

WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A.

**329 Park Avenue North
Second Floor
Post Office Box 880
Winter Park, Florida 32790-0880
Telephone (407) 423-4246
Facsimile (407) 645-3728**

MEMORANDUM

TO: Central Florida Expressway Authority Board Members

FROM: James Edward Cheek, III, Right of Way Counsel
Winderweedle, Haines, Ward & Woodman, P.A.

DATE: February 26, 2015

RE: S.R. 429 Wekiva Parkway, Project 429-202; Recommendation of Approval of Agreement with the City of Apopka, Florida for Subordination of Right-of-Way and for Maintenance of Traffic at Yothers Road During the Development of the Wekiva Parkway, S.R. 429, Project 429-202

Winderweedle, Haines, Ward & Woodman, P.A., right of way counsel, seeks the approval of the Board for an "Agreement Between the Central Florida Expressway Authority and the City of Apopka, Florida for the Subordination of Right of Way and for Maintenance of Traffic at Yothers Road During the Development of the Wekiva Parkway, S.R. 429, Project 429-202." ("Agreement").

DESCRIPTION and BACKGROUND:

The Central Florida Expressway Authority ("CFX") is constructing portions of S.R. 429, Wekiva Parkway through Apopka, Florida. Specifically, Wekiva Parkway Segment 1A, Project 429-202, from U.S. 441 to Ponkan Road is scheduled to begin construction in spring of 2015. The construction plans for the project require CFX to construct a bridge for Yothers Road where S.R. 429 and Yothers Road intersect. This project will necessitate the redirecting of traffic to ensure that traffic issues are appropriately managed during this construction period.

CFX has been working with the City of Apopka ("City") to develop a plan to ensure that traffic issues are appropriately managed during the construction period. The construction plans were reviewed by the City at the 60%, 90% and final submittal stages. The development plans include an approach to the maintenance of traffic ("MOT") that requires CFX to utilize an undeveloped portion of water treatment facility land owned by the City for a temporary road that will reroute traffic from Yothers Road while the Yothers Road bridge is being constructed. The MOT approach was developed and coordinated with the engineering staff of the City as an acceptable method to maintain traffic during construction while also allowing continued access to the water treatment facility.

Accordingly, the City has agreed to subordinate its interest and grant a license to CFX to allow temporary use of approximately 7,274 square feet of property (see Exhibit "A" attached to the Agreement for general description of property) for up to twenty-two months from the beginning of construction of Project 429-202 or twelve (12) weeks from the opening of the bridge at the Yothers Road and S.R. 429, whichever ends sooner. CFX will temporarily relocate the water treatment facility's existing fencing and access control gate. Upon completion of the bridge, CFX will return the subject property to its pre-construction condition and provide a new fence and new access control gate at their original locations.

In addition to the above-described property, CFX is also condemning four hiatus parcels within Yothers Road, more particularly identified as Parcels 142, 143 (Parts A, B & C), 144 and 145 (Parts A & B), that are necessary for the construction of S.R. 429, Wekiva Parkway, Project 429-202. The City has agreed to subordinate any and all of its interests to CFX (see Exhibit "C" to the Agreement for description of hiatus parcels).

Certain City utilities are located in areas that are or will be CFX right-of-way, and those utilities are being relocated to accommodate the construction of the Wekiva Parkway (see Exhibit "D" to the Agreement). Should CFX require further relocation of the City utilities in the future, beyond that shown in Exhibit "D" to the Agreement, CFX will bear the reasonable costs of that further relocation.

Acceptance of the proposed Agreement is recommended and is in CFX's best interest. The City of Apopka has indicated to CFX's consultant that the attached Agreement is acceptable to the City.

RECOMMENDATION:

We respectfully request the Board's approval of the proposed Agreement Between the Central Florida Expressway Authority and the City of Apopka, Florida for the Subordination of Right of Way and for Maintenance of Traffic at Yothers Road During the Development of the Wekiva Parkway, S.R. 429, Project 429-202.

ATTACHMENT:

Agreement Between the Central Florida Expressway Authority and the City of Apopka, Florida for the Subordination of Right of Way and for Maintenance of Traffic at Yothers Road During the Development of the Wekiva Parkway, S.R. 429, Project 429-202 (with exhibits)

Prepared By and Return To:
James Edward Cheek, III, Esq.
Winderweedle, Haines, Ward & Woodman, P.A.
Post Office Box 880
Winter Park, Florida 32790-0880

**AGREEMENT BETWEEN THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY
AND THE CITY OF APOPKA, FLORIDA FOR SUBORDINATION OF RIGHT-OF-WAY
AND FOR MAINTENANCE OF TRAFFIC AT YOTHERS ROAD DURING THE
DEVELOPMENT OF THE WEKIVA PARKWAY, S.R. 429, PROJECT 429-202**

This Agreement is made and entered into this ____ day of _____, 2015, by and between the CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body politic and corporate agency of the State of Florida, its successors and assigns (hereinafter referred to as the "AUTHORITY") and the CITY OF APOPKA, FLORIDA, a municipal corporation in Orange County Florida created by general law, its successors and assigns (hereinafter referred to as the "CITY").

WHEREAS, the AUTHORITY operates the Central Florida Expressway System, a system of limited access toll roads; and

WHEREAS, the AUTHORITY is designing and will construct portions of the Wekiva Parkway, as described in Section 369.317, Florida Statutes, as a limited access toll road beginning at the planned S.R. 429 interchange at U.S. 441 in Apopka, continuing North and then East, including a proposed S.R. 46 Bypass beginning at U.S. 441 and S.R. 46 near Mt. Dora, Florida, together with all necessary frontage roads, approaches, bridges and avenues of access that all constitute a part of the project (hereafter the "Wekiva Parkway" or "project"); and

WHEREAS, the Wekiva Parkway Segment 1A, Project 429-202, from U.S. 441 to Ponkan Road is scheduled to begin construction in spring 2015; and

WHEREAS, the development of the plans for the project included an approach to the maintenance of traffic (MOT) that requires the Central Florida Expressway Authority to utilize an undeveloped portion of water treatment facility land owned by the CITY for a temporary road to facilitate construction allowing the rerouting of traffic from Yothers Road while the Yothers Road bridge is being constructed; and

WHEREAS, the MOT approach was developed and coordinated with the engineering staff of the CITY as an acceptable method to maintain traffic during construction and also allowing access to the water treatment facility to be maintained at all times; and

WHEREAS, the construction plans were reviewed by CITY at the 60%, 90% and final submittal stages; and

WHEREAS, the CITY has agreed to allow the temporary use of 7,274 +/- sq. ft. of property (the "Property") for up to twenty-two (22) months to allow for the MOT and the continued access to

the water treatment facility; and

WHEREAS, the AUTHORITY and CITY desire to formalize the terms and conditions for the temporary use of the CITY's Property; and

WHEREAS, the construction plans for the project require that the AUTHORITY construct a bridge for Yothers Road where S.R. 429 and Yothers Road intersect. In order for the AUTHORITY to construct the Yothers Road bridge and S.R. 429, it is necessary for the CITY to subordinate its interest in a portion of the Yothers Road right-of-way.

