



EXHIBIT  
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# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared by Paul J. Katrek, PSM, Florida  
Registration No. 6233 and submitted to the City Planning Bureau for verification.

Signature

8/2/17

Date

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

CPH S.O.D. OF  
5-26-2017, RAN  
TRAVERSE & CLOSURE.  
By [Signature] Date 8.10.2017

Application Request (Office Use Only):

File No. GMP2015-00054

Blackfin Shoppes GMP

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

URBAN VILLAGE TO CONSERVATION 1

COMMENCE AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°46'07" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID SECTION 30, A DISTANCE OF 36.57 FEET TO THE INTERSECTION OF SAID NORTHERLY BOUNDARY LINE AND THE OLD WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 15 (ALSO KNOWN AS NARCOOSSEE ROAD); THENCE CONTINUE SOUTH 89°46'07" WEST, A DISTANCE OF 65.44 FEET TO A POINT LYING ON THE NEW WESTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 9838, PAGE 9060 AND OFFICIAL RECORDS BOOK 9838, PAGE 9068 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NEW WESTERLY RIGHT-OF-WAY LINE RUN SOUTH 89°46'07" WEST, A DISTANCE OF 397.09 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 42°46'51" WEST, 12.28 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°19'36", AN ARC DISTANCE OF 12.65 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 66°56'39" WEST, A DISTANCE OF 52.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 65.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 45°22'09" WEST, 47.80 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°09'00", AN ARC DISTANCE OF 48.95 FEET TO A POINT OF NON-TANGENCY; THENCE RUN THE FOLLOWING (3) THREE COURSES AND DISTANCES: (1) NORTH 19°19'44" WEST, A DISTANCE OF 29.03 FEET; (2) NORTH 26°38'15" WEST, A DISTANCE OF 39.62 FEET; (3) NORTH 89°46'07" EAST, A DISTANCE OF 118.34 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 3,196 SQUARE FEET OR 0.07 ACRE MORE OR LESS.

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## MUNICIPAL PLANNING BOARD

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CPM S.O.D. OF  
6.26.17, RAN

TRAVERSE & CLOSURE.

By [Signature] Date 8.10.2017

Application Request (Office Use Only):

File No. GMP 2015-00054

Blackfin Shopper GMP

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

URBAN VILLAGE TO CONSERVATION 2

COMMENCE AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°46'07" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID SECTION 30, A DISTANCE OF 36.57 FEET TO THE INTERSECTION OF SAID NORTHERLY BOUNDARY LINE AND THE OLD WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 15 (ALSO KNOWN AS NARCOOSSEE ROAD); THENCE CONTINUE SOUTH 89°46'07" WEST, A DISTANCE OF 65.44 FEET TO A POINT LYING ON THE NEW WESTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 9838, PAGE 9060 AND OFFICIAL RECORDS BOOK 9838, PAGE 9068 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NEW WESTERLY RIGHT-OF-WAY LINE CONTINUE SOUTH 89°46'07" WEST ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 515.43 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE RUN SOUTH 26°38'15" EAST, A DISTANCE OF 39.62 FEET; THENCE RUN SOUTH 19°19'44" EAST A DISTANCE OF 29.03 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 65.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12°13'19" WEST, 26.08 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°08'39", AN ARC DISTANCE OF 26.26 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°19'53" WEST, A DISTANCE OF 264.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 45.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 30°25'00" EAST, 46.01 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°29'45", AN ARC DISTANCE OF 48.30 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 61°09'52" EAST, A DISTANCE OF 92.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 61.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 75°25'00" EAST, 30.04 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°30'16", AN ARC DISTANCE OF 30.35 FEET TO A POINT OF TANGENCY;

