

JUN 07 2011 CAS/ND/CMS

# RESOLUTION

*of the*

**ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS**

*regarding*

**AUTHORIZATION TO CONVEY CERTAIN  
COUNTY PROPERTY INTERESTS TO  
THE ORLANDO-ORANGE COUNTY EXPRESSWAY  
AUTHORITY**

**Resolution No. 2011-M-18**

**WHEREAS**, Orange County, a political subdivision of the State of Florida, pursuant to its home rule power and Section 125.38 of the Florida Statutes (2010), has authority to determine that certain County property is not needed for County purposes and to convey said property, for nominal price or otherwise, to the United States or any department or agency thereof, the State or any political subdivision or agency thereof, or any municipality of Florida, or any corporation or non-profit entity organized for the purpose of promoting community interest and welfare; and

**WHEREAS**, an agreement entitled "Right-of-Way Exchange and Continuing Maintenance Agreement" ("Agreement") dated January 10, 1995 between the Orlando-Orange County Expressway Authority, a body politic created by and existing under the laws of the State of Florida (the "Authority"), and Orange County, the County would vacate six parcels of property which by law would thereby come into ownership of the Authority; and

**WHEREAS**, the action to vacate the interest of Orange County in these properties never occurred; and

**WHEREAS**, to convey the interest in the six properties that were to be vacated per Section 5 of the 1995 Agreement, the County and the Authority agree that County shall convey to the Authority by statutory County Deed all of the County's right, title and interest in the properties described in Exhibit "A", attached hereto and made a part of this Resolution, for public road improvements; and

**WHEREAS**, the County determined in 1995 and declares today that the properties are no longer needed for County purposes and that the conveyance to the Authority is in the public interest; and

**WHEREAS**, the Authority is qualified, as a public agency under the laws of the State of Florida, to make application for and receive surplus County property pursuant to Section 125.38, Florida Statutes (2010).

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:**

1. The Board hereby determines that the properties are no longer needed for County purposes and that it is in the best interest of Orange County that its interests in the properties be conveyed to the Authority for use as the Authority deems suitable for public road improvements and related purposes.

2. The Board hereby directs that all of the County's right, title and interest in the properties be conveyed to the Authority for the consideration of ONE DOLLAR, and that the Orange County Mayor execute and deliver a Statutory County Deed to effectuate such conveyance.

3. The Board hereby directs that a certified copy of this Resolution shall be forwarded forthwith to the Authority.

4. This Resolution shall become effective upon its adoption by the Board.

**ADOPTED** this \_\_\_ day of JUN 07 2011, 2011.

ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: *Teresa Jacobs*  
Teresa Jacobs  
Orange County Mayor

ATTEST: Martha O. Haynie, County Comptroller  
As Clerk of the Board of County Commissioners

By: *Martha O. Haynie*  
Deputy Clerk



LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL: MILLINOCKETT LANE

PROJECT: OOCEA/OC CONVEYANCE

A PORTION OF MILLINOCKETT LANE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE 589°40'49"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 244.15 FEET FOR THE POINT OF BEGINNING; THENCE N26°33'35"E, A DISTANCE OF 34.53 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 11°16'51", AND A CHORD BEARING OF 584°02'24"E, THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE 589°40'49"E, 30 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 335.35 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF THE HOLLAND EAST/WEST EXPRESSWAY, THENCE S12°29'50"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 61.38 FEET, THENCE N89°40'49"W, 30 FEET SOUTH OF AND PARALLEL TO SAID SOUTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 306.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID EXPRESSWAY, THENCE N12°29'50"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 5.12 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF MILLINOCKETT LANE, THENCE N89°40'49"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 48.81 FEET, THENCE N26°33'35"E, A DISTANCE OF 27.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,680 SQUARE FEET 0.47 ACRES MORE OR LESS.

TOGETHER WITH ANY ABUTTERS' RIGHTS, INCLUDING ACCESS RIGHTS, TO THE ABOVE DESCRIBED PROPERTY.

(LEGAL DESCRIPTION PROVIDED IN "RIGHT-OF-WAY EXCHANGE AND CONTINUING MAINTENANCE AGREEMENT BETWEEN ORLANDO/ORANGE COUNTY EXPRESSWAY AUTHORITY AND ORANGE COUNTY, FLORIDA", AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING ON JANUARY 10, 1995 - NO RECORDING DOCUMENTATION FOUND. ORIGINAL DESCRIPTION PROVIDED BY OOCEA TO ORANGE COUNTY DID NOT CLOSE MATHEMATICALLY, ERROR ALONG THE WEST RIGHT-OF-WAY LINE OF PARCEL, THE CALL WAS ORIGINALLY N12°29'50"W, 5.12 FEET, WHEN BEARING WAS CHANGED TO N12°29'50"E, 5.12 FEET, PARCEL CLOSES.)

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

*William R. Muscatello, Jr.* 3/29/11  
 WILLIAM R. MUSCATELLO, JR.  
 REGISTERED LAND SURVEYOR AND MAPPER  
 STATE OF FLORIDA LICENSE NO. 4928

