



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

**DATE:** May 17, 2021

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

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

**FROM:** Kenneth Woods, Acquisition Agent *AK for KW*  
Real Estate Management Division

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

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

**ACTION REQUESTED:** Approval of Subordination of Encumbrances to Property Rights to 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 provide for access, construction, operation, and maintenance of road-widening improvements.

**ITEM:** Subordination of Encumbrances to Property Rights to Orange County  
(Instrument 1003.4A/7003A.4A/7003B.4A/1004.4A/  
9004.4A/7004A.4A/7004B.4A/7004C.4A)

Cost: N/A  
Size: 3,077 square feet (Parcel 1003)

Cost: N/A  
Size: 1,315 square feet (Parcel 7003A)

Cost: N/A  
Size: 409 square feet (Parcel 7003B)

Cost: N/A  
Size: 5,569 square feet (Parcel 1004)

Cost: N/A  
Size: 6,820 square feet (Parcel 9004)

Cost: N/A  
Size: 437 square feet (Parcel 7004A)

Cost: N/A  
Size: 3,637 square feet (Parcel 7004B)

Cost: N/A  
Size: 809 square feet (Parcel 7004C)

**BUDGET:** Account No.: 1003-072-3096-6110

**FUNDS:** \$180.00 Payable to Orange County Comptroller  
(recording fees)

**APPROVALS:** Real Estate Management Division  
Public Works Department

**REMARKS:** This action will subordinate Rock Forest City, Inc. interest in their existing easement encumbering Parcels 1003, 1004 and 9004 of Orange County's Kennedy Boulevard (Forest City Road to Wymore Road) road-widening project as needed.



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

JUN 08 2021

Instrument: 1003.4A/7003A.4A/7003B.4A/1004.4A/9004.4A/7004A.4A/7004B.4A/7004C.4A  
Project: Kennedy Boulevard (Forest City Rd to Wymore Rd)

**SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed 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, to locate, construct, maintain, and/or improve a road right-of-way project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrance held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrance to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrance as it has been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

**SEE ATTACHED SCHEDULE "A"**

Encumbrances:

FROM: Rock Forest City, Inc.  
Access and Utility Easement Agreement filed September 10, 2003  
Recorded in Official Records Book 7091, Page 3216  
Assignment of Interest in Cross Access Easement filed September 23, 2003  
Recorded in Official Records Book 7114, page 2525  
Declaration of Easements, Covenants, Conditions and Restrictions filed May 17, 2004  
Recorded in Official Records Book 7438, page 646  
First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions filed October 26, 2004  
Recorded in Official Records Book 7674, page 3445  
Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions filed



Instrument: 1003.4A/7003A.4A/7003B.4A/1004.4A/9004.4A/7004A.4A/7004B.4A/7004C.4A  
Project: Kennedy Boulevard (Forest City Rd to Wymore Rd)

December 12, 2007  
Recorded in Official Records Book 9530, page 3966  
All in the Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrance insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for road right-of-way and drainage purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrance or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by Orange County and cease to be used for road right-of-way and drainage purposes that in such event the subordination of said encumbrance shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

[Signatures on following page]

A handwritten signature or set of initials, possibly "JD", located in the bottom right corner of the page.

Instrument: 1003.4A/7003A.4A/7003B.4A/1004.4A/9004.4A/7004A.4A/7004B.4A/7004C.4A  
Project: Kennedy Boulevard (Forest City Rd to Wymore Rd)

IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument  
this 14 day of January, A.D. 20 21.

Signed, sealed, and delivered  
in the presence of:

Erin Remes  
Witness

Erin Remes  
Printed Name

Rochelle L. George  
Witness

Rochelle L. George  
Printed Name

BSBC Forest City, LLC, a Florida limited  
liability company

BY: Blake Fletcher

Blake Fletcher  
Printed Name

MGR  
Title

STATE OF Florida  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this 14 of January, 20 21, by Blake Fletcher  
as \_\_\_\_\_ of BSBS Forest City, LLC, a Florida limited liability company, on  
behalf of the company. He/She  is personally known to me or  has produced  
\_\_\_\_\_ as identification.

(Notary



Erin Remes  
Notary Signature

Erin Remes  
Printed Notary Name

This instrument prepared by:  
Mary Tiffault, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

Notary Public in and for  
the county and state aforesaid.

My commission expires: 9/7/2024

BJ

**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 53.08 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 8.88 FEET TO A POINT; THENCE SOUTH 89°54'46" WEST ALONG A LINE 8.88 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 4/20/2018.

PAGE 1 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: JPY

**LEGAL DESCRIPTION**  
**KENNEDY BOULEVARD**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1360 SOUTH INTERNATIONAL PARKWAY

