



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

DATE: May 17, 2021

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

THROUGH: Mindy T. Cummings, Manager *mtc*
Real Estate Management Division

FROM: Kenneth Woods, Acquisition Agent *AF for kw*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

DIVISION: **Real Estate Management**
Phone: (407) 836-7090

ACTION REQUESTED: Approval of Quit-Claim Deed between State of Florida Department of Transportation and Orange County and authorization to disburse funds to pay recording fees and record instrument

PROJECT: Kennedy Boulevard (Forest City Road to Wymore Road)

District 2

PURPOSE: To remise, release, and quit-claim unto the County a "Cross Access Easement"

ITEM: Quit-Claim Deed (Parcels 1003.4D/1004.4D)

BUDGET: Account No.: 1031-072-3096-6110

FUNDS: \$69.50 Payable to Orange County Comptroller
(recording fees)

APPROVALS: Real Estate Management Division
Orange County Attorney's Office
Public Works Department

REMARKS: This action will grant Orange County interest in the State of Florida Department of Transportation's "Cross Access Easement" encumbering Parcels 1003 and 1004 of Orange County's Kennedy Boulevard (Forest City Road to Wymore Road) road-widening project as needed.

REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: April 12, 2021

Total Amount: \$69.50

Dec 05/26/21

Project: Kennedy Blvd (Forest City Rd to Wymore Rd)

Parcels: 1003.4D/1004.4D

Charge to Account # 1031-072-3096-6110

Ghulam Qadir 05/26/2021
Controlling Agency Approval Signature Date

Ghulam Qadir
Printed Name:

Pat Davis
Fiscal Approval Signature Date
Pat Davis

Printed Name

TYPE TRANSACTION (Check appropriate block{s})
☒ Pre-Condemnation ☐ Post-Condemnation

☐ N/A District # 2

☐ Acquisition at Approved Appraisal
☐ Acquisition at Below Approved Appraisal
☐ Acquisition at Above Approved Appraisal
☒ Advance Payment Requested
☐ Donation

Orange County Comptroller
Recording Fee \$69.50

DOCUMENTATION ATTACHED (Check appropriate block{s})

☐ Contract/ Agreement
☒ Copy of Executed Instruments
☐ Certificate of Value
☐ Settlement Analysis

Payable to: Orange County Comptroller (\$69.50)

IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Kenneth T. Woods Digitally signed by Kenneth T. Woods
Kenneth T. Woods, Acquisition Agent, Real Estate Mgmt Div

Date

Payment Approved Mindy T. Cummings, Manager, Real Estate Management Div. Date

or Alex Feinman Digitally signed by Alex Feinman
Payment Approved Date: 2021.04.13 14:08:52 -04'00'

Alex Feinman, Asst. Mgr. Real Estate Management Div.

Date

Certified Craig Stopyns
Approved by BCC for Deputy Clerk to the Board

JUN 08 2021

Date

Examined/Approved Comptroller/Government Grants

Check No. / Date

REMARKS: Anticipated Closing Date: As soon as checks are available.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 08 2021

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 08 2021

Prepared by and return to:
Jeffrey Sponenburg, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Instrument: 1003.4D/1004.4D
Project: Kennedy Boulevard (Forest City Road to Wymore Road)

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rule 12B-4.014(10), F.A.C.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made and executed the 1st day of July, 2019, by State of Florida Department of Transportation, whose address is 719 South Woodland Boulevard, DeLand, Florida 32720-6834, GRANTOR, to Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, that the said GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the GRANTEE forever, all the right, title, interest, claim, and demand, if any, which GRANTOR has as the holder of an easement established by that certain Access and Utility Easement Agreement recorded in Official Records Book 7091, Page 3216, of the Public Records of Orange County, Florida, and as the holder of that certain "Cross Access Easement" depicted on that certain plat of Eatonville Commercial Center recorded in Plat Book 57, Pages 52 through 57, inclusive, of the Public Records of Orange County, Florida, over, across and through only the following described piece, parcel, or tract of land, lying and being in Orange County, Florida, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Numbers:

portions of 33-21-29-2372-00-010 and 33-21-29-2372-00-040

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

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 said GRANTEE forever.