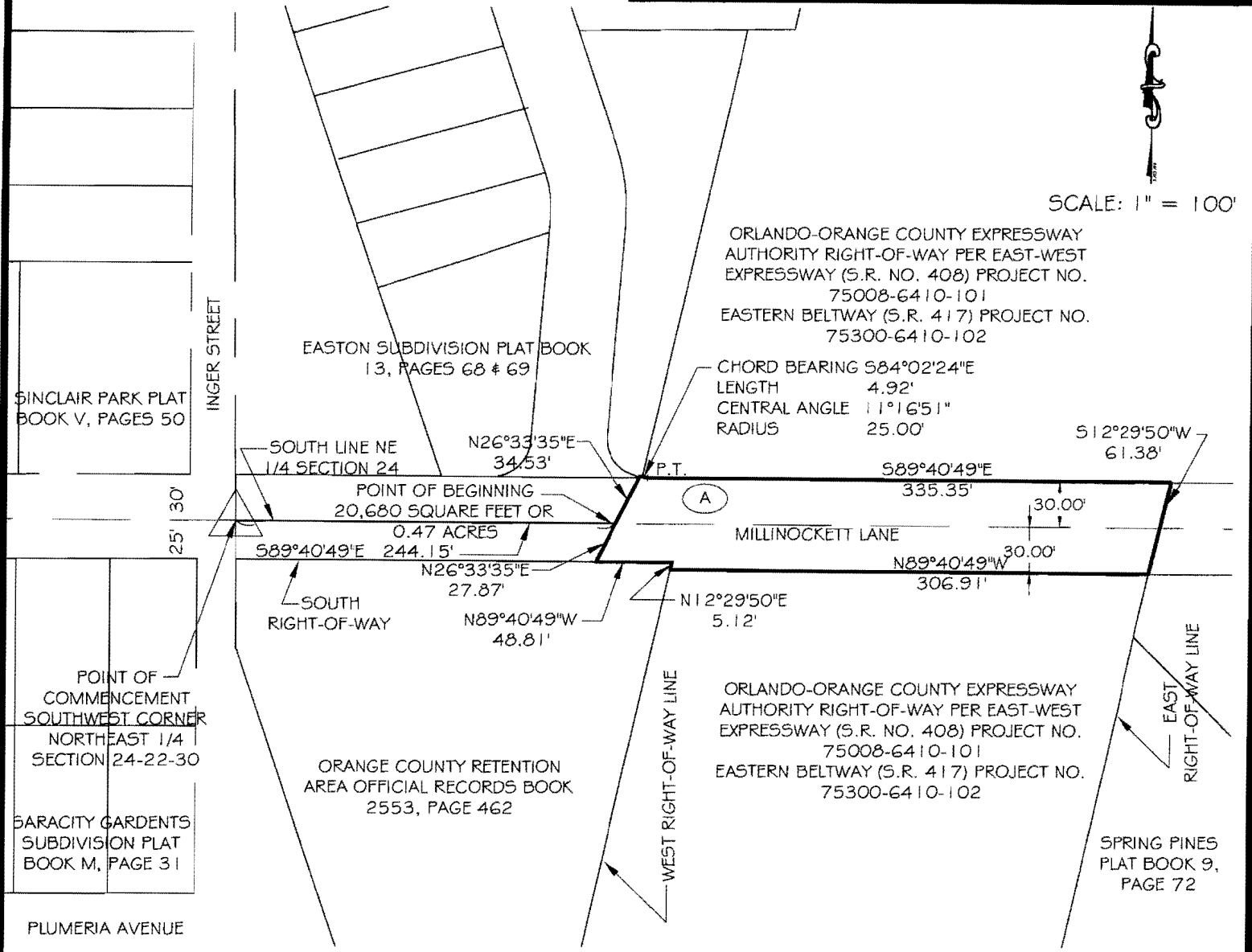
PREPARED FOR: Real Estate Management Division		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION	
DESIGNED BY: WRM	DATE: 4/8/10	RIGHT-OF-WAY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FL 32839-9205 (407) 836-7929	REVISIONS: 3/28/11
DRAWN BY: JAM	OOCEA/OC CONVEYANCE		SHEET: 1 OF 2
APPROVED BY: WRM	PARCEL: MILLINOCKETT LANE		

# SKETCH OF DESCRIPTION

Exhibit "A"  
Page 2 of 12

## SCHEDULE "A"

PARCEL: MILLINOCKETT LANE  
PROJECT: OOCEAVOC CONVEYANCE



SCALE: 1" = 100'

- NOTES:
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST ORANGE COUNTY, FLORIDA, AS HAVING A BEARING OF  $589^{\circ}40'49''E$  PER OOCEA EXPRESSWAY RIGHT-OF-WAY MAPS FOR S.R. 408 PROJECT NO.: 75008-6410-101 & S.R. 417 PROJECT NO.: 75300-6410-102
  - THIS SKETCH OF DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, RIGHT-OF-WAY SECTION.
  - THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY OFFICIAL RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
  - SEE NOTE ON SHEET 1.

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT-OF-WAY PER EAST-WEST EXPRESSWAY (S.R. NO. 408) PROJECT NO. 75008-6410-101  
EASTERN BELTWAY (S.R. 417) PROJECT NO. 75300-6410-102

CHORD BEARING  $584^{\circ}02'24''E$   
LENGTH 4.92'  
CENTRAL ANGLE  $111^{\circ}16'51''$   
RADIUS 25.00'

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT-OF-WAY PER EAST-WEST EXPRESSWAY (S.R. NO. 408) PROJECT NO. 75008-6410-101  
EASTERN BELTWAY (S.R. 417) PROJECT NO. 75300-6410-102

**(A)** RIGHT-OF-WAY FOR MILLINOCKETT LANE PER OOCEA RIGHT-OF-WAY MAPS PER EAST WEST EXPRESSWAY (S.R. 408) PROJECT NO.: 75008-6410-101 AND EASTERN BELTWAY (S.R. 417) PROJECT NO.: 75300-6410-102 - NO OTHER RIGHT-OF-WAY DOCUMENTATION FOUND IN ORANGE COUNTY RECORDS

P.T. POINT OF TANGENCY

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

PREPARED FOR: Real Estate Management Division		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION	
DESIGNED BY: WRM	DATE: 4/8/10	RIGHT-OF-WAY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FL 32839-9205 (407) 836-7929	REVISIONS: 3/18/11
DRAWN BY: JAM	OOCEAVOC CONVEYANCE		SHEET: 2 OF 2
APPROVED BY: WRM	PARCEL: MILLINOCKETT LANE		

# LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL: INGER STREET

PROJECT: OOCEAVOC CONVEYANCE

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°32'56"W, A DISTANCE OF 1407.82 FEET TO THE POINT OF BEGINNING;

THENCE RUN N03°57'17"W A DISTANCE OF 420.75 FEET; THENCE RUN N00°33'08"W A DISTANCE OF 159.00 FEET; THENCE RUN N09°00'38"E A DISTANCE OF 150.57 FEET; THENCE RUN S00°32'56"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, A DISTANCE OF 727.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,080 SQUARE FEET MORE OR LESS.

