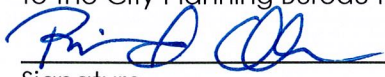




VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared by Richard Allen, PSM, City Surveyor and submitted to the City Planning Bureau for verification.


Signature

June 14, 2020
Date

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

PLAT

By  Date 6/17/2020

Application Request (Office Use Only):

File No. SNC2020-10000

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

That portion of Right-of-Way as defined as Major Boulevard and lying between Lots 1A and 10A and lying between Universal Boulevard and Kirkman Road as graphically shown and according to the plat there of Universal City Florida (A Replat) as recorded in Plat Book 35, Pages 84-87 of the Public Records of Orange County, Florida. Being more particularly described as follows:

Begin at the Southeast Corner of Aforesaid Lot 10A of the plat Universal City Florida (A Replat), Plat Book 35, Pages 84-87, said point also being on the West Right-of-Way line of Kirkman Road, also known as State Road 435, thence run S00°22'36"E along the said West Right-of-Way line of Kirkman Road a distance of 150.00 feet to the Northeast Corner of Lot 1A, of said Universal City Florida (A Replat), also being the south right-of-way line of Major Boulevard, thence departing said West Right-of-Way line of Kirkman Road run the following five (5) courses along the south right-of-way line of aforesaid Major Boulevard, also being the North line of Lot 1A, S89°37'43"W, a distance of 749.00 Feet, N00°22'17"W; a distance of 23.17 Feet to the point of curvature of a curve concave to the Southeast with a radius of 567.00 Feet, with a central angle of 07°19'55", a chord bearing of S84°48'33"W, an a chord distance of 72.51 Feet, thence run along said curve a distance of 72.56 feet to the point of tangency; thence run N08°51'25"W, a distance of 10.00 Feet to a point of curvature of a curve concave to the Southeast with a radius of 577.00 Feet, a central angle of 12°35'36, a chord bearing of S74°50'48"W, a chord distance of 126.57 Feet, thence run along said curve a distance of 126.82 to the Point of Tangency, thence Run S68°33'00"W, a distance of 77.70 Feet to the Easterly Right-of-Way of aforesaid Universal Boulevard, thence departing the north line of said Lot 1A run along the easterly right-of-way line of Major Boulevard N21°27'00"W, a distance of 116.00 Feet to the North Right-of-Way line of said Major Boulevard and the South line of Lot 10A,

thence departing the easterly right-of-way Line of Universal Boulevard, run the following three (4) courses along the North Right-of-Way line of said Major Boulevard and the South Line of Lot 10A: N68°33'00"E, a distance of 78.59 Feet to the point of curvature of a curve concave to the southeast, having a radius of 693.00, a central angle of 20°08'06"; a chord bearing of N78°37'03"E, a chord distance of 242.28 feet, thence run along said curve a distance of 243.53 feet to the point of tangency; thence N00°22'36"W, a distance of 0.81 Feet; N89°37'43"E a distance of 749.00 Feet to the **Point of Beginning**.

Said Parcel of Land Contains 3.398 Acres, more or less.