NOW THEREFORE, in consideration of the mutual benefits and conditions, promises and covenants hereinafter set forth, and for other good and valuable consideration acknowledged hereto by the parties, the parties agree as follows:

1. **The Property.** The CITY agrees that the AUTHORITY may use the Property, generally identified on Exhibit "A" attached hereto, for the construction of a temporary road for the MOT and to allow continued access to the water treatment facility during the construction of the Wekiva Parkway. The CITY hereby grants a license to the AUTHORITY for these purposes across said Property.

2. **Term.** The AUTHORITY's use of the Property shall be for a term of twenty-two (22) months from the beginning of construction of Project 429-202 or twelve (12) weeks from the opening of the bridge at the Yothers Road and S.R. 429 intersection, whichever ends sooner.

3. **Construction.** The AUTHORITY shall construct the temporary road generally in the manner depicted on Exhibit "B" attached hereto. The AUTHORITY shall provide the CITY thirty (30) days notice prior to the start of construction, at which time the water treatment facility property and existing fence will be photo documented. Copies of the photos will be provided to the CITY. The existing fencing will then be relocated to allow the temporary road to be built and maintained. The water treatment facility access control gate will be relocated before construction and will be in place at all times to control access to the water treatment facility. Upon expiration of the term defined above, the Property will be returned to its pre-construction condition or better, and a new fence and new access control gate will be provided at their original locations.

4. **Subordination of Right-of-Way.** The CITY subordinates to the AUTHORITY, its successors and assigns, any and all of the CITY's interest in the property identified in Exhibit "C" attached hereto.

5. **Notices.** All notices, certificates or other communications shall be sufficiently given and shall be deemed given when hand-delivered, mailed by registered or certified mail, postage prepaid, return receipt required, or overnight courier service with guaranteed next day delivery to the parties at the following addresses:

To the AUTHORITY: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
Attn: Executive Director
4974 ORL Tower Road
Orlando, Florida 32807
Telephone: (407) 690-5000

With a copy to: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
Attn: General Counsel
4974 ORL Tower Road
Orlando, Florida 32807
Telephone: (407) 690-5000

With an additional copy to: WINDERWEEDLE, HAINES, WARD &
WOODMAN, P.A.
Attn: James Edward Cheek, III, Esq.
329 Park Avenue North, 2nd Floor (32789)
Post Office Box 880
Winter Park, Florida 32790-0880
Telephone: (407) 423-4246

To the CITY: CITY OF APOPKA, FLORIDA

With a copy to:

Either of the above parties may, by notice in writing given to the other, designate any further or different addresses to which subsequent notices, certificates or other, designation of further or different addresses shall be deemed given on the date such notice is delivered by hand by national receipted overnight delivery service (e.g. Federal Express) or three days after the date mailed in the United States Mail, return receipt requested

6. **Rights After Relocation of Certain Utilities.** Certain CITY utilities are located in areas that are or will be CFX right-of-way, and those utilities are being relocated to accommodate the construction of the Wekiva Parkway, as shown on Composite Exhibit "D" hereto, which consists of Sheets U-1, U-5, U-7, and U-9 of the Utility Adjustment Plan for Project No. 429-202. AUTHORITY agrees that should it require further relocation of the CITY utilities in the future, beyond that shown in Composite Exhibit "D" hereto, that AUTHORITY will bear the reasonable costs of that further relocation. CITY is not precluded from adding new facilities with the prior approval of AUTHORITY, and any such addition will be at CITY's sole expense.

7. **Jurisdiction and Venue.** The parties to this Agreement expressly consent to the jurisdiction of and agree to suit in any court of general jurisdiction in the State, and further agree that exclusive venue shall lie in Orange County, Florida.

8. **Severability.** In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

9. **Counterparts.** This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

10. **Public Records Law.** The parties shall allow public access to all documents, papers, letters or other materials made or received in conjunction with this Agreement and the performance thereof, in accordance with the provisions of Chapter 119, Florida Statutes.

11. **Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

12. **Modifications, Amendments, or Alterations.** No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

13. **Assignment.** This agreement may not be assigned without the written consent of the parties.

14. **Recordation.** This Agreement may be recorded in the Official Records of Orange County.

IN WITNESS WHEREOF, the parties have caused these present to be executed the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

(Print Name)

(Print Name)

**CENTRAL FLORIDA
EXPRESSWAY AUTHORITY**

By: _____
Print Name: _____

Title: _____

Approved as to form for execution by the
Authorized Signatory of the Central Florida
Expressway Authority

By: _____
Print Name: _____

Right of Way Counsel

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____,
2015, by _____ as _____ of CENTRAL FLORIDA
EXPRESSWAY AUTHORITY, on behalf of the agency, who is personally known to me or has
produced _____ as identification and who did/did not take an oath.

Notary Public

Notary Public, State of Florida
Commission No. _____
My commission expires:

Executions continue on the following page.

Signed, sealed and delivered
in our presence as witnesses:

CITY OF APOPKA, FLORIDA

(Print Name)

By: _____
Print Name: _____

Title: _____

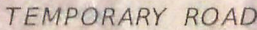
(Print Name)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____ as _____ of the CITY OF APOPKA, FLORIDA, on behalf of the city, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

Notary Public

Notary Public, State of Florida
Commission No. _____
My commission expires:



ORLANDO ORANGE COUNTY
EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202

PARCEL NO. 142
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT WITH 1" IRON PIPE, TOP BROKEN AND NO IDENTIFICATION; THENCE SOUTH 89°10'54" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 661.13 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 03°21'13" EAST ALONG SAID WEST LINE, A DISTANCE OF 30.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 30 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°10'54" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 126.82 FEET TO A POINT; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°49'06" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON AFORESAID NORTH LINE; THENCE NORTH 89°10'54" EAST ALONG SAID NORTH LINE, A DISTANCE OF 125.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,785 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY

DATE: MAY 16, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-202
PARCEL NO. 142



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

2700 WESTHALL LANE

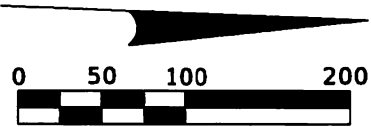
SUITE 137

MAITLAND, FLORIDA 32751

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



Scale: 1" = 100'

SECTION 36,
TOWNSHIP 20 SOUTH,
RANGE 27 EAST

SECTION 25,
TOWNSHIP 20 SOUTH,
RANGE 27 EAST

NW CORNER OF
THE NE 1/4 OF
SECTION 36-20-27
FND RAILROAD SPIKE
NO IDENTIFICATION
N: 1592253.8508
E: 474136.9390
CCR 85449

S LINE OF N 30'
OF NE 1/4

YOTHERS ROAD
(NW WIDTH VARIES)

N00°49'06"W
30.00'(C)

142

EASEMENT (BLANKET)
TO FLORIDA POWER CORPORATION
ORB 813, PG 268 & 275

FND 4"x4" CM
"LS 2494 PRM"
0.49'S, 0.01'W(F)
FND 3 1/2"x3 1/2" CM
W/ CAP "PLS 2511"
0.79'N, 0.36'W(F)

R/W LINE

W LINE OF NE 1/4 OF
NE 1/4 OF NE 1/4

S03°21'13"E
30.03'(F)

50' EASEMENT (BLANKET)
TO FLORIDA PUBLIC SERVICE
MISCELLANEOUS BOOK 41, PG 331
(NE 1/4 OF NE 1/4 OF SECTION 36-20-27)

APPROXIMATE
CITY LIMITS LINE

P.O.B.