TOGETHER WITH ANY AND ALL ABUTTER'S RIGHTS, INCLUDING ACCESS RIGHTS TO THE ABOVE DESCRIBED PROPERTY.

(LEGAL DESCRIPTION PROVIDED IN "RIGHT-OF-WAY EXCHANGE AND CONTINUING MAINTENANCE AGREEMENT BETWEEN ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY AND ORANGE COUNTY, FLORIDA", APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING ON JANUARY 10, 1995-NO RECORDING DOCUMENTATION FOUND.)

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

*William R. Muscatello Jr.* 3-24-11

WILLIAM R. MUSCATELLO, JR.  
REGISTERED LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4928

PREPARED FOR: Real Estate Management Division		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION	
DESIGNED BY: WRM	DATE: 12/15/09	RIGHT-OF-WAY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FL 32839-9205 (407) 836-7929	REVISIONS: 3/28/11
DRAWN BY: JAM	PARCEL: INGER STREET		SHEET: 1 OF 2
APPROVED BY: WRM	OOCEAVOC CONVEYANCE		

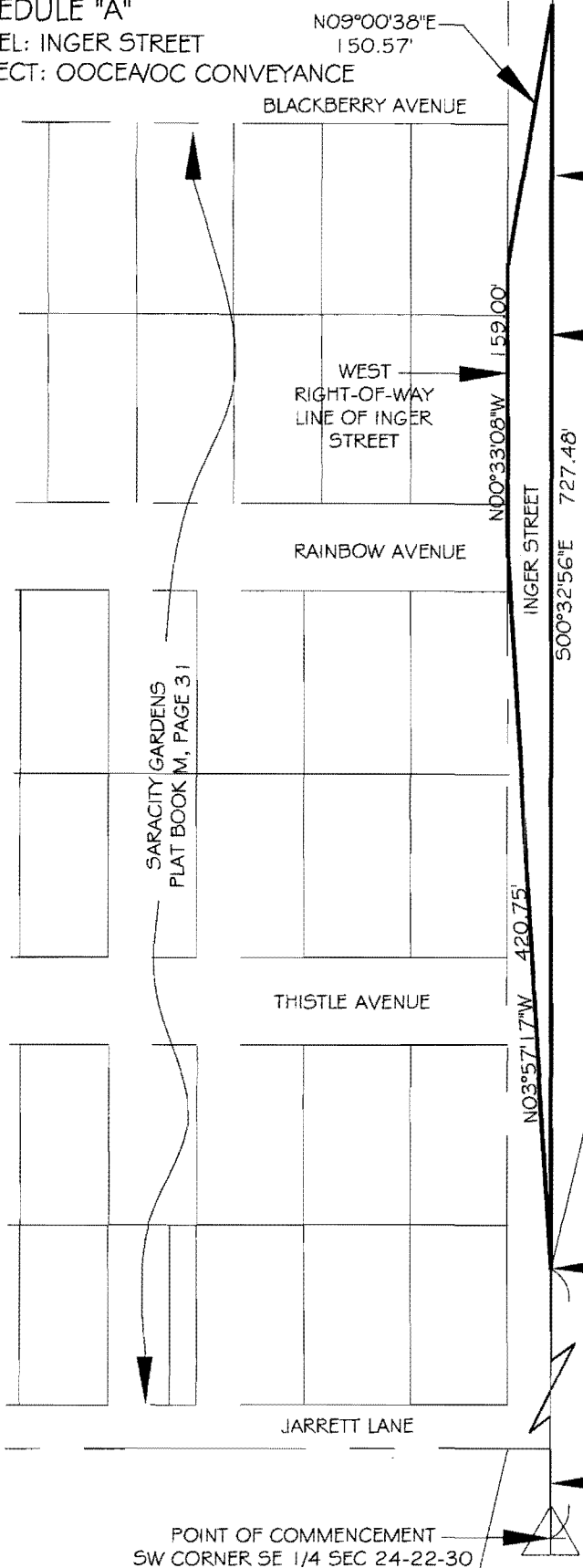
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# SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL: INGER STREET

PROJECT: OOCEA/OC CONVEYANCE



WEST LINE  
OF THE  
SOUTHEAST  
1/4  
SECTION  
24-22-30

EAST  
RIGHT-OF-WAY  
LINE OF INGER  
STREET

EXISTING LIMITED  
ACCESS RIGHT-OF-WAY  
EAST WEST  
EXPRESSWAY

EAST WEST EXPRESSWAY  
RIGHT-OF-WAY MAPS PROJECT NO.:  
75008-6410-101  
EASTERN BELTWAY RIGHT-OF-WAY  
MAPS (S.R. 417) SHEET 8 PROJECT  
NO.: 75300-6410-102

EXISTING LIMITED  
ACCESS RIGHT-OF-WAY  
EAST WEST  
EXPRESSWAY

NOTE:  
1. BEARINGS ARE BASED ON THE WEST LINE  
OF THE SOUTHEAST 1/4 SECTION 24-22-30  
AN ASSUMED BEARING 500°32'56"E  
2. THIS SKETCH OF DESCRIPTION WAS  
PREPARED BY ORANGE COUNTY ENGINEERING  
DIVISION, RIGHT-OF-WAY SECTION.  
3. THERE MAY BE OTHER RECORDED  
DOCUMENTS FOUND IN ORANGE COUNTY  
OFFICIAL RECORDS AFFECTING THIS  
PROPERTY THAT ARE NOT SHOWN ON THIS  
SKETCH OF DESCRIPTION.  
THIS IS NOT A BOUNDARY SURVEY, NOR HAS  
ANY FIELD WORK BEEN PERFORMED IN  
ACCORDANCE WITH 5J-17, FLORIDA  
ADMINISTRATIVE CODE FOR PREPARATION OF  
THIS DRAWING.

