



# VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared  
by Donald W. McIntosh Assoc., Inc. and submitted  
to the City Planning Bureau for verification.

Donald W. McIntosh Associates, Inc.  
Certification of Authorization No. LB 68

Keith Ruddick  
PSM # 2817

7/15/2015

Date

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

McINTOSH SURVEY

OF 7.15.15, RAN

TRAVERSE & CLOSURE.

By R. P. P. Date 7.15.2015

EXHIBIT

A

Application Request (Office Use Only):

File No. ZON2018-10002

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

STARWOOD

DESCRIPTION:

THAT PART OF SECTIONS 32, 33, 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND THAT PART OF  
SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE S88°48'40"W ALONG THE SOUTH LINE OF  
THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2642.49 FEET TO THE SOUTH 1/4 CORNER OF SAID  
SECTION 2; THENCE N89°34'10"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A  
DISTANCE OF 2651.39 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE N01°30'57"W ALONG  
THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1265.43 FEET; THENCE DEPARTING SAID WEST  
LINE, RUN ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10278, PAGE 1255, OF  
THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THE FOLLOWING FIFTEEN (15) COURSES: N90°00'00"E,

444.50 FEET; THENCE S27°18'52"E, 37.86 FEET; THENCE S44°25'17"E, 30.80 FEET; THENCE S22°55'17"E, 78.38 FEET; THENCE S11°52'28"E, 34.62 FEET; THENCE S38°13'26"E, 40.92 FEET; THENCE S20°31'52"E, 25.51 FEET; THENCE S35°22'58"E, 42.90 FEET; THENCE S06°40'24"E, 43.69 FEET; THENCE N90°00'00"E, 107.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET AND A CHORD BEARING OF N11°26'09"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°53'39" FOR A DISTANCE OF 260.62 FEET TO THE POINT OF TANGENCY; THENCE N14°52'59"E, 280.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET AND A CHORD BEARING OF N00°23'08"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°32'14" FOR A DISTANCE OF 1039.30 FEET TO A NON-TANGENT LINE; THENCE S87°12'24"W, 651.62 FEET; THENCE N63°21'50"W, 217.15 FEET TO THE AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE N01°30'57"W, ALONG SAID WEST LINE, 68.04 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE N63°21'19"W, 5947.69 FEET TO THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S89°13'33"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, A DISTANCE OF 9.69 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33, THENCE N61°17'20"W, 6053.07 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 33 AND THE EAST 1/4 CORNER OF SAID SECTION 32; THENCE N63°45'18"W, ON A LINE EXTENDING FROM SAID EAST 1/4 CORNER OF SECTION 32 TO THE NORTHWEST CORNER OF SAID SECTION 32, A DISTANCE OF 644.95 FEET TO THE LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, PARCEL NO. 41-104, RECORDED IN OFFICIAL RECORDS BOOK 4068, PAGE 3668 OF SAID PUBLIC RECORDS, THENCE RUN ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES: N33°00'32"E, 1919.05 FEET; THENCE N49°19'52"W, 197.16 FEET; THENCE N37°39'23"E, 198.45 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 626.20 FEET AND A CHORD BEARING OF N60°53'26"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°45'48" FOR A DISTANCE OF 303.43 FEET TO A NON-TANGENT LINE; THENCE N84°18'43"E, 327.32 FEET; THENCE S00°14'54"E, 149.32 FEET; THENCE N89°45'06"E, 800.00 FEET; THENCE N00°14'54"W, 151.07 FEET; THENCE N88°56'24"E, 173.47 FEET TO THE LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 528 (BEACHLINE EXPRESSWAY), RECORDED IN OFFICIAL RECORDS BOOK 1544, PAGE 611 OF SAID PUBLIC RECORDS, THENCE S78°18'17"E ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 1249.35 FEET; THENCE N77°48'25"E ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 1328.70 FEET TO THE LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 528 (BEACHLINE EXPRESSWAY), AFORESAID PARCEL NO. 41-104, RECORDED IN OFFICIAL RECORDS BOOK 4068, PAGE 3668 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES: S83°54'28"E, 452.77 FEET; THENCE S86°43'37"E, 651.23 FEET; THENCE S73°32'56"E, 208.81 FEET; THENCE N89°45'06"E, 280.00 FEET; THENCE N42°46'37"E, 102.59 FEET; THENCE N89°45'06"E, 250.00 FEET; THENCE N85°56'16"E, 601.33 FEET; THENCE N81°46'50"E, 252.44 FEET TO THE AFORESAID LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 528 (BEACHLINE EXPRESSWAY), RECORDED IN OFFICIAL RECORDS BOOK 1544, PAGE 611 OF SAID PUBLIC RECORDS; THENCE N89°45'46"E, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 3342.21 FEET; THENCE N89°44'55"E, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 5317.62 FEET; THENCE DEPARTING SAID LIMITED ACCESS RIGHT-OF-WAY LINE, RUN S00°11'21"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 2410.32 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE S00°09'21"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 2923.53 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S88°12'24"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 10.78 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S00°47'07"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 2646.59 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 2; THENCE S01°53'43"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 665.14 FEET; THENCE S89°23'22"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 650.44 FEET; THENCE S01°36'02"E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 667.30 FEET; THENCE N89°11'40"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 653.83 FEET; THENCE