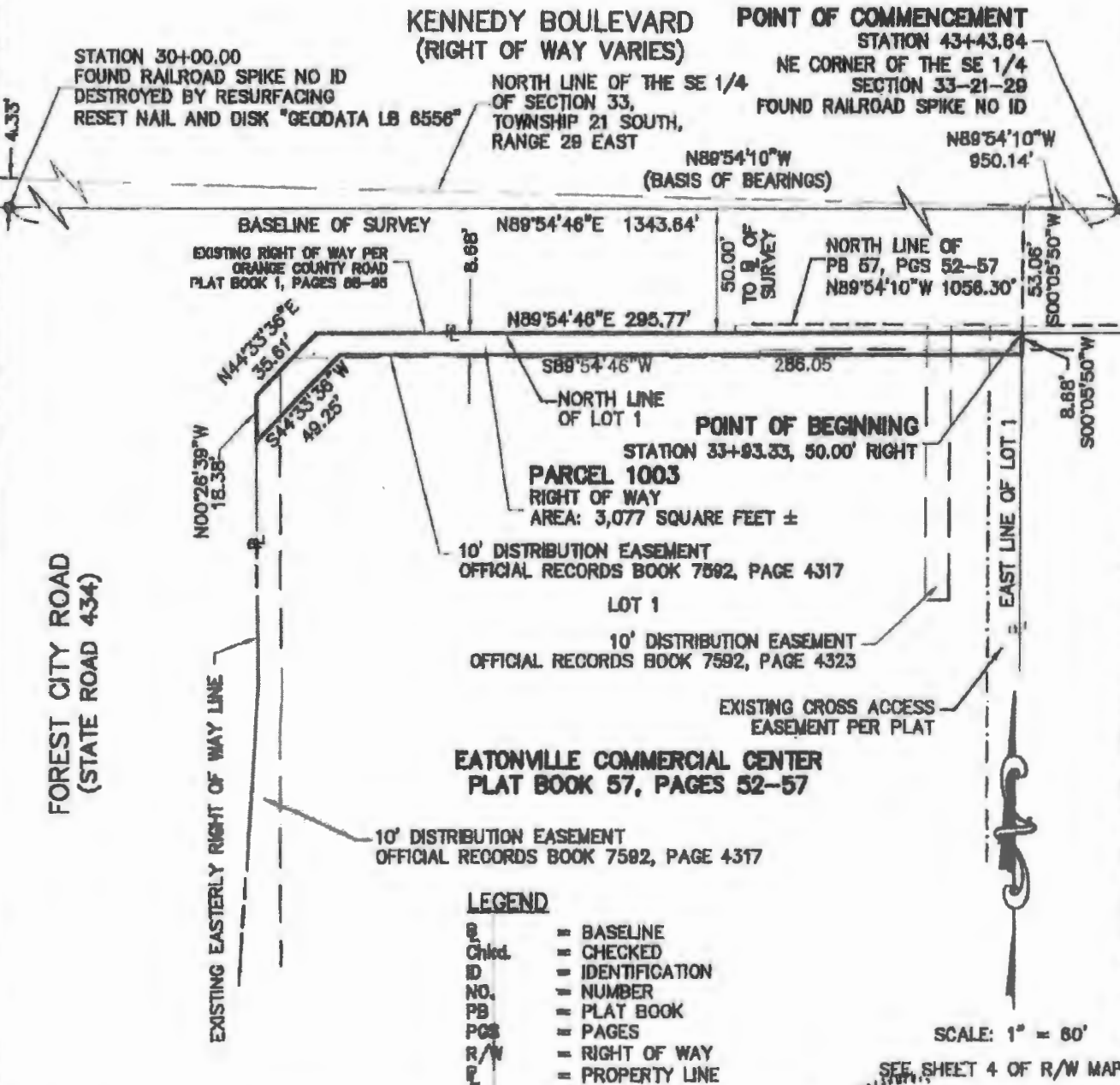
SUITE 8401

LAKR MARY, FLORIDA 32740

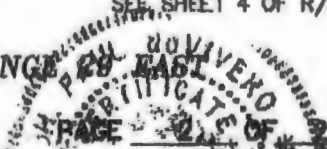
VOICE: (407) 738-6065 FAX: (407) 878-0011

Land Surveyor Certificate License No. 0588

**SKETCH OF DESCRIPTION**  
 NOT A BOUNDARY SURVEY  
 KENNEDY BOULEVARD  
 PARCEL No.: 1003



SECTION 33, TOWNSHIP 21 SOUTH, RANGE 28 EAST



For: ORANGE COUNTY  
 Date: SEPTEMBER 2008  
 Project No.: 004-01  
 Drawn: PMM Chkd: HPV

**GEODATA CONSULTANTS, INC.**  
 SURVEYING & MAPPING  
 1840 SOUTH INTERNATIONAL PARKWAY  
 SUITE 2401  
 LAKE MARY, FLORIDA 32746  
 VOICE: (407) 738-8905 FAX: (407) 878-0841  
 Land Surveyor Business License No. 6385

I HEREBY CERTIFY THAT THIS IS AN ACCURATE AND CORRECT DESCRIPTION AND SKETCH OF THE PROPERTY DESCRIBED IN THE FOREGOING PLAT BOOK AND PAGES THEREIN, AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 80-17, F.L.A.C., AND CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO ANY AND ALL ORDINANCES THEREON.

11 Paul Jeffers, Professional Land Surveyor, No. 4390



**SCHEDULE "A"**  
KENNEDY BOULEVARD  
PARCEL No.: 7003A

**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 81.74 FEET TO A POINT ON THE PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE SOUTH 89°54'46" WEST ALONG SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 25.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°05'09" EAST, A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 89°54'46" WEST ALONG A LINE 5 FEET SOUTH OF AND PARALLEL TO SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 265.43 FEET TO A POINT ON SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE THE FOLLOWING TWO COURSES ALONG SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE RUN NORTH 44°33'36" EAST, A DISTANCE OF 7.03 FEET TO A POINT; THENCE NORTH 89°54'46" EAST, A DISTANCE OF 260.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,315 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. REVISED SKETCH AND LEGAL DESCRIPTION PER COUNTY COMMENTS 9/17/04.
2. UPDATED SKETCH AND LEGAL DESCRIPTION 5/15/2014.
3. UPDATED SKETCH AND LEGAL DESCRIPTION 4/21/2016.
4. REVISED PARCEL CONFIGURATION AND LEGAL DESCRIPTION, SPLIT PARCEL. 7003 TO 7003A AND 7003B 08/12/2017.
5. REVISED PER ORANGE COUNTY COMMENTS 7/31/2017.