SCALE: 1" = 100'



PREPARED FOR: Real Estate Management Division

ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION

DESIGNED BY: WRM

DATE: 12/15/09

RIGHT-OF-WAY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32839-9205  
(407) 836-7929

REVISIONS:  
3/28/11

DRAWN BY: JAM

PARCEL: INGER STREET

APPROVED BY: WRM

OOCEA/OC CONVEYANCE

SHEET: 2 OF 2

# LEGAL DESCRIPTION

## SCHEDULE "A"

PARCEL: ECONLOCKHATCHEE TRAIL  
PROJECT: OOCEAVOC CONVEYANCE

THAT PART OF THAT CERTAIN RIGHT-OF-WAY BEING 60 FEET IN WIDTH AND FAVORING ORANGE COUNTY AS RECORDED IN OFFICIAL RECORDS BOOK 1705, PAGE 843, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING WITHIN THE LIMITED ACCESS RIGHT-OF-WAY OF THE EASTERN BELTWAY (STATE ROAD 417, SECTION 75300-640-103 & 104), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S89°39'36"W ALONG THE SOUTH LINE OF SAID SECTION 7 A DISTANCE OF 1360.25 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE N01°33'06"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7 FOR A DISTANCE OF 481.65 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE EASTERN BELTWAY; THENCE N35°45'00"E ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR 13.34 FEET TO THE POINT OF BEGINNING; THENCE N00°36'40"E ALONG THE WEST RIGHT-OF-WAY LINE OF ECONLOCKHATCHEE TRAIL FOR 756.36 FEET; THENCE N83°45'46"E ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE EASTERN BELTWAY FOR 60.43 FEET; THENCE S00°36'40"W ALONG THE EAST RIGHT-OF-WAY LINE OF ECONLOCKHATCHEE TRAIL FOR 678.32 FEET; THENCE S35°45'00"W ALONG THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE EASTERN BELTWAY FOR 104.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.988 ACRES MORE OR LESS.

(LEGAL DESCRIPTION PROVIDED IN "RIGHT-OF-WAY EXCHANGE AND CONTINUING MAINTENANCE AGREEMENT BETWEEN ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY AND ORANGE COUNTY, FLORIDA", APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING ON JANUARY 10, 1995-NO RECORDING DOCUMENTATION FOUND.)

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

*William R. Muscatello, Jr.* 3/29/11  
WILLIAM R. MUSCATELLO, JR.  
REGISTERED LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4928

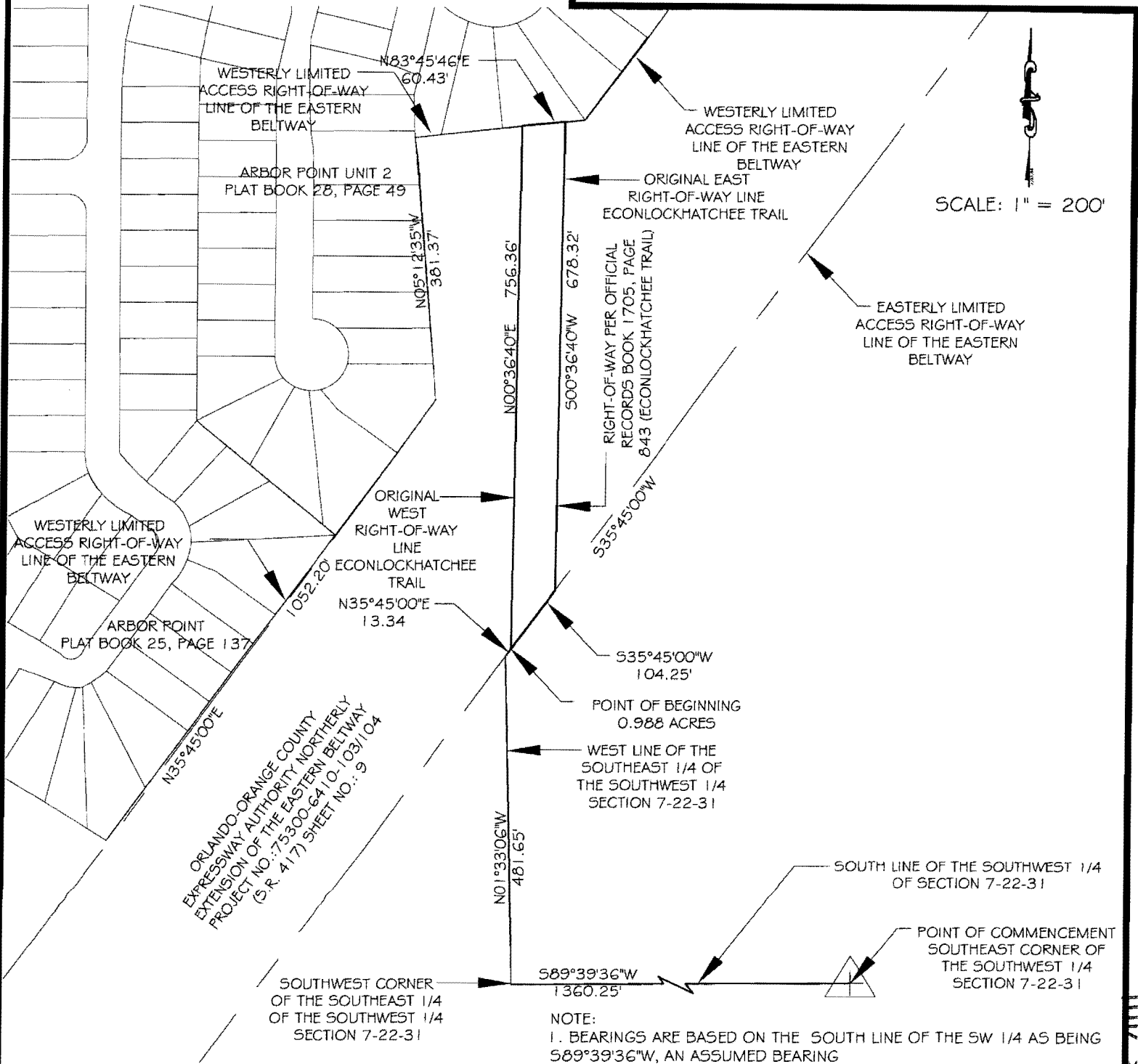
PREPARED FOR: Real Estate Management Division		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION	
DESIGNED BY: WRM	DATE: 12/15/09	RIGHT-OF-WAY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FL 32839-9205 (407) 836-7929	REVISIONS: 3/28/11
DRAWN BY: JAM	OOCEAVOC CONVEYANCE		SHEET: 1 OF 2
APPROVED BY: WRM	PARCEL: ECONLOCHATCHEE TRAIL		

