



# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared by Marcia E. Russell, PSM 6499 and submitted to the City Planning Bureau for verification.

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

RECORD PLATS,  
RAW TRAVELSE  
AND CLOSURE.

By [Signature] Date 7-8-2015

Signature \_\_\_\_\_

July 08, 2015

Date

Application Request (Office Use Only):  
**DAUBERT/LAKE BALDWIN LN ANNEX**

File No. ANX2015-

00012

GMP 2015-00027

ZON 2015-00024

### Legal Description

#### DESCRIPTION

A PORTION OF LOTS 1, 2, 21 & 22, PENNSY PARK, AS RECORDED IN PLAT BOOK K, PAGE 67 AND A PORTION OF LOTS 15 & 16 AND ALL OF LOTS 13, 14, 17 AND 18, BLOCK "M", JAMAJO, AS RECORDED IN PLAT BOOK J, PAGE 88, ALL BEING OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 30 EAST AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 30 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF PENNSY PARK AS RECORDED IN PLAT BOOK K, PAGE 67 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING THE ACCEPTED SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 30 EAST; THENCE RUN N89°40'17"E ALONG THE NORTH LINE OF SAID PENNSY PARK A DISTANCE OF 24.93 FEET; THENCE S00°46'56"W ALONG THE EAST LINE OF SAID PLAT OF PENNSY PARK, A DISTANCE OF 25.00 FEET TO A POINT ON THE ORIGINAL SOUTH RIGHT OF WAY LINE OF ROUSH AVENUE; THENCE N89°40'17"E ALONG SAID ORIGINAL SOUTH RIGHT OF WAY LINE A DISTANCE OF 161.79 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF LAKE BALDWIN LANE, ALSO BEING THE EAST LINE OF LOTS 13 AND 18, BLOCK "M", OF AFORESAID JAMAJO; THENCE S01°09'42"W, ALONG SAID EAST LINE, A DISTANCE OF 270.03 FEET TO A POINT ON THE ORIGINAL NORTH RIGHT OF WAY LINE OF DAUBERT STREET; THENCE S89°44'47"W ALONG SAID

ORIGINAL NORTH RIGHT OF WAY LINE, A DISTANCE OF 185.00 FEET TO A POINT; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE N89°03'32"W A DISTANCE OF 99.96 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN ALONG THE EXISTING WEST RIGHT OF WAY LINE OF LAKE BALDWIN LANE, N01°03'01"E A DISTANCE OF 269.60 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ROUSH AVENUE (A 25.00 FOOT RIGHT OF WAY); THENCE N89°09'03"W ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 74.06 FEET TO THE NORTHWEST CORNER OF LOT 3, SAID PENNSY PARK; THENCE DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 3, N01°17'58"E A DISTANCE OF 25.00 FEET TO THE NORTH RIGHT OF WAY LINE OF AFORESAID ROUSH AVENUE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S89°09'03"E, A DISTANCE OF 172.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.88 ACRES, MORE OR LESS.