



Interoffice Memorandum

February 24, 2022

TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners

FROM: Joseph C. Kunkel, P.E., Director, Public Works Department

CONTACT PERSON: Eduardo Avellaneda, P.E., Manager  
Roads & Drainage Division

PHONE NUMBER: (407) 836-7871

SUBJ: **Interlocal Agreement between Orange County and the City of Orlando regarding the Transfer of Jurisdiction of West Oak Ridge Road, Tampa Avenue and Dowden Road**

The City of Orlando (City) has requested Orange County (County) transfer the Deed and Assign the Easements for the portions of three County functionally classified roads: West Oak Ridge Road from the easterly right of way line of Interstate 4 to the easterly right of way line of Millenia Boulevard, Tampa Avenue from the northerly right of way line of Orange Center Boulevard to the southerly right of way line of West Colonial Drive (West State Road 50), and Dowden Road within the unincorporated area in the right of way of State Road 417 (the Central Florida Greenway).

In accordance with Florida Statutes, a County Deed and an Assignment of Easements has been prepared which transfers to the City all interest, authority, and responsibility over West Oak Ridge Road, Tampa Avenue, and Dowden Road. Approval of this Agreement transfers responsibility for maintaining West Oak Ridge Road, Tampa Avenue, and Dowden Road to the City.

The County Attorney's Office has reviewed the Agreement, Deed and Assignment and found the Agreement acceptable as to form.

**Action Requested:** **Approval and execution of (1) Interlocal Agreement between the City of Orlando and Orange County regarding the transfer of jurisdiction of portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road; (2) County Deeds for West Oak Ridge Road, Tampa Avenue, and Dowden Road by Orange County and the City of Orlando; and (3) Assignments of Joint Use Pond Agreement, Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement, and Temporary Slope Easement by Orange County to the City of Orlando. District 1.**

JCK/EA/GS/rs

Attachment(s)



**Intergovernmental Agreement between Orange County and the City of Orlando regarding the Transfer of Jurisdiction of that portion of Dowden Road within the right of way for State Road 417 and the Assignment of the Drainage Easement**

Author: George Shupp  
 Checked by:  
 Date Saved: 11/12/2020

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness



**Intergovernmental Agreement between Orange County and the City of Orlando  
regarding the Transfer of Jurisdiction of  
Tampa Av between Orange Center Bv and W Colonial Dr**

Author: George Shupp  
Checked by:  
Date Saved: 3/30/2020

© 2020 Esri. All rights reserved. All other marks are the property of their respective owners. All other marks are the property of their respective owners.



**Legend**

Functionally Classified

Road Owner

- CITY
- COUNTY
- STATE



**Intergovernmental Agreement between Orange County and the City of Orlando regarding the Transfer of Jurisdiction of that portion of Oak Ridge Road between Vanguard Street (Grandnational Drive) and Radebaugh Road (Millenia Boulevard)**

Author: George Shupp  
 Checked by:  
 Date Saved: 11/12/2020

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness.



## OFFICE OF COMPTROLLER

---

**ORANGE  
COUNTY  
FLORIDA**

**Phil Diamond, CPA**  
County Comptroller as  
Clerk of the Board of County Commissioners  
201 South Rosalind Avenue  
Post Office Box 38  
Orlando, FL 32802  
Telephone: (407) 836-7300  
Fax: (407) 836-5359

DATE: March 9, 2022

TO: Eduardo Avellaneda, Manager  
Roads & Drainage Division, BCC

FROM: Katie Smith, Deputy Clerk *ER for KS*  
Comptroller Clerk of BCC

SUBJECT: Request for Execution of Documents, Public Works Department Consent  
Item 2, Legislative File #22-325, March 8, 2022

Enclosed is the Assignment of Joint Use Pond Agreement, Assignment of Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement, and Assignment of Temporary Slope Easement (3 originals) which was approved by the Board of County Commissioners (BCC) at its regular meeting held on March 8, 2022.

Please forward the documents to all required parties for signature.

**Email copies of the fully-executed documents to [ClerkofBCC@occompt.com](mailto:ClerkofBCC@occompt.com) and copy [nicholas.gonzalez2@ocfl.net](mailto:nicholas.gonzalez2@ocfl.net). Note: [ClerkofBCC@occompt.com](mailto:ClerkofBCC@occompt.com) is **used** **only** for County staff submission of pending documents.**

Please include in cover memo or subject line identification of the documents by name, agenda item number, and date of BCC approval. Emailed copies must be in full-size PDF format. The documents will be processed and filed for the record upon receipt.

If you are unable to return a copy of the fully-executed documents before April 8, 2022, notify Katie Smith by email of the reason for the delay prior to that date.

If you have any questions, please do not hesitate to call.

ks:er

Enclosures (3)

dl: Joseph C. Kunkel, Director, Public Works Department, BCC [email]  
Chris Testerman, Deputy County Administrator, BCC [email]  
Whitney Verrett, Executive Assistant, Public Works Department, BCC [email]  
Nicholas Gonzalez, Executive Assistant, County Administrator's Office, BCC [email]  
Pending File

---

**INTERLOCAL AGREEMENT**

**between the**

**CITY OF ORLANDO, FLORIDA**

**and**

**ORANGE COUNTY, FLORIDA**

**regarding the**

**TRANSFER OF JURISDICTION OF**  
**PORTIONS OF WEST OAK RIDGE ROAD,**  
**TAMPA AVENUE, AND DOWDEN ROAD**

---

Approved by the City of Orlando  
City Council

January 24th, 2022

Approved by the Orange County  
Board of County Commissioners

March 8, 2022



**INTERLOCAL AGREEMENT**  
**between the**  
**CITY OF ORLANDO, FLORIDA**  
**and**  
**ORANGE COUNTY, FLORIDA**  
**regarding the**  
**TRANSFER OF JURISDICTION OF**  
**PORTIONS OF WEST OAK RIDGE ROAD,**  
**TAMPA AVENUE, AND DOWDEN ROAD**

**THIS INTERLOCAL AGREEMENT** is made and entered into by and between the **City of Orlando, Florida**, a municipal corporation created and existing under the laws of the State of Florida (“City”), and **Orange County, Florida**, a Charter County and political subdivision of the State of Florida (“County”).

**RECITALS**

**WHEREAS**, the County has authority pursuant to Section 125.01(1)(p), Florida Statutes, to enter into an agreement with another governmental entity or agency for joint performance, or performance by one unit on behalf of the other, of any of either entity’s or agency’s authorized functions;

**WHEREAS**, the City has authority pursuant Section 166.021, Florida Statutes, to enter into agreements;

**WHEREAS**, all roads that are open and available for use by the public and dedicated to public use, according to law or by prescription, are declared to be and established as, pursuant to Section 335.01(1), Florida Statutes, public roads;

**WHEREAS**, a “road” is defined by Section 334.03(22), Florida Statutes, as “a way open

to travel by the public, including, but not limited to, a street, highway, or alley. The term includes associated sidewalks, the roadbed, the right-of-way, and all culverts, drains, sluices, ditches, water storage areas, waterways, embankments, slopes, retaining walls, bridges, tunnels, and viaducts. . . .”;

**WHEREAS**, the term “road” as defined by Section 334.03(22), Florida Statutes, also implicitly includes, curbs, guardrails, landscaping, and traffic control devices (such as signals and signs) within the right-of-way;

**WHEREAS**, according to Section 335.01(2), Florida Statutes, public roads are divided into the following four systems: (1) the “county road system”; (2) the “city street system”; (3) the “State Highway System”; and (4) the “State Park Road System”;

**WHEREAS**, the “county road system” is defined by Section 334.03(8), Florida Statutes, as “all collector roads in the unincorporated areas of a county and all extensions of such collector roads into and through any incorporated areas, all local roads in the unincorporated areas, and all urban minor arterial roads not in the State Highway System”;

**WHEREAS**, the “city street system” is defined by Section 334.03(3), Florida Statutes, as “all local roads within a municipality, and all collector roads inside that municipality, which are not in the county road system”;

**WHEREAS**, pursuant to Section 335.0415(2), Florida Statutes, any change of the jurisdiction of a public road after July 1, 1995, that is a part of a county road system or a city street system is governed by Section 335.0415(3), Florida Statutes;

**WHEREAS**, pursuant to Section 335.0415(3), Florida Statutes, subsequent to July 1, 1995, public roads within the respective road systems of a county or a city may be transferred



between those jurisdictions only by mutual agreement of those local governmental entities;

**WHEREAS**, the City desires to own (and/or accept dedication of, whatever the case may be), maintain, control, and have responsibility over the portion of the County functionally classified road known as **West Oak Ridge Road** from the easterly right-of-way line of Interstate 4 to the easterly right-of-way line of Millenia Boulevard;

**WHEREAS**, the City also desires to own (and/or accept dedication of, whatever the case may be), maintain, control, and have responsibility over the portion of the County functionally classified road known as **Tampa Avenue** from the northerly right-of-way line of Orange Center Boulevard to the southerly right-of-way line of West Colonial Drive (also known as West State Road 50);

**WHEREAS**, the City also desires to own (and/or accept dedication of, whatever the case may be), maintain, control, and have responsibility over the portion of the County functionally classified road known as **Dowden Road** within the unincorporated area in the right-of-way of State Road (also known as the Central Florida Greenway), and to accept an assignment of the County's rights and duties under the following legal instruments: (1) a Joint Use Pond Agreement between the County and the Orlando-Orange County Expressway Authority (now known as the Central Florida Expressway Authority) for a joint use pond that serves such portion of Dowden Road, recorded at Book 10182, Page 3097, et. seq.; (2) a Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping, and Drainage Easement between Moss Park Properties, LLLP, and the County, recorded at Book 10182, Page 3116, et. seq., and (3) a Temporary Slope Easement between Moss Park Properties, LLLP, and the County, recorded at Book 10182, Page 3122, et. seq.;

**WHEREAS**, this Interlocal Agreement is intended to address the transfer of the portions of such roads identified in the preceding recitals from the County road system to the City street system;

**WHEREAS**, furthermore, this Interlocal Agreement is intended to apply to the subject of which party has jurisdiction to control traffic along such roads, pursuant to Section 316.006, Florida Statutes; and

**WHEREAS**, however, this Interlocal Agreement is not intended to apply, and shall not be construed as applying, to the subject of which law enforcement authority has jurisdiction to enforce traffic laws along such roads (see Section 316.640, Florida Statutes).

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

**1. Recitals.** The foregoing recitals are true and correct and are hereby incorporated herein by reference.

**2. Transfer of Jurisdiction; Scope; Torts; Powers; Road Closure; Vacation.**

**A. Transfer of Jurisdiction.** The County hereby transfers to the City, and the City hereby accepts and acknowledges jurisdiction over, the portions of the following functionally classified roads (“Roads”):

(1) **West Oak Ridge Road** from the easterly right-of-way line of Interstate 4 to the easterly right-of-way line of Millenia Boulevard;

(2) **Tampa Avenue** from the northerly right-of-way line of Orange Center Boulevard to the southerly right-of-way line of West Colonial Drive (West State Road 50); and

(3) **Dowden Road** within the unincorporated area in the right-of-way of State Road 417 (the Central Florida Greenway), the license associated with the Joint Use Pond Agreement that serves this portion of Dowden Road, the Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping, and Drainage Easement, and the Temporary Slope Easement.

**B. Scope.** The City’s jurisdiction over the Roads means the authority and responsibility to maintain, control, repair, and improve the Roads, as the term “road” is defined by Section 334.03(22), Florida Statutes, and to control, regulate, warn, and guide traffic on the Roads pursuant to Section 316.006(2), Florida Statutes, regardless of any future alteration, realignment, construction, extension, widening, or renaming of the Roads. Henceforth, the Roads are therefore deemed to be part of the “City street system,” for purposes of operation, maintenance, and control of traffic.

**C. Torts.** Pursuant to Section 337.29(3), Florida Statutes, to the extent that sovereign immunity has been waived, liability for torts regarding the Roads shall be in the City.

**D. Powers.** Also pursuant to Section 337.29(3), except as may be otherwise provided by law or this Interlocal Agreement, the City shall have the same governmental, corporate, and proprietary powers with relation to the Roads that the City has with relation to other public roads and rights-of-way within the City.

**3. Dedication and Acceptance; Deed; Vesting of Title.**

**A. Dedication and Acceptance.** For the Roads, or any portions thereof, that were heretofore dedicated, and that the County heretofore accepted, the County hereby dedicates the Roads, and any portions thereof, to the City, and the City hereby accepts such dedication.

**B. Deed.** The County shall execute and deliver County deeds in favor of the

City substantially in the form attached hereto as **Appendix A-1** (for West Oak Ridge Road), **Appendix A-2** (for Tampa Avenue), and **Appendix A-3** (for Dowden Road), for any portion of the Roads that the County holds, or may hold, in fee title, specifically described in the legal descriptions and sketches of description of a **Schedule A** attached to **Appendix A-1**, **Appendix A-2**, and **Appendix A-3**. Within ten (10) days after receipt thereof, the City shall accept each deed by recording the deed in the Official Records of Orange County at the City's expense.

**C. Vesting of Title.** Upon the recording of the County deed pursuant to Section 3.B, title in the Roads shall vest in the City pursuant to Section 337.29(3), Florida Statutes.

**D. Assignments of Documents from the County to the City related to the Transfer of Dowden Road.** Furthermore, related to the transfer of Dowden Road only, the County shall execute and deliver separate assignments of its rights and duties under the following recorded legal instruments to the City, substantially in the form attached hereto as **Appendix B-1** (for the Joint Use Pond Agreement), **Appendix B-2** (for the Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement), and **Appendix B-3** (for the Temporary Slope Easement):

(1) the Joint Use Pond Agreement between the Orlando-Orange County Expressway Authority and the County, recorded at Book 10182, Page 3097, et seq.

(2) the Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement between Moss Park Properties, LLLP, and the County, recorded at Book 10182, Page 3116, et. seq. ("Multi-Purpose Easement"); and

(3) the Temporary Slope Easement between Moss Park Properties, LLLP,

and the County, recorded at Book 10182, Page 3122, et. seq.

Within ten (10) days after receipt of each such documents referenced in this Section 3.D, the City shall accept the assignments and record it in the Official Records of Orange County at the City's expense.

**4. Miscellaneous.**

**A. Validity.** The City and the County each represents, warrants, and covenants to and with the other its respective authority and power under Florida law to enter into this Interlocal Agreement, acknowledges the validity and enforceability of this Interlocal Agreement, and waives any future right of defense based on claim of illegality, invalidity or unenforceability of any nature. The City and the County each hereby represents, warrants and covenants to and with the other that this Interlocal Agreement has been validly approved by its respective governing body, and that this Interlocal Agreement constitutes a legal, valid and binding contract enforceable against the respective party in accordance with the terms hereof (assuming the due authorization, execution and delivery hereof by the other party hereto).

**B. Ambiguities.** Both parties have been allowed equal input regarding the terms and wording of this Interlocal Agreement and have had the benefit of consultation with their respective legal counsel prior to its execution, such that all language herein shall be construed equally against the parties, and no language shall be construed strictly against its drafter.

**C. Headings.** The headings or captions of sections or subsections used in this Interlocal Agreement are merely for the convenience of the parties for reference only and are not intended to define or limit their contents, nor are they to affect the construction of or to be

taken into consideration in interpreting this Interlocal Agreement.

**D. Severability.** The provisions of this Interlocal Agreement are declared by the parties to be severable only to the extent that the remaining provisions can effectuate the purpose and intent of the parties.

**E. Governing Law; Venue; Attorney's Fees and Costs.**

(1) This Interlocal Agreement shall be governed by and construed in accordance with laws of the State of Florida.

(2) Venue for any action arising out of or related to this Interlocal Agreement shall be in the Circuit Court for the Ninth Judicial Circuit in Orange County, Florida.

(3) In the event a party deems it necessary to take legal action to enforce any provisions of this Interlocal Agreement, each party shall bear its own attorney's fees and costs at both the trial and appellate levels.

**F. Entire Agreement.** This Interlocal Agreement, along with its exhibits, constitutes the entire Agreement between the parties regarding the subject matter hereof. Any prior oral or written agreements or understandings of any kind between the parties relating to the subject matter hereof are null and void and of no further effect.

**G. Amendments.** This Interlocal Agreement may be amended only by express written instrument approved by the City Council and the Board of County Commissioners, and executed by the authorized officer of each party.

**H. Counterparts.** This Interlocal Agreement and any amendments thereto may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

**I. Notices.** Any notice required to be given or otherwise given by one party to the other party shall be in writing and shall be deemed delivered when given by hand delivery; five (5) days after being deposited in the United States Mail, postage prepaid, certified or registered; or the next business day after being deposited with a recognized overnight mail or courier delivery service; or when transmitted by facsimile or telecopy transmission, with receipt acknowledged upon transmission; and addressed as follows:

If to the City:           City Attorney  
                                  City of Orlando  
                                  400 South Orange Avenue  
                                  Orlando, Florida 32801  
                                  Facsimile: (407) 246-2854

With a copy to:         Director of Public Works  
                                  City of Orlando  
                                  400 South Orange Avenue  
                                  Orlando, Florida 32801  
                                  Facsimile: (407) 246-2892

If to the County:       County Attorney  
                                  Orange County Administration Center  
                                  201 South Rosalind Avenue  
                                  Orlando, Florida 32801  
                                  Facsimile: (407) 836-5888

With a copy to:         Director, Orange County Public Works  
                                  4200 South John Young Parkway  
                                  Orlando, Florida 32839  
                                  Facsimile: (407) 836-7716

In all cases, notices shall be deemed delivered to a party only upon delivery of copies to the persons indicated above in the same manner as for the party being notified. Either party may change its designated official or address for receipt of notice by giving notice of such change to the other party in the manner provided in this section.

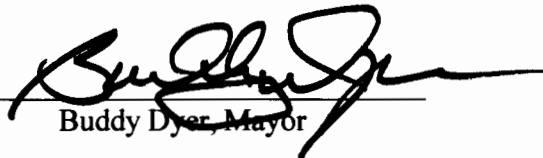


5. **Effective Date.** This Interlocal Agreement shall become effective on the date of execution by the City or the date of execution by the County, whichever date is later.

**IN WITNESS WHEREOF**, the parties have executed this Interlocal Agreement as of the dates indicated below.

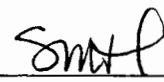
**CITY OF ORLANDO, FLORIDA**

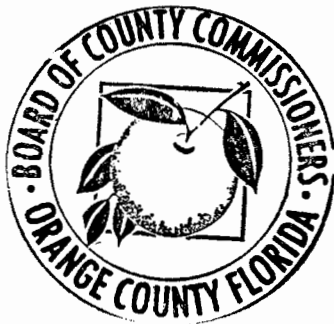
By: City Council

By:   
Buddy Dyer, Mayor

Date: 1.25.22, 2022


**ATTEST:**

By:   
Stephanie Herdocia, City Clerk



**ORANGE COUNTY, FLORIDA**

By: Board of County Commissioners

By:   
for Jerry L. Demings, Mayor

Date: 8 March, 2022

**ATTEST:** Phil Diamond, CPA, County Comptroller  
As Clerk of the Board of County Commissioners

By:   
for Deputy Clerk

**APPENDIX A-1**

**Project: Interlocal Agreement between the City of Orlando and Orange County regarding the Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

**COUNTY DEED FOR WEST OAK RIDGE ROAD**

THIS DEED, dated \_\_\_\_\_, 2021, by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the CITY OF ORLANDO, a municipal corporation, under the laws of the state of Florida, whose address is 400 S. Orange Ave., Orlando, Florida 32801, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

**SEE ATTACHED SCHEDULE "A"**

Property Appraiser's Parcel Identification Number(s):

Unassigned

THIS COUNTY DEED is being given for West Oak Ridge Road in accordance with the Interlocal Agreement between the City of Orlando and Orange County regarding the transfer of jurisdiction of portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

*[THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.]*

**Project: Interlocal Agreement between the City of Orlando and Orange County regarding the Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

**ORANGE COUNTY, FLORIDA**  
By Board of County Commissioners

By: \_\_\_\_\_  
Jerry L. Demings,  
Orange County Mayor

Date: \_\_\_\_\_

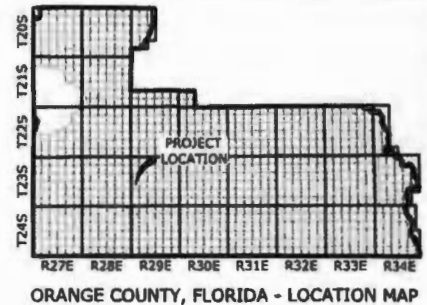
ATTEST: Phil Diamond, CPA,  
County Comptroller, as the  
Clerk to the Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

Printed Name \_\_\_\_\_

# SKETCH & DESCRIPTION

PROJECT: OAK RIDGE RD.  
SURVEY PROJECT NUMBER: 8685  
SECTION 19 and 20  
TOWNSHIP 23 SOUTH  
RANGE 29 EAST



DRAWN BY: JFM

## DESCRIPTION:

A 60.00 feet strip of land lying 30.00 feet on each side of the following described centerline:  
Commencing at the East 1/4 Corner of Section 19, Township 23 South, Range 29 East, Orange County Florida, being also the centerline intersection of Millenia Boulevard and West Oak Ridge Road; Thence North 89°58'55" West along the South line of the Northeast Quarter of said Section 19 a distance of 2634.45 feet to the Southwest corner of the Northeast 1/4 of said Section 19; Thence North 89°58'56" West along the South line of the Northwest Quarter of said Section 19 a distance of 1807.83 feet to a Point of Terminus with the Southeasterly Right of Way Line of Interstate Highway Four (State Road 400);  
The sidelines of said strip to be prolonged or shortened so as to terminate at said East Right of Way Line State Road 400:

### Together with:

The West 30.00 feet of the South 30.00 feet of the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 23 South, Range 29 East, Orange County, Florida.

### Together with:

The West 30.00 feet of the North 30.00 feet of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 23 South, Range 29 East, Orange County, Florida.

### Together with:

The West 30.00 feet of the North 5.00 feet of South 35.00 feet of Lot 25, McKoy Land Company Subdivision, Plat Book F, Page 48, Orange County, Florida.

### Together with:

The West 30.00 feet of the South 15.00 feet of North 30.00 feet of Lot 40, McKoy Land Company Subdivision, Plat Book F, Page 48 and 49, Orange County, Florida.

### Together with:

The West 30.00 feet of the South 5.00 feet of North 35.00 feet of Lot 40, McKoy Land Company Subdivision, Plat Book F, Page 48, Orange County, Florida.

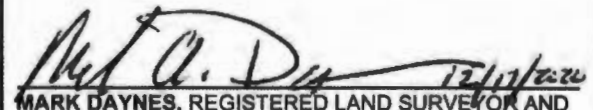
Containing 268,937 square feet or 6.17 Acres, more or less.

## Surveyors Notes:

1. This is not a Boundary Survey.
2. Bearings shown hereon are based on the South line of the Northeast 1/4 of Section 19-23-29 as being N89°58'55"W.

## LEGEND

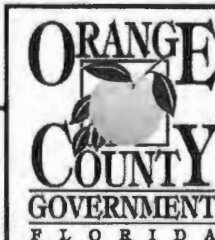
- = CHANGE IN DIRECTION, NO POINT SET
- O.R. = OFFICIAL RECORD
- PG. = PAGE
- D.B. = DEED BOOK
- C.C.R. = CERTIFIED CORNER RECORD
- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TERMINUS

  
MARK DAYNES, REGISTERED LAND SURVEYOR AND MAPPER

STATE OF FLORIDA LICENSE NO. 5479  
DATE: 12/17/2020

I HEREBY AFFIRM THAT THIS SKETCH REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION

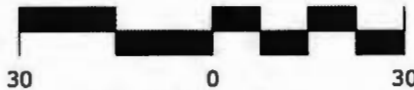


SHEET 1 of 3

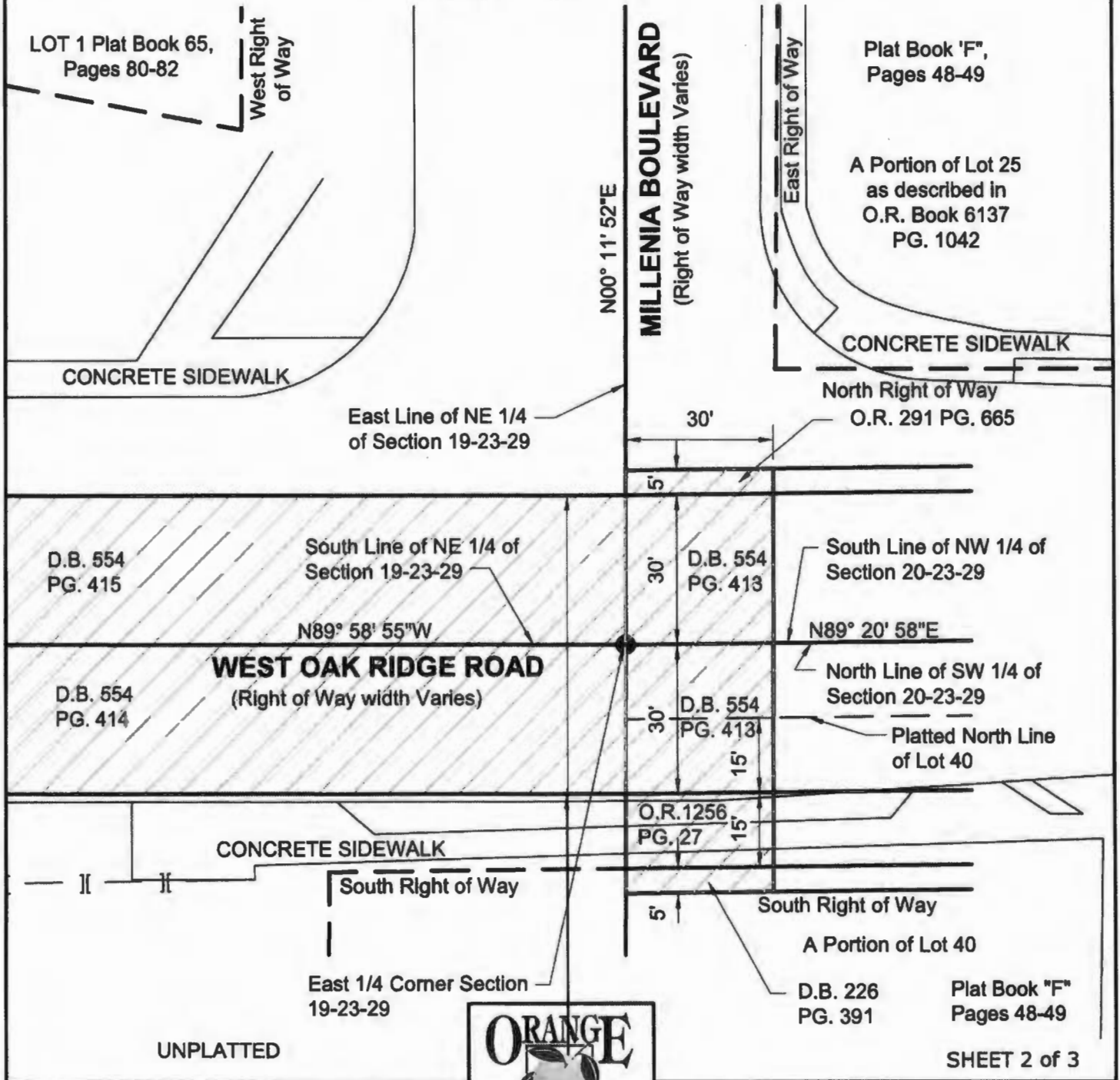
4200 S. JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
407-836-7908

# SKETCH & DESCRIPTION

PROJECT: OAK RIDGE RD.  
 SURVEY PROJECT NUMBER: 8685  
 SECTION 19 and 20  
 TOWNSHIP 23 SOUTH  
 RANGE 29 EAST



SCALE: 1" = 30'



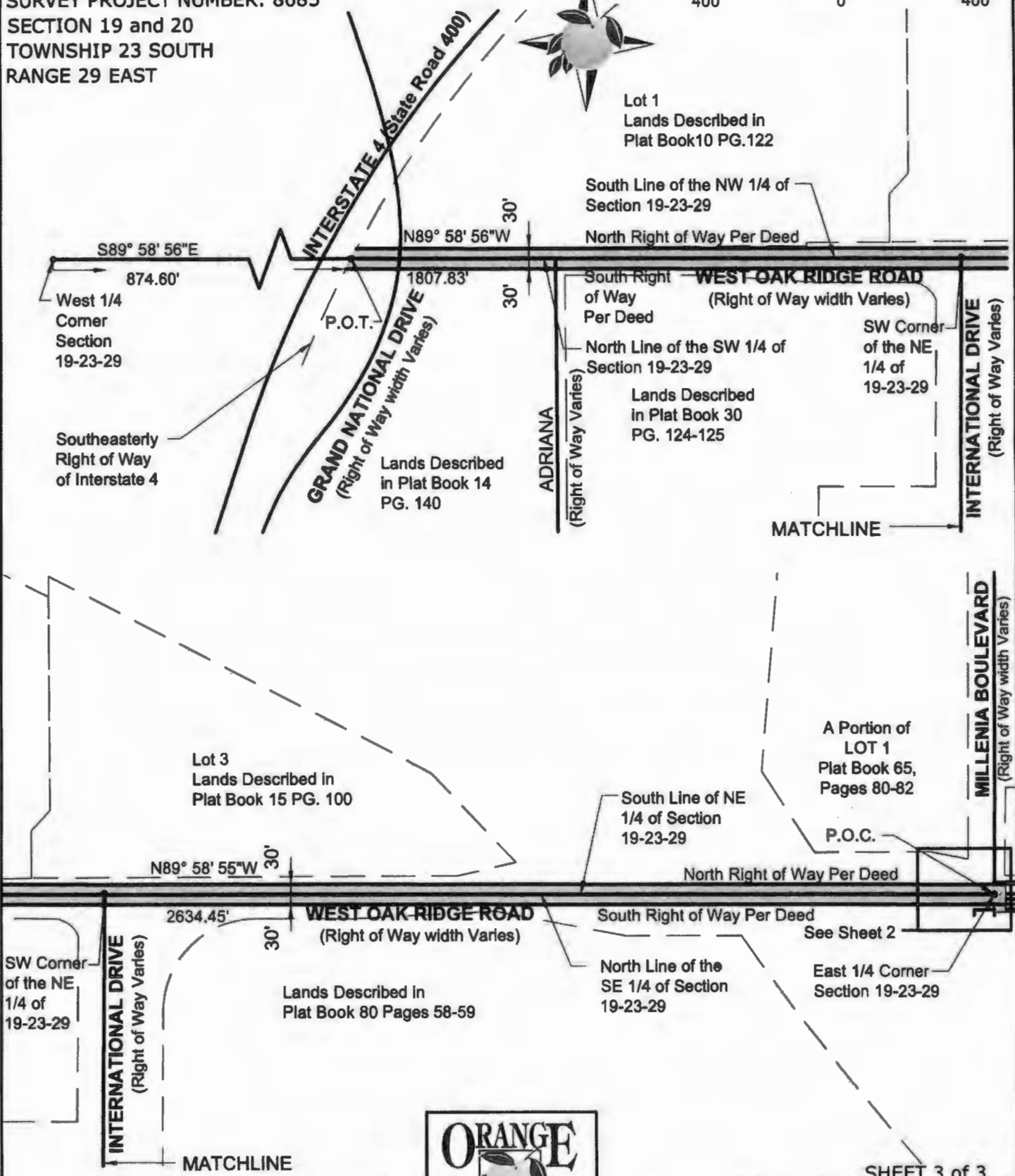
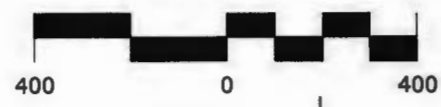
ORANGE COUNTY PUBLIC WORKS  
 ENGINEERING DIVISION  
 SURVEY SECTION



4200 S. JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 407-836-7908

# SKETCH & DESCRIPTION

PROJECT: OAK RIDGE RD.  
 SURVEY PROJECT NUMBER: 8685  
 SECTION 19 and 20  
 TOWNSHIP 23 SOUTH  
 RANGE 29 EAST



ORANGE COUNTY PUBLIC WORKS  
 ENGINEERING DIVISION  
 SURVEY SECTION



4200 S. JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 407-836-7908

**APPENDIX A-2**

**Project: Interlocal Agreement between the City of Orlando and Orange County regarding the Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

**COUNTY DEED FOR TAMPA AVENUE**

THIS DEED, dated \_\_\_\_\_, 2021, by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the CITY OF ORLANDO, a municipal corporation, under the laws of the state of Florida, whose address is 400 S. Orange Ave., Orlando, Florida 32801, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

**SEE ATTACHED SCHEDULE "A"**

Property Appraiser's Parcel Identification Number(s):

Unassigned

THIS COUNTY DEED is being given for Tampa Avenue in accordance with the Interlocal Agreement between the City of Orlando and Orange County regarding the transfer of jurisdiction of portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

*[THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.]*



**Project: Interlocal Agreement between the City of Orlando and Orange County regarding the Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

N WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

**ORANGE COUNTY, FLORIDA**  
By Board of County Commissioners

By: \_\_\_\_\_  
Jerry L. Demings,  
Orange County Mayor

Date: \_\_\_\_\_

ATTEST: Phil Diamond, CPA,  
County Comptroller, as the  
Clerk to the Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

Printed Name \_\_\_\_\_



# LEGAL DESCRIPTION

TAMPA AVENUE

CONTINUED FROM SHEET 1 OF 14

OF A LIMITED ACCESS RIGHT OF WAY LINE OF SAID STATE ROAD 408, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 1, JUPITER LODGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED ON PLAT BOOK 50, PAGE 102, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 89° 25' 43" EAST ALONG SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 102.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF TAMPA AVENUE, ACCORDING TO SAID JUPITER LODGE PLAT; THENCE DEPARTING SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE, NORTH 00° 36' 17" WEST, ALONG SAID WEST RIGHT OF WAY LINE OF TAMPA AVENUE, A DISTANCE OF 50.01 FEET; THENCE NORTH 89° 25' 30" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE NORTH 00° 36' 17" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 250.07 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK AA, FARRADALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "K", PAGE 7, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89° 24' 26" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 3.28 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 00° 18' 42" WEST ALONG A LINE, 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 34, SAID LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF TAMPA AVENUE, A DISTANCE OF 30.44 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 00° 37' 14" WEST ALONG SAID WEST RIGHT OF WAY LINE, SAID LINE ALSO BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 29 EAST, A DISTANCE OF 1320.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 00° 37' 14" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 776.35 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 526, (OLD WINTER GARDEN ROAD/WEST WASHINGTON STREET), ACCORDING TO ORANGE COUNTY PUBLIC WORKS RIGHT OF WAY MAPS DATED MARCH 1989; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE OF TAMPA AVENUE, NORTH 45° 51' 34" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 42.26 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 00° 42' 58" WEST, A DISTANCE OF 91.00 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 526; THENCE NORTH 44° 20' 37" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 42.68 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID RIGHT OF WAY LINE BEING, 30.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 00° 37' 14" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 392.90 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 00° 42' 44" WEST, ALONG SAID WEST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID WEST RIGHT OF WAY LINE BEING A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1325.62 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 00° 42' 44" WEST, ALONG SAID WEST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID WEST RIGHT OF WAY LINE, BEING 30.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1250.90 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 50 (COLONIAL DRIVE), ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION 7505-205-105-601, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 7251, PAGE 1069, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE OF TAMPA AVENUE, NORTH 71° 09' 43" EAST, A DISTANCE OF 63.13 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID RIGHT OF WAY LINE BEING 30.00 FEET EAST OF, AND PARALLEL WITH THE EAST

CONTINUED ON SHEET 3 OF 14

SHEET 2 OF 14  
SEE SHEETS 5-14  
FOR SKETCH

CERTIFIED TO:	
1	CITY OF ORLANDO
2	ORANGE COUNTY PUBLIC WORKS
3	
4	

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020 DEC 21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R. TRAVIS	CLIENT FILE No.	1504-0071

SEE SHEET 1 OF 14 FOR CERTIFICATION

No.	DATE	BY	DESCRIPTION



**L & S**  
**Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407 681 3836 | FAX 407 681 6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# LEGAL DESCRIPTION

TAMPA AVENUE

DESCRIPTION CONTINUED FROM SHEET 2 OF 14

LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 42' 44" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1270.68 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 42' 44" EAST, ALONG SAID EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID RIGHT OF WAY LINE, ALSO BEING, 30.00 FEET EAST OF, AND PARALLEL WITH, THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1325.69 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 89° 29' 22" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF LOT 1, ORLANDO UNION RESCUE MISSION ON ROCK LAKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 48, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID RIGHT OF WAY LINE BEING A LINE 40.00 FEET, EAST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 37' 14" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 236.94 FEET; THENCE SOUTH 89° 29' 22" WEST, A DISTANCE OF 10.00 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID LINE BEING 30.00 FEET EAST OF, AND PARALLEL WITH, THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 37' 14" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 154.44 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 526; THENCE SOUTH 45° 15' 39" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 42.69 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 00° 09' 42" EAST, A DISTANCE OF, 117.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 526; THENCE SOUTH 89° 52' 15" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 29.06 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID RIGHT OF WAY LINE, BEING 30.00 FEET EAST OF, AND PARALLEL WITH, THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 37' 14" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 781.68 FEET, TO A POINT ON THE SOUTH LINE, OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 37' 14" EAST, ALONG THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID RIGHT OF WAY LINE BEING A LINE, 30.00 FEET EAST OF, AND PARALLEL WITH, THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 631.56 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST CHURCH STREET, AS SHOWN ON A SURVEY (PROJECT NUMBER A161291.00) BY, GAI CONSULTANTS SERVICE GROUP, DATED JULY 26, 2018; THENCE NORTH 89° 26' 07" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID EAST RIGHT OF WAY LINE BEING, 40.00 FEET EAST OF, AND PARALLEL WITH, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 37' 14" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 688.66 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 18' 53" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 348.04 FEET, TO A POINT OF INTERSECTION, ALONG THE WEST LINE OF LOT 1, CITRUS BOWL SECOND ADDITION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 116, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 14° 48' 12" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 215.81 FEET, TO A POINT ON THE NORTHERLY RIGHT OF LINE WAY OF LONG STREET, AS SHOWN ON SAID CITRUS BOWL SECOND ADDITION PLAT; THENCE SOUTH 25° 15' 06" EAST, A DISTANCE OF 88.19 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID LONG STREET, SAID POINT, ALSO BEING A POINT ON THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 408, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75280-242484-2; THENCE SOUTH 60° 12' 45" WEST, ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 37.90 FEET; THENCE DEPARTING SAID LIMITED ACCESS RIGHT OF WAY LINE, SOUTH 00° 32' 03" EAST, A DISTANCE OF 345.72 FEET, TO A POINT ON THE NORTH LINE, OF LOT 5, BLOCK 4,

DESCRIPTION CONTINUED ON SHEET 4 OF 14

SHEET 3 OF 14  
SEE SHEETS 5-14  
FOR SKETCH

CERTIFIED TO:	
1	CITY OF ORLANDO
2	ORANGE COUNTY PUBLIC WORKS
3	
4	

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R.TRAVIS	CLIENT FILE No	1504-0071

No	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION



**L & S**  
**Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# LEGAL DESCRIPTION

## TAMPA AVENUE

DESCRIPTION CONTINUED FROM SHEET 3 OF 14

WHITE'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 139, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89° 16' 04" WEST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 39.56 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION 75280-242484-2; THENCE SOUTH 00° 18' 42" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 324.21 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH 00° 18' 42" EAST, A DISTANCE OF 35.99 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CARTER STREET, AS SHOWN ON "JONES HIGH SCHOOL PHASE B-100% SCHEMATIC DESIGN PROJECT NUMBER 5711CN98082, SURVEY OVERALL, PREPARED BY JAMES TAYLOR ARCHITECTS, INCORPORATED, DATED NOVEMBER 20, 2000; THENCE SOUTH 89° 28' 42" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID EAST RIGHT OF WAY LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE, OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH 00° 18' 42" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 596.33 FEET; THENCE NORTH 89° 41' 18" EAST, A DISTANCE OF 5.00 FEET, TO THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE ACCORDING TO OFFICIAL RECORDS BOOK 2764, PAGE 555, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID EAST RIGHT OF WAY LINE, BEING 35.00 FEET EAST OF, AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH 00° 18' 42" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 300.17 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 21.32 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61° 05' 04", A CHORD BEARING OF SOUTH 30° 51' 14" EAST AND A CHORD DISTANCE OF 20.33 FEET, TO THE END POINT OF SAID CURVE, SAID END POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GORE STREET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF TAMPA AVENUE, NORTH 61° 17' 49" WEST, A DISTANCE OF 97.58 FEET, TO THE POINT OF BEGINNING.

CONTAINING 13.57 ACRES, MORE OR LESS.

SHEET 4 OF 14  
SEE SHEETS 5-14  
FOR SKETCH

CERTIFIED TO:			
1. CITY OF ORLANDO			
2. ORANGE COUNTY PUBLIC WORKS			
3.			
4.			

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R. TRAVIS	CLIENT FILE No.	1504-0071

SEE SHEET 1 OF 14 FOR CERTIFICATION



L & S

Diversified

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407 681 3836 | FAX 407 681 6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

No.	DATE	BY	DESCRIPTION

# SKETCH OF DESCRIPTION

## TAMPA AVENUE

CONTINUE ON SHEET 6 OF 14



SOUTHWEST 1/4, NORTHWEST 1/4  
SECTION 34-22-29

KIM RETAIL CENTER  
PB. 62, PG. 16

POINT OF COMMENCEMENT  
NW CORNER, NW. 1/4,  
SECTION 34, TOWNSHIP 22  
SOUTH, RANGE 29 EAST  
FOUND 1" SQUARE ROD W/ X-CUT  
(NO ID.), C.C.R. 0016745

NORTH LINE, LOT 1

NE. COR., LOT 1  
"SERVICE GATE"  
PB. 20, PG. 85

POINT OF  
BEGINNING  
SE. COR. LOT 1  
"SERVICE GATE"  
PB. 20, PG. 85

N89°28'48"E 1273.87'

ORANGE CENTER BOULEVARD  
R/W WIDTH VARIES

BUNCHE MANOR  
PB. U, PG. 32  
BLOCK B

WEST LINE, NW. 1/4, SEC. 34-22-29

S00°31'56"E 2227.87'

N00°18'42"W 737.82'  
TAMPA AVENUE, RIGHT OF WAY WIDTH VARIES  
EAST LINE, SW. 1/4, NW. 1/4, SEC. 34-22-29

S00°18'42"E 300.17'

N61°17'49"W 97.58'

E. R/W LINE  
TAMPA AVENUE

WHITE'S ADDITION TO  
ORLANDO  
PB. A, PG. 139

SOUTHEAST 1/4, NORTHWEST 1/4  
SECTION 34-22-29

E. R/W LINE  
TAMPA AVENUE  
PER ORB. 2764  
PG. 555

ORB. 4427  
PG. 2254

R=20.00'  
L=21.32'  
Δ=061°05'04"  
C=20.33'  
CD=S30°51'14"E

NORTHERLY RIGHT  
OF WAY LINE

GORE STREET

SHEET 5 OF 14  
SEE SHEETS 1-4 FOR LEGAL DESCRIPTION

CERTIFIED TO:

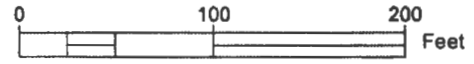
1. CITY OF ORLANDO
2. ORANGE COUNTY PUBLIC WORKS
- 3.
- 4.

