



VERIFIED LEGAL DESCRIPTION FORM

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MUNICIPAL PLANNING BOARD

The following legal description has been prepared by WSP USA Environment & Infrastructure, Inc. and submitted to the City Planning Bureau for verification.

Robert M. Jones

Digitally signed by Robert M. Jones
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Date: 2024.03.06 17:15:40 -0500

Robert M. Jones, PSM

March 6, 2024
Date



"This Description has been reviewed by the Engineering Division and is acceptable based on a comparison with: SURVEYS, Deeds, Documents, and GIS MAPPING

By: Richard Allen Date: 3/7/2024
Richard Allen
City Surveyor

Application Request (Office Use Only):

File No.

ANX#2024-1001

Legal Description Including Acreage:

Prepared by WSP USA Environment & Infrastructure, Inc., Surveyor: Robert M Jones, FL PSM 4201

DESCRIPTION

A parcel of land lying in Sections 12,13,14, 23, and 24, Township 23 South, Range 31 East, and in Sections 7,18, and 19, Township 23 South, Range 32 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of said Section 19; thence South 89°51' 21" West, along the South line of the Southeast ¼ of said Section 19, a distance of 2667.63 feet to the South ¼ corner of said Section 19; thence South 89°49'11" West, along the South line of the Southwest ¼ of said Section 19, a distance of 2669.76 feet to the Southeast corner of said Section 24; thence South 89°54'40" West, along the South line of the Southeast ¼ of said Section 24, a distance of 2748.34 feet to the South ¼ corner of said Section 24; thence South 89°52' 58" West, along the South line of the Southwest ¼ of said Section 24, a distance of 2658.09 feet to the Southeast corner of said Section 23; thence South 89°53'28" West, along the South line of the Southeast ¼ of said Section 23, a distance of 2653.91 feet to the South ¼ corner of said Section 23; thence North 00°09' 35" East, along the West line of the Southeast ¼ of said Section 23, a distance of 2653.94 feet to the Southwest corner of the Northeast ¼ of said Section 23; thence North 00° 08'48" East, along the West line of said Northeast ¼ of Section 23, a distance of 2656.77 feet to the South ¼ corner of said Section 14; thence North 00°12'03" East, along the West line of the Southeast ¼ of said Section 14, a distance of 2655.80 feet

to the Southwest corner of the Northeast $\frac{1}{4}$ of said Section 14; thence North $00^{\circ}10'03''$ East, along the West line of said Northeast $\frac{1}{4}$ of Section 14, a distance of 2661.15 feet to the North $\frac{1}{4}$ corner of said Section 14; thence North $89^{\circ}53' 37''$ East, along the North line of said Northeast $\frac{1}{4}$ of Section 14, a distance of 2657.50 feet to the Southwest corner of said Section 12; thence North $00^{\circ}11' 22''$ East, along the West line of the Southwest $\frac{1}{4}$ of Section 12, a distance of 122.23 feet to the Northwest corner of the South $\frac{3}{40}^{\text{th}}$ of said Southwest $\frac{1}{4}$ of Section 12; thence North $89^{\circ} 55'41''$ East, along the North line of said South $\frac{3}{40}^{\text{th}}$, a distance of 2655.92 feet to the Northeast corner of said South $\frac{3}{40}^{\text{th}}$ of the Southwest $\frac{1}{4}$ of Section 12; thence South $00^{\circ} 07'31''$ West, along the East line of said Southwest $\frac{1}{4}$ of Section 12, a distance of 199.38 feet to the North $\frac{1}{4}$ corner of said Section 13, also being the north right-of-way line of Innovation Way, formerly Alafaya Trail Extension, as described in Official Records Book 8964 at Page 3164 of the Public Records of Orange County, Florida; thence South $00^{\circ} 05'20''$ East, a distance of 120.00 feet to the South right-of-way line of said Innovation Way; thence North $89^{\circ}49'45''$ East, along said Southerly right-of-way line, a distance of 607.92 feet to the point of curvature of a curve concave to the North and having a radius of 1014.87 feet; thence Easterly, along said curve and Southerly right-of-way line, through a central angle of $28^{\circ} 08'19''$ an arc distance of 498.42 feet to the North line of the Northeast $\frac{1}{4}$ of said Section 13, where the chord bears North $75^{\circ}45' 35''$ East a distance of 493.42 feet; thence North $89^{\circ} 49' 54''$ East, along said North line, a distance of 1625.81 feet to the Southwest corner of said Section 7; thence North $00^{\circ} 03' 01''$ West along the West line of the Southwest $\frac{1}{4}$ of said Section 7, a distance of 2584.26 feet to said South right-of-way line of Innovation Way, thence North $42^{\circ}24'41''$ East along said Southerly right-of-way line, a distance of 498.46 feet to the Westerly right-of-way line of Alafaya Trail as described in Official Records Book 3537 at Page 1156 of said Public Records; thence South $50^{\circ}03'04''$ East, along said Westerly right-of-way line, a distance of 151.77 feet to a curve concave to the Southwest and having a radius of 1140.00 feet; thence Southerly along said curve and Westerly right-of-way line through a central angle of $50^{\circ}00'00''$ an arc length of 994.84 feet where the chord bears South $25^{\circ}03' 02''$ East a distance of 963.57 feet; thence South $00^{\circ}03'02''$ East, along said Westerly right-of-way line, a distance of 1980.04 feet to the North line of the Northwest $\frac{1}{4}$ of said Section 18; thence departing said Westerly right-of-way line run North $89^{\circ}52' 33''$ East, along said North line, a distance of 1791.97 feet to the North $\frac{1}{4}$ corner of said Section 18; thence North $89^{\circ}58'05''$ East, along the North line of the Northeast $\frac{1}{4}$ of said Section 18, a distance of 2670.60 feet to the Northeast corner of said Section 18; thence South $00^{\circ}54'21''$ East, along the East line of the Northeast $\frac{1}{4}$ of said Section 18, a distance of 2656.61 feet to the East $\frac{1}{4}$ corner of said Section 18; thence South $00^{\circ}38' 01''$ West, along the East line of the Southeast $\frac{1}{4}$ of said Section 18, a distance of 2651.10 feet to the Southeast corner of said Section 18; thence South $00^{\circ}02' 28''$ West, along the East line of the Northeast $\frac{1}{4}$ of said Section 19, a distance of 2656.97 feet to the East $\frac{1}{4}$ corner of said Section 19; thence South $00^{\circ}09'23''$ East, along the East line of the Southeast $\frac{1}{4}$ of said Section 19, a distance of 2656.89 feet to the **POINT OF BEGINNING**.

Containing 3,327.70 acres, more or less