APR 15 7:11 AM

# SKETCH OF DESCRIPTION

## SCHEDULE "A"

PARCEL: ECONLOCKHATCHEE TRAIL  
PROJECT: OOCEAVOC CONVEYANCE



NOTE:  
 1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 AS BEING 589°39'36"W, AN ASSUMED BEARING  
 2. THIS SKETCH OF DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, RIGHT-OF-WAY SECTION.  
 3. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY OFFICIAL RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.

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PREPARED FOR: Real Estate Management Division		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION	
DESIGNED BY: WRM	DATE: 12/15/09	RIGHT-OF-WAY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FL 32839-9205 (407) 836-7929	REVISIONS: 3/28/11
DRAWN BY: JAM	OOCEAVOC CONVEYANCE		SHEET: 2 OF 2
APPROVED BY: WRM	PARCEL: ECONLOCKHATCHEE TRAIL		



LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL: TREVARTHON ROAD

PROJECT: OOCEAVOC CONVEYANCE

THAT PART OF THAT CERTAIN RIGHT-OF-WAY BEING 60 FEET IN WIDTH AND FAVORING ORANGE COUNTY LYING WITHIN THE LIMITED ACCESS RIGHT-OF-WAY OF THE EASTERN BELTWAY (STATE ROAD 417, SECTION 75300-640-103 & 104), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE N01°05'07"W ALONG THE EAST LINE OF SAID SECTION 13 A DISTANCE OF 1285.56 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TREVARTHON ROAD; THENCE N89°46'57"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF TREVARTHON ROAD A DISTANCE OF 80.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°46'57"W ALONG THE SOUTH RIGHT-OF-WAY LINE FOR 251.89 FEET TO A POINT THENCE RUN N01°04'27"W A DISTANCE OF 30.01 FEET TO A POINT; THENCE RUN N89°46'57"W A DISTANCE OF 94.66 FEET TO A POINT LYING ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY OF THE EASTERN BELTWAY; THENCE N35°45'00"E ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR 36.87 FEET TO THE POINT LYING ON THE NORTH RIGHT-OF-WAY OF TREVARTHON ROAD; THENCE S89°46'57"E ALONG SAID NORTH RIGHT-OF-WAY FOR 368.65 FEET TO A POINT LYING ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY OF THE EASTERN BELTWAY; THENCE S35°45'00"W ALONG THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE EASTERN BELTWAY FOR 73.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,950 SQUARE FEET OR 0.435 ACRES MORE OR LESS.

(LEGAL DESCRIPTION PROVIDED IN "RIGHT-OF-WAY EXCHANGE AND CONTINUING MAINTENANCE AGREEMENT BETWEEN ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY AND ORANGE COUNTY, FLORIDA", APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING ON JANUARY 10, 1995-NO RECORDING DOCUMENTATION FOUND.)

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

3/29/11

*William R. Muscatello, Jr.*

WILLIAM R. MUSCATELLO, JR.  
REGISTERED LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4928

