



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: July 21, 2021

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

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

FROM: Erica L. Guidroz, Acquisition Agent *EG/MTC*
Real Estate Management Division

CONTACT PERSON: Mindy T. Cummings, Manager

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

ACTION REQUESTED: Approval of Donation Agreement and Signalization Easement between Quality Inn Plaza Partnership and Orange County and authorization to disburse funds to pay all recording fees

PROJECT: International Drive Transit Lanes (Destination Parkway to Sand Lake Road)

District 6

PURPOSE: To provide for access, construction, operation, and maintenance of a signalization easement for a new transit lane.

ITEMS: Donation Agreement (Parcels 8013A/8013B)

Signalization Easement (Instruments 8013A.1/8013B.1)
Cost: Donation
Size: 0.018 acres

BUDGET: Account No.: 1246-072-5070-6110

FUNDS: \$44.70 Payable to Orange County Comptroller
(all recording fees)

Real Estate Management Division

Agenda Item 3

July 21, 2021

Page 2

APPROVALS: Real Estate Management Division
Public Works Division

REMARKS: The Signalization Easement is being donated in connection with Orange County's project to install an additional transit lane for buses and trolleys.

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: 7-22-2021

Amount: \$ 44.70

DEC 07/26/21

Project: International drive Transit Lane (Destination Parkway to Sand Lake Rd.)

Parcels: 8013A-8013B

Controlling Agency Approval Signature, Date

Raymond L.A. Williams
Printed Name

Charge to Account #1246-072-5070-6110

Fiscal Approval Signature, Date

Pat Davis
Printed Name

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

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

DOCUMENTATION ATTACHED (Check appropriate block{s})

- Contract
- Copy of Executed Instruments
- Certificate of Value
- Settlement Analysis

N/A District # 6

Purchase Price: Donation

Orange County Comptroller:
Recording Fee: \$ 44.70

Total \$ 44.70

Payable to: Orange County Comptroller

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

Recommended by Erica Guidroz
Erica Guidroz, Acquisition Agent

Digitally signed by Erica Guidroz
Date: 2021.07.26 13:54:38 -04'00'

Payment Approved Mindy T. Cummings
Mindy Cummings, Manager, Real Estate Management Division

Digitally signed by Mindy T. Cummings
Date: 2021.07.26 14:03:06 -04'00'

or
Payment Approved Alex Feinman, Asst. Mgr. Real Estate Management Div.

Certified Jessica Vaughn
Approved by BCC for Deputy Clerk to the Board

8/10/2021
Date

Examined/Approved Comptroller/Government Grants

Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as checks are available.
Anticipated Closing Date: TBD
Please Contact Acquisition Agent @ 67036 if there are any questions.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

Aug 10 2021

Project: International Drive Transit Lanes (Destination Parkway to Sand Lake Road)
Parcel: 8013A / 8013B

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

Aug 10 2021

DONATION AGREEMENT

COUNTY OF ORANGE
STATE OF FLORIDA

THIS AGREEMENT made between Quality Inn Plaza Partnership, a Florida general partnership, hereinafter referred to as OWNER, and Orange County, a charter county and political subdivision of the state of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, the COUNTY seeks to acquire the land described on **Schedule "A"** attached hereto for the above referenced project and said OWNER agrees to donate said land for such purpose.

Property Appraiser's Parcel Identification Numbers:

portions

01-24-28-7158-02-001 and 36-23-28-7164-02-000

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), each to the other paid, the parties hereto agree as follows:

1. OWNER agrees to execute a permanent Signalization Easement on Parcel 8013A, as more particularly described on the attached Schedule "B" conveying said Easement unto COUNTY free of all liens and encumbrances.
2. OWNER agrees to execute a permanent Signalization Easement on Parcel 8013B, as more particularly described on the attached Schedule "B" conveying said Easement unto COUNTY free of all liens and encumbrances.
3. This transaction shall be closed and the easement and other closing papers delivered on or before 90 days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by COUNTY and OWNER.
4. Effective Date: This AGREEMENT shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners.