AREA TAKEN = 3,785 SQ FEET±

LA R/W LINE

NOT PLATTED

P.O.C.
NE CORNER OF
SECTION 36-20-27
FND 6"x6" CM
TOP BROKEN
WITH 1" IP
NO IDENTIFICATION
N: 1592291.6144
E: 476781.1709
FND 5/8" IR
NO IDENTIFICATION
0.36'S, 0.04'W(F)
CCR 85450

36 25

CITY OF
APOPKA

E LINE OF SE 1/4

SECTION 31, 31
TOWNSHIP 20 SOUTH,
RANGE 28 EAST

SECTION 30,
TOWNSHIP 20 SOUTH,
RANGE 28 EAST

RANGE 27 E
RANGE 28 E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY
DATE: MAY 16, 2013
PROJECT NO.: H20-01
DRAWN: PMM CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-202
PARCEL NO. 142

GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
2700 WESTHALL LANE
SUITE 137
MAITLAND, FLORIDA 32751
VOICE: (407) 660-2322 FAX: 660-8223
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

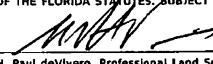

(C)	= CALCULATED	N:	= NORTHING
(F)	= FIELD	NO.	= NUMBER
CCR	= CERTIFIED CORNER RECORD	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
E:	= EASTING	PG	= PAGE
FND	= FOUND	P.O.B.	= POINT OF BEGINNING
ID	= IDENTIFICATION	P.O.C.	= POINT OF COMMENCEMENT
IP	= IRON PIPE	RT	= RIGHT
IR	= IRON ROD	R/W	= RIGHT OF WAY
LA	= LIMITED ACCESS	SQ	= SQUARE
LT	= LEFT	STA	= STATION

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF SOUTH 89°10'54" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED MAY 16, 2013, ORDER NO. 4395524, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
7. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
8. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

				<small>I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.</small>  H. Paul deVivero, Professional Land Surveyor No. 4990 DATE <u>9-11-2013</u>	
REVISED PER COMMENTS		PMM	06/13/2013		
REVISION		BY	DATE		
FOR: ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429 OOCEA PROJECT NO. 429-202 PARCEL NO. 142		 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING 2700 WESTHALL LANE SUITE 137 MAITLAND, FLORIDA 32751 VOICE: (407) 660-2322 FAX: 660-8223 LAND SURVEYOR BUSINESS LICENSE NO. 6556	
DATE: <u>MAY 16, 2013</u>					
PROJECT NO.: <u>H20-01</u>					
DRAWN: <u>PMM</u> CHECKED: <u>JMS</u>					

ORLANDO ORANGE COUNTY
EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202

PARCEL NO. 143
PURPOSE: PART A LIMITED ACCESS RIGHT OF WAY
PURPOSE: PART B RIGHT OF WAY
PURPOSE: PART C RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PARCEL 143 PART A - LIMITED ACCESS RIGHT OF WAY

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT WITH 1" IRON PIPE, TOP BROKEN AND NO IDENTIFICATION; THENCE SOUTH 89°10'54" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 352.88 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 11°31'44" EAST, A DISTANCE OF 30.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 30 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 89°10'54" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 261.06 FEET TO A POINT; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 11°31'44" WEST, A DISTANCE OF 30.53 FEET TO A POINT ON AFORESAID NORTH LINE; THENCE NORTH 89°10'54" EAST ALONG SAID NORTH LINE, A DISTANCE OF 261.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 7,832 SQUARE FEET, MORE OR LESS.

PARCEL 143 PART B - RIGHT OF WAY

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT WITH 1" IRON PIPE, TOP BROKEN AND NO IDENTIFICATION; THENCE SOUTH 89°10'54" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 613.94 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 11°31'44" EAST, A DISTANCE OF 30.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 30 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 89°10'54" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 51.53 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 03°21'13" WEST ALONG SAID WEST LINE, A DISTANCE OF 30.03 FEET TO A POINT ON AFORESAID NORTH LINE; THENCE NORTH 89°10'54" EAST ALONG SAID NORTH LINE, A DISTANCE OF 47.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,481 SQUARE FEET, MORE OR LESS.

PARCEL 143 PART C - RIGHT OF WAY

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT WITH 1" IRON PIPE, TOP BROKEN AND NO IDENTIFICATION; THENCE SOUTH 89°10'54" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 193.28 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°49'06" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 30 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 89°10'54" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 153.92 FEET TO A POINT; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 11°31'44" WEST, A DISTANCE OF 30.53 FEET TO A POINT ON AFORESAID NORTH LINE; THENCE NORTH 89°10'54" EAST ALONG SAID NORTH LINE, A DISTANCE OF 159.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,703 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY

DATE: MAY 16, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-202
PARCEL NO. 143



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

2700 WESTHALL LANE

SUITE 137

MAITLAND, FLORIDA 32751

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 36,
TOWNSHIP 20 SOUTH,
RANGE 27 EAST

SECTION 25,
TOWNSHIP 20 SOUTH,
RANGE 27 EAST

PART A AREA TAKEN = 7,832 SQ FEET±
PART B AREA TAKEN = 1,481 SQ FEET±
PART C AREA TAKEN = 4,703 SQ FEET±

0 50 100 200
Scale: 1" = 100'

50' EASEMENT (BLANKET)
TO FLORIDA PUBLIC SERVICE
MISCELLANEOUS BOOK 41, PG 331
(NE 1/4 OF NE 1/4 OF SECTION 36-20-27,
APPLIES TO PARTS A, B & C)

NOT PLATTED

CITY OF
APOPKA

SECTION 31,
TOWNSHIP 20 SOUTH,
RANGE 28 EAST

SECTION 30,
TOWNSHIP 20 SOUTH,
RANGE 28 EAST

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY

DATE: MAY 16, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-202
PARCEL NO. 143



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
2700 WESTHALL LANE
SUITE 137
MAITLAND, FLORIDA 32751
VOICE: (407) 660-2322 FAX: 660-8223
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS


(C)	= CALCULATED	LA	= LIMITED ACCESS
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
IP	= IRON PIPE	R/W	= RIGHT OF WAY
IR	= IRON ROD	SQ	= SQUARE
		W/	= WITH

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF SOUTH 89°10'54" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED MAY 16, 2013, ORDER NO. 4395658, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
7. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
8. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

		I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.	
		9-11-2013	
REVISED PER COMMENTS	PMM	06/13/2013	
REVISION	BY	DATE	
FOR: ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DATE: MAY 16, 2013		OOCEA PROJECT NO. 429-202	
PROJECT NO.: H20-01		PARCEL NO. 143	
DRAWN: PMM CHECKED: JMS		 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING 2700 WESTHALL LANE SUITE 137 MAITLAND, FLORIDA 32751 VOICE: (407) 660-2322 FAX: 660-8223 LAND SURVEYOR BUSINESS LICENSE NO. 6556	

