



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

DATE: July 27, 2022

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

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

FROM: Anmber Ayub, Program Manager – Right of Way *AK/MTC*
Real Estate Management Division

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

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

ACTION REQUESTED: Approval and execution of Resolution and authorization to initiate condemnation proceedings, if a settlement cannot be reached.

PROJECT: Michigan Street Parcel 850 (Corrective Drainage Easement)

District 3

PURPOSE: To allow the acquisition of a Drainage Easement to provide for access, construction, operation, and maintenance of drainage facilities.

ITEM: Resolution, Parcel 850 (Corrective Drainage Easement)

BUDGET: Account No.: 1023-072-2753-6110

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

REMARKS: The original Resolution for the acquisition of Parcel 850 was approved by the Board on September 22, 1986. More than 20 years after the property was sold, it was discovered that there was a scrivener's error within the legal description. This is the second submittal seeking a Resolution for the acquisition of a corrective drainage easement designated as Parcel 850 (Corrective Drainage Easement) to reflect the correct Schedule B.

AUG 09 2022

Upon a motion by Commissioner Siplin, seconded by Commissioner Gomez Cordero and carried with all members present and voting AYE by voice vote, the Board adopted the following:

RESOLUTION

WHEREAS, on September 22, 1986, the Orange County Board of County Commissioners passed a Resolution ("1986 Resolution"), attached hereto as **Exhibit "1"**, finding that it is necessary, practical, and to the best interest of the public, the County of Orange, and the people of said County to acquire certain land for the improvement project known as Michigan Street (from I-4 to Orange Blossom Trail), referred to as "Michigan Street Project," consisting of the 5-laning of Michigan Street with two through lanes in each direction, with a continuous dual-direction left turn lane, sidewalks, curb and gutter, and a closed storm drainage system;

WHEREAS, the 1986 Resolution authorized the acquisition of twelve (12) fee simple takings, one (1) drainage easement designated as Parcel 850, plus temporary construction easements; and

WHEREAS, Orange County filed a Petition in Eminent Domain styled, *Orange County v. Margaret Hatfield*, Case No. CI86-15452 ("1986 Eminent Domain Case"), which Petition included Parcel 850;

WHEREAS, on or about February 24, 1987, an Order of Taking was entered in the 1986 Eminent Domain Case; and

WHEREAS, on or about October 30, 1987, and in response to a Joint Motion between Petitioner, Orange County, Florida, and counsel for the then owners of the property located at 3325 South Lee Avenue, Orlando, Florida, Respondents, William J. and Elsie A. Smith ("Smiths"), a Stipulated Final Judgment as to Parcel 850 was entered; and

WHEREAS, more than twenty (20) years after the entry of the Stipulated Final Judgment and after the Smiths sold the property located at 3325 South Lee Avenue, Orlando, Florida, it was discovered that there is a scrivener's error in the legal description for Parcel 850; and

WHEREAS, efforts to resolve this issue with the new owner or owners of the property have been unsuccessful to date; and

WHEREAS, it is necessary and in the public interest that Orange County have a corrective drainage easement over Parcel 850, designated as Parcel 850 (Corrective Drainage Easement), for drainage purposes as confirmed by the Certificate of Necessity attached as **Exhibit "2"**; and

NOW THEREFORE, BE IT RESOLVED by Orange County, a charter county and political subdivision of the State of Florida, by and through the Board of County Commissioners of said County, that the acquisition of the required corrective drainage easement designated as Parcel 850 (Corrective Drainage Easement) is hereby found to be necessary, practical, and in the best interest of Orange County, Florida, and the people of said County, and the same is for a County purpose; and be it further

RESOLVED that for the purposes aforesaid, it is necessary, practical, and to the best interest of the public and Orange County and of the people of said County that a corrective drainage easement designated as Parcel 850 (Corrective Drainage Easement) be acquired in the name of said County by gift, purchase, eminent domain proceedings, or otherwise over and upon all those certain parcels or tracts of land, situate, lying and being in Orange County, Florida, as described in the attached **Schedule "A"** and **Schedule "B"** and be it further

RESOLVED that the corrective drainage easement designated as Parcel 850 (Corrective Drainage Easement) is ratified and confirmed and found necessary for the Michigan Street Project and that Orange County, the Board of County Commissioners of said County, the Deputy Clerk of said Board of County Commissioners, the attorneys of said Board of County Commissioners and County, and all appropriate departments, officers and employees of said County be, and they are hereby authorized and directed to proceed to take necessary steps to institute and prosecute such necessary actions and proceedings as may be proper for the acquisition of the required recorded corrective drainage easement in said lands by gift, purchase, eminent domain proceedings or otherwise, and to prepare, sign, execute, serve, publish, and file, in the name of the County by its commissioners, all eminent domain papers, affidavits and pleadings, and said attorneys are authorized to have prepared, at said County's expense, such abstract of title search as may be necessary in connection therewith.

ADOPTED THIS AUG 09 2022

ATTEST:

BY:

Deputy Clerk

Printed Name

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

BY:

Jerry L. Demings

Orange County Mayor

DATE: 10 August 2022

EXHIBIT "1"
1986 RESOLUTION

APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS AT THEIR MEETING
SEP 22 1986

Upon motion by Commissioner Marston, seconded by Commissioner Harrell, with all Commissioners present and voting aye, the Board adopted the following:

R E S O L U T I O N

WHEREAS, in connection with the construction, repair, and maintenance of the County roads by the County of Orange, a political subdivision of the State of Florida, it is necessary that said county have proper road rights of way and it is necessary and in the public interest that there be acquired the fee simple interest, perpetual drainage easements and temporary construction easements in certain lands for proper construction and maintenance of the roads in the County's road system and

WHEREAS, efforts to purchase said lands from the owner of said land have been futile, now, therefore, be it

RESOLVED by the County of Orange, a political subdivision of the State of Florida, by and through the Board of County Commissioners of said County, that the acquisition of the fee simple interest, perpetual drainage easements and temporary construction easements in certain lands for road purposes had been found to be and is hereby found to be necessary, practical, and to the best interest of the County of Orange, Florida, and the people of said County, and the same is for a county purpose; and be it further

RESOLVED that for the purposes aforesaid, it is necessary, practical, and to the best interest of the public and the County of Orange and of the people of said county that the fee simple interest, perpetual drainage easements and temporary construction easements for road purposes be acquired in the name of said county by eminent domain, over and upon all that certain piece, parcel, or tract of land, situate, lying and being in the County of Orange, State of Florida, purportedly owned by

See Schedule "A" attached hereto and by this reference made a part hereof, for the names of the owners, encumbrances, and property descriptions of the parcels, as well as the specific estates to be acquired.

AND BE IT FURTHER RESOLVED that the County of Orange, the Board of County Commissioners of said County, the Clerk of said Board, the attorneys of said Board and County, and all appropriate departments, officers and employees of said County be, and they are hereby authorized and directed to proceed to take necessary steps to institute and prosecute such necessary actions and proceedings as may be proper for the acquisition of the fee simple interest, perpetual drainage easements and temporary construction easements in said lands by eminent domain proceedings or otherwise, and to prepare, sign, execute, serve, publish, and file, in the name of the County by its commissioners, all eminent domain papers, affidavits and pleadings, and said attorneys are authorized to have prepared, at said county's expense, such abstract of title search as may be necessary in connection therewith.

STATE OF FLORIDA
COUNTY OF ORANGE

THIS IS TO CERTIFY that the above and foregoing is a true and correct copy of a Resolution adopted by the Board of County Commissioners at their regular meeting of September 22, 1986, which is on file in the Office of the Clerk to the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of the Board of County Commissioners, this 30th day of Sept., 1986.

