



VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared by Patrick K. Ireland

and submitted to the City Planning Bureau for verification.

Signature

3-21-2017

Date

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

P.A. RECORDS, PLATS, IRELAND

BOUND/SURV OF 2/1/2017,

RAN TRAV & CLOSURE.

By R. K. Ireland Date 4-24-2017

Application Request (Office Use Only):

File No. ANX2017-00003
GMP2017-00005
ZON2017-00006

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

LOT 11, COCONUT GROVE, UNIT TWO, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 74, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE NORTH 1/2 OF COCONUT ROAD AND LOT 4, BLOCK 13, LOS TERRANOS, LYING NORTH OF STATE ROAD NO. 15 AND LYING WEST OF PONDEROSA DRIVE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK P, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 1/2 OF ROAD LYING NORTH OF SAID LOT 4, BLOCK 13, AND LYING WEST OF SAID PONDEROSA DRIVE.

LESS AND EXCEPT THEREFROM THE FOLLOWING:

COMMENCE AT A 4 X 4-INCH CONCRETE MONUMENT WITHOUT IDENTIFICATION MARKING THE SOUTHWEST CORNER OF LOT 2, ORLANDO CORPORATE CENTRE PHASE 2, AS RECORDED IN PLAT BOOK 60, PAGE 111, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°09'36" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 1266.77 FEET TO A POINT ON THE SOUTH EXISTING RIGHT OF WAY LINE OF STATE ROAD 15, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75080, F.P. NO. 239266-3; THENCE CONTINUE NORTH 00°09'36" WEST ALONG THE NORTHERLY PROJECTION OF SAID WEST LINE OF LOT 2 A DISTANCE OF 33.00 FEET TO A POINT ON THE CENTER LINE OF SURVEY OF SAID STATE ROAD 15, ALSO BEING A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°33'18" EAST ALONG SAID SURVEY LINE AND SAID NORTH LINE OF NORTHWEST 1/4 A DISTANCE OF 301.81 FEET; THENCE, DEPARTING SAID SURVEY LINE, NORTH 00°26'42" WEST A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD 15, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1465.68 FEET AND A CHORD BEARING OF SOUTH 83°58'01" EAST; THENCE EASTERLY ALONG SAID EXISTING RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°57'23" A DISTANCE OF 331.44 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE WEST LINE OF LOT 4, BLOCK 13, LOS TERRANOS, PLAT BOOK P, PAGE 87, SAID PUBLIC RECORDS, FOR THE POINT OF BEGINNING; THENCE NORTH 00°02'19" WEST ALONG SAID PROJECTION OF THE WEST LINE OF LOT 4 A DISTANCE OF 4.31 FEET TO A POINT ON THE SOUTHERLY