ORLANDO ORANGE COUNTY
EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202

PARCEL NO. 144
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT WITH 1" IRON PIPE, TOP BROKEN AND NO IDENTIFICATION; THENCE SOUTH 89°10'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 361.62 FEET TO A POINT ON THE EAST LINE OF THE WEST 300 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°10'54" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 200 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°01'31" WEST ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 30 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°10'54" EAST ALONG SAID NORTH LINE, A DISTANCE OF 100.00 FEET TO A POINT ON AFORESAID EAST LINE OF WEST 300 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°01'31" EAST ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 3,000 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY

DATE: MAY 23, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-202
PARCEL NO. 144



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

2700 WESTHALL LANE

SUITE 137

MAITLAND, FLORIDA 32751

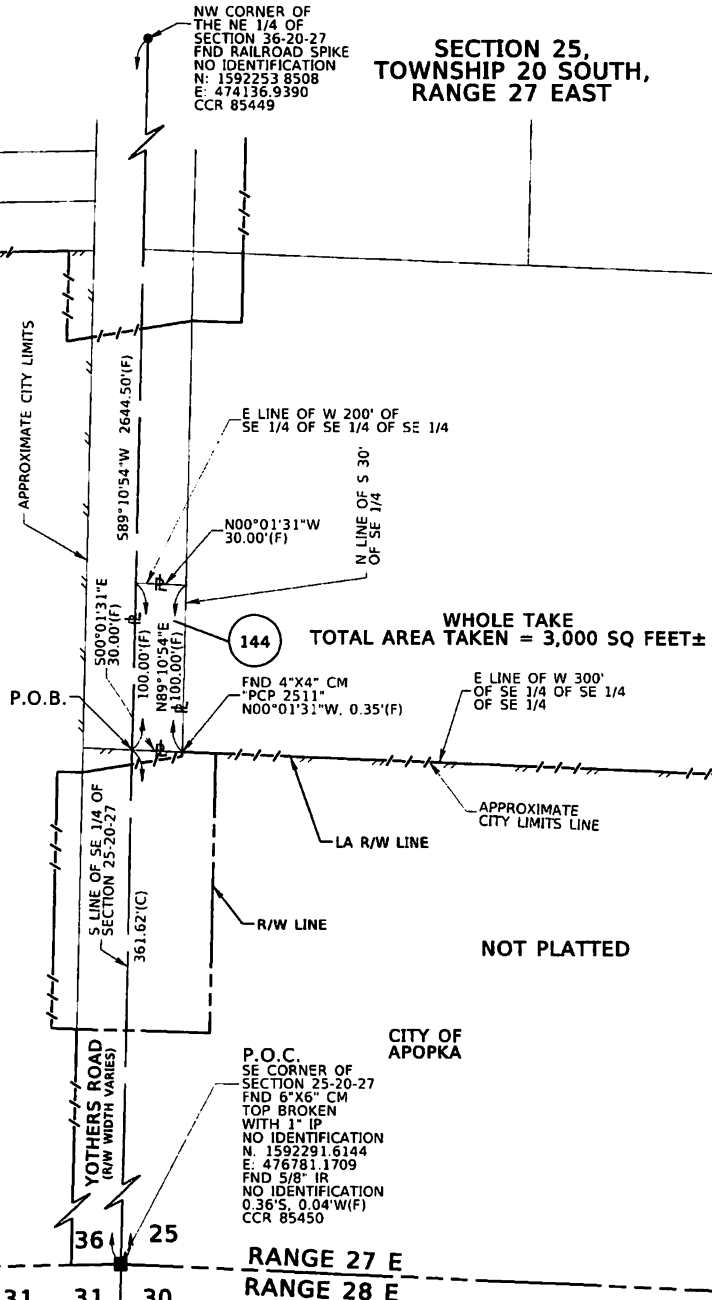
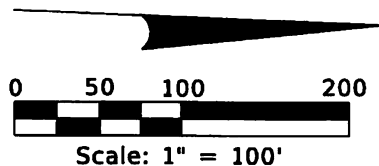
VOICE: (407) 660-2322 FAX: 660-8223

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 36,
TOWNSHIP 20 SOUTH,
RANGE 27 EAST

SECTION 25,
TOWNSHIP 20 SOUTH,
RANGE 27 EAST



SEE SHEET 1 FOR LEGAL DESCRIPTION RANGE 28 EAST
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY

DATE: MAY 23, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-202
PARCEL NO. 144



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

2700 WESTHALL LANE

SUITE 137

MAITLAND, FLORIDA 32751

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS


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(F)	= FIELD	NO.	= NUMBER
CCR	= CERTIFIED CORNER RECORD	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
E:	= EASTING	PG	= PAGE
FND	= FOUND	P.O.B.	= POINT OF BEGINNING
IP	= IRON PIPE	P.O.C.	= POINT OF COMMENCEMENT
IR	= IRON ROD	R/W	= RIGHT OF WAY
LA	= LIMITED ACCESS	SQ	= SQUARE

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF SOUTH 89°10'54" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED MAY 16, 2013, ORDER NO. 4395665, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
7. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
8. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

		I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.	
		9-11-2013	
REVISED PER COMMENTS	PMM	06/20/2013	
REVISION	BY	DATE	
FOR: ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429 OOCEA PROJECT NO. 429-202 PARCEL NO. 144	
DATE: MAY 23, 2013 PROJECT NO.: H20-01 DRAWN: PMM CHECKED: JMS		 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING 2700 WESTHALL LANE SUITE 137 MAITLAND, FLORIDA 32751 VOICE: (407) 660-2322 FAX: 660-8223 LAND SURVEYOR BUSINESS LICENSE NO. 6556	

ORLANDO ORANGE COUNTY
EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202

PARCEL NO. 145
PURPOSE: PART A LIMITED ACCESS RIGHT OF WAY
PURPOSE: PART B RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PARCEL 145 PART A - LIMITED ACCESS RIGHT OF WAY

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT WITH 1" IRON PIPE, TOP BROKEN AND NO IDENTIFICATION; THENCE SOUTH 89°10'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 461.62 FEET TO A POINT ON THE EAST LINE OF THE WEST 200 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°10'54" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 152.32 FEET TO A POINT; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 11°31'44" WEST, A DISTANCE OF 30.53 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 30 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 89°10'54" EAST ALONG SAID NORTH LINE, A DISTANCE OF 158.41 FEET TO A POINT ON AFORESAID EAST LINE; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°01'31" EAST ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 4,661 SQUARE FEET, MORE OR LESS.

