



Interoffice Memorandum

October 1, 2020

TO: Mayor Jerry L. Demings  
and Board of County Commissioners

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

CONTACT PERSON: *DB* Deodat Budhu, P.E., Manager  
Roads & Drainage Division

PHONE NUMBER: (407) 836-7970

SUBJECT: **Interlocal Agreement between Orange County and the Town of Oakland regarding the transfer of jurisdiction of Oakland Avenue and Old County Road 50**

The Town of Oakland (Town) has requested Orange County (County) transfer the Deed for the portions of two County functionally classified roads, Oakland Avenue from State Road 50 (West Colonial Drive) to the municipal limits of the City of Winter Garden, and Old County Road 50 from the Lake County line to its intersection with Oakland Avenue.

In accordance with Florida Statutes, a County Deed has been prepared which transfers to the Town all interest, authority and responsibility over Oakland Avenue and Old County Road 50. Approval of this Agreement transfers responsibility for maintaining Oakland Avenue and Old County Road 50 to the Town.

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

**Action Requested: Approval and execution of (1) Interlocal Agreement between Orange County, Florida and the Town of Oakland, Florida regarding the transfer of jurisdiction of Oakland Avenue and Old County Road 50 and (2) County Deed by Orange County and the Town of Oakland. District 1.**

JCK/DB/GS/rs

Attachment(s)

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**INTERLOCAL AGREEMENT**

**between**

**ORANGE COUNTY, FLORIDA**

**and the**

**TOWN of OAKLAND, FLORIDA**

**regarding the**

**TRANSFER of JURISDICTION of**

**OAKLAND AVENUE**

**and**

**OLD COUNTY ROAD 50**

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Approved by the Orange County  
Board of County Commissioners

    OCT 13 2020    , 2020

Approved by the Town of Oakland  
Town Commission

    AUGUST 25    , 2020

**INTERLOCAL AGREEMENT**  
**between**  
**ORANGE COUNTY, FLORIDA**  
**and the**  
**TOWN of OAKLAND, FLORIDA**  
**regarding the**  
**TRANSFER of JURISDICTION of**  
**OAKLAND AVENUE**  
**and**  
**OLD COUNTY ROAD 50**

**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, whose address is P. O. Box 1393, Orlando, Florida 32802-1393 (“County”), and the **Town of Oakland, Florida**, a municipal corporation created and existing under the laws of the State of Florida, whose address is Post Office Box 98, Oakland, Florida 34760 (“Town”).

**RECITALS**

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

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

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

**WHEREAS**, a “road” is defined by Section 334.03(23), Florida Statutes, as “a way open to travel by the public, including, but not limited to, a street, highway, or alley. The term includes associated sidewalks, the roadbed, the right-of-way, and all culverts, drains, sluices, ditches, water storage areas, waterways, embankments, slopes, retaining walls, bridges, tunnels, and viaducts. . . .”;

**WHEREAS**, the term “road” as defined by Section 334.03(23), Florida Statutes, also implicitly includes, curbs, guardrails, landscaping, and traffic control devices (such as signals and signs) within the right-of-way;

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

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

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

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

**WHEREAS**, pursuant to Section 335.0415(3), Florida Statutes, subsequent to July 1,

1995, public roads within the respective road systems of a county or a city may be transferred between those jurisdictions only by mutual agreement of those local governmental entities;

**WHEREAS**, the Town desires to own (or accept dedication of, whatever the case may be), maintain, control, and have responsibility over the portions of the County functionally classified road known as Oakland Avenue (1) from the northern right-of-way line of the Florida Turnpike to the municipal limits of the City of Winter Garden (“East Segment”); and (2) from State Road 50 to the northern right-of-way line of the Florida Turnpike (“West Segment”);

**WHEREAS**, the East Segment and the West Segment of Oakland Avenue shall be collectively referred to herein as “Oakland Avenue”;

**WHEREAS**, the Town also desires to own (or accept dedication of, whatever the case may be), maintain, control, and have responsibility over the County functionally classified road known as Old County Road 50 from the Lake County line to its intersection with Oakland Avenue (“Old County Road 50”);

**WHEREAS**, this Interlocal Agreement is intended to address the transfer of Oakland Avenue and Old County Road 50, or segments thereof, from the county road system to the city street system, and the resurfacing of such roads by the County within the time frames set forth in Section 2.F of this Interlocal Agreement;

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

**WHEREAS**, the Town and the County are entering into a separate interlocal agreement today regarding a roundabout project for the intersection of Oakland Avenue and Old County

Road 50, and upon substantial completion of the roundabout project described therein, the Town will have the responsibility to operate and maintain the roundabout area as well and to control traffic in the roundabout area; 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 has jurisdiction to enforce traffic laws along the roads subject to this Interlocal Agreement (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 Oakland Avenue and Old County Road 50; Scope; Torts; Powers; Other.**

A. **Transfer of Jurisdiction.** The County hereby transfers to the Town, and the Town hereby accepts and acknowledges jurisdiction over the portion of the County functionally classified road known as Oakland Avenue (1) from the northern right-of-way line of the Florida Turnpike to the municipal limits of the City of Winter Garden (“East Segment”), and (2) from State Road 50 to the northern right-of-way line of the Florida Turnpike (“West Segment”), and the portion of the County functionally classified road known as Old County Road 50 from the Lake County line to its intersection with Oakland Avenue, all as depicted in **Appendix “A”** attached hereto.

B. **Scope.** The Town’s jurisdiction over Oakland Avenue and Old County

Road 50 means the authority and responsibility to maintain, control, repair, or improve such roads, as the term “road” is defined by Section 334.03(23), Florida Statutes, and to regulate, warn, or guide traffic on such roads pursuant to Section 316.006(2), Florida Statutes, regardless of any future alteration, realignment, construction, extension, widening, or renaming of such roads. Oakland Avenue and Old County Road 50 are therefore henceforth deemed to be part of the “city street system” for purposes of operation and maintenance, and control of traffic.

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

**D. Powers.** Also pursuant to Section 337.29(3), except as may be otherwise provided by law or this Interlocal Agreement, the Town shall have the same governmental, corporate, and proprietary powers with relation to Oakland Avenue and Old County Road 50 that the Town has with relation to other public roads and rights-of-way within the Town.

**E. Road Closure.** Notwithstanding anything that may seem to be to the contrary herein, unless having first applied for and obtained permission from the Board of County Commissioners, which permission may be withheld in the Board’s discretion, the Town shall not close or barricade Oakland Avenue or Old County Road 50, or any portion of either road, to vehicular traffic, other than temporarily for road maintenance and repair, utility maintenance and repair, accidents, or miscellaneous special events, such as road races (bike lanes and/or on street parking shall not be construed as closing or barricading Oakland Avenue or Old County Road 50).

**F. Resurfacing of Oakland Avenue and Old County Road 50.**

**(1)** Within twelve (12) months after the effective date of this Interlocal

Agreement, the County shall resurface the East Segment, with pavement markings.

(2) Within twelve (12) months after final completion of the roundabout project referenced in the recital at page 3 of this Interlocal Agreement, the County shall resurface, with pavement markings, the portions of Old County Road 50 and the West Segment lying outside the boundary of the roundabout project, specifically, from the Lake County line to six hundred (600) feet west of J. W. Jones Road and from one thousand (1,000) feet north of State Road 50 to the northern right-of-way line of the Florida Turnpike, respectively.

(3) As part of the resurfacing projects, the County shall install two Check Dams along the south side of Oakland Avenue between Old County Road 50 and the Turnpike.

(4) Also as part of the resurfacing projects, the County shall include a grass shoulder rehabilitation along Oakland Avenue and Old County Road 50 that shall be a maximum of eight feet (8') in width. The extent of such rehabilitation shall be determined by the County and the Town at the time of the resurfacing project.

(5) The County shall not have to apply for or obtain any permits from the Town to undertake the resurfacing projects.

(6) Besides the resurfacing projects described above, the County shall not be responsible for any other improvements or matters relating to Oakland Avenue or Old County Road 50, including placing or maintaining traffic control devices and signage.

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

**A. Dedication and Acceptance.** For Oakland Avenue and Old County Road 50, or any portion thereof, that was heretofore dedicated and that the County heretofore accepted,



the County hereby dedicates Oakland Avenue and Old County Road 50, and any portion thereof, to the Town, and the Town hereby accepts such dedication.

**B. Deed.** The County shall execute and deliver a County deed in favor of the Town substantially in the form attached hereto as **Appendix “B,”** for any portion of Oakland Avenue and Old County Road 50 that the County holds, or may hold, in fee title, which is specifically described in the legal descriptions and sketches of description attached to **Appendix “B”** as **Schedule “A.”** Within thirty (30) days after receipt thereof, the Town shall accept the deed by recording the deed in the Official Records of Orange County at the Town’s expense. Within fifteen (15) days after recording the deed, the Town shall deliver a copy of the recorded deed to the Director of the County’s Public Works Department.

**C. Vesting of Title.** Upon the recording of the County deed pursuant to Section 3.B, title in Oakland Avenue and Old County Road 50 shall vest in the City pursuant to Section 337.29(3), Florida Statutes.

**4. Miscellaneous.**

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

(assuming the due authorization, execution and delivery hereof by the other party hereto).

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

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

**D. Severability.** The provisions of this Interlocal Agreement are declared by the parties to be severable, but 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

appendixes, constitutes the entire Agreement between the parties regarding the subject matter hereof. Any prior oral or written agreements or understandings of any kind between the parties relating to the subject matter hereof are null and void and of no further effect.

**G. Amendments.** This Interlocal Agreement may be amended only by express written instrument approved by the Board of County Commissioners of the County and the Town Council of the Town, 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; 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, Florida 32802  
Facsimile: (407) 836-5888

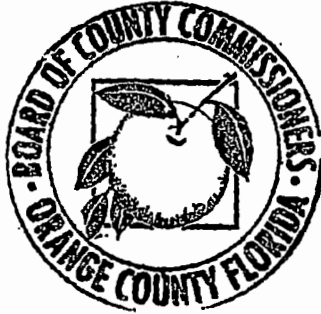
If to the Town:           Town Manager  
                                  Town of Oakland  
                                  220 N. Tubb Street  
                                  Oakland, Florida 34760  
                                  Facsimile: (407) 656-2940

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

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

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

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



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: Jerry L. Demings  
for Jerry L. Demings, Mayor  
Date: OCT 13 2020

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

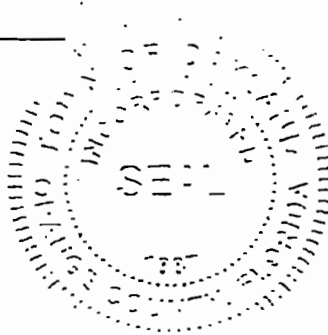
By: Kate Smith  
Deputy Clerk

TOWN of OAKLAND, FLORIDA  
By: Town Commission

By: Kathy Stark  
Kathy Stark, Mayor  
Date: 8/25, 2020

ATTEST:

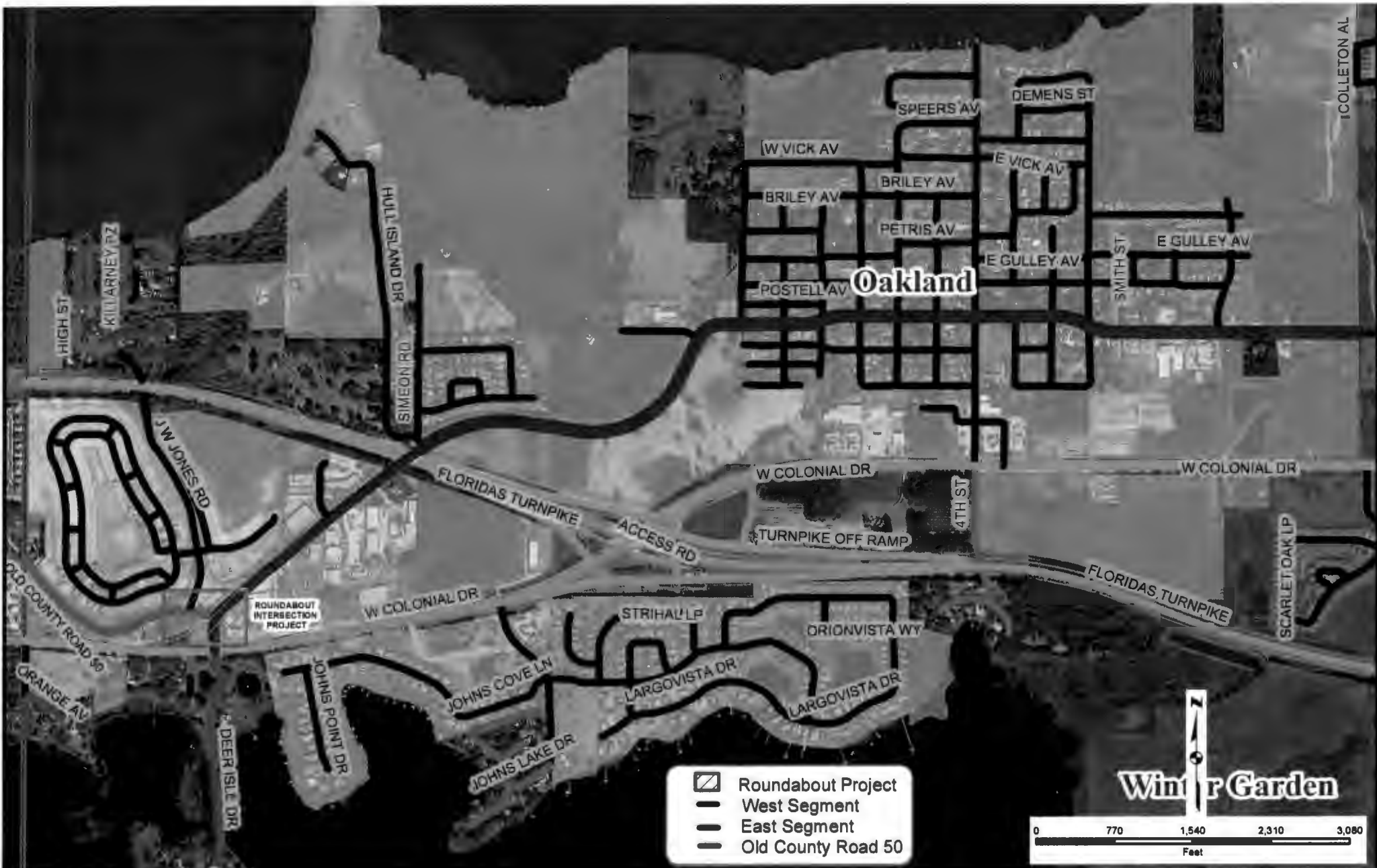
By: Elise Hui  
Elise Hui, City Clerk



**Appendix "A"**

**General Depiction of Oakland Avenue  
(East Segment and West Segment)  
and Old County Road 50**

*(see attachment)*



**Appendix "A"**  
**Transfer of Jurisdiction of Oakland Avenue and Old County Road 50**

**Interlocal Agreement for Functionally Classified Roads**

Author: George Shupp  
 Checked by:  
 Date Saved: 5/6/2020

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

**Appendix "B"**

**Project: Interlocal Agreement between Orange County and the Town of Oakland regarding the Transfer of Jurisdiction of Oakland Avenue and Old County Road 50**

**COUNTY DEED**

THIS DEED, dated \_\_\_\_\_ 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 TOWN OF OAKLAND, a municipal corporation, under the laws of the state of Florida, whose address is Post Office Box 98, Oakland, Florida 34760, 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:

Unassigned

THIS COUNTY DEED is being given in accordance with the Interlocal Agreement between Orange County and the Town of Oakland regarding the Transfer of Jurisdiction of Oakland Avenue and Old County Road 50.

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 Orange County and the Town of Oakland  
regarding the Transfer of Jurisdiction of Oakland Avenue and Old County Road 50**

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

(Official Seal)

ORANGE COUNTY, FLORIDA  
By Board of County Commissioners

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

DATE: \_\_\_\_\_, 2020

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

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


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

**SCHEDULE "A"  
LEGAL DESCRIPTION**

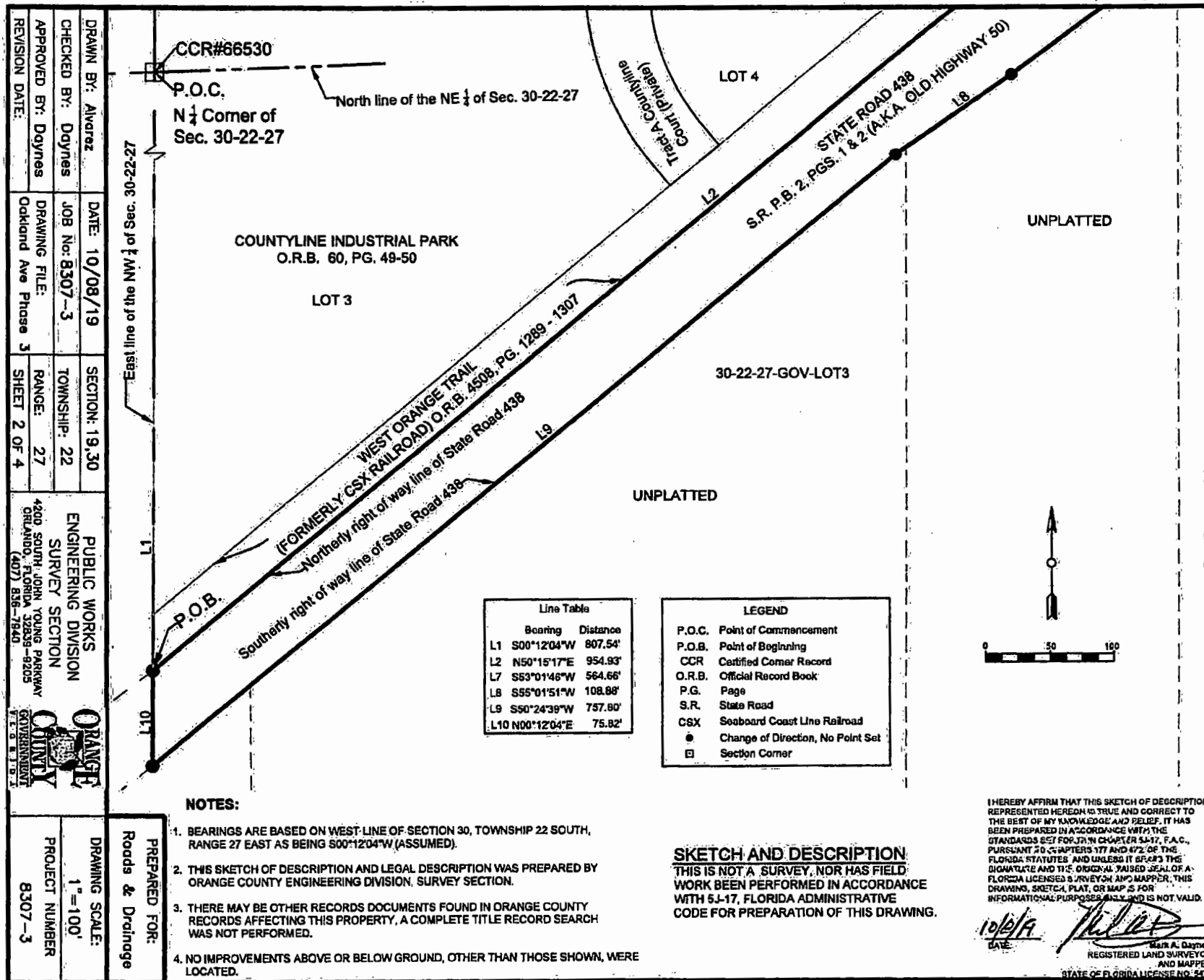
A portion of Right of Way for State Road 438 lying within Section 19 and 30, Township 22 South, Range 27 East, Orange County, Florida being more particularly described as follows:

Commence at the North  $\frac{1}{4}$  corner of Section 30, Township 22 South, Range 27 East, Orange County, Florida; thence South 00 degrees 12 minutes 04 seconds West along the East line of the Northwest  $\frac{1}{4}$  of said Section 30 a distance of 807.54 feet to a point, said point lying on the Northerly right of way line of State Road 438, point also being the POINT OF BEGINNING; thence North 50 degrees 15 minutes 17 seconds East along the said Northerly right of way line of State Road 438 a distance of 954.93 feet; thence North 50 degrees 13 minutes 17 seconds East along said Northerly right of way line of State Road 438 a distance of 365.27 feet to a point lying on the Southerly right of way line of Florida's Turnpike (Formerly Sunshine State Parkway) and the Northerly right of way line of State Road 438; thence North 51 degrees 49 minutes 37 seconds East along said Northerly right of way line of State Road 438 a distance of 361.72 feet to a point, said point lying on the Northerly right of way line of Florida's Turnpike and said Northerly right of way line of State Road 438; thence South 72 degrees 08 minutes 14 seconds East along said Northerly right of way line of Florida's Turnpike a distance of 121.38 feet to a point lying on the Southerly right of way line of said State Road 438 and said Northerly right of way line of Florida's Turnpike; thence South 52 degrees 42 minutes 12 seconds West along said Southerly right of way line of State Road 438 a distance of 365.52 feet; thence South 53 degrees 01 minutes 46 seconds West along said Southerly right of way line of State Road 438 a distance of 564.66 feet; thence South 55 degrees 01 minutes 51 seconds West along said Southerly right of way line of State Road 438 a distance of 108.88 feet; thence South 50 degrees 24 minutes 39 seconds West along said Southerly right of way line of State Road 438 a distance of 757.80 feet to a point, said point lying on the East line of the Northwest  $\frac{1}{4}$  of said Section 30 and the said Southerly right of way line of State Road 438; thence North 00 degrees 12 minutes 04 seconds East along the said East line of the Northwest  $\frac{1}{4}$  of said Section 30 a distance of 75.82 feet to the POINT OF BEGINNING.

Containing 129,686.59 square feet or 2.977 acres more or less.

PREPARED FOR: Engineering Design Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 10/08/19	SECTION: 19,30	 SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 838-7940	DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 8307-3	TOWNSHIP: 22		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE: Oakland Ave Phase 3	RANGE: 27		8307-3
REVISION DATE:		SHEET 1 OF 4		

**SCHEDULE "A"  
SKETCH OF DESCRIPTION**



DRAWN BY: Alvarez  
 CHECKED BY: Daynes  
 APPROVED BY: Daynes  
 REVISION DATE:

DATE: 10/08/19  
 JOB No: 8307-3  
 DRAWING FILE: Oakland Ave Phase 3  
 SECTION: 19.30  
 TOWNSHIP: 22  
 RANGE: 27  
 SHEET 2 OF 4

PUBLIC WORKS  
 ENGINEERING DIVISION  
 SURVEY SECTION  
 4400 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 (407) 836-7940

**ORANGE COUNTY**  
 GOVERNMENT

DRAWING SCALE:  
 1"=100'  
 PROJECT NUMBER  
 8307-3

East line of the NW 1/4 of Sec. 30-22-27

CCR#66530  
 P.O.C.  
 N 1/4 Corner of  
 Sec. 30-22-27

COUNTYLINE INDUSTRIAL PARK  
 O.R.B. 60, PG. 49-50

LOT 3

LOT 4

STATE ROAD 438  
 S.R. P.B. 2, PGS. 1 & 2 (A.K.A. OLD HIGHWAY 50)

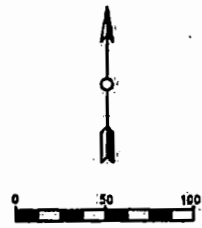
UNPLATTED

30-22-27-GOV-LOT3

UNPLATTED

Line Table	
Bearing	Distance
L1 S00°12'04"W	807.54'
L2 N50°15'17"E	954.93'
L7 S53°01'48"W	564.66'
L8 S55°01'51"W	108.88'
L9 S90°24'39"W	757.80'
L10 N00°12'04"E	75.82'

LEGEND	
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
CCR	Certified Corner Record
O.R.B.	Official Record Book
P.G.	Page
S.R.	State Road
CSX	Seaboard Coast Line Railroad
●	Change of Direction, No Point Set
□	Section Corner



**NOTES:**

- BEARINGS ARE BASED ON WEST LINE OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 27 EAST AS BEING S00°12'04"W (ASSUMED).
- THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
- THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
- NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.

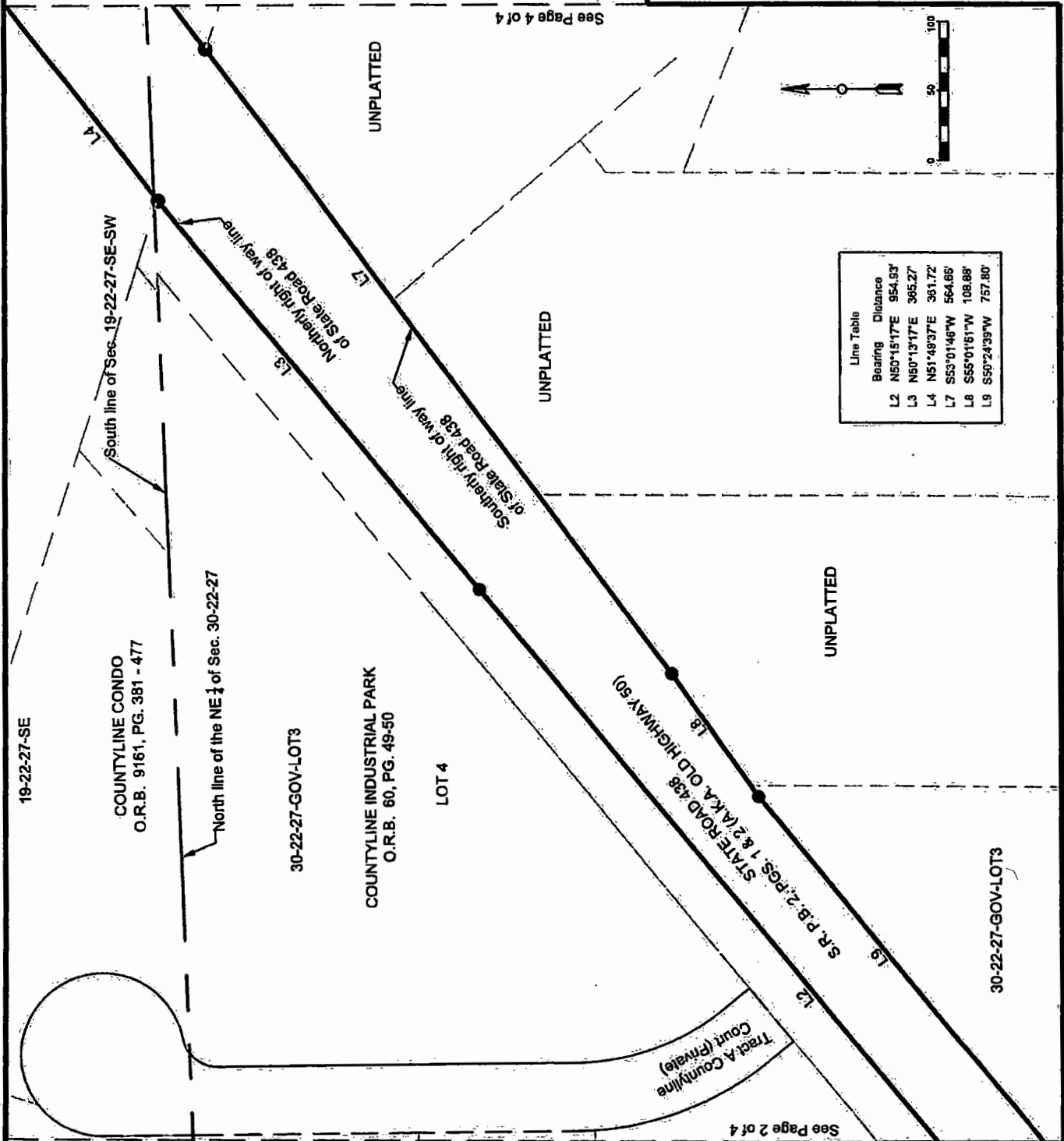
**SKETCH AND DESCRIPTION**  
 THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

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 117 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, PLAN, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

10/08/19  
 DATE  
  
 Mark A. Daynes  
 REGISTERED LAND SURVEYOR  
 AND MAPPER  
 STATE OF FLORIDA LICENSE NO. 5478

See Page 3 of 4

# SCHEDULE "A" SKETCH OF DESCRIPTION



See Page 4 of 4

Line Table

Line	Bearing	Distance
L1	N50°15'17"E	954.93'
L2	N50°13'17"E	395.27'
L3	N51°49'37"E	381.72'
L4	S53°01'46"W	564.66'
L5	S55°01'51"W	108.88'
L6	S50°24'39"W	757.80'

See Page 2 of 4

PREPARED FOR:  
Roads & Drainage

DRAWN BY: Alvarez	DATE: 10/08/19	SECTION: 19,30
CHECKED BY: Daynes	JOB No: 8307-3	TOWNSHIP: 22
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 27
REVISION DATE:	Oakland Ave Phase 3	SHEET 3 OF 4

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




DRAWING SCALE:  
1" = 100'  
PROJECT NUMBER  
8307-3



# SCHEDULE "A" LEGAL DESCRIPTION


A portion of Right of Way for State Road 438 lying within Section 30, Township 22 South, Range 27 East, Orange County, Florida being more particularly described as follows:

Begin at the Southwest corner of Tract AA, OAKLAND TRAILS PHASE 2, Plat Book 94, Pages 80 through 87 as recorded in the Public Records of Orange County, Florida; said point lying on the North right of way line for State Road 438; thence along a curve concave Northerly having a radius of 1889.86 feet, central angle of 05 degrees 42 minutes 48 seconds, chord bearing of South 39 degrees 22 minutes 23 seconds East, chord distance of 188.37 feet; thence run Southeasterly along the arc of said curve a distance of 188.45 feet to the end of said curve; thence South 44 degrees 03 minutes 36 seconds East along said North right of way line a distance of 156.54 feet to a point on a curve concave Northerly having a radius of 2266.83 feet, central angle of 05 degrees 08 minutes 28 seconds, chord bearing of South 44 degrees 39 minutes 33 seconds East, chord distance of 203.33 feet; thence run Southeasterly along the arc of said curve a distance of 203.40 feet to the point of compound curvature of a curve concave Northeasterly having a radius of 990.18 feet, central angle of 10 degrees 30 minutes 28 seconds, chord bearing of South 52 degrees 43 minutes 56 seconds East, chord distance of 181.34 feet; thence Southeasterly along the arc of said curve a distance of 181.59 feet to the end of said curve; thence South 57 degrees 52 minutes 43 seconds East a distance of 65.38 feet to a point on a curve concave Northerly having a radius of 452.46 feet, central angle of 21 degrees 00 minutes 00 seconds, chord bearing of South 68 degrees 22 minutes 43 seconds East, chord distance of 164.91 feet; thence Southeasterly along the arc of said curve a distance of 165.84 feet to the point of compound curvature of a curve concave Northerly having a radius of 353.09 feet, central angle of 41 degrees 39 minutes 46 seconds, chord bearing of North 80 degrees 17 minutes 26 seconds East, chord distance of 251.13 feet; thence Northeasterly along the arc of said curve a distance of 256.75 feet to the end of said curve; thence North 59 degrees 27 minutes 32 seconds East a distance of 111.74 feet to a point on a non-tangent curve concave Southeasterly having a radius of 699.06 feet, central angle of 37 degrees 55 minutes 40 seconds, chord bearing of North 78 degrees 27 minutes 56 seconds East, chord distance of 454.35 feet; thence run Northeasterly along the arc of said curve a distance of 462.75 feet to the end of said curve, said point lying on the said North right of way line of State Road 438 and the West right of way line of J.W. Jones Road of OAKLAND TRAILS PHASE 1, Plat Book 91, Pages 56 through 66, as recorded in the Public Records of Orange County, Florida; thence South 82 degrees 23 minutes 46 seconds East a distance of 60.00 feet more or less to a point lying on the North right of way line of said State Road 438 and the East right of way line of J.W. Jones Road of said plat; thence South 82 degrees 23 minutes 46 seconds East a distance of 137.79 feet to the Northwest corner of Official Record Book 5312, Page 4221 - 4230 as recorded in the Public Records of Orange County, Florida; thence continue along said Northerly right of way line of State Road 438 South 82 degrees 23 minutes 46 seconds East a distance of 89.63 feet to a point on the South line of said O.R.B. 5312, PG. 4221 - 4230; thence along said Northerly right of way line of State Road 438, North 50 degrees 14 minutes 54 seconds East a

PREPARED FOR: Engineering Design Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 6/26/2019	SECTION: 30	 <b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 8307-4	TOWNSHIP: 22		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 27		8307-4
REVISION DATE:	Oakland Ave Phase 2	SHEET 1 OF 7		

# SCHEDULE "A" LEGAL DESCRIPTION

distance of 893.89 feet to a point lying on the East line of the Northwest  $\frac{1}{4}$  of Section 30, Township 22 South, Range 27 East, Orange County, Florida; thence South 00 degrees 11 minutes 00 seconds West along said East line of the Northwest  $\frac{1}{4}$  of said Section 30 a distance of 60.00 feet more or less to a point lying on the South right of way line of State Road 438 also being the North boundary line of Official Record Book 5627, Pages 1872 - 1873 as recorded in Public Records of Orange County, Florida; thence South 50 degrees 14 minutes 54 seconds West along the said South right of way line of State Road 438 and said North boundary line of Official Record Book 5627, Page 1872 - 1873 of aforementioned Public Records a distance of 772.00 feet more or less to a point, said point being at the Northwest corner of Official Record Book 5368, Page 4460 - 4461 of aforementioned Public Records; thence South 04 degrees 20 minutes 53 seconds East along the East right of way line of Deer Island Drive a distance of 12.84 feet to a point on a curve concave Westerly having a radius of 246.00 feet, central angle of 43 degrees 56 minutes 35 seconds, chord bearing of South 18 degrees 50 minutes 31 seconds West, chord distance of 184.08 feet; thence Southwesterly along the arc of said curve a distance of 188.67 feet to the end of said curve; thence South 03 degrees 11 minutes 20 seconds East along said East right of way line of Deer Island Drive a distance of 91.51 feet; thence South 55 degrees 38 minutes 44 seconds East along said East right of way line of Deer Island Drive a distance of 55.60 feet to a point, said point lying on the North right of way line of State Road 50 and the East right of way line of Deer Island Drive; thence on a curve concave Northerly having a radius of 5654.65 feet, central angle of 01 degrees 41 minutes 38 seconds, chord bearing of South 86 degrees 48 minutes 20 seconds West, chord distance of 167.18 feet; thence Southwesterly along the arc of said curve, also being the North right of way line of State Road 50 a distance of 167.19 feet to the end of said curve; thence North 41 degrees 33 minutes 57 seconds East along the West right of way line of Deer Island Drive a distance of 61.21 feet; thence North 03 degrees 11 minutes 20 seconds West along the said West right of way line of Deer Island Drive a distance of 81.94 feet to a point on a curve concave Easterly having a radius of 326.00 feet, central angle of 10 degrees 35 minutes 01 seconds, chord bearing of North 02 degrees 06 minutes 11 seconds East, chord distance of 60.13 feet; thence Northeasterly along the arc of said curve a distance of 60.22 feet to the end of said curve; thence North 61 degrees 06 minutes 08 seconds West along said West right of way line of Deer Island Drive a distance of 14.51 feet; thence North 06 degrees 27 minutes 59 seconds East a distance of 52.44 feet to a point on the South right of way line of State Road 438; thence North 82 degrees 35 minutes 00 seconds West along the South right of way line of State Road 438 a distance of 252.86 feet to a point on a curve concave Southerly having a radius of 649.06 feet, central angle of 28 degrees 33 minutes 23 seconds, chord bearing of South 83 degrees 20 minutes 03 seconds West, chord distance of 320.16 feet; thence Southwesterly along the arc of said curve a distance of 323.49 feet more or less to a point, said point being on a non-tangent curve concave Southerly having a radius of 649.06 feet, a central angle of 09 degrees 32 minutes 49 seconds, chord bearing South 64 degrees 13 minutes 28 seconds West, chord distance 108.02 feet; thence Southwesterly


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DRAWN BY: Alvarez	DATE: 6/26/2019	SECTION: 30	 <b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 8307-4	TOWNSHIP: 22		PROJECT NUMBER 8307-4
APPROVED BY: Daynes	DRAWING FILE: Oakland Ave Phase 2	RANGE: 27 SHEET 2 OF 7		



# SCHEDULE "A" LEGAL DESCRIPTION

along the arc of said curve a distance of 108.15 feet to the end of said curve; thence South 59 degrees 27 minutes 55 seconds West along the South right of way line of State Road 438 a distance of 110.66 feet to a point on a non-tangent curve concave Northerly having a radius of 403.09 feet, central angle of 33 degrees 07 minutes 48 seconds, chord bearing South 76 degrees 04 minutes 29 seconds West, chord distance 229.84 feet; thence Southwesterly along the arc of said curve a distance of 233.08 feet to a point, said point being a point of a compound curvature of a curve concave Northerly having a radius of 403.09 feet, central angle of 08 degrees 31 minutes 43 seconds, chord bearing of North 83 degrees 05 minutes 48 seconds West, chord distance 59.95 feet; thence Northwesterly along the arc of said curve 60.01 feet more or less to a point, said point being a point of a compound curvature of a curve concave Northeasterly having a radius of 502.45 feet, central angle of 05 degrees 31 minutes 29 seconds, chord bearing North 76 degrees 04 minutes 12 seconds West, chord distance of 48.43 feet; thence Northwesterly along the arc of said curve a distance of 48.45 feet to a point, said point being a point of a compound curvature of a curve concave Northerly having a radius 1014.70 feet, a central angle of 26 degrees 42 minutes 38 seconds, chord bearing North 55 degrees 28 minutes 22 seconds West, chord distance of 468.77 feet; thence along the arc of said curve a distance of 473.04 feet to the end of said curve; thence North 42 degrees 07 minutes 03 seconds West along the said South right of way line of State Road 438 a distance of 549.33 feet more or less to a point, said point lying on the West boundary line of Section 30, Township 22 South, Range 27 East, Orange County, Florida, also being the County line for Lake County, Florida; thence North 00 degrees 23 minutes 10 seconds West along the said West boundary line of Section 30 a distance of 104.88 feet more or less to a point, said point lying on said West boundary line of Section 30 and the said North right of way line of State Road 438; thence departing said West boundary line of Section 30, South 38 degrees 18 minutes 45 seconds East along the said North right of way line of State Road 438 a distance of 157.45 feet more or less to the POINT OF BEGINNING;

Containing 198,751.29 square feet, or 4.56 acres, more or less.