Thomas H. Locker, Clerk
Board of County Commissioners

By Mary J. Garrison
Deputy Clerk

SCHEDULE "A"

Parcel 101 (Fee Simple)

Description:

Beginning at the Southwest corner of Lot 14, Block 51, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run South 89 Deg. 25' 44" West along the South line of said Block 51 a distance of 45.90 feet to the existing East right of way line of U. S. Highway 441; thence North 00 Deg. 01' 03" East along said right of way 20.96 feet; thence South 45 Deg. 16' 36" East 8.44 feet; thence North 89 Deg. 25' 44" East 94.64 feet to the Easterly property line of that tract of land described in that certain Warranty Deed recorded in Official Record Book 2789, page 1001, Public Records of Orange County, Florida; thence South 00 Deg. 03' 49" East along said property line 14.96 feet to the South line of Lot 15, said Block 51; thence South 89 Deg. 25' 44" West along said line 54.76 feet to the Point of Beginning.

Containing 1,523.92 square feet, more or less.

Parcel 701 (Temporary Construction Easement)

Description:

Commencing at the Southwest corner of Lot 14, Block 51, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run North 00 Deg. 00' 00" East along the West line of said Lot 14 a distance of 14.96 feet; thence North 89 Deg. 25' 44" East 22.00 feet for a Point of Beginning; thence North 00 Deg. 00' 00" East 10.00 feet; thence North 89 Deg. 25' 44" East 30.00 feet; thence South 00 Deg. 00' 00" West 10.00 feet; thence South 89 Deg. 25' 44" West 30.00 feet to the Point of Beginning.

Containing 300.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owner:

Wholesale Motors Incorporated
SERVE: Jean M. Baghdadi, Registered Agent
2699 S. Orange Blossom Trail
Orlando, FL 32801

Mortgage and Lienholders:

First Federal Savings and Loan Association of Seminole County
SERVE: Tom Buckley, President
312 W. First Street
Sanford, FL 32771
Mortgage filed June 26, 1974
Recorded in Official Record Book 2542, page 1338,
Public Records of Orange County, Florida

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 102 (Fee Simple)

Description:

Beginning at the Southeast corner of Lot 16, Block 51, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run South 89 Deg. 25' 44" West along the South line of said Block 51 a distance of 95.27 feet to the Easterly property line of that tract of land described in that certain Warranty Deed recorded in Official Record Book 2789, page 1001, Public Records of Orange County, Florida; thence North 00 Deg. 03' 49" West along said property line 14.96 feet; thence North 89 Deg. 25' 44" East 95.29 feet to the East line of said Lot 16; thence South 00 Deg. 00' 00" West along said line 14.96 feet to the Point of Beginning.

Containing 1,425.58 square feet, more or less.

Parcel 702 (Temporary Construction Easement)

Description:

Commencing at the Southeast corner of Lot 16, Block 51, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run North 00 Deg. 00' 00" East along the East line of said Lot 16 a distance of 14.96 feet; thence South 89 Deg. 25' 44" West 63.39 feet for a Point of Beginning; thence North 00 Deg. 00' 00" East 10.00 feet; thence South 89 Deg. 25' 44" West 30.00 feet; thence South 00 Deg. 00' 00" West 10.00 feet; thence North 89 Deg. 25' 44" East 30.00 feet to the Point of Beginning.

Containing 300.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owner:

SERVE: Dale L. Schluraff
9194 Bay Hill Boulevard
Orlando, FL 32819

Mortgage and Lienholders:

DeSantis Seafoods
SERVE: Bonifacio Reyes Bisa, owner
1920 Heathwood Street
Winter Park, FL 32792
And
SERVE: Teresita S. Bisa, owner
1920 Heathwood Street
Winter Park, FL 32792
Unrecorded Lease

Avant-Guard II
SERVE: Robert Pantlin, owner
1233 W. Michigan Street
Orlando, FL 32805
Unrecorded Lease

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 103 (Fee Simple)

Description:

The South 15.00 feet of the following described tract of land:

Lots 17 and 18 and the West 25.00 feet of Lot 19, Block 51, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 1,875.00 square feet, more or less.

Owners:

SERVE: A. T. Contella, Sr. as Trustee under Trust Agreement dated August 31, 1965, recorded in Official Record Book 1476, Pages 803 through 820, 824 through 841 and 845 through 862, respectively, Public Records of Orange County, Florida
1315 S. Orange Avenue
Orlando, FL 32806

And

SERVE: Frederick W. Peirsol as Trustee under Trust Agreement dated August 31, 1965, recorded in Official Record Book 1476, Pages 803 through 820, 824 through 841 and 845 through 862, respectively, Public Records of Orange County, Florida
201 E. Pine Street
Orlando, FL 32801

Mortgage and Lienholders:

Auto Auction of Orlando, Inc.

SERVE: Hazel Strickland, Registered Agent
2910 Alamo Drive
Orlando, FL 32805
Unrecorded Lease

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 104 (Fee Simple)

Description:

The South 15.00 feet of the following described tract of land:

The East 1/2 of Lot 19 and all of Lot 20, Block 51, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 1,125.00 square feet, more or less.

Parcel 704 (Temporary Construction Easement)

Description:

The East 24.00 feet of the North 10.00 feet of the South 25.00 feet of the following described tract of land:

Lot 19, Block 51, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 240.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owner:

Auto Auction of Orlando, Inc.
SERVE: Hazel Strickland, Registered Agent
2910 Alamo Drive
Orlando, FL 32805

Mortgage and Lienholders:

NCNB National Bank of Florida, successor by merger with
Pan American Bank of Orlando, N. A., formerly known as
Citizens National Bank of Orlando
SERVE: John Lord, Senior Vice President and Area Manager
250 N. Orange Avenue
Orlando, FL 32802

Agreement Not to Encumber or Transfer Property filed January 17, 1967
Recorded in Official Record Book 1604, page 209,
Public Records of Orange County, Florida

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 106 (Fee Simple)

Description:

The South 15.00 feet of the following described tract of land:

Lots 22 and 23, Block 51, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 1,500.00 square feet, more or less.

Parcel 706 (Temporary Construction Easement)

Description:

The West 14.00 feet of the East 35.56 feet of the North 10.00 feet of the South 25.00 feet of the following described tract of land:

Lot 23, Block 51, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 140.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owner:

SERVE: John R. Biemiller
1205 W. Michigan Street
Orlando, FL 32805

Mortgage and Lienholders:

SERVE: Pearl S. Bush
6802 Windsor Mill Road
Baltimore, MD 21207
And
SERVE: H. D. Smith
8323 Mindale Circle, Apt. B
Baltimore, MD 21207
Mortgage filed May 28, 1981
Recorded in Official Record Book 3196, page 2495,
Public Records of Orange County, Florida
Mortgage refiled June 23, 1981
Re-recorded in Official Record Book 3203, page 350,
Public Records of Orange County, Florida
Assignment of Mortgage filed May 1, 1985
Recorded in Official Record Book 3636, page 448,
Public Records of Orange County, Florida

State of Florida
SERVE: Joseph DuRocher, Public Defender
250 N. Orange Avenue, Suite 900
Orlando, FL 32801
Statement of Claim, Case #CR76-131, filed June 29, 1976
Recorded in Official Record Book 2710, page 100,
Public Records of Orange County, Florida
Statement of Claim, Case #CR76-130, filed September 3, 1976
Recorded in Official Record Book 2725, page 988,
Public Records of Orange County, Florida
Statement of Claim, Case #98928 and #98929, filed July 17, 1972
Recorded in Official Record Book 2250, page 613,
Public Records of Orange County, Florida

Parcel 106/706 (Continued)

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 108 (Fee Simple)

Description:

Beginning at the Southwest corner of Lot 13, Block 52, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run North 00 Deg. 00' 00" East along the West line of said Lot 13 a distance of 14.96 feet; thence North 89 Deg. 25' 44" East 43.30 feet; thence North 88 Deg. 51' 21" East 6.71 feet to the East line of said Lot 14; thence South 00 Deg. 00' 00" West along said line 15.03 feet to the South line of said Lot 13; thence South 89 Deg. 25' 44" West 50.01 feet to the Point of Beginning.

