



**Interoffice Memorandum**

September 10, 2018

TO: Mayor Teresa Jacobs  
and the Board of County Commissioners

FROM: Mark V. Massaro, P.E., Director, Public Works Department

CONTACT PERSON: Renzo Nastasi, AICP, Manager *RN*  
Transportation Planning Division  
Community, Environmental and Development  
Services Department

PHONE NUMBER: (407) 836-8072

SUBJ: **Interlocal Agreement between Orange County, Florida and City of Maitland, Florida regarding Transfer of Jurisdiction of Maitland Avenue from South Orlando Avenue to the Seminole County Line**

The Interlocal Agreement between Orange County and the City of Maitland, subject to the Orange County Board of Commissioners' approval, effectuates the jurisdictional transfer of Maitland Avenue and pertinent appurtenances (from South Orlando Avenue to the Seminole County line) from Orange County to the City. Hence, the City shall have the authority and responsibility to maintain, control, repair or improve the road. However, unless first having applied and obtained permission from the Board of County Commissioners, the City shall not close or barricade the road to vehicular traffic, other than temporarily for road maintenance, repair, accidents or special events, or vacate the road.

In addition to the Interlocal Agreement, we also ask for approval of the associated County Deed of the right of way and the associated retention areas in the form shown on Exhibit "A" of the Interlocal Agreement and approval of the Assignment of Drainage Easements in the form depicted on Exhibit "B."

While the approval of these three documents would typically be considered for the Board's approval as a consent item, we are requesting that the matter be placed on the agenda as a discussion item given the numerous citizen inquiries we have received regarding this issue.

The City of Maitland approved the Interlocal Agreement on August 13, 2018.

The Risk Management Division, Transportation Planning Division and the Public Works Engineering Division have reviewed the Interlocal Agreement and found it acceptable. Also, the County Attorney's Office has reviewed the Interlocal Agreement and found it acceptable as to form.

**Action Requested:**      **Approval and execution of (1) Interlocal Agreement between Orange County, Florida and City of Maitland, Florida regarding Transfer of Jurisdiction of Maitland Avenue from South Orlando Avenue to the Seminole County Line; (2) County Deed with authorization to have it recorded; and (3) Assignment of Drainage Easements with authorization to have it recorded after it is executed by the City of Maitland. District 5.**

BCC Mtg. Date: September 18, 2018

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**INTERLOCAL AGREEMENT**

**between**

**ORANGE COUNTY, FLORIDA**

**and**

**CITY OF MAITLAND, FLORIDA**

**regarding**

**TRANSFER OF JURISDICTION OF  
MAITLAND AVENUE FROM SOUTH ORLANDO AVENUE  
TO THE SEMINOLE COUNTY LINE**

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Approved by the Orange County  
Board of County Commissioners  
SEP 18 2018, 2018

Approved by the City of Maitland  
City Council  
August 13, 2018

**INTERLOCAL AGREEMENT**  
**between**  
**ORANGE COUNTY, FLORIDA**  
**and**  
**CITY OF MAITLAND, FLORIDA**  
**regarding**  
**TRANSFER OF JURISDICTION OF**  
**MAITLAND AVENUE FROM SOUTH ORLANDO AVENUE**  
**TO THE SEMINOLE COUNTY LINE**

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

**RECITALS**

**WHEREAS**, the County has authority pursuant to Section 125.01, Florida Statutes, to enter into agreements;

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

**WHEREAS**, the County and the City have authority pursuant to Section 163.01, Florida Statutes, to enter into interlocal agreements;

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

**WHEREAS**, a “road” is defined by Section 334.03(23), Florida Statutes, as “a way open

to travel by the public, including, but not limited to, a street, highway, or alley. The term includes associated sidewalks, the roadbed, the right-of-way, and all culverts, drains, sluices, ditches, water storage areas, waterways, embankments, slopes, retaining walls, bridges, tunnels, and viaducts. . . .”;

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

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

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

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

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

**WHEREAS**, pursuant to Section 335.0415(3), Florida Statutes, subsequent to July 1, 1995, public roads within the respective road systems of a county or a city may be transferred

between those jurisdictions only by mutual agreement of those local governmental entities;

**WHEREAS**, the City desires to own (or accept dedication of, whatever the case may be), maintain, control, and have responsibility over *the portion of the County functionally classified road known as Maitland Avenue from the west right-of-way line of South Orlando Avenue (U.S. 17-92) to the Seminole County line, along with two retention areas serving that segment of Maitland Avenue that are presently held in fee simple by the County*;

**WHEREAS**, the City also desires to accept an assignment of, and maintain, control, and have responsibility over, *three drainage easements held by the County for one of those two retention areas*;

**WHEREAS**, this Interlocal Agreement is solely intended to address the transfer of such road, or segment thereof, including the two retention areas and three drainage easements, from the County road system to the City street system;

**WHEREAS**, except as provided under Section 2.E, this Interlocal Agreement is not intended to apply and shall not be construed as applying to the subject of which party has jurisdiction to control traffic along such road (see Section 316.006, Florida Statutes); and

**WHEREAS**, this Interlocal Agreement is not intended to apply and shall not be construed as applying to the subject of which law enforcement authority has jurisdiction to enforce traffic laws along such road (see Section 316.640, Florida Statutes).

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated herein by reference.

**2. Transfer of Jurisdiction of Maitland Avenue; Scope; Torts; Powers; Other.**

**A. Transfer of Jurisdiction.** The County hereby transfers to the City, and the City hereby accepts and acknowledges jurisdiction over the following: (1) the portion of the County functionally classified road known as Maitland Avenue from the west right-of-way line of South Orlando Avenue (U.S. 17-92) to the Seminole County line; (2) the two retention areas serving that segment of Maitland Avenue, recorded in Official Records Book 3253, Pages 632-634, and Official Records Book 3503, Pages 2016-2019; and (3) the three drainage easements associated with one of those two retention areas, recorded in Official Records Book 3401, Pages 1632-1634, Official Records Book 3427, Pages 1362-1363, and Official Records Book 3441, Pages 2139-2141 (collectively, "Maitland Avenue").

**B. Scope.** The City's jurisdiction over Maitland Avenue means the authority and responsibility to maintain, control, repair, or improve such road, as the term "road" is defined by Section 334.03(23), Florida Statutes, and to regulate, warn, or guide traffic on such road, regardless of any future alteration, realignment, construction, extension, widening, or renaming of such road. Moreover, with respect to improvements to the intersection of Maitland Avenue and Maitland Boulevard (State Road 414) that are being contemplated by the City and the Florida Department of Transportation, the City acknowledges, understands and agrees that upon the effective date of this Interlocal Agreement the County will not have any responsibility or involvement relating to those intersection improvements, including with respect to any operational deficiencies that may result from those intersection improvements. Maitland Avenue is therefore henceforth deemed to be part of the "City street system" for purposes of operation and maintenance.

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

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

**E. Road Closure; Vacation.** Unless having first applied for and obtained permission from the Board of County Commissioners, which permission may be withheld in the Board's discretion, the City shall not:

(1) close or barricade Maitland Avenue, or any portion thereof, to vehicular traffic, other than temporarily for road maintenance, road repair, accidents, or miscellaneous special events, such as road races (bike lanes and/or on street parking shall not be construed as closing or barricading Maitland Avenue); or

(2) vacate any portion of Maitland Avenue.

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

**A. Dedication and Acceptance.** For Maitland Avenue, or any portion thereof, that was heretofore dedicated and that the County heretofore accepted, the County hereby dedicates Maitland Avenue, and any portion thereof, to the City, and the City hereby accepts such dedication.

**B. Deed.** The County shall execute and deliver a County deed in favor of the City substantially in the form attached hereto as **Exhibit "A,"** for the following: (1) any portion



of Maitland Avenue that the County holds, or may hold, in fee title, which is specifically described in the legal descriptions and sketches of description attached to **Exhibit "A"** as **Appendix "A"**; and (2) the two retention areas held in fee title by the County recorded at Official Records Book 3253, Pages 632-634, and Official Records Book 3503, Pages 2016-2019. Within thirty (30) days after receipt thereof, the City shall accept the deed by recording the deed in the Official Records of Orange County at the City's expense.

**C. Vesting of Title.** Upon the recording of the County deed and **Appendix "A"** thereto pursuant to subsection 3.B, title in Maitland Avenue and the two retention areas shall vest in the City pursuant to Section 337.29(3), Florida Statutes.

**D. Assignment of Drainage Easements.** Furthermore, the County shall execute and deliver a County assignment of drainage easements in favor of the City substantially in the form attached hereto as **Exhibit "B,"** for the three drainage easements recorded at Official Records Book 3401, Pages 1632-1634, Official Records Book 3427, Pages 1362-1363, and Official Records Book 3441, Pages 2139-2141. Within thirty (30) days after receipt thereof, the City shall accept the assignment by recording it in the Official Records of Orange County at the City's expense.

**4. Miscellaneous.**

**A. Validity.** The County and the City each represents, warrants, and covenants to and with the other its respective authority and power under Florida law to enter into this Interlocal Agreement, acknowledges the validity and enforceability of this Interlocal Agreement, and waives any future right of defense based on claim of illegality, invalidity or unenforceability of any nature. The County and the City each hereby represents, warrants and

covenants to and with the other that this Interlocal Agreement has been validly approved by its respective governing body, and that this Interlocal Agreement constitutes a legal, valid and binding contract enforceable against the respective party in accordance with the terms hereof (assuming the due authorization, execution and delivery hereof by the other party hereto).

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

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

**D. Severability.** The provisions of this Interlocal Agreement are declared by the parties to be severable only to the extent that the remaining provisions can effectuate the purpose and intent of the parties.

**E. Governing Law; Venue; Attorney's Fees and Costs.**

(1) This Interlocal Agreement shall be governed by and construed in accordance with laws of the State of Florida.

(2) Venue for any action arising out of or related to this Interlocal Agreement shall be in the Circuit Court for the Ninth Judicial Circuit in Orange County, Florida.

(3) In the event a party deems it necessary to take legal action to

enforce any provisions of this Interlocal Agreement, each party shall bear its own attorney's fees and costs at both the trial and appellate levels.

**F. Entire Agreement.** This Interlocal Agreement, along with any exhibits, constitutes the entire Agreement between the parties regarding the subject matter hereof. Any prior oral or written agreements or understandings of any kind between the parties relating to the subject matter hereof are null and void and of no further effect.

**G. Amendments.** This Interlocal Agreement may be amended only by express written instrument approved by the Board of County Commissioners of the County and the City Council of the City, and executed by the authorized officers of each party.

**H. Counterparts.** This Interlocal Agreement and any amendments thereto may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

**I. Notices.** Any notice required to be given or otherwise given by one party to the other party shall be in writing and shall be deemed delivered when given by hand delivery; five (5) days after being deposited in the United States Mail, postage prepaid, certified or registered; or the next business day after being deposited with a recognized overnight mail or courier delivery service; or when transmitted by facsimile or telecopy transmission, with receipt acknowledged upon transmission; and addressed as follows:

If to the County:	Director, Orange County Public Works Department 4200 South John Young Parkway Orlando, Florida 32839 Facsimile: (407) 836-7716
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With a copy to: County Attorney  
Orange County Administration Center  
201 South Rosalind Avenue  
Orlando, Florida 32802  
Facsimile: (407) 836-5888

If to the City: City Manager  
1776 Independence Lane  
Maitland, Florida 32751  
Facsimile: (407) 539-6282

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

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

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

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

**ORANGE COUNTY, FLORIDA**

By: Board of County Commissioners

By: Teresa Jacobs  
Teresa Jacobs, Mayor

Date: September 19, 2018

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

By: Craig A. Stopyla  
for Deputy Clerk



**CITY of MAITLAND, FLORIDA**

By: City Council

By: A. Dale McDonald  
A. Dale McDonald, Mayor

Date: August 13, 2018

**ATTEST:**

By: Maria T. Waldrop  
Maria T. Waldrop, City Clerk

## **Exhibit "A"**

Project: Interlocal Agreement with the City of Maitland for the Transfer of Jurisdiction of Maitland Avenue from South Orlando Avenue to the Seminole County Line

### **COUNTY DEED**

THIS DEED, made as of the date signed below, by Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the City of Maitland, a municipal corporation, under the laws of the state of Florida, whose address is 1776 Independence Lane, Maitland, Florida 32751, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

### **SEE ATTACHED APPENDIX "A"**

**Property Appraiser's Parcel Identification Number:**

**Unassigned**

THIS COUNTY DEED is being given in accordance with the Interlocal Agreement regarding the Transfer of Jurisdiction of Maitland Avenue from S. Orlando Avenue to the Seminole County Line.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

Project: Interlocal Agreement with the City of Maitland for the Transfer of Jurisdiction of Maitland Avenue from South Orlando Avenue to the Seminole County Line

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

(Official Seal)

ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

BY: \_\_\_\_\_  
Teresa Jacobs  
Orange County Mayor

DATE: \_\_\_\_\_

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

BY: \_\_\_\_\_  
Deputy Clerk

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

**This instrument prepared by:**  
E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

## APPENDIX "A"

### LEGAL DESCRIPTION


All those portions of right of way of Maitland Avenue lying South of the Orange County line and Northwest of S. Orlando Avenue, being more particularly described as follows:

Begin at the Northwest corner of Tract A of the plat of Stonehill, as recorded in Plat Book 27, pages 135-136 of the Public Records of Orange County, Florida; thence run along the Easterly right of way line of Maitland Avenue the following courses: S41°05'28" E for a distance of 283.21 feet to a point of tangency of a curve concave to the West, having a radius of 539.22 feet; said curve having a central angle of 60°31'55", and a chord bearing of S 10°49'31" E; thence run along said curve for a distance of 569.68 feet; thence run N 89°17'26" E for a distance of 8.51 feet to a point on a non tangent curve concave to the West having a radius of 525.46 feet; said curve having a central angle of 15°55'14" and a chord bearing of S 27°04'53" W; thence run along said curve for a distance of 146.01 feet; thence departing said Easterly right of way line, run N 45°37'47" W for a distance of 15.12 feet; thence run N 67°20'21" W for a distance of 81.56 feet to a point lying on the Westerly right of way line of Maitland Avenue; thence run Northeasterly along said Westerly right of way line the following courses: from said point lying on a non tangent curve concave to the West with a radius of 429.46 feet; said curve having a central angle of 16°17'50" and a chord bearing of N 27°39'36" E; thence run along said curve for a distance of 122.15 feet; thence run S 74°20'30" E for a distance of 8.02 feet; said point lying on a non tangent curve concave to the West with a radius of 458.22 feet; said curve having a central angle of 61°41'59" and a chord bearing of N 10°14'29" W; thence run along said curve for a distance of 493.44 feet; thence run N 41°05'28" W for a distance of 288.83 feet to the point of tangency of a curve concave to the East with a radius of 612.96 feet; said curve having a central angle of 5°50'10" and a chord bearing of N 35°15'18" W; thence run along said curve for a distance of 62.44 feet to a point on the North line of Section 25, Township 21 South, Range 29 East; thence departing said Westerly right of way line, run S 89°57'58" E along said North section line for a distance of 103.31 feet to the Point of Beginning.

Together with:

Commence at the Northernmost corner of that parcel of land as describe in Official Record Book 2693, page 581 of the Public Records of Orange County, Florida, thence run S 54°28'00" E along the Northeasterly line of said parcel of land for a distance of 91.40 feet to the Point of Beginning; thence continue along said Northeasterly line and run S 52°55'17" E for a distance of 40.00 feet to a point on a curve concave Northwesterly with a radius of 477.46 feet; thence run along said curve having a central angle of 11°39'16" and a tangent bearing of S 37°04'43" W for a distance of 97.12 feet; thence run S 48°43'59" W for a distance of 121.46 feet; thence run S 41°16'01" E for a distance of 40.00 feet to a point on a curve concave Southeasterly having a radius of 596.62 feet;

(cont'd. on next page)

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION			
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25,36	SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21			PROJECT NUMBER
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29			7163 (D)
APPROVED BY: Daynes		SHEET 1 OF 19			



## APPENDIX "A"


### LEGAL DESCRIPTION

Said point also lying on the Easterly right of way line of Maitland Ave.; thence run along said curve having a central angle of 6°30'00" and a tangent bearing of S 48°43'59" W for a distance of 67.68 feet; thence run N 41°16'01" W for a distance of 80.46 feet to a point lying on the Westerly right of way line of Maitland Ave.; said point also lying on a curve concave Southeasterly having a radius of 676.62 feet; thence run northeasterly along said curve having a central angle of 5°43'43" and tangent bearing of N 43°00'16" E for a distance of 67.65 feet; thence continue along said Westerly right of way line N 48°43'59" E for a distance of 121.46 feet to a point of tangency of a curve concave Northwesterly having a radius of 437.46 feet; thence run along said curve having a central angle of 11°39'16" and a tangent bearing of N 48°43'59" E for a distance of 88.98 feet to the Point of Beginning.

Together with:

Commence at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 21 South, Range 29 East, Orange County, Florida; thence run South along the West line of the East 1/2 of the Northeast 1/4 of said Section for a distance of 157.00 feet more or less to the Point of Beginning; thence run East 36.00 feet more or less to a point lying on the Easterly right of way line of Maitland Ave.; thence run along said Easterly right of way line the following courses: thence run South 30.00 feet more or less; thence run West 6.00 feet more or less; thence run South 1,774.00 feet more or less to the North right of way line of Sybelia Ave.; thence run South 60.00 feet more or less to the South right of way line of Sybelia Ave.; thence run South 12.00 feet more or less; thence continue Southerly along the curve with a radius of 7683.4 feet for a distance of 189.00 feet more or less; thence run East 16.00 feet more or less; thence run South 170.00 feet more or less; thence run West 21.00 feet more or less; thence continue Southerly along the curve with a radius of 7595.4 feet for a distance of 161.00 feet more or less; thence continue Southerly along the curve with a radius of 7558.7 feet for a distance of 107.00 feet more or less; thence run West 2.00 feet more or less; thence run South 63.00 feet more or less to the North right of way line of George Ave.; thence run South 40.00 feet more or less to the South Right of way line of George Ave.; thence run South 25.00 feet more or less; thence continue Southerly along the curve with a radius of 11503.2 feet or a distance of 146.00 feet more or less; thence run East 27.00 feet more or less; thence run South 20.00 feet more or less; thence run West 23.00 feet more or less; thence run Southerly along the curve with a radius of 11503.2 feet for a distance of 125.00 feet more or less; thence East 12.00 feet more or less; thence South 240.00 feet more or less to the North right of way line of Horatio Ave.; thence West along the North line of Horatio Ave. 22.00 feet more or less; thence run South 65.00 feet more or less to the South right of line of Horatio Ave.; thence run East along the South line of Horatio Ave. 147.00 feet more or less; thence run South 4.00 feet more or less; thence run West 87.00 feet more or less; thence run Southwest 28.00 feet more or less;

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PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION			
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25,36	<b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21			PROJECT NUMBER
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29			7163 (D)
APPROVED BY: Daynes		SHEET 2 OF 19			

## APPENDIX "A"

### LEGAL DESCRIPTION

thence run South 555.00 feet more or less to the North right of way line of Packwood Ave.; thence run Southwest 45.00 feet more or less to the South right of way line of Packwood Ave.; thence run Southwesterly 143.00 feet more or less; thence run South 6.00 feet more or less, thence run East 8.00 feet more or less; thence run South 464.00 feet more or less; thence run Southeast 14.00 feet more or less to the North right of way line of Ventris Ave.; thence run West along the north line 10.00 feet more or less; thence run South 38.00 feet more or less to the South right of way line of Ventris Ave.; thence run South 227.00 feet more or less; thence continue Southeasterly along the curve with a radius of 380.3 feet for a distance of 296.00 feet more or less; thence run Southeast 19.00 feet more or less; thence run Northeasterly 6.00 feet more or less; thence run Southeast 45.00 feet more or less; thence run Southeast 45.00 feet more or less; thence run Southeast 29.00 feet more or less; thence departing said Easterly right of way line of Maitland Ave., run Southwest 71.00 feet more or less to a point lying on the Westerly right of way line of Maitland Ave.; thence run along said Westerly line the following courses: run Northwesterly along the curve with a radius of 266.8 feet for a distance of 9.00 feet more or less; thence run Northwest 21.00 feet more or less; thence run Southwest 50.00 feet more or less; thence run Northwest 12.00 feet more or less; thence run Northeast 51.00 feet more or less; thence run Northwest 76.00 feet more or less; thence run Northeast 5.00 feet more or less; thence run Northwest 19.00 feet more or less; thence run Northwesterly along the curve with a radius of 439.3 feet for a distance of 404.00 feet more or less; thence run North 167.00 feet more or less to the South right of way line of Ventris Ave.; thence run North 28.00 feet more or less; thence run West 81.00 feet more or less; thence run Northeast 81.00 feet more or less; thence run North 9.00 feet more or less to the North right of way line of Ventris Ave.; thence run North 9.00 feet more or less; thence run Northerly along the curve with a radius of 7669.4 feet for a distance of 263.00 feet more or less; thence run North 345.00 feet more or less to the South right of way line of Packwood Ave.; thence run North 42.00 feet more or less to the North right of way line of Packwood Ave.; thence run West along said North line 19.00 feet more or less; thence run North 282.00 feet more or less; thence run Northwest 14.00 feet more or less to the South right of way line of Jackson St.; thence run East along said South line 10.00 feet more or less; thence run North 35.00 feet more or less to the North right of way line of Jackson St.; thence run North 251.00 feet more or less to the South right of way line of Horatio Ave.; thence run North 40.00 feet more or less to the North right of way line of Horatio Ave.; thence run Northeast 14.00 feet more or less; thence run Northerly along the curve with a radius of 11500.2 feet for a distance of 257.00 feet more or less; thence run Northerly along the curve with a radius of 11418.2 feet for a distance of 223.00 feet more or less; thence run Northwest 35.00 feet more or less to the South right of way line of George Ave.; thence run East along said South line 24.00 feet more or less; thence run North 45.00 feet to the North right of way line of George Ave.; thence run North 119.00 feet more or less; thence run Northerly along the curve with a radius of 7684.4 feet for a distance of 317.00 feet more or less; thence run Northerly along the curve with a radius of 7594.4 feet for a distance of 301.00 feet more or less to the intersection of the South right of way line of Sybelia Ave. and the West right of way line of Maitland Ave.; thence run North 96.00 feet to the intersection of the North right of way line of Sybelia Ave. and the West right of way line of Maitland Ave.;

(cont'd. on next page)

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DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25,36	<b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21			PROJECT NUMBER
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29			7163 (D)
APPROVED BY: Daynes		SHEET 3 OF 19			

## APPENDIX "A"

### LEGAL DESCRIPTION

thence run North 571.00 feet more or less to the intersection of the South right of way line of Sandspur Rd. and the West right of way line of Maitland Ave.; thence run North 81.00 feet more or less to the intersection of the North right of way line of Sandspur Rd. and the West right of way line of Maitland Ave.; thence run North 1,070.00 feet more or less; thence departing said Westerly right of way line of Maitland Ave., run East 45.00 feet more or less; thence run North 70.00 feet more or less; thence run East 14.00 feet more or less to the Point of Beginning.

Together with:

That parcel of land as described in Official Record Book 3420, pages 2211-2213 of the Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 2, Block G, Packwood Subdivision, as recorded in Plat Book D, page 26, of the Public Records of Orange County, Florida; thence run Northeasterly along the Easterly right of way line of the Seaboard Coast Line Railroad for a distance of 70.00 feet; thence Southerly for a distance of 89.00 feet more or less to the Southerly property line of the aforesaid Lot 2; said point also being 50.00 feet Eastwardly and radially from the center line of the main track of the aforesaid Seaboard Coast Line Railroad; thence Westerly along the Southerly property line of the aforesaid Lot 2 for a distance of 22.00 feet more or less to the Point of Beginning.

Together with:


That parcel of land as described in Official Record Book 3394 pages 940-942 of the Public Records of Orange County, Florida, being more particularly described as follows:

Begin at a point 680.00 feet South and 10.00 feet East more or less of the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 29 East; said point being on the East right of way line of Maitland Ave. and the South right of way line of Ventris Ave.; thence run South on said East right of way line for a distance of 10.00 feet more or less; thence run Northeast for a distance of 14.00 feet more or less to a point lying of the South right of way line of Ventris Ave.; thence run West along the South right of way line of Ventris Ave. for a distance of 10.00 feet more or less to the Point of Beginning.

Together with:

Begin at the Southernmost corner of that parcel of land described in Official Record Book 3393 pages 2416-2418 of the Public Records of Orange County, Florida; said point lying on the Easterly right of way line of Maitland Ave.; thence run Northwesterly along the curve of said right of way line with a radius of 336.6 feet for a distance of 26.00 feet more or less;

(cont'd. on next page)

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION			
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25,36	<b>SURVEY SECTION</b>  4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE:	
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21		NTS	
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29		PROJECT NUMBER	
APPROVED BY: Daynes	7163	SHEET 4 OF 19		7163 (D)	

## APPENDIX "A"

### LEGAL DESCRIPTION

thence departing said right of way line, run Southeast 31.00 feet more or less to a point lying on the Southernmost line of said parcel; said line also being the Westerly right of way line of S. Orlando Ave., per State Road Plat Book 1, page 114; thence run Southwest along said right of way line 6.00 feet more or less to the Point of Beginning.