PREPARED FOR: Engineering Design Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION			
DRAWN BY: Alvarez	DATE: 6/26/2019	SECTION: 30	 SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 838-7940	DRAWING SCALE: NTS	
CHECKED BY: Daynes	JOB No: 8307-4	TOWNSHIP: 22		PROJECT NUMBER	
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 27		8307-4	
REVISION DATE:	Oakland Ave Phase 2	SHEET 3 OF 7			



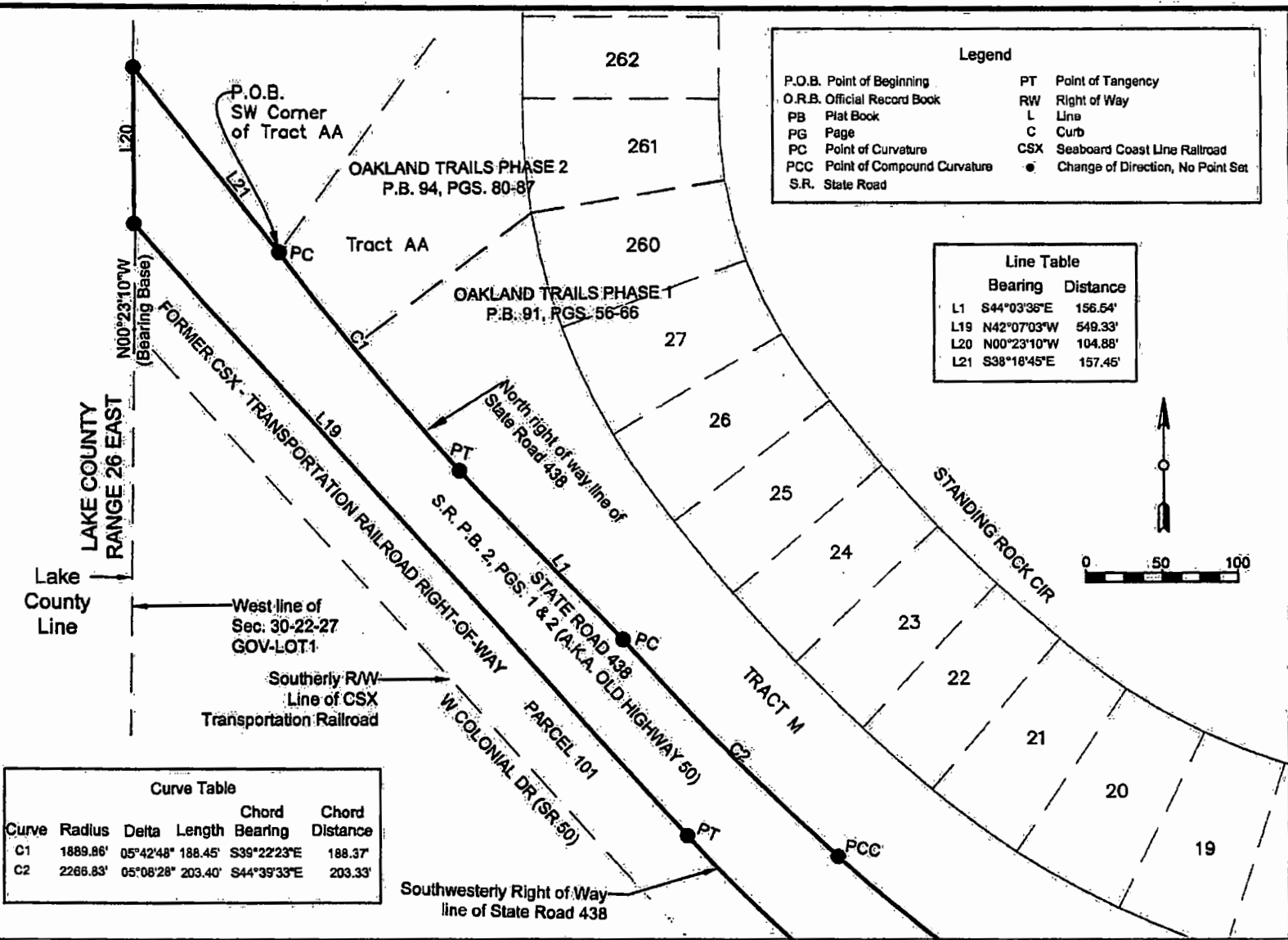
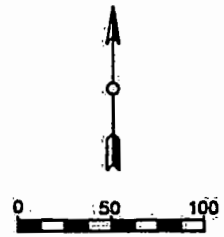
**SCHEDULE "A"  
SKETCH OF DESCRIPTION**

**Legend**

P.O.B. Point of Beginning	PT	Point of Tangency
O.R.B. Official Record Book	RW	Right of Way
PB Plat Book	L	Line
PG Page	C	Curb
PC Point of Curvature	CSX	Seaboard Coast Line Railroad
PCC Point of Compound Curvature	•	Change of Direction, No Point Set
S.R. State Road		

**Line Table**

	Bearing	Distance
L1	S44°03'36"E	156.54'
L19	N42°07'03"W	549.33'
L20	N00°23'10"W	104.88'
L21	S38°18'45"E	157.45'



**Curve Table**

Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	1889.86'	05°42'48"	188.45'	S39°22'23"E	188.37'
C2	2266.83'	05°08'28"	203.40'	S44°39'33"E	203.33'

DRAWN BY: Alvarez  
 CHECKED BY: Doyres  
 APPROVED BY: Doyres  
 REVISION DATE:

DATE: 06/26/19  
 JOB No: 8307-4  
 DRAWING FILE: Oakland Ave Phase 2

SECTION: 30  
 TOWNSHIP: 22  
 RANGE: 27  
 SHEET 4 OF 7

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

ORANGE COUNTY ENGINEERING

PREPARED FOR: Roads & Drainage  
 DRAWING SCALE: 1"=100'  
 PROJECT NUMBER: 8307-4

**NOTES:**

1. BEARINGS ARE BASED ON WEST LINE OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 27 EAST AS BEING N00°23'10"W (ASSUMED).
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
4. 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 SJ-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

I HEREBY AFFIRM THAT THE 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 64-17, 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.

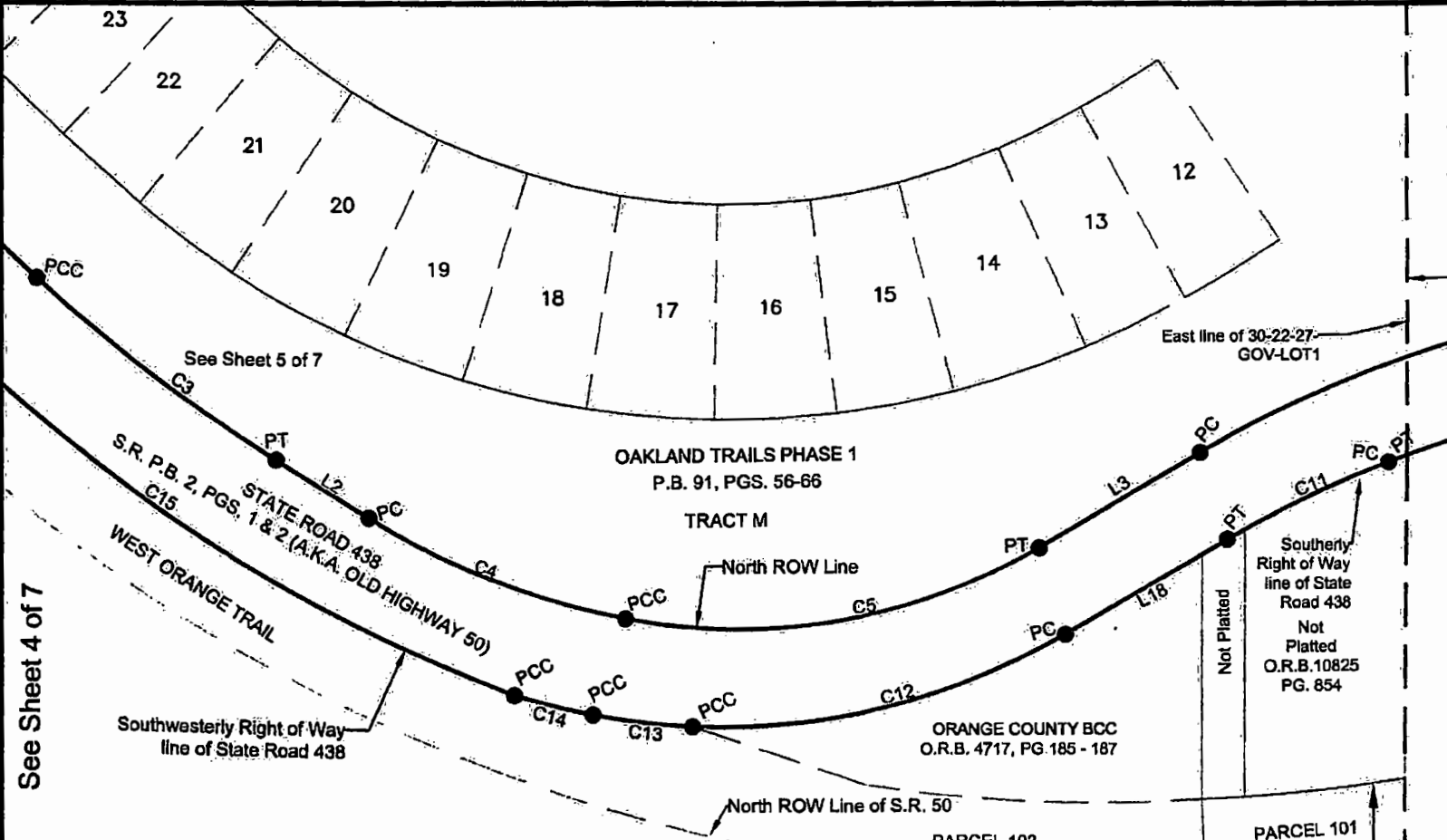
DATE: 6/27/19  
 Mark A. Doyres  
 REGISTERED LAND SURVEYOR AND MAPPER  
 STATE OF FLORIDA LICENSE NO. 5470

See Sheet 5 of 7

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

See Sheet 6 of 7

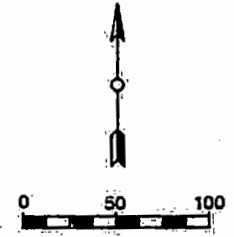
See Sheet 4 of 7



Line Table		
	Bearing	Distance
L2	S57°52'43"E	65.38'
L3	N59°27'32"E	111.74'
L18	S59°27'55"W	110.66'

Curve Table					
Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C3	990.18'	10°30'28"	181.59'	S52°43'56"E	181.34'
C4	452.46'	21°00'00"	165.84'	S88°22'43"E	164.91'
C5	353.09'	41°39'48"	256.75'	N80°17'26"E	251.13'

Curve Table					
Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C11	649.06'	09°32'49"	108.15'	S64°13'28"W	108.02'
C12	403.09'	33°07'48"	233.08'	S76°04'29"W	229.84'
C13	403.09'	08°31'43"	60.01'	N83°05'48"W	59.95'
C14	502.45'	05°31'29"	48.45'	N76°04'12"W	48.43'
C15	1014.70'	26°42'38"	473.04'	N55°28'22"W	468.77'



DRAWN BY: Alvarez  
CHECKED BY: Doyne  
APPROVED BY: Doyne  
REVISION DATE:

DATE: 06/26/19  
JOB No: 8307-4  
DRAWING FILE: Oakland Ave Phase 2

SECTION: 30  
TOWNSHIP: 22  
RANGE: 27  
SHEET 5 OF 7

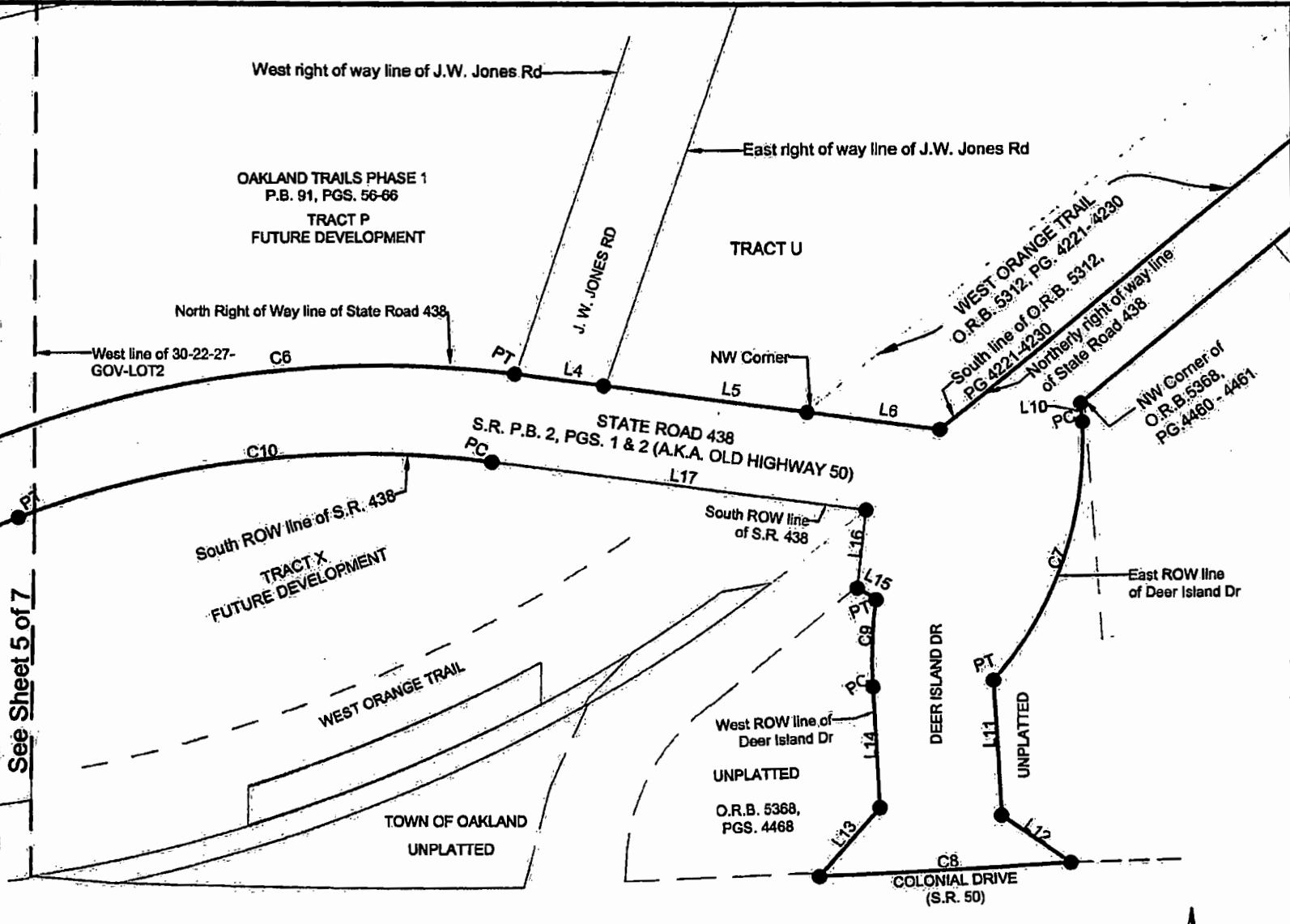
PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 838-7940



PREPARED FOR:  
Roads & Drainage  
DRAWING SCALE:  
1" = 100'  
PROJECT NUMBER  
8307-4

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

See Sheet 7 of 7



See Sheet 5 of 7

DRAWN BY: Alvarez	DATE: 06/26/19	SECTION: 30
CHECKED BY: Doyne	JOB No: 8307-4	TOWNSHIP: 22
APPROVED BY: Doyne	DRAWING FILE: Oakland Ave Phase 2	RANGE: 27
REVISION DATE:	SHEET 6 OF 7	

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PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION

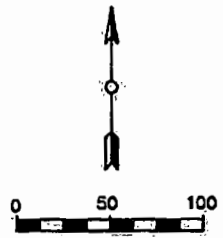
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940

ORANGE COUNTY  
FLORIDA  
GOVERNMENT

Line	Bearing	Distance
L4	S82°23'46"E	60.00'
L5	S82°23'46"E	137.79'
L6	S82°23'46"E	89.63'
L10	S04°20'53"E	12.84'
L11	S03°11'20"E	91.51'
L12	S55°38'44"E	65.60'

Line	Bearing	Distance
L13	N41°33'57"E	61.21'
L14	N03°11'20"W	61.94'
L15	N81°06'08"W	14.51'
L16	N06°27'59"E	52.44'
L17	N82°35'00"W	252.86'
L18	S59°27'55"W	110.66'

Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C6	699.06'	37°55'40"	462.75'	N78°27'56"E	454.35'
C7	246.00'	43°56'35"	188.67'	S18°50'31"W	184.08'
C8	5654.65'	01°41'38"	167.19'	S86°48'20"W	167.18'
C9	326.00'	10°35'01"	60.22'	N02°06'11"E	60.13'
C10	649.06'	28°33'23"	323.49'	S83°20'03"W	320.16'

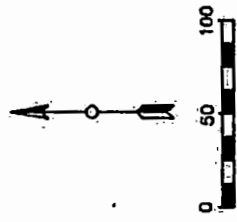
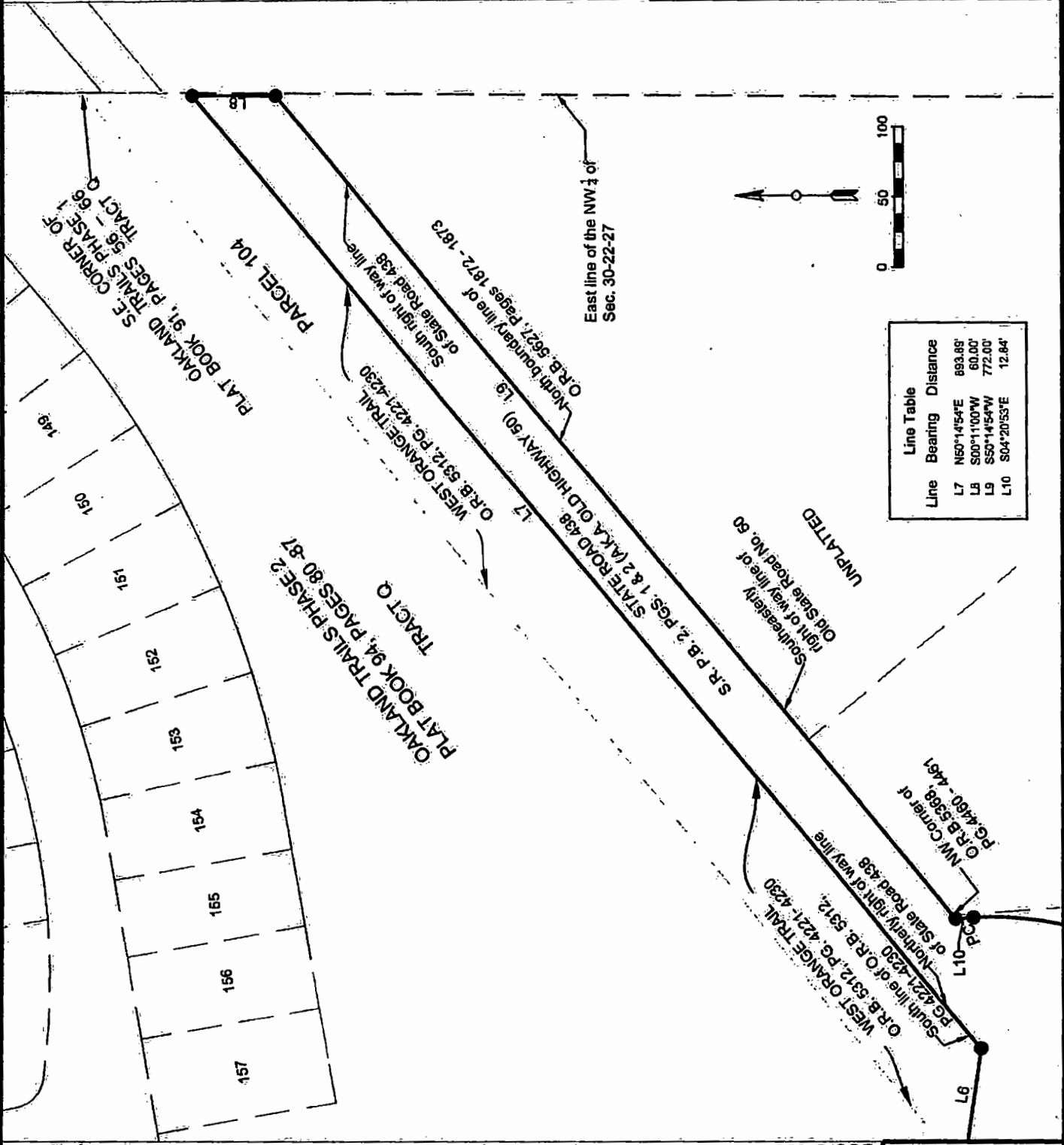


PREPARED FOR:  
Roads & Drainage

DRAWING SCALE:  
1" = 100'

PROJECT NUMBER:  
8307-4

# SCHEDULE "A" SKETCH OF DESCRIPTION



Line	Bearing	Distance
L7	N50°14'54"E	893.89'
L8	S00°11'00"W	60.00'
L9	S50°14'54"W	772.00'
L10	S04°20'53"E	12.84'

See Sheet 6 of 7

DRAWN BY: Alvarez	DATE: 6/26/2019	SECTION: 30
CHECKED BY: Daynes	JOB No: 8307-4	TOWNSHIP: 22
APPROVED BY: Daynes	DRAWING FILE: Oakland Ave Phase 2	RANGE: 27
REVISION DATE:		SHEET 7 OF 7

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



PREPARED FOR: Roads & Drainage
DRAWING SCALE: 1"=100'
PROJECT NUMBER 8307-4

**SCHEDULE "A"**

**PURPOSE:**

**Right-of-Way Transfer of portion of C.R. 438**

**LEGAL DESCRIPTION**

A portion of Right of Way of State Road 438, lying within Section 19, 20 and 21, Township 22 South, Range 27 East, Orange County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 19, Township 22 South, Range 27 East, Orange County, Florida; thence run S 87°45'23" W along the North Line of the Northeast Quarter of the Northeast Quarter of Section 30, Township 22 South, Range 27 East, Orange County, Florida a distance of 1,328.39 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 19; thence run N 00°00'00" E along the West line of the Southeast Quarter of the Southeast Quarter of said Section 19 a distance of 40.76 feet to the point of intersection with the centerline of Florida's Turnpike per State of Florida, Department of Transportation Right-of-Way Map of State Road 438, Sections 75230(2) and 75230(2A); thence run N 72°08'17" W along the Centerline of said Florida's Turnpike a distance of 129.81 feet to the intersection of the Centerline of Survey of State Road 438 and the Centerline of said Florida's Turnpike; thence run N 53°26'24" E along the Centerline of Survey of said State Road 438 a distance of 184.43 feet to the POINT OF BEGINNING, said point being the intersection of the Northerly limited access right-of-way of Florida's Turnpike Authority, also known as Sunshine State Parkway and the Centerline of Survey of State Road 438 lying Westerly 24.58 feet parallel and perpendicular to the West line of the Southeast Quarter of the Southeast Quarter of said Section 19; thence run N 72°08'17" W along said Northerly limited access right-of-way of Florida's Turnpike Authority a distance of 58.31 feet to the Point of Curvature of a non-tangent curve being on the Southerly right-of-way line of West Orange Trail, also known as the SEABOARD COAST LINE RAILROAD COMPANY, former CSX-Transportation Inc. railroad, Florida Department of Environmental Protection rails to trails/Apopka to Mabel Project and Parcel#105, as recorded in Official Records Book 4814, Pages 3818-3852 of the Public Records of Orange County, Florida, said curve concave Southeasterly having a radius of 1,419.56 feet, a central angle of 43°42'54", a chord bearing of N 75°12'41" E, a chord distance of 1,057.00 feet; thence run Northeasterly along the arc of said curve a distance of 1,083.08 feet to a point of tangency; thence run S 82°55'53" E along said existing North right of way line a distance of 20.42 feet; thence run S 81°12'50" E a distance of 540.75 feet to the Point of Curvature, said curve concave to the Northeast having a radius of 981.10 feet, a central angle of 08°09'13", a chord bearing of S 85°17'26" E, a chord distance of 139.50 feet; thence run Northeasterly along said curve a distance of 139.62 feet to a point of intersection

**CONTINUED ON PAGE 2**

PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl	DATE: 10/2/19	SECTION: 19, 20, 21
CHECKED BY: Daynes, M	JOB No: 8307	TOWNSHIP: 22E
APPROVED BY: Daynes, M	DRAWING FILE:	RANGE: 27S
REVISION DATE:	8307 Oakland Avenue	SHEET 1 OF 28

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



DRAWING SCALE:  
NTS  
PROJECT NUMBER  
8307

**SCHEDULE "A"**

**PURPOSE:**

**Right-of-Way Transfer of portion of C.R. 438**

**LEGAL DESCRIPTION CONTINUED**

with a non-tangential line; thence run S 00°40'30" W along said non-tangential line a distance of 8.29 feet to a Point of Curvature of a non-tangent curve, said curve concave Northwesterly having a radius of 1,014.43 feet, a central angle of 36°50'10", a chord bearing of N 72°14'44" E, a chord distance of 641.01 feet; thence run Northeasterly along the Southerly right-of-way line of said West Orange Trail, also being the arc of said curve a distance of 652.19 feet, to a point of intersection with a non-tangential line; thence run N 36°11'07" W along said non-tangential line, also being the Southerly right-of-way of said West Orange Trail a distance of 12.91 feet to the Point of Curvature of a non-tangent curve, said curve concave Northwesterly having a radius of 857.31 feet, a central angle of 17°58'59", a chord bearing of N 43°31'15" E, a chord distance of 267.97 feet; thence run Northeasterly along arc of said curve a distance of 269.08 feet to the Point of Compound Curvature of a curve concave Northwesterly having a radius of 988.75 feet, a central angle of 13°02'49", a chord bearing of N 31°49'33" E, a chord distance of 224.66 feet; thence run Northeasterly along said existing North right-of-way line and arc of said curve a distance of 225.15 feet to a point of tangency; thence run N 25°18'09" E along the said existing North right of way line of West Oakland Avenue a distance of 134.21 feet to a point, said point lying on the East line of the Southwest Quarter of the Southwest Quarter of said Section 20; thence run N 25°18'08" E along said existing North right-of-way line a distance of 303.20 feet to the Point of Curvature of a non-tangent curve, concave Southeasterly having a radius of 302.84 feet, a central angle of 25°14'59", a chord bearing of N 56°32'19" E, a chord distance of 132.38 feet; thence run Northeasterly along the existing North right-of-way line and arc of said curve a distance of 133.46 feet, to the Point of Compound Curvature of a curve concave Southeasterly having a radius of 220.98 feet, a central angle of 18°00'02", a chord bearing of N 78°09'50" E, a chord distance of 69.14 feet; thence run Northeasterly along said North right-of-way line and arc of said curve a distance of 69.43 feet to the Point of Compound Curvature of a curve concave Southerly having a radius of 2,477.12 feet, a central angle of 03°07'30", a chord bearing of N 88°43'36" E, a chord distance of 135.09 feet; thence run Easterly along said existing North right-of-way and arc of said curve a distance of 135.11 feet to a point of tangency; thence run the following (3) courses and distances along the said existing North right of way line of West Oakland Avenue: S 89°42'42" E a distance of 71.53 feet; S 00°17'18" W a distance of 5.00 feet; S 89°42'42" E a distance of 632.30 feet to the Point of Curvature of a curve concave Northwesterly having a radius of 370.14 feet, a central angle of 22°13'17", a chord bearing of N 79°10'40 " E, a chord distance of 142.66 feet;

**CONTINUED ON PAGE 3**

PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl	DATE: 10/2/19	SECTION:19,20,21
CHECKED BY: Daynes,M	JOB No:8307	TOWNSHIP: 22E
APPROVED BY: Daynes,M	DRAWING FILE:	RANGE: 27S
REVISION DATE:	8307 Oakland Avenue	SHEET 2 OF 28

PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
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DRAWING SCALE: NTS
PROJECT NUMBER 8307

**SCHEDULE "A"****PURPOSE:****Right-of-Way Transfer of portion of C.R. 438****LEGAL DESCRIPTION CONTINUED**

thence run Northeasterly along said existing North right-of-way line and arc of said curve a distance of 143.55 feet, to a point of tangency; thence run N 48°08'31" E a distance of 110.88 feet to a point, said point being the Southwest corner of Lot 6, Block 21, TOWN OF OAKLAND as recorded in Plat Book B, Pages 99 through 100, Public Records of Orange County, Florida; thence run S 89°45'27" E along the existing North right of way line of said West Oakland Avenue and the South line of Blocks 15 through 21 of aforementioned Plat Book B, Pages 99 through 100 a distance of 2,620.00 feet more or less to a point, said point lying on the West line of Lot 10, STARR GARDENS OF OAKLAND as recorded in Plat Book 31, Page 96, Public Records of Orange County, Florida and the Easterly extension of the South line of aforementioned Blocks 15 through 21 of said Plat Book B, Pages 99 through 100; thence run S 00°14'56" W along the West line of Lot 10 and Lot 11 of said Plat Book 31, Page 96 of said Public Records a distance of 122.04 feet to the Southwest corner of aforementioned Lot 11; thence run S 65°27'51" E along the said existing North right of way line a distance of 16.44 feet to the Point of Curvature of a curve concave Northeasterly having a radius of 534.48 feet, a central angle of 24°17'03", a chord bearing of S 77°36'22" E, a chord distance of 224.84 feet; thence run Easterly along said North right of way and arc of said curve a distance of 226.53 feet to a point of tangency; thence run along said existing North right of way for East Oakland Avenue the following (6) courses and distances: S 89°44'55" E a distance of 121.38 feet; N 00°15'05" E a distance of 13.00 feet; S 89°44'55" E a distance of 756.92 feet; S 89°48'12" E a distance of 618.05 feet; S 88°05'06" E a distance of 100.04 feet; S 89°48'12" E a distance of 818.58 feet to a point, said point lying on the East line of the Northeast Quarter of the Southwest Quarter of said Section 21; thence departing said existing North right of way for East Oakland Avenue S 00°08'50" W a distance of 60.00 feet to a point, said point lying on the South right of way line for said East Oakland Avenue; thence run N 89°48'12" W along aforementioned South right of way line a distance of 1,536.74 feet; thence run N 89°44'57" W along said South right of way line a distance of 878.30 feet to the Point of Curvature of a non-tangent curve concave Northerly having a radius of 584.48 feet, a central angle of 08°21'34", a chord bearing of N 84°08'51" W, a chord distance of 85.20 feet; thence run Westerly along said South right of way line and arc of said curve a distance of 85.28 feet; thence run along said existing South right of way line the following (4) courses and distances: N 00°17'03" E a distance of 4.78 feet; N 89°49'14" W a distance of 150.00 feet to a point lying on the East line of the Southeast quarter of said Section 20; N 00°14'56" E a distance of 36.30 feet; N 65°27'51" W a distance of 150.68 feet to the Point of Curvature of

**CONTINUED ON PAGE 4**PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl	DATE: 10/2/19	SECTION: 19, 20, 21	 PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: NTS
CHECKED BY: Daynes, M	JOB No: 8307	TOWNSHIP: 22E		PROJECT NUMBER
APPROVED BY: Daynes, M	DRAWING FILE:	RANGE: 27S		8307
REVISION DATE:	8307 Oakland Avenue	SHEET 3 OF 28		



**SCHEDULE "A"**

**PURPOSE:**

**Right-of-Way Transfer of portion of C.R. 438**

**LEGAL DESCRIPTION CONTINUED**

a non-tangent curve concave Southwesterly having a radius of 507.15 feet, a central angle of 12°53'47", a chord bearing of N 71°54'45" W, a chord distance of 113.91 feet; thence run along said existing South right of way line and arc of said curve a distance of 114.15 feet; thence run N 89°45'27" W along said existing South right of way line for East Oakland Avenue and the North line of Block 8 through Block 14 of the aforementioned Plat Book B, Pages 99 through 100 of said Public Records a distance of 2,306.50 feet to the Point of Curvature of a non-tangent curve concave Southerly having a radius of 507.15 feet, a central angle of 07°59'33", a chord bearing of S 73°34'59" W, a chord distance of 70.69 feet; thence run along said existing South right of way line and arc of said curve a distance of 70.75 feet; thence run S 58°33'25" W a distance of 94.02 feet to a point, said point being the Northeast corner of Lot 12, Block E of aforementioned Plat Book B, Pages 99 through 100 of said Public Records; thence run along said existing South right of way line for West Oakland Avenue the following (2) courses and distances: S 89°24'36" W a distance of 142.31 feet; N 89°42'42" W a distance of 703.83 feet to the Point of Curvature of a non-tangent curve concave Southerly having a radius of 2,422.12 feet, a central angle of 03°07'30", a chord bearing of S 88°43'36" W, a chord distance of 132.09 feet; thence run along said existing South right of way line and arc of said curve a distance of 132.11 feet to a Point of Compound Curvature of a curve concave Southerly having a radius of 165.98 feet, a central angle of 18°00'02", a chord bearing of S 78°09'50" W, a chord distance of 51.93 feet; thence run along said existing South right of way line and arc of said curve a distance of 52.15 feet to a Point of Compound Curvature of a curve concave Southerly having a radius of 247.84 feet, a central angle of 37°46'43", a chord bearing of S 50°16'27" W, a chord distance of 160.47 feet; thence run along said existing South right of way line and arc of said curve a distance of 163.42 feet to a Point of Compound Curvature of a curve concave Southeasterly having a radius of 507.99 feet, a central angle of 06°30'02", a chord bearing of S 28°08'05" W, a chord distance of 57.60 feet; thence run along said existing South right of way line and arc of said curve a distance of 57.63 feet to a point of tangency; thence run S 24°53'04" W along said existing South right of way line for West Oakland Avenue a distance of 388.58 feet to a Point of Curvature of a curve concave Northwesterly having a radius of 912.31 feet, a central angle of 32°59'59", a chord bearing of S 41°23'03" W, a chord distance of 518.22 feet; thence run along said existing South right of way line and arc of said curve a distance of 525.45 feet to a Point of Compound Curvature of a curve concave Northwesterly having a radius of 1,048.14 feet, a central angle of 22°24'00", a chord bearing of S 69°05'02" W, a chord distance of 407.17 feet;

**CONTINUED ON PAGE 5**

PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl

DATE: 10/2/19

SECTION: 19, 20, 21

PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION



DRAWING SCALE:  
NTS

CHECKED BY: Daynes, M

JOB No: 8307

TOWNSHIP: 22E

4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940

PROJECT NUMBER

APPROVED BY: Daynes, M

DRAWING FILE:

RANGE: 27S

8307

REVISION DATE:

8307 Oakland Avenue

SHEET 4 OF 28



**SCHEDULE "A"**

**PURPOSE:**


**Right-of-Way Transfer of portion of C.R. 438**

**LEGAL DESCRIPTION CONTINUED**

thence run along said existing South right of way line and arc of said curve a distance of 409.77 feet to a Point of Compound Curvature of a curve concave Northerly having a radius of 1,036.10 feet, a central angle of 18°30'08", a chord bearing of S 89°32'06" W, a chord distance of 333.13 feet; thence run along said existing South right of way line and arc of said curve a distance of 334.58 feet; thence run along said existing South right of way line for West Oakland Avenue the following (3) courses and distances: N 81°12'50" W a distance of 223.49 feet; N 85°47'16" W a distance of 100.32 feet; N 81°12'50" W a distance of 189.05 feet to a Point of Curvature of a non-tangent curve concave Southerly having a radius of 1,399.39 feet, a central angle of 20°26'46", a chord bearing of S 88°55'06" W, a chord distance of 496.73 feet; thence run along said existing South right of way line and arc of said curve a distance of 499.38 feet to a point to a Point of Tangency; thence run S 72°38'27" W along said existing South right of way line a distance of 67.56 feet to a Point of Curvature of a non-tangent curve concave Southerly having a radius of 1,105.92 feet, a central angle of 21°17'00", a chord bearing of S 63°48'20" W, a chord distance of 408.45 feet; thence run along said existing South right of way line and arc of said curve a distance of 410.81 feet to a Point of Tangency; thence run S 52°56'34" W along said existing South right of way line a distance of 39.21 feet to a point on aforementioned Northerly limited access right of way line of Florida's Turnpike and the existing Southerly right of way line for West Oakland Avenue; thence run N 72°08'17" W along the aforementioned Northerly limited access right of way line a distance of 48.42 feet to the POINT OF BEGINNING.


