



VERIFIED LEGAL DESCRIPTION FORM

The following legal description has been prepared by
Sam J. Sebaali, P.E., President
Florida Engineering Group, Inc.

and submitted to the City Planning Division for verification.

Signature

4/18/2016

Date

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

RECORD PLATS, FEB
SKETCH OF DESC OF 3/24/16,
RAW TRAVS & CLOSE.
By [Signature] Date 4-21-16

Application Request (Office Use Only)

File No. 3042016-00003

Legal Description Including Acreage (To be typed by Applicant):

LOT 1, OF VILLA DEL LAGO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 36, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT

THAT PART OF TRACT 1, METROWEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 107 THROUGH 110, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF DEBRA DRIVE, METROWEST TRACT 1, LOT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 50 AND 51, OF SAID PUBLIC RECORDS, SAID POINT BEING ON THE NORTH LINE OF SAID TRACT 1; THENCE RUN NORTH 89 DEGREES 56 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 1 FOR A DISTANCE OF 338.57 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN DRAINAGE RETENTION EASEMENT, AS SHOWN ON THE AFORESAID PLAT OF METROWEST RECORDED IN PLAT BOOK 16, PAGES 107 THROUGH 110; THENCE RUN THE FOLLOWING TWO COURSES AND DISTANCES ALONG THE WESTERLY LINE OF SAID EASEMENT: THENCE LEAVING SAID NORTH LINE RUN SOUTH 00 DEGREES 03 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 51.47 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING OF SOUTH 23 DEGREES 42 MINUTES 34 SECONDS EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES 17 MINUTES 17 SECONDS FOR A DISTANCE OF 123.80 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID WESTERLY LINE RUN NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 161.69 FEET TO THE AFORESAID NORTH LINE OF TRACT 1; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 12 SECONDS WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 48.17 FEET TO THE POINT OF BEGINNING. PAGE 1 OF 4.



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EXHIBIT
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Signature

4/18/2016

Date

Application Request (Office Use Only)

File No. 202016-00003

Legal Description Including Acreage (To be typed by Applicant):

AND

THAT PART OF TRACT 1, METROWEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 107 THROUGH 110, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

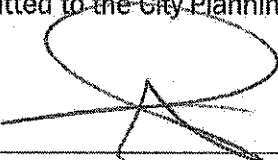
COMMENCE AT THE NORTHEAST CORNER OF DEBRA DRIVE, METROWEST TRACT 1, LOT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 50 AND 51, OF SAID PUBLIC RECORDS, SAID POINT BEING ON THE NORTH LINE OF SAID TRACT 1 METROWEST; THENCE RUN NORTH 89 DEGREES 56 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 1 FOR A DISTANCE OF 338.58 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN DRAINAGE RETENTION EASEMENT, AS SHOWN ON THE AFORESAID PLAT OF METROWEST RECORDED IN PLAT BOOK 16, PAGES 107 THROUGH 110 AND THE POINT OF BEGINNING, THENCE RUN THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE WESTERLY BOUNDARIES OF SAID EASEMENT AND THE NORTHERLY BOUNDARY OF SAID METROWEST TRACT 1, LOT 7; THENCE LEAVING SAID NORTH LINE RUN SOUTH 00 DEGREES 03 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 51.47 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING OF SOUTH 23 DEGREES 42 MINUTES 34 SECONDS EAST THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES 17 MINUTES 17 SECONDS FOR A DISTANCE OF 123.80 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 47 DEGREES 21 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 418.08 FEET TO THE EASTERNMOST CORNER OF SAID METROWEST TRACT 1, LOT 7, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF SAID TRACT 1, METROWEST; THENCE RUN THE FOLLOWING 3 COURSES AND DISTANCES ALONG SAID EASTERLY BOUNDARY; THENCE RUN NORTH 13 DEGREES 13 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 112.66 FEET; PAGE 2 OF 4.