PARCEL 145 PART B - RIGHT OF WAY

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT WITH 1" IRON PIPE, TOP BROKEN AND NO IDENTIFICATION; THENCE SOUTH 89°10'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 613.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°10'54" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 47.37 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°01'37" WEST ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 30 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°10'54" EAST ALONG SAID NORTH LINE, A DISTANCE OF 41.28 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 11°31'44" EAST, A DISTANCE OF 30.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,330 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY

DATE: MAY 23, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-202
PARCEL NO. 145



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

2700 WESTHALL LANE

SUITE 137

MAITLAND, FLORIDA 32751

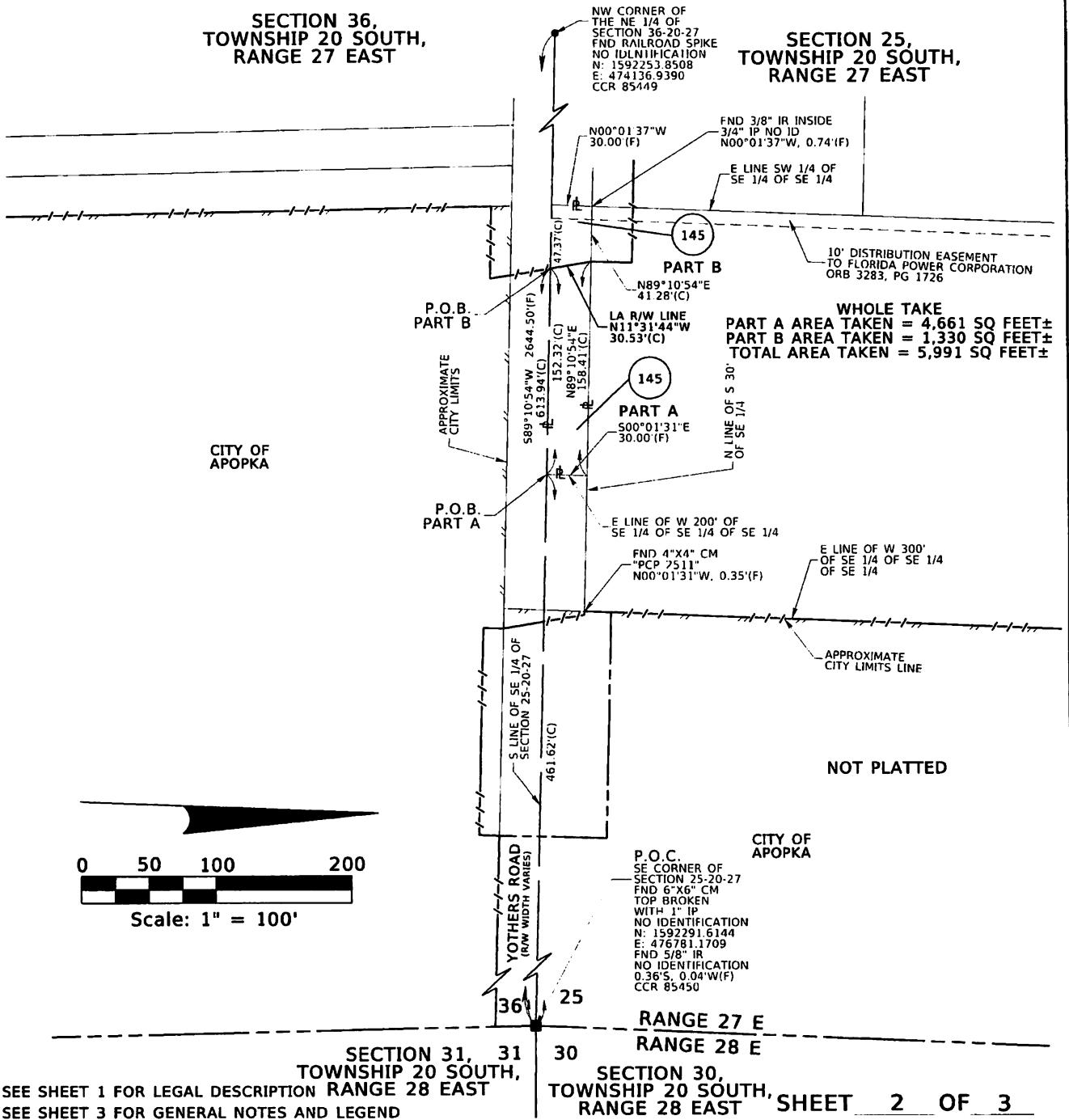
VOICE: (407) 660-2322 FAX: 660-8223

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 36,
TOWNSHIP 20 SOUTH,
RANGE 27 EAST

SECTION 25,
TOWNSHIP 20 SOUTH,
RANGE 27 EAST



SEE SHEET 1 FOR LEGAL DESCRIPTION RANGE 28 EAST
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY

DATE: MAY 23, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-202
PARCEL NO. 145



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

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SUITE 137

MAITLAND, FLORIDA 32751

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

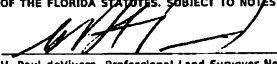

(C)	= CALCULATED	N:	= NORTHING
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CCR	= CERTIFIED CORNER RECORD	ORB	= OFFICIAL RECORDS BOOK
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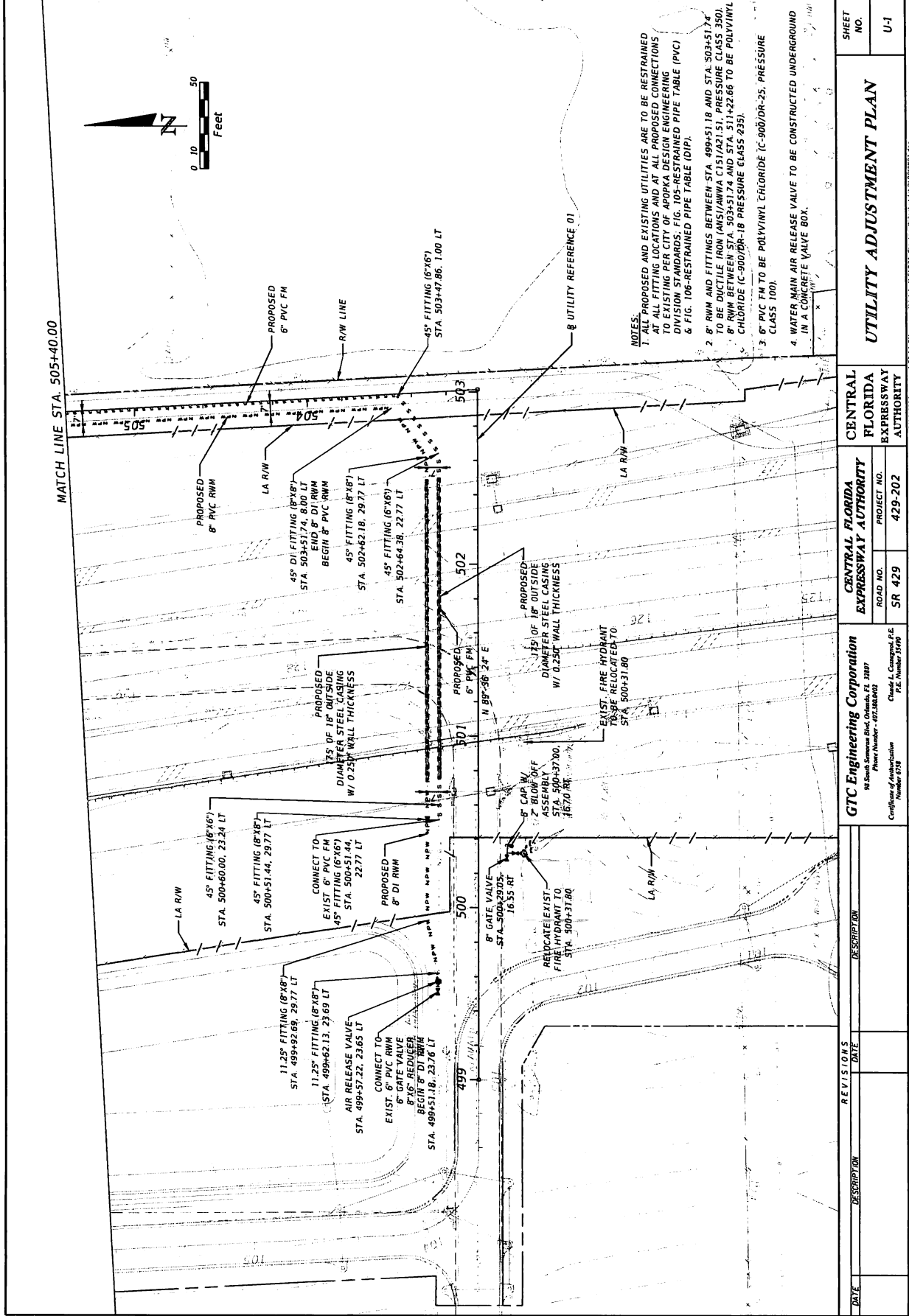
GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF SOUTH 89°10'54" WEST.
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8. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