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between OWNER and COUNTY, made with respect to the matters herein contained, and when duly executed constitutes the AGREEMENT between OWNER and COUNTY. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

Project: International Drive Transit Lanes (Destination Parkway to Sand Lake Road)
Parcel: 8013A / 8013B

The parties hereto have executed this AGREEMENT on the date(s) written below.

OWNER

Quality Inn Plaza Partnership,
a Florida general partnership


General Partner

Harris Rosen
Printed Name

Post Office Address:
9840 International Drive,
Orlando, Florida 32819

DATE: 5 / 1 / 2021

COUNTY

Orange County, Florida

BY: 
Erica Guidroz, Its Agent

DATE: 7-23-2021

LEGAL DESCRIPTION

Estate: Perpetual Easement

Purpose: Signalization Easement

A tract of land lying in Section 36, Township 23 South, Range 28 East, Orange County, Florida being more particularly described as follows:

PARCEL 8013B

Commence at the Southeast corner of BLOCK "B", PLAZA INTERNATIONAL UNIT SEVEN as recorded in Plat Book 12, Page 135 of the Public Records of Orange County, Florida; thence run Northwesterly along the East line of said plat, said line also being the West right of way line of International Drive, as recorded in Plat Book 8, Pages 148-149 of the Public Records of Orange County, Florida to a point, said point being on a curve concave Easterly, having a radius of 2,517.50 feet, a delta angle of 00 degrees 13 minutes 40 seconds, a chord bearing of North 04 degrees 36 minutes 22 seconds West and a chord distance of 10.00 feet; thence along the arc of said curve a distance of 10.00 feet to the POINT OF BEGINNING; thence departing said West right of way line run South 85 degrees 30 minutes 25 seconds West a distance of 20.00 feet to a point, said point being on a curve concave Easterly, having a radius of 2,537.50 feet, a delta angle of 00 degrees 27 minutes 06 seconds, a chord bearing of North 04 degrees 15 minutes 59 seconds West and a chord distance of 20.00 feet; thence along the arc of said curve a distance of 20.00 feet; thence run North 85 degrees 30 minutes 24 seconds East a distance of 20.00 feet to a point lying on the East line of said plat, also being on the West right of way line of International Drive, said point also being on a curve concave Easterly, having a radius of 2,517.50 feet, a delta angle of 00 degrees 27 minutes 19 seconds, a chord bearing of South 04 degrees 15 minutes 53 seconds East and a chord distance of 20.00 feet; thence along the arc of said curve a distance of 20.00 feet, to the POINT OF BEGINNING;

Containing 400.52 square feet or 0.009 acre, more or less.


Together with a tract of land lying in Section 1, Township 24 South, Range 28 East, Orange County, Florida being more particularly described as follows:

PARCEL 8013A

Commence at the Southeast corner of BLOCK "B", PLAZA INTERNATIONAL UNIT SEVEN as recorded in Plat Book 12, Page 135 of the Public Records of Orange County, Florida, same point also being the Northeast Corner of BLOCK "B", PLAZA INTERNATIONAL UNIT FIVE as recorded in Plat Book 12, Page 21 of the Official Records of Orange County, Florida; thence run Southeasterly along the East line of said plat, said line also being the West right of way line of International Drive, as recorded in Plat Book 8, Pages 148-149 of the Public Records of Orange County, Florida to a point, said point being on a curve concave Easterly having a radius of 2,517.50, a delta angle of 01 degrees 26 minutes 25 seconds, a chord bearing of South 05 degrees 26 minutes 28 seconds East and a chord distance of 63.29 feet; thence along the arc of said curve a distance of 63.29 feet to the POINT OF BEGINNING; thence departing said West right of way line run South 83 degrees 50 minutes 18 seconds West a distance of 20.00 feet to a point, said point being on a curve concave Easterly having a radius of 2,537.50 feet, a delta angle of 00 degrees 27 minutes 06 seconds, a chord bearing of South 06 degrees 23 minutes 45 seconds East and a chord distance of 20.00 feet; thence along the arc of said curve a distance of 20.00 feet; thence run North 83 degrees 49 minutes 54 seconds East a distance of 20.00 feet to a point, said point lying on the East line of said plat, also being on the West right of way line of International Drive, said point being on a curve concave Easterly having a radius of 2,517.50 feet, a delta angle of 00 degrees 27 minutes 19 seconds, a chord bearing of North 06 degrees 23 minutes 20 seconds West, a chord distance of 20.00 feet; thence along the arc of said curve a distance of 20.00 feet to the POINT OF BEGINNING.

