



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 1

DATE: October 13, 2021

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

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

FROM: Robert Babcock, Acquisition Program Manager *RB/MTC*
Real Estate Management Division

CONTACT PERSON: Mindy T. Cummings, Manager

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

ACTION REQUESTED: Approval and execution of Resolution authorizing the County Mayor or his designee to execute documents to transfer certain County right of way to the State of Florida Department of Transportation (FDOT), Amended and Restated Memorandum of Agreement between FDOT and Orange County, and Perpetual Easement from Orange County to the State of Florida Department of Transportation, and authorization for the Real Estate Management Division to perform any and all actions necessary and incidental to closing

PROJECT: FDOT – S.R. 434 (Forest City Road) from S.R. 424 (Edgewater Drive) to Seminole County Line (F.P. # 239422 1)

District 2

PURPOSE: To provide for access, construction, operation and maintenance of road improvements required by FDOT and the County.

ITEMS: Resolution

Amended and Restated Memorandum of Agreement

Perpetual Easement (Document 801.1)
Revenue: None
Size: 10,206 square feet

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

REMARKS: This action provides the State of Florida Department of Transportation (FDOT) a perpetual easement for clearing, excavating, constructing, operating and maintaining right of way, signalization and drainage, with all such fills, cuts, drains, ditches and other incidents which the grantee may deem necessary or convenient in connection therewith, in, over under and upon County-owned road right-of-way.

FDOT to pay recording fees and record instruments.

AMENDED AND RESTATED MEMORANDUM OF AGREEMENT

THIS AMENDED AND RESTATED MEMORANDUM OF AGREEMENT, (“MOA”), made and entered into effective as of the date the last party executes this Agreement, by and between the STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, hereinafter called the “DEPARTMENT” and ORANGE COUNTY, a Charter County and a Political Subdivision of the State of Florida (hereinafter referred to as the “COUNTY”).

WHEREAS, the COUNTY and the DEPARTMENT previously entered into that certain Memorandum of Agreement approved by the COUNTY’S Board of Commissioners on October 13, 2020, (“Prior MOA”).

WHEREAS, the parties wish to amend the Prior MOA, primarily with respect to the legal description and the depiction of the Permanent Easement attached as Exhibit “B-1”; and

WHEREAS, the DEPARTMENT has a roadway improvement project to improve SR 434 from SR 424 to the Seminole County line, herein the “Project,” which is included in the DEPARTMENT’S Work Program as FM #239422-1-52-01 (“Department Work Program”) and the Project is included in the COUNTY’s Capital Improvement Program; and

WHEREAS, the COUNTY has a current roadway improvement project to improve Kennedy Boulevard and All American Boulevard that intersects with the DEPARTMENT’S Project at the intersection of Kennedy Boulevard/All American Boulevard and S.R. 434; and

WHEREAS, the COUNTY’S project requires right of way acquisition that is necessary for the COUNTY to construct the COUNTY’S project, including the acquisition of real property located at all four (4) quadrants of the intersection of SR 434 with Kennedy Boulevard and All American Boulevard that can be utilized by the COUNTY for the placement of roadway

improvements that include, but are not limited to, drainage and signalization equipment at the intersection; and

WHEREAS, the COUNTY is willing to convey a permanent easement (“Permanent Easement”) over the COUNTY’S right of way, substantially in the form attached hereto as **Exhibit “B-1”** as set forth in further detail below, for the purpose of clearing, excavating, constructing, operating, and maintaining right of way, signalization, and drainage, with all such fills, cuts, drains, ditches and other incidents which the grantee may deem necessary or convenient in connection therewith, to allow for the DEPARTMENT to construct, build, install, and maintain equipment and facilities related to the Project, which is part of the Department Work Program and which is included in the COUNTY’S Capital Improvement Program.

NOW THEREFORE, the DEPARTMENT and the COUNTY agree as follows:

1. The recitals set forth herein are true and correct and are incorporated herein.
2. The COUNTY agrees to convey the permanent easement in favor of the DEPARTMENT to allow the DEPARTMENT to construct, build, install, maintain, and reconstruct, DEPARTMENT facilities related to the Project as may be necessary from time to time, at the DEPARTMENT’S sole cost and expense that includes, but is not limited to signalization equipment necessary to operate the traffic signalization system for the intersection.
3. The COUNTY agrees to use its best efforts to convey the easement interest to the DEPARTMENT as soon as practicable, at no cost to the DEPARTMENT.
4. The cost of acquisition of the right of way for the signalization by the COUNTY, if any is necessary, will be at the sole cost of the COUNTY, but all other costs and expenses relating to the signalization equipment shall be paid by the DEPARTMENT.

5. The parties acknowledge and agree that in the event the COUNTY fails to convey the easement to the DEPARTMENT on a timely basis, then the DEPARTMENT will construct the DEPARTMENT'S Project in a manner that does not rely on the easement interest described herein and will be the signalization designed by the DEPARTMENT for the Project that can be constructed without the conveyance of the easement by the COUNTY to the DEPARTMENT; provided, however, that the DEPARTMENT and the COUNTY shall mutually cooperate and agree with each other with respect to any design or construction changes caused by the COUNTY'S inability to convey the easement on a timely basis.

6. The proposed Project includes the signalization system is depicted in **Exhibit "A"** attached hereto and made a part hereof. The Permanent Easement with legal description, and depiction of the easement area(s) is attached hereto as **Exhibit "B-1"** and the legal and sketches of the parcels to be acquired by the COUNTY is attached hereto as **Exhibit "B-2."**

7. Nothing contained herein shall constitute a waiver of sovereign immunity or the provisions of Section 768.28, Florida Statutes, by the COUNTY, or a consent to be sued by any party or other person. This Agreement shall not constitute an agreement by either party to assume any liability for the acts, omissions and/or negligence of the other party. This Agreement sets forth the entire agreement and understanding between the parties with regard to the specific matters addressed herein and supersedes all prior negotiations. Each party shall bear their own attorney's fees and costs with respect to this Agreement. This Agreement shall be construed under the laws of the State of Florida. This Agreement may be executed in one or more counterparts each of which shall be determined to be an original and part of the same document.

8. The COUNTY is transferring the Permanent Easement to the DEPARTMENT pursuant to Florida Statute section 125.35. Following execution of this MOA and Permanent

Easement, by the County Mayor or his delegate, the appropriate COUNTY Departments and staff shall be authorized to perform all things necessary and incidental to the foregoing to finalize matters pursuant to this MOA.

IN WITNESS WHEREOF, the COUNTY and the DEPARTMENT have executed this Agreement as of the dates set forth below.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: 

Name: ~~Loreen C. Bobo, P.E.~~ **C. JACK ATKINS**

Title: ~~Director of Transportation Operations~~ **DEVELOPMENT**


Date: **February 2, 2022**

Attest:



Executive Secretary

Legal Review:

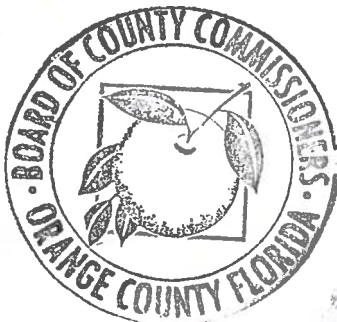


ORANGE COUNTY, FLORIDA

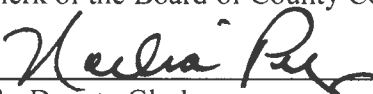
By: 