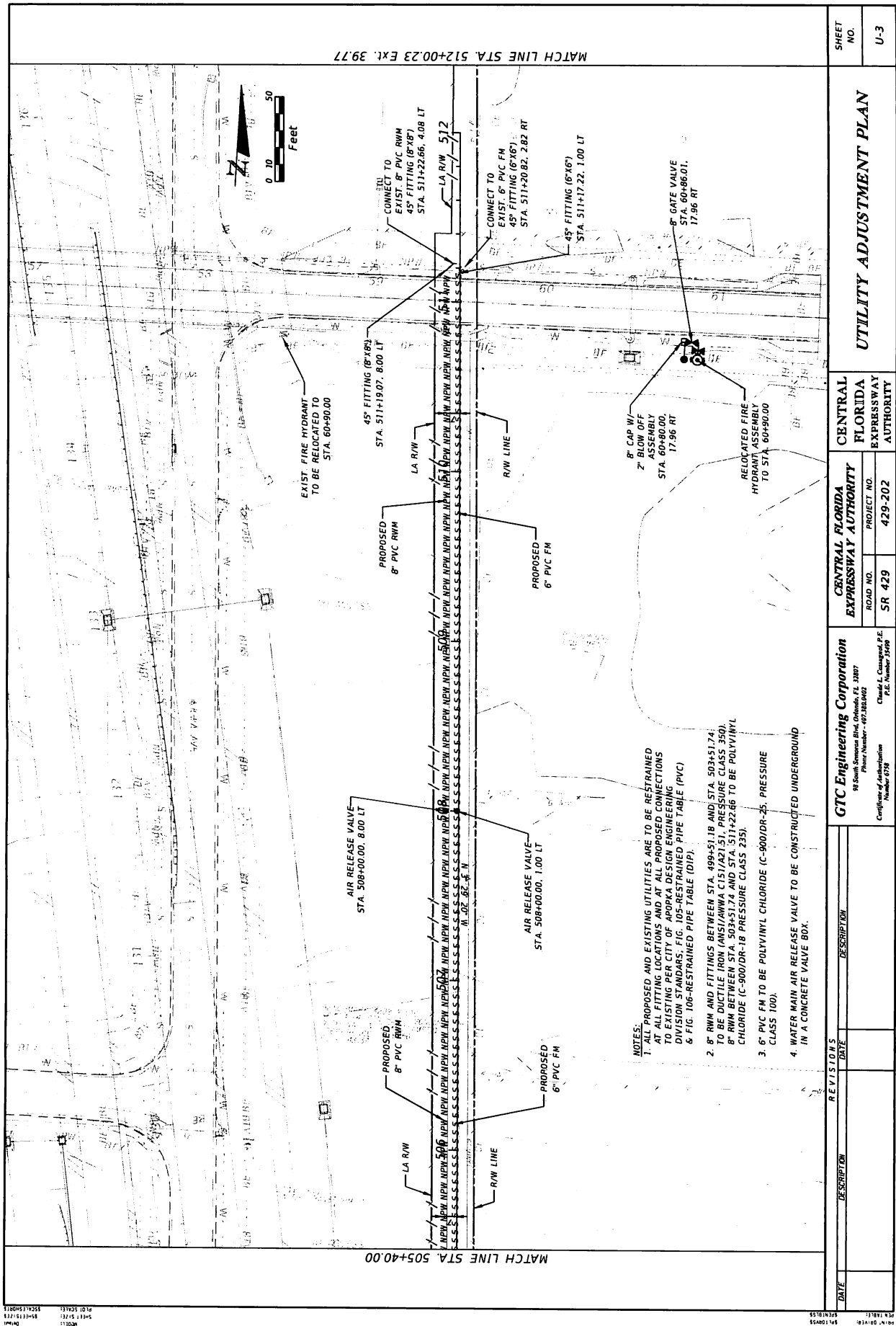
SHEET 3 OF 3

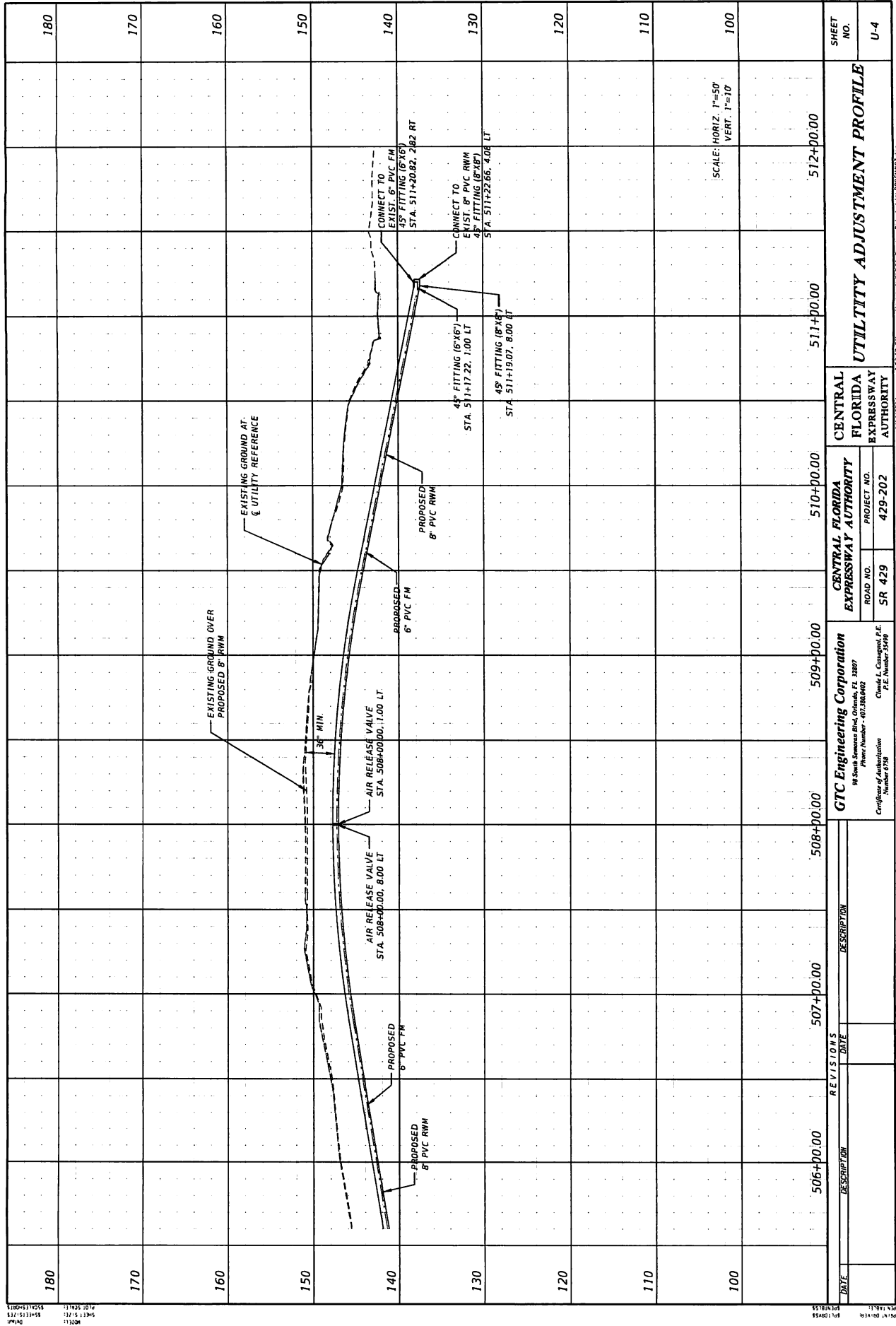
				<small>I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.</small>  H. Paul deVivero, Professional Land Surveyor No. 4990 DATE <u>9-11-2013</u>	
REVISED PER COMMENTS		PMM	6/20/2013		
REVISION		BY	DATE		
FOR: ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429		 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING 2700 WESTHALL LANE SUITE 137 MAITLAND, FLORIDA 32751 VOICE: (407) 660-2322 FAX: 660-8223 LAND SURVEYOR BUSINESS LICENSE NO. 6556	
DATE: MAY 23, 2013		OOCEA PROJECT NO. 429-202			
PROJECT NO.: H20-01		PARCEL NO. 145			
DRAWN: PMM CHECKED: JMS					