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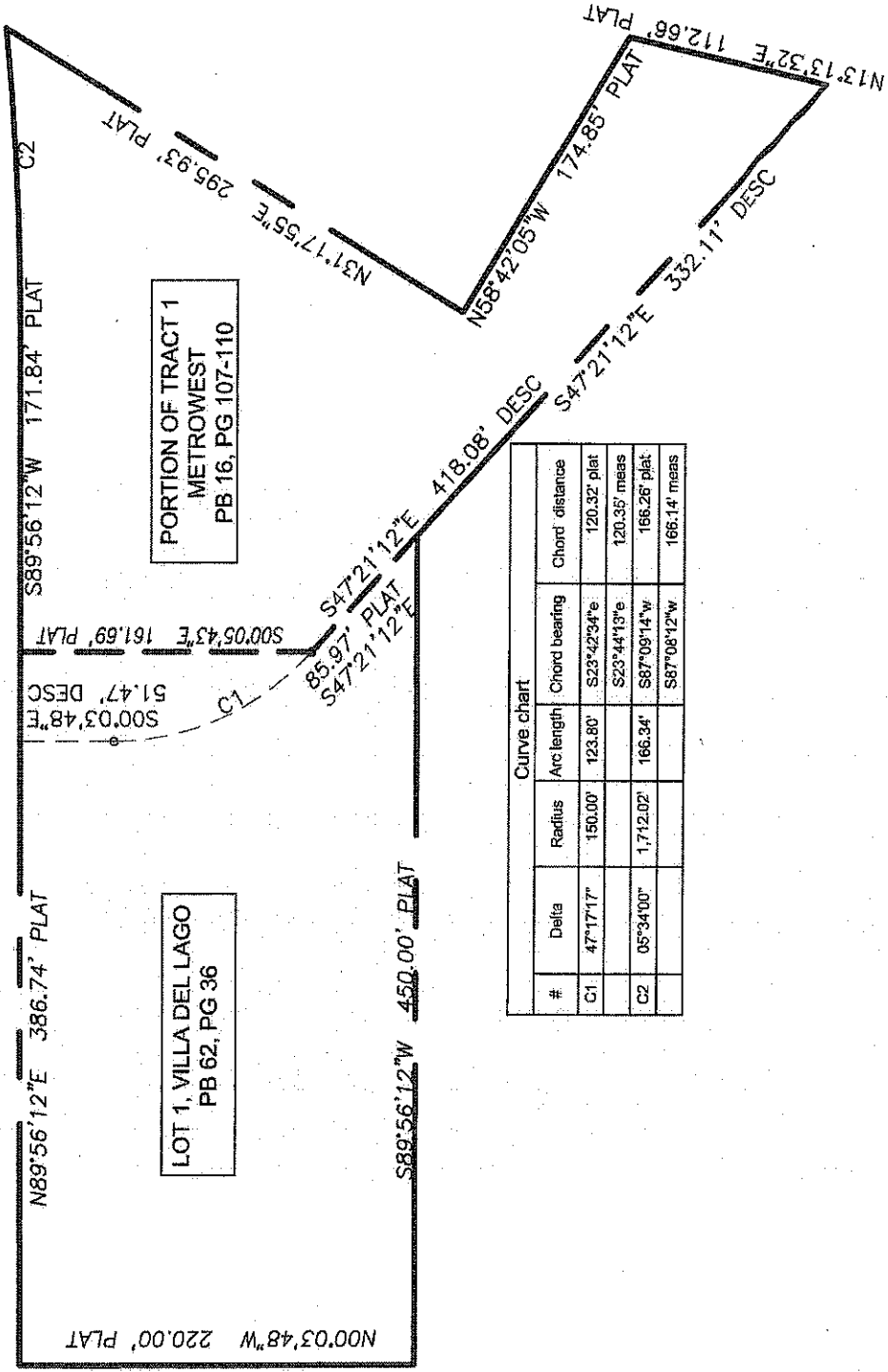
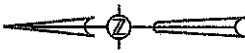
Application Request (Office Use Only)

File No. ZCN 2016-00003

Legal Description Including Acreage (To be typed by Applicant):

THENCE RUN NORTH 58 DEGREES 42 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 174.85 FEET;
THENCE RUN NORTH 31 DEGREES 17 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 295.93 FEET TO THE
NORTHEAST CORNER OF SAID TRACT 1, METROWEST, SAID POINT BEING A POINT ON A NON-TANGENT
CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1712.02 FEET AND A CHORD BEARING OF SOUTH 87
DEGREES 09 MINUTES 13 SECONDS WEST; THENCE RUN SOUTHWESTERLY ALONG THE AFORESAID NORTH
LINE OF TRACT 1, METROWEST AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05
DEGREES 34 MINUTES 00 SECONDS FOR A DISTANCE OF 166.34 FEET TO THE POINT OF TANGENCY;
THENCE RUN SOUTH 89 DEGREES 56 MINUTES 12 SECONDS WEST ALONG SAID NORTH LINE FOR A
DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 165,630.5 SQUARE FEET OR 3.8 ACRES MORE OR LESS. PAGE 3 OF 4.