Together with:

That parcel of land as described in Official Record Book 3449, pages 78-80 of the Public Records of Orange County, Florida, being more particularly described as follows:

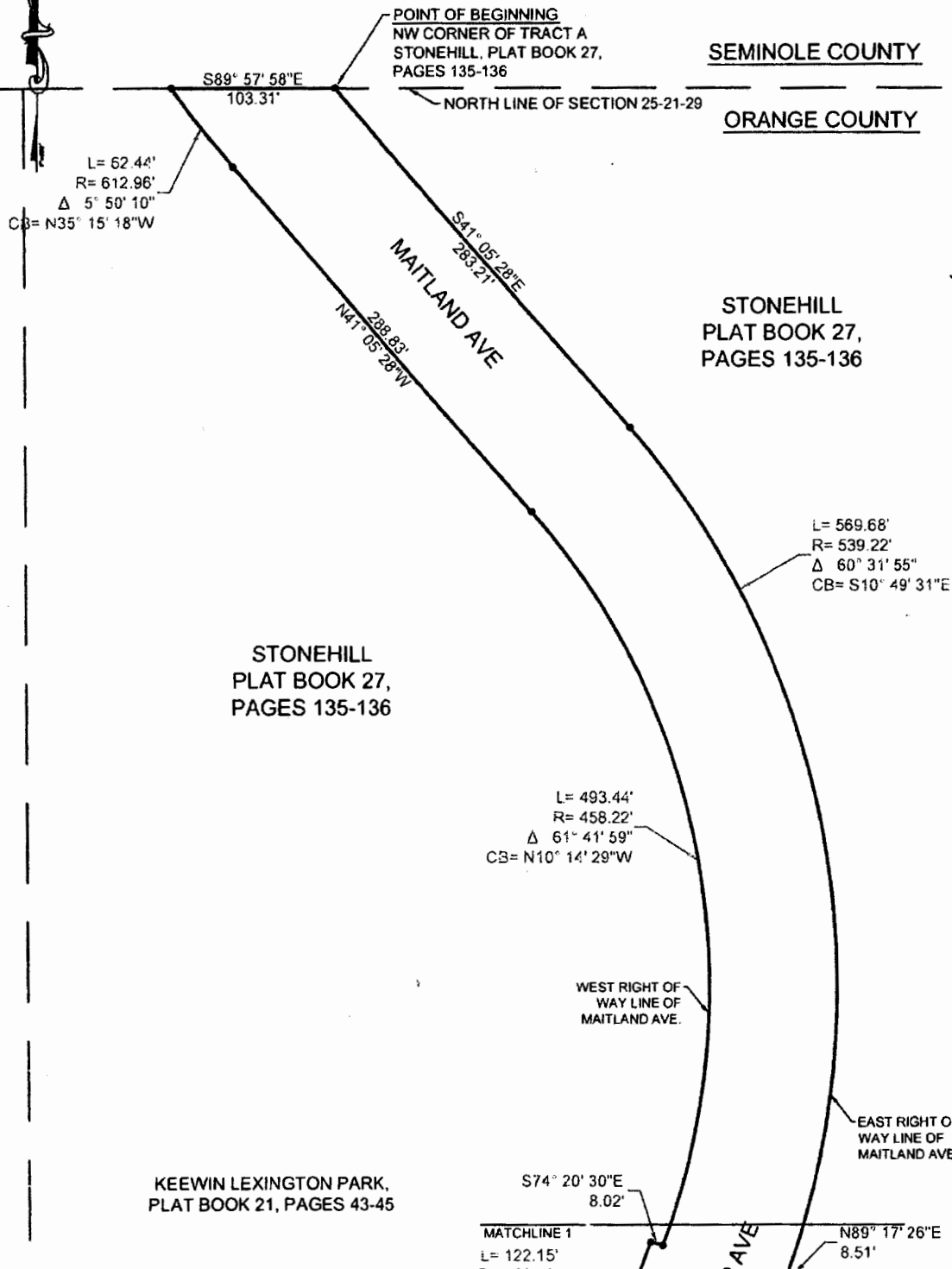
Begin at a point 875.00 feet South more or less and 61.00 feet West more or less of the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 29 East; thence run South 38.00 feet more or less to a point of curvature of a curve concave East; thence run Southerly along the curve with a radius of 359.0 feet for a distance of 63.00 feet more or less; thence run Southwest 11.00 feet more or less; thence run North 110.00 feet more or less; thence run East 3.00 feet more or less to the Point of Beginning.

All being and lying in Section 25, Township 21 South, Range 29 East, and Section 36, Township 21 South, Range 29 East, Orange County, Florida.

Containing 12.67 acres, more or less.

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25,36	<b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940 	DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21		PROJECT NUMBER
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29		7163 (D)
APPROVED BY: Daynes	7163	SHEET 5 OF 19		

# APPENDIX "A" SKETCH OF DESCRIPTION



**Mark Daynes**  
REGISTERED LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 5479

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

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

- NOTES:**
1. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY  
ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
  2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY  
RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH  
WAS NOT PERFORMED.
  3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN,  
WERE LOCATED.
  4. SEE SHEETS 1-5 OF THIS DOCUMENT FOR LEGAL DESCRIPTION.

**PREPARED FOR:**  
Roads and Drainage

**DRAWING SCALE:**  
1"=100'  
**PROJECT NUMBER**  
7163 (D)

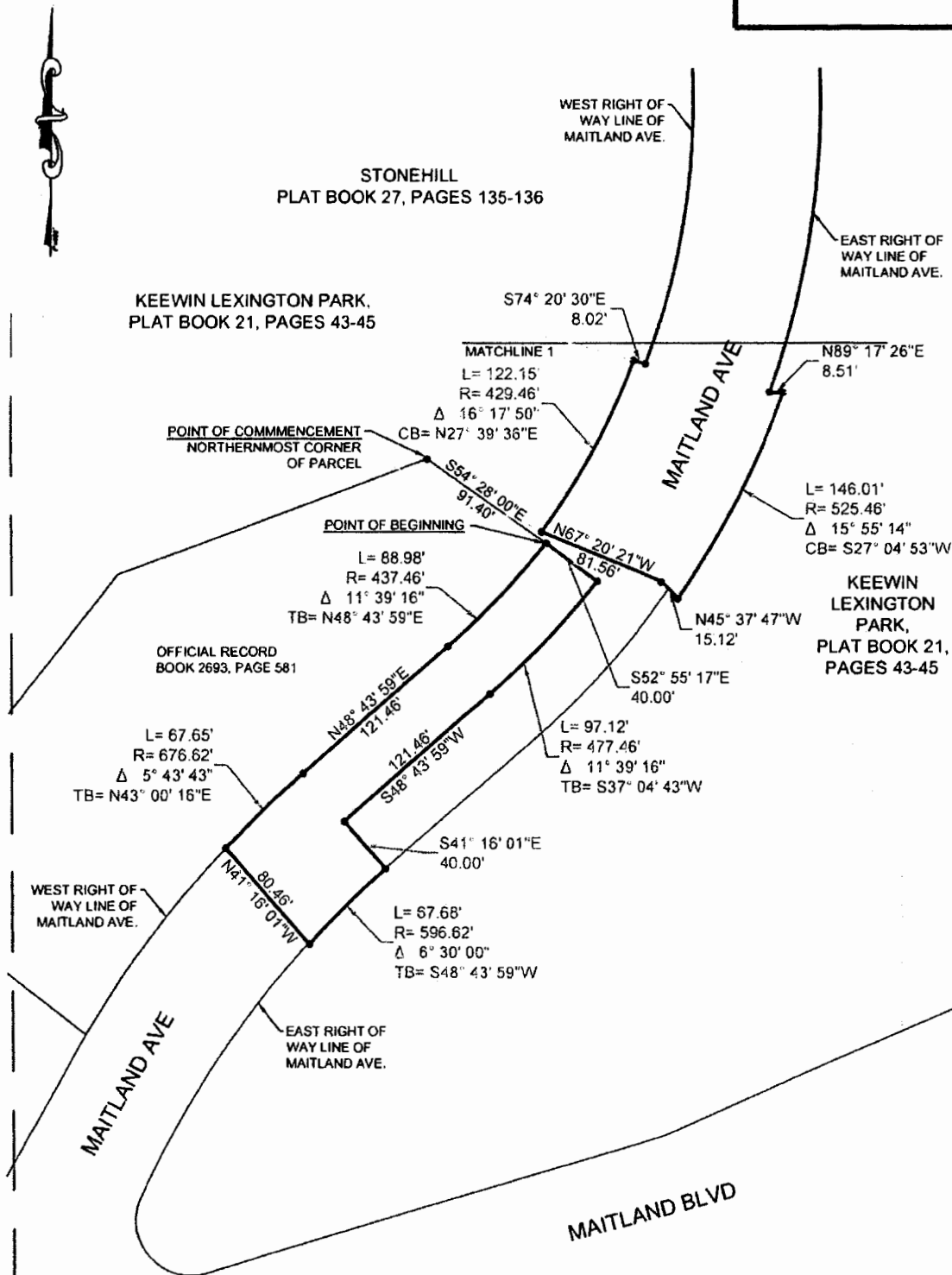
THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 6 OF 19

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



# APPENDIX "A" SKETCH OF DESCRIPTION



**SKETCH AND DESCRIPTION**  
THIS IS NOT A SURVEY. NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH §3-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

## NOTES:

1. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION
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4. SEE SHEETS 1-3 OF THIS DOCUMENT FOR LEGAL DESCRIPTION.

**PREPARED FOR:**  
Roads and Drainage

**DRAWING SCALE:**  
1"=100'

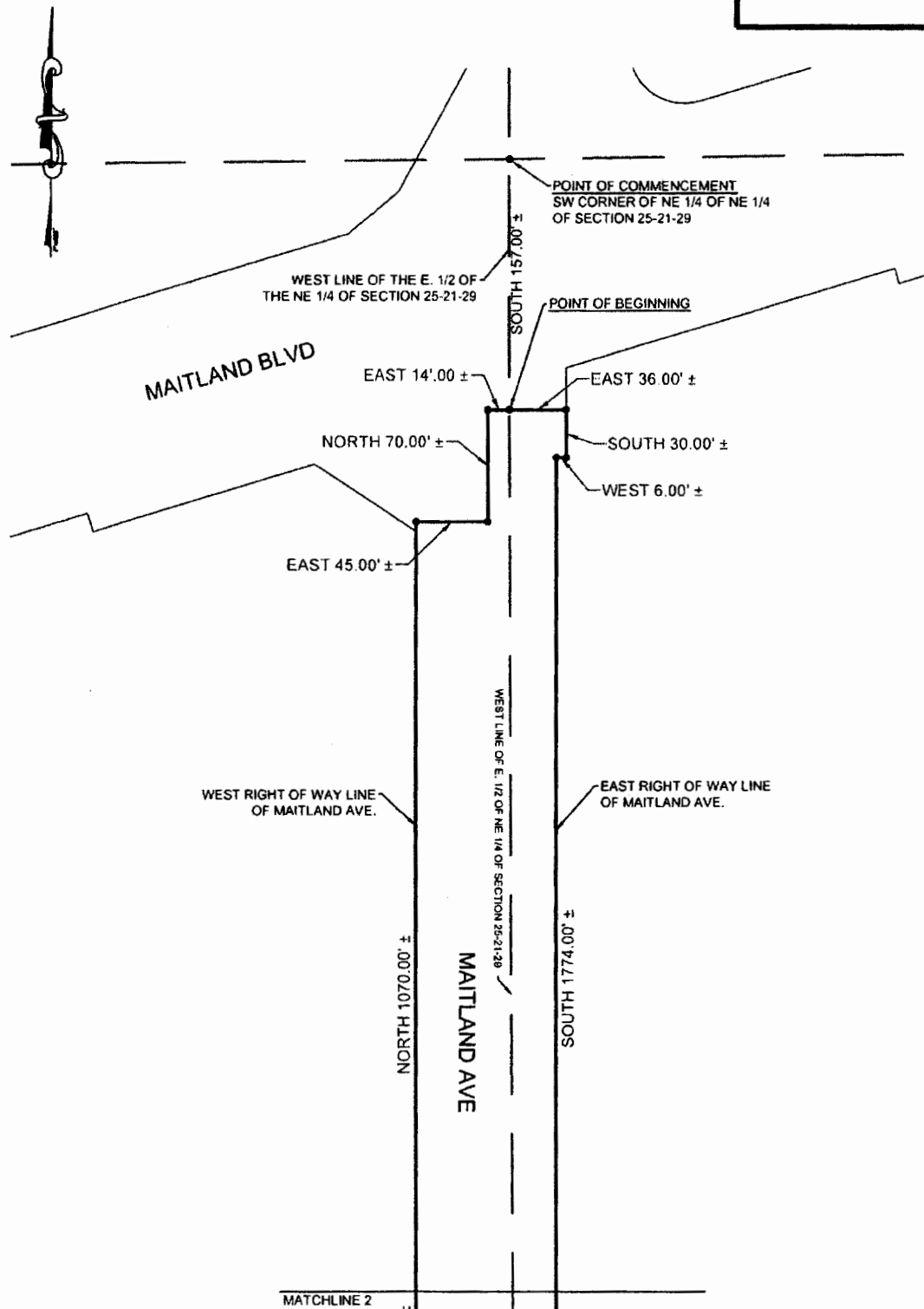
**PROJECT NUMBER**  
7163 (D)

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 7 OF 19

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



# APPENDIX "A" SKETCH OF DESCRIPTION



**SKETCH AND DESCRIPTION**  
THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5.1-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

## NOTES:

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4. SEE SHEETS 1-5 OF THIS DOCUMENT FOR LEGAL DESCRIPTION.

## LEGEND

- CHANGE IN BEARING NO POINT SET
- CB CHORD BEARING

THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

PREPARED FOR:  
Roads and Drainage

DRAWING SCALE:  
1"=100'

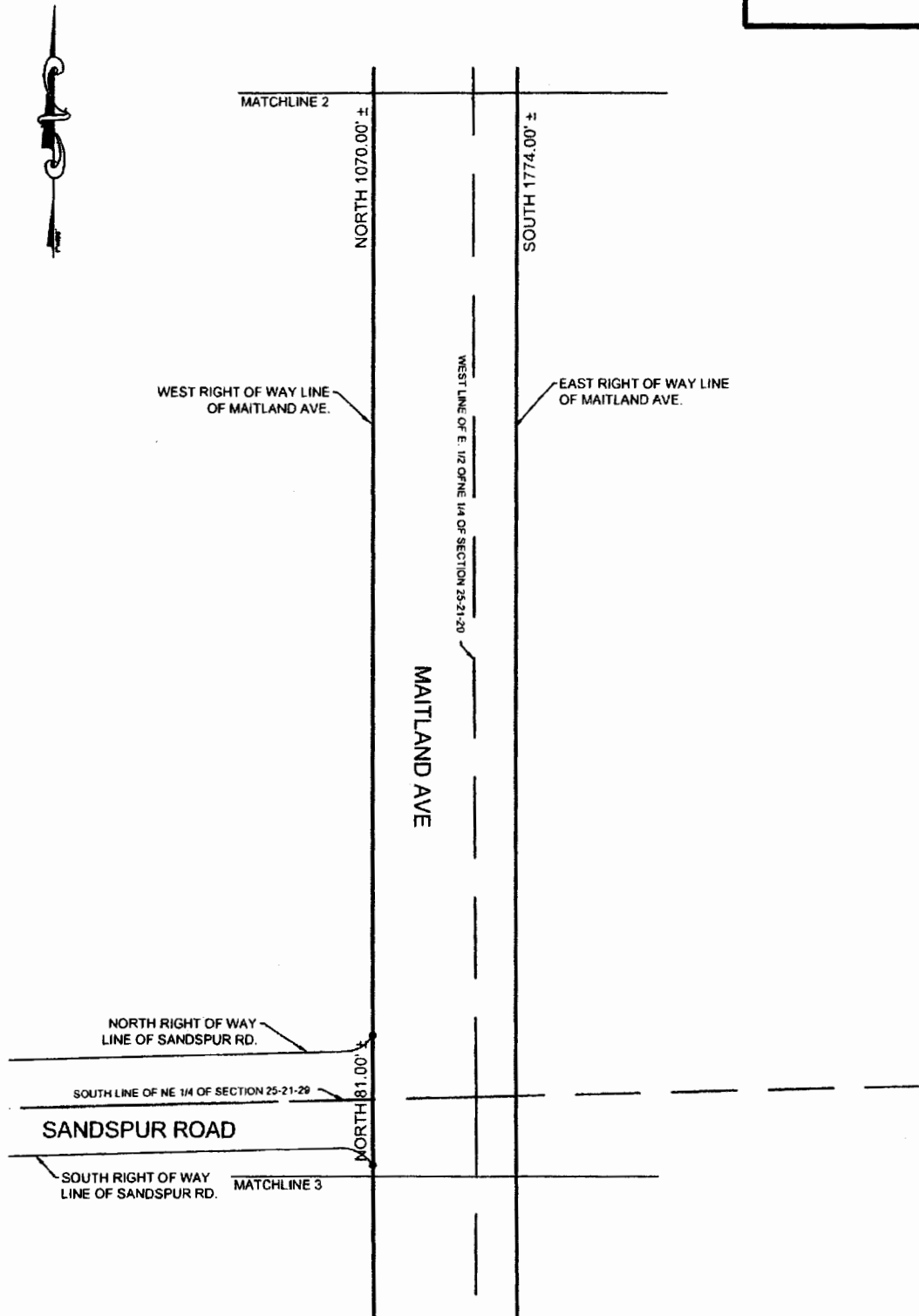
PROJECT NUMBER  
7163 (D)

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29
APPROVED BY: Daynes	7163	SHEET 8 OF 19

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



# APPENDIX "A" SKETCH OF DESCRIPTION



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**PREPARED FOR:**  
Roads and Drainage

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29
APPROVED BY: Daynes	7163	SHEET 9 OF 19

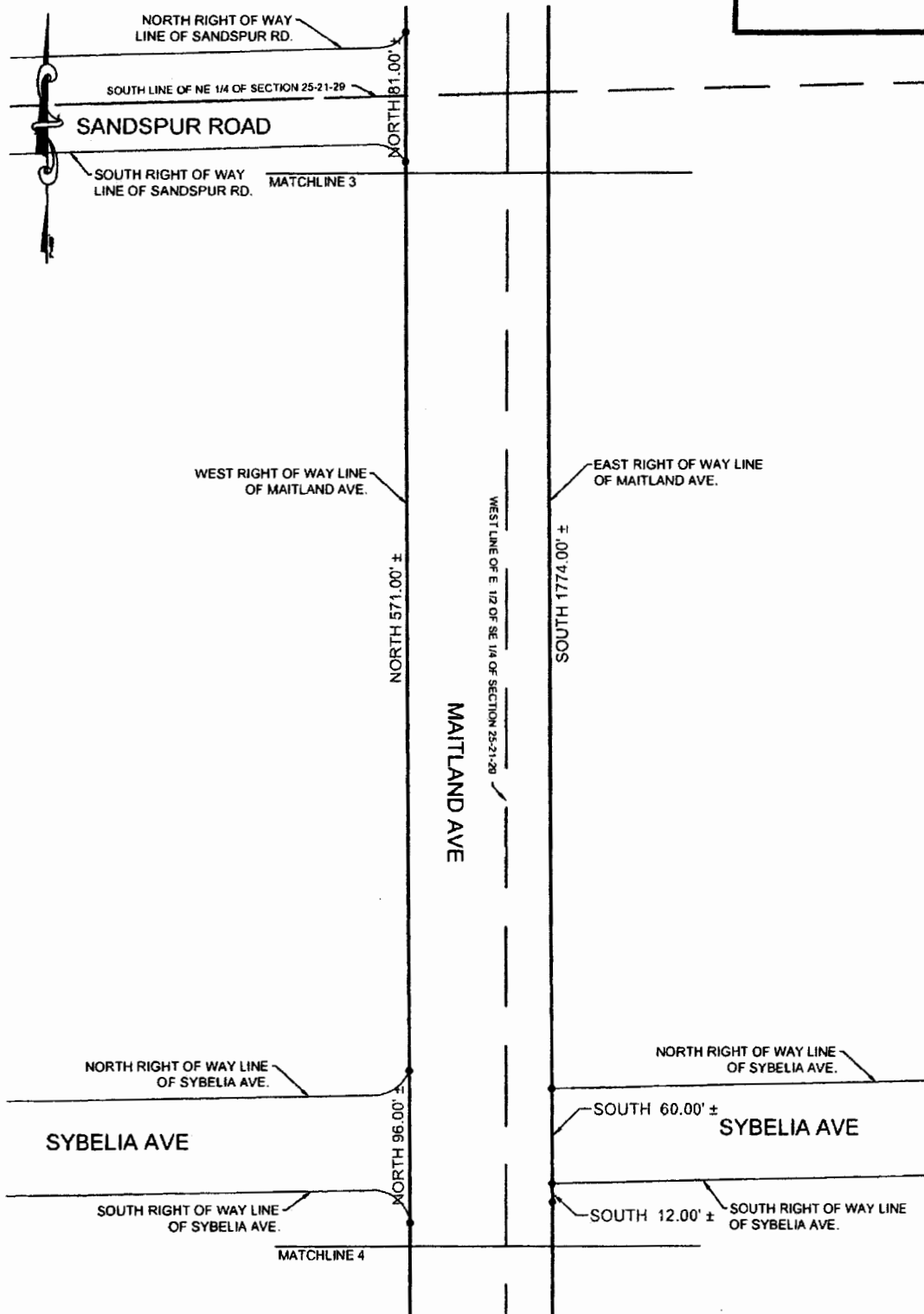
**PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION**  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940



**DRAWING SCALE:**  
1"=100'  
**PROJECT NUMBER**  
7163 (D)



# APPENDIX "A" SKETCH OF DESCRIPTION



**SKETCH AND DESCRIPTION**  
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PREPARED FOR:  
Roads and Drainage

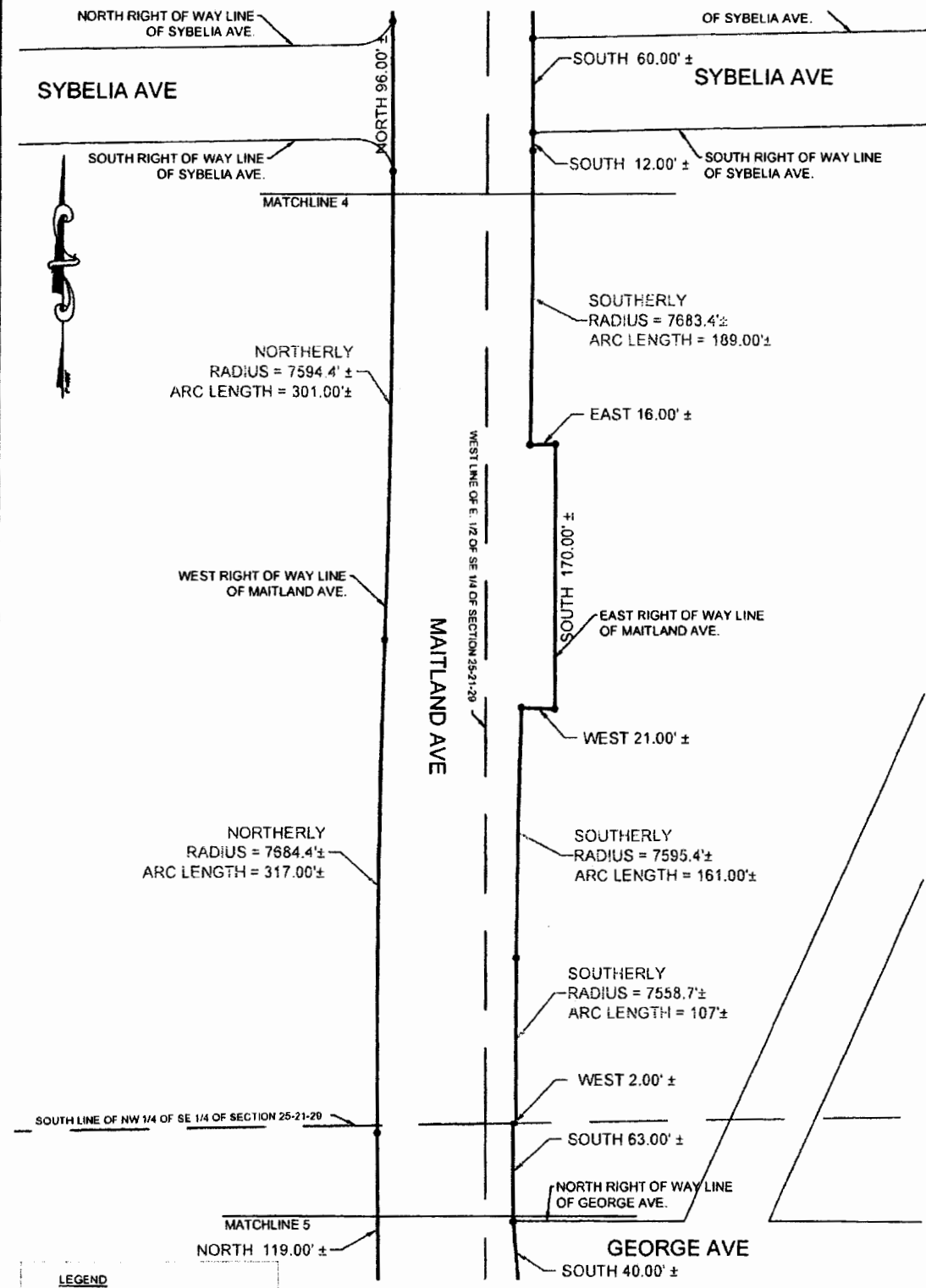
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 10 OF 19

