



Interoffice Memorandum

March 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 jurisdiction to operate and maintain Virginia Drive, North Forest Avenue and Corrine Drive.**

The City of Orlando (City) has requested Orange County (County) transfer the Deed for portions of Virginia Drive, North Forest Avenue and Corrine Drive from the County to the City.

In accordance with Florida Statutes, a County Deed has been prepared which transfers all interest, authority, and responsibility over that portion of Virginia Drive, North Forest Avenue and Corrine Drive. Approval of this Agreement transfers responsibility for maintaining that portion of Virginia Drive, North Forest Avenue and Corrine Drive to the City.

The County Attorney's Office has reviewed the Agreement and found it acceptable.

**Action Requested: Approval and execution of (1) Interlocal Agreement between Orange County, Florida and City of Orlando, Florida regarding jurisdiction to operate and maintain Virginia Drive / North Forest Avenue / Corrine Drive and (2) County Deed for Virginia Drive, North Forest Ave., and Corrine Drive. District 5.**

EA/GS/rs

Attachment(s)

APR 05 2022

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**INTERLOCAL AGREEMENT**

**between**

**ORANGE COUNTY, FLORIDA**

**and**

**CITY OF ORLANDO, FLORIDA**

**regarding**

**JURISDICTION to OPERATE and MAINTAIN**

**VIRGINIA DRIVE / NORTH FOREST AVENUE /**

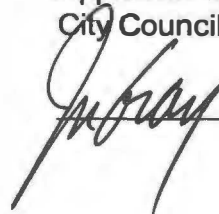
**CORRINE DRIVE**

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Approved by the Orange County Board  
of County Commissioners

April 5, 2022

Approved by the City of Orlando  
City Council

 \_\_\_\_\_, 2022

**INTERLOCAL AGREEMENT**  
between  
**ORANGE COUNTY, FLORIDA**  
and the  
**CITY OF ORLANDO, FLORIDA**  
regarding  
**JURISDICTION to OPERATE and MAINTAIN**  
**VIRGINIA DRIVE / N. FOREST AVENUE / CORRINE DRIVE**

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

**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 governmental entity's or agency's authorized functions;

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

**WHEREAS**, all roads which 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, including, but not limited to, associated sidewalks, the roadbed, the right-of-way, and all culverts, drains, sluices, ditches, water storage areas, waterways, embankments, slopes, retaining walls, bridges [and] tunnels...";

**WHEREAS**, the term "road," as defined by Section 334.03(22), Florida Statutes, also implicitly includes, but is not limited to, 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 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(1), Florida Statutes, the jurisdiction of public roads and the responsibility for operation and maintenance within the right-of-way of any road within the state, county, and municipal road systems shall be that which existed on June 10, 1995;

**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 (or accept dedication of, whatever the case may be), operate, maintain, control, and have responsibility over the local County roads known as VIRGINIA DRIVE from FERRIS AVENUE to MILLS AVENUE, VIRGINIA DRIVE from MILLS AVENUE to N. FOREST AVENUE, N. FOREST AVENUE from VIRGINIA DRIVE to CORRINE DRIVE, and CORRINE DRIVE from N. FOREST AVENUE to BENNETT ROAD (the "Road Segment");

**WHEREAS**, this Interlocal Agreement is intended solely to address the transfer of the Road Segment from the County's road system to the City's city street system for purposes of operation and maintenance, and/or to act as an acknowledgment by the City of its jurisdiction and authority to operate and maintain such Road Segment upon the effective date of this Interlocal Agreement;

**WHEREAS**, this Interlocal Agreement is also intended to apply and shall be construed as applying to the subject of which party has jurisdiction to control traffic at intersections and along such Road Segment (see Section 316.006, Florida Statutes); and

**WHEREAS**, this Interlocal Agreement is not intended to apply and shall not be construed as applying to the subject of which law enforcement authority (the City's Police Department or the Orange County Sheriff's Office) 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 of Road Segment; Scope; Torts; Powers.**

**A. Transfer of Jurisdiction.** The County hereby transfers to the City, and the City hereby accepts and acknowledges jurisdiction over, the local County roads known as VIRGINIA DRIVE from FERRIS AVENUE to MILLS AVENUE, VIRGINIA DRIVE from MILLS AVENUE to N. FOREST AVENUE, N. FOREST AVENUE from VIRGINIA DRIVE to CORRINE DRIVE, and CORRINE DRIVE from N. FOREST AVENUE to BENNETT ROAD (the "Road Segment"), as depicted and described in **Appendix "A"** attached hereto and made a part hereof by reference.

**B. Scope.** The City's jurisdiction to operate and maintain the Road Segment means the authority and responsibility to maintain, control, repair, or improve such roads, as the term "road" is defined by Section 334.03(22), Florida Statutes, and to regulate, warn, or guide traffic on such roads pursuant to Section 316.006, Florida Statutes, regardless of any future alteration, realignment, construction, extension, widening, or renaming of such roads. The Road Segment is therefore deemed to be a part of the City's "city street system" for purposes of operation and maintenance and traffic control.

**C. Torts.** Pursuant to Section 337.29(3), Florida Statutes, to the

extent that sovereign immunity has been waived, liability for torts shall be in the City.

**D. Powers.** Also pursuant to Section 337.29(3), Florida Statutes, except as otherwise provided by law or this Interlocal Agreement, the City shall have the same governmental, corporate, and proprietary powers with relation to the Road Segment 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 any portions of the Road Segment that were heretofore dedicated, and that the County heretofore accepted, the County hereby dedicates such portions to the City, and the City hereby accepts such dedication.

**B. Deed; Vesting of Title.** The County shall execute, record (at the City's expense) and deliver to the City a County deed in favor of the City for any portion of the Road Segment that the County holds, or may hold, in fee title which portions are specifically described in the legal description and sketches of description attached hereto as **Appendix "B"**. Upon the recording of the County Deed and pursuant to subsection 3.B, title in the Road Segment shall vest in the City pursuant to Section 337.29(3), Florida Statutes.

**C. County Payment.** The parties agree that it is reasonable and for a public purpose that the County participate in the City's construction of resurfacing improvements to the Road Segment which are necessary to bring the Road Segment up to a standard of good repair as part of the transfer of the Road Segment to the City. The improvements will generally consist of milling and resurfacing the Road Segment (the

"Project"). The Project has an estimated cost of approximately \$1.8 Million Dollars. In consideration for the City's assumption of the ownership and maintenance of the Road Segment and in order to facilitate improvement of the Road Segment, the County agrees to pay the City the amount of **Five Hundred Fifty Thousand Dollars (\$550,000.00)**, by check or wire transfer (the "County Payment"). The County Payment will be made to the City within sixty (60) days after the City submits to the County a request for payment, with supporting documentation including a Notice of Completion of the Project, the requested amount of the County Payment, and contractor invoices showing a total cost, incurred by the City for construction of the Project (the "Total Cost"). To ensure that the County pays no more than 50% of the Total Cost, the County Payment will be reduced dollar for dollar in the unlikely event the Total Cost is less than \$1.1 Million Dollars, but in no event will the County Payment be increased.

**4. Miscellaneous.**

**A. Validity.** The County and the City each represents, warrants, and covenants to and with the other its respective authority and power under Florida law to enter 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. Furthermore, the County and the City each 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 each party in accordance with the terms hereof (assuming the due authorization, execution, and delivery hereby 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 and wording herein shall be construed equally against the parties.

**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 intended 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 any 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 have no further effect.

**G. Amendments.** This Interlocal Agreement may be amended only by express written instrument approved by the Board of County Commissioners of the County and the City Council of the City and executed by the authorized officers 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; or when sent by electronic mail, and addressed as follows:

If to the County: Director, Orange County Public Works Department  
4200 South John Young Parkway  
Orlando, Florida 32839  
Facsimile: (407) 836-7716

With a copy to: County Attorney  
Orange County Administration Center  
201 South Rosalind Avenue  
Orlando, FL 32802  
Facsimile: (407) 836-5888

If to the City: Director of Transportation  
City of Orlando  
400 South Orange Avenue  
Orlando, Florida 32801  
Facsimile: (407) 246-2892

With a copy to: Chief Assistant City Attorney  
Public Works  
City of Orlando  
400 South Orange Avenue  
Orlando, FL 32801

In all cases, a notice shall be deemed delivered to a party only upon delivery of the notice to the person or official 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 County or the date of execution by the City, whichever date is later.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the day and year indicated below.

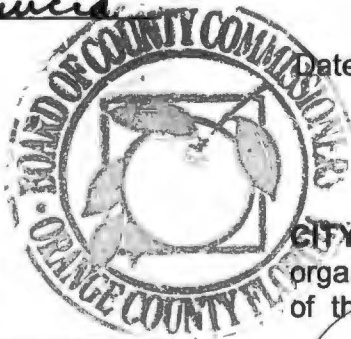
**ATTEST:** Phil Diamond, CPA,  
Orange County Comptroller  
as Clerk to the Board of  
County Commissioners

By: Emily Rivera  
for Deputy Clerk

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

By: Bryant Brooks  
Jerry L. Demings  
Orange County Mayor

Date: 5 April, 2022



**ATTEST:**

By: SMH  
Stephanie Herdocia, City Clerk

**CITY OF ORLANDO**, municipal corporation  
organized and existing under the laws  
of the State of Florida (SEAL)

By: J. Gray  
Mayor / Mayor Pro Tem

Date: 3/1/2022, 2022

**Appendix "A"**





## Appendix "A"

**Interlocal Agreement between the City of Orlando and Orange County regarding the Transfer of Jurisdiction of Virginia Drive, N. Forest Avenue, and Corrine Drive**

Author: George Shupp  
 Checked by:  
 Date Saved: 12/16/2021

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

BCC Mtg. Date: Apr. 5, 2022

**Appendix "B"**

**Project: Interlocal Agreement between the City of Orlando and Orange County regarding the Transfer of Jurisdiction of Virginia Drive, N. Forest Ave., and Corrine Drive**

**COUNTY DEED FOR VIRGINIA DRIVE, N. FOREST AVE., AND CORRINE DRIVE**

THIS DEED, dated January 10, 2022, ~~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 Virginia Drive, N. Forest Ave., and Corrine Drive in accordance with the Interlocal Agreement between the City of Orlando and Orange County regarding the transfer of jurisdiction of Virginia Drive, N. Forest Ave., and Corrine Drive.