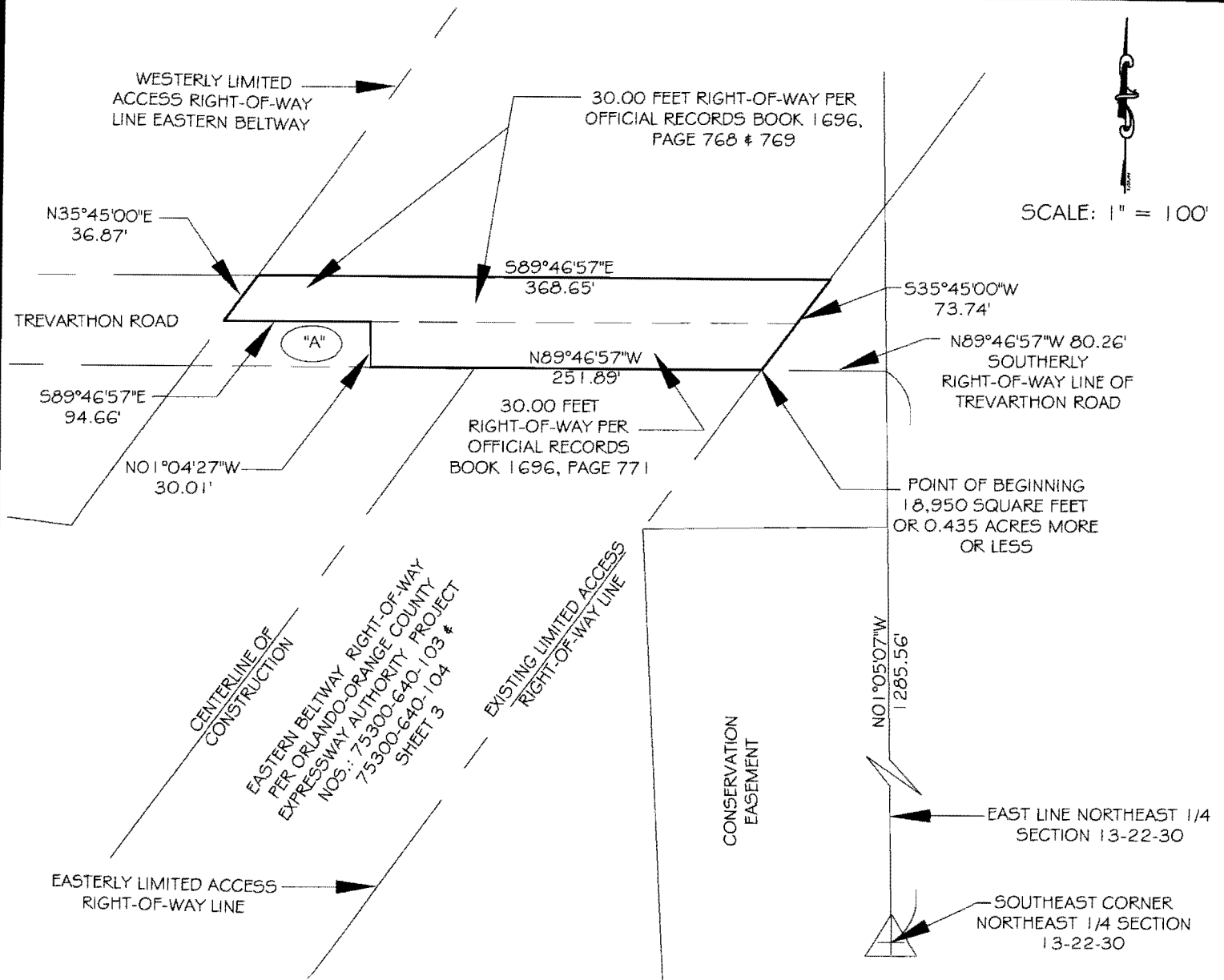
PREPARED FOR: Real Estate Management Division		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION	
DESIGNED BY: WRM	DATE: 12/15/09	RIGHT-OF-WAY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FL 32839-9205 (407) 836-7929	REVISIONS: 3/28/11
DRAWN BY: JAM	OOCEAVOC CONVEYANCE		SHEET: 1 OF 2
APPROVED BY: WRM	PARCEL: TREVARTHON ROAD		

# SKETCH OF DESCRIPTION

## SCHEDULE "A"

PARCEL: TREVARTHON ROAD

PROJECT: OOCEA/OC CONVEYANCE



**NOTE:**

1. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 13-22-30 AN ASSUMED BEARING AS BEING N01°05'07"W.
2. THIS SKETCH OF DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, RIGHT-OF-WAY SECTION.
3. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY OFFICIAL RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
4. AREA DESIGNATED AS (A), NO RECORDED DOCUMENT FOUND OF EXISTING ORANGE COUNTY RIGHT-OF-WAY.

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

PREPARED FOR: Real Estate Management Division	
DESIGNED BY: WRM	DATE: 12/15/09
DRAWN BY: JAM	OOCEA/OC CONVEYANCE
APPROVED BY: WRM	PARCEL: TREVARTHON ROAD

ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION	
RIGHT-OF-WAY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FL 32839-9205 (407) 836-7929	REVISIONS: 3/28/11
SHEET: 2 OF 2	

# LEGAL DESCRIPTION

## SCHEDULE "A"

PARCEL: MISHAWAKA AVENUE

PROJECT: OOCEA/OC CONVEYANCE

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°38'57"W ALONG THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 1317.58 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE N00°43'59"W ALONG THE WEST LINE OF THE AFORMENTIONED SOUTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 637.61 FEET FOR A POINT OF BEGINNING;


SAID POINT ALSO KNOWN AS THE SOUTHEAST CORNER OF MISHAWAKA AVENUE; THENCE N89°38'57"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF MISHAWAKA AVENUE, A DISTANCE OF 882.82 FEET; THENCE N00°04'36"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISHAWAKA AVENUE; THENCE S89°38'57"E ALONG THE NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 881.98 FEET TO THE NORTHEAST CORNER OF MISHAWAKA AVENUE; THENCE S00°43'59"E ALONG THE EAST RIGHT-OF-WAY LINE AT MISHAWAKA AVENUE, A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 52,944 SQUARE FEET OR 1.215 ACRES MORE OR LESS.

(LEGAL DESCRIPTION PROVIDED IN "RIGHT-OF-WAY EXCHANGE AND CONTINUING MAINTENANCE AGREEMENT BETWEEN ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY AND ORANGE COUNTY, FLORIDA", APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING ON JANUARY 10, 1995-NO RECORDING DOCUMENTATION FOUND.)