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



DRAWING SCALE:  
1"=100'  
PROJECT NUMBER  
7163 (D)

# APPENDIX "A" SKETCH OF DESCRIPTION



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**PREPARED FOR:**  
Roads and Drainage

**DRAWING SCALE:**  
1"=100'  
**PROJECT NUMBER**  
7163 (D)

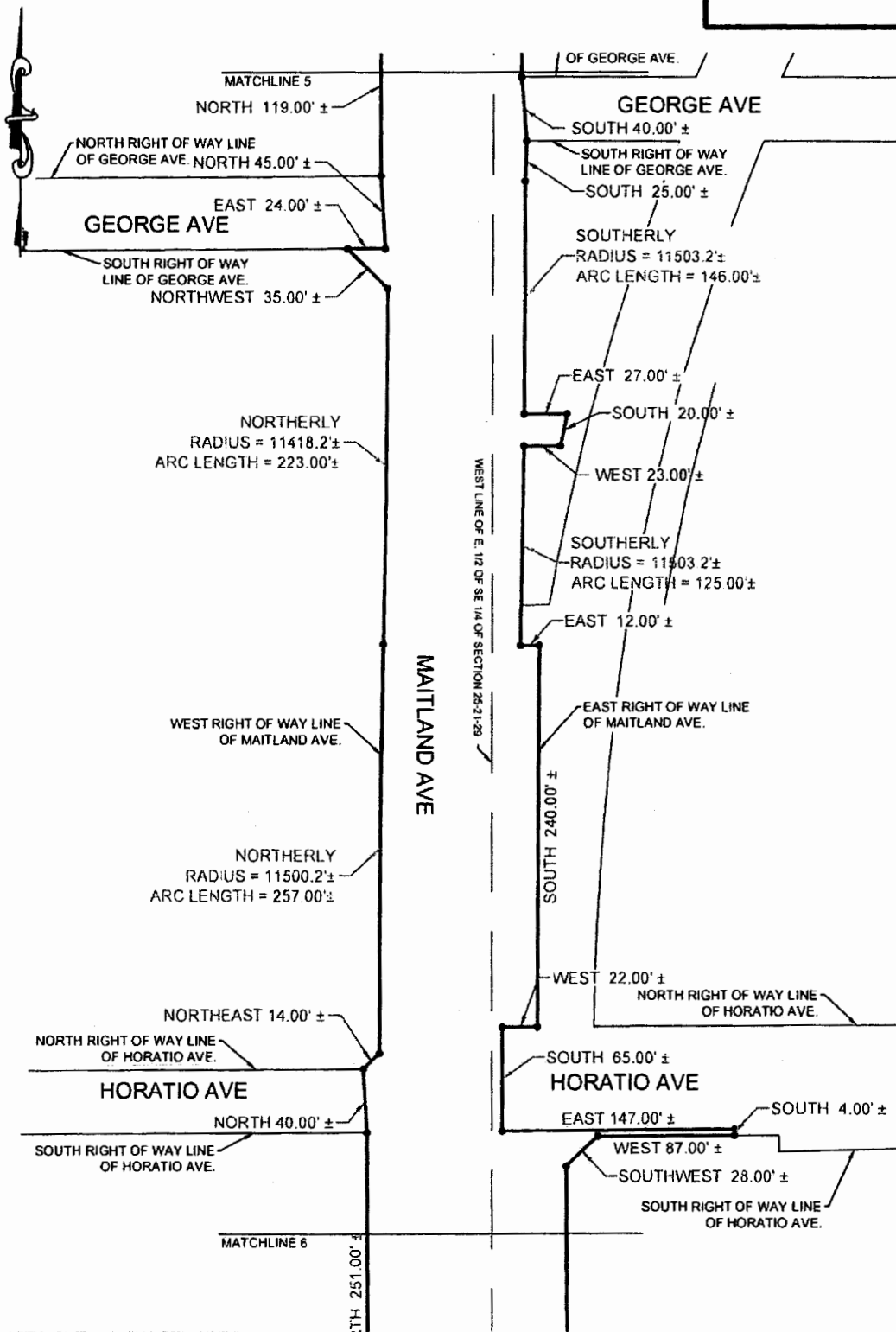
THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 11 OF 19

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



# APPENDIX "A" SKETCH OF DESCRIPTION



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## LEGEND

- CHANGE IN BEARING. NO POINT SET CB CHORD BEARING

THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

PREPARED FOR:  
Roads and Drainage

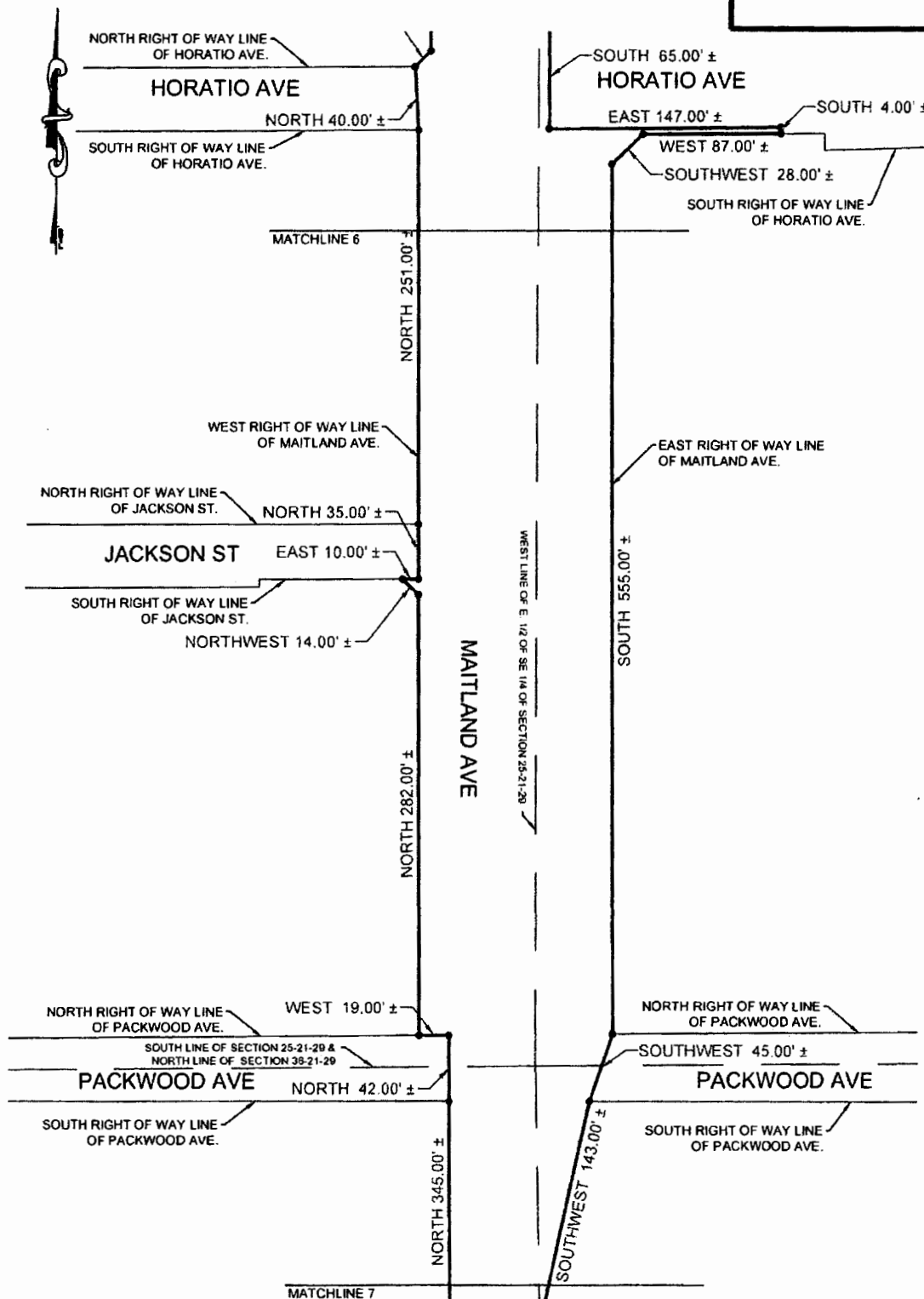
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 12 OF 19

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



DRAWING SCALE:  
1"=100'  
PROJECT NUMBER  
7163 (D)

# APPENDIX "A" SKETCH OF DESCRIPTION



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## LEGEND

- CHANGE IN BEARING, NO POINT SET
- CB CHORD BEARING

THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

**PREPARED FOR:**  
 Roads and Drainage

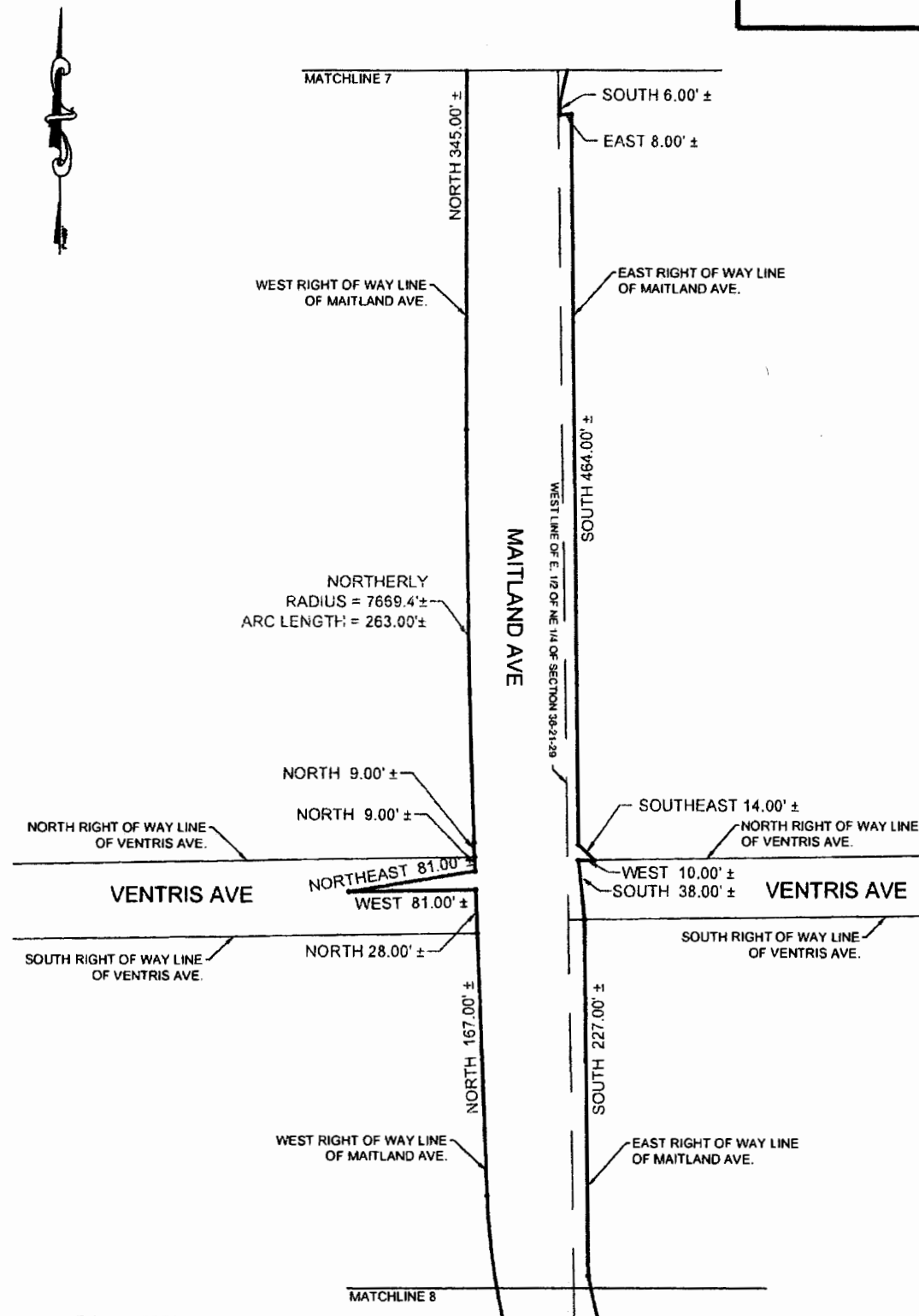
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25,36
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 13 OF 19

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



**DRAWING SCALE:**  
 1"=100'  
**PROJECT NUMBER**  
 7163 (D)

# APPENDIX "A" SKETCH OF DESCRIPTION



**SKETCH AND DESCRIPTION**  
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PREPARED FOR:  
Roads and Drainage

DRAWING SCALE:  
1"=100'  
PROJECT NUMBER  
7163 (D)

THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

## LEGEND

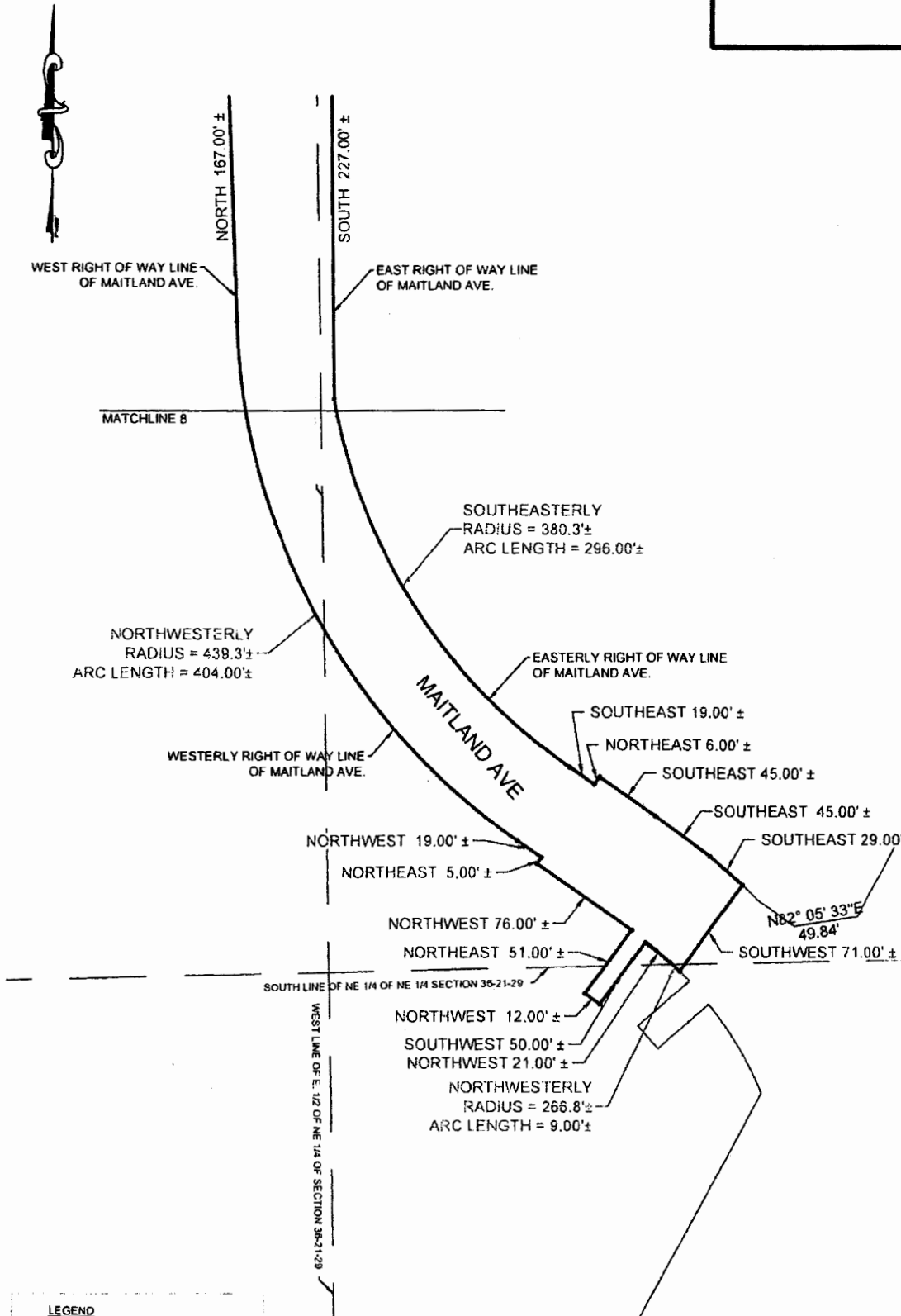
- CHANGE IN BEARING, NO POINT SET
- CB CHORD BEARING

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 36
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29
APPROVED BY: Daynes	7163	SHEET 14 OF 19

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



# APPENDIX "A" SKETCH OF DESCRIPTION



**SKETCH AND DESCRIPTION**  
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## NOTES:

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3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.
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## LEGEND

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THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE

PREPARED FOR:  
Roads and Drainage

DRAWING SCALE:  
1"=100'

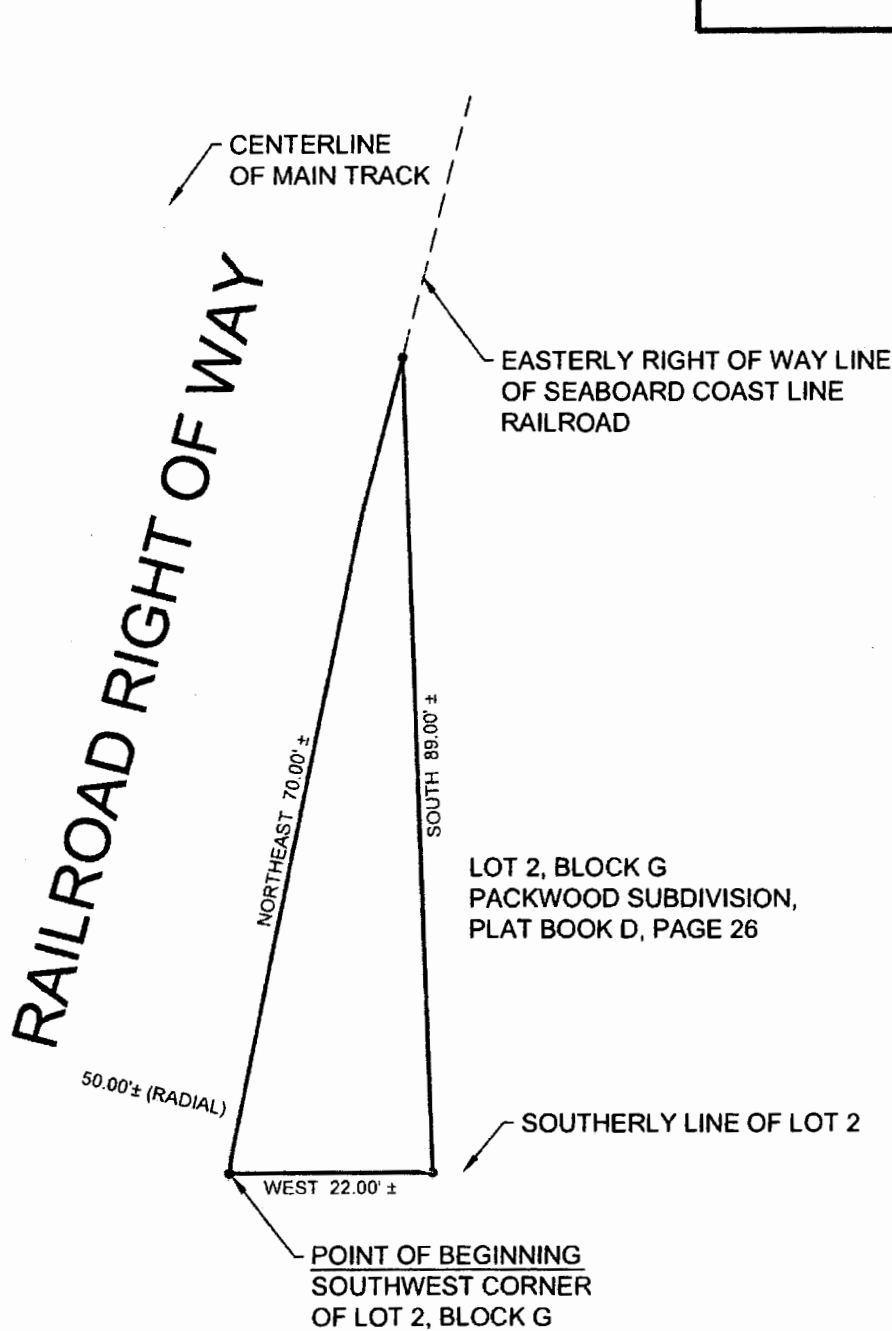
PROJECT NUMBER  
7163 (D)

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 36
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29
APPROVED BY: Daynes	7163	SHEET 15 OF 19

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



# APPENDIX "A" SKETCH OF DESCRIPTION



**SKETCH AND DESCRIPTION**  
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- NOTES:**
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  2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
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## LEGEND

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THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

**PREPARED FOR:**  
Roads and Drainage

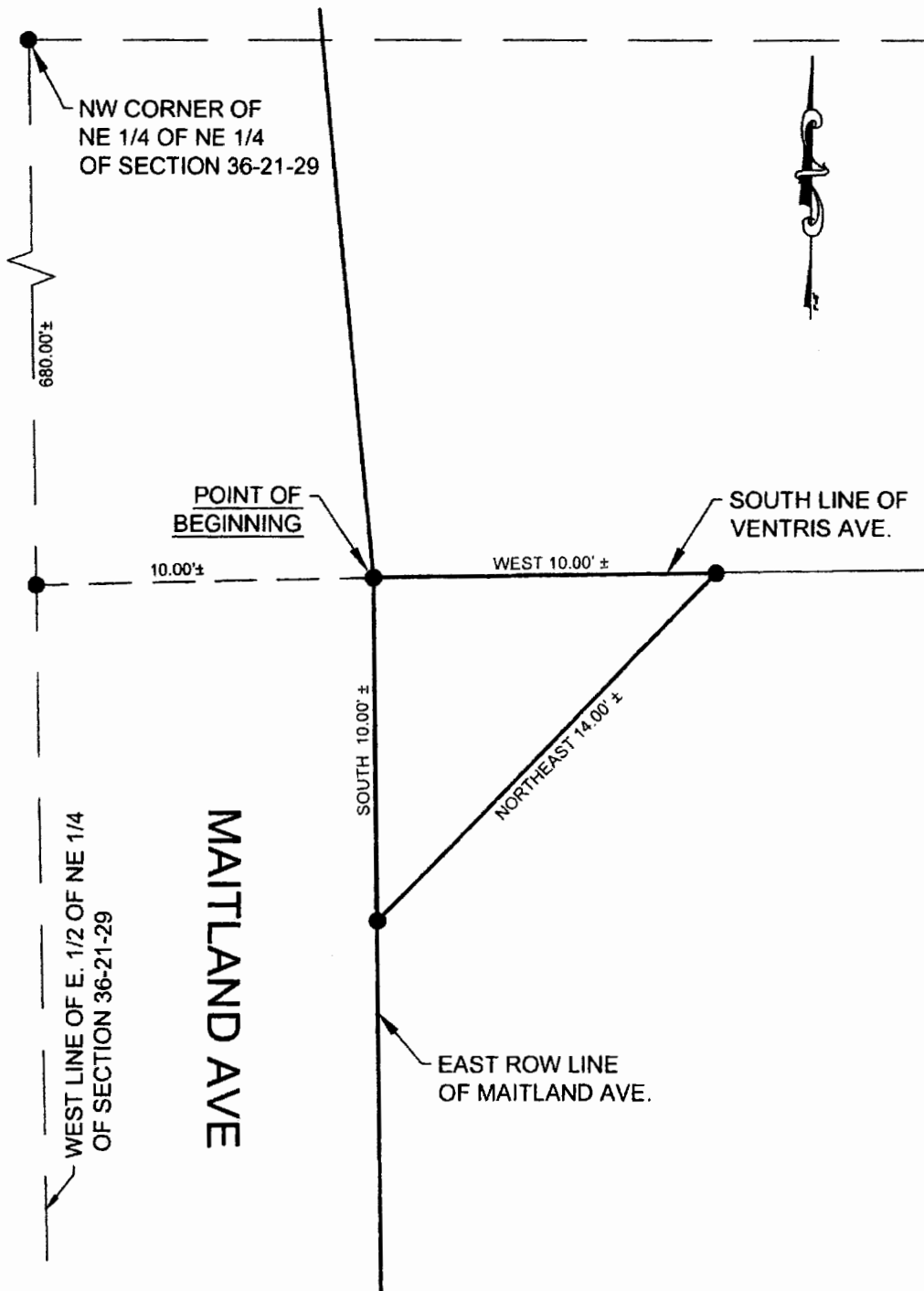
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 16 OF 19