PAGE 1 OF 2

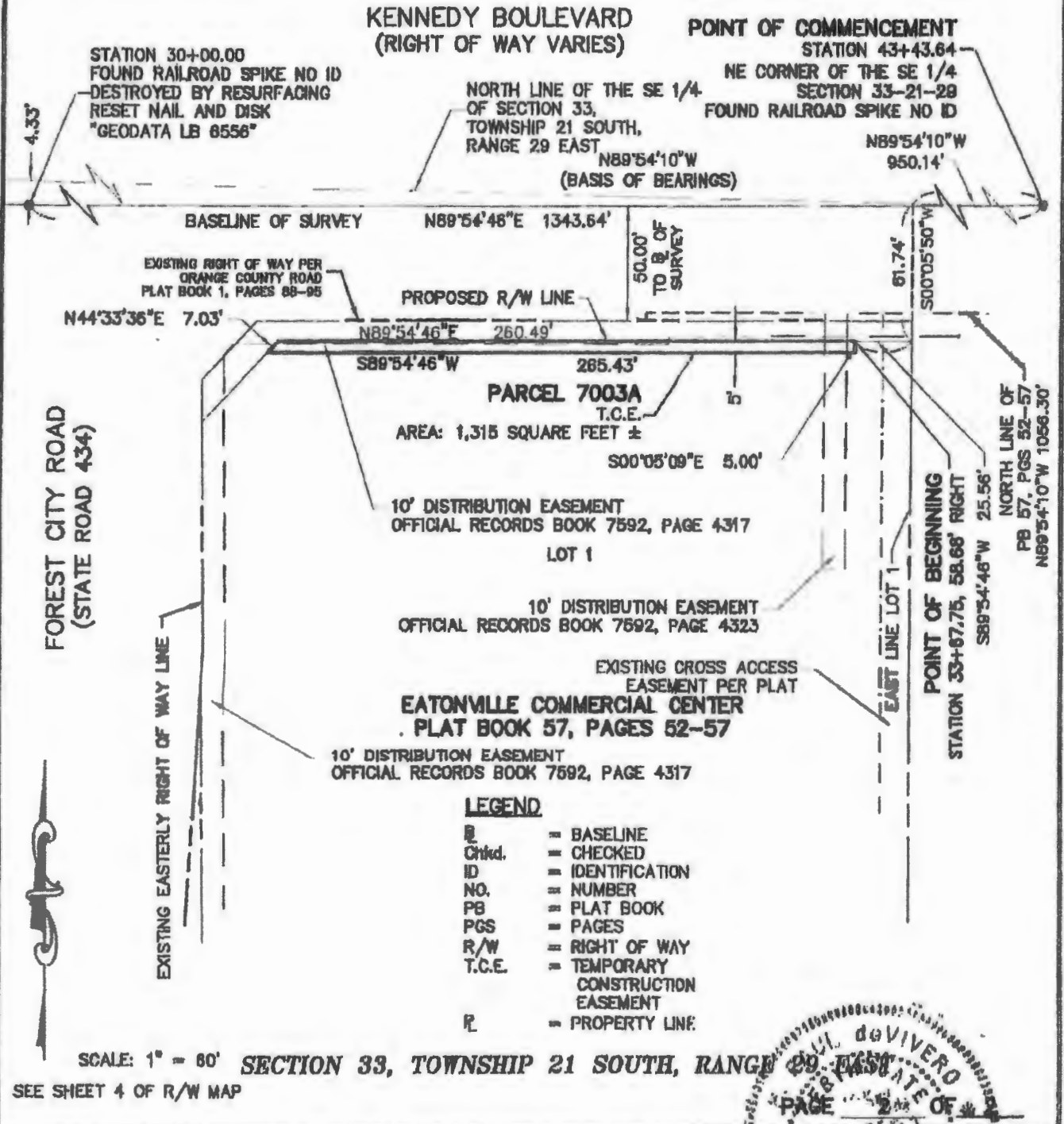
For: ORANGE COUNTY  
Date: SEPTEMBER 2008  
Project No.: 004-01  
Drawn: PMM Chkd.: JPV

**LEGAL DESCRIPTION**  
**KENNEDY BOULEVARD**



**GEODATA CONSULTANTS, INC.**  
**SURVEYING & MAPPING**  
1340 SOUTH INTERNATIONAL PARKWAY  
SUITE 8401  
LAKE MARY, FLORIDA 32740  
VOICE: (407) 732-6005 FAX: (407) 879-0841  
Local Surveyor Business License No. 5588

**SKETCH OF DESCRIPTION**  
 NOT A BOUNDARY SURVEY  
 KENNEDY BOULEVARD  
 PARCEL No.: 7003A



- LEGEND**
- = BASELINE
  - = CHECKED
  - = IDENTIFICATION
  - = NUMBER
  - = PLAT BOOK
  - = PAGES
  - = RIGHT OF WAY
  - = TEMPORARY CONSTRUCTION EASEMENT
  - = PROPERTY LINE

SCALE: 1" = 80' SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST

SEE SHEET 4 OF R/W MAP

PAUL DEVINERO  
 SURVEYOR  
 PAGE 2 OF 2

For: ORANGE COUNTY  
 Date: SEPTEMBER 2008  
 Project No.: 004-01  
 Drawn: PMM Chkd.: HPV

**GEODATA CONSULTANTS, INC.**  
 SURVEYING & MAPPING  
 1849 SOUTH INTERNATIONAL PARKWAY  
 SUITE 2401  
 LAKE MARY, FLORIDA 32740  
 PHONE: (407) 732-0005 FAX: (407) 070-0841  
 Local Surveys: 800-368-1111

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SURVEY DATA CONTAINED HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 PAUL DEVINERO, SURVEYOR  
 DATE: 9/30/2008

**SCHEDULE "A"**

KENNEDY BOULEVARD  
PARCEL No.: 7003B

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 61.74 FEET TO A POINT ON THE PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°05'50" WEST ALONG 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, A DISTANCE OF 16.00 FEET TO A POINT; THENCE SOUTH 89°54'46" WEST ALONG A LINE 16 FEET SOUTH OF AND PARALLEL TO SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 25.51 FEET TO A POINT; THENCE NORTH 00°05'09" WEST, A DISTANCE OF 16.00 FEET TO A POINT ON SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE NORTH 89°54'46" EAST ALONG SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 25.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 409 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 2037-3088278/13.00143, 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.
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4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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REVISIONS:

1. REVISED SKETCH AND LEGAL DESCRIPTION PER COUNTY COMMENTS 9/17/04.
2. UPDATED SKETCH AND LEGAL DESCRIPTION 5/15/2014.
3. REVISED PARCEL CONFIGURATION AND LEGAL DESCRIPTION, SPLIT PARCEL 7003 TO 7003A AND 7003B 06/12/2017.

PAGE 1 OF 2

For: ORANGE COUNTY  
 Date: SEPTEMBER 2008  
 Project No.: 004-01  
 Drawn: PMM Chkd.: MS & HPY

**LEGAL DESCRIPTION  
KENNEDY BOULEVARD**



**GEODATA CONSULTANTS, INC.**  
**SURVEYING & MAPPING**  
 1340 SOUTH INTERNATIONAL PARKWAY  
 SUITE 2401  
 LAKE MARY, FLORIDA 32740  
 VOICE: (407) 738-8866 FAX: (407) 870-0841  
 Land Surveyor Business License No. 0528

**SKETCH OF DESCRIPTION**  
 NOT A BOUNDARY SURVEY  
 KENNEDY BOULEVARD  
 PARCEL No.: 7003B

**SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST**

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

**POINT OF COMMENCEMENT**  
 STATION 43+43.84  
 NE CORNER OF THE SE 1/4  
 SECTION 33-21-29  
 FOUND RAILROAD SPIKE NO ID

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

N89°54'10"W  
 950.14'

4.33'

BASELINE OF SURVEY

**KENNEDY BOULEVARD**  
 (RIGHT OF WAY VARIES)

N89°54'46"E 1343.64'

EXISTING RIGHT OF WAY PER FOOT RIGHT OF WAY  
 MAP SECTION 76703-2801 OF ROAD S-438-A  
 AND RECORDED IN ORANGE COUNTY ROAD  
 PLAT BOOK 1, PAGES 88-89