JL Jerry L. Demings
Orange County Mayor

Date: **26 October 2021**



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

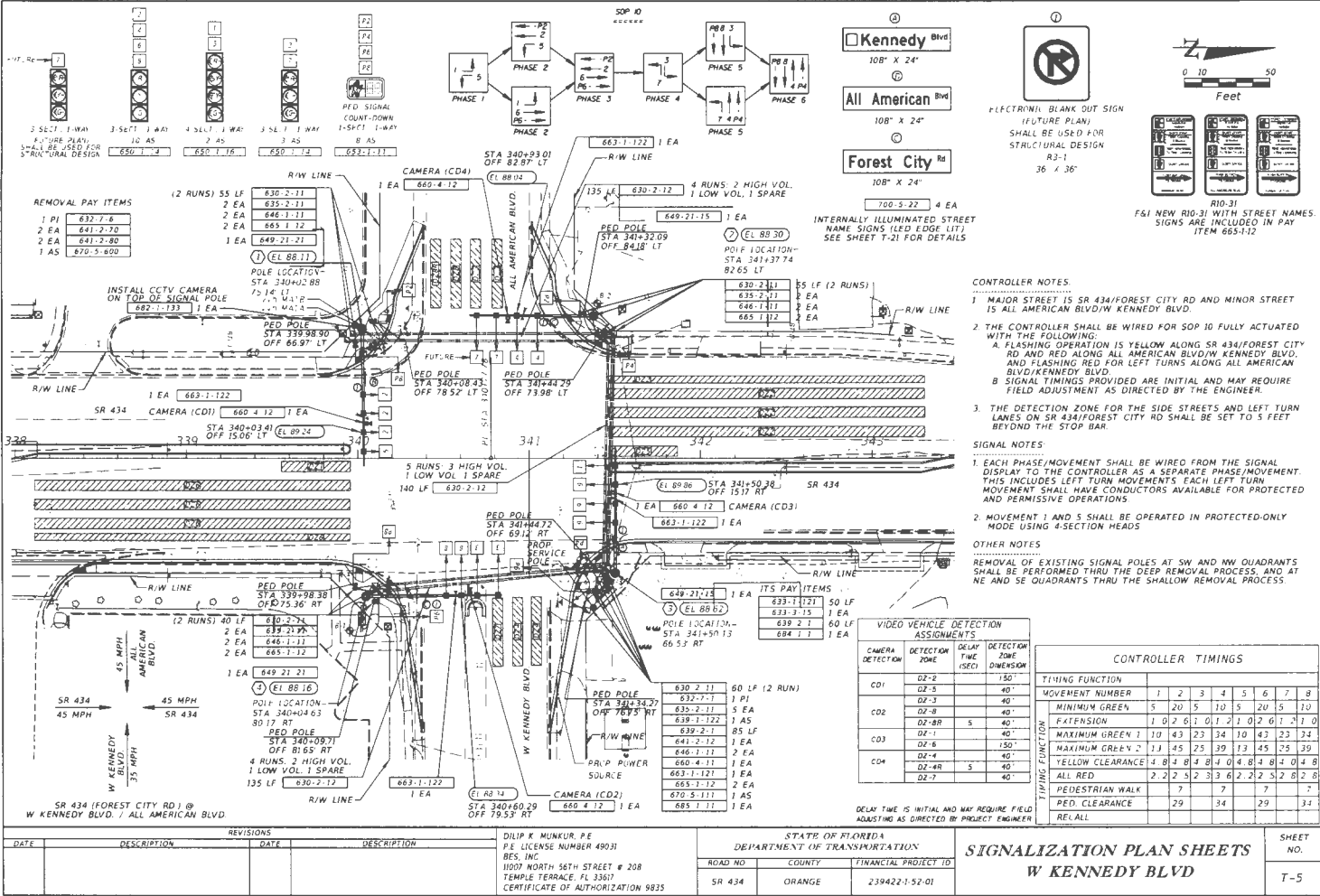
By: 
~~for~~ Deputy Clerk

Date: OCT 26 2021

MEMORANDUM OF AGREEMENT

EXHIBIT "A"

FDOT Proposed Project that Includes the
Signalization System at the intersection of
Kennedy Boulevard/All American Boulevard
and S.R. 434



CONTROLLER NOTES

1. MAJOR STREET IS SR 434/FOREST CITY RD AND MINOR STREET IS ALL AMERICAN BLVD/W KENNEDY BLVD.
2. THE CONTROLLER SHALL BE WIRED FOR SOP 10 FULLY ACTUATED WITH THE FOLLOWING:
A. FLASHING OPERATION IS YELLOW ALONG SR 434/FOREST CITY RD AND RED ALONG ALL AMERICAN BLVD/W KENNEDY BLVD, AND FLASHING RED FOR LEFT TURNS ALONG ALL AMERICAN BLVD/W KENNEDY BLVD.
B. SIGNAL TIMINGS PROVIDED ARE INITIAL AND MAY REQUIRE FIELD ADJUSTMENT AS DIRECTED BY THE ENGINEER.
3. THE DETECTION ZONE FOR THE SIDE STREETS AND LEFT TURN LANES ON SR 434/FOREST CITY RD SHALL BE SET TO 5 FEET BEYOND THE STOP BAR.

SIGNAL NOTES

1. EACH PHASE/MOVEMENT SHALL BE WIRED FROM THE SIGNAL DISPLAY TO THE CONTROLLER AS A SEPARATE PHASE/MOVEMENT. THIS INCLUDES LEFT TURN MOVEMENTS. EACH LEFT TURN MOVEMENT SHALL HAVE CONDUCTORS AVAILABLE FOR PROTECTED AND PERMISSIVE OPERATIONS.
2. MOVEMENT 1 AND 5 SHALL BE OPERATED IN PROTECTED-ONLY MODE USING 4-SECTION HEADS.

OTHER NOTES

REMOVAL OF EXISTING SIGNAL POLES AT SW AND NW QUADRANTS SHALL BE PERFORMED THRU THE DEEP REMOVAL PROCESS, AND AT NE AND SE QUADRANTS THRU THE SHALLOW REMOVAL PROCESS.

VIDEO VEHICLE DETECTION ASSIGNMENTS

CAMERA DETECTION	DETECTION ZONE	DETECTION TIME (SEC)	DETECTION ZONE DIMENSION
CD1	DZ-2	40"	150'
	DZ-3	40"	40'
	DZ-4	40"	40'
CD2	DZ-5	40"	40'
	DZ-6	40"	40'
CD3	DZ-7	40"	150'
	DZ-8	40"	40'
CD4	DZ-9	40"	40'
	DZ-10	40"	40'

CONTROLLER TIMINGS

TIMING FUNCTION	MOVEMENT NUMBER	1	2	3	4	5	6	7	8
TIMING FUNCTION	MINIMUM GREEN	5	20	5	10	5	20	5	10
	EXTENSION	1	0	2	6	1	0	2	6
	MAXIMUM GREEN	1	10	43	23	14	10	43	23
TIMING FUNCTION	MAXIMUM GREEN	1	10	43	23	14	10	43	23
	YELLOW CLEARANCE	4	8	4	8	4	8	4	8
	ALL RED	2	2	2	2	2	2	2	2
TIMING FUNCTION	PEDESTRIAN WALK	7	7	7	7	7	7	7	7
	RED CLEARANCE	29	34	29	34	29	34	29	34
	RECALL								

MEMORANDUM OF AGREEMENT

COMPOSITE EXHIBIT “B”

EXHIBIT B-1 and EXHIBIT B-2

Exhibit B-1: Permanent Easement with Legal
Description and Depiction of the Easement Area(s)
at the Intersection of Kennedy Boulevard/All
American Boulevard and S.R. 434

07-PEORCO-3/05

June 17, 2021

This instrument prepared by

Marika Tremblay

Under the direction of

FREDRICK W. LOOSE, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 801.1

SECTION 75260

F.P. NO. 239422 1

STATE ROAD 434

COUNTY ORANGE

PERPETUAL EASEMENT

THIS EASEMENT made this _____ day of _____, _____, by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, its successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual easement for the purpose of clearing, excavating, constructing, operating, and maintaining right of way, signalization and drainage, with all such fills, cuts, drains, ditches and other incidents which the grantee may deem necessary or convenient in connection therewith, in, over, under, upon and through the following described land in Orange County, Florida, viz:

PARCEL NO. 801

SECTION 75260

F.P. NO. 239422-1

PART A

That part of:

The existing right of way of All American Boulevard, as shown on Florida Department of Transportation Right of Way Map for State Road 434 (Forest City Road), Section 75260, Financial Project Number 239422-1;

described as follows:

Commence at a set magnetic nail and disk stamped "FDOT LB 2856" marking the northeast corner of the southeast quarter of Section 33, Township 21 South, Range 29 East, Orange

PARCEL NO. 801.1
SECTION 75260
F.P. NO. 239422 1
PAGE 2

County, Florida, as shown on Florida Department of Transportation Right of Way Map for State Road 434 (Forest City Road) Section 75260, Financial Project No. 239422-1; thence run South 89°54'46" West along the centerline of right of way of Kennedy Boulevard, as shown on said Map, 1343.64 feet to the Centerline of Survey of State Road 434 (Forest City Road), as shown on said Map, point being a Point of Intersection in said Centerline of Survey at Equation Station 40+77.78 Back=139+45.19 Ahead; thence departing said Centerline of Survey, continue along said centerline of right of way North 89°43'05" West 59.00 feet to the intersection of that portion of the easterly existing right of way line of State Road 434 (Forest City Road), which lies south of All American Boulevard, projected northerly and the POINT OF BEGINNING; thence, departing said centerline of right of way, run North 00°26'28" West, along said northerly projection, 73.15 feet; thence South 89°33'32" West 11.67 feet to the northerly existing right of way line of All American Boulevard; thence South 44°06'09" West, along said existing right of way line, 35.16 feet to the northeast corner of the additional All American Boulevard right of way acquired by Orange County per Document Number 20190542002, of the Public Records of Orange County, Florida; thence, departing said existing right of way line, South 00°26'28" East 113.49 feet to the southerly existing right of way line of All American Boulevard per Official Records Book 10368, Page 1257, said Public Records; thence North 89°54'44" East, along said existing right of way line, 5.00 feet; thence continue along said existing right of way line South 44°44'12" East 44.86 feet to the westerly existing right of way line of State Road 434 (Forest City Road) as shown on the aforementioned Right of Way Map; thence North 00°26'28" West 97.54 feet to the POINT OF BEGINNING.

Containing 5229 square feet, more or less.

AND

PART B

That part of:

The existing right of way of Kennedy Boulevard, as shown on Florida Department of Transportation Right of Way Map for State Road 434 (Forest City Road), Section 75260, Financial Project Number 239422-1;

described as follows:

Commence at a set magnetic nail and disk stamped "FDOT LB 2856" marking the northeast corner of the southeast quarter of Section 33, Township 21 South, Range 29 East, Orange County, Florida, as shown on Florida Department of Transportation Right of Way Map for State Road 434 (Forest City Road) Section 75260, Financial Project No. 239422-1; thence South

PARCEL NO. 801.1
SECTION 75260
F.P. NO. 239422 1
PAGE 3

89°54'46" West, along the centerline of right of way of Kennedy Boulevard, as shown on said Map, 1103.58 feet to the southerly extension of the easterly line of the lands described in Official Records Book 8422, Page 4326, of the Public Records of Orange County, Florida; thence, departing said centerline of right of way, North 00°22'11" West 55.82 feet to the intersection of the east line of said lands with the northerly right of way line of said Kennedy Boulevard per Document Number 20200310292, said Public Records, as shown on said Right of Way Map; thence South 89°54'46" West, parallel with said centerline of right of way and along said northerly right of way line, 133.27 feet to the POINT OF BEGINNING; thence continue South 89°54'46" West along said northerly right of way line 10.05 feet; thence continue along said right of way line North 45°12'59" West 53.20 feet to the easterly existing right of way line of State Road 434 (Forest City Road) per the aforementioned Right of Way Map; thence South 00°22'11" East along said existing right of way line 18.30 feet to the northeasterly line of the lands acquired by the Florida Department of Transportation as Parcel 103 per Document Number 20160396510, said Public Records; thence South 41°06'27" East, along said northeasterly line, 46.46 feet to the southwest corner of the additional Kennedy Boulevard right of way acquired by Orange County per Document Number 20200310292, said Public Records; thence South 89°54'46" West 17.59 feet to the intersection of that portion of the easterly existing right of way line of State Road 434 (Forest City Road), which lies south of Kennedy Boulevard, projected northerly; thence South 00°26'28" East, along said projection, 133.75 feet to the southwest corner of the additional Kennedy Boulevard right of way acquired by Orange County per Document Number 20190530578, said Public Records; thence North 44°33'48" East, along the existing right of way line of said Kennedy Boulevard, 49.29 feet; thence, departing said existing right of way line, North 00°26'28" West 114.50 feet to the POINT OF BEGINNING.

