DISTANCE OF 108.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PORTION OF CURRY FORD RIGHT-OF-WAY CONTAINS 3.307 ACRES, MORE OR LESS.

TOTAL AREA BEING ANNEXED CONTAINS 44.74 ACRES, MORE OR LESS.

2 OF 2



Zoning - Proposed ZON2015-00006

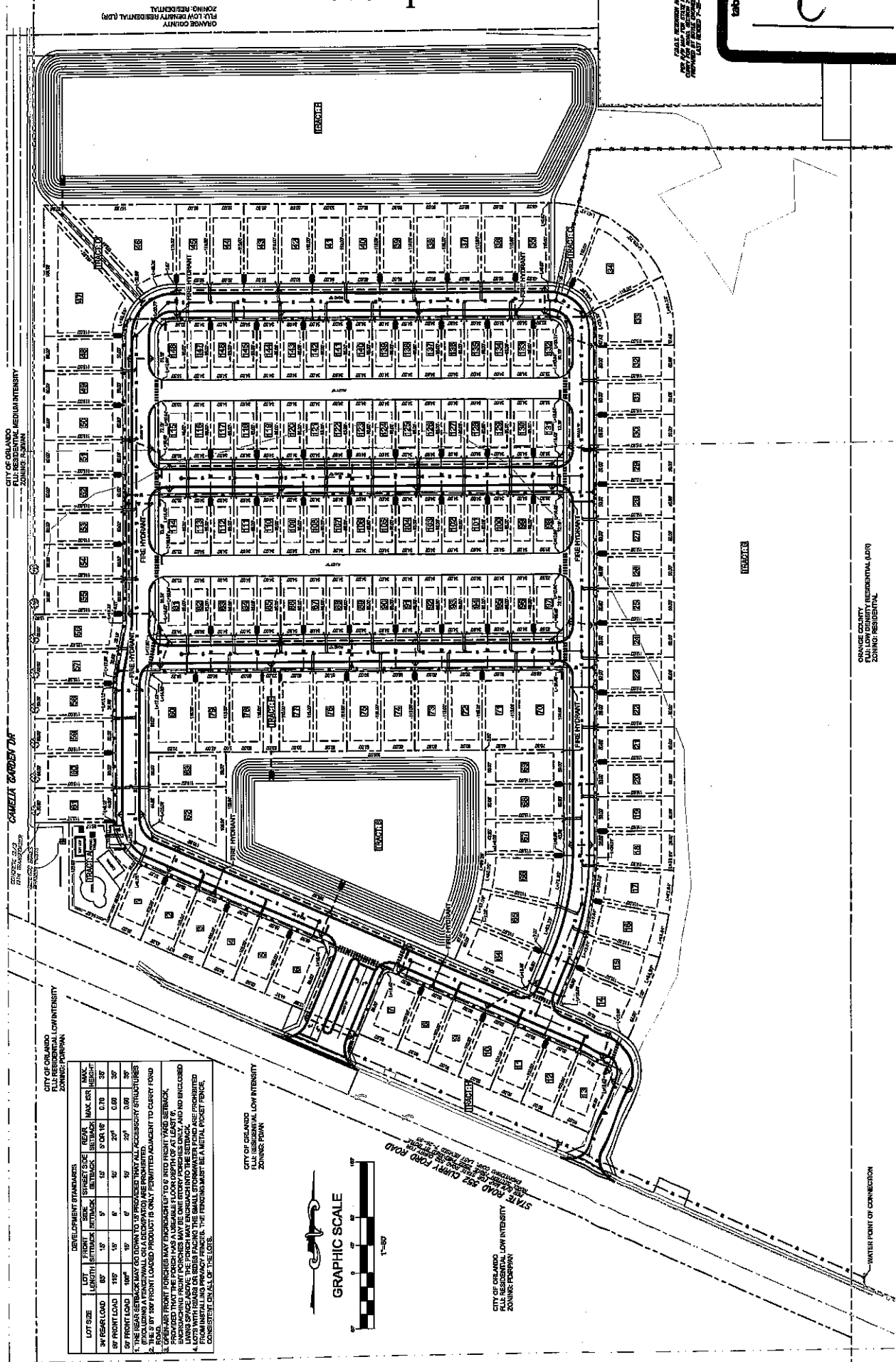


PD Development Plan

EXHIBIT

C

tabbles



CITY OF ORLANDO FULL RESIDENTIAL LOW INTENSITY ZONING: PD-R1

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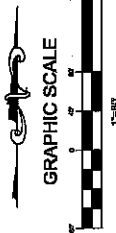
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LOT SIZE	LOT LENGTH	FRONT SETBACK	STREET SIDE SETBACK	REAR SETBACK	MAX. PER. HEIGHT
100'	15'	5'	5'	5'	35'
150'	15'	5'	5'	5'	35'
200'	15'	5'	5'	5'	35'
250'	15'	5'	5'	5'	35'
300'	15'	5'	5'	5'	35'
350'	15'	5'	5'	5'	35'
400'	15'	5'	5'	5'	35'
450'	15'	5'	5'	5'	35'
500'	15'	5'	5'	5'	35'
550'	15'	5'	5'	5'	35'
600'	15'	5'	5'	5'	35'
650'	15'	5'	5'	5'	35'
700'	15'	5'	5'	5'	35'
750'	15'	5'	5'	5'	35'
800'	15'	5'	5'	5'	35'
850'	15'	5'	5'	5'	35'
900'	15'	5'	5'	5'	35'
950'	15'	5'	5'	5'	35'
1000'	15'	5'	5'	5'	35'



GRAPHIC SCALE

1"=50'

STATE ROAD 482 CURRY ROAD

CITY OF ORLANDO FULL RESIDENTIAL LOW INTENSITY ZONING: PD-R1

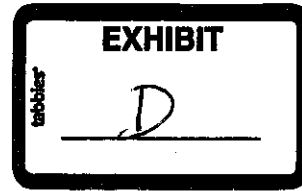
WATER POINT OF CONNECTION

ORANGE COUNTY FULL LOW DENSITY RESIDENTIAL (LD1) ZONING: RESIDENTIAL

ALL MEASUREMENTS ARE TO FACE UNLESS OTHERWISE NOTED

ORANGE COUNTY FULL LOW DENSITY RESIDENTIAL (LD1) ZONING: RESIDENTIAL

CROSS SECTION



The landscape strip must be a minimum of 7.5 feet.

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