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R. TRAVIS	CLIENT FILE No	1504-0071

No	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION



L & S  
Diversified

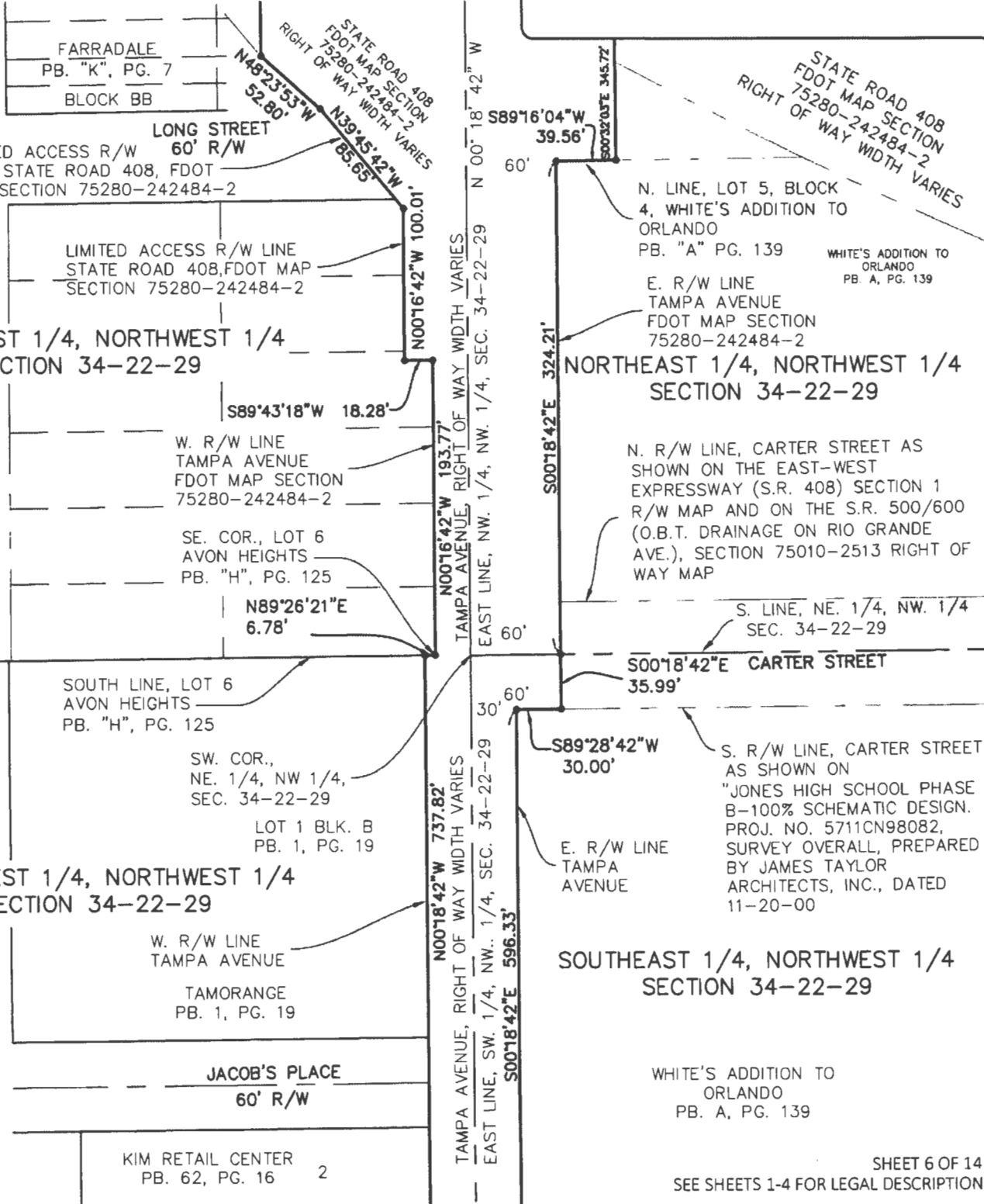
Professional Surveyors and Mappers  
489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407 681 3836 | FAX 407 681 6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

## TAMPA AVENUE

CONTINUE ON  
SHEET 7 OF 14



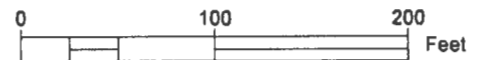
CERTIFIED TO:  
 1. CITY OF ORLANDO  
 2. ORANGE COUNTY PUBLIC WORKS  
 3.  
 4.

### TAMPA AVENUE

PROJECT No	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R. TRAVIS	CLIENT FILE No.	1504-0071

No	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION



## L & S

### Diversified



Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
 PHONE 407 681 3836 | FAX 407 681 6541  
 WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LBN#7829

SHEET 6 OF 14

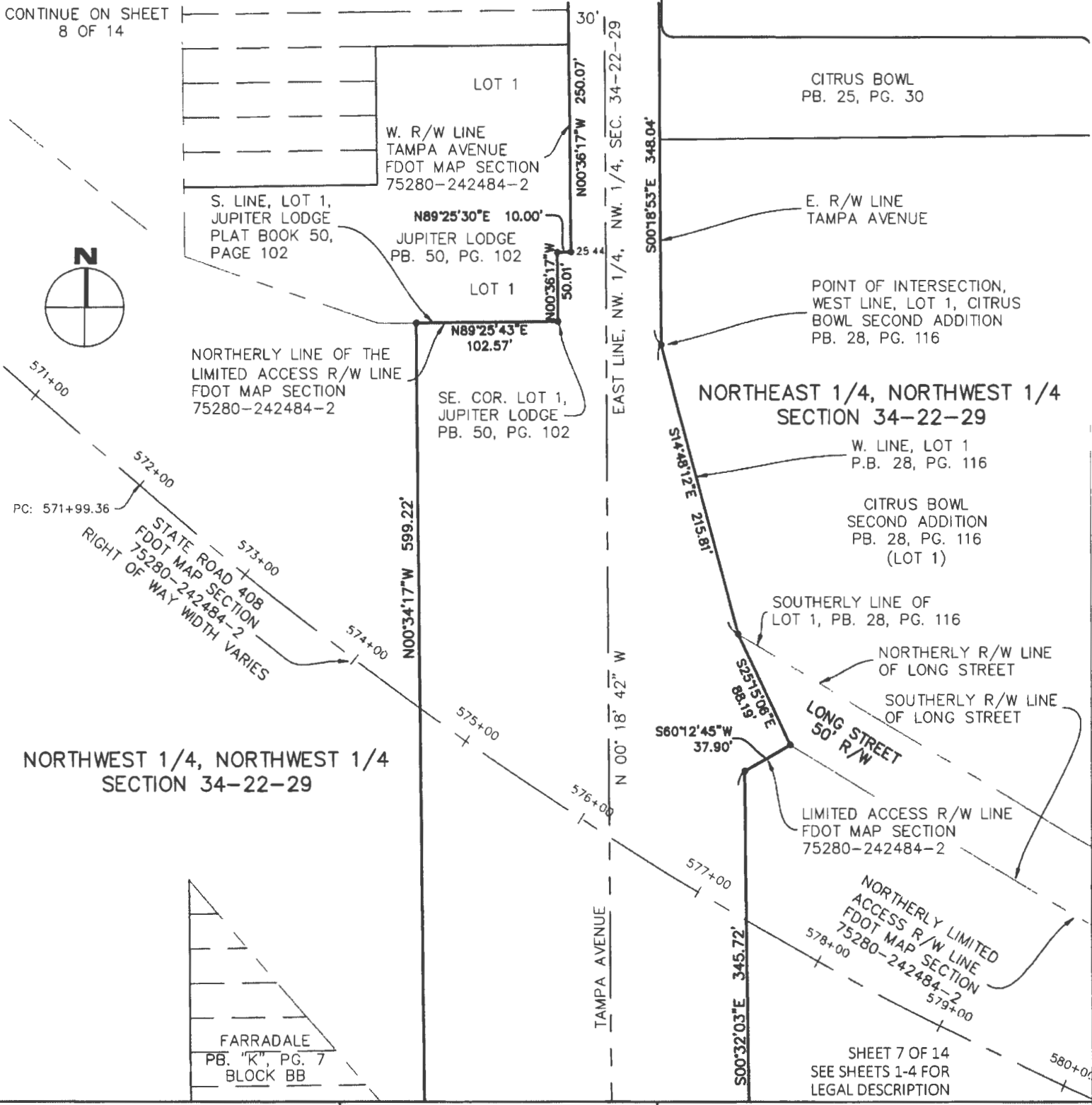
SEE SHEETS 1-4 FOR LEGAL DESCRIPTION



# SKETCH OF DESCRIPTION

## TAMPA AVENUE

CONTINUE ON SHEET  
8 OF 14



CERTIFIED TO:

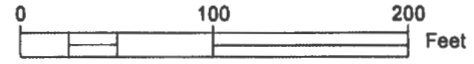
1. CITY OF ORLANDO
2. ORANGE COUNTY PUBLIC WORKS
- 3.
- 4.

TAMPA AVENUE

PROJECT No	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R. TRAVIS	CLIENT FILE No	1504-0071

No.	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION



L & S

Diversified

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407 681 3836 | FAX 407 681 6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

## TAMPA AVENUE

CONTINUE ON SHEET  
9 OF 14

W. CHURCH STREET  
60' R/W

W. CHURCH STREET

N. R/W LINE, WEST  
CHURCH STREET  
PER GAI CONSULTANTS  
SERVICE GROUP  
SURVEY

E. R/W LINE  
TAMPA AVENUE

L.J. DOLLINS'  
PB. "F", PG. 102

W. R/W LINE  
TAMPA AVENUE

LOT 1

CITRUS BOWL  
PB. 25, PG. 30

W. JACKSON STREET, 40' R/W  
(LYNN STREET PER PB. "F", PG. 102)

SOUTHWEST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

SOUTHEAST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

ESTES' REPLAT  
PB. J, PG. 117

W. R/W LINE  
TAMPA AVENUE

N. LINE, NW. 1/4, NW. 1/4, SEC. 34-22-29

S. LINE, SE. 1/4, SW. 1/4, SEC. 27-22-29

WEST SOUTH STREET, 60' R/W  
(SUNSET DRIVE PER PB. K,  
PG. 7)

N. LINE, LOT 1,  
BLOCK AA  
FARRADALE  
PB. K, PG. 7

NE. COR., LOT 1  
BLOCK AA, FARRADALE  
PB. K, PG. 7

NE. COR.,  
NW. 1/4, NW 1/4,  
SEC. 34-22-29

E. R/W LINE  
TAMPA AVENUE

EAST LINE,  
NW. 1/4, NW. 1/4,  
SEC. 34-22-29

SHEET 8 OF 14  
SEE SHEETS 1-4 FOR  
LEGAL DESCRIPTION

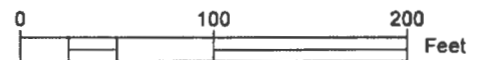
CERTIFIED TO:

1. CITY OF ORLANDO
2. ORANGE COUNTY PUBLIC WORKS
- 3.
- 4.

TAMPA AVENUE

PROJECT No	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R. TRAVIS	CLIENT FILE No	1504-0071

SEE SHEET 1 OF 14 FOR CERTIFICATION



L & S  
Diversified

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407 681 3836 | FAX 407 681 6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LBN#7829

# SKETCH OF DESCRIPTION

## TAMPA AVENUE

CONTINUE ON SHEET  
10 OF 14



VISION OF ST. JOHN  
PB. 70, PG. 92

CONRAD PLACE  
PB. "K", PG. 66

W. R/W LINE  
TAMPA AVENUE

FRED L. MAXWELL BLVD.  
55' R/W

(CENTRAL BOULEVARD PER PB. "K", PG. 66 & PB. 70, PG. 92)  
N. LINE, SW. 1/4, SW. 1/4, SEC. 27-22-29

W. CENTRAL BLVD., 60' R/W  
(ILLINOIS AVENUE PER PB. "F", PG. 102)

W. R/W LINE  
TAMPA AVENUE

L.J. DOLLINS'  
PB. "F", PG. 102

W. PINE STREET, 40' R/W  
(LANCASTER STREET PER PB. "F", PG. 102)

SOUTHWEST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

L.J. DOLLINS'  
PB. "F", PG. 102

W. R/W LINE  
TAMPA AVENUE

LORNA DOONE PARK REPLAT  
PB. Q, PG. 110  
BLOCK D

CENTRAL AVENUE  
PER PB. Q, PG. 110

EAST LINE, NW. 1/4, SW. 1/4, SEC. 27-22-29  
S. LINE, NE. 1/4, SW. 1/4, SEC. 27-22-29

W. CENTRAL BLVD.

NE. COR.,  
SW. 1/4, SW 1/4,  
SEC. 27-22-29

E. R/W LINE  
TAMPA AVENUE

BLOCK 1  
WHITE'S ADDITION TO  
ORLANDO  
PB. "A", PG. 139

SOUTHEAST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

BIEDLERS SUB  
PB. "C", PG. 5

SHEET 9 OF 14  
SEE SHEETS 1-4 FOR  
LEGAL DESCRIPTION

CERTIFIED TO:

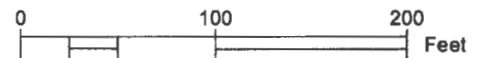
1. CITY OF ORLANDO
2. ORANGE COUNTY PUBLIC WORKS
- 3.
- 4.

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R.TRAVIS	CLIENT FILE No.	1504 0071

No.	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION



**L & S**  
**Diversified**

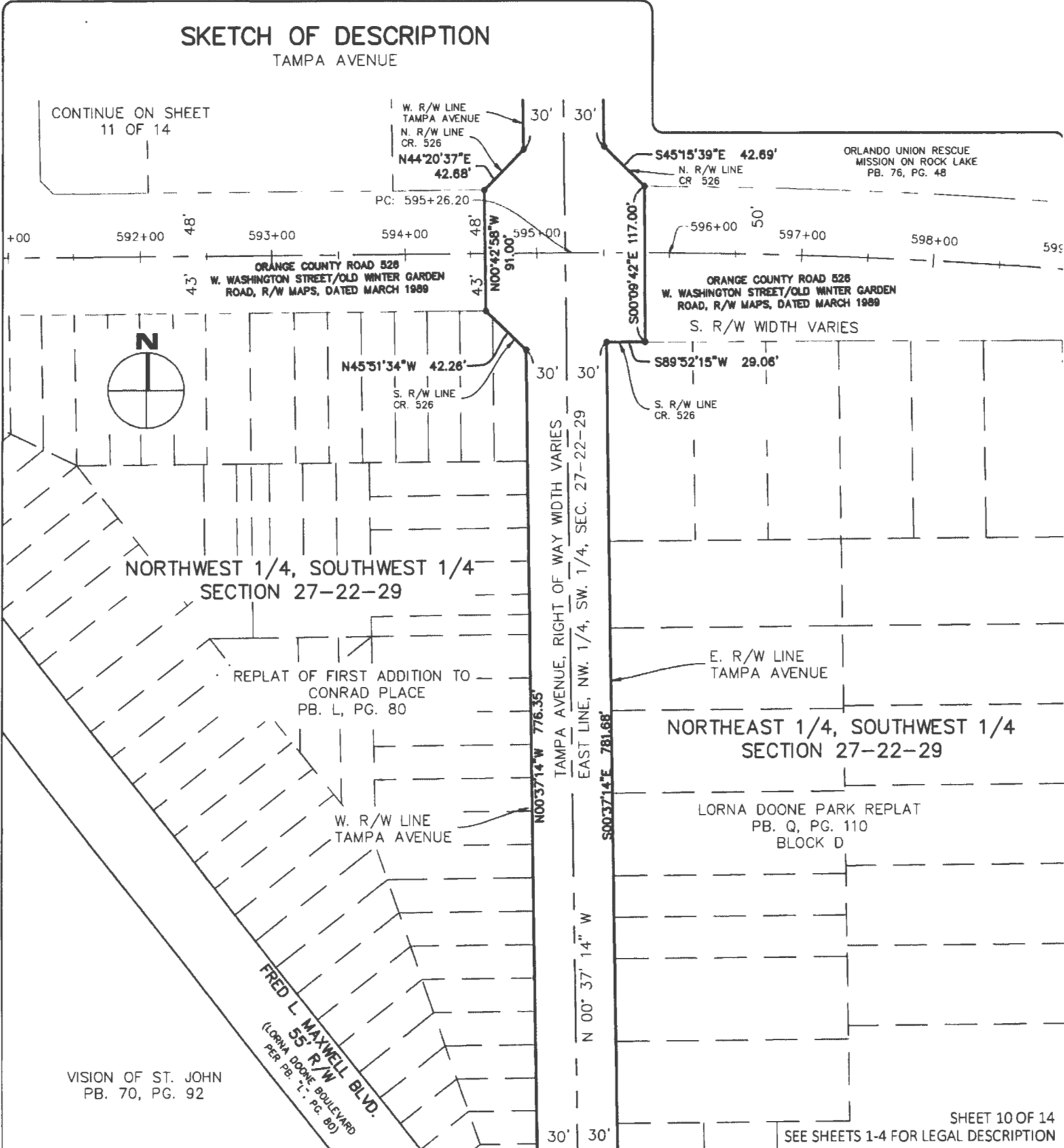
Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407 681 3836 | FAX 407 681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

## TAMPA AVENUE



CONTINUE ON SHEET  
11 OF 14

W. R/W LINE  
TAMPA AVENUE  
N. R/W LINE  
CR. 526  
N44°20'37"E  
42.68'

S45°15'39"E 42.69'  
N. R/W LINE  
CR. 526

ORLANDO UNION RESCUE  
MISSION ON ROCK LAKE  
PB. 76, PG. 48

ORANGE COUNTY ROAD 526  
W. WASHINGTON STREET/OLD WINTER GARDEN  
ROAD, R/W MAPS, DATED MARCH 1989

ORANGE COUNTY ROAD 526  
W. WASHINGTON STREET/OLD WINTER GARDEN  
ROAD, R/W MAPS, DATED MARCH 1989



NORTHWEST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

NORTHEAST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

REPLAT OF FIRST ADDITION TO  
CONRAD PLACE  
PB. L, PG. 80

E. R/W LINE  
TAMPA AVENUE

LORNA DOONE PARK REPLAT  
PB. Q, PG. 110  
BLOCK D

W. R/W LINE  
TAMPA AVENUE

FRED L. MAXWELL BLVD.  
55' R/W  
(LORNA DOONE BOULEVARD  
PER PB. L, PG. 80)

VISION OF ST. JOHN  
PB. 70, PG. 92

SHEET 10 OF 14  
SEE SHEETS 1-4 FOR LEGAL DESCRIPTION

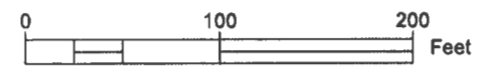
CERTIFIED TO:  
1. CITY OF ORLANDO  
2. ORANGE COUNTY PUBLIC WORKS  
3.  
4.

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R. TRAVIS	CLIENT FILE No.	1504 0071

No	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION





## L & S Diversified

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407 681 3836 | FAX 407 681 6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

TAMPA AVENUE

CONTINUE ON SHEET  
12 OF 14

TAMPA TERRACE  
FIRST ADDITION  
PB. V, PG. 7  
BLOCK D

TAMPA TERRACE  
PB. U, PG. 64

SOUTHWEST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

BENTLEY STREET  
60' R/W

PARCEL LINE

W. R/W LINE  
TAMPA AVENUE

NOT PLATTED

N. LINE, NW. 1/4, SW. 1/4, SEC. 27-22-29

PARCEL LINE

NOT PLATTED

PARCEL LINE

W. R/W LINE  
TAMPA AVENUE

NORTHWEST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

NOT PLATTED

PARCEL LINE

PARCEL LINE

NOT PLATTED



30' 30'  
N00°42'44"W 1325.62'  
TAMPA AVENUE, RIGHT OF WAY WIDTH VARIES  
N 00° 42' 44" W EAST LINE, NW. 1/4, SW. 1/4, SEC. 27-22-29  
S00°42'44"E 1325.69'  
30' 30'  
N00°37'14"W 392.90'  
TAMPA AVENUE, RIGHT OF WAY WIDTH VARIES  
EAST LINE, NW. 1/4, SW. 1/4, SEC. 27-22-29  
S00°37'14"E 154.44'  
30' 30'

NOT PLATTED

PARCEL LINE

NOT PLATTED

SOUTHEAST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

PARCEL LINE

E. R/W LINE  
TAMPA AVENUE

NOT PLATTED

PARCEL LINE

PARCEL LINE

NOT PLATTED

NOT PLATTED

PARCEL LINE

PARCEL LINE

NOT PLATTED

N89°29'22"E 10.00'

S. LINE, NE. 1/4, SW. 1/4, SEC. 27-22-29

NW. COR. LOT 1, ORLANDO UNION  
RESCUE MISSION ON ROCK LAKE,  
P.B. 76, PG. 48

NE. COR.,  
NE. 1/4, SW 1/4,  
SEC. 27-22-29

E. R/W LINE  
TAMPA AVENUE

ORLANDO UNION RESCUE MISSION  
ON ROCK LAKE  
PB. 76, PG. 48

NORTHEAST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

S89°29'22"W 10.00'

E. R/W LINE  
TAMPA AVENUE

SHEET 11 OF 14  
SEE SHEETS 1-4 FOR LEGAL DESCRIPTION

CERTIFIED TO:

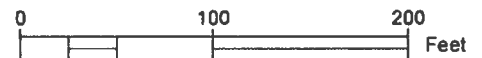
1. CITY OF ORLANDO
2. ORANGE COUNTY PUBLIC WORKS
- 3.
- 4.

TAMPA AVENUE

PROJECT No	200145	DRAWN DATE	2020.DEC 21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R TRAVIS	CLIENT FILE No.	1504-0071

No.	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION



**L & S**  
**Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407 681 3836 | FAX 407 681 6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

## TAMPA AVENUE

CONTINUE ON SHEET  
13 OF 14



W. R/W LINE  
TAMPA AVENUE

NOT PLATTED

SOUTHWEST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

TAMPA TERRACE  
FIRST ADDITION  
PB. V, PG. 7  
BLOCK A

W. LIVINGSTON STREET  
60' R/W

30' | 30'  
 N 00° 42' 44" W  
 S 00° 42' 44" E 1325.69'  
 N 00° 42' 44" W 1325.62'  
 TAMPA AVENUE, RIGHT OF WAY WIDTH VARIES  
 EAST LINE, SW. 1/4, NW. 1/4, SEC. 27-22-29  
 30' | 30'

ROCK LAKE  
SHORES  
PB. R, PG. 123

E. R/W LINE  
TAMPA AVENUE

REPLAT OF  
ROCK LAKE SHORES  
PB. T, PG. 119  
BLOCK A

E. R/W LINE  
TAMPA AVENUE

SOUTHEAST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

ROCK LAKE SHORES  
FIRST ADDITION  
PB. V, PG. 141

ROCK LAKE DRIVE  
60' R/W

VENTURA AVENUE  
60' R/W

ROCK LAKE SHORES  
FIRST ADDITION  
PB. V, PG. 141  
BLOCK D

NOT PLATTED PER  
PB. Z, PG. 119

ROCK LAKE SHORES  
SECOND ADDITION  
PB. Z, PG. 119

SHEET 12 OF 14  
SEE SHEET 1-4 FOR  
LEGAL DESCRIPTION

**CERTIFIED TO:**

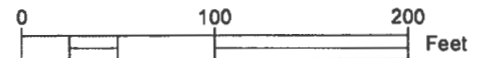
1. CITY OF ORLANDO
2. ORANGE COUNTY PUBLIC WORKS
- 3.
- 4.

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020 DEC. 21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R. TRAVIS	CLIENT FILE No	1504-0071

No.	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION



**L & S**  
**Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
 PHONE 407 681 3836 | FAX 407 681 6541  
 WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

## TAMPA AVENUE



CONTINUE ON SHEET  
14 OF 14

W. R/W LINE  
TAMPA AVENUE

GURNEYS ADDITION TO SPRING LAKE MANOR  
PB. T, PG. 34

E. R/W LINE  
TAMPA AVENUE

NORTHWEST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

NORTHEAST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

WESTCHESTER MANOR  
PB. T, PG. 62  
BLOCK C

SPRING LAKE MANOR  
FIRST ADDITION  
PB. S, PG. 75

VENTURA AVENUE

W. R/W LINE  
TAMPA AVENUE

E. R/W  
LINE  
TAMPA  
AVENUE

W. AMELIA STREET  
60' R/W

NE. COR.,  
SW. 1/4, NW 1/4,  
SEC. 27-22-29

BLOCK H

W. AMELIA STREET 60' R/W

N. LINE, SW. 1/4, NW. 1/4, SEC. 27-22-29

S. LINE, NE. 1/4, NW. 1/4, SEC. 27-22-29

SOUTHWEST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

SOUTHEAST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

NOT PLATTED

EAST LINE, SW. 1/4, NW. 1/4, SEC 34-22-29

E. R/W LINE  
TAMPA AVENUE

SHEET 13 OF 14  
SEE SHEET 1-4 FOR LEGAL DESCRIPTION

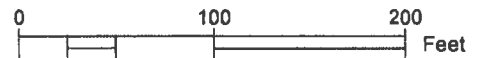
CERTIFIED TO:

1. CITY OF ORLANDO
2. ORANGE COUNTY PUBLIC WORKS
- 3.
- 4.

TAMPA AVENUE

PROJECT No	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R.TRAVIS	CLIENT FILE No.	1504-0071

SEE SHEET 1 OF 14 FOR CERTIFICATION



**L & S**  
**Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407 681 3836 | FAX 407 681 6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LBW7829



# SKETCH OF DESCRIPTION

## TAMPA AVENUE

C.F.L.M.  
PB. 53, PG. 138

COLONIAL-TAMPA  
OFFICE CENTER  
PB. 13, PG. 14

N. LINE, NW. 1/4, NW. 1/4, SEC. 27-22-29

N. LINE, NE. 1/4, NW. 1/4, SEC. 27-22-29

STATE ROAD 50 (COLONIAL DRIVE), PER  
FDOT RIGHT OF WAY MAP, SECTION NUMBER  
7505-205-105-801  
150' RIGHT OF WAY, WEST OF TAMPA AVENUE  
S. R/W LINE  
S.R. 50 (COLONIAL DRIVE)

STATE ROAD 50 (COLONIAL DRIVE), PER  
FDOT RIGHT OF WAY MAP, SECTION NUMBER  
7505-205-105-801  
110' RIGHT OF WAY, EAST OF TAMPA AVENUE

S. R/W LINE  
S.R. 50 (COLONIAL DRIVE)



NORTHEAST CORNER OF  
ORB. 7251, PG. 1069

NOT PLATTED

NORTHWEST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

W. R/W LINE  
TAMPA AVENUE

NOT PLATTED

N71°08'43"E  
63.13'

TAMPA AVENUE, RIGHT OF WAY WIDTH VARIES  
EAST LINE, NW. 1/4, NW. 1/4, SEC. 27-22-29

N00°42'44"W 1250.80'  
S00°42'44"E 1270.68'

N 00° 42' 44" W

30' 30'

BLOCK A

GURNEYS ADDITION TO SPRING LAKE MANOR  
PB. T, PG. 34

E. R/W  
LINE  
TAMPA  
AVENUE

NORTHEAST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

ARLINGTON STREET  
60' R/W

E. R/W  
LINE  
TAMPA  
AVENUE

BLOCK B

VENTURA AVENUE

WESTCHESTER MANOR  
PB. T, PG. 62  
BLOCK B

STRYKER STREET  
60' R/W

WESTCHESTER MANOR  
PB. T, PG. 62  
BLOCK C

GURNEYS ADDITION TO SPRING LAKE MANOR  
PB. T, PG. 34

SHEET 14 OF 14  
SEE SHEETS 1-4 FOR LEGAL DESCRIPTION -

CERTIFIED TO:

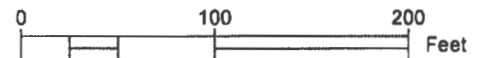
1. CITY OF ORLANDO
2. ORANGE COUNTY PUBLIC WORKS
- 3.
- 4.

TAMPA AVENUE

PROJECT No	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R.TRAVIS	CLIENT FILE No.	1504-0071

No.	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION



L & S  
Diversified

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407 681 3836 | FAX 407 681 6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

APPENDIX A-3

**Project: Interlocal Agreement between the City of Orlando and Orange County regarding the Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

COUNTY DEED FOR DOWDEN ROAD

THIS DEED, dated \_\_\_\_\_, 2021, by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the CITY OF ORLANDO, a municipal corporation, under the laws of the state of Florida, whose address is 400 S. Orange Ave., Orlando, Florida 32801, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

**SEE ATTACHED SCHEDULE "A"**

Property Appraiser's Parcel Identification Number(s):

Unassigned

THIS COUNTY DEED is being given for Dowden Road in accordance with the Interlocal Agreement between the City of Orlando and Orange County regarding the transfer of jurisdiction of portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

*[THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.]*

**Project: Interlocal Agreement between the City of Orlando and Orange County regarding the Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

**ORANGE COUNTY, FLORIDA**  
By Board of County Commissioners

By: \_\_\_\_\_  
Jerry L. Demings,  
Orange County Mayor

Date: \_\_\_\_\_

ATTEST: Phil Diamond, CPA,  
County Comptroller, as the  
Clerk to the Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

Printed Name \_\_\_\_\_

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 22 2011 CASH/P

DOC# 20110119859 B: 10182 P: 3085  
03/08/2011 09:17:00 AM Page 1 of 4  
Rec Fee: \$35.50  
Deed Doc Tax: \$0.00  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
PU - Ret To: FIRST AMERICAN TITLE INSU  


This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

### SPECIAL WARRANTY DEED

This instrument was prepared by First Mover Finance & Development, LLC, and, upon recording, please return to: First American Title Insurance Company 2233 Lee Road, Winter Park, FL 32789 Attn: Beverly Boggs

A portion of Property Appraiser's parcel number:  
04-24-31-0000-00001

Project: Innovation Way/Moss Park Road Extension

THIS SPECIAL WARRANTY DEED, made and executed as of the 8<sup>th</sup> day of October, 2010, by MOSS PARK PROPERTIES, LLLP, a Florida limited liability limited partnership (f/k/a Moss Park Properties, Ltd., a Florida limited partnership), whose address is 311 West Oak Street, Kissimmee, Florida 34741 (hereinafter referred to as the "Grantor") to ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393 Orlando, FL 32802-1393 (hereinafter referred to as the "Grantee");

#### WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida more particularly described as follows (hereinafter referred to as the "Subject Property"):

**See Exhibit "A" attached hereto and made a part hereof.**

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

RETURN TO Dwight  
FIRST AMERICAN TITLE  
**BEVERLY BOGGS**  
2233 LEE ROAD #101  
WINTER PARK, FL 32789

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

R. Liguori  
Print Name: Rosalve Liguori

Kelli Merola  
Print Name: Kelli Merola

MOSS PARK PROPERTIES, LLLP, a Florida limited liability limited partnership

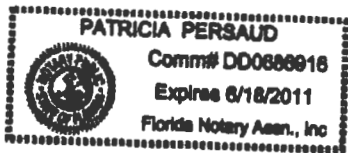
By: Sunil M. Kakkar  
Name: Sunil M. Kakkar 10/8/10  
As its: General Partner

STATE OF FLORIDA  
COUNTY OF DELEWA

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of October, 2010 by Sunil M. Kakkar, as General Partner of Moss Park Properties, LLLP, a Florida limited liability limited partnership, on behalf of the partnership. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

Patricia Persaud  
Notary Public Signature



Typed or Printed Notary Name PATRICIA PERSAUD  
Notary Public-State of FLORIDA  
Commission No.: DD0686916  
My Commission Expires: 6/18/2011

**SCHEDULE "A"**

Parcel: 101  
Project: C.I.P. 5064--Innovation Way

**EXHIBIT "A"**

**DESCRIPTION:**

A parcel of land being a portion of and lying in the Southwest 1/4 of Section 4 and the Southeast 1/4 of Section 5, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:


Commence at the Northwest corner of the Southwest 1/4 of said Section 4; thence South 00°08'13" West, along the West line of the Southwest 1/4 of said Section 4, a distance of 424.02 feet to the POINT OF BEGINNING; said point lying on a line parallel with and 72.50 feet North of centerline of construction per Innovation Way at State Road 417 Interchange, as shown on the Right of Way Map for Innovation Way, Capital Improvements Project 5064, Orange County, Florida; thence run along said parallel line, the following 2 (two) courses and distances; 1) North 89°13'22" East, 402.53 feet; 2) North 88°47'51" East, 300.81 feet; thence departing said parallel line South 01°21'03" East, 141.25 feet, to the Northeast corner of Parcel 100 according to the Orlando-Orange County Expressway Authority Right of Way Map of State Road No. 417 Innovation Way Interchange, Project No. 417-302, being a point on the Limited Access Right of Way line of said Map; thence run the following 3 (three) courses and distances along the North line of said Parcel 100 and said Limited Access Right of Way line; 1) South 88°38'57" West, 378.10 feet; 2) South 89°13'22" West, 305.74 feet; 3) North 80°53'07" West, 47.54 feet, to the Existing Easterly Right of Way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 417-302; thence North 08°21'45" West, along said Existing Right of Way line of the State Road No. 417, Orlando-Orange County Expressway Authority Project No. 417-302, for a distance of 132.07 feet to a point on Limited Access Right of Way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, project No. 75301-6445-457; thence continue North 08°21'45" West, for a distance of 3.50 feet, along said Limited Access Right of Way line of State Road No. 417, to a point on a line 72.50 feet North of and parallel with aforesaid centerline of construction; thence departing said Limited Access Right of Way line, North 88°13'22" East, for a distance 13.66 feet; thence North 89°13'22" East, 30.14 feet to the POINT OF BEGINNING.

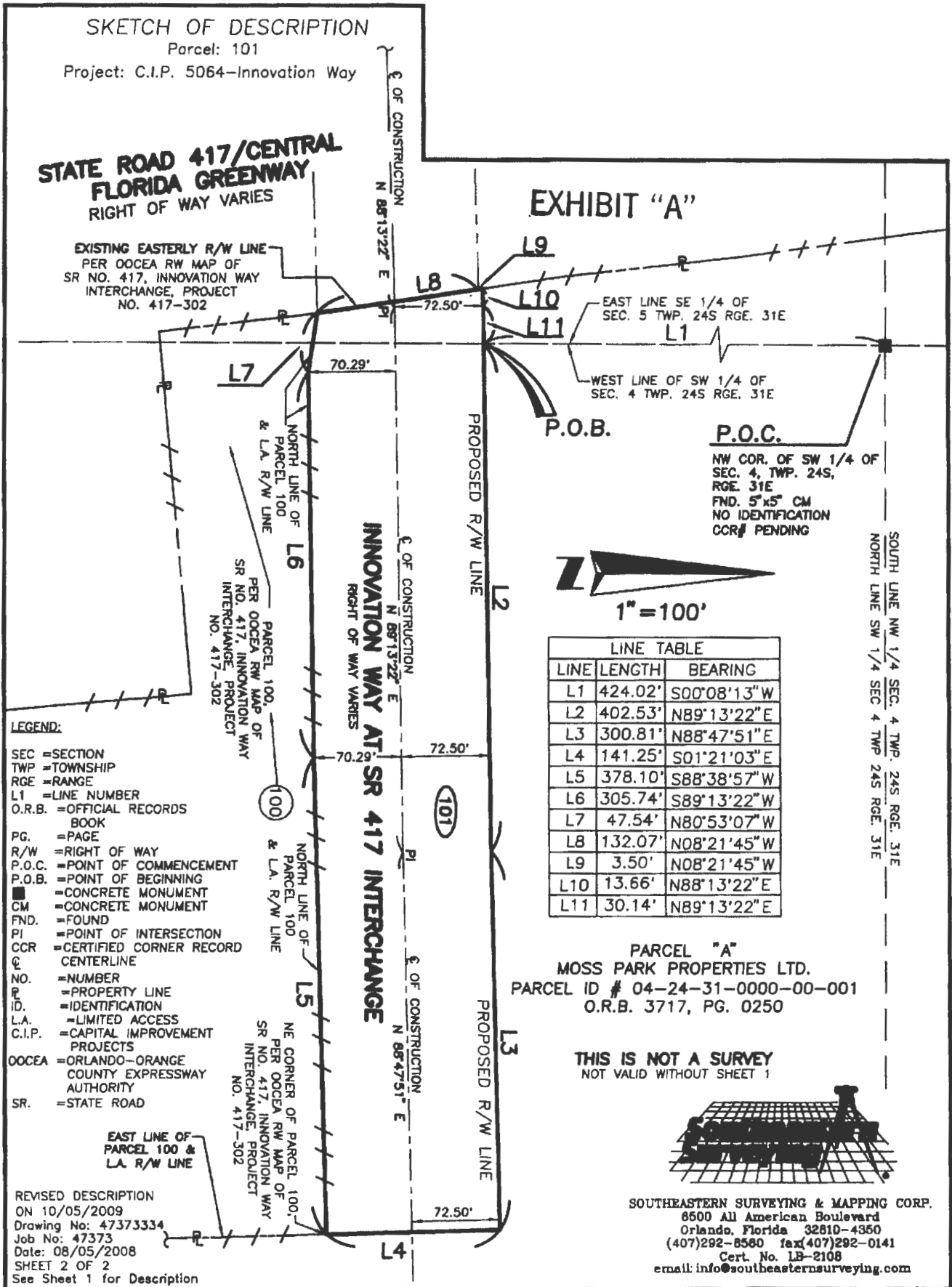
Containing: 104,869 square feet or 2.407 acres more or less.

**SURVEYORS NOTES**

1. The bearings and coordinates shown hereon are based on Florida State Plane Coordinates System East Zone 1983 North American Datum, 1990 Amendment, and shown hereon on the West line of the Southwest 1/4 of Section 4, Township 24 South, Range 31 East, as monumented, being South 00°08'13" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  FOR  <b>ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS</b>	Date: 08/05/08 MV		CERT. NO. LB2108 47373334
	Job No.: 47373334	Scale: 1"=100'	 <p>SOUTHEASTERN SURVEYING &amp; MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com</p> <p><b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245</p>
	REVISED DESCRIPTION ON 10/05/2009 MV CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> NOT VALID WITHOUT SHEET 2		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 22 2011 CAS/VP

This Instrument Prepared By:

Jere F. Daniels, Jr., Esquire  
Winderweedle, Haines, Ward & Woodman, P.A.  
P.O. Box 880  
Winter Park, FL 32790-0880

DOC# 20110119870 B: 10182 P: 3090  
03/08/2011 09:17:00 AM Page 1 of 7  
Rec Fee: \$51.00  
Dead Doc Tax: \$0.00  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
PU - Ret To: FIRST AMERICAN TITLE INSU



Upon Recording Return To:

Orange County  
Real Estate Management Division  
P.O. Box 1393  
Orlando, FL 32802

ORANGE COUNTY PROJECT C.I.P. 5064  
ORANGE COUNTY PARCEL NO: 102  
OOCEA PARCEL NO: 901  
OOCEA PROJECT: 417-302

SPECIAL WARRANTY DEED

THIS INDENTURE, made and executed the 24<sup>th</sup> day of MARCH, 2010 by **ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY**, a body politic and corporate and an agency of the state, under the laws of the State of Florida, whose mailing address is 4974 ORL Tower Road, Orlando, Florida 32807, hereinafter referred to as "Grantor", to **ORANGE COUNTY**, a charter county and a political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, Florida 32802, hereinafter referred to as "Grantee".

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee in an "AS-IS" and "WHERE-IS" condition, all that certain land situate in Orange County, Florida, to-wit (the "Property"):

SEE EXHIBIT "A"  
ATTACHED HERETO AND INCORPORATED HEREIN.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO the right of Grantor, its successors and assigns, to operate, maintain, repair and replace the existing subsurface fiber optic network ("FON") lines in their current locations on the Property, provided that: (i) any such operation, maintenance, repairs or replacements by Grantor, its successors and assigns, will be conducted in a reasonable manner that minimizes damage to the improvements on the Property (the "Improvements") and does not materially interfere with the flow of vehicular traffic on Innovation Way; (ii) any damage to the Improvements from such activities of Grantor, its successors or assigns, will be promptly repaired by Grantor, its successors and assigns; and (iii) Grantee reserves the right to require Grantor

RETURN TO Dwight  
FIRST AMERICAN TITLE  
BEVERLY BOGGS  
2233 LEE ROAD #101  
WINTER PARK, FL 32789



relocate the FON lines once, at Grantee's sole cost and expense, to a location and in a manner reasonably acceptable to Grantor.

RESERVING UNTO the Grantor, its successors and assigns, the air rights over the Property and the right to operate, maintain, repair and replace the existing bridges for the mainline of SR 417 in their current locations on the Property and any future widening or modifications to the same, provided that: (i) any such operation, maintenance, repairs or replacements by Grantor, its successors and assigns, will be conducted in a reasonable manner that minimizes damage to the Improvements and does not materially interfere with the flow of vehicular traffic on Innovation Way; and (ii) any damage to the Improvements from such activities of Grantor, its successors or assigns, will be promptly repaired by Grantor, its successors and assigns.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend title to the Property against the lawful claims and demands of all personal claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances and liens, except taxes for the year 2010 and thereafter, zoning, public utility easements and other Permitted Exceptions as set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of

[Signature]  
Witness  
Jere F. Daniels, Jr.  
(Print Name)

[Signature]  
Witness  
Robert L. Simon, Sr.  
(Print Name)

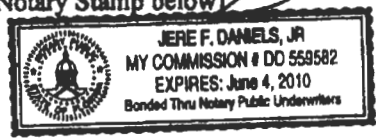
ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, a body politic and corporate, and an agency of the state under the laws of the State of Florida

By: [Signature]  
Mike Snyder, P.E.,  
Executive Director

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24th of MARCH, 2010, by MIKE SNYDER, P.E. as Executive Director of ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, a body politic and corporate, and an agency of the state, under the laws of the State of Florida, on behalf of said Authority. ~~He is personally known to me or has produced~~ \_\_\_\_\_ ~~as identification and who did/did not take an~~ oath.

