

LEGAL DESCRIPTION

ARTHUR AVE ANNEXATION

LEGAL DESCRIPTION:

A PORTION OF THOSE LANDS IN ARTHUR AVENUE AND LOTS 15 AND 16, BLOCK "D", "UNIVERSITY HEIGHTS", AS RECORDED IN PLAT BOOK "N", PAGE 59 OF THE PUBLIC RECORDS, ORANGE COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AND BEGIN AT A NAIL AND DISC (LB 4475) MARKING THE CURRENT NORTHEAST CORNER OF LOT 14, BLOCK D, SITUATE ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ARTHUR AVENUE (60 FOOT RIGHT-OF-WAY PER PLAT BOOK N, PAGE 59) AND THE CURRENT WEST RIGHT-OF-WAY LINE OF EDGEWATER DRIVE (RIGHT-OF-WAY WIDTH VARIES PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SECTION NUMBER 75260-2501); THENCE, ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 89°19'04" WEST, 139.81 FEET, TO A 5/8" IRON ROD & CAP (LB 6605) MARKING THE NORTHEAST CORNER OF LOT 15, BLOCK "D", OF SAID PLAT; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY AND ALONG THE EAST LINE OF SAID LOT 15, SOUTH 00°40'56" EAST, 140.00 FEET, TO A 5/8" IRON ROD & CAP (LB 6605) MARKING THE SOUTHEAST CORNER OF LOT 15, BLOCK "D"; THENCE, DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF LOTS 15 AND 16, SOUTH 89°19'04" WEST, 100.00 FEET, TO A 5/8" IRON ROD & CAP (LB 6605) MARKING THE SOUTHWEST CORNER OF LOT 16, BLOCK "D"; THENCE, DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE OF LOT 16, BLOCK "D", NORTH 00°40'56" WEST, 140.00 FEET, TO A 5/8" IRON ROD & CAP (LB 6605), MARKING THE NORTHWEST CORNER OF LOT 16, BLOCK "D", SITUATE ON THE SAID SOUTH RIGHT-OF-WAY LINE OF ARTHUR AVENUE; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, NORTH 00°40'56" WEST, 60.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF SAID ARTHUR ROAD; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°19'04" EAST, 239.81 FEET, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ARTHUR AVENUE AND THE CURRENT WEST RIGHT-OF-WAY LINE OF EDGEWATER DRIVE; THENCE, DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID CURRENT WEST RIGHT-OF-WAY LINE, SOUTH 00°40'56" EAST, 60.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 28,388 SQUARE FEET OR 0.65 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE ESTABLISHED SOUTH RIGHT-OF-WAY LINE OF ARTHUR AVENUE, AS RECORDED IN PLAT BOOK "N", PAGE 59 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA: SOUTH 89°19'04" WEST.
2. THIS IS A SKETCH AND DESCRIPTION AND IS NOT A SURVEY AS SUCH.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT-OF-WAYS, OR ENCUMBRANCES OF RECORD, NOR WAS TITLE WORK PROVIDED TO THIS SURVEYOR. THERE MAY BE OTHER EASEMENTS AND/OR ENCUMBRANCES OF RECORDS WHICH AFFECT OR OVERLAP INTO THE PARCEL BEING DESCRIBED HEREIN.
4. THIS MAP IS INTENDED TO BE VIEWED AT THE DEPICTED SCALE AS SHOWN. REPRODUCTIONS OF THIS MAP ARE SUBJECT TO REDUCTIONS OR ENLARGEMENTS IN SIZE AND MAY NOT ACCURATELY REPRESENT THIS SURVEY MAP.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE STRICTLY PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOHN MILLER PULICE, P.S.M. 6811 ON 10/28/24. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17-062.

THIS IS NOT A BOUNDARY SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF FLORIDA STATUTES.

