



# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared by DAVID A. WHITE and submitted to the City Planning Bureau for verification.

David A. White  
Signature

12/16/2014  
Date

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

RECORD PLATS, OR. CO.  
OFFICIAL RECORDS, RAN  
TRAVERSE & CLOSURE.  
By [Signature] Date 11.9.2017

Application Request (Office Use Only):

File No. 2017-1009

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

### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST BEING A PORTION OF W. A. PATRICK'S ADDITION TO THE TOWN OF ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 108 OF THE PUBLIC RECORDS OF ORANGE COUNTY AS FOLLOWS: ALL OF LOT 3, BLOCK 3, ALL OF LOT 4 BLOCK 6, ALL OF LOTS 1 AND 4, BLOCK 5, AND A PORTION OF LOTS 1, 2, AND 4, BLOCK 3, A PORTION OF LOTS 1, 2, AND 3 BLOCK 6 AND A PORTION OF LOTS 2 AND 3, BLOCK 5 AND A PORTION OF LOT 1, BLOCK 4; ALSO BEING LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 10 AND A PORTION OF LOTS 5 AND 6 OF PETER MACK'S SUBDIVISION AS RECORDED IN PLAT BOOK E, PAGE 71, OF SAID PUBLIC RECORDS, TOGETHER WITH THE VACATED STREETS OF FERN STREET, SOUTH BRYAN AVENUE ORANGE AVENUE AND PINE STREET, ALL DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE ABROGATED SOUTH BRYAN AVENUE AND THE CURRENT SOUTH RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS THE POINT OF BEGINNING, SAID POINT OF BEGINNING LYING 10 SOUTH OF THE NORTHEAST CORNER OF THE ABOVE REFERENCED LOT 1, BLOCK 4 OF SAID W. A. PATRICK'S ADDITION AND BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2672, PAGE 1749 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°44'03" EAST, 5.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL BOULEVARD, ACCORDING TO THE CITY OF ORLANDO ENGINEERING DEPARTMENT PROJECT NUMBER 69-97; THENCE RUN NORTH 89°56'20" EAST, 295.44 FEET; THENCE RUN SOUTH 46°14'42" EAST, 27.44 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HUGHEY AVENUE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75280, STATE ROAD 400, SHEET 28 OF 61; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES; SOUTH 00°43'54" EAST, 425.91 FEET; THENCE RUN SOUTH 89°16'06" WEST, 19.00 FEET; THENCE RUN SOUTH 00°43'54" EAST, 14.50 FEET; THENCE RUN NORTH 89°16'06" EAST, 19.00 FEET; THENCE RUN SOUTH 00°43'54" EAST, 121.93 FEET; THENCE RUN NORTH 87°15'18" WEST, 3.54 FEET TO A

POINT ON A NON-TANGENT RIGHT-OF-WAY CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 22.50 FEET, A CENTRAL ANGLE OF 63°30'04", AN ARC LENGTH OF 24.94 FEET, A CHORD LENGTH OF 23.68 FEET AND A CHORD BEARING OF SOUTH 34°29'21" WEST TO THE NORTH RIGHT-OF-WAY LINE OF CHURCH STREET AND THE END OF SAID CURVE; THENCE RUN SOUTH 89°52'42" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 597.79 FEET TO THE EAST RIGHT-OF-WAY LINE OF DIVISION AVENUE; THENCE RUN NORTH 00°44'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 315.96 FEET TO THE NORTH VACATED RIGHT-OF-WAY LINE OF PINE STREET, ORIGINALLY KNOWN AS ORANGE AVENUE AND THE SOUTH LINE OF LOT 5 OF THE ABOVE REFERENCED PETER MACK'S SUBDIVISION; THENCE RUN NORTH 89°52'42" EAST, ALONG SAID SOUTH LINE OF LOT 5, A DISTANCE OF 11.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DIVISION AVENUE PER THE CITY OF ORLANDO ENGINEERING DEPARTMENT; BOUNDARY SURVEY, DATED 4-1979; THENCE RUN NORTH 00°44'03" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 168.33 FEET TO A POINT LYING ON THE NORTH LINE OF LOT 6 OF SAID PETER MACK'S SUBDIVISION, ALSO BEING THE SOUTH LINE OF McLEOD'S SUBDIVISION PER PLAT BOOK B, PAGE 148 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 89°56'20" EAST, ALONG THE SOUTH LINE OF SAID McLEOD'S SUBDIVISION AND EXTENSION THEREOF, ALSO BEING THE NORTH LINE OF SAID PETER MACK'S SUBDIVISION, 218.25 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2672, PAGE 1749 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°44'03" WEST, ALONG THE WEST LINE OF SAID LANDS, 122.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL BOULEVARD; THENCE RUN NORTH 89°56'20" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 70.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS LIE IN THE CITY OF ORLANDO, FLORIDA AND CONTAIN 7.820 ACRES, MORE OR LESS.