[Signature]  
Notary Public, State of Florida  
(Notary Stamp below)



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY:**

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY  
STATE ROAD 417  
PROJECT No. 302**

**ORANGE COUNTY PROJECT C.I.P. 5064 - INNOVATION WAY, PARCEL 102**

**PARCEL 901**

**RIGHT OF WAY TO BE TRANSFERRED  
(ESTATE: FEE SIMPLE)**

**LEGAL DESCRIPTION**

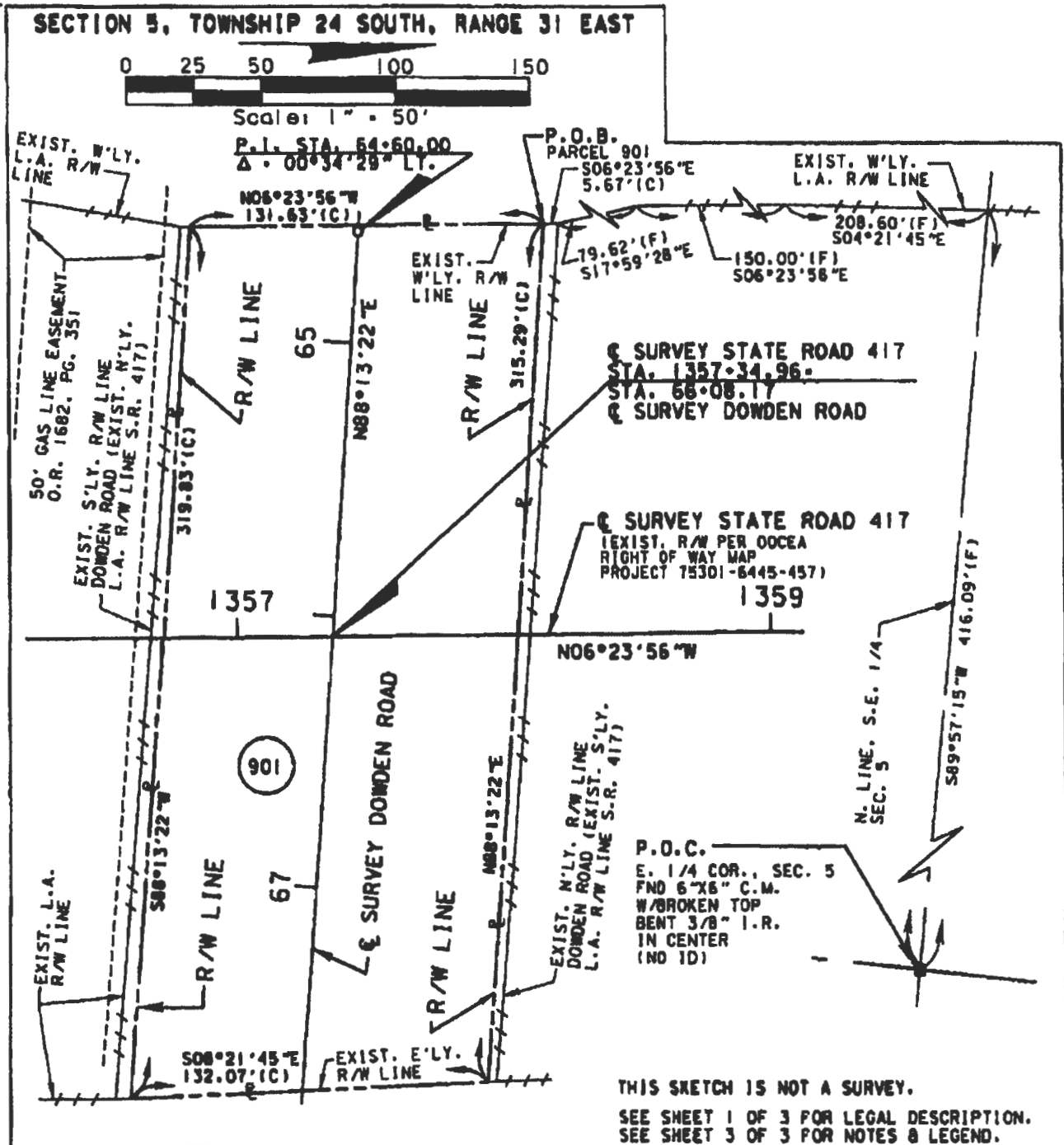
A parcel of land being a portion of the Southeast 1/4 of Section 5, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as:

Commencing at a 6 inch by 6 inch concrete monument with broken top and 3/8 inch bent iron rod in center (no ID) marking the East 1/4 corner of said Section 5, Township 24 South, Range 31 East, Orange County, Florida, run along the North line of the Southeast 1/4 of said Section 5, South 89°57'15" West 416.09 feet to a point on the existing Westerly limited access right of way line of State Road 417 (per OOCEA Right of Way Map Project 75301-6445-457) (right of way width varies); thence departing said quarter section line, run along said existing limited access right of way line the following three (3) courses and distances: South 04°21'45" East 208.60 feet; South 06°23'56" East 150.00 feet; South 17°59'28" East 79.62 feet to the intersection of the existing Northerly right of way line of Dowden Road (right of way width varies) with the existing Westerly right of way line of said State Road 417; thence run along said existing Westerly right of way line South 06°23'56" East 5.67 feet for a **POINT OF BEGINNING**; thence departing said right of way line run North 88°13'22" East 315.29 feet to a point on the existing Easterly right of way line of State Road 417; thence run South 08°21'45" East 132.07 feet; thence departing said existing Easterly right of way line, run South 88°13'22" West 319.83 feet to said existing Westerly right of way line of State Road 417; thence run along said existing Westerly right of way line, North 06°23'56" West 131.63 feet to the **POINT OF BEGINNING**.

Containing 0.957 acres, more or less.

July 2, 2008

**SHEET 1 OF 3**



RIGHT OF WAY PARCEL SKETCH	STATE ROAD No. 417 INNOVATION WAY OOCEA PROJECT No. 302		PROJECT No. 06-0350.000
			PARCEL No. 901
	DRMP PROJECT No. 06-0350.000	SHEET 2 OF 3	DATE: 7-02-08
			SCALE: 1" = 50'
			CHECKED: J. FLICK
	REVISION	BY	DATE
		DRAWN: M. RAY	

SKETCH PREPARED BY

**DRMP**

941 LAKE BALDWIN LANE  
ORLANDO, FLORIDA 32814  
(407) 896-0884  
L.S. No. 2848

**NOTES:**

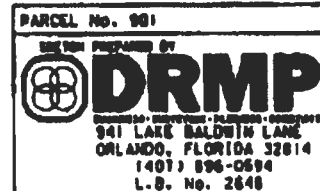
1. BEARINGS AND ANY COORDINATES SHOWN HEREON ARE BASED ON THE G.P.S. CONTROL MAP OF THE SOUTHERN CONNECTOR DONE FOR THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY (OOCEA) BY POST, BUCKLEY, SCHUH & JERNIGAN, INC. (PBS&J), JOB NO. 07-294.04, DATED NOV. 26, 1989. THESE MAPS STATE THEIR DATUM TO BE: NAD83, ZONE 0901 FLORIDA EAST, STATE PLANE IN US SURVEY FEET. USING THIS DATA WE DERIVE A BEARING OF NORTH 06°23'56" WEST ALONG THE CENTERLINE OF SURVEY OF S.R. 417, BETWEEN STATION 1332+01.88 AND STATION 1390+00.00.
2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.
4. THIS SKETCH IS NOT A SURVEY.
5. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY CERTIFICATE OF TITLE, FILE NO. 64501, DATED DECEMBER 14, 2007 AND UPDATED ON MAY 2, 2008.

**LEGEND:**

B	• AND
(C)	• CALCULATED DATA
C	• CENTERLINE
COR.	• CORNER
C.M.	• CONCRETE MONUMENT
DRMP	• DYER, RIDDLE, MILLS & PRECOURT, INC.
EXIST.	• EXISTING
(F)	• FIELD DATA
FND	• FOUND
ID	• IDENTIFICATION
INC.	• INCORPORATED
I.R.	• IRON ROD
L.A.	• LIMITED ACCESS
L.B.	• LICENSED (SURVEY) BUSINESS
NAD	• NORTH AMERICAN DATUM
No.	• NUMBER
OOCEA	• ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
P	• PROPERTY LINE
P.O.B.	• POINT OF BEGINNING
P.O.C.	• POINT OF COMMENCEMENT
R/W	• RIGHT OF WAY
SEC.	• SECTION
STA.	• STATION
S.R.	• STATE ROAD
W'LY.	• WESTERLY
W/	• WITH

THIS SKETCH IS NOT A SURVEY.  
 SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION.  
 SEE SHEET 2 OF 3 FOR SKETCH.

SHEET 3 OF 3



**EXHIBIT "B"**

**PERMITTED EXCEPTIONS:**

1. **Limited-access line between the Property (described on Exhibit "A" hereto) and the adjoining Orlando-Orange County Expressway Authority Right-of-Way for State Road 417 (Southern Connector), and rights of ingress, egress, light, air and view on, across, and over State Road 417 and between State Road 417 and the Property are reserved in and to the Authority. No access or other abutter's rights to State Road 417 are being conveyed with the Property and the Authority shall not be separately conveying any easement or access to a public road.**

## APPENDIX B-1

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

### ASSIGNMENT OF JOINT USE POND AGREEMENT

**THIS ASSIGNMENT OF JOINT USE POND AGREEMENT** (the "Assignment"), effective as of the day of execution, is made and entered into by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, FL 32802-1393 ("Assignor"), to the CITY OF ORLANDO, a municipal corporation under the laws of the State of Florida, whose address is 400 S. Orange Avenue, Florida 32801 ("Assignee").

**WHEREAS**, Assignor is a licensee under a Joint Use Pond Agreement between the Orlando-Orange County Expressway Authority, now known as the Central Florida Expressway Authority, and Orange County, dated February 23, 2011, and recorded at Book 10182, Page 3097, et. seq., Public Records of Orange County, Florida;

**WHEREAS**, the Joint Use Pond Agreement relates to Dowden Road, formerly known as Innovation Way, and referenced as Innovation Way therein; and

**WHEREAS**, subject to the provisions herein, and the provisions of the Interlocal Agreement between Assignor and Assignee for the transfer of jurisdiction of portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road, Assignor desires to assign, and Assignee desires to assume, all of Assignor's rights, title, duties, obligations, and interest in the above referenced Joint Use Pond Agreement.

**NOW, THEREFORE**, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.
2. **Assignment.** Assignor hereby assigns and transfers to Assignee all of Assignor's rights, title, duties, obligations, and interest to the above referenced Joint Use Pond Agreement.
3. **Assumption.** Assignee hereby assumes from Assignor all of Assignor's rights, duties, and obligations under the terms and conditions of the Joint Use Pond Agreement, and

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

Assignee further agrees that, as a condition of this Assignment, Assignee shall assume and abide by all terms and conditions of the Joint Use Pond Agreement.

**IN WITNESS WHEREOF**, the Assignor hereto has executed this Assignment of Joint Use Pond Agreement as of the day and year below its signature.

**ASSIGNOR:**  
ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: \_\_\_\_\_  
Jerry L. Demings  
Orange County Mayor

Date: \_\_\_\_\_, 2021

ATTEST: Phil Diamond, CPA,  
Orange County Comptroller,  
as Clerk of the Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk  
Print Name: \_\_\_\_\_



**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

**ASSIGNEE:**  
**CITY OF ORLANDO, FLORIDA**  
**By: City Council**

By: \_\_\_\_\_  
Buddy Dyer, Mayor

Date: \_\_\_\_\_, 2021

**ATTEST:**

By: \_\_\_\_\_  
Stephanie Herdocia  
City Clerk

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

This Document Prepared By  
and Should Be Returned To:

FEB 22 2011 CAS/JP

Jere F. Daniels, Jr., Esq.  
Winderweedle, Haines, Ward &  
Woodman, P.A.  
P.O. Box 880  
Winter Park, Florida 32790-0880

DOC# 20110119671 B: 10182 P: 3097  
03/08/2011 09:17:00 AM Page 1 of 19  
Rec Fee: \$183.00  
Deed Doc Tax: \$0.00  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
PU - Ret To: FIRST AMERICAN TITLE INSU



### JOINT USE POND AGREEMENT

**THIS JOINT USE POND AGREEMENT** is entered into by and between **ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY**, a body politic and corporate, and an agency of the state, under the laws of the State of Florida, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 (the "OOCEA"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose mailing address is P. O. Box 1393, Orlando, Florida 32802-1393 (the "County") (the OOCEA and County may hereinafter be collectively referred to as the "Parties").

#### RECITALS:

In connection with the construction of the Central Florida Greenway ("S.R. 417"), Dowden Road, and Innovation Way Interchange improvements (the "Interchange") as depicted on the right-of-way map attached hereto as Exhibit "A" and the aerial map attached hereto as Exhibit "B", both of which are incorporated herein by reference. OOCEA acquired and constructed (or is constructing) a storm water retention pond (the "OOCEA Pond") as generally depicted on Exhibit "C", attached hereto and made a part hereof, occupying real property owned by OOCEA, which property is located in the southeast quadrant of the intersection of S.R. 417, Innovation Way, and Dowden Road (the "OOCEA Pond Property"). OOCEA is utilizing the OOCEA Pond for S.R. 417 drainage and has or will have facilities located within the OOCEA Pond to accommodate such drainage, as depicted on the plans set forth on Exhibit "C", attached hereto and made a part hereof (the "OOCEA Pond Property"). County is or will also be utilizing the OOCEA Pond for Innovation Way storm drainage and has or will have facilities located within the OOCEA Pond to accommodate such drainage (the "County Outfall System"), as depicted on the plans set forth on Exhibit "D", attached hereto and made a part hereof, and desires to obtain a license from OOCEA for such use. The Parties are making and entering into this Agreement to grant the license contemplated herein subject to the terms and conditions set forth below.

**NOW, THEREFORE**, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration and the covenants and promises of the parties hereto, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, it is thereupon understood and agreed as follows:

1. Recitals. The foregoing recitals contained in this Agreement are true and correct and are incorporated herein by this reference.

2. OOCEA Grant of License to County. OOCEA hereby grants to County, its successors, and assigns, and its employees, contractors, and agents, a limited, perpetual, non-exclusive license to

RETURN TO *Dwight*  
FIRST AMERICAN TITLE  
BEVERLY BOGGS  
2233 LEE ROAD #101  
WINTER PARK, FL 32789

discharge storm water from the right-of-way of Innovation Way into the OOCEA Pond through the thirty-inch (30") reinforced concrete pipe storm drain, mitered end section / outfall structure, and related appurtenances as depicted on Exhibit "D". The license granted herein is only for storm water originating from the adjacent right-of-way of Innovation Way and for no other purpose(s) without the express written consent of the OOCEA. The amount of such storm water discharge shall be limited to that generated by the Innovation Way right-of-way in the vicinity of SR-417. Nothing herein shall grant to County, the general public, or the owner or occupant of any adjacent lands any right, easement, or privilege in or use of the OOCEA Pond other than the limited license specifically granted to County as set forth above. Notwithstanding anything herein to the contrary, OOCEA retains the right to reasonably reshape, reconstruct, renovate, or otherwise modify the OOCEA Pond so long as County's ability to discharge storm water to the OOCEA Pond under the terms of this Agreement is not disrupted.

3. **Maintenance.** As depicted on Exhibit "D", County, at its expense, shall maintain, repair, and replace, as necessary, all portions of the County Outfall System lying north of (and outside of) both the limited access right-of-way line of SR-417 and the fifty-foot (50') Florida Gas Transmission Company, LLC ("FGT") easement [as created by instruments recorded in the Public Records of Orange County, Florida (collectively, the "FGT Easement"), which instruments are listed and described in that certain Encroachment Agreement between FGT and OOCEA, dated November 25, 2008, and recorded in Official Records Book 9809, Page 1544, of said Public Records, clarifying OOCEA's use of and responsibilities for encroachments within portions of the property encumbered by the FGT Easement], so as to maintain the same in a good state of repair and fully operational in accordance with all applicable local, state, or Federal codes, laws, statutes, rules, and/or requirements. Also as depicted on Exhibit "D", OOCEA, at its expense, shall maintain, repair, and replace, as necessary, all portions of the County Outfall System lying south of (and within) the limited access right-of-way line of SR-417 and within the FGT Easement, so as to maintain the same in a good state of repair and fully operational in accordance with all applicable local, state, or Federal codes, laws, statutes, rules, and/or requirements, and the provisions of said Encroachment Agreement. County shall have no obligation to maintain said southern portion of the County Outfall System; except, however, that if OOCEA fails to maintain said southern portion of the County Outfall System, County shall have the license and right to access, repair, replace and otherwise maintain said southern portion to assure the functionality of the Innovation Way drainage system, as the expense of OOCEA. County shall also be responsible, at its expense, for damage resulting from the negligent acts or omissions of County or its agents in the exercise of the license granted to County herein. Notwithstanding the foregoing, nothing contained herein shall constitute a waiver by County of its sovereign immunity protections under Section 768.28, Florida Statutes. OOCEA, at its expense, shall perform routine maintenance (e.g., mowing and clearing of debris) of the OOCEA Pond (including the portions of the County Outfall System set forth above).

4. **Permits and Compliance.** County agrees that all storm water discharges which are the subject of the license granted above shall comply with all applicable local, state, or Federal code, law, statute, rule, or requirement, including but not limited to the terms and conditions of that certain Environmental Resources Permit (the "ERP") bearing Florida Department of Environmental Protection (the "FDEP") File No. 48-0234306-004. Furthermore, the County shall not cause or allow any hazardous or toxic substance or other contaminant regulated under any local, state, or Federal code, law, statute, rule or requirement to be discharged or released into or upon the OOCEA Pond. In the event that any such discharge from the County Outfall System is not in compliance with such code, law, statute, rule, and/or requirement the license herein granted may, in the sole reasonable discretion of the OOCEA, be revoked until such time as the non-compliance is corrected.

5. **Modification.** This Agreement may not be amended, modified, altered, or changed in any respect whatsoever, except by a further Agreement in writing duly executed by the Parties.

6. **Successors and Assigns.** All obligations of the Parties hereunder shall be binding

upon their respective successors-in-title and assigns; provided the covenants and obligations herein are only enforceable against the Parties or successors-in-title, as the case may be, owning title to the Parties' respective properties at the time any liability or claim arising under this Agreement shall have accrued, it being intended that upon the conveyance of title by a party, the party conveying title shall thereupon be released from any liability hereunder, as to the property conveyed, for any breach of this Agreement, or claim arising under this Agreement, accruing after the date of such conveyance. The license set forth in this Agreement shall be perpetual.

7. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the transactions contemplated herein, and it supersedes any and all prior understandings or agreements between the parties.

8. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered; transmitted electronically (i.e., by telecopier device); within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested; or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed as follows:

OOCEA:                    ORLANDO-ORANGE COUNTY  
EXPRESSWAY AUTHORITY  
4974 ORL Tower Road  
Orlando, Florida 32807  
Attn: Executive Director

With a copy to:        WINDERWEEDLE, HAINES, WARD  
& WOODMAN, P.A.  
329 Park Avenue North, 2<sup>nd</sup> Floor  
Winter Park, Florida 32789  
Attn: Jere F. Daniels, Jr., Esquire  
Telephone: (407) 246-8684  
Telecopy: (407) 645-3728

County:                    ORANGE COUNTY FLORIDA  
P.O. Box 1393  
Orlando, Florida 32802  
Attn: County Administrator  
Telephone: (407) 836-7366  
Telecopy: (407) 836-7399

With a copy to :        ORANGE COUNTY PUBLIC WORKS DEPARTMENT  
4200 S. John Young Parkway  
Orlando, Florida 32839  
Attn: Director  
Telephone: (407) 836-7970  
Telecopy: (407) 836-9716

9. **Recordation.** This Agreement shall be recorded, at the Parties' joint expense, in the Public Records of Orange County, Florida within thirty (30) days of the Effective Date, as defined herein.

10. **Effective Date.** The effective date of this Agreement (the "Effective Date") shall be the latter of the dates when each of the Parties has properly executed this Agreement as determined by the dates set forth immediately below their respective signatures.

IN WITNESS WHEREOF, OOCEA and County have signed and sealed these presents effective as of the dates set forth below.

**"OOCEA"**

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, a body politic and corporate, and an agency of the state, under the laws of the State of Florida

By: [Signature]  
Name: Michael Snyder  
Title: Exec. Director

Date: 3/24/10

APPROVED AS TO FORM AND FOR EXECUTION BY A SIGNATORY OF THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY

Legal Counsel: Winderweede, Haines, Ward & Woodman, P.A.

By: [Signature]

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of MARCH, 2010, by MICHAEL SNYDER as EXEC DIRECTOR of ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, a body politic and corporate, and an agency of the state, under the laws of the State of Florida, on behalf of said Authority. He/she is personally known to me or has produced identification.

[Signature]  
(Signature of Notary Public)  
Jere F. Daniels, Jr.



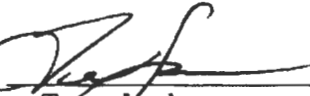
(Typed name of Notary Public)  
Notary Public, State of Florida  
Commission No. DD 559582  
My commission expires: 6/4/10

“COUNTY”

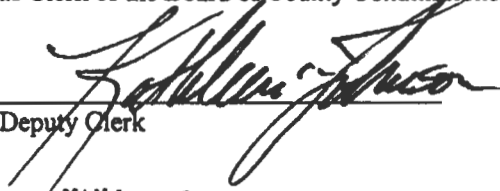
(Official Seal)



Orange County, Florida  
By: Board of County Commissioners

By:   
Teresa Jacobs,  
Orange County Mayor

Attest: Martha O. Haynie,  
Orange County Comptroller  
as Clerk of the Board of County Commissioners

By:   
Deputy Clerk  
**Kathleen C. Johnson**

Printed Name

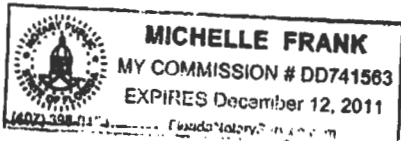
STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of February, 2011, by Teresa Jacobs, as Mayor of Orange County, Florida, a charter county and political subdivision of the state of Florida. She is personally known to me.

(Notary Seal)

  
Notary Signature

Michelle Frank  
Printed Notary Name



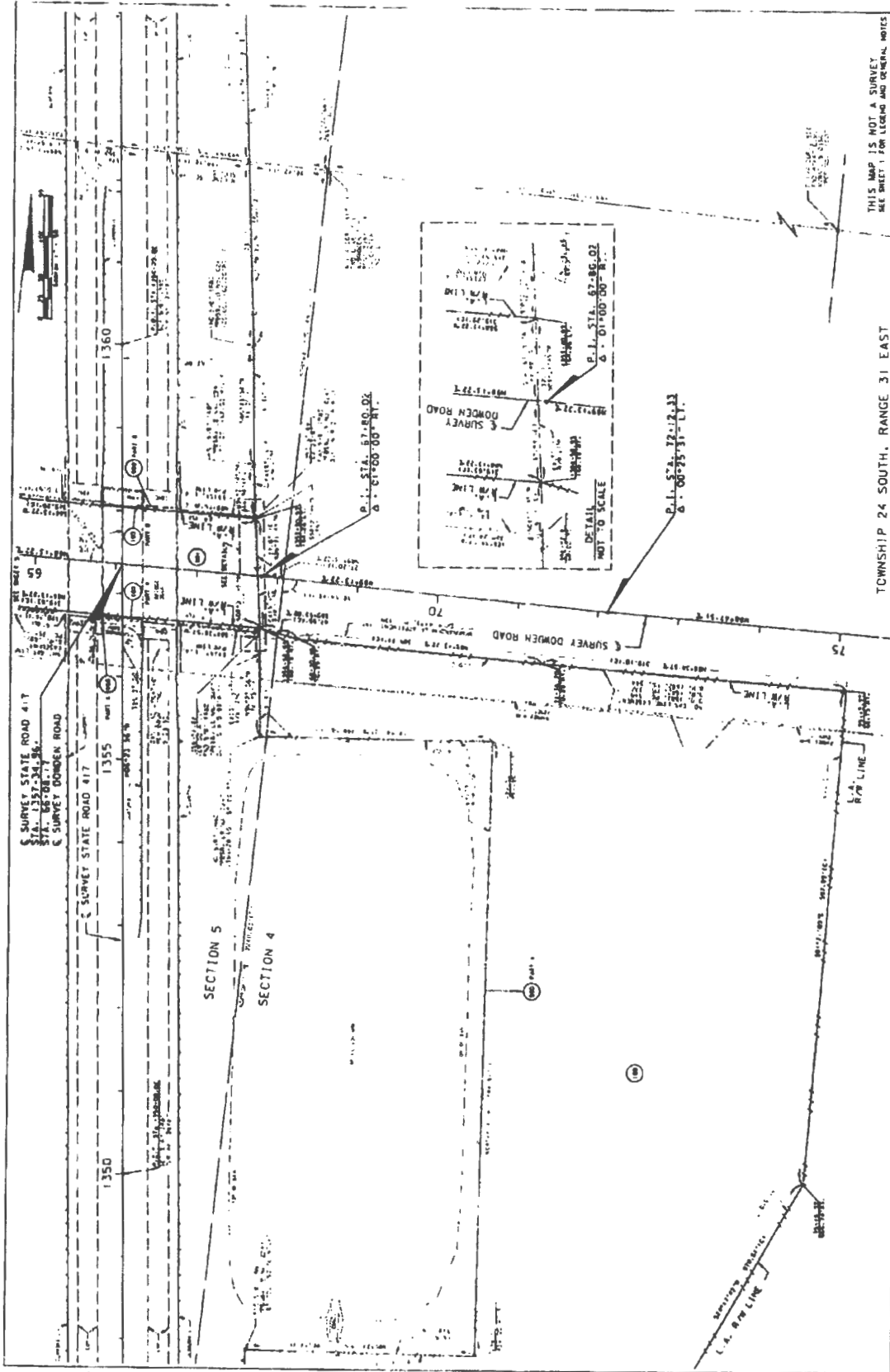
Notary Public in and for the Orange, Florida  
County and State aforesaid

My commission expires: 12-12-11

**EXHIBIT "A"**  
**RIGHT-OF-WAY MAP:**







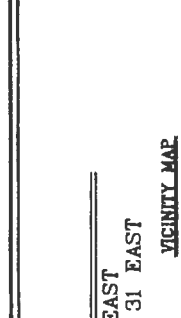
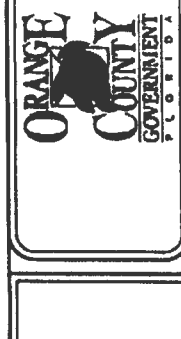
TOWNSHIP 24 SOUTH, RANGE 31 EAST

STATE ROAD NO. 417  
 INNOVATION WAY INTERCHANGE  
 OOCEA PROJECT NO. 417-302

**DRMP**

ORLANDO-ORANGE COUNTY  
 EXPRESSWAY AUTHORITY

RIGHT OF WAY MAP



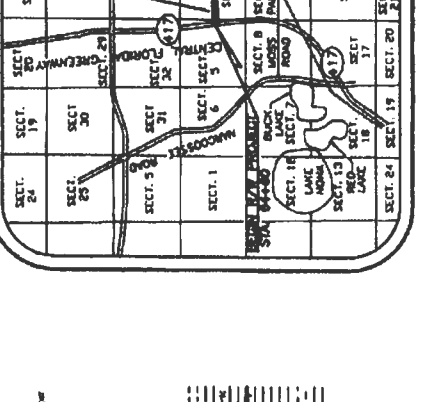
PREPARED BY: HARRISON J. WILSON  
 SURVEYOR  
 1500 SOUTH JOHN YOUNG PARKWAY  
 ORANGE, FLORIDA 32814-4200  
 PHONE: (407) 834-7200

PREPARED FOR:  
 ORANGE COUNTY PUBLIC WORKS  
 RIGHT OF WAY ENGINEERING  
 1500 SOUTH JOHN YOUNG PARKWAY  
 ORANGE, FLORIDA 32814-4200  
 PHONE: (407) 834-7200

NO.	DATE	REVISIONS	DATE	BY
1	10/17/83	ISSUED FOR PERMITS	10/17/83	HJW
2	10/17/83	ISSUED FOR PERMITS	10/17/83	HJW
3	10/17/83	ISSUED FOR PERMITS	10/17/83	HJW
4	10/17/83	ISSUED FOR PERMITS	10/17/83	HJW
5	10/17/83	ISSUED FOR PERMITS	10/17/83	HJW
6	10/17/83	ISSUED FOR PERMITS	10/17/83	HJW
7	10/17/83	ISSUED FOR PERMITS	10/17/83	HJW
8	10/17/83	ISSUED FOR PERMITS	10/17/83	HJW
9	10/17/83	ISSUED FOR PERMITS	10/17/83	HJW
10	10/17/83	ISSUED FOR PERMITS	10/17/83	HJW

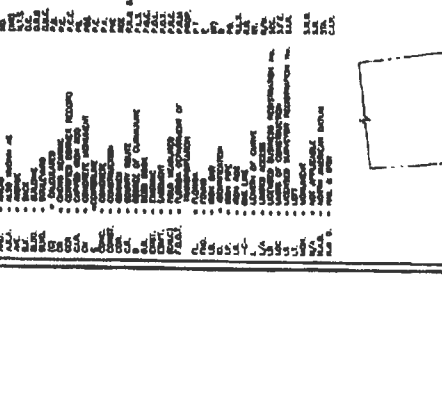
SHEET	DESCRIPTION
1	GENERAL SHEET
2	SECTION 24
3	SECTION 25
4	SECTION 26
5	SECTION 27
6	SECTION 28
7	SECTION 29
8	SECTION 30
9	SECTION 31
10	SECTION 32
11	SECTION 33
12	SECTION 34
13	SECTION 35
14	SECTION 36
15	SECTION 37
16	SECTION 38
17	SECTION 39
18	SECTION 40
19	SECTION 41
20	SECTION 42
21	SECTION 43
22	SECTION 44
23	SECTION 45
24	SECTION 46
25	SECTION 47
26	SECTION 48
27	SECTION 49
28	SECTION 50
29	SECTION 51
30	SECTION 52
31	SECTION 53
32	SECTION 54
33	SECTION 55
34	SECTION 56
35	SECTION 57
36	SECTION 58
37	SECTION 59
38	SECTION 60
39	SECTION 61
40	SECTION 62
41	SECTION 63
42	SECTION 64
43	SECTION 65
44	SECTION 66
45	SECTION 67
46	SECTION 68
47	SECTION 69
48	SECTION 70
49	SECTION 71
50	SECTION 72
51	SECTION 73
52	SECTION 74
53	SECTION 75
54	SECTION 76
55	SECTION 77
56	SECTION 78
57	SECTION 79
58	SECTION 80
59	SECTION 81
60	SECTION 82
61	SECTION 83
62	SECTION 84
63	SECTION 85
64	SECTION 86
65	SECTION 87
66	SECTION 88
67	SECTION 89
68	SECTION 90
69	SECTION 91
70	SECTION 92
71	SECTION 93
72	SECTION 94
73	SECTION 95
74	SECTION 96
75	SECTION 97
76	SECTION 98
77	SECTION 99
78	SECTION 100

**RIGHT OF WAY MAP FOR INNOVATION WAY**  
 INNOVATION WAY AT SR 417 INTERCHANGE TO 900' EAST  
 PART OF SECTIONS 4 & 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
 COUNTY PROJECT-C.I.P. NO. 5064  
 DISTRICT NO. 1 ORANGE COUNTY, FLORIDA



**GENERAL NOTES:**

- THE SURVEY AND CONSTRUCTION SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 18A3 WITH THE DATUM OF 1983. THE DATUM POINT IS LOCATED AT THE INTERSECTION OF THE TOWNSHIP 24 SOUTH, RANGE 31 EAST, AND MERIDIAN 80 WEST CORNER 17 500.
- ALL DISTANCES LISTED ARE THE RESULT OF DIRECT FIELD MEASUREMENTS. CALCULATED FROM A CLOSED FIELD TRIANGLE OR CALCULATED FROM RECONSTRUCTED FIELD MEASUREMENTS.
- ONLY THE CONSTRUCTED IMPROVEMENTS OF THIS PROJECT ARE SHOWN HEREON. NO OTHER FIELD MEASUREMENTS HAVE BEEN LOCATED.
- UNDESIRABLE IMPROVEMENTS AND INSTALLATIONS, IF ANY, HAVE NOT BEEN LOCATED.
- ATTENTION IS DIRECTED TO THE FACT THAT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THE MAPS BE CONSIDERED UNLESS OTHERWISE NOTED.
- PROPERTY BOUNDARIES DETERMINED FROM FIELD SURVEY, PLATS OF RECORD, AND RECORD TITLE. ALL UNRECORDED OFFICIAL RECORDS ARE TO BE SET ASIDE UPON COMPLETION OF PROJECT & COMPLETE.
- THE LOCATION, DIMENSIONS, AND CHARACTERISTICS OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, TELEPHONE, AND CABLE, ARE SHOWN AS SHOWN ON THE RECORDS OF THE COUNTY ENGINEER'S OFFICE. THE LOCATION, DIMENSIONS, AND CHARACTERISTICS OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, TELEPHONE, AND CABLE, ARE SHOWN AS SHOWN ON THE RECORDS OF THE COUNTY ENGINEER'S OFFICE.
- THE EXISTING RIGHT OF WAY BOUNDARIES, AS SHOWN HEREON, ARE BASED ON THE RECORDS OF THE COUNTY ENGINEER'S OFFICE. THE LOCATION, DIMENSIONS, AND CHARACTERISTICS OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, TELEPHONE, AND CABLE, ARE SHOWN AS SHOWN ON THE RECORDS OF THE COUNTY ENGINEER'S OFFICE.



**LEGEND & ABBREVIATIONS**

1. 1/4 SECTION  
 2. 1/2 SECTION  
 3. SECTION  
 4. TOWNSHIP  
 5. RANGE  
 6. COUNTY  
 7. STATE

1. 1/4 SECTION  
 2. 1/2 SECTION  
 3. SECTION  
 4. TOWNSHIP  
 5. RANGE  
 6. COUNTY  
 7. STATE

**BOARD OF COUNTY COMMISSIONERS**

RICHARD T. CROTTY  
 COUNTY MAYOR

TERESA S. JACOBS  
 DISTRICT 1

FREDERICK C. BRUMMER  
 DISTRICT 2

MILDRED FERNANDEZ  
 DISTRICT 3

LINDA STEWART  
 DISTRICT 4

BILL SERGAL  
 DISTRICT 5

TIFFANY MOORE RUSSELL  
 DISTRICT 6

MARK V. MASSARO P.E.  
 DIRECTOR, PUBLIC WORKS

AMIT M. LALCHANDANI, P.E.  
 COUNTY ADMINISTRATOR

**GENERAL NOTES:**

- THE SURVEY AND CONSTRUCTION SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 18A3 WITH THE DATUM OF 1983. THE DATUM POINT IS LOCATED AT THE INTERSECTION OF THE TOWNSHIP 24 SOUTH, RANGE 31 EAST, AND MERIDIAN 80 WEST CORNER 17 500.
- ALL DISTANCES LISTED ARE THE RESULT OF DIRECT FIELD MEASUREMENTS. CALCULATED FROM A CLOSED FIELD TRIANGLE OR CALCULATED FROM RECONSTRUCTED FIELD MEASUREMENTS.
- ONLY THE CONSTRUCTED IMPROVEMENTS OF THIS PROJECT ARE SHOWN HEREON. NO OTHER FIELD MEASUREMENTS HAVE BEEN LOCATED.
- UNDESIRABLE IMPROVEMENTS AND INSTALLATIONS, IF ANY, HAVE NOT BEEN LOCATED.
- ATTENTION IS DIRECTED TO THE FACT THAT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THE MAPS BE CONSIDERED UNLESS OTHERWISE NOTED.
- PROPERTY BOUNDARIES DETERMINED FROM FIELD SURVEY, PLATS OF RECORD, AND RECORD TITLE. ALL UNRECORDED OFFICIAL RECORDS ARE TO BE SET ASIDE UPON COMPLETION OF PROJECT & COMPLETE.
- THE LOCATION, DIMENSIONS, AND CHARACTERISTICS OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, TELEPHONE, AND CABLE, ARE SHOWN AS SHOWN ON THE RECORDS OF THE COUNTY ENGINEER'S OFFICE. THE LOCATION, DIMENSIONS, AND CHARACTERISTICS OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, TELEPHONE, AND CABLE, ARE SHOWN AS SHOWN ON THE RECORDS OF THE COUNTY ENGINEER'S OFFICE.
- THE EXISTING RIGHT OF WAY BOUNDARIES, AS SHOWN HEREON, ARE BASED ON THE RECORDS OF THE COUNTY ENGINEER'S OFFICE. THE LOCATION, DIMENSIONS, AND CHARACTERISTICS OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, TELEPHONE, AND CABLE, ARE SHOWN AS SHOWN ON THE RECORDS OF THE COUNTY ENGINEER'S OFFICE.

**LEGEND & ABBREVIATIONS**

1. 1/4 SECTION  
 2. 1/2 SECTION  
 3. SECTION  
 4. TOWNSHIP  
 5. RANGE  
 6. COUNTY  
 7. STATE

1. 1/4 SECTION  
 2. 1/2 SECTION  
 3. SECTION  
 4. TOWNSHIP  
 5. RANGE  
 6. COUNTY  
 7. STATE

**BOARD OF COUNTY COMMISSIONERS**

RICHARD T. CROTTY  
 COUNTY MAYOR

TERESA S. JACOBS  
 DISTRICT 1

FREDERICK C. BRUMMER  
 DISTRICT 2

MILDRED FERNANDEZ  
 DISTRICT 3

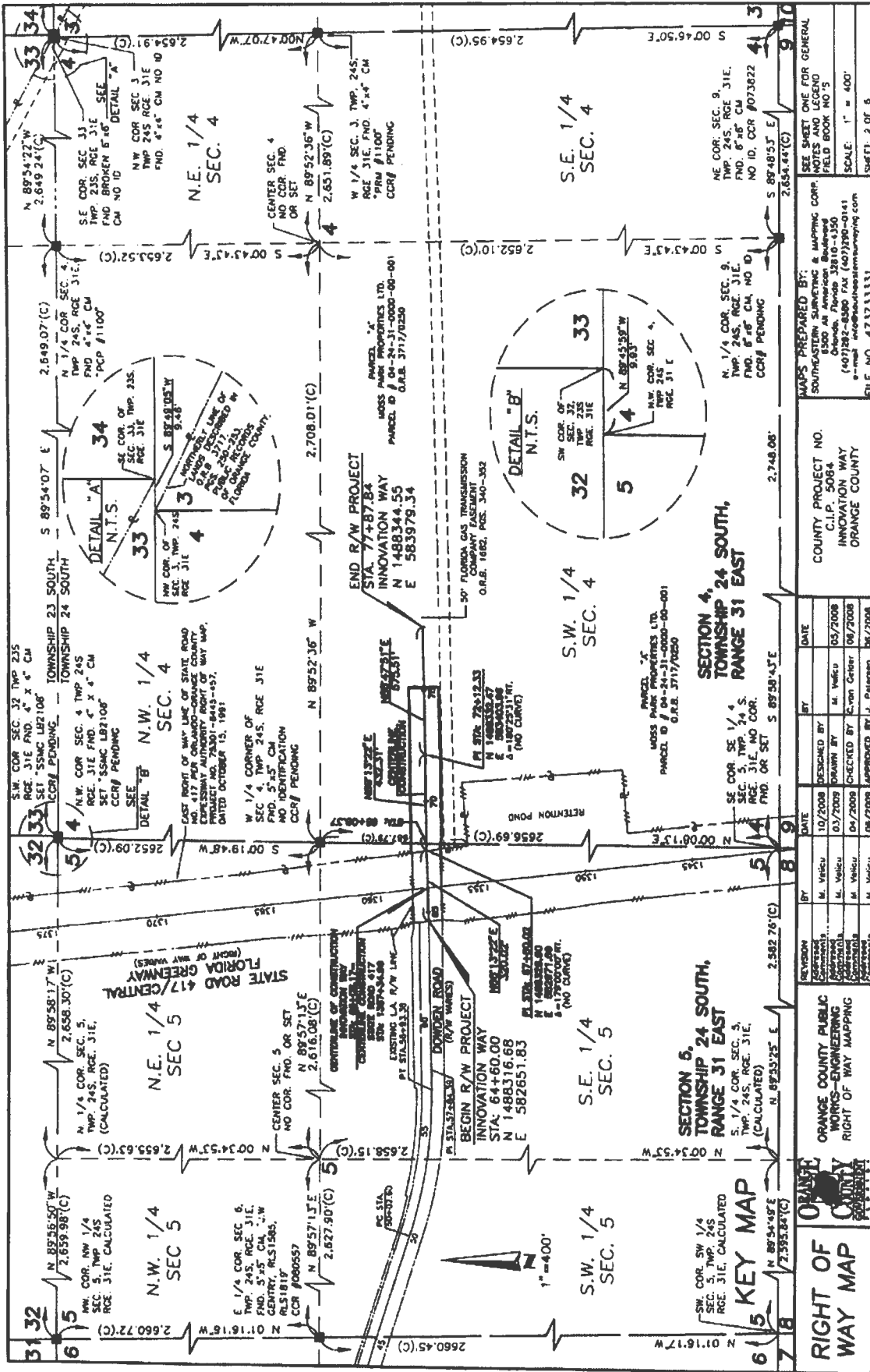
LINDA STEWART  
 DISTRICT 4

BILL SERGAL  
 DISTRICT 5

TIFFANY MOORE RUSSELL  
 DISTRICT 6

MARK V. MASSARO P.E.  
 DIRECTOR, PUBLIC WORKS

AMIT M. LALCHANDANI, P.E.  
 COUNTY ADMINISTRATOR



MAPS PREPARED BY:  
 SOUTHEASTERN SURVEYING & MAPPING CORP.  
 1500 W. American Boulevard  
 Orlando, Florida 32810-1350  
 (407)292-4300 FAX (407)290-0141  
 e-mail: info@southestmappings.com  
 FILE NO. 473733331

COUNTY PROJECT NO.  
 C.L.P. 308 W  
 INNOVATION WAY  
 ORANGE COUNTY

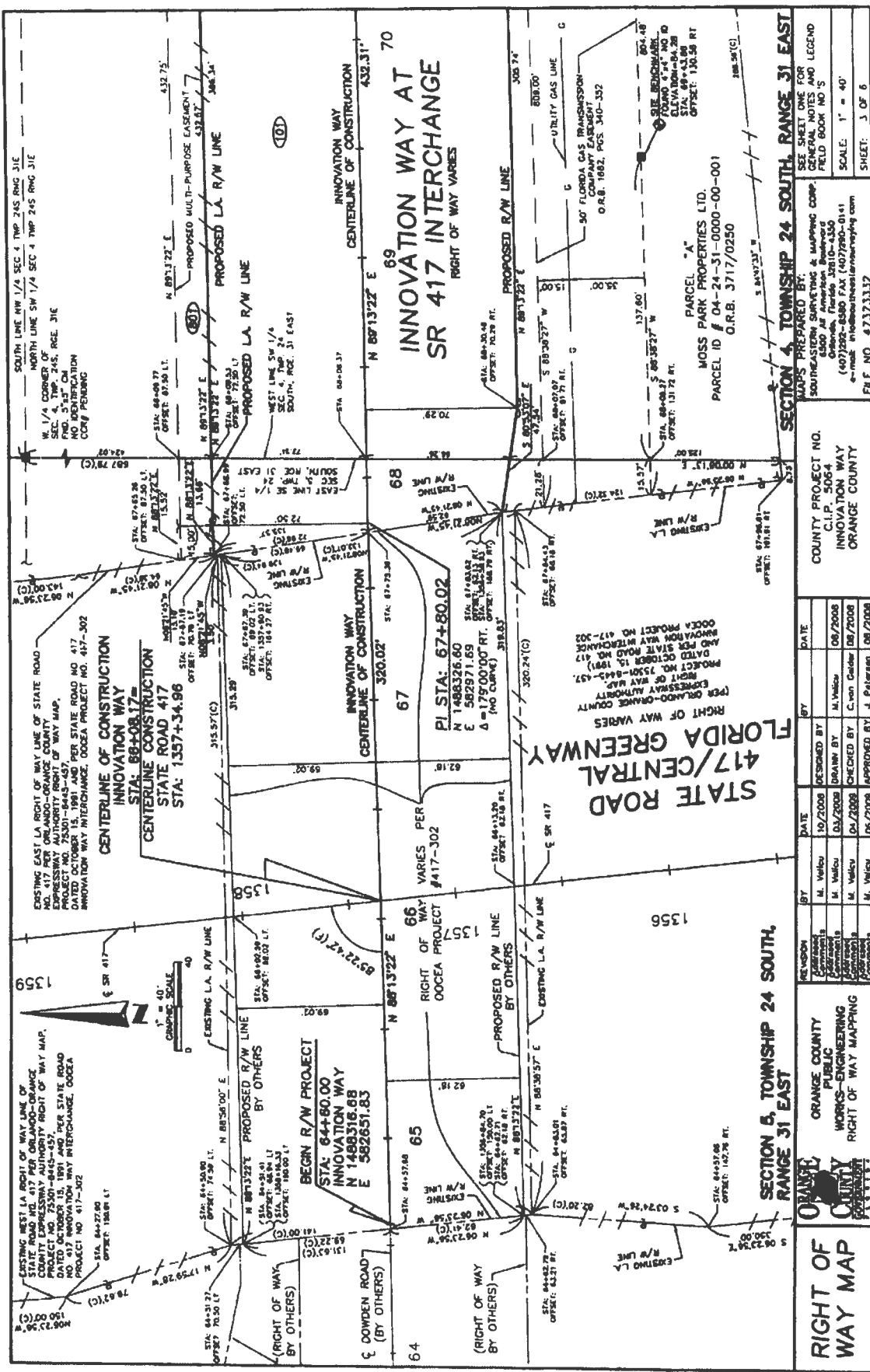
REVISION	BY	DATE
DESIGNED	M. Velez	10/2008
DRAWN	M. Velez	03/2009
CHECKED	E. von Genter	06/2008
APPROVED	M. Velez	09/2008
APPROVED	J. Peterson	09/2008