Containing 14.55 acres, more or less.

I hereby certify that this legal description and sketch of right-of-way transfer is correct to the best of my knowledge and belief. I further certify that this legal description and sketch of right-of-way transfer meet the standards of practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, of the Florida Statutes. Subject to notes and notations shown hereon.

 10/24/19  
 Mark A. Daynes, P.S.M. Date

Florida Professional Surveyor and Mapper No. 5479  
 Orange County, Public Works, Survey Section

PREPARED FOR: TOWN OF OAKLAND
DRAWING SCALE: NTS
PROJECT NUMBER 8307

DRAFTED BY: White, Cheryl	DATE: 10/2/19	SECTION: 19, 20, 21	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION  4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940
CHECKED BY: Daynes, M	JOB No: 8307	TOWNSHIP: 22E	
APPROVED BY: Daynes, M	DRAWING FILE:	RANGE: 27S	
REVISION DATE:	8307 Oakland Avenue	SHEET 5 OF 28	

# SCHEDULE "A"

## PURPOSE: Right-of-Way Transfer

### PORTION OF C.R. 438

#### SURVEYOR'S NOTES:


1. THIS LEGAL AND SKETCH OF RIGHT-OF-WAY TRANSFER WERE PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION. THE SKETCH OF RIGHT-OF-WAY TRANSFER IS NOT A BOUNDARY SURVEY.
2. THE PURPOSE OF THIS LEGAL DESCRIPTION AND SKETCH IS FOR THE TRANSFER OF THE EXISTING RIGHT-OF-WAY FOR WEST/EAST OAKLAND AVENUE, COUNTY ROAD 438, FORMERLY KNOWN AS STATE ROAD 438, ALSO KNOWN AS OLD STATE ROAD 50 TO THE CITY OF OAKLAND, FLORIDA. THE FOLLOWING MAPS WERE USED FOR THE CREATION OF THIS LEGAL AND SKETCH: THE STATE ROAD 438, RIGHT-OF-WAY MAP OF STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, SECTIONS 75230(2) AND 75230(2A), WHICH WERE TRANSFERRED TO ORANGE COUNTY IN ACCORDANCE WITH FLORIDA STATUTES 337.29(1977) AND WERE RECORDED IN PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ON 14TH DAY OF JANUARY, 1981 AND RECORDED IN STATE ROAD PLAT BOOK 2, PAGES 1 THROUGH 8.
3. PROPERTY LINES ADJOINING THE RIGHT-OF-WAY WERE NOT CALCULATED. PROPERTY LINES ARE REPRESENTED BY GIS SHAPE LAYER, AND THEY ARE FOR INFORMATION PURPOSES ONLY. THE ORANGE COUNTY PROPERTY APPRAISER WEB SITE WAS USED FOR ALL OUTER IMAGERY OF THE RIGHT-OF-WAY AS SHOWN AND SHOULD NOT BE RELIED ON FOR ACTUAL PROPERTY IDENTIFICATION.
4. SUBDIVISION PLATS ARE SHOWN FOR INFORMATION PURPOSES ONLY. THERE WERE NO BOUNDARY WORK PERFORMED ON THE EXISTING SUBDIVISIONS OR PARCELS AS SHOWN.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORDS BY ORANGE COUNTY SURVEY SECTION.
6. ALL PARCEL IDENTIFICATION NUMBERS SHOWN HEREON REFLECT THE OWNER OF THE PROPERTY AS OF THE DATE OF THIS SURVEY. ALL RECORDED PLATS, OFFICIAL RECORD BOOKS, AND DEED BOOKS REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
7. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 27 EAST BEING SOUTH 87°45'23" WEST. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/90 ADJUSTMENT.

#### BEARING BASIS REFERENCE CORNERS USED FOR THIS EXHIBIT:

A) FOUND 6"X6" CONCRETE MONUMENT AND 3/4" IRON PIPE NO IDENTIFICATION AT THE NORTHEAST CORNER OF THE SECTION 30, TOWNSHIP 22 SOUTH, RANGE 27 EAST, PER CERTIFIED CORNER RECORD NUMBER 66531. NORTHING: 1533621.960'; EASTING: 450370.482'

B) FOUND 6"X6" CONCRETE MONUMENT AND 1/2" IRON PIPE AT THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 27 EAST, PER CERTIFIED CORNER RECORD NUMBER 66530. NORTHING: 1533517.932'; EASTING: 447715.761'.

CONTINUED ON PAGE 7

DRAFTED BY: White, Cheryl			DATE: 10/2/19	SECTION: 19, 20, 21	 <p>PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940</p>	PREPARED FOR: TOWN OF OAKLAND
CHECKED BY: Daynes, M			JOB No: 8307	TOWNSHIP: 22E		DRAWING SCALE: NTS
APPROVED BY: Daynes, M			DRAWING FILE:	RANGE: 27S		PROJECT NUMBER
REVISION DATE:	8307 Oakland Avenue		SHEET 6 OF 28			8307

**SCHEDULE "A"**

**PURPOSE: Right-of-Way Transfer  
PORTION OF C.R. 438**

**SURVEYOR'S NOTES CONTINUED:**

8. THE CENTERLINE ALIGNMENT SHOWN HEREON WAS PLACED ON THIS SKETCH OF DESCRIPTION TO IDENTIFY STATE ROAD 438 RIGHT-OF-WAY MAP, SECTIONS 75230(2) AND 75230(2A) AND ROAD PLAT BOOK 2, PAGES 2 THROUGH 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND PLACE ITS MATHEMATICAL COURSES AND DISTANCES AS CLOSE TO THE ORIGINALLY INTENDED CENTERLINE OF ROAD POSITION AS POSSIBLE. BEARINGS AND DISTANCES HAVE BEEN ROTATED/TRANSFORMED TO FIT THE BEST STATE ROAD 438 ALIGNMENT INTEND. PLEASE DIRECT ANY QUESTIONS TO THE COUNTY SURVEYOR, PHONE 407-836-7881.

9. THE CURVE DATA (DELTA,TANGENT,LENGTH AND RADIUS) AND THE CENTERLINE OF ALIGNMENT OF STATE ROAD 438 HAS BEEN DERIVED FROM STATE ROAD 438 RIGHT-OF-WAY MAP, SECTIONS 75230(2) AND 75230(2A) AND ROAD PLAT BOOK 2, PAGES 2 THROUGH 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THE CENTRAL ANGLE OF THE CURVES AND ALL BEARINGS SHOWN HEREON HAVE BEEN ROUNDED TO THE NEAREST SECOND (00") PER ORANGE COUNTY STANDARDS.

10. EXISTING RIGHT OF WAY LINES AND ROAD ALIGNMENT SHOWN HEREON ARE BASED STATE ROAD 438 RIGHT-OF-WAY MAP, SECTIONS 75230(2) AND 75230(2A) AND ROAD PLAT BOOK 2, PAGES 2 THROUGH 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. EXISTING RIGHT-OF-WAY LINES WERE ESTABLISHED BY STATIONS AND OFFSETS FROM THE RIGHT-OF-WAY MAP LISTED ABOVE, AND THEY ARE SHOWN IN ITALIC FONT.

11. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE SEARCH WAS NOT PERFORMED.

12. THE SCALE OF THE SKETCH/DRAWING MAY NOT REPRESENT ACTUAL VALUE DUE TO THE SHRINKAGE/REDUCTION DURING SCANNING AND COPING OF THE ORIGINAL MATERIAL.

13. THIS SKETCH OF RIGHT-OF-WAY TRANSFER AND LEGAL DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl

DATE: 10/2/19

SECTION:19,20,21

PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION



DRAWING SCALE:  
NTS

CHECKED BY: Daynes, M

JOB No: 8307

TOWNSHIP: 22E

4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940

PROJECT NUMBER

APPROVED BY: Daynes, M

DRAWING FILE:  
8307 Oakland Avenue

RANGE: 27S

SHEET 7 OF 28

8307

REVISION DATE:

**SCHEDULE "A"**  
**PURPOSE: Right-of-Way Transfer**  
**PORTION OF C.R. 438**

Line Table of Right-of-Way Transfer C.R. 438

Line #	Length	Bearing
L1	58.31'	N72° 08' 17"W
L2	20.42'	S82° 55' 53"E
L3	540.75'	S81° 12' 50"E
L4	8.29'	S00° 40' 30"W
L5	12.91'	N36° 11' 07"W
L6	134.21'	N25° 18' 09"E
L7	303.20'	N25° 18' 09"E
L8	71.53'	S89° 42' 42"E
L9	5.00'	S00° 17' 18"W
L10	632.30'	S89° 42' 42"E
L11	110.88'	N48° 08' 31"E
L12	2620.00'	S89° 45' 27"E
L13	122.04'	S00° 14' 56"W
L14	16.44'	S65° 27' 51"E
L15	121.38'	S89° 44' 55"E
L16	13.00'	N00° 15' 05"E
L17	756.92'	S89° 44' 55"E
L18	618.05'	S89° 48' 12"E
L19	100.04'	S88° 05' 06"E
L20	818.58'	S89° 48' 12"E
L21	60.00'	S00° 08' 50"W
L22	1536.74'	N89° 48' 12"W
L23	878.30'	N89° 44' 57"W
L24	4.78'	N00° 17' 03"E
L25	150.00'	N89° 49' 14"W
L26	36.30'	N00° 14' 56"E
L27	150.68'	N65° 27' 51"W

CONTINUED ON PAGE 9

PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl  
 CHECKED BY: Daynes, M  
 APPROVED BY: Daynes, M  
 REVISION DATE:

DATE: 10/2/19  
 JOB No: 8307  
 DRAWING FILE:  
 8307 Oakland Avenue

SECTION: 19, 20, 21  
 TOWNSHIP: 22E  
 RANGE: 27S  
 SHEET 8 OF 28

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



DRAWING SCALE:  
NTS  
 PROJECT NUMBER  
8307

**SCHEDULE "A"**  
**PURPOSE: Right-of-Way Transfer**  
**PORTION OF C.R. 438**

Line Table of Right-of-Way Transfer C.R. 438		
Line #	Length	Bearing
L28	2306.50'	N89° 45' 27"W
L29	94.02'	S58° 33' 25"W
L30	142.31'	S89° 24' 36"W
L31	703.83'	N89° 42' 42"W
L32	388.58'	S24° 53' 04"W
L33	223.49'	N81° 12' 50"W
L34	100.32'	N85° 47' 16"W
L35	189.05'	N81° 12' 50"W
L36	67.56'	S72° 38' 27"W
L37	39.21'	S52° 56' 34"W
L38	48.42'	N72° 08' 17"W

PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl	DATE: 10/2/19	SECTION: 19, 20, 21
CHECKED BY: Daynes, M	JOB No: 8307	TOWNSHIP: 22E
APPROVED BY: Daynes, M	DRAWING FILE:	RANGE: 27S
REVISION DATE:	8307 Oakland Avenue	SHEET 9 OF 28

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



DRAWING SCALE:  
NTS  
PROJECT NUMBER  
8307

**SCHEDULE "A"**  
**PURPOSE: Right-of-Way Transfer**  
**PORTION OF C.R. 438**

Curve Table of Right-of-Way Transfer C.R. 438

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	1083.08'	1419.56'	43° 42' 54"	N75° 12' 41"E	1057.00'
C2	139.62'	981.10'	08° 09' 13"	S85° 17' 26"E	139.50'
C3	652.19'	1014.43'	36° 50' 10"	N72° 14' 44"E	641.01'
C4	269.08'	857.31'	17° 58' 59"	N43° 31' 15"E	267.97'
C5	225.15'	988.75'	13° 02' 49"	N31° 49' 33"E	224.66'
C6	133.46'	302.84'	25° 14' 59"	N56° 32' 19"E	132.38'
C7	69.43'	220.98'	18° 00' 02"	N78° 09' 50"E	69.14'
C8	135.11'	2477.12'	03° 07' 30"	N88° 43' 36"E	135.09'
C9	143.55'	370.14'	22° 13' 17"	N79° 10' 40"E	142.66'
C10	226.53'	534.48'	24° 17' 03"	S77° 36' 22"E	224.84'
C11	85.28'	584.48'	08° 21' 34"	N84° 08' 51"W	85.20'
C12	114.15'	507.12'	12° 53' 47"	N71° 54' 45"W	113.91'
C13	70.75'	507.15'	07° 59' 33"	S73° 34' 59"W	70.69'
C14	132.11'	2422.12'	03° 07' 30"	S88° 43' 36"W	132.09'
C15	52.15'	165.98'	18° 00' 02"	S78° 09' 50"W	51.93'
C16	163.42'	247.84'	37° 46' 43"	S50° 16' 27"W	160.47'
C17	57.63'	507.99'	06° 30' 02"	S28° 08' 05"W	57.60'
C18	525.45'	912.31'	32° 59' 59"	S41° 23' 03"W	518.22'
C19	409.77'	1048.14'	22° 24' 00"	S69° 05' 02"W	407.17'
C20	334.58'	1036.10'	18° 30' 08"	S89° 32' 06"W	333.13'
C21	499.38'	1399.39'	20° 26' 46"	S88° 55' 06"W	496.73'
C22	410.81'	1105.92'	21° 17' 00"	S63° 48' 20"W	408.45'

PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl  
 CHECKED BY: Daynes, M  
 APPROVED BY: Daynes, M  
 REVISION DATE:

DATE: 10/2/19  
 JOB No: 8307  
 DRAWING FILE:  
 8307 Oakland Avenue

SECTION: 19, 20, 21  
 TOWNSHIP: 22E  
 RANGE: 27S  
 SHEET 10 OF 28

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



DRAWING SCALE:  
NTS  
 PROJECT NUMBER  
8307


# SCHEDULE "A"

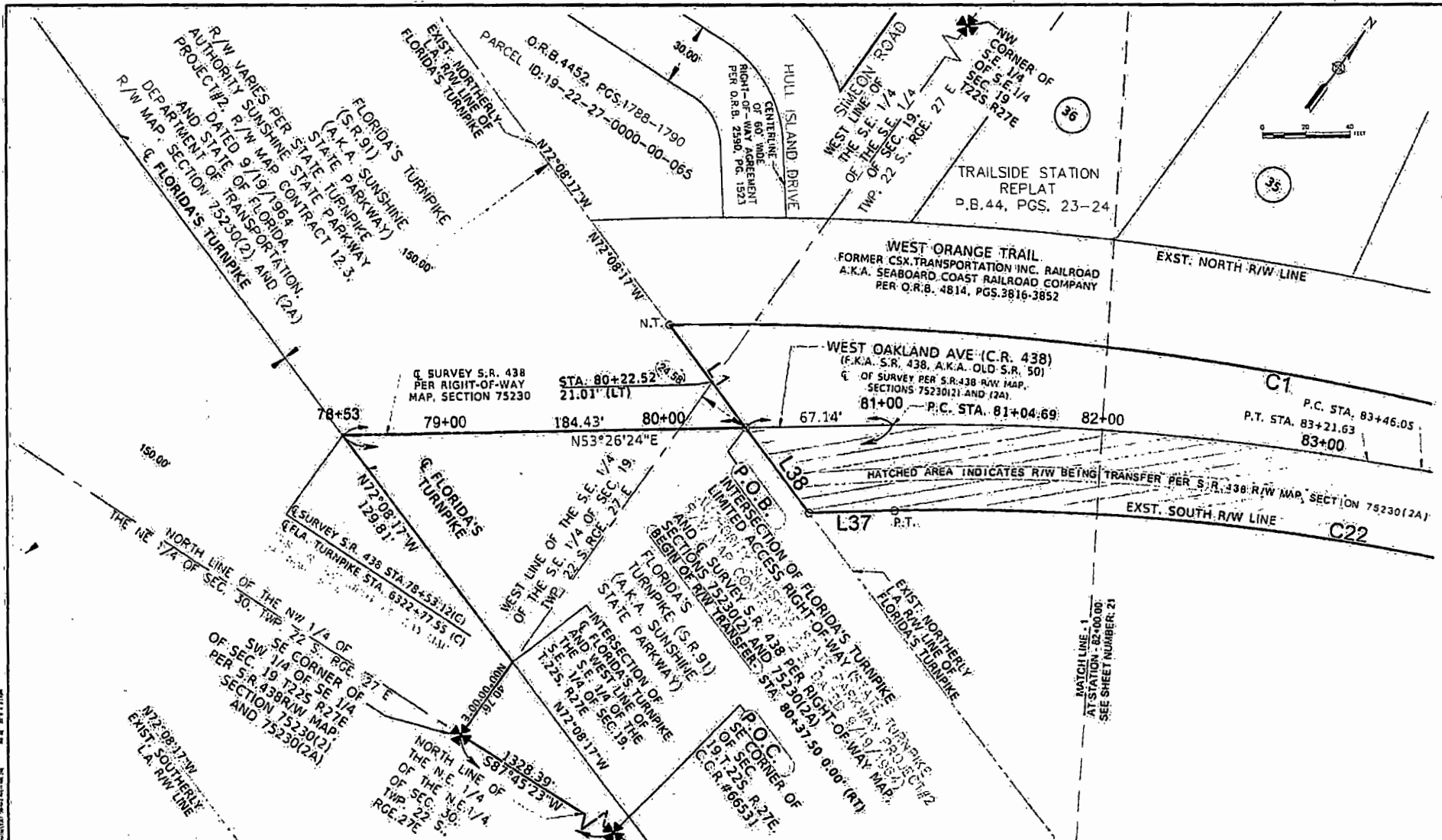
**PURPOSE: Right-of-Way Transfer  
PORTION OF C.R. 438**

## ABBREVIATIONS LEGEND:

A.K.A. = ALSO KNOWN AS	CB. = LONG CHORD BEARING
O.R.B. = OFFICIAL RECORD BOOK	CD. = LONG CHORD DISTANCE
R/W = RIGHT OF WAY	C.S.X. = C.S.X. TRANSPORTATION
P.N. = POINT OF NON-TANGENT INTERSECTION	R. = RADIUS
O.C. = ORANGE COUNTY	△ = DELTA, CENTRAL ANGLE
P.B. = PLAT BOOK	NO: = NUMBER
PG. = PAGE	F.P. = FINANCIAL PROJECT
PGS. = PAGES	P.O.L. = POINT ON LINE
T__S = TOWNSHIP__SOUTH	P. = PLAT
R__E = RANGE__EAST	C.C.R. = CERTIFIED CORNER RECORD
ROW = RIGHT-OF-WAY	F.K.A. = FORMERLY KNOWN AS
C1 = CURVE NUMBER	ℙ = PROPERTY LINE
L1 = LINE NUMBER	R.P.B. = ROAD PLAT BOOK
LT = LEFT	S.R.P.B. = STATE ROAD PLAT BOOK
RT = RIGHT	P.I. = POINT OF INTERSECTION
NT = NON-TANGENT	S.C.L. = SEABOARD COAST LINE
CALC. = CALCULATED	L.A. = LIMITED ACCESS
ID. = IDENTIFICATION	TWP. = TOWNSHIP
SQ. FT. = SQUARE FOOT (FEET)	RGE. = RANGE
PB. = PLAT BOOK	(C) = CALCULATED
EXIST. = EXISTING	(P) = PLAT
SEC. = SECTION	PID: = PARCEL IDENTIFICATION NUMBER
P.O.C. = POINT OF COMMENCEMENT	DOC# = DOCUMENT NUMBER
P.O.B. = POINT OF BEGINNING	⊙ = LOT NUMBER
P.C.C. = POINT OF COMPOUND CURVATURE	⚡ = BREAK LINE
STA. = STATION	○ = CHANGE OF DIRECTION, NO POINT SET
S.R. = STATE ROAD	Ⓢ = CENTERLINE
C.R. = COUNTY ROAD	
N.T.S. = NOT TO SCALE	
N.R.L. = NON-RADIAL LINE	
SUR. = SURVEY	

PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl	DATE: 10/2/19	SECTION: 19, 20, 21	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: NTS
CHECKED BY: Daynes, M	JOB No: 8307	TOWNSHIP: 22E			PROJECT NUMBER
APPROVED BY: Daynes, M	DRAWING FILE:	RANGE: 27S			8307
REVISION DATE:	8307 Oakland Avenue	SHEET 11 OF 28			



NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES

SECTION 19, TOWNSHIP 22S, RANGE 27E

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4100 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 838-1925



SURVEY SECTION  
430 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32838-9205  
(407) 831-7640

SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21-T22S-R27E

DRAWN BY: White, Cheryl D  
SURVEYED BY: N/A  
CALCULATED BY: N/A  
APPROVED BY: Daynes, Mark

DATE: 10/2/2010  
DATE: N/A  
DATE: 6/7/2019  
DATE: 10/2/2019

DRAWING SCALE:  
1 INCH=20 U.S. FEET  
DRAWING PROJECT NUMBER:  
6307  
PREPARED FOR:  
TOWN OF OAKLAND, FL  
SHEET 12 OF 28



TRAILSIDE STATION REPLAT  
P.B.44, PGS. 23-24

WEST ORANGE TRAIL  
FORMER CSX TRANSPORTATION, INC. RAILROAD  
A.K.A. SEABOARD COAST RAILROAD COMPANY  
PER O.R.B. 4814, PGS.3816-3852

WEST OAKLAND AVE (C.R. 438)  
(P.K.A. S.R. 438, A.K.A. OLD S.R. 50)

PFD LONGLEAF, LLC  
(PARCEL:100-SURPLUS  
F.P.NO.:412279-2, S.R. 91)  
PARCEL ID:19-22-27-0000-00-082  
DOC.#20170549057

NOT PLATTED



SECTION 19, TOWNSHIP 22S, RANGE 27E

EXST. NORTH R/W LINE

EXST. NORTH R/W LINE

W. BEING TRANSFER PER S.R. 438 R/W MAP, SECT. CN 75230(2A)  
EXST. SOUTH R/W LINE

EXST. SOUTH R/W LINE

MATCHLINE - 1  
AT STATION 82+00.00  
SEE SHEET NUMBER 20

MATCHLINE - 2  
AT STATION 88+16.00  
SEE SHEET NUMBER 22

NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4202 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 835-7968



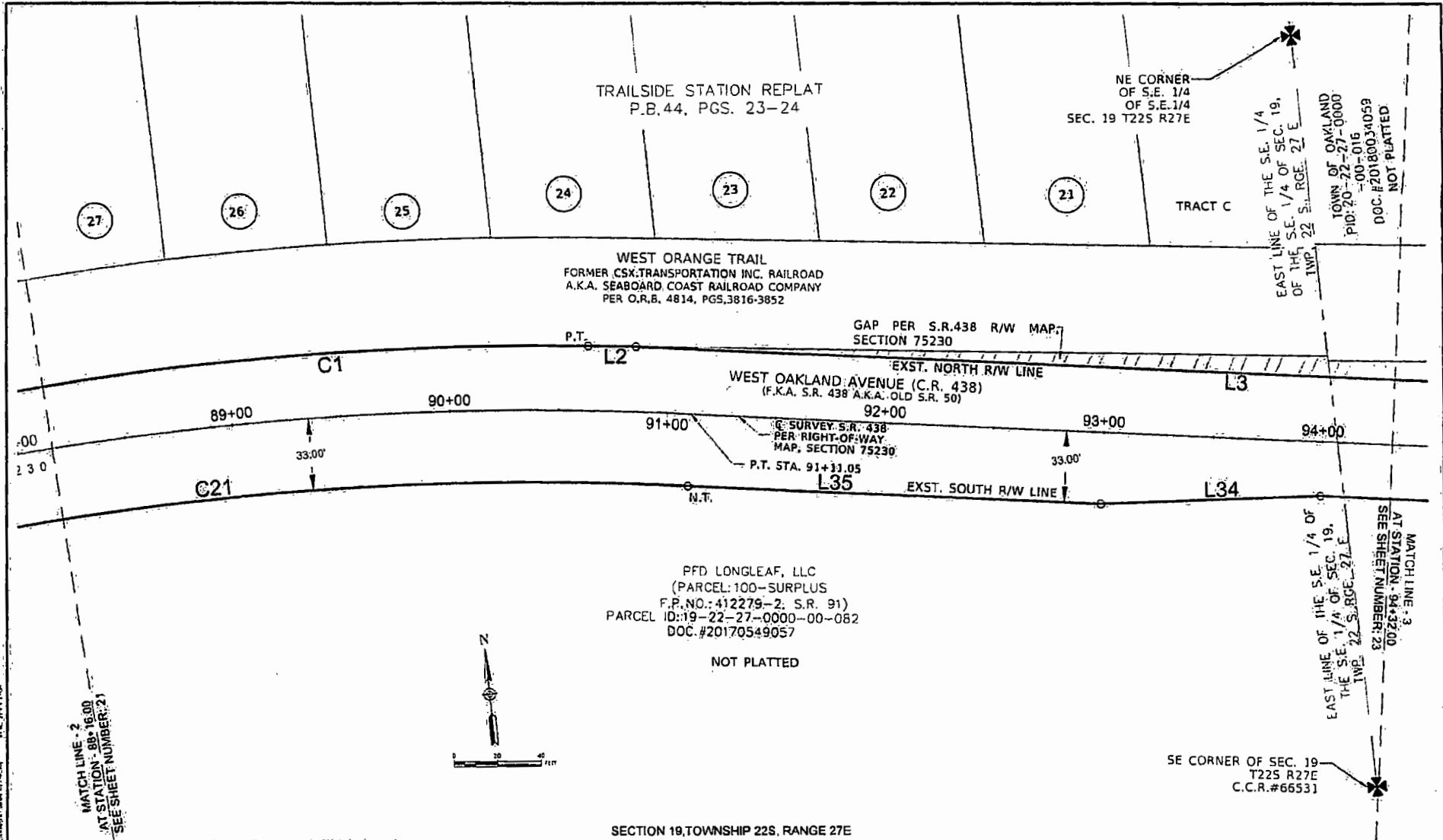
SURVEY SECTION  
4202 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7410

SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21-T22S-R27E

DRAWN BY: White, Cheryl D  
SURVEYED BY: N/A  
CALCULATED BY: N/A  
APPROVED BY: Daynes, Mark

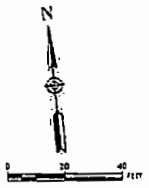
DATE: 10/2/2019  
DATE: N/A  
DATE: 8/7/2019  
DATE: 10/2/2019

DRAWING SCALE: 1"=20' U.S. FEET  
DRAWING PROJECT NUMBER: 8307  
PREPARED FOR: TOWN OF OAKLAND, FL  
SHEET 13 of 28



MATCH LINE - 2  
AT STATION - 88+16.00  
SEE SHEET NUMBER: 21

MATCH LINE - 3  
AT STATION - 94+32.00  
SEE SHEET NUMBER: 23



NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES

<b>REVISIONS</b> (DATE) BY: DESCRIPTION		<b>ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8203 (407) 836-7800		<b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8203 (407) 836-7840	<b>SKETCH OF RIGHT-OF-WAY TRANSFER</b> SEC. 19, 20, 21-T22S-R27E	DRAWN BY: Wnie, Cheryl D SURVEYED BY: N/A CALCULATED BY: N/A APPROVED BY: Daynes, Mark	DATE: 10/27/2019 DATE: N/A DATE: 8/7/2019	DRAWING SCALE: 1" = 20 U.S. FEET	DRAWING PROJECT NUMBER: 8307
						DATE: 10/2/2019 PREPARED FOR: TOWN OF OAKLAND, FL	SHEET 14 OF 28		

TOWN OF OAKLAND  
 PID: 20-22-27-0000  
 -00-016  
 DOC.#20180034059  
 NOT PLATTED

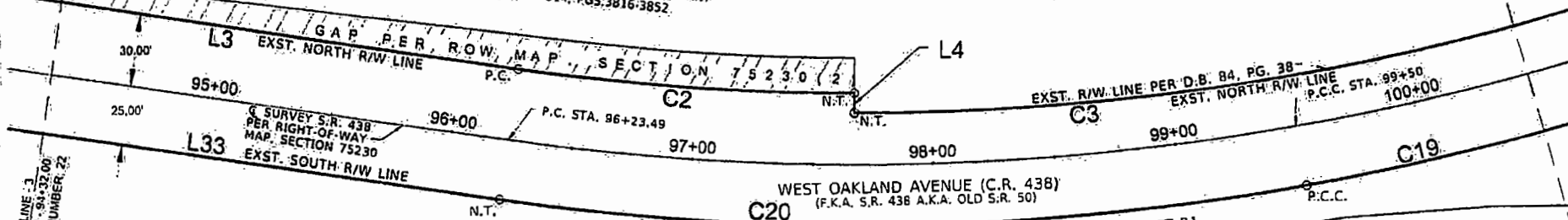


TOWN OF OAKLAND  
 PARCEL ID: 20-22-27-0000-00-016  
 DOC.#20180034059

NOT PLATTED

MATCH LINE - A  
 AT STATION: 100+48.00  
 SEE SHEET NUMBER: 21

WEST ORANGE TRAIL  
 FORMER CSX TRANSPORTATION INC. RAILROAD  
 A.K.A. SEABOARD COAST RAILROAD COMPANY  
 PER O.R.B. 4814; PGS. 3816-3852.



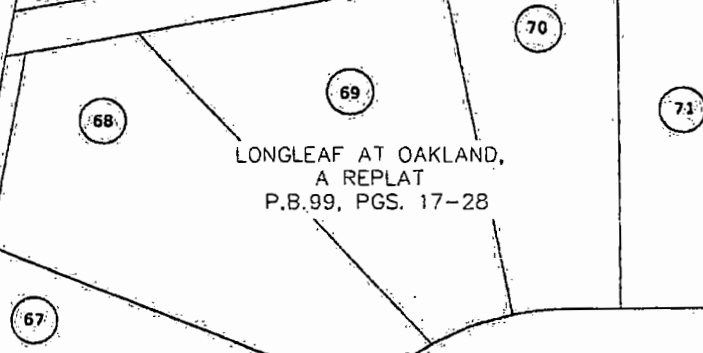
MATCH LINE - B  
 AT STATION: 94+32.00  
 SEE SHEET NUMBER: 22

PFD LONGLEAF, LLC  
 (PARCEL: 100-SURPLUS  
 F.P.NO.: 412279-2, S.R. 91)  
 PARCEL ID: 19-22-27-0000-00-082  
 DOC.#20170549057  
 NOT PLATTED

WEST OAKLAND AVENUE (C.R. 438)  
 (F.K.A. S.R. 438 A.K.A. OLD S.R. 50)

TRACT B1

TRACT A



LONGLEAF AT OAKLAND,  
 A REPLAT  
 P.B. 99, PGS. 17-28

SECTION 20, TOWNSHIP 22S, RANGE 27E

NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES.

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
 ENGINEERING DIVISION  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9703  
 (407) 835-7229



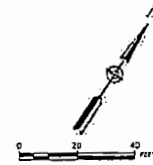
SURVEY SECTION  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9703  
 (407) 835-7240

SKETCH OF  
 RIGHT-OF-WAY TRANSFER  
 SEC. 19, 20, 21 - T22S - R27E

DRAWN BY: White, Cheryl D	DATE: 10/2/2019	DRAWING SCALE: 1 INCH=20 U.S. FEET	DRAWING PROJECT NUMBER: 8307
SURVEYED BY: N/A	DATE: N/A		
CALCULATED BY: N/A	DATE: 8/7/2019	PREPARED FOR: TOWN OF OAKLAND, FL	
APPROVED BY: Gaynes, Mark	DATE: 10/7/2019		SHEET 15 OF 28

TOWN OF OAKLAND  
 PARCEL ID: 20-22-27-0000-00-016  
 DCC.#20180034059

NOT PLATTED



MATCH LINE - 4  
 AT STATION 100+00.00  
 SEE SHEET NUMBER 23

MATCH LINE - 5  
 AT STATION 106+00.00  
 SEE SHEET NUMBER 25

WEST ORANGE TRAIL  
 FORMER CSX TRANSPORTATION INC. RAILROAD  
 A.K.A. SEABOARD COAST RAILROAD COMPANY  
 PER O.R.B. 4814, PGS. 3816-3852

EXST. R/W LINE PER D.B. 84, PG. 38  
 EXST. NORTH R/W LINE

101+00

102+00

C3

103+00

L5

N.T.

N.T.

104+00

105+00

C4

106+00

WEST OAKLAND AVENUE (C.R. 438)  
 (F.K.A. S.R. 438 A.K.A. OLD S.R. 50)

P.C.C. STA. 103+50

C19

C18

P.C.C.

TRACT D

TRACT B1

TRACT A

TRACT D-3

LONGLEAF AT OAKLAND,  
 A REPLAT  
 P.B. 99, PGS. 17-28

SECTION 20, TOWNSHIP 22S, RANGE 27E

NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES.

