

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 Division for verification.
Certificate of Authorization No. LB68

Signature
Robert "Tyler" Sears
Florida Registered Surveyor and Mapper
Certificate No. 6950

6/13/17
Date

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

McINTOSH SURVEY

OF 5/2017, RAN

TRAVERSE & CLOSURE.

By [Signature] Date 6-22-2017

Application Request (Office Use Only):

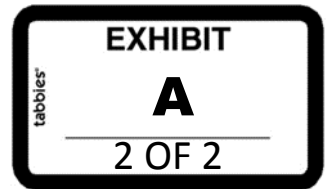
File No. GMP2017-00012
GMP2017-00013
ZON2017-00011

GOAA POITRAS PROPERTY RESIDENTIAL AREA SITE BOUNDARY PART A (ORANGE COUNTY PORTION)

DESCRIPTION:

That part of Sections 35 and 36, Township 24 South, Range 30 East, and that part of Sections 31 and 32, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of said Section 31; thence S89°41'29"W along the North line of said Section 31, for a distance of 30.34 feet to the POINT OF BEGINNING and the West right-of-way line of Narcoossee Road, as described in Official Records Book 10003, Page 5463, of the Public Records of Orange County, Florida, and a point on a non-tangent curve concave Northeasterly having a radius of 4595.35 feet and a chord bearing of S24°36'38"E; thence departing said North line run Southeasterly along said West right-of-way line and along the arc of said curve through a central angle of 34°11'08" for a distance of 2741.83 feet to the point of tangency; thence S41°42'12"E along said West right-of-way line and the West right-of-way line of Narcoossee Road, as described in Official Records Book 9838, Page 6700, of the Public Records of Orange County, Florida, for a distance of 2244.39 feet to the South line of lands described in Official Records Book 10345, Page 1882, of