ORANGE COUNTY PUBLIC  
 WORKS-ENGINEERING  
 RIGHT OF WAY MAPPING

RIGHT OF  
 WAY MAP

KEY MAP





**SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST**

**RIGHT OF WAY MAP**

**ORANGE COUNTY PUBLIC WORKS-ENGINEERING RIGHT OF WAY MAPPING**

**ORANGE COUNTY**

**SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST**

SEE SHEET ONE FOR GENERAL NOTES AND LEGEND  
FIELD BOOK NO. 5  
SCALE: 1" = 40'  
SHEET: 3 OF 6

**STATE ROAD 417/CENTRAL FLORIDA GREENWAY**

RIGHT OF WAY VARIES

PREPARED BY: M. Velicu

DATE: 06/2008

APPROVED BY: J. Pateram

DATE: 08/2008

**INNOVATION WAY AT SR 417 INTERCHANGE**

RIGHT OF WAY VARIES

PI STA: 67+80.02

STA: 64+80.00

STA: 67+80.00

STA: 68+00.00

STA: 69+00.00

STA: 70+00.00

**INNOVATION WAY**

RIGHT OF WAY VARIES

STA: 64+80.00

STA: 67+80.00

STA: 68+00.00

STA: 69+00.00

STA: 70+00.00

**STATE ROAD 417**

RIGHT OF WAY VARIES

STA: 1357+34.96

STA: 1357+34.96

STA: 1357+34.96

**INNOVATION WAY**

RIGHT OF WAY VARIES

STA: 64+80.00

STA: 67+80.00

STA: 68+00.00

STA: 69+00.00

STA: 70+00.00

**INNOVATION WAY**

RIGHT OF WAY VARIES

STA: 64+80.00

STA: 67+80.00

STA: 68+00.00

STA: 69+00.00

STA: 70+00.00

**INNOVATION WAY**

RIGHT OF WAY VARIES

STA: 64+80.00

STA: 67+80.00

STA: 68+00.00

STA: 69+00.00

STA: 70+00.00

**INNOVATION WAY**

RIGHT OF WAY VARIES

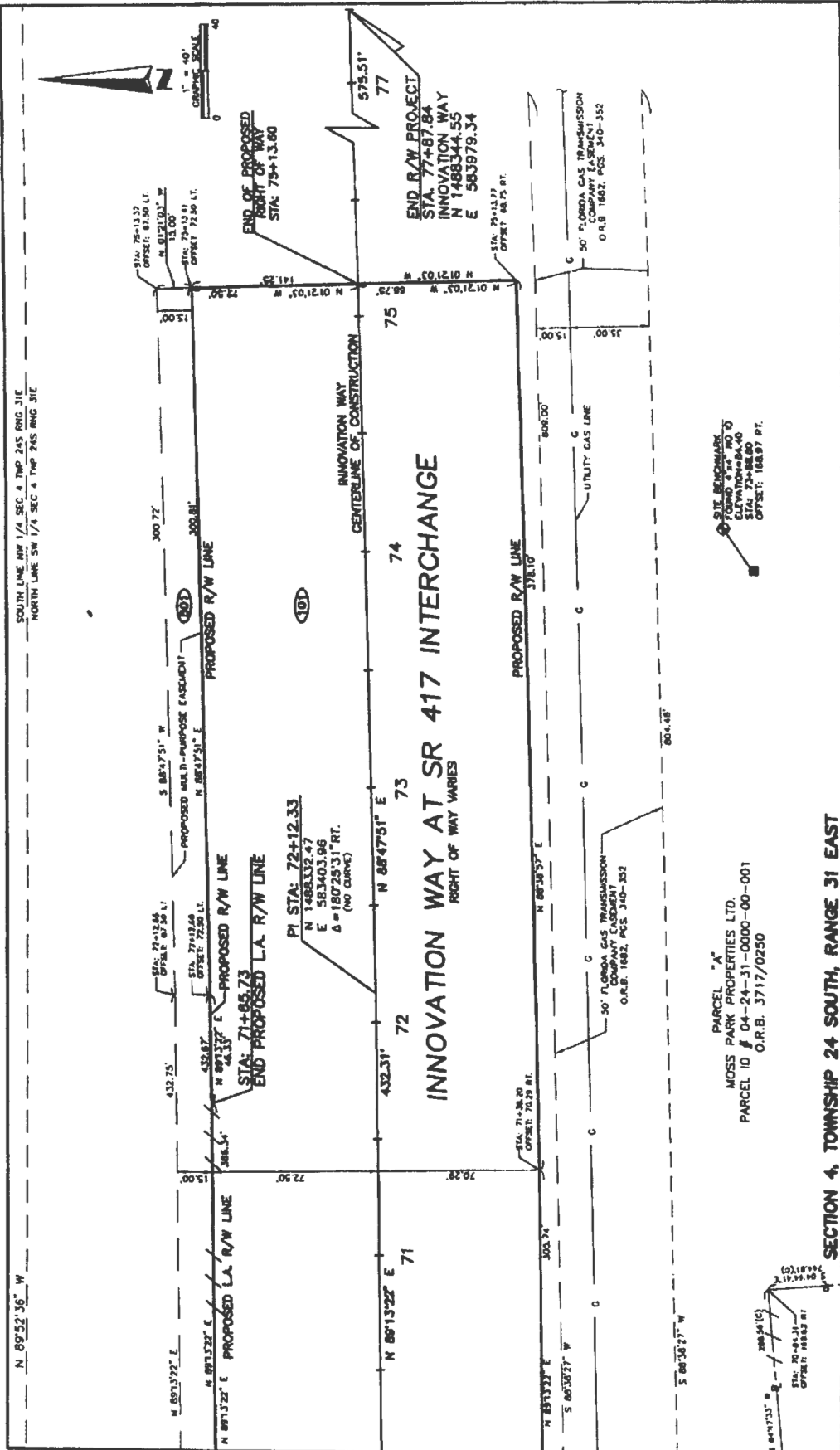
STA: 64+80.00

STA: 67+80.00

STA: 68+00.00

STA: 69+00.00

STA: 70+00.00



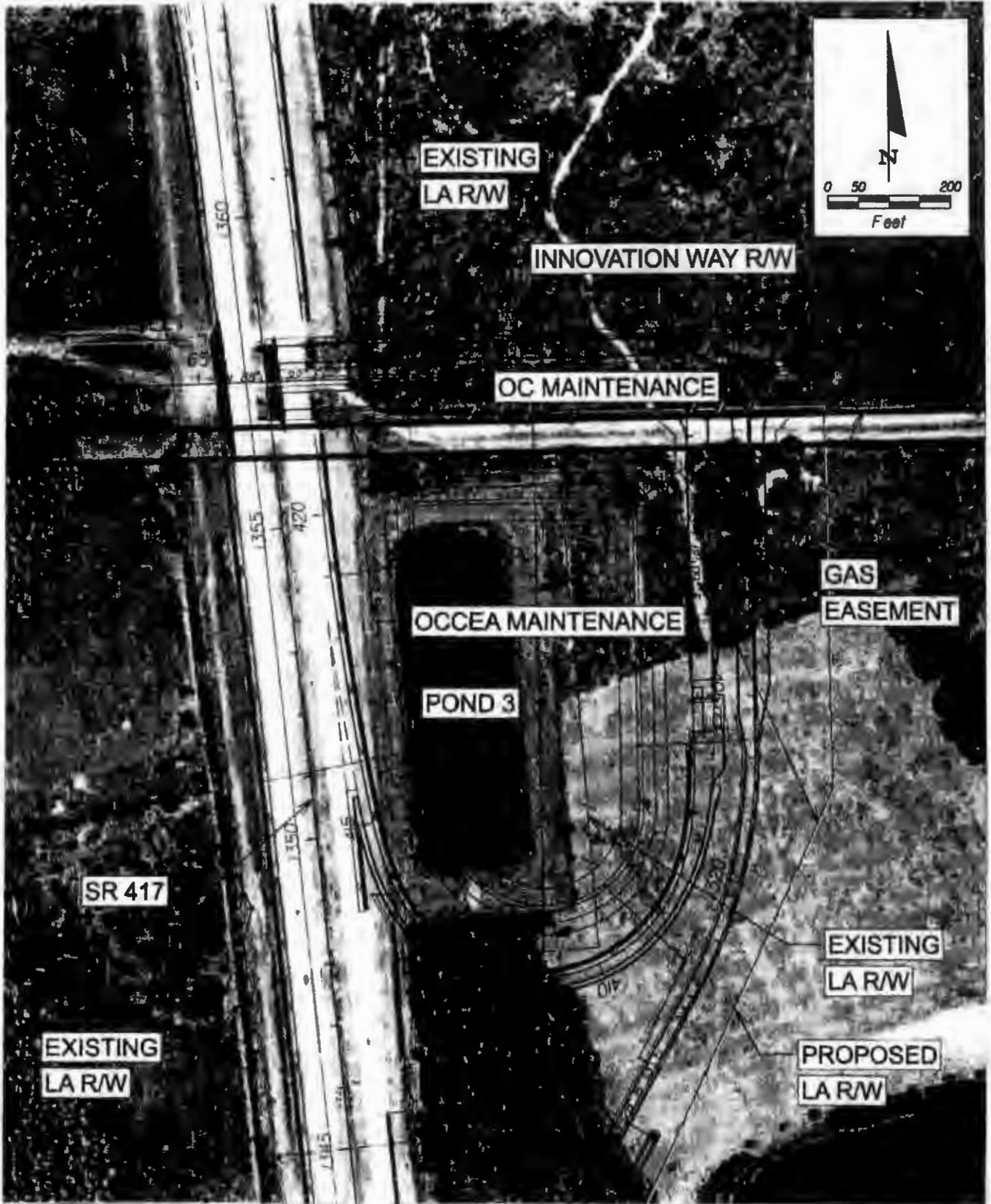
<b>RIGHT OF WAY MAP</b> ORANGE COUNTY PUBLIC WORKS-ENGINEERING RIGHT OF WAY MAPPING SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST		<b>ORANGE COUNTY PUBLIC WORKS-ENGINEERING</b> RIGHT OF WAY MAPPING SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST		COUNTY PROJECT NO. C.P. 5054 INNOVATION WAY ORANGE COUNTY		MAPS PREPARED BY: SOUTHEASTERN SURVEYING & MAPPING CORP. 8500 Al American Boulevard Orlando, Florida 32810-4306 (407) 226-1141 e-mail: info@semsurveying.com		SEE SHEET ONE FOR GENERAL NOTES AND LEGEND FIELD BOOK NO. 5 SCALE: 1" = 40' SHEET: 4 OF 6	
REVISION	BY	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	DATE		
1	M. Velicu	10/2008	M. Velicu	M. Velicu	M. Velicu	C. Van Gelder	08/2008		
2	M. Velicu	03/2009	M. Velicu	M. Velicu	M. Velicu	C. Van Gelder	08/2008		
3	M. Velicu	04/2009	M. Velicu	M. Velicu	M. Velicu	C. Van Gelder	08/2008		
4	M. Velicu	05/2009	M. Velicu	M. Velicu	M. Velicu	C. Van Gelder	08/2008		

SITE BENCHMARK  
 FOUND 8' W, NO TO  
 ELEVATION=84.40  
 STA: 72+88.80  
 OFFSET: 108.97 FT.

PARCEL "A"  
 MOSS PARK PROPERTIES LTD.  
 PARCEL ID # 04-24-31-0000-00-001  
 O.R.B. 3717/0250



**EXHIBIT "B"**  
**AERIAL MAP:**

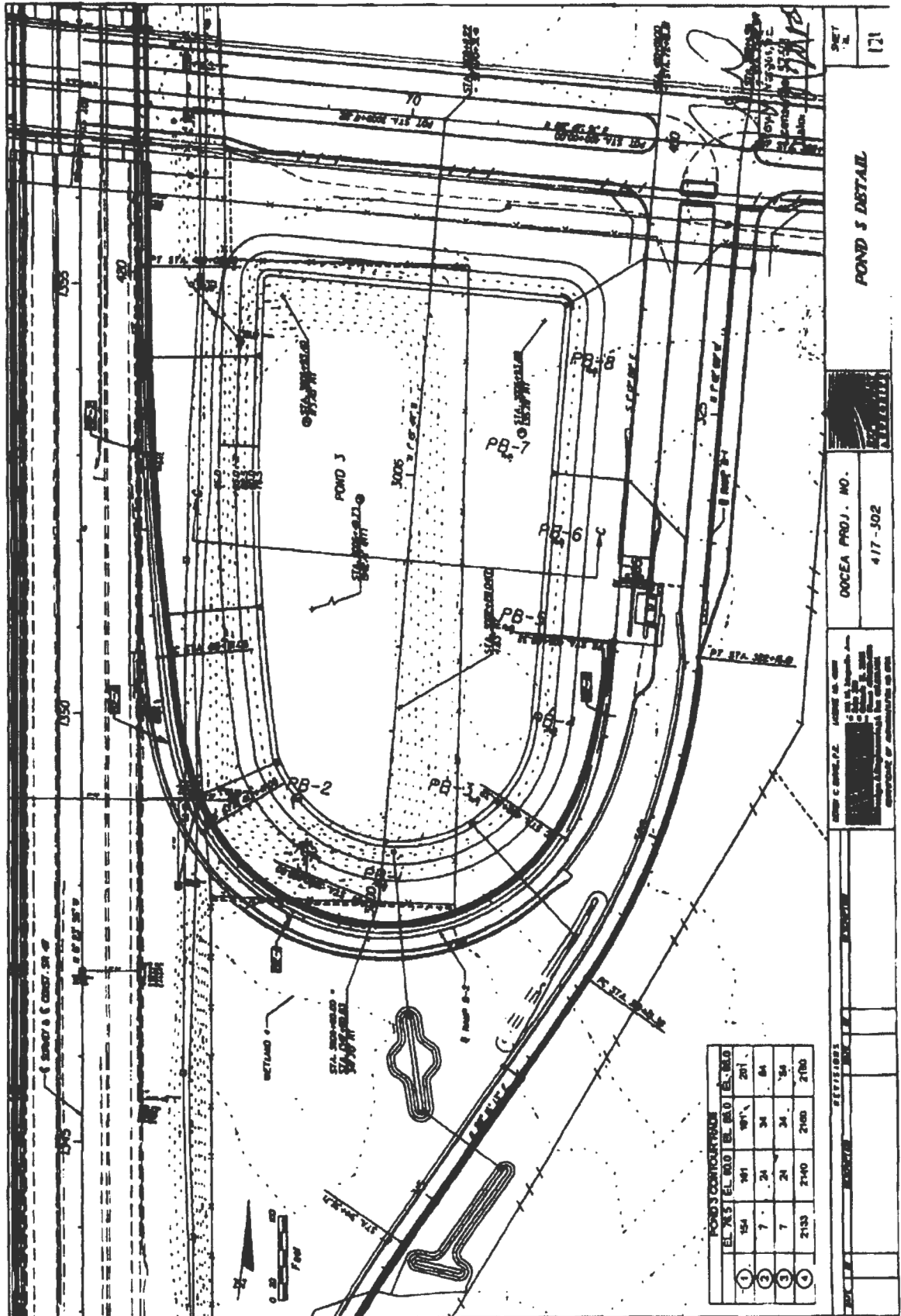


# INNOVATION WAY



**EXHIBIT "C"**  
**DEPICTION AND CONSTRUCTION PLAN SHEET FOR OOCEA POND:**

Project Name: OOCEA SR 417 Innovation Way Interchange  
 Permit #: 48-0734306-004  
 Page 9 of 11



POND 3 CONTOURS			
NO.	EL. 100	EL. 100	EL. 100
1	154	161	201
2	7	24	34
3	7	24	34
4	2133	2140	2160

SHEET NO. 171	POND 3 DETAIL	OOCEA PROJ. NO. 417-302
		DATE: 11/11/10 DRAWN BY: [Redacted] CHECKED BY: [Redacted]

**EXHIBIT "D"**  
**DEPICTION AND PLAN OF COUNTY OUTFALL SYSTEM:**



## APPENDIX B-2

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

### **ASSIGNMENT OF UTILITIES, SIDEWALKS, MULTI-PURPOSE PATHWAY, LANDSCAPING AND DRAINAGE EASEMENT**

**THIS ASSIGNMENT OF UTILITIES, SIDEWALKS, MULTI-PURPOSE PATHWAY, LANDSCAPING AND DRAINAGE EASEMENT** (the "Assignment"), effective as of the day of execution, is made and entered into by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, FL 32802-1393 ("Assignor"), to the CITY OF ORLANDO, a municipal corporation under the laws of the State of Florida, whose address is 400 S. Orange Avenue, Florida 32801 ("Assignee").

**WHEREAS**, Assignor is the Grantee under a Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement between Moss Park Properties, LLLP, as the Grantor, and Orange County, dated October 8, 2010, and recorded at Book 10182, Page 3116, et. seq., Public Records of Orange County, Florida; and

**WHEREAS**, subject to the provisions herein, and the provisions of the Interlocal Agreement between Assignor and Assignee for the transfer of jurisdiction of portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road, Assignor desires to assign, and Assignee desires to assume, all of Assignor's rights, title, duties, obligations, and interest in the above referenced Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement.

**NOW, THEREFORE**, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.
2. **Assignment.** Assignor hereby assigns and transfers to Assignee all of Assignor's rights, title, duties, obligations, and interest to the above referenced Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement.

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

3. **Assumption.** Assignee hereby assumes from Assignor all of Assignor's rights, duties, and obligations under the terms and conditions of the Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement, and Assignee further agrees that, as a condition of this Assignment, Assignee shall assume and abide by all terms and conditions of the Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement .

**IN WITNESS WHEREOF**, the Assignor hereto has executed this Assignment of Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement as of the day and year below its signature.

**ASSIGNOR:**  
ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: \_\_\_\_\_  
Jerry L. Demings  
Orange County Mayor

Date: \_\_\_\_\_, 2021

ATTEST: Phil Diamond, CPA,  
Orange County Comptroller,  
as Clerk of the Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk  
Print Name: \_\_\_\_\_

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

**ASSIGNEE:**  
**CITY OF ORLANDO, FLORIDA**  
**By: City Council**

By: \_\_\_\_\_  
Buddy Dyer, Mayor

Date: \_\_\_\_\_, 2021

**ATTEST:**

By: \_\_\_\_\_  
Stephanie Herdocia  
City Clerk

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 22 2011 CAS/VP

DOCH 20110119672 B: 10182 P: 3116  
03/08/2011 09:17:00 AM Page 1 of 6  
Rec Fee: \$52.50  
Deed Doc Tax: \$0.00  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
PU - Ret To: FIRST AMERICAN TITLE INSU



This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

**UTILITIES, SIDEWALKS, MULTI-PURPOSE PATHWAY, LANDSCAPING  
AND DRAINAGE EASEMENT**

This instrument was prepared by First  
Mover Finance & Development, LLC,  
and upon recording please return to:  
First American Title Insurance Company  
2233 Lee Road, Winter Park, FL 32789  
Attn: Beverly Boggs

A portion of Property Appraiser's parcel numbers:  
04-24-31-0000-00001

Project: Innovation Way/Moss Park Road Extension

**THIS UTILITIES, SIDEWALKS, MULTI-PURPOSE PATHWAY,  
LANDSCAPING AND DRAINAGE EASEMENT** is made and entered into this 0<sup>th</sup>  
day of October, 2010, by and between MOSS PARK PROPERTIES, LLLP, a  
limited liability limited partnership organized and existing under the laws of the State of  
Florida (f/k/a Moss Park Properties, Ltd., a Florida limited partnership), whose address is  
311 West Oak Street, Kissimmee, Florida 34741 ("**Grantor**"), and ORANGE COUNTY,  
FLORIDA, a charter county and political subdivision of the State of Florida, whose  
address is P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**").

**WITNESSETH**

**THAT GRANTOR**, in consideration of the sum of Ten and no/100 Dollars  
(\$10.00) and other valuable considerations, paid by the Grantee, the receipt whereof is  
hereby acknowledged, does hereby give and grant to the Grantee and its assigns, a  
nonexclusive easement for utilities, sidewalks, multi-purpose pathways, landscaping and  
drainage purposes (collectively, the "**Multi-Purpose Easement**"), with full authority to  
enter upon, construct, and maintain as Grantee and its assigns may deem necessary,  
potable water lines, wastewater lines, reclaimed water lines and any other utility facilities  
over, under, through, across and upon the following described lands situate in Orange  
County, Florida, to-wit:

**SEE ATTACHED EXHIBIT A (the "Easement Area")**

RETURN TO *Dwight*  
FIRST AMERICAN TITLE  
BEVERLY BOGGS  
2233 LEE ROAD #101  
WINTER PARK, FL 32789



**TO HAVE AND TO HOLD** said easement unto Grantee and its assigns forever.

Grantee and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the utility lines and facilities placed therein by Grantee and its assigns, out of and away from the above-described right-of-way and easement, and Grantor, its heirs, successors, and assigns agree not to build, construct or create, nor permit others to build, construct or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the sidewalks and utility and drainage lines and facilities installed therein.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Multi-Purpose Easement on the day and year first written above.

Signed, sealed and delivered in the presence of the following witnesses:

R. Lynn  
Witness

Roxanne Liguori  
Printed Name: \_\_\_\_\_

Kelli Merola  
Witness

Kelli Merola  
Printed Name: \_\_\_\_\_

MOSS PARK PROPERTIES, LLLP,  
a Florida limited liability limited partnership

By: Sunil M Kakkar  
Printed Name: Sunil M. Kakkar  
Title: General Partner

(Corporate Seal)

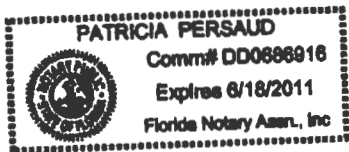
(Signature of TWO Witnesses required by Florida Law)

State of Florida

County of OSCEOLA

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of OCTOBER, 2010, by Sunil M. Kakkar as General Partner of and on behalf of Moss Park Properties, LLLP, a Florida limited liability limited partnership. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Patricia Persaud  
Notary Public Signature

Typed or Printed Notary Name PATRICIA PERSAUD  
Notary Public-State of FLORIDA  
Commission No.: DD0686916  
My Commission Expires: 6/18/11

LENDER'S JOINDER AND CONSENT

The undersigned, on behalf of CNLBank, a Florida banking corporation, hereby subordinates that certain Mortgage and Security Agreement recorded in Official Records Book 9278, Page 3047, Public Records of Orange County, Florida (the "Mortgage"), and all other assignments, UCC Financing Statements and any other collateral documents securing GRANTOR's repayment of the loan referenced in the Mortgage, to the rights and interests established pursuant to the attached UTILITIES, SIDEWALKS, MULTI-PURPOSE PATHWAY, LANDSCAPING AND DRAINAGE EASEMENT.

<p>Signed, sealed, and delivered in the presence of:</p> <p><u>Barbara K Winslow</u> Witness</p> <p><u>BARBARA K WINSLOW</u> Printed Name</p> <p><u>Karen M Jackson</u> Witness</p> <p><u>KAREN M JACKSON</u> Printed Name</p>	<p>CNLBank, a Florida banking corporation</p> <p>By: <u>[Signature]</u> Name: <u>Doug Weiner</u> Title: <u>Senior Vice President</u></p>
--	--

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 27 day of January A.D., 2010, before me personally appeared Doug Weiner, the SVP of CNLBank, a Florida banking corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my hand and official seal this 27 day of January, 2010.

(Notary Seal)



[Signature]  
Notary Signature

KAREN M JACKSON  
Printed Notary Name

Notary Public in and for the county and state aforesaid

My commission expires:

EXHIBIT "A"

**SCHEDULE "A"**

Parcel: 801  
Project: C.I.P. 5064-Innovation Way

**DESCRIPTION:**


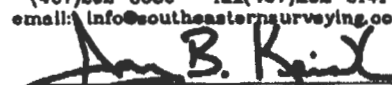
A parcel of land being a portion of and lying in the Southwest 1/4 of Section 4 and the Southeast 1/4 of Section 5, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 4; thence South 00°08'13" West, along the West line of the Southwest 1/4 of said Section 4, a distance of 409.02 feet to the POINT OF BEGINNING; said point lying on a line parallel with and 87.50 feet North of the centerline of construction, per the Right of Way Map for Innovation Way, Capital Improvements Project 5064, Orange County, Florida; thence run along said parallel line, the following 2 (two) courses and distances; 1) North 89°13'22" East, 402.24 feet; 2) North 88°47'51" East, 300.72 feet; thence departing said parallel line South 01°21'03" East, 15.00 foot to a line parallel with and 72.50 feet North of the centerline of construction Northerly Right of Way line of Innovation Way at State Road 417 Interchange as shown on aforesaid Right of Way Map for Innovation Way, Capital Improvements Project 5064, Orange County, Florida; thence run along said parallel line, the following 3 (three) courses and distances; 1) South 88°47'51" West, 300.81 feet; 2) South 89°13'22" West, 432.67 feet; 3) South 88°13'22" West, 13.66 feet, to the existing Easterly Limited Access Right of Way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 75301-6445-457, dated October 15, 1991; thence North 08°21'45" West, along the said existing Easterly Limited Access Right of Way line of State Road 417, for a distance of 15.10 feet, to a line parallel with and 72.50 feet North of aforesaid centerline of construction of Innovation Way; thence run along said parallel line, the following 2 (two) courses and distances; 1) North 88°13'22" East, 15.52 feet; 2) North 89°13'22" East, 30.51 feet to the POINT OF BEGINNING.

Containing: 11,221 square feet, or 0.258 acres more or less.

**SURVEYORS NOTES**

1. The bearings and coordinates shown hereon are based on Florida State Plane Coordinates System East Zone 1983 North American Datum, 1990 Amendment, and shown hereon on the West line of the Southwest 1/4 of Section 4, Township 24 South, Range 31 East, as monumented, being South 00°08'13" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

<b>DESCRIPTION</b>  FOR  <b>ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS</b>	Date: 10/22/08 MV		CERT. NO. LB2108 47373336   <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 6600 All American Boulevard Orlando, Florida 32810-4360 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245
	Job No.: 47373336	Scale: 1"=100'	
	REVISED ON 03/12/2009 MV CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> NOT VALID WITHOUT SHEET 2		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION

Parcel: 801

Project: C.I.P. 5064-Innovation Way

STATE ROAD 417/CENTRAL  
FLORIDA GREENWAY  
RIGHT OF WAY VARIES

EAST LA RIGHT OF WAY LINE OF STATE ROAD NO. 417  
PER ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY  
RIGHT OF WAY MAP, PROJECT NO. 75301-8445-457,  
DATED OCTOBER 15, 1991

EXISTING EASTERLY LA R/W LINE

EAST LINE SE 1/4 OF  
SEC. 5 TWP. 24S. RGE. 31E

WEST LINE OF SW 1/4 OF  
SEC. 4 TWP. 24S. RGE. 31E

P.O.B.

P.O.C.

NW COR. OF SW 1/4 OF  
SEC. 4, TWP. 24S,  
RGE. 31E  
FND. 5"x5" CM  
NO IDENTIFICATION  
CCR# PENDING



1" = 100'

SOUTH LINE NW 1/4 SEC. 4 TWP. 24S RGE. 31E  
NORTH LINE SW 1/4 SEC. 4 TWP. 24S RGE. 31E

PROPOSED R/W LINE

INNOVATION WAY AT SR 417 INTERCHANGE  
RIGHT OF WAY VARIES

LINE PARALLEL WITH AND 72.50' NORTH  
OF SAID CENTERLINE OF CONSTRUCTION

LINE PARALLEL WITH AND 87.50' NORTH OF  
CENTERLINE OF CONSTRUCTION OF INNOVATION WAY

LINE TABLE		
LINE	LENGTH	BEARING
L1	409.02'	S00°08'13"W
L2	402.24'	N89°13'22"E
L3	300.72'	N88°47'51"E
L4	15.00'	S01°21'03"E
L5	300.81'	S88°47'51"W
L6	432.67'	S89°13'22"W
L7	13.88'	S88°13'22"W
L8	15.10'	N08°21'45"W
L9	15.52'	N88°13'22"E
L10	30.51'	N89°13'22"E

PARCEL "A"  
MOSS PARK PROPERTIES LTD.  
PARCEL ID # 04-24-31-0000-00-001  
O.R.B. 3717, PG. 0250



SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4960  
(407)292-8580 fax (407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

LEGEND:

- SEC =SECTION
- TWP =TOWNSHIP
- RGE =RANGE
- L1 =LINE NUMBER
- O.R.B. =OFFICIAL RECORDS BOOK
- PG. =PAGE
- R/W =RIGHT OF WAY
- P.O.C. =POINT OF COMMENCEMENT
- P.O.B. =POINT OF BEGINNING
- CM =CONCRETE MONUMENT
- FND. =FOUND
- PI =POINT OF INTERSECTION
- CCR =CERTIFIED CORNER RECORD
- € =CENTERLINE
- NO. =NUMBER
- R =PROPERTY LINE
- ID. =IDENTIFICATION
- LA =LIMITED ACCESS
- C.I.P. =CAPITAL IMPROVEMENT PROJECTS

THIS IS NOT A SURVEY  
NOT VALID WITHOUT SHEET 1

Drawing No: 47373336  
Job No: 47373  
Date: 10/22/2008  
SHEET 2 OF 2  
See Sheet 1 for Description

### APPENDIX B-3

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

#### ASSIGNMENT OF TEMPORARY SLOPE EASEMENT

**THIS ASSIGNMENT OF TEMPORARY SLOPE EASEMENT** (the "Assignment"), effective as of the day of execution, is made and entered into by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, FL 32802-1393 ("Assignor"), to the CITY OF ORLANDO, a municipal corporation under the laws of the State of Florida, whose address is 400 S. Orange Avenue, Florida 32801 ("Assignee").

**WHEREAS**, Assignor is the Grantee under a Temporary Slope Easement between Moss Park Properties, LLLP, as the Grantor, and Orange County, dated October 8, 2010, and recorded at Book 10182, Page 3122, et. seq., Public Records of Orange County, Florida; and

**WHEREAS**, subject to the provisions herein, and the provisions of the Interlocal Agreement between Assignor and Assignee for the transfer of jurisdiction of portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road, Assignor desires to assign, and Assignee desires to assume, all of Assignor's rights, title, duties, obligations, and interest in the above referenced Temporary Slope Easement.

**NOW, THEREFORE**, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.
2. **Assignment.** Assignor hereby assigns and transfers to Assignee all of Assignor's rights, title, duties, obligations, and interest to the above referenced Temporary Slope Easement.

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

3. *Assumption.* Assignee hereby assumes from Assignor all of Assignor's rights, duties, and obligations under the terms and conditions of the Temporary Slope Easement, and Assignee further agrees that, as a condition of this Assignment, Assignee shall assume and abide by all terms and conditions of the Temporary Slope Easement.

**IN WITNESS WHEREOF**, the Assignor hereto has executed this Assignment of Temporary Slope Easement as of the day and year below its signature.

**ASSIGNOR:**  
ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: \_\_\_\_\_  
Jerry L. Demings  
Orange County Mayor

Date: \_\_\_\_\_, 2021

ATTEST: Phil Diamond, CPA,  
Orange County Comptroller,  
as Clerk of the Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk  
Print Name: \_\_\_\_\_

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

**ASSIGNEE:**  
**CITY OF ORLANDO, FLORIDA**  
By: City Council

By: \_\_\_\_\_  
Buddy Dyer, Mayor

Date: \_\_\_\_\_, 2021

**ATTEST:**

By: \_\_\_\_\_  
Stephanie Herdocia  
City Clerk



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 22 2011 CAS/JP

DOCH 20110119673 B: 10182 P: 3122  
03/08/2011 09:17:00 AM Page 1 of 9  
Rec Fee: \$78.00  
Deed Doc Tax: \$0.00  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
PU - Ret To: FIRST AMERICAN TITLE INSU  


This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

### TEMPORARY SLOPE EASEMENT

This instrument was prepared by First Mover Finance & Development, LLC, and upon recording please return to:  
First American Title Insurance Company  
2233 Lee Road, Winter Park, FL 32789  
Attn: Beverly Boggs

A portion of Property Appraiser's parcel numbers:  
04-24-31-0000-00001

Project: Innovation Way/Moss Park Road Extension

**THIS SLOPE EASEMENT AGREEMENT ("Agreement")** is made and entered this 8<sup>th</sup> day of October, 2010, by and between MOSS PARK PROPERTIES, LLLP, a limited liability limited partnership organized and existing under the laws of the State of Florida (f/k/a Moss Park Properties, Ltd., a Florida limited partnership), whose address is 311 West Oak Street, Kissimmee, Florida 34741 ("**Grantor**"), and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**"). This Agreement is effective as of the date of execution by the last of the parties to this Agreement ("**Effective Date**").

#### WITNESSETH:

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**"); and

**WHEREAS**, the Grantee is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "B"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Benefited Property**"); and

**WHEREAS**, Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a temporary, non-exclusive slope easement, not to exceed twenty (20) feet in

RETURN TO Dwight  
FIRST AMERICAN TITLE  
**BEVERLY BOGGS**  
2233 LEE ROAD #101  
WINTER PARK, FL 32789

width, over, upon and across the Easement Area for the specific and limited purposes hereinafter set forth.

**NOW THEREFORE**, for and in consideration of the foregoing premises, the sum of Ten and no/100 Dollars (\$10.00) paid by Grantor to the Grantee, and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby create, grant, convey and declare to exist the following easements and rights of use and by its acceptance hereof Grantee hereby agrees as follows:

**Section 1.** The above recitals are true and correct, form a material part of this easement and are incorporated herein by reference.

**Section 2.** Grantor hereby declares, creates, grants, conveys and imposes to Grantee a temporary, non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the purposes hereinafter stated (the "Easement"), all subject to the terms, conditions and limitations set forth within.

**Section 3.** Grantee's use of the Easement Area shall be for the purpose of Grantee, through itself, its agents, contractors, consultants and employees, to maintain the elevation of the road, to Grantee's specifications, with the right to grade, excavate and/or add fill material to the Easement Area. Notwithstanding the foregoing, this Easement is granted upon the condition that the sloping and/or grading upon the Easement Area shall not extend beyond the Easement Area and that all grading or sloping shall conform to all existing structural improvements within the Easement area and all work will be performed in such a manner that existing structural improvements, if any, will not be damaged. Moreover, nothing in this Agreement shall limit in any way Grantor's present or future use of the Easement Area, as Grantor may determine in its sole and absolute discretion, including, without limitation, the development and construction of improvements of any type hereon not inconsistent with the easement rights granted herein. This Easement is solely for the purposes noted herein and does not obligate Grantee to perform any right-of-way maintenance or other duties.

**Section 4.** The Easement shall automatically terminate, without the necessity of Grantor undertaking vacation proceedings or obtaining any release from Grantee, at such time as GRANTOR, or its successors or assigns, shall cause the Easement Area to be included in a subdivision plat recorded among the public records of Orange County, Florida. The easements may not otherwise be changed, amended or modified other than as expressly provided herein, except by an instrument in writing, executed by the then Owner of the benefited property and all mortgagees of any portion thereof.

**Section 5.** The easements hereby created and granted include the creation of all incidental rights reasonably necessary for the use and enjoyment of the easement area for its intended purposes, including, specifically, the right of entry for purposes of maintenance, operation, repair and construction within the easement area.

**Section 6.** With or without specific reference thereto, the conveyance of an interest in any portion of the easement area and the benefited property shall be subject to the respective burdens and benefits of the easements hereby created and granted to the same extent as if all of the terms of this instrument were set forth in such conveyance in full.

**Section 7.** The easements, covenants, agreements and conditions contained or expressed herein shall not be personal (except as otherwise expressly provided herein) but shall run with the land and shall be binding upon and inure to the benefit of the Owner of all portions of the benefited property and the easement area, its mortgagees, any purchaser at a foreclosure sale, each of the successors and assigns of all such parties, as well as the tenants, agents, licensees, guests and invitees of each of them.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Slope Easement Agreement on the day and year first written above.

Signed, sealed and delivered in the presence of the following witnesses:

[Signature]  
Witness

Roxanne Liguori  
Printed Name

Kelli Merola  
Witness

Kelli Merola  
Printed Name

MOSS PARK PROPERTIES, LLLP,  
a Florida limited liability limited partnership

By: [Signature]  
Printed Name: Sunil M. Kakkar  
Title: General Partner

(Corporate Seal)

(Signature of TWO Witnesses required by Florida Law)

State of Florida

County of Osceola

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of October, 2009, by Sunil M. Kakkar as General Partner of and on behalf of Moss Park Properties, LLLP, a Florida limited liability limited partnership. He/~~she~~ is personally known to me. ~~or has produced~~ \_\_\_\_\_ as identification.

(NOTARY SEAL)

[Signature]  
Notary Public Signature



Typed or Printed Notary Name PATRICIA PERSAUD  
Notary Public-State of FLORIDA  
Commission No.: DD0686916  
My Commission Expires: 6/18/11

LENDER'S JOINDER AND CONSENT

The undersigned, on behalf of CNLBank, a Florida banking corporation, hereby subordinates that certain Mortgage and Security Agreement recorded in Official Records Book 9278, Page 3047, Public Records of Orange County, Florida (the "Mortgage"), and all other assignments, UCC Financing Statements and any other collateral documents securing GRANTOR's repayment of the loan referenced in the Mortgage, to the rights and interests established pursuant to the attached Slope Easement Agreement.

<p>Signed, sealed, and delivered in the presence of:</p> <p><u>[Signature]</u> Witness</p> <p><u>BARBARA K Winslow</u> Printed Name</p> <p><u>[Signature]</u> Witness</p> <p><u>Karen M JACKSON</u> Printed Name</p>	<p>CNLBank, a Florida banking corporation</p> <p>By: <u>[Signature]</u> Name: <u>Doug Weiner</u> Title: <u>Senior Vice President</u></p>
--	--

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 27 day of January, <sup>2011</sup>~~2009~~ A.D., before me personally appeared Doug Weiner, the SVP of CNLBank, a Florida banking corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my hand and official seal this 27 day of January, <sup>2011</sup>~~2009~~.

(Notary Seal)



[Signature]  
Notary Signature

Karen M JACKSON  
Printed Notary Name

Notary Public in and for the county and state aforesaid

My commission expires:

Exhibit "A"

**SCHEDULE "A"**

Parcel #: 701  
 Temporary Slope & Fill Easement  
 Project: C.I.P. 5064--Innovation Way

**DESCRIPTION:**



A parcel of land being a portion of and lying in the Southwest 1/4 of Section 4 and the Southeast 1/4 of Section 5, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 4; thence South 00°08'13" West, along the West line of the Southwest 1/4 of said Section 4, a distance of 409.02 feet to the POINT OF BEGINNING; said point lying on the Northerly line of Proposed 15.0 foot slope and fill easement, as shown on the Right of Way Map for Innovation Way, Capital Improvements Project 5064, Orange County, Florida; thence run along the Northerly line of said proposed easement, the following 3 (three) courses and distances; 1) North 89°13'22" East, 402.24 feet; 2) North 88°47'51" East, 300.72 feet; thence South 01°21'03" East, 15.00 foot to the proposed Northerly Right of Way line of Innovation Way at State Road 417 Interchange as shown on aforesaid Right of Way Map for Innovation Way, Capital Improvements Project 5064, Orange County, Florida; thence run along said proposed Northerly Right of Way line of Innovation Way, the following 3 (three) courses and distances; 1) South 88°47'51" West, 300.81 feet; 2) South 89°13'22" West, 432.67 feet; 3) South 88°13'22" West, 13.66 feet, to the existing Easterly Limited Access Right of Way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 75301-6445-457, dated October 15, 1991; thence North 08°21'45" West, along the said existing Easterly Limited Access Right of Way line of State Road 417, for a distance of 15.10 feet, to the Northerly line of aforesaid Proposed 15.0 foot slope and fill easement; thence run along the Northerly line of said proposed easement, the following 2 (two) courses and distances; 1) North 88°13'22" East, 15.52 feet; 2) North 89°13'22" East, 30.5 feet to the POINT OF BEGINNING.

Containing: 11,221 square feet, or 0.258 acres more or less.

**SURVEYORS NOTES**

1. The bearings and coordinates shown hereon are based on Florida State Plane Coordinates System East Zone 1983 North American Datum, 1990 Amendment, and shown hereon on the West line of the Southwest 1/4 of Section 4, Township 24 South, Range 31 East, as monumented, being South 00°08'13" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

<b>DESCRIPTION</b>  FOR  <b>ORANGE COUNTY BOARD                  OF COUNTY                  COMMISSIONERS</b>	Date: 03/11/2009 DM		CERT. NO. LB2108 47373355
	Job No.: 47373355	Scale: 1"=100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245
	04/15/2009-REVISED PARCEL NUMBER CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> NOT VALID WITHOUT SHEET 2		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

**SKETCH OF DESCRIPTION**

Parcel #: 701  
 Temporary Slope & Fill Easement  
 Project: C.I.P. 5064-Innovation Way

**STATE ROAD 417/CENTRAL  
 FLORIDA GREENWAY**  
 RIGHT OF WAY VARIES

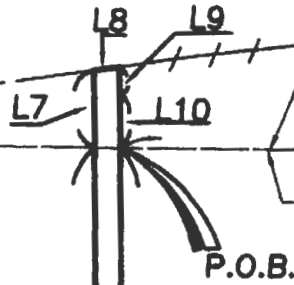
EAST LA RIGHT OF WAY LINE OF STATE ROAD NO. 417  
 PER ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY  
 RIGHT OF WAY MAP, PROJECT NO. 75301-6445-457,  
 DATED OCTOBER 15, 1991

EXISTING LA R/W LINE

PROPOSED R/W LINE

**INNOVATION WAY AT SR 417 INTERCHANGE**

RIGHT OF WAY VARIES



EAST LINE SE 1/4 OF  
 SEC. 5 TWP. 24S RGE. 31E

WEST LINE OF SW 1/4 OF  
 SEC. 4 TWP. 24S RGE. 31E

**P.O.C.**

NW COR. OF SW 1/4 OF  
 SEC. 4, TWP. 24S,  
 RGE. 31E  
 FND. 5"x5" CM  
 NO IDENTIFICATION  
 CCR# PENDING



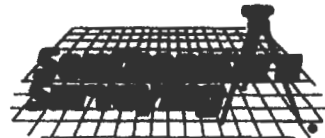
1" = 100'

SOUTH LINE NW 1/4 SEC. 4 TWP. 24S RGE. 31E  
 NORTH LINE SW 1/4 SEC. 4 TWP. 24S RGE. 31E

LINE TABLE		
LINE	LENGTH	BEARING
L1	409.02'	S00°08'13"W
L2	402.24'	N89°13'22"E
L3	300.72'	N88°47'51"E
L4	15.00'	S01°21'03"E
L5	300.81'	S88°47'51"W
L6	432.67'	S89°13'22"W
L7	13.66'	S88°13'22"W
L8	15.10'	N08°21'45"W
L9	15.52'	N88°13'22"E
L10	30.51'	N89°13'22"E

**PARCEL "A"**  
 MOSS PARK PROPERTIES LTD.  
 PARCEL ID # 04-24-31-0000-00-001  
 O.R.B. 3717, PG. 0250

NOT VALID WITHOUT THE SIGNATURE  
 AND RAISED SEAL OF A FLORIDA  
 LICENSED SURVEYOR AND MAPPER.