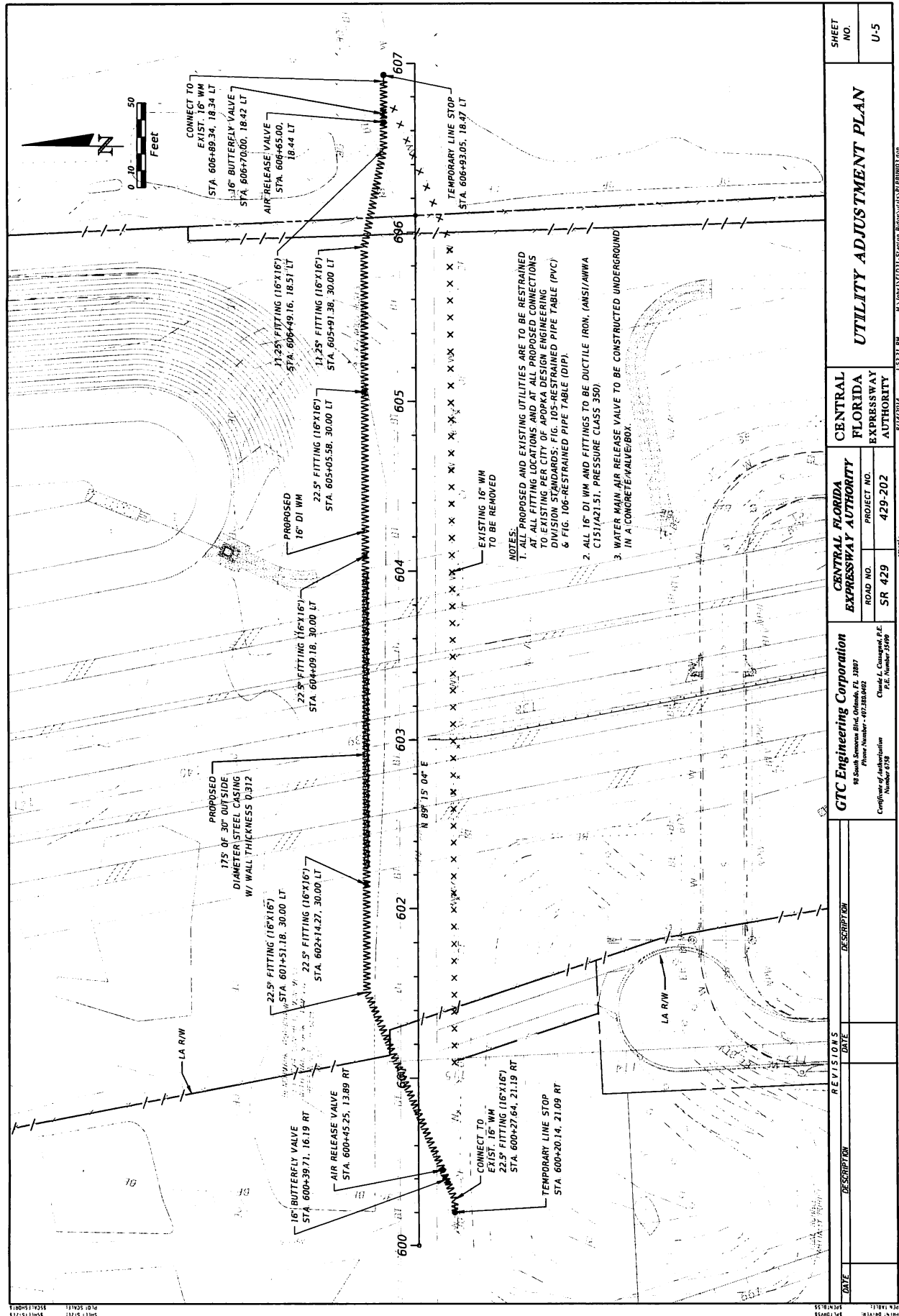


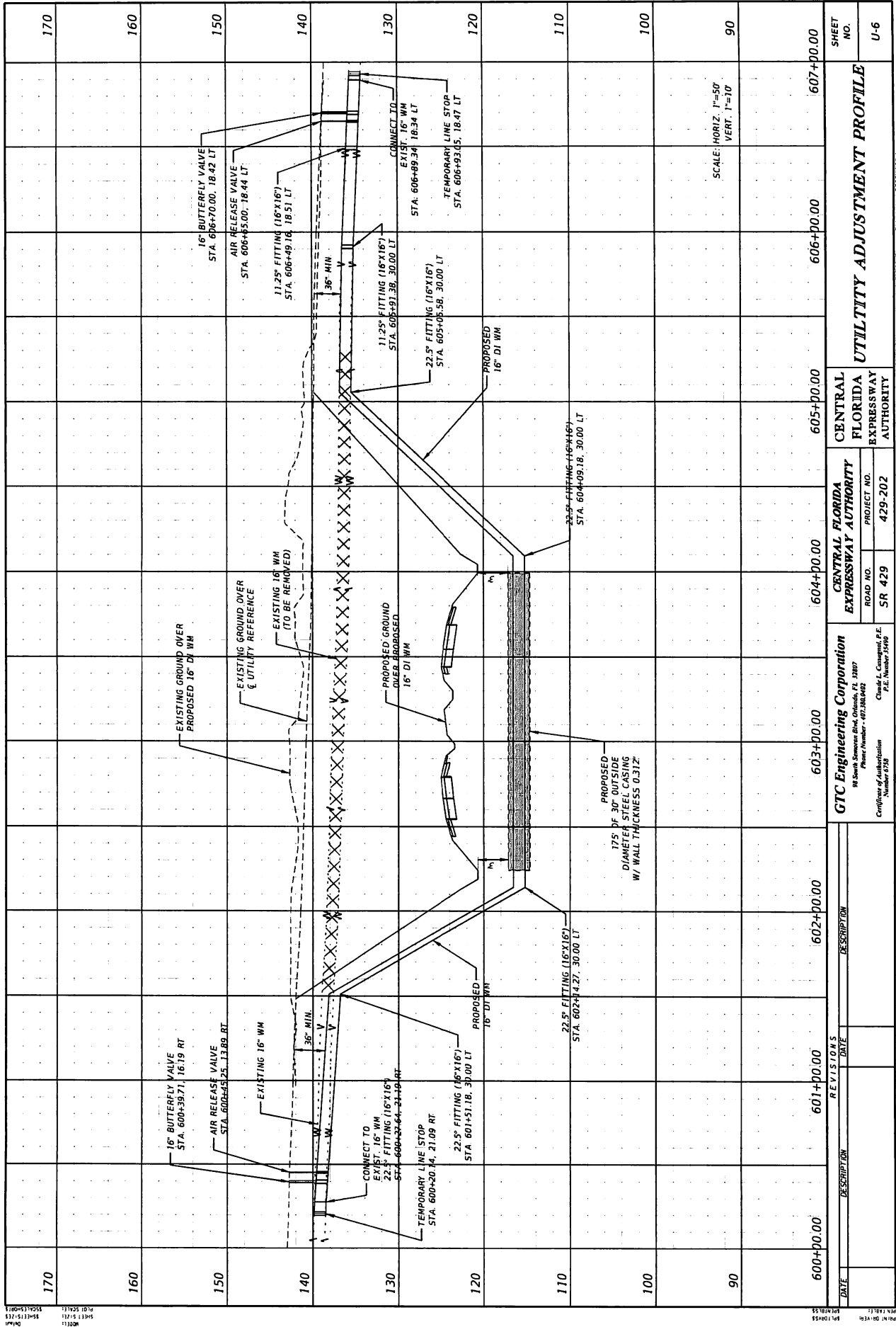
REVISIONS		DESCRIPTION	
DATE	DESCRIPTION	DATE	DESCRIPTION

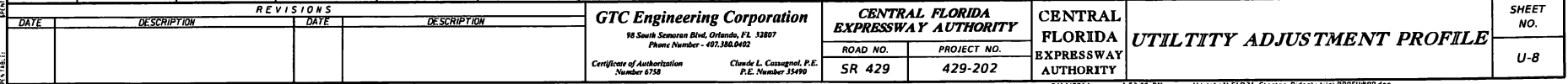
GTC Engineering Corporation 101 South Semoran Blvd., Orlando, FL 32817 Project Number: 429-202 Certificate of