Instrument: 1003.4D/1004.4D

Project: Kennedy Boulevard (Forest City Road to Wymore Road)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name on the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Crystal Bass
Witness

Crystal Bass
Printed Name

Katherine Kokesch
Witness

Katherine Kokesch
Printed Name

State of Florida Department of Transportation

BY: [Signature]

Michael Shannon, P.E.
Printed Name

District Five Secretary
Title

Legal Review

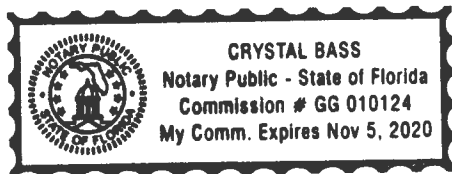
By: [Signature]
Office of the General Counsel

STATE OF FLORIDA

COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 1st day of July,
2019, by Michael Shannon, P.E., as
District Five Secretary of the State of Florida
Department of Transportation. He/She ☒ is personally known to me or ☐ has produced
as identification.

(Notary Seal)



Crystal Bass
Notary Signature

Crystal Bass
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires:

Instrument: 1003.4D/1004.4D

Project: Kennedy Boulevard (Forest City Road to Wymore Road)

SCHEDULE "A"

5 Pages Attached

SCHEDULE "A"KENNEDY BOULEVARD
PARCEL No.: 1003**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1, EATONVILLE COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 52 THROUGH 57 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION; THENCE NORTH 89°54'10" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 950.14 FEET TO A POINT; THENCE SOUTH 00°05'50" WEST, A DISTANCE OF 53.06 FEET TO THE POINT OF INTERSECTION OF THE EXISTING RIGHT OF WAY LINE OF KENNEDY BOULEVARD PER ORANGE COUNTY ROAD PLAT BOOK 1, PAGES 88 THROUGH 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE EAST LINE OF LOT 1, EATONVILLE COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 52 THROUGH 57 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°05'50" WEST ALONG SAID EAST LINE, A DISTANCE OF 8.68 FEET TO A POINT; THENCE SOUTH 89°54'46" WEST ALONG A LINE 8.68 FEET SOUTH OF AND PARALLEL TO SAID EXISTING RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 286.05 FEET TO A POINT; THENCE SOUTH 44°33'36" WEST, A DISTANCE OF 49.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FOREST CITY ROAD (STATE ROAD 434) PER SAID PLAT; THENCE NORTH 00°26'39" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 18.38 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE NORTH 44°33'36" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.61 FEET TO A POINT; THENCE NORTH 89°54'46" EAST ALONG THE NORTH LINE OF SAID LOT 1 AND ALONG SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 295.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,077 SQUARE FEET MORE OR LESS.

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 17, 2013, FILE NUMBER 2037-3086278/13.00143, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, HAVING A BEARING OF NORTH 89°54'10" WEST, AN ASSUMED DATUM.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

REVISIONS

1. UPDATED SKETCH AND LEGAL DESCRIPTION PER ORANGE COUNTY COMMENTS 1/10/2005.
2. UPDATED SKETCH AND LEGAL DESCRIPTION 2/22/2014.
3. UPDATED SKETCH AND LEGAL DESCRIPTION 4/20/2016.