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8680 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

**LEGEND:**

- SEC =SECTION
- TWP =TOWNSHIP
- RGE =RANGE
- L1 =LINE NUMBER
- O.R.B. =OFFICIAL RECORDS BOOK
- PG. =PAGE
- R/W =RIGHT OF WAY
- P.O.C. =POINT OF COMMENCEMENT
- P.O.B. =POINT OF BEGINNING
- CM =CONCRETE MONUMENT
- FND. =FOUND
- PI =POINT OF INTERSECTION
- CCR =CERTIFIED CORNER RECORD CENTERLINE
- NO. =NUMBER
- R =PROPERTY LINE
- ID. =IDENTIFICATION
- LA =LIMITED ACCESS
- C.I.P. =CAPITAL IMPROVEMENT PROJECTS

**THIS IS NOT A SURVEY**  
 NOT VALID WITHOUT SHEET 1

Drawing No: 47373355  
 Job No: 47373  
 Date: 03/11/2009  
 SHEET 2 OF 2  
 See Sheet 1 for Description

Exhibit "B"

**SCHEDULE "A"**

Parcel: 101  
Project: C.I.P. 5064--Innovation Way

**DESCRIPTION:**

A parcel of land being a portion of and lying in the Southwest 1/4 of Section 4 and the Southeast 1/4 of Section 5, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

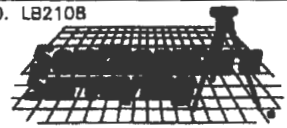

Commence at the Northwest corner of the Southwest 1/4 of said Section 4; thence South 00°08'13" West, along the West line of the Southwest 1/4 of said Section 4, a distance of 424.02 feet to the POINT OF BEGINNING; said point lying on a line parallel with and 72.50 feet North of centerline of construction per Innovation Way at State Road 417 Interchange, as shown on the Right of Way Map for Innovation Way, Capital Improvements Project 5064, Orange County, Florida; thence run along said parallel line, the following 2 (two) courses and distances; 1) North 89°13'22" East, 402.53 feet; 2) North 88°47'51" East, 300.81 feet; thence departing said parallel line South 01°21'03" East, 141.25 feet, to the Northeast corner of Parcel 100 according to the Orlando-Orange County Expressway Authority Right of Way Map of State Road No. 417 Innovation Way Interchange, Project No. 417-302, being a point on the Limited Access Right of Way line of said Map; thence run the following 3 (three) courses and distances along the North line of said Parcel 100 and said Limited Access Right of Way line; 1) South 88°38'57" West, 378.10 feet; 2) South 89°13'22" West, 305.74 feet; 3) North 80°53'07" West, 47.54 feet, to the Existing Easterly Right of Way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 417-302; thence North 08°21'45" West, along said Existing Right of Way line of the State Road No. 417, Orlando-Orange County Expressway Authority Project No. 417-302, for a distance of 132.07 feet to a point on Limited Access Right of Way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, project No. 75301-6445-457; thence continue North 08°21'45" West, for a distance of 3.50 feet, along said Limited Access Right of Way line of State Road No. 417, to a point on a line 72.50 feet North of and parallel with aforesaid centerline of construction; thence departing said Limited Access Right of Way line, North 88°13'22" East, for a distance 13.66 feet; thence North 89°13'22" East, 30.14 feet to the POINT OF BEGINNING.

Containing: 104,869 square feet or 2.407 acres more or less.

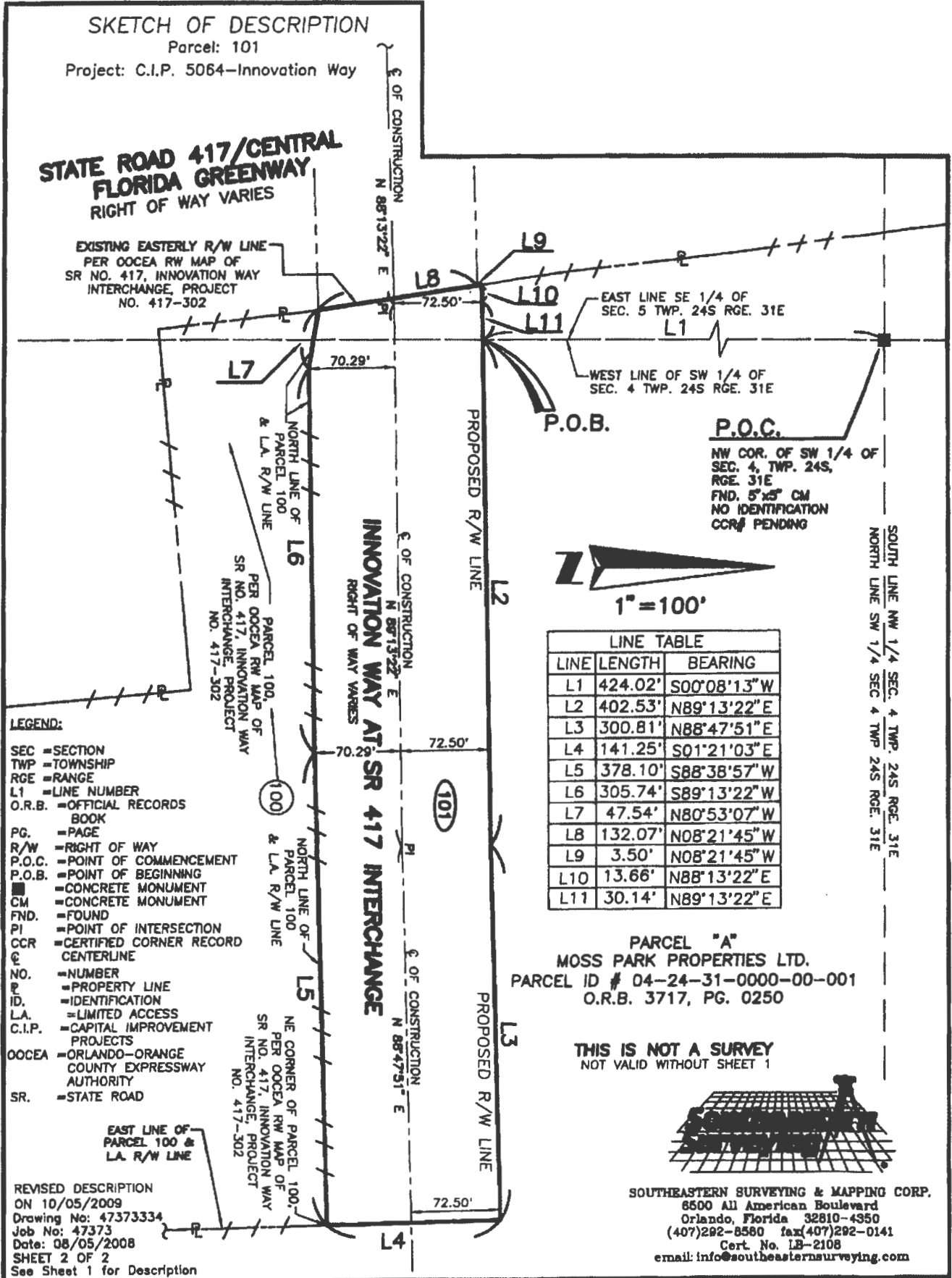
**SURVEYORS NOTES**

1. The bearings and coordinates shown hereon are based on Florida State Plane Coordinates System East Zone 1983 North American Datum, 1990 Amendment, and shown hereon on the West line of the Southwest 1/4 of Section 4, Township 24 South, Range 31 East, as monumented, being South 00°08'13" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  FOR <b>ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS</b>	Date: 08/05/08 MV		CERT. NO. LB2108 47373334
	Job No.: 47373334	Scale: 1"=100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245
	REVISED DESCRIPTION ON 10/05/2009 MV CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> NOT VALID WITHOUT SHEET 2		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			





SKETCH OF DESCRIPTION

Parcel: 101

Project: C.I.P. 5064-Innovation Way

**STATE ROAD 417/CENTRAL FLORIDA GREENWAY**  
RIGHT OF WAY VARIES

EXISTING EASTERLY R/W LINE  
PER OCEA RW MAP OF  
SR NO. 417, INNOVATION WAY  
INTERCHANGE, PROJECT  
NO. 417-302

PARCEL 100  
& L.A. R/W LINE  
NORTH LINE OF L6  
PER OCEA RW MAP OF  
SR NO. 417, INNOVATION WAY  
INTERCHANGE, PROJECT  
NO. 417-302

INNOVATION WAY AT SR 417 INTERCHANGE  
RIGHT OF WAY VARIES

PROPOSED R/W LINE

PROPOSED R/W LINE

EAST LINE SE 1/4 OF  
SEC. 5 TWP. 24S RGE. 31E  
WEST LINE OF SW 1/4 OF  
SEC. 4 TWP. 24S RGE. 31E

P.O.C.  
NW COR. OF SW 1/4 OF  
SEC. 4, TWP. 24S,  
RGE. 31E  
FND. 5" x 5" CM  
NO IDENTIFICATION  
CCR# PENDING



1" = 100'

LINE TABLE		
LINE	LENGTH	BEARING
L1	424.02'	S00°08'13"W
L2	402.53'	N89°13'22"E
L3	300.81'	N88°47'51"E
L4	141.25'	S01°21'03"E
L5	378.10'	S88°38'57"W
L6	305.74'	S89°13'22"W
L7	47.54'	N80°53'07"W
L8	132.07'	N08°21'45"W
L9	3.50'	N08°21'45"W
L10	13.66'	N88°13'22"E
L11	30.14'	N89°13'22"E

PARCEL "A"  
MOSS PARK PROPERTIES LTD.  
PARCEL ID # 04-24-31-0000-00-001  
O.R.B. 3717, PG. 0250

**THIS IS NOT A SURVEY**  
NOT VALID WITHOUT SHEET 1



SOUTHEASTERN SURVEYING & MAPPING CORP.  
8500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

LEGEND:

- SEC = SECTION
- TWP = TOWNSHIP
- RGE = RANGE
- L1 = LINE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- R/W = RIGHT OF WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- CM = CONCRETE MONUMENT
- FND. = FOUND
- PI = POINT OF INTERSECTION
- CCR = CERTIFIED CORNER RECORD
- ⊕ = CENTERLINE
- NO. = NUMBER
- P = PROPERTY LINE
- ID. = IDENTIFICATION
- L.A. = LIMITED ACCESS
- C.I.P. = CAPITAL IMPROVEMENT PROJECTS
- OCEA = ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
- SR. = STATE ROAD

REVISED DESCRIPTION  
ON 10/05/2009  
Drawing No: 47373334  
Job No: 47373  
Date: 08/05/2008  
SHEET 2 OF 2  
See Sheet 1 for Description

BCC Mtg. Date: March 08, 2022

**Project: Interlocal Agreement between the City of Orlando and Orange County regarding the Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

COUNTY DEED FOR WEST OAK RIDGE ROAD

THIS DEED, dated January 24, 2022, by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the CITY OF ORLANDO, a municipal corporation, under the laws of the state of Florida, whose address is 400 S. Orange Ave., Orlando, Florida 32801, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

**SEE ATTACHED SCHEDULE "A"**

Property Appraiser's Parcel Identification Number(s):

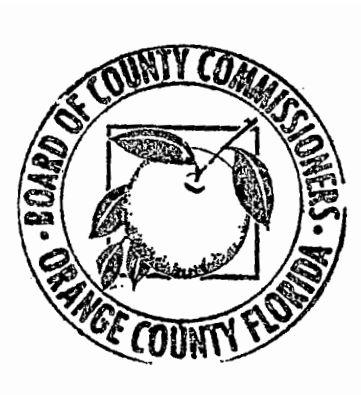
Unassigned

THIS COUNTY DEED is being given for West Oak Ridge Road in accordance with the Interlocal Agreement between the City of Orlando and Orange County regarding the transfer of jurisdiction of portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

**Project: Interlocal Agreement between the City of Orlando and Orange County regarding the Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.



**ORANGE COUNTY, FLORIDA**  
By Board of County Commissioners

By: *Jerry L. Demings*  
for Jerry L. Demings,  
Orange County Mayor

Date: March 8, 2022

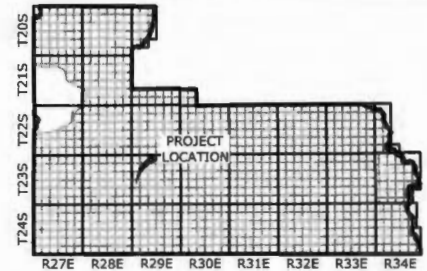
ATTEST: Phil Diamond, CPA,  
County Comptroller, as the  
Clerk to the Board of County Commissioners

By: *Katie Smith*  
Deputy Clerk

Printed Name **Katie Smith**

# SKETCH & DESCRIPTION

PROJECT: OAK RIDGE RD.  
 SURVEY PROJECT NUMBER: 8685  
 SECTION 19 and 20  
 TOWNSHIP 23 SOUTH  
 RANGE 29 EAST



ORANGE COUNTY, FLORIDA - LOCATION MAP

DRAWN BY: JFM

**DESCRIPTION:**

A 60.00 foot strip of land lying 30.00 feet on each side of the following described centerline:  
 Commencing at the East 1/4 Corner of Section 19, Township 23 South, Range 29 East, Orange County Florida, being also the centerline intersection of Millenia Boulevard and West Oak Ridge Road; Thence North 89°58'55" West along the South line of the Northeast Quarter of said Section 19 a distance of 2634.45 feet to the Southwest corner of the Northeast 1/4 of said Section 19; Thence North 89°58'56" West along the South line of the Northwest Quarter of said Section 19 a distance of 1807.83 feet to a Point of Terminus with the Southeasterly Right of Way Line of Interstate Highway Four (State Road 400);  
 The sidelines of said strip to be prolonged or shortened so as to terminate at said East Right of Way Line State Road 400:

**Together with:**

The West 30.00 feet of the South 30.00 feet of the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 23 South, Range 29 East, Orange County, Florida.

**Together with:**

The West 30.00 feet of the North 30.00 feet of the Northwest 1/4 of the Southwest 1/4 of Section 20, Township 23 South, Range 29 East, Orange County, Florida.

**Together with:**

The West 30.00 feet of the North 5.00 feet of South 35.00 feet of Lot 25, McKoy Land Company Subdivision, Plat Book F, Page 48, Orange County, Florida.

**Together with:**

The West 30.00 feet of the South 15.00 feet of North 30.00 feet of Lot 40, McKoy Land Company Subdivision, Plat Book F, Page 48 and 49, Orange County, Florida.

**Together with:**

The West 30.00 feet of the South 5.00 feet of North 35.00 feet of Lot 40, McKoy Land Company Subdivision, Plat Book F, Page 48, Orange County, Florida.

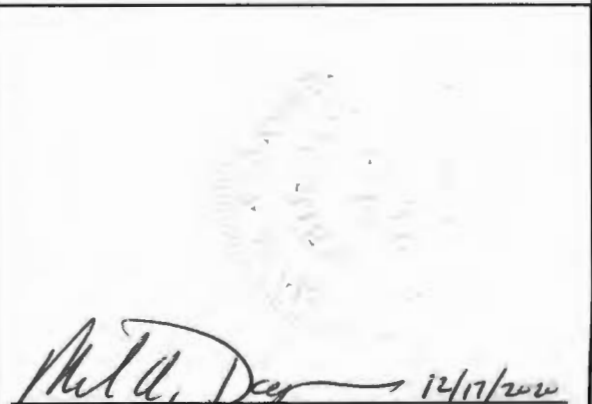
Containing 268,937 square feet or 6.17 Acres, more or less.

**Surveyors Notes:**

1. This is not a Boundary Survey.
2. Bearings shown hereon are based on the South line of the Northeast 1/4 of Section 19-23-29 as being N89°58'55"W.

**LEGEND**

- = CHANGE IN DIRECTION, NO POINT SET
- O.R. = OFFICIAL RECORD
- PG. = PAGE
- D.B. = DEED BOOK
- C.C.R. = CERTIFIED CORNER RECORD
- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TERMINUS



**MARK DAYNES, REGISTERED LAND SURVEYOR AND MAPPER**  
 STATE OF FLORIDA LICENSE NO. 5479  
 DATE: 12/17/2020

I HEREBY AFFIRM THAT THIS SKETCH REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 of 3

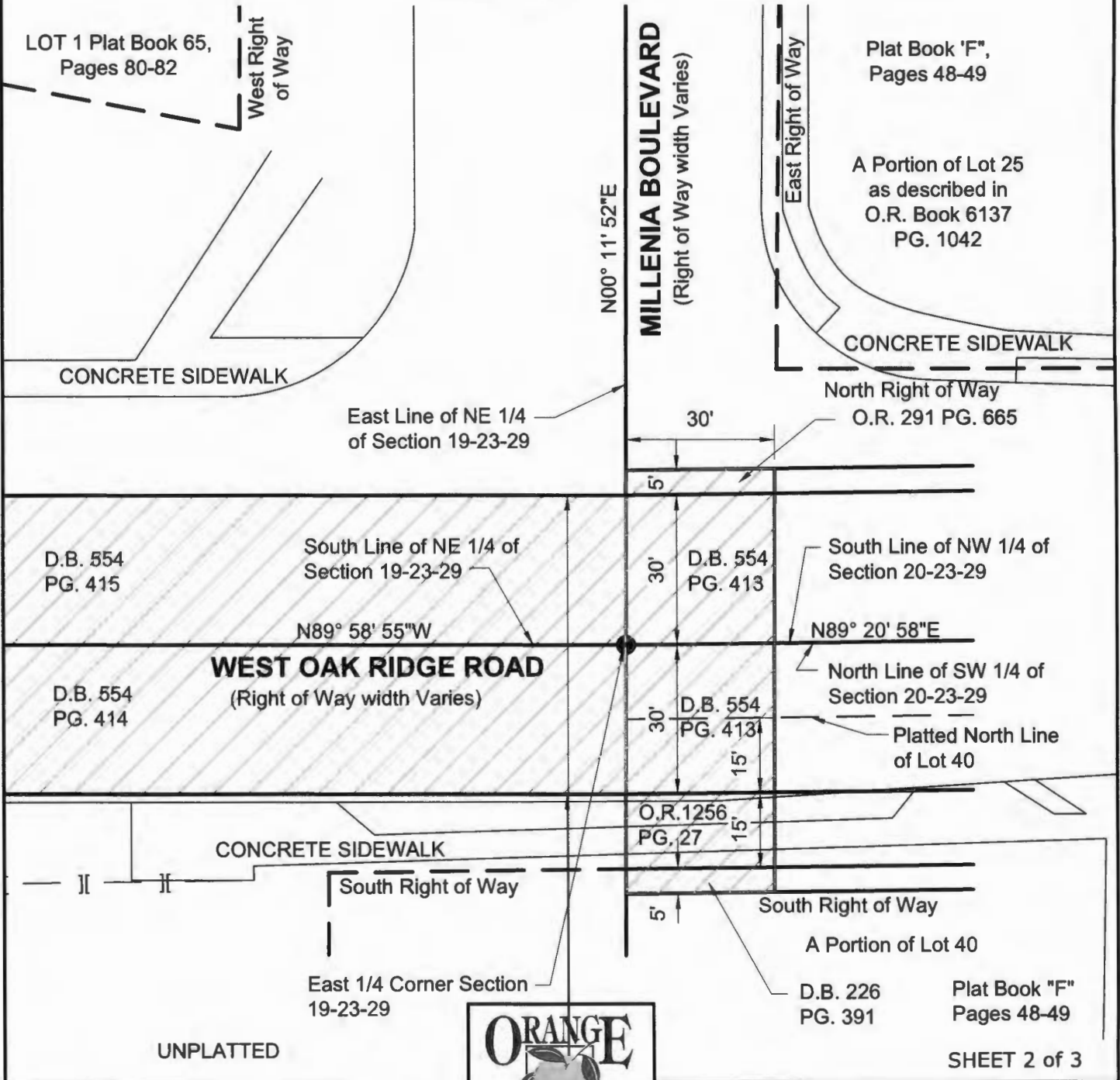
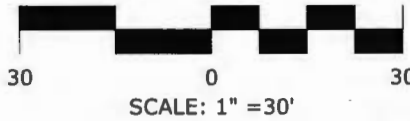
ORANGE COUNTY PUBLIC WORKS  
 ENGINEERING DIVISION  
 SURVEY SECTION



4200 S. JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 407-836-7908

# SKETCH & DESCRIPTION

PROJECT: OAK RIDGE RD.  
 SURVEY PROJECT NUMBER: 8685  
 SECTION 19 and 20  
 TOWNSHIP 23 SOUTH  
 RANGE 29 EAST



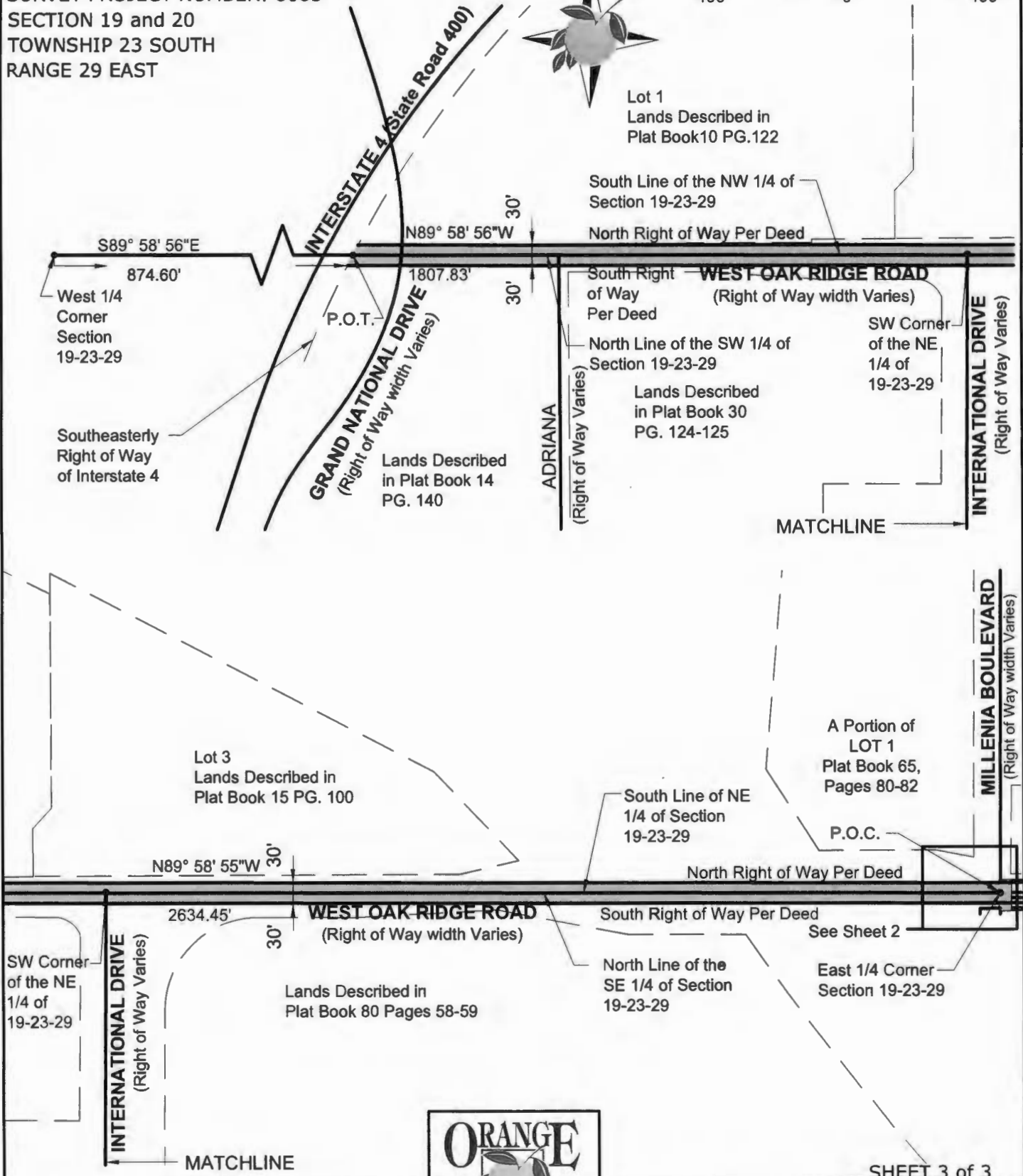
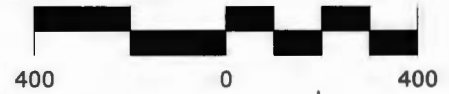
ORANGE COUNTY PUBLIC WORKS  
 ENGINEERING DIVISION  
 SURVEY SECTION



4200 S. JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 407-836-7908

# SKETCH & DESCRIPTION

PROJECT: OAK RIDGE RD.  
 SURVEY PROJECT NUMBER: 8685  
 SECTION 19 and 20  
 TOWNSHIP 23 SOUTH  
 RANGE 29 EAST



SHEET 3 of 3

ORANGE COUNTY PUBLIC WORKS  
 ENGINEERING DIVISION  
 SURVEY SECTION



4200 S. JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 407-836-7908

BCC Mtg. Date: March 08, 2022

**Project: Interlocal Agreement between the City of Orlando and Orange County regarding the Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

COUNTY DEED FOR TAMPA AVENUE

THIS DEED, dated January 24, 2022, by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the CITY OF ORLANDO, a municipal corporation, under the laws of the state of Florida, whose address is 400 S. Orange Ave., Orlando, Florida 32801, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

**SEE ATTACHED SCHEDULE "A"**

Property Appraiser's Parcel Identification Number(s):

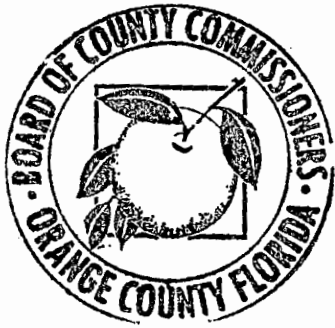
Unassigned

THIS COUNTY DEED is being given for Tampa Avenue in accordance with the Interlocal Agreement between the City of Orlando and Orange County regarding the transfer of jurisdiction of portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

**Project: Interlocal Agreement between the City of Orlando and Orange County regarding the Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.



**ORANGE COUNTY, FLORIDA**  
By Board of County Commissioners

By: *Jerry L. Demings*  
for Jerry L. Demings,  
Orange County Mayor

Date: March 8, 2022

ATTEST: Phil Diamond, CPA,  
County Comptroller, as the  
Clerk to the Board of County Commissioners

By: *Katie Smith*  
Deputy Clerk

Printed Name **Katie Smith**



# LEGAL DESCRIPTION

TAMPA AVENUE

## LEGAL DESCRIPTION:

TAMPA AVENUE, PUBLIC RIGHT OF WAY FROM ORANGE CENTER BOULEVARD TO STATE ROAD 50, ORANGE COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 34, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 00° 31' 56" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 2227.87 FEET TO A POINT ON SAID WEST LINE; THENCE DEPARTING SAID WEST LINE, NORTH 89° 28' 48" EAST, A DISTANCE OF 1273.87 FEET TO THE SOUTHEAST CORNER OF LOT 1, "SERVICE GATE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF TAMPA AVENUE ACCORDING TO SAID "SERVICE GATE" PLAT; THENCE NORTH 00° 18' 42" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 165.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89° 28' 48" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID TAMPA AVENUE, SAID WEST RIGHT OF WAY LINE BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 00° 18' 42" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 737.82 FEET TO A POINT ON THE SOUTH LINE OF LOT 6, AVON HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "H", PAGE 125, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 89° 26' 21" EAST ALONG SAID SOUTH LINE OF LOT 6, A DISTANCE OF 6.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF TAMPA AVENUE, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75280-242484-2; THENCE NORTH 00° 16' 42" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 193.77 FEET; THENCE SOUTH 89° 43' 18" WEST, A DISTANCE OF 18.28 FEET TO A POINT ON A LIMITED ACCESS RIGHT OF WAY LINE OF SAID STATE ROAD 408; THENCE NORTH 00° 16' 42" WEST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 100.01 FEET TO A POINT ON THE LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 408, PER FDOT RIGHT OF WAY MAP SECTION 75280-242484-2; THENCE NORTH 39° 45' 42" WEST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 85.65 FEET; THENCE NORTH 48° 23' 53" WEST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 52.80 FEET; THENCE DEPARTING SAID LIMITED ACCESS RIGHT OF WAY LINE, NORTH 00° 34' 17" WEST, A DISTANCE OF 599.22 FEET TO A POINT ON THE NORTHERLY LINE

CONTINUE DESCRIPTION ON PAGE 2 OF 14



## SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO DESCRIBE TAMPA AVENUE FOR TRANSFER FROM ORANGE COUNTY TO CITY OF ORLANDO.
3. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
4. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING S 00° 31' 56" E.

## SYMBOLS AND ABBREVIATION LEGEND:

● = CHANGE IN DIRECTION	C.C.R. = CERTIFIED CORNER RECORD	L = LENGTH
N = NORTH	ID. = IDENTIFICATION	Δ = DELTA (CENTRAL ANGLE)
E = EAST	PB. = PLAT BOOK	C = CHORD
S = SOUTH	PG. = PAGE	CD = CHORD DISTANCE
W = WEST	R = RADIUS	R/W = RIGHT OF WAY
ORB = OFFICIAL RECORDS BOOK	P.C. = POINT OF CURVATURE	

SHEET 1 OF 14  
SEE SHEETS 5-14  
FOR SKETCH

CERTIFIED TO: 1. CITY OF ORLANDO 2. ORANGE COUNTY PUBLIC WORKS 3. 4.	<b>SURVEYOR'S CERTIFICATION</b> I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.	 2021/02/23 BRADLEY ALEXANDER, PSM - LS# 6885 <small>THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062 (3). THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRADLEY ALEXANDER, PSM 6885 PER FAC 5J-17.062 (2).</small>																
<b>TAMPA AVENUE</b>		 <p><b>L &amp; S</b> <b>Diversified</b> Professional Surveyors and Mappers 489 STATE ROAD 436   SUITE 117   CASSELBERRY, FL   32707 PHONE 407.681.3836   FAX 407.681.6541 WWW.LSSURVEYOR.COM   INFO@LSSURVEYOR.COM PROFESSIONAL SURVEYOR &amp; MAPPER BUSINESS LICENSE   LB#7829</p>																
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>PROJECT No.</td> <td>200145</td> <td>DRAWN DATE</td> <td>2020.DEC.21</td> </tr> <tr> <td>SURVEY BY</td> <td>N/A</td> <td>REVIEWED BY</td> <td>B.ALEXANDER</td> </tr> <tr> <td>SURVEY DATE</td> <td>N/A</td> <td>APPROVED BY</td> <td>B.ALEXANDER</td> </tr> <tr> <td>DRAWN BY</td> <td>R.TRAVIS</td> <td>CLIENT FILE No.</td> <td>1504-0071</td> </tr> </table>			PROJECT No.	200145	DRAWN DATE	2020.DEC.21	SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER	SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER	DRAWN BY	R.TRAVIS	CLIENT FILE No.	1504-0071
PROJECT No.	200145		DRAWN DATE	2020.DEC.21														
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER															
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER															
DRAWN BY	R.TRAVIS	CLIENT FILE No.	1504-0071															
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	DATE	BY	DESCRIPTION													
No.	DATE	BY	DESCRIPTION															

# LEGAL DESCRIPTION

TAMPA AVENUE

CONTINUED FROM SHEET 1 OF 14

OF A LIMITED ACCESS RIGHT OF WAY LINE OF SAID STATE ROAD 408, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 1, JUPITER LODGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED ON PLAT BOOK 50, PAGE 102, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 89° 25' 43" EAST ALONG SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 102.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF TAMPA AVENUE, ACCORDING TO SAID JUPITER LODGE PLAT; THENCE DEPARTING SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE, NORTH 00° 36' 17" WEST, ALONG SAID WEST RIGHT OF WAY LINE OF TAMPA AVENUE, A DISTANCE OF 50.01 FEET; THENCE NORTH 89° 25' 30" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE NORTH 00° 36' 17" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 250.07 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK AA, FARRADALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "K", PAGE 7, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89° 24' 26" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 3.28 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 00° 18' 42" WEST ALONG A LINE, 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 34, SAID LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF TAMPA AVENUE, A DISTANCE OF 30.44 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 00° 37' 14" WEST ALONG SAID WEST RIGHT OF WAY LINE, SAID LINE ALSO BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 29 EAST, A DISTANCE OF 1320.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 00° 37' 14" WEST, ALONG SAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 526, (OLD WINTER GARDEN ROAD/WEST WASHINGTON STREET), ACCORDING TO ORANGE COUNTY PUBLIC WORKS RIGHT OF WAY MAPS DATED MARCH 1989; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE OF TAMPA AVENUE, NORTH 45° 51' 34" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 42.26 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 00° 42' 58" WEST, A DISTANCE OF 91.00 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 526; THENCE NORTH 44° 20' 37" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 42.68 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID RIGHT OF WAY LINE BEING, 30.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 00° 37' 14" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 392.90 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 00° 42' 44" WEST, ALONG SAID WEST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID WEST RIGHT OF WAY LINE BEING A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1325.62 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 00° 42' 44" WEST, ALONG SAID WEST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID WEST RIGHT OF WAY LINE, BEING 30.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1250.90 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 50 (COLONIAL DRIVE), ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION 7505-205-105-601, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 7251, PAGE 1069, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE OF TAMPA AVENUE, NORTH 71° 09' 43" EAST, A DISTANCE OF 63.13 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID RIGHT OF WAY LINE BEING 30.00 FEET EAST OF, AND PARALLEL WITH THE EAST

CONTINUED ON SHEET 3 OF 14

SHEET 2 OF 14  
SEE SHEETS 5-14  
FOR SKETCH

CERTIFIED TO:	
1. CITY OF ORLANDO	
2. ORANGE COUNTY PUBLIC WORKS	
3.	
4.	

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R.TRAVIS	CLIENT FILE No.	1504-0071

SEE SHEET 1 OF 14 FOR CERTIFICATION

No.	DATE	BY	DESCRIPTION



**L & S**  
**Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# LEGAL DESCRIPTION

TAMPA AVENUE

DESCRIPTION CONTINUED FROM SHEET 2 OF 14

LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 42' 44" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1270.68 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 42' 44" EAST, ALONG SAID EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID RIGHT OF WAY LINE, ALSO BEING, 30.00 FEET EAST OF, AND PARALLEL WITH, THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1325.69 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 89° 29' 22" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF LOT 1, ORLANDO UNION RESCUE MISSION ON ROCK LAKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 48, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID RIGHT OF WAY LINE BEING A LINE 40.00 FEET, EAST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 37' 14" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 236.94 FEET; THENCE SOUTH 89° 29' 22" WEST, A DISTANCE OF 10.00 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID LINE BEING 30.00 FEET EAST OF, AND PARALLEL WITH, THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 37' 14" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 154.44 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 526; THENCE SOUTH 45° 15' 39" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 42.69 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 00° 09' 42" EAST, A DISTANCE OF, 117.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 526; THENCE SOUTH 89° 52' 15" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 29.06 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID RIGHT OF WAY LINE, BEING 30.00 FEET EAST OF, AND PARALLEL WITH, THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 37' 14" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 781.68 FEET, TO A POINT ON THE SOUTH LINE, OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 37' 14" EAST, ALONG THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID RIGHT OF WAY LINE BEING A LINE, 30.00 FEET EAST OF, AND PARALLEL WITH, THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 631.56 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST CHURCH STREET, AS SHOWN ON A SURVEY (PROJECT NUMBER A161291.00) BY, GAI CONSULTANTS SERVICE GROUP, DATED JULY 26, 2018; THENCE NORTH 89° 26' 07" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID EAST RIGHT OF WAY LINE BEING, 40.00 FEET EAST OF, AND PARALLEL WITH, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 37' 14" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 688.66 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00° 18' 53" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 348.04 FEET, TO A POINT OF INTERSECTION, ALONG THE WEST LINE OF LOT 1, CITRUS BOWL SECOND ADDITION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 116, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 14° 48' 12" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 215.81 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LONG STREET, AS SHOWN ON SAID CITRUS BOWL SECOND ADDITION PLAT; THENCE SOUTH 25° 15' 06" EAST, A DISTANCE OF 88.19 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID LONG STREET, SAID POINT, ALSO BEING A POINT ON THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 408, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75280-242484-2; THENCE SOUTH 60° 12' 45" WEST, ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 37.90 FEET; THENCE DEPARTING SAID LIMITED ACCESS RIGHT OF WAY LINE, SOUTH 00° 32' 03" EAST, A DISTANCE OF 345.72 FEET, TO A POINT ON THE NORTH LINE, OF LOT 5, BLOCK 4,

DESCRIPTION CONTINUED ON SHEET 4 OF 14

SHEET 3 OF 14  
SEE SHEETS 5-14  
FOR SKETCH

CERTIFIED TO:	
1.	CITY OF ORLANDO
2.	ORANGE COUNTY PUBLIC WORKS
3.	
4.	

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R. TRAVIS	CLIENT FILE No.	1504-0071

No.	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-

SEE SHEET 1 OF 14 FOR CERTIFICATION



**L & S**  
**Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# LEGAL DESCRIPTION

TAMPA AVENUE

DESCRIPTION CONTINUED FROM SHEET 3 OF 14

WHITE'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 139, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89° 16' 04" WEST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 39.56 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION 75280-242484-2; THENCE SOUTH 00° 18' 42" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 324.21 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH 00° 18' 42" EAST, A DISTANCE OF 35.99 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CARTER STREET, AS SHOWN ON "JONES HIGH SCHOOL PHASE B-100% SCHEMATIC DESIGN PROJECT NUMBER 5711CN98082, SURVEY OVERALL, PREPARED BY JAMES TAYLOR ARCHITECTS, INCORPORATED, DATED NOVEMBER 20, 2000; THENCE SOUTH 89° 28' 42" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE, SAID EAST RIGHT OF WAY LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE, OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH 00° 18' 42" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 596.33 FEET; THENCE NORTH 89° 41' 18" EAST, A DISTANCE OF 5.00 FEET, TO THE EAST RIGHT OF WAY LINE OF TAMPA AVENUE ACCORDING TO OFFICIAL RECORDS BOOK 2764, PAGE 555, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID EAST RIGHT OF WAY LINE, BEING 35.00 FEET EAST OF, AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH 00° 18' 42" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 300.17 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY 21.32 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61° 05' 04", A CHORD BEARING OF SOUTH 30° 51' 14" EAST AND A CHORD DISTANCE OF 20.33 FEET, TO THE END POINT OF SAID CURVE, SAID END POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GORE STREET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF TAMPA AVENUE, NORTH 61° 17' 49" WEST, A DISTANCE OF 97.58 FEET, TO THE POINT OF BEGINNING.

CONTAINING 13.57 ACRES, MORE OR LESS.

SHEET 4 OF 14  
SEE SHEETS 5-14  
FOR SKETCH

CERTIFIED TO:			
1.	CITY OF ORLANDO		
2.	ORANGE COUNTY PUBLIC WORKS		
3.			
4.			