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
 ENGINEERING DIVISION  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9203  
 (407) 835-7900



SURVEY SECTION  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9203  
 (407) 835-7910

ARTICLE 10 OF  
 NWSH - OF-WAY TRANSFER  
 SEC. 19.20.21-T22S-R27E

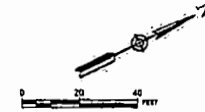
DRAWN BY: nnie, Cheryl D  
 SURVEYED BY: N/A  
 CALCULATED BY: N/A  
 APPROVED BY: Daynes, Mark

DATE: 10/2/2019  
 DATE: N/A  
 DATE: 6/7/2019  
 DATE: 10/2/2019

DRAWING SCALE:  
 1" INCH = 20 U.S. FEET  
 DRAWING PROJECT NUMBER:  
 8307  
 PREPARED FOR:  
 TOWN OF OAKLAND, FL  
 SHEET 16 OF 28

SECTION 20, TOWNSHIP 22S, RANGE 27E

TOWN OF OAKLAND  
 PARCEL ID: 20-22-27-0000-00-016  
 DOC.#20180034059  
 NOT PLATTED



SE CORNER  
 OF S.W. 1/4  
 OF SEC. 20  
 T22S R27E

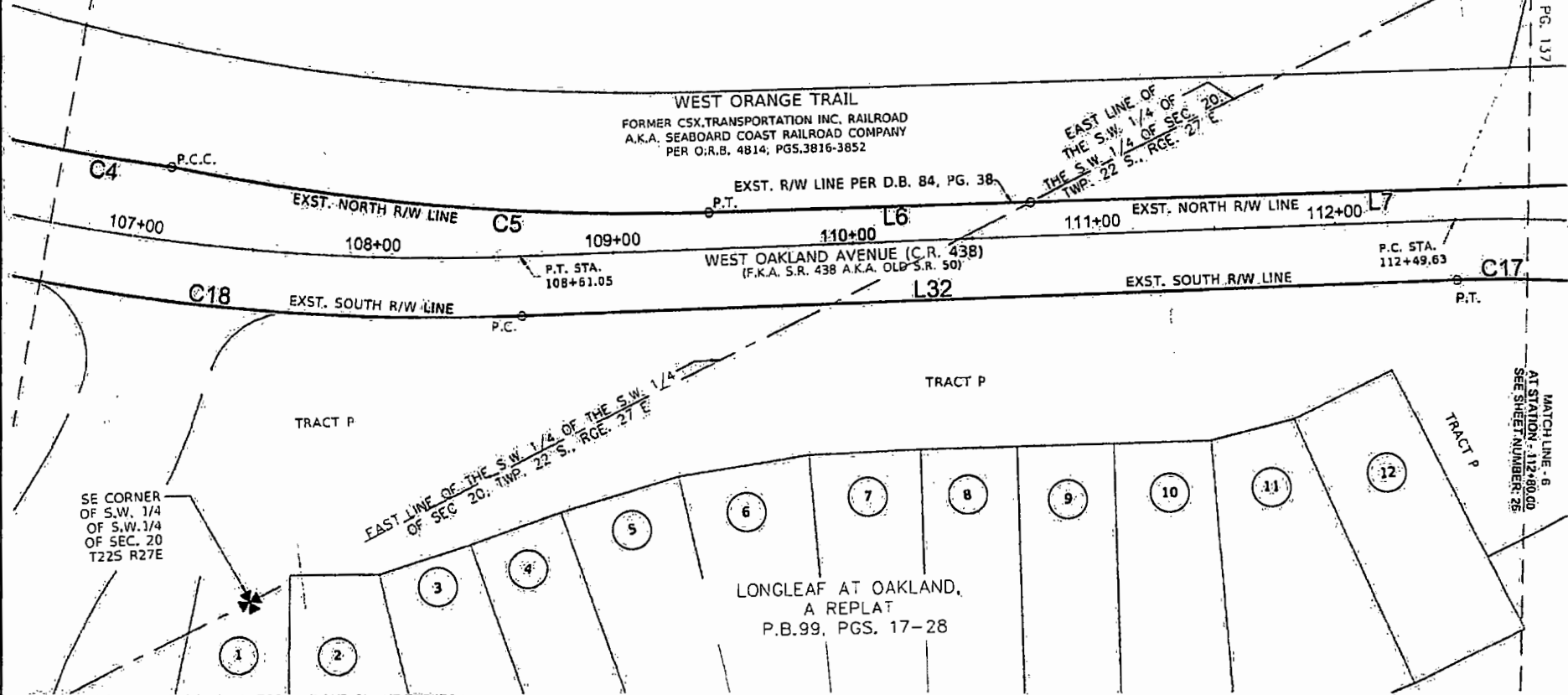
MACHETE TRAIL P.B. 46, PG. 137

WEST ORANGE TRAIL  
 FORMER CSX TRANSPORTATION INC. RAILROAD  
 A.K.A. SEABOARD COAST RAILROAD COMPANY  
 PER O.R.B. 4814, PGS. 3816-3852

EAST LINE OF  
 THE S.W. 1/4 OF  
 THE S.W. 1/4 OF SEC. 20,  
 TWP. 22 S., RGE. 27 E.

MATCH LINE - 5  
 AT STATION 106+64.00  
 SEE SHEET NUMBER 24

MATCH LINE - 6  
 AT STATION 112+00.00  
 SEE SHEET NUMBER 25



SE CORNER  
 OF S.W. 1/4  
 OF S.W. 1/4  
 OF SEC. 20  
 T22S R27E

LONGLEAF AT OAKLAND,  
 A REPLAT  
 P.B. 99, PGS. 17-28

NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES!

REVISIONS		
NO.	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
 ENGINEERING DIVISION  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 (407) 836-7900



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

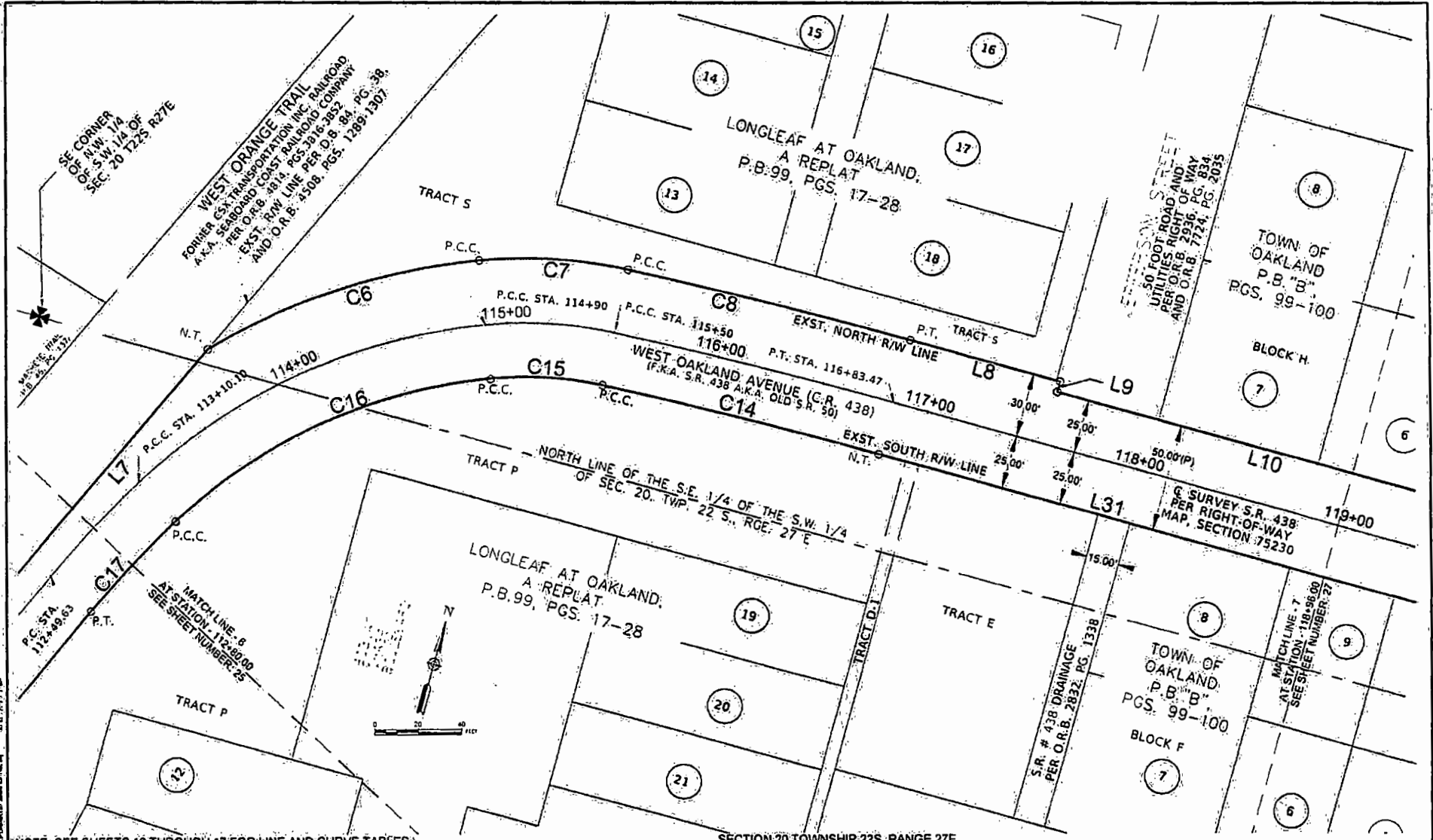
DRILLING OF  
 RIGHT-OF-WAY TRANSFER  
 SEC. 19, 20, 21 - T22S - R27E

DRAWN BY: White, Cheryl D.  
 SURVEYED BY: N/A  
 CALCULATED BY: N/A  
 APPROVED BY: Daynes, Mark

DATE: 10/2/2019  
 DATE: N/A  
 DATE: 8/7/2019  
 DATE: 10/2/2019

DRAWING SCALE  
 1" = 20 U.S. FEET  
 PREPARED FOR  
 TOWN OF OAKLAND, FL

DRAWING PROJECT NUMBER:  
 8307  
 SHEET 17 OF 28



NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES

SECTION 20, TOWNSHIP 22S, RANGE 27E

REVISIONS	
DATE	DESCRIPTION

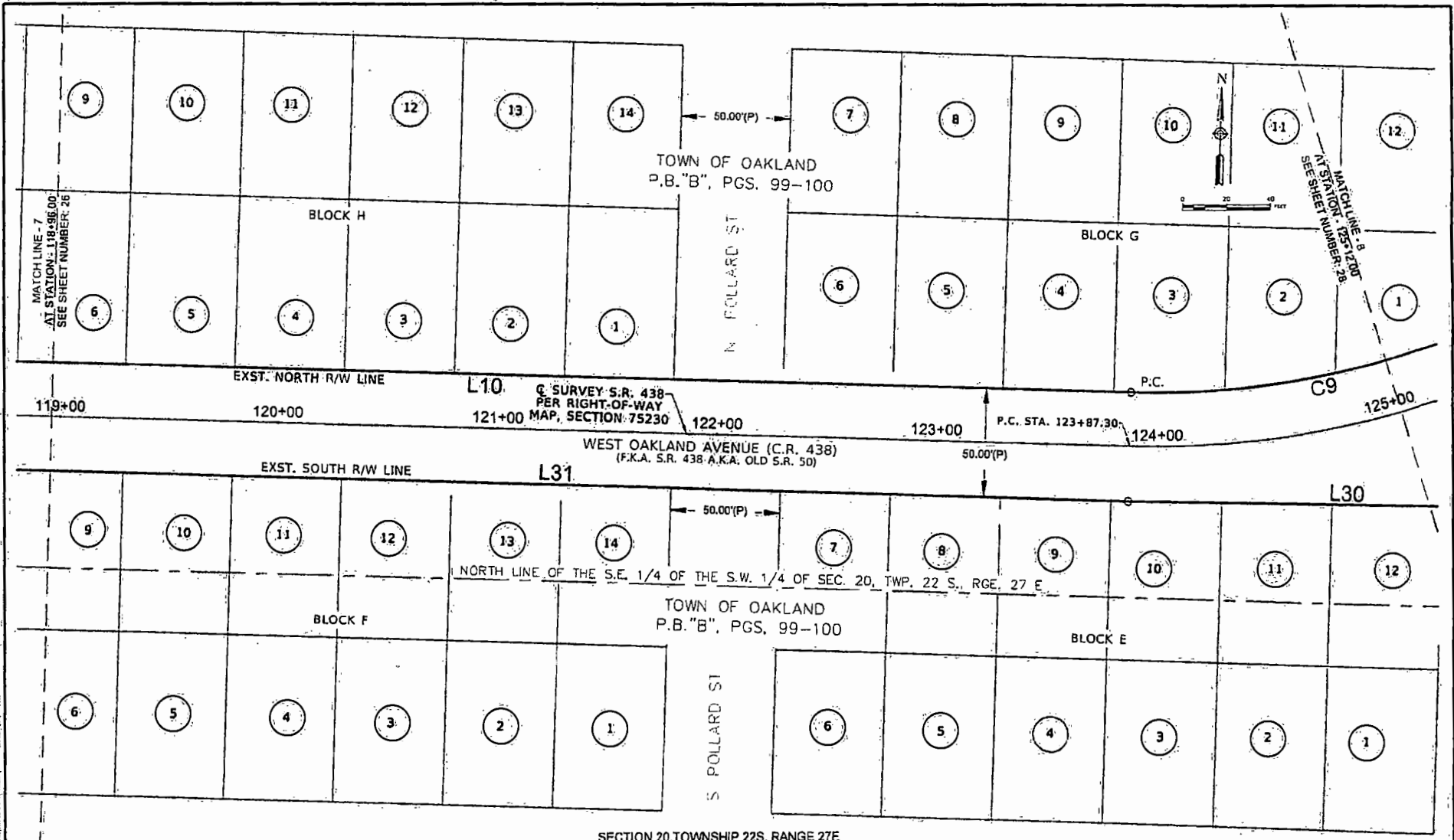
ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4100 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 838-1900



SURVEY SECTION  
4230 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 835-7940

SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21 - T22S-R27E

DRAWN BY: White, Cheryl D	DATE: 10/27/2010	DRAWING SCALE: 1"=20' U.S. FEET	DRAWING PROJECT NUMBER: B307
SURVEYED BY: N/A	DATE: N/A	PREPARED FOR: TOWN OF OAKLAND, FL	SHEET 18 OF 28
CALCULATED BY: N/A	DATE: 6/7/2010	APPROVED BY: Daynes, Mark	
APPROVED BY: Daynes, Mark	DATE: 10/27/2010		



(NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES.)

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4300 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 831-7905



SURVEY SECTION  
4300 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 831-7940

SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21 - T22S - R27E

DRAWN BY: White, Cheryl D  
SURVEYED BY: N/A  
CALCULATED BY: N/A  
APPROVED BY: Gaynes, Verna

DATE: 10/2/2019  
DATE: N/A  
DATE: 8/7/2019  
DATE: 10/7/2019

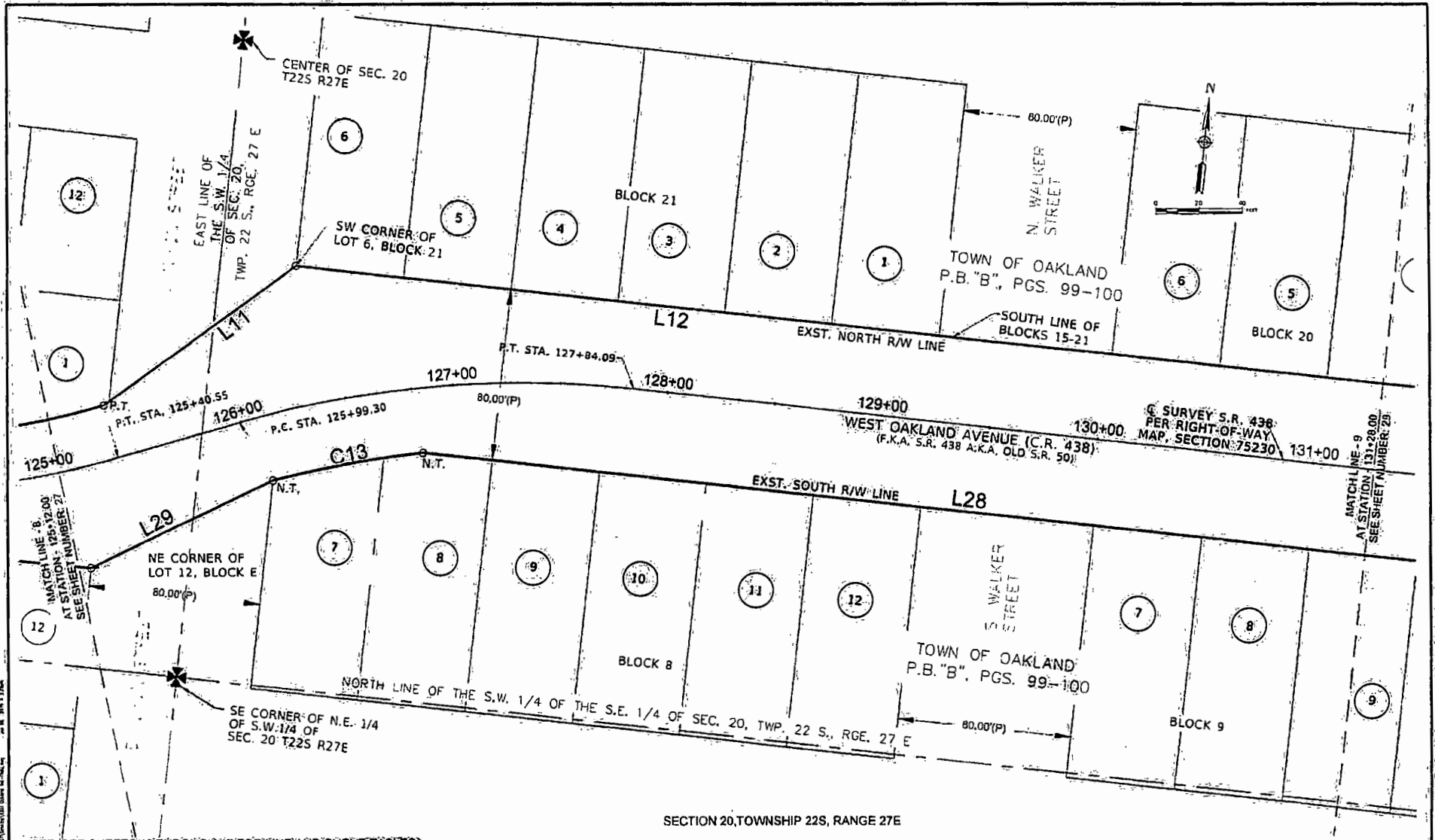
DRAWING SCALE:  
1" = 20' U.S. FEET

PREPARED FOR:  
TOWN OF OAKLAND, FL

DRAWING PROJECT NUMBER:  
9307

SHEET 19 OF 28

DATE PLOTTED: 10/2/2019 10:58:11 AM  
 PLOTTER: HP DesignJet T1200  
 PLOT FILE: C:\Users\cherryd\OneDrive\Documents\190719\190719\_190719\_190719.dwg



SECTION 20, TOWNSHIP 22S, RANGE 27E

NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES

REVISIONS	
DATE	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 838-7500



SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 838-7510

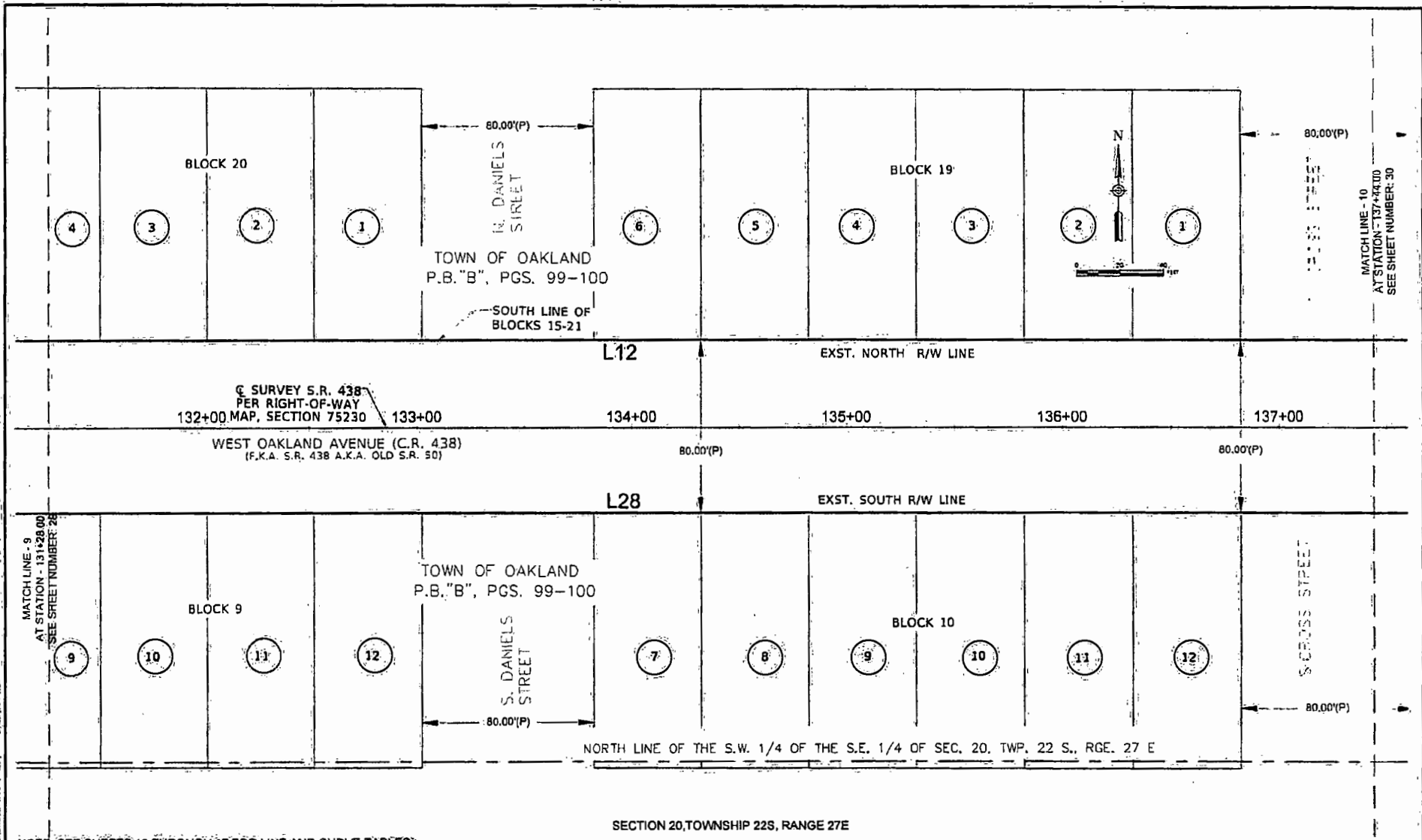
SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21 - T22S - R27E

DRAWN BY: White, Cheryl D  
SURVEYED BY: N/A  
CALCULATED BY: N/A  
APPROVED BY: Daynes, Mark

DATE: 10/2/2019  
DATE: N/A  
DATE: 8/7/2019  
DATE: 10/2/2019

DRAWING SCALE:  
1 INCH = 20 U.S. FEET  
DRAWING PROJECT NUMBER:  
5307  
TOWN OF OAKLAND, FL  
SHEET 20 OF 28





NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES

SECTION 20, TOWNSHIP 22S, RANGE 27E

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7908



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

SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21 - T22S - R27E

DRAWN BY: White, Cheryl D. DATE: 10/2/2019 DRAWING SCALE: 1 INCH = 20 U.S. FEET  
 SURVEYED BY: N/A DATE: N/A  
 CALCULATED BY: N/A DATE: 8/7/2018 PREPARED FOR: TOWN OF OAKLAND, FL  
 APPROVED BY: Daynes, Mark DATE: 10/2/2019

DRAWING PROJECT NUMBER: 8307  
SHEET 21 OF 28

SECTION 20, TOWNSHIP 22S, RANGE 27E

NE CORNER OF N.W. 1/4  
OF S.E. 1/4 OF  
SEC. 20 T22S R27E



PLAT OF TOWN OF OAKLAND  
P.B. "B", PGS. 99-100

MATCH LINE - 10  
AT STATION - 137+44.00  
SEE SHEET NUMBER: 29

MATCH LINE - 11  
AT STATION - 143+60.00  
SEE SHEET NUMBER: 31

BLOCK 18

BLOCK 17

EAST LINE OF THE  
THE N.W. 1/4 OF THE  
S.E. 1/4  
OF SEC. 20, TWP. 22  
S., RGE. 27 E

N. TUBB  
STREET

80.00'(P)  
SOUTH LINE OF  
BLOCKS 15-21

EXST. NORTH R/W LINE L12

138+00

139+00

6 SURVEY S.R. 438  
PER RIGHT-OF-WAY  
MAP, SECTION 75230

140+00

141+00

142+00

143+00

WEST OAKLAND AVENUE (C.R. 438)  
(F.K.A. S.R. 438 A.K.A. OLD S.R. 50)

EAST OAKLAND AVENUE (C.R. 438)  
(F.K.A. S.R. 438 A.K.A. OLD S.R. 50)

EXST. SOUTH R/W LINE L28

80.01'(P)

7

8

9

10

11

12

7

8

9

10

11

BLOCK 11

PLAT OF TOWN OF OAKLAND  
P.B. "B", PGS. 99-100

BLOCK 12  
PLAT OF TOWN OF OAKLAND  
P.B. "B", PGS. 99-100

NORTH LINE OF THE S.W. 1/4  
OF THE S.E. 1/4 OF SEC. 20,  
TWP. 22 S., RGE. 27 E

EAST LINE OF THE N.W. 1/4  
OF THE S.E. 1/4  
OF SEC. 20,  
TWP. 22 S., RGE. 27 E

80.00'(P)  
RIGHT-OF-WAY TRANSFER PER  
ROAD PLAT BOOK 1, PG. 44  
(RIGHT-OF-WAY MAP, SECTION  
7523-106  
STATE OF FLORIDA, STATE  
ROAD DEPARTMENT)

NORTH LINE OF THE S.E. 1/4 OF  
THE S.E. 1/4 OF SEC. 20, TWP. 22 S., RGE. 27 E

NW CORNER OF S.E. 1/4  
OF S.E. 1/4 OF  
SEC. 20 T22S R27E

NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES

REVISIONS	
DATE	REVISIONS

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4300 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32835-9225  
(407) 838-7945  
(407) 838-7900



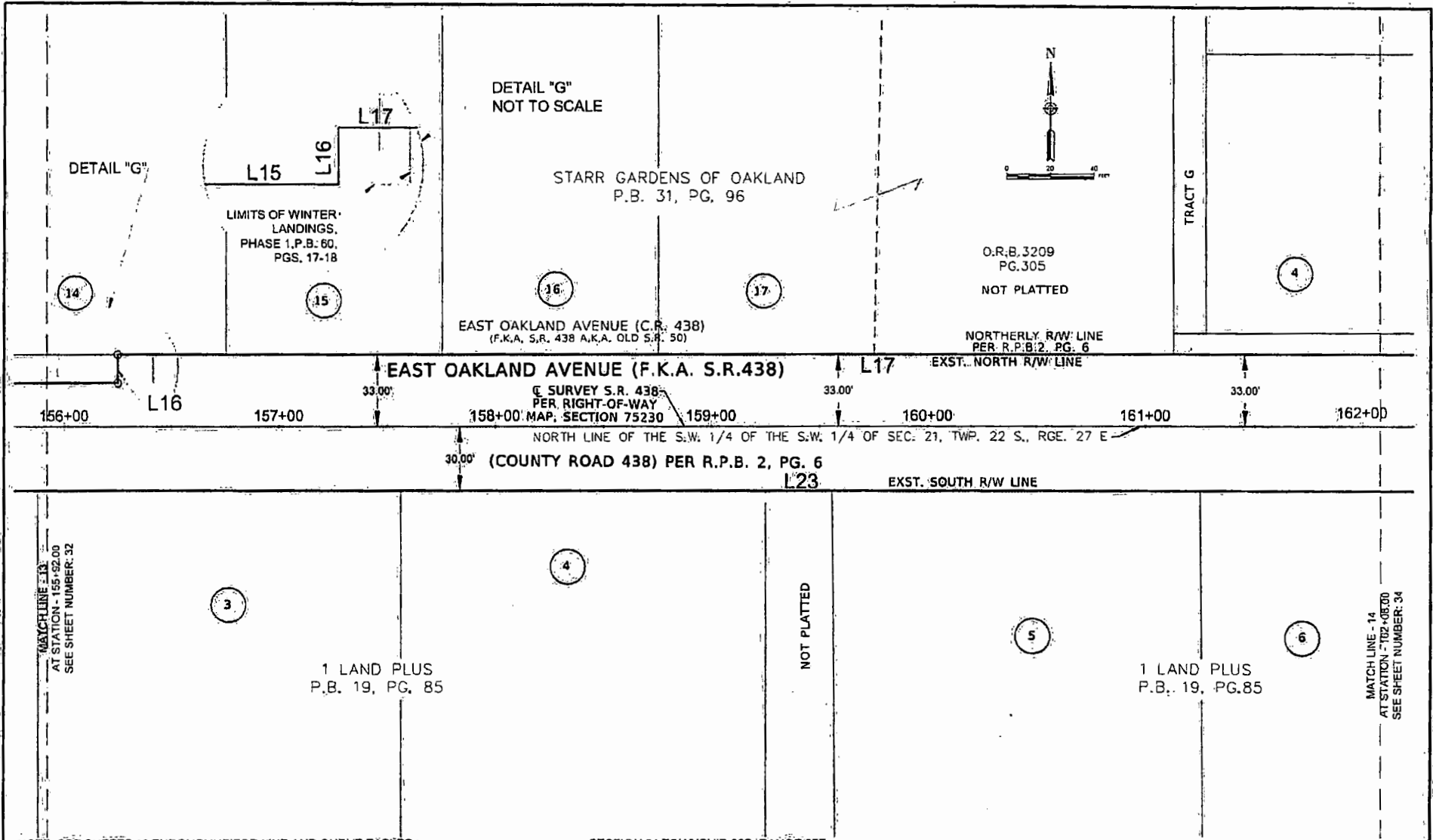
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32835-9225  
(407) 838-7945

SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21 - T22S - R27E

DRAWN BY: White, Cheryl D	DATE: 10/2/2019	DRAWING SCALE:	DRAWING PROJECT NUMBER:
SURVEYED BY: N/A	DATE: N/A	1 INCH = 20 U.S. FEET	8307
CALCULATED BY: N/A	DATE: 8/7/2019	PREPARED FOR:	TOWN OF OAKLAND, FL
APPROVED BY: Daynes, Mark	DATE: 10/2/2019		SHEET 22 OF 28







NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES

SECTION 21, TOWNSHIP 22S, RANGE 27E

REVISIONS		
DATE	BY	DESCRIPTION

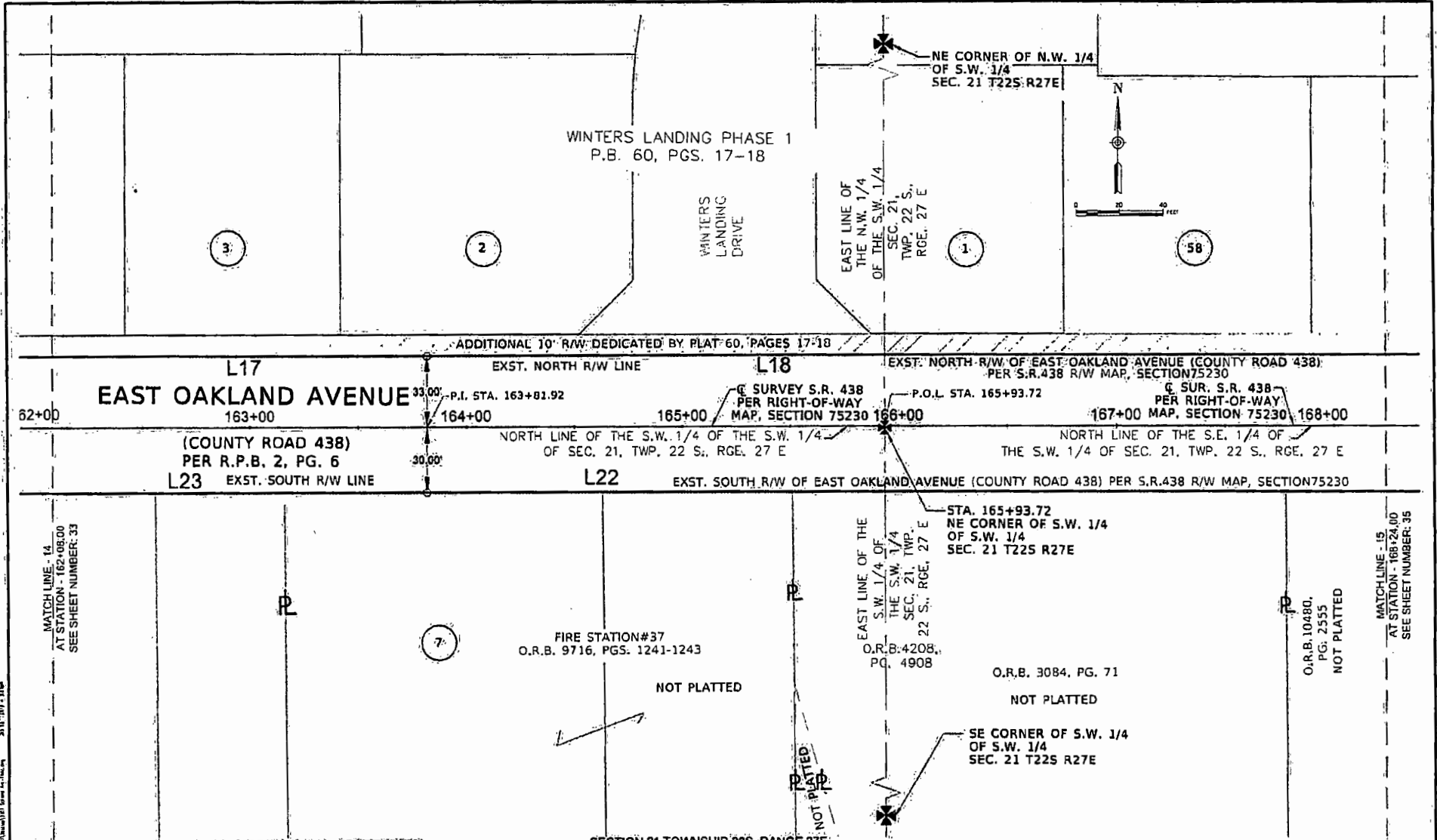
ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7928

ORANGE COUNTY  
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7840

SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21 - T22S - R27E

DRAWN BY: White, Cheryl D  
DATE: 10/2/2019  
SURVEYED BY: N/A  
DATE: N/A  
CALCULATED BY: N/A  
DATE: 9/7/2019  
APPROVED BY: Coyne, Mark  
DATE: 10/2/2019

DRAWING SCALE:  
1 INCH = 20 U.S. FEET  
DRAWING PROJECT NUMBER:  
8307  
PREPARED FOR:  
TOWN OF OAKLAND, FL  
SHEET 25 OF 28



NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES

SECTION 21, TOWNSHIP 22S, RANGE 27E

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4100 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 835-7962



SURVEY SECTION  
4100 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9103  
(407) 835-7940

SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21 - T22S - R27E

DRAWN BY: White, Cheryl D	DATE: 10/2/2019	DRAWING SCALE: 1" = 20 U.S. FEET	DRAWING PROJECT NUMBER: 8307
SURVEYED BY: N/A	DATE: N/A		
CALCULATED BY: N/A	DATE: 8/7/2019	PREPARED FOR: TOWN OF OAKLAND, FL	
APPROVED BY: Doyres, Mark	DATE: 10/2/2019		

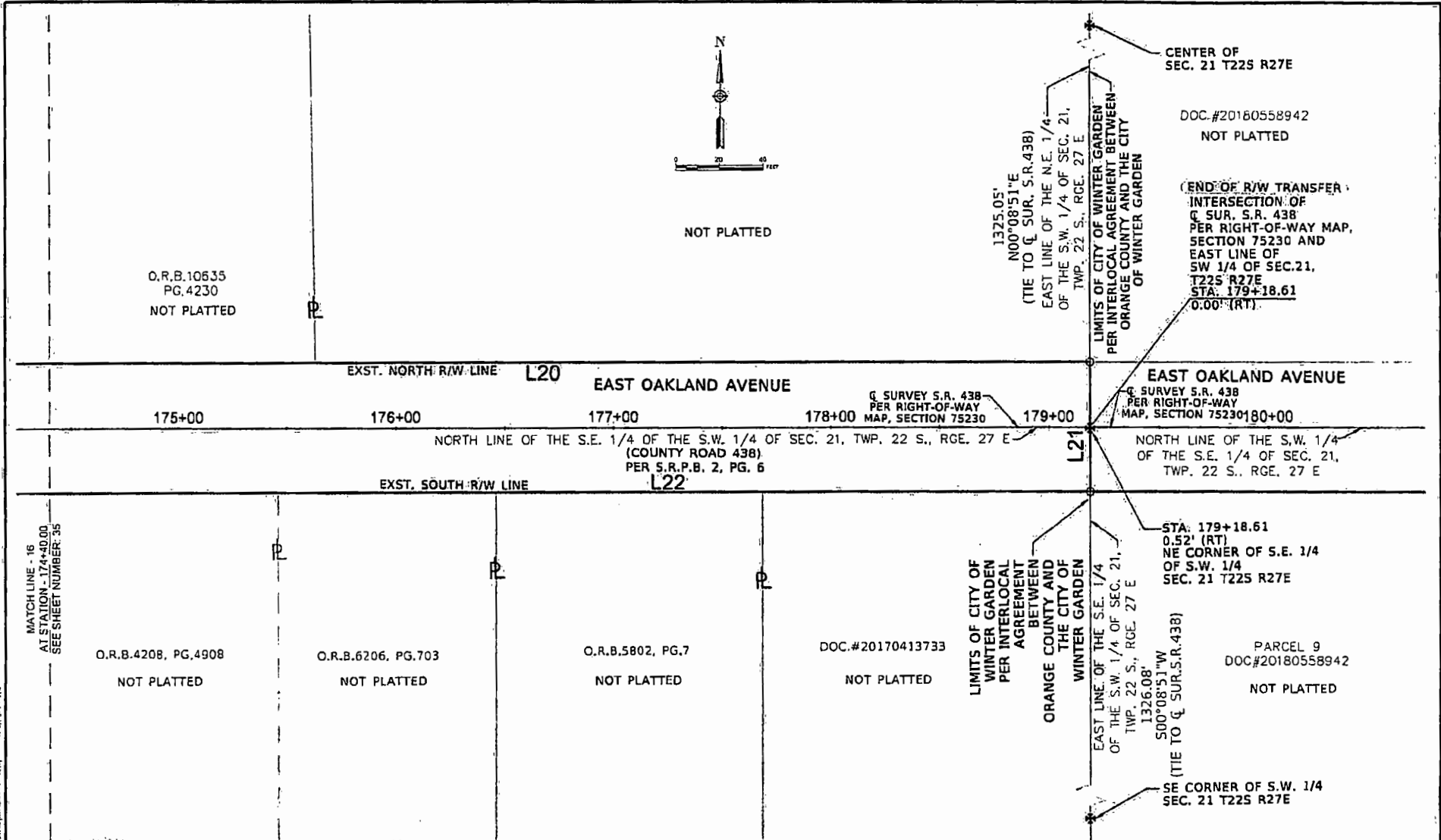
SHEET 26 OF 28

DATE PLOTTED: 10/2/2019 10:11:11 AM

MATCH LINE - 14  
AT STATION - 162+08.00  
SEE SHEET NUMBER: 33

MATCH LINE - 15  
AT STATION - 168+24.00  
SEE SHEET NUMBER: 35





NOTE: SEE SHEETS 11 THROUGH 16 FOR LINE AND CURVE TABLES.