Containing 748.46 square feet, more or less.

Owner:

SERVE: Kathleen P. Hampton
3120 Alamo Drive
Orlando, FL 32805

Mortgage and Lienholders:

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 110 (Fee Simple)

Description:

Beginning at the Southwest corner of Lot 15, Block 52, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run North 00 Deg. 00' 00" East along the West line of said Lot 15 a distance of 15.53 feet; thence North 88 Deg. 51' 21" East 143.28 feet; thence North 89 Deg. 25' 44" East 106.79 feet to the East line of Lot 19 of said Block 52; thence South 00 Deg. 00' 00" West along said line 16.96 feet to the South line of said Lot 19; thence South 89 Deg. 25' 44" West along said West line 250.04 feet to the Point of Beginning.

Containing 4,062.14 square feet, more or less.

Parcel 710 (Temporary Construction Easement)

Description:

Commencing at the Southwest corner of Lot 15, Block 52, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run North 00 Deg. 00' 00" East along the West line of said Lot 15 a distance of 15.53 feet for a Point of Beginning; thence North 88 Deg. 51' 21" East 120.00 feet; thence North 00 Deg. 00' 00" West 15.00 feet; thence South 88 Deg. 51' 21" West 120.00 feet; thence South 00 Deg. 00' 00" East 15.00 feet to the Point of Beginning.

Containing 1,800.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owner:

SERVE: Philip J. Kobrin, Trustee
420 W. Trotters Drive
Maitland, FL 32751

Mortgage and Lienholders:

Radio Bible Hour, Inc.
SERVE: Frances Smith, Registered Agent
1717 W. Broadway
Newport, TN 37821
Mortgage filed August 19, 1986
Recorded in Official Record Book 3813, page 2078,
Public Records of Orange County, Florida

Parcel 110/710 (Continued)

State of Florida

SERVE: Joseph DuRocher, Public Defender
250 N. Orange Avenue, Suite 900
Orlando, FL 32801

Statement of Claim filed April 5, 1971
Recorded in Official Record Book 2049, page 820,
Public Records of Orange County, Florida
Statement of Claim, Case #CR71-485, filed September 21, 1971
Recorded in Official Record Book 2118, page 981,
Public Records of Orange County, Florida
Statement of Claim, Case #CF74-331, filed January 30, 1975
Recorded in Official Record Book 2599, page 592,
Public Records of Orange County, Florida
Statement of Claim, Case #CR74-2777, filed March 19, 1975
Recorded in Official Record Book 2608, page 65,
Public Records of Orange County, Florida
Statement of Claim, Case #CR75-2466, filed February 27, 1976
Recorded in Official Record Book 2681, page 977,
Public Records of Orange County, Florida

Transouth Financial Corporation, successor by merger with
Transouth Financial Corporation of Florida, formerly known as
Atlantic Consumer Services of Port Charlotte, Inc., formerly known as
Atlantic Loan Company of Port Charlotte, formerly known as
Sun Finance & Loan Company

SERVE: Sam Meiner, Registered Agent
18 Wall Street
Orlando, FL 32801

Final Judgment, Case #68R-994, filed March 3, 1972
Recorded in Official Record Book 2188, page 768,
Public Records of Orange County, Florida

Allied Products Corporation of Delaware, formerly known as
Allied Products Corporation

SERVE: Prentice-Hall Corporation, Registered Agent
Lewis State Bank Building, Suite 420
225 S. Monroe Street
Tallahassee, FL 32301

Final Judgment, Case #J075-0843, filed April 4, 1975
Recorded in Official Record Book 2611, page 720,
Public Records of Orange County, Florida

Barnett Bank of Central Florida, N. A., formerly known as
Barnett Bank of Winter Park, N. A.

SERVE: Rick Anderson, President
201 S. Orange Avenue
Orlando, FL 32801

Final Judgment, Case #S075-155, filed August 8, 1975
Recorded in Official Record Book 2638, page 175,
Public Records of Orange County, Florida

Everbach Broadcasting Co., Inc., a dissolved corporation doing business as
WOKB Radio Station

SERVE: Jay A. Schorr, President, Treasurer and Director
1111 S. Division Avenue
Orlando, FL 32805
And

SERVE: Dottie M. Schorr, Secretary and Director
1111 S. Division Avenue
Orlando, FL 32805

As sole surviving officers and directors
Final Judgment, Case #S074-7054, filed January 23, 1975
Recorded in Official Record Book 2598, page 205,
Public Records of Orange County, Florida

Parcel 110/710 (Continued)

Postal Finance Company

Address Unknown

Final Judgment, Case #72/604, filed September 9, 1974

Recorded in Official Record Book 2585, page 109,

Public Records of Orange County, Florida

SERVE: Earl K. Wood

Orange County Tax Collector

Room 214, Courthouse

Orlando, FL 32801

SCHEDULE "A"

Parcel 112 (Fee Simple)

Description:

The South 17.00 feet of the following described tract of land:

The East 1/2 of Lot 21 and all of Lot 22, Block 52, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 1,275.00 square feet, more or less.

Parcel 712 (Temporary Construction Easement)

Description:

The East 14.00 feet of the West 30.32 feet of the North 5.00 feet of the South 22.00 feet of the following described tract of land:

Lot 22, Block 52, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 70.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owners:

SERVE: Arthur Jacobs
8929 S. Crichton Woods Court
Orlando, FL 32819

And

SERVE: Herb Goldstein
1013 W. Michigan Street
Orlando, FL 32805

Mortgage and Lienholders:

Sun Bank, N. A.
SERVE: George W. Koehn, President
200 S. Orange Avenue, Third Floor
Orlando, FL 32801
Mortgage filed June 12, 1981
Recorded in Official Record Book 3201, page 2,
Public Records of Orange County, Florida
Financing Statement filed June 12, 1981
Recorded in Official Record Book 3201, page 6,
Public Records of Orange County, Florida
Note and Mortgage Modification Agreement filed September 7, 1984
Recorded in Official Record Book 3552, page 141,
Public Records of Orange County, Florida
Financing Statement filed September 7, 1984
Recorded in Official Record Book 3552, page 140,
Public Records of Orange County, Florida

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 113 (Fee Simple)

Description:

Beginning at the Southwest corner of Lot 23, Block 52, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run North 00 Deg. 00' 00" East along the West line of said Lot 23 a distance of 16.96 feet; thence North 89 Deg. 25' 44" East 90.02 feet; thence North 44 Deg. 42' 52" East 14.21 feet to the East line of Lot 24 of said Block 52; thence South 00 Deg. 00' 00" West along said line 26.96 feet to the South line of said Lot 24; thence South 89 Deg. 25' 44" West along said West line and the South line of Lot 23 a distance of 100.02 feet to the Point of Beginning.

Containing 1,746.54 square feet, more or less.

Owners:

SERVE: Charles Roy Grissom
2612 S. Westmoreland
Orlando, FL 32805

And

SERVE: Tsutae Grissom
2612 S. Westmoreland
Orlando, FL 32805

Mortgage and Lienholders:

SERVE: Ray Steinmiller
R. D. Route #1, Box 145AAA
Pleasantville, PA 16341
And

SERVE: Altia B. Steinmiller
R. D. Route #1, Box 145AAA
Pleasantville, PA 16341

Mortgage filed November 14, 1974
Recorded in Official Record Book 2583, page 64,
Public Records of Orange County, Florida

General Motors Acceptance Corporation
SERVE: C. T. Corporation Systems, Registered Agent
8751 W. Broward Boulevard
Plantation, FL 33324
Final Judgment, Case #71-4212, filed August 6, 1971
Recorded in Official Record Book 2099, page 233,
Public Records of Orange County, Florida

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 114 (Fee Simple)

Description:

Beginning at the Northeast corner of Lot 10, Block 61, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run South 00 Deg. 00' 00" West along the East line of said Lot 10 a distance of 14.96 feet; thence South 89 Deg. 25' 44" West 139.94 feet; thence South 44 Deg. 43' 24" West 8.53 feet to the existing East right of way line of U. S. Highway 441; thence North 00 Deg. 01' 03" East along said East right of way line 20.96 feet to the North line of said Block 61; thence North 89 Deg. 25' 44" East along said North line 145.93 feet to the Point of Beginning.

