



VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared
by Mary-Stewart Droege and submitted
to the City Planning Bureau for verification.

Mary-Stewart Droege
Signature

4/19/2018
Date

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

THE RECORD PLATS,
RAN TRAVERSES &
CLOSURES. REF: 2-13-18
1-29-13
By R. J. Platt Date 4-30-2018

Application Request (Office Use Only):

File No. 2017-10012

Beltway Commerce Center

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

See Attachment - Exhibit 'A'

1 OF 5

EXHIBIT "A"

DESCRIPTION (Prepared by Donald W. McIntosh Associates, Inc.):

That part of Section 20, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the West 1/4 corner of said Section 20; thence N89°46'33"E along the South line of the North 1/2 of said Section 20, a distance of 461.65 feet to the East line of the West 461.65 feet of said Section 20 and the POINT OF BEGINNING; thence N00°03'10"W along said East line, 1531.96 feet to the South right-of-way line of Lee Vista Boulevard; thence S84°28'03"E along said South right-of-way line, 169.72 feet to the Westerly right-of-way line of State Road 417; thence run the following nine (9) courses along said Westerly right-of-way line; thence S75°03'38"E, 48.08 feet; thence S83°26'00"E, 445.27 feet; thence S12°28'03"E, 152.47 feet to the point of curvature of a curve concave Easterly having a radius of 1239.92 feet and a chord bearing of S18°02'26"E; thence Southerly along the arc of said curve through a central angle of 11°08'45" for a distance of 241.20 feet to the point of tangency; thence S23°36'48"E, 154.01 feet; thence S27°25'39"E, 135.30 feet; thence S23°36'48"E, 385.63 feet; thence S21°27'33"E, 484.28 feet; thence S12°28'16"E, 4.49 feet to the South line of the North 1/2 of said Section 20; thence S89°46'33"W along said South line 1220.44 feet to the POINT OF BEGINNING.

AND:

That part of Sections 17 and 20, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Commence at Northwest corner of the Northwest 1/4 of said Section 20; thence N89°52'16"E along the North line of the Northwest 1/4 of said Section 20, a distance of 461.66 feet to the POINT OF BEGINNING and the East line of the West 461.65 feet of said Section 17; thence N00°11'08"E along said East line, 2207.32 feet to the Westerly right-of-way line of State Road 417; thence run the following eight (8) courses along said Westerly right-of-way line S79°59'01"E, 60.81 feet; thence S14°45'29"E, 1507.06 feet; thence S09°26'45"E, 514.74 feet to the point of curvature of a curve concave Westerly having a radius of 2770.79 feet and a chord bearing of S02°58'02"E; thence Southerly along the arc of said curve through a central angle of 11°00'00" for a distance of 531.95 feet to the point of tangency; thence S02°31'57"W, 197.89 feet to the point of curvature of a curve concave Easterly having a radius of 1239.92 feet and a chord bearing of S04°58'03"E; thence Southerly along the arc of said curve through a central angle of 15°00'00" for a distance of 324.61 feet to the point of tangency; thence S12°28'03"E, 201.45 feet; thence N87°44'17"W, 372.39 feet to the North right-of-way line of Lee Vista Boulevard; thence N84°28'03"W along said North right-of-way line, 253.88 feet to the East line of the West 461.65 feet of said Sections 17 and 20; thence N00°03'10"W along said East line, 974.91 feet; thence N00°11'08"E along said East line, 1.57 feet to the POINT OF BEGINNING.

AND:

That part of Section 17, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

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Commence at the Southeast corner of said Section 17; thence N00°16'06"E along the East line of the South 1/2 of said Section 17, a distance of 520.09 feet to the POINT OF BEGINNING; thence continue N00°16'06"E along said East line, 804.98 feet to the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 17; thence S89°50'08"W along said South line, 494.24 feet to the Easterly right-of-way line of Young Pine Road; thence S18°14'32"E along said Easterly right-of-way line, 50.75 feet to the point of curvature of a curve concave Northeasterly having a radius of 1856.86 feet and a chord bearing of S32°08'27"E; thence Southeasterly along said Easterly right-of-way line and the arc of said curve through a central angle of 27°47'51" for a distance of 900.87 feet to the POINT OF BEGINNING.