JOHN MILLER PULICE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS6811

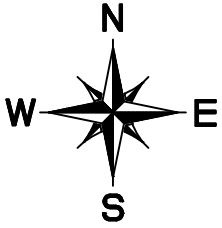
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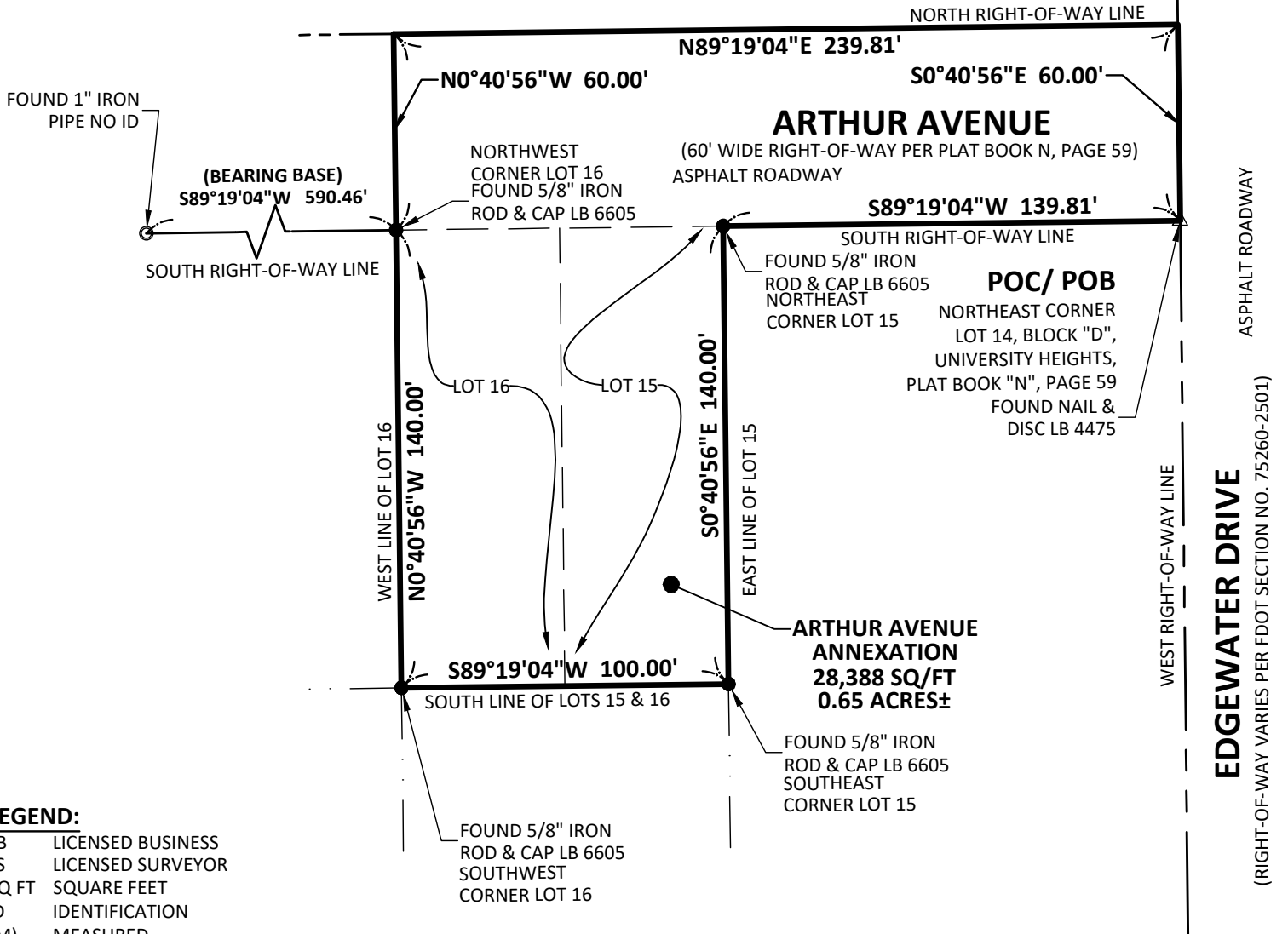
DESCRIPTION	DATE		PROJECT INFORMATION	
PREPARED	10/28/2024		JOB #	24-0365.000
			DRAWN BY	SAF
			REVIEWED BY	JMP
			SHEET 1 OF 2	

SKETCH OF DESCRIPTION

ARTHUR AVE ANNEXATION



GRAPHIC SCALE
IN FEET
1 INCH = 50 FEET



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PREPARED	10/28/2024

KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

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CERTIFICATE OF AUTHORIZATION: 32059
EB NO. 8336 | LB NO. 6605

PROJECT INFORMATION	
JOB #	24-0365.000
DRAWN BY	SAF
REVIEWED BY	JMP
SHEET 2 OF 2	