Containing 2,201.50 square feet, more or less.

Parcel 714 (Temporary Construction Easement)

Description:

The East 30.00 feet of the West 31.53 feet of the South 10.00 feet of the North 25.00 feet of the following described tract of land:

Lot 10, Block 61, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 300.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owner:

SERVE: Michael Peter
5800 S. Orange Blossom Trail
Orlando, FL 32809

Mortgage and Lienholders:

SERVE: James W. Swan
731 Rock Creek Loop
Longwood, FL 32750
And

SERVE: Etta J. Swan
731 Rock Creek Loop
Longwood, FL 32750

Mortgage filed July 9, 1979
Recorded in Official Record Book 3026, page 1309,
Public Records of Orange County, Florida

Bank of Central Florida
SERVE: Donald Rogers, President
1401 Lee Road
Orlando, FL 32810

Mortgage filed May 15, 1984
Recorded in Official Record Book 3506, page 1060,
Public Records of Orange County, Florida
Assignment of Mortgage filed May 20, 1986
Recorded in Official Record Book 3787, page 1272,
Public Records of Orange County, Florida

Parcel 114/714 (Continued)

First National Bank of the Florida Keys, of Marathon, Florida
SERVE: Bruce Schmitt, President
5601 Overseas Highway
Marathon, FL 33050
Mortgage filed May 15, 1984
Recorded in Official Record Book 3506, page 1060,
Public Records of Orange County, Florida
Assignment of Mortgage filed August 20, 1986
Recorded in Official Record Book 3813, page 2343,
Public Records of Orange County, Florida

SERVE: Bruce F. Eggett
Address unknown - Last known address:
1000 15th, Boot Key
Marathon, FL 33050
Mortgage filed May 15, 1984
Recorded in Official Record Book 3506, page 1063,
Public Records of Orange County, Florida

Montgomery Ward & Company, Inc.
SERVE: The Prentice-Hall Corporation, Registered Agent
Lewis State Bank Building, Suite 420
225 S. Monroe Street
Tallahassee, FL 32301
Final Judgment, Case #SW78-433, filed January 31, 1979
Recorded in Official Record Book 2976, page 1019,
Public Records of Orange County, Florida

State of Florida
Department of Revenue
SERVE: Debra McGowan, Collection and Enforcement Specialist
541 S. Orlando Avenue, Suite 301
Maitland, FL 32751
Warrant for Collection of Delinquent Sales and Use Tax,
Account #58-11-034747-24, filed January 18, 1980
Recorded in Official Record Book 3087, page 649,
Public Records of Orange County, Florida

Ford Motor Credit Company
SERVE: C. T. Corporation Systems, Registered Agent
8751 W. Broward Boulevard
Plantation, FL 33324
Final Judgment, Case #S079-206, filed February 13, 1980
Recorded in Official Record Book 3093, page 1820,
Public Records of Orange County, Florida

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 115 (Fee Simple)

Description:

The North 15.00 feet of the following described tract of land:

Lots 6, 7, 8 and 9, Block 61, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 3,000.00 square feet, more or less.

Parcel 715 (Temporary Construction Easement)

Description:

The East 30.00 feet of the West 104.51 feet of the South 5.00 feet of the North 20.00 feet of the following described tract of land:

Lots 6, 7, 8 and 9, Block 61, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 150.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owner:

SERVE: Pauline Greco
6004 Tomoka Drive
Orlando, FL 32809

Mortgage and Lienholders:

Citizens & Southern Bank of Orlando, formerly known as
Landmark Bank of Orlando, formerly known as
Orange State Bank of Orlando
SERVE: Derek A. Barrett, President
4640 S. Orange Blossom Trail
Orlando, FL 32809
Mortgage filed October 8, 1963
Recorded in Official Record Book 1254, page 445,
Public Records of Orange County, Florida

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 116 (Fee Simple)

Description:

The North 15.00 feet of the following described tract of land:

Lots 4 and 5 and the West 25.00 feet of Lot 3, Block 61, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 1,875.00 square feet, more or less.

Parcel 716 (Temporary Construction Easement)

Description:

The East 19.00 feet of the West 23.07 feet of the South 5.00 feet of the North 20.00 feet of the following described tract of land:

Lot 4, Block 61, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 95.00 square feet, more or less.

Together with:

The East 14.00 feet of the West 21.56 feet of the South 5.00 feet of the North 20.00 feet of Lot 3, Block 61, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 70.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owners:

SERVE: Sam E. Murrell, Jr.
1 N. Rosalind Avenue
Orlando, FL 32801

And

SERVE: Mercerdees L. Murrell
3041 Westchester Avenue
Orlando, FL 32803

Mortgage and Lienholders:

Pioneer Savings Bank, formerly known as Pioneer Savings Bank, F.S.B., formerly known as Pioneer Federal Savings and Loan Association, formerly known as Clearwater Federal Savings and Loan Association, successor by merger with Park Federal Savings and Loan Association, formerly known as Winter Park Federal Savings and Loan Association
SERVE: Blair Culpepper, President
5770 Roosevelt Boulevard
Clearwater, FL 33520
Mortgage filed September 6, 1967
Recorded in Official Record Book 1663, page 979,
Public Records of Orange County, Florida

Parcel 116/716 (Continued)

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 118 (Fee Simple)

Description:

The North 15.00 feet of the following described tract of land:

Lot 1, Block 61, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 750.00 square feet, more or less.

Owners:

SERVE: J. Neal Wise
4506 S. Hampton Drive
Orlando, FL 32806

And

SERVE: Betty B. Wise
8558 Clover Court
Orlando, FL 32811

Mortgage and Lienholders:

The First, F. A., formerly known as
First Federal Savings and Loan Association of Orlando
SERVE: Sherman Dantzler, President
145 S. Magnolia Avenue
Orlando, FL 32801
Mortgage filed February 5, 1979
Recorded in Official Record Book 2977, page 1599,
Public Records of Orange County, Florida

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 121 (Fee Simple)

Description:

Beginning at the Northwest corner of Lot 10, Block 60, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run North 89 Deg. 25' 44" East 50.01 feet to the Northeast corner of said Lot 10; thence South 00 Deg. 00' 00" East along the East line of said Lot 10 a distance of 13.91 feet; thence South 88 Deg. 51' 21" West 50.02 feet to the West line of said Lot 10; thence North 00 Deg. 00' 00" West along said line 14.41 feet to the Point of Beginning.

Containing 708.03 square feet, more or less.

Owners:

SERVE: Bradley F. Thompson
6710 Dancy Court
Orlando, FL 32819

And

SERVE: Sheila A. Thompson
6710 Dancy Court
Orlando, FL 32819

Mortgage and Lienholders:

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 123 (Fee Simple)

Description:

Beginning at the Northwest corner of Lot 8, Block 60, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run North 89 Deg. 25' 44" East 50.01 feet to the Northeast corner of said Lot 8; thence South 00 Deg. 00' 00" East along the East line of said Lot 8 a distance of 12.96 feet; thence South 89 Deg. 25' 44" West 5.42 feet; thence South 88 Deg. 51' 21" West 44.59 feet to the West line of said Lot 8; thence North 00 Deg. 00' 00" West along said line 13.41 feet to the Point of Beginning.

Containing 650.00 square feet, more or less.