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

3/29/11



WILLIAM R. MUSCATELLO, JR  
REGISTERED LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4928

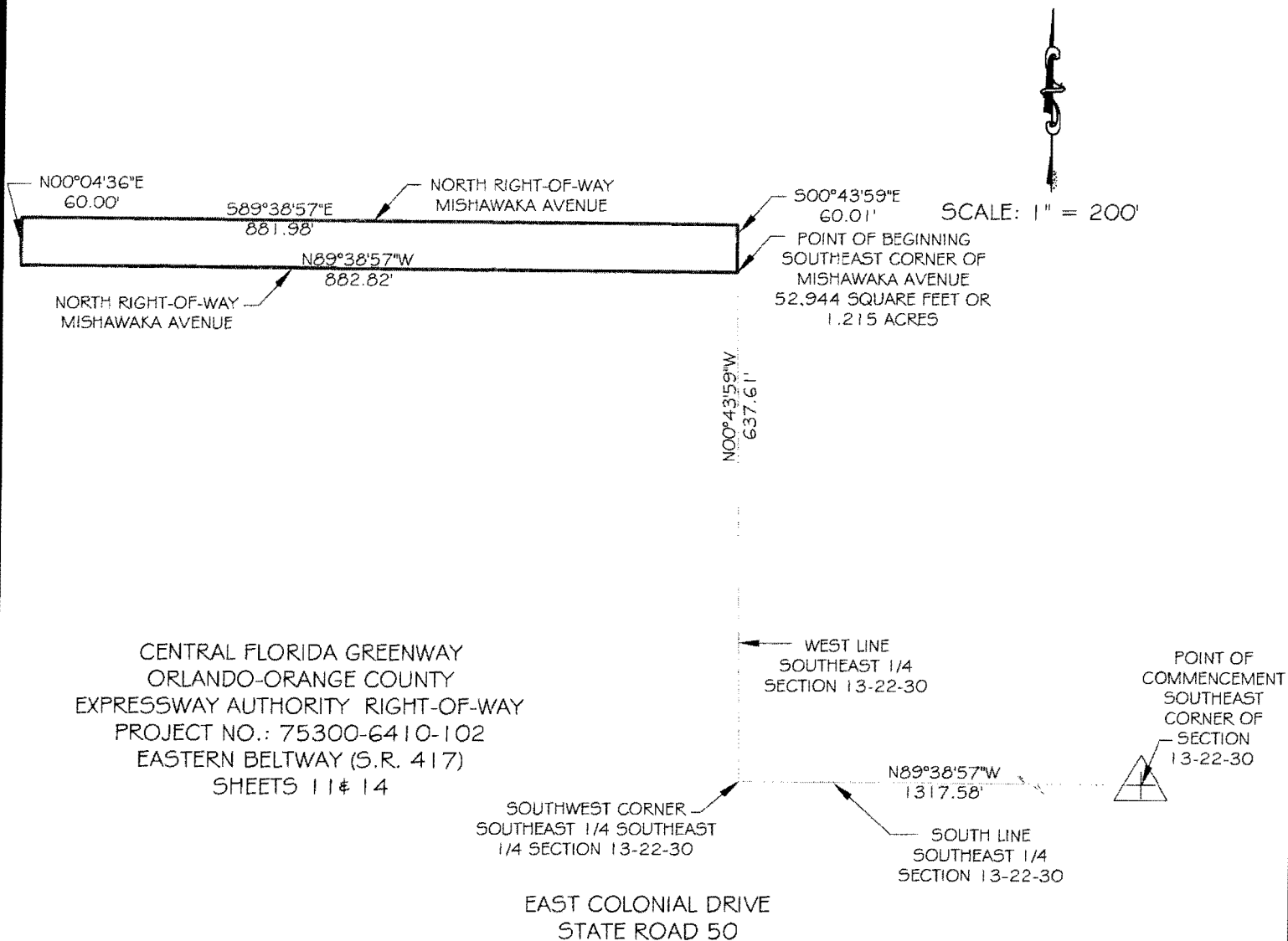
PREPARED FOR: Real Estate Management Division		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION	
DESIGNED BY: WRM	DATE: 12/15/09	RIGHT-OF-WAY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FL 32839-9205 (407) 836-7929	REVISIONS: 3/28/11
DRAWN BY: JAM	OOCEA/OC CONVEYANCE		SHEET: 1 OF 2
APPROVED BY: WRM	PARCEL: MISHAWAKA AVENUE		

# SKETCH OF DESCRIPTION

## SCHEDULE "A"

PARCEL: MISHAWAKA AVENUE

PROJECT: OOCEA/OC CONVEYANCE



CENTRAL FLORIDA GREENWAY  
ORLANDO-ORANGE COUNTY  
EXPRESSWAY AUTHORITY RIGHT-OF-WAY  
PROJECT NO.: 75300-6410-102  
EASTERN BELTWAY (S.R. 417)  
SHEETS 11 & 14

SOUTHWEST CORNER  
SOUTHEAST 1/4 SOUTHEAST  
1/4 SECTION 13-22-30

EAST COLONIAL DRIVE  
STATE ROAD 50

**NOTE:**

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 13-22-30 AS BEING  $N89^{\circ}38'57''W$ , AN ASSUMED BEARING.
  2. THIS SKETCH OF DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, RIGHT-OF-WAY SECTION.
  3. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY OFFICIAL RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
- THIS IS NOT A BOUNDARY SURVEY, NOR HAS ANY FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

PREPARED FOR: Real Estate Management Division		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION	
DESIGNED BY: WRM	DATE: 12/15/09	RIGHT-OF-WAY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FL 32839-9205 (407) 836-7929	REVISIONS: 3/28/11
DRAWN BY: JAM	OOCEA/OC CONVEYANCE		SHEET: 2 OF 2
APPROVED BY: WRM	PARCEL: MISHAWAKA AVENUE		

# LEGAL DESCRIPTION

## SCHEDULE "A"

PARCEL: CHICKASAW TRAIL

PROJECT: OOCEAVOC CONVEYANCE

THAT PORTION OF CHICKASAW TRAIL LYING WITHIN THE RIGHT-OF-WAY OF THE HOLLAND EAST-WEST EXPRESSWAY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN  $500^{\circ}22'48''E$  ALONG THE EAST LINE OF SAID SECTION 26 AND CENTERLINE OF CHICKASAW TRAIL, A DISTANCE OF 483.48 FEET FOR THE POINT OF BEGINNING; SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF THE HOLLAND EAST-WEST EXPRESSWAY AND A CURVE, CONCAVE NORTHERLY.