AND:

That part of Sections 17 and 20, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of said Section 17; thence S00°18'58"W along the East line of the North 1/2 of said Section 20, a distance of 200.00 feet to the Northeast corner of BELTWAY COMMERCE CENTER INDUSTRIAL TRACT I, according to the plat thereof, as recorded in Plat Book 71, Pages 15 and 16, of the Public Records of Orange County, Florida; thence S89°47'41"W along the North line of said plat, 946.67 feet to the Southeasterly right-of-way line of Lee Vista Boulevard, LEE VISTA BOULEVARD EXTENSION, according to the plat thereof, as recorded in Plat Book 71, Pages 13 and 14, of said Public Records; thence run the following three (3) courses along said Southeasterly right-of-way line: N34°31'37"E, 483.44 feet to the point of curvature of a curve concave Southeasterly having a radius of 240.00 feet and a chord bearing of N42°43'32"E; thence Northeasterly along the arc of said curve through a central angle of 16°23'50" for a distance of 68.68 feet to the point of tangency; thence N50°55'27"E, 542.90 feet to the Westerly right-of-way line of Young Pine Road and a point on a non-tangent curve concave Northeasterly having a radius of 1962.86 feet and a chord bearing of S44°36'31"E; thence Southeasterly along the arc of said curve through a central angle of 08°38'16" for a distance of 295.92 feet to a non-tangent line and the East line of the South 1/2 of said Section 17; thence S00°16'06"W along said East line, 376.93 feet to the POINT OF BEGINNING.

AND:

That part of Section 20, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the Southwest corner of BELTWAY COMMERCE CENTER INDUSTRIAL TRACT I, according to the plat thereof, as recorded in Plat Book 71, Pages 15 and 16, of the Public Records of Orange County, Florida; thence S89°46'33"W along the South line of the North 1/2 of said Section 20, a distance of 2292.23 feet to the Easterly right-of-way line of State Road 417; thence run the following seven (7) courses along said East right-of-way line: N12°28'03"W, 101.73 feet; thence S77°31'57"W, 122.92 feet; thence N08°28'03"W, 130.55 feet to the point of curvature of a curve concave Easterly having a radius of 2770.79 feet and a chord bearing of N02°58'03"W; thence Northerly along the arc of said curve through a central angle of 11°00'00" for a distance of 531.95 feet to the point of tangency; thence N02°31'57"E, 626.38 feet; thence S86°09'53"E, 233.07 feet; thence S87°44'32"E, 226.20 feet to the South right-of-way line of Lee Vista Boulevard; thence run the following three (3) courses along said South right-of-way line: N05°31'57"E, 15.00 feet; thence S84°28'03"E, 568.02 feet to the point of curvature of a curve concave Northerly having a radius of 10060.00 feet and a chord bearing of S84°37'35"E; thence Easterly along the arc of said curve through a central angle of 00°19'03" for a distance of 55.75 feet to the point of tangency and the Southwest corner of LEE VISTA BOULEVARD EXTENSION, according to the plat thereof, as recorded in Plat Book 71, Pages 13 and 14, of said Public Records; thence run the following three (3) courses along the Southeasterly line of said plat: S84°47'06"E,

4.43 feet to the point of curvature of a curve concave Northerly having a radius of 525.00 feet and a chord bearing of N68°41'44"E; thence Easterly along the arc of said curve through a central angle of 53°02'20" for a distance of 485.99 feet to the point of tangency; thence N42°10'34"E, 304.51 feet to the Westernmost corner the aforesaid plat of BELTWAY COMMERCE CENTER INDUSTRIAL TRACT I; thence run the following four (4) courses along the West line of said plat: S05°36'48"E, 591.00 feet; thence S46°19'17"E, 420.29 feet; thence S14°45'47"E, 431.59 feet; thence S33°53'47"E, 457.12 feet to the POINT OF BEGINNING.

AND:

LEE VISTA BOULEVARD EXTENSION, according to the plat thereof, as recorded in Plat Book 71, Pages 13 and 14, of the Public Records of Orange County, Florida.

AND:

BELTWAY COMMERCE CENTER INDUSTRIAL TRACT I, according to the plat thereof, as recorded in Plat Book 71, Pages 15 and 16, of the Public Records of Orange County, Florida.