Owners:

Lake Margaret Company
SERVE: Sam E. Murrell, Jr., Registered Agent
1 N. Rosalind Avenue
Orlando, FL 32801

And

SERVE: Sam E. Murrell, Jr.
1 N. Rosalind Avenue
Orlando, FL 32801

And

SERVE: Mercerdees L. Murrell
3041 Westchester Avenue
Orlando, FL 32803

Mortgage and Lienholders:

Chrysler First Financial Services Corporation of Florida, formerly known as FinanceAmerica Industrial Plan, Inc.
SERVE: C. T. Corporation Systems, Registered Agent
8751 W. Broward Boulevard
Plantation, FL 33324
Mortgage filed December 8, 1983
Recorded in Official Record Book 3449, page 168,
Public Records of Orange County, Florida

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 123-A (Fee Simple)

Description:

The North 13.00 feet of Lot 7, Block 60, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 650.00 square feet, more or less.

Parcel 723-A (Temporary Construction Easement)

Description:

The West 14.00 feet of the East 24.56 feet of the South 7.00 feet of the North 20.00 feet of the following described tract of land:

Lot 7, Block 60, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 98.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owner:

SERVE: Sam Murrell III
1 N. Rosalind Avenue
Orlando, FL 32801

Mortgage and Lienholders:

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 127 (Fee Simple)

Description:

Beginning at the Southwest corner of Lot 13, Block 53, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run North 00 Deg. 00' 00" East along the West line of said Lot 13 a distance of 26.98 feet; thence South 45 Deg. 01' 56" East 14.13 feet; thence North 89 Deg. 56' 09" East 23.89 feet; thence South 89 Deg. 29' 28" East 66.09 feet to the East line of Lot 14, said Block 53; thence South 00 Deg. 00' 00" West along said line 16.32 feet to the South line of said Lot 14; thence South 89 Deg. 56' 09" West along said line and the South line of said Lot 13 a distance of 99.98 feet to the Point of Beginning.

Containing 1,726.37 square feet, more or less.

Parcel 727 (Temporary Construction Easement)

Description:

Commencing at the Southwest corner of Lot 13, Block 53, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run North 00 Deg. 00' 00" East along the West line of said Lot 13 a distance of 66.00 feet for the Point of Beginning; thence North 00 Deg. 00' 00" East along said line 24.00 feet; thence North 89 Deg. 56' 09" East 5.00 feet; thence South 00 Deg. 00' 00" West 24.00 feet; thence South 89 Deg. 56' 09" West 5.00 feet to the Point of Beginning.

Containing 120.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owners:

SERVE: Herman C. Abke
935 W. Michigan Street
Orlando, FL 32805

And

SERVE: Harold W. Capps
4720 Almark Drive
Orlando, FL 32809

And

SERVE: Edna M. Capps
4720 Almark Drive
Orlando, FL 32809

And

SERVE: Helen L. Anderson and her unknown spouse
As to their interest, if any
Address unknown - Last known address:
935 W. Michigan Street
Orlando, FL 32805

Parcel 127/727 (Continued)

Mortgage and Lienholders:

SERVE: Charles H. Williams

711 Ensenada Drive

Orlando, FL 32825

Final Judgment, Case #S074-7733, filed March 22, 1985

Recorded in Official Record Book 3621, page 322,

Public Records of Orange County, Florida

Assignment of Judgment, Case #S074-7733, filed April 8, 1985

Recorded in Official Record Book 3627, page 240,

Public Records of Orange County, Florida

Order and Final Judgment, Case #CI72-5767, filed March 20, 1985

Recorded in Official Record Book 3619, page 2071,

Public Records of Orange County, Florida

SERVE: Earl K. Wood

Orange County Tax Collector

Room 214, Courthouse

Orlando, FL 32801

SCHEDULE "A"

Parcel 130 (Fee Simple)

Description:

Beginning at the Southwest corner of Lot 17, Block 53, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run North 00 Deg. 00' 00" West along the West line of said Lot 17 a distance of 15.32 feet; thence South 89 Deg. 29' 28" East 33.92 feet; thence North 89 Deg. 56' 09" East 16.07 feet to the East line of said Lot 17; thence South 00 Deg. 00' 00" West along said East line 14.98 feet to the South line of said Lot 17; thence South 89 Deg. 56' 09" West along said South line 49.99 feet to the Point of Beginning.

Containing 754.86 square feet, more or less.

Owner:

SERVE: Margaret Hatfield
928 22nd Street
Orlando, FL 32805

Mortgage and Lienholders:

SERVE: John David Williams
929 W. Michigan Street
Orlando, FL 32805
And
SERVE: Lee B. Williams
929 W. Michigan Street
Orlando, FL 32805
Agreement for Deed filed April 24, 1974
Recorded in Official Record Book 2522, page 633,
Public Records of Orange County, Florida

Small Business Administration

SERVE: Robert Merkle
U. S. District Attorney
U. S. Courthouse
80 N. Hughey Avenue, Room 501
Orlando, FL 32801

And
SERVE: Edwin Meese III
Attorney General, United States of America
10th and Constitution Avenue, N.W.
Washington, DC 20530
Mortgage filed February 24, 1978
Recorded in Official Record Book 2863, page 784,
Public Records of Orange County, Florida

Florida Major T. V. Repair Co., Inc.
SERVE: John M. McCormick, Registered Agent
501 E. Church Street
Orlando, FL 32801
Final Judgment, Case #S085-2198, filed August 30, 1985
Recorded in Official Record Book 3683, page 310,
Public Records of Orange County, Florida

Parcel 130 (Continued)

Orange County Board of County Commissioners
201 S. Rosalind Avenue
Orlando, FL 32801
Final Judgment, Case #CR83-4160, filed October 19, 1984
Recorded in Official Record Book 3567, page 1321,
Public Records of Orange County, Florida
Final Judgment, Case #MA85-52, filed December 6, 1985
Recorded in Official Record Book 3721, page 2333,
Public Records of Orange County, Florida
Final Judgment, Case #MA85-195, filed December 6, 1985
Recorded in Official Record Book 3721, page 2334,
Public Records of Orange County, Florida

SERVE: Joseph Pavlock
3109 E. Washington Street
Orlando, FL 32803
Final Judgment, Case #C085-1298, filed January 22, 1986
Recorded in Official Record Book 3741, page 1769,
Public Records of Orange County, Florida
Final Judgment, Case #C085-1298, refiled June 4, 1986
Re-recorded in Official Record Book 3794, page 693,
Public Records of Orange County, Florida

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 132 (Fee Simple)

Description:

The South 6.00 feet of Lots 21 and 22, Block 53, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 600.00 square feet, more or less.

Parcel 732 (Temporary Construction Easement)

Description:

The East 90.00 feet of the North 20.00 feet of the South 26.00 feet of Lots 21 and 22, Block 53, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, less the North 16.00 feet of the South 26.00 feet of the East 48.00 feet of Lot 22, Block 53, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 1,032.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owners:

SERVE: William C. Ligato
901 W. Michigan Street
Orlando, FL 32805

And

SERVE: Cathy C. Ligato
901 W. Michigan Street
Orlando, FL 32805

Mortgage and Lienholders:

Sun Bank, National Association
SERVE: George W. Koehn, President
200 S. Orange Avenue, Third Floor
Orlando, FL 32801
Mortgage filed February 9, 1984
Recorded in Official Record Book 3471, page 1767,
Public Records of Orange County, Florida
Financing Statement filed February 9, 1984
Recorded in Official Record Book 3471, page 1772,
Public Records of Orange County, Florida

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 135 (Fee Simple)

Description:

Beginning at the Northwest corner of Lot 12, Block 59, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run North 89 Deg. 56' 09" East 100.01 feet to the Northeast corner of Lot 11, said Block 59; thence South 00 Deg. 00' 00" West along the East line of said Lot 11 a distance of 13.64 feet; thence North 89 Deg. 29' 28" West 75.13 feet; thence South 89 Deg. 56' 09" West 14.90 feet; thence South 44 Deg. 42' 52" West 14.21 feet to the West line of said Lot 12; thence North 00 Deg. 00' 00" East along said West line 22.98 feet to the Point of Beginning.