RUN THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $00^{\circ}36'40''$ , WITH A RADIUS OF 5,579.58 FEET AND A CHORD BEARING OF  $N56^{\circ}45'38''E$ , A DISTANCE OF 59.52 FEET; THENCE RUN  $500^{\circ}22'48''E$ , 50.00 FEET EAST OF AND PARALLEL TO SAID EAST LINE OF SECTION 26, A DISTANCE OF 354.56 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EXPRESSWAY AND A CURVE, CONCAVE NORTHERLY AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE  $01^{\circ}08'00''$ , A RADIUS OF 5,879.58 FEET AND A CHORD BEARING OF  $S58^{\circ}54'44''W$ , THENCE ALONG THE ARC OF SAID CURVE 116.31 FEET; THENCE  $N00^{\circ}22'48''W$ , 50.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF SECTION 26, A DISTANCE OF 350.11 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID EXPRESSWAY AND A CURVE, CONCAVE NORTHERLY AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF  $00^{\circ}36'26''$  A RADIUS OF 5,579.58 FEET AND A CHORD BEARING  $N57^{\circ}22'11''E$ , THENCE ALONG THE ARC OF SAID CURVE 59.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,231 SQUARE FEET OR 0.81 ACRES MORE OF LESS.

(LEGAL DESCRIPTION PROVIDED IN "RIGHT-OF-WAY EXCHANGE AND CONTINUING MAINTENANCE AGREEMENT BETWEEN ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY AND ORANGE COUNTY, FLORIDA", APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING ON JANUARY 10, 1995-NO RECORDING DOCUMENTATION FOUND.)

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

  
WILLIAM R. MUSCATELLO, JR.  
REGISTERED LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 4928

PREPARED FOR: Real Estate Management Division		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION	
DESIGNED BY: WRM	DATE: 4/8/10	RIGHT-OF-WAY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FL 32839-9205 (407) 836-7929	REVISIONS: 3/28/11
DRAWN BY: JAM	OOCEAVOC CONVEYANCE		SHEET: 1 OF 2
APPROVED BY: WRM	PARCEL: CHICKASAW TRAIL		

# SKETCH OF DESCRIPTION

## SCHEDULE "A"

PARCEL: CHICKASAW TRAIL  
PROJECT: OOCEA/OC CONVEYANCE



SCALE: 1" = 200'

POINT OF COMMENCEMENT  
NORTHEAST CORNER  
SOUTHEAST 1/4 SECTION  
26-22-30

500°22'48"E  
483.48'

EAST LINE SECTION 26

POINT OF BEGINNING  
35,231 SQUARE  
FEET OR 0.81 ACRES

EXISTING EAST RIGHT-OF-WAY LINE  
OF CHICKASAW TRAIL ORANGE  
COUNTY RIGHT-OF-WAY PER  
OFFICIAL RECORDS BOOK 4851,  
PAGES 1430-1456

NORTH RIGHT-OF-WAY LINE

EXISTING ORLANDO-ORANGE COUNTY  
EXPRESSWAY AUTHORITY RIGHT-OF-WAY  
FOR EAST-WEST EXPRESSWAY (S.R. NO.  
408) PROJECT NO. 75008-6410-101  
AND EASTERN BELTWAY (S.R. NO. 417)  
PROJECT NO. 75300-6410-102

EXISTING EAST  
RIGHT-OF-WAY LINE OF  
CHICKASAW TRAIL ORANGE  
COUNTY RIGHT-OF-WAY PER  
OFFICIAL RECORDS BOOK  
4851, PAGES 1430-1456

50.0'

100°22'48"W  
350.11'

DEED BOOK 966, PAGE 91

500°22'48"E  
354.56'

50.0'

EAST LINE SECTION 26-22-30

SECTION 26-22-30  
SECTION 25-22-30

EXISTING WEST RIGHT-OF-WAY LINE  
OF CHICKASAW TRAIL ORANGE  
COUNTY RIGHT-OF-WAY PER  
OFFICIAL RECORDS BOOK 4851,  
PAGES 1430-1456

EXISTING ORLANDO-ORANGE COUNTY  
EXPRESSWAY AUTHORITY  
RIGHT-OF-WAY FOR EAST-WEST  
EXPRESSWAY (S.R. NO. 408) PROJECT  
NO. 75008-6410-101 AND EASTERN  
BELTWAY (S.R. NO. 417) PROJECT NO.  
75300-6410-102

SOUTH RIGHT-OF-WAY LINE

EXISTING WEST RIGHT-OF-WAY LINE  
OF CHICKASAW TRAIL ORANGE  
COUNTY RIGHT-OF-WAY PER OFFICIAL  
RECORDS BOOK 4851, PAGES  
1430-1456

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CENTRAL ANGLE	LENGTH
C-1	5579.58'	N56°45'38"E	00°36'40"	59.52'
C-2	5879.58'	S58°54'44"W	01°08'00"	116.31'
C-3	5579.58'	N57°22'11"E	00°36'26"	59.12'

NOTES:

- BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 30 EAST ORANGE COUNTY, FLORIDA, AS BEING 500°22'48"E; PER ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EAST-WEST EXPRESSWAY (S.R. 408) PROJECT NO.: 75008-6410-101 AND EASTERN BELTWAY (S.R. 417) PROJECT NO.: 75300-6410-102.
- THIS SKETCH OF DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, RIGHT-OF-WAY SECTION.
- THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY OFFICIAL RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.

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PREPARED FOR: Real Estate Management Division

ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION

DESIGNED BY: WRM

DATE: 4/8/10

RIGHT-OF-WAY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FL 32839-9205  
(407) 836-7929

REVISIONS:

DRAWN BY: JAM

OOCEA/OC CONVEYANCE

3/28/11

APPROVED BY: WRM

PARCEL: CHICKASAW TRAIL

SHEET: 2 OF 2