Containing 4977 square feet, more or less.

CONTAINING IN THE AGGREGATE 10206 square feet, more or less.

This legal description prepared under the direction of:
Gerald S. Smith, P.L.S.
Florida Professional Land Surveyor No. 5638
Florida Department of Transportation
719 South Woodland Boulevard
DeLand, FL, 32720
June 17, 2021

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever.

PARCEL NO. 801.1
SECTION 75260
F.P. NO. 239422 1
PAGE 4

IN WITNESS WHEREOF, pursuant to that certain Amended Memorandum of Agreement between the Florida Department of Transportation and Orange County, approved by the County on _____, 2021 and in accordance with Florida Statutes Section 125.38, the County has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: _____

Jerry L. Demings

(Print Name)

Orange County Mayor

DATE: _____

Address:

P. O. Box 1393

Orlando, FL 32802-1393

ATTEST: Phil Diamond, CPA

(Print Name)

County Comptroller

As Clerk of the Board of County Commissioners

BY: _____

Deputy Clerk

Printed Name

Exhibit B-2: Descriptions of the Right-of-Way(s)
acquired by Orange County at the Intersection of
Kennedy Boulevard/All American Boulevard and S.R.
434

Parcel 1002

Parcel 7003B

Parcel 1002A

Parcel 1084

Parcel 1003

Parcel 1087

Parcel 7003A

Parcel 1100

SCHEDULE "A"

KENNEDY BOULEVARD
 PARCEL No.: 1002
 PURPOSE: RIGHT-OF-WAY
 ESTATE: FEE SIMPLE

**PARCEL 1002
 LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 2, FOREST CITY CORNERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE N89°54'10"W, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1601.17 FEET TO A POINT; THENCE S00°26'58"E A DISTANCE OF 39.85 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ALL AMERICAN BOULEVARD AND THE WEST LINE OF SAID LOT 2, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S83°31'00"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 101.30 FEET TO A POINT; THENCE S89°18'02"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 76.50 FEET TO A POINT; THENCE S43°14'19"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 31.56 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FOREST CITY ROAD (STATE ROAD 434); THENCE S00°26'58"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 26.80 FEET TO A POINT; THENCE N44°44'11"W A DISTANCE OF 44.87 FEET TO A POINT; THENCE S89°54'45"W A DISTANCE OF 138.06 FEET TO A POINT; THENCE N77°41'11"W A DISTANCE OF 29.83 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE N00°26'58"W ALONG SAID WEST LINE, A DISTANCE OF 24.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,443 SQUARE FEET MORE OR LESS.

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND OR RIGHT-OF-WAY RECORDS.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE S.E. 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, BEING, N 89°54'10" W, AN ASSUMED DATUM.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

REVISIONS:

1. REVISED LEGAL DESCRIPTION, ADDED CROSS ACCESS EASEMENT, AND ADDED PLAT BOOK INFORMATION 9/27/10.

PAGE 1 OF 2

For: ORANGE COUNTY ENG. DEPT.

Date: AUGUST, 2010

Project No.: 101-01

Drawn: JSH Chkd.: HPV

**LEGAL DESCRIPTION
 KENNEDY BOULEVARD**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

2700 WESTHALL LANE

SUITE 137

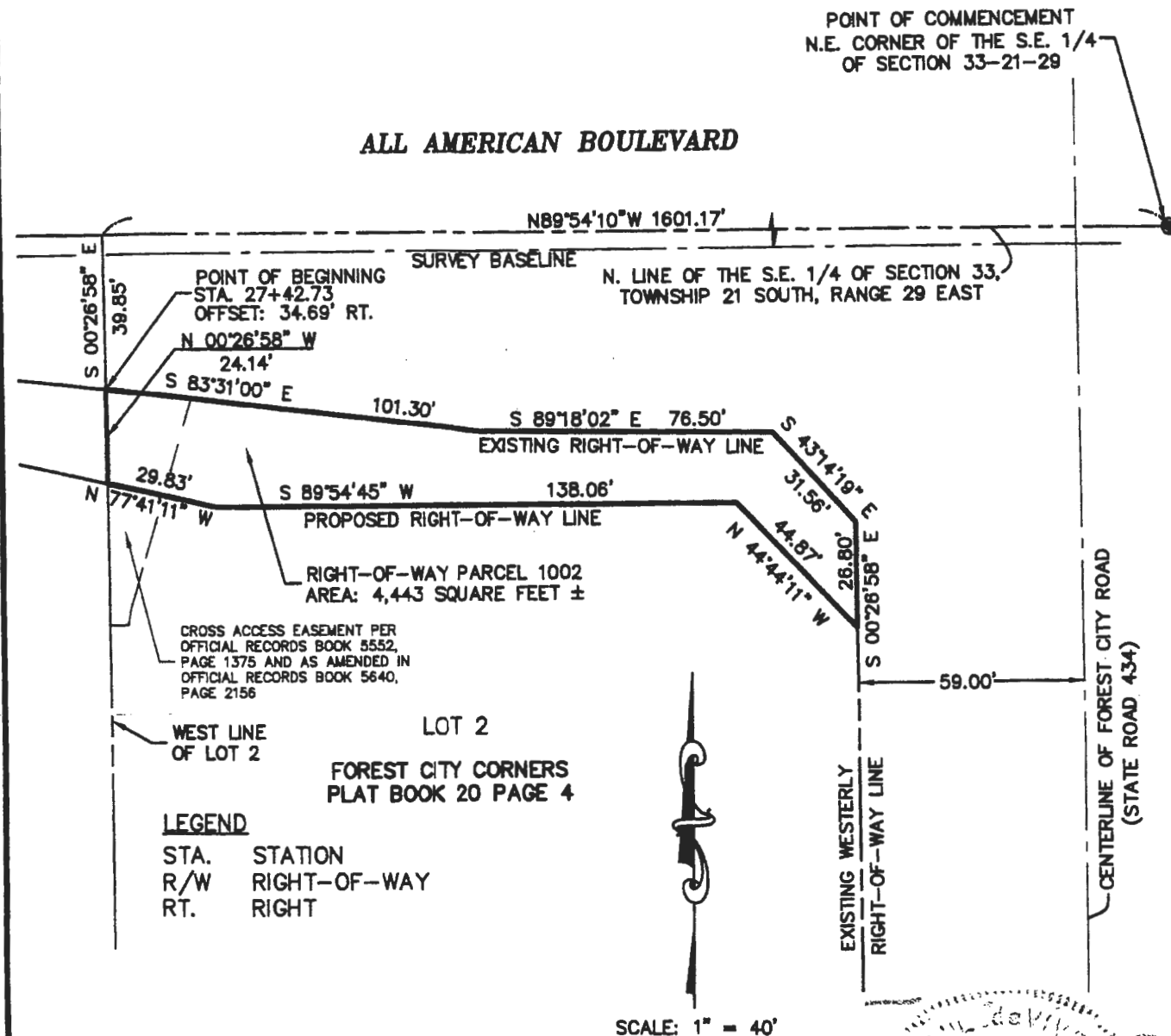
MAITLAND, FLORIDA 32751

VOICE: (407) 660-2322 FAX: 660-8223

FEB 03 2011

SKETCH OF DESCRIPTION

NOT A BOUNDARY SURVEY
KENNEDY BOULEVARD
PARCEL No.: 1002
PURPOSE: RIGHT-OF-WAY
ESTATE: FEE SIMPLE



SEE SHEETS 3 & 4 OF R/W MAP

PAGE 2 OF 2

Date: AUGUST, 2010

Project No.: 101-01

Drawn: JSH Chkd.: HPV

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

2700 WESTHALL LANE

SUITE 137

MAITLAND, FLORIDA 32751

VOICE: (407) 660-2322 FAX: 660-6223

Land Surveyor Business License No. 6356

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deViverra
H. Paul deViverra, Professional Land Surveyor No. 4990

DATE

SCHEDULE "A"

KENNEDY BOULEVARD
PARCEL No.: 1002A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 2, FOREST CITY CORNERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION; THENCE NORTH 89°54'10" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1601.17 FEET TO A POINT; THENCE SOUTH 00°26'58" EAST, A DISTANCE OF 36.47 FEET TO THE POINT OF INTERSECTION OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE AS PER LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4088, PAGES 4479 THROUGH 4483 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE WEST LINE OF LOT 2, FOREST CITY CORNERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING THREE COURSES ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 83°42'51" EAST, A DISTANCE OF 97.65 FEET TO A POINT; THENCE SOUTH 89°54'10" EAST, A DISTANCE OF 80.38 FEET TO A POINT; THENCE SOUTH 37°04'18" EAST, A DISTANCE OF 33.24 FEET TO A POINT; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN NORTH 43°14'19" WEST, A DISTANCE OF 29.65 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10368, PAGES 1257 THROUGH 1260 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE THE FOLLOWING TWO COURSES ALONG SAID NORTHERLY LINE; THENCE NORTH 89°18'02" WEST, A DISTANCE OF 76.50 FEET TO A POINT; THENCE NORTH 83°31'00" WEST, A DISTANCE OF 101.30 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE NORTH 00°26'58" WEST ALONG SAID WEST LINE, A DISTANCE OF 3.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 757 SQUARE FEET MORE OR LESS.