Containing 1,368.05 square feet, more or less.

Parcel 735 (Temporary Construction Easement)

Description:

Commencing at the Northwest corner of Lot 12, Block 59, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run South 00 Deg. 00' 00" West along the West line of said Lot 12 a distance of 61.00 feet for the Point of Beginning; thence South 00 Deg. 00' 00" East along said West line 14.00 feet; thence North 89 Deg. 56' 09" East 10.00 feet; thence North 00 Deg. 00' 00" East 14.00 feet; thence South 89 Deg. 56' 09" West 10.00 feet to the Point of Beginning.

Containing 140.00 square feet, more or less.

Together with:

Commencing at the Northwest corner of Lot 12, Block 59, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run South 00 Deg. 00' 00" West along the West line of said Lot 12 a distance of 114.00 feet for the Point of Beginning; thence South 00 Deg. 00' 00" East along said West line 14.00 feet; thence North 89 Deg. 56' 09" East 10.00 feet; thence North 00 Deg. 00' 00" East 14.00 feet; thence South 89 Deg. 56' 09" West 10.00 feet to the Point of Beginning.

Containing 140.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owners:

SERVE: Bradley F. Thompson
6710 Dancy Court
Orlando, FL 32819

And

SERVE: Sheila A. Thompson
6710 Dancy Court
Orlando, FL 32819

Mortgage and Lienholders:

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 137 (Fee Simple)

Description:

Beginning at the Northwest corner of Lot 10, Block 59, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run North 89 Deg. 56' 09" East 50.01 feet to the Northeast corner of Lot 10; thence South 00 Deg. 00' 00" East along the East line of said Lot 10 a distance of 14.14 feet; thence North 89 Deg. 29' 28" West 50.01 feet to the West line of said Lot 10; thence North 00 Deg. 00' 00" East along said line 13.64 feet to the Point of Beginning.

Containing 694.77 square feet, more or less.

Owners:

SERVE: George M. Nader
922 W. Michigan Street
Orlando, FL 32805

And

SERVE: Dorothy V. Nader
922 W. Michigan Street
Orlando, FL 32805

Mortgage and Lienholders:

Bank of Central Florida
SERVE: Donald Rogers, President
1401 Lee Road
Orlando, FL 32810
Mortgage filed May 20, 1986
Recorded in Official Record Book 3787, page 1542,
Public Records of Orange County, Florida

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 138 (Fee Simple)

Description:

Beginning at the Northwest corner of Lot 9, Block 59, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run North 89 Deg. 56' 09" East along the North line of said Block 59 a distance of 250.03 feet to the Northeast corner of Lot 5, said Block 59; thence South 00 Deg. 00' 00" West along the East line of said Lot 5 a distance of 14.98 feet; thence South 89 Deg. 56' 09" West 166.33 feet; thence North 89 Deg. 29' 28" West 83.70 feet to the West line of said Lot 9; thence North 00 Deg. 00' 00" East along said West line 14.14 feet to the Point of Beginning.

Containing 3,710.70 square feet, more or less.

Parcel 738 (Temporary Construction Easement)

Description:

The West 14.00 feet of the East 15.09 feet of the South 5.00 feet of the North 20.00 feet of the following described tract of land:

Lot 6, Block 59, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 70.00 square feet, more or less.

Together with:

Commencing at the Northeast corner of Lot 9, Block 59, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida, run South 00 Deg. 00' 00" West along the East line of said Lot 9 a distance of 14.64 feet; thence North 89 Deg. 29' 28" West 19.62 feet for a Point of Beginning; thence South 00 Deg. 00' 00" West 5.00 feet; thence North 89 Deg. 29' 28" West 24.00 feet; thence North 00 Deg. 00' 00" East 5.00 feet; thence South 89 Deg. 29' 28" East 24.00 feet to the Point of Beginning.

Containing 120.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owners:

SERVE: George M. Nader
922 W. Michigan Street
Orlando, FL 32805

And

SERVE: Dorothy V. Nader
922 W. Michigan Street
Orlando, FL 32805

Parcel 138/738 (Continued)

Mortgage and Lienholders:

Citizens & Southern Bank of Orlando, formerly known as
Landmark Bank of Orlando

SERVE: Derek A. Barnett, President

4640 S. Orange Blossom Trail

Orlando, FL 32809

Mortgage filed August 19, 1982

Recorded in Official Record Book 3304, page 1097,

Public Records of Orange County, Florida

Modification of Note and Mortgage filed December 4, 1985

Recorded in Official Record Book 3720, page 2490,

Public Records of Orange County, Florida

Mortgage Deed and Security Agreement filed March 26, 1984

Recorded in Official Record Book 3181, page 1323,

Public Records of Orange County, Florida

Modification of Note and Mortgage filed December 4, 1985

Recorded in Official Record Book 3720, page 2487,

Public Records of Orange County, Florida

SERVE: Earl K. Wood

Orange County Tax Collector

Room 214, Courthouse

Orlando, FL 32801

SCHEDULE "A"

Parcel 139 (Fee Simple)

Description:

The North 15.00 feet of the following described tract of land:

Lot 4, Block 59, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 750.00 square feet, more or less.

Parcel 739 (Temporary Construction Easement)

Description:

The West 24.00 feet of the East 32.10 feet of the South 5.00 feet of the North 20.00 feet of the following described tract of land:

Lot 4, Block 59, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 120.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owner:

SERVE: C. B. Nicholson
9767 Berry Dease Road
Orlando, FL 32825

Mortgage and Lienholders:

SERVE: Paul L. Walker
3520 Richwood Road NW
Atlanta, GA 30327
And
SERVE: Carmelita Fae Walker
3520 Richwood Road NW
Atlanta, GA 30327
Mortgage filed December 28, 1979
Recorded in Official Record Book 3081, page 140,
Public Records of Orange County, Florida

SERVE: Frank R. Morgan
207 Lago Vista Boulevard
Casselberry, FL 32707
And
SERVE: Loretta Morgan
207 Lago Vista Boulevard
Casselberry, FL 32707
Mortgage filed May 1, 1984
Recorded in Official Record Book 3501, page 311,
Public Records of Orange County, Florida

SERVE: James M. Hoenstine
Route 4, Box 113B
Monticello, FL 32344
Mortgage filed November 13, 1984
Recorded in Official Record Book 3576, page 1602,
Public Records of Orange County, Florida

Parcel 139/739 (Continued)

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 140 (Fee Simple)

Description:

The North 15.00 feet of the following described tract of land:

Lot 3, Block 59, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 750.00 square feet, more or less.

Owners:

SERVE: Richard L. Myers
1269 Windsong Road
Orlando, FL 32809

And

SERVE: Laura Bowen Myers
1269 Windsong Road
Orlando, FL 32809

Mortgage and Lienholders:

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 849 (Drainage Easement)

Description:

A 20.00 feet wide drainage easement described as follows:

The North 20.00 feet of the South 30.00 feet of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 23 South, Range 29 East, Orange County, Florida, less the West 410.00 feet thereof.

Containing 5,770.00 square feet, more or less.

Parcel 949 (Retention Area)

Description:

Commencing at the Southwest corner of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 23 South, Range 29 East, Orange County, Florida, run North 89 Deg. 50' 48" East along the South line of said North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 11 a distance of 30.00 feet for a Point of Beginning on the existing East right of way line of Westmoreland Street; thence continue North 89 Deg. 50' 48" East along said South line of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 11 a distance of 380.00 feet; thence North 00 Deg. 09' 12" West 235.00 feet; thence North 84 Deg. 52' 49" West 380.82 feet to a point on the aforementioned East right of way line of Westmoreland Street; thence South 00 Deg. 00' 50" West along said West right of way line 270.00 feet to the Point of Beginning.