PAGE 1 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2008Project No.: 004-01Drawn: PMM Chkd.: HPV**LEGAL DESCRIPTION**
KENNEDY BOULEVARD**GEODATA CONSULTANTS, INC.****SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

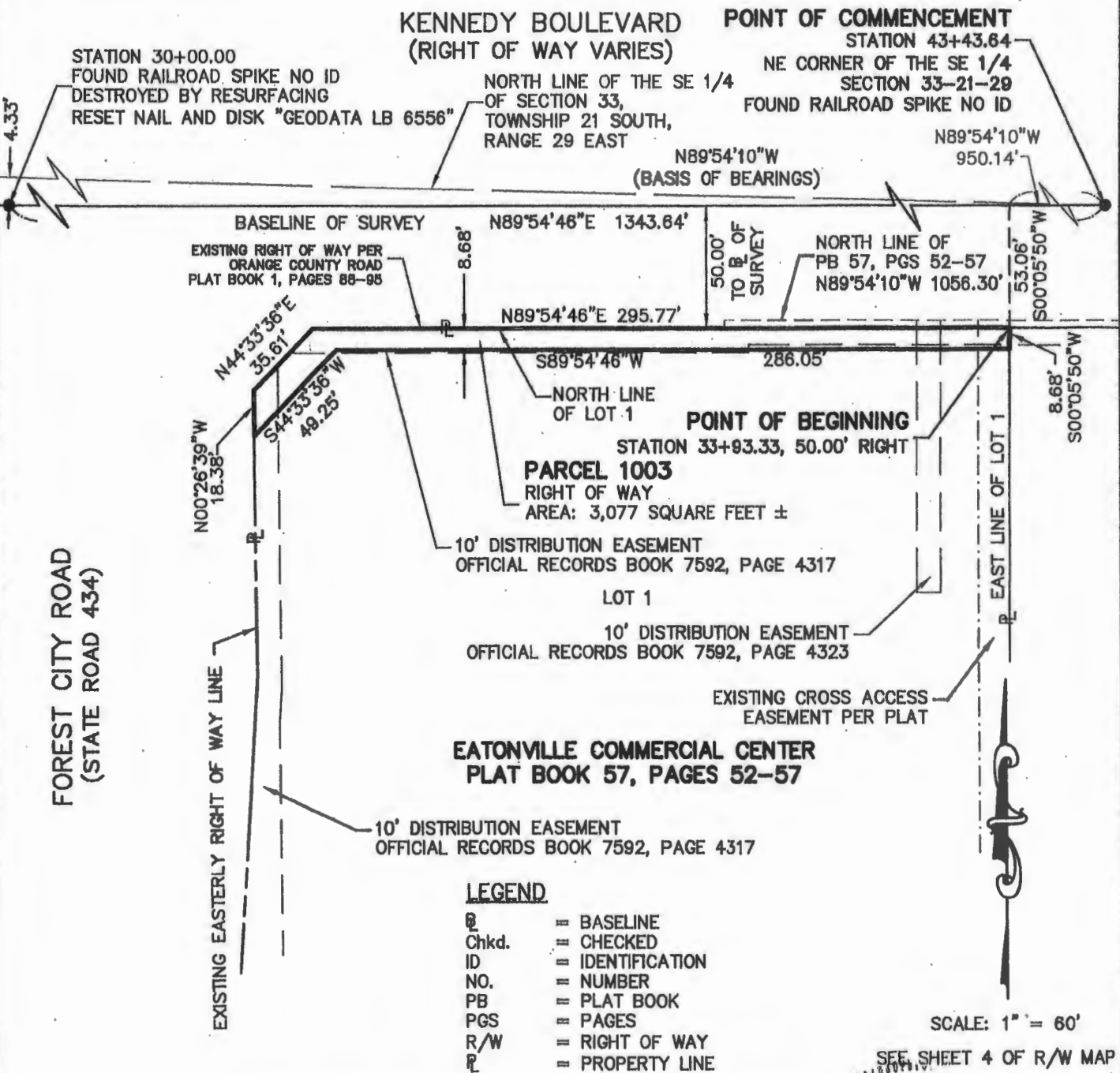
Land Surveyor Business License No. 8858

SKETCH OF DESCRIPTION

NOT A BOUNDARY SURVEY

KENNEDY BOULEVARD

PARCEL No.: 1003



SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: HPV



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-8965 FAX: (407) 878-0841

Land Surveyor Business License No. 5555

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEET THE STANDARD OF PRACTICE FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivaro, Professional Land Surveyor, No. 14907