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



**DRAWING SCALE:**  
1"=20'  
**PROJECT NUMBER**  
7163 (D)

# APPENDIX "A" SKETCH OF DESCRIPTION



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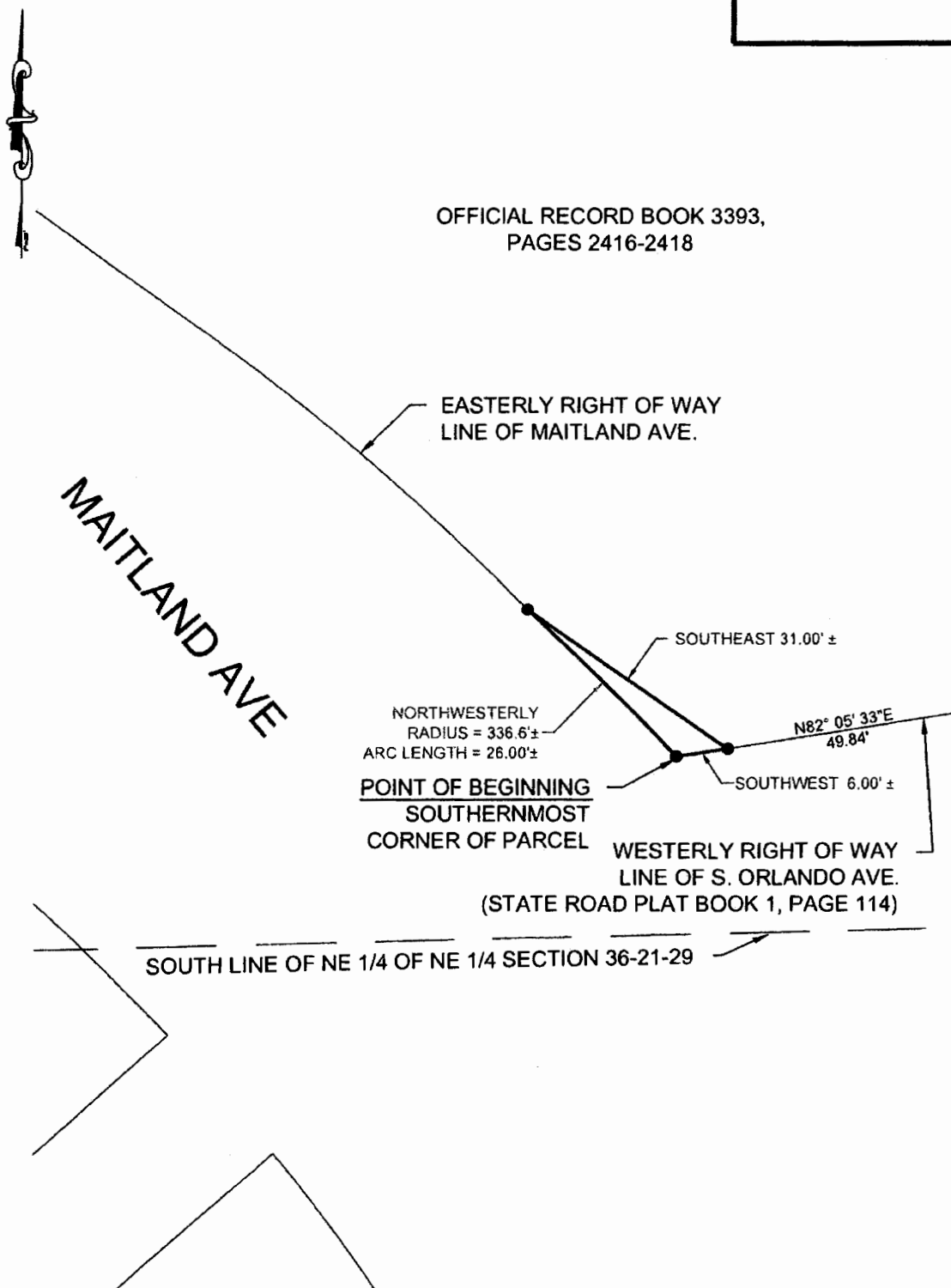
PREPARED FOR:  
Roads and Drainage

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 36	<b>PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: 1"=5'
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21			PROJECT NUMBER
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29			7163 (D)
APPROVED BY: Daynes		SHEET 17 OF 19			



# APPENDIX "A" SKETCH OF DESCRIPTION

OFFICIAL RECORD BOOK 3393,  
PAGES 2416-2418



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

## NOTES:

1. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY  
ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY  
RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE RECORD SEARCH  
WAS NOT PERFORMED.
3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN,  
WERE LOCATED.
4. SEE SHEETS 1-5 OF THIS DOCUMENT FOR LEGAL DESCRIPTION.

## LEGEND

- CHANGE IN BEARING NO POINT SET
- CB CHORD BEARING

THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

PREPARED FOR:  
Roads and Drainage

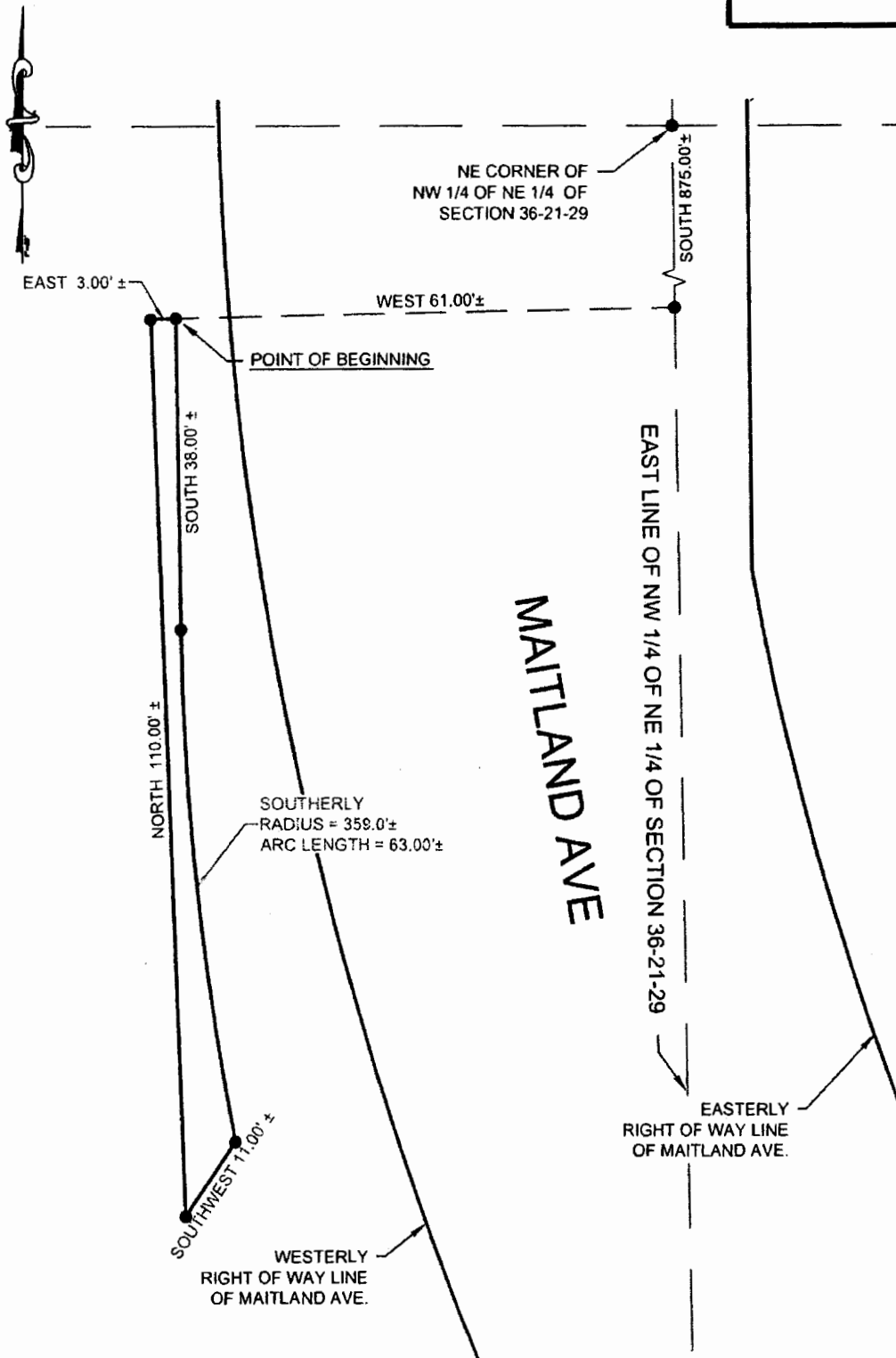
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 36
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29
APPROVED BY: Daynes	7163	SHEET 18 OF 19

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



DRAWING SCALE:  
1"=20'  
PROJECT NUMBER  
7163 (D)

# APPENDIX "A" SKETCH OF DESCRIPTION



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

## NOTES:

1. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.
4. SEE SHEETS 1-5 OF THIS DOCUMENT FOR LEGAL DESCRIPTION.

## LEGEND

- CHANGE IN BEARING, NO POINT SET
- CB CHORD BEARING

THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

PREPARED FOR:  
Roads and Drainage

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 19 OF 19

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



DRAWING SCALE:  
1"=20'

PROJECT NUMBER  
7163 (D)

## APPENDIX "A"


### LEGAL DESCRIPTION

That parcel of land described in Official Record Book 3253, pages 632-634, of the Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Lot 10 of the Plat of Poor's 2nd Addition to Maitland as recorded in Plat Book F, page 28 of the Public Records of Orange County, Florida; thence run along the North line of Lots 10 and 9 of said plat N 88°55'56" E for a distance of 146.88 feet; thence run S 00°00'53" E for a distance of 277.84 feet; thence run N 89°59'07" E for a distance of 10.00 feet; thence run S 00°00'53" E for a distance of 141.05 feet to a point situated 20 feet North of the South line of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 21 South, Range 29 East; thence run S 89°06'30" W along a line parallel to and 20 feet North of said South line of Section 25 for a distance of 133.97 feet to a point 20 feet East of the West line of Lot 15 of said plat; thence run N 00°24'42" W along a line parallel to and 20 feet East of said West line of Lot 15 for a distance of 189.83 feet; thence departing said line, run S89°35'18" W for a distance of 20.00 feet; thence run N 00°24'42" W for a distance of 228.56 feet to the Point of Beginning.

All being and lying in the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 21 South, Range 29 East, Orange County, Florida.

Containing 1.34 acres, more or less.

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25	<b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940 	DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21		PROJECT NUMBER
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29		7163 (A)
APPROVED BY: Daynes	7163	SHEET 1 OF 2		

# APPENDIX "A" SKETCH OF DESCRIPTION



POINT OF BEGINNING  
NW CORNER OF LOT 10

N88° 55' 56"E 146.88'

NORTH LINE OF LOTS 10 AND 9

LOT 11

LOT 12

LOT 13

LOT 14

LOT 10

LOT 9

POOR'S 2ND ADDITION  
TO MAITLAND,  
PLAT BOOK F,  
PAGE 28

S89° 35' 18"W 20.00'

N00° 24' 42"W 189.83'

LOT 15

LOT 16

N89° 59' 07"E 10.00'

S00° 00' 53"E 141.05'

20.00'

20.00'

S89° 06' 30"W 133.97'

SOUTH LINE NW 1/4 OF SE 1/4 OF SECTION 25-21-29

S89° 06' 30"W

WEST LINE OF LOT 15

*Mark Daynes*  
Mark Daynes  
REGISTERED LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 5479  
NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

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

## NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25-21-29 BEING S 89°06'30" W. PER OFFICIAL RECORD BOOK 3253, PAGES 632-634.
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.

## LEGEND

- CHANGE IN BEARING. NO POINT SET
- CB CHORD BEARING

## PREPARED FOR:

Roads and Drainage

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 2 OF 2

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



DRAWING SCALE:  
1"=60'  
PROJECT NUMBER  
7163 (A)

## APPENDIX "A"


### LEGAL DESCRIPTION

That parcel of land described in Official Record Book 3503, page 2016 of the Public Records of Orange County, Florida, being more particularly described as follows:

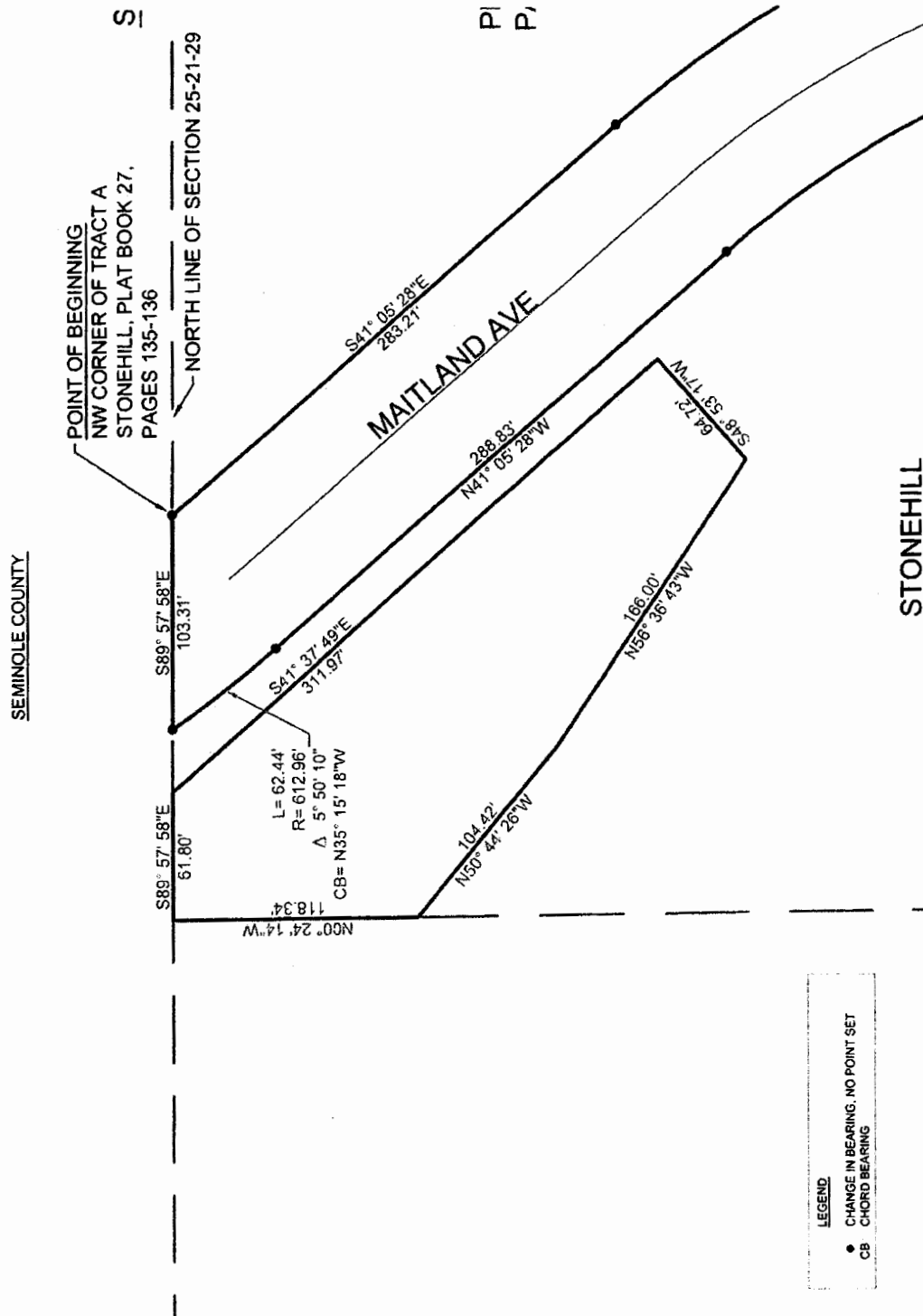
Begin at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 25, Township 21 South, Range 29 East, Orange County, Florida; thence run along the North line of said section S 89° 57' 58" E for a distance of 61.80 feet, to a point being on the boundary of Tract B, as shown on the Stonehill Plat, as recorded in Plat Book 27, pages 135-136, of the Public Records of Orange County, Florida; thence departing said North line, run the following courses along the northerly boundary of said Tract B: S 41° 37' 49" E 311.97 feet; thence run S 48° 53' 17" W 64.72 feet; thence run N 56° 36' 43" W 166.00 feet, thence run N 50° 44' 26" W for a distance of 104.42 feet to a point on the West line of the Northeast quarter of the Northeast quarter of said section 25; thence run along said West line N 00° 24' 14" W for a distance of 118.34 feet to the Point of Beginning.

All being and lying in Section 25, Township 21 South, Range 29 East of Orange County, Florida.

Containing 32,418 square feet, more or less.

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25	<b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940 	DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21		PROJECT NUMBER
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29		7163 (B)
APPROVED BY: Daynes	7163	SHEET 1 OF 2		

# APPENDIX "A" SKETCH OF DESCRIPTION



## NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 25-21-29, BEING S 89° 57' 58" E, PER STONEHILL, PLAT, PLAT BOOK 27, PAGES 135-136.
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
4. ALL RIGHT OF WAY LINES SHOWN HEREON ARE APPROXIMATED BASED ON INFORMATION OBTAINED FROM THE PROPERTY APPRAISER AND RECORDED PLATS, AND HAS NOT BEEN FIELD VERIFIED.

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

Mark A. Daynes  
REGISTERED LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 5479  
NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PREPARED FOR:  
Engineering -  
Survey Section

DRAWING SCALE:  
1"=80'

PROJECT NUMBER  
7163 (B)

DESIGNED BY: Washington

DATE: 6/18/13

SECTION: 25

DRAWN BY: Washington

JOB No: 7163

TOWNSHIP: 21

CHECKED BY: Daynes

DRAWING FILE:

RANGE: 29

APPROVED BY: Daynes

7163

SHEET 2 OF 2

PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION

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



## **Exhibit "B"**

Project: Interlocal Agreement with the City of Maitland for the Transfer of Jurisdiction of Maitland Avenue from South Orlando Avenue to the Seminole County Line

### **ASSIGNMENT OF DRAINAGE EASEMENTS**

**THIS ASSIGNMENT OF DRAINAGE EASEMENTS** (the "Assignment"), effective as of the last date of execution, is made and entered into by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, Florida 32802-1393 ("Assignor"), to the CITY OF MAITLAND, a municipal corporation under the laws of the State of Florida, whose address is 1776 Independence Lane, Maitland, Florida 32751 ("Assignee").

**WHEREAS**, Assignor is the owner of a Drainage Easement recorded July 27, 1983, at O.R. Book 3401, Pages 1632-1634, Public Records of Orange County, Florida, between Donald C. Hillman and Elizabeth L. Hillman, his wife, as Grantor, and Orange County, as Grantee;

**WHEREAS**, Assignor is the owner of a second Drainage Easement recorded October 6, 1983, at O.R. Book 3427, Pages 1362-1363, Public Records of Orange County, Florida, between James P. Curry and Leslie Ann Curry, his wife, as Grantor, and Orange County, as Grantee;

**WHEREAS**, Assignor is the owner of a third Drainage Easement recorded November 16, 1983, at O.R. Book 3441, Pages 2139-2141, Public Records of Orange County, Florida, between A.D.A.P., Inc., as Grantor, and Orange County, as Grantee; and

**WHEREAS**, subject to the provisions herein, and the provisions of the Interlocal Agreement between Assignor and Assignee for the transfer of jurisdiction of Maitland Avenue from South Orlando Avenue to the Seminole County line, Assignor desires to assign, and Assignee desires to assume, all of Assignor's rights, title, duties, obligations, and interest in the three above referenced Drainage Easements.

Project: Interlocal Agreement with the City of Maitland for the Transfer of Jurisdiction of Maitland Avenue from South Orlando Avenue to the Seminole County Line

**NOW, THEREFORE**, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.

2. **Assignment.** Assignor hereby assigns and transfers to Assignee all of Assignor's rights, title, duties, obligations, and interest to the three above referenced Drainage Easements.

3. **Assumption.** Assignee hereby assumes from Assignor all of Assignor's rights, duties, and obligations under the terms and conditions of the three Drainage Easements, including for utilities: the maintenance of any existing utility facilities located within the Drainage Easement areas; and Assignee further agrees that, as a condition of this agreement, Assignee shall assume and abide by all terms and conditions of the three Drainage Easements.

**IN WITNESS WHEREOF**, the Assignor hereto has executed this Assignment of Drainage Easements as of the day and year below its signature.

**ASSIGNOR:**

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

\_\_\_\_\_  
Teresa Jacobs  
Orange County Mayor

Date: \_\_\_\_\_

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

By: \_\_\_\_\_  
Deputy Clerk  
\_\_\_\_\_  
Printed Name



Project: Interlocal Agreement with the City of Maitland for the Transfer of Jurisdiction of Maitland Avenue from South Orlando Avenue to the Seminole County Line

**ASSIGNEE:**

CITY OF MAITLAND, FLORIDA

By: City Council

---

A. Dale McDonald  
Mayor

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Maria T. Waldrop  
City Clerk

**This instrument prepared by:**

E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

# EXHIBIT "A"

## LEGAL DESCRIPTION

Those parcels of land described in the following recorded documents: Official Record Book 3441, pages 2139-2141, Official Record Book 3401, pages 1632-1634, and Official Record Book 3427, pages 1362-1363 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 12 of the Plat of Poor's 2nd Addition to Maitland as recorded in Plat Book F, page 28 of the Public Records of Orange County, Florida; thence run South along the West line of that parcel of land as described in Official Record Book 3253, pages 632-634 of the Public Records of Orange County, Florida, S 00°24'42" E for a distance of 5.50 feet to the Point of Beginning; thence continue along said West line S 00°24'42" E for a distance of 25.00 feet to a point lying 9.50 feet North of the North line of Lot 13 of said plat; thence departing said West line, run S 89°27'54" W along a line parallel to and 9.50 feet North of said North line of Lot 13 for a distance of 288.00 feet more or less, to a point lying on the Easterly Right of Way line of Lake Sybelia Drive; thence run Northwesterly along said Easterly Right of Way line N 34°05'28" W for a distance of 37.00 feet more or less to a point lying on a nontangent curve; having a chord bearing of N 39°58'39" W, and a radius of 710.00 feet; thence run along the curve of said Easterly Right of Way line through a central angle of 4°13'44" for a distance of 52.00 feet more or less to the Southernmost corner of that parcel of land as described in Official Record Book 3820, page 3660 of the Official Records of Orange County, Florida; thence departing said Right of Way line, run Northeasterly along the southerly line of said parcel N 40°13'00" E for a distance of 79.00 feet more or less to the Northwest corner of said Lot 12; thence run along the West line of said Lot 12 S 19°06'50" E for a distance of 106.24 feet to the Southwest corner of said Lot 12; thence run along the South line of Lot 12 N 89°27'54" E for a distance of 106.00 feet; thence departing said South line, run S 00°24'42" E for a distance of 5.50 feet to a point lying 5.50 feet South of the South line of said Lot 12; thence run N 89°27'54" E along a line parallel to and 5.50 feet South of said South line of Lot 12 for a distance of 150.00 feet to the Point of Beginning.

All being and lying in Section 25, Township 21 South, Range 29 East.

Containing 12,946.73 square feet, more or less;


Together with:

Begin at the Northwest corner of Lot 13 of the Plat of Poor's 2nd Addition to Maitland as recorded in Plat Book F, page 28 of the Public Records of Orange County, Florida; thence run Southwesterly on a line from the Northwest Corner of said Lot 13 to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 21 South, Range 29 East, said line being S 58°28'41" W for a distance of 35.00 feet more or less to a point lying on the Easterly Right of Way line of Lake Sybelia Drive; thence run Northwesterly along said Easterly Right of Way line N 26°42'15" W for a distance of 20.00 feet more or less to the intersection of said Easterly Right of Way line and the Westerly prolongation of the North line of said Lot 13; thence run along said Westerly prolongation of the said North line of Lot 13 N 89°27'54" E for a distance of 39.00 feet more or less to the Point of Beginning.

All being and lying in Section 25, Township 21 South, Range 29 East.

Containing 349.54 square feet, more or less;

(continued on next page)

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25	 <p>SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940</p>	DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21		PROJECT NUMBER 7163 (C)
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29		
APPROVED BY: Daynes	7163	SHEET 1 OF 3		

# **EXHIBIT "A"** **LEGAL DESCRIPTION**


Together with:

Commence at the Southeast corner of Lot 12 as recorded in Plat Book F, page 28 of the Public Records of Orange County, Florida; thence run along the South line of said Lot 12 S 89°27'54" W for a distance of 150.00 feet; thence departing said South line, run S 00°24'42" E for a distance of 5.50 feet to point lying 5.50 feet South of the said line of Lot 12; thence run along a line parallel to and 5.50 feet South of said South line of Lot 12 S 89°27'54" W for a distance of 155.00 feet more or less to where said line intersects with the Easterly Right of Way line of Lake Sybelia Drive; thence departing said line, run S 57°38'00" W for a distance of 60.00 feet more or less to a point lying on the Westerly Right of Way line of Lake Sybelia Drive, said point also being the Point of Beginning; thence continue S 57°38'00" W for a distance of 49.00 feet more or less; thence run S 32°22'00" E for a distance of 30.00 feet more or less; thence run N 57°38'00" E for a distance of 50.00 feet more or less to a point lying on the Westerly Right of Way line of Lake Sybelia Drive; thence run Northwesterly along the Westerly Right of Way line of Lake Sybelia Drive N 34°07'06" W for a distance of 30.00 feet more or less to the Point of Beginning.