Containing 2.20 acres, more or less.

Owner:

SERVE: Edna N. Langenbach
700 33rd Street
Orlando, FL 32805

Mortgage and Lienholders:

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

SCHEDULE "A"

Parcel 850 (Drainage Easement)

Description:

A 20.00 feet wide drainage easement described as follows:

The North 20.00 feet of the South 30.00 feet of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 23 South, Range 29 East, Orange County, Florida.

Containing 5,200.00 square feet, more or less, above Lake Holden.

Owners:

SERVE: William J. Smith
3325 S. Lee Avenue
Orlando, FL 32805

And

SERVE: Elsie A. Smith
3325 S. Lee Avenue
Orlando, FL 32805

Mortgage and Lienholders:

The First, F. A., formerly known as
First Federal Savings and Loan Association of Orlando
SERVE: Sherman Dantzler, President
145 S. Magnolia Avenue
Orlando, FL 32801
Mortgage filed June 26, 1974
Recorded in Official Record Book 2542, page 1002,
Public Records of Orange County, Florida

Brenner's, formerly known as Brenner's Dress Shop
SERVE: Macy Brenner, owner
414 E. Princeton Street
Orlando, FL 32803
Final Judgment, Case #45071, filed June 27, 1967
Recorded in Official Record Book 1645, page 166,
Public Records of Orange County, Florida

United Van Lines, Inc., a Missouri corporation
SERVE: B. W. LaTourette, Registered Agent
11 S. Meramec Avenue, Suite 1400
St. Louis, MO 63105
Final Judgment, Case #66-3045, filed January 25, 1968
Recorded in Official Record Book 1701, page 150,
Public Records of Orange County, Florida

Armstrong Lock, Inc.
SERVE: Robert H. Armstrong, Registered Agent
1120 N. Mills Avenue
Orlando, FL 32802
Final Judgment, Case #63543, filed March 2, 1972
Recorded in Official Record Book 2187, page 970,
Public Records of Orange County, Florida

Parcel 850 (Continued)

SERVE: Steven C. Ehrlich
5520 Melody Lane
Orlando, FL 32809
And

SERVE: Joyce M. Ehrlich
5493 Alandale Court
Orlando, FL 32809
Final Judgment, Case #15874, filed December 20, 1972
Recorded in Official Record Book 2327, page 912,
Public Records of Orange County, Florida

SERVE: James E. Breadwell, co-partner, doing business as
South Orange Blossom Motors
4512 S. Ferncreek Drive
Orlando, FL 32806
And

SERVE: A. L. Armstrong, co-partner, doing business as
South Orange Blossom Motors
1300 S. Orange Blossom Trail
Orlando, FL 32805
Final Judgment, Case #S074-1397, filed April 19, 1974
Recorded in Official Record Book 2521, page 230,
Public Records of Orange County, Florida
Final Judgment, Case #S074-1397, refiled July 16, 1974
Re-recorded in Official Record Book 2546, page 508,
Public Records of Orange County, Florida

USLife Credit Corporation
SERVE: C. T. Corporation Systems, Registered Agent
8751 W. Broward Boulevard
Plantation, FL 33324
Final Judgment, Case #C075-1139, filed August 29, 1975
Recorded in Official Record Book 2642, page 1105,
Public Records of Orange County, Florida

Montgomery Ward & Company
SERVE: The Prentice-Hall Corporation, Registered Agent
Lewis State Bank Building, Suite 420
225 S. Monroe Street
Tallahassee, FL 32301
Final Judgment, Case #S075-6081, filed October 14, 1975
Recorded in Official Record Book 2652, page 1276,
Public Records of Orange County, Florida

Firestone Stores, a division of Firestone Tire and Rubber Company
SERVE: C. T. Corporation Systems, Registered Agent
8751 W. Broward Boulevard
Plantation, FL 33324
Final Judgment, Case #S076-3756, filed July 27, 1976
Recorded in Official Record Book 2716, page 431,
Public Records of Orange County, Florida

Freedom Savings and Loan, formerly known as ComBank/Casselberry
SERVE: Phil Handy, Chairman of the Board and Chief Executive Officer
750 S. Orlando Avenue
Winter Park, FL 32789
Final Judgment, Case #73-1397-SP-15, filed September 14, 1979
Recorded in Official Record Book 3048, page 499,
Public Records of Orange County, Florida

Credithrift of America, Inc.
SERVE: C. T. Corporation Systems, Registered Agent
8751 W. Broward Boulevard
Plantation, FL 33324
Final Judgment, Case #S079-5033, filed November 16, 1979
Recorded in Official Record Book 3068, page 1260,
Public Records of Orange County, Florida

Parcel 850 (Continued)

State Wide Collection Corporation

SERVE: Robert L. Barnett, Registered Agent

4057 Carmichael Avenue, Suite 200

Jacksonville, FL 32207

Final Judgment, Case #SE82-824, filed January 27, 1984

Recorded in Official Record Book 3466, page 1788,

Public Records of Orange County, Florida

SERVE: Earl K. Wood

Orange County Tax Collector

Room 214, Courthouse

Orlando, FL 32801

SCHEDULE "A"

Parcel 753 (Temporary Construction Easement)

Description:

The South 14.00 feet of the North 18.00 feet of the West 10.00 feet of the following described tract of land:

Lot 13, Block 59, Angebilt Addition, according to the plat thereof as recorded in Plat Book H, page 79, Public Records of Orange County, Florida.

Containing 140.00 square feet, more or less.

This temporary construction easement shall expire three (3) years from the date of deposit or six (6) months after completion of construction, whichever occurs first.

Owners:

SERVE: Bradley F. Thompson
6710 Dancy Court
Orlando, FL 32819

And

SERVE: Sheila A. Thompson
6710 Dancy Court
Orlando, FL 32819

Mortgage and Lienholders:

SERVE: Earl K. Wood
Orange County Tax Collector
Room 214, Courthouse
Orlando, FL 32801

EXHIBIT “2”
CERTIFICATE OF NECESSITY

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

Jerry Demmings, County Mayor

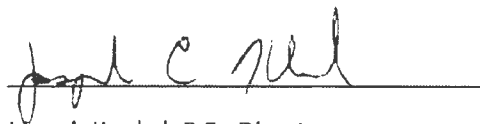
Commissioner Nicole Wilson, District #1
Commissioner Christine Moore, District #2
Commissioner Mayra Uribe, District #3
Commissioner Maribel Gomez Cordero, District #4
Commissioner Emily Bonilla, District #5
Commissioner Victoria P. Siplin, District #6

CERTIFICATION OF NECESSITY

Pursuant to the Orange County Ordinance No. 92-29, I, Joseph Kunkel, P.E., Director Public Works Department, certify that the acquisition of Real Estate or interests in Real Estate on the following described project is necessary and in the public interest:

Project Name:	Michigan Street
Project Limits:	Orange Blossom Trail (US 441) to Interstate 4 (SR 400)
Brief Description:	The project involves widening of Michigan Street, reconstruction of Westmorland Street, construction of drainage improvements, perform pavement rehabilitation, and provide pedestrian facilities. The proposed improvements will consist of new sidewalk, type F curb, driveway reconstruction, and storm water collection including one pond.

