



# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been  
prepared by Accuright Surveys of Orlando, Inc.  
and submitted  
to the City Planning Bureau for verification.

Ronald K. Smith  
Signature Ronald K. Smith PSM 5797

September 14, 2020  
Date

Application Request (Office Use Only):

File No. ZON2020-10009

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

PARCEL 1

LOT 1, JEWEL OF JACKSON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 103, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2

THE SOUTH 120 FEET OF LOT 12, J.H. SMITH'S SUBDIVISION OF BLOCK 9 SUMMERLIN'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "D", PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3

THE WEST 33 FEET OF THE EAST 50 FEET OF LOT 10, J.H. SMITH'S SUBDIVISION OF BLOCK 9 SUMMERLIN'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "D", PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE SOUTH ONE HALF (1/2) OF VACATED MARIPOSA STREET LYING NORTH OF SAID PARCEL, AS VACATED, CLOSED AND ABANDONED BY ORDINANCE RECORDED JULY 30, 2004, IN OFFICIAL RECORDS BOOK 7556, PAGE 3313, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PORTION OF THE RIGHT-OF-WAY OF MARIPOSA STREET, SAID ROAD HAVING A 40 FEET WIDE RIGHT OF-WAY, AS SHOWN ON THE PLAT OF J.H. SMITH'S SUBDIVISION OF BLOCK "9" SUMMERLIN'S ADDITION TO ORLANDO, AS RECORDED IN PLAT BOOK "D", PAGE 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF LAKE AVENUE, SAID ROAD HAVING A 60 FEET WIDE RIGHT-OF-WAY AND THE SOUTH RIGHT-OF-WAY LINE OF MARIPOSA STREET, SAID ROAD HAVING A 40 FEET WIDE RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF J.H. SMITH'S SUBDIVISION OF BLOCK "9" SUMMERLIN'S ADDITION TO ORLANDO, PLAT BOOK "D", PAGE 16, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 14 OF SAID PLAT; THENCE N00°37'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 40.01 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF SAID MARIPOSA STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, OF SAID PLAT: THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, N90°00'00"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, S00°37'28"W, PARALLEL WITH AND 250.00 FEET EAST OF SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 40.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID MARIPOSA STREET: THENCE N90°00'00"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRES, MORE OR LESS.

PARCEL I

THE NORTH 90.00 FEET OF LOT 11 AND THE NORTH 90.00 FEET OF THE WEST 10.00 FEET OF LOT 10, J.H. SMITH'S SUBDIVISION OF BLOCK 9, SUMMERLIN'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL II

THE NORTH 70.00 FEET OF LOT 12, LESS THE WEST 11.00 FEET THEREOF, J.H. SMITH'S SUBDIVISION OF BLOCK 9, SUMMERLIN'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINS 0.693 ACRES MORE OR LESS.