Curve chart

#	Delta	Radius	Arc length	Chord bearing	Chord distance
C1	47°17'17"	150.00'	123.80'	S23°42'34"E	120.32' plat
C2	05°34'00"	1,712.02'	166.34'	S23°44'13"E	120.35' meas
				S87°09'14"W	166.26' plat
				S87°08'12"W	166.14' meas

PROJECT NO.	14-120
SCALE	1"=100'
DATE	MARCH 24, 2016
SHEET NO.	C-1
	4 OF 4

5127 S. Orange Avenue, Suite 200
 Orlando, FL 32809
 Phone: 407-895-0324
 Fax: 407-895-0325
 www.feg-inc.us

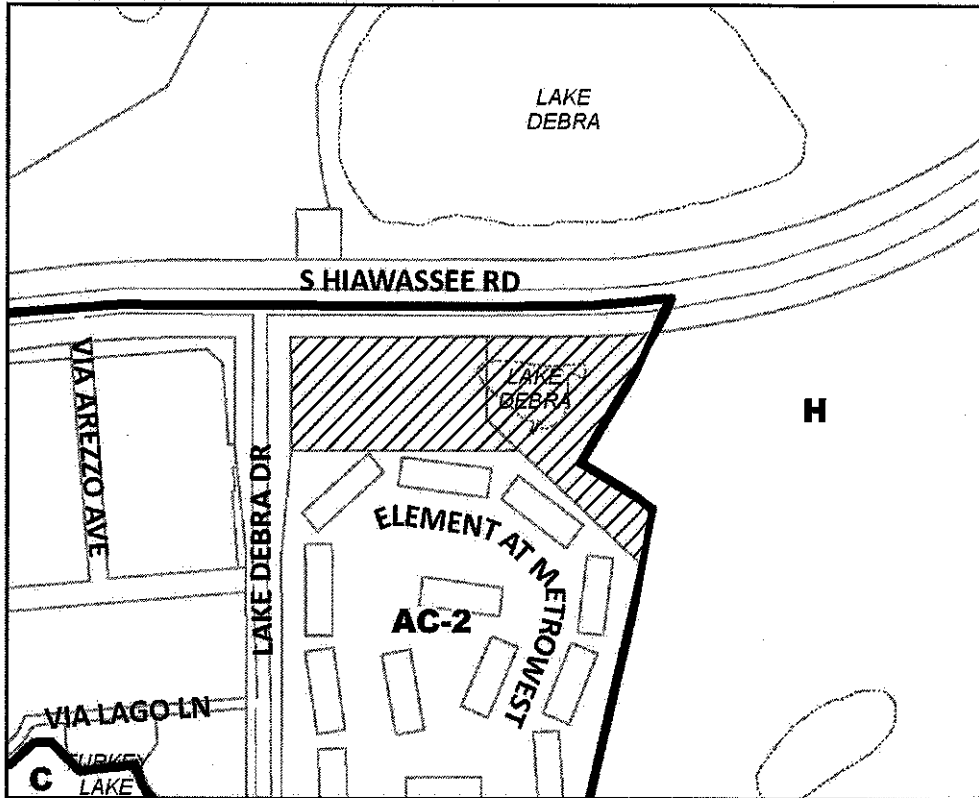
FEG
 FLORIDA
 ENGINEERING
 GROUP

Engineering the Future

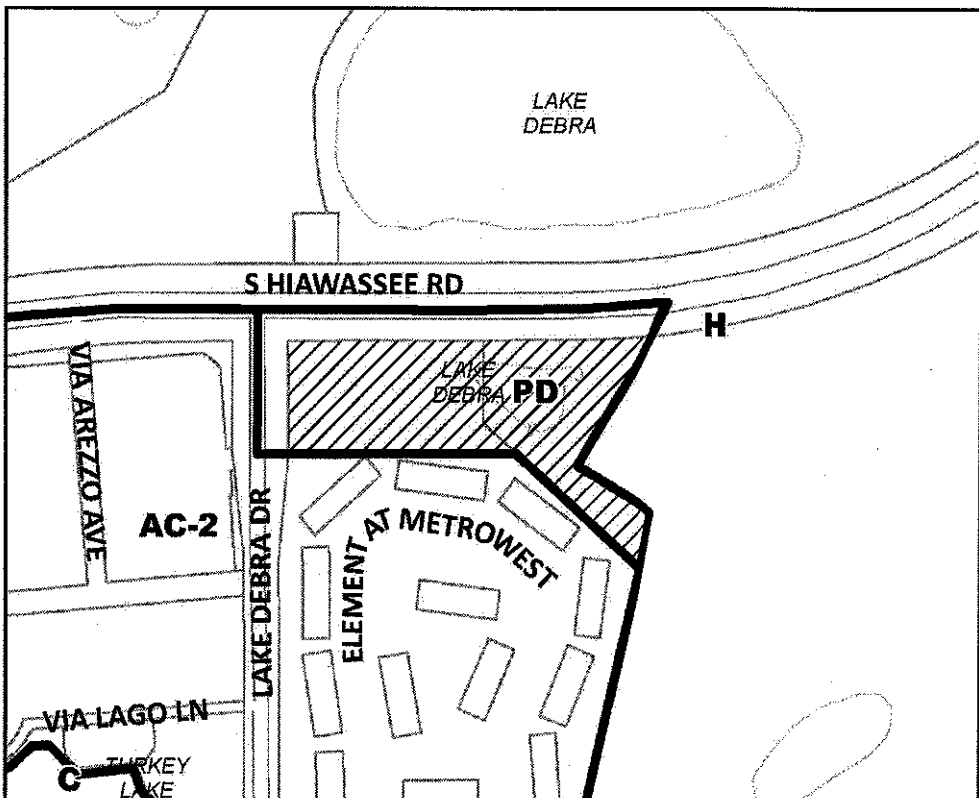
EXCELLENCE METROWEST

SKETCH OF DESCRIPTION (4 of 4)

