



MARCH 7, 2017

THIS LEGAL DESCRIPTION WAS PREPARED USING THE BOUNDARY SURVEY PREPARED BY PEC SURVEYING AND MAPPING DATED JULY 13, 2016, REFERENCED AS JOB NO. 16-068. THE SUBJECT PROPERTY IS CURRENTLY BEING REPLATTED AND THE GEOMETRY USED FOR THE REPLAT IS BEING UTILIZED FOR THIS DESCRIPTION.

LEGAL DESCRIPTION

A TRACT OF LAND, BEING A PORTION OF LOT 1, BOB CARR PERFORMING ARTS CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 17 AND ALL OF LOT 1, EXPO CENTRE ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 34 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RAILROAD RIGHT OF WAY LINE AS SHOWN IN THE PLAT T.O. & A. RY. COMPANY'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK C, PAGE 99, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND A POINT 30 FEET EAST OF THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ALSO BEING A POINT ON THE APPARENT WEST RIGHT OF WAY LINE OF PARRAMORE AVENUE, THENCE RUN NORTH $00^{\circ}29'20''$ WEST, ALONG THE SAID APPARENT EAST RIGHT OF WAY LINE, SAID LINE BEING 30 FEET EAST AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 224.41 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG THE SAID APPARENT EAST RIGHT OF WAY LINE $N00^{\circ}29'20''W$, A DISTANCE OF 197.53 FEET; THENCE DEPARTING SAID APPARENT EAST RIGHT OF WAY LINE, RUN SOUTH $89^{\circ}50'32''E$ ALONG THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF W LIVINGSTON STREET, A DISTANCE OF 272.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 957.50 FEET, A CENTRAL ANGLE OF $03^{\circ}35'18''$, AN ARC LENGTH OF 59.96 FEET, A CHORD LENGTH OF 59.96 FEET AND A CHORD BEARING OF SOUTH $88^{\circ}02'53''E$, THENCE DEPARTING THE SAID PROPOSED SOUTHERLY RIGHT OF WAY LINE OF W LIVINGSTON STREET RUN SOUTH $00^{\circ}07'56''$ WEST, A DISTANCE OF 196.00 FEET; THENCE RUN NORTH $89^{\circ}46'44''$ WEST TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND CONTAINS 1.50 ACRES, MORE OR LESS.