

VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared
by Donald W. McIntosh Assoc., Inc. and submitted
to the City Planning Division for verification.

DONALD W. MCINTOSH ASSOCIATES, INC.
(CERTIFICATE OF AUTHORIZATION NO. LB68)
2200 PARK AVENUE NORTH,
WINTER PARK, FLORIDA 32789

Scott Grossman
PSM #5048

Date

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

ORB & PG(S),
RAN TRAVERSE(S)
AND CLOSURE(S)
By [Signature] Date 11/10/2015

Application Request (Office Use Only):

File No. GMP2015-00036
GMP2015-00037
ZON2015-00032

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

PARCEL 1:
(ORB 7269, PG 3555 LESS ORB 9466, PG 3147)

DESCRIPTION:

THE SOUTH 1/2 OF SECTION 19; THE SOUTH 1/2 OF SECTION 20, LYING WEST OF STATE ROAD 417 (EASTERN BELTWAY); ALL OF SECTION 29, LYING WEST OF STATE ROAD 417 (EASTERN BELTWAY, AND LYING NORTH OF STATE ROAD 528 (BEELINE EXPRESSWAY); ALL OF SECTION 30, LYING NORTH OF STATE ROAD 528 (BEELINE EXPRESSWAY) AND THAT PART OF SECTION 31, LYING NORTH OF STATE ROAD 528 (BEELINE EXPRESSWAY), ALL BEING IN TOWNSHIP 23 SOUTH, RANGE 31 EAST. SAID LAND LYING AND BEING IN ORANGE COUNTY, FLORIDA.

LESS:

FROM A 6 INCH X 6 INCH CONCRETE MONUMENT WITH NAIL (NO IDENTIFICATION) AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, SAID CORNER BEING N00°15'33"E, 2655.41 FEET FROM A 6 INCH X 6 INCH CONCRETE MONUMENT WITH A 3/4 INCH DIAMETER IRON PIPE (NO IDENTIFICATION) AT THE SOUTHWEST CORNER OF

SAID NORTHWEST 1/4 OF SECTION 31, AS SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 528 / NARCOOSSEE ROAD INTERCHANGE, PROJECT 907, ON FILE WITH THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, ORLANDO, FLORIDA, RUN S00°15'33"W, 815.01 FEET ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4 OF SECTION 31, SAID BOUNDARY ALSO BEING THE WEST BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7269, PAGE 3555, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°15'33"W, 81.55 FEET ALONG SAID WEST BOUNDARIES TO A POINT ON THE EXISTING NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 528 AS SHOWN ON THE AFORESAID RIGHT OF WAY MAP; THENCE CONTINUE S00°15'33"W, 53.45 FEET ALONG SAID WEST BOUNDARIES AND SAID EXISTING NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE TO A POINT BEING 150.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SURVEY OF STATE ROAD 528, AS SHOWN ON THE AFORESAID RIGHT OF WAY MAP; THENCE S89°53'38"E, 155.99 FEET CONTINUING ALONG SAID EXISTING NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE PARALLEL WITH SAID CENTERLINE OF SURVEY TO A POINT AT THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5579.58 FEET; THENCE NORTHEASTERLY 164.05 FEET CONTINUING ALONG SAID EXISTING NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE PARALLEL WITH SAID CENTERLINE OF SURVEY AND THE ARC OF SAID CURVE WITH A CHORD BEARING OF N89°15'49"E AND A CHORD DISTANCE OF 164.04 FEET, THROUGH A CENTRAL ANGLE OF 01°41'04" TO A POINT; THENCE N00°15'33"E, 135.13 FEET PARALLEL WITH THE AFORESAID WEST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 31, TO A POINT; THENCE S89°39'03"W, 320.02 FEET TO THE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS:

DESCRIPTION:

THAT PART OF SECTIONS 19, 20, 29, 30 AND 31, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE N89°51'04"E ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 19 FOR A DISTANCE OF 5299.29 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 19; THENCE N89°46'34"E ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 20 FOR A DISTANCE OF 1682.10 FEET TO THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE EASTERN BELTWAY (STATE ROAD NO. 417), AS DESCRIBED IN OFFICIAL RECORDS BOOK 4307, PAGE 2300, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 528, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4307, PAGE 2300: S12°28'21"E, 521.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5879.88 FEET AND A CHORD BEARING OF S16°13'10"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°29'38" FOR A DISTANCE OF 769.05 FEET TO A NON-TANGENT LINE; S70°02'01"W, 150.01 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 6029.89 FEET AND A CHORD BEARING OF S22°35'25"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°14'53" FOR A DISTANCE OF 552.31 FEET TO THE POINT OF TANGENCY; S25°12'52"E, 200.22 FEET; N64°47'08"E, 150.01 FEET; S25°12'52"E, 1650.08 FEET; S64°47'08"W, 170.01 FEET; S25°12'52"E, 400.02 FEET; S25°34'13"E, 1400.62 FEET; S19°25'42"E, 359.45 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3599.90 FEET AND A CHORD BEARING OF S17°08'34"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°08'36" FOR A DISTANCE OF 385.98 FEET TO A NON-TANGENT LINE; N75°55'44"E, 140.01 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3739.91 FEET AND A CHORD BEARING OF S07°09'40"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°49'09" FOR A DISTANCE OF 902.03 FEET TO A NON-TANGENT LINE; THENCE S10°26'54"W, 202.24 FEET; S89°44'55"W, 175.01 FEET; S00°02'25"E, 360.02 FEET; S74°27'43"E, 162.29 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 636.23 FEET AND A CHORD BEARING OF S41°17'21"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°30'15" FOR A DISTANCE OF 882.84 FEET TO A NON-TANGENT LINE; N78°07'46"W, 125.64 FEET; N00°15'26"W, 225.01 FEET; S89°44'34"W, 435.02 FEET; S00°15'26"E, 249.19 FEET; S88°56'58"W ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 528, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4307, PAGE 2300 FOR A DISTANCE OF 1843.11 FEET TO THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE

