



MARCH 21, 2017

**LEGAL DESCRIPTION**

A PORTION OF LOT 1, BOB CARR PERFORMING ARTS CENTER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 17 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHEAST CORNER OF LOT 1, ORLANDO ARENA PLAT NO. ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 6 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE  $N00^{\circ}28'44''W$ , A DISTANCE OF 111.83 FEET TO THE SOUTH RIGHT OF WAY LINE OF ALEXANDER PLACE (UNPLATTED) ; THENCE  $S89^{\circ}42'47''E$  ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 271.93 FEET; THENCE  $N73^{\circ}11'28''E$ , A DISTANCE OF 65.74 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE,  $N89^{\circ}46'56''E$ , A DISTANCE OF 441.36 FEET; THENCE  $S00^{\circ}32'18''W$ , A DISTANCE OF 3.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF  $53^{\circ}38'23''$  AND A CHORD DISTANCE OF 26.62 FEET, THAT BEARS  $S62^{\circ}38'53''E$ ; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.62 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #400; THENCE  $S01^{\circ}57'46''E$  ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 294.19 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 27.65 FEET, A CENTRAL ANGLE OF  $08^{\circ}08'18''$  AND A CHORD DISTANCE OF 3.90 FEET, THAT BEARS  $S35^{\circ}34'27''W$ ; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 3.90 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LIVINGSTON STREET, PER PARRAMORE STREET LYMMO - A REPLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 110; THENCE  $N89^{\circ}45'31''W$  ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 317.63 FEET; THENCE  $S00^{\circ}00'54''E$ , A DISTANCE OF 13.50 FEET; THENCE  $N89^{\circ}45'31''W$ , A DISTANCE OF 40.00 FEET; THENCE  $N00^{\circ}00'54''W$ , A DISTANCE OF 13.50 FEET; THENCE  $N89^{\circ}45'31''W$ , A DISTANCE OF 113.97 FEET; THENCE DEPART SAID NORTH RIGHT OF WAY LINE,  $N00^{\circ}13'04''W$ , A DISTANCE OF 309.72 FEET TO THE **POINT OF BEGINNING**.

CONTAINING, 3.364 ACRES, MORE OR LESS