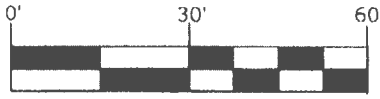
Containing 400.52 square feet, or 0.009 acre, more or less.

PREPARED FOR:
Traffic Engineering

DRAWN BY: Alvarez	DATE: 12/14/20	SECTION: 1,36	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 838-7940		DRAWING SCALE: N/A
CHECKED BY: Daynes	JOB No: 8684	TOWNSHIP: 24, 23S			PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 28, 28E			8684
REVISION DATE:	8990 International Drive	SHEET 1 OF 2			

RH 3/30/2021

SKETCH OF DESCRIPTION
Estate: Perpetual Easement
Purpose: Signalization Easement



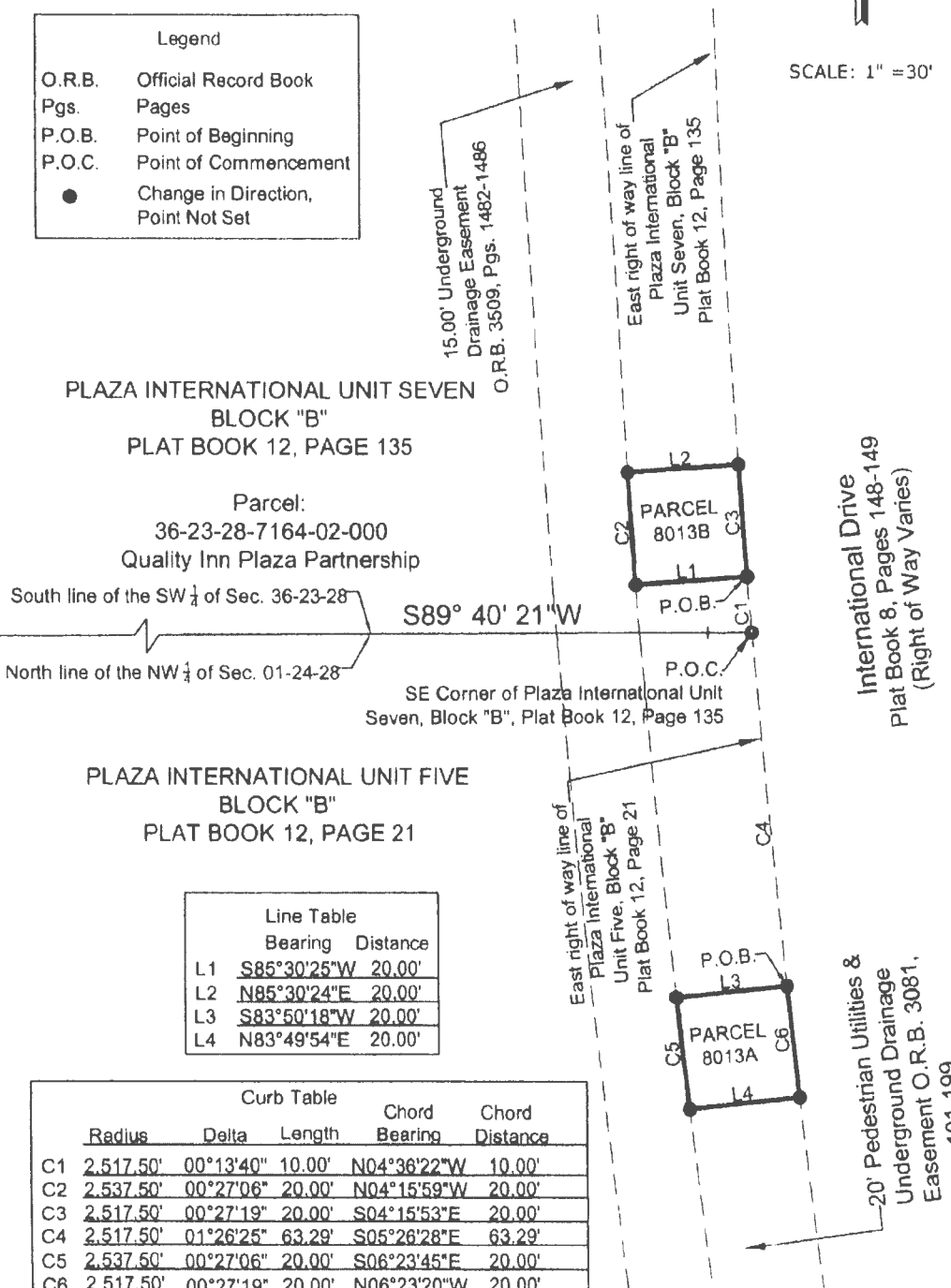
SCALE: 1" = 30'