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 Virginia Drive, N. Forest Ave., and Corrine Drive**

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: *5 April*, 2022

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

By: *Emily Rivera*  
for Deputy Clerk


Printed Name *Emily Rivera*

# SCHEDULE "A" LEGAL DESCRIPTION

All that portion of right of way of Corrine Drive lying in Sections 17 thru 20, Township 22 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the plat of Baldwin Park Unit 4, Plat Book 54, Pages 86-101 of the Public Records of Orange County, Florida; thence run East along the South line of said plat, said line also being the North right of way line of Corrine Drive as shown on State Road Plat Book 1, Pages 151-153 of the Public Records of Orange County, Florida, for a distance of 725.00 feet +/- to a point lying on the platted line of Baldwin Park Unit 2, Plat Book 53, Pages 34-43 of the Public Records of Orange County, Florida; thence continue East along said North right of way line and said platted line for a distance of 181.00 feet +/-; thence continue East along said North right of way line and said platted line for a distance of 529.00 feet +/-; thence departing said North right of way line, run South along said platted line for a distance of 80.00 feet +/-; thence departing said plat line, run West for a distance of 110.00 feet +/- to a point lying on the North line of the plat of Audubon Park Bobolink Section, Plat Book T, Page 110, of the Public Records of Orange County, Florida; said point also being 20.00 feet +/- West of the Northeast corner of said plat and lying on the South right of way line of Corrine Drive as shown on State Road Plat Book 1, Pages 151-153 of the Public Records of Orange County, Florida; thence run West along the North line of said plat for a distance of 570.00 feet +/- to the West line of said plat; thence continue West along said South right of way line for a distance of 60.00 feet +/- to a point lying on the East line of the plat of Audubon Park Flamingo Section Replat, Plat Book T, Page 36, of the Public Records of Orange County, Florida; thence continue West along the said South right of way line for a distance of 598.00 feet +/- to a point lying on the West line of said plat; thence continue West along said South right of way line for a distance of 60.00 feet +/- to a point lying on the East line of the plat of Audubon Park Tanager Section, Plat Book T, Page 37, of the Public Records of Orange County, Florida; thence run West along said for a distance of 2,635.00 feet +/- to the Northeast corner of the plat of Rafiq Patel Station, Plat Book 37, Page 12, of the Public Records of Orange County, Florida; thence run West along the North line of said plat for a distance of 120.00 feet +/- to the Northwest corner of said plat; thence run West along said South right of way line for a distance of 512.00 feet +/- to a point lying on the East line of the plat of Phillips First Replat of Lakewood, Plat Book R, Page 105, of the Public Records of Orange County, Florida; thence run West along said South right of way line for a distance of 1,325.00 feet +/- to a point lying on the East line of the plat of Colonial Manor, Plat Book R, Page 31, of the Public Records of Orange County, Florida; thence run West along said South right of way line for a distance of 755.00 feet +/-; thence run West along said South right of way line for a distance of 59.00 feet +/- to a point of curvature of a curve concave Southeasterly; said curve having a radius of 86.00 feet +/- and a central angle of 48°16'45"; thence run Southwesterly along the curve for a distance of 72.00 feet +/- to a point on a curve; thence departing said South right of way line, run Northwesterly across the road for a distance of 82.00 feet +/- to a point on a non-tangent curve concave Southeasterly; said curve having a radius of 166.00 feet +/-, a chord bearing of N70°51'07" E, and a central angle of 41°18'59"; thence run Northeasterly along the curve for a distance of 120.00 feet +/- to a point lying on the North right of way line of Corrine Drive as shown on State Road Plat Book 1, Pages 151-153 of the Public Records of Orange County, Florida; said point also lying on the South line of the plat of Maplewood Section Two, Plat Book Y, Page 142, of the Public Records of Orange County, Florida; thence run East along the South line of said plat for a distance of 32.00 feet +/- to the Southwest corner of that parcel of land as described in Official Record Book 10601, Page 8092 of the Public Records of Orange County, Florida; thence run East along the South line of said parcel for a distance of 142.00 feet +/-;

(continued on Sheet 2)

DRAWN BY: JFM			DATE: 12/16/21	SECTION: 17-20	 PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	PREPARED FOR: Engineering - Roads & Drainage
CHECKED BY: WRM			JOB No: 7648-4	TOWNSHIP: 22		DRAWING SCALE: NTS
APPROVED BY: WRM			DRAWING FILE:	RANGE: 30		PROJECT NUMBER
REVISION DATE:			7648 Corrine Dr. Transfer	SHEET 1 OF 7		7648-4

**SCHEDULE "A"  
LEGAL DESCRIPTION**

thence run Northeasterly for a distance of 13.00 feet +/-; thence run South along the West right of way line of Merritt Park Drive for a distance 10.00 feet +/- to a point lying on said North right of way line; thence run East along said North right of way line for a distance of 45.00 feet +/- to a point lying on the West line of the plat of Maplewood, Plat Book T, Page 23, of the Public Records of Orange County, Florida; thence run along said North right of way line for a distance of 587.00 feet +/- to a point lying on the West line of the Unrecorded Plat of Lake Sue Park; thence run East along said North right of way line for a distance of 654.00 feet +/-; thence run Northeasterly for a distance of 11.00 feet +/- to a point lying on the West line of the plat of Beeman Park, Plat Book L, Page 91, of the Public Records of Orange County, Florida; thence run South along said West line for a distance of 8.00 feet +/- to a point lying on said North right of way line; thence run East along said North right of way line for a distance of 662.00 feet +/- to a point lying on the West line of the plat of Ghio Terrace, Plat Book N, Page 78, of the Public Records of Orange County, Florida; thence run East along said North right of way line for a distance of 633.00 feet +/- to a point lying on the East line of said plat; thence continue East along said North right of way line for a distance of 60.00 feet +/- to a point lying on the West line of the plat of Edgewood Subdivision, Plat Book K, Page 57, of the Public Records of Orange County, Florida; thence run East 278.00 feet +/- to a point lying on the West right of way line of Hammerlin Avenue; thence continue along said North right of way line for a distance of 50.00 feet +/- to a point lying on the East right of way line of Hammerlin Avenue; thence run North along said East right of way line for a distance of 5.00 feet +/-; thence run Southeasterly for a distance of 7.00 feet +/- to a point lying on said North right of way line; thence run East along said North right of way line for a distance of 269.00 feet +/-; thence run Northeasterly for a distance of 7.00 feet +/- to a point lying on the West right of way line of East End Avenue; thence run South along said West right of way line for a distance of 5.00 feet +/- to a point lying on said North right of way line; thence run East along said North right of way line for a distance of 55.00 feet +/- to a point lying on the West line of the plat of Northwood Terrace, Plat Book S, Page 16, of the Public Records of Orange County, Florida; thence run East along said North right of way line for a distance of 1,285.00 feet +/- to a point lying on the East line of said plat; said point also lying on the West right of way line of General Rees Avenue; thence continue East along said North right of way line for a distance of 100.00 feet +/- to a point lying on the East right of way line of General Rees Avenue; thence continue East along said North right of way line for a distance of 490.00 feet +/- to the Southwest corner of the plat of Baldwin Park Unit 4, Plat Book 54, Pages 86-101, of the Public Records of Orange County, Florida, said Southwest corner also being the Point of Beginning.

Containing 12.8 acres, more or less.

PREPARED FOR:  
Engineering –  
Roads & Drainage

DRAWN BY: JFM	DATE: 12/16/21	SECTION: 17-20
CHECKED BY: WRM	JOB No: 7648-4	TOWNSHIP: 22
APPROVED BY: WRM	DRAWING FILE:	RANGE: 30
REVISION DATE:	7648 Corrine Dr. Transfer	SHEET 2 OF 7

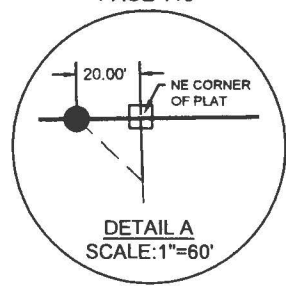
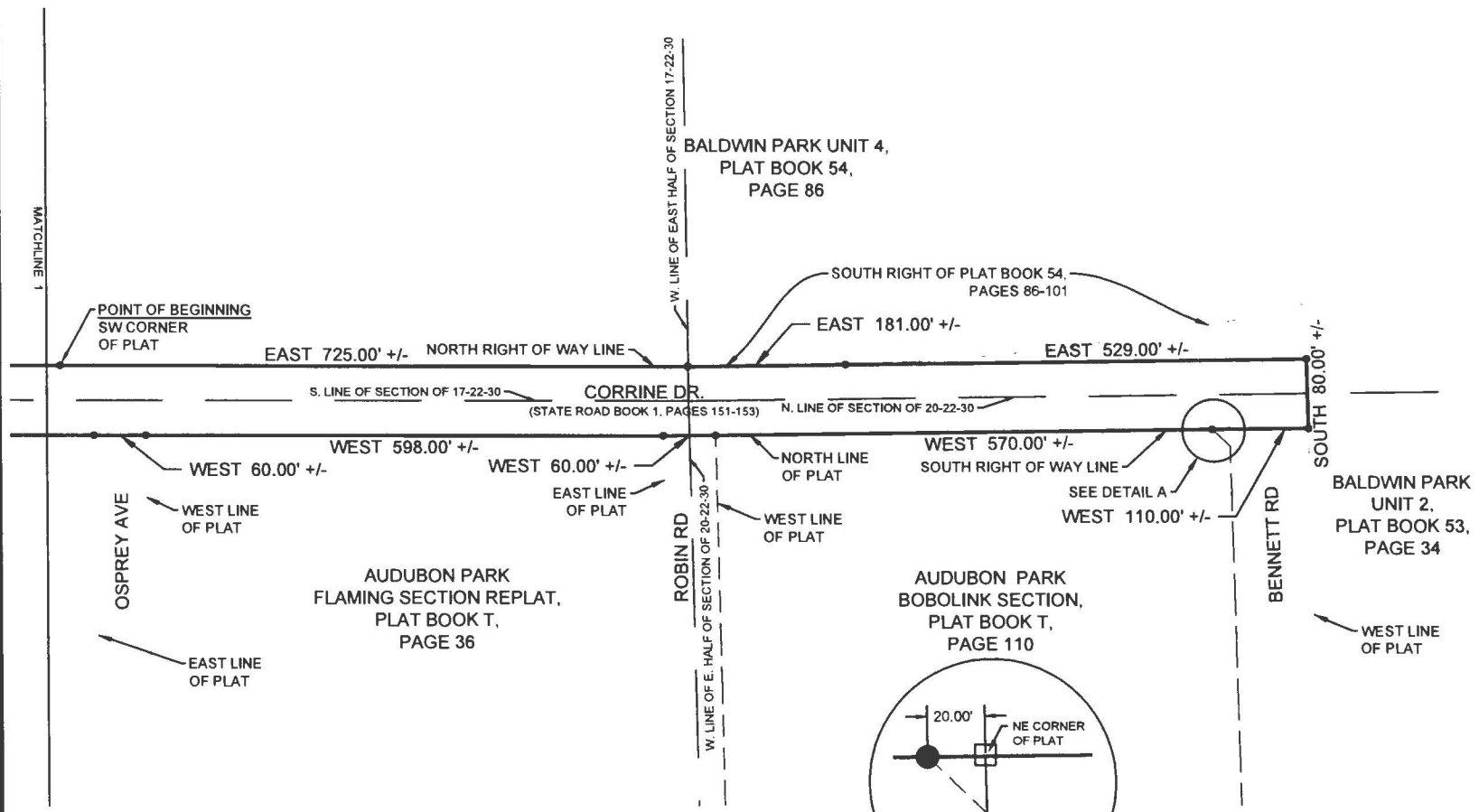
PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940



DRAWING SCALE:  
NTS  
PROJECT NUMBER  
7648-4



**SCHEDULE "A"  
SKETCH OF DESCRIPTION**



- LEGEND**
- POB POINT OF BEGINNING
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - CB CHORD BEARING
  - CHANGE IN DIRECTION, NO POINT SET

**NOTES:**

1. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.

