



VERIFIED LEGAL DESCRIPTION FORM

EXHIBIT

A

The following legal description has been prepared by

DEAN E. MOSLOW, P.S.M.

and submitted to the City Planning Division for verification.

Signature

Date

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

JOHN WEBB B/S 6/22/16,

RECORD PLATS, RAN

TRAVERSE & CLOSURE.

By [Signature] Date 3-15-2017

Application Request (Office Use Only)

File No. ZON2017
- 00004

Legal Description Including Acreage (To be typed by Applicant):

LOTS 1 THROUGH 4, GUARDIAN CARE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 36 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

LOT 3, LAKE SUNSET SHORES REVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK S, PAGE 103, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

AND

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, GUARDIAN CARE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 36 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF MAGRUDER ROAD, A 60' PUBLIC RIGHT OF WAY; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT OF WAY LINE: S00°12'13"E, A DISTANCE OF 470.20 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,402.70 FEET; A CENTRAL ANGLE OF 06°45'13" AND A CHORD BEARING OF S03°04'23"W; THENCE SOUTHERLY ARC OF SAID CURVE, A DISTANCE OF 165.34 FEET; THENCE S09°53'59"W, A DISTANCE OF 171.40 FEET; THENCE S13°35'36"W, A DISTANCE OF 66.30 FEET TO A POINT ON THE NORTH LINE OF LOT 2, LAKE SUNSET SHORES REVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "S", PAGE 103 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE LEAVING SAID WEST RIGHT OF WAY LINE N89°02'51"W ALONG SAID NORTH LINE, A DISTANCE OF 144.80 FEET TO A POINT ON THE EAST LINE OF LOT 4 OF SAID LAKE SUNSET SHORES REVISION; THENCE LEAVING SAID NORTH LINE N00°29'29"W ALONG SAID EAST LINE, A DISTANCE OF 43.50 TO A POINT ON THE NORTH LINE OF SAID LAKE SUNSET SHORES REVISION;

THENCE LEAVING SAID EAST LINE S83°29'23"W ALONG SAID NORTH LINE, A DISTANCE OF 544.74 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH COTTAGE HILL ROAD; THENCE LEAVING SAID NORTH LINE N00°27'05"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 234.15 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST CHURCH STREET, A VARIABLE WIDTH RIGHT OF WAY PER LAKE MANN ESTATES UNIT NUMBER EIGHT, AS RECORDED IN PLAT BOOK "Z", PAGE 59 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE LEAVING SAID EAST RIGHT OF WAY LINE N88°49'40"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 115.78 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF SOUTH COTTAGE HILL ROAD; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE N00°09'14"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 637.34 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST CHURCH STREET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE N89°02'05"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 623.08 TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 12.61 ACRES MORE OR LESS.