



VERIFIED LEGAL DESCRIPTION FORM

The following legal description has been prepared by

James D. Bray, PSM

and submitted to the City Planning Division for verification.

Signature

Date

3/22/18

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

THE RECORD PLAT,

ACCURIGHT PLAT OF SURVEY,

R/W TRAVEL & CLOSURE(S)

By

Date

R. J. Platt 4-26-2018

Application Request (Office Use Only)

File No.

ZON2018-10004
GMP2018-10010

Legal Description Including Acreage (To be typed by Applicant):

LOT 1 AND TRACT "B", BOGGY CREEK NARCOOSSEE COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH THE LANDS DESCRIBED IN CHICAGO TITLE COMMITMENT NO. 2017.7230609-211487523, EFFECTIVE: MAY 4, 2017 DESCRIBED BELOW:

PARCEL 1

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF STATE ROAD 15, LESS THE SOUTH 805 FEET THEREOF.

TOGETHER WITH:

PARCEL 2

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF STATE ROAD NO. 15, LESS THE SOUTH 580 FEET AND LESS THE NORTH 564.9 FEET THEREOF.

PARCEL 1 AND 2 TOGETHER COMBINING TO COMPRISE THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF NARCOOSSEE ROAD (STATE ROAD 15), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A BRIDGE SPIKE AND WASHER (NO ID) LOCATED AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE N01°11'26"W, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 580.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N01°11'26"W ALONG SAID WEST LINE, A DISTANCE OF 730.87 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF NARCOOSSEE ROAD (105.00' RIGHT OF WAY ACCORDING TO ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS RIGHT OF WAY MAP); THENCE DEPARTING SAID WEST LINE S41°42'12"E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 981.02 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE N89°50'45"W, A DISTANCE OF 637.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 476,546 SQUARE FEET OR 10.94 ACRES, MORE OR LESS.

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