DATE

SCHEDULE "A"

KENNEDY BOULEVARD
PARCEL No.: 1004

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 4 AND TRACT "A", EATONVILLE COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 52 THROUGH 57 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION; THENCE NORTH 89°54'10" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 15.33 FEET TO A POINT; THENCE SOUTH 00°28'35" EAST, A DISTANCE OF 50.05 FEET TO THE POINT OF INTERSECTION OF THE EXISTING RIGHT OF WAY LINE OF KENNEDY BOULEVARD PER ORANGE COUNTY ROAD PLAT BOOK 1, PAGES 88 THROUGH 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE EAST LINE OF TRACT "A", EATONVILLE COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 52 THROUGH 57 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°28'35" EAST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 12.00 FEET TO A POINT; THENCE SOUTH 89°54'46" WEST ALONG A LINE 12 FEET SOUTH OF AND PARALLEL TO SAID EXISTING RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 66.65 FEET TO A POINT; THENCE NORTH 87°06'35" WEST, A DISTANCE OF 173.29 FEET TO A POINT; THENCE SOUTH 89°54'46" WEST ALONG A LINE 3 FEET SOUTH OF AND PARALLEL TO SAID EXISTING RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 366.49 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF SOUTH 87°22'10" WEST, RUN 256.11 FEET IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTH, HAVING A DELTA ANGLE OF 02°32'36", A RADIUS LENGTH OF 5769.58 FEET, A CHORD BEARING OF SOUTH 88°38'28" WEST AND A CHORD LENGTH OF 256.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°54'46" WEST ALONG A LINE 8.68 FEET SOUTH OF AND PARALLEL TO SAID EXISTING RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 73.20 FEET TO A POINT ON THE WEST LINE OF LOT 4 PER SAID PLAT; THENCE NORTH 00°05'50" EAST ALONG SAID WEST LINE, A DISTANCE OF 8.68 FEET TO A POINT ON SAID EXISTING RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE NORTH 89°54'46" EAST ALONG SAID EXISTING RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 935.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,569 SQUARE FEET MORE OR LESS.

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 17, 2013, FILE NUMBER 2037-3088281/13.00143, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, HAVING A BEARING OF NORTH 89°54'10" WEST, AN ASSUMED DATUM.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

REVISIONS

1. REVISED SKETCH AND LEGAL DESCRIPTION PER COUNTY COMMENTS 9/17/04.
2. UPDATED SKETCH AND LEGAL DESCRIPTION 3/13/2014.

PAGE 1 OF 3

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: HPV

LEGAL DESCRIPTION KENNEDY BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6558

SKETCH OF DESCRIPTION

NOT A BOUNDARY SURVEY

KENNEDY BOULEVARD

PARCEL No.: 1004

STATION 30+00.00
FOUND RAILROAD SPIKE NO ID
DESTROYED BY RESURFACING
RESET NAIL AND DISK "GEODATA LB 6556"

KENNEDY BOULEVARD (RIGHT OF WAY VARIES)

NORTH LINE OF PLAT
BOOK 57, PAGES 52-57
N89°54'10"W 1056.30'

NORTH LINE OF THE SE 1/4
OF SECTION 33,
TOWNSHIP 21 SOUTH,
RANGE 29 EAST
N89°54'10"W
(BASIS OF BEARINGS)

EXISTING R/W PER
ORANGE COUNTY
ROAD PLAT BOOK 1,
PAGES 88 THROUGH 95

BASELINE OF SURVEY

N89°54'46"E 1343.64'

50.00'
TO B
OF SURVEY

N89°54'46"E 935.32'