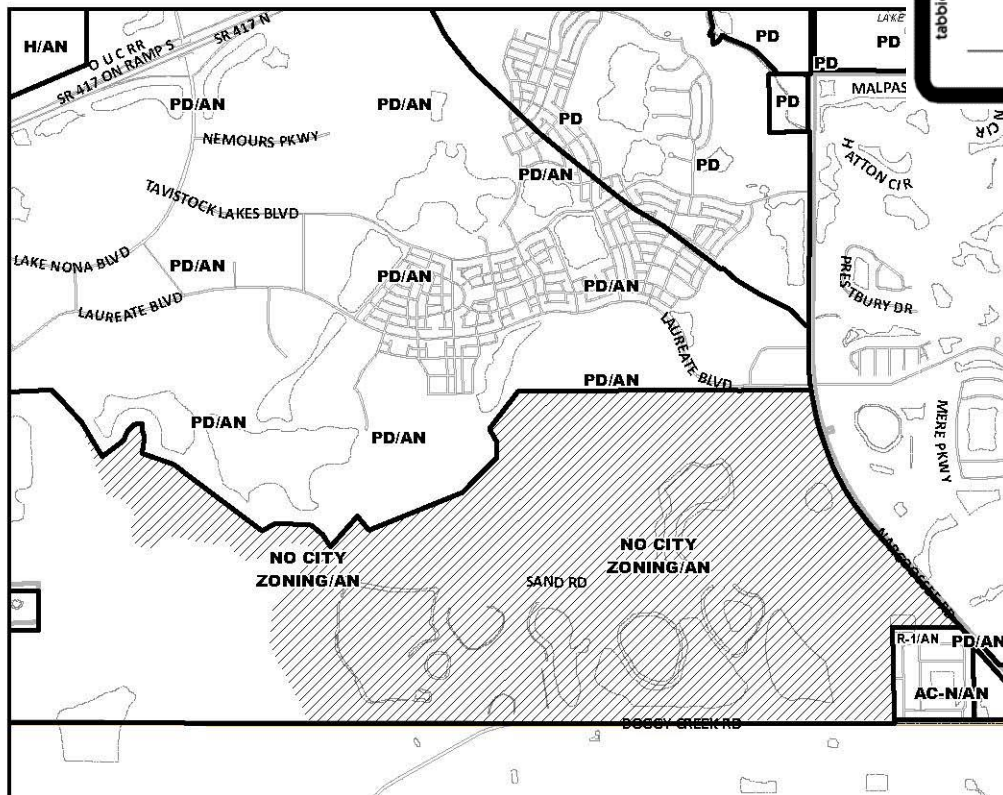
the Public Records of Orange County, Florida; thence departing said West right-of-way line run N89°42'29"W along said South line, 1208.33 feet to the Southwest corner of said lands described in Official Records Book 10345, Page 1882; thence departing said South line run S01°25'03"E along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 32, for a distance of 1429.96 feet to the Northerly right-of-way line of State Road 530 (Boggy Creek Road), as described in Deed Book 803, Page 550, of the Public Records of Orange County, Florida; thence departing said West line run S89°56'29"W along said Northerly right-of-way line, 6288.89 feet to the point of curvature of a curve concave Southerly having a radius of 1482.62 feet and a chord bearing of S83°06'59"W; thence Westerly along said Northerly right-of-way line and along the arc the arc of said curve through a central angle of 13°39'01" for a distance of 353.22 feet to a non-tangent line and the South line of the Southwest 1/4 of said Section 31; thence departing said Northerly right-of-way line run N89°55'11"W along said South line, 16.39 feet to the Southwest corner of said Section 31; thence N89°53'32"W along the South line of the Southeast 1/4 of said Section 36, for a distance of 2413.39 feet to the South 1/4 corner of said Section 36; thence N89°51'34"W along the South line of the Southwest 1/4 of said Section 36, for a distance of 752.36 feet to the Southwest corner of Conservation Easement Parcel B, as described in Official Records Book 9988, Page 2964, of the Public Records of Orange County, Florida; thence departing said South line run the following courses and distances along the Westerly line of said Conservation Easement Parcel B: N27°46'12"W, 1461.05 feet; N04°00'36"E, 609.80 feet; N45°01'04"E, 392.63 feet; N29°55'01"E, 464.68 feet to the Northwest corner of said Conservation Easement Parcel B; thence departing said Westerly line run N29°55'01"E, 163.68 feet to the Southerly line of Conservation Easement Parcel A, as described in said Official Records Book 9988, Page 2964; thence run the following courses and distances along said Southerly line: N29°55'01"E, 83.49 feet; N08°44'58"E, 143.91 feet; N49°36'29"W, 88.82 feet; N85°26'05"W, 405.34 feet; S56°28'06"W, 438.03 feet; S74°23'24"W, 260.03 feet; N53°42'10"W, 233.03 feet; N34°29'15"W, 246.27 feet; S75°32'34"W, 232.00 feet; N78°19'21"W, 794.97 feet; S18°56'11"W, 83.54 feet; S45°01'19"W, 125.19 feet; S61°24'26"W, 101.45 feet; N87°00'08"W, 192.79 feet; N72°16'29"W, 110.73 feet; N37°45'30"W, 137.95 feet; N13°06'47"W, 85.82 feet; N00°59'46"E, 190.52 feet; N25°50'13"E, 185.10 feet; N49°36'14"W, 381.40 feet; N78°42'16"W, 199.09 feet; N20°25'04"W, 1298.81 feet; N69°34'56"E, 19.55 feet to the South line of lands described in Official Records Book 5620, Page 2323, of the Public Records of Orange County, Florida; thence departing said Southerly line run the following courses and distances along said South line: S43°02'51"E, 4.76 feet; S30°43'11"E, 669.23 feet; N52°25'43"E, 477.75 feet; N23°57'04"E, 187.38 feet; N47°13'14"E, 145.27 feet; N79°24'17"E, 105.54 feet; S47°24'25"E, 40.21 feet; S05°16'44"W, 95.72 feet; S18°23'42"E, 128.07 feet; S09°27'28"W, 270.39 feet; S70°52'06"E, 558.66 feet; S52°57'06"E, 1861.88 feet; N61°21'08"E, 269.99 feet; S87°05'06"E, 594.97 feet; S49°55'51"E, 254.99 feet; S30°30'45"E, 234.99 feet; N41°57'03"E, 684.96 feet; S38°30'26"E, 305.98 feet; N68°04'58"E, 1694.91 feet; N44°15'51"E, 829.96 feet; N00°00'16"W, 244.99 feet; N31°31'51"W, 274.99 feet; N38°13'29"E, 799.96 feet to the aforesaid North line of Section 31; thence departing said South line run N89°41'29"E along said North line, 4882.50 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.99994883912, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