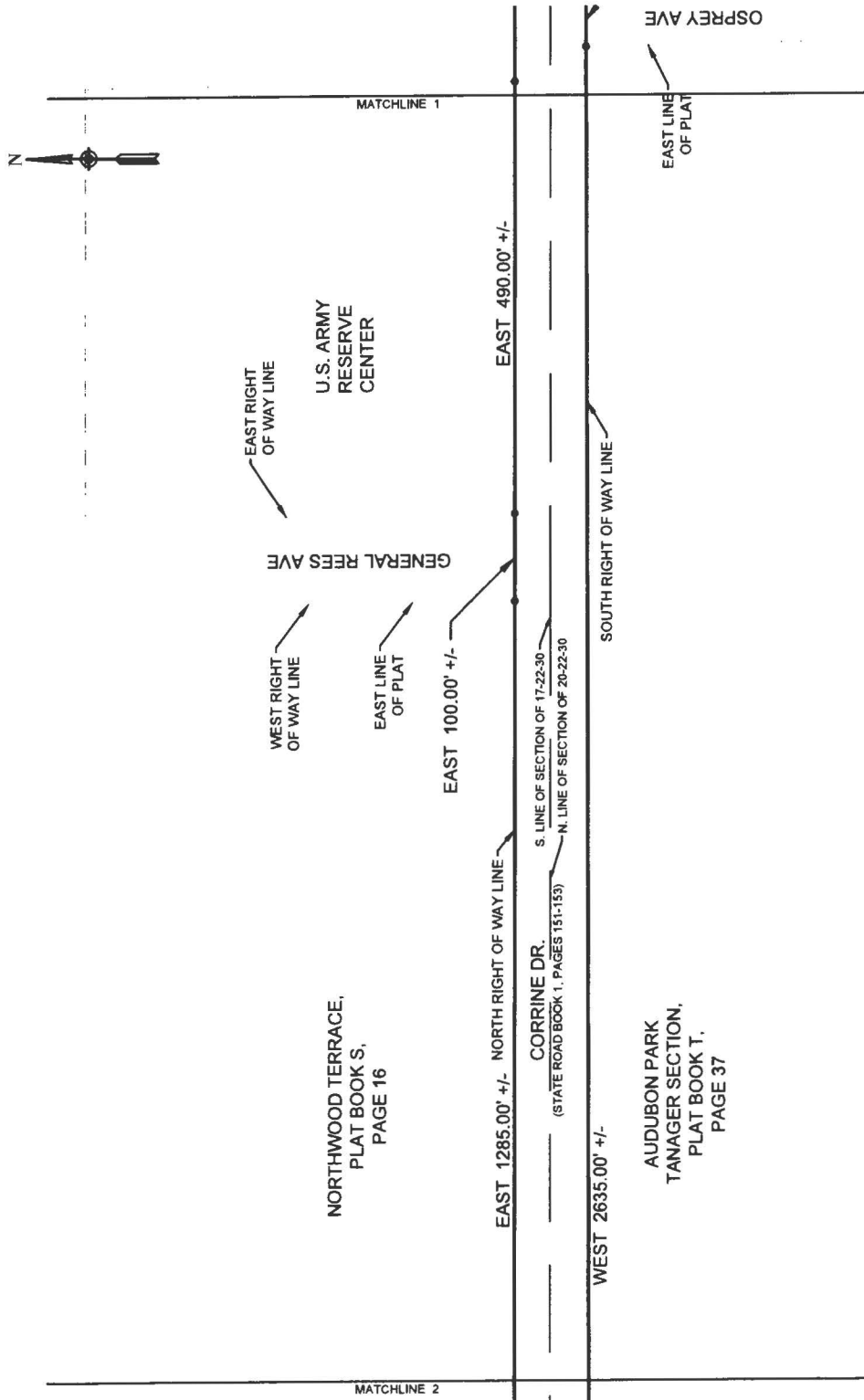
**SKETCH AND DESCRIPTION**  
THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTERS 177 AND 472, OF THE FLORIDA STATUTES AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

12/16/2021 *William R. Muscatello Jr.*  
DATE: WILLIAM R. MUSCATELLO JR.  
REGISTERED LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4928

DRAWN BY: JFM	DATE: 12/16/2021	SECTION: 17-20	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7840
CHECKED BY: WRM	JOB No: 7648-4	TOWNSHIP: 22	
APPROVED BY: WRM	DRAWING FILE:	RANGE: 30	ORANGE COUNTY GOVERNMENT
REVISION DATE:	7648 Corrine Dr. Transfer	SHEET 3 OF 7	
DRAWING SCALE: 1"=200'		PREPARED FOR: Engineering - Roads & Drainage	PROJECT NUMBER: 7648-4

# SCHEDULE "A" SKETCH OF DESCRIPTION



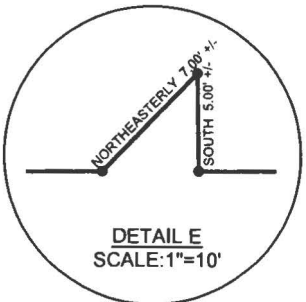
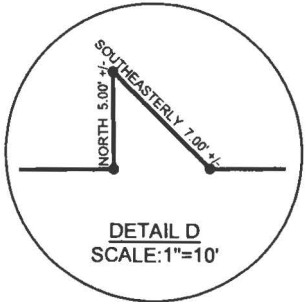
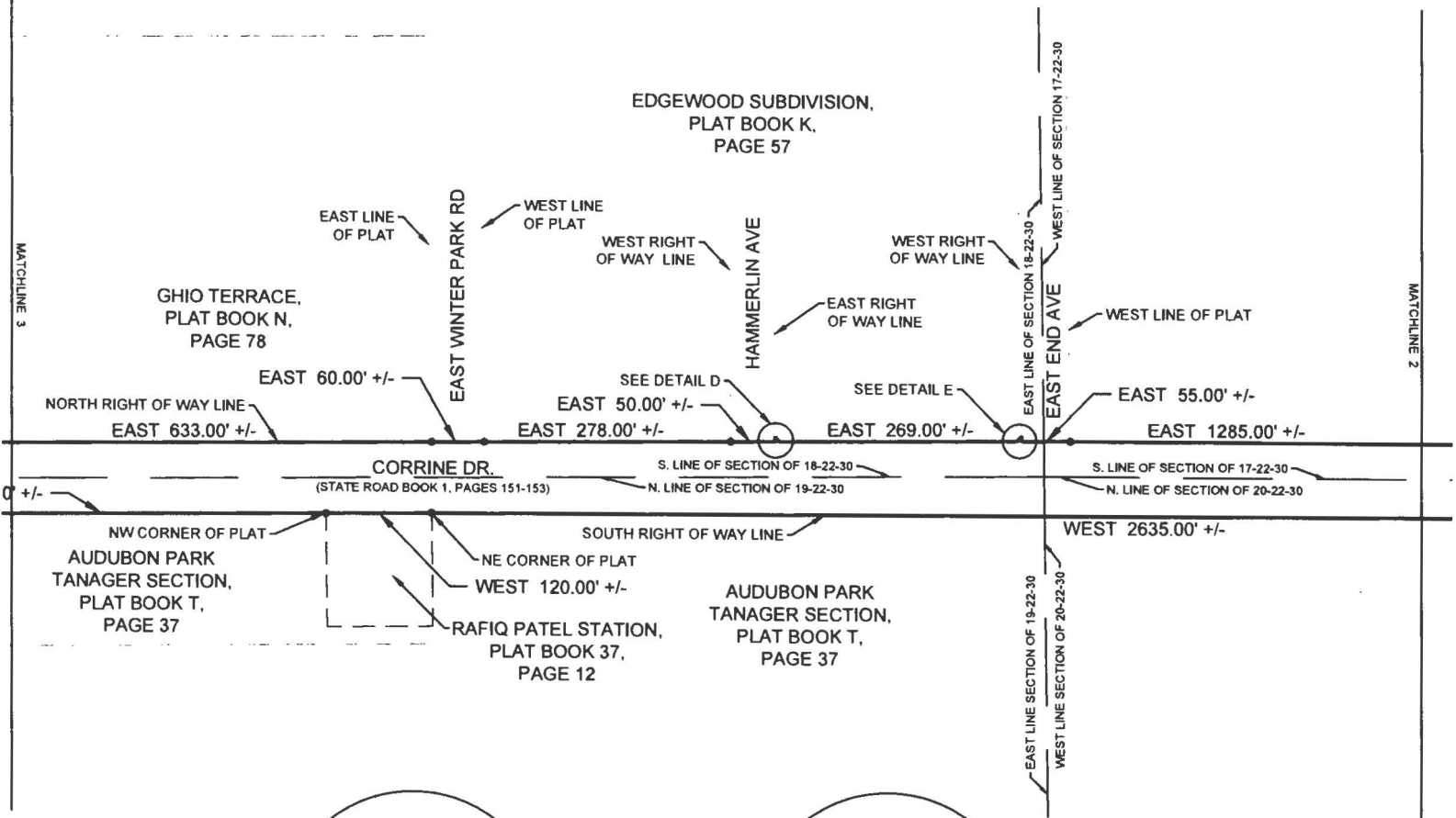
DRAWN BY: JFM	DATE: 12/16/2021	SECTION: 17-20
CHECKED BY: WRM	JOB No: 7648-4	TOWNSHIP: 22
APPROVED BY: WRM	DRAWING FILE:	RANGE: 30
REVISION DATE:	7648 Corrine Dr. Transfer	SHEET 4 OF 7

PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940



PREPARED FOR: Engineering - Roads & Drainage
DRAWING SCALE: 1"=200'
PROJECT NUMBER 7648-4