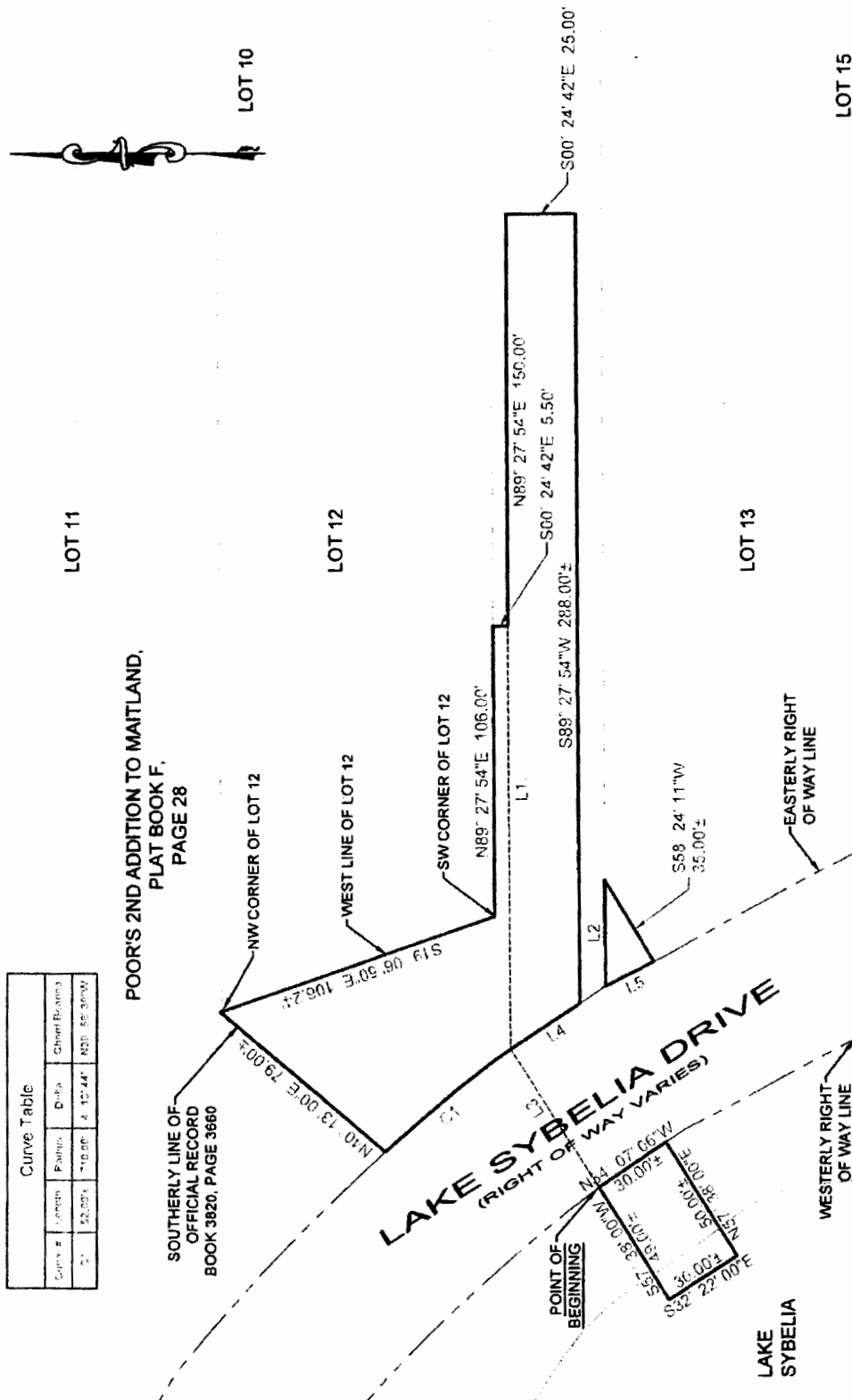
All being and lying in Section 25, Township 21 South, Range 29 East.

Containing 1,471.32 square feet, more or less.


The sum total of all parcels described hereon is 14,767.59 square feet, or 0.34 acres, more or less.

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION			
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25	<b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21			PROJECT NUMBER
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29			7163 (C)
APPROVED BY: Daynes	7163	SHEET 2 OF 3			

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



I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTERS 54-17, F.A.C., PURSUANT TO CHAPTERS 117 AND 472 OF THE FLORIDA STATUTES, AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAP-MAKER, THIS DRAWING, SKETCH, PLAN, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

 Mark A. Daynes  
REGISTERED LAND SURVEYOR  
AND MAPPER  
STATE OF FLORIDA LICENSE NO. 5479

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

1. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 12, BEING N 89°27'54" E. PER OFFICIAL RECORD BOOK 3820, PAGE 3660.
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
4. ALL RIGHT OF WAY LINES SHOWN HEREON ARE APPROXIMATED BASED ON INFORMATION OBTAINED FROM THE PROPERTY APPRAISER AND RECORDED PLATS, AND HAS NOT BEEN FIELD VERIFIED.

NOTES:

● CHANGE IN BEARING, NO POINT SET  
CB CHORD BEARING

PREPARED FOR:  
Roads and Drainage

DRAWING SCALE:  
1"=60'

PROJECT NUMBER  
7163 (C)

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29
APPROVED BY: Daynes	7163	SHEET 3 OF 3

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



BCC Mtg. Date: September 18, 2018

Project: Interlocal Agreement with the City of Maitland for the Transfer of Jurisdiction of Maitland Avenue from South Orlando Avenue to the Seminole County Line

### **COUNTY DEED**

THIS DEED, made as of the date signed below, by Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the City of Maitland, a municipal corporation, under the laws of the state of Florida, whose address is 1776 Independence Lane, Maitland, Florida 32751, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

### **SEE ATTACHED APPENDIX "A"**

**Property Appraiser's Parcel Identification Number:**

**Unassigned**

THIS COUNTY DEED is being given in accordance with the Interlocal Agreement regarding the Transfer of Jurisdiction of Maitland Avenue from S. Orlando Avenue to the Seminole County Line.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

Project: Interlocal Agreement with the City of Maitland for the Transfer of Jurisdiction of Maitland Avenue from South Orlando Avenue to the Seminole County Line

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

(Official Seal)



ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

BY:

*Teresa Jacobs*  
Teresa Jacobs

*TJ*  
Orange County Mayor

DATE:

*9.19.18*

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

BY:

*fa*

Deputy Clerk

*Craig A. Stopysa*  
Printed Name

This instrument prepared by:  
E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

# APPENDIX "A"

## LEGAL DESCRIPTION


All those portions of right of way of Maitland Avenue lying South of the Orange County line and Northwest of S. Orlando Avenue, being more particularly described as follows:

Begin at the Northwest corner of Tract A of the plat of Stonehill, as recorded in Plat Book 27, pages 135-136 of the Public Records of Orange County, Florida; thence run along the Easterly right of way line of Maitland Avenue the following courses: S41°05'28" E for a distance of 283.21 feet to a point of tangency of a curve concave to the West, having a radius of 539.22 feet; said curve having a central angle of 60°31'55", and a chord bearing of S 10°49'31" E; thence run along said curve for a distance of 569.68 feet; thence run N 89°17'26" E for a distance of 8.51 feet to a point on a non tangent curve concave to the West having a radius of 525.46 feet; said curve having a central angle of 15°55'14" and a chord bearing of S 27°04'53" W; thence run along said curve for a distance of 146.01 feet; thence departing said Easterly right of way line, run N 45°37'47" W for a distance of 15.12 feet; thence run N 67°20'21" W for a distance of 81.56 feet to a point lying on the Westerly right of way line of Maitland Avenue; thence run Northeasterly along said Westerly right of way line the following courses: from said point lying on a non tangent curve concave to the West with a radius of 429.46 feet; said curve having a central angle of 16°17'50" and a chord bearing of N 27°39'36" E; thence run along said curve for a distance of 122.15 feet; thence run S 74°20'30" E for a distance of 8.02 feet; said point lying on a non tangent curve concave to the West with a radius of 458.22 feet; said curve having a central angle of 61°41'59" and a chord bearing of N 10°14'29" W; thence run along said curve for a distance of 493.44 feet; thence run N 41°05'28" W for a distance of 288.83 feet to the point of tangency of a curve concave to the East with a radius of 612.96 feet; said curve having a central angle of 5°50'10" and a chord bearing of N 35°15'18" W; thence run along said curve for a distance of 62.44 feet to a point on the North line of Section 25, Township 21 South, Range 29 East; thence departing said Westerly right of way line, run S 89°57'58" E along said North section line for a distance of 103.31 feet to the Point of Beginning.

Together with:

Commence at the Northernmost corner of that parcel of land as described in Official Record Book 2693, page 581 of the Public Records of Orange County, Florida, thence run S 54°28'00" E along the Northeasterly line of said parcel of land for a distance of 91.40 feet to the Point of Beginning; thence continue along said Northeasterly line and run S 52°55'17" E for a distance of 40.00 feet to a point on a curve concave Northwesterly with a radius of 477.46 feet; thence run along said curve having a central angle of 11°39'16" and a tangent bearing of S 37°04'43" W for a distance of 97.12 feet; thence run S 48°43'59" W for a distance of 121.46 feet; thence run S 41°16'01" E for a distance of 40.00 feet to a point on a curve concave Southeasterly having a radius of 596.62 feet;

(cont'd. on next page)

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25,36	<b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940 	DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21		PROJECT NUMBER
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29		7163 (D)
APPROVED BY: Daynes	7163	SHEET 1 OF 19		

# APPENDIX "A"


## LEGAL DESCRIPTION

Said point also lying on the Easterly right of way line of Maitland Ave.; thence run along said curve having a central angle of 6°30'00" and a tangent bearing of S 48°43'59" W for a distance of 67.68 feet; thence run N 41°16'01" W for a distance of 80.46 feet to a point lying on the Westerly right of way line of Maitland Ave.; said point also lying on a curve concave Southeasterly having a radius of 676.62 feet; thence run northeasterly along said curve having a central angle of 5°43'43" and tangent bearing of N 43°00'16" E for a distance of 67.65 feet; thence continue along said Westerly right of way line N 48°43'59" E for a distance of 121.46 feet to a point of tangency of a curve concave Northwesterly having a radius of 437.46 feet; thence run along said curve having a central angle of 11°39'16" and a tangent bearing of N 48°43'59"E for a distance of 88.98 feet to the Point of Beginning.

Together with:

Commence at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 21 South, Range 29 East, Orange County, Florida; thence run South along the West line of the East 1/2 of the Northeast 1/4 of said Section for a distance of 157.00 feet more or less to the Point of Beginning; thence run East 36.00 feet more or less to a point lying on the Easterly right of way line of Maitland Ave.; thence run along said Easterly right of way line the following courses: thence run South 30.00 feet more or less; thence run West 6.00 feet more or less; thence run South 457.00 feet more or less to the North right of way line of Marion Way; thence run 50.00 feet more or less to the South right of way line of Marion Way; thence run South 1,267.00 feet more or less to the North right of way line of Sybelia Ave.; thence run South 60.00 feet more or less to the South right of way line of Sybelia Ave.; thence run South 12.00 feet more or less; thence continue Southerly along the curve with a radius of 7683.4 feet for a distance of 189.00 feet more or less; thence run East 16.00 feet more or less; thence run South 170.00 feet more or less; thence run West 21.00 feet more or less; thence continue Southerly along the curve with a radius of 7595.4 feet for a distance of 161.00 feet more or less; thence continue Southerly along the curve with a radius of 7558.7 feet for a distance of 107.00 feet more or less; thence run West 2.00 feet more or less; thence run South 63.00 feet more or less to the North right of way line of George Ave.; thence run South 40.00 feet more or less to the South Right of way line of George Ave.; thence run South 25.00 feet more or less; thence continue Southerly along the curve with a radius of 11503.2 feet for a distance of 146.00 feet more or less; thence run East 27.00 feet more or less; thence run South 20.00 feet more or less; thence run West 23.00 feet more or less; thence run Southerly along the curve with a radius of 11503.2 feet for a distance of 125.00 feet more or less; thence East 12.00 feet more or less; thence South 240.00 feet more or less to the North right of way line of Horatio Ave.; thence West along the North line of Horatio Ave. 22.00 feet more or less ; thence run South 65.00 feet more or less to the South right of line of Horatio Ave.; thence run East along the South line of Horatio Ave. 147.00 feet more or less; thence run South 4.00 feet more or less; thence run West 87.00 feet more or less; thence run Southwest 28.00 feet more or less;

(cont'd. on next page)

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
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APPROVED BY: Daynes	7163	SHEET 2 OF 19		




# APPENDIX "A"

## LEGAL DESCRIPTION

thence run South 555.00 feet more or less to the North right of way line of Packwood Ave.; thence run Southwest 45.00 feet more or less to the South right of way line of Packwood Ave.; thence run Southwesterly 147.00 feet more or less; thence run South 464.00 feet more or less ; thence run Southeast 14.00 feet more or less to the North right of way line of Ventris Ave.; thence run West along the north line 10.00 feet more or less; thence run South 38.00 feet more or less to the South right of way line of Ventris Ave.; thence run South 227.00 feet more or less; thence continue Southeasterly along the curve with a radius of 380.3 feet for a distance of 296.00 feet more or less; thence run Southeast 19.00 feet more or less; thence run Northeasterly 6.00 feet more or less; thence run Southeast 45.00 feet more or less; thence run Southeast 45.00 feet more or less; thence run Southeast 29.00 feet more or less; thence departing said Easterly right of way line of Maitland Ave., run Southwest 71.00 feet more or less to a point lying on the Westerly right of way line of Maitland Ave.; thence run along said Westerly line the following courses: run Northwesterly along the curve with a radius of 266.8 feet for a distance of 9.00 feet more or less; thence run Northwest 21.00 feet more or less; thence run Southwest 50.00 feet more or less; thence run Northwest 12.00 feet more or less; thence run Northeast 51.00 feet more or less; thence run Northwest 76.00 feet more or less; thence run Northeast 5.00 feet more or less; thence run Northwest 19.00 feet more or less; thence run Northwesterly along the curve with a radius of 439.3 feet for a distance of 404.00 feet more or less; thence run North 167.00 feet more or less to the South right of way line of Ventris Ave.; thence run North 28.00 feet more or less; thence run West 81.00 feet more or less; thence run Northeast 81.00 feet more or less; thence run North 9.00 feet more or less to the North right of way line of Ventris Ave.; thence run North 9.00 feet more or less; thence run Northerly along the curve with a radius of 7669.4 feet for a distance of 263.00 feet more or less; thence run North 345.00 feet more or less to the South right of way line of Packwood Ave.; thence run North 42.00 feet more or less to the North right of way line of Packwood Ave.; thence run West along said North line 19.00 feet more or less; thence run North 282.00 feet more or less; thence run Northwest 14.00 feet more or less to the South right of way line of Jackson St.; thence run East along said South line 10.00 feet more or less; thence run North 35.00 feet more or less to the North right of way line of Jackson St.; thence run North 251.00 feet more or less to the South right of way line of Horatio Ave.; thence run North 40.00 feet more or less to the North right of way line of Horatio Ave.; thence run Northeast 14.00 feet more or less; thence run Northerly along the curve with a radius of 11500.2 feet for a distance of 257.00 feet more or less; thence run Northerly along the curve with a radius of 11418.2 feet for a distance of 223.00 feet more or less; thence run Northwest 35.00 feet more or less to the South right of way line of George Ave.; thence run East along said South line 24.00 feet more or less; thence run North 45.00 feet to the North right of way line of George Ave.; thence run North 119.00 feet more or less; thence run Northerly along the curve with a radius of 7684.4 feet for a distance of 317.00 feet more or less; thence run Northerly along the curve with a radius of 7594.4 feet for a distance of 207.00 feet more or less; thence departing said West right of way line, run West for a distance of 113.00 feet more or less; thence run North for a distance of 10.00 feet more or less; thence run East for a distance of 113.00 feet, more or less to a point lying on the West right of way line of Maitland Boulevard;

(cont'd. on next page)

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CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29		7163 (D)
APPROVED BY: Daynes	7163	SHEET 3 OF 19		

# APPENDIX "A"

## LEGAL DESCRIPTION

thence run Northerly along the curve with a radius of 7594.4 feet for a distance of 85.00 feet more or less to the intersection of the South right of way line of Sybelia Ave. and the West right of way line of Maitland Ave.; thence run North 96.00 feet to the intersection of the North right of way line of Sybelia Ave. and the West right of way line of Maitland Ave.; thence run North 571.00 feet more or less to the intersection of the South right of way line of Sandspur Rd. and the West right of way line of Maitland Ave.; thence run North 81.00 feet more or less to the intersection of the North right of way line of Sandspur Rd. and the West right of way line of Maitland Ave.; thence run North 1,070.00 feet more or less; thence departing said Westerly right of way line of Maitland Ave., run East 45.00 feet more or less; thence run North 70.00 feet more or less; thence run East 14.00 feet more or less to the Point of Beginning.

Together with:

That parcel of land as described in Official Record Book 3420, pages 2211-2213 of the Public Records of Orange County, Florida, being more particularly described as follows:


Begin at the Southwest corner of Lot 2, Block G, Packwood Subdivision, as recorded in Plat Book D, page 26, of the Public Records of Orange County, Florida; thence run Northeasterly along the Easterly right of way line of the Seaboard Coast Line Railroad for a distance of 70.00 feet; thence Southerly for a distance of 89.00 feet more or less to the Southerly property line of the aforesaid Lot 2; said point also being 50.00 feet Eastwardly and radially from the center line of the main track of the aforesaid Seaboard Coast Line Railroad; thence Westerly along the Southerly property line of the aforesaid Lot 2 for a distance of 22.00 feet more or less to the Point of Beginning.

Together with:

That parcel of land as described in Official Record Book 3394 pages 940-942 of the Public Records of Orange County, Florida, being more particularly described as follows:

Begin at a point 680.00 feet South and 3.00 feet East more or less of the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 29 East; said point being on the East right of way line of Maitland Ave. and the South right of way line of Ventris Ave.; thence run South on said East right of way line for a distance of 10.00 feet more or less; thence run Northeast for a distance of 14.00 feet more or less to a point lying of the South right of way line of Ventris Ave.; thence run West along the South right of way line of Ventris Ave. for a distance of 10.00 feet more or less to the Point of Beginning.

(cont'd. on next page)

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25,36	<b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940 	DRAWING SCALE: NTS
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# APPENDIX "A"

## LEGAL DESCRIPTION

Together with:

Begin at the Southernmost corner of that parcel of land described in Official Record Book 3393 pages 2416-2418 of the Public Records of Orange County, Florida; said point lying on the Easterly right of way line of Maitland Ave.; thence run Northwesterly along the curve of said right of way line with a radius of 336.6 feet for a distance of 26.00 feet more or less; thence departing said right of way line, run Southeast 31.00 feet more or less to a point lying on the Southernmost line of said parcel; said line also being the Westerly right of way line of S. Orlando Ave., per State Road Plat Book 1, page 114; thence run Southwest along said right of way line 6.00 feet more or less to the Point of Beginning.


Together with:

That parcel of land as described in Official Record Book 3449, pages 78-80 of the Public Records of Orange County, Florida, being more particularly described as follows:

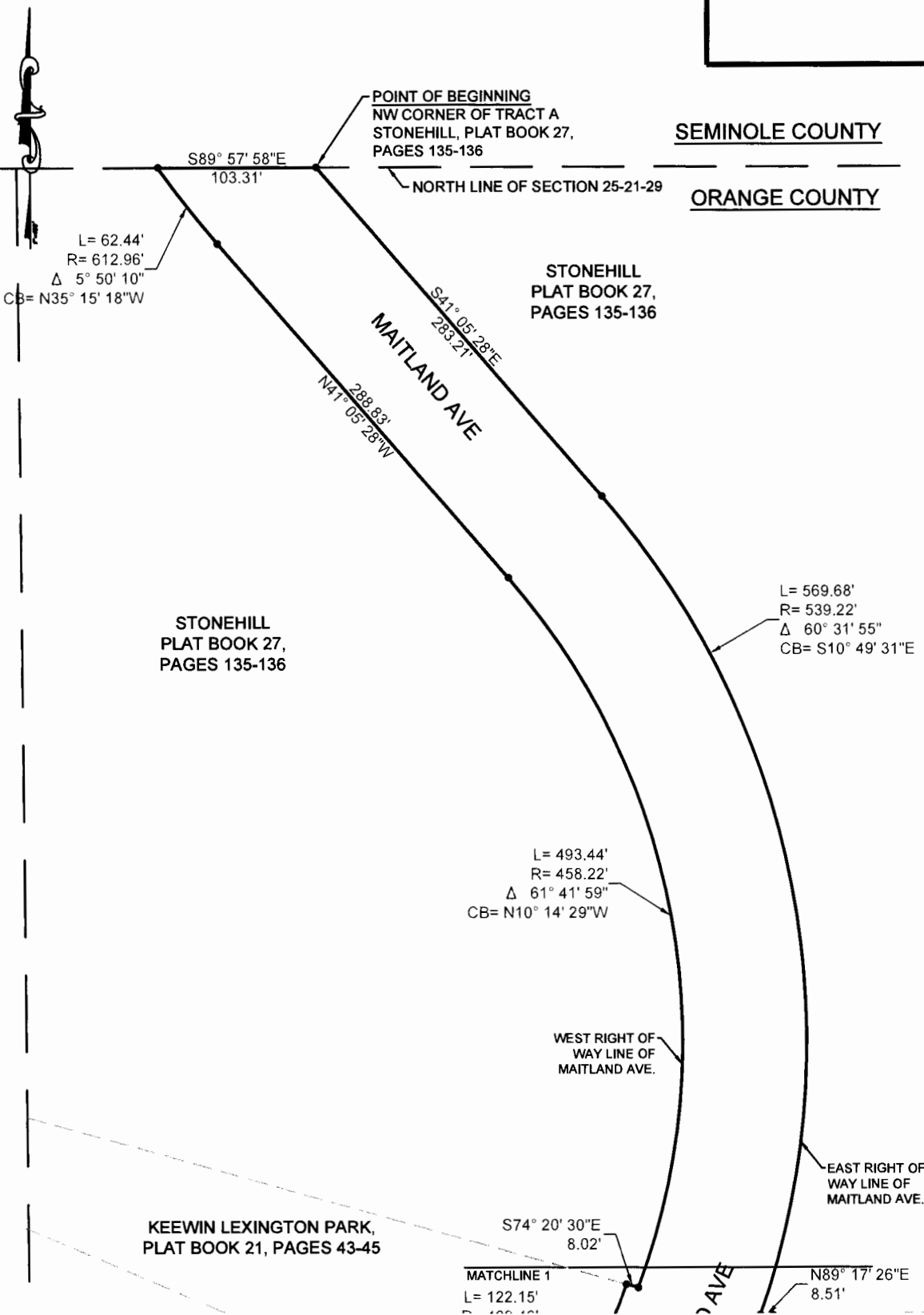
Begin at a point 875.00 feet South more or less and 61.00 feet West more or less of the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 21 South, Range 29 East; thence run South 38.00 feet more or less to a point of curvature of a curve concave East; thence run Southerly along the curve with a radius of 359.0 feet for a distance of 63.00 feet more or less; thence run Southwest 11.00 feet more or less; thence run North 110.00 feet more or less; thence run East 3.00 feet more or less to the Point of Beginning.

All being and lying in Section 25, Township 21 South, Range 29 East, and Section 36, Township 21 South, Range 29 East, Orange County, Florida.

Containing 12.7 acres, more or less.