ROAD NO. 528, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1544, PAGE 611, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 528, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1544, PAGE 611: S89°44'58"W, 1112.56 FEET; S89°45'29"W, 376.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5879.88 FEET AND A CHORD BEARING OF S80°05'56"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°19'07" FOR A DISTANCE OF 1982.55 FEET TO THE POINT OF TANGENCY; S70°26'22"W, 1020.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 5579.86 FEET AND A CHORD BEARING OF S79°25'49"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°58'53" FOR A DISTANCE OF 1751.16 FEET TO A NON-TANGENT LINE AND THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 AS DESCRIBED IN OFFICIAL RECORDS BOOK 9466, PAGE 3147, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°15'37"E ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 135.14 FEET; THENCE S89°39'03"W ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 320.04 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE RUN N00°15'37"E ALONG SAID WEST LINE, 815.07 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 31; THENCE N00°07'30"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30 FOR A DISTANCE OF 2655.38 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE N00°06'04"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30 FOR A DISTANCE OF 2656.85 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 30; THENCE N00°01'43"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19 FOR A DISTANCE OF 2657.39 FEET TO THE POINT OF BEGINNING.

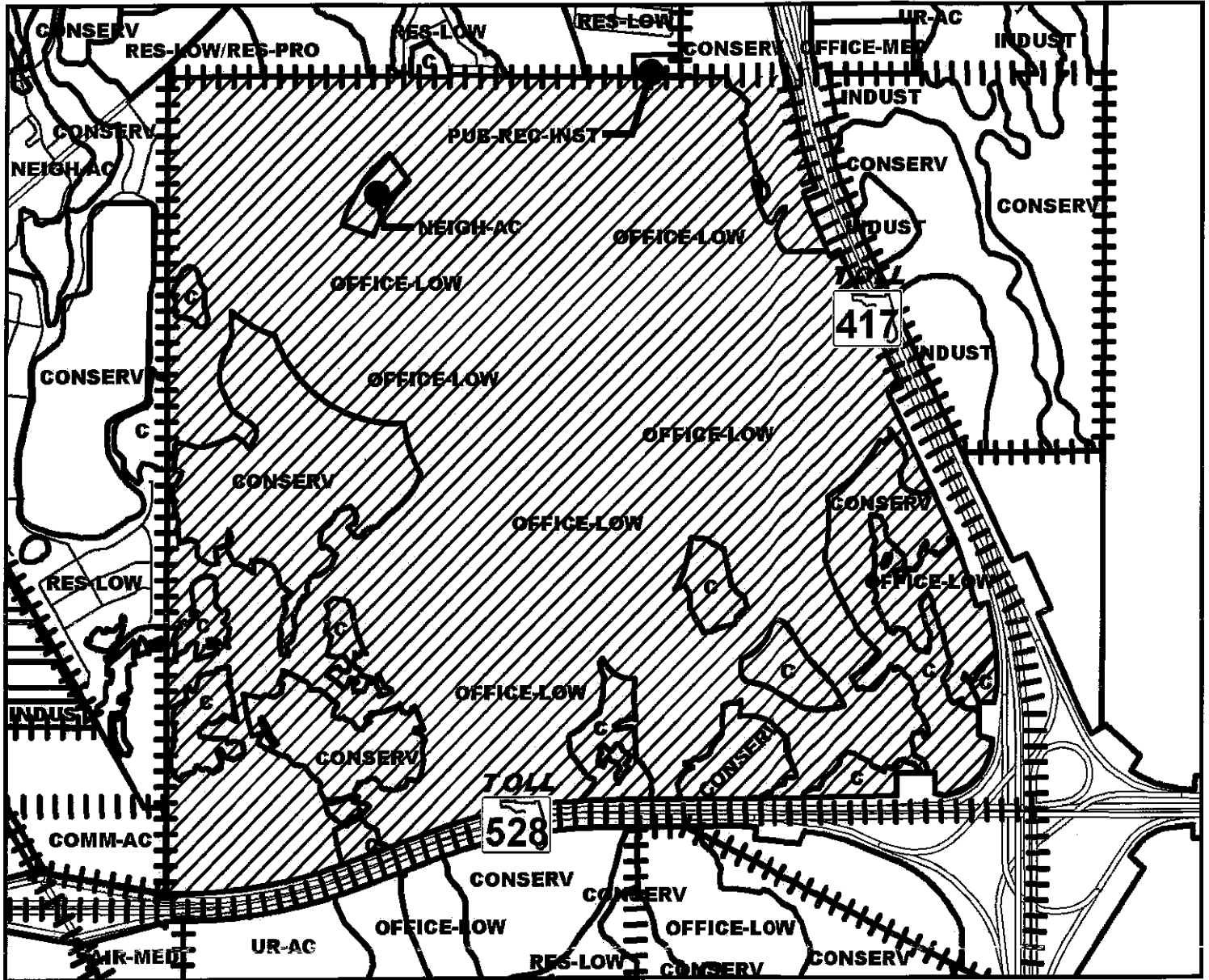
CONTAINING 1572.238 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

3 OF 3

EXHIBIT

tabbles

B



Future Land Use - Proposed GMP2015-00036