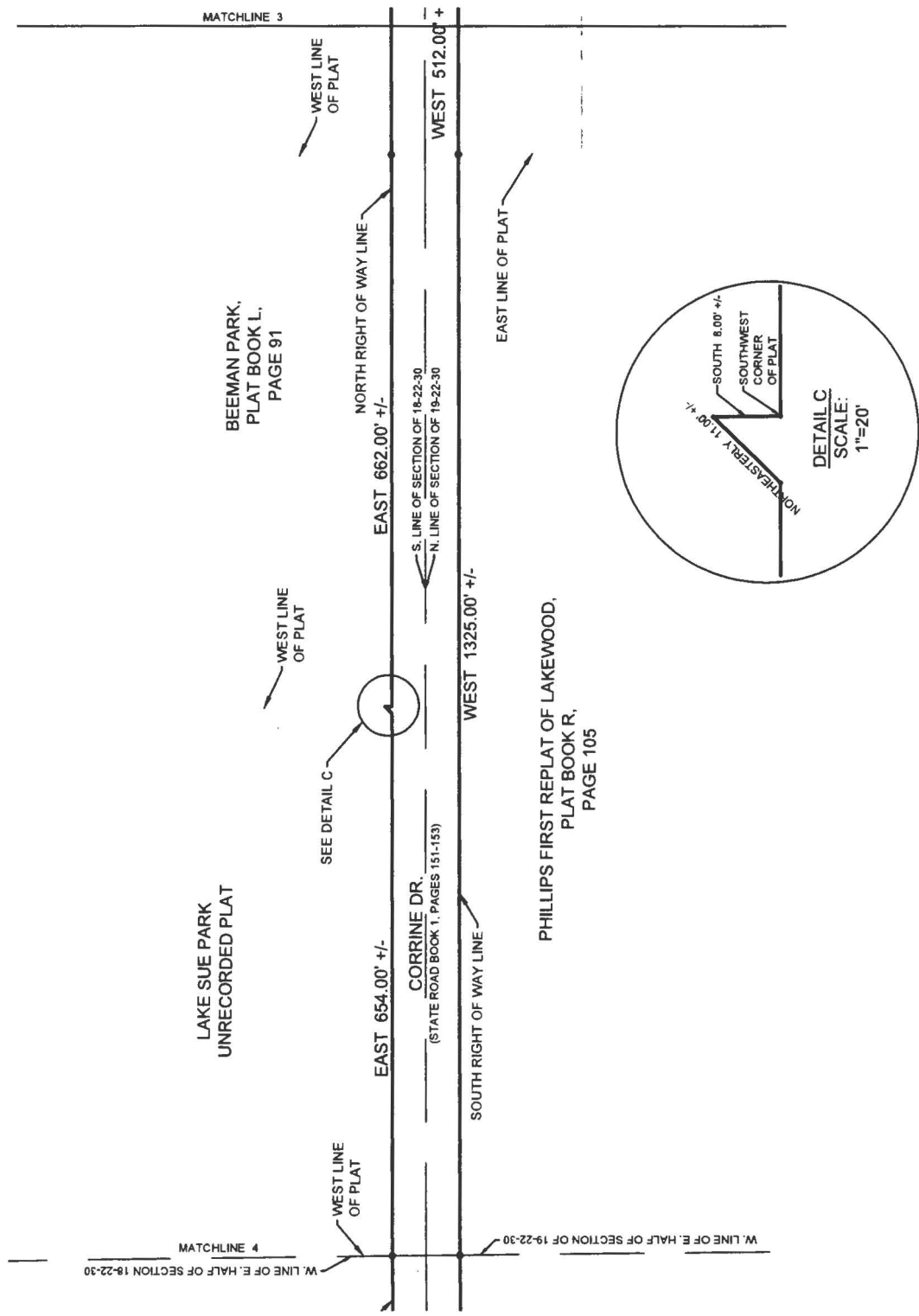
**SCHEDULE "A"**  
**SKETCH OF DESCRIPTION**



DRAWN BY: JFM	DATE: 12/16/2021	SECTION: 17-20	<b>PUBLIC WORKS</b> <b>ENGINEERING DIVISION</b> <b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940
CHECKED BY: WRM	JOB No: 7648-4	TOWNSHIP: 22	
APPROVED BY: WRM	DRAWING FILE: 7648 Corrine Dr. Transfer	RANGE: 30	
REVISION DATE:		SHEET 5 OF 7	
PREPARED FOR: Engineering - Roads & Drainage			DRAWING SCALE: 1"=200'  PROJECT NUMBER 7648-4



# SCHEDULE "A" SKETCH OF DESCRIPTION



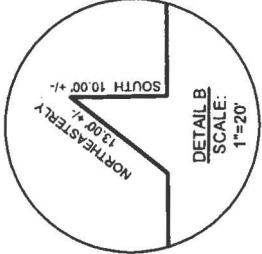
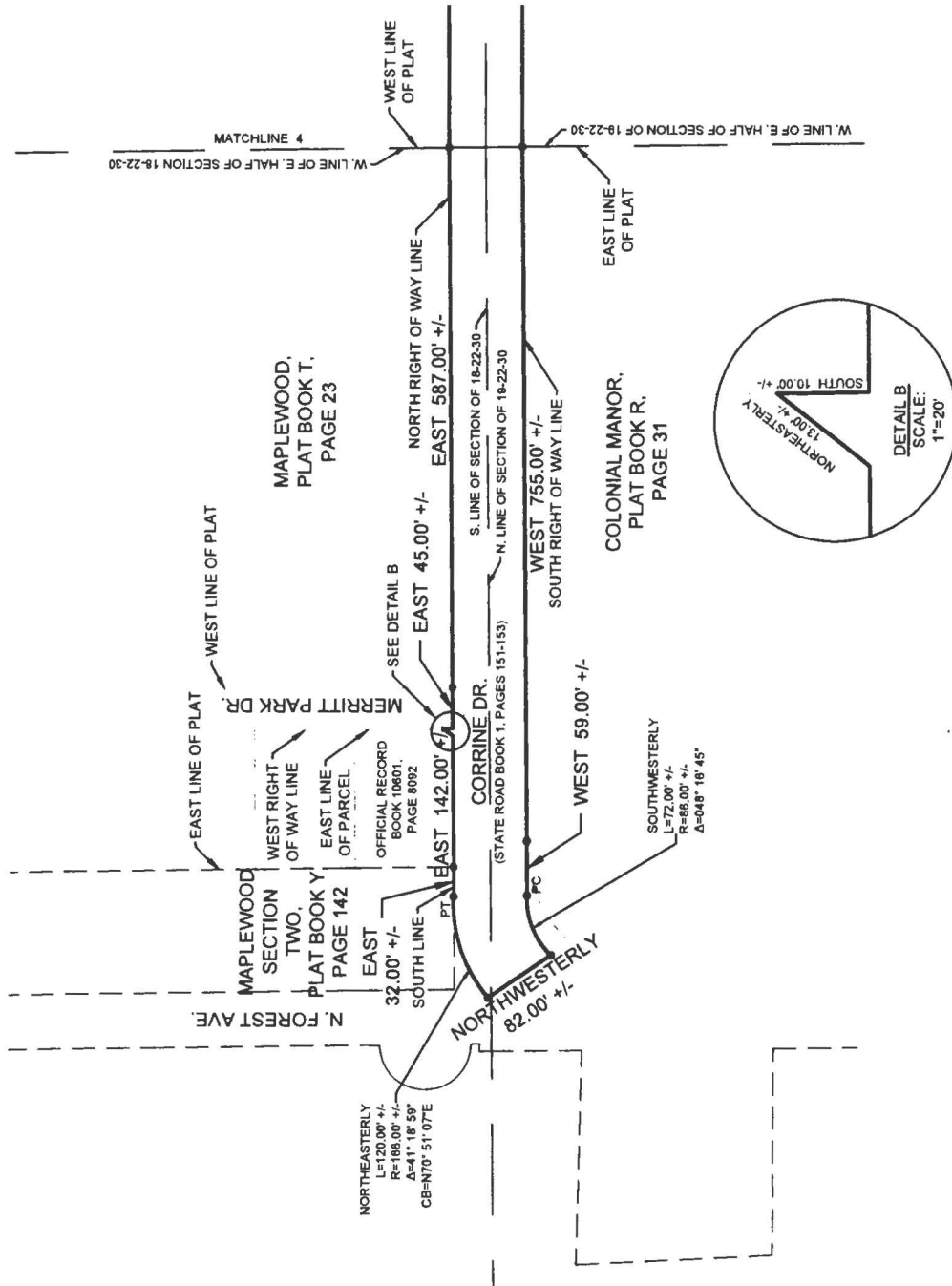
DRAWN BY: JFM	DATE: 12/16/2021	SECTION: 17-20
CHECKED BY: WRM	JOB No: 7648-4	TOWNSHIP: 22
APPROVED BY: WRM	DRAWING FILE:	RANGE: 30
REVISION DATE:	7648 Corrine Dr. Transfer	SHEET 6 OF 7

PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940



PREPARED FOR: Engineering - Roads & Drainage
DRAWING SCALE: 1"=200'
PROJECT NUMBER 7648-4

# SCHEDULE "A" SKETCH OF DESCRIPTION



PREPARED FOR:  
Engineering -  
Roads & Drainage

DRAWN BY: JFM	DATE: 12/16/2021	SECTION: 17-20
CHECKED BY: WRM	JOB No: 7648-4	TOWNSHIP: 22
APPROVED BY: WRM	DRAWING FILE:	RANGE: 30
REVISION DATE:	7648 Corrine Dr. Transfer	SHEET 7 OF 7

PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940




DRAWING SCALE:  
1"=200'  
PROJECT NUMBER  
7648-4

# SCHEDULE "A" LEGAL DESCRIPTION

All that portion of right of way of Forest Avenue lying within Section 19, Township 22 South, Range 30 East, being more particularly described as follows:

Commence at a point 10.00 feet +/- North of the Southwest corner of the plat of Mayflower, Plat Book O, Page 153 of the Public Records of Orange County, Florida; said point also lying on the West line of said plat, and also lying on the North right of way line of Virginia Avenue as shown on State Road Plat Book 1, Pages 150-151 of the Public Records of Orange County, Florida; thence run East along said North right of way line for a distance of 227.00 feet +/- to a point of curvature of a curve concave Northwesterly; said curve having a radius of 86.00 feet +/- and a central angle of 43°09'48"; thence run Northeasterly along the arc of said curve for a distance of 65.00 feet +/- to a point lying on said North right of way line; said point also being the Point of Beginning; said point also lying on the West right of way line of Forest Avenue as shown on said State Road Plat Book 1, Pages 150-151, and being a point of curvature of a curve concave Northwesterly; said curve having a radius of 86.00 feet +/- and a central angle of 43°09'48"; thence run Northeasterly along the arc of said curve for a distance of 65.00 feet +/- to a point lying on said West right of way line a point of tangency; thence run North along said West right of way line for a distance of 416.00 feet +/-; thence run Northwesterly for a distance of 14.00 feet +/- to a point lying on the South right of way line of Nebraska Avenue; thence run East along said South right of way line for a distance of 10.00 feet +/- to a point lying on said West right of way line; thence run North along said West right of way line for a distance of 105.00 feet +/- to a point lying on the East line of the plat of Leu Gardens, Plat Book 32, Page 70 of the Public Records of Orange County, Florida; thence continue North along the East line of said plat for a distance of 363.00 feet +/- to a point lying on the South line of that parcel of land as described in Official Record Book 991, Page 277 of the Public Records of Orange County, Florida; thence run along said West right of way line for a distance of 208.00 feet +/- to a point lying on the East line of the plat of Leu Gardens, Plat Book 32, Page 70 of the Public Records of Orange County, Florida; said point also lying on the North line of the aforementioned parcel of land; said point also being a point of curvature of a curve concave Southeasterly, having a radius of 166.00 feet +/- and a central angle of 41°18'59"; thence run Northeasterly along the arc of said curve for a distance of 120.00 feet +/- to a point; thence run Southeasterly across the road for a distance of 82.00 feet +/- to a point lying on a curve concave Southeasterly; said point lying on the East right of way line Forest Avenue as shown on State Road Plat Book 1, Pages 150-151 of the Public Records of Orange County, Florida; said point having a radius of 86.00 feet +/- and a central angle of 48°16'45"; thence run Southwesterly along the arc of said curve for a distance of 72.00 feet +/- to a point of tangency; thence run South along said East right of way line for a distance of 1,068.00 feet +/- to a point of curvature of a curve concave Northwesterly; said curve having a radius of 166.00 feet +/- and a central angle of 43°38'13"; thence run Southwesterly along the arc of said curve for a distance of 126.00 feet +/- to a point; thence run Northwesterly across the road for a distance of 80.00 feet +/- to the Point of Beginning.

Containing 2.3 acres, more or less.