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 17, 2013, FILE NUMBER 2037-3086273/13.00143, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, HAVING A BEARING OF NORTH 89°54'10" WEST, AN ASSUMED DATUM.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

REVISIONS

1. UPDATED SKETCH 2/22/2014.

PAGE 1 OF 2

For: ORANGE COUNTY

Date: AUGUST 2012

Project No.: 004-01

Drawn: PMM Chkd.: JMS

LEGAL DESCRIPTION KENNEDY BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

NOT A BOUNDARY SURVEY
KENNEDY BOULEVARD
PARCEL No.: 1002A

NE CORNER OF THE SE 1/4
OF SECTION 33-21-29
FOUND RAILROAD SPIKE NO ID

Parcel 1002A
LOT 2
 AREA: 757 SQUARE FEET ±

POINT OF BEGINNING
 STATION 27+42.71,
 31.32' RIGHT

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

EXISTING SOUTHERLY RIGHT OF WAY LINE
 PER LANDS DESCRIBED IN OFFICIAL RECORDS
 BOOK 4088, PAGES 4479 THROUGH 4483

NORTHERLY LINE OF
LANDS DESCRIBED IN OFFICIAL RECORDS
 BOOK 10368, PAGE 1257 THROUGH 1260

CROSS ACCESS EASEMENT PER
OFFICIAL RECORDS BOOK 5552,
PAGE 1375 AND AS AMENDED IN
OFFICIAL RECORDS BOOK 5640,
PAGE 2156

WEST LINE
OF LOT 2

FOREST CITY CORNERS
PLAT BOOK 20 PAGE 4

LEGEND

Chkd.	= CHECKED
ID	= IDENTIFICATION
NO.	= NUMBER
R/W	= RIGHT OF WAY
P	= PROPERTY LINE

Boundary Lines and Distances:

- S00°26'58"E 36.47'
- S83°42'51"E 97.65'
- N83°31'00"W 101.30'
- S89°54'10"E 80.38'
- N89°18'02"W 76.50'
- S37°04'18"E 33.24'
- N43°14'19"W 29.65'
- 59.00'

Other Labels:

- N00°26'58"W 3.38'
- EXISTING WESTERLY RIGHT OF WAY LINE
- CENTERLINE OF FOREST CITY ROAD (STATE ROAD 434)

SCALE: 1" = 40'

SEE SHEETS 3 & 4 OF R/W MAP

PAGE 2 OF 2

Drawn: PMM Chkd.: JMS



LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: (407) 878-0841
 Land Surveyor Business License No. 8556

H. Paul deVivero, Professional Land Surveyor No. 4990

5-16-2016

DATE _____

SCHEDULE "A"

KENNEDY BOULEVARD

PARCEL No.: 1003

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1, EATONVILLE COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 52 THROUGH 57 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION; THENCE NORTH 89°54'10" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 950.14 FEET TO A POINT; THENCE SOUTH 00°05'50" WEST, A DISTANCE OF 53.06 FEET TO THE POINT OF INTERSECTION OF THE EXISTING RIGHT OF WAY LINE OF KENNEDY BOULEVARD PER ORANGE COUNTY ROAD PLAT BOOK 1, PAGES 88 THROUGH 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE EAST LINE OF LOT 1, EATONVILLE COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 52 THROUGH 57 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°05'50" WEST ALONG SAID EAST LINE, A DISTANCE OF 8.68 FEET TO A POINT; THENCE SOUTH 89°54'46" WEST ALONG A LINE 8.68 FEET SOUTH OF AND PARALLEL TO SAID EXISTING RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 286.05 FEET TO A POINT; THENCE SOUTH 44°33'36" WEST, A DISTANCE OF 49.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FOREST CITY ROAD (STATE ROAD 434) PER SAID PLAT; THENCE NORTH 00°26'39" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 18.38 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE NORTH 44°33'36" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.61 FEET TO A POINT; THENCE NORTH 89°54'46" EAST ALONG THE NORTH LINE OF SAID LOT 1 AND ALONG SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 295.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,077 SQUARE FEET MORE OR LESS.

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 17, 2013, FILE NUMBER 2037-3086278/13.00143, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, HAVING A BEARING OF NORTH 89°54'10" WEST, AN ASSUMED DATUM.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

REVISIONS

1. UPDATED SKETCH AND LEGAL DESCRIPTION PER ORANGE COUNTY COMMENTS 1/10/2005.
2. UPDATED SKETCH AND LEGAL DESCRIPTION 2/22/2014.
3. UPDATED SKETCH AND LEGAL DESCRIPTION 4/20/2016.

PAGE 1 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: HPV

LEGAL DESCRIPTION KENNEDY BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY
SUITE 2401

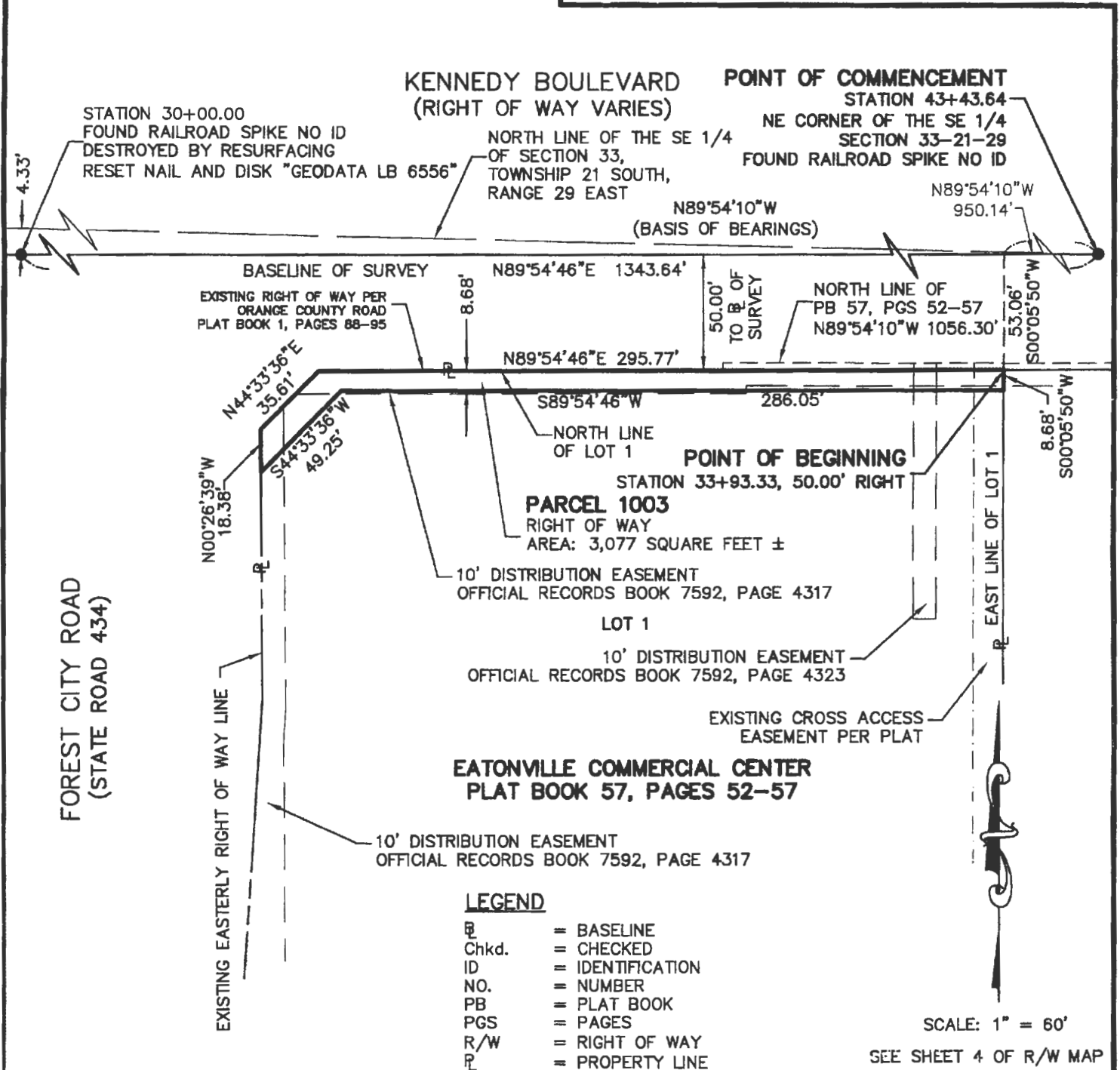
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SKETCH OF DESCRIPTION

NOT A BOUNDARY SURVEY
KENNEDY BOULEVARD
PARCEL No.: 1003



SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST

PAGE 2 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: HPV



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-8865 FAX: (407) 878-0841

Land Surveyor Business License No. 6558

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deViviera, Professional Land Surveyor No. 4990

DATE

10-31-2017

SCHEDULE "A"

KENNEDY BOULEVARD

PARCEL No.: 7003A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1, EATONVILLE COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 52 THROUGH 57 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION; THENCE NORTH 89°54'10" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 950.14 FEET TO A POINT; THENCE SOUTH 00°05'50" WEST, A DISTANCE OF 61.74 FEET TO A POINT ON THE PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE SOUTH 89°54'46" WEST ALONG SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 25.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°05'09" EAST, A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 89°54'46" WEST ALONG A LINE 5 FEET SOUTH OF AND PARALLEL TO SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 265.43 FEET TO A POINT ON SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE THE FOLLOWING TWO COURSES ALONG SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE RUN NORTH 44°33'36" EAST, A DISTANCE OF 7.03 FEET TO A POINT; THENCE NORTH 89°54'46" EAST, A DISTANCE OF 260.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,315 SQUARE FEET MORE OR LESS.