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4100 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 835-7908



SURVEY SECTION  
4700 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 835-7902

SECTION OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21 - T225 - R27E

DRAWN BY: White, Cheryl D. DATE: 10/2/2019 DRAWING SCALE: 1 INCH=20 U.S. FEET  
SURVEYED BY: N/A DATE: N/A  
CALCULATED BY: N/A DATE: 8/7/2019 PREPARED FOR: TOWN OF OAKLAND, FL  
APPROVED BY: Doyle, Mark DATE: 10/2/2019

DRAWING PROJECT NUMBER: 8307  
SHEET 28 OF 28

DATE PLOTTED: 10/2/2019 10:51:13 AM PLOTTER: HP DesignJet 5000 Series Plotter



BCC Mtg. Date: October 13, 2020

**Project: Interlocal Agreement between Orange County and the Town of Oakland  
regarding the Transfer of Jurisdiction of Oakland Avenue and Old County Road 50**

**COUNTY DEED**

THIS DEED, dated **OCT 13 2020** 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 TOWN OF OAKLAND, a municipal corporation, under the laws of the state of Florida, whose address is Post Office Box 98, Oakland, Florida 34760, 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:

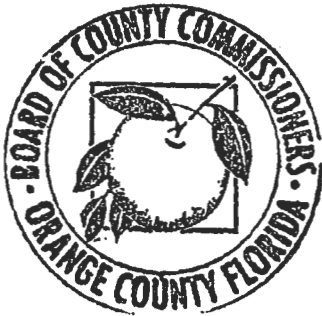
Unassigned

THIS COUNTY DEED is being given in accordance with the Interlocal Agreement between Orange County and the Town of Oakland regarding the Transfer of Jurisdiction of Oakland Avenue and Old County Road 50.

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 Orange County and the Town of Oakland  
regarding the Transfer of Jurisdiction of Oakland Avenue and Old County Road 50**

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: OCT 13 2020, 2020

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

By: *Katie Smith*  
Deputy Clerk


Printed Name Katie Smith

# SCHEDULE "A" LEGAL DESCRIPTION


A portion of Right of Way for State Road 438 lying within Section 19 and 30, Township 22 South, Range 27 East, Orange County, Florida being more particularly described as follows:

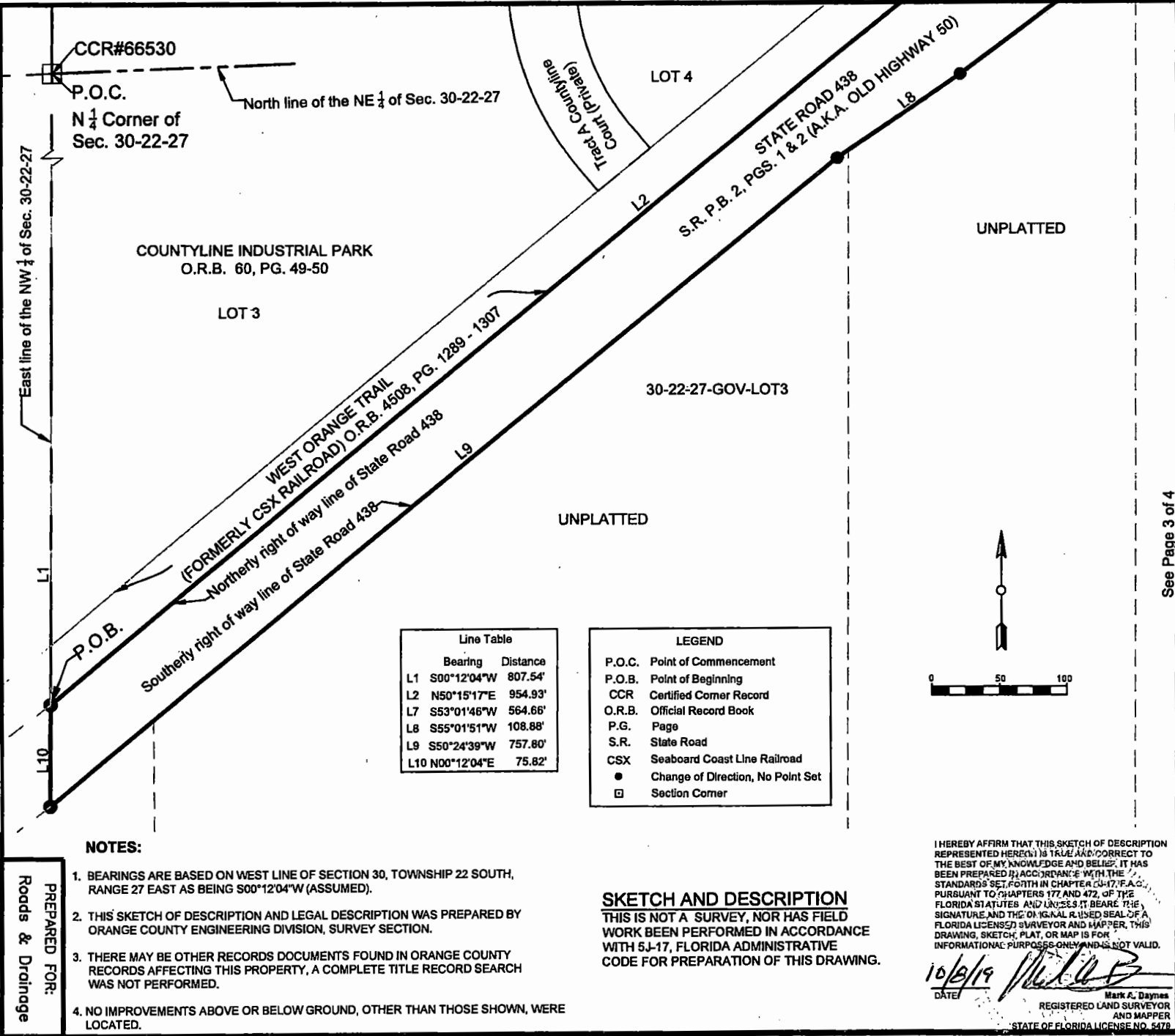
Commence at the North  $\frac{1}{4}$  corner of Section 30, Township 22 South, Range 27 East, Orange County, Florida; thence South 00 degrees 12 minutes 04 seconds West along the East line of the Northwest  $\frac{1}{4}$  of said Section 30 a distance of 807.54 feet to a point, said point lying on the Northerly right of way line of State Road 438, point also being the POINT OF BEGINNING; thence North 50 degrees 15 minutes 17 seconds East along the said Northerly right of way line of State Road 438 a distance of 954.93 feet; thence North 50 degrees 13 minutes 17 seconds East along said Northerly right of way line of State Road 438 a distance of 365.27 feet to a point lying on the Southerly right of way line of Florida's Turnpike (Formerly Sunshine State Parkway) and the Northerly right of way line of State Road 438; thence North 51 degrees 49 minutes 37 seconds East along said Northerly right of way line of State Road 438 a distance of 361.72 feet to a point, said point lying on the Northerly right of way line of Florida's Turnpike and said Northerly right of way line of State Road 438; thence South 72 degrees 08 minutes 14 seconds East along said Northerly right of way line of Florida's Turnpike a distance of 121.38 feet to a point lying on the Southerly right of way line of said State Road 438 and said Northerly right of way line of Florida's Turnpike; thence South 52 degrees 42 minutes 12 seconds West along said Southerly right of way line of State Road 438 a distance of 365.52 feet; thence South 53 degrees 01 minutes 46 seconds West along said Southerly right of way line of State Road 438 a distance of 564.66 feet; thence South 55 degrees 01 minutes 51 seconds West along said Southerly right of way line of State Road 438 a distance of 108.88 feet; thence South 50 degrees 24 minutes 39 seconds West along said Southerly right of way line of State Road 438 a distance of 757.80 feet to a point, said point lying on the East line of the Northwest  $\frac{1}{4}$  of said Section 30 and the said Southerly right of way line of State Road 438; thence North 00 degrees 12 minutes 04 seconds East along the said East line of the Northwest  $\frac{1}{4}$  of said Section 30 a distance of 75.82 feet to the POINT OF BEGINNING.

Containing 129,686.59 square feet or 2.977 acres more or less.

PREPARED FOR: Engineering Design Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 10/08/19	SECTION: 19,30	 <b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 8307-3	TOWNSHIP: 22		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE: Oakland Ave Phase 3	RANGE: 27		8307-3
REVISION DATE:		SHEET 1 OF 4		

**SCHEDULE "A"  
SKETCH OF DESCRIPTION**

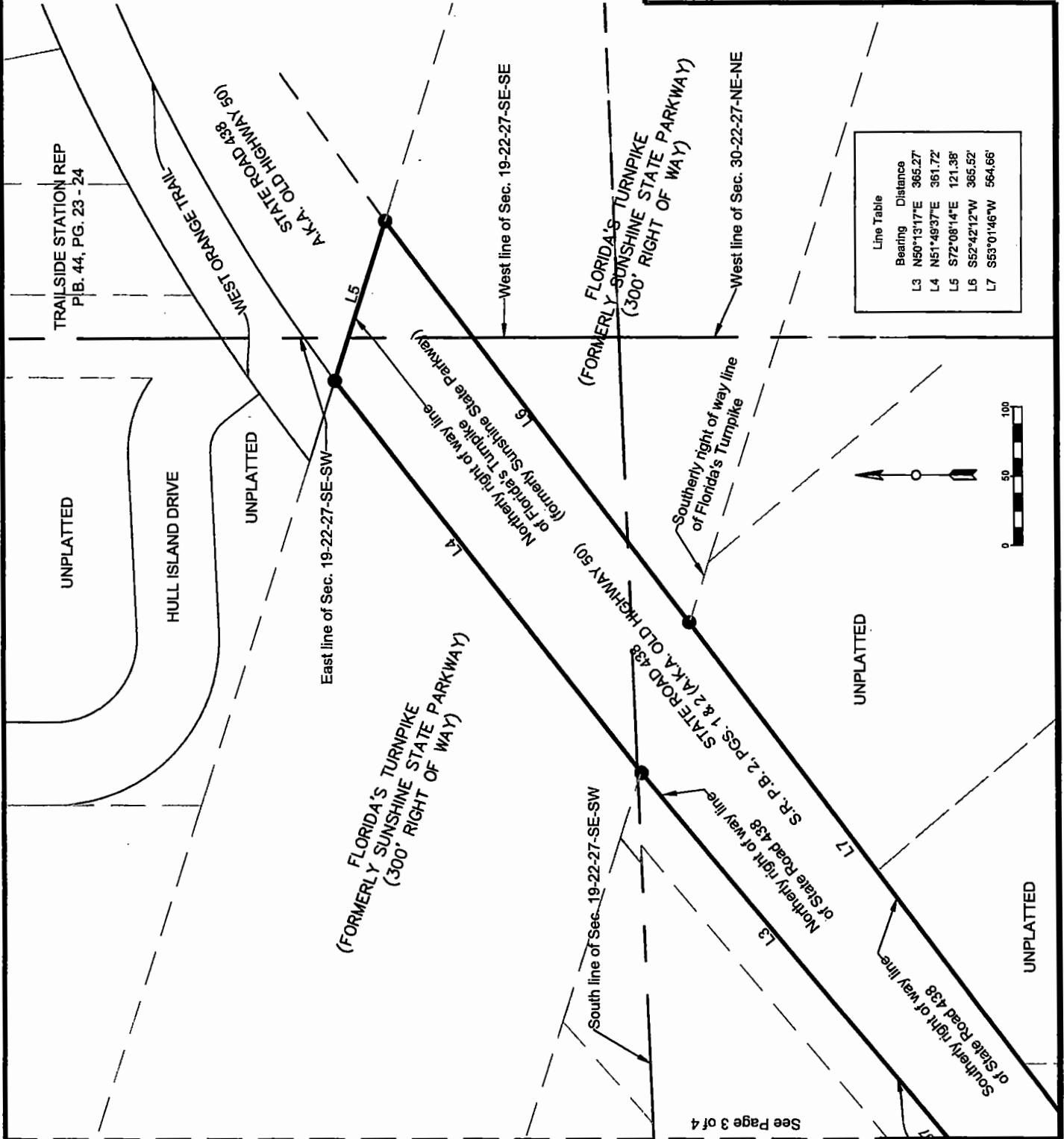
DRAWN BY: Alvarez	DATE: 10/08/19	SECTION: 19, 30	 <p><b>ORANGE COUNTY GOVERNMENT</b> PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940</p>
CHECKED BY: Doyne	JOB No: 8307-3	TOWNSHIP: 22	
APPROVED BY: Doyne	DRAWING FILE: Oakland Ave Phase 3	RANGE: 27	
REVISION DATE:		SHEET 2 OF 4	PROJECT NUMBER 8307-3



See Page 3 of 4



# SCHEDULE "A" SKETCH OF DESCRIPTION



See Page 3 of 4

DRAWN BY: Alvarez	DATE: 10/08/19	SECTION: 19,30
CHECKED BY: Daynes	JOB No: 8307-3	TOWNSHIP: 22
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 27
REVISION DATE:	Oakland Ave Phase 3	SHEET 4 OF 4

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




PREPARED FOR: Roads & Drainage
DRAWING SCALE: 1"=100'
PROJECT NUMBER 8307-3

# SCHEDULE "A" LEGAL DESCRIPTION


A portion of Right of Way for State Road 438 lying within Section 30, Township 22 South, Range 27 East, Orange County, Florida being more particularly described as follows:

Begin at the Southwest corner of Tract AA, OAKLAND TRAILS PHASE 2, Plat Book 94, Pages 80 through 87 as recorded in the Public Records of Orange County, Florida; said point lying on the North right of way line for State Road 438; thence along a curve concave Northerly having a radius of 1889.86 feet, central angle of 05 degrees 42 minutes 48 seconds, chord bearing of South 39 degrees 22 minutes 23 seconds East, chord distance of 188.37 feet; thence run Southeasterly along the arc of said curve a distance of 188.45 feet to the end of said curve; thence South 44 degrees 03 minutes 36 seconds East along said North right of way line a distance of 156.54 feet to a point on a curve concave Northerly having a radius of 2266.83 feet, central angle of 05 degrees 08 minutes 28 seconds, chord bearing of South 44 degrees 39 minutes 33 seconds East, chord distance of 203.33 feet; thence run Southeasterly along the arc of said curve a distance of 203.40 feet to the point of compound curvature of a curve concave Northeasterly having a radius of 990.18 feet, central angle of 10 degrees 30 minutes 28 seconds, chord bearing of South 52 degrees 43 minutes 56 seconds East, chord distance of 181.34 feet; thence Southeasterly along the arc of said curve a distance of 181.59 feet to the end of said curve; thence South 57 degrees 52 minutes 43 seconds East a distance of 65.38 feet to a point on a curve concave Northerly having a radius of 452.46 feet, central angle of 21 degrees 00 minutes 00 seconds, chord bearing of South 68 degrees 22 minutes 43 seconds East, chord distance of 164.91 feet; thence Southeasterly along the arc of said curve a distance of 165.84 feet to the point of compound curvature of a curve concave Northerly having a radius of 353.09 feet, central angle of 41 degrees 39 minutes 46 seconds, chord bearing of North 80 degrees 17 minutes 26 seconds East, chord distance of 251.13 feet; thence Northeasterly along the arc of said curve a distance of 256.75 feet to the end of said curve; thence North 59 degrees 27 minutes 32 seconds East a distance of 111.74 feet to a point on a non-tangent curve concave Southeasterly having a radius of 699.06 feet, central angle of 37 degrees 55 minutes 40 seconds, chord bearing of North 78 degrees 27 minutes 56 seconds East, chord distance of 454.35 feet; thence run Northeasterly along the arc of said curve a distance of 462.75 feet to the end of said curve, said point lying on the said North right of way line of State Road 438 and the West right of way line of J.W. Jones Road of OAKLAND TRAILS PHASE 1, Plat Book 91, Pages 56 through 66, as recorded in the Public Records of Orange County, Florida; thence South 82 degrees 23 minutes 46 seconds East a distance of 60.00 feet more or less to a point lying on the North right of way line of said State Road 438 and the East right of way line of J.W. Jones Road of said plat; thence South 82 degrees 23 minutes 46 seconds East a distance of 137.79 feet to the Northwest corner of Official Record Book 5312, Page 4221 - 4230 as recorded in the Public Records of Orange County, Florida; thence continue along said Northerly right of way line of State Road 438 South 82 degrees 23 minutes 46 seconds East a distance of 89.63 feet to a point on the South line of said O.R.B. 5312, PG. 4221 - 4230; thence along said Northerly right of way line of State Road 438, North 50 degrees 14 minutes 54 seconds East a

PREPARED FOR: Engineering Design Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 6/26/2019	SECTION: 30	 SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 8307-4	TOWNSHIP: 22		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 27		8307-4
REVISION DATE:	Oakland Ave Phase 2	SHEET 1 OF 7		

# SCHEDULE "A" LEGAL DESCRIPTION

distance of 893.89 feet to a point lying on the East line of the Northwest  $\frac{1}{4}$  of Section 30, Township 22 South, Range 27 East, Orange County, Florida; thence South 00 degrees 11 minutes 00 seconds West along said East line of the Northwest  $\frac{1}{4}$  of said Section 30 a distance of 60.00 feet more or less to a point lying on the South right of way line of State Road 438 also being the North boundary line of Official Record Book 5627, Pages 1872 - 1873 as recorded in Public Records of Orange County, Florida; thence South 50 degrees 14 minutes 54 seconds West along the said South right of way line of State Road 438 and said North boundary line of Official Record Book 5627, Page 1872 - 1873 of aforementioned Public Records a distance of 772.00 feet more or less to a point, said point being at the Northwest corner of Official Record Book 5368, Page 4460 - 4461 of aforementioned Public Records; thence South 04 degrees 20 minutes 53 seconds East along the East right of way line of Deer Island Drive a distance of 12.84 feet to a point on a curve concave Westerly having a radius of 246.00 feet, central angle of 43 degrees 56 minutes 35 seconds, chord bearing of South 18 degrees 50 minutes 31 seconds West, chord distance of 184.08 feet; thence Southwesterly along the arc of said curve a distance of 188.67 feet; to the end of said curve; thence South 03 degrees 11 minutes 20 seconds East along said East right of way line of Deer Island Drive a distance of 91.51 feet; thence South 55 degrees 38 minutes 44 seconds East along said East right of way line of Deer Island Drive a distance of 55.60 feet to a point, said point lying on the North right of way line of State Road 50 and the East right of way line of Deer Island Drive; thence on a curve concave Northerly having a radius of 5654.65 feet, central angle of 01 degrees 41 minutes 38 seconds, chord bearing of South 86 degrees 48 minutes 20 seconds West, chord distance of 167.18 feet; thence Southwesterly along the arc of said curve, also being the North right of way line of State Road 50 a distance of 167.19 feet to the end of said curve; thence North 41 degrees 33 minutes 57 seconds East along the West right of way line of Deer Island Drive a distance of 61.21 feet; thence North 03 degrees 11 minutes 20 seconds West along the said West right of way line of Deer Island Drive a distance of 81.94 feet to a point on a curve concave Easterly having a radius of 326.00 feet, central angle of 10 degrees 35 minutes 01 seconds, chord bearing of North 02 degrees 06 minutes 11 seconds East, chord distance of 60.13 feet; thence Northeasterly along the arc of said curve a distance of 60.22 feet to the end of said curve; thence North 61 degrees 06 minutes 08 seconds West along said West right of way line of Deer Island Drive a distance of 14.51 feet; thence North 06 degrees 27 minutes 59 seconds East a distance of 52.44 feet to a point on the South right of way line of State Road 438; thence North 82 degrees 35 minutes 00 seconds West along the South right of way line of State Road 438 a distance of 252.86 feet to a point on a curve concave Southerly having a radius of 649.06 feet, central angle of 28 degrees 33 minutes 23 seconds, chord bearing of South 83 degrees 20 minutes 03 seconds West, chord distance of 320.16 feet; thence Southwesterly along the arc of said curve a distance of 323.49 feet more or less to a point, said point being on a non-tangent curve concave Southerly having a radius of 649.06 feet, a central angle of 09 degrees 32 minutes 49 seconds, chord bearing South 64 degrees 13 minutes 28 seconds West, chord distance 108.02 feet; thence Southwesterly


PREPARED FOR: Engineering Design Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 6/26/2019	SECTION: 30	 SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 8307-4	TOWNSHIP: 22		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE: Oakland Ave Phase 2	RANGE: 27		8307-4
REVISION DATE:		SHEET 2 OF 7		



# SCHEDULE "A" LEGAL DESCRIPTION

along the arc of said curve a distance of 108.15 feet to the end of said curve; thence South 59 degrees 27 minutes 55 seconds West along the South right of way line of State Road 438 a distance of 110.66 feet to a point on a non-tangent curve concave Northerly having a radius of 403.09 feet, central angle of 33 degrees 07 minutes 48 seconds, chord bearing South 76 degrees 04 minutes 29 seconds West, chord distance 229.84 feet; thence Southwesterly along the arc of said curve a distance of 233.08 feet to a point, said point being a point of a compound curvature of a curve concave Northerly having a radius of 403.09 feet, central angle of 08 degrees 31 minutes 43 seconds, chord bearing of North 83 degrees 05 minutes 48 seconds West, chord distance 59.95 feet; thence Northwesterly along the arc of said curve 60.01 feet more or less to a point, said point being a point of a compound curvature of a curve concave Northeasterly having a radius of 502.45 feet, central angle of 05 degrees 31 minutes 29 seconds, chord bearing North 76 degrees 04 minutes 12 seconds West, chord distance of 48.43 feet; thence Northwesterly along the arc of said curve a distance of 48.45 feet to a point, said point being a point of a compound curvature of a curve concave Northerly having a radius 1014.70 feet, a central angle of 26 degrees 42 minutes 38 seconds, chord bearing North 55 degrees 28 minutes 22 seconds West, chord distance of 468.77 feet; thence along the arc of said curve a distance of 473.04 feet to the end of said curve; thence North 42 degrees 07 minutes 03 seconds West along the said South right of way line of State Road 438 a distance of 549.33 feet more or less to a point, said point lying on the West boundary line of Section 30, Township 22 South, Range 27 East, Orange County, Florida, also being the County line for Lake County, Florida; thence North 00 degrees 23 minutes 10 seconds West along the said West boundary line of Section 30 a distance of 104.88 feet more or less to a point, said point lying on said West boundary line of Section 30 and the said North right of way line of State Road 438; thence departing said West boundary line of Section 30, South 38 degrees 18 minutes 45 seconds East along the said North right of way line of State Road 438 a distance of 157.45 feet more or less to the POINT OF BEGINNING;

Containing 198,751.29 square feet, or 4.56 acres, more or less.

PREPARED FOR: Engineering Design Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 6/26/2019	SECTION: 30	 SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 8307-4	TOWNSHIP: 22		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE: Oakland Ave Phase 2	RANGE: 27		8307-4
REVISION DATE:		SHEET 3 OF 7		

**SCHEDULE "A"  
SKETCH OF DESCRIPTION**

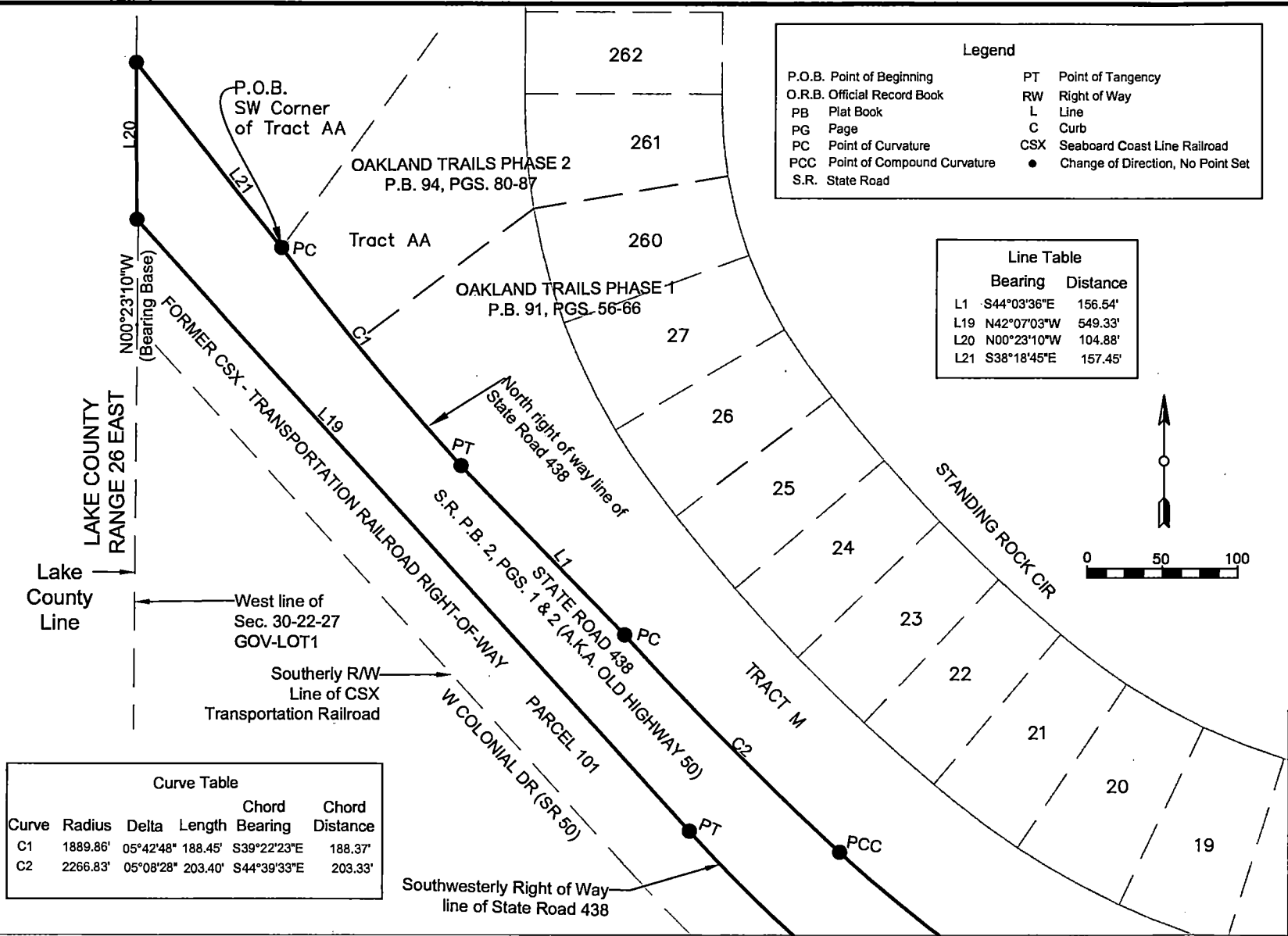
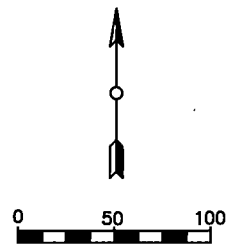
See Sheet 5 of 7

**Legend**

P.O.B. Point of Beginning	PT Point of Tangency
O.R.B. Official Record Book	RW Right of Way
PB Plat Book	L Line
PG Page	C Curb
PC Point of Curvature	CSX Seaboard Coast Line Railroad
PCC Point of Compound Curvature	● Change of Direction, No Point Set
S.R. State Road	

**Line Table**

Bearing	Distance
L1 S44°03'36"E	156.54'
L19 N42°07'03"W	549.33'
L20 N00°23'10"W	104.88'
L21 S38°18'45"E	157.45'



**Curve Table**

Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	1889.86'	05°42'48"	188.45'	S39°22'23"E	188.37'
C2	2266.83'	05°08'28"	203.40'	S44°39'33"E	203.33'

DRAWN BY: Alvarez	DATE: 06/26/19	SECTION: 30	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION
CHECKED BY: Daynes	JOB NO: 8307-4	TOWNSHIP: 22	
APPROVED BY: Daynes	DRAWING FILE: Oakland Ave Phase 2	RANGE: 27	4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940
REVISION DATE:	SHEET 4 OF 7		

**ORANGE COUNTY GOVERNMENT**

PREPARED FOR:  
Roads & Drainage

DRAWING SCALE:  
1" = 100'

PROJECT NUMBER  
8307-4

- NOTES:**
1. BEARINGS ARE BASED ON WEST LINE OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 27 EAST AS BEING N00°23'10"W (ASSUMED).
  2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
  3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
  4. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.

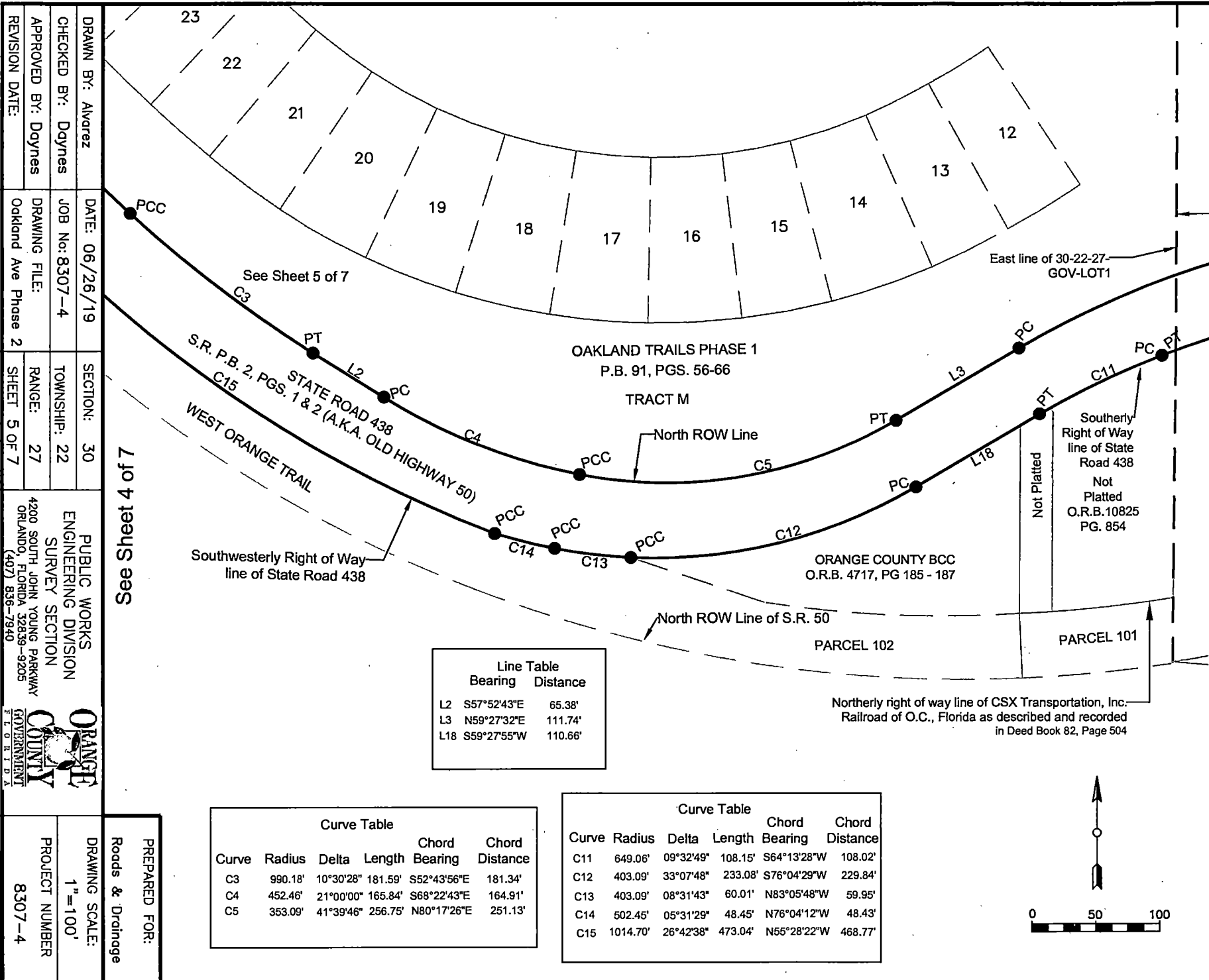
**SKETCH AND DESCRIPTION**  
THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

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.