DRAWN BY: JFM			DATE: 12/16/21	SECTION: 19	 PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	PREPARED FOR: Engineering - Roads & Drainage
CHECKED BY: WRM			JOB No: 7648-4	TOWNSHIP: 22		DRAWING SCALE: NTS
APPROVED BY: WRM			DRAWING FILE:	RANGE: 30		PROJECT NUMBER
REVISION DATE:			7648 Corrine Dr. Transfer	SHEET 1 OF 3		7648-4

# SCHEDULE "A" SKETCH OF DESCRIPTION

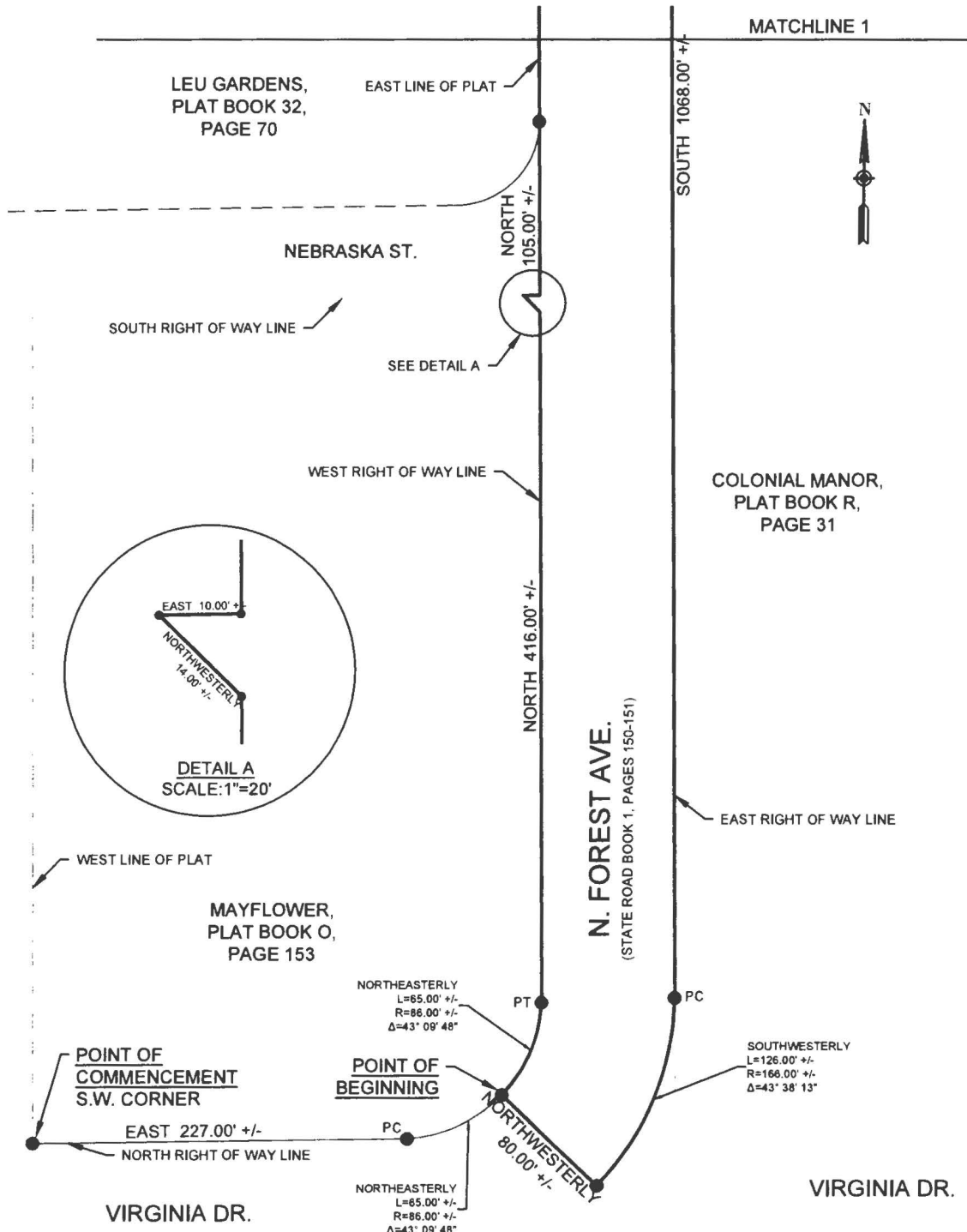
I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTERS 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**SKETCH AND DESCRIPTION**  
THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

- NOTES:**
1. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
  2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
  3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.

PREPARED FOR:  
Engineering -  
Roads & Drainage

DRAWING SCALE:  
NTS  
PROJECT NUMBER  
7648-4



- LEGEND**
- POB POINT OF BEGINNING
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - CB CHORD BEARING
  - CHANGE IN DIRECTION, NO POINT SET

DRAWN BY: JFM	DATE: 12/16/21	SECTION: 19
CHECKED BY: WRM	JOB No: 7648-4	TOWNSHIP: 22
APPROVED BY: WRM	DRAWING FILE:	RANGE: 30
REVISION DATE:	7648 Corrine Dr. Transfer	SHEET 2 OF 3

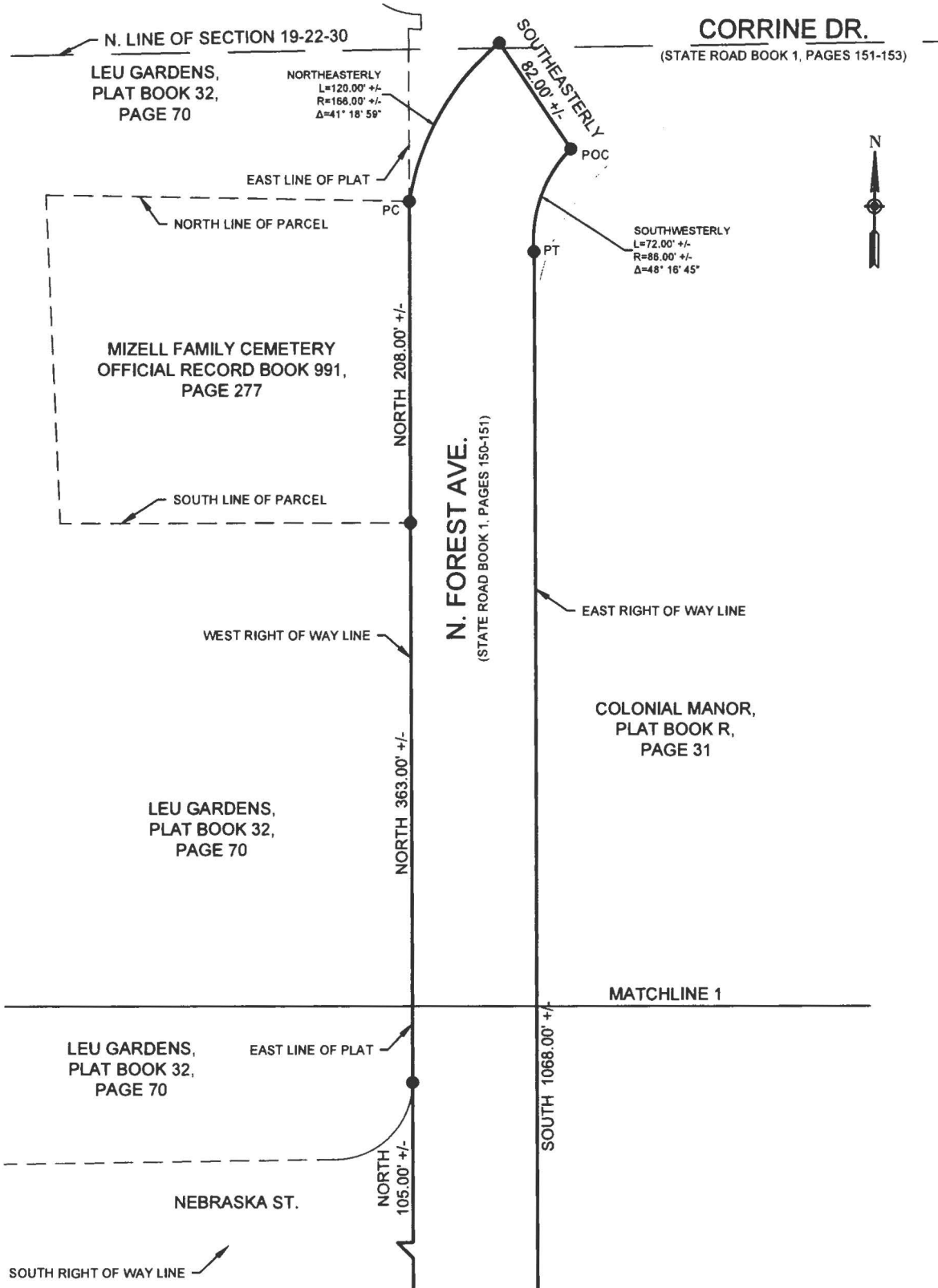
PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940



WILLIAM R. MURKIN, P.E.  
REGISTERED LAND SURVEYOR  
AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4829

12/16/2021  
DATE:

# SCHEDULE "A" SKETCH OF DESCRIPTION



PREPARED FOR:  
Engineering -  
Roads & Drainage

DRAWN BY: JFM	DATE: 12/16/2021	SECTION: 19
CHECKED BY: WRM	JOB No: 7648-4	TOWNSHIP: 22
APPROVED BY: WRM	DRAWING FILE:	RANGE: 30
REVISION DATE:	7648 Corrine Dr. Transfer	SHEET 3 OF 3

PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940



DRAWING SCALE:  
1"=100'  
PROJECT NUMBER  
7648-4


**SCHEDULE "A"  
LEGAL DESCRIPTION**

A portion of right of way of Virginia Drive lying within Section 19, Township 22 South, Range 30 East, and Section 24, Township 22 South, Range 29 East, being more particularly described as follows:

Begin at the Southwest corner of the plat of Wissahickon, Block B, Plat Book H, Page 44 of the Public Records of Orange County, Florida; thence run East along the South line of said plat for a distance of 293.00 feet +/- to the Southeast corner of said plat; thence run East for a distance of 44.00 feet +/- to the Southwest corner of Block C of the plat of Brookhaven, Block C, Plat Book H, Page 18 of the Public Records of Orange County, Florida; thence run East along the South line of Block C for a distance of 300.00 feet +/- to a point lying on the West right of way line of Haven Drive, said point also being the Southeast corner of Block C of said plat; thence run East for a distance of 40.00 feet +/- to a point lying on the East right of way line of Haven Drive, said point also being the Southwest corner of Block B of the aforementioned plat; thence run East along the South line of Block B of said plat for a distance of 151.00 feet +/- to the Southeast corner of Block B of said plat; thence continue East along the South line of the plat of Mills Park, Plat Book 79, Pages 52-53 of the Public Records of Orange County Florida, for a distance of 256.00 feet +/-; thence continue along said South line of plat for a distance of 92.00 feet +/- to a point of curvature of a non-tangent curve concave Northeasterly; said curve having a radius of 25.00 feet +/-, a chord bearing of N19°26'30"E, and a central angle of 38°32'55"; thence run Northeasterly along the arc of said curve for a distance of 17.00 feet +/-; thence run East for a distance of 3.00 feet +/- to a point lying on the East line of said plat; said line also being the West right of way line of Mills Avenue; thence run South along said West right of way line for a distance of 97.00 feet +/- to a point lying on the East line of the plat of Mt. Vernon Heights, Plat Book E, Page 81 of the Public Records of Orange County, Florida; thence departing said East line of plat, run Northwesterly for a distance of 10.00 feet +/- to a point lying on the North line of said plat; said line also being the South right of way line of Virginia drive; thence run West along the North line of said plat for a distance of 173.00 feet +/- to the Northeast corner of the plat of Goodelle, Plat Book J, Page 57 of the Public Records of Orange County, Florida; thence run West along the North line of said plat for a distance of 158.00 feet +/- to the Northwest corner of said plat; thence run West for a distance of 20.00 feet +/- along the North line of that parcel of land as described in Official Records Book 10007, Pages 7777-7786 of the Public Records of Orange County, Florida, to the Northeast corner of Block E of the aforementioned plat of Brookhaven, Plat Book H, Page 18; thence continue west for a distance of 150.00 feet to a point lying on the West line of the of said plat; said point also being the Northwest corner of said plat; thence run West for a distance of 40.30 feet +/- to a point lying on the West right of way line of Brookhaven Drive;