CONTINUED ON SHEET 2 OF 2

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THENCE RUN SOUTH 89°40'08" EAST, A DISTANCE OF 45.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 40.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 44°40'08" EAST, 56.57 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°19'52" WEST, A DISTANCE OF 53.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°19'52" WEST A DISTANCE OF 84.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 94.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 11°11'39" EAST, 37.56 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°03'03", AN ARC DISTANCE OF 37.82 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 24°21'10" EAST, A DISTANCE OF 59.51 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 53.66 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12°01'48" EAST, 22.91 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°38'43", AN ARC DISTANCE OF 23.08 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°19'52" WEST, A DISTANCE OF 48.61 FEET; THENCE RUN SOUTH 59°28'25" EAST, A DISTANCE OF 1.81 FEET; THENCE RUN SOUTH 64°32'29" EAST, A DISTANCE OF 2.63 FEET; THENCE RUN SOUTH 28°48'31" EAST, A DISTANCE OF 2.17 FEET; THENCE RUN SOUTH 49°45'57" EAST, A DISTANCE OF 11.80 FEET; THENCE RUN SOUTH 25°06'31" WEST, A DISTANCE OF 3.29 FEET; THENCE RUN NORTH 63°56'35" WEST, A DISTANCE OF 47.08 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 36°19'11" WEST, 46.37 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°14'49", AN ARC DISTANCE OF 48.21 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 08°41'46" WEST, A DISTANCE OF 54.97 FEET; THENCE RUN NORTH 09°03'11" EAST, A DISTANCE OF 78.29 FEET; THENCE RUN NORTH 11°36'36" EAST, A DISTANCE OF 58.71 FEET; THENCE RUN NORTH 21°02'03" EAST, A DISTANCE OF 15.36 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 8,046 SQUARE FEET OR 0.18 ACRE MORE OR LESS.

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# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared by Paul J. Katrek, PSM, Florida Registration No. 6233 and submitted to the City Planning Bureau for verification.

Signature: \_\_\_\_\_

6/29/17

Date

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

CPM S.O.D. OF

6-26-2017, RAN

TRAVERSE & CLOSE.

By [Signature] Date 8-10-2017

Application Request (Office Use Only):

File No. GMP 2016-00054

Blackfin Shoppers

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

CONSERVATION TO URBAN VILLAGE

COMMENCE AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°46'07" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID SECTION 30, A DISTANCE OF 36.57 FEET TO THE INTERSECTION OF SAID NORTHERLY BOUNDARY LINE AND THE OLD WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 15 (ALSO KNOWN AS NARCOOSSEE ROAD); THENCE CONTINUE SOUTH 89°46'07" WEST, A DISTANCE OF 65.44 FEET TO A POINT LYING ON THE NEW WESTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 9838, PAGE 9060 AND OFFICIAL RECORDS BOOK 9838, PAGE 9068 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NEW WESTERLY RIGHT-OF-WAY LINE CONTINUE SOUTH 89°46'07" WEST ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 515.43 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE RUN SOUTH 26°38'15" EAST A DISTANCE OF 39.62 FEET; THENCE RUN SOUTH 19°19'44" EAST A DISTANCE OF 29.03 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 65.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12°13'19" WEST, 26.08 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°08'39", AN ARC DISTANCE OF 26.26 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°19'53" WEST, A DISTANCE OF 264.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 45.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 30°25'00" EAST, 46.01 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°29'45", AN ARC DISTANCE OF 48.30 FEET TO A POINT OF TANGENCY;

CONTINUED ON SHEET 2 OF 2

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CONTINUED ON SHEET 1 OF 2

THENCE RUN SOUTH 61°09'52" EAST, A DISTANCE OF 92.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 61.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 75°25'00" EAST, 30.04 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°30'16", AN ARC DISTANCE OF 30.35 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°40'08" EAST, A DISTANCE OF 45.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 40.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 44°40'08" EAST, 56.57 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°19'52" WEST, A DISTANCE OF 53.03 FEET; THENCE RUN NORTH 21°02'03" EAST, A DISTANCE OF 33.99 FEET; THENCE RUN NORTH 08°11'31" EAST, A DISTANCE OF 54.23 FEET; THENCE RUN NORTH 17°14'57" WEST, A DISTANCE OF 55.73 FEET; THENCE RUN NORTH 22°05'39" WEST, A DISTANCE OF 62.61 FEET; THENCE RUN NORTH 35°34'41" WEST, A DISTANCE OF 106.42 FEET; THENCE RUN NORTH 39°53'35" WEST, A DISTANCE OF 88.47 FEET; THENCE RUN NORTH 43°21'09" WEST, A DISTANCE OF 41.74 FEET; THENCE RUN SOUTH 58°40'36" WEST, A DISTANCE OF 8.72 FEET; THENCE RUN NORTH 28°51'50" WEST, A DISTANCE OF 7.70 FEET; THENCE RUN NORTH 46°56'59" EAST, A DISTANCE OF 6.39 FEET; THENCE RUN NORTH 26°58'09" WEST, A DISTANCE OF 48.72 FEET; THENCE RUN NORTH 19°19'46" WEST, A DISTANCE OF 46.81 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 45,982 SQUARE FEET OR 1.06 ACRES MORE OR LESS.

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