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RECORD PLATS, OR. Co.  
OFFICIAL RECORDS, RAN  
TRAVERSE & CLOSURE.  
By *[Signature]* Date 11-9-2017

Application Request (Office Use Only):

File No. ZON2017-  
10009

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

### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 29 EAST BEING A PORTION OF W. A. PATRICK'S ADDITION TO THE TOWN OF ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 108 OF THE PUBLIC RECORDS OF ORANGE COUNTY AS FOLLOWS: ALL OF LOT 3, BLOCK 3, ALL OF LOT 4 BLOCK 6, ALL OF LOTS 1 AND 4, BLOCK 5, AND A PORTION OF LOTS 1, 2, AND 4, BLOCK 3, A PORTION OF LOTS 1, 2, AND 3 BLOCK 6 AND A PORTION OF LOTS 2 AND 3, BLOCK 5 AND LOT 1, BLOCK 4; ALSO BEING LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 10 AND A PORTION OF LOTS 5 AND 6 OF PETER MACK'S SUBDIVISION AS RECORDED IN PLAT BOOK E, PAGE 71 AND LOTS 2, 3 AND PORTION OF LOT 1, Mc LEOD'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 148, OF SAID PUBLIC RECORDS, TOGETHER WITH THE VACATED STREETS OF FERN STREET, SOUTH BRYAN AVENUE ORANGE AVENUE AND PINE STREET, ALL DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE ABROGATED SOUTH BRYAN AVENUE AND THE CURRENT SOUTH RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS THE POINT OF BEGINNING, SAID POINT OF BEGINNING LYING 10 SOUTH OF THE NORTHEAST CORNER OF THE ABOVE REFERENCED LOT 1, BLOCK 4 OF SAID W. A. PATRICK'S ADDITION AND BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2672, PAGE 1749 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°44'03" EAST, 5.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL BOULEVARD, ACCORDING TO THE CITY OF ORLANDO ENGINEERING DEPARTMENT PROJECT NUMBER 69-97; THENCE RUN NORTH 89°56'20" EAST, 295.44 FEET; THENCE RUN SOUTH 46°14'42" EAST, 27.44 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HUGHEY AVENUE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75280, STATE ROAD 400, SHEET 28 OF 61; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES; SOUTH 00°43'54" EAST, 425.91 FEET; THENCE RUN SOUTH