Certified this 11th day of October, 2021



Joseph Kunkel, P.E., Director
Public Works Department

cc: William Blackham, Assistant Manager, Real Estate Management Division
Jeff Newton, County Attorney
file

SCHEDULE "A"
LEGAL DESCRIPTION OF PARCEL 850 (Corrective Drainage Easement)

SKETCH & DESCRIPTION

PROJECT: MICHIGAN STREET

PARCEL: 850 (CORRECTIVE DRAINAGE EASEMENT)

DESCRIPTION:

A STRIP OF LAND BEING THE NORTHERLY 20 FEET OF THE SOUTHERLY 30 FEET OF THE FOLLOWING DESCRIBED PARCEL, SAID STRIP OF LAND BEING BOUNDED ON THE WEST BY THE WESTERLY LINE OF SAID FOLLOWING DESCRIBED PARCEL, AND BOUNDED ON THE EAST BY THE WESTERLY ORDINARY HIGH WATER LINE OF LAKE HOLDEN:

THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, RUN NORTH 89°49'35" EAST 30.00 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 11; THENCE RUN SOUTH 00° 02' 15" WEST 181.95 FEET; THENCE NORTH 89° 49' 00" EAST 628.64 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 00° 27' 19" EAST 150.00 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 89° 49' 00" WEST 659.93 FEET ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 00° 02' 15" EAST 331.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,288 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. LINEAR MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET. ANGULAR MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN DEGREES, MINUTES, AND SECONDS.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. ALL MAPPED FEATURES SHOWN HEREON WERE OBSERVED UNDER THE DIRECTION OF THE SIGNING SURVEYOR OF THIS SURVEY UNLESS OTHERWISE SPECIFIED.
4. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, OR OTHER MATTERS THAT A TITLE SEARCH MIGHT DISCLOSE.
5. THIS IS NOT A **BOUNDARY SURVEY**.
6. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
7. THE ORDINARY HIGH WATER LINE ELEVATION FOR LAKE HOLDEN HAS BEEN DETERMINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AS BEING 89.6 NAVD 88. LANDS WATERWARD OF THE ORDINARY HIGH WATER ELEVATION ARE STATE LANDS AND CONSIDERED SOVEREIGN LAND.
8. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 29 EAST, BEARING BEING NORTH 89°49'35" EAST (ASSUMED).
9. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
10. BENCHMARK USED TO DEFINE THE ORDINARY HIGH WATER WAS FOUND 3.5" ORANGE COUNTY ALUMINUM DISC BM#A1583010, ELEVATION=100.058 (NAVD 88).




WILLIAM R. MUSCATELLO, JR.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4928
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

11/5/2021

NOT COMPLETE WITHOUT SHEET 2 OF 2

PREPARED FOR:
REAL ESTATE MANAGEMENT

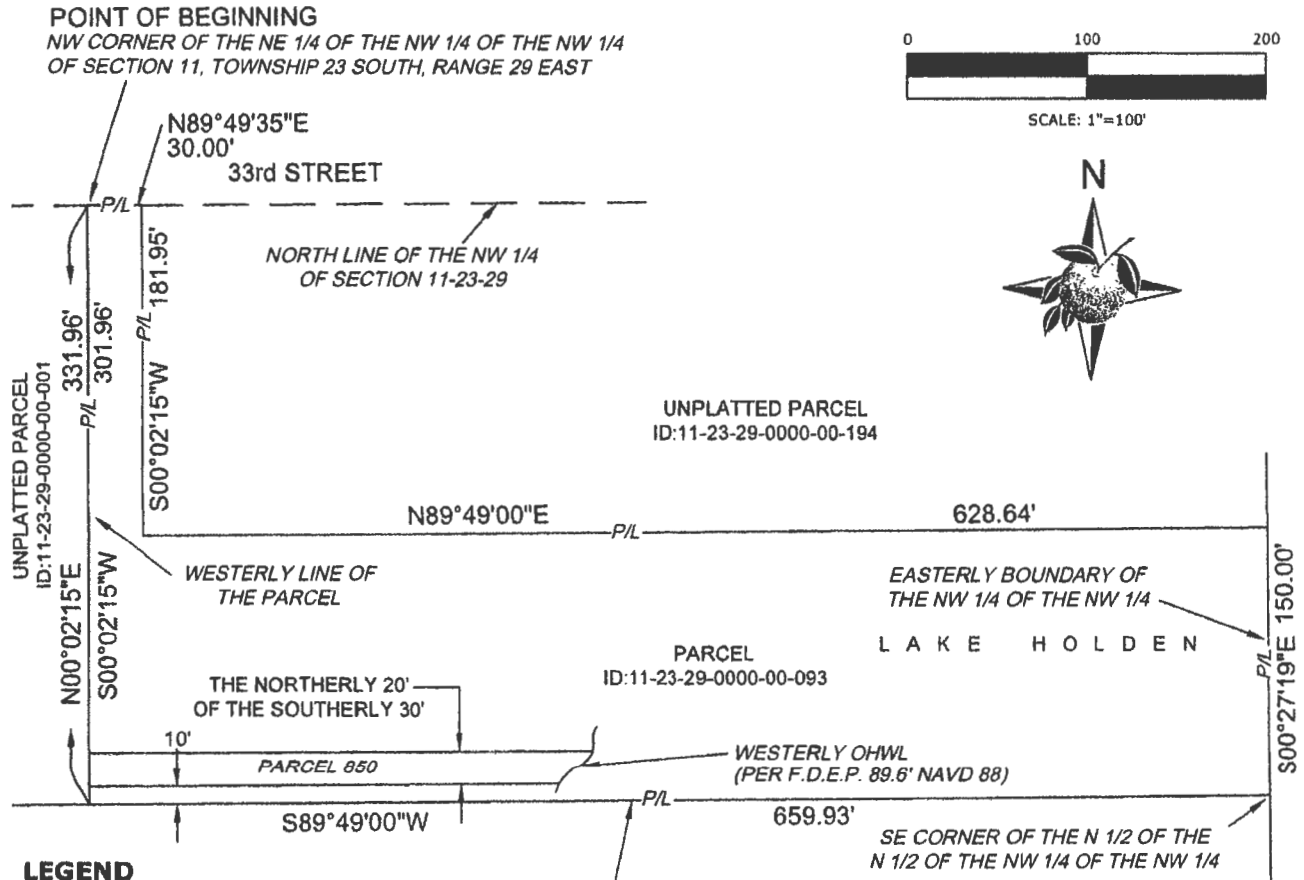
FIELD DATE: 04/20/2020	DATE: 10/21/2021	SECTION: 11	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7900		DRAWING SCALE: N/A
DRAWN BY: CDW	REVISIONS:	TOWNSHIP: 23S			COUNTY PROJECT NUMBER
CHECKED BY: WRM		RANGE: 29E			8578
APPROVED BY: WRM		SHEET 1 OF 2			

A.A. 11/9/2021

SKETCH & DESCRIPTION

PROJECT: MICHIGAN STREET PARCEL: 850 (CORRECTIVE DRAINAGE EASEMENT)

SPACE ABOVE RESERVED FOR RECORDING INFORMATION



NOT COMPLETE WITHOUT SHEET 1 of 2

PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: 04/20/2020	DATE: 10/21/2021	SECTION: 11	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7900	ORANGE COUNTY GOVERNMENT FLORIDA	DRAWING SCALE:
DRAWN BY: CDW	REVISIONS:	TOWNSHIP: 23S			1"=100'
CHECKED BY: WRM		RANGE: 29E			COUNTY PROJECT NUMBER
APPROVED BY: WRM		SHEET 2 OF 2			8578

SCHEDULE "B"
TERMS AND CONDITIONS

SCHEDULE "B"

MICHIGAN STREET PARCEL 850 (Corrective Drainage Easement)

DRAINAGE EASEMENT

Parcel 850 (Corrective Drainage Easement) is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, inspect, construct, repair, replace, operate, maintain, and service, an underground pipe and appurtenant facilities ("Said Facilities") over, under, and upon the following lands as described in Schedule "A" ("Easement Area").

THE GRANTEE, its successors, and its assigns shall have the right to clear and keep clear all trees, undergrowth, buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, and other impediments, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of Said Facilities within the Easement Area.

No buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, or impediments shall be located, constructed, excavated, or created within the Easement Area, with the exception of a gate across the Easement Area provided that the gate does not damage Said Facilities, interfere with the Easement Area, or limit GRANTEE's right of access.

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