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R. TRAVIS	CLIENT FILE No.	1504-0071

SEE SHEET 1 OF 14 FOR CERTIFICATION

No.	DATE	BY	DESCRIPTION



**L & S**  
**Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

TAMPA AVENUE

CONTINUE ON SHEET 6 OF 14



SOUTHWEST 1/4, NORTHWEST 1/4  
SECTION 34-22-29

KIM RETAIL CENTER  
PB. 62, PG. 16

POINT OF COMMENCEMENT  
NW. CORNER, NW. 1/4,  
SECTION 34, TOWNSHIP 22  
SOUTH, RANGE 29 EAST  
FOUND 1" SQUARE ROD W/ X-CUT  
(NO ID.), C.C.R. 0016745

NORTH LINE, LOT 1

NE. COR., LOT 1  
"SERVICE GATE"  
PB. 20, PG. 85

POINT OF  
BEGINNING  
SE. COR. LOT 1  
"SERVICE GATE"  
PB. 20, PG. 85

N89°28'48"E 1273.87'

ORANGE CENTER BOULEVARD  
R/W WIDTH VARIES

BUNCHE MANOR  
PB. U, PG. 32  
BLOCK B

WEST LINE, NW. 1/4, SEC. 34-22-29

S00°31'56"E 2227.87'

N89°28'48"E 10.00'

N00°18'42"W 165.00'

N61°17'49"W 97.58'

N00°18'42"W 737.82'

S00°18'42"E 596.33'

S00°18'42"E 300.17'

TAMPA AVENUE, RIGHT OF WAY WIDTH VARIES

EAST LINE, SW. 1/4, NW. 1/4, SEC. 34-22-29

30'

30'

40'

35'

SOUTHEAST 1/4, NORTHWEST 1/4  
SECTION 34-22-29

E. R/W LINE  
TAMPA AVENUE

WHITE'S ADDITION TO  
ORLANDO  
PB. A, PG. 139

N89°41'18"E  
5.00'

E. R/W LINE  
TAMPA AVENUE  
PER ORB. 2764  
PG. 555

ORB. 4427  
PG. 2254

R=20.00'  
L=21.32'  
Δ=061°05'04"  
C=20.33'  
CD=S30°51'14"E

GORE STREET

NORTHERLY RIGHT  
OF WAY LINE

SHEET 5 OF 14  
SEE SHEETS 1-4 FOR LEGAL DESCRIPTION

CERTIFIED TO:

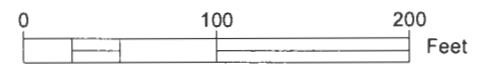
- CITY OF ORLANDO
- ORANGE COUNTY PUBLIC WORKS
- 
- 

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R. TRAVIS	CLIENT FILE No.	1504-0071

No.	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION



**L & S**  
**Diversified**  
Professional Surveyors and Mappers

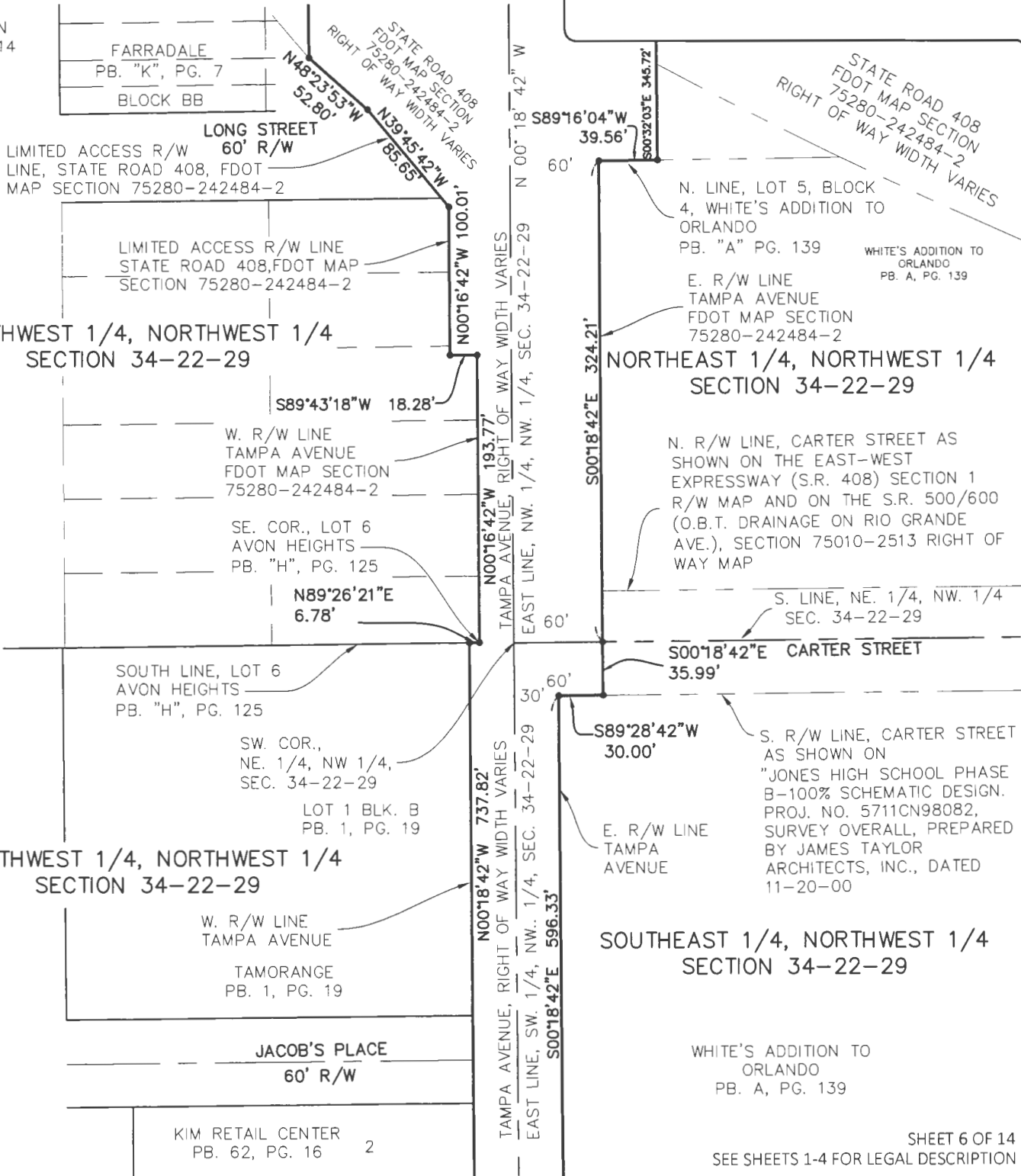
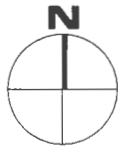
489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

TAMPA AVENUE

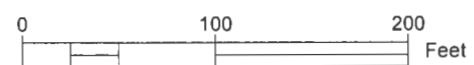
CONTINUE ON  
SHEET 7 OF 14



CERTIFIED TO:  
 1. CITY OF ORLANDO  
 2. ORANGE COUNTY PUBLIC WORKS  
 3.  
 4.

TAMPA AVENUE			
PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R.TRAVIS	CLIENT FILE No.	1504-0073
No.	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION

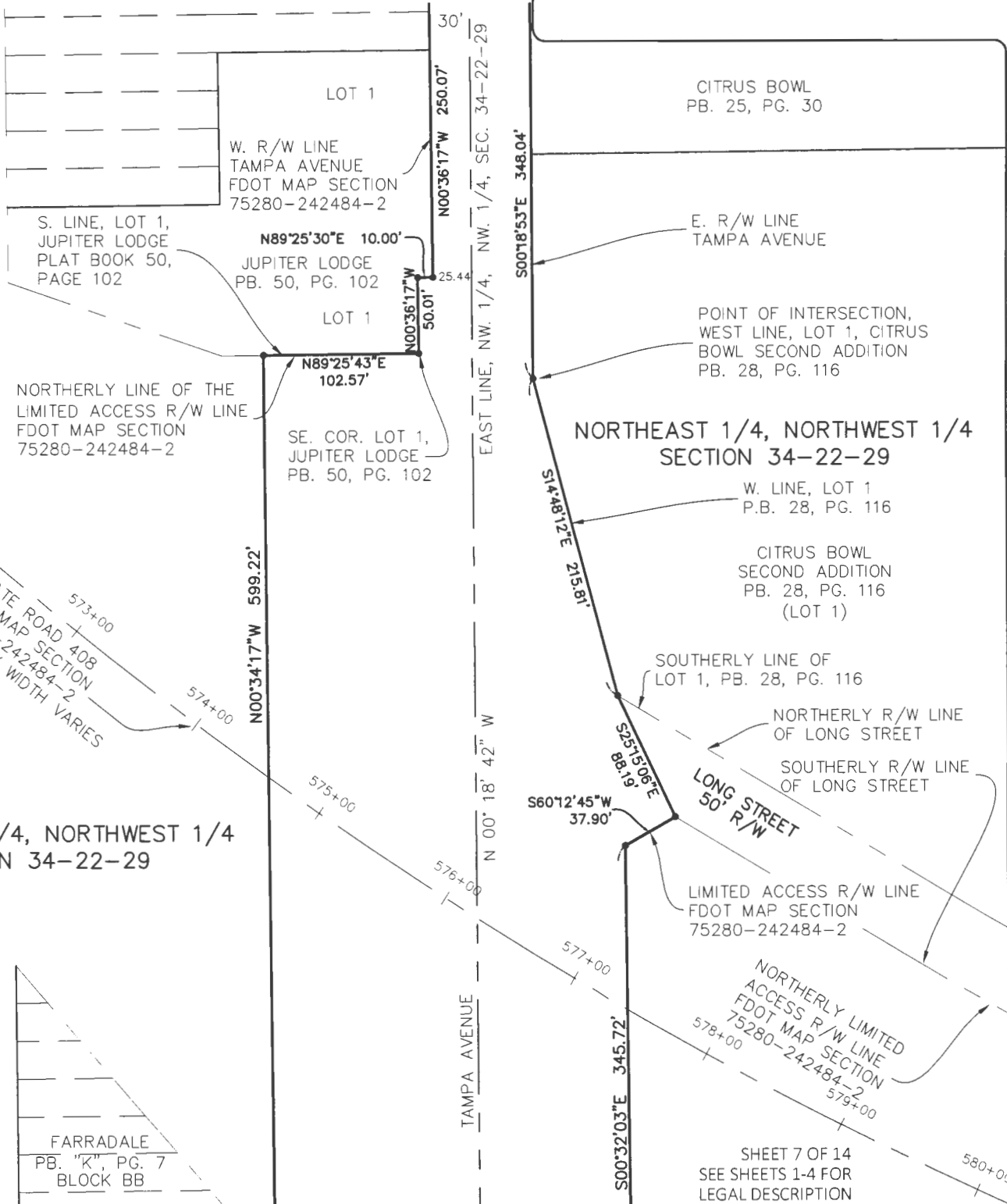


**L & S**  
**Diversified**  
 Professional Surveyors and Mappers  
 489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
 PHONE 407.681.3836 | FAX 407.681.6541  
 WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM  
 PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

TAMPA AVENUE

CONTINUE ON SHEET  
8 OF 14



CERTIFIED TO:

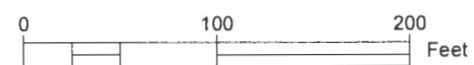
- CITY OF ORLANDO
- ORANGE COUNTY PUBLIC WORKS
- 
- 

**TAMPA AVENUE**

PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R.TRAVIS	CLIENT FILE No.	1504-0071

No.	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION



**L & S  
Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

TAMPA AVENUE

CONTINUE ON SHEET  
9 OF 14

W. CHURCH STREET  
60' R/W

30' 30'

W. CHURCH STREET

N. R/W LINE, WEST  
CHURCH STREET  
PER GAI CONSULTANTS  
SERVICE GROUP  
SURVEY



L.J. DOLLINS'  
PB. "F", PG. 102

E. R/W LINE  
TAMPA AVENUE

W. R/W LINE  
TAMPA AVENUE

N00°37'14"W 1320.23'

N89°26'07"E 10.00'

40'

TAMPA AVENUE, RIGHT OF WAY WIDTH VARIES  
EAST LINE, SW. 1/4, SW. 1/4, SEC. 27-22-29

S00°37'14"E 688.66'

LOT 1

CITRUS BOWL  
PB. 25, PG. 30

W. JACKSON STREET, 40' R/W  
(LYNN STREET PER PB. "F", PG. 102)

SOUTHWEST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

SOUTHEAST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

ESTES' REPLAT  
PB. J, PG. 117

N 00° 37' 14" W

W. R/W LINE  
TAMPA AVENUE

N. LINE, NW. 1/4, NW. 1/4, SEC. 34-22-29

S. LINE, SE. 1/4, SW. 1/4, SEC. 27-22-29

WEST SOUTH STREET, 60' R/W  
(SUNSET DRIVE PER PB. K,  
PG. 7)

N00°18'42"W  
30.44'

N. LINE, LOT 1,  
BLOCK AA  
FARRADALE  
PB. K, PG. 7

S89°24'26"W 3.28'

NE. COR., LOT 1  
BLOCK AA, FARRADALE  
PB. K, PG. 7

N00°36'17"W  
250.07'

NE. COR.,  
NW. 1/4, NW 1/4,  
SEC. 34-22-29

E. R/W LINE  
TAMPA AVENUE

EAST LINE,  
NW. 1/4, NW. 1/4,  
SEC. 34-22-29

S00°18'53"E  
348.04'

SHEET 8 OF 14  
SEE SHEETS 1-4 FOR  
LEGAL DESCRIPTION

CERTIFIED TO:

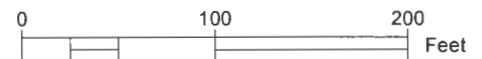
1. CITY OF ORLANDO
2. ORANGE COUNTY PUBLIC WORKS
- 3.
- 4.

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R.TRAVIS	CLIENT FILE No.	1504-0071

No.	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION



**L & S  
Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

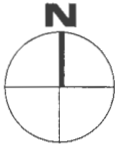
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829



# SKETCH OF DESCRIPTION

TAMPA AVENUE

CONTINUE ON SHEET  
10 OF 14



VISION OF ST. JOHN  
PB. 70, PG. 92

CONRAD PLACE  
PB. "K", PG. 66

W. R/W LINE  
TAMPA AVENUE

FRED L. MAXWELL BLVD.  
55' R/W

N00°37'14"W 776.35'  
S00°37'14"E 781.68'

LORNA DOONE PARK REPLAT  
PB. Q, PG. 110  
BLOCK D

CENTRAL AVENUE  
PER PB. Q, PG. 110

(CENTRAL BOULEVARD PER PB. "K", PG. 66 & PB. 70, PG. 92)  
N. LINE, SW. 1/4, SW. 1/4, SEC. 27-22-29

EAST LINE, NW. 1/4, SW. 1/4, SEC. 27-22-29  
S. LINE, NE. 1/4, SW. 1/4, SEC. 27-22-29

W. CENTRAL BLVD., 60' R/W

W. CENTRAL BLVD.

(ILLINOIS AVENUE PER PB. "F", PG. 102)

NE. COR.,  
SW. 1/4, SW 1/4,  
SEC. 27-22-29

W. R/W LINE  
TAMPA AVENUE

E. R/W LINE  
TAMPA AVENUE

L.J. DOLLINS'  
PB. "F", PG. 102

BLOCK 1  
WHITE'S ADDITION TO  
ORLANDO  
PB. "A", PG.139

W. PINE STREET, 40' R/W

(LANCASTER STREET PER PB. "F", PG. 102)

SOUTHEAST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

SOUTHWEST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

L.J. DOLLINS'  
PB. "F", PG. 102

W. R/W LINE  
TAMPA AVENUE

BIEDLERS SUB  
PB. "C", PG. 5

SHEET 9 OF 14  
SEE SHEETS 1-4 FOR  
LEGAL DESCRIPTION

N00°37'14"W 1320.23'  
TAMPA AVENUE, RIGHT OF WAY WIDTH VARIES  
EAST LINE, SW. 1/4, SW. 1/4, SEC. 27-22-29  
S00°37'14"E 631.56'

N 00° 37' 14" W

30' | 30'

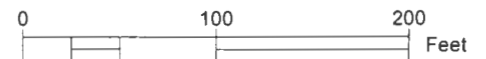
CERTIFIED TO:  
1. CITY OF ORLANDO  
2. ORANGE COUNTY PUBLIC WORKS  
3.  
4.

TAMPA AVENUE

PROJECT No. 200145 | DRAWN DATE 2020.DEC.21  
SURVEY BY N/A | REVIEWED BY B.ALEXANDER  
SURVEY DATE N/A | APPROVED BY B.ALEXANDER  
DRAWN BY R.TRAVIS | CLIENT FILE No. 1504-0071

No.	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION



L & S  
Diversified

Professional Surveyors and Mappers

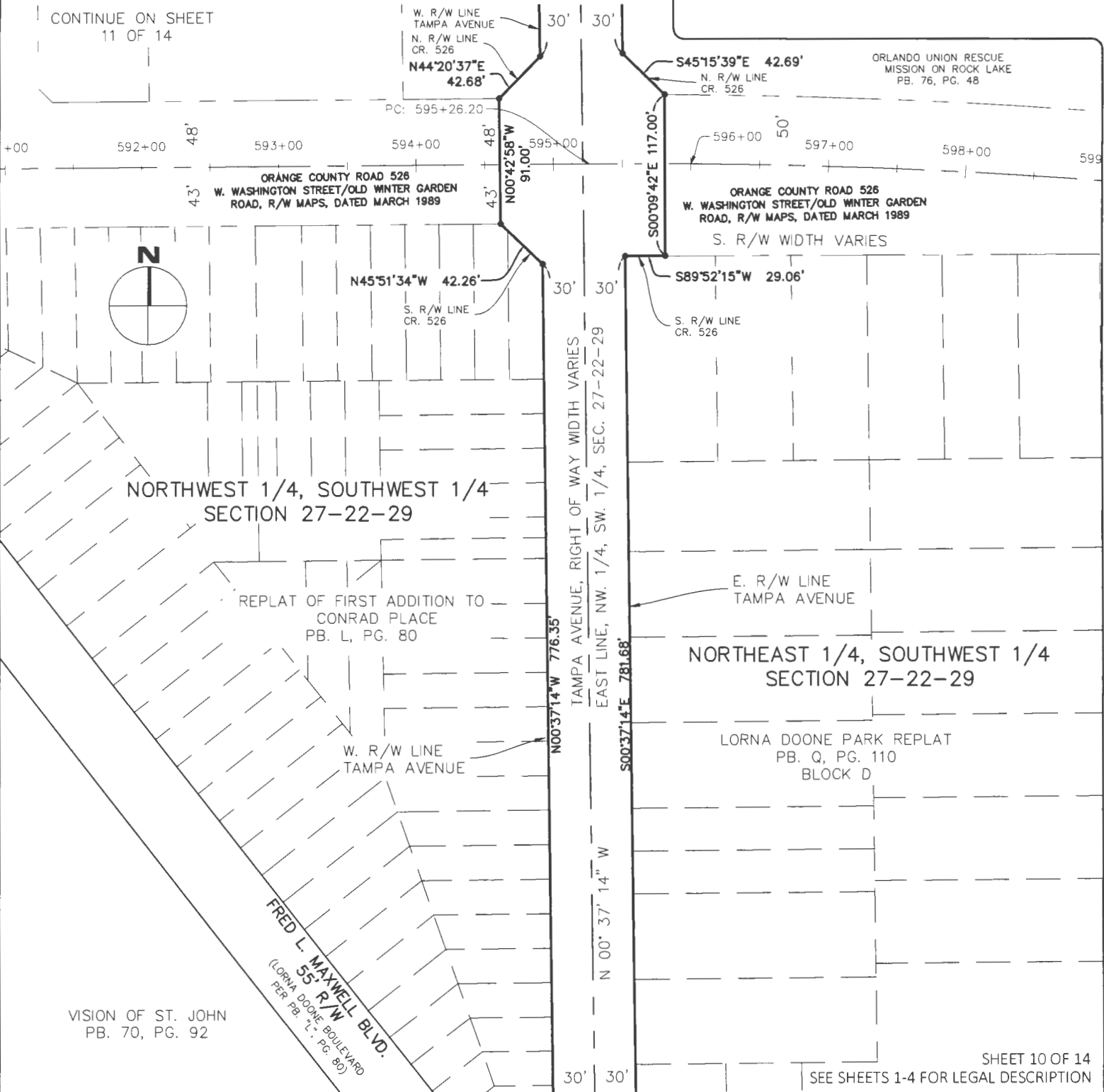
489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

## TAMPA AVENUE

CONTINUE ON SHEET  
11 OF 14



NORTHWEST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

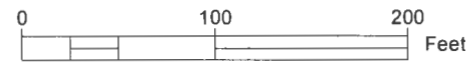
NORTHEAST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

CERTIFIED TO:

1. CITY OF ORLANDO
2. ORANGE COUNTY PUBLIC WORKS
3. \_\_\_\_\_
4. \_\_\_\_\_

TAMPA AVENUE			
PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R. TRAVIS	CLIENT FILE No.	1504-0071
No.	DATE	BY	DESCRIPTION

SEE SHEET 1 OF 14 FOR CERTIFICATION



### L & S

## Diversified



Professional Surveyors and Planners  
489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM  
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SHEET 10 OF 14  
SEE SHEETS 1-4 FOR LEGAL DESCRIPTION

# SKETCH OF DESCRIPTION

TAMPA AVENUE

CONTINUE ON SHEET  
12 OF 14

TAMPA TERRACE  
FIRST ADDITION  
PB. V, PG. 7  
BLOCK D

TAMPA TERRACE  
PB. U, PG. 64

SOUTHWEST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

BENTLEY STREET  
60' R/W

PARCEL LINE

W. R/W LINE  
TAMPA AVENUE

NOT PLATTED

N. LINE, NW. 1/4, SW. 1/4, SEC. 27-22-29

PARCEL LINE

NOT PLATTED

PARCEL LINE

W. R/W LINE  
TAMPA AVENUE

NORTHWEST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

NOT PLATTED

PARCEL LINE

NOT PLATTED



30' 30'  
 N00°42'44"W 1325.62'  
 TAMPA AVENUE, RIGHT OF WAY WIDTH VARIES  
 N 00°42'44" W EAST LINE, NW. 1/4, SW. 1/4, SEC. 27-22-29  
 S00°42'44"E 1325.69'  
 30' 30'  
 N00°37'14"W 392.90'  
 TAMPA AVENUE, RIGHT OF WAY WIDTH VARIES  
 EAST LINE, NW. 1/4, SW. 1/4, SEC. 27-22-29  
 S00°37'14"E 154.44'  
 S00°37'14"E 236.94'  
 30' 30'

NOT PLATTED

PARCEL LINE

NOT PLATTED

SOUTHEAST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

PARCEL LINE

E. R/W LINE  
TAMPA AVENUE

NOT PLATTED

PARCEL LINE

PARCEL LINE

NOT PLATTED

PARCEL LINE

PARCEL LINE

NOT PLATTED

N89°29'22"E 10.00'

S. LINE, NE. 1/4, SW. 1/4, SEC. 27-22-29

NW. COR. LOT 1, ORLANDO UNION  
RESCUE MISSION ON ROCK LAKE,  
P.B. 76, PG. 48

NE. COR.,  
NE. 1/4, SW 1/4,  
SEC. 27-22-29

E. R/W LINE  
TAMPA AVENUE

ORLANDO UNION RESCUE MISSION  
ON ROCK LAKE  
PB. 76, PG. 48

NORTHEAST 1/4, SOUTHWEST 1/4  
SECTION 27-22-29

S89°29'22"W 10.00'

E. R/W LINE  
TAMPA AVENUE

SHEET 11 OF 14  
SEE SHEETS 1-4 FOR LEGAL DESCRIPTION

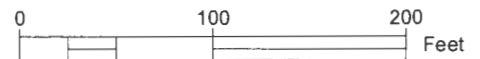
CERTIFIED TO:

1. CITY OF ORLANDO
2. ORANGE COUNTY PUBLIC WORKS
- 3.
- 4.

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R.TRAVIS	CLIENT FILE No.	1504-0071

SEE SHEET 1 OF 14 FOR CERTIFICATION



**L & S**  
**Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

TAMPA AVENUE

CONTINUE ON SHEET  
13 OF 14



W. R/W LINE  
TAMPA AVENUE

NOT PLATTED

SOUTHWEST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

TAMPA TERRACE  
FIRST ADDITION  
PB. V, PG. 7  
BLOCK A

W. LIVINGSTON STREET  
60' R/W

30' | 30'

N 00° 42' 44" W

S00°42'44"E 1325.69'

N00°42'44"W 1325.62'

TAMPA AVENUE, RIGHT OF WAY WIDTH VARIES  
EAST LINE, SW. 1/4, NW. 1/4, SEC. 27-22-29

30' | 30'

ROCK LAKE  
SHORES  
PB. R, PG. 123

E. R/W LINE  
TAMPA AVENUE

REPLAT OF  
ROCK LAKE SHORES  
PB. T, PG. 119  
BLOCK A

E. R/W LINE  
TAMPA AVENUE

SOUTHEAST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

ROCK LAKE SHORES  
FIRST ADDITION  
PB. V, PG. 141

ROCK LAKE DRIVE  
60' R/W

VENTURA AVENUE  
60' R/W

ROCK LAKE SHORES  
FIRST ADDITION  
PB. V, PG. 141  
BLOCK D

NOT PLATTED PER  
PB. Z, PG. 119

ROCK LAKE SHORES  
SECOND ADDITION  
PB. Z, PG. 119

SHEET 12 OF 14  
SEE SHEET 1-4 FOR  
LEGAL DESCRIPTION

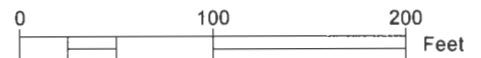
CERTIFIED TO:

1. CITY OF ORLANDO
2. ORANGE COUNTY PUBLIC WORKS
- 3.
- 4.

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020 DEC. 21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R. TRAVIS	CLIENT FILE No.	1504-0071

SEE SHEET 1 OF 14 FOR CERTIFICATION



**L & S**  
**Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

TAMPA AVENUE



CONTINUE ON SHEET  
14 OF 14

GURNEYS ADDITION TO SPRING LAKE MANOR  
PB. T, PG. 34

W. R/W LINE  
TAMPA AVENUE

E. R/W LINE  
TAMPA AVENUE

NORTHWEST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

NORTHEAST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

WESTCHESTER MANOR  
PB. T, PG. 62  
BLOCK C

SPRING LAKE MANOR  
FIRST ADDITION  
PB. S, PG. 75

VENTURA AVENUE

N00°42'44"W 1250.90'

TAMPA AVENUE, RIGHT OF WAY WIDTH VARIES

EAST LINE, NW. 1/4, NW. 1/4, SEC. 27-22-29

S00°42'44"E 1270.68'

W. R/W LINE  
TAMPA AVENUE

E. R/W  
LINE  
TAMPA  
AVENUE

W. AMELIA STREET  
60' R/W

NE. COR.,  
SW. 1/4, NW 1/4,  
SEC. 27-22-29

BLOCK H

W. AMELIA STREET 60' R/W

N. LINE, SW. 1/4, NW. 1/4, SEC. 27-22-29

S. LINE, NE. 1/4, NW. 1/4, SEC. 27-22-29

SOUTHWEST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

SOUTHEAST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

NOT PLATTED

EAST LINE, SW. 1/4, NW. 1/4, SEC. 34-22-29

E. R/W LINE  
TAMPA AVENUE

SHEET 13 OF 14  
SEE SHEET 1-4 FOR LEGAL DESCRIPTION

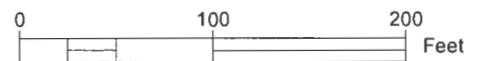
CERTIFIED TO:

1. CITY OF ORLANDO
2. ORANGE COUNTY PUBLIC WORKS
- 3.
- 4.

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R. TRAVIS	CLIENT FILE No.	1504-0071

SEE SHEET 1 OF 14 FOR CERTIFICATION



**L & S**  
**Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

TAMPA AVENUE

C.F.L.M.  
PB. 53, PG. 138

COLONIAL-TAMPA  
OFFICE CENTER  
PB. 13, PG. 14

N. LINE, NW. 1/4, NW. 1/4, SEC. 27-22-29

N. LINE, NE. 1/4, NW. 1/4, SEC. 27-22-29

STATE ROAD 50 (COLONIAL DRIVE), PER  
FDOT RIGHT OF WAY MAP, SECTION NUMBER  
7505-205-105-601  
150' RIGHT OF WAY, WEST OF TAMPA AVENUE

STATE ROAD 50 (COLONIAL DRIVE), PER  
FDOT RIGHT OF WAY MAP, SECTION NUMBER  
7505-205-105-601  
110' RIGHT OF WAY, EAST OF TAMPA AVENUE

S. R/W LINE  
S.R. 50 (COLONIAL DRIVE)

S. R/W LINE  
S.R. 50 (COLONIAL DRIVE)

N71°09'43"E  
63.13'



NORTHEAST CORNER OF  
ORB. 7251, PG. 1069

NOT PLATTED

BLOCK A  
GURNEYS ADDITION TO SPRING LAKE MANOR  
PB. T, PG. 34

E. R/W  
LINE  
TAMPA  
AVENUE

NORTHEAST 1/4, NORTHWEST 1/4  
SECTION 27-22-29

W. R/W LINE  
TAMPA AVENUE

NOT PLATTED

ARLINGTON STREET  
60' R/W

WESTCHESTER MANOR  
PB. T, PG. 62  
BLOCK B

E. R/W  
LINE  
TAMPA  
AVENUE

BLOCK B

VENTURA AVENUE

STRYKER STREET  
60' R/W

WESTCHESTER MANOR  
PB. T, PG. 62  
BLOCK C

GURNEYS ADDITION TO SPRING LAKE MANOR  
PB. T, PG. 34

SHEET 14 OF 14  
SEE SHEETS 1-4 FOR LEGAL DESCRIPTION

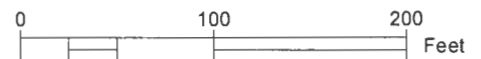
CERTIFIED TO:

1. CITY OF ORLANDO
2. ORANGE COUNTY PUBLIC WORKS
- 3.
- 4.

TAMPA AVENUE

PROJECT No.	200145	DRAWN DATE	2020.DEC.21
SURVEY BY	N/A	REVIEWED BY	B.ALEXANDER
SURVEY DATE	N/A	APPROVED BY	B.ALEXANDER
DRAWN BY	R.TRAVIS	CLIENT FILE No.	1504-0071

SEE SHEET 1 OF 14 FOR CERTIFICATION



**L & S**  
**Diversified**

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

BCC Mtg. Date: March 08, 2022

**Project: Interlocal Agreement between the City of Orlando and Orange County regarding the Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

COUNTY DEED FOR DOWDEN ROAD

THIS DEED, dated January 24, 2022, by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the CITY OF ORLANDO, a municipal corporation, under the laws of the state of Florida, whose address is 400 S. Orange Ave., Orlando, Florida 32801, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

**SEE ATTACHED SCHEDULE "A"**

Property Appraiser's Parcel Identification Number(s):

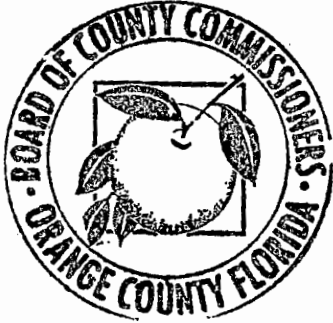
Unassigned

THIS COUNTY DEED is being given for Dowden Road in accordance with the Interlocal Agreement between the City of Orlando and Orange County regarding the transfer of jurisdiction of portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

**Project: Interlocal Agreement between the City of Orlando and Orange County regarding the Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.



**ORANGE COUNTY, FLORIDA**  
By Board of County Commissioners

By: *Jerry L. Demings*  
for Jerry L. Demings,  
Orange County Mayor

Date: March 8, 2022

ATTEST: Phil Diamond, CPA,  
County Comptroller, as the  
Clerk to the Board of County Commissioners

By: *Katie Smith*  
Deputy Clerk

Printed Name **Katie Smith**



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 22 2011 *CASHUP*

DOCH# 20110119669 B: 10182 P: 3086  
03/08/2011 09:17:00 AM Page 1 of 4  
Rec Fee: \$35.50  
Deed Doc Tax: \$0.00  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
PU - Ret To: FIRST AMERICAN TITLE INSU



This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

### SPECIAL WARRANTY DEED

This instrument was prepared by First Mover Finance & Development, LLC, and, upon recording, please return to: First American Title Insurance Company 2233 Lee Road, Winter Park, FL 32789 Attn: Beverly Boggs

A portion of Property Appraiser's parcel number:  
04-24-31-0000-00001

Project: Innovation Way/Moss Park Road Extension

THIS SPECIAL WARRANTY DEED, made and executed as of the 8<sup>th</sup> day of October, 2010, by MOSS PARK PROPERTIES, LLLP, a Florida limited liability limited partnership (f/k/a Moss Park Properties, Ltd., a Florida limited partnership), whose address is 311 West Oak Street, Kissimmee, Florida 34741 (hereinafter referred to as the "Grantor") to ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393 Orlando, FL 32802-1393 (hereinafter referred to as the "Grantee");

#### WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida more particularly described as follows (hereinafter referred to as the "Subject Property"):

**See Exhibit "A" attached hereto and made a part hereof.**

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

RETURN TO *Dwight*  
FIRST AMERICAN TITLE  
*BEVERLY BOGGS*  
2233 LEE ROAD #101  
WINTER PARK, FL 32789

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

R. Liguori  
Print Name: Rosaline Liguori

Kelli Merola  
Print Name: Kelli Merola

MOSS PARK PROPERTIES, LLLP, a  
Florida limited liability limited  
partnership

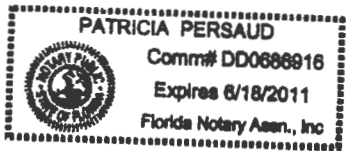
By: Sunil M. Kakkar  
Name: Sunil M. Kakkar 10/8/10  
As its: General Partner

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of October, 2010 by Sunil M. Kakkar, as General Partner of Moss Park Properties, LLLP, a Florida limited liability limited partnership, on behalf of the partnership. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

Patricia Persaud  
Notary Public Signature



Typed or Printed Notary Name PATRICIA PERSAUD  
Notary Public-State of FLORIDA  
Commission No.: DD0686916  
My Commission Expires: 6/18/2011

**SCHEDULE "A"**

Parcel: 101  
Project: C.I.P. 5064--Innovation Way

**EXHIBIT "A"**

**DESCRIPTION:**

A parcel of land being a portion of and lying in the Southwest 1/4 of Section 4 and the Southeast 1/4 of Section 5, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

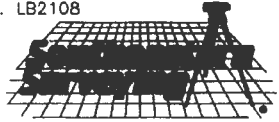
Commence at the Northwest corner of the Southwest 1/4 of said Section 4; thence South 00°08'13" West, along the West line of the Southwest 1/4 of said Section 4, a distance of 424.02 feet to the POINT OF BEGINNING; said point lying on a line parallel with and 72.50 feet North of centerline of construction per Innovation Way at State Road 417 Interchange, as shown on the Right of Way Map for Innovation Way, Capital Improvements Project 5064, Orange County, Florida; thence run along said parallel line, the following 2 (two) courses and distances; 1) North 89°13'22" East, 402.53 feet; 2) North 88°47'51" East, 300.81 feet; thence departing said parallel line South 01°21'03" East, 141.25 feet, to the Northeast corner of Parcel 100 according to the Orlando-Orange County Expressway Authority Right of Way Map of State Road No. 417 Innovation Way Interchange, Project No. 417-302, being a point on the Limited Access Right of Way line of said Map; thence run the following 3 (three) courses and distances along the North line of said Parcel 100 and said Limited Access Right of Way line; 1) South 88°38'57" West, 378.10 feet; 2) South 89°13'22" West, 305.74 feet; 3) North 80°53'07" West, 47.54 feet, to the Existing Easterly Right of Way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 417-302; thence North 08°21'45" West, along said Existing Right of Way line of the State Road No. 417, Orlando-Orange County Expressway Authority Project No. 417-302, for a distance of 132.07 feet to a point on Limited Access Right of Way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, project No. 75301-6445-457; thence continue North 08°21'45" West, for a distance of 3.50 feet, along said Limited Access Right of Way line of State Road No. 417, to a point on a line 72.50 feet North of and parallel with aforesaid centerline of construction; thence departing said Limited Access Right of Way line, North 88°13'22" East, for a distance 13.66 feet; thence North 89°13'22" East, 30.14 feet to the POINT OF BEGINNING.

Containing: 104,869 square feet or 2.407 acres more or less.

**SURVEYORS NOTES**

1. The bearings and coordinates shown hereon are based on Florida State Plane Coordinates System East Zone 1983 North American Datum, 1990 Amendment, and shown hereon on the West line of the Southwest 1/4 of Section 4, Township 24 South, Range 31 East, as monumented, being South 00°08'13" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

NOT VALID WITHOUT SHEET 2

<p><b>DESCRIPTION</b></p>	<p>Date: 08/05/08 MV</p>	<p>CERT. NO. LB2108 47373334</p>
<p>FOR <b>ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS</b></p>	<p>Job No.: 47373334 Scale: 1"=100'</p>	 <p><b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com</p> <p><i>Gary B. Krick</i> <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245</p>
	<p>REVISED DESCRIPTION ON 10/05/2009 MV CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> NOT VALID WITHOUT SHEET 2</p>	
	<p>SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH</p>	

SKETCH OF DESCRIPTION

Parcel: 101  
Project: C.I.P. 5064-Innovation Way

**STATE ROAD 417/CENTRAL FLORIDA GREENWAY**  
RIGHT OF WAY VARIES

EXISTING EASTERLY R/W LINE  
PER OOCEA RW MAP OF  
SR NO. 417, INNOVATION WAY  
INTERCHANGE, PROJECT  
NO. 417-302

EXHIBIT "A"

EAST LINE SE 1/4 OF  
SEC. 5 TWP. 24S RGE. 31E

WEST LINE OF SW 1/4 OF  
SEC. 4 TWP. 24S RGE. 31E

P.O.C.

NW COR. OF SW 1/4 OF  
SEC. 4, TWP. 24S,  
RGE. 31E  
FND. 5"x5" CM  
NO IDENTIFICATION  
CCR# PENDING

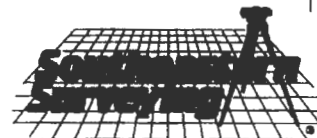


1"=100'

LINE	LENGTH	BEARING
L1	424.02'	S00°08'13"W
L2	402.53'	N89°13'22"E
L3	300.81'	N88°47'51"E
L4	141.25'	S01°21'03"E
L5	378.10'	S88°38'57"W
L6	305.74'	S89°13'22"W
L7	47.54'	N80°53'07"W
L8	132.07'	N08°21'45"W
L9	3.50'	N08°21'45"W
L10	13.66'	N88°13'22"E
L11	30.14'	N89°13'22"E

PARCEL "A"  
MOSS PARK PROPERTIES LTD.  
PARCEL ID # 04-24-31-0000-00-001  
O.R.B. 3717, PG. 0250

**THIS IS NOT A SURVEY**  
NOT VALID WITHOUT SHEET 1



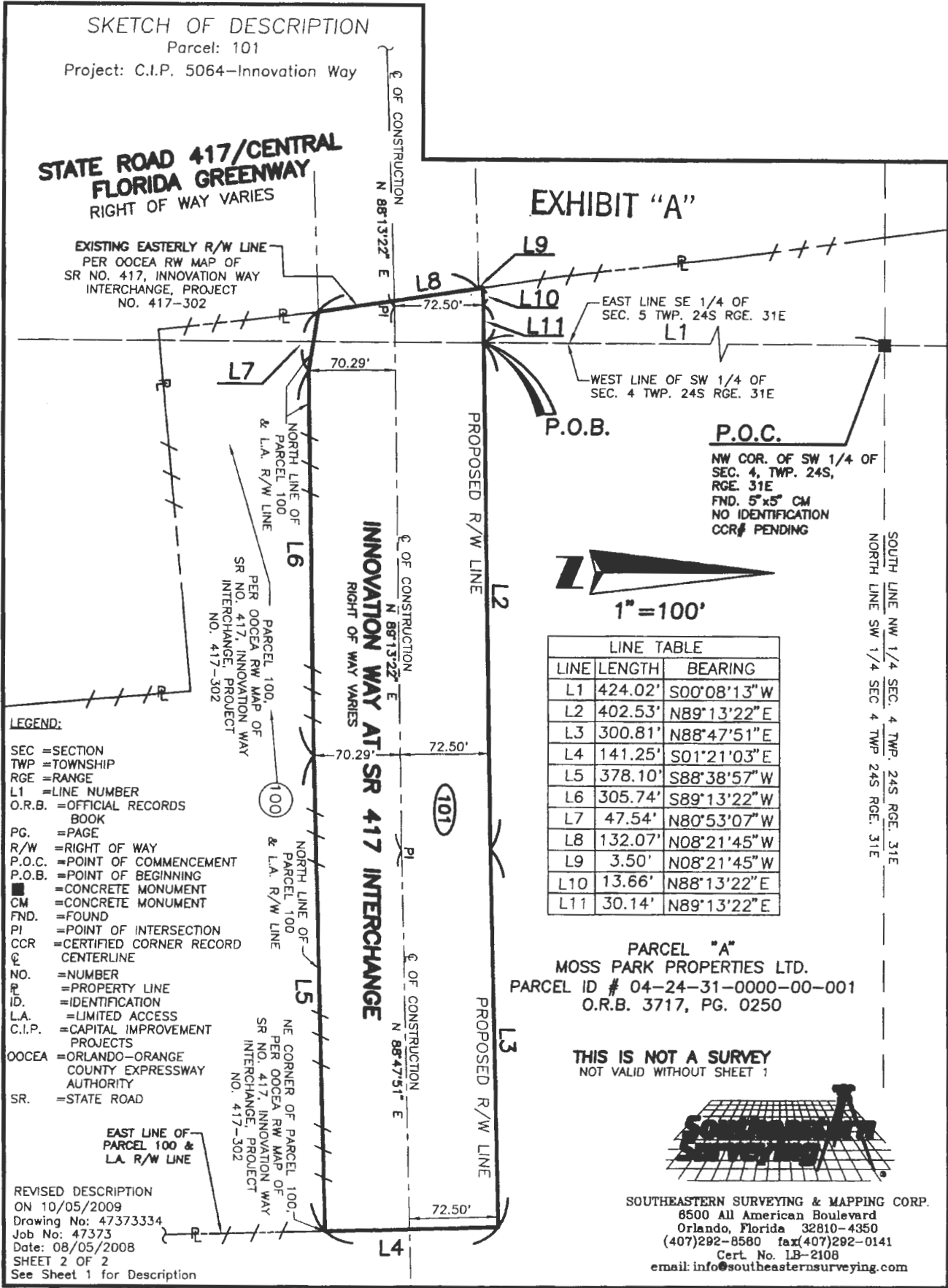
SOUTHEASTERN SURVEYING & MAPPING CORP.  
8500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8560 fax(407)292-0141  
Cert No. LB-2108  
email: info@southeasternsurveying.com

LEGEND:

- SEC = SECTION
- TWP = TOWNSHIP
- RGE = RANGE
- L1 = LINE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- R/W = RIGHT OF WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- CM = CONCRETE MONUMENT
- FND. = FOUND
- PI = POINT OF INTERSECTION
- CCR = CERTIFIED CORNER RECORD CENTERLINE
- NO. = NUMBER
- R = PROPERTY LINE
- ID. = IDENTIFICATION
- L.A. = LIMITED ACCESS
- C.I.P. = CAPITAL IMPROVEMENT PROJECTS
- OOCEA = ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
- SR. = STATE ROAD

REVISED DESCRIPTION

ON 10/05/2009  
Drawing No: 47373334  
Job No: 47373  
Date: 08/05/2008  
SHEET 2 OF 2  
See Sheet 1 for Description



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 22 2011 CAS/JP

This Instrument Prepared By:

Jere F. Daniels, Jr., Esquire  
Winderweedle, Haines, Ward & Woodman, P.A.  
P.O. Box 880  
Winter Park, FL 32790-0880

DOC# 20110119670 B: 10182 P: 3090  
03/08/2011 09:17:00 AM Page 1 of 7  
Rec Fee: \$61.00  
Deed Doc Tax: \$0.00  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
PU - Ret To: FIRST AMERICAN TITLE INSU

Upon Recording Return To:

Orange County  
Real Estate Management Division  
P.O. Box 1393  
Orlando, FL 32802

ORANGE COUNTY PROJECT C.I.P. 5064  
ORANGE COUNTY PARCEL NO: 102  
OOCEA PARCEL NO: 901  
OOCEA PROJECT: 417-302



SPECIAL WARRANTY DEED

THIS INDENTURE, made and executed the 24<sup>th</sup> day of MARCH, 2010 by **ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY**, a body politic and corporate and an agency of the state, under the laws of the State of Florida, whose mailing address is 4974 ORL Tower Road, Orlando, Florida 32807, hereinafter referred to as "Grantor", to **ORANGE COUNTY**, a charter county and a political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, Florida 32802, hereinafter referred to as "Grantee".

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee in an "AS-IS" and "WHERE-IS" condition, all that certain land situate in Orange County, Florida, to-wit (the "Property"):

SEE EXHIBIT "A"  
ATTACHED HERETO AND INCORPORATED HEREIN.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO the right of Grantor, its successors and assigns, to operate, maintain, repair and replace the existing subsurface fiber optic network ("FON") lines in their current locations on the Property, provided that: (i) any such operation, maintenance, repairs or replacements by Grantor, its successors and assigns, will be conducted in a reasonable manner that minimizes damage to the improvements on the Property (the "Improvements") and does not materially interfere with the flow of vehicular traffic on Innovation Way; (ii) any damage to the Improvements from such activities of Grantor, its successors or assigns, will be promptly repaired by Grantor, its successors and assigns; and (iii) Grantee reserves the right to require Grantor

RETURN TO Dwight  
FIRST AMERICAN TITLE  
BEVERLY BOGGS  
2233 LEE ROAD #101  
WINTER PARK, FL 32789

relocate the FON lines once, at Grantee's sole cost and expense, to a location and in a manner reasonably acceptable to Grantor.