89°16'06" WEST, 19.00 FEET; THENCE RUN SOUTH 00°43'54" EAST, 14.50 FEET; THENCE RUN NORTH 89°16'06" EAST, 19.00 FEET; THENCE RUN SOUTH 00°43'54" EAST, 121.93 FEET; THENCE RUN NORTH 87°15'18" WEST, 3.54 FEET TO A POINT ON A NON-TANGENT RIGHT-OF-WAY CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 22.50 FEET, A CENTRAL ANGLE OF 63°30'04", AN ARC LENGTH OF 24.94 FEET, A CHORD LENGTH OF 23.68 FEET AND A CHORD BEARING OF SOUTH 34°29'21" WEST TO THE NORTH RIGHT-OF-WAY LINE OF CHURCH STREET AND THE END OF SAID CURVE; THENCE RUN SOUTH 89°52'42" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 597.79 FEET TO THE EAST RIGHT-OF-WAY LINE OF DIVISION AVENUE; THENCE RUN NORTH 00°44'03" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 315.96 FEET TO THE NORTH VACATED RIGHT-OF-WAY LINE OF PINE STREET, ORIGINALLY KNOWN AS ORANGE AVENUE AND THE SOUTH LINE OF LOT 5 OF THE ABOVE REFERENCED PETER MACK'S SUBDIVISION; THENCE RUN NORTH 89°52'42" EAST, ALONG SAID SOUTH LINE OF LOT 5, A DISTANCE OF 11.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DIVISION AVENUE PER THE CITY OF ORLANDO ENGINEERING DEPARTMENT; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES; NORTH 00°44'03" WEST, 168.33 FEET; THENCE RUN NORTH 03°04'50" EAST, 60.12 FEET; THENCE RUN NORTH 00°44'06" WEST, 33.96 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 24.71 FEET, A CENTRAL ANGLE OF 90°40'01", AN ARC LENGTH OF 39.10', A CHORD LENGTH OF 35.15 FEET AND A CHORD BEARING OF NORTH 44°35'58" EAST; THENCE NON-TANGENT TO SAID CURVE, RUN NORTH 89°56'20" EAST, 7.00 FEET; THENCE RUN NORTH 00°44'03" WEST, 3.00 FEET TO A POINT LYING ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL BOULEVARD, THENCE RUN NORTH 89°56'20" EAST, 253.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS LIE IN THE CITY OF ORLANDO, FLORIDA AND CONTAIN 8.418 ACRES, MORE OR LESS.

2 OF 2





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Signature

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Date

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

THE RECORD PLATS,  
CALCULATIONS, AND  
TRAVERSE & CLOSURE.

By *R. J. [Signature]* Date 11-9-2017

Application Request (Office Use Only):

File No. ZON 2017-

10019  
10009

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

### LEGAL DESCRIPTION

#### PARCEL A:

BEGINNING 121.75 feet West of the Northeast corner of Block 4 of W. A. PATRICK'S ADDITION TO THE TOWN OF ORLANDO, as now staked and accepted by the City, the said Northeast corner of Block 4 as now staked being an iron stake set approximately 10 feet South of the original Northeast corner of the said Block 4 as recorded in Plat Book A, Page 108, Public Records of Orange County, Florida; run thence West from the POINT OF BEGINNING along the present South line of Central Ave., 91.25 feet; thence South 122 feet to the South line of MC LEOD'S SUBDIVISION; thence East along the South line of MC LEOD'S SUBDIVISION 91.25 feet to a point in Lot 1 of Block 4 of W. A. PATRICK'S ADDITION TO THE TOWN OF ORLANDO; thence North 122 feet to the POINT OF BEGINNING.

And

Lot 1 and West 40 feet of Lot 2, of MC LEOD'S SUBDIVISION as per plat thereof recorded in Plat Book B, Page 148, Public Records of Orange County, Florida.

LESS: BEGINNING at the Northwest corner of Lot 1 of MC LEOD'S SUBDIVISION, as recorded in Plat Book B, Page 148, Public Records of Orange County, Florida; thence South 00°01'58" West a distance of 122.0 feet, to the Southwest corner of said Lot 1; thence South 89°58'02" East a distance of 11.00 feet; thence North 03°50'48" East a distance of 60.13 feet to a point 15 feet East of the West line of said Lot 1; thence North 00°01'58" East a distance of 34 feet to the point of curvature of a curve concave to the Southeast, having a radius of 25 feet and a central angle of 90°; thence Northwesterly along the arc of said curve a distance of 39.27 feet to the point of tangency of said curve, thence South 89°58'02" East a distance of

7.00 feet; thence North 00°01'58" East a distance of 3.00 feet to the Northeast corner of said Lot 1; thence North 89°58'02" West a distance of 47 feet to the POINT OF BEGINNING.

PARCEL B:

BEGIN at a point 70 and 3/4 feet West of the Northeast corner of Lot 1, Block 4, W. A. PATRICK'S ADDITION TO THE TOWN OF ORLANDO, according to the Plat thereof as recorded in Plat Book A, Page 108, Public Records of Orange County, Florida; thence West 51 feet; thence South 122 feet; thence East 51 feet; and thence North 122 feet to the POINT OF BEGINNING, less that portion thereof now forming a part of Central Avenue.

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