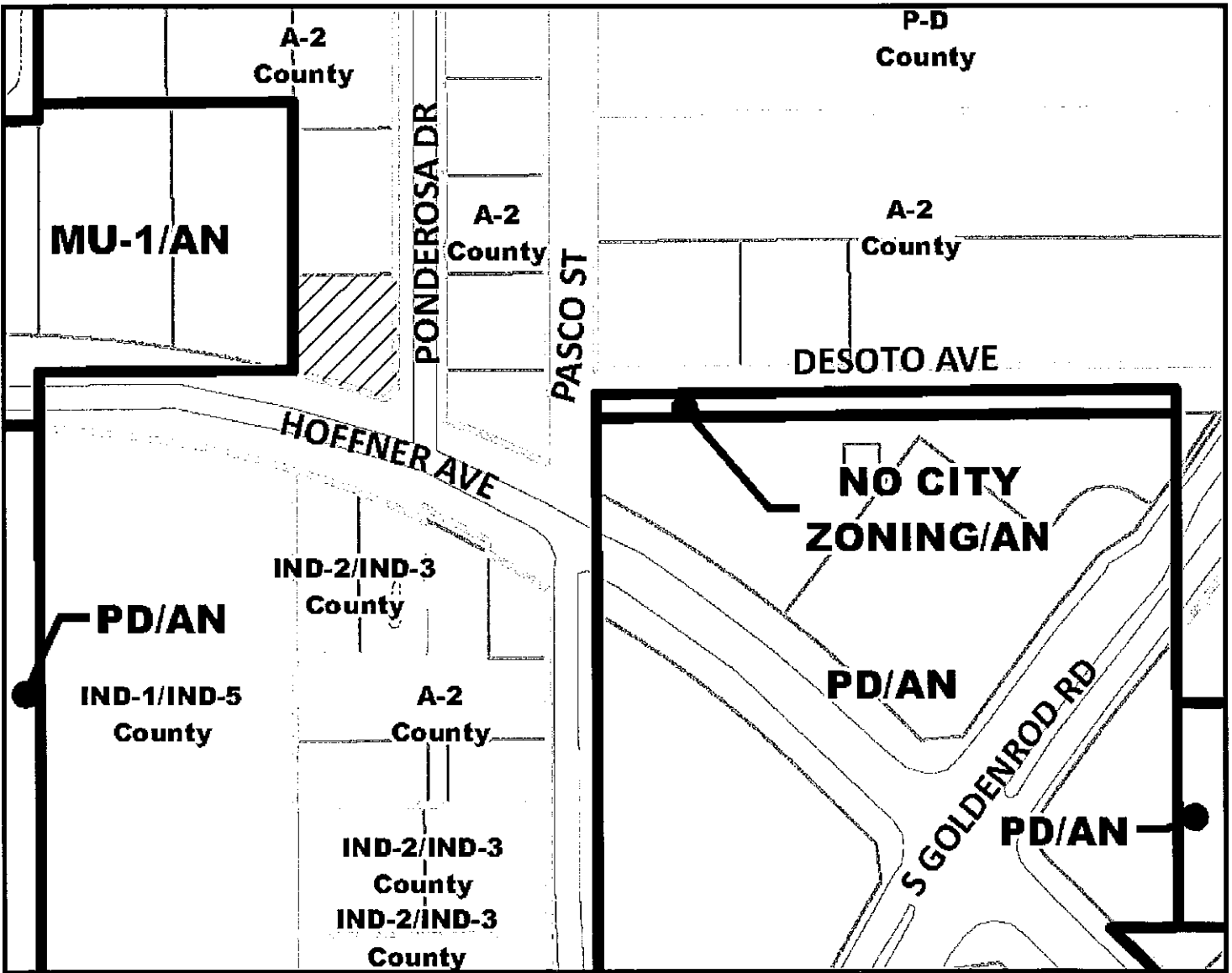
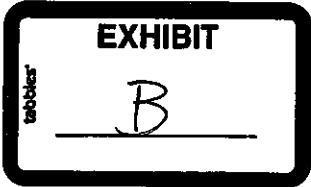
PROJECTION OF THE WEST LINE OF LOT 11, COCONUT GROVE, UNIT TWO, PLAT BOOK V, PAGE 74, SAID PUBLIC RECORDS; THENCE NORTH 00°02'19" WEST ALONG SAID PROJECTION OF WEST LINE OF LOT 11 A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1652.87 FEET AND A CHORD BEARING OF SOUTH 74°07'50" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°05'20" A DISTANCE OF 117.95 FEET TO THE END OF SAID CURVE; THENCE NORTH 56°13'01" EAST 16.88 FEET TO A POINT ON THE WEST LINE OF PONDEROSA DRIVE, A 60-FOOT RIGHT OF WAY AS SHOWN ON SAID PLAT OF COCONUT GROVE, UNIT TWO, AND AS FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 876, PAGE 392, SAID PUBLIC RECORDS; THENCE SOUTH 00°04'58" EAST ALONG SAID WEST LINE OF PONDEROSA DRIVE 45.85 FEET TO A POINT ON SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 15, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1465.68 FEET AND A CHORD BEARING OF NORTH 74°54'24" WEST; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°09'52" A DISTANCE OF 132.11 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11, COCONUT GROVE, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 74, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN S 00°04'58" E ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 144.04 FEET; THENCE RUN S 56°13'01" W A DISTANCE OF 16.88 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 15 (HOFFNER AVENUE) SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1652.87 FEET AND A CHORD BEARING OF N 74°07'50" W AND A DISTANCE OF 117.93 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°05'20" AN ARC DISTANCE OF 117.95 FEET; THENCE RUN N 00°02'19" W ALONG THE WEST LINE OF SAID LOT 11 A DISTANCE OF 119.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE RUN N 89°52'11" E A DISTANCE OF 127.42 TO THE POINT OF BEGINNING.