**POINT OF BEGINNING**  
 STATION 33+93.31, 58.88' RIGHT

PROPOSED  
 RIGHT OF WAY LINE

N89°54'46"E  
 25.58'

**PARCEL 7003B**  
 TEMPORARY  
 CONSTRUCTION EASEMENT  
 AREA: 409 SQUARE FEET ±

**LEGEND**

- B = BASELINE
- Chkd. = CHECKED
- ID = IDENTIFICATION
- NO. = NUMBER
- R = PROPERTY LINE

N00°05'08"W  
 18.00'

S00°05'50"W  
 18.00'

S89°54'46"W  
 25.51'

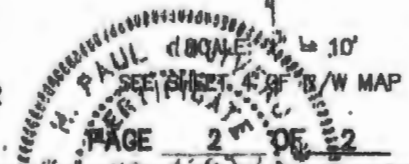
LOT 1

16'

EAST LINE LOT 1

LOT 4

**EATONVILLE COMMERCIAL CENTER**  
 PLAT BOOK 57, PAGES 52-57



For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: MS & HPV



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 8401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6966 FAX: (407) 878-0841

Land Surveyor Business License No. 6884

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND A SET THEREOF CONFORM TO THE BEST OF MY KNOWLEDGE AND BELIEF TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS LEGAL DESCRIPTION AND SET THEREOF MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 461, FLORIDA STATUTES, AND PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES SUBJECT TO THE AND NOTICES SHOWN HEREON.

*Paul Boone*  
 10-31-2017  
 IL Paid deliv... 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°54'48" 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°06'36" WEST, A DISTANCE OF 173.29 FEET TO A POINT; THENCE SOUTH 89°54'48" 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°54'48" 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°54'48" EAST ALONG SAID EXISTING RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 935.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,689 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 2037-3086281/13.00143, 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 8401

LAKE MARY, FLORIDA 32746

VOICE: (407) 932-8995 FAX: (407) 878-0941

Land Surveyor Certificate License No. 6320

**SKETCH OF DESCRIPTION**  
 NOT A BOUNDARY SURVEY  
 KENNEDY BOULEVARD  
 PARCEL No.: 1004

STATION 30+00.00  
 FOUND RAILROAD SPIKE NO 10  
 DESTROYED BY RESURFACING  
 RESET NAIL AND DISK "GEODATA LB 8356"

**KENNEDY BOULEVARD**  
 (RIGHT OF WAY VARIES)

NORTH LINE OF PLAT  
 BOOK 57, PAGES 52-57  
 N89°34'10"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'

N89°54'46"E 935.32'

N00°05'50"E  
 8.68'

73.25' FT  
 S89°54'46"W

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

S89°54'46"W  
 366.49'

LOT 1

$\Delta = 02^{\circ}32'38"$   
 $R = 5768.58'$   
 $L = 256.11'$   
 $CH = 256.09'$   
 $CB = S88^{\circ}38'28"W$

EXISTING CROSS  
 ACCESS EASEMENT  
 PER PLAT

EXISTING CROSS  
 ACCESS EASEMENT  
 PER PLAT

10' DISTRIBUTION EASEMENT PER  
 ORB 7592, PAGE 4317

8' DISTRIBUTION EASEMENT  
 ORB 10171, PAGE 2493

**PARCEL 1004**  
 RIGHT OF WAY  
 AREA: 5,889 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**

1840 SOUTH INTERNATIONAL PARKWAY

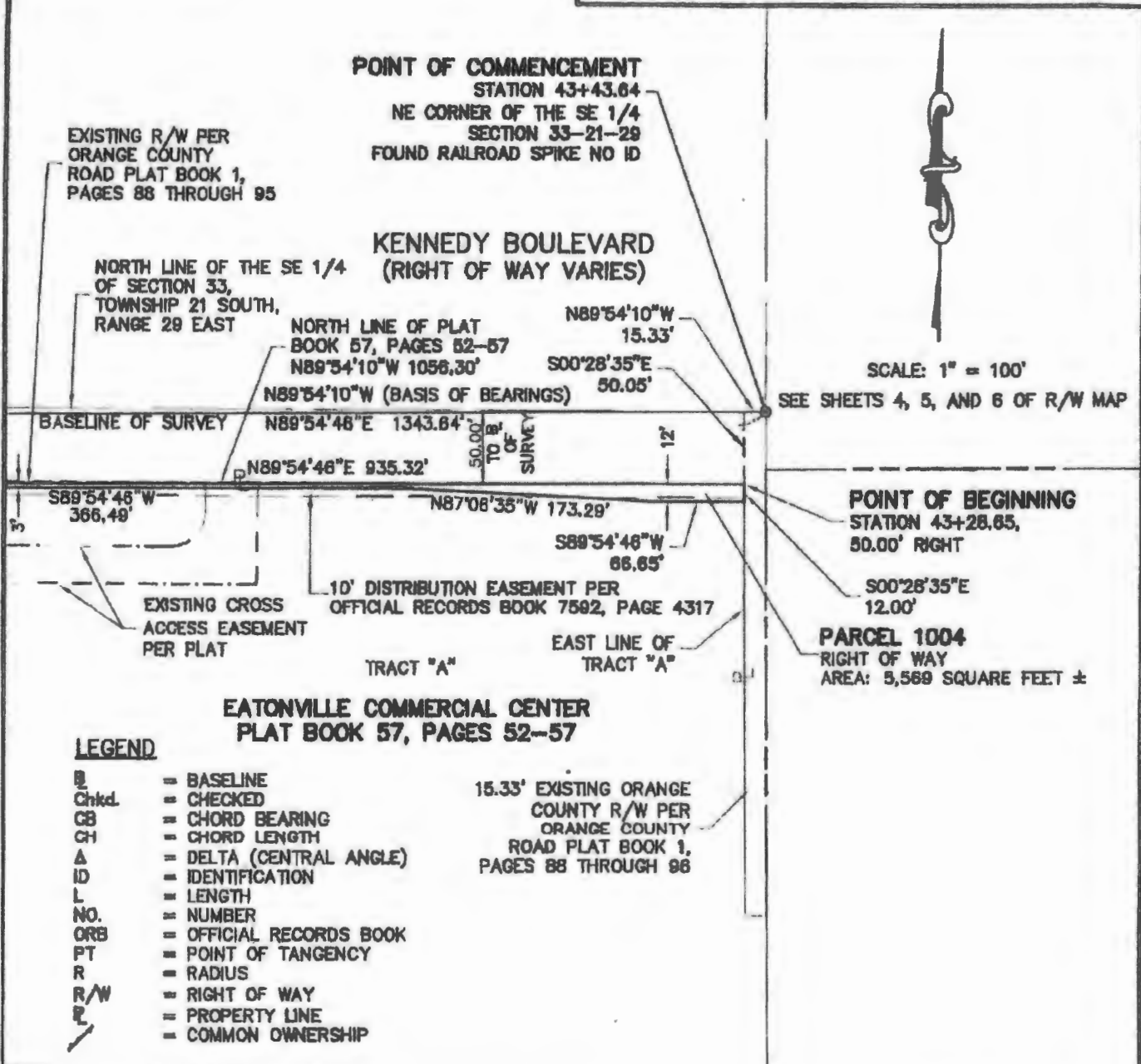
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 738-6965 FAX: (407) 870-0041

