



# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared by James Rickman for Allen & Company, Inc. and submitted to the City Planning Bureau for verification.

Signature

08/06/18

Date

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

RECORD PLAT, ALLEN & CO.

BOUND SURVEY OF 7/17/18,

RAW TRAVERSE & CLOSE.

By [Signature]

Date 9-6-2018

Application Request (Office Use Only):  
COLLEGE PARK WEST

File No. ANX2018-10009  
GMP2018-10021  
ZON2018-10012

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

LEGAL DESCRIPTION:

LOTS 3 THROUGH 7 AND A PORTION OF LOT 8, BISHOP WHIPPLE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 137, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 29 EAST; THENCE RUN NORTH 89°45'29" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, 1332.83 FEET TO A POINT ON THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE CONTINUE NORTH 89°45'29" EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, 20.00 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°26'21" EAST, 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BAY LAKE ROAD ACCORDING TO OFFICIAL RECORDS BOOK 777, PAGE 10, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF EUNCIE AVENUE ACCORDING TO THE AFORESAID PLAT OF BISHOP WHIPPLE'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°45'29" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 646.42 FEET TO A POINT ON THE EASTERLY LINE OF AFORESAID LOT 3, BISHOP WHIPPLE'S SUBDIVISION; THENCE RUN SOUTH 00°26'51" EAST ALONG SAID EASTERLY LINE, 603.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE RUN NORTH 89°48'11" EAST ALONG THE NORTHERLY LINE OF AFORESAID LOT 7, 323.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE RUN SOUTH 00°27'06" EAST ALONG THE EASTERLY LINE OF SAID LOT 7, 200.00 FEET; THENCE DEPARTING SAID EASTERLY LINE RUN NORTH 89°48'11" EAST ALONG A LINE 200.00 FEET SOUTH OF THE NORTH LINE OF AFORESAID LOT 8, 313.27 FEET TO A LINE 10.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 8, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF

1 OF 2

HEATHERINGTON ROAD; THENCE RUN SOUTH 00°27'21" EAST ALONG SAID PARALLEL LINE AND SAID WEST RIGHT OF WAY LINE, 433.52 FEET TO A LINE 10.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 5 THROUGH 8, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF SHADER ROAD ACCORDING TO OFFICIAL RECORDS BOOK 338, PAGE 321 AND DEED BOOK 338, PAGE 326 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 89°50'53" WEST ALONG SAID PARALLEL LINE AND SAID NORTHERLY RIGHT OF WAY LINE, 1283.21 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF EUNCIE AVENUE; THENCE RUN NORTH 00°26'21" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1235.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 26.153 ACRES, MORE OR LESS.

2 OF 2