S01°53'43"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 1330.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2522.572 ACRES MORE OR LESS, AND BEING SUBJECT TO ANY RIGHTS-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD.

3 of 3



# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared  
by William D. Donley, P.S.M. for  
Dewberry Engineers, Inc. and submitted  
to the City Planning Bureau for verification.

William D. Donley  
Signature

09/18/15

Date

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

DEWBERRY SURVEY  
OF 9/14/15, RAN THE  
TRAVERSE & CLOSURE.

By [Signature] Date 10-20-15

Application Request (Office Use Only):

File No. ZON2018-10002

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

SE 1/4 OF NE 1/4 OF SE 1/4, SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST; THENCE NORTH 01°53'43" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 1330.29 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; SAID CORNER BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, SOUTH 89°11'40" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 653.83 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°36'02" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 667.30 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID WEST LINE, NORTH 89°23'22" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 650.44 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTH LINE, SOUTH 01°53'43" EAST, ALONG AFOREMENTIONED EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, A DISTANCE OF 665.14 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9.97 ACRES, MORE OR LESS.

1 OF 1



# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared  
by William D. Donley, P.S.M. for  
Dewberry Engineers, Inc. and submitted  
to the City Planning Bureau for verification.

William D. Donley  
Signature

09/02/15  
Date

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

WARRANTY DEED,  
RAW TRAVERSE  
& CLOSURE.

By [Signature] Date 9-15-2015

Application Request (Office Use Only):

File No. ZON2018-10002

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

FEE PARCEL B - FGT FACILITIES SITE

THAT PART OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED  
AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH,  
RANGE 31 EAST, AND RUN S01°30'57"E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 68.04  
FEET TO THE POINT OF BEGINNING; THENCE S63°21'50"E, 217.15 FEET; THENCE N87°12'24"E, 651.62 FEET TO A  
POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET AND A CHORD  
BEARING OF S00°23'08"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL  
ANGLE OF 30°32'14" FOR A DISTANCE OF 1039.30 FEET TO THE POINT OF TANGENCY; THENCE S14°52'59"W,  
280.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00  
FEET AND A CHORD BEARING OF S11°26'09"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE  
THROUGH A CENTRAL ANGLE OF 06°53'39" FOR A DISTANCE OF 260.62 FEET TO A POINT ON A NON-TANGENT  
LINE; THENCE N90°00'00"W, 107.88 FEET; THENCE N06°40'24"W, 43.69 FEET; THENCE N35°22'58"W, 42.90 FEET;  
THENCE N20°31'52"W, 25.51 FEET; THENCE N38°13'26"W, 40.92 FEET; THENCE N11°52'28"W, 34.62 FEET;  
THENCE N22°55'17"W, 78.38 FEET; THENCE N44°25'17"W, 30.80 FEET; THENCE N27°18'52"W, 37.86 FEET;  
THENCE THENCE N90°00'00"W, 444.50 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 2;  
THENCE N01°30'57"W ALONG SAID WEST LINE A DISTANCE OF 1323.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.089 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAY, RESTRICTIONS  
AND EASEMENTS OF RECORD.

1 OF 1