



VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared by Brice Hellstrom and submitted to the City Planning Bureau for verification.

Brice Hellstrom
Signature

1/5/26
Date



Digitally signed by:
Brice Hellstrom
DN: CN = Brice Hellstrom
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C = US, O = Allen and Company
Date: 2026.01.05 08:38:36 -05'00'



This Description has been reviewed by the Engineering Division and is acceptable based on a comparison with:
PLAT, BOUNDARY SURVEY GIS MAPPING

By: Guy Adams Date: 1-6-26
GUY ADAMS

Application Request (Office Use Only):

File No. 20N2025-10009

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

A PARCEL OF LAND BEING A PORTION OF TRACT FD-2, DOWDEN ROAD - PHASE 3 AND 4, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 49 THROUGH 52, OF SAID PUBLIC RECORDS AND LYING IN SECTIONS 3 AND 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT FD-K1, STOREY PARK - PARCEL K PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 118 THROUGH 127, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 1512.50 FEET, WITH A CHORD BEARING OF SOUTH 03°01'14" EAST, AND A CHORD DISTANCE OF 969.97 FEET; THENCE RUN SOUTHERLY, ALONG THE EASTERLY LINE OF SAID TRACT FD-2 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°24'17" FOR A DISTANCE OF 987.41 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID EASTERLY LINE, RUN NORTH 72°43'58" WEST FOR A DISTANCE OF 531.33 FEET; THENCE RUN NORTH 00°49'05" WEST FOR A DISTANCE OF 172.65 FEET; THENCE RUN NORTH 02°50'43" WEST FOR A DISTANCE OF 173.82 FEET; THENCE RUN NORTH 04°21'33" WEST FOR A DISTANCE OF 111.83 FEET; THENCE RUN NORTH 05°19'31" WEST FOR A DISTANCE OF 91.60 FEET; THENCE RUN NORTH 07°14'06" EAST FOR A DISTANCE OF 58.56 FEET; THENCE RUN NORTH 00°25'05" WEST FOR A DISTANCE OF 89.23 FEET TO THE SOUTHERLY LINE OF SAID TRACT FD-K1; THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING BEARING AND DISTANCES: NORTH 87°42'12" EAST FOR A DISTANCE OF 166.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 296.00 FEET, WITH A CHORD BEARING OF NORTH 77°44'48" EAST, AND A CHORD DISTANCE OF 102.36 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'48" FOR A DISTANCE OF 102.88 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 67°47'24" EAST FOR A DISTANCE OF 228.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.38 ACRES, MORE OR LESS.