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 17, 2013, FILE NUMBER 2037-3086278/13.00143, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, HAVING A BEARING OF NORTH 89°54'10" WEST, AN ASSUMED DATUM.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

REVISIONS:

1. REVISED SKETCH AND LEGAL DESCRIPTION PER COUNTY COMMENTS 9/17/04.
2. UPDATED SKETCH AND LEGAL DESCRIPTION 5/15/2014.
3. UPDATED SKETCH AND LEGAL DESCRIPTION 4/21/2016.
4. REVISED PARCEL CONFIGURATION AND LEGAL DESCRIPTION, SPLIT PARCEL 7003 TO 7003A AND 7003B 06/12/2017.
5. REVISED PER ORANGE COUNTY COMMENTS 7/31/2017.

PAGE 1 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: HPV

LEGAL DESCRIPTION KENNEDY BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

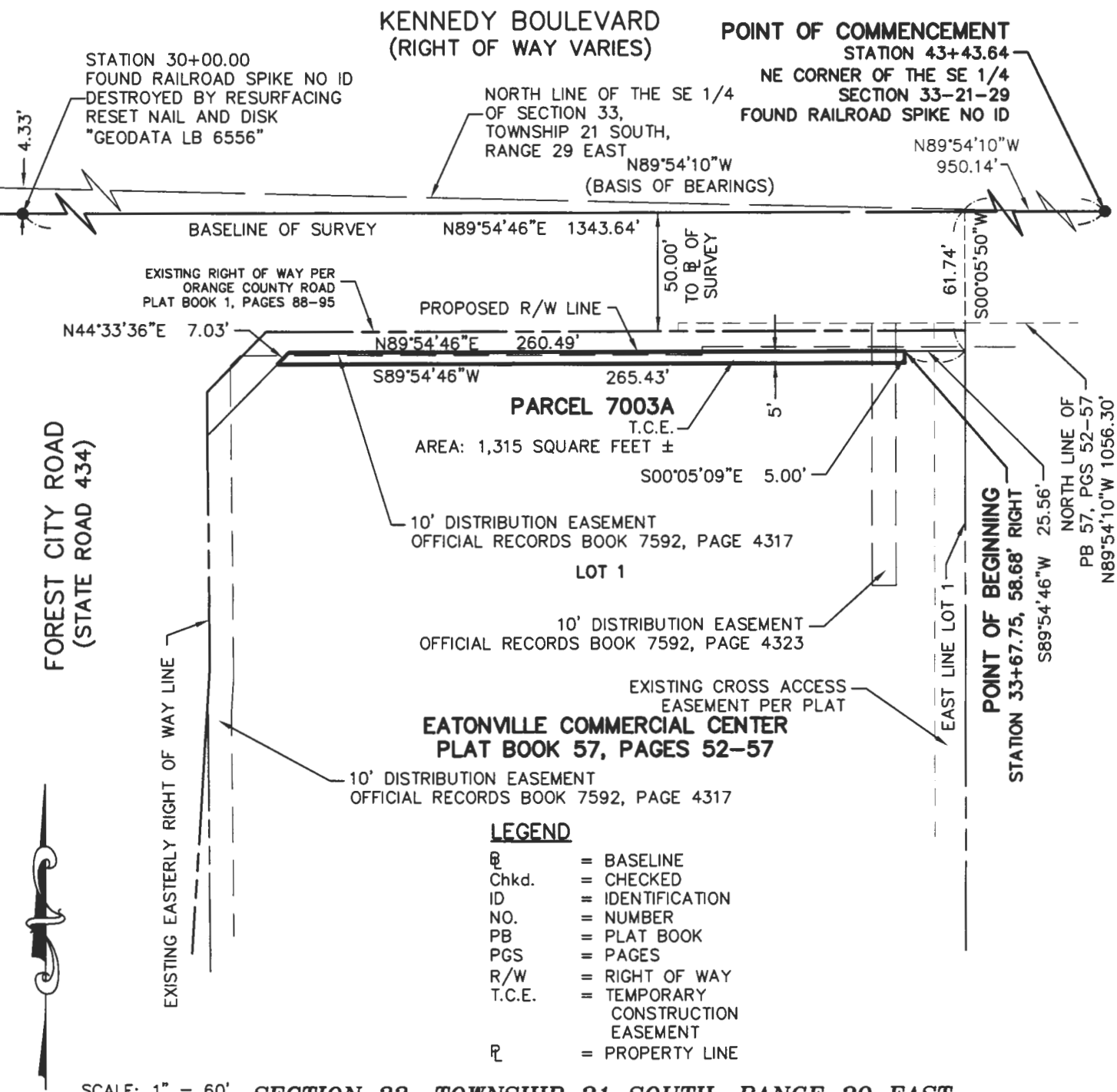
Land Surveyor Business License No. 6556

SKETCH OF DESCRIPTION

NOT A BOUNDARY SURVEY

KENNEDY BOULEVARD

PARCEL No.: 7003A



SCALE: 1" = 60'

SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST

SEE SHEET 4 OF R/W MAP

PAGE 2 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: HPV



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

SCHEDULE "A"

KENNEDY BOULEVARD
PARCEL No.: 7003B

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1, EATONVILLE COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 52 THROUGH 57 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION; THENCE NORTH 89°54'10" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 950.14 FEET TO A POINT; THENCE SOUTH 00°05'50" WEST, A DISTANCE OF 61.74 FEET TO A POINT ON THE PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°05'50" WEST ALONG THE EAST LINE OF LOT 1, EATONVILLE COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 52 THROUGH 57 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 16.00 FEET TO A POINT; THENCE SOUTH 89°54'46" WEST ALONG A LINE 16 FEET SOUTH OF AND PARALLEL TO SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 25.51 FEET TO A POINT; THENCE NORTH 00°05'09" WEST, A DISTANCE OF 16.00 FEET TO A POINT ON SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD; THENCE NORTH 89°54'46" EAST ALONG SAID PROPOSED RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 25.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 409 SQUARE FEET MORE OR LESS.

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 17, 2013, FILE NUMBER 2037-3086278/13.00143, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, HAVING A BEARING OF NORTH 89°54'10" WEST, AN ASSUMED DATUM.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

REVISIONS:

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

PAGE 1 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: JMS & HPV

LEGAL DESCRIPTION KENNEDY BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

**1349 SOUTH INTERNATIONAL PARKWAY
SUITE 2401**

LAKE MARY, FLORIDA 32746

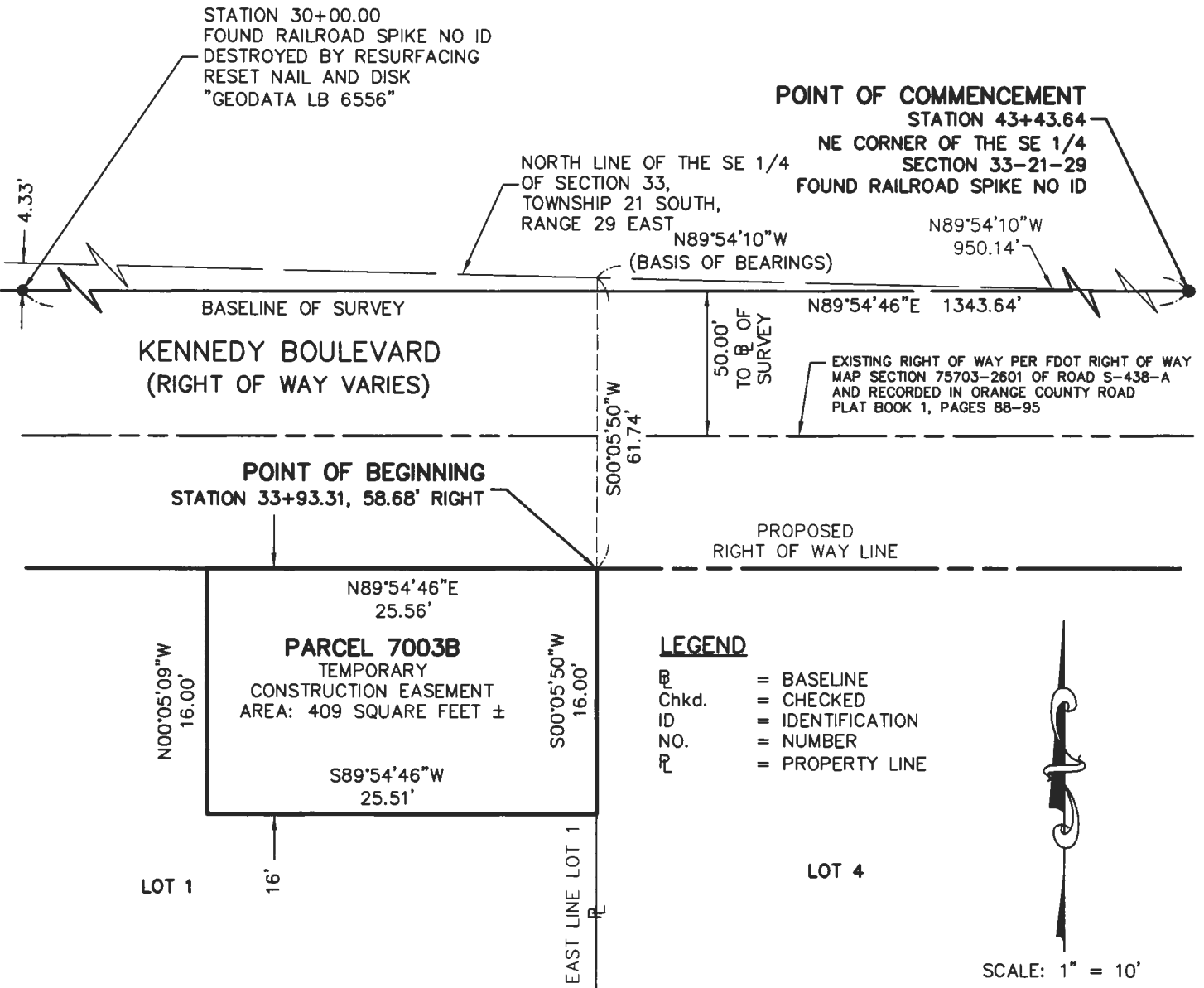
VOICE: (407) 732-8965 FAX: (407) 878-0841