173.20'
S89°54'46"W PT

NON-TANGENT
TANGENT BEARING =
S87°22'10"W

S89°54'46"W
366.49'

LOT 1

N00°05'50"E
8.68'

$\Delta = 02^{\circ}32'36"$
R=5769.58'
L=256.11'
CH=256.09'
CB=S88°38'28"W

EXISTING CROSS
ACCESS EASEMENT
PER PLAT

EXISTING CROSS
ACCESS EASEMENT
PER PLAT

10' DISTRIBUTION EASEMENT PER
ORB 7592, PAGE 4317

5' DISTRIBUTION EASEMENT
✓ ORB 10171, PAGE 2493

PARCEL 1004
RIGHT OF WAY
AREA: 5,569 SQUARE FEET ±

LOT 4
WEST LINE OF
LOT 4

TRACT "A"

EATONVILLE COMMERCIAL CENTER
PLAT BOOK 57, PAGES 52-57

SCALE: 1" = 100'

SEE SHEETS 4, 5, AND 6 OF R/W MAP

SEE PAGE 3 OF 3 FOR LEGEND

SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST

PAGE 2 OF 3

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: HPV

SKETCH OF DESCRIPTION KENNEDY BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6966 FAX: (407) 870-0041

Land Surveyor Business License No. 6558

SKETCH OF DESCRIPTION

NOT A BOUNDARY SURVEY

KENNEDY BOULEVARD

PARCEL No.: 1004

POINT OF COMMENCEMENT

STATION 43+43.64

NE CORNER OF THE SE 1/4

SECTION 33-21-29

FOUND RAILROAD SPIKE NO ID

EXISTING R/W PER
ORANGE COUNTY
ROAD PLAT BOOK 1,
PAGES 88 THROUGH 95

NORTH LINE OF THE SE 1/4
OF SECTION 33,
TOWNSHIP 21 SOUTH,
RANGE 29 EAST

KENNEDY BOULEVARD (RIGHT OF WAY VARIES)

NORTH LINE OF PLAT
BOOK 57, PAGES 52-57
N89°54'10"W 1056.30'

N89°54'10"W
15.33'

S00°28'35"E
50.05'

N89°54'10"W (BASIS OF BEARINGS)

BASELINE OF SURVEY N89°54'46"E 1343.64'

N89°54'46"E 935.32'

S89°54'46"W
366.49'

N87°06'35"W 173.29'

S89°54'46"W
66.65'

EXISTING CROSS
ACCESS EASEMENT
PER PLAT

10' DISTRIBUTION EASEMENT PER
OFFICIAL RECORDS BOOK 7592, PAGE 4317

TRACT "A"

EAST LINE OF
TRACT "A"

SCALE: 1" = 100'

SEE SHEETS 4, 5, AND 6 OF R/W MAP

POINT OF BEGINNING

STATION 43+28.65,
50.00' RIGHT

S00°28'35"E
12.00'

PARCEL 1004

RIGHT OF WAY

AREA: 5,569 SQUARE FEET ±

EATONVILLE COMMERCIAL CENTER PLAT BOOK 57, PAGES 52-57

LEGEND

B	= BASELINE
Chkd.	= CHECKED
CB	= CHORD BEARING
CH	= CHORD LENGTH
Δ	= DELTA (CENTRAL ANGLE)
ID	= IDENTIFICATION
L	= LENGTH
NO.	= NUMBER
ORB	= OFFICIAL RECORDS BOOK
PT	= POINT OF TANGENCY
R	= RADIUS
R/W	= RIGHT OF WAY
P	= PROPERTY LINE
✓	= COMMON OWNERSHIP

15.33' EXISTING ORANGE
COUNTY R/W PER
ORANGE COUNTY
ROAD PLAT BOOK 1,
PAGES 88 THROUGH 96

SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST

PAGE 3 OF 3

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: HPV



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 8588

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 84-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivaro, Professional Land Surveyor No. 4990

DATE

10-31-2017