



VERIFIED LEGAL DESCRIPTION FORM

The following legal description has been prepared by

Pierson Monetti

and submitted to the City Planning Division for verification.

Signature

3-18-25

Date

Application Request (Office Use Only)

File No. _____

Legal Description Including Acreage (To be typed by Applicant):

DESCRIPTION:

All of LOTS 1-4 inclusive, CAVENAUGH REPLAT, according to the Plat thereof, recorded in plat Book J, Page 100, of the Public Records of Orange County, Florida, together with all of LOTS 7-10 inclusive, and LOTS 13-15 inclusive, SUN SHINE PARK, according to the Plat thereof, recorded in Plat Book F, Page 58, located in Section 24, Township 22 South, Range 29 East, Orange County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of aforesaid LOT 4, CAVENAUGH REPLAT, run thence along the East right-of-way line of Highland Avenue, N.00°24'31"E., a distance of 381.22 feet to the Northwest corner of aforesaid LOT 7, SUN SHINE PARK; thence along the North boundary of said LOT 7 and aforesaid LOT 15, S.89°32'58"E., a distance of 270.70 feet to the Northeast corner of said LOT 15, said point also lying on the West right-of-way line of Broadway Avenue; thence along said West right-of-way line, S.00°21'27"W., a distance of 270.06 feet to the Southeast corner of aforesaid LOT 1, CAVENAUGH REPLAT, said point also lying on the North right-of-way line of Park Lake Circle; thence along said North right-of-way line, the following two (2) courses: 1) S.60°26'50"W., a distance of 219.91 feet; 2) S.89°35'52"W., a distance of 80.43 feet to the POINT OF BEGINNING.

Containing 2.124 acres or 92,505, square feet more or less.