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25,36	<b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940 	DRAWING SCALE: NTS
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# APPENDIX "A" SKETCH OF DESCRIPTION



**Mark A. Daynes**  
REGISTERED LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 5479  
NOT VALID UNLESS IT BEARS THE SIGNATURE  
AND THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

**SKETCH AND DESCRIPTION**  
THIS IS NOT A SURVEY, NOR HAS FIELD  
WORK BEEN PERFORMED IN ACCORDANCE  
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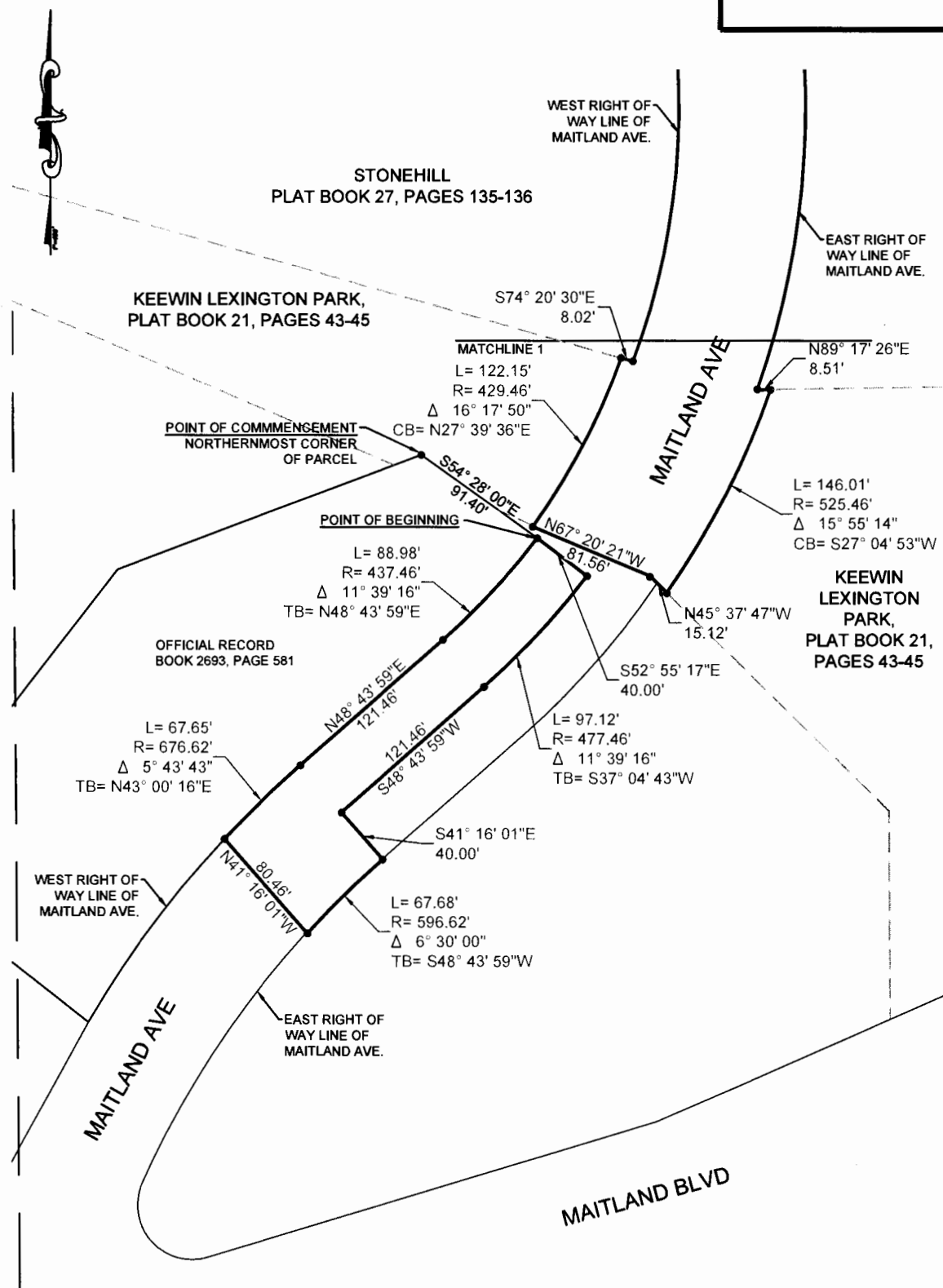
**NOTES:**

1. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.
4. SEE SHEETS 1-5 OF THIS DOCUMENT FOR LEGAL DESCRIPTION.

**PREPARED FOR:**  
Roads and Drainage

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25	<b>PUBLIC WORKS</b> ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: 1"=100'
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# APPENDIX "A" SKETCH OF DESCRIPTION



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## NOTES:

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2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY  
RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH  
WAS NOT PERFORMED.
3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN,  
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**PREPARED FOR:**  
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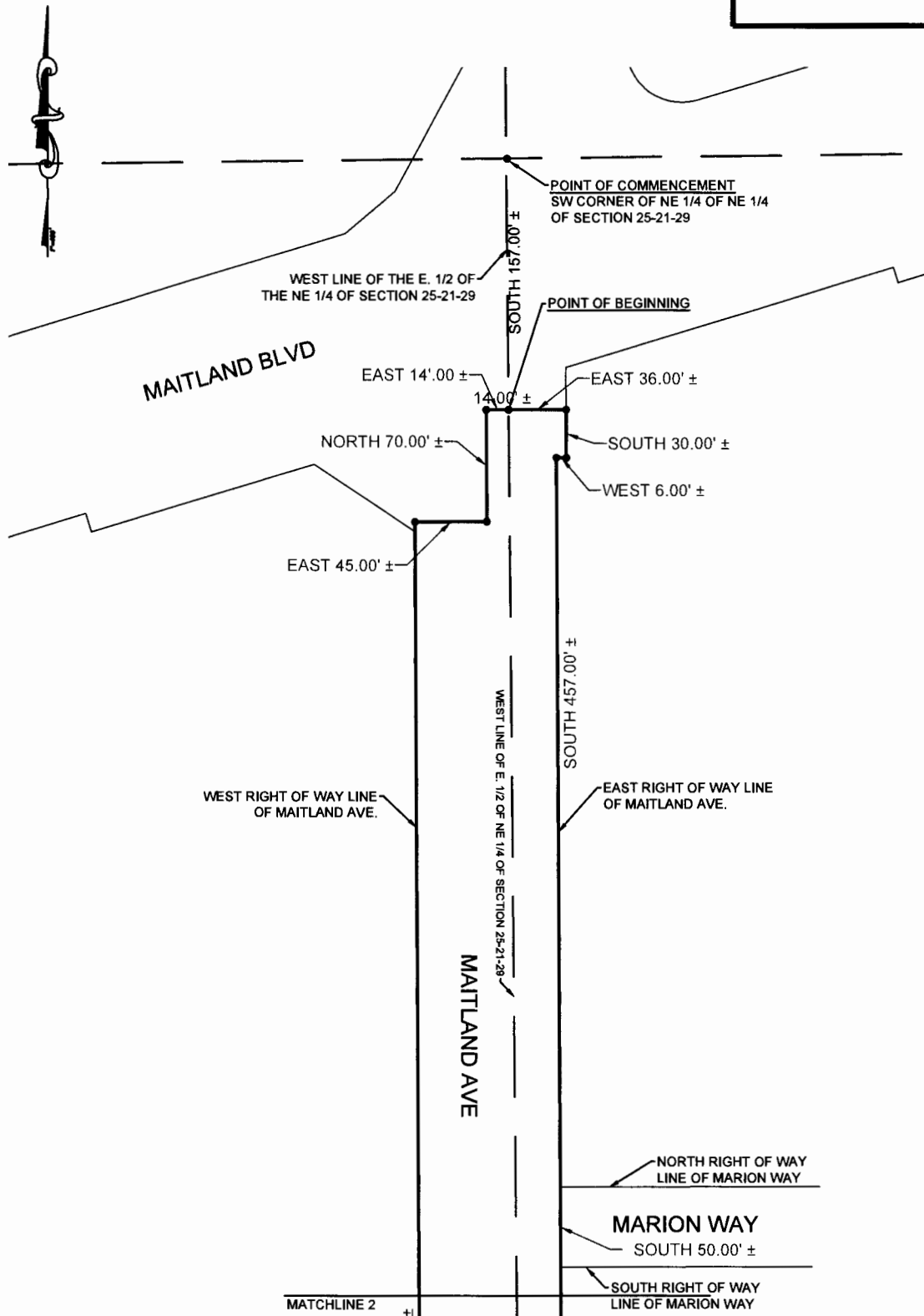
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DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29
APPROVED BY: Daynes	7163	SHEET 7 OF 19

**PUBLIC WORKS**  
**ENGINEERING DIVISION**  
**SURVEY SECTION**  
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ORLANDO, FLORIDA 32839-9205  
(407) 836-7940



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**PROJECT NUMBER**  
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# APPENDIX "A" SKETCH OF DESCRIPTION



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WAS NOT PERFORMED.
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WERE LOCATED.
4. SEE SHEETS 1-5 OF THIS DOCUMENT FOR LEGAL DESCRIPTION.

## LEGEND

- CHANGE IN BEARING, NO POINT SET
- CB CHORD BEARING

THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

PREPARED FOR:  
Roads and Drainage

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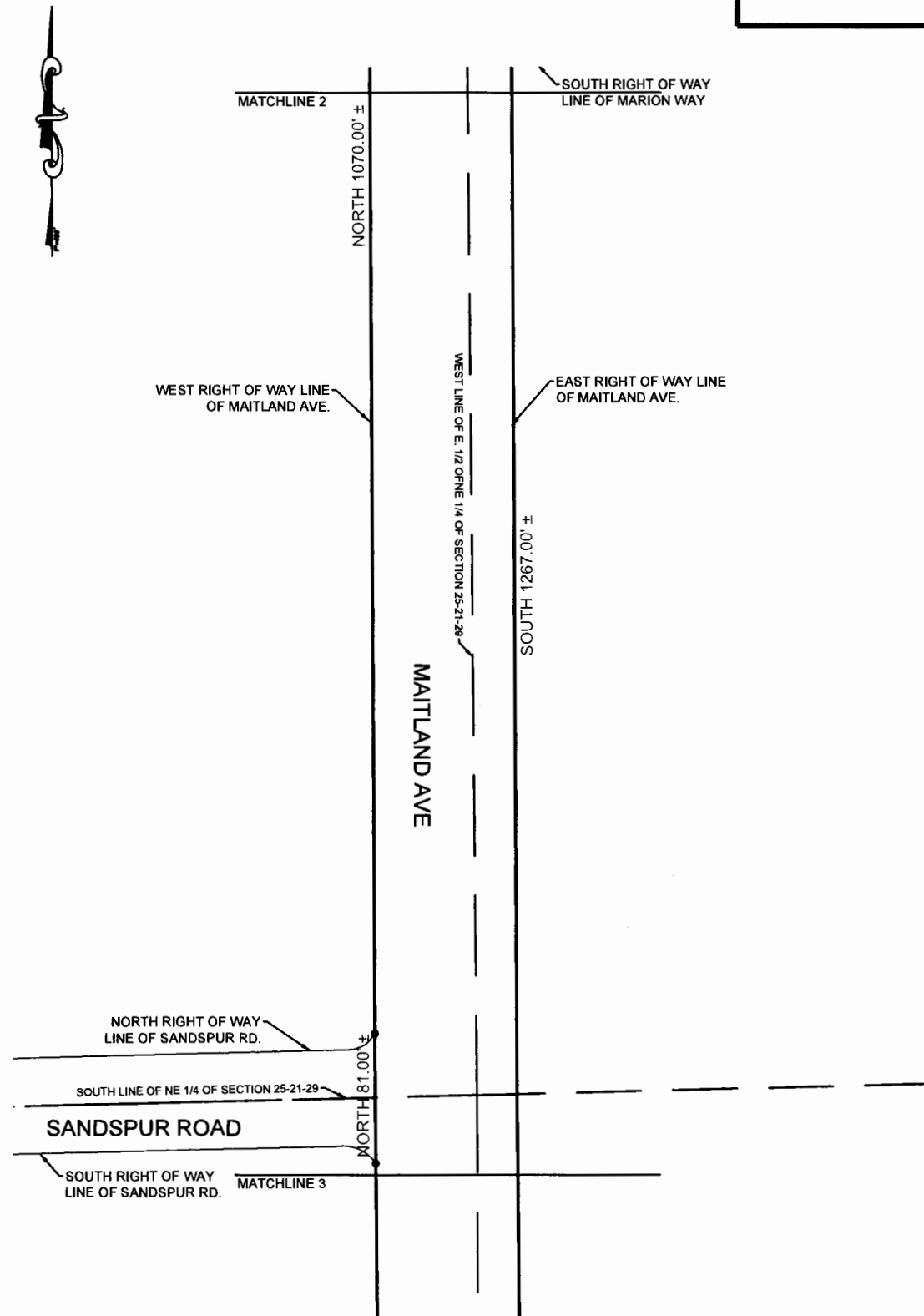
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# APPENDIX "A"

## SKETCH OF DESCRIPTION



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### LEGEND

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- CB CHORD BEARING

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PREPARED FOR:  
Roads and Drainage

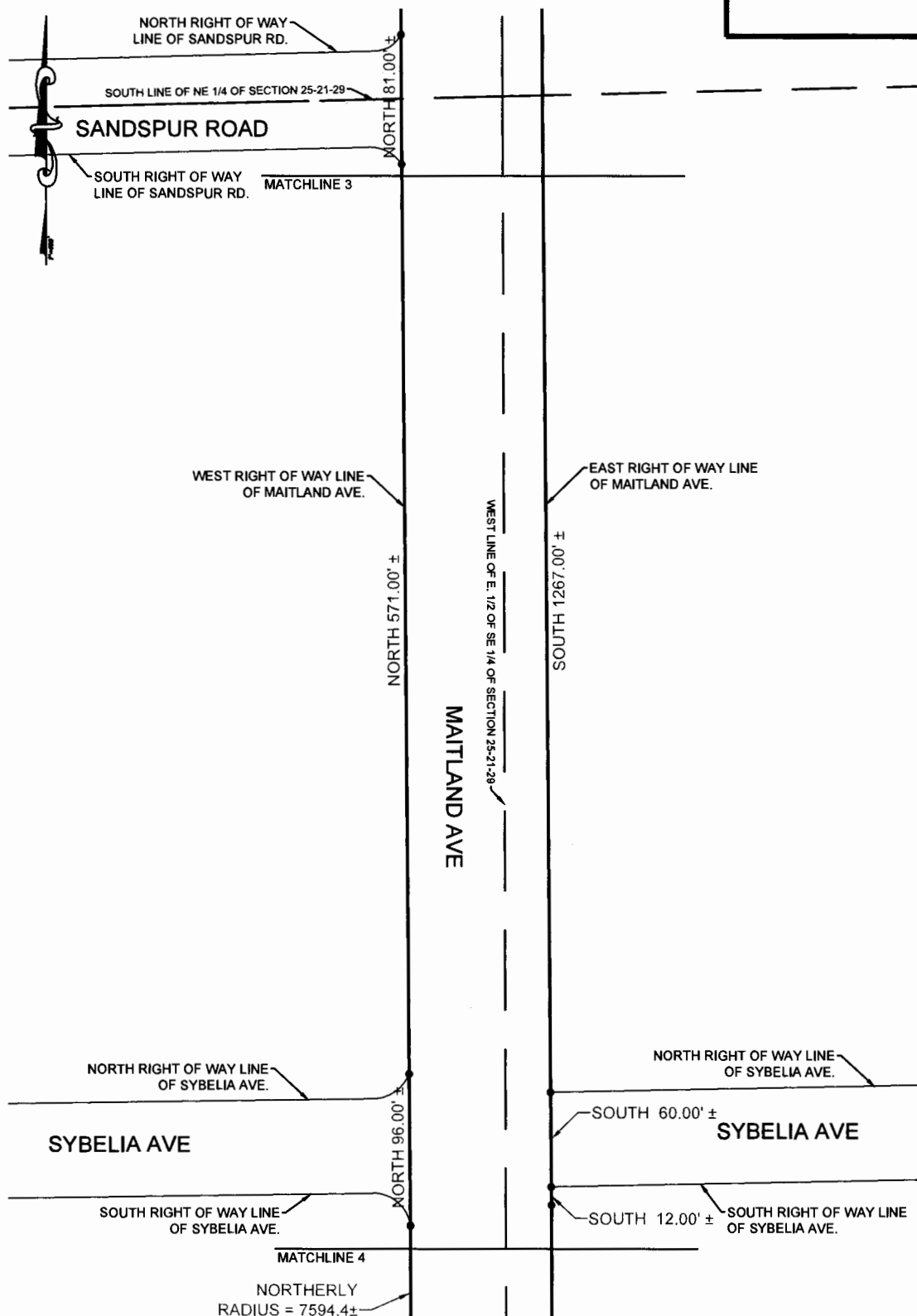
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 9 OF 19

PUBLIC WORKS  
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# APPENDIX "A" SKETCH OF DESCRIPTION



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PREPARED FOR:  
Roads and Drainage

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 10 OF 19

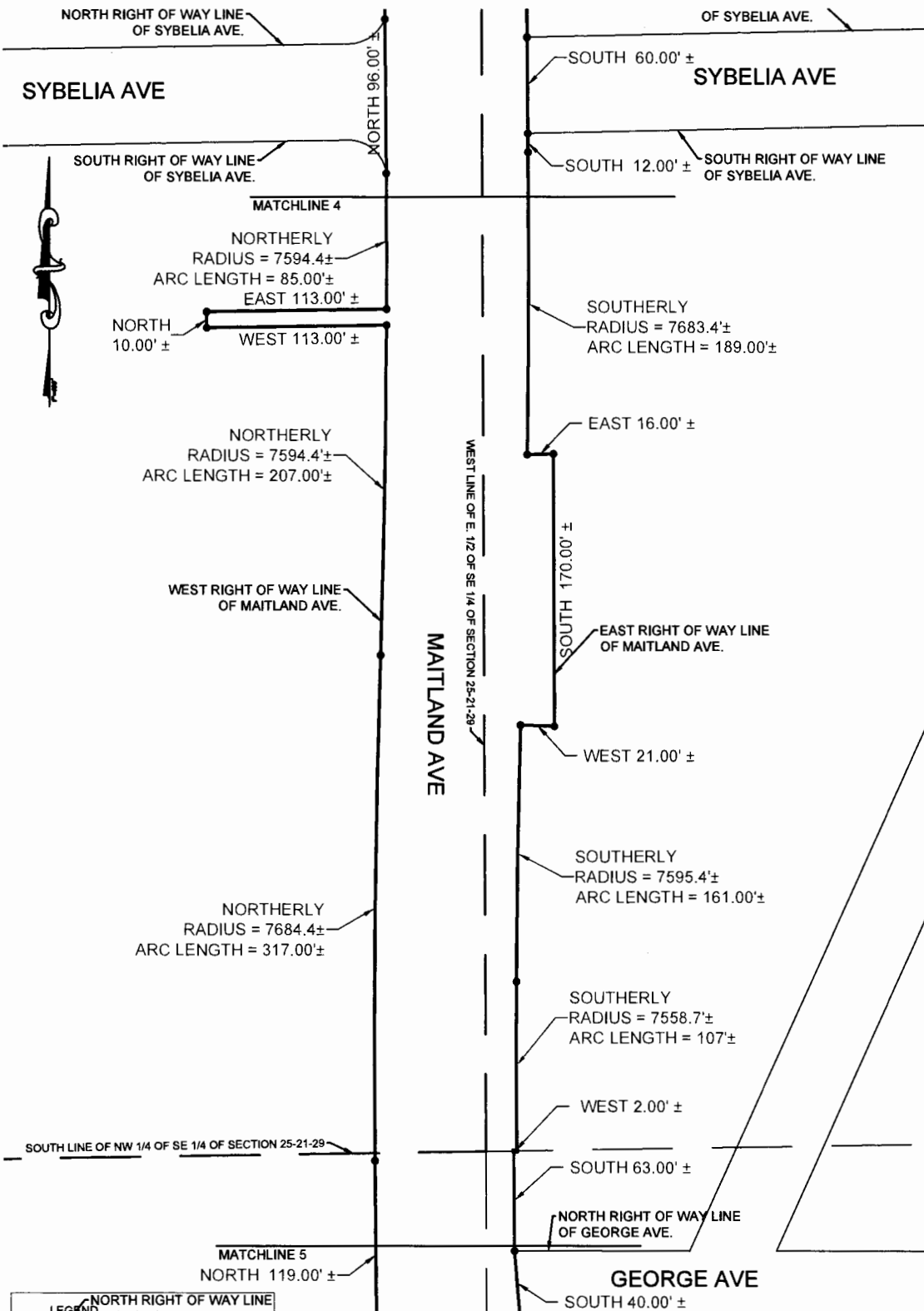
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# APPENDIX "A" SKETCH OF DESCRIPTION



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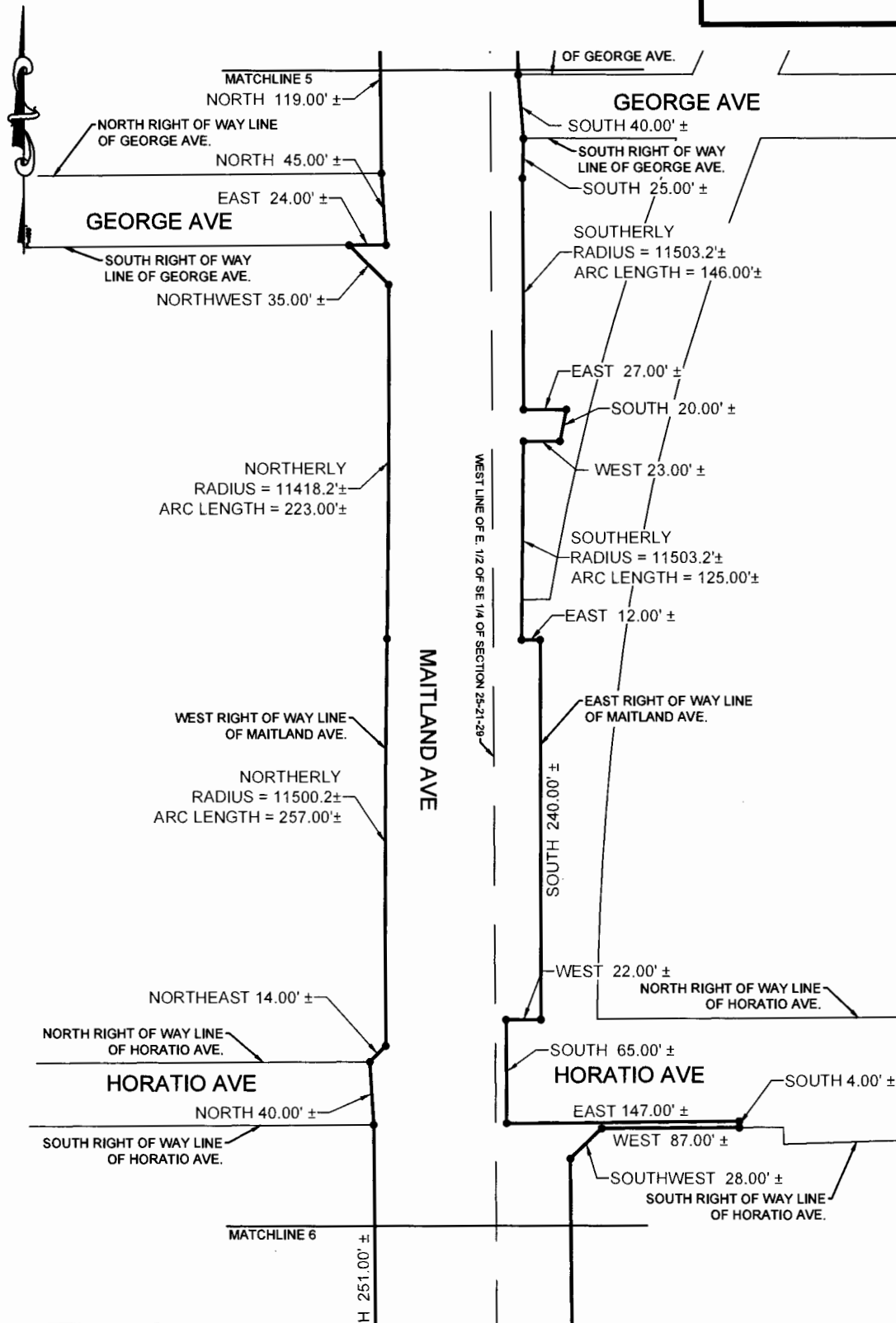
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ENGINEERING DIVISION  
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940



DRAWING SCALE:  
1"=100'  
PROJECT NUMBER  
7163 (D)

# APPENDIX "A" SKETCH OF DESCRIPTION



**SKETCH AND DESCRIPTION**  
THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 54-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

## NOTES:

1. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.
4. SEE SHEETS 1-5 OF THIS DOCUMENT FOR LEGAL DESCRIPTION.