Incorporation Number: 2011		CENTRAL FLORIDA EXPRESSWAY AUTHORITY ROAD NO. SR 429 PROJECT NO. 429-202		CENTRAL FLORIDA EXPRESSWAY AUTHORITY PROJECT NO. 429-202		UTILITY ADJUSTMENT PLAN		SHEET NO. U-1
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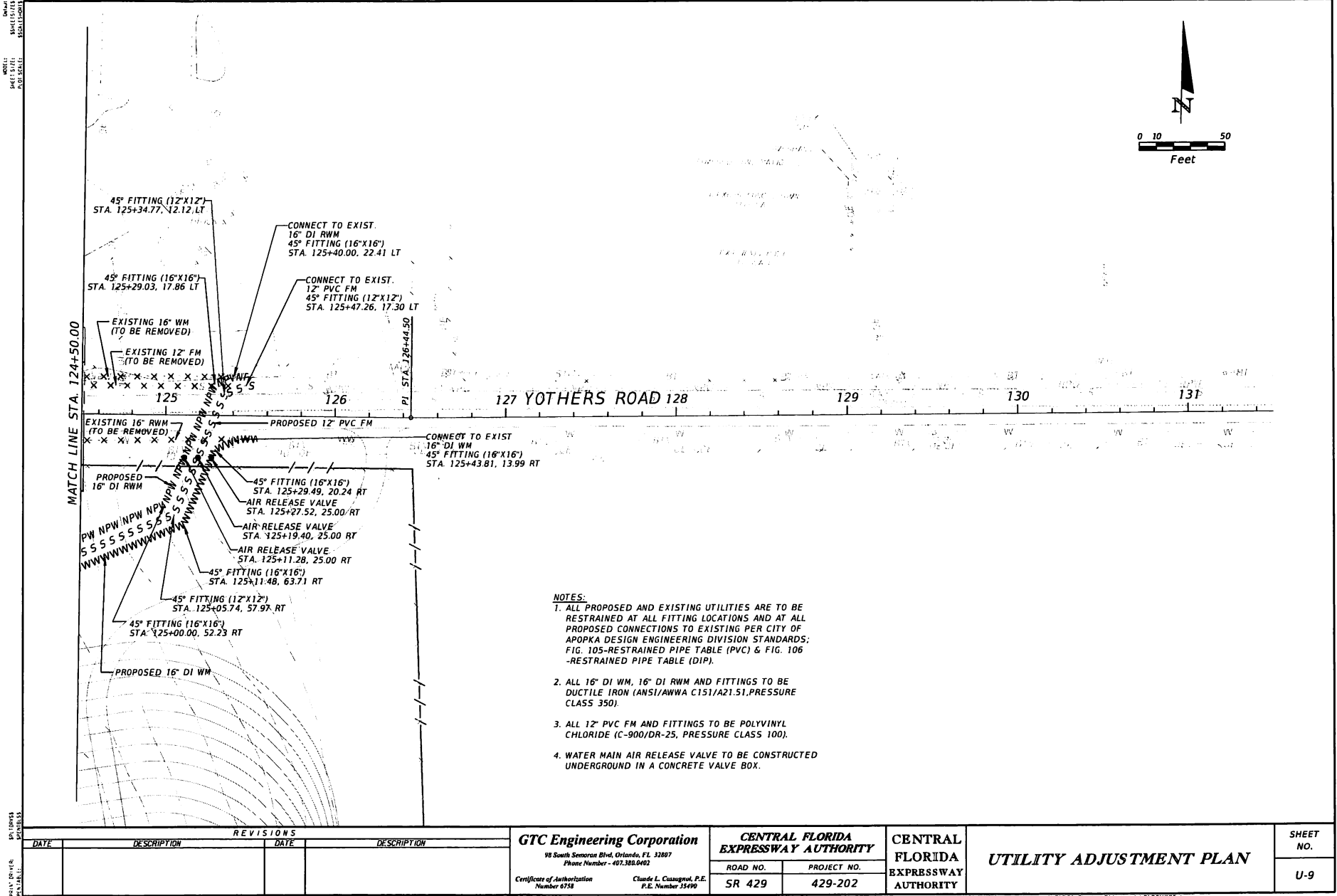