Land Surveyor License No. 6558

**SKETCH OF DESCRIPTION**  
**NOT A BOUNDARY SURVEY**  
**KENNEDY BOULEVARD**  
**PARCEL No.: 1004**



SCALE: 1" = 100'  
 SEE SHEETS 4, 5, AND 6 OF R/W MAP

**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**

1340 SOUTH INTERNATIONAL PARKWAY

SUITE 8401

LAKE MARY, FLORIDA 32746

VOICE: (407) 788-6865 FAX: (407) 878-0841

Land Surveyor Business License No. 0550

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS LEGAL DESCRIPTION AND SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 63-12, FLORIDA STATUTES, AND IN ACCORDANCE WITH CHAPTER 472 OF THE FLORIDA STATUTES. I AGREE TO MAKE NO NOTATIONS SHOWN HEREON.

*Paul J. DeVore*  
 PAUL DEVORE  
 PROFESSIONAL LAND SURVEYOR  
 No. 41190-31-2017  
 DATE

## SCHEDULE "A"

KENNEDY BOULEVARD  
PARCEL No.: 9004

### 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 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 96 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; THENCE CONTINUE SOUTH 00°28'35" EAST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°28'35" EAST ALONG SAID EAST LINE OF TRACT "A", A DISTANCE OF 287.92 FEET TO A POINT; THENCE SOUTH 89°54'10" EAST, A DISTANCE OF 15.33 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00°28'35" EAST ALONG SAID EAST LINE, A DISTANCE OF 106.22 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°58'18" WEST ALONG THE SOUTH LINE OF SAID TRACT "A" AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4780, PAGES 3134 THROUGH 3139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 639.47 FEET TO A POINT; THENCE CONTINUE SOUTH 89°58'18" WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 302.24 FEET TO A POINT; THENCE NORTH 00°06'50" EAST ALONG A LINE 13 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 4 OF SAID PLAT, A DISTANCE OF 108.23 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE SOUTH 89°54'10" EAST ALONG SAID SOUTH LINE OF LOT 4, A DISTANCE OF 182.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 00°06'50" EAST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 229.00 FEET TO A POINT; THENCE SOUTH 89°54'10" EAST, A DISTANCE OF 419.14 FEET TO A POINT; THENCE NORTH 00°06'50" EAST, A DISTANCE OF 57.99 FEET TO A POINT OF CURVATURE; THENCE 8.92 FEET IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 10°13'08", A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 05°12'25" EAST AND A CHORD OF 8.91 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 89°54'46" EAST ALONG A LINE 3 FEET SOUTH OF AND PARALLEL TO SAID EXISTING RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 100.76 FEET TO A POINT; THENCE SOUTH 87°06'36" EAST, A DISTANCE OF 173.29 FEET TO A POINT; THENCE NORTH 89°54'46" EAST ALONG A LINE 12 FEET SOUTH OF AND PARALLEL TO SAID EXISTING RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 66.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.820 ACRES 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 2037-3086281/13.00143, 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 SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 29 EAST, HAVING A BEARING OF NORTH 89°48'40" EAST, 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 2

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) 938-8966 FAX: (407) 070-0842

Land Surveyor Business License No. 0006



**SKETCH OF DESCRIPTION**  
 NOT A BOUNDARY SURVEY  
 KENNEDY BOULEVARD  
 PARCEL No.: 9004

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

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

N89°54'10"W  
 (BASIS OF BEARINGS)

**POINT OF COMMENCEMENT**  
 STATION 43+43.64  
 NE CORNER OF THE SE 1/4  
 SECTION 33-21-29  
 FOUND RAILROAD SPIKE NO ID

4.33'

BASELINE OF SURVEY

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

50.00'  
 TO B  
 SURVEY

N89°54'46"E 1343.64' S00°28'35"E 50.05'  
 S00°28'35"E 12.00'

EXISTING CROSS  
 ACCESS EASEMENT  
 PER PLAT

POINT OF  
 CURVATURE

N89°54'46"E 100.76'  
 S87°06'35"E 173.29'  
 Δ = 101°3'09"  
 R = 50.00'  
 L = 8.92'  
 CH = 8.91'  
 CB = N05°12'25"E

N89°54'10"W  
 15.33'

LOT 4

EAST LINE  
 OF LOT 4

WEST LINE  
 OF LOT 4

SE CORNER  
 OF LOT 4

SOUTH LINE  
 OF LOT 4

S89°54'10"E  
 162.00'

N00°05'50"E  
 108.23'

13'

S89°58'18"W 302.24'

N00°05'50"E 229.00'

**LEGEND**

- ⊕ Chkd. = BASELINE
- = CHECKED
- CB = CHORD BEARING
- CH = CHORD LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- ID = IDENTIFICATION
- L = LENGTH
- NO. = NUMBER
- R = RADIUS
- R/W = RIGHT OF WAY
- P = PROPERTY LINE
- = COMMON OWNERSHIP

**EATONVILLE COMMERCIAL CENTER**  
 PLAT BOOK 57, PAGES 52-57

**POINT OF BEGINNING**  
 STATION 43+28.73  
 62.00' RIGHT

**PARCEL 9004**  
 WATER RETENTION AREA  
 AREA: 6.820 ACRES ±

EAST LINE  
 OF TRACT "A"

SOUTH LINE  
 OF TRACT "A"

S89°54'10"E  
 15.33'

S00°28'35"E  
 108.22'

S00°28'35"E 287.92'

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

S89°58'18"W 639.47'

NORTH LINE OF  
 LANDS DESCRIBED  
 IN OFFICIAL RECORDS  
 BOOK 4780, PAGE 3134

SE CORNER  
 OF TRACT "A"