## LEGEND

- CHANGE IN BEARING, NO POINT SET
- CB CHORD BEARING

THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

PREPARED FOR:  
Roads and Drainage

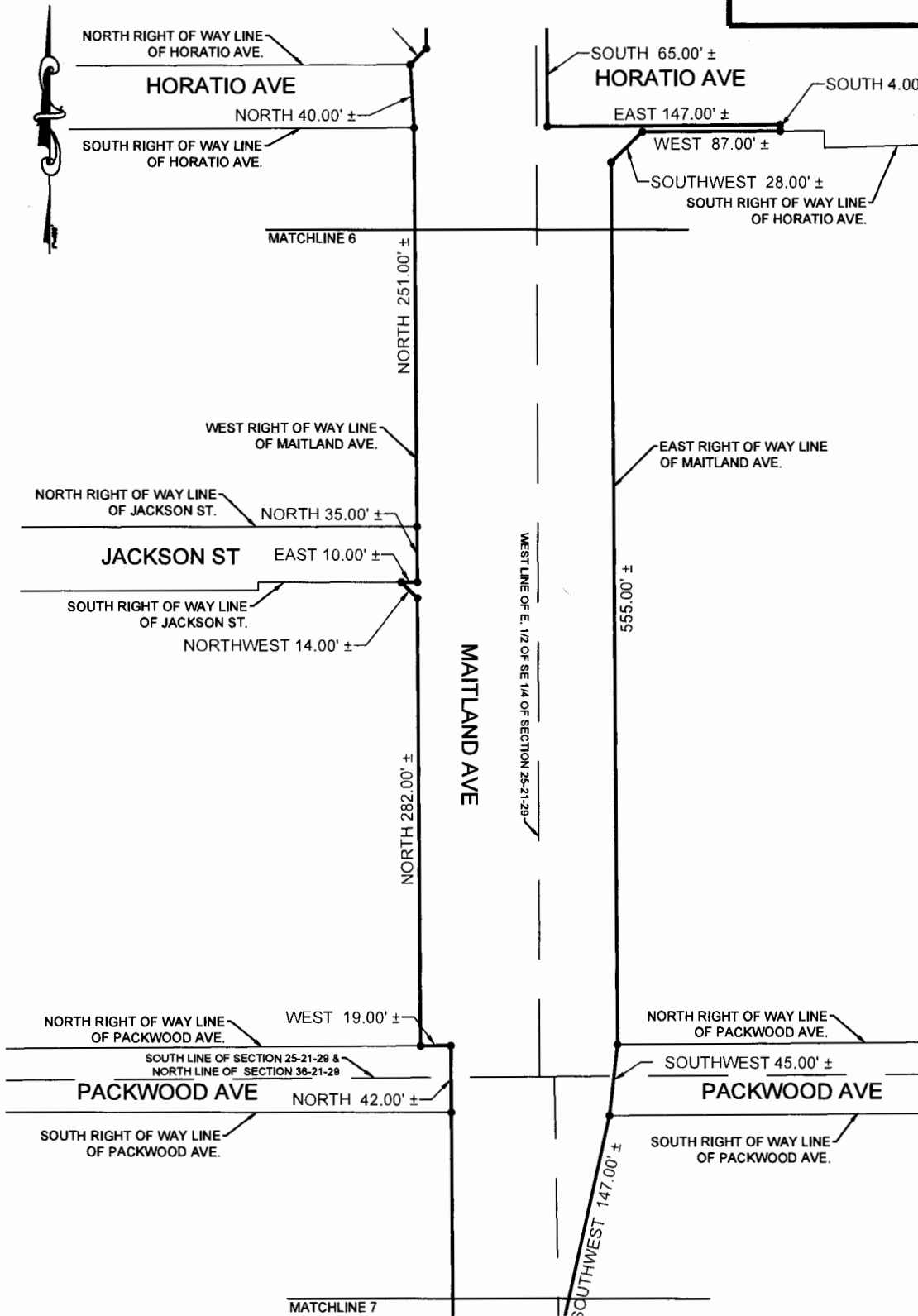
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 12 OF 19

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



DRAWING SCALE:  
1"=100'  
PROJECT NUMBER  
7163 (D)

# APPENDIX "A" SKETCH OF DESCRIPTION



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

## NOTES:

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2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.
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## LEGEND

- CHANGE IN BEARING, NO POINT SET
- CB CHORD BEARING

THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

PREPARED FOR:  
Roads and Drainage

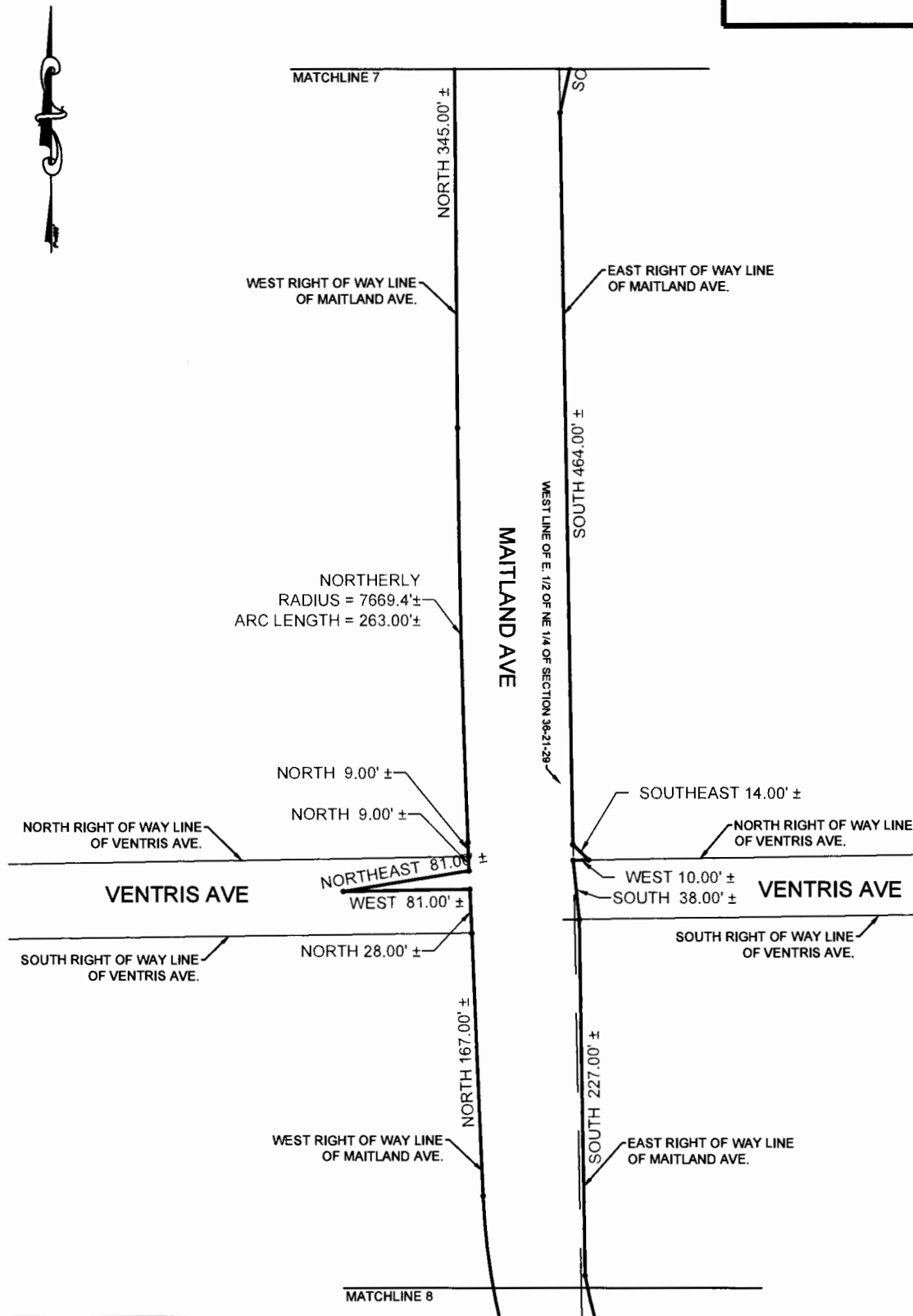
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25,36
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 13 OF 19

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



DRAWING SCALE:  
1"=100'  
PROJECT NUMBER  
7163 (D)

# APPENDIX "A" SKETCH OF DESCRIPTION



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2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.
4. SEE SHEETS 1-5 OF THIS DOCUMENT FOR LEGAL DESCRIPTION.

**PREPARED FOR:**  
Roads and Drainage

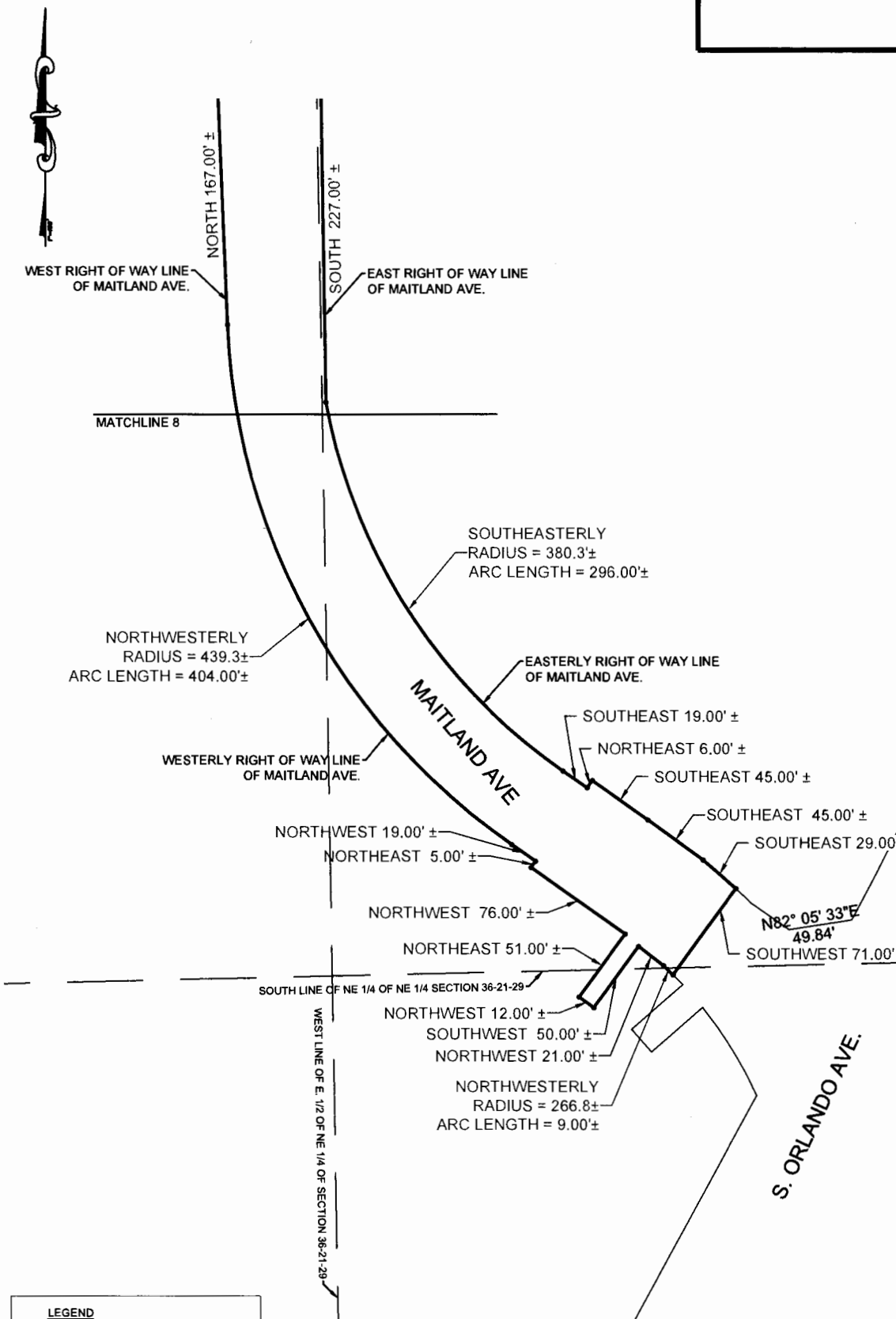
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 36
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 14 OF 19

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



**DRAWING SCALE:**  
1"=100'  
**PROJECT NUMBER**  
7163 (D)

# APPENDIX "A" SKETCH OF DESCRIPTION



**SKETCH AND DESCRIPTION**  
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## NOTES:

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3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.
4. SEE SHEETS 1-5 OF THIS DOCUMENT FOR LEGAL DESCRIPTION.

## LEGEND

- CHANGE IN BEARING, NO POINT SET
- CB CHORD BEARING

THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

PREPARED FOR:  
Roads and Drainage

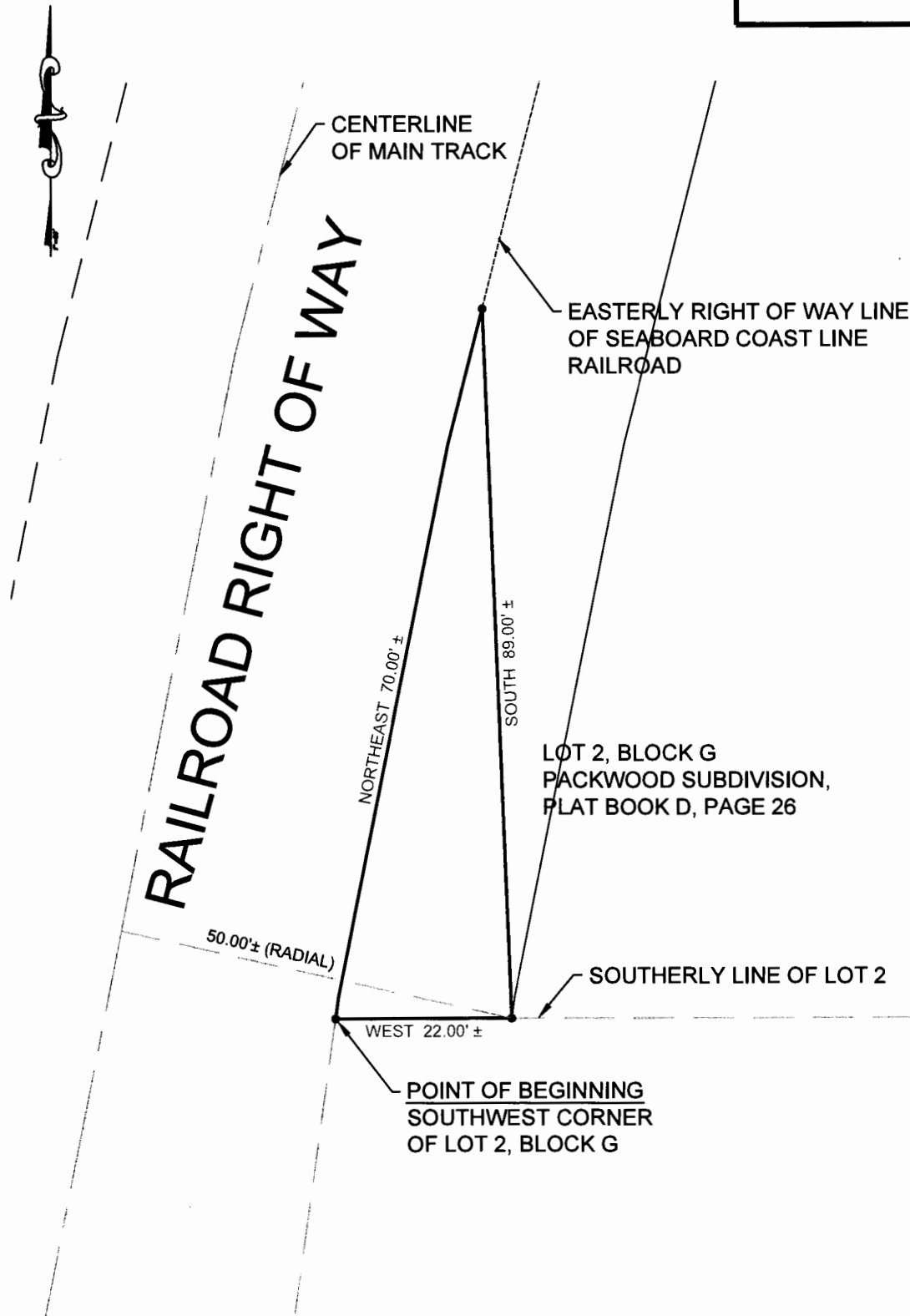
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 36
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 15 OF 19

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



DRAWING SCALE:  
1"=100'  
PROJECT NUMBER  
7163 (D)

# APPENDIX "A" SKETCH OF DESCRIPTION



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## LEGEND

- CHANGE IN BEARING, NO POINT SET
- CB CHORD BEARING

THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

PREPARED FOR:  
Roads and Drainage

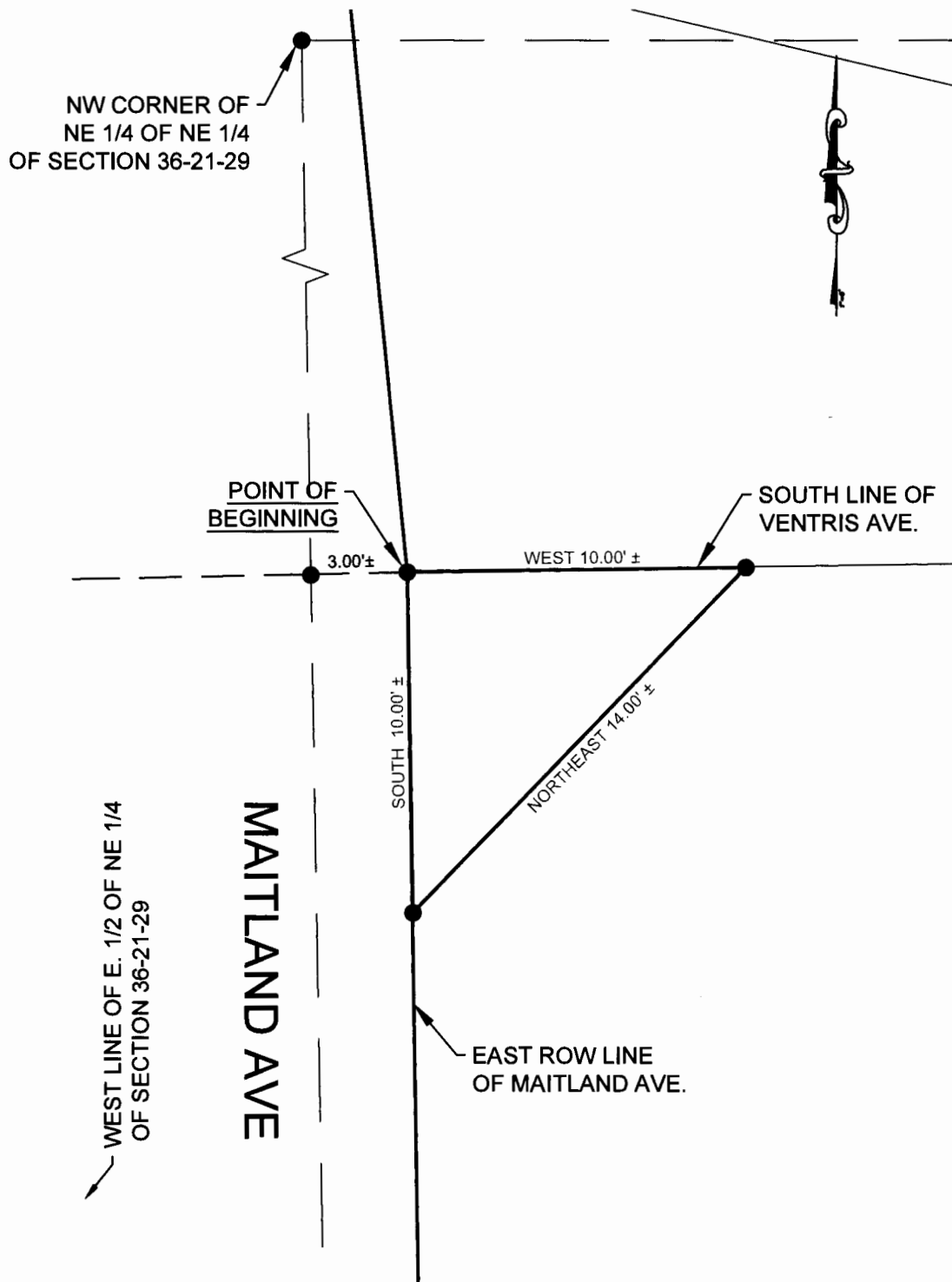
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 16 OF 19

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



DRAWING SCALE:  
1"=20'  
PROJECT NUMBER  
7163 (D)

# APPENDIX "A" SKETCH OF DESCRIPTION



**SKETCH AND DESCRIPTION**  
THIS IS NOT A SURVEY. NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5.1-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

## NOTES:

1. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
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## LEGEND

- CHANGE IN BEARING, NO POINT SET
- CB CHORD BEARING

THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

PREPARED FOR:  
Roads and Drainage

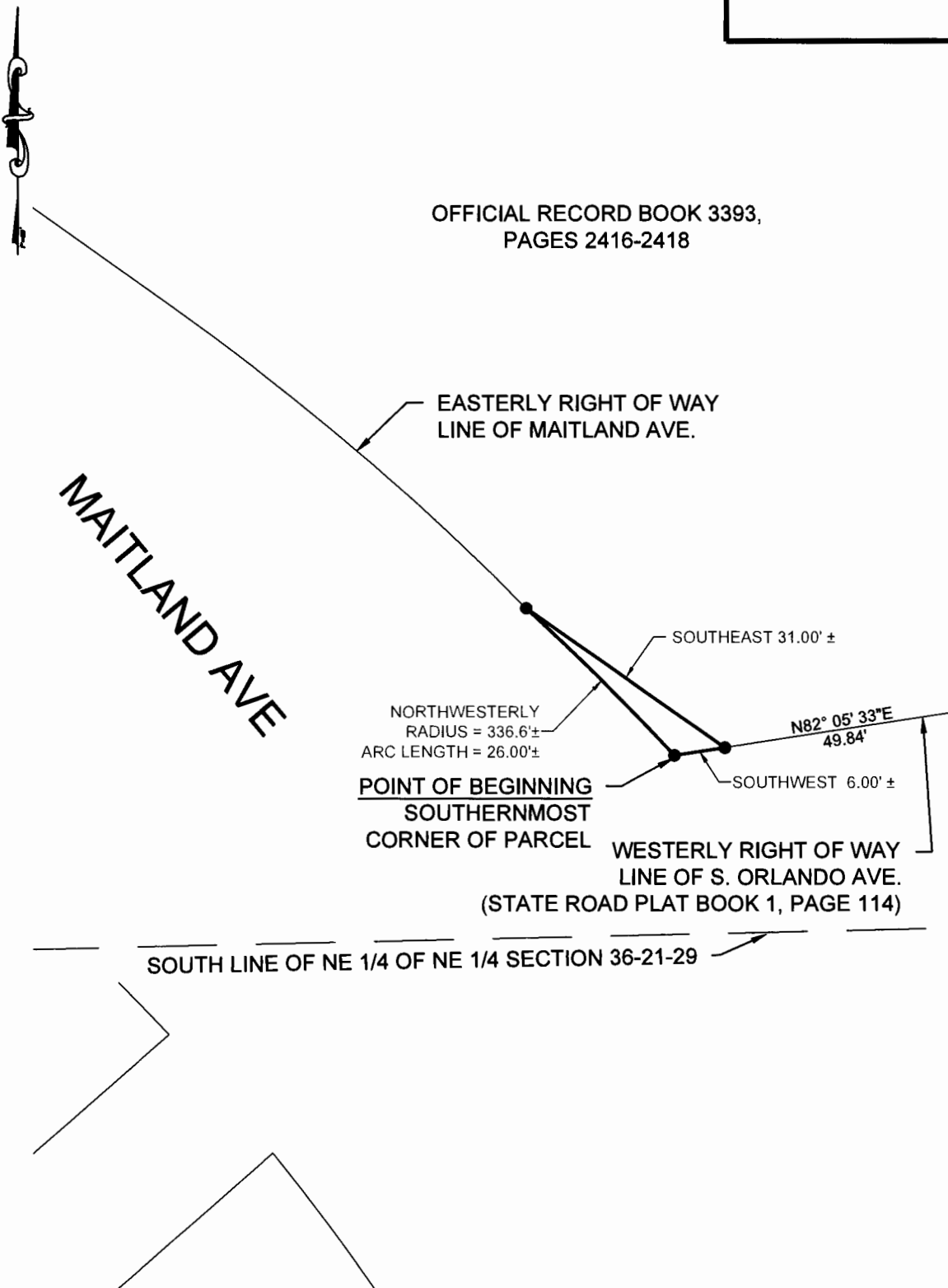
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 36
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 17 OF 19

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



DRAWING SCALE:  
1"=5'  
PROJECT NUMBER  
7163 (D)

# APPENDIX "A" SKETCH OF DESCRIPTION



**SKETCH AND DESCRIPTION**  
THIS IS NOT A SURVEY, NOR HAS FIELD  
WORK BEEN PERFORMED IN ACCORDANCE  
WITH 5.1-17, FLORIDA ADMINISTRATIVE  
CODE FOR PREPARATION OF THIS DRAWING.

## NOTES:

1. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY  
ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY  
RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH  
WAS NOT PERFORMED.
3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN,  
WERE LOCATED.
4. SEE SHEETS 1-5 OF THIS DOCUMENT FOR LEGAL DESCRIPTION.