Legend	
O.R.B.	Official Record Book
Pgs.	Pages
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
●	Change in Direction, Point Not Set

HERBERT ASSOCIATES, P.L.L.C. SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRULY AND CORRECTLY TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN FILED IN ACCORDANCE WITH THE STATUTES SET FORTH IN CHAPTERS 541.17, F.A.C., 541.18, 541.19 AND 541.20, F.A.C. THE SURVEYOR HAS REVIEWED THE RECORDS OF A PLAT BOOK AND THE ORIGINAL PLAT MAP OF A FLORIDA LICENSED SURVEYOR (L.S.D. MAPPER). THIS DRAWING, SKETCH, P.L.L.C. OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

12/15/2014
 DATE

Mark A. Daynes
 REGISTERED LAND SURVEYOR AND MAPPER
 STATE OF FLORIDA LICENSE NO. 8479



PLAZA INTERNATIONAL UNIT SEVEN
 BLOCK "B"
 PLAT BOOK 12, PAGE 135

Parcel:
 36-23-28-7164-02-000
 Quality Inn Plaza Partnership

South line of the SW 1/4 of Sec. 36-23-28
 S89° 40' 21"W

North line of the NW 1/4 of Sec. 01-24-28
 SE Corner of Plaza International Unit Seven, Block "B", Plat Book 12, Page 135

PLAZA INTERNATIONAL UNIT FIVE
 BLOCK "B"
 PLAT BOOK 12, PAGE 21

Line Table	
Bearing	Distance
L1	S85°30'25"W 20.00'
L2	N85°30'24"E 20.00'
L3	S83°50'18"W 20.00'
L4	N83°49'54"E 20.00'

Curb Table				
Radius	Delta	Length	Chord Bearing	Chord Distance
C1	2,517.50'	00°13'40"	10.00'	N04°36'22"W 10.00'
C2	2,537.50'	00°27'06"	20.00'	N04°15'59"W 20.00'
C3	2,517.50'	00°27'19"	20.00'	S04°15'53"E 20.00'
C4	2,517.50'	01°26'25"	63.29'	S05°26'28"E 63.29'
C5	2,537.50'	00°27'06"	20.00'	S06°23'45"E 20.00'
C6	2,517.50'	00°27'19"	20.00'	N06°23'20"W 20.00'

SKETCH AND DESCRIPTION
 THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 51-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

- NOTES:**
- BEARINGS ARE BASED ON THE NORTH LINE OF PLAZA INTERNATIONAL UNIT FIVE AS RECORDED IN PLAT BOOK 12, PAGE 21, PUBLIC RECORDS OF ORANGE COUNTY, FL AS BEING S89°40'21"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.