DATE: 6/27/19  
 Mark A. Daynes  
 REGISTERED LAND SURVEYOR  
 AND MAPPER  
 STATE OF FLORIDA LICENSE NO. 5479

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

See Sheet 6 of 7

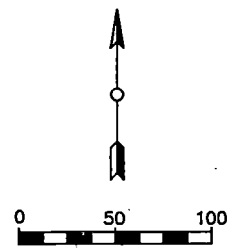


See Sheet 4 of 7

Line Table		
	Bearing	Distance
L2	S57°52'43"E	65.38'
L3	N59°27'32"E	111.74'
L18	S59°27'55"W	110.66'

Curve Table					
Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C3	990.18'	10°30'28"	181.59'	S52°43'56"E	181.34'
C4	452.46'	21°00'00"	165.84'	S68°22'43"E	164.91'
C5	353.09'	41°39'46"	256.75'	N80°17'26"E	251.13'

Curve Table					
Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C11	649.06'	09°32'49"	108.15'	S64°13'28"W	108.02'
C12	403.09'	33°07'48"	233.08'	S76°04'29"W	229.84'
C13	403.09'	08°31'43"	60.01'	N83°05'48"W	59.95'
C14	502.45'	05°31'29"	48.45'	N76°04'12"W	48.43'
C15	1014.70'	26°42'38"	473.04'	N55°28'22"W	468.77'



DRAWN BY: Alvarez	DATE: 06/26/19	SECTION: 30	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION
CHECKED BY: Daynes	JOB No: 8307-4	TOWNSHIP: 22	
APPROVED BY: Daynes	DRAWING FILE: Oakland Ave Phase 2	RANGE: 27	4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940
REVISION DATE:	SHEET 5 OF 7		

PREPARED FOR:  
Roads & Drainage

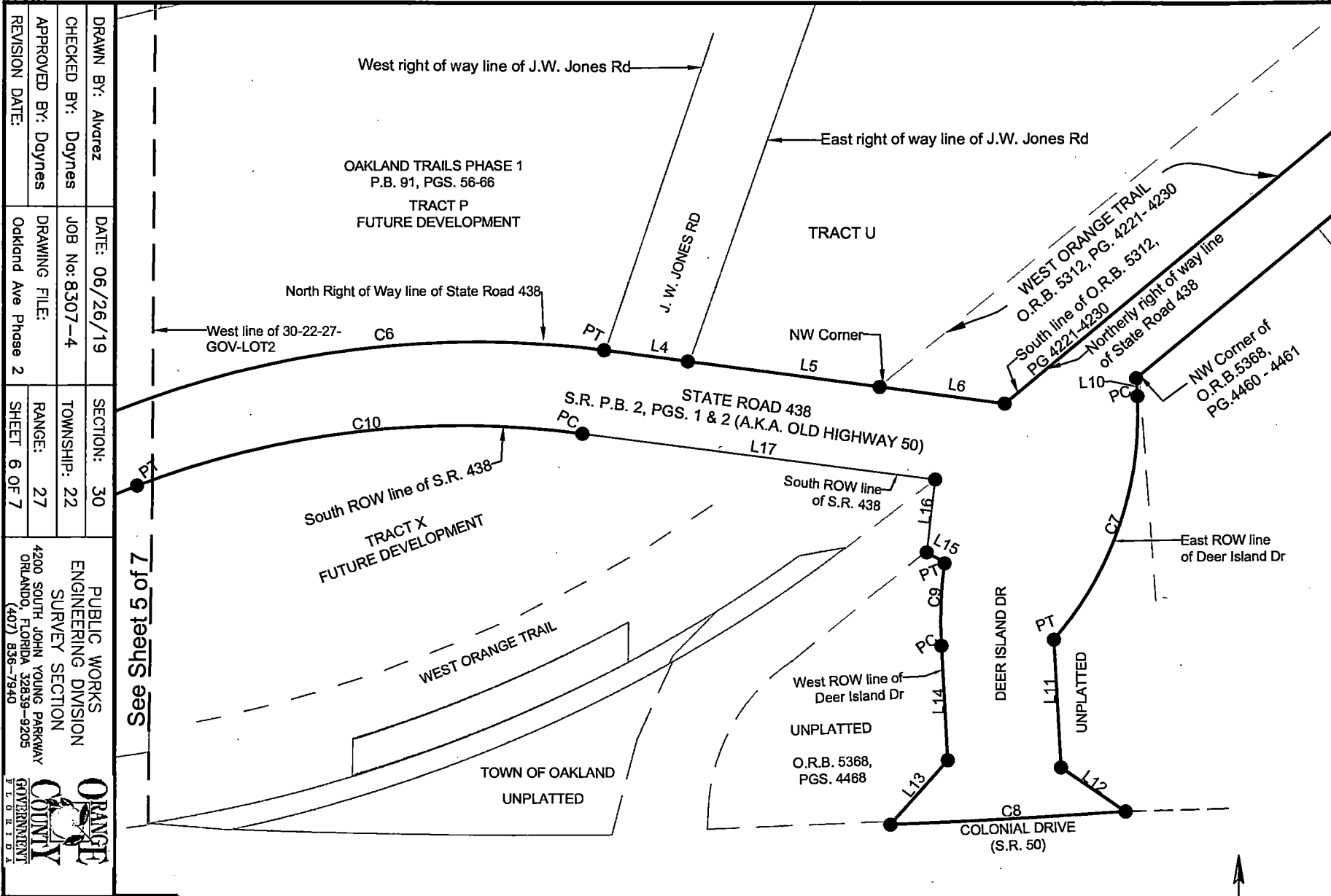
DRAWING SCALE:  
1" = 100'

PROJECT NUMBER  
8307-4



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

See Sheet 7 of 7



DRAWN BY: Alvarez

CHECKED BY: Daynes

APPROVED BY: Daynes

REVISION DATE:

DATE: 06/26/19

JOB No: 8307-4

DRAWING FILE: Oakland Ave Phase 2

SECTION: 30

TOWNSHIP: 22

RANGE: 27

SHEET 6 OF 7

PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION

4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940

ORANGE COUNTY  
FLORIDA GOVERNMENT

PREPARED FOR:  
Roads & Drainage

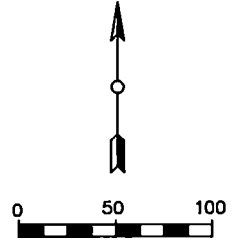
DRAWING SCALE:  
1" = 100'

PROJECT NUMBER  
8307-4

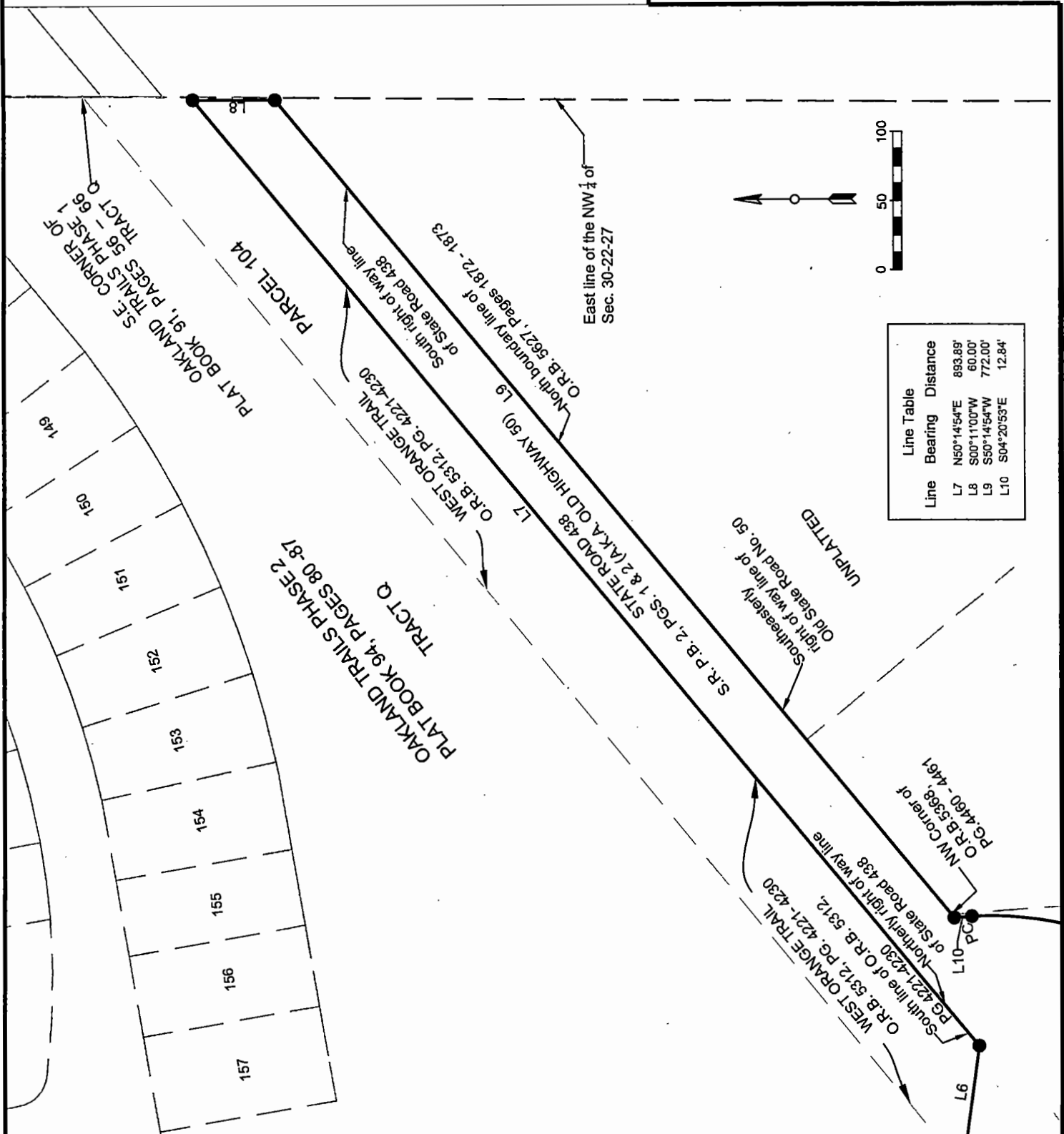
Line Table		
Line	Bearing	Distance
L4	S82°23'46"E	60.00'
L5	S82°23'46"E	137.79'
L6	S82°23'46"E	89.63'
L10	S04°20'53"E	12.84'
L11	S03°11'20"E	91.51'
L12	S55°38'44"E	55.60'

Line Table		
Line	Bearing	Distance
L13	N41°33'57"E	61.21'
L14	N03°11'20"W	81.94'
L15	N61°06'08"W	14.51'
L16	N06°27'59"E	52.44'
L17	N82°35'00"W	252.86'
L18	S59°27'55"W	110.66'

Curve Table					
Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C6	699.06'	37°55'40"	462.75'	N78°27'56"E	454.35'
C7	246.00'	43°56'35"	188.67'	S18°50'31"W	184.08'
C8	5654.65'	01°41'38"	167.19'	S86°48'20"W	167.18'
C9	326.00'	10°35'01"	60.22'	N02°06'11"E	60.13'
C10	649.06'	28°33'23"	323.49'	S83°20'03"W	320.16'



# SCHEDULE "A" SKETCH OF DESCRIPTION



Line	Bearing	Distance
L7	N60°14'54"E	893.89'
L8	S00°11'00"W	60.00'
L9	S50°14'54"W	772.00'
L10	S04°20'53"E	12.84'

See Sheet 6 of 7

PREPARED FOR:  
Roads & Drainage

DRAWN BY: Alvarez	DATE: 6/26/2019	SECTION: 30
CHECKED BY: Daynes	JOB No: 8307-4	TOWNSHIP: 22
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 27
REVISION DATE:	Oakland Ave Phase 2	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"=100'  
PROJECT NUMBER  
8307-4

# SCHEDULE "A"

## PURPOSE:

**Right-of-Way Transfer of portion of C.R. 438**


## LEGAL DESCRIPTION

A portion of Right of Way of State Road 438, lying within Section 19, 20 and 21, Township 22 South, Range 27 East, Orange County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 19, Township 22 South, Range 27 East, Orange County, Florida; thence run S 87°45'23" W along the North Line of the Northeast Quarter of the Northeast Quarter of Section 30, Township 22 South, Range 27 East, Orange County, Florida a distance of 1,328.39 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 19; thence run N 00°00'00" E along the West line of the Southeast Quarter of the Southeast Quarter of said Section 19 a distance of 40.76 feet to the point of intersection with the centerline of Florida's Turnpike per State of Florida, Department of Transportation Right-of-Way Map of State Road 438, Sections 75230(2) and 75230(2A); thence run N 72°08'17" W along the Centerline of said Florida's Turnpike a distance of 129.81 feet to the intersection of the Centerline of Survey of State Road 438 and the Centerline of said Florida's Turnpike; thence run N 53°26'24" E along the Centerline of Survey of said State Road 438 a distance of 184.43 feet to the POINT OF BEGINNING, said point being the intersection of the Northerly limited access right-of-way of Florida's Turnpike Authority, also known as Sunshine State Parkway and the Centerline of Survey of State Road 438 lying Westerly 24.58 feet parallel and perpendicular to the West line of the Southeast Quarter of the Southeast Quarter of said Section 19; thence run N 72°08'17" W along said Northerly limited access right-of-way of Florida's Turnpike Authority a distance of 58.31 feet to the Point of Curvature of a non-tangent curve being on the Southerly right-of-way line of West Orange Trail, also known as the SEABOARD COAST LINE RAILROAD COMPANY, former CSX-Transportation Inc. railroad, Florida Department of Environmental Protection rails to trails/Apopka to Mabel Project and Parcel#105, as recorded in Official Records Book 4814, Pages 3818-3852 of the Public Records of Orange County, Florida, said curve concave Southeasterly having a radius of 1,419.56 feet, a central angle of 43°42'54", a chord bearing of N 75°12'41" E, a chord distance of 1,057.00 feet; thence run Northeasterly along the arc of said curve a distance of 1,083.08 feet to a point of tangency; thence run S 82°55'53" E along said existing North right of way line a distance of 20.42 feet; thence run S 81°12'50" E a distance of 540.75 feet to the Point of Curvature, said curve concave to the Northeast having a radius of 981.10 feet, a central angle of 08°09'13", a chord bearing of S 85°17'26" E, a chord distance of 139.50 feet; thence run Northeasterly along said curve a distance of 139.62 feet to a point of intersection

CONTINUED ON PAGE 2


PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl	DATE: 10/2/19	SECTION:19,20,21	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: NTS
CHECKED BY: Daynes, M	JOB No: 8307	TOWNSHIP: 22E			PROJECT NUMBER
APPROVED BY: Daynes, M	DRAWING FILE: 8307 Oakland Avenue	RANGE: 27S			8307
REVISION DATE:		SHEET 1 OF 28			

**SCHEDULE "A"****PURPOSE:****Right-of-Way Transfer of portion of C.R. 438****LEGAL DESCRIPTION CONTINUED**

with a non-tangential line; thence run S 00°40'30" W along said non-tangential line a distance of 8.29 feet to a Point of Curvature of a non-tangent curve, said curve concave Northwesterly having a radius of 1,014.43 feet, a central angle of 36°50'10", a chord bearing of N 72°14'44" E, a chord distance of 641.01 feet; thence run Northeasterly along the Southerly right-of-way line of said West Orange Trail, also being the arc of said curve a distance of 652.19 feet, to a point of intersection with a non-tangential line; thence run N 36°11'07" W along said non-tangential line, also being the Southerly right-of-way of said West Orange Trail a distance of 12.91 feet to the Point of Curvature of a non-tangent curve, said curve concave Northwesterly having a radius of 857.31 feet, a central angle of 17°58'59", a chord bearing of N 43°31'15" E, a chord distance of 267.97 feet; thence run Northeasterly along arc of said curve a distance of 269.08 feet to the Point of Compound Curvature of a curve concave Northwesterly having a radius of 988.75 feet, a central angle of 13°02'49", a chord bearing of N 31°49'33" E, a chord distance of 224.66 feet; thence run Northeasterly along said existing North right-of-way line and arc of said curve a distance of 225.15 feet to a point of tangency; thence run N 25°18'09" E along the said existing North right of way line of West Oakland Avenue a distance of 134.21 feet to a point, said point lying on the East line of the Southwest Quarter of the Southwest Quarter of said Section 20; thence run N 25°18'08" E along said existing North right-of-way line a distance of 303.20 feet to the Point of Curvature of a non-tangent curve, concave Southeasterly having a radius of 302.84 feet, a central angle of 25°14'59", a chord bearing of N 56°32'19" E, a chord distance of 132.38 feet; thence run Northeasterly along the existing North right-of-way line and arc of said curve a distance of 133.46 feet, to the Point of Compound Curvature of a curve concave Southeasterly having a radius of 220.98 feet, a central angle of 18°00'02", a chord bearing of N 78°09'50" E, a chord distance of 69.14 feet; thence run Northeasterly along said North right-of-way line and arc of said curve a distance of 69.43 feet to the Point of Compound Curvature of a curve concave Southerly having a radius of 2,477.12 feet, a central angle of 03°07'30", a chord bearing of N 88°43'36" E, a chord distance of 135.09 feet; thence run Easterly along said existing North right-of-way and arc of said curve a distance of 135.11 feet to a point of tangency; thence run the following (3) courses and distances along the said existing North right of way line of West Oakland Avenue: S 89°42'42" E a distance of 71.53 feet; S 00°17'18" W a distance of 5.00 feet; S 89°42'42" E a distance of 632.30 feet to the Point of Curvature of a curve concave Northwesterly having a radius of 370.14 feet, a central angle of 22°13'17", a chord bearing of N 79°10'40 " E, a chord distance of 142.66 feet;

**CONTINUED ON PAGE 3**PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl	DATE: 10/2/19	SECTION:19,20,21	 PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: NTS
CHECKED BY: Daynes, M	JOB No: 8307	TOWNSHIP: 22E		PROJECT NUMBER
APPROVED BY: Daynes, M	DRAWING FILE: 8307 Oakland Avenue	RANGE: 27S		8307
REVISION DATE:		SHEET 2 OF 28		

**SCHEDULE "A"**

**PURPOSE:**


**Right-of-Way Transfer of portion of C.R. 438**

**LEGAL DESCRIPTION CONTINUED**

thence run Northeasterly along said existing North right-of-way line and arc of said curve a distance of 143.55 feet, to a point of tangency; thence run N 48°08'31" E a distance of 110.88 feet to a point, said point being the Southwest corner of Lot 6, Block 21, TOWN OF OAKLAND as recorded in Plat Book B, Pages 99 through 100, Public Records of Orange County, Florida; thence run S 89°45'27" E along the existing North right of way line of said West Oakland Avenue and the South line of Blocks 15 through 21 of aforementioned Plat Book B, Pages 99 through 100 a distance of 2,620.00 feet more or less to a point, said point lying on the West line of Lot 10, STARR GARDENS OF OAKLAND as recorded in Plat Book 31, Page 96, Public Records of Orange County, Florida and the Easterly extension of the South line of aforementioned Blocks 15 through 21 of said Plat Book B, Pages 99 through 100; thence run S 00°14'56" W along the West line of Lot 10 and Lot 11 of said Plat Book 31, Page 96 of said Public Records a distance of 122.04 feet to the Southwest corner of aforementioned Lot 11; thence run S 65°27'51" E along the said existing North right of way line a distance of 16.44 feet to the Point of Curvature of a curve concave Northeasterly having a radius of 534.48 feet, a central angle of 24°17'03", a chord bearing of S 77°36'22" E, a chord distance of 224.84 feet; thence run Easterly along said North right of way and arc of said curve a distance of 226.53 feet to a point of tangency; thence run along said existing North right of way for East Oakland Avenue the following (6) courses and distances: S 89°44'55" E a distance of 121.38 feet; N 00°15'05" E a distance of 13.00 feet; S 89°44'55" E a distance of 756.92 feet; S 89°48'12" E a distance of 618.05 feet; S 88°05'06" E a distance of 100.04 feet; S 89°48'12" E a distance of 818.58 feet to a point, said point lying on the East line of the Northeast Quarter of the Southwest Quarter of said Section 21; thence departing said existing North right of way for East Oakland Avenue S 00°08'50" W a distance of 60.00 feet to a point, said point lying on the South right of way line for said East Oakland Avenue; thence run N 89°48'12" W along aforementioned South right of way line a distance of 1,536.74 feet; thence run N 89°44'57" W along said South right of way line a distance of 878.30 feet to the Point of Curvature of a non-tangent curve concave Northerly having a radius of 584.48 feet, a central angle of 08°21'34", a chord bearing of N 84°08'51" W, a chord distance of 85.20 feet; thence run Westerly along said South right of way line and arc of said curve a distance of 85.28 feet; thence run along said existing South right of way line the following (4) courses and distances: N 00°17'03" E a distance of 4.78 feet; N 89°49'14" W a distance of 150.00 feet to a point lying on the East line of the Southeast quarter of said Section 20; N 00°14'56" E a distance of 36.30 feet; N 65°27'51" W a distance of 150.68 feet to the Point of Curvature of

**CONTINUED ON PAGE 4**

PREPARED FOR: TOWN OF OAKLAND
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DRAFTED BY: White, Cheryl	DATE: 10/2/19	SECTION:19,20,21	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: NTS
CHECKED BY: Daynes, M	JOB No: 8307	TOWNSHIP: 22E			PROJECT NUMBER
APPROVED BY: Daynes, M	DRAWING FILE: 8307 Oakland Avenue	RANGE: 27S			8307
REVISION DATE:		SHEET 3 OF 28			



**SCHEDULE "A"**

**PURPOSE:**


**Right-of-Way Transfer of portion of C.R. 438**

**LEGAL DESCRIPTION CONTINUED**

a non-tangent curve concave Southwesterly having a radius of 507.15 feet, a central angle of 12°53'47", a chord bearing of N 71°54'45" W, a chord distance of 113.91 feet; thence run along said existing South right of way line and arc of said curve a distance of 114.15 feet; thence run N 89°45'27" W along said existing South right of way line for East Oakland Avenue and the North line of Block 8 through Block 14 of the aforementioned Plat Book B, Pages 99 through 100 of said Public Records a distance of 2,306.50 feet to the Point of Curvature of a non-tangent curve concave Southerly having a radius of 507.15 feet, a central angle of 07°59'33", a chord bearing of S 73°34'59" W, a chord distance of 70.69 feet; thence run along said existing South right of way line and arc of said curve a distance of 70.75 feet; thence run S 58°33'25" W a distance of 94.02 feet to a point, said point being the Northeast corner of Lot 12, Block E of aforementioned Plat Book B, Pages 99 through 100 of said Public Records; thence run along said existing South right of way line for West Oakland Avenue the following (2) courses and distances: S 89°24'36" W a distance of 142.31 feet; N 89°42'42" W a distance of 703.83 feet to the Point of Curvature of a non-tangent curve concave Southerly having a radius of 2,422.12 feet, a central angle of 03°07'30", a chord bearing of S 88°43'36" W, a chord distance of 132.09 feet; thence run along said existing South right of way line and arc of said curve a distance of 132.11 feet to a Point of Compound Curvature of a curve concave Southerly having a radius of 165.98 feet, a central angle of 18°00'02", a chord bearing of S 78°09'50" W, a chord distance of 51.93 feet; thence run along said existing South right of way line and arc of said curve a distance of 52.15 feet to a Point of Compound Curvature of a curve concave Southerly having a radius of 247.84 feet, a central angle of 37°46'43", a chord bearing of S 50°16'27" W, a chord distance of 160.47 feet; thence run along said existing South right of way line and arc of said curve a distance of 163.42 feet to a Point of Compound Curvature of a curve concave Southeasterly having a radius of 507.99 feet, a central angle of 06°30'02", a chord bearing of S 28°08'05" W, a chord distance of 57.60 feet; thence run along said existing South right of way line and arc of said curve a distance of 57.63 feet to a point of tangency; thence run S 24°53'04" W along said existing South right of way line for West Oakland Avenue a distance of 388.58 feet to a Point of Curvature of a curve concave Northwesterly having a radius of 912.31 feet, a central angle of 32°59'59", a chord bearing of S 41°23'03" W, a chord distance of 518.22 feet; thence run along said existing South right of way line and arc of said curve a distance of 525.45 feet to a Point of Compound Curvature of a curve concave Northwesterly having a radius of 1,048.14 feet, a central angle of 22°24'00", a chord bearing of S 69°05'02" W, a chord distance of 407.17 feet;

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PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl	DATE: 10/2/19	SECTION:19,20,21	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: NTS
CHECKED BY: Daynes, M	JOB No: 8307	TOWNSHIP: 22E			PROJECT NUMBER
APPROVED BY: Daynes, M	DRAWING FILE: 8307 Oakland Avenue	RANGE: 27S			8307
REVISION DATE:		SHEET 4 OF 28			

**SCHEDULE "A"**

**PURPOSE:**


**Right-of-Way Transfer of portion of C.R. 438**

**LEGAL DESCRIPTION CONTINUED**

thence run along said existing South right of way line and arc of said curve a distance of 409.77 feet to a Point of Compound Curvature of a curve concave Northerly having a radius of 1,036.10 feet, a central angle of 18°30'08", a chord bearing of S 89°32'06" W, a chord distance of 333.13 feet; thence run along said existing South right of way line and arc of said curve a distance of 334.58 feet; thence run along said existing South right of way line for West Oakland Avenue the following (3) courses and distances: N 81°12'50" W a distance of 223.49 feet; N 85°47'16" W a distance of 100.32 feet; N 81°12'50" W a distance of 189.05 feet to a Point of Curvature of a non-tangent curve concave Southerly having a radius of 1,399.39 feet, a central angle of 20°26'46", a chord bearing of S 88°55'06" W, a chord distance of 496.73 feet; thence run along said existing South right of way line and arc of said curve a distance of 499.38 feet to a point to a Point of Tangency; thence run S 72°38'27" W along said existing South right of way line a distance of 67.56 feet to a Point of Curvature of a non-tangent curve concave Southerly having a radius of 1,105.92 feet, a central angle of 21°17'00", a chord bearing of S 63°48'20" W, a chord distance of 408.45 feet; thence run along said existing South right of way line and arc of said curve a distance of 410.81 feet to a Point of Tangency; thence run S 52°56'34" W along said existing South right of way line a distance of 39.21 feet to a point on aforementioned Northerly limited access right of way line of Florida's Turnpike and the existing Southerly right of way line for West Oakland Avenue; thence run N 72°08'17" W along the aforementioned Northerly limited access right of way line a distance of 48.42 feet to the POINT OF BEGINNING.


Containing 14.55 acres, more or less.

I hereby certify that this legal description and sketch of right-of-way transfer is correct to the best of my knowledge and belief. I further certify that this legal description and sketch of right-of-way transfer meet the standards of practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, of the Florida Statutes. Subject to notes and notations shown hereon.

  
 Mark A. Daynes, P.S.M. 10/24/19  
 Date

Florida Professional Surveyor and Mapper No. 5479  
 Orange County, Public Works, Survey Section

PREPARED FOR: TOWN OF OAKLAND
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REVISION DATE:		SHEET 5 OF 28			

# SCHEDULE "A"

## PURPOSE: Right-of-Way Transfer PORTION OF C.R. 438

### SURVEYOR'S NOTES:

1. THIS LEGAL AND SKETCH OF RIGHT-OF-WAY TRANSFER WERE PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION. THE SKETCH OF RIGHT-OF-WAY TRANSFER IS NOT A BOUNDARY SURVEY.

2. THE PURPOSE OF THIS LEGAL DESCRIPTION AND SKETCH IS FOR THE TRANSFER OF THE EXISTING RIGHT-OF-WAY FOR WEST/EAST OAKLAND AVENUE, COUNTY ROAD 438, FORMERLY KNOWN AS STATE ROAD 438, ALSO KNOWN AS OLD STATE ROAD 50 TO THE CITY OF OAKLAND, FLORIDA. THE FOLLOWING MAPS WERE USED FOR THE CREATION OF THIS LEGAL AND SKETCH: THE STATE ROAD 438, RIGHT-OF-WAY MAP OF STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, SECTIONS 75230(2) AND 75230(2A), WHICH WERE TRANSFERRED TO ORANGE COUNTY IN ACCORDANCE WITH FLORIDA STATUTES 337.29(1977) AND WERE RECORDED IN PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ON 14TH DAY OF JANUARY, 1981 AND RECORDED IN STATE ROAD PLAT BOOK 2, PAGES 1 THROUGH 8.

3. PROPERTY LINES ADJOINING THE RIGHT-OF-WAY WERE NOT CALCULATED. PROPERTY LINES ARE REPRESENTED BY GIS SHAPE LAYER, AND THEY ARE FOR INFORMATION PURPOSES ONLY. THE ORANGE COUNTY PROPERTY APPRAISER WEB SITE WAS USED FOR ALL OUTER IMAGERY OF THE RIGHT-OF-WAY AS SHOWN AND SHOULD NOT BE RELIED ON FOR ACTUAL PROPERTY IDENTIFICATION.

4. SUBDIVISION PLATS ARE SHOWN FOR INFORMATION PURPOSES ONLY. THERE WERE NO BOUNDARY WORK PERFORMED ON THE EXISTING SUBDIVISIONS OR PARCELS AS SHOWN.

5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORDS BY ORANGE COUNTY SURVEY SECTION.

6. ALL PARCEL IDENTIFICATION NUMBERS SHOWN HEREON REFLECT THE OWNER OF THE PROPERTY AS OF THE DATE OF THIS SURVEY. ALL RECORDED PLATS, OFFICIAL RECORD BOOKS, AND DEED BOOKS REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

7. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 27 EAST BEING SOUTH 87°45'23" WEST. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/90 ADJUSTMENT.


#### BEARING BASIS REFERENCE CORNERS USED FOR THIS EXHIBIT:

A) FOUND 6"X6" CONCRETE MONUMENT AND 3/4" IRON PIPE NO IDENTIFICATION AT THE NORTHEAST CORNER OF THE SECTION 30, TOWNSHIP 22 SOUTH, RANGE 27 EAST, PER CERTIFIED CORNER RECORD NUMBER 66531. NORTHING: 1533621.960'; EASTING: 450370.482'

B) FOUND 6"X6" CONCRETE MONUMENT AND 1/2" IRON PIPE AT THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 27 EAST, PER CERTIFIED CORNER RECORD NUMBER 66530. NORTHING: 1533517.932'; EASTING: 447715.761'.

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PREPARED FOR:  
TOWN OF OAKLAND

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REVISION DATE:		SHEET 6 OF 28			

**SCHEDULE "A"**

**PURPOSE: Right-of-Way Transfer  
PORTION OF C.R. 438**

**SURVEYOR'S NOTES CONTINUED:**

8. THE CENTERLINE ALIGNMENT SHOWN HEREON WAS PLACED ON THIS SKETCH OF DESCRIPTION TO IDENTIFY STATE ROAD 438 RIGHT-OF-WAY MAP, SECTIONS 75230(2) AND 75230(2A) AND ROAD PLAT BOOK 2, PAGES 2 THROUGH 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND PLACE ITS MATHEMATICAL COURSES AND DISTANCES AS CLOSE TO THE ORIGINALLY INTENDED CENTERLINE OF ROAD POSITION AS POSSIBLE. BEARINGS AND DISTANCES HAVE BEEN ROTATED/TRANSFORMED TO FIT THE BEST STATE ROAD 438 ALIGNMENT INTEND. PLEASE DIRECT ANY QUESTIONS TO THE COUNTY SURVEYOR, PHONE 407-836-7881.


9. THE CURVE DATA (DELTA,TANGENT,LENGTH AND RADIUS) AND THE CENTERLINE OF ALIGNMENT OF STATE ROAD 438 HAS BEEN DERIVED FROM STATE ROAD 438 RIGHT-OF-WAY MAP, SECTIONS 75230(2) AND 75230(2A) AND ROAD PLAT BOOK 2, PAGES 2 THROUGH 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THE CENTRAL ANGLE OF THE CURVES AND ALL BEARINGS SHOWN HEREON HAVE BEEN ROUNDED TO THE NEAREST SECOND (00") PER ORANGE COUNTY STANDARDS.

10. EXISTING RIGHT OF WAY LINES AND ROAD ALIGNMENT SHOWN HEREON ARE BASED STATE ROAD 438 RIGHT-OF-WAY MAP, SECTIONS 75230(2) AND 75230(2A) AND ROAD PLAT BOOK 2, PAGES 2 THROUGH 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. EXISTING RIGHT-OF-WAY LINES WERE ESTABLISHED BY STATIONS AND OFFSETS FROM THE RIGHT-OF-WAY MAP LISTED ABOVE, AND THEY ARE SHOWN IN ITALIC FONT.

11. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE SEARCH WAS NOT PERFORMED.

12. THE SCALE OF THE SKETCH/DRAWING MAY NOT REPRESENT ACTUAL VALUE DUE TO THE SHRINKAGE/REDUCTION DURING SCANNING AND COPING OF THE ORIGINAL MATERIAL.