EXHIBIT B

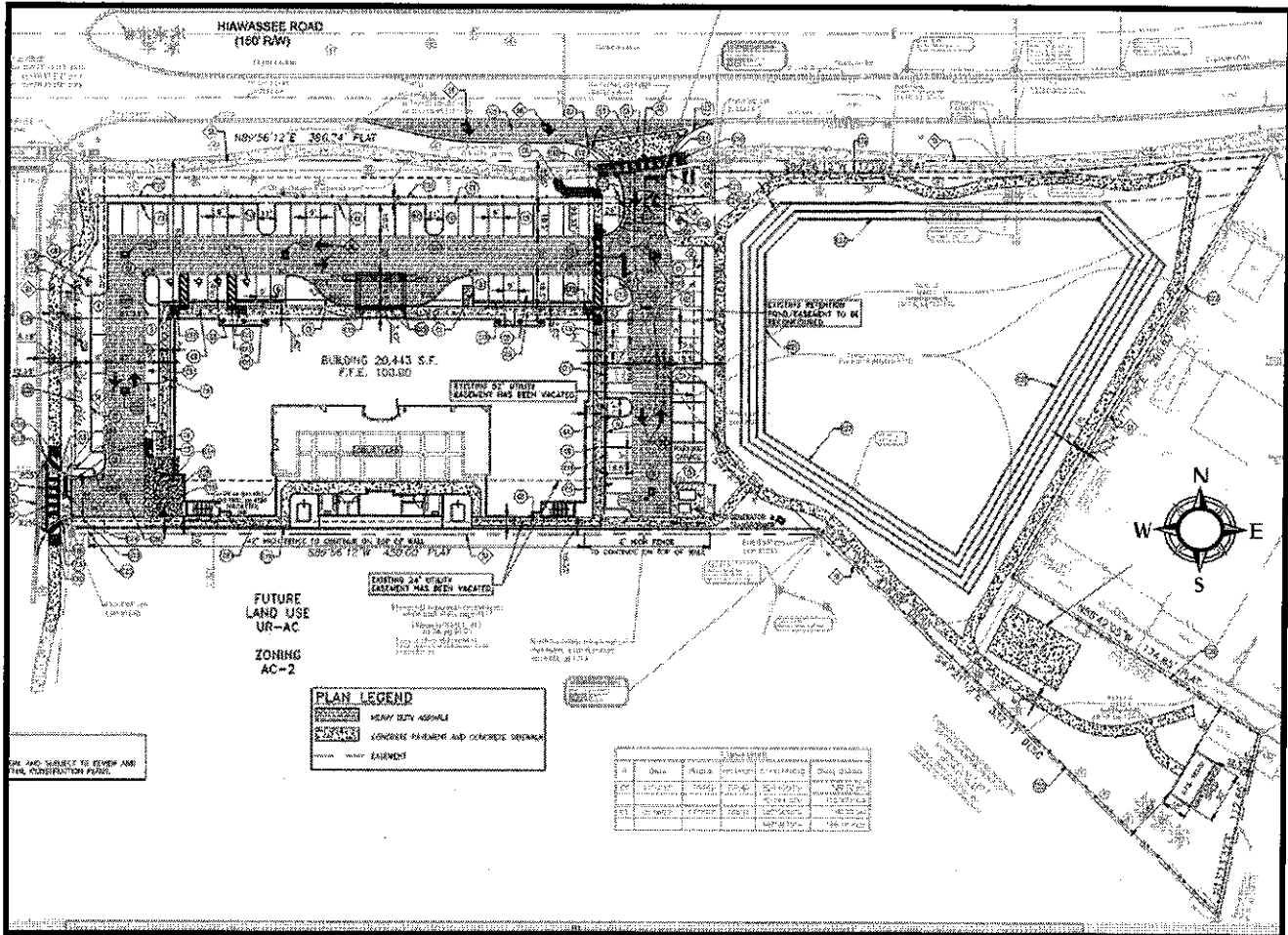


Zoning - Existing ZON2016-00003

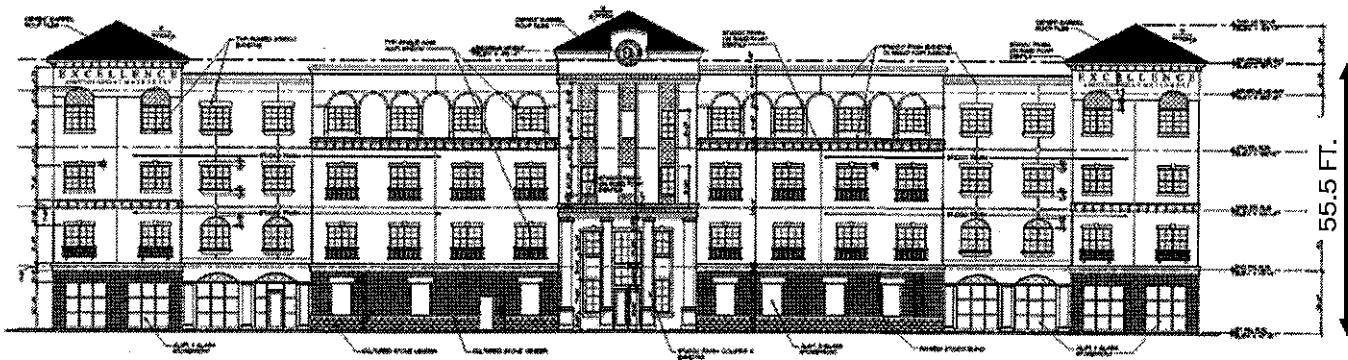


Zoning - Proposed ZON2016-00003

SITE PLAN



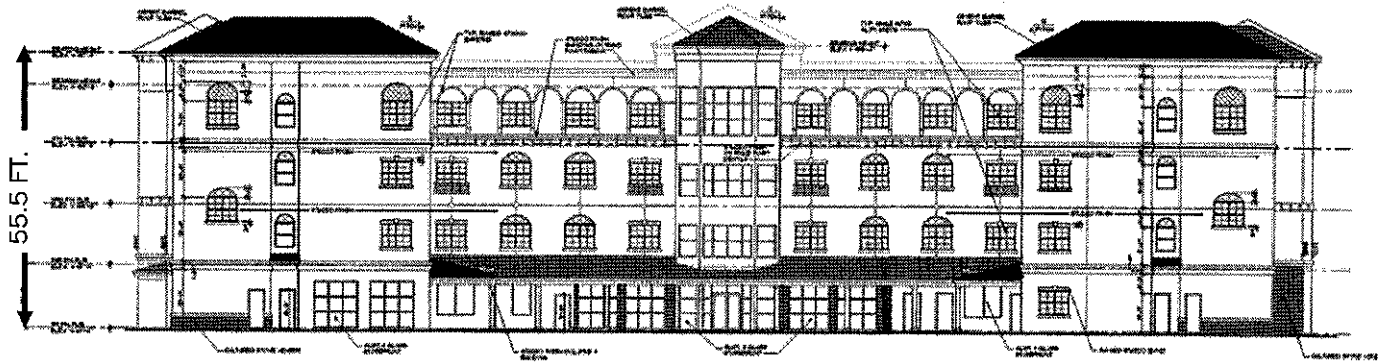