PREPARED FOR:
 Traffic Engineering

DRAWING SCALE:
 1" = 30'
 PROJECT NUMBER
 8684

DRAWN BY: Alvarez	DATE: 12/14/20	SECTION: 1,36
CHECKED BY: Daynes	JOB No: 8684	TOWNSHIP: 24,23S
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 28,28E
REVISION DATE:	B990 International Drive	SHEET 2 OF 2

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



14 3/30 2014

SCHEDULE "B"

5070 INTERNATIONAL DRIVE TRANSIT LANES PARCEL 8013 A & B

SIGNALIZATION EASEMENT

Parcel 8013 A & B is being acquired as a permanent, non-exclusive easement for signalization purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a mast arm assembly, pedestrian signal and pedestal pole, interconnect and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the mast arm assembly, pedestrian signal and pedestal pole, interconnect and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the mast arm assembly, pedestrian signal and pedestal pole, interconnect and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, landscaping, or any activity that will not adversely affect the operation, maintenance and integrity of the signalization facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

Aug 10 2021

THIS IS A DONATION

Instrument: 8013A.1 / 8013B.1

Project: International Drive Transit Lanes (Destination Parkway to Sand Lake Road)

SIGNALIZATION EASEMENT

THIS INDENTURE, made and executed the 5 day of MAY, A.D. 2021, by Quality Inn Plaza Partnership, a Florida general partnership, whose address is 9840 International Drive, Orlando, Florida 32819, GRANTOR, and ORANGE COUNTY, a charter county and a political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of Ten Dollars \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a Signalization Easement more particularly defined in Schedule "B" over and upon the following described lands of the GRANTOR situate in Orange County, Florida, aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Numbers:

portions

01-24-28-7158-02-001 and 36-23-28-7164-02-000

TO HAVE AND TO HOLD said easement unto said GRANTEE and its successors and assigns forever.

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

Instrument: 8013A.1 / 8013B.1

Project: International Drive Transit Lanes (Destination Parkway to Sand Lake Road)

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed, and delivered
in the presence of:

Quality Inn Plaza Partnership,
a Florida general partnership

Gladys McDuffie
Witness

Printed Name: Gladys McDuffie

Alberta Masmoudi
Witness

Printed Name: ALBERTA MASHMOUDI

By: Harris Rosen
Harris Rosen
Printed Name

President + COO
Title

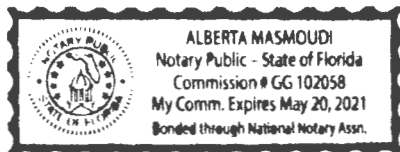
(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this 7TH day of MAY, 2021, by HARRIS ROSEN as
PRESIDENT / COO, of Quality Inn Plaza Partnership, a Florida general partnership on behalf of
the partnership. He/She is personally known to me, or [] has produced
_____ as identification.

(Notary Seal)



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

Alberta Masmoudi
Notary Signature

ALBERTA MASHMOUDI
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 5/20/2021

LEGAL DESCRIPTION

Estate: Perpetual Easement

Purpose: Signalization Easement

A tract of land lying in Section 36, Township 23 South, Range 28 East, Orange County, Florida being more particularly described as follows:

PARCEL 8013B

Commence at the Southeast corner of BLOCK "B", PLAZA INTERNATIONAL UNIT SEVEN as recorded in Plat Book 12, Page 135 of the Public Records of Orange County, Florida; thence run Northwesterly along the East line of said plat, said line also being the West right of way line of International Drive, as recorded in Plat Book 8, Pages 148-149 of the Public Records of Orange County, Florida to a point, said point being on a curve concave Easterly, having a radius of 2,517.50 feet, a delta angle of 00 degrees 13 minutes 40 seconds, a chord bearing of North 04 degrees 36 minutes 22 seconds West and a chord distance of 10.00 feet; thence along the arc of said curve a distance of 10.00 feet to the POINT OF BEGINNING; thence departing said West right of way line run South 85 degrees 30 minutes 25 seconds West a distance of 20.00 feet to a point, said point being on a curve concave Easterly, having a radius of 2,537.50 feet, a delta angle of 00 degrees 27 minutes 06 seconds, a chord bearing of North 04 degrees 15 minutes 59 seconds West and a chord distance of 20.00 feet; thence along the arc of said curve a distance of 20.00 feet; thence run North 85 degrees 30 minutes 24 seconds East a distance of 20.00 feet to a point lying on the East line of said plat, also being on the West right of way line of International Drive, said point also being on a curve concave Easterly, having a radius of 2,517.50 feet, a delta angle of 00 degrees 27 minutes 19 seconds, a chord bearing of South 04 degrees 15 minutes 53 seconds East and a chord distance of 20.00 feet; thence along the arc of said curve a distance of 20.00 feet, to the POINT OF BEGINNING;

Containing 400.52 square feet or 0.009 acre, more or less.