Land Surveyor Business License No. 8556

SKETCH OF DESCRIPTION

NOT A BOUNDARY SURVEY
KENNEDY BOULEVARD
PARCEL No.: 7003B

SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST



EATONVILLE COMMERCIAL CENTER
PLAT BOOK 57, PAGES 52-57

PAGE 2 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: JMS & HPV



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

SCHEDULE "A"

KENNEDY BOULEVARD
PARCEL No.: 1084

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION; THENCE NORTH 89°54'10" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1103.67 FEET TO A POINT; THENCE NORTH 00°22'34" WEST, A DISTANCE OF 36.45 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF KENNEDY BOULEVARD PER ORANGE COUNTY ROAD PLAT BOOK 1, PAGES 88 THROUGH 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°54'46" WEST ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 150.68 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF FOREST CITY ROAD (STATE ROAD 434) PER ORANGE COUNTY DOCUMENT NUMBER 20160396510; THENCE NORTH 41°06'06" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF FOREST CITY ROAD, A DISTANCE OF 46.47 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF FOREST CITY ROAD PER ORANGE COUNTY RIGHT OF WAY MAP OF FOREST CITY ROAD, COUNTY PROJECT LG-1402; THENCE NORTH 00°22'34" WEST ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF FOREST CITY ROAD, A DISTANCE OF 18.30 FEET TO A POINT; THENCE SOUTH 45°13'22" EAST, A DISTANCE OF 53.23 FEET TO A POINT; THENCE NORTH 89°54'46" EAST ALONG A LINE 15.82 FEET NORTH OF AND PARALLEL TO SAID EXISTING RIGHT OF WAY LINE OF KENNEDY BOULEVARD, A DISTANCE OF 143.46 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8422, PAGE 4326 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°22'34" EAST ALONG SAID EAST LINE, A DISTANCE OF 15.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,036 SQUARE FEET MORE OR LESS.

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 17, 2013, FILE NUMBER 2037-3086607/13.00143, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, HAVING A BEARING OF NORTH 89°54'10" WEST, AN ASSUMED DATUM.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

REVISIONS

1. REVISED SKETCH AND LEGAL DESCRIPTION PER ORANGE COUNTY COMMENTS 4/24/2006.
2. REVISED SKETCH AND LEGAL DESCRIPTION PER ORANGE COUNTY COMMENTS 9/30/2004.
3. UPDATED SKETCH AND LEGAL DESCRIPTION 3/13/2014.
4. UPDATED SKETCH AND LEGAL DESCRIPTION 4/20/2016.
5. UPDATED SKETCH AND LEGAL DESCRIPTION 9/19/2016.

PAGE 1 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: HPV

LEGAL DESCRIPTION KENNEDY BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

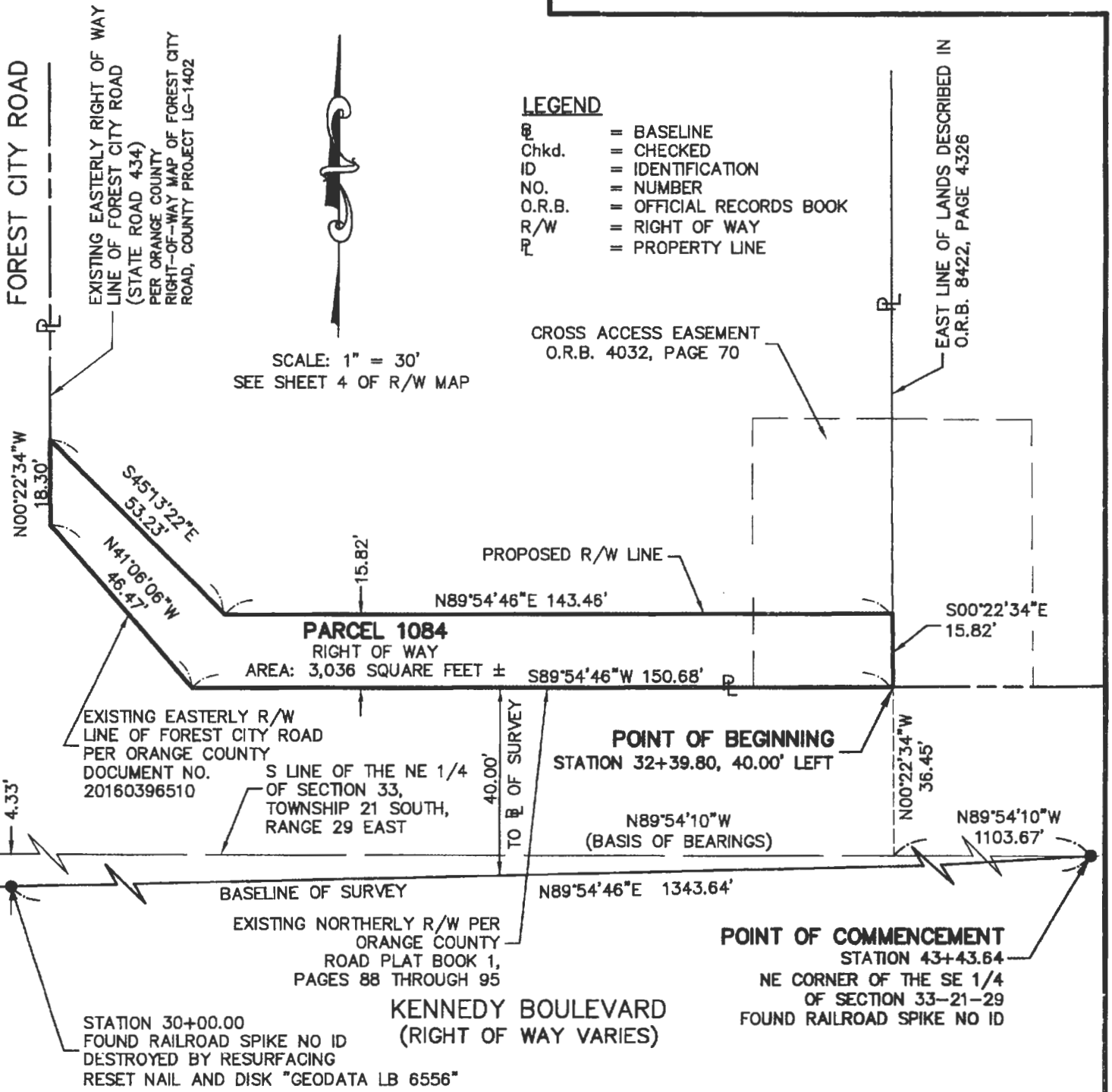
Land Surveyor Business License No. 8558

SKETCH OF DESCRIPTION

NOT A BOUNDARY SURVEY

KENNEDY BOULEVARD

PARCEL No.: 1084



SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST

PAGE 2 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: HPV



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-8965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deViviero, Professional Land Surveyor No. 4690

DATE

10-31-2011

SCHEDULE "A"

KENNEDY BOULEVARD
PARCEL No.: 1087

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION; THENCE NORTH 89°54'10" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1545.01 FEET TO A POINT; THENCE NORTH 00°24'46" WEST, A DISTANCE OF 31.33 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF ALL AMERICAN BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 3945, PAGE 1411 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°24'46" WEST ALONG THE WEST LINE OF THE EAST 203 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 4.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°24'46" WEST, A DISTANCE OF 7.91 FEET TO A POINT; THENCE NORTH 89°54'46" EAST, A DISTANCE OF 101.82 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5995, PAGE 707 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 44°01'54" WEST ALONG SAID EAST LINE, A DISTANCE OF 11.85 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS; THENCE NORTH 89°43'04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 93.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 803 SQUARE FEET MORE OR LESS.

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 26, 2016, FILE NUMBER 2037-3515827/16.00018, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, HAVING A BEARING OF NORTH 89°54'10" WEST, AN ASSUMED DATUM.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

REVISIONS

1. REVISED SKETCH AND LEGAL DESCRIPTION PER COUNTY COMMENTS 9/30/2004.
2. REVISED SKETCH AND LEGAL DESCRIPTION PER COUNTY COMMENTS 4/24/2006.
3. UPDATED SKETCH AND LEGAL DESCRIPTION 3/17/2014.
4. UPDATED SKETCH AND LEGAL DESCRIPTION 9/18/2018.

