

LEGAL DESCRIPTION

PARCEL J

LEGAL DESCRIPTION:

A PORTION OF LOT 4 OF THE PLAT OF CREATIVE VILLAGE – PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGES 60 THROUGH 64, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "A", ALSO KNOWN AS W LIVINGSTON STREET, OF CREATIVE VILLAGE A REPLAT, AS RECORDED IN PLAT BOOK 92, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF SAID W LIVINGSTON STREET AND THE SOUTH LINE OF LOT 4 OF THE SAID PLAT OF CREATIVE VILLAGE – PHASE 1; THENCE RUN NORTH 89°44'30" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, AND THE SAID SOUTH LINE OF LOT 4, FOR A DISTANCE OF 81.66 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 957.50 FEET, A CHORD BEARING OF NORTH 87°20'15" WEST, AND A CHORD DISTANCE OF 80.33 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, AND SAID NORTH RIGHT OF WAY LINE, AND SAID SOUTH LINE OF LOT 4, THROUGH A CENTRAL ANGLE OF 04°48'30" FOR AN ARC DISTANCE OF 80.35 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 84°56'00" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, AND SAID SOUTH LINE OF LOT 4, FOR A DISTANCE OF 54.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1042.50 FEET, A CHORD BEARING OF NORTH 85°36'04" WEST AND A CHORD DISTANCE OF 24.29 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, AND SAID NORTH RIGHT OF WAY LINE, AND SAID SOUTH LINE OF LOT 4, THROUGH A CENTRAL ANGLE OF 01°20'07" FOR AN ARC DISTANCE OF 24.29 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE OF LOT 4, RUN NORTH 00°15'30" EAST FOR A DISTANCE OF 152.32 FEET; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 46.79 FEET; THENCE RUN NORTH 00°00'00" EAST FOR A DISTANCE OF 7.87 FEET; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 6.00 FEET; THENCE RUN NORTH 00°00'00" EAST FOR A DISTANCE OF 88.72 FEET; THENCE RUN SOUTH 90°00'00" WEST FOR A DISTANCE OF 6.00 FEET; THENCE RUN NORTH 00°00'00" EAST FOR A DISTANCE OF 25.03 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4, AND THE SOUTH RIGHT OF WAY LINE OF FEDERAL STREET; THENCE RUN SOUTH 89°44'37" EAST, ALONG SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 193.76 FEET TO A POINT ON THE EAST LINE OF SAID LOT 4, AND THE WEST LINE OF N TERRY AVENUE OF PARRAMORE STREET LYMMO – A REPLAT, AS RECORDED IN PLAT BOOK 79, PAGE 110, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA ; THENCE RUN SOUTH 00°15'30" WEST, ALONG SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 283.81 FEET TO THE POINT OF BEGINNING

CONTAINING THEREIN 61,312 SQUARE FEET, OR 1.41 ACRES, MORE OR LESS.

P.O.C.=POINT OF COMMENCEMENT SURVEYOR'S NOTES:

P.O.B.=POINT OF BEGINNING

- =CHANGE IN DIRECTION

R/W=RIGHT OF WAY

P.B.=PLAT BOOK

PG., PGS.=PAGE(S)

1. THIS IS NOT A BOUNDARY SURVEY.

2. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS DESCRIBE THE PROPOSED LOT SPLIT OF LOT 4, CREATIVE VILLAGE – PHASE 1, P.B. 93, PGS. 60–64, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

3. FOR BOUNDARY INFORMATION REFER TO THE BOUNDARY SURVEY PREPARED BY L&S DIVERSIFIED, LAST REVISED ON 09/15/2017.

4. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5. BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST RIGHT OF WAY OF NORTH TERRY AVENUE AS BEING SOUTH 0°15'30" WEST PER PARRAMORE STREET LYMMO – A REPLAT, AS RECORDED IN P.B. 79, PG. 110, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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SHEET 1 OF 2

CERTIFIED TO:

- 1.
- 2.
- 3.
- 4.

PARCEL J
PORTION OF LOT 4, CREATIVE VILLAGE - PHASE 1

PROJECT No.	160092	DRAWN DATE	2017.09.25
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	S. MANOR	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
ΔX	2017.XXX.XX	X.XXXXXXX	XXXXXXXXXXXXXXXXXX

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.