(continued on Sheet 2)

PREPARED FOR:  
Engineering -  
Roads & Drainage

DRAWN BY: JFM	DATE: 12/16/21	SECTION: 24,19		DRAWING SCALE: NTS
CHECKED BY: WRM	JOB No: 7648-4	TOWNSHIP: 22		PROJECT NUMBER
APPROVED BY: WRM	DRAWING FILE: 7648-4 Virginia Dr. Transfer	RANGE: 29,30		7648-4
REVISION DATE:		SHEET 1 OF 10		

PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940

**SCHEDULE "A"  
LEGAL DESCRIPTION**

(continued from Sheet 1)

Thence continue West for a distance of 655.46 feet +/- to a point lying on the East right of way line of Ferris Avenue, said point also being the Northwest corner of Block D of said plat; thence run Northeasterly 61.00 feet +/- to the Southwest corner of Block B of said plat; also being the Point of Beginning.

Containing 1.66 acres, more or less.

Together with:

Begin at a point 30.00 feet +/- South and 15.00 feet +/- East of the Northwest corner of the plat of Mount Vernon Heights 1st Addition, Plat Book E, Page 88, of the Public Records of Orange County, Florida; said point being a point of curvature of a curve concave Southeasterly and also lying on the East right of way line of Mills Ave; thence run Northeasterly along the arc of said curve having a radius of 25.00 feet +/- and a central angle of 50°01'22" for a distance of 22.00 feet +/- to a point of tangency lying on the South right of way line of Virginia Drive as shown on State Road Plat Book 1, Page 150 of the Public Records of Orange County, Florida; thence run East along said South right of way line for a distance of 320.00 feet +/- to a point lying on the West line of the plat of Mount Vernon Heights 2nd Addition, Plat Book G, Page 66, of the Public Records of Orange County, Florida; thence run East along said South right of way line for a distance of 121.00 feet +/- to a point lying on the West line of the plat of Mount Vernon Heights 3rd Addition, Plat Book O, Page 96, of the Public Records of Orange County Florida;

(continued on page 3)

PREPARED FOR:  
Engineering –  
Roads & Drainage

DRAWN BY: JFM	DATE: 12/16/21	SECTION: 24,19
CHECKED BY: WRM	JOB No: 7648-4	TOWNSHIP: 22
APPROVED BY: WRM	DRAWING FILE: 7648-4 Virginia Dr. Transfer	RANGE: 29,30
REVISION DATE:		SHEET 2 OF 10

PUBLIC WORKS  
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SURVEY SECTION  
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DRAWING SCALE:  
NTS  
PROJECT NUMBER  
7648-4



# SCHEDULE "A" LEGAL DESCRIPTION

thence run East along said South right of way line for a distance of 154.00 feet +/- to the Northwest corner of the plat of Mount Vernon Heights 3rd Addition Replat, Plat Book 1, Page 7, of the Public Records of Orange County, Florida; thence run East along the North line of said plat, said North line also being said South right of way line for a distance of 99.00 feet +/- to the Northeast corner of said plat; thence run East along said South right of way line for a distance of 151.00 feet +/- to a point lying on the East line of the plat of Mount Vernon Heights 3rd Addition, Plat Book O, Page 96, of the Public Records of Orange County, Florida; thence run East for a distance of 350.00 feet +/- along said South right of way line to a point lying on the East line of the plat of Mount Vernon Heights 1st Additon, Plat Book E, Page 88 of the Public Records of Orange County, Florida; thence continue East along said South right of way line for a distance of 40.00 feet +/- to a point lying on the West line of the plat of A.W. Gordon Subdivision, Plat Book G, Page 99, of the Public Records of Orange County, Florida; thence run East along said South right of way line for a distance of 280.00 feet +/- to a point lying on the East line of said plat; thence continue East along said South right of way line for a distance of 50.00 feet +/- to a point lying on the West line of the plat of Brearly Park, Plat Book P, Page 38, of the Public Records of Orange County, Florida; thence run East along said South right of way line for a distance of 75.00 feet +/- to point lying on the East line of said plat; said point also being the Northwest corner of that parcel of land as described in Official Record Book 7748, Page 3024, of the Public Records of Orange County, Florida, and also lying on said South right of way line; thence continue East along the North line of said parcel of land for a distance of 245.00 feet +/- to the Northeast corner of said parcel of land; said point also lying on the West line of the Plat of Tangerine Acres, Plat Book S, Page 109, of the Public Records of Orange County, Florida; thence run East along said South right of way line for a distance of 633.00 feet +/- to a point lying on the East line of said plat; thence continue East along said South right of way line for a distance of 60.00 feet +/- to a point lying on the West line of the Plat of North Hampton Park, Plat Book T, Page 43, of the Public Records of Orange County, Florida; thence run East along said South right of way line for a distance of 233.00 feet +/- to a point of curvature of a curve concave Northwesterly; said curve having a radius of 166.00 feet +/- and a central angle of 43°39'04"; thence departing said South right of way line, run Northeasterly along the arc of said curve for a distance of a distance of 126.00 feet +/- to a point; thence run Northwesterly across the road for a distance of a distance of 80.00 feet +/- to a point on a curve concave Northwesterly, lying on the North right of way line of Virginia Drive, as shown on State Road Plat Book 1, Page 150 of the Public Records of Orange County, Florida; said curve having a radius of 86.00 feet +/- and a central angle of 43°09'48"; thence run Southwesterly along the arc of said curve for a distance of 65.00 feet +/- to a point of tangency lying on said North right of way line; thence run West along said North right of way line for a distance of 227.00 feet +/- to a point lying on the West line of the plat of Mayflower, Plat Book O, Page 153, of the Public Records of Orange County, Florida; thence continue West along said North right of way line for a distance of 60.00 feet +/- to a point lying on the East line of the plat of Wilkinson Subdivision, Plat Book R, Page 59, of the Public Records of Orange County, Florida; thence run West along said North right of way line for a distance of 321.00 feet +/- to a point lying on the West line of said plat; thence continue West along said North right of way line for a distance of 55.00 feet +/- to a point lying on the East line of the plat of Mayfair Subdivision, Plat Book H, Page 57, of the Public Records of Orange County, Florida; thence run West along said North right of way line for a distance of 901.00 feet +/- to a point lying on the West line said plat; thence continue West along said North right of way line for a distance of 55.00 feet +/- to a point lying on the East line of the Chas. C. Batey Resubdivision, Plat Book H, Page 69, of the Public Records of Orange County, Florida; thence run West along said North right of way line for a distance of 419.00 feet +/- to a point lying on the East line of the plat of North Park 1st Addition, Plat Book G, Page 55, of the Public Records of Orange County, Florida;

(continued on page 4)


DRAWN BY: JFM			DATE: 12/16/21	SECTION: 24,19	 PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	PREPARED FOR: Engineering – Roads & Drainage
CHECKED BY: WRM			JOB No: 7648-4	TOWNSHIP: 22		DRAWING SCALE: NTS
APPROVED BY: WRM			DRAWING FILE: 7648-4 Virginia Dr. Transfer	RANGE: 29,30		PROJECT NUMBER
REVISION DATE:				SHEET 3 OF 10		7648-4