RESERVING UNTO the Grantor, its successors and assigns, the air rights over the Property and the right to operate, maintain, repair and replace the existing bridges for the mainline of SR 417 in their current locations on the Property and any future widening or modifications to the same, provided that: (i) any such operation, maintenance, repairs or replacements by Grantor, its successors and assigns, will be conducted in a reasonable manner that minimizes damage to the Improvements and does not materially interfere with the flow of vehicular traffic on Innovation Way; and (ii) any damage to the Improvements from such activities of Grantor, its successors or assigns, will be promptly repaired by Grantor, its successors and assigns.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend title to the Property against the lawful claims and demands of all personal claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances and liens, except taxes for the year 2010 and thereafter, zoning, public utility easements and other Permitted Exceptions as set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Witness  
Jere F. Daniels, Jr.  
(Print Name)

*[Signature]*  
Witness  
Robert L. Simon, Jr.  
(Print Name)

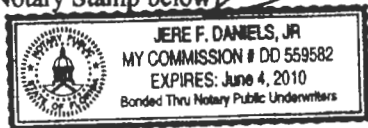
ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, a body politic and corporate, and an agency of the state under the laws of the State of Florida

By: *[Signature]*  
Mike Snyder, P.E.,  
Executive Director

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24th of MARCH 2010, by MIKE SNYDER, P.E. as Executive Director of ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, a body politic and corporate, and an agency of the state, under the laws of the State of Florida, on behalf of said Authority. ~~He is personally known to me or has produced~~ \_\_\_\_\_ ~~as identification and who did/did not take an oath.~~

*[Signature]*  
Notary Public, State of Florida  
(Notary Stamp below)



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY:**

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY  
STATE ROAD 417  
PROJECT No. 302**

**ORANGE COUNTY PROJECT C.I.P. 5064 - INNOVATION WAY, PARCEL 102**

**PARCEL 901**

**RIGHT OF WAY TO BE TRANSFERRED  
(ESTATE: FEE SIMPLE)**

**LEGAL DESCRIPTION**

A parcel of land being a portion of the Southeast 1/4 of Section 5, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as:

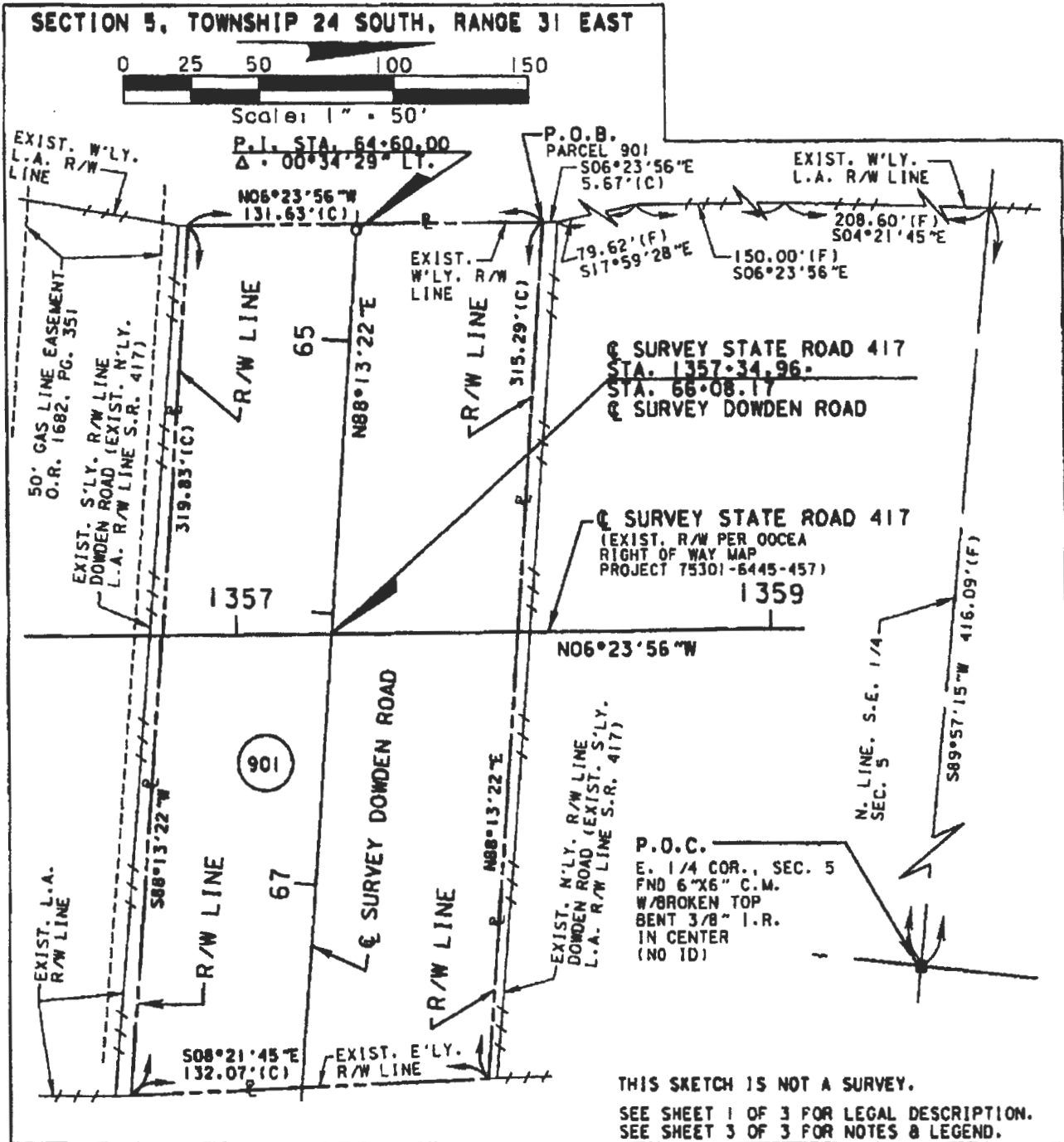
Commencing at a 6 inch by 6 inch concrete monument with broken top and 3/8 inch bent iron rod in center (no ID) marking the East 1/4 corner of said Section 5, Township 24 South, Range 31 East, Orange County, Florida, run along the North line of the Southeast 1/4 of said Section 5, South 89°57'15" West 416.09 feet to a point on the existing Westerly limited access right of way line of State Road 417 (per OOCEA Right of Way Map Project 75301-6445-457) (right of way width varies); thence departing said quarter section line, run along said existing limited access right of way line the following three (3) courses and distances: South 04°21'45" East 208.60 feet; South 06°23'56" East 150.00 feet; South 17°59'28" East 79.62 feet to the intersection of the existing Northerly right of way line of Dowden Road (right of way width varies) with the existing Westerly right of way line of said State Road 417; thence run along said existing Westerly right of way line South 06°23'56" East 5.67 feet for a **POINT OF BEGINNING**; thence departing said right of way line run North 88°13'22" East 315.29 feet to a point on the existing Easterly right of way line of State Road 417; thence run South 08°21'45" East 132.07 feet; thence departing said existing Easterly right of way line, run South 88°13'22" West 319.83 feet to said existing Westerly right of way line of State Road 417; thence run along said existing Westerly right of way line, North 06°23'56" West 131.63 feet to the **POINT OF BEGINNING**.

Containing 0.957 acres, more or less.

July 2, 2008

**SHEET 1 OF 3**





THIS SKETCH IS NOT A SURVEY.  
 SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION.  
 SEE SHEET 3 OF 3 FOR NOTES & LEGEND.

RIGHT OF WAY PARCEL SKETCH	STATE ROAD No. 417 INNOVATION WAY OOCEA PROJECT No. 302		PROJECT No. 06-0350.000
			PARCEL No. 901
	DRMP PROJECT No. 06-0350.000	SHEET 2 OF 3	DATE: 7-02-08
			SCALE: 1" = 50'
			CHECKED: J. FLICK
	REVISION	BY	DATE
			DRAWN: M. RAY
			SKETCH PREPARED BY DRMP ENGINEERS - SURVEYORS - PLANNERS - CONSULTANTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.S. No. 2648

**NOTES:**

1. BEARINGS AND ANY COORDINATES SHOWN HEREON ARE BASED ON THE G.P.S. CONTROL MAP OF THE SOUTHERN CONNECTOR DONE FOR THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY (OOCEA) BY POST, BUCKLEY, SCHUH & JERNIGAN, INC. (PBS&J), JOB NO. 07-294.04, DATED NOV. 26, 1989. THESE MAPS STATE THEIR DATUM TO BE: NAD83, ZONE 0901 FLORIDA EAST, STATE PLANE IN US SURVEY FEET. USING THIS DATA WE DERIVE A BEARING OF NORTH 06°23'56" WEST ALONG THE CENTERLINE OF SURVEY OF S.R. 417, BETWEEN STATION 1332+01.88 AND STATION 1390+00.00.
2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.
4. THIS SKETCH IS NOT A SURVEY.
5. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY CERTIFICATE OF TITLE, FILE NO. 64501, DATED DECEMBER 14, 2007 AND UPDATED ON MAY 2, 2008.

**LEGEND:**

B	- AND
(C)	- CALCULATED DATA
C	- CENTERLINE
COR.	- CORNER
C.M.	- CONCRETE MONUMENT
DRMP	- DYER, RIDDLE, MILLS & PRECOURT, INC.
EXIST.	- EXISTING
(F)	- FIELD DATA
FND	- FOUND
ID	- IDENTIFICATION
INC.	- INCORPORATED
I.R.	- IRON ROD
L.A.	- LIMITED ACCESS
L.B.	- LICENSED (SURVEY) BUSINESS
NAD	- NORTH AMERICAN DATUM
No.	- NUMBER
OOCEA	- ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
P	- PROPERTY LINE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
SEC.	- SECTION
STA.	- STATION
S.R.	- STATE ROAD
W'LY.	- WESTERLY
W/	- WITH

THIS SKETCH IS NOT A SURVEY.  
 SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION.  
 SEE SHEET 2 OF 3 FOR SKETCH.

SHEET 3 OF 3



**EXHIBIT "B"**

**PERMITTED EXCEPTIONS:**

1. Limited-access line between the Property (described on Exhibit "A" hereto) and the adjoining Orlando-Orange County Expressway Authority Right-of-Way for State Road 417 (Southern Connector), and rights of ingress, egress, light, air and view on, across, and over State Road 417 and between State Road 417 and the Property are reserved in and to the Authority. No access or other abutter's rights to State Road 417 are being conveyed with the Property and the Authority shall not be separately conveying any easement or access to a public road.

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction  
of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

**ASSIGNMENT OF JOINT USE POND AGREEMENT**

**THIS ASSIGNMENT OF JOINT USE POND AGREEMENT** (the "Assignment"), effective as of the day of execution, is made and entered into by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, FL 32802-1393 ("Assignor"), to the CITY OF ORLANDO, a municipal corporation under the laws of the State of Florida, whose address is 400 S. Orange Avenue, Florida 32801 ("Assignee").

**WHEREAS**, Assignor is a licensee under a Joint Use Pond Agreement between the Orlando-Orange County Expressway Authority, now known as the Central Florida Expressway Authority, and Orange County, dated February 23, 2011, and recorded at Book 10182, Page 3097, et. seq., Public Records of Orange County, Florida;

**WHEREAS**, the Joint Use Pond Agreement relates to Dowden Road, formerly known as Innovation Way, and referenced as Innovation Way therein; and

**WHEREAS**, subject to the provisions herein, and the provisions of the Interlocal Agreement between Assignor and Assignee for the transfer of jurisdiction of portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road, Assignor desires to assign, and Assignee desires to assume, all of Assignor's rights, title, duties, obligations, and interest in the above referenced Joint Use Pond Agreement.

**NOW, THEREFORE**, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

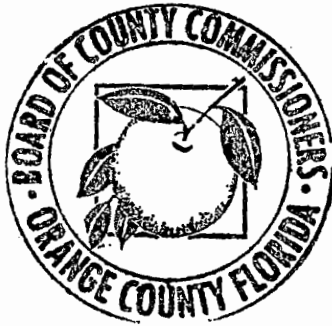
1. **Recitals**. The foregoing recitals are true and correct and are incorporated herein by reference.

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

2. **Assignment.** Assignor hereby assigns and transfers to Assignee all of Assignor's rights, title, duties, obligations, and interest to the above referenced Joint Use Pond Agreement.

3. **Assumption.** Assignee hereby assumes from Assignor all of Assignor's rights, duties, and obligations under the terms and conditions of the Joint Use Pond Agreement, and Assignee further agrees that, as a condition of this Assignment, Assignee shall assume and abide by all terms and conditions of the Joint Use Pond Agreement.

**IN WITNESS WHEREOF,** the Assignor hereto has executed this Assignment of Joint Use Pond Agreement as of the day and year below its signature.



**ASSIGNOR:**  
ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: *Jerry L. Demings*  
for Jerry L. Demings  
Orange County Mayor

Date: March 8, 2022

ATTEST: Phil Diamond, CPA,  
Orange County Comptroller,  
as Clerk of the Board of County Commissioners

By: *Katie Smith*  
Deputy Clerk  
Print Name: **Katie Smith**

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

**ASSIGNEE:**  
CITY OF ORLANDO, FLORIDA  
By: City Council

By: \_\_\_\_\_  
Buddy Dyer, Mayor

Date: \_\_\_\_\_, 2022

ATTEST:

By: \_\_\_\_\_  
Stephanie Herdocia  
City Clerk

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

This Document Prepared By  
and Should Be Returned To:

FEB 22 2011 CAS/NP

Jere F. Daniels, Jr., Esq.  
Winderweedle, Haines, Ward &  
Woodman, P.A.  
P.O. Box 880  
Winter Park, Florida 32790-0880

DOC# 20110119671 B: 10182 P: 3097  
03/08/2011 09:17:00 AM Page 1 of 19  
Rec Fee: \$163.00  
Deed Doc Tax: \$0.00  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
PU - Ret To: FIRST AMERICAN TITLE INSU



**JOINT USE POND AGREEMENT**

**THIS JOINT USE POND AGREEMENT** is entered into by and between **ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY**, a body politic and corporate, and an agency of the state, under the laws of the State of Florida, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 (the "OOCEA"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose mailing address is P. O. Box 1393, Orlando, Florida 32802-1393 (the "County") (the OOCEA and County may hereinafter be collectively referred to as the "Parties").

**RECITALS:**

In connection with the construction of the Central Florida Greenway ("S.R. 417"), Dowden Road, and Innovation Way Interchange improvements (the "Interchange") as depicted on the right-of-way map attached hereto as Exhibit "A" and the aerial map attached hereto as Exhibit "B", both of which are incorporated herein by reference. OOCEA acquired and constructed (or is constructing) a storm water retention pond (the "OOCEA Pond") as generally depicted on Exhibit "C", attached hereto and made a part hereof, occupying real property owned by OOCEA, which property is located in the southeast quadrant of the intersection of S.R. 417, Innovation Way, and Dowden Road (the "OOCEA Pond Property"). OOCEA is utilizing the OOCEA Pond for S.R. 417 drainage and has or will have facilities located within the OOCEA Pond to accommodate such drainage, as depicted on the plans set forth on Exhibit "C", attached hereto and made a part hereof (the "OOCEA Pond Property"). County is or will also be utilizing the OOCEA Pond for Innovation Way storm drainage and has or will have facilities located within the OOCEA Pond to accommodate such drainage (the "County Outfall System"), as depicted on the plans set forth on Exhibit "D", attached hereto and made a part hereof, and desires to obtain a license from OOCEA for such use. The Parties are making and entering into this Agreement to grant the license contemplated herein subject to the terms and conditions set forth below.

**NOW, THEREFORE**, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration and the covenants and promises of the parties hereto, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, it is thereupon understood and agreed as follows:

1. **Recitals.** The foregoing recitals contained in this Agreement are true and correct and are incorporated herein by this reference.
2. **OOCEA Grant of License to County.** OOCEA hereby grants to County, its successors, and assigns, and its employees, contractors, and agents, a limited, perpetual, non-exclusive license to

RETURN TO *Dwight*  
FIRST AMERICAN TITLE  
*BEVERLY BOGGS*  
2233 LEE ROAD #101  
WINTER PARK, FL 32789

discharge storm water from the right-of-way of Innovation Way into the OOCEA Pond through the thirty-inch (30") reinforced concrete pipe storm drain, mitered end section / outfall structure, and related appurtenances as depicted on Exhibit "D". The license granted herein is only for storm water originating from the adjacent right-of-way of Innovation Way and for no other purpose(s) without the express written consent of the OOCEA. The amount of such storm water discharge shall be limited to that generated by the Innovation Way right-of-way in the vicinity of SR-417. Nothing herein shall grant to County, the general public, or the owner or occupant of any adjacent lands any right, easement, or privilege in or use of the OOCEA Pond other than the limited license specifically granted to County as set forth above. Notwithstanding anything herein to the contrary, OOCEA retains the right to reasonably reshape, reconstruct, renovate, or otherwise modify the OOCEA Pond so long as County's ability to discharge storm water to the OOCEA Pond under the terms of this Agreement is not disrupted.

3. **Maintenance.** As depicted on Exhibit "D", County, at its expense, shall maintain, repair, and replace, as necessary, all portions of the County Outfall System lying north of (and outside of) both the limited access right-of-way line of SR-417 and the fifty-foot (50') Florida Gas Transmission Company, LLC ("FGT") easement [as created by instruments recorded in the Public Records of Orange County, Florida (collectively, the "FGT Easement"), which instruments are listed and described in that certain Encroachment Agreement between FGT and OOCEA, dated November 25, 2008, and recorded in Official Records Book 9809, Page 1544, of said Public Records, clarifying OOCEA's use of and responsibilities for encroachments within portions of the property encumbered by the FGT Easement], so as to maintain the same in a good state of repair and fully operational in accordance with all applicable local, state, or Federal codes, laws, statutes, rules, and/or requirements. Also as depicted on Exhibit "D", OOCEA, at its expense, shall maintain, repair, and replace, as necessary, all portions of the County Outfall System lying south of (and within) the limited access right-of-way line of SR-417 and within the FGT Easement, so as to maintain the same in a good state of repair and fully operational in accordance with all applicable local, state, or Federal codes, laws, statutes, rules, and/or requirements, and the provisions of said Encroachment Agreement. County shall have no obligation to maintain said southern portion of the County Outfall System; except, however, that if OOCEA fails to maintain said southern portion of the County Outfall System, County shall have the license and right to access, repair, replace and otherwise maintain said southern portion to assure the functionality of the Innovation Way drainage system, as the expense of OOCEA. County shall also be responsible, at its expense, for damage resulting from the negligent acts or omissions of County or its agents in the exercise of the license granted to County herein. Notwithstanding the foregoing, nothing contained herein shall constitute a waiver by County of its sovereign immunity protections under Section 768.28, Florida Statutes. OOCEA, at its expense, shall perform routine maintenance (e.g., mowing and clearing of debris) of the OOCEA Pond (including the portions of the County Outfall System set forth above).

4. **Permits and Compliance.** County agrees that all storm water discharges which are the subject of the license granted above shall comply with all applicable local, state, or Federal code, law, statute, rule, or requirement, including but not limited to the terms and conditions of that certain Environmental Resources Permit (the "ERP") bearing Florida Department of Environmental Protection (the "FDEP") File No. 48-0234306-004. Furthermore, the County shall not cause or allow any hazardous or toxic substance or other contaminant regulated under any local, state, or Federal code, law, statute, rule or requirement to be discharged or released into or upon the OOCEA Pond. In the event that any such discharge from the County Outfall System is not in compliance with such code, law, statute, rule, and/or requirement the license herein granted may, in the sole reasonable discretion of the OOCEA, be revoked until such time as the non-compliance is corrected.

5. **Modification.** This Agreement may not be amended, modified, altered, or changed in any respect whatsoever, except by a further Agreement in writing duly executed by the Parties.

6. **Successors and Assigns.** All obligations of the Parties hereunder shall be binding



upon their respective successors-in-title and assigns; provided the covenants and obligations herein are only enforceable against the Parties or successors-in-title, as the case may be, owning title to the Parties' respective properties at the time any liability or claim arising under this Agreement shall have accrued, it being intended that upon the conveyance of title by a party, the party conveying title shall thereupon be released from any liability hereunder, as to the property conveyed, for any breach of this Agreement, or claim arising under this Agreement, accruing after the date of such conveyance. The license set forth in this Agreement shall be perpetual.

7. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the transactions contemplated herein, and it supersedes any and all prior understandings or agreements between the parties.

8. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered; transmitted electronically (i.e., by telecopier device); within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested; or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed as follows:

OOCEA:                   ORLANDO-ORANGE COUNTY  
EXPRESSWAY AUTHORITY  
4974 ORL Tower Road  
Orlando, Florida 32807  
Attn: Executive Director

With a copy to:       WINDERWEEDLE, HAINES, WARD  
& WOODMAN, P.A.  
329 Park Avenue North, 2<sup>nd</sup> Floor  
Winter Park, Florida 32789  
Attn: Jere F. Daniels, Jr., Esquire  
Telephone: (407) 246-8684  
Telecopy: (407) 645-3728

County:                 ORANGE COUNTY FLORIDA  
P.O. Box 1393  
Orlando, Florida 32802  
Attn: County Administrator  
Telephone: (407) 836-7366  
Telecopy: (407) 836-7399

With a copy to :       ORANGE COUNTY PUBLIC WORKS DEPARTMENT  
4200 S. John Young Parkway  
Orlando, Florida 32839  
Attn: Director  
Telephone: (407) 836-7970  
Telecopy: (407) 836-9716

9. **Recordation.** This Agreement shall be recorded, at the Parties' joint expense, in the Public Records of Orange County, Florida within thirty (30) days of the Effective Date, as defined herein.

10. **Effective Date.** The effective date of this Agreement (the "Effective Date") shall be the latter of the dates when each of the Parties has properly executed this Agreement as determined by the dates set forth immediately below their respective signatures.

**IN WITNESS WHEREOF**, OOCEA and County have signed and sealed these presents effective as of the dates set forth below.

**"OOCEA"**

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, a body politic and corporate and an agency of the state, under the laws of the State of Florida

By: [Signature]

Name: MICHAEL SNYDER

Title: Exec. Director

Date: 3/21/10

APPROVED AS TO FORM AND FOR EXECUTION BY A SIGNATORY OF THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY

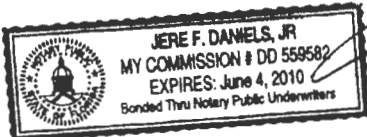
Legal Counsel: Winderweede, Haines, Ward & Woodman, P.A.

By: [Signature]

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of MARCH, 2010, by MICHAEL SNYDER as EXEC. DIRECTOR of ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, a body politic and corporate, and an agency of the state, under the laws of the State of Florida, on behalf of said Authority. He is personally known to me or has produced identification.

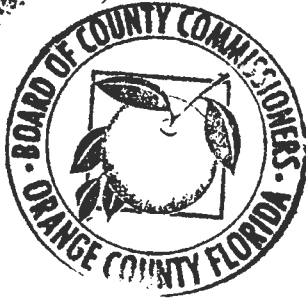
[Signature]  
(Signature of Notary Public)  
Jere F. Daniels, Jr.



(Typed name of Notary Public)  
Notary Public, State of Florida  
Commission No. DD 559582  
My commission expires: 6/4/10

“COUNTY”

(Official Seal)



Orange County, Florida  
By: Board of County Commissioners

By: *Teresa Jacobs*  
Teresa Jacobs,  
Orange County Mayor

Attest: Martha O. Haynie,  
Orange County Comptroller  
as Clerk of the Board of County Commissioners

By: *Kathleen C. Johnson*  
Deputy Clerk  
**Kathleen C. Johnson**

Printed Name

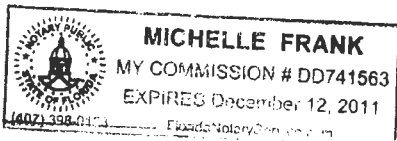
STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of February, 2011, by Teresa Jacobs, as Mayor of Orange County, Florida, a charter county and political subdivision of the state of Florida. She is personally known to me.

(Notary Seal)

*Michelle Frank*  
Notary Signature

Michelle Frank  
Printed Notary Name

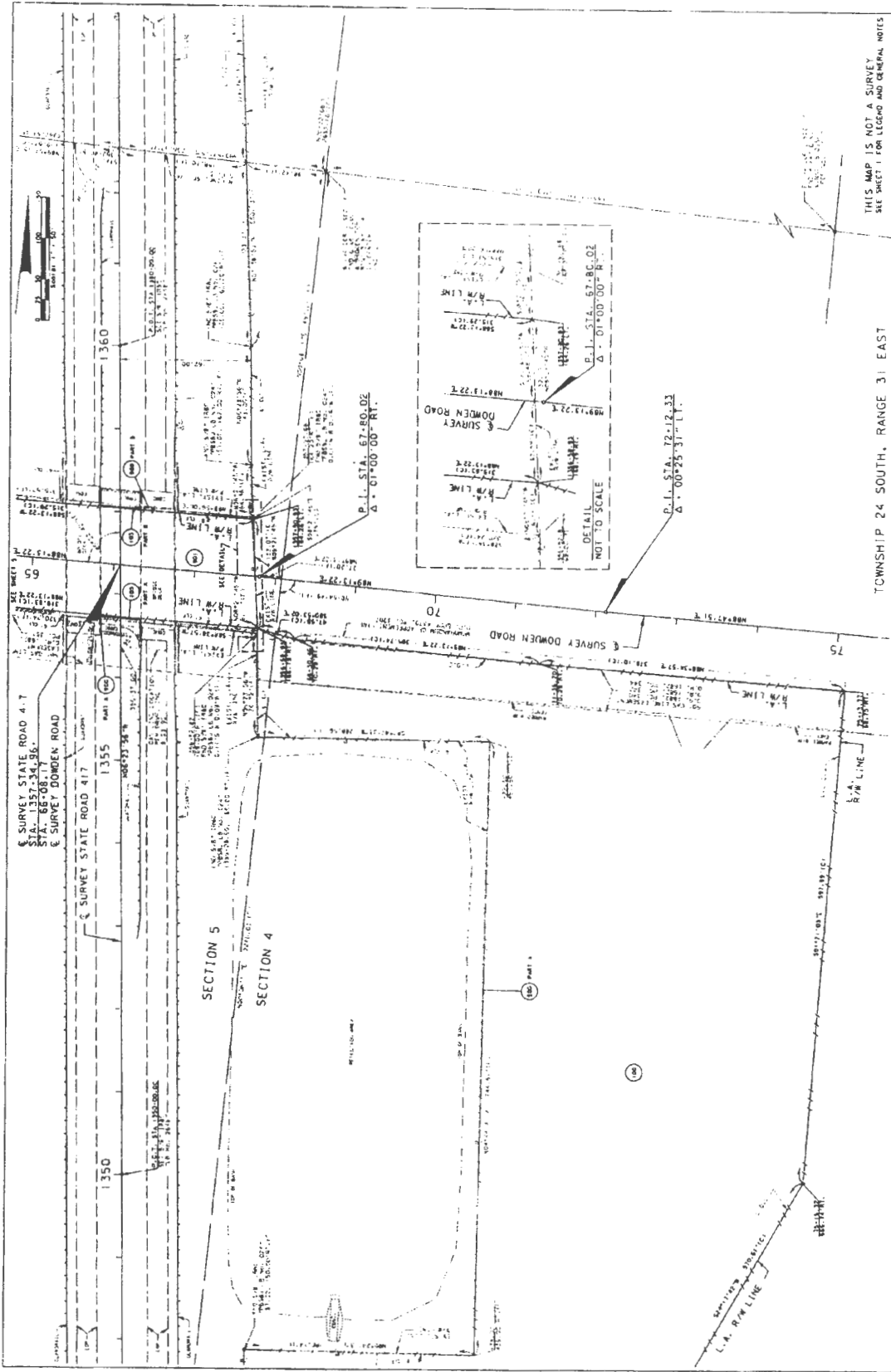


Notary Public in and for the Orange, Florida  
County and State aforesaid

My commission expires: 12-12-11

**EXHIBIT "A"**  
**RIGHT-OF-WAY MAP:**





THIS MAP IS NOT A SURVEY  
 SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

STATE ROAD 417 INNOVATION WAY INTERCHANGE



STATE ROAD NO. 417  
 INNOVATION WAY INTERCHANGE  
 OCECA PROJECT NO. 417-3D2

TOWNSHIP 24 SOUTH, RANGE 31 EAST

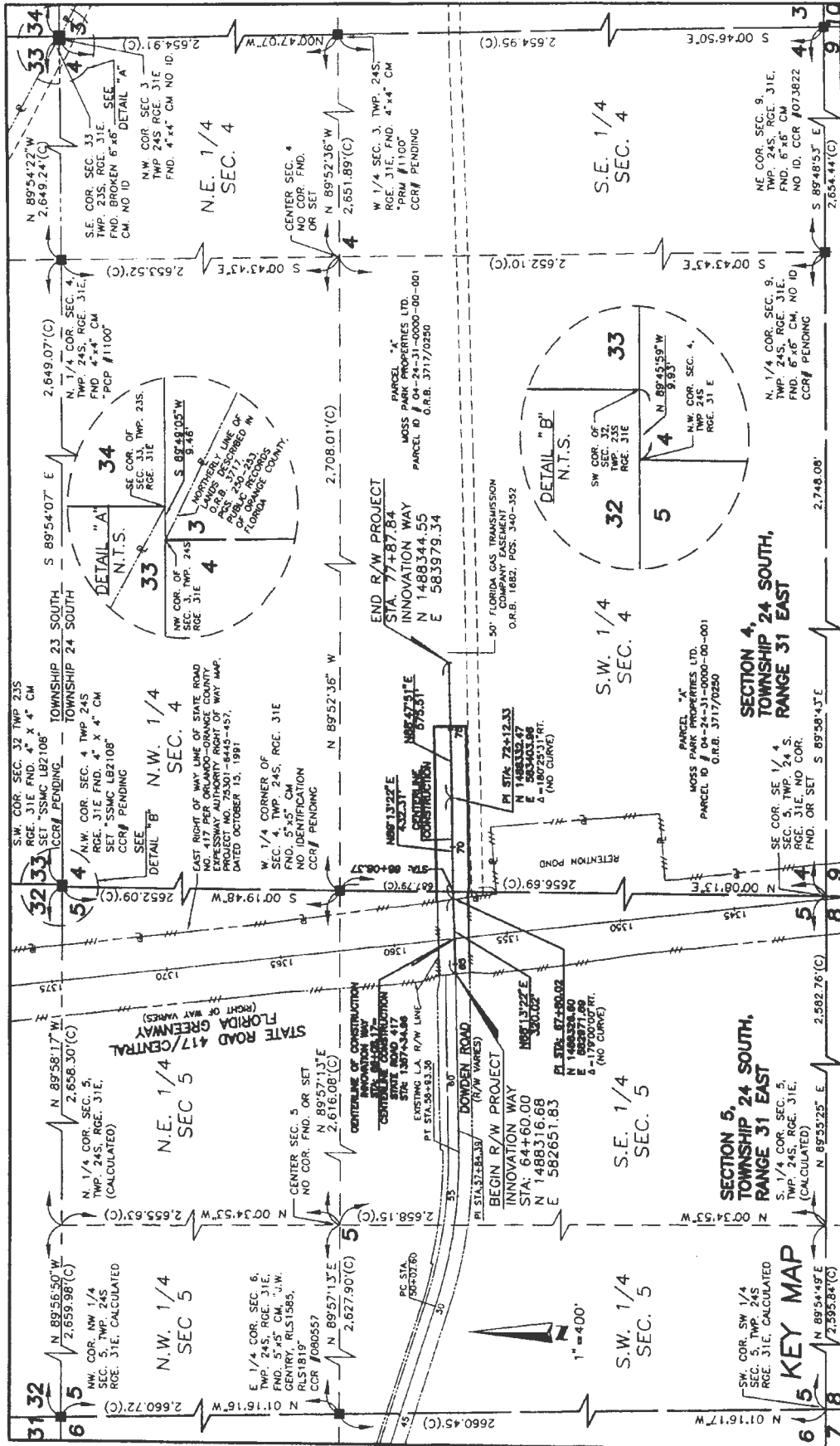
DATE	11/11/11
SCALE	AS SHOWN
PROJECT NO.	417-3D2
DATE OF SURVEY	11/11/11
DATE OF PLOTTING	11/11/11
DATE OF CHECKING	11/11/11
DATE OF APPROVAL	11/11/11



ORLANDO-ORANGE COUNTY  
 EXPRESSWAY AUTHORITY

RIGHT OF WAY MAP





REVISION	DATE	BY	DATE
Corrected	10/2008	M. Velicu	05/2008
Addressed	03/2009	M. Velicu	05/2008
Comments	04/2009	M. Velicu	06/2008
Controlled	06/2009	M. Velicu	06/2008
Controlled	06/2009	M. Velicu	06/2008

ORANGE COUNTY PUBLIC WORKS-ENGINEERING	RIGHT OF WAY-MAPPING
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

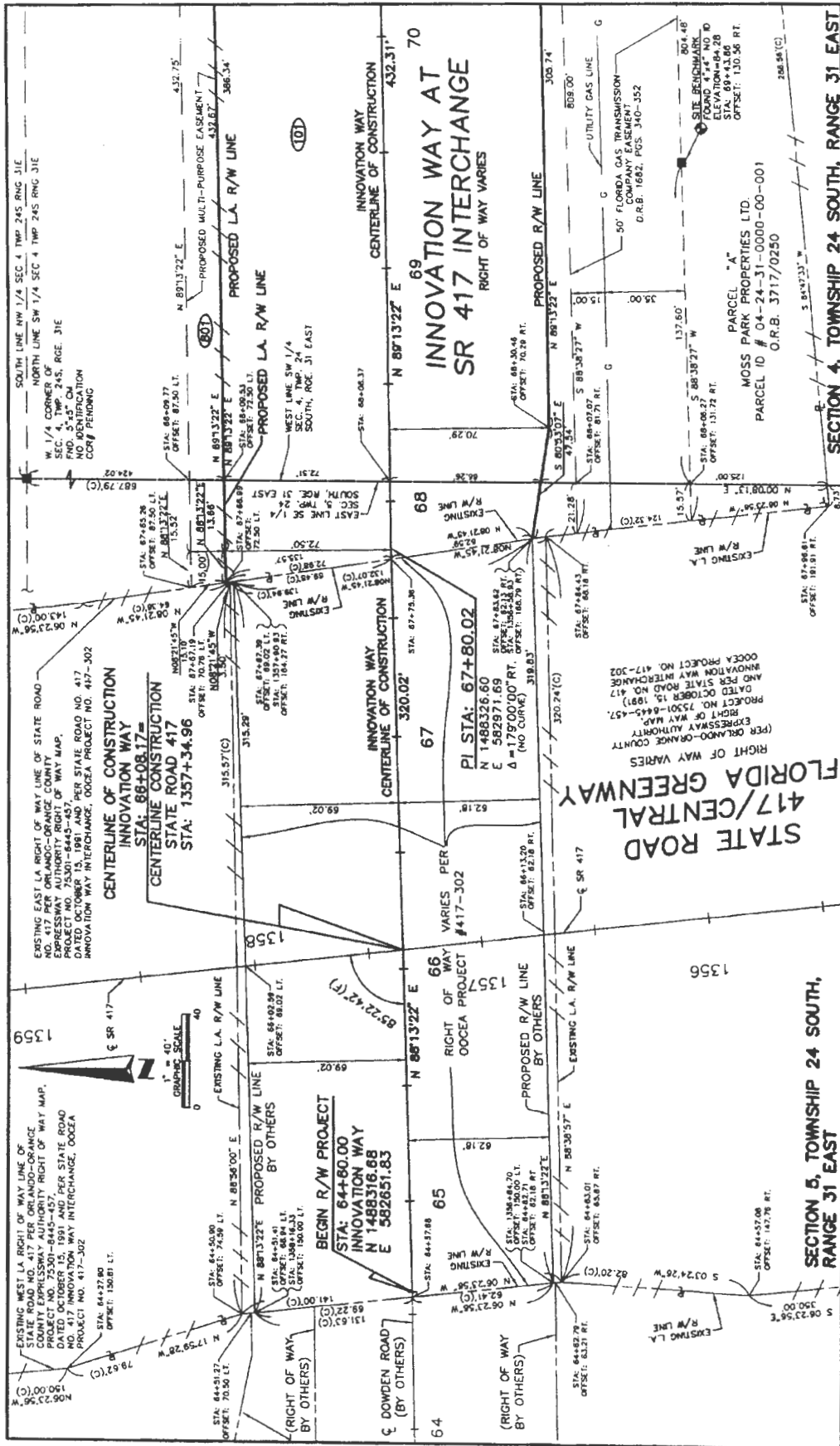
  

ORANGE COUNTY	ENGINEERING
COUNTY PROJECT NO.	C.I.P. 5064
INNOVATION WAY	ORANGE COUNTY

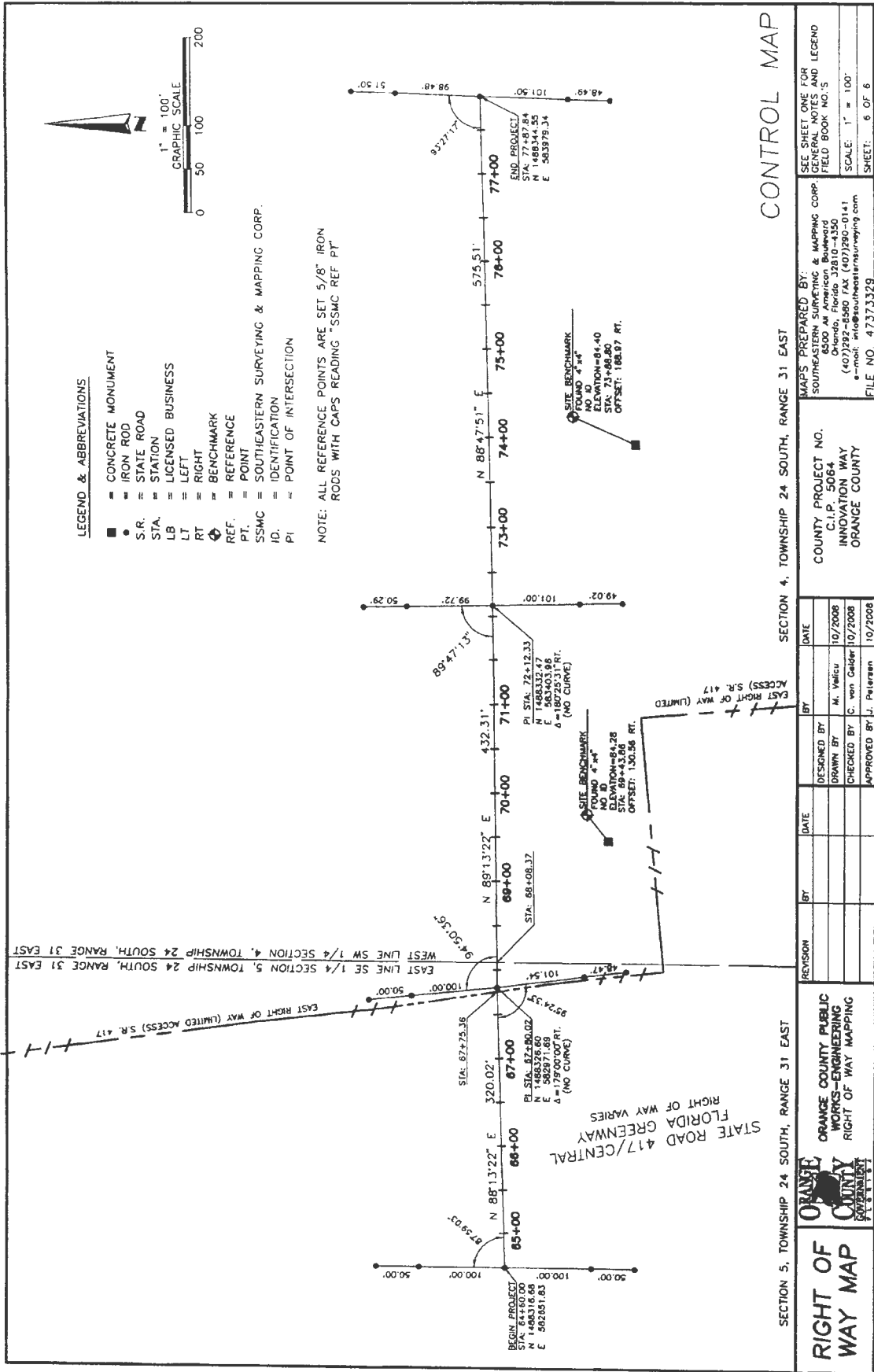
MAPS PREPARED BY:	SEE SHEET ONE FOR GENERAL NOTES AND LEGEND
SOUTH-EASTERN SURVEYING & MAPPING CORP.	FIELD BOOK NO. 5
1401 S. Orange Blvd., Suite 100	
Orlando, Florida 32810-4350	
(407)292-8580 FAX (407)290-0141	
e-mail: info@southeasternsurveying.com	
SCALE: 1" = 400'	
FILE NO. 473233331	SHEET: 2 OF 6