AND:

That part of Sections 17 and 20, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 17; thence S89°52'34"W along the North line of said Northeast 1/4 of the Southeast 1/4 a distance of 1048.51 feet to the Westerly right-of-way line of Young Pine Road and the POINT OF BEGINNING; thence continue S89°52'34"W along said North line, 286.40 feet to the West line of said Northeast 1/4 of the Southeast 1/4; thence S00°11'57"W along said West line, 1326.00 feet to the South line of said Northeast 1/4 of the Southeast 1/4; thence N89°50'08"E along said South line, 727.58 feet to the aforesaid Westerly right-of-way line of Young Pine Road; thence S18°14'32"E along said Westerly right-of-way line, 85.35 feet to the point of curvature of a curve concave Northeasterly having a radius of 1962.86 feet and a chord bearing of S27°30'50"E; thence Southeasterly along the arc of said curve and said Westerly right-of-way line through a central angle of 18°32'37" for a distance of 635.28 feet to a point on a non-tangent line and the Northerly right-of-way line of Lee Vista Boulevard, LEE VISTA BOULEVARD EXTENSION, according to the plat thereof, as recorded in Plat Book 71, Pages 13 and 14, of the Public Records of Orange County, Florida; thence S50°55'27"W along said Northerly right-of-way line, 544.02 feet to the point of curvature of a curve concave Southeasterly having a radius of 360.00 feet and a chord bearing of S42°43'32"W; thence Southwesterly along the arc of said curve and said Northerly right-of-way line through a central angle of 16°23'50" for a distance of 103.03 feet to the point of tangency; thence S34°31'37"W along said Northerly right-of-way line, 566.64 feet to the North line of Tract "A" of said plat of LEE VISTA BOULEVARD EXTENSION; thence S89°47'41"W along said North line, 902.20 feet; thence S18°15'40"E along the Westerly line of said Tract "A", 362.65 feet; thence S27°40'01"E along said Westerly line, 296.77 feet; thence S28°45'10"E along said Westerly line, 39.10 feet; thence S46°18'33"E along said Westerly line, 47.02 feet to the aforesaid Northerly right-of-way line of Lee Vista Boulevard; thence run the following eight (8) courses along said Northerly right-of-way line: S42°10'34"W, 333.17 feet to the point of curvature of a curve concave Northerly having a radius of 405.00 feet and a chord bearing of S68°41'44"W; thence Westerly along the arc of said curve through a central angle of 53°02'20" for a distance of 374.91 feet to the point of tangency; thence N84°47'06"W, 4.43 feet; thence N39°44'16"W, 35.31 feet; thence N84°28'03"W, 60.00 feet; thence S50°31'57"W, 35.36 feet; thence N84°28'03"W, 626.51 feet; thence N79°58'43"W, 372.68 feet to the Easterly right-of-way line of State Road 417; thence run the following ten (10) courses along said Easterly right-of-way line of

State Road 417: N21°04'30"W, 624.91 feet to the point of curvature of a curve concave Southwesterly having a radius of 1239.92 feet and a chord bearing of N23°46'17"W; thence Northwesterly along the arc of said curve through a central angle of 05°23'33" for a distance of 116.70 feet to the point of tangency; thence N26°28'03"W, 358.99 feet; thence N89°52'31"E, 219.21 feet; thence N12°27'18"W, 724.47 feet; thence S77°31'57"W, 309.33 feet; thence N19°36'55"W, 74.60 feet; thence N10°38'40"W, 1876.50 feet; thence N12°28'03"W, 300.00 feet; thence N14°45'31"W, 417.53 feet to the North line of the South 500.00 feet of the North 1/2 of said Section 17; thence N89°52'34"E along said North line, 3369.81 feet to the aforesaid Westerly right-of-way line of Young Pine Road; thence S18°14'32"E along said Westerly right-of-way line, 526.09 feet to the POINT OF BEGINNING.

LESS AND EXCEPT (Official Records Book 10408, Page 7908):

A 56.00 feet by 62.50 feet parcel of land lying in Section 20, Township 23 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Westerlymost Northwest corner of LEE VISTA BOULEVARD EXTENSION plat, as recorded in Plat Book 71, Pages 13 and 14, of the Public Records of Orange County, Florida; thence along the existing Northerly right-of-way line of said LEE VISTA BOULEVARD, run the following two (2) courses and distances: North 39°44'16" West a distance of 35.31 feet; thence run North 84°28'03" West a distance of 8.13 feet; thence departing said existing Northerly right-of-way line run North 00°51'45" West a distance of 11.36 feet for a POINT OF BEGINNING; thence run South 89°10'40" West a distance of 56.00 feet; thence North 00°51'45" West a distance of 62.50 feet; thence North 89°10'40" East a distance of 56.00 feet; thence run South 00°51'45" East a distance of 62.50 feet to the POINT OF BEGINNING.

Together containing 513.980 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

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