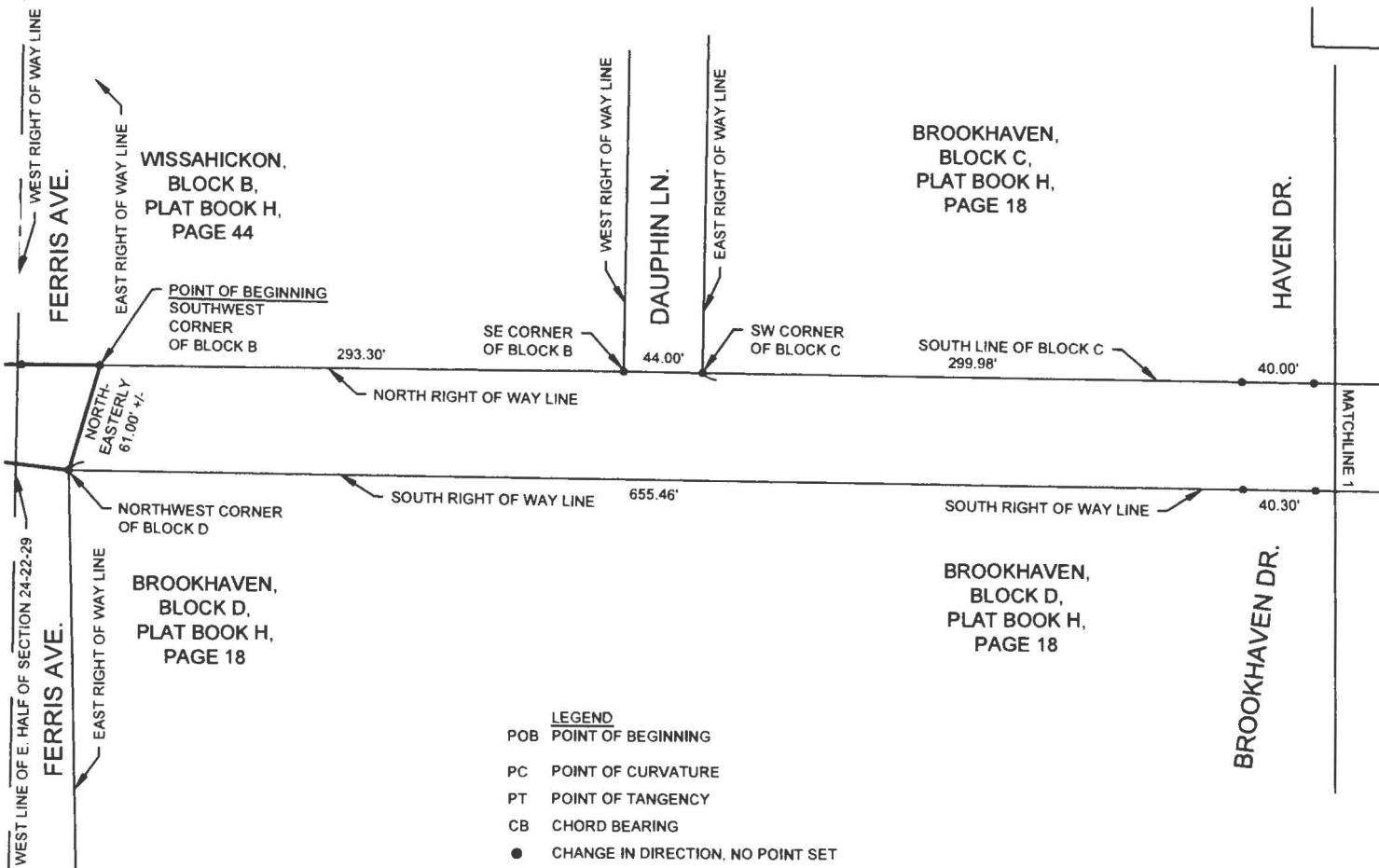
**SCHEDULE "A"  
LEGAL DESCRIPTION**

thence run West along said North right of way line for a distance of 150.00 feet +/- to a point lying on the West line of said plat; thence continue West along said North right of way line for a distance of 50.00 feet +/- to a point lying on the East line of the plat of North Park, Plat Book E, Page 78, of the Public Records of Orange County, Florida; thence run West along said North right of way line for a distance of 449.00 feet +/- to a point lying on the East line of the plat of Highland Grove 2nd Addition, Plat Book E, Page 18, of the Public Records of Orange County, Florida; thence run West along said North right of way line for a distance of 120.00 feet +/- to point lying on said North right of way line; thence run Northwesterly for a distance of 21.00 feet +/- to a point lying on the East Right of way line of Mills Avenue, as shown on said State Road Plat Book 1, Page 150 of the Public Records of Orange County, Florida; thence run South along said East right of way line for a distance of 110.00 feet +/- to the Point of Beginning.

Containing 5.3 acres, more or less.

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REVISION DATE:				SHEET 4 OF 10			7648-4

**SCHEDULE "A"  
SKETCH OF DESCRIPTION**



- LEGEND**
- POB POINT OF BEGINNING
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - CB CHORD BEARING
  - CHANGE IN DIRECTION, NO POINT SET

**NOTES:**

1. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.

**SKETCH AND DESCRIPTION**  
THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTERS 177 AND 472, OF THE FLORIDA STATUTES AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

12/16/2021  
DATE

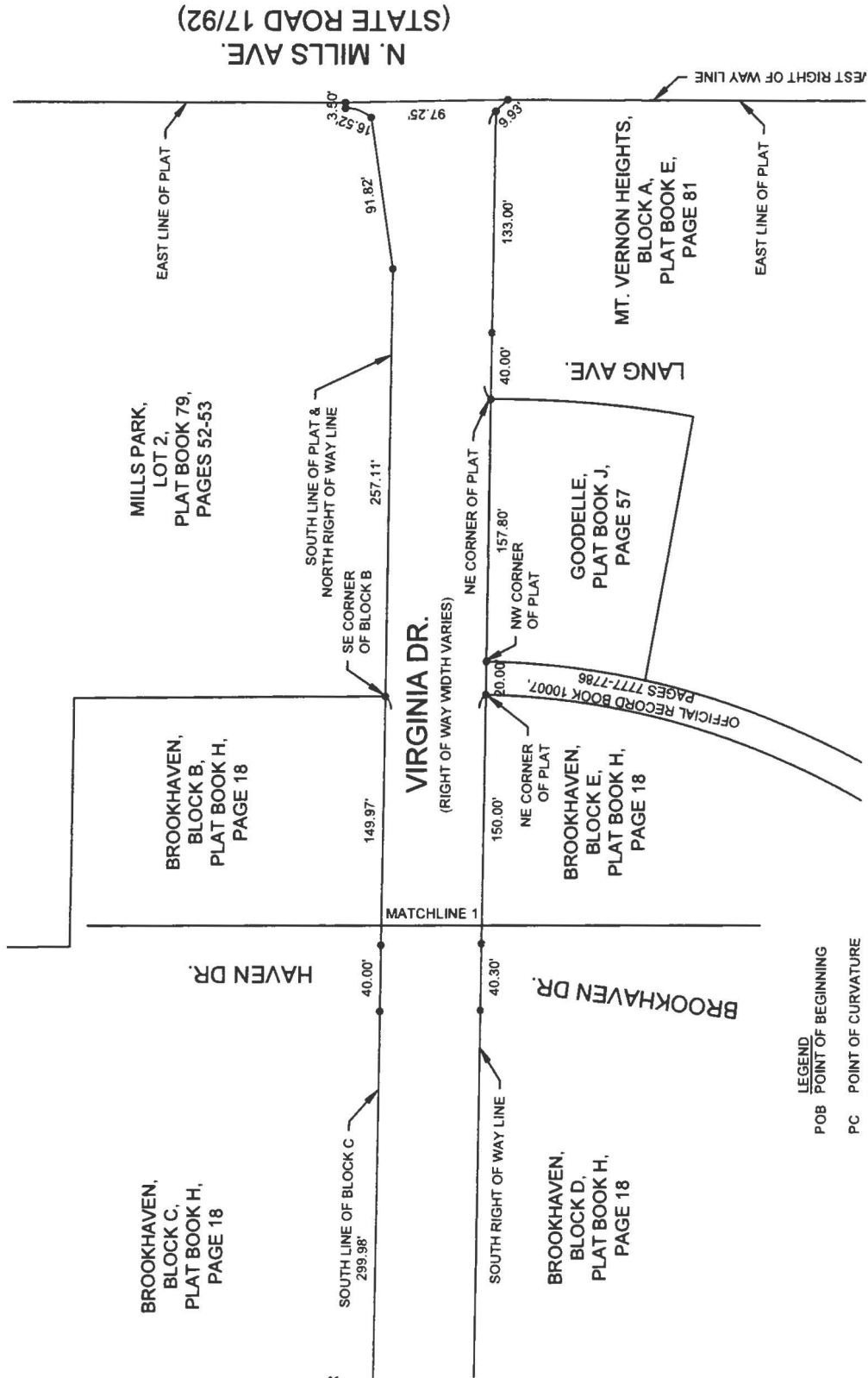
WILLIAM R. MUSCATELLO JR.  
REGISTERED LAND SURVEYOR  
AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4928

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CHECKED BY: WRM	JOB No: 7648-4	TOWNSHIP: 22		
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REVISION DATE:		SHEET 5 OF 10		
DRAWING SCALE: 1" = 100'		PROJECT NUMBER 7648-4		