FLORIDA DEPARTMENT OF  
 TRANSPORTATION POND  
 OFFICIAL RECORD BOOK 4780, PAGE 3134

S89°58'18"W 841.67'

N00°01'42"W  
 280.00'

S00°28'35"E  
 280.01'

SCALE: 1" = 100'

SEE R/W MAP SHEETS 5, 6 AND 23

SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST

UL REVISED  
 10-31-2007  
 PAGE 2 OF 2

For: ORANGE COUNTY  
 Date: SEPTEMBER 2008  
 Project No.: 001-01  
 Drawn: PMM Chkd.: HPV



**GEODATA CONSULTANTS, INC.**  
 SURVEYING & MAPPING  
 1340 SOUTH INTERNATIONAL PARKWAY  
 SUITE 2401  
 LAKE MARY, FLORIDA 32748  
 VOICE: (407) 738-0068 FAX: (407) 870-0841  
 Land Surveyer License No. 6580

I HEREBY CERTIFY THAT THE 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 47C-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO 47C-17.01(4) AND 47C-17.02(4) WHICH ARE SHOWN IN RED.

*[Signature]*  
 10-31-2007  
 P. Paul Johnson, P.E. and Lead Surveyor No. 4080 647.

**SCHEDULE "A"**

KENNEDY BOULEVARD  
PARCEL No.: 7004A

**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, 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 61.74 FEET TO A POINT ON THE PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89°54'46" EAST ALONG SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 27.27 FEET TO A POINT; THENCE SOUTH 00°05'14" EAST, A DISTANCE OF 16.00 FEET TO A POINT; THENCE SOUTH 89°54'46" WEST ALONG A LINE 16 FEET SOUTH OF AND PARALLEL TO SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 27.32 FEET TO A POINT ON THE WEST LINE OF LOT 4, 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; THENCE NORTH 00°05'50" EAST ALONG SAID WEST LINE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 437 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 2/17/2014.
3. UPDATED SKETCH AND LEGAL DESCRIPTION 5/15/2014.
4. REVISED PARCEL CONFIGURATION AND LEGAL DESCRIPTION, SPLIT PARCEL 7004 TO 7004A, 7004B AND 7004C 06/12/2017.

PAGE 1 OF 2

For: ORANGE COUNTY  
Date: SEPTEMBER 2008  
Project No.: 004-01  
Drawn: PMM Chkd.: JMS & HPV

**LEGAL DESCRIPTION  
KENNEDY BOULEVARD**



**GEODATA CONSULTANTS, INC.**  
SURVEYING & MAPPING  
1348 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401  
LAKE MARY, FLORIDA 32746  
VOICE: (407) 732-8988 FAX: (407) 878-0841  
Land Surveyor Business License No. 8255

**SKETCH OF DESCRIPTION**  
 NOT A BOUNDARY SURVEY  
 KENNEDY BOULEVARD  
 PARCEL No.: 7004A

**SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST**

STATION 30+00.00  
 FOUND RAILROAD SPIKE NO ID  
 DESTROYED BY RESURFACING  
 RESET NAIL AND DISK  
 "GEODATA LB 8556"

**POINT OF COMMENCEMENT**  
 STATION 43+43.84  
 NE CORNER OF THE SE 1/4  
 SECTION 33-21-29  
 FOUND RAILROAD SPIKE NO ID

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

4.33'

N89°54'10"W  
 (BASIS OF BEARINGS)

N89°54'10"W  
 950.14'

BASELINE OF SURVEY

**KENNEDY BOULEVARD**  
 (RIGHT OF WAY VARIES)

N89°54'46"E 1343.84'

50.00'  
 TO R  
 OF  
 SURVEY

EXISTING RIGHT OF WAY PER FOOT RIGHT OF WAY  
 MAP SECTION 75703-2801 OF ROAD 3-438-A  
 AND RECORDED IN ORANGE COUNTY ROAD  
 PLAT BOOK 1, PAGES 88-89

**POINT OF BEGINNING**  
 STATION 33+93.31, 58.68' RIGHT

PROPOSED  
 RIGHT OF WAY LINE

S00°05'50"W  
 61.74'

N89°54'46"E  
 27.27'  
**PARCEL 7004A**  
 TEMPORARY  
 CONSTRUCTION EASEMENT  
 AREA: 437 SQUARE FEET ±

LOT 1

N00°05'50"E  
 16.00'

S89°54'46"W  
 27.32'

S00°05'14"E  
 18.00'

LOT 4

WEST LINE LOT 4

16'

**LEGEND**

- B = BASELINE
- Chkd. = CHECKED
- ID = IDENTIFICATION
- NO. = NUMBER
- R = PROPERTY LINE

**EATONVILLE COMMERCIAL CENTER**  
 PLAT BOOK 57, PAGES 52-57

SCALE: 1" = 10'  
 SEE SHEET 4 OF R/W MAP  
 PAGE 2 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: JMS & HPV



**GEODATA CONSULTANTS, INC.**  
 SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY  
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VOICE: (407) 738-8985 FAX: (407) 870-0841  
 Land Surveyor Business License No. 6550

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH MEET THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 472, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND/OR RULES, AND REGULATIONS THEREUNDER.

*[Signature]* 10-31-2017  
 H. Paul deVries, Professional Land Surveyor No. 6880 DATE

**SCHEDULE "A"**

**KENNEDY BOULEVARD  
PARCEL No.: 7004B**

**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 62.05 FEET TO THE POINT OF INTERSECTION OF THE PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD 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; THENCE THE FOLLOWING THREE COURSES ALONG THE PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE RUN SOUTH 89°54'46" WEST, A DISTANCE OF 86.86 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, A DISTANCE OF 149.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°05'14" EAST, A DISTANCE OF 7.00 FEET TO A POINT; THENCE THE FOLLOWING THREE COURSES ALONG A LINE 7 FEET SOUTH OF AND PARALLEL TO SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE RUN SOUTH 89°54'46" WEST, A DISTANCE OF 217.32 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF SOUTH 87°22'18" WEST, RUN 256.25 FEET IN A WESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTH, HAVING A DELTA ANGLE OF 02°32'30", A RADIUS LENGTH OF 5778.58 FEET, A CHORD BEARING OF SOUTH 88°38'31" WEST AND A CHORD LENGTH OF 256.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°54'46" WEST, A DISTANCE OF 45.93 FEET TO A POINT; THENCE DEPARTING SAID PARALLEL LINE, RUN NORTH 00°05'14" WEST, A DISTANCE OF 7.00 FEET TO A POINT ON SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE THE FOLLOWING THREE COURSES ALONG SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE RUN NORTH 89°54'46" EAST, A DISTANCE OF 45.93 FEET TO A POINT OF CURVATURE; THENCE RUN 256.11 FEET IN AN EASTERLY 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 NORTH 88°38'28" EAST AND A CHORD LENGTH OF 256.09 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 89°54'46" EAST, A DISTANCE OF 217.47 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,637 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 2037-3086281/13.00143, 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 PARCEL CONFIGURATION AND LEGAL DESCRIPTION, SPLIT PARCEL 7004 TO 7004A, 7004B AND 7004C 06/12/2017.
2. REVISED PER ORANGE COUNTY COMMENTS 7/31/2017.