## LEGEND

- CHANGE IN BEARING, NO POINT SET
- CB CHORD BEARING

THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

PREPARED FOR:  
Roads and Drainage

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 36
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29
APPROVED BY: Daynes	7163	SHEET 18 OF 19

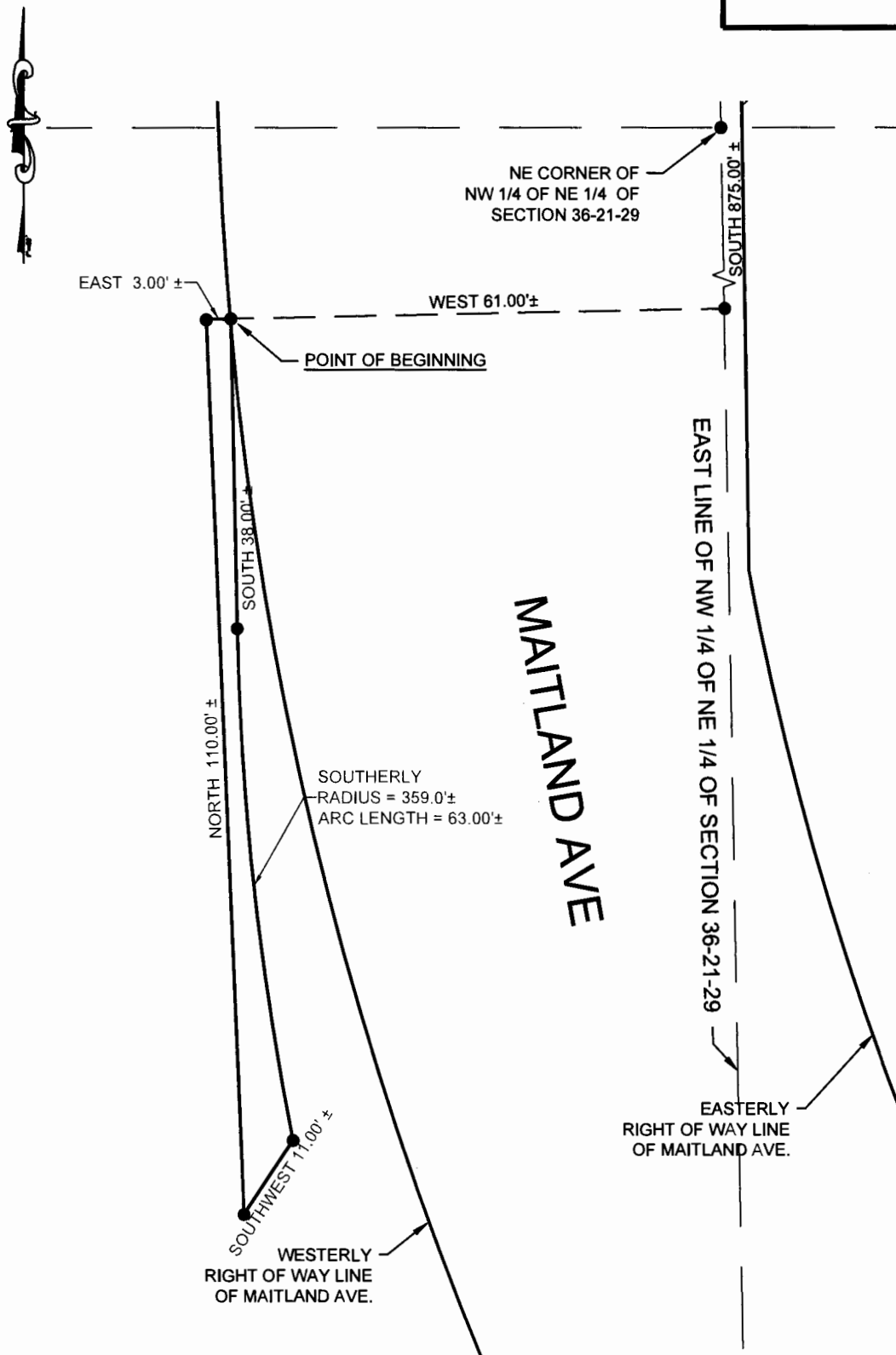
PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940



DRAWING SCALE:  
1"=20'  
PROJECT NUMBER  
7163 (D)



# APPENDIX "A" SKETCH OF DESCRIPTION



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

## NOTES:

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2. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
3. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOS SHOWN, WERE LOCATED.
4. SEE SHEETS 1-5 OF THIS DOCUMENT FOR LEGAL DESCRIPTION.

## LEGEND

- CHANGE IN BEARING, NO POINT SET
- CB CHORD BEARING

THE PURPOSE OF THIS SKETCH IS TO TRANSFER RIGHT OF WAY MAINTENANCE.

PREPARED FOR:  
Roads and Drainage

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 19 OF 19

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



DRAWING SCALE:  
1"=20'  
PROJECT NUMBER  
7163 (D)

# APPENDIX "A"


## LEGAL DESCRIPTION

That parcel of land described in Official Record Book 3253, pages 632-634, of the Public Records of Orange County, Florida, being more particularly described as follows:

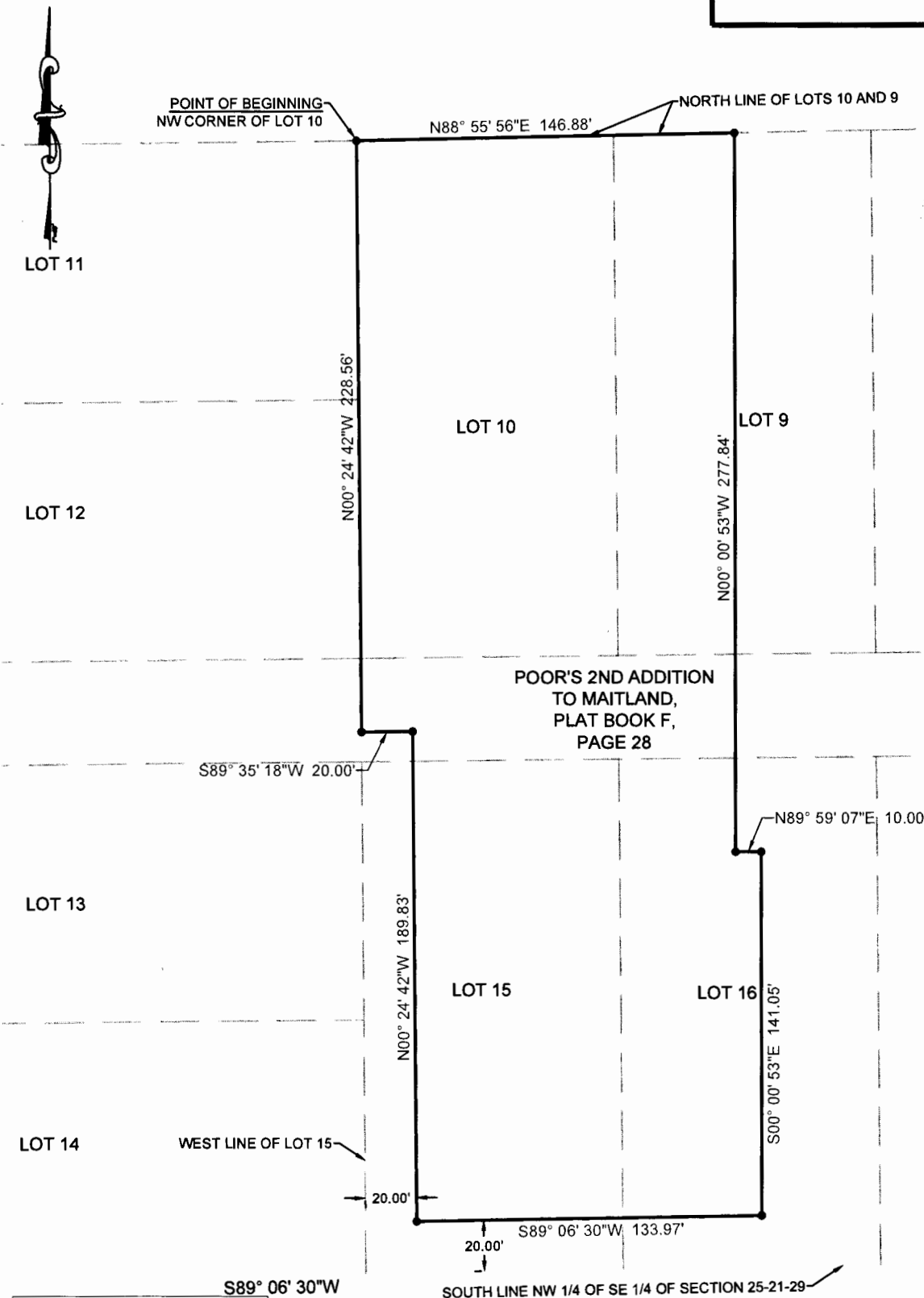
Begin at the Northwest corner of Lot 10 of the Plat of Poor's 2nd Addition to Maitland as recorded in Plat Book F, page 28 of the Public Records of Orange County, Florida; thence run along the North line of Lots 10 and 9 of said plat N 88°55'56" E for a distance of 146.88 feet; thence run S 00°00'53" E for a distance of 277.84 feet; thence run N 89°59'07" E for a distance of 10.00 feet; thence run S 00°00'53" E for a distance of 141.05 feet to a point situated 20 feet North of the South line of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 21 South, Range 29 East; thence run S 89°06'30" W along a line parallel to and 20 feet North of said South line of Section 25 for a distance of 133.97 feet to a point 20 feet East of the West line of Lot 15 of said plat; thence run N 00°24'42" W along a line parallel to and 20 feet East of said West line of Lot 15 for a distance of 189.83 feet; thence departing said line, run S89°35'18" W for a distance of 20.00 feet; thence run N 00°24'42" W for a distance of 228.56 feet to the Point of Beginning.

All being and lying in the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 21 South, Range 29 East, Orange County, Florida.

Containing 1.34 acres, more or less.

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25	 <p>SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940</p>	DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21		PROJECT NUMBER
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29		7163 (A)
APPROVED BY: Daynes	7163	SHEET 1 OF 2		

# APPENDIX "A" SKETCH OF DESCRIPTION



Mark A. Daynes  
REGISTERED LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 5479

NOT VALID UNLESS IT BEARS THE SIGNATURE  
AND THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

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

## NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25-21-29, BEING S 89°06'30" W, PER OFFICIAL RECORD BOOK 3253, PAGES 632-634.
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.

PREPARED FOR:  
Roads and Drainage

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 2 OF 2

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



DRAWING SCALE:  
1"=60'  
PROJECT NUMBER  
7163 (A)

# APPENDIX "A"

## LEGAL DESCRIPTION

That parcel of land described in Official Record Book 3503, page 2019 of the Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 25, Township 21 South, Range 29 East, Orange County, Florida; thence run along the North line of said section S 89° 57' 58" E for a distance of 61.80 feet, to a point being on the boundary of Tract B, as shown on the Stonehill Plat, as recorded in Plat Book 27, pages 135-136, of the Public Records of Orange County, Florida; thence departing said North line, run the following courses along the northerly boundary of said Tract B: S 41° 37' 49" E 311.97 feet; thence run S 48° 53' 17" W 64.72 feet; thence run N 56° 36' 43" W 166.00 feet, thence run N 50° 44' 26" W for a distance of 104.42 feet to a point on the West line of the Northeast quarter of the Northeast quarter of said section 25; thence run along said West line N 00° 24' 14" W for a distance of 118.34 feet to the Point of Beginning.

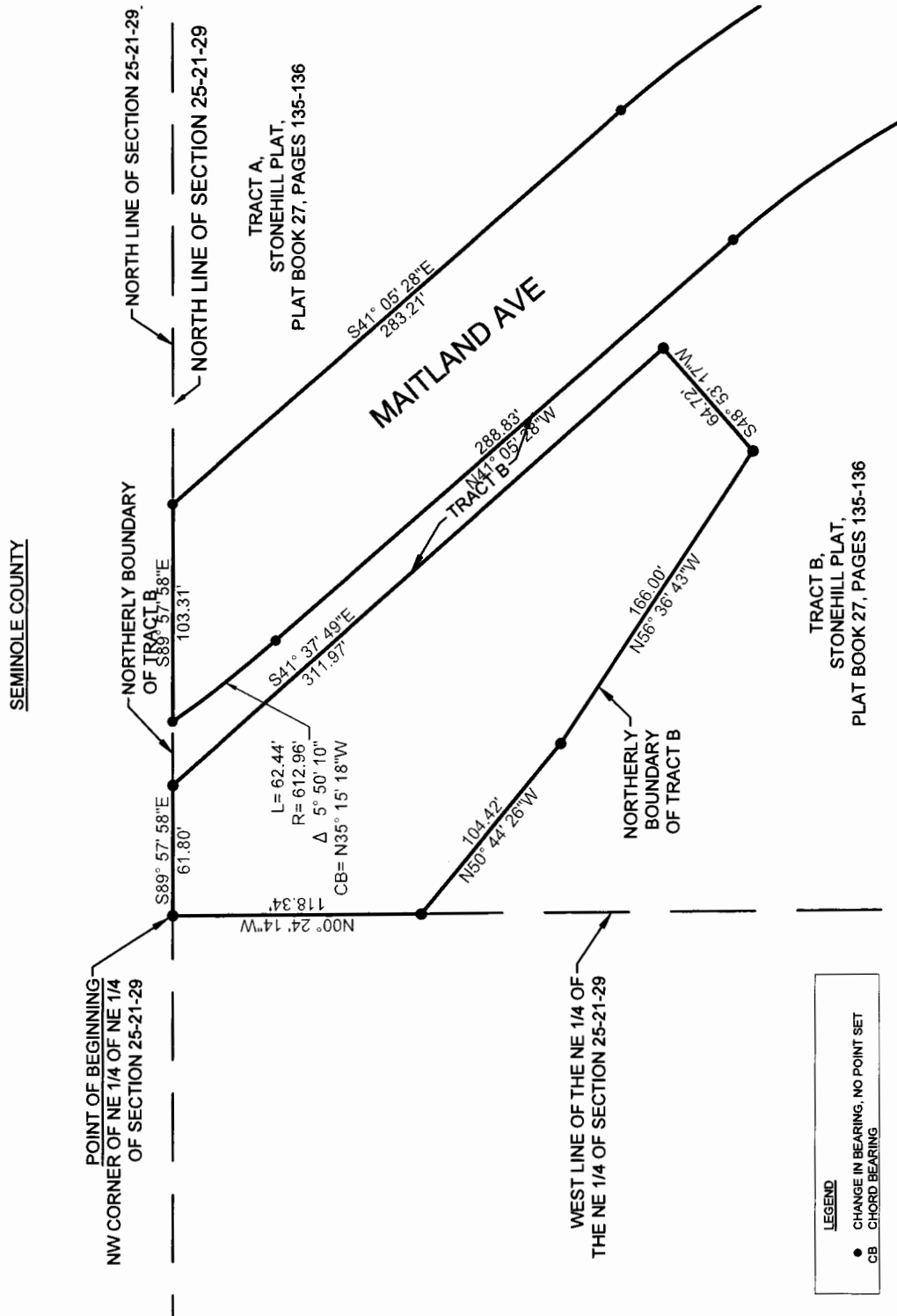
All being and lying in Section 25, Township 21 South, Range 29 East of Orange County, Florida.

Containing 32,418 square feet, more or less.

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25	SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21		PROJECT NUMBER
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29		7163 (B)
APPROVED BY: Daynes	7163	SHEET 1 OF 2		



# APPENDIX "A" SKETCH OF DESCRIPTION



## NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 25-21-29, BEING S 89° 57' 58" E, PER STONEHILL PLAT, PLAT BOOK 27, PAGES 135-136.
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
4. ALL RIGHT OF WAY LINES SHOWN HEREON ARE APPROXIMATED BASED ON INFORMATION OBTAINED FROM THE PROPERTY APPRAISER AND RECORDED PLATS, AND HAS NOT BEEN FIELD VERIFIED.

PREPARED FOR:  
Engineering -  
Survey Section

DRAWING SCALE:  
1"=80'  
PROJECT NUMBER  
7163 (B)

DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29
APPROVED BY: Daynes		SHEET 2 OF 2

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



Mark A. Daynes  
REGISTERED LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 5479  
NOT VALID UNLESS IT BEARS THE SIGNATURE  
AND THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

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

BCC Mtg. Date: September 18, 2018

Project: Interlocal Agreement with the City of Maitland for the Transfer of Jurisdiction of Maitland Avenue from South Orlando Avenue to the Seminole County Line

### **ASSIGNMENT OF DRAINAGE EASEMENTS**

**THIS ASSIGNMENT OF DRAINAGE EASEMENTS** (the "Assignment"), effective as of the last date of execution, is made and entered into by Orange County, a charter county and political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, Florida 32802-1393 ("Assignor"), to the City of Maitland, a municipal corporation under the laws of the State of Florida, whose address is 1776 Independence Lane, Maitland, Florida 32751 ("Assignee").

**WHEREAS**, Assignor is the owner of a Drainage Easement recorded July 27, 1983, at O.R. Book 3401, Pages 1632-1634, Public Records of Orange County, Florida, between Donald C. Hillman and Elizabeth L. Hillman, his wife, as Grantor, and Orange County, as Grantee;

**WHEREAS**, Assignor is the owner of a second Drainage Easement recorded October 6, 1983, at O.R. Book 3427, Pages 1362-1363, Public Records of Orange County, Florida, between James P. Curry and Leslie Ann Curry, his wife, as Grantor, and Orange County, as Grantee;

**WHEREAS**, Assignor is the owner of a third Drainage Easement recorded November 16, 1983, at O.R. Book 3441, Pages 2139-2141, Public Records of Orange County, Florida, between A.D.A.P., Inc., as Grantor, and Orange County, as Grantee; and

**WHEREAS**, subject to the provisions herein, and the provisions of the Interlocal Agreement between Assignor and Assignee for the transfer of jurisdiction of Maitland Avenue from South Orlando Avenue to the Seminole County line, Assignor desires to assign, and Assignee desires to assume, all of Assignor's rights, title, duties, obligations, and interest in the three above referenced Drainage Easements.

Project: Interlocal Agreement with the City of Maitland for the Transfer of Jurisdiction of Maitland Avenue from South Orlando Avenue to the Seminole County Line

**NOW, THEREFORE**, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.

2. **Assignment.** Assignor hereby assigns and transfers to Assignee all of Assignor's rights, title, duties, obligations, and interest to the three above referenced Drainage Easements.

3. **Assumption.** Assignee hereby assumes from Assignor all of Assignor's rights, duties, and obligations under the terms and conditions of the three Drainage Easements, including for utilities: the maintenance of any existing utility facilities located within the Drainage Easement areas; and Assignee further agrees that, as a condition of this agreement, Assignee shall assume and abide by all terms and conditions of the three Drainage Easements.

**IN WITNESS WHEREOF**, the Assignor hereto has executed this Assignment of Drainage Easements as of the day and year below its signature.

**ASSIGNOR:**

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

*Teresa Jacobs*

*TJ* Teresa Jacobs  
Orange County Mayor

Date: 9.19.18

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

By: *Craig A. Stopyra*  
for Deputy Clerk  
Craig A. Stopyra  
Printed Name

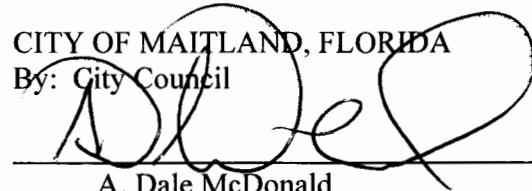


Project: Interlocal Agreement with the City of Maitland for the Transfer of Jurisdiction of Maitland Avenue from South Orlando Avenue to the Seminole County Line

**ASSIGNEE:**

CITY OF MAITLAND, FLORIDA

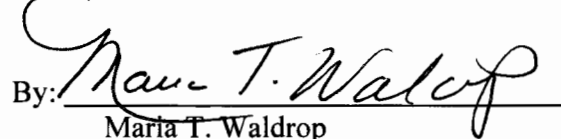
By: City Council



A. Dale McDonald  
Mayor

Date: August 13, 2018

**ATTEST:**

By: 

Maria T. Waldrop  
City Clerk

**This instrument prepared by:**

E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida



# EXHIBIT "A"

## LEGAL DESCRIPTION

Those parcels of land described in the following recorded documents: Official Record Book 3441, pages 2139-2141, Official Record Book 3401, pages 1632-1634, and Official Record Book 3427, pages 1362-1363 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 12 of the Plat of Poor's 2nd Addition to Maitland as recorded in Plat Book F, page 28 of the Public Records of Orange County, Florida; thence run South along the West line of that parcel of land as described in Official Record Book 3253, pages 632-634 of the Public Records of Orange County, Florida, S 00°24'42" E for a distance of 5.50 feet to the Point of Beginning; thence continue along said West line S 00°24'42" E for a distance of 25.00 feet to a point lying 9.50 feet North of the North line of Lot 13 of said plat; thence departing said West line, run S 89°27'54" W along a line parallel to and 9.50 feet North of said North line of Lot 13 for a distance of 288.00 feet more or less, to a point lying on the Easterly Right of Way line of Lake Sybelia Drive; thence run Northwesterly along said Easterly Right of Way line N 34°05'28" W for a distance of 37.00 feet more or less to a point lying on a nontangent curve; having a chord bearing of N 39°58'39" W, and a radius of 710.00 feet; thence run along the curve of said Easterly Right of Way line through a central angle of 4°13'44" for a distance of 52.00 feet more or less to the Southernmost corner of that parcel of land as described in Official Record Book 3820, page 3660 of the Official Records of Orange County, Florida; thence departing said Right of Way line, run Northeasterly along the southerly line of said parcel N 40°13'00" E for a distance of 79.00 feet more or less to the Northwest corner of said Lot 12; thence run along the West line of said Lot 12 S 19°06'50" E for a distance of 106.24 feet to the Southwest corner of said Lot 12; thence run along the South line of Lot 12 N 89°27'54" E for a distance of 106.00 feet; thence departing said South line, run S 00°24'42" E for a distance of 5.50 feet to a point lying 5.50 feet South of the South line of said Lot 12; thence run N 89°27'54" E along a line parallel to and 5.50 feet South of said South line of Lot 12 for a distance of 150.00 feet to the Point of Beginning.

All being and lying in Section 25, Township 21 South, Range 29 East.

Containing 12,946.73 square feet, more or less;


Together with:

Begin at the Northwest corner of Lot 13 of the Plat of Poor's 2nd Addition to Maitland as recorded in Plat Book F, page 28 of the Public Records of Orange County, Florida; thence run Southwesterly on a line from the Northwest Corner of said Lot 13 to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 21 South, Range 29 East, said line being S 58°28'41" W for a distance of 35.00 feet more or less to a point lying on the Easterly Right of Way line of Lake Sybelia Drive; thence run Northwesterly along said Easterly Right of Way line N 26°42'15" W for a distance of 20.00 feet more or less to the intersection of said Easterly Right of Way line and the Westerly prolongation of the North line of said Lot 13; thence run along said Westerly prolongation of the said North line of Lot 13 N 89°27'54" E for a distance of 39.00 feet more or less to the Point of Beginning.

All being and lying in Section 25, Township 21 South, Range 29 East.

Containing 349.54 square feet, more or less;

(continued on next page)

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25	 <p>SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940</p>	DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21		PROJECT NUMBER 7163 (C)
CHECKED BY: Daynes	DRAWING FILE: 7163	RANGE: 29		
APPROVED BY: Daynes		SHEET 1 OF 3		

# EXHIBIT "A"

## LEGAL DESCRIPTION

Together with:

Commence at the Southeast corner of Lot 12 as recorded in Plat Book F, page 28 of the Public Records of Orange County, Florida; thence run along the South line of said Lot 12 S 89°27'54" W for a distance of 150.00 feet; thence departing said South line, run S 00°24'42" E for a distance of 5.50 feet to point lying 5.50 feet South of the said line of Lot 12; thence run along a line parallel to and 5.50 feet South of said South line of Lot 12 S 89°27'54" W for a distance of 155.00 feet more or less to where said line intersects with the Easterly Right of Way line of Lake Sybelia Drive; thence departing said line, run S 57°38'00" W for a distance of 60.00 feet more or less to a point lying on the Westerly Right of Way line of Lake Sybelia Drive, said point also being the Point of Beginning; thence continue S 57°38'00" W for a distance of 49.00 feet more or less; thence run S 32°22'00" E for a distance of 30.00 feet more or less; thence run N 57°38'00" E for a distance of 50.00 feet more or less to a point lying on the Westerly Right of Way line of Lake Sybelia Drive; thence run Northwesterly along the Westerly Right of Way line of Lake Sybelia Drive N 34°07'06" W for a distance of 30.00 feet more or less to the Point of Beginning.

All being and lying in Section 25, Township 21 South, Range 29 East.

Containing 1,471.32 square feet, more or less.

The sum total of all parcels described hereon is 14,767.59 square feet, or 0.34 acres, more or less.

PREPARED FOR: Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DESIGNED BY: Washington	DATE: 6/18/13	SECTION: 25	<b>SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No: 7163	TOWNSHIP: 21		PROJECT NUMBER
CHECKED BY: Daynes	DRAWING FILE:	RANGE: 29		7163 (C)
APPROVED BY: Daynes	7163	SHEET 2 OF 3		



# SCHEDULE "A" SKETCH OF DESCRIPTION

Curve Table			
Curve #	Length	Radius	Chord Bearing
C1	52.00±	710.00'	N39° 56' 39"W

POOR'S 2ND ADDITION TO MAITLAND,  
PLAT BOOK F,  
PAGE 28

SOUTHERLY LINE OF  
OFFICIAL RECORD  
BOOK 3820, PAGE 3660

NW CORNER OF LOT 12

WEST LINE OF LOT 12

SW CORNER OF LOT 12

LAKE SYBELIA DRIVE  
(RIGHT OF WAY VARIES)

POINT OF  
BEGINNING

LAKE  
SYBELIA

EASTERLY RIGHT  
OF WAY LINE

WESTERLY RIGHT  
OF WAY LINE

- LEGEND**
- CHANGE IN BEARING, NO POINT SET
  - CB CHORD BEARING

## NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 12, BEING N 89° 27' 54" E, PER OFFICIAL RECORD BOOK 3820, PAGE 3660.
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
4. ALL RIGHT OF WAY LINES SHOWN HEREON ARE APPROXIMATED BASED ON INFORMATION OBTAINED FROM THE PROPERTY APPRAISER AND RECORDED PLATS, AND HAS NOT BEEN FIELD VERIFIED.

PREPARED FOR:  
Roads and Drainage

DRAWING SCALE:  
1"=60'

PROJECT NUMBER  
7163 (C)

DESIGNED BY: Washington

DATE: 6/18/13

SECTION: 25

DRAWN BY: Washington

JOB No: 7163

TOWNSHIP: 21

CHECKED BY: Daynes

DRAWING FILE:

RANGE: 29

APPROVED BY: Daynes

7163

SHEET 3 OF 3

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



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

DATE: 8/24/13  
Mark A. Daynes  
REGISTERED LAND SURVEYOR  
AND MAPPER  
STATE OF FLORIDA LICENSE NO. 5479