



SKETCH OF DESCRIPTION

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°28'44"W, A DISTANCE OF 111.83 FEET TO THE SOUTH RIGHT OF WAY LINE OF ALEXANDER PLACE (UNPLATTED) ; THENCE S89°42'47"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 271.93 FEET; THENCE N73°11'28"E, A DISTANCE OF 65.74 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, N89°46'56"E, A DISTANCE OF 441.36 FEET; THENCE S00°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°38'23" AND A CHORD DISTANCE OF 26.62 FEET, THAT BEARS S62°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°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°08'18" AND A CHORD DISTANCE OF 3.90 FEET, THAT BEARS S35°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 OT THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 110; THENCE N89°45'31"W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 317.63 FEET; THENCE S00°00'54"E, A DISTANCE OF 13.50 FEET; THENCE N89°45'31"W, A DISTANCE OF 40.00 FEET; THENCE N00°00'54"W, A DISTANCE OF 13.50 FEET; THENCE N89°45'31"W, A DISTANCE OF 113.97 FEET; THENCE DEPART SAID NORTH RIGHT OF WAY LINE, N00°13'04"W, A DISTANCE OF 309.72 FEET TO THE **POINT OF BEGINNING**

CONTAINING, 3.364 ACRES, MORE OR LESS

SURVEYORS NOTES:

1. This is not a boundary survey.
2. Bearings shown hereon are based on the North Right of Way line of Livingston Street, being N89°44'30"W, assumed. All distances shown are in US Survey Feet.
3. This sketch was prepared without the benefit of a title insurance report. There may be other easements or documents affecting this property that a search of the public records will reveal.
4. Additions or deletions to this sketch is prohibited without written consent of the signing party.
5. Symbols shown hereon are not to scale and for informational purposes only.

I hereby certify that this sketch has been prepared under my direction and that this sketch has been prepared in accordance with the adopted "Standards of Practice" as required by Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida State Statutes.

Richard D. Allen
 Professional Surveyor and Mapper No. 6922
 This sketch is not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

SEE SHEET 2 FOR SKETCH



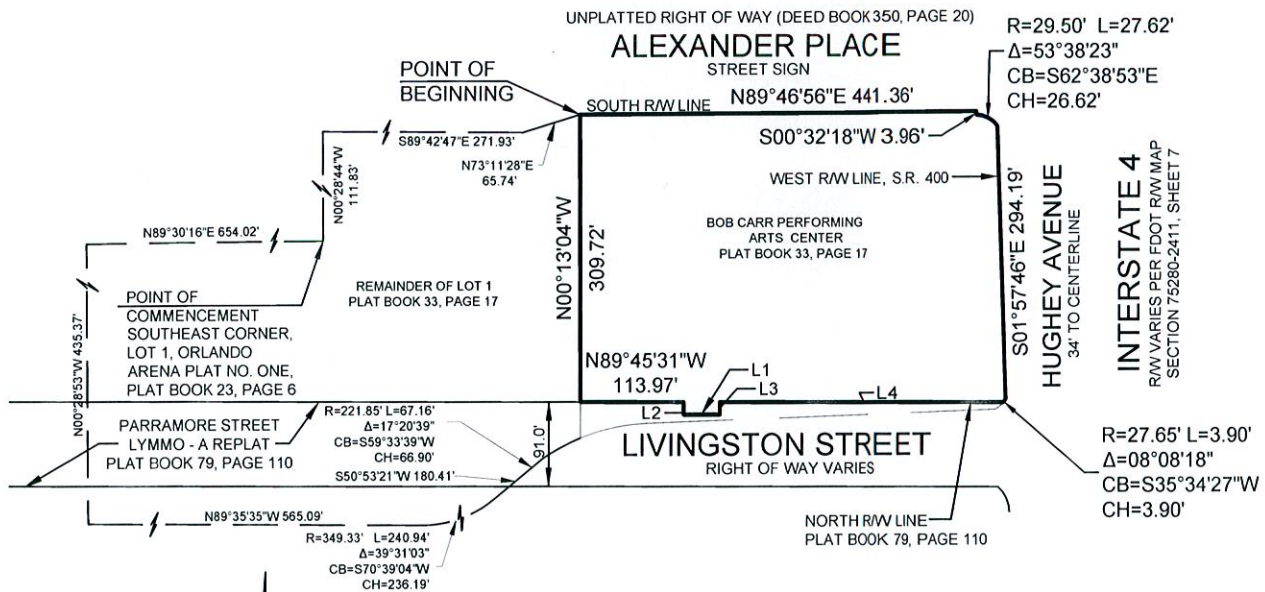
CITY OF ORLANDO

Survey Services Section
 400 South Orange Avenue, 8th Floor
 Orlando, Florida 32802
 p. 407.246.3319 f. 407.246.2892

Project Number: 17-070	Drafted By: MER
Requested By: K MOODY	Checked By: RDA
Date of Survey: NA	Date Drawn: 03/08/2017
Approved By: RDA	Scale: 1" = NA

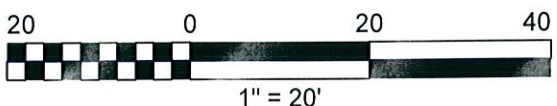
Sheet:
1 of 2

SKETCH OF DESCRIPTION



- LEGEND**
- CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - Δ = CENTRAL ANGLE
 - R = RADIUS
 - L = LENGTH
 - R/W = RIGHT OF WAY

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	40.00'	N89° 45' 31"W
L2	13.50'	N00° 00' 54"W
L3	13.50'	S00° 00' 54"E
L4	317.63'	N89° 45' 31"W



SEE SHEET 1 FOR DESCRIPTION & NOTES



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Date of Survey: NA	Date Drawn: 03/08/2017	
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