PREPARED FOR:  
Engineering -  
Roads & Drainage



# SCHEDULE "A" SKETCH OF DESCRIPTION



- LEGEND**
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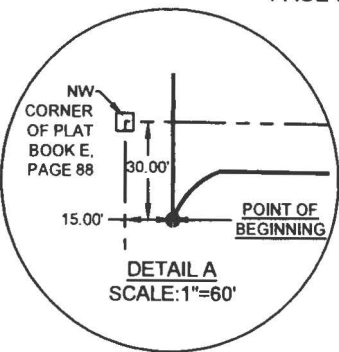
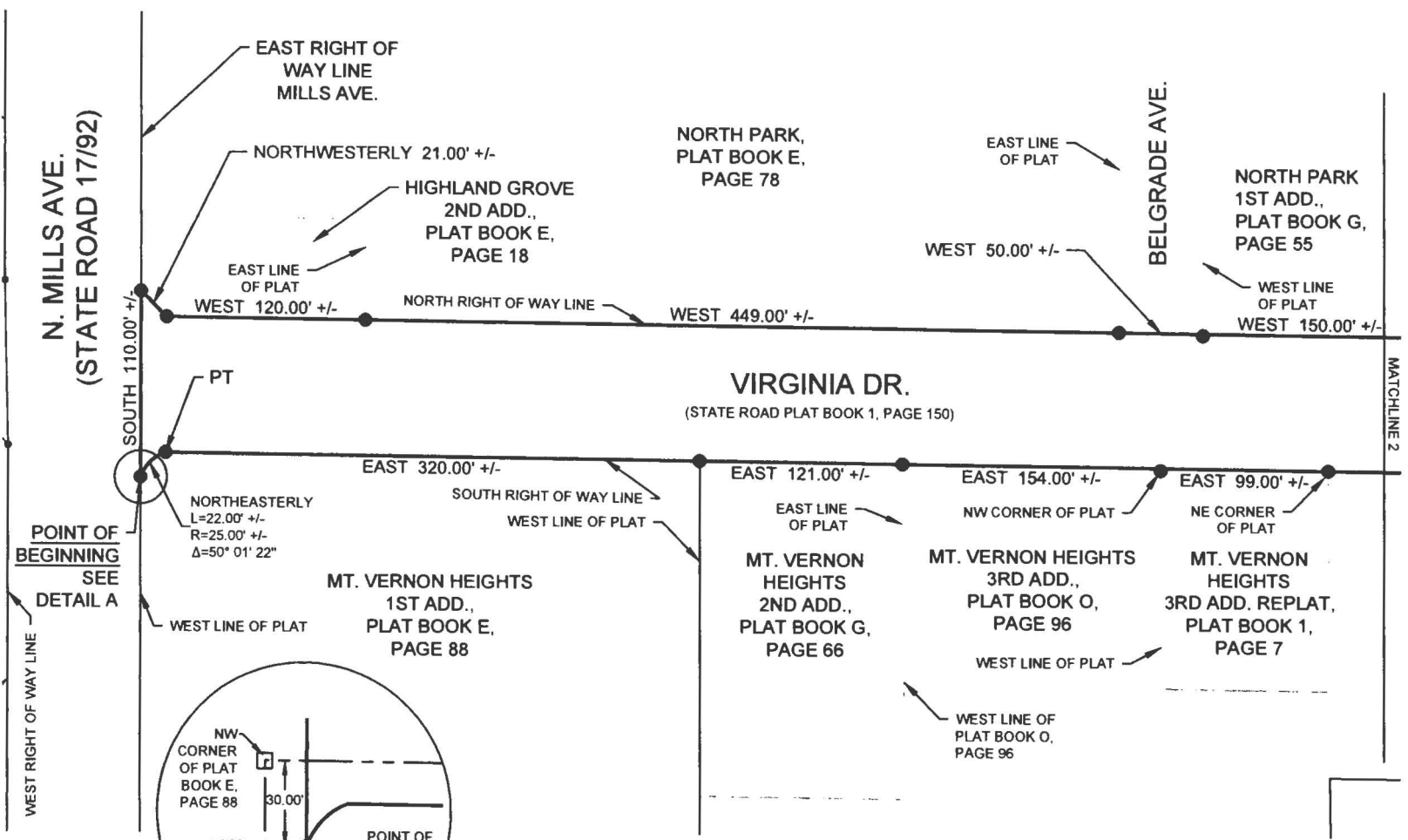
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PREPARED FOR: Engineering - Roads & Drainage
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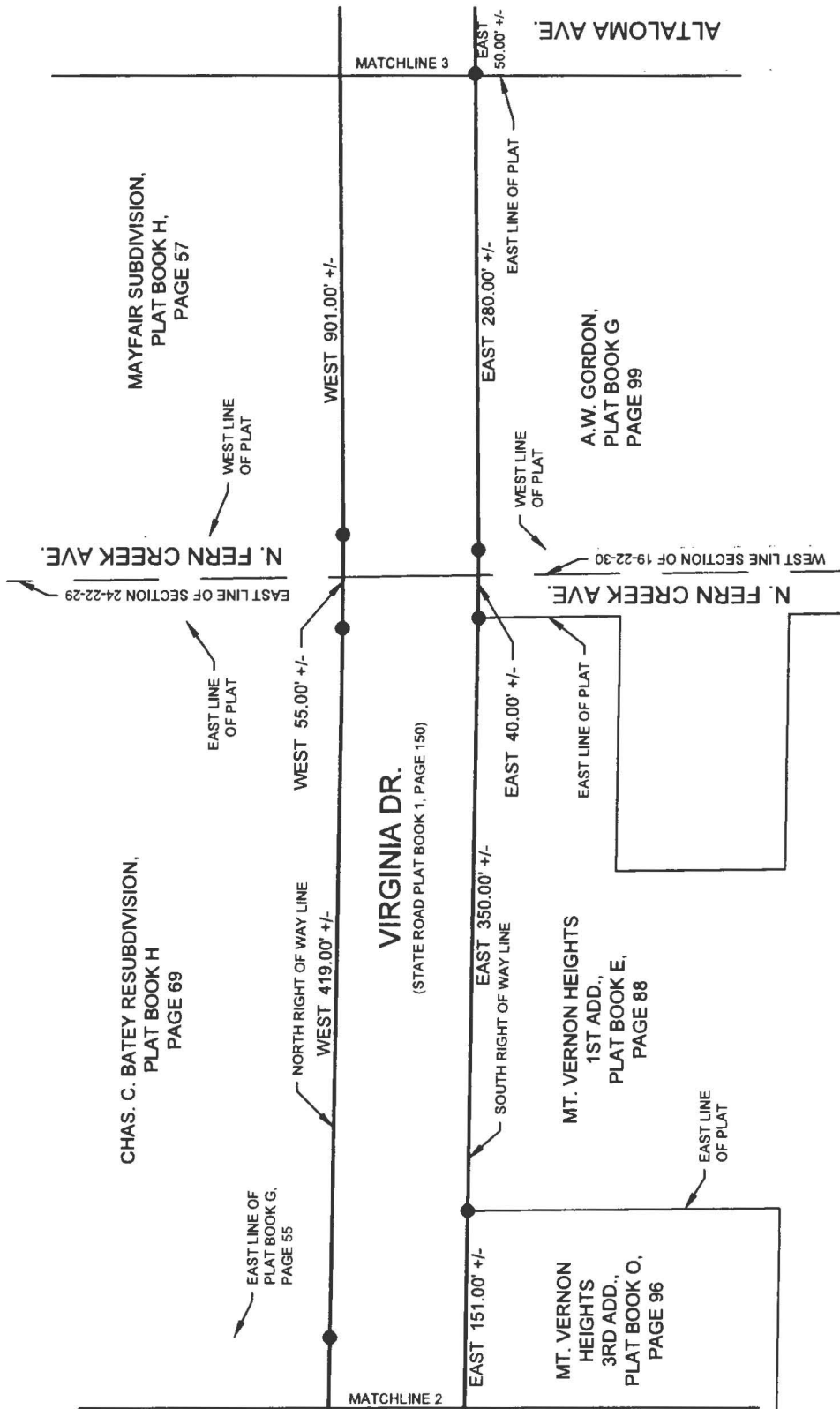
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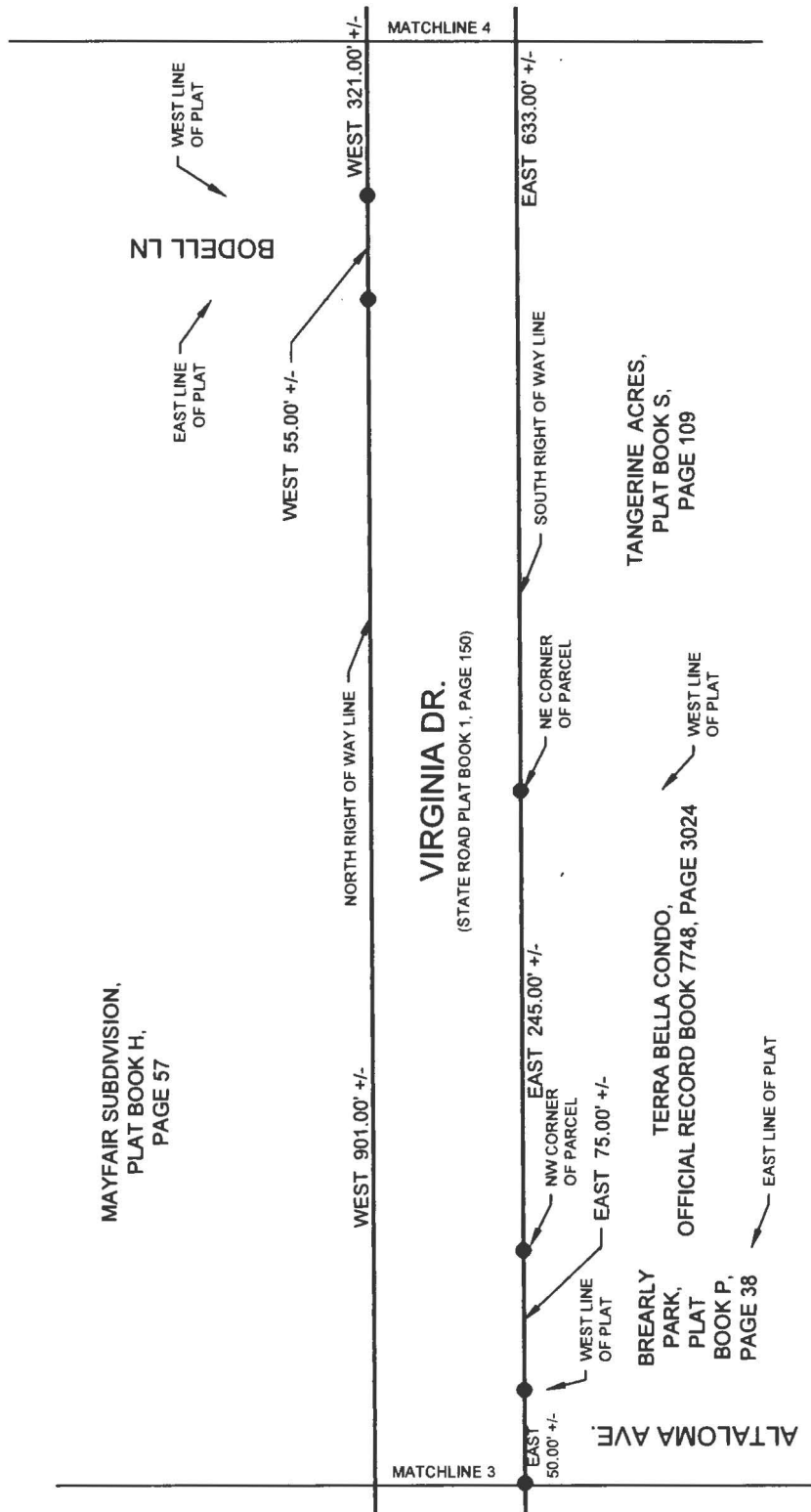
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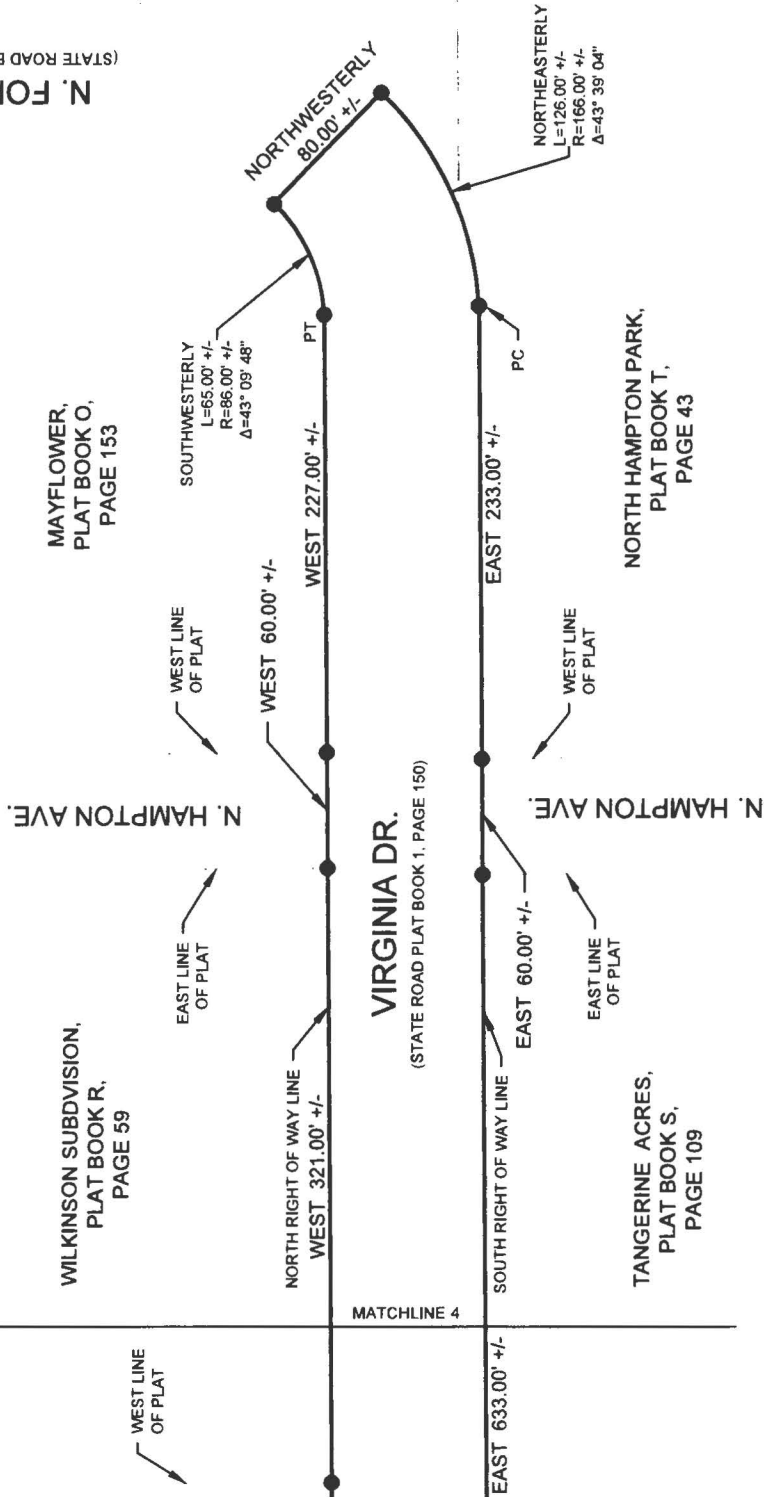
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# SCHEDULE "A" SKETCH OF DESCRIPTION



(STATE ROAD BOOK 1, PAGES 150-151)  
**N. FOREST AVE.**



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