13. THIS SKETCH OF RIGHT-OF-WAY TRANSFER AND LEGAL DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

				PREPARED FOR: TOWN OF OAKLAND	
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**SCHEDULE "A"**  
**PURPOSE: Right-of-Way Transfer**  
**PORTION OF C.R. 438**

Line Table of Right-of-Way Transfer C.R. 438

Line #	Length	Bearing
L1	58.31'	N72° 08' 17"W
L2	20.42'	S82° 55' 53"E
L3	540.75'	S81° 12' 50"E
L4	8.29'	S00° 40' 30"W
L5	12.91'	N36° 11' 07"W
L6	134.21'	N25° 18' 09"E
L7	303.20'	N25° 18' 09"E
L8	71.53'	S89° 42' 42"E
L9	5.00'	S00° 17' 18"W
L10	632.30'	S89° 42' 42"E
L11	110.88'	N48° 08' 31"E
L12	2620.00'	S89° 45' 27"E
L13	122.04'	S00° 14' 56"W
L14	16.44'	S65° 27' 51"E
L15	121.38'	S89° 44' 55"E
L16	13.00'	N00° 15' 05"E
L17	756.92'	S89° 44' 55"E
L18	618.05'	S89° 48' 12"E
L19	100.04'	S88° 05' 06"E
L20	818.58'	S89° 48' 12"E
L21	60.00'	S00° 08' 50"W
L22	1536.74'	N89° 48' 12"W
L23	878.30'	N89° 44' 57"W
L24	4.78'	N00° 17' 03"E
L25	150.00'	N89° 49' 14"W
L26	36.30'	N00° 14' 56"E
L27	150.68'	N65° 27' 51"W

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PREPARED FOR:  
TOWN OF OAKLAND

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**SCHEDULE "A"**

**PURPOSE: Right-of-Way Transfer  
PORTION OF C.R. 438**

Line Table of Right-of-Way Transfer C.R. 438

Line #	Length	Bearing
L28	2306.50'	N89° 45' 27"W
L29	94.02'	S58° 33' 25"W
L30	142.31'	S89° 24' 36"W
L31	703.83'	N89° 42' 42"W
L32	388.58'	S24° 53' 04"W
L33	223.49'	N81° 12' 50"W
L34	100.32'	N85° 47' 16"W
L35	189.05'	N81° 12' 50"W
L36	67.56'	S72° 38' 27"W
L37	39.21'	S52° 56' 34"W
L38	48.42'	N72° 08' 17"W

PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl	DATE: 10/2/19	SECTION:19,20,21	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	 ORANGE COUNTY GOVERNMENT FLORIDA	DRAWING SCALE: NTS
CHECKED BY: Daynes, M	JOB No: 8307	TOWNSHIP: 22E			PROJECT NUMBER
APPROVED BY: Daynes, M	DRAWING FILE: 8307 Oakland Avenue	RANGE: 27S			8307
REVISION DATE:		SHEET 9 OF 28			

**SCHEDULE "A"**

**PURPOSE: Right-of-Way Transfer  
PORTION OF C.R. 438**

Curve Table of Right-of-Way Transfer C.R. 438

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	1083.08'	1419.56'	43° 42' 54"	N75° 12' 41"E	1057.00'
C2	139.62'	981.10'	08° 09' 13"	S85° 17' 26"E	139.50'
C3	652.19'	1014.43'	36° 50' 10"	N72° 14' 44"E	641.01'
C4	269.08'	857.31'	17° 58' 59"	N43° 31' 15"E	267.97'
C5	225.15'	988.75'	13° 02' 49"	N31° 49' 33"E	224.66'
C6	133.46'	302.84'	25° 14' 59"	N56° 32' 19"E	132.38'
C7	69.43'	220.98'	18° 00' 02"	N78° 09' 50"E	69.14'
C8	135.11'	2477.12'	03° 07' 30"	N88° 43' 36"E	135.09'
C9	143.55'	370.14'	22° 13' 17"	N79° 10' 40"E	142.66'
C10	226.53'	534.48'	24° 17' 03"	S77° 36' 22"E	224.84'
C11	85.28'	584.48'	08° 21' 34"	N84° 08' 51"W	85.20'
C12	114.15'	507.12'	12° 53' 47"	N71° 54' 45"W	113.91'
C13	70.75'	507.15'	07° 59' 33"	S73° 34' 59"W	70.69'
C14	132.11'	2422.12'	03° 07' 30"	S88° 43' 36"W	132.09'
C15	52.15'	165.98'	18° 00' 02"	S78° 09' 50"W	51.93'
C16	163.42'	247.84'	37° 46' 43"	S50° 16' 27"W	160.47'
C17	57.63'	507.99'	06° 30' 02"	S28° 08' 05"W	57.60'
C18	525.45'	912.31'	32° 59' 59"	S41° 23' 03"W	518.22'
C19	409.77'	1048.14'	22° 24' 00"	S69° 05' 02"W	407.17'
C20	334.58'	1036.10'	18° 30' 08"	S89° 32' 06"W	333.13'
C21	499.38'	1399.39'	20° 26' 46"	S88° 55' 06"W	496.73'
C22	410.81'	1105.92'	21° 17' 00"	S63° 48' 20"W	408.45'

PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl  
CHECKED BY: Daynes, M  
APPROVED BY: Daynes, M  
REVISION DATE:

DATE: 10/2/19  
JOB No: 8307  
DRAWING FILE:  
8307 Oakland Avenue

SECTION: 19, 20, 21  
TOWNSHIP: 22E  
RANGE: 27S  
SHEET 10 OF 28

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



DRAWING SCALE:  
NTS  
PROJECT NUMBER  
8307


**SCHEDULE "A"**

**PURPOSE: Right-of-Way Transfer  
PORTION OF C.R. 438**

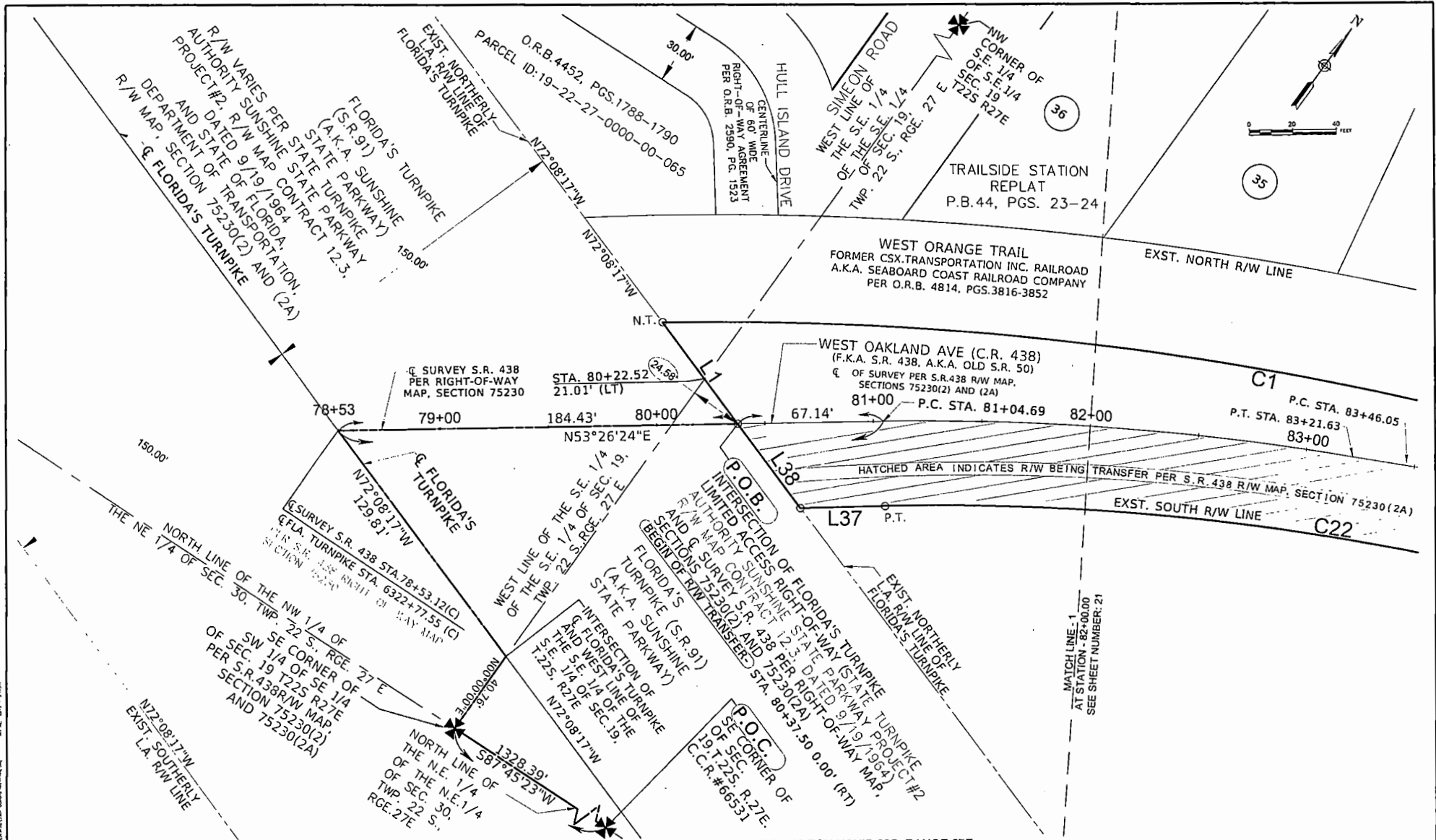
**ABBREVIATIONS LEGEND:**

- |  |                                       |
|--|---------------------------------------|
| A.K.A. = ALSO KNOWN AS                   | CB. = LONG CHORD BEARING              |
| O.R.B. = OFFICIAL RECORD BOOK            | CD. = LONG CHORD DISTANCE             |
| R/W = RIGHT OF WAY                       | C.S.X. = C.S.X. TRANSPORTATION        |
| P.N. = POINT OF NON-TANGENT INTERSECTION | R. = RADIUS                           |
| O.C. = ORANGE COUNTY                     | △ = DELTA, CENTRAL ANGLE              |
| P.B. = PLAT BOOK                         | NO: = NUMBER                          |
| PG. = PAGE                               | F.P. = FINANCIAL PROJECT              |
| PGS. = PAGES                             | P.O.L. = POINT ON LINE                |
| T__S = TOWNSHIP__SOUTH                   | P. = PLAT                             |
| R__E = RANGE__EAST                       | C.C.R. = CERTIFIED CORNER RECORD      |
| ROW = RIGHT-OF-WAY                       | F.K.A. = FORMERLY KNOWN AS            |
| C1 = CURVE NUMBER                        | ℙ = PROPERTY LINE                     |
| L1 = LINE NUMBER                         | R.P.B. = ROAD PLAT BOOK               |
| LT = LEFT                                | S.R.P.B. = STATE ROAD PLAT BOOK       |
| RT = RIGHT                               | P.I. = POINT OF INTERSECTION          |
| NT = NON-TANGENT                         | S.C.L. = SEABOARD COAST LINE          |
| CALC. = CALCULATED                       | L.A. = LIMITED ACCESS                 |
| ID. = IDENTIFICATION                     | TWP. = TOWNSHIP                       |
| SQ. FT. = SQUARE FOOT (FEET)             | RGE. = RANGE                          |
| PB. = PLAT BOOK                          | (C) = CALCULATED                      |
| EXIST. = EXISTING                        | (P) = PLAT                            |
| SEC. = SECTION                           | PID: = PARCEL IDENTIFICATION NUMBER   |
| P.O.C. = POINT OF COMMENCEMENT           | DOC# = DOCUMENT NUMBER                |
| P.O.B. = POINT OF BEGINNING              | ⊙69 = LOT NUMBER                      |
| P.C.C. = POINT OF COMPOUND CURVATURE     | ⚡ = BREAK LINE                        |
| STA. = STATION                           | ○ = CHANGE OF DIRECTION, NO POINT SET |
| S.R. = STATE ROAD                        | Ⓢ = CENTERLINE                        |
| C.R. = COUNTY ROAD                       |                                       |
| N.T.S. = NOT TO SCALE                    |                                       |
| N.R.L. = NON-RADIAL LINE                 |                                       |
| SUR. = SURVEY                            |                                       |

PREPARED FOR:  
TOWN OF OAKLAND

DRAFTED BY: White, Cheryl	DATE: 10/2/19	SECTION:19,20,21	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: NTS
CHECKED BY: Daynes, M	JOB No: 8307	TOWNSHIP: 22E			PROJECT NUMBER
APPROVED BY: Daynes, M	DRAWING FILE: 8307 Oakland Avenue	RANGE: 27S			8307
REVISION DATE:		SHEET 11 OF 28			





NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES

SECTION 19, TOWNSHIP 22S, RANGE 27E

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-5205  
(407) 838-7908



SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-5205  
(407) 838-7940

SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21 - T22S - R27E

DRAWN BY: White, Cheryl D  
DATE: 10/2/2019  
SURVEYED BY: N/A  
DATE: N/A  
CALCULATED BY: N/A  
DATE: 8/7/2019  
APPROVED BY: Daynes, Mark  
DATE: 10/2/2019

DRAWING SCALE:  
1 INCH = 20 U.S. FEET  
PREPARED FOR:  
TOWN OF OAKLAND, FL

DRAWING PROJECT NUMBER:  
8307  
SHEET 12 OF 28

DATE PLOTTED: 10/2/2019 10:58:11 AM

TRAILSIDE STATION REPLAT  
P.B. 44, PGS. 23-24

WEST ORANGE TRAIL  
FORMER CSX TRANSPORTATION INC. RAILROAD  
A.K.A. SEABOARD COAST RAILROAD COMPANY  
PER O.R.B. 4814, PGS. 3816-3852

WEST OAKLAND AVE (C.R. 438)  
(F.K.A. S.R. 438, A.K.A. OLD S.R. 50)

PFD LONGLEAF, LLC  
(PARCEL: 100-SURPLUS  
F.P. NO.: 412279-2, S.R. 91)  
PARCEL ID: 19-22-27-0000-00-082  
DOC. #20170549057  
NOT PLATTED



SECTION 19, TOWNSHIP 22S, RANGE 27E

(NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES)

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7908



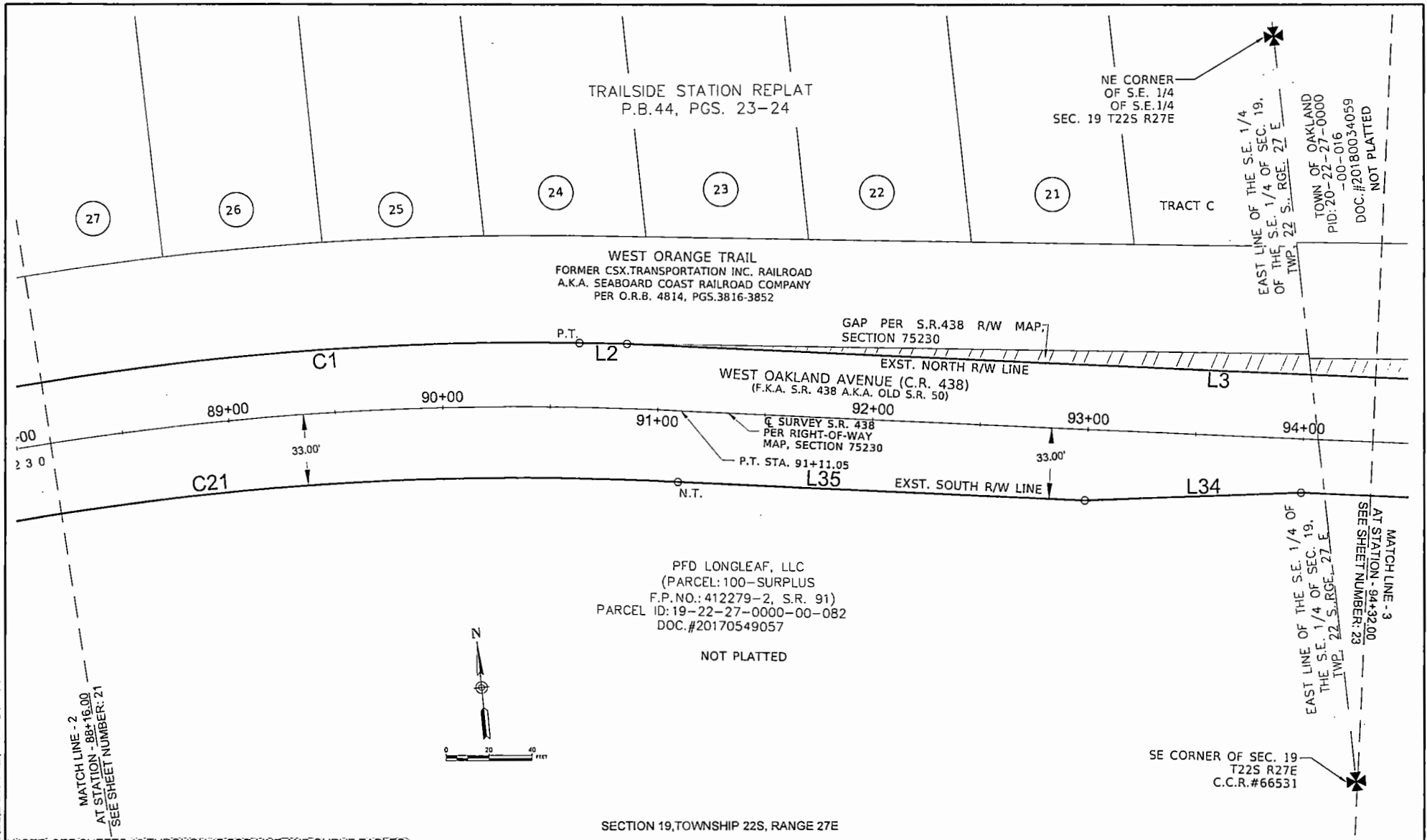
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940

SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21-T22S-R27E

DRAWN BY: White, Cheryl D	DATE: 10/2/2019
SURVEYED BY: N/A	DATE: N/A
CALCULATED BY: N/A	DATE: 8/7/2019
APPROVED BY: Daynes, Mark	DATE: 10/2/2019

DRAWING SCALE: 1 INCH=20 U.S. FEET	DRAWING PROJECT NUMBER: 8307
PREPARED FOR: TOWN OF OAKLAND, FL	SHEET 13 of 28

Date: 10/2/2019 10:58:11 AM  
 User: cheryl.white  
 Title: Survey Section  
 Path: C:\Users\cheryl.white\Documents\2019\10\102219\102219.dwg



NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES

REVISIONS	
DATE	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 838-7808



SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 838-7840

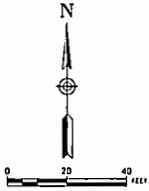
SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21 - T22S - R27E

DRAWN BY: White, Cheryl D	DATE: 10/2/2019
SURVEYED BY: N/A	DATE: N/A
CALCULATED BY: N/A	DATE: 8/7/2019
APPROVED BY: Daynes, Mark	DATE: 10/2/2019

DRAWING SCALE: 1 INCH = 20 U.S. FEET	DRAWING PROJECT NUMBER: 8307
PREPARED FOR: TOWN OF OAKLAND, FL	SHEET 14 OF 28

Date: 10/2/2019  
 Drawing Name: C:\Users\cherryd\OneDrive\Documents\ESDP\Drawing\19-22-27-0000-00-082.dwg  
 Date: 10/2/2019 1:11 PM

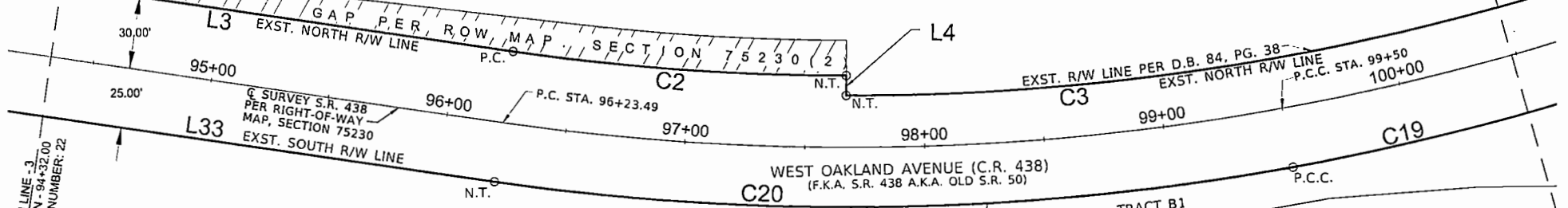
TOWN OF OAKLAND  
 PID: 20-22-27-0000  
 -00-016  
 DOC.#20180034059  
 NOT PLATTED



TOWN OF OAKLAND  
 PARCEL ID: 20-22-27-0000-00-016  
 DOC.#20180034059  
 NOT PLATTED

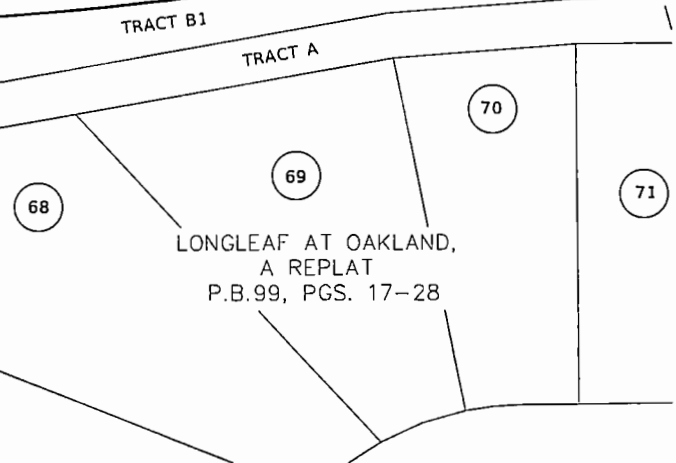
WEST ORANGE TRAIL  
 FORMER CSX TRANSPORTATION INC. RAILROAD  
 A.K.A. SEABOARD COAST RAILROAD COMPANY  
 PER O.R.B. 4814, PGS.3816-3852

MATCH LINE - A  
 AT STATION - 100+48.00  
 SEE SHEET NUMBER: 24



MATCH LINE - B  
 AT STATION - 94+32.00  
 SEE SHEET NUMBER: 22

PFD LONGLEAF, LLC  
 (PARCEL: 100-SURPLUS  
 F.P.NO.: 412279-2, S.R. 91)  
 PARCEL ID: 19-22-27-0000-00-082  
 DOC.#20170549057  
 NOT PLATTED



SECTION 20, TOWNSHIP 22S, RANGE 27E

(NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES)

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
 ENGINEERING DIVISION  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 (407) 835-7555



SURVEY SECTION  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 (407) 835-7940

SKETCH OF  
 RIGHT-OF-WAY TRANSFER  
 SEC. 19,20,21-T22S-R27E

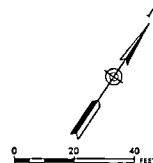
DRAWN BY: White, Cheryl D	DATE: 10/2/2019
SURVEYED BY: N/A	DATE: N/A
CALCULATED BY: N/A	DATE: 8/7/2019
APPROVED BY: Daynes, Mark	DATE: 10/2/2019

DRAWING SCALE: 1 INCH=20 U.S. FEET	DRAWING PROJECT NUMBER: 8307
PREPARED FOR: TOWN OF OAKLAND, FL	SHEET 15 OF 28

DATE PLOTTED: 10/2/2019 10:58:11 AM  
 PLOTTER: HP DesignJet T1100e  
 SCALE: 1/4" = 20'-0"

TOWN OF OAKLAND  
 PARCEL ID: 20-22-27-0000-00-016  
 DOC.#20180034059

NOT PLATTED



WEST ORANGE TRAIL  
 FORMER CSX TRANSPORTATION INC. RAILROAD  
 A.K.A. SEABOARD COAST RAILROAD COMPANY  
 PER O.R.B. 4814, PGS.3816-3852

EXST. R/W LINE PER D.B. 84, PG. 38  
 EXST. NORTH R/W LINE

101+00

102+00

C3

103+00

L5

N.T.

N.T.

104+00

P.C.C. STA. 103+50

105+00

C18

106+00

C4

EXST. SOUTH R/W LINE  
 WEST OAKLAND AVENUE (C.R. 438)  
 (F.K.A. S.R. 438 A.K.A. OLD S.R. 50)

C19

P.C.C.

TRACT D

LONGLEAF AT OAKLAND,  
 A REPLAT  
 P.B.99, PGS. 17-28

TRACT D-3

SECTION 20, TOWNSHIP 22S, RANGE 27E

MATCH LINE - 4  
 AT STATION - 100+48.00  
 SEE SHEET NUMBER: 23

MATCH LINE - 5  
 AT STATION - 106+64.00  
 SEE SHEET NUMBER: 25

TRACT B1  
 TRACT A  
 72

75  
 76  
 74  
 77  
 GOLDEN SHIRES COURT

NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
 ENGINEERING DIVISION  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 (407) 836-7958



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

SKETCH OF  
 RIGHT-OF-WAY TRANSFER  
 SEC. 19,20,21-T22S-R27E

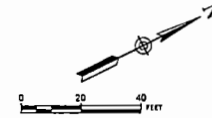
DRAWN BY: White, Cheryl D	DATE: 10/2/2019
SURVEYED BY: N/A	DATE: N/A
CALCULATED BY: N/A	DATE: 8/7/2019
APPROVED BY: Daynes, Mark	DATE: 10/2/2019

DRAWING SCALE: 1 INCH=20 U.S. FEET	DRAWING PROJECT NUMBER: 8307
PREPARED FOR: TOWN OF OAKLAND, FL	SHEET 16 OF 28

DATE PLOTTED: 10/2/2019 10:58:11 AM

SECTION 20, TOWNSHIP 22S, RANGE 27E

TOWN OF OAKLAND  
 PARCEL ID: 20-22-27-0000-00-016  
 DOC. #20180034059  
 NOT PLATTED

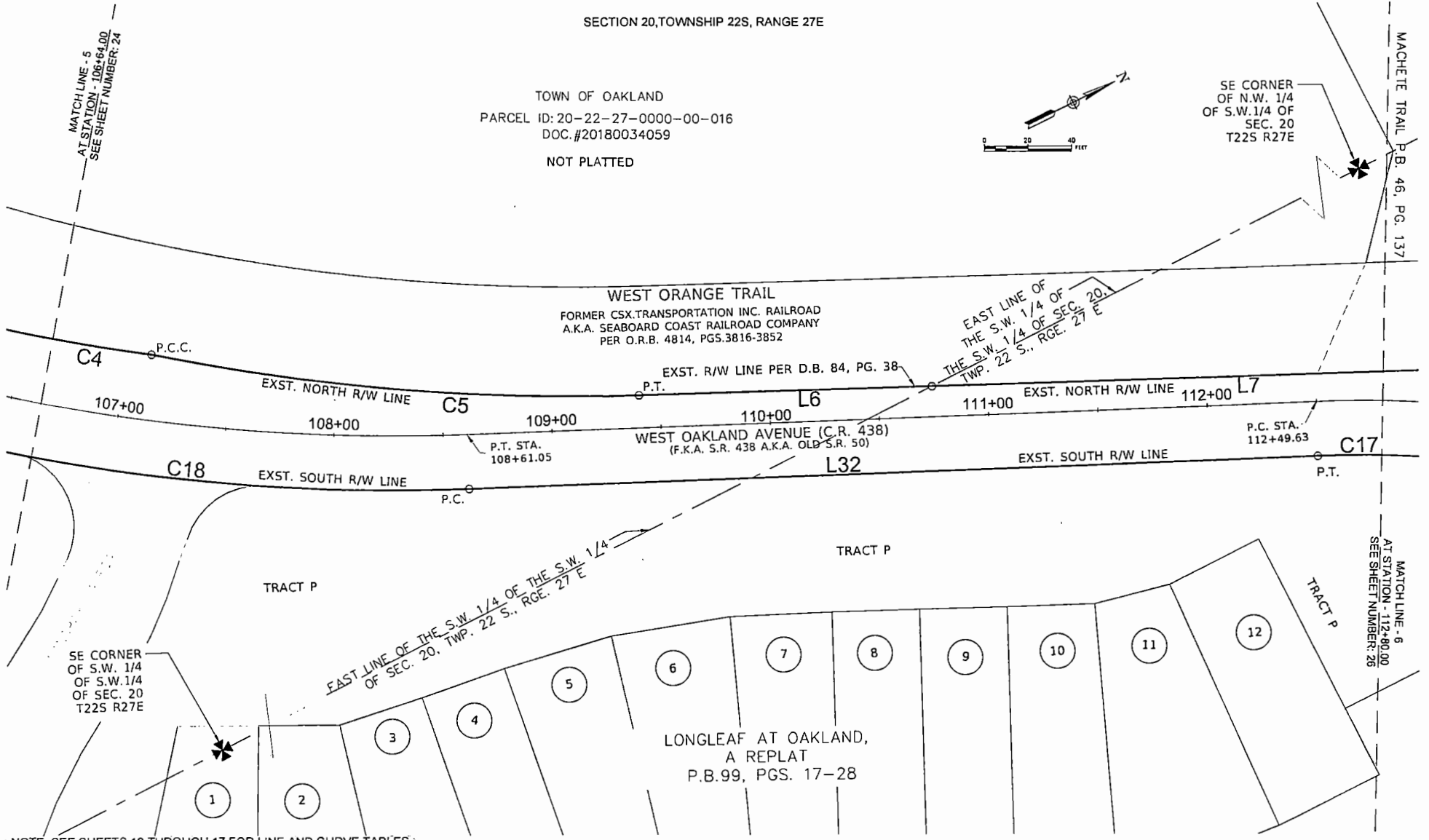


SE CORNER  
 OF N.W. 1/4  
 OF S.W. 1/4 OF  
 SEC. 20  
 T22S R27E

MACHETE TRAIL P.B. 46, PG. 137

WEST ORANGE TRAIL  
 FORMER CSX TRANSPORTATION INC. RAILROAD  
 A.K.A. SEABOARD COAST RAILROAD COMPANY  
 PER O.R.B. 4814, PGS. 3816-3852

EAST LINE OF  
 THE S.W. 1/4 OF  
 THE S.W. 1/4 OF SEC. 20,  
 TWP. 22 S., RGE. 27 E



SE CORNER  
 OF S.W. 1/4  
 OF S.W. 1/4  
 OF SEC. 20  
 T22S R27E

LONGLEAF AT OAKLAND,  
 A REPLAT  
 P.B. 99, PGS. 17-28

NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES.

DATE: 10/2/2019 11:17am

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
 ENGINEERING DIVISION  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 (407) 836-7908

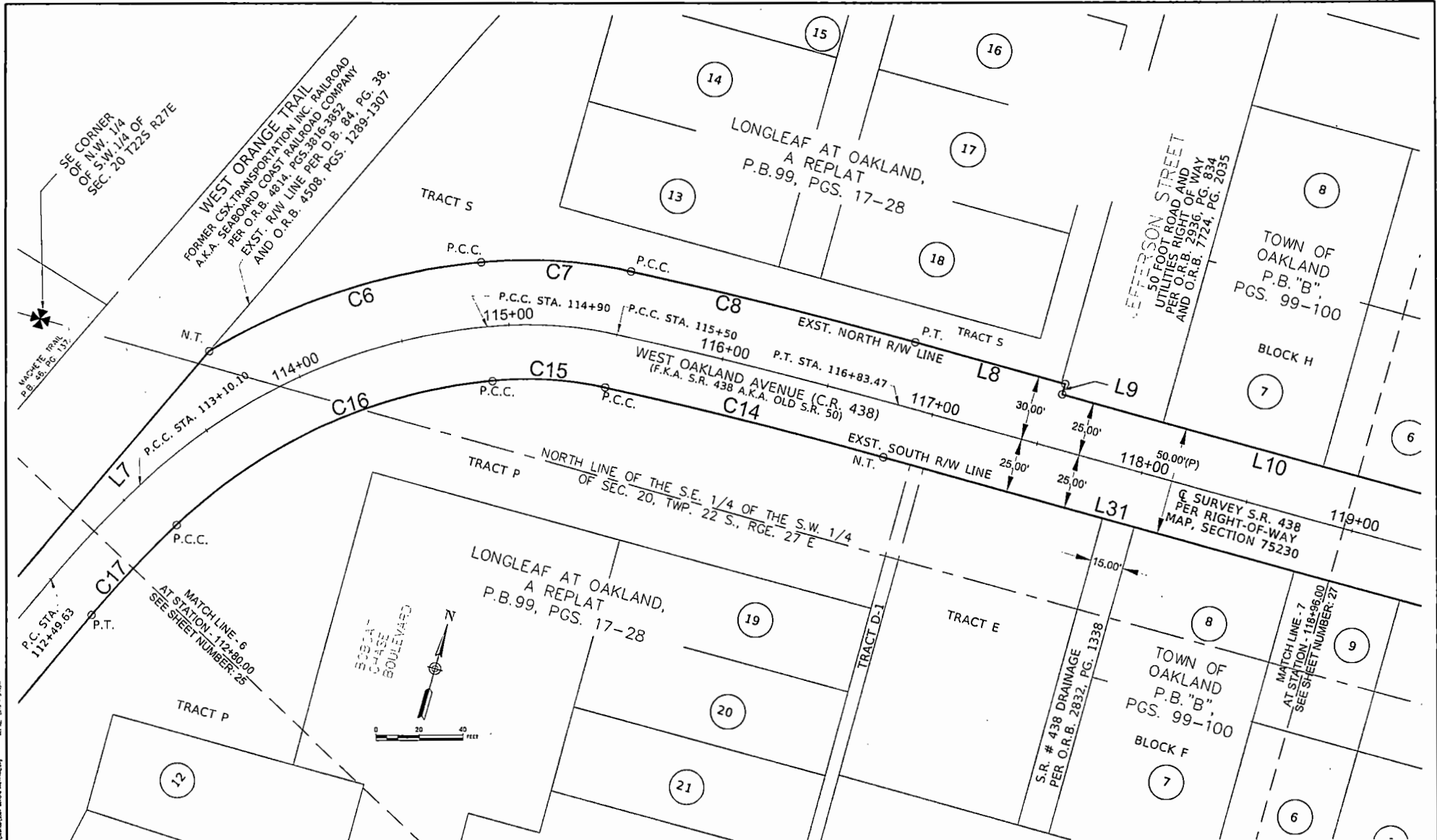


SURVEY SECTION  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 (407) 836-7940

SKETCH OF  
 RIGHT-OF-WAY TRANSFER  
 SEC. 19, 20, 21 - T22S - R27E

DRAWN BY: White, Cheryl D	DATE: 10/2/2019
SURVEYED BY: N/A	DATE: N/A
CALCULATED BY: N/A	DATE: 8/7/2019
APPROVED BY: Daynes, Mark	DATE: 10/2/2019

DRAWING SCALE: 1 INCH = 20 U.S. FEET	DRAWING PROJECT NUMBER: 8307
PREPARED FOR: TOWN OF OAKLAND, FL	SHEET 17 OF 28



NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES

SECTION 20, TOWNSHIP 22S, RANGE 27E

DATE PLOTTED: 10/2/2019 10:58 AM

REVISIONS		
DATE	BY	DESCRIPTION

**ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION**  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7558



**SURVEY SECTION**  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940

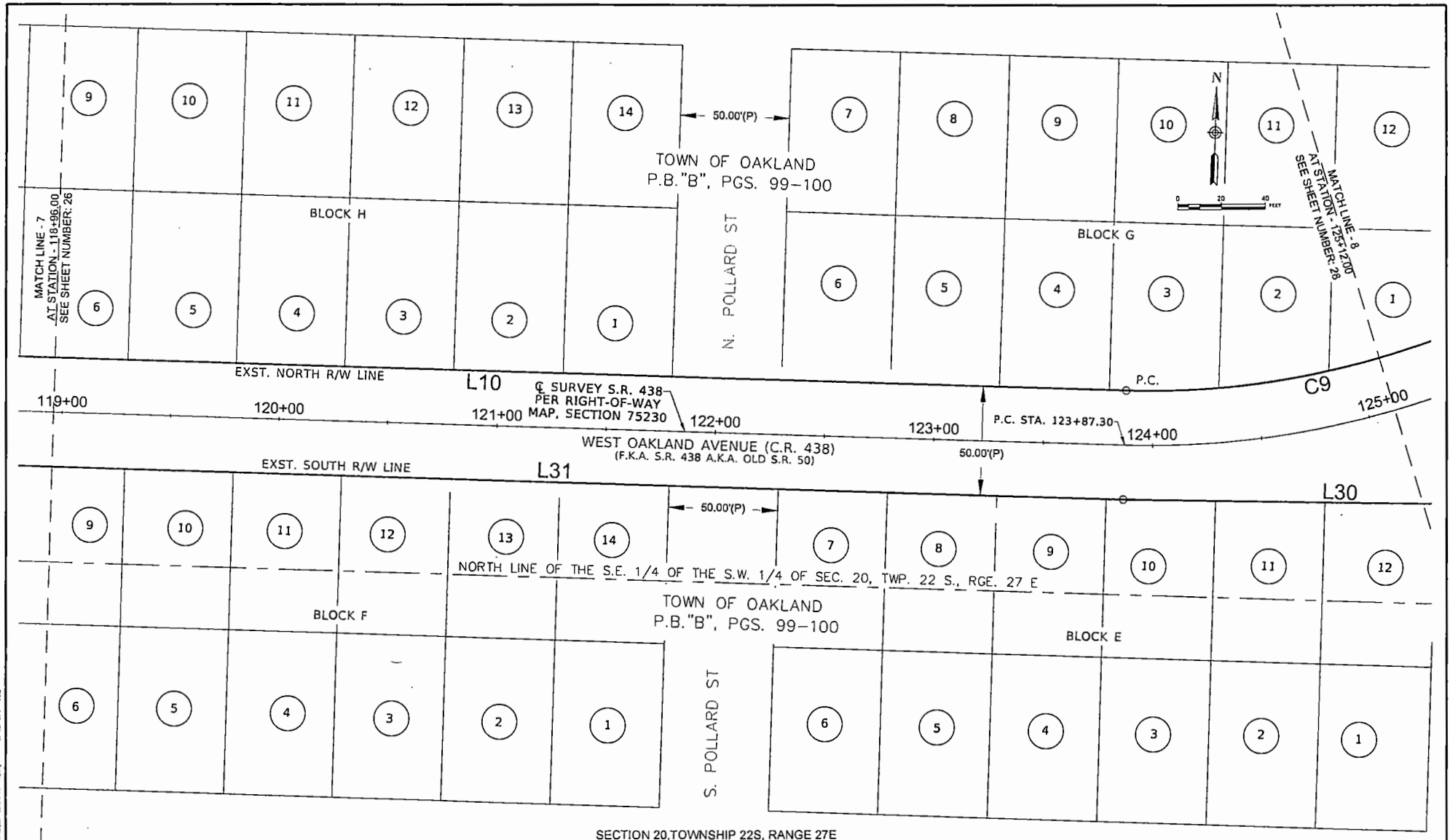
SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21-T22S-R27E

DRAWN BY: White, Cheryl D  
SURVEYED BY: N/A  
CALCULATED BY: N/A  
APPROVED BY: Daynes, Mark

DATE: 10/2/2019  
DATE: N/A  
DATE: 8/7/2019  
DATE: 10/2/2019

DRAWING SCALE:  
1 INCH=20 U.S. FEET  
PREPARED FOR:  
TOWN OF OAKLAND, FL

DRAWING PROJECT NUMBER:  
8307  
SHEET 18 OF 28



(NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES.)