For: ORANGE COUNTY

Date: APRIL 2018

Project No.: 004-01

Drawn: PMM Chkd.: HPV

**LEGAL DESCRIPTION  
KENNEDY BOULEVARD**



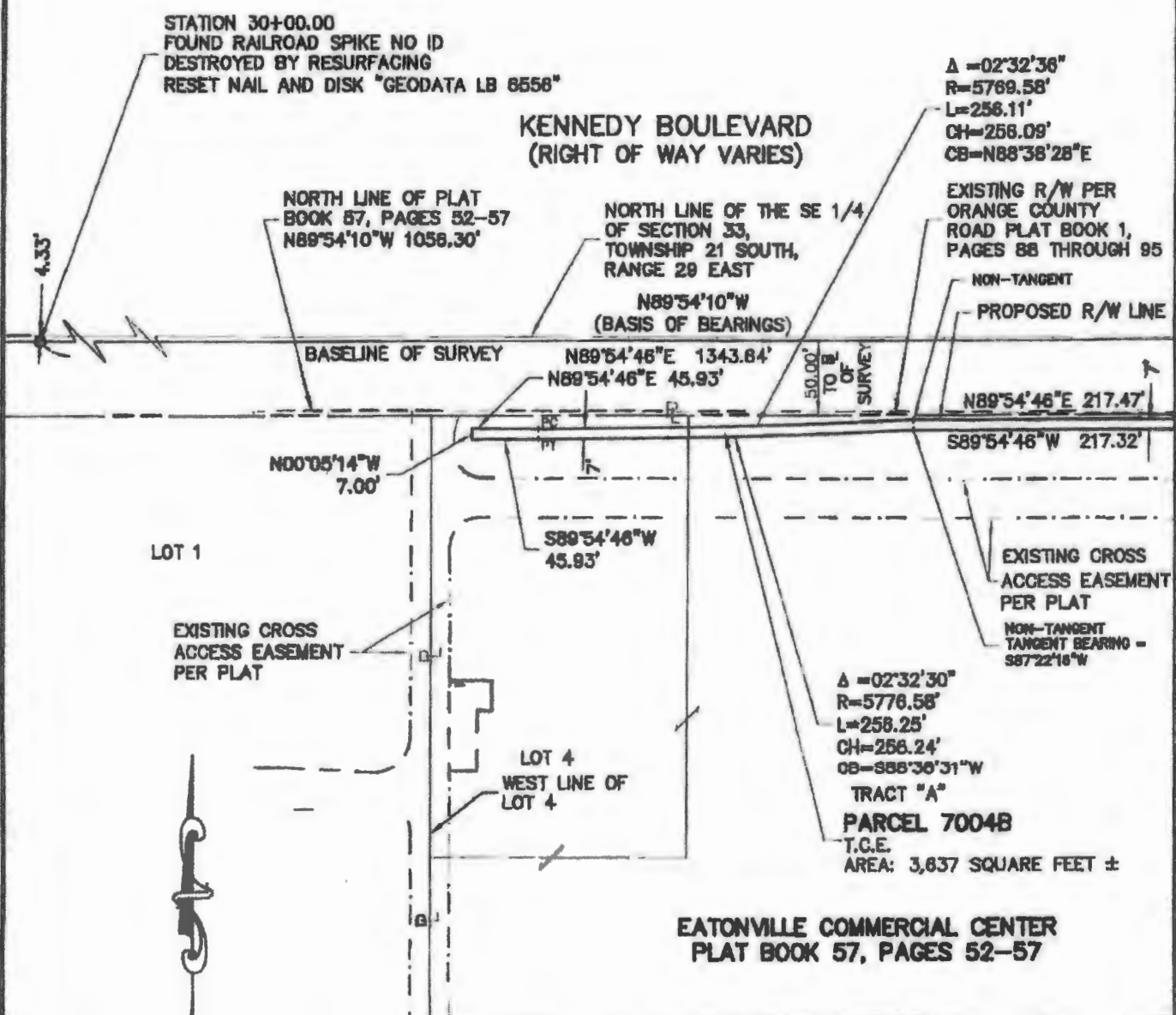
**GEODATA CONSULTANTS, INC.**  
SURVEYING & MAPPING  
1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401  
LAKE MARY, FLORIDA 32746  
PHONE: (407) 738-6886 FAX: (407) 878-0941  
Land Surveyor License No. 5828

**SKETCH OF DESCRIPTION**

NOT A BOUNDARY SURVEY

KENNEDY BOULEVARD

PARCEL No.: 7004B



SCALE: 1" = 100'

SEE SHEETS 4 AND 5 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: APRIL 2016  
Project No.: 004-01  
Drawn: PMM Chkd.: HPV

**SKETCH OF DESCRIPTION  
KENNEDY BOULEVARD**

**GEODATA CONSULTANTS, INC.**  
SURVEYING & MAPPING  
1849 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401  
LAKA MARY, FLORIDA 32740  
VOICE: (407) 732-8886 FAX: (407) 878-0841  
Land Surveyor License Number No. 8858

**SKETCH OF DESCRIPTION**  
 NOT A BOUNDARY SURVEY  
 KENNEDY BOULEVARD  
 PARCEL No.: 7004B

**POINT OF COMMENCEMENT**  
 STATION 43+43.04  
 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  
 62.05'

N89°54'10"W (BASIS OF BEARINGS)

SCALE: 1" = 100'

SEE SHEETS 4 AND 5 OF R/W MAP

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

**POINT OF BEGINNING**  
 STATION 39+40.00,  
 53.00' RIGHT

N89°54'46"E 217.47'

50.00'  
 TO R  
 OF  
 SURVEY

S89°54'46"W  
 217.32'

N87°06'35"W 173.29'

PROPOSED R/W LINE

S89°54'46"W 149.02'

S00°28'35"E  
 12.00'

S00°05'14"E  
 7.00'

S89°54'48"W 86.85'