SHERRY LEE MANOR, PSM - LS# 6961

THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



L & S
Diversified

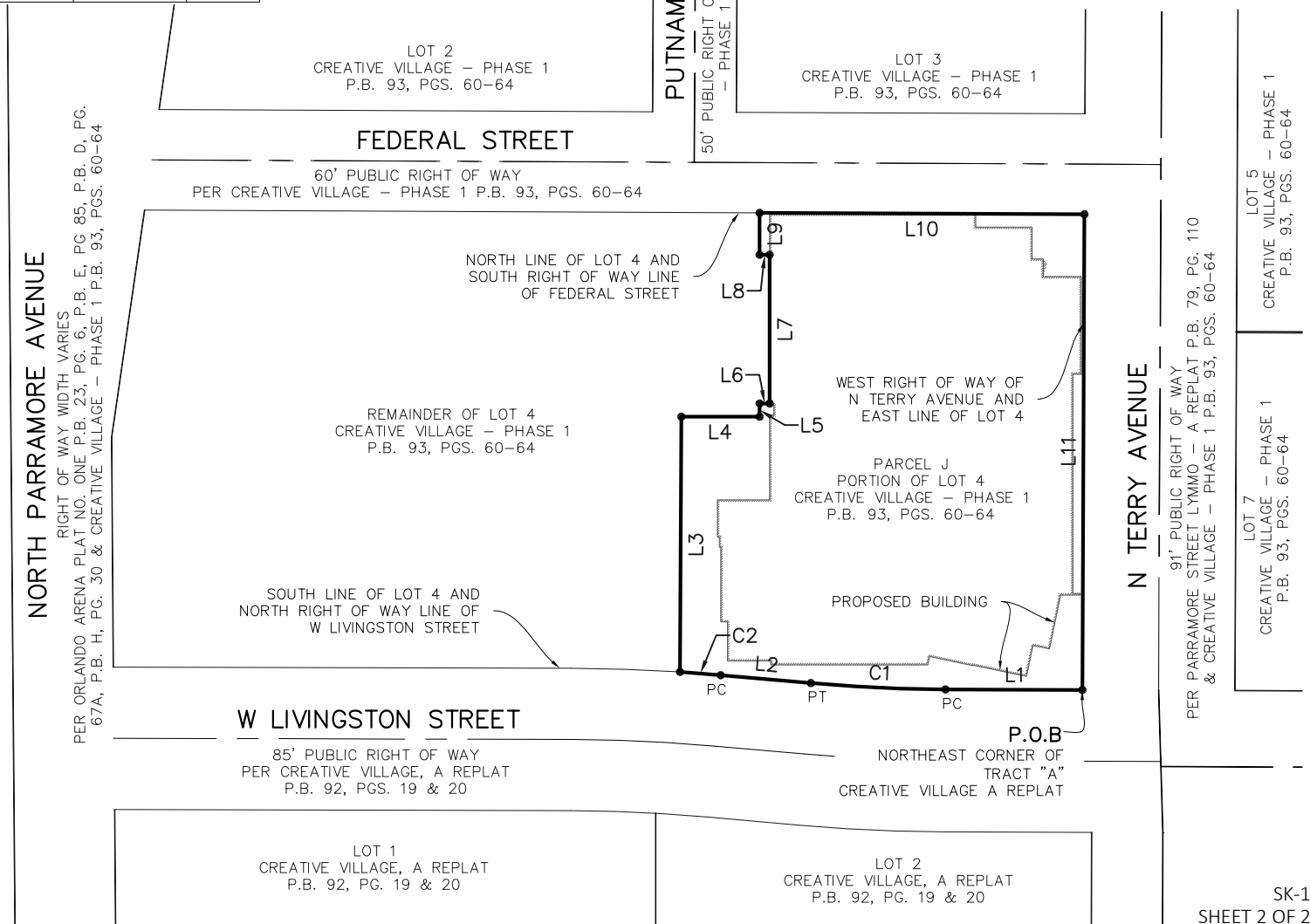
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CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD	CHORD DIRECTION
C1	957.50	80.35	004°48'30"	80.33	N87°20'15"W
C2	1042.50	24.29	001°20'07"	24.29	N85°36'04"W



SK-1
SHEET 2 OF 2

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