Together with a tract of land lying in Section 1, Township 24 South, Range 28 East, Orange County, Florida being more particularly described as follows:

PARCEL 8013A

Commence at the Southeast corner of BLOCK "B", PLAZA INTERNATIONAL UNIT SEVEN as recorded in Plat Book 12, Page 135 of the Public Records of Orange County, Florida, same point also being the Northeast Corner of BLOCK "B", PLAZA INTERNATIONAL UNIT FIVE as recorded in Plat Book 12, Page 21 of the Official Records of Orange County, Florida; thence run Southeasterly along the East line of said plat, said line also being the West right of way line of International Drive, as recorded in Plat Book 8, Pages 148-149 of the Public Records of Orange County, Florida to a point, said point being on a curve concave Easterly having a radius of 2,517.50, a delta angle of 01 degrees 26 minutes 25 seconds, a chord bearing of South 05 degrees 26 minutes 28 seconds East and a chord distance of 63.29 feet; thence along the arc of said curve a distance of 63.29 feet to the POINT OF BEGINNING; thence departing said West right of way line run South 83 degrees 50 minutes 18 seconds West a distance of 20.00 feet to a point, said point being on a curve concave Easterly having a radius of 2,537.50 feet, a delta angle of 00 degrees 27 minutes 06 seconds, a chord bearing of South 06 degrees 23 minutes 45 seconds East and a chord distance of 20.00 feet; thence along the arc of said curve a distance of 20.00 feet; thence run North 83 degrees 49 minutes 54 seconds East a distance of 20.00 feet to a point, said point lying on the East line of said plat, also being on the West right of way line of International Drive, said point being on a curve concave Easterly having a radius of 2,517.50 feet, a delta angle of 00 degrees 27 minutes 19 seconds, a chord bearing of North 06 degrees 23 minutes 20 seconds West, a chord distance of 20.00 feet; thence along the arc of said curve a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 400.52 square feet, or 0.009 acre, more or less.

PREPARED FOR:
Traffic Engineering

DRAWN BY: Alvarez	DATE: 12/14/20	SECTION: 1,36
CHECKED BY: Daynes	JOB No: 8684	TOWNSHIP: 24,23S
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 28,28E
REVISION DATE:	8990 International Drive	SHEET 1 OF 2

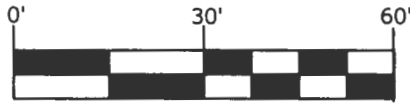
PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7940



DRAWING SCALE: N/A
PROJECT NUMBER 8684

RH 5/30/2021

SKETCH OF DESCRIPTION
Estate: Perpetual Easement
Purpose: Signalization Easement



SCALE: 1" = 30'

HEREBY CERTIFYING 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 54-17, F.A.C. PURSUANT TO CHAPTER 54-177 AND 54-178 OF THE FLORIDA STATUTES AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS INFORMATION IS FOR INFORMATION ONLY AND IS NOT VALID.

12/15/2020
 DATE
 Mark A. Daynes
 REGISTERED LAND SURVEYOR
 AND MAPPER
 STATE OF FLORIDA LICENSE NO. 8479

Legend	
O.R.B.	Official Record Book
Pgs.	Pages
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
●	Change in Direction, Point Not Set

15.00' Underground Drainage Easement
 O.R.B. 3509, Pgs. 1482-1486

East right of way line of
 Plaza International
 Unit Seven, Block "B"
 Plat Book 12, Page 135