PROPOSED BUILDING ELEVATION



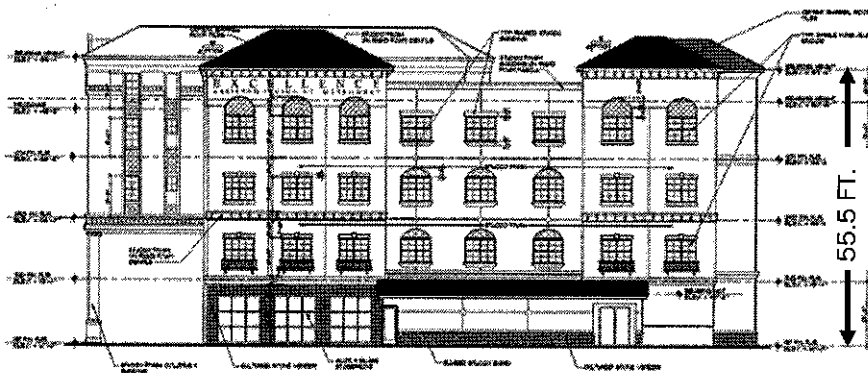
FACING S. HIWASSEE

EXHIBIT
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PROPOSED BUILDING ELEVATIONS



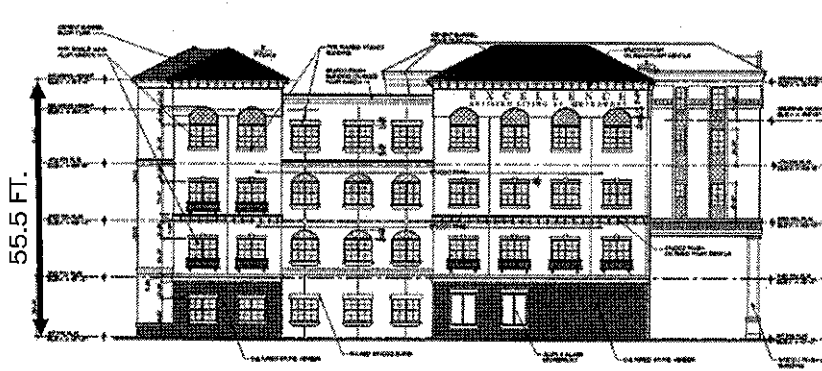
South - Facing Residential Condominiums



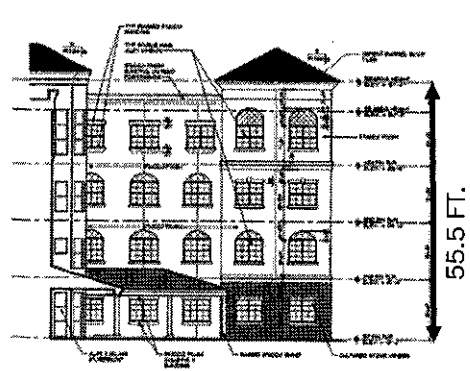
West - Facing Lake Debra Dr.



West Interior (Facing Courtyard)



East - Facing Retention & Golf Course



East Interior (Facing Courtyard)