CONTAINING 17,550.6 SQUARE FEET (0.403 ACRES±)

2 OF 2



ANX2017-00003



EXHIBIT

tabbles

C

RES-LOW

LM
(County)

MUC-MED

PONDEROSA DR

LM (County)

LM
(County)

PASCO ST

DESOTO AVE

HOFFNER AVE

INDUST

I
(County)


COMM-AC

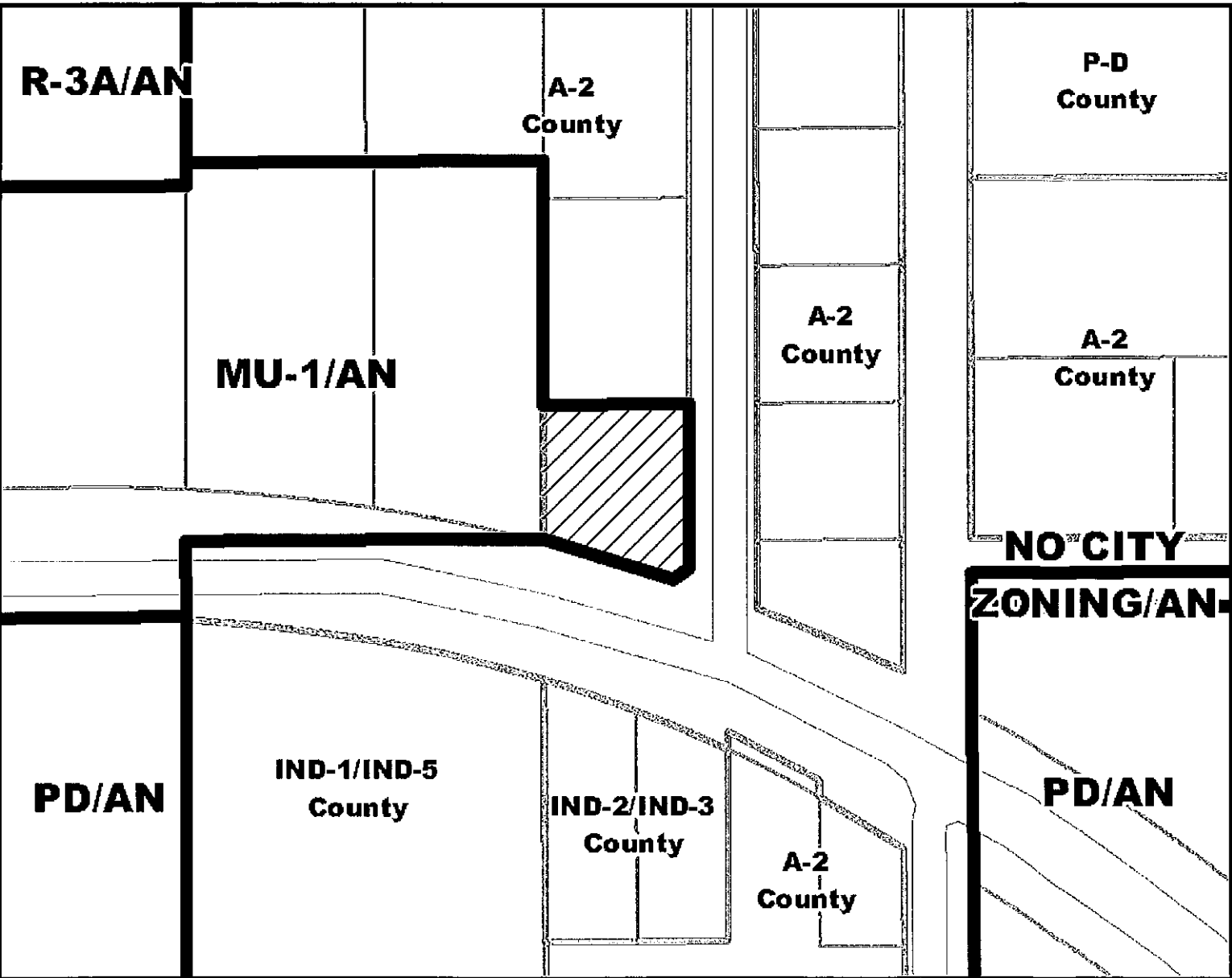
Future Land Use - Proposed GMP2017-00005



EXHIBIT

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Zoning - Proposed ZON2017-00006