DATE: 10/2/2019 11:23 AM

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 835-7908



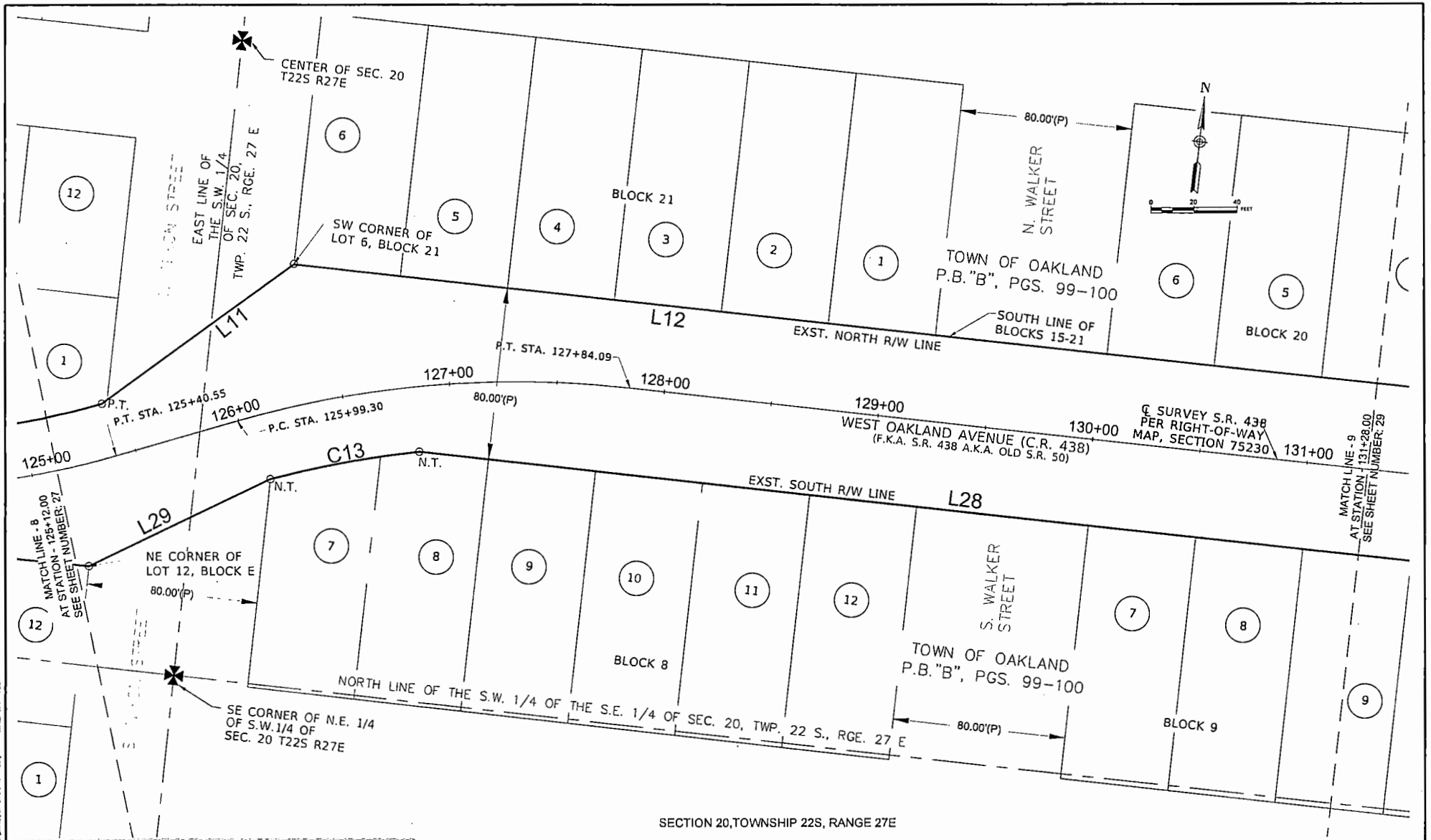
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 835-7940

SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19, 20, 21 - T22S - R27E

DRAWN BY: White, Cheryl D	DATE: 10/2/2019
SURVEYED BY: N/A	DATE: N/A
CALCULATED BY: N/A	DATE: 8/7/2019
APPROVED BY: Daynes, Mark	DATE: 10/2/2019

DRAWING SCALE: 1 INCH = 20 U.S. FEET	DRAWING PROJECT NUMBER: 8307
PREPARED FOR: TOWN OF OAKLAND, FL	SHEET 19 OF 28





(NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES)

REVISIONS		
DATE	BY	DESCRIPTION

**ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION**  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7908

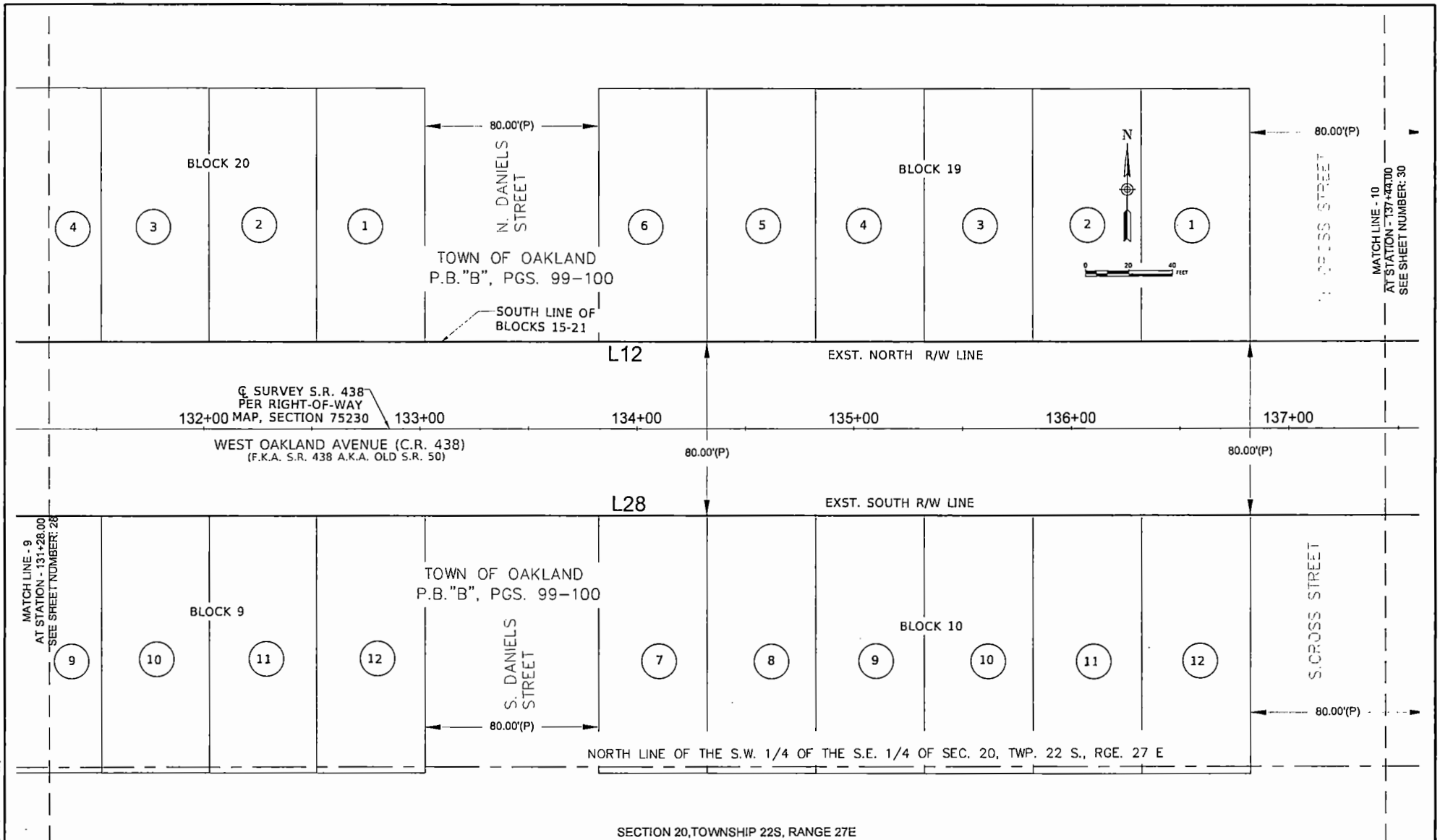
**ORANGE COUNTY**  
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940

SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19,20,21-T22S-R27E

DRAWN BY: White, Cheryl D	DATE: 10/2/2019
SURVEYED BY: N/A	DATE: N/A
CALCULATED BY: N/A	DATE: 8/7/2019
APPROVED BY: Daynes, Mark	DATE: 10/2/2019

DRAWING SCALE: 1 INCH=20 U.S. FEET	DRAWING PROJECT NUMBER: 8307
PREPARED FOR: TOWN OF OAKLAND, FL	SHEET 20 OF 28

DATE PLOTTED: 10/2/2019 10:52:00 AM  
 PLOT FILE: C:\Users\cherryd\OneDrive\Documents\2019\20191002\20191002.dwg  
 PLOT SCALE: 1:20  
 PLOT SHEETS: 28



(NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES)

REVISIONS		
DATE	BY	DESCRIPTION

**ORANGE COUNTY PUBLIC WORKS  
 ENGINEERING DIVISION**  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 (407) 836-7908



**SURVEY SECTION**  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 (407) 836-7940

SKETCH OF  
 RIGHT-OF-WAY TRANSFER  
 SEC. 19,20,21-T22S-R27E

DRAWN BY: White, Cheryl D	DATE: 10/2/2019
SURVEYED BY: N/A	DATE: N/A
CALCULATED BY: N/A	DATE: 8/7/2019
APPROVED BY: Gaynes, Mark	DATE: 10/2/2019

DRAWING SCALE: 1 INCH=20 U.S. FEET	DRAWING PROJECT NUMBER: 8307
PREPARED FOR: TOWN OF OAKLAND, FL	SHEET 21 OF 28

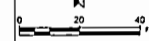
Date: 10/2/2019 10:51:13 AM  
 User: cheryl.white  
 Plot: 21 of 28

SECTION 20, TOWNSHIP 22S, RANGE 27E

NE CORNER OF N.W. 1/4  
OF S.E. 1/4 OF  
SEC. 20 T22S R27E

PLAT OF TOWN OF OAKLAND  
P.B. "B", PGS. 99-100

N



MATCH LINE - 10  
AT STATION - 137+44.00  
SEE SHEET NUMBER: 29

MATCH LINE - 11  
AT STATION - 143+60.00  
SEE SHEET NUMBER: 31

BLOCK 18

BLOCK 17

6

5

4

3

2

1

6

5

4

3

2

N. TUBB  
STREET

80.00'(P)

SOUTH LINE OF  
BLOCKS 15-21

EXST. NORTH R/W LINE L12

138+00

139+00

140+00

141+00

142+00

143+00

WEST OAKLAND AVENUE (C.R. 438)  
(F.K.A. S.R. 438 A.K.A. OLD S.R. 50)

80.01'(P)

EAST OAKLAND AVENUE (C.R. 438)  
(F.K.A. S.R. 438 A.K.A. OLD S.R. 50)

EXST. SOUTH R/W LINE L28

7

8

9

10

11

12

7

8

9

10

11

S. TUBB STREET  
RIGHT-OF-WAY TRANSFER PER  
ROAD PLAT BOOK 1, PG. 44  
(RIGHT-OF-WAY MAP, SECTION  
7523-106  
STATE OF FLORIDA, STATE  
ROAD DEPARTMENT)

80.00'(P)

BLOCK 11

PLAT OF TOWN OF OAKLAND  
P.B. "B", PGS. 99-100

BLOCK 12

PLAT OF TOWN OF OAKLAND  
P.B. "B", PGS. 99-100

NORTH LINE OF THE S.W. 1/4  
OF THE S.E. 1/4 OF SEC. 20,  
TWP. 22 S., RGE. 27 E

EAST LINE OF THE N.W. 1/4  
OF THE S.E. 1/4  
OF SEC. 20,  
TWP. 22 S., RGE. 27 E

NORTH LINE OF THE S.E. 1/4 OF  
THE S.E. 1/4 OF SEC. 20, TWP. 22 S., RGE. 27 E

NW CORNER OF S.E. 1/4  
OF S.E. 1/4 OF  
SEC. 20 T22S R27E

(NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES)

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7908



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

SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19,20,21-T22S-R27E

DRAWN BY: White, Cheryl D  
SURVEYED BY: N/A  
CALCULATED BY: N/A  
APPROVED BY: Daynes, Mark

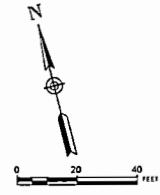
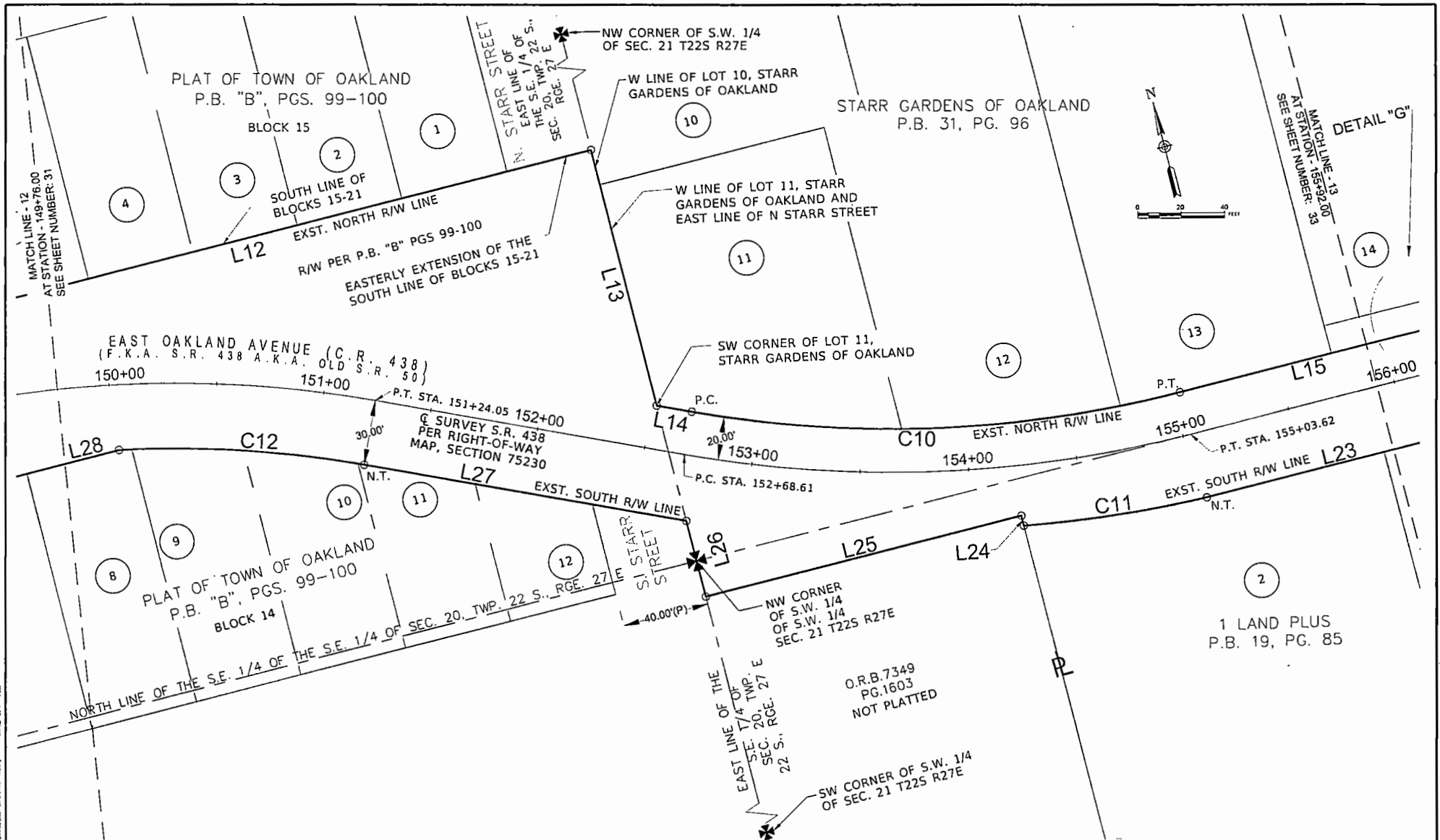
DATE: 10/2/2019  
DATE: N/A  
DATE: 8/7/2019  
DATE: 10/2/2019

DRAWING SCALE:  
1 INCH=20 U.S. FEET  
PREPARED FOR:  
TOWN OF OAKLAND, FL

DRAWING PROJECT NUMBER:  
8307  
SHEET 22 OF 28

DATE PLOTTED: 10/2/2019 10:58:11 AM





(NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES)

SECTION 21, TOWNSHIP 22S, RANGE 27E

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
 ENGINEERING DIVISION  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 (407) 836-7968



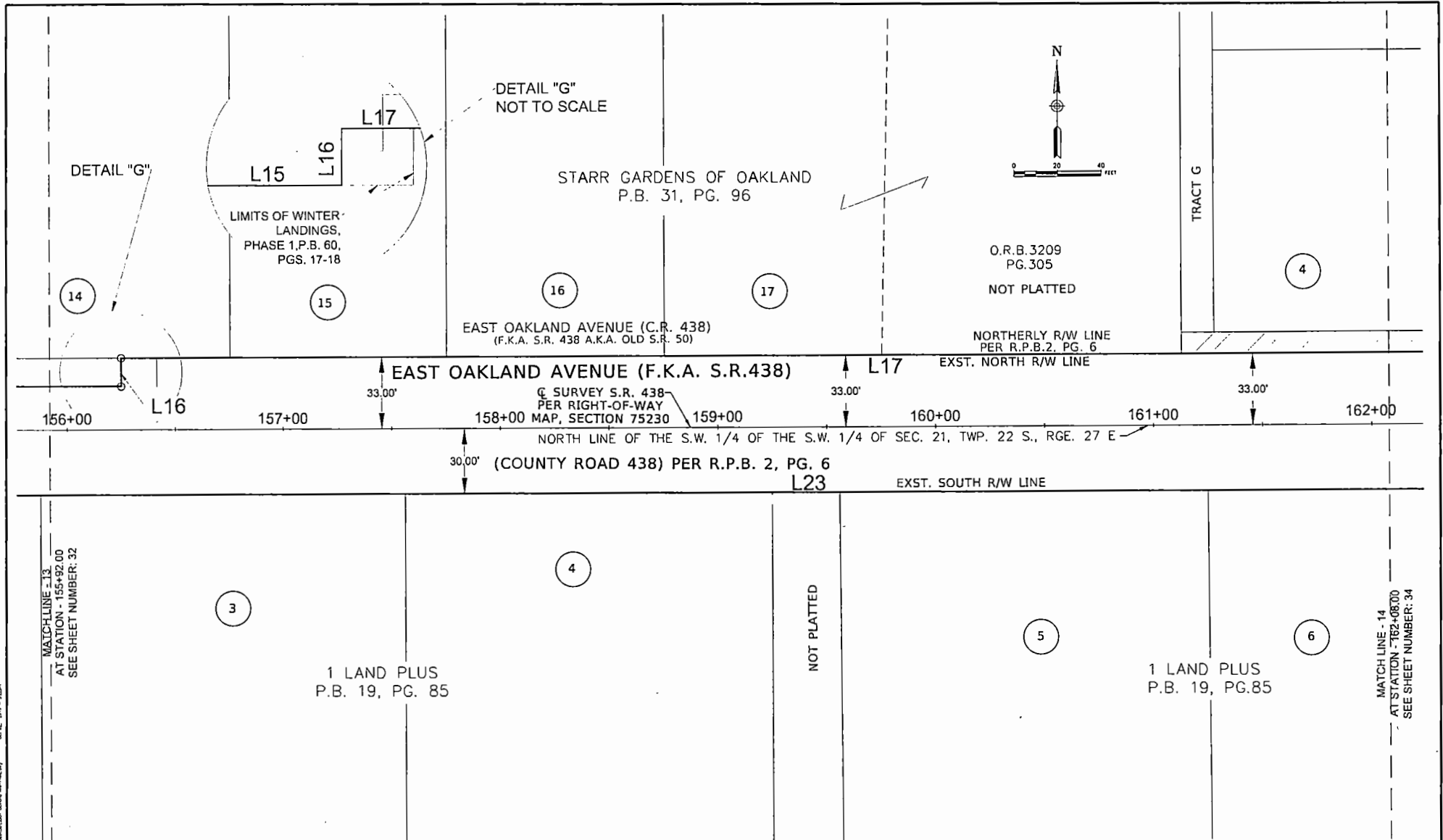
SURVEY SECTION  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 (407) 836-7940

SKETCH OF  
 RIGHT-OF-WAY TRANSFER  
 SEC. 19, 20, 21 - T22S - R27E

DRAWN BY: White, Cheryl D	DATE: 10/2/2019	DRAWING SCALE: 1 INCH = 20 U.S. FEET	DRAWING PROJECT NUMBER: 8307
SURVEYED BY: N/A	DATE: N/A	PREPARED FOR: TOWN OF OAKLAND, FL	SHEET 24 OF 28
CALCULATED BY: N/A	DATE: 8/7/2019	APPROVED BY: Daynes, Mark	DATE: 10/2/2019

DRAWING SCALE: 1 INCH = 20 U.S. FEET  
 DRAWING PROJECT NUMBER: 8307  
 SHEET 24 OF 28

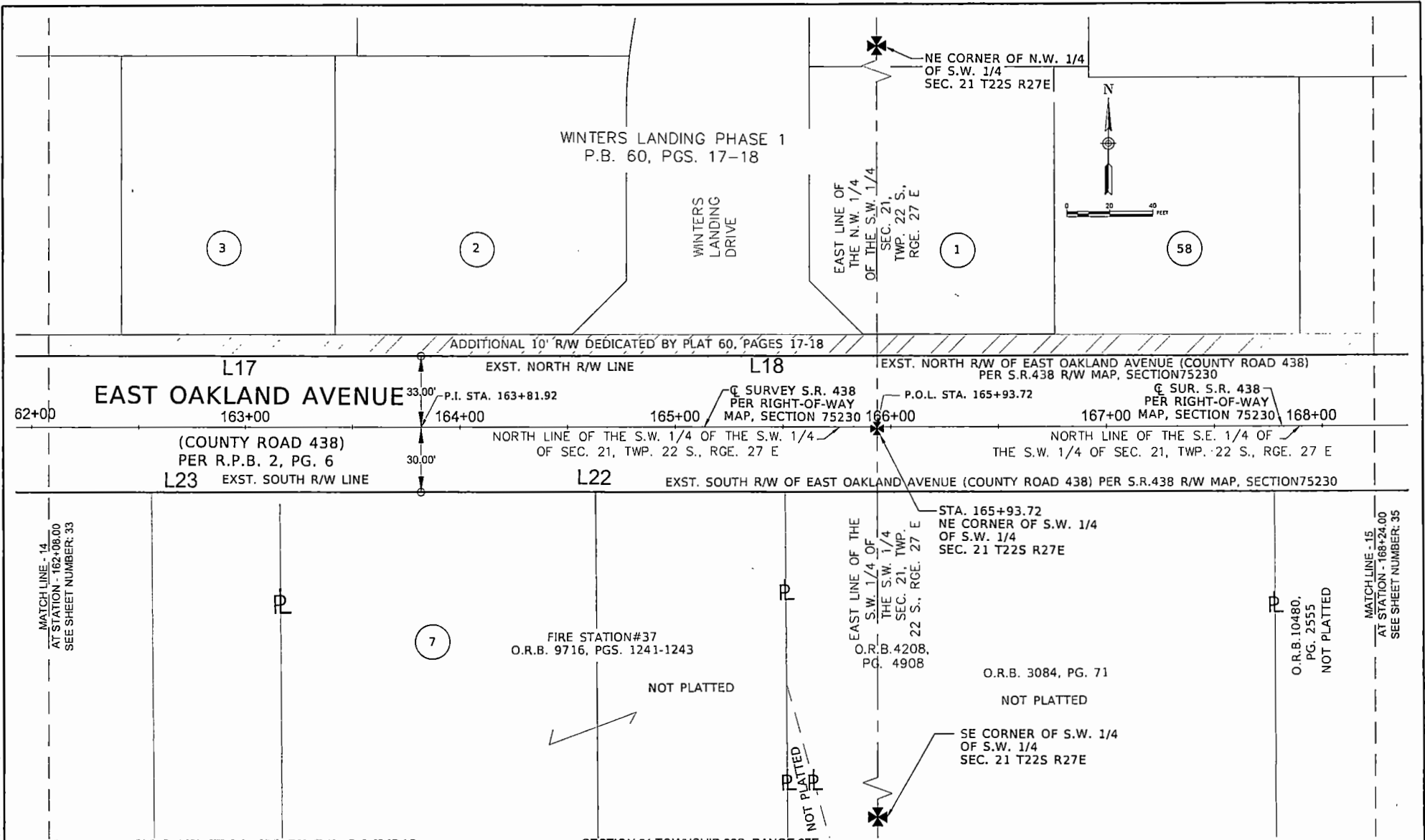
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 Drawing Name: C:\Users\jwhite\Documents\2019\2019-10-02\2019-10-02-11-13-AM\2019-10-02-11-13-AM.dwg



(NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES.)

SECTION 21, TOWNSHIP 22S, RANGE 27E

REVISIONS			ORANGE COUNTY ENGINEERING DIVISION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7908	SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	SKETCH OF RIGHT-OF-WAY TRANSFER SEC. 19, 20, 21 - T22S - R27E	DRAWN BY: White, Cheryl D	DATE: 10/2/2019	DRAWING SCALE:	DRAWING PROJECT NUMBER:
DATE	BY	DESCRIPTION				SURVEYED BY: N/A	DATE: N/A	1 INCH = 20 U.S. FEET	8307
						CALCULATED BY: N/A	DATE: 8/7/2019	PREPARED FOR:	TOWN OF OAKLAND, FL
						APPROVED BY: Daynes, Mark	DATE: 10/2/2019		

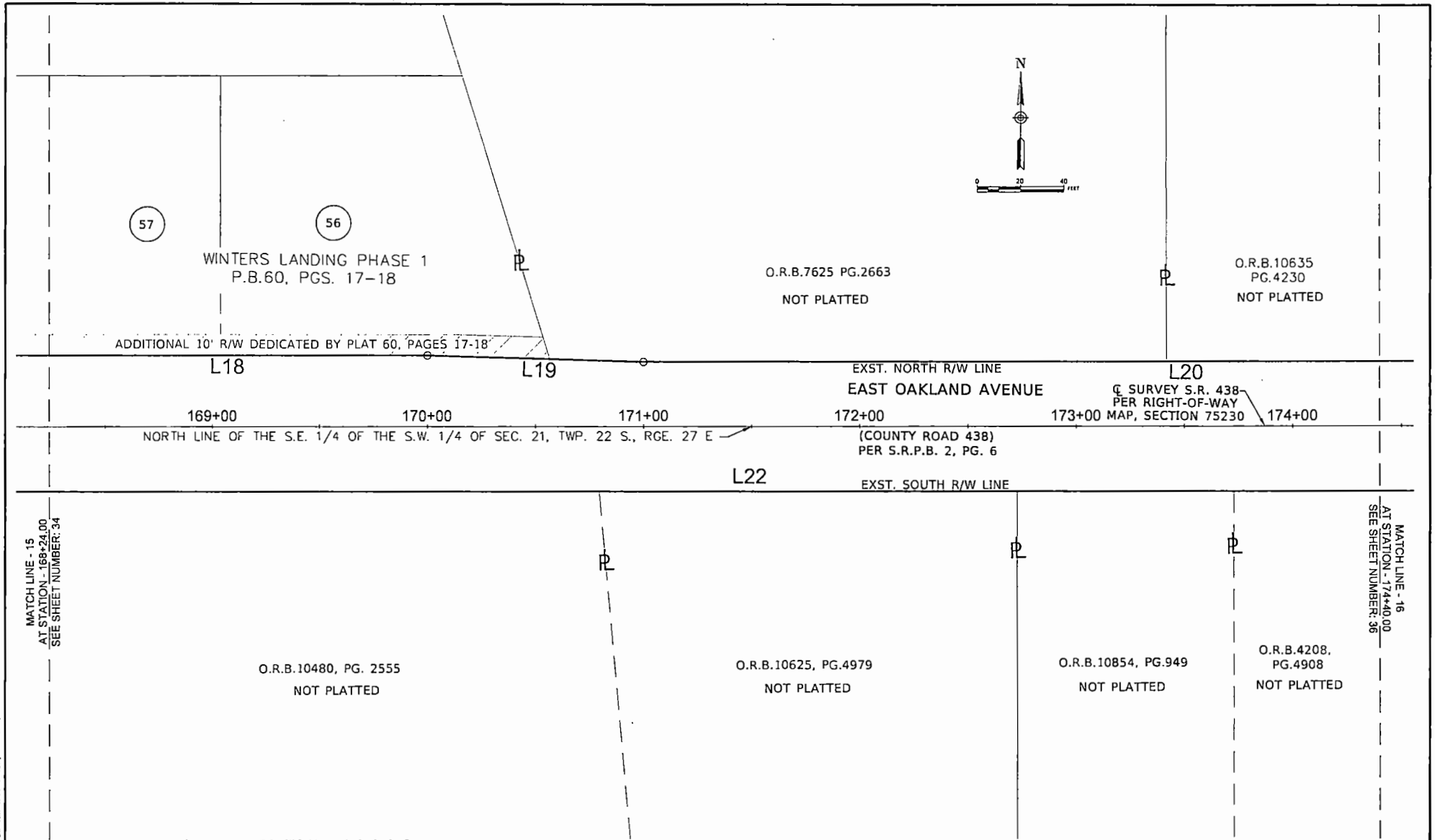


(NOTE: SEE SHEETS 12 THROUGH 17 FOR LINE AND CURVE TABLES)

SECTION 21, TOWNSHIP 22S, RANGE 27E

<b>REVISIONS</b> DATE BY DESCRIPTION			<b>ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7908	<b>ORANGE COUNTY ENGINEERS</b>	<b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	<b>SKETCH OF RIGHT-OF-WAY TRANSFER</b> SEC. 19, 20, 21 - T22S - R27E	DRAWN BY: White, Cheryl D SURVEYED BY: N/A CALCULATED BY: N/A APPROVED BY: Daynes, Mark	DATE: 10/2/2019 DATE: N/A DATE: 8/7/2019 DATE: 10/2/2019	DRAWING SCALE: 1 INCH = 20 U.S. FEET PREPARED FOR: TOWN OF OAKLAND, FL	DRAWING PROJECT NUMBER: 8307 <b>SHEET 26 OF 28</b>

DATE PLOTTED: 10/2/2019 10:58 AM  
 PLOTTER: HP DesignJet T1100e



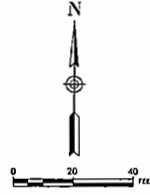
MATCH LINE - 15  
AT STATION - 169+24.00  
SEE SHEET NUMBER: 34

MATCH LINE - 16  
AT STATION - 174+00.00  
SEE SHEET NUMBER: 36

NOTE: SEE SHEETS 11 THROUGH 16 FOR LINE AND CURVE TABLES

<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			REVISIONS			DATE	BY	DESCRIPTION				<b>ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7908		<b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	SKETCH OF RIGHT-OF-WAY TRANSFER SEC. 19,20,21-T22S-R27E	DRAWN BY: White, Cheryl D SURVEYED BY: N/A CALCULATED BY: N/A APPROVED BY: Daynes, Mark	DATE: 10/2/2019 DATE: N/A DATE: 8/7/2019 DATE: 10/2/2019	DRAWING SCALE: 1 INCH=20 U.S. FEET	DRAWING PROJECT NUMBER: 8307
REVISIONS																			
DATE	BY	DESCRIPTION																	
PREPARED FOR: TOWN OF OAKLAND, FL		SHEET 27 OF 28																	





NOT PLATTED

O.R.B.10635  
PG.4230  
NOT PLATTED

CENTER OF  
SEC. 21 T22S R27E

DOC.#20180558942  
NOT PLATTED

(END OF R/W TRANSFER)  
INTERSECTION OF  
C SUR. S.R. 438  
PER RIGHT-OF-WAY MAP,  
SECTION 75230 AND  
EAST LINE OF  
SW 1/4 OF SEC.21,  
T22S R27E  
STA. 179+18.61  
0.00' (RT)

1325.05'  
N00°08'51"E  
(TIE TO C SUR. S.R.438)  
EAST LINE OF THE N.E. 1/4  
OF THE S.W. 1/4 OF SEC. 21,  
TWP. 22 S., RGE. 27 E

LIMITS OF CITY OF WINTER GARDEN  
PER INTERLOCAL AGREEMENT BETWEEN  
ORANGE COUNTY AND THE CITY  
OF WINTER GARDEN

EXST. NORTH R/W LINE L20

EAST OAKLAND AVENUE

EAST OAKLAND AVENUE

175+00

176+00

177+00

178+00

179+00

C SURVEY S.R. 438  
PER RIGHT-OF-WAY  
MAP, SECTION 75230

C SURVEY S.R. 438  
PER RIGHT-OF-WAY  
MAP, SECTION 75230180+00

NORTH LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SEC. 21, TWP. 22 S., RGE. 27 E  
(COUNTY ROAD 438)  
PER S.R.P.B. 2, PG. 6

NORTH LINE OF THE S.E. 1/4  
OF THE S.E. 1/4 OF SEC. 21,  
TWP. 22 S., RGE. 27 E

EXST. SOUTH R/W LINE

L22

L21

MATCH LINE - 16  
AT STATION - 174+40.00  
SEE SHEET NUMBER: 35

O.R.B.4208, PG.4908  
NOT PLATTED

O.R.B.6206, PG.703  
NOT PLATTED

O.R.B.5802, PG.7  
NOT PLATTED

DOC.#20170413733  
NOT PLATTED

LIMITS OF CITY OF WINTER GARDEN  
PER INTERLOCAL  
AGREEMENT  
BETWEEN  
ORANGE COUNTY AND  
THE CITY OF  
WINTER GARDEN

EAST LINE OF THE S.E. 1/4  
OF THE S.W. 1/4 OF SEC. 21,  
TWP. 22 S., RGE. 27 E  
1326.08'  
500°08'51"W  
(TIE TO C SUR.S.R.438)

STA. 179+18.61  
0.52' (RT)  
NE CORNER OF S.E. 1/4  
OF S.W. 1/4  
SEC. 21 T22S R27E

PARCEL 9  
DOC#20180558942  
NOT PLATTED

SE CORNER OF S.W. 1/4  
SEC. 21 T22S R27E

(NOTE: SEE SHEETS 11 THROUGH 16 FOR LINE AND CURVE TABLES)

REVISIONS		
DATE	BY	DESCRIPTION

ORANGE COUNTY PUBLIC WORKS  
ENGINEERING DIVISION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7908



SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7949

SKETCH OF  
RIGHT-OF-WAY TRANSFER  
SEC. 19,20,21-T22S-R27E

DRAWN BY: White, Cheryl D	DATE: 10/2/2019
SURVEYED BY: N/A	DATE: N/A
CALCULATED BY: N/A	DATE: 8/7/2019
APPROVED BY: Daynes, Mark	DATE: 10/2/2019

DRAWING SCALE:  
1 INCH=20 U.S. FEET  
DRAWING PROJECT NUMBER:  
8307  
PREPARED FOR:  
TOWN OF OAKLAND, FL  
SHEET 28 OF 28

Date: 10/2/2019  
 Drawing Name: E:\Projects\19218\19218.dwg  
 User: cheryl.white