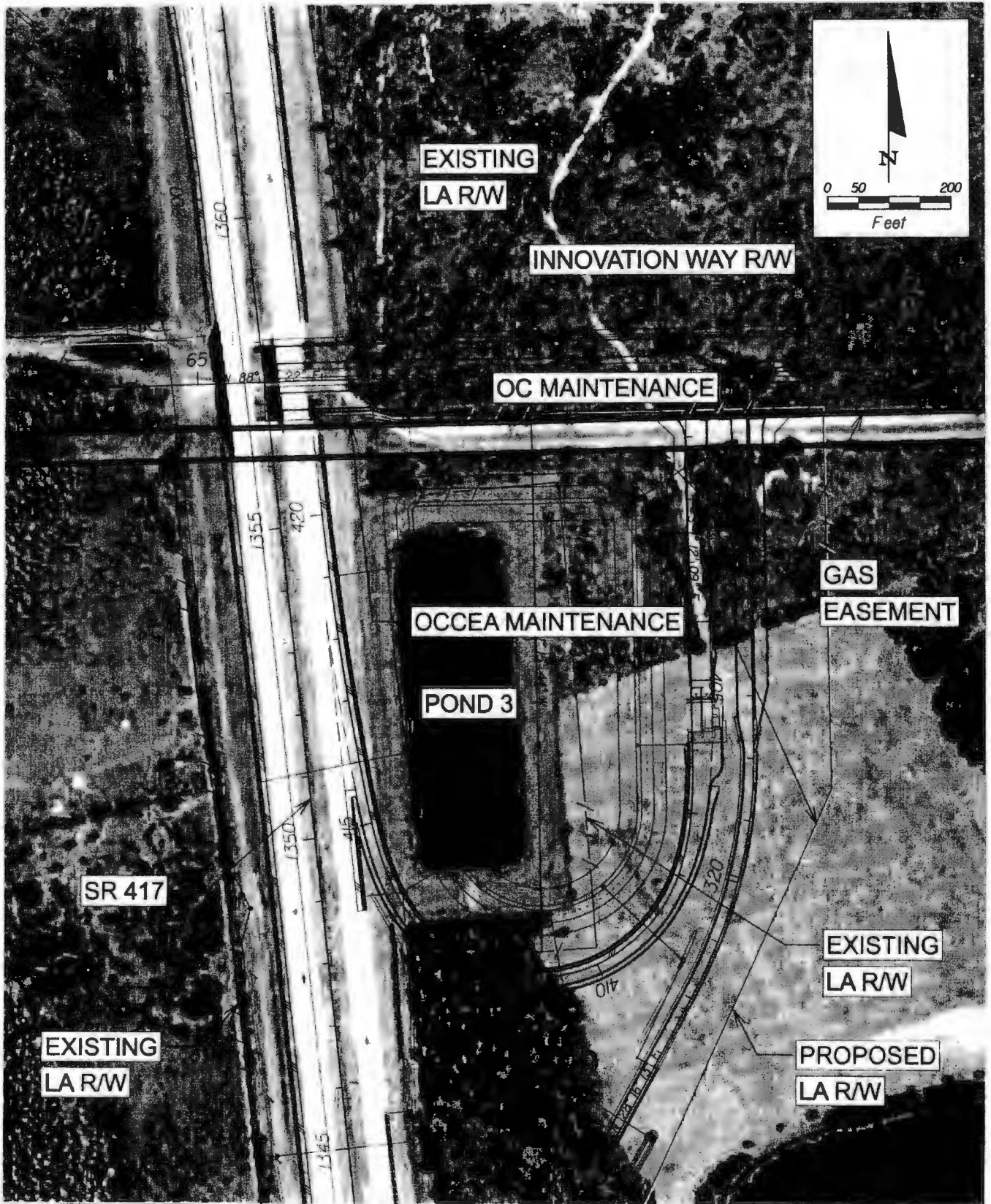
<b>RIGHT OF WAY MAP</b>		<b>ORANGE COUNTY PUBLIC WORKS-ENGINEERING</b>		<b>SECTION 5, TOWNSHIP 24 SOUTH, RANGE 31 EAST</b>	
<b>ORANGE COUNTY</b>		<b>ORANGE COUNTY PUBLIC WORKS-ENGINEERING</b>		<b>SECTION 4, TOWNSHIP 24 SOUTH, RANGE 31 EAST</b>	
REVISION	BY	DATE	DESIGNED BY	DATE	MAPS PREPARED BY:
Addressed	M. Velicu	10/2008	M. Velicu	08/2008	SOUTHEASTERN SURVEYING & MAPPING CORP.
Aspects	M. Velicu	03/2008	M. Velicu	08/2008	GENERAL NOTES AND LEGEND
Comments	M. Velicu	06/2008	C. von Geller	08/2008	FIELD BOOK NO. 5
CONCURREN	M. Velicu	06/2008	APPROVED BY: J. J. Paterson	08/2008	SCALE: 1" = 40'
					SEE SHEET ONE FOR GENERAL NOTES AND LEGEND
					FIELD BOOK NO. 5
					SCALE: 1" = 40'
					SHEET: 3 OF 6





SEE SHEET ONE FOR GENERAL NOTES AND LEGEND FIELD BOOK NO. 5 SCALE: 1" = 100' SHEET: 6 OF 6	
MAPS PREPARED BY: SOUTHEASTERN SURVEYING & MAPPING CORP. 8500 Al American Boulevard Orlando, Florida 32817 (407)292-5600 FAX (407)290-0141 e-mail: info@southeasternsurveying.com FILE NO. 47373329	
COUNTY PROJECT NO. C.I.P. 5064 INNOVATION WAY ORANGE COUNTY	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
REVISION	BY

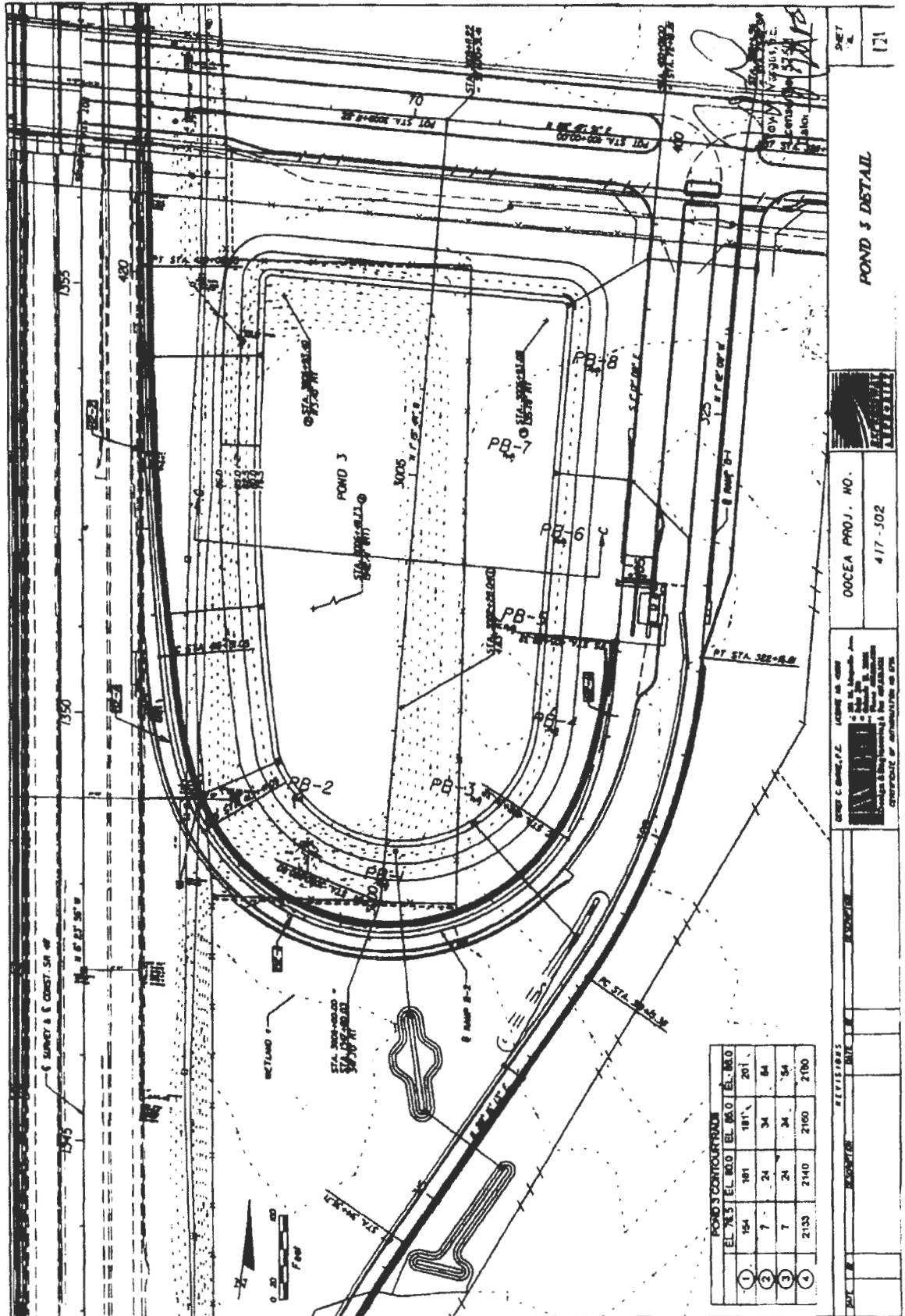
**EXHIBIT "B"**  
**AERIAL MAP:**



**INNOVATION WAY**

**EXHIBIT "C"**  
**DEPICTION AND CONSTRUCTION PLAN SHEET FOR OOCEA POND:**

Project Name: OCEA SR 417 Innovation Way Interchange  
 Permit #: 48-0234306-004  
 Page 9 of 11



**EXHIBIT "D"**  
**DEPICTION AND PLAN OF COUNTY OUTFALL SYSTEM:**





**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

**ASSIGNMENT OF UTILITIES, SIDEWALKS, MULTI-PURPOSE PATHWAY,  
LANDSCAPING AND DRAINAGE EASEMENT**

**THIS ASSIGNMENT OF UTILITIES, SIDEWALKS, MULTI-PURPOSE PATHWAY, LANDSCAPING AND DRAINAGE EASEMENT** (the "Assignment"), effective as of the day of execution, is made and entered into by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, FL 32802-1393 ("Assignor"), to the CITY OF ORLANDO, a municipal corporation under the laws of the State of Florida, whose address is 400 S. Orange Avenue, Florida 32801 ("Assignee").

**WHEREAS**, Assignor is the Grantee under a Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement between Moss Park Properties, LLLP, as the Grantor, and Orange County, dated October 8, 2010, and recorded at Book 10182, Page 3116, et. seq., Public Records of Orange County, Florida; and

**WHEREAS**, subject to the provisions herein, and the provisions of the Interlocal Agreement between Assignor and Assignee for the transfer of jurisdiction of portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road, Assignor desires to assign, and Assignee desires to assume, all of Assignor's rights, title, duties, obligations, and interest in the above referenced Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement.

**NOW, THEREFORE**, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

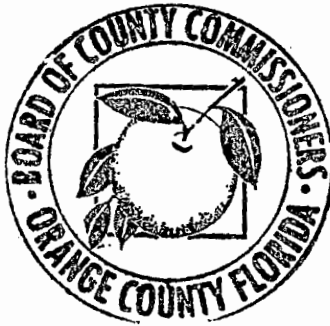
1. **Recitals**. The foregoing recitals are true and correct and are incorporated herein by reference.

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

2. *Assignment.* Assignor hereby assigns and transfers to Assignee all of Assignor's rights, title, duties, obligations, and interest to the above referenced Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement.

3. *Assumption.* Assignee hereby assumes from Assignor all of Assignor's rights, duties, and obligations under the terms and conditions of the Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement, and Assignee further agrees that, as a condition of this Assignment, Assignee shall assume and abide by all terms and conditions of the Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement .

**IN WITNESS WHEREOF,** the Assignor hereto has executed this Assignment of Utilities, Sidewalks, Multi-Purpose Pathway, Landscaping and Drainage Easement as of the day and year below its signature.



**ASSIGNOR:**  
ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: *Jerry L. Demings*  
*for* Jerry L. Demings  
Orange County Mayor

Date: March 8, 2022

ATTEST: Phil Diamond, CPA,  
Orange County Comptroller,  
as Clerk of the Board of County Commissioners

By: *Katie Smith*  
Deputy Clerk  
Print Name: **Katie Smith**

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

**ASSIGNEE:**  
CITY OF ORLANDO, FLORIDA  
By: City Council

By: \_\_\_\_\_  
Buddy Dyer, Mayor

Date: \_\_\_\_\_, 2022

ATTEST:

By: \_\_\_\_\_  
Stephanie Herdocia  
City Clerk

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 22 2011 CAS/np

DOCH 20110119672 B: 10182 P: 3116  
03/08/2011 09:17:00 AM Page 1 of 6  
Rec Fee: \$52.50  
Deed Doc Tax: \$0.00  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
PU - Ret To: FIRST AMERICAN TITLE INSU  


This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

**UTILITIES, SIDEWALKS, MULTI-PURPOSE PATHWAY, LANDSCAPING  
AND DRAINAGE EASEMENT**

This instrument was prepared by First  
Mover Finance & Development, LLC,  
and upon recording please return to:  
First American Title Insurance Company  
2233 Lee Road, Winter Park, FL 32789  
Attn: Beverly Boggs

A portion of Property Appraiser's parcel numbers:  
04-24-31-0000-00001

Project: Innovation Way/Moss Park Road Extension

**THIS UTILITIES, SIDEWALKS, MULTI-PURPOSE PATHWAY,  
LANDSCAPING AND DRAINAGE EASEMENT** is made and entered into this 8<sup>th</sup>  
day of October, 2010, by and between MOSS PARK PROPERTIES, LLLP, a  
limited liability limited partnership organized and existing under the laws of the State of  
Florida (f/k/a Moss Park Properties, Ltd., a Florida limited partnership), whose address is  
311 West Oak Street, Kissimmee, Florida 34741 ("**Grantor**"), and ORANGE COUNTY,  
FLORIDA, a charter county and political subdivision of the State of Florida, whose  
address is P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**").

**WITNESSETH**

**THAT GRANTOR**, in consideration of the sum of Ten and no/100 Dollars  
(\$10.00) and other valuable considerations, paid by the Grantee, the receipt whereof is  
hereby acknowledged, does hereby give and grant to the Grantee and its assigns, a  
nonexclusive easement for utilities, sidewalks, multi-purpose pathways, landscaping and  
drainage purposes (collectively, the "**Multi-Purpose Easement**"), with full authority to  
enter upon, construct, and maintain as Grantee and its assigns may deem necessary,  
potable water lines, wastewater lines, reclaimed water lines and any other utility facilities  
over, under, through, across and upon the following described lands situate in Orange  
County, Florida, to-wit:

**SEE ATTACHED EXHIBIT A (the "Easement Area")**

RETURN TO *Dwight*  
FIRST AMERICAN TITLE  
BEVERLY BOGGS  
2233 LEE ROAD #101  
WINTER PARK, FL 32789

**TO HAVE AND TO HOLD** said easement unto Grantee and its assigns forever.

Grantee and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the utility lines and facilities placed therein by Grantee and its assigns, out of and away from the above-described right-of-way and easement, and Grantor, its heirs, successors, and assigns agree not to build, construct or create, nor permit others to build, construct or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the sidewalks and utility and drainage lines and facilities installed therein.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Multi-Purpose Easement on the day and year first written above.

Signed, sealed and delivered in the presence of the following witnesses:

R. Leg  
Witness

ROXANNE LIGUORI  
Printed Name: \_\_\_\_\_

Kelli Merola  
Witness

Kelli Merola  
Printed Name: \_\_\_\_\_

MOSS PARK PROPERTIES, LLLP,  
a Florida limited liability limited partnership

By: Sunil M Kakkar  
Printed Name: Sunil M. Kakkar  
Title: General Partner

(Corporate Seal)

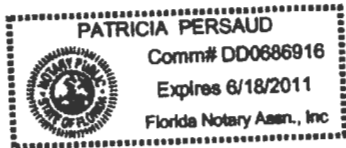
(Signature of **TWO** Witnesses required by Florida Law)

State of Florida

County of OSCEOLA

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of OCTOBER, 2010, by Sunil M. Kakkar as General Partner of and on behalf of Moss Park Properties, LLLP, a Florida limited liability limited partnership. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Patricia Persaud  
Notary Public Signature

Typed or Printed Notary Name PATRICIA PERSAUD  
Notary Public-State of FLORIDA  
Commission No.: DD0686916  
My Commission Expires: 6/18/11

LENDER'S JOINDER AND CONSENT

The undersigned, on behalf of CNLBank, a Florida banking corporation, hereby subordinates that certain Mortgage and Security Agreement recorded in Official Records Book 9278, Page 3047, Public Records of Orange County, Florida (the "Mortgage"), and all other assignments, UCC Financing Statements and any other collateral documents securing GRANTOR's repayment of the loan referenced in the Mortgage, to the rights and interests established pursuant to the attached UTILITIES, SIDEWALKS, MULTI-PURPOSE PATHWAY, LANDSCAPING AND DRAINAGE EASEMENT.

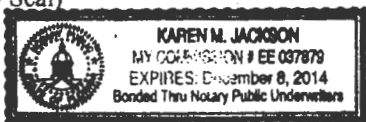
<p>Signed, sealed, and delivered in the presence of:</p> <p><u>Barbara K Winslow</u> Witness</p> <p><u>BARBARA K Winslow</u> Printed Name</p> <p><u>Karen M Jackson</u> Witness</p> <p><u>KAREN M JACKSON</u> Printed Name</p>	<p>CNLBank, a Florida banking corporation</p> <p>By: <u>[Signature]</u> Name: <u>Doug Weiner</u> Title: <u>Senior Vice President</u></p>
--	--

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 27 day of January A.D., 2010, before me personally appeared Doug Weiner, the SVP of CNLBank, a Florida banking corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my hand and official seal this 27 day of January, 2010.

(Notary Seal)



[Signature]  
Notary Signature

Karen M JACKSON  
Printed Notary Name

Notary Public in and for the county and state aforesaid

My commission expires:



EXHIBIT "A"

**SCHEDULE "A"**

Parcel: 801  
Project: C.I.P. 5064-Innovation Way

**DESCRIPTION:**

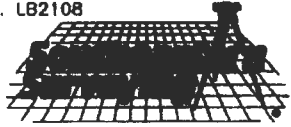

A parcel of land being a portion of and lying in the Southwest 1/4 of Section 4 and the Southeast 1/4 of Section 5, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 4; thence South 00°08'13" West, along the West line of the Southwest 1/4 of said Section 4, a distance of 409.02 feet to the POINT OF BEGINNING; said point lying on a line parallel with and 87.50 feet North of the centerline of construction, per the Right of Way Map for Innovation Way, Capital Improvements Project 5064, Orange County, Florida; thence run along said parallel line, the following 2 (two) courses and distances; 1) North 89°13'22" East, 402.24 feet; 2) North 88°47'51" East, 300.72 feet; thence departing said parallel line South 01°21'03" East, 15.00 foot to a line parallel with and 72.50 feet North of the centerline of construction Northerly Right of Way line of Innovation Way at State Road 417 Interchange as shown on aforesaid Right of Way Map for Innovation Way, Capital Improvements Project 5064, Orange County, Florida; thence run along said parallel line, the following 3 (three) courses and distances; 1) South 88°47'51" West, 300.81 feet; 2) South 89°13'22" West, 432.67 feet; 3) South 88°13'22" West, 13.66 feet, to the existing Easterly Limited Access Right of Way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 75301-6445-457, dated October 15, 1991; thence North 08°21'45" West, along the said existing Easterly Limited Access Right of Way line of State Road 417, for a distance of 15.10 feet, to a line parallel with and 72.50 feet North of aforesaid centerline of construction of Innovation Way; thence run along said parallel line, the following 2 (two) courses and distances; 1) North 88°13'22" East, 15.52 feet; 2) North 89°13'22" East, 30.51 feet to the POINT OF BEGINNING.

Containing: 11,221 square feet, or 0.258 acres more or less.

**SURVEYORS NOTES**

1. The bearings and coordinates shown hereon are based on Florida State Plane Coordinates System East Zone 1983 North American Datum, 1990 Amendment, and shown hereon on the West line of the Southwest 1/4 of Section 4, Township 24 South, Range 31 East, as monumented, being South 00°08'13" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

<b>DESCRIPTION</b>  FOR <b>ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS</b>	Date: 10/22/08 MV		CERT. NO. LB2108 47373336
	Job No.: 47373336	Scale: 1"=100'	 <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 8500 All American Boulevard Orlando, Florida 32810-4360 (407)292-8680 fax(407)292-0141 email: info@southeasternsurveying.com  <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245
	REVISED ON 03/12/2009 MV		
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> NOT VALID WITHOUT SHEET 2		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION

Parcel: 801

Project: C.I.P. 5064-Innovation Way

**STATE ROAD 417/CENTRAL  
FLORIDA GREENWAY**  
RIGHT OF WAY VARIES

EAST LA RIGHT OF WAY LINE OF STATE ROAD NO. 417  
PER ORLANDO--ORANGE COUNTY EXPRESSWAY AUTHORITY  
RIGHT OF WAY MAP, PROJECT NO. 75301-8445-457,  
DATED OCTOBER 15, 1991

EXISTING EASTERLY LA R/W LINE

EAST LINE SE 1/4 OF  
SEC. 5 TWP. 24S RGE. 31E

WEST LINE OF SW 1/4 OF  
SEC. 4 TWP. 24S RGE. 31E

P.O.C.

NW COR. OF SW 1/4 OF  
SEC. 4, TWP. 24S,  
RGE. 31E  
FND. 5"x5" CM  
NO IDENTIFICATION  
CCR# PENDING



1" = 100'

SOUTH LINE NW 1/4 SEC. 4 TWP. 24S RGE. 31E  
NORTH LINE SW 1/4 SEC. 4 TWP. 24S RGE. 31E

PROPOSED R/W LINE

**INNOVATION WAY AT SR 417 INTERCHANGE**  
RIGHT OF WAY VARIES

LINE PARALLEL WITH AND 72.50' NORTH  
OF SAID CENTERLINE OF CONSTRUCTION

LINE PARALLEL WITH AND 87.50' NORTH OF  
CENTERLINE OF CONSTRUCTION OF INNOVATION WAY

LINE TABLE		
LINE	LENGTH	BEARING
L1	409.02'	S00°08'13"W
L2	402.24'	N89°13'22"E
L3	300.72'	N88°47'51"E
L4	15.00'	S01°21'03"E
L5	300.81'	S88°47'51"W
L6	432.67'	S89°13'22"W
L7	13.66'	S88°13'22"W
L8	15.10'	N08°21'45"W
L9	15.52'	N88°13'22"E
L10	30.51'	N89°13'22"E

LEGEND:

- SEC =SECTION
- TWP =TOWNSHIP
- RGE =RANGE
- L1 =LINE NUMBER
- O.R.B. =OFFICIAL RECORDS BOOK
- PG. =PAGE
- R/W =RIGHT OF WAY
- P.O.C. =POINT OF COMMENCEMENT
- P.O.B. =POINT OF BEGINNING
- CM =CONCRETE MONUMENT
- FND. =FOUND
- PI =POINT OF INTERSECTION
- CCR =CERTIFIED CORNER RECORD
- ¢ =CENTERLINE
- NO. =NUMBER
- R =PROPERTY LINE
- ID. =IDENTIFICATION
- LA =LIMITED ACCESS
- C.I.P. =CAPITAL IMPROVEMENT PROJECTS

**THIS IS NOT A SURVEY**  
NOT VALID WITHOUT SHEET 1

Drawing No: 47373336  
Job No: 47373  
Date: 10/22/2008  
SHEET 2 OF 2  
See Sheet 1 for Description

PARCEL "A"  
MOSS PARK PROPERTIES LTD.  
PARCEL ID # 04-24-31-0000-00-001  
O.R.B. 3717, PG. 0250



SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4360  
(407)292-8680 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction  
of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

**ASSIGNMENT OF TEMPORARY SLOPE EASEMENT**

**THIS ASSIGNMENT OF TEMPORARY SLOPE EASEMENT** (the "Assignment"), effective as of the day of execution, is made and entered into by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, FL 32802-1393 ("Assignor"), to the CITY OF ORLANDO, a municipal corporation under the laws of the State of Florida, whose address is 400 S. Orange Avenue, Florida 32801 ("Assignee").

**WHEREAS**, Assignor is the Grantee under a Temporary Slope Easement between Moss Park Properties, LLLP, as the Grantor, and Orange County, dated October 8, 2010, and recorded at Book 10182, Page 3122, et. seq., Public Records of Orange County, Florida; and

**WHEREAS**, subject to the provisions herein, and the provisions of the Interlocal Agreement between Assignor and Assignee for the transfer of jurisdiction of portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road, Assignor desires to assign, and Assignee desires to assume, all of Assignor's rights, title, duties, obligations, and interest in the above referenced Temporary Slope Easement.

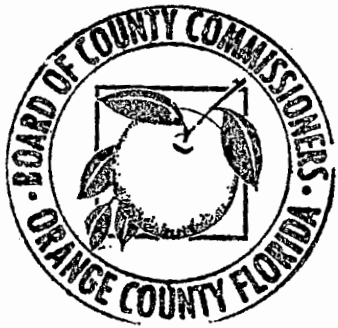
**NOW, THEREFORE**, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.
2. **Assignment.** Assignor hereby assigns and transfers to Assignee all of Assignor's rights, title, duties, obligations, and interest to the above referenced Temporary Slope Easement.

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

3. *Assumption.* Assignee hereby assumes from Assignor all of Assignor's rights, duties, and obligations under the terms and conditions of the Temporary Slope Easement, and Assignee further agrees that, as a condition of this Assignment, Assignee shall assume and abide by all terms and conditions of the Temporary Slope Easement.

**IN WITNESS WHEREOF**, the Assignor hereto has executed this Assignment of Temporary Slope Easement as of the day and year below its signature.



**ASSIGNOR:**  
ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: *Jerry L. Demings*  
for Jerry L. Demings  
Orange County Mayor

Date: March 08, 2022

ATTEST: Phil Diamond, CPA,  
Orange County Comptroller,  
as Clerk of the Board of County Commissioners

By: *Katie Smith*  
Deputy Clerk  
Print Name: **Katie Smith**

**Project: Interlocal Agreement between the City of Orlando and Orange County for Transfer of Jurisdiction of Portions of West Oak Ridge Road, Tampa Avenue, and Dowden Road**

**ASSIGNEE:**  
CITY OF ORLANDO, FLORIDA  
By: City Council


By: \_\_\_\_\_  
Buddy Dyer, Mayor

Date: \_\_\_\_\_, 2022

ATTEST:

By: \_\_\_\_\_  
Stephanie Herdocia  
City Clerk

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 22 2011 CAS/NP

DOC# 20110119673 B: 10182 P: 3122  
03/08/2011 09:17:00 AM Page 1 of 9  
Rec Fee: \$78.00  
Deed Doc Tax: \$0.00  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
PU - Ret To: FIRST AMERICAN TITLE INSU  


This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

### TEMPORARY SLOPE EASEMENT

This instrument was prepared by First Mover Finance & Development, LLC, and upon recording please return to: First American Title Insurance Company 2233 Lee Road, Winter Park, FL 32789 Attn: Beverly Boggs

A portion of Property Appraiser's parcel numbers:  
04-24-31-0000-00001

Project: Innovation Way/Moss Park Road Extension

**THIS SLOPE EASEMENT AGREEMENT ("Agreement")** is made and entered this 8<sup>th</sup> day of October, 2010, by and between MOSS PARK PROPERTIES, LLLP, a limited liability limited partnership organized and existing under the laws of the State of Florida (f/k/a Moss Park Properties, Ltd., a Florida limited partnership), whose address is 311 West Oak Street, Kissimmee, Florida 34741 ("**Grantor**"), and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**"). This Agreement is effective as of the date of execution by the last of the parties to this Agreement ("**Effective Date**").

#### WITNESSETH:

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**"); and

**WHEREAS**, the Grantee is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "B"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Benefited Property**"); and

**WHEREAS**, Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a temporary, non-exclusive slope easement, not to exceed twenty (20) feet in

RETURN TO Dwight  
FIRST AMERICAN TITLE  
BEVERLY BOGGS  
2233 LEE ROAD #101  
WINTER PARK, FL 32789

width, over, upon and across the Easement Area for the specific and limited purposes hereinafter set forth.

**NOW THEREFORE**, for and in consideration of the foregoing premises, the sum of Ten and no/100 Dollars (\$10.00) paid by Grantor to the Grantee, and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby create, grant, convey and declare to exist the following easements and rights of use and by its acceptance hereof Grantee hereby agrees as follows:

**Section 1.** The above recitals are true and correct, form a material part of this easement and are incorporated herein by reference.

**Section 2.** Grantor hereby declares, creates, grants, conveys and imposes to Grantee a temporary, non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the purposes hereinafter stated (the "Easement"), all subject to the terms, conditions and limitations set forth within.

**Section 3.** Grantee's use of the Easement Area shall be for the purpose of Grantee, through itself, its agents, contractors, consultants and employees, to maintain the elevation of the road, to Grantee's specifications, with the right to grade, excavate and/or add fill material to the Easement Area. Notwithstanding the foregoing, this Easement is granted upon the condition that the sloping and/or grading upon the Easement Area shall not extend beyond the Easement Area and that all grading or sloping shall conform to all existing structural improvements within the Easement area and all work will be performed in such a manner that existing structural improvements, if any, will not be damaged. Moreover, nothing in this Agreement shall limit in any way Grantor's present or future use of the Easement Area, as Grantor may determine in its sole and absolute discretion, including, without limitation, the development and construction of improvements of any type hereon not inconsistent with the easement rights granted herein. This Easement is solely for the purposes noted herein and does not obligate Grantee to perform any right-of-way maintenance or other duties.

**Section 4.** The Easement shall automatically terminate, without the necessity of Grantor undertaking vacation proceedings or obtaining any release from Grantee, at such time as GRANTOR, or its successors or assigns, shall cause the Easement Area to be included in a subdivision plat recorded among the public records of Orange County, Florida. The easements may not otherwise be changed, amended or modified other than as expressly provided herein, except by an instrument in writing, executed by the then Owner of the benefited property and all mortgagees of any portion thereof.

**Section 5.** The easements hereby created and granted include the creation of all incidental rights reasonably necessary for the use and enjoyment of the easement area for its intended purposes, including, specifically, the right of entry for purposes of maintenance, operation, repair and construction within the easement area.

**Section 6.** With or without specific reference thereto, the conveyance of an interest in any portion of the easement area and the benefited property shall be subject to the respective burdens and benefits of the easements hereby created and granted to the same extent as if all of the terms of this instrument were set forth in such conveyance in full.

**Section 7.** The easements, covenants, agreements and conditions contained or expressed herein shall not be personal (except as otherwise expressly provided herein) but shall run with the land and shall be binding upon and inure to the benefit of the Owner of all portions of the benefited property and the easement area, its mortgagees, any purchaser at a foreclosure sale, each of the successors and assigns of all such parties, as well as the tenants, agents, licensees, guests and invitees of each of them.

[SIGNATURE APPEARS ON FOLLOWING PAGE]



IN WITNESS WHEREOF, Grantor has executed this Slope Easement Agreement on the day and year first written above.

Signed, sealed and delivered in the presence of the following witnesses:

[Signature]  
Witness

Roxanne Liguori  
Printed Name

Kelli Merola  
Witness

Kelli Merola  
Printed Name

MOSS PARK PROPERTIES, LLLP,  
a Florida limited liability limited partnership

By: [Signature]  
Printed Name: Sunil M. Kakkar  
Title: General Partner

(Corporate Seal)

(Signature of **TWO** Witnesses required by Florida Law)

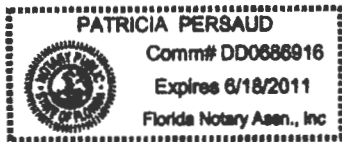
State of Florida

County of Osceola

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of October, 2009, by Sunil M. Kakkar as General Partner of and on behalf of Moss Park Properties, LLLP, a Florida limited liability limited partnership. He/~~she~~ is personally known to me, or ~~has produced~~ \_\_\_\_\_ as identification.

(NOTARY SEAL)

[Signature]  
Notary Public Signature



Typed or Printed Notary Name PATRICIA PERSAUD  
Notary Public-State of FLORIDA  
Commission No.: DD0686916  
My Commission Expires: 6/18/11

LENDER'S JOINDER AND CONSENT

The undersigned, on behalf of CNLBank, a Florida banking corporation, hereby subordinates that certain Mortgage and Security Agreement recorded in Official Records Book 9278, Page 3047, Public Records of Orange County, Florida (the "Mortgage"), and all other assignments, UCC Financing Statements and any other collateral documents securing GRANTOR's repayment of the loan referenced in the Mortgage, to the rights and interests established pursuant to the attached Slope Easement Agreement.

<p>Signed, sealed, and delivered in the presence of:</p> <p><u>[Signature]</u> Witness <u>BARBARA K Winslow</u> Printed Name</p> <p><u>[Signature]</u> Witness <u>Karen M JACKSON</u> Printed Name</p>	<p>CNLBank, a Florida banking corporation</p> <p>By: <u>[Signature]</u> Name: <u>Doug Weiner</u> Title: <u>Senior Vice President</u></p>
--	--

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 27 day of January, ~~2009~~ <sup>2011</sup> A.D., before me personally appeared Doug Weiner, the SVP of CNLBank, a Florida banking corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my hand and official seal this 27 day of January, ~~2009~~ <sup>2011</sup>.

(Notary Seal)



[Signature]  
Notary Signature

Karen M JACKSON  
Printed Notary Name

Notary Public in and for the county and state aforesaid

My commission expires:

Exhibit "A"

**SCHEDULE "A"**

Parcel #: 701  
 Temporary Slope & Fill Easement  
 Project: C.I.P. 5064-Innovation Way

**DESCRIPTION:**

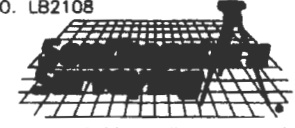

A parcel of land being a portion of and lying in the Southwest 1/4 of Section 4 and the Southeast 1/4 of Section 5, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 4; thence South 00°08'13" West, along the West line of the Southwest 1/4 of said Section 4, a distance of 409.02 feet to the POINT OF BEGINNING; said point lying on the Northerly line of Proposed 15.0 feet slope and fill easement, as shown on the Right of Way Map for Innovation Way, Capital Improvements Project 5064, Orange County, Florida; thence run along the Northerly line of said proposed easement, the following 3 (three) courses and distances; 1) North 89°13'22" East, 402.24 feet; 2) North 88°47'51" East, 300.72 feet; thence South 01°21'03" East, 15.00 foot to the proposed Northerly Right of Way line of Innovation Way at State Road 417 Interchange as shown on aforesaid Right of Way Map for Innovation Way, Capital Improvements Project 5064, Orange County, Florida; thence run along said proposed Northerly Right of Way line of Innovation Way, the following 3 (three) courses and distances; 1) South 88°47'51" West, 300.81 feet; 2) South 89°13'22" West, 432.67 feet; 3) South 88°13'22" West, 13.66 feet, to the existing Easterly Limited Access Right of Way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 75301-6445-457, dated October 15, 1991; thence North 08°21'45" West, along the said existing Easterly Limited Access Right of Way line of State Road 417, for a distance of 15.10 feet, to the Northerly line of aforesaid Proposed 15.0 foot slope and fill easement; thence run along the Northerly line of said proposed easement, the following 2 (two) courses and distances; 1) North 88°13'22" East, 15.52 feet; 2) North 89°13'22" East, 30.51 feet to the POINT OF BEGINNING.

Containing: 11,221 square feet, or 0.258 acres more or less.

**SURVEYORS NOTES**

1. The bearings and coordinates shown hereon are based on Florida State Plane Coordinates System East Zone 1983 North American Datum, 1990 Amendment, and shown hereon on the West line of the Southwest 1/4 of Section 4, Township 24 South, Range 31 East, as monumented, being South 00°08'13" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

<b>DESCRIPTION</b>  FOR  <b>ORANGE COUNTY BOARD                  OF COUNTY                  COMMISSIONERS</b>	Date: 03/11/2009 DM		CERT. NO. LB2108 47373355
	Job No.: 47373355	Scale: 1"=100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com
	04/15/2009-REVISED PARCEL NUMBER CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> NOT VALID WITHOUT SHEET 2		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245	

**SKETCH OF DESCRIPTION**

Parcel #: 701  
 Temporary Slope & Fill Easement  
 Project: C.I.P. 5064-Innovation Way

**STATE ROAD 417/CENTRAL  
 FLORIDA GREENWAY**  
 RIGHT OF WAY VARIES

EAST LA RIGHT OF WAY LINE OF STATE ROAD NO. 417  
 PER ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY  
 RIGHT OF WAY MAP, PROJECT NO. 75301-6445-457,  
 DATED OCTOBER 15, 1991

EXISTING LA R/W LINE

PROPOSED R/W LINE

**INNOVATION WAY AT SR 417 INTERCHANGE**

RIGHT OF WAY VARIES

NORTH LINE PROPOSED R/W LINE

NORTH LINE PROPOSED 15.0' SLOPE AND FILL EASEMENT

EAST LINE SE 1/4 OF  
 SEC. 5 TWP. 24S RGE. 31E

WEST LINE OF SW 1/4 OF  
 SEC. 4 TWP. 24S RGE. 31E

**P.O.C.**

NW COR. OF SW 1/4 OF  
 SEC. 4, TWP. 24S,  
 RGE. 31E  
 FND. 5"x5" CM  
 NO IDENTIFICATION  
 CCR# PENDING



1" = 100'

SOUTH LINE NW 1/4 SEC. 4 TWP. 24S RGE. 31E  
 NORTH LINE SW 1/4 SEC. 4 TWP. 24S RGE. 31E

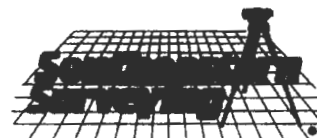
**LEGEND:**

- SEC =SECTION
- TWP =TOWNSHIP
- RGE =RANGE
- L1 =LINE NUMBER
- O.R.B. =OFFICIAL RECORDS BOOK
- PG. =PAGE
- R/W =RIGHT OF WAY
- P.O.C. =POINT OF COMMENCEMENT
- P.O.B. =POINT OF BEGINNING
- CM =CONCRETE MONUMENT
- FND. =FOUND
- PI =POINT OF INTERSECTION
- CCR =CERTIFIED CORNER RECORD
- ⊕ =CENTERLINE
- NO. =NUMBER
- R =PROPERTY LINE
- ID. =IDENTIFICATION
- LA =LIMITED ACCESS
- C.I.P. =CAPITAL IMPROVEMENT PROJECTS

LINE TABLE		
LINE	LENGTH	BEARING
L1	409.02'	S00°08'13"W
L2	402.24'	N89°13'22"E
L3	300.72'	N88°47'51"E
L4	15.00'	S01°21'03"E
L5	300.81'	S88°47'51"W
L6	432.67'	S89°13'22"W
L7	13.66'	S88°13'22"W
L8	15.10'	N08°21'45"W
L9	15.52'	N88°13'22"E
L10	30.51'	N89°13'22"E

PARCEL "A"  
 MOSS PARK PROPERTIES LTD.  
 PARCEL ID # 04-24-31-0000-00-001  
 O.R.B. 3717, PG. 0250

NOT VALID WITHOUT THE SIGNATURE  
 AND RAISED SEAL OF A FLORIDA  
 LICENSED SURVEYOR AND MAPPER.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

**THIS IS NOT A SURVEY**  
 NOT VALID WITHOUT SHEET 1

Drawing No: 47373355  
 Job No: 47373  
 Date: 03/11/2009  
 SHEET 2 OF 2  
 See Sheet 1 for Description

Exhibit "B"

SCHEDULE "A"

Parcel: 101  
Project: C.I.P. 5064--Innovation Way

DESCRIPTION:

A parcel of land being a portion of and lying in the Southwest 1/4 of Section 4 and the Southeast 1/4 of Section 5, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

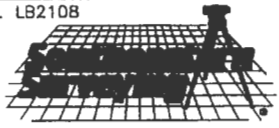
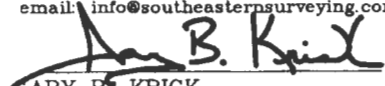
Commence at the Northwest corner of the Southwest 1/4 of said Section 4; thence South 00°08'13" West, along the West line of the Southwest 1/4 of said Section 4, a distance of 424.02 feet to the POINT OF BEGINNING; said point lying on a line parallel with and 72.50 feet North of centerline of construction per Innovation Way at State Road 417 Interchange, as shown on the Right of Way Map for Innovation Way, Capital Improvements Project 5064, Orange County, Florida; thence run along said parallel line, the following 2 (two) courses and distances; 1) North 89°13'22" East, 402.53 feet; 2) North 88°47'51" East, 300.81 feet; thence departing said parallel line South 01°21'03" East, 141.25 feet, to the Northeast corner of Parcel 100 according to the Orlando-Orange County Expressway Authority Right of Way Map of State Road No. 417 Innovation Way Interchange, Project No. 417-302, being a point on the Limited Access Right of Way line of said Map; thence run the following 3 (three) courses and distances along the North line of said Parcel 100 and said Limited Access Right of Way line; 1) South 88°38'57" West, 378.10 feet; 2) South 89°13'22" West, 305.74 feet; 3) North 80°53'07" West, 47.54 feet, to the Existing Easterly Right of Way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 417-302; thence North 08°21'45" West, along said Existing Right of Way line of the State Road No. 417, Orlando-Orange County Expressway Authority Project No. 417-302, for a distance of 132.07 feet to a point on Limited Access Right of Way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, project No. 75301-6445-457; thence continue North 08°21'45" West, for a distance of 3.50 feet, along said Limited Access Right of Way line of State Road No. 417, to a point on a line 72.50 feet North of and parallel with aforesaid centerline of construction; thence departing said Limited Access Right of Way line, North 88°13'22" East, for a distance 13.66 feet; thence North 89°13'22" East, 30.14 feet to the POINT OF BEGINNING.

Containing: 104,869 square feet or 2.407 acres more or less.

SURVEYORS NOTES

1. The bearings and coordinates shown hereon are based on Florida State Plane Coordinates System East Zone 1983 North American Datum, 1990 Amendment, and shown hereon on the West line of the Southwest 1/4 of Section 4, Township 24 South, Range 31 East, as monumented, being South 00°08'13" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>  FOR  <b>ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS</b>	Date: 08/05/08 MV		CERT. NO. LB2108 47373334
	Job No.: 47373334	Scale: 1"=100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com
	REVISED DESCRIPTION ON 10/05/2009 MV CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> NOT VALID WITHOUT SHEET 2		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245	

SKETCH OF DESCRIPTION

Parcel: 101

Project: C.I.P. 5064--Innovation Way

**STATE ROAD 417/CENTRAL FLORIDA GREENWAY**  
RIGHT OF WAY VARIES

EXISTING EASTERLY R/W LINE  
PER OOCEA RW MAP OF  
SR NO. 417, INNOVATION WAY  
INTERCHANGE, PROJECT  
NO. 417-302

NORTH LINE OF  
PARCEL 100  
& L.A. R/W LINE  
PER OOCEA RW MAP OF  
SR NO. 417, INNOVATION WAY  
INTERCHANGE, PROJECT  
NO. 417-302

**INNOVATION WAY AT SR 417 INTERCHANGE**  
RIGHT OF WAY VARIES

PROPOSED R/W LINE

PROPOSED R/W LINE

EAST LINE SE 1/4 OF  
SEC. 5 TWP. 24S RGE. 31E

WEST LINE OF SW 1/4 OF  
SEC. 4 TWP. 24S RGE. 31E

**P.O.C.**

NW COR. OF SW 1/4 OF  
SEC. 4, TWP. 24S,  
RGE. 31E  
FND. 5"x5" CM  
NO IDENTIFICATION  
CCR# PENDING



1" = 100'

LINE	LENGTH	BEARING
L1	424.02'	S00°08'13"W
L2	402.53'	N89°13'22"E
L3	300.81'	N88°47'51"E
L4	141.25'	S01°21'03"E
L5	378.10'	S88°38'57"W
L6	305.74'	S89°13'22"W
L7	47.54'	N80°53'07"W
L8	132.07'	N08°21'45"W
L9	3.50'	N08°21'45"W
L10	13.66'	N88°13'22"E
L11	30.14'	N89°13'22"E

PARCEL "A"  
MOSS PARK PROPERTIES LTD.  
PARCEL ID # 04-24-31-0000-00-001  
O.R.B. 3717, PG. 0250

**THIS IS NOT A SURVEY**  
NOT VALID WITHOUT SHEET 1



SOUTHEASTERN SURVEYING & MAPPING CORP.  
8500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

**LEGEND:**

- SEC = SECTION
- TWP = TOWNSHIP
- RGE = RANGE
- L1 = LINE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- R/W = RIGHT OF WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- CM = CONCRETE MONUMENT
- CM = CONCRETE MONUMENT
- FND. = FOUND
- PI = POINT OF INTERSECTION
- CCR = CERTIFIED CORNER RECORD CENTERLINE
- NO. = NUMBER
- R = PROPERTY LINE
- ID. = IDENTIFICATION
- L.A. = LIMITED ACCESS
- C.I.P. = CAPITAL IMPROVEMENT PROJECTS
- OOCEA = ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
- SR. = STATE ROAD

REVISED DESCRIPTION  
ON 10/05/2009  
Drawing No: 47373334  
Job No: 47373  
Date: 08/05/2008  
SHEET 2 OF 2  
See Sheet 1 for Description

SOUTH LINE NW 1/4 SEC. 4 TWP. 24S RGE. 31E  
NORTH LINE SW 1/4 SEC. 4 TWP. 24S RGE. 31E