EAST LINE OF  
 TRACT "A"

EXISTING CROSS  
 ACCESS EASEMENT  
 PER PLAT

**PARCEL 7004B**  
 T.C.E.  
 AREA: 3,637 SQUARE FEET ±

15.33' EXISTING ORANGE  
 COUNTY R/W PER  
 ORANGE COUNTY  
 ROAD PLAT BOOK 1,  
 PAGES 88 THROUGH 98

TRACT "A"  
**EATONVILLE COMMERCIAL CENTER**  
 PLAT BOOK 57, PAGES 52-57

**LEGEND**

- ⊠ = BASELINE
- Chkd. = CHECKED
- CB = CHORD BEARING
- CH = CHORD LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- ID = IDENTIFICATION
- L = LENGTH
- NO. = NUMBER
- ORB = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PL = PROPERTY LINE
- R = RADIUS
- R/W = RIGHT OF WAY
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT

**SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST**

PREPARED BY: [Signature]  
 DATE: 10-31-2017  
 PAGE 3 OF 3

For: ORANGE COUNTY

Date: APRIL 2018

Project No.: 004-01

Drawn: PMM Chkd.: HPV



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1340 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32740

VOICE: (407) 738-8088 FAX: (407) 878-0841

Lead Surveyor Business License No. 8856

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPING IN CHAPTER 53-17, FLORIDA STATUTES (F.S.), PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

[Signature]  
 DATE: 10-31-2017

H. Paul Matthews, Professional Land Surveyor No. 4690

DLR

**SCHEDULE "A"**

**KENNEDY BOULEVARD  
PARCEL No.: 7004C**

**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 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°28'36" EAST, A DISTANCE OF 82.05 FEET TO THE POINT OF INTERSECTION OF THE PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD 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; THENCE THE FOLLOWING THREE COURSES ALONG THE PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE RUN SOUTH 89°54'46" WEST, A DISTANCE OF 66.65 FEET TO A POINT; THENCE NORTH 87°08'35" WEST, A DISTANCE OF 173.29 FEET TO A POINT; THENCE SOUTH 89°54'46" WEST, A DISTANCE OF 100.76 FEET TO A POINT ON A NON-TANGENT CURVE AND THE POINT OF BEGINNING; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, FROM A TANGENT BEARING OF SOUTH 10°18'00" WEST, RUN 8.92 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 10°13'10", A RADIUS LENGTH OF 50.00 FEET, A CHORD BEARING OF SOUTH 05°12'25" WEST AND A CHORD LENGTH OF 8.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°05'50" WEST, A DISTANCE OF 8.13 FEET TO A POINT; THENCE SOUTH 89°54'46" WEST ALONG A LINE 17 FEET SOUTH OF AND PARALLEL TO SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 47.41 FEET TO A POINT; THENCE NORTH 00°05'14" WEST, A DISTANCE OF 17.00 FEET TO A POINT ON SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE NORTH 89°54'46" EAST ALONG SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 48.28 FEET TO THE POINT OF BEGINNING;

CONTAINING 809 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 2037-3086281/13.00143, 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 PARCEL CONFIGURATION AND LEGAL DESCRIPTION, SPLIT PARCEL 7004 TO 7004A, 7004B AND 7004C 06/12/2017.
2. REVISED PER ORANGE COUNTY COMMENTS 7/31/2017.

For: ORANGE COUNTY

Date: APRIL 2018

Project No.: 004-01

Drawn: PMM Chkd.: HPV

**LEGAL DESCRIPTION  
KENNEDY BOULEVARD**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1949 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6066 FAX: (407) 678-0041

Land Surveyor Certificate License No. 6556

**SKETCH OF DESCRIPTION**  
 NOT A BOUNDARY SURVEY  
 KENNEDY BOULEVARD  
 PARCEL No.: 7004C

**LEGEND**

- ▬ = BASELINE
- Chkd. = CHECKED
- CB = CHORD BEARING
- CH = CHORD LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- ID = IDENTIFICATION
- L = LENGTH
- NO. = NUMBER
- ORB = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PL = PROPERTY LINE
- R = RADIUS
- R/W = RIGHT OF WAY
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT

**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 62.05'

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

**POINT OF BEGINNING**  
 STATION 39+88.28,  
 53.00' RIGHT

50.00'  
 TO B  
 OF  
 SURVEY

N87°06'35"W 173.29'  
 S89°54'46"W 100.76'  
 PROPOSED R/W LINE

NON-TANGENT  
 TANGENT BEARING =  
 S10°18'00"W

EXISTING CROSS  
 ACCESS EASEMENT  
 PER PLAT

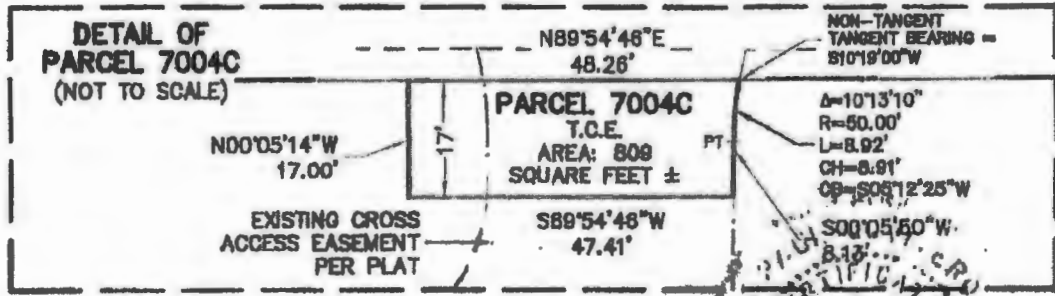
S89°54'46"W 66.65'  
 EAST LINE OF  
 TRACT "A"

S00°28'35"E  
 12.00'

**PARCEL 7004C**  
 T.C.E.  
 AREA: 809 SQUARE FEET ±  
 (SEE DETAIL BELOW)

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

TRACT "A"  
**EATONVILLE COMMERCIAL CENTER**  
 PLAT BOOK 57, PAGES 52-57



SCALE: 1" = 100'  
 SEE SHEETS 4 AND  
 5 OF R/W MAP

**SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST**

PAGE 2 OF 2

For: ORANGE COUNTY

Date: APRIL 2016

Project No.: 004-01

Drawn: PMM Chkd.: HPV



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1340 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-0985 FAX: (407) 070-0041

Land Surveyor Registration License No. 5356

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

*[Signature]* APR 21 2016

M. Paul Roberts, Professional Land Surveyor No. 5990

DATE