PAGE 1 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: HPV

LEGAL DESCRIPTION KENNEDY BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SKETCH OF DESCRIPTION

NOT A BOUNDARY SURVEY

KENNEDY BOULEVARD

PARCEL No.: 1087

SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST

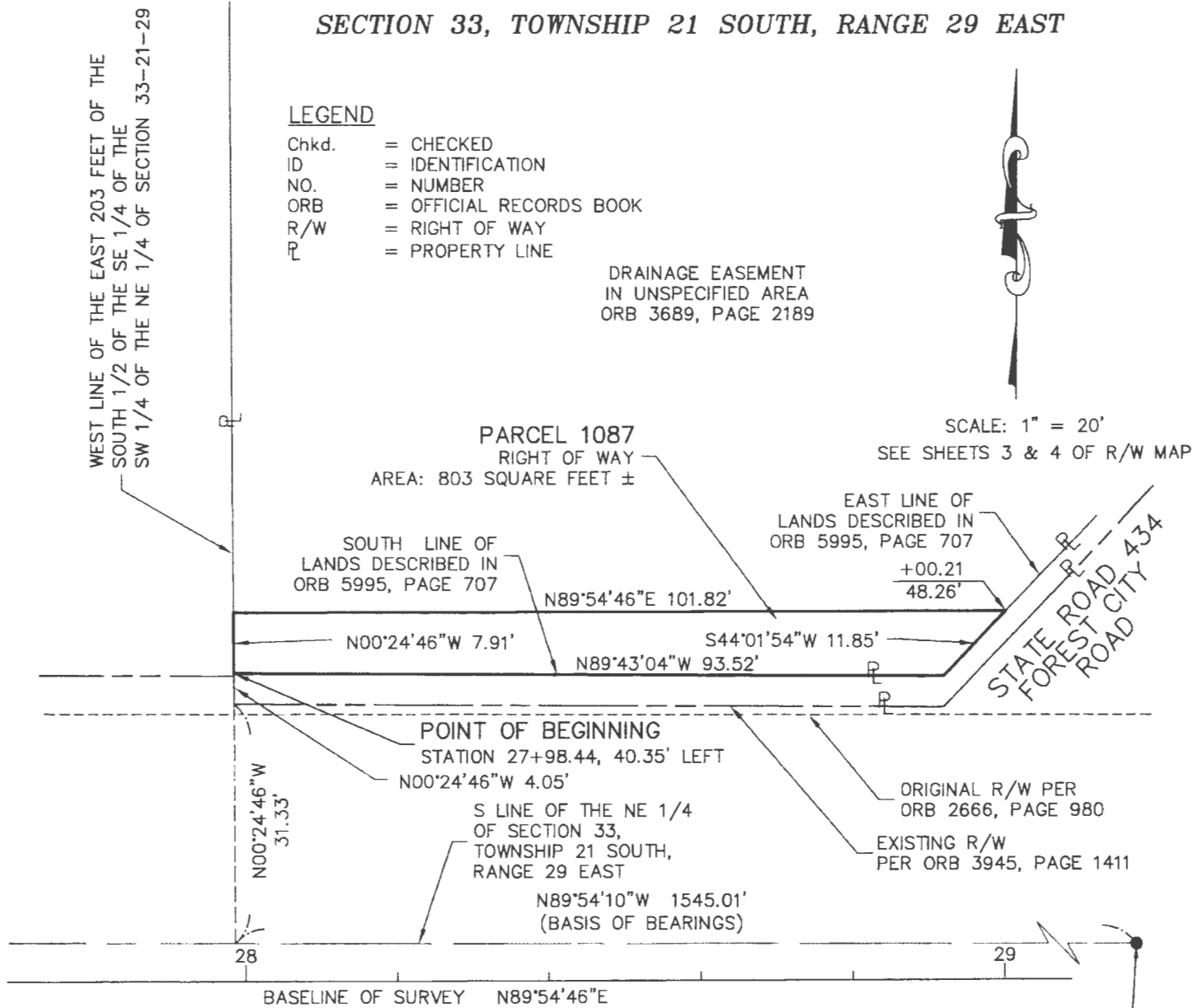
LEGEND

Chkd. = CHECKED
ID = IDENTIFICATION
NO. = NUMBER
ORB = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
P = PROPERTY LINE

DRAINAGE EASEMENT
IN UNSPECIFIED AREA
ORB 3689, PAGE 2189

SCALE: 1" = 20'

SEE SHEETS 3 & 4 OF R/W MAP



ALL AMERICAN BOULEVARD
(RIGHT OF WAY VARIES)

POINT OF COMMENCEMENT
NE CORNER OF THE SE 1/4
OF SECTION 33-21-29
FOUND RAILROAD SPIKE NO. 10

PAGE 2 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2008

Project No.: 004-01

Drawn: PMM Chkd.: HPV



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1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 8558

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

H. Paul deVivero, Professional Land Surveyor No. 4890

DATE

10-2-2018

SCHEDULE "A"

KENNEDY BOULEVARD
PARCEL No.: 1100

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION; THENCE NORTH 89°54'10" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1545.01 FEET TO A POINT; THENCE NORTH 00°24'46" WEST, A DISTANCE OF 31.33 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF ALL AMERICAN BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 3945, PAGE 1411 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°24'46" WEST ALONG THE WEST LINE OF THE EAST 203 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 4.05 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5995, PAGE 707 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°43'04" EAST ALONG SAID SOUTH LINE A DISTANCE OF 93.52 FEET TO A POINT ON THE EAST LINE OF SAID LANDS; THENCE NORTH 44°01'54" EAST ALONG SAID EAST LINE A DISTANCE OF 11.85 FEET TO A POINT; THENCE NORTH 89°54'46" EAST, A DISTANCE OF 3.94 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF STATE ROAD 434; THENCE SOUTH 44°01'54" WEST ALONG SAID EXISTING RIGHT OF WAY LINE OF STATE ROAD 434, A DISTANCE OF 17.50 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF ALL AMERICAN BOULEVARD; THENCE NORTH 89°43'04" WEST ALONG SAID EXISTING RIGHT OF WAY LINE OF ALL AMERICAN BOULEVARD, A DISTANCE OF 93.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 420 SQUARE FEET MORE OR LESS.

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 26, 2016, FILE NUMBER 2037-3515827/16.00018, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
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4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
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7. THIS SKETCH IS NOT A SURVEY.

PAGE 1 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2018

Project No.: 004-01

Drawn: PMM Chkd.: HPV

LEGAL DESCRIPTION KENNEDY BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 8558

SKETCH OF DESCRIPTION

NOT A BOUNDARY SURVEY
KENNEDY BOULEVARD
PARCEL No.: 1100

SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST

LEGEND

Chkd. = CHECKED
ID = IDENTIFICATION
NO. = NUMBER
ORB = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
R = PROPERTY LINE

DRAINAGE EASEMENT
IN UNSPECIFIED AREA
ORB 3689, PAGE 2189

SCALE: 1" = 20'

SEE SHEETS 3 & 4 OF R/W MAP

EAST LINE OF
LANDS DESCRIBED IN
ORB 5995, PAGE 707

PARCEL 1100
RIGHT OF WAY
AREA: 420 SQUARE FEET ±

SOUTH LINE OF
LANDS DESCRIBED IN
ORB 5995, PAGE 707

+04.16
48.26'
N89°54'46"E 3.94'

N44°01'54"E
11.85'

STATE ROAD 434
FOREST CITY
ROAD

S89°43'04"E 93.52'

N89°43'04"W 93.51'

N00°24'46"W 4.05'

POINT OF BEGINNING

STATION 27+98.46, 36.30' LEFT
S LINE OF THE NE 1/4
OF SECTION 33,
TOWNSHIP 21 SOUTH,
RANGE 29 EAST

ORIGINAL R/W PER
ORB 2666, PAGE 980

EXISTING R/W
PER ORB 3945, PAGE 1411

N89°54'10"W 1545.01'
(BASIS OF BEARINGS)

BASELINE OF SURVEY N89°54'46"E

ALL AMERICAN BOULEVARD
(RIGHT OF WAY VARIES)

POINT OF COMMENCEMENT

NE CORNER OF THE SE 1/4
OF SECTION 33--21--29
FOUND RAILROAD SPIKE NO ID

PAGE 2 OF 2

For: ORANGE COUNTY

Date: SEPTEMBER 2018

Project No.: 004-01

Drawn: PMM Chkd: HPV



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

10-2-2018

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
OCT 26 2021

07-PEORCO-3/05

December 3, 2020

This instrument prepared by

Suzette K. Hicks

Under the direction of

FREDRICK W. LOOSE, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 801.1

SECTION 75260

F.P. NO. 239422 1

STATE ROAD 434

COUNTY ORANGE

PERPETUAL EASEMENT

THIS EASEMENT made this _____ day of OCT 26 2021, _____, by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, its successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual easement for the purpose of clearing, excavating, constructing, operating, and maintaining right of way, signalization and drainage, with all such fills, cuts, drains, ditches and other incidents which the grantee may deem necessary or convenient in connection therewith, in, over, under, upon and through the following described land in Orange County, Florida, viz:

PARCEL NO. 801

SECTION 75260
F.P. NO. 239422-1

PART A

That part of:

The existing right of way of All American Boulevard, as shown on Florida Department of Transportation Right of Way Map for State Road 434 (Forest City Road), Section 75260, Financial Project Number 239422-1;

described as follows:

Commence at a set magnetic nail and disk stamped "FDOT LB 2856" marking the northeast corner of the southeast quarter of Section 33, Township 21 South, Range 29 East, Orange

PARCEL NO. 801.1
SECTION 75260
F.P. NO. 239422 1
PAGE 2

County, Florida, as shown on Florida Department of Transportation Right of Way Map for State Road 434 (Forest City Road) Section 75260, Financial Project No. 239422-1; thence run South $89^{\circ}54'46''$ West along the centerline of right of way of Kennedy Boulevard, as shown on said Map, 1343.64 feet to the Centerline of Survey of State Road 434 (Forest City Road), as shown on said Map, point being a Point of Intersection in said Centerline of Survey at Equation Station 40+77.78 Back=139+45.19 Ahead; thence departing said Centerline of Survey, continue along said centerline of right of way North $89^{\circ}43'05''$ West 59.00 feet to the intersection of that portion of the easterly existing right of way line of State Road 434 (Forest City Road), which lies south of All American Boulevard, projected northerly and the POINT OF BEGINNING; thence, departing said centerline of right of way, run North $00^{\circ}26'28''$ West, along said northerly projection, 73.15 feet; thence South $89^{\circ}33'32''$ West 11.67 feet to the northerly existing right of way line of All American Boulevard; thence South $44^{\circ}06'09''$ West, along said existing right of way line, 35.16 feet to the northeast corner of the additional All American Boulevard right of way acquired by Orange County per Document Number 20190542002, of the Public Records of Orange County, Florida; thence, departing said existing right of way line, South $00^{\circ}26'28''$ East 113.49 feet to the southerly existing right of way line of All American Boulevard per Official Records Book 10368, Page 1257, said Public Records; thence North $89^{\circ}54'44''$ East, along said existing right of way line, 5.00 feet; thence continue along said existing right of way line South $44^{\circ}44'12''$ East 44.86 feet to the westerly existing right of way line of State Road 434 (Forest City Road) as shown on the aforementioned Right of Way Map; thence North $00^{\circ}26'28''$ West 97.54 feet to the POINT OF BEGINNING.