PLAZA INTERNATIONAL UNIT SEVEN
 BLOCK "B"
 PLAT BOOK 12, PAGE 135

Parcel:
 36-23-28-7164-02-000
 Quality Inn Plaza Partnership

South line of the SW 1/4 of Sec. 36-23-28 } S89° 40' 21" W

North line of the NW 1/4 of Sec. 01-24-28 }

SE Corner of Plaza International Unit Seven, Block "B", Plat Book 12, Page 135

International Drive
 Plat Book 8, Pages 148-149
 (Right of Way Varies)

PLAZA INTERNATIONAL UNIT FIVE
 BLOCK "B"
 PLAT BOOK 12, PAGE 21

Line Table	
Bearing	Distance
L1	S85°30'25"W 20.00'
L2	N85°30'24"E 20.00'
L3	S83°50'18"W 20.00'
L4	N83°49'54"E 20.00'

East right of way line of
 Plaza International
 Unit Five, Block "B"
 Plat Book 12, Page 21

20' Pedestrian Utilities &
 Underground Drainage
 Easement O.R.B. 3081,
 Pgs. 191-199

Curb Table				
Radius	Delta	Length	Chord Bearing	Chord Distance
C1	2,517.50'	00°13'40"	10.00'	N04°36'22"W 10.00'
C2	2,537.50'	00°27'06"	20.00'	N04°15'59"W 20.00'
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C5	2,537.50'	00°27'06"	20.00'	S06°23'45"E 20.00'
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SKETCH AND DESCRIPTION
 THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 54-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF PLAZA INTERNATIONAL UNIT FIVE AS RECORDED IN PLAT BOOK 12, PAGE 21, PUBLIC RECORDS OF ORANGE COUNTY, FL. AS BEING S89°40'21"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.

PREPARED FOR:
 Traffic Engineering

DRAWN BY: Alvarez	DATE: 12/14/20	SECTION: 1,36
CHECKED BY: Daynes	JOB No: 8684	TOWNSHIP: 24,23S
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 28,28E
REVISION DATE:	8990 International Drive	SHEET 2 OF 2

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



DRAWING SCALE:
 1" = 30'
 PROJECT NUMBER
 8684

PH 3/30/2021

SCHEDULE "B"

5070 INTERNATIONAL DRIVE TRANSIT LANES PARCEL 8013 A & B

SIGNALIZATION EASEMENT

Parcel 8013 A & B is being acquired as a permanent, non-exclusive easement for signalization purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a mast arm assembly, pedestrian signal and pedestal pole, interconnect and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the mast arm assembly, pedestrian signal and pedestal pole, interconnect and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the mast arm assembly, pedestrian signal and pedestal pole, interconnect and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, landscaping, or any activity that will not adversely affect the operation, maintenance and integrity of the signalization facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

Project: International Drive Transit Lanes (Destination Parkway to Sand Lake Road)
Parcel No: 8013A-8013B
Name of Owner: Quality Inn Plaza Partnership

SETTLEMENT ANALYSIS

EXPLANATION OF RECOMMENDED SETTLEMENT

***This is a Donation**

Parcel 8013A: The subject tract is located to the West of International Drive. The parcel size is approximately 0.009 acre more or less.

Parcel 8013B: The subject tract is located to the West of International Drive. The parcel size is approximately 0.009 acre more or less.

Orange County Public Works Division will use the acquisition for access from the subject property and adjacent properties for installation of additional Transit lanes for buses and trolleys. The owners have agreed to this donation and I approve of this donation for the for a signalization easement of 0.018 acre more or less.

Recommended by: Erica Guidroz Digitally signed by Erica Guidroz
Date: 2021.07.19 16:14:59 -04'00'
Date: _____
Erica Guidroz, Acquisition Agent, Real Estate Mgmt. Division

Recommended by: Robert K. Babcock Digitally signed by Robert K. Babcock
Date: 2021.07.20 08:38:32 -04'00'
Date: _____
Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt. Division

Approved by: _____ Date: _____
Mindy T. Cummings, Manager, Real Estate Mgmt. Division

or
Approved by: Alex Feinman Digitally signed by Alex Feinman
Date: 2021.07.22 14:24:02 -04'00'
Date: _____
Alex Feinman, Asst. Manager, Real Estate Mgmt. Division