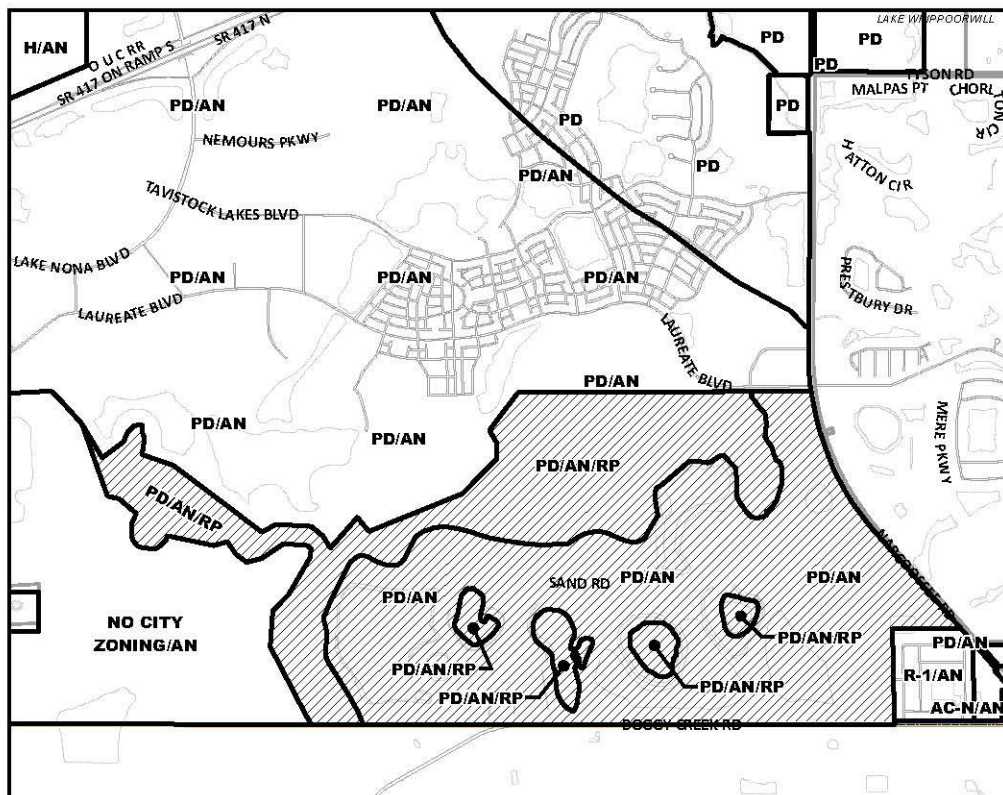
The above described parcel of land contains 1163.026 acres more or less when measured in ground dimensions.

EXHIBIT

B



Zoning - Existing ZON2017-00011



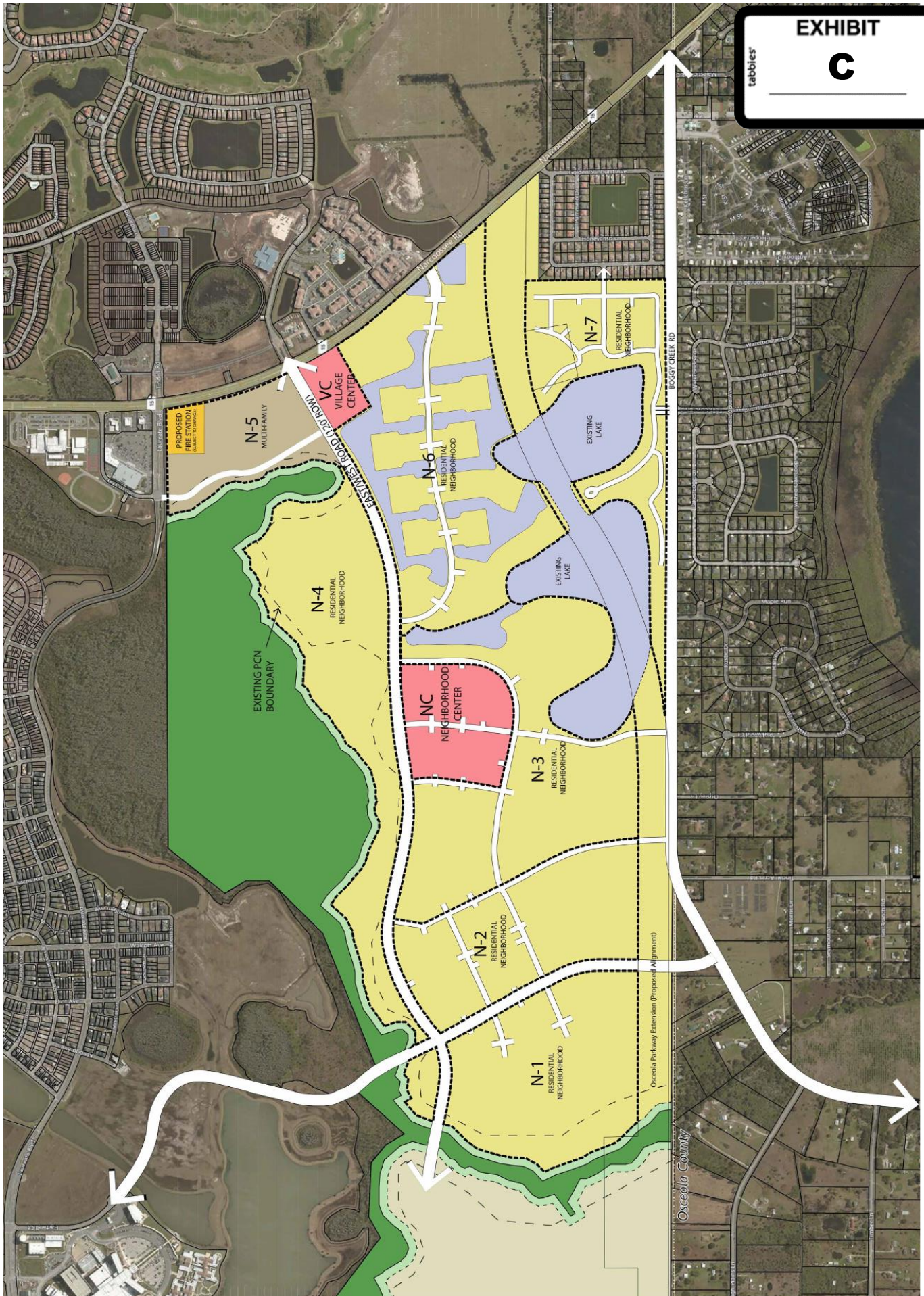
Zoning - Proposed ZON2017-00011



EXHIBIT

C

tables



	FROM							
	Single Family Residential (DU)	Multi-Family Residential (DU)	Townhomes (DU)	Office (KSF)	Elementary School (Students)	Manufacturing (KSF)	Warehousing (KSF)	Retail (KSF)
TO	Single Family Residential (DU)	1.000	0.673	0.447	3.483	1.667	0.401	9.671
	Multi-Family Residential (DU)	1.486	1.000	0.665	5.176	2.478	0.596	14.372
	Townhomes (DU)	2.236	1.505	1.000	7.787	3.728	0.896	21.624
	Office (KSF)	0.287	0.193	0.128	1.000	0.479	0.115	2.777
	Elementary School (Students)	3.807	2.561	1.702	13.257	6.347	1.526	36.815
	Manufacturing (KSF)	0.600	0.404	0.268	2.089	1.000	0.240	5.801
	Warehousing (KSF)	2.495	1.678	1.116	8.687	4.159	1.000	24.124
	Retail (KSF)	0.103	0.070	0.046	0.360	0.172	0.041	1.000

* Land use exchanges based on total PM peak hour peak direction (outbound) project traffic for buildout of Poitras Project

Example Applications:

200 KSF Office to Townhomes: $200 \times 7.787 = 1,557$ Townhome units

300 Single Family units to Retail: $300 \times 0.103 = 31$ KSF Retail

50 KSF Retail to Office: $50 \times 2.777 = 139$ KSF Office