Containing 5229 square feet, more or less.

AND

PART B

That part of:

The existing right of way of Kennedy Boulevard, as shown on Florida Department of Transportation Right of Way Map for State Road 434 (Forest City Road), Section 75260, Financial Project Number 239422-1;

described as follows:

Commence at a set magnetic nail and disk stamped "FDOT LB 2856" marking the northeast corner of the southeast quarter of Section 33, Township 21 South, Range 29 East, Orange

PARCEL NO. 801.1
SECTION 75260
F.P. NO. 239422 1
PAGE 3

County, Florida, as shown on Florida Department of Transportation Right of Way Map for State Road 434 (Forest City Road) Section 75260, Financial Project No. 239422-1; thence South 89°54'46" West, along the centerline of right of way of Kennedy Boulevard, as shown on said Map, 1103.58 feet to the southerly extension of the easterly line of the lands described in Official Records Book 8422, Page 4326, of the Public Records of Orange County, Florida; thence, departing said centerline of right of way, North 00°22'11" West 55.82 feet to the intersection of the east line of said lands with the northerly right of way of said Kennedy Boulevard per Document Number 20200310292, said Public Records, as shown on said Right of Way Map; thence South 89°54'46" West, parallel with said centerline of right of way and along said northerly right of way line, 133.27 feet to the POINT OF BEGINNING; thence continue South 89°54'46" West along said northerly right of way line 10.05 feet; thence continue along said right of way line North 45°12'59" West 53.20 feet to the easterly existing right of way line of State Road 434 (Forest City Road) per the aforementioned Right of Way Map; thence South 00°22'11" East along said existing right of way line 18.30 feet to the northeasterly line of the lands acquired by the Florida Department of Transportation as Parcel 103 per Document Number 20160396510, said Public Records; thence South 41°06'27" East, along said northeasterly line, 46.46 feet to the southwest corner of the additional Kennedy Boulevard right of way acquired by Orange County per Document Number 20200310292, said Public Records; thence South 89°54'46" West 17.59 feet to the intersection of that portion of the easterly existing right of way line of State Road 434 (Forest City Road), which lies south of Kennedy Boulevard, projected northerly; thence South 00°26'28" East, along said projection, 133.75 feet to the southwest corner of the additional Kennedy Boulevard right of way acquired by Orange County per Document Number 20190530578, said Public Records; thence North 44°33'48" East, along the existing right of way of said Kennedy Boulevard, 49.29 feet; thence, departing said existing right of way line, North 00°26'28" West 114.50 feet to the POINT OF BEGINNING.

Containing 4977 square feet, more or less.

CONTAINING IN THE AGGREGATE 10260 square feet, more or less.

This legal description prepared under the direction of:
Gerald S. Smith, P.L.S.
Florida Professional Land Surveyor No. 5638
Florida Department of Transportation
719 South Woodland Boulevard
DeLand, FL, 32720
November 2, 2020

PARCEL NO. 801.1
SECTION 75260
F.P. NO. 239422 1
PAGE 4

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, pursuant to that certain Memorandum of Agreement between the Florida Department of Transportation and Orange County, approved by the County on October 13, 2020 and in accordance with Florida Statutes Section 125.38, the County has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

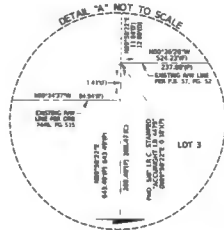
BY: *Byron W. Brooks*
Byron W. Brooks
(Print Name)
for Orange County Mayor

DATE: 26 October 2021

Address:
P. O. Box 1393
Orlando, FL 32802-1393

ATTEST: *M. D. C.*
(Print Name)
County Comptroller
As Clerk of the Board of County Commissioners

BY: *Noelia Perez*
for Deputy Clerk
Noelia Perez
Printed Name



FOREST CITY CORNERS
P.B. 20, PG. 4

LOT 1

NOT PLATTED

LOT 2

NOT PLATTED

NOT PLATTED

NOT PLATTED

LOT 3

LOT 2

LOT 1

NOT PLATTED

EATONVILLE COMMERCIAL CENTER
P.B. 57, PGS. 52-57

TRACT "A"

LINE	TABLE - THIS SHEET ONLY	LINE	TABLE - THIS SHEET ONLY
12	84°19'48"W	113	84°19'48"W
13	84°19'48"W	114	84°19'48"W
14	84°19'48"W	115	84°19'48"W
15	84°19'48"W	116	84°19'48"W
16	84°19'48"W	117	84°19'48"W
17	84°19'48"W	118	84°19'48"W
18	84°19'48"W	119	84°19'48"W
19	84°19'48"W	120	84°19'48"W
20	84°19'48"W	121	84°19'48"W
21	84°19'48"W	122	84°19'48"W
22	84°19'48"W	123	84°19'48"W
23	84°19'48"W	124	84°19'48"W
24	84°19'48"W	125	84°19'48"W
25	84°19'48"W	126	84°19'48"W
26	84°19'48"W	127	84°19'48"W
27	84°19'48"W	128	84°19'48"W
28	84°19'48"W	129	84°19'48"W
29	84°19'48"W	130	84°19'48"W
30	84°19'48"W	131	84°19'48"W
31	84°19'48"W	132	84°19'48"W
32	84°19'48"W	133	84°19'48"W
33	84°19'48"W	134	84°19'48"W
34	84°19'48"W	135	84°19'48"W
35	84°19'48"W	136	84°19'48"W
36	84°19'48"W	137	84°19'48"W
37	84°19'48"W	138	84°19'48"W
38	84°19'48"W	139	84°19'48"W
39	84°19'48"W	140	84°19'48"W
40	84°19'48"W	141	84°19'48"W
41	84°19'48"W	142	84°19'48"W
42	84°19'48"W	143	84°19'48"W
43	84°19'48"W	144	84°19'48"W
44	84°19'48"W	145	84°19'48"W
45	84°19'48"W	146	84°19'48"W
46	84°19'48"W	147	84°19'48"W
47	84°19'48"W	148	84°19'48"W
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49	84°19'48"W	150	84°19'48"W
50	84°19'48"W	151	84°19'48"W
51	84°19'48"W	152	84°19'48"W
52	84°19'48"W	153	84°19'48"W
53	84°19'48"W	154	84°19'48"W
54	84°19'48"W	155	84°19'48"W
55	84°19'48"W	156	84°19'48"W
56	84°19'48"W	157	84°19'48"W
57	84°19'48"W	158	84°19'48"W
58	84°19'48"W	159	84°19'48"W
59	84°19'48"W	160	84°19'48"W
60	84°19'48"W	161	84°19'48"W
61	84°19'48"W	162	84°19'48"W
62	84°19'48"W	163	84°19'48"W
63	84°19'48"W	164	84°19'48"W
64	84°19'48"W	165	84°19'48"W
65	84°19'48"W	166	84°19'48"W
66	84°19'48"W	167	84°19'48"W
67	84°19'48"W	168	84°19'48"W
68	84°19'48"W	169	84°19'48"W
69	84°19'48"W	170	84°19'48"W
70	84°19'48"W	171	84°19'48"W
71	84°19'48"W	172	84°19'48"W
72	84°19'48"W	173	84°19'48"W
73	84°19'48"W	174	84°19'48"W
74	84°19'48"W	175	84°19'48"W
75	84°19'48"W	176	84°19'48"W
76	84°19'48"W	177	84°19'48"W
77	84°19'48"W	178	84°19'48"W
78	84°19'48"W	179	84°19'48"W
79	84°19'48"W	180	84°19'48"W
80	84°19'48"W	181	84°19'48"W
81	84°19'48"W	182	84°19'48"W
82	84°19'48"W	183	84°19'48"W
83	84°19'48"W	184	84°19'48"W
84	84°19'48"W	185	84°19'48"W
85	84°19'48"W	186	84°19'48"W
86	84°19'48"W	187	84°19'48"W
87	84°19'48"W	188	84°19'48"W
88	84°19'48"W	189	84°19'48"W
89	84°19'48"W	190	84°19'48"W
90	84°19'48"W	191	84°19'48"W
91	84°19'48"W	192	84°19'48"W
92	84°19'48"W	193	84°19'48"W
93	84°19'48"W	194	84°19'48"W
94	84°19'48"W	195	84°19'48"W
95	84°19'48"W	196	84°19'48"W
96	84°19'48"W	197	84°19'48"W
97	84°19'48"W	198	84°19'48"W
98	84°19'48"W	199	84°19'48"W
99	84°19'48"W	200	84°19'48"W

SECTION 33, TOWNSHIP 21 SOUTH, RANGE 29 EAST

THIS MAP IS NOT A SURVEY
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	BY	DATE	PROJECT NO.	SECTION 73260	DATE PREPARED BY	DATE CHECKED BY
		HSA COUNTY SURVEYOR	7/1/01	REVISION	DATE	REVISION	DATE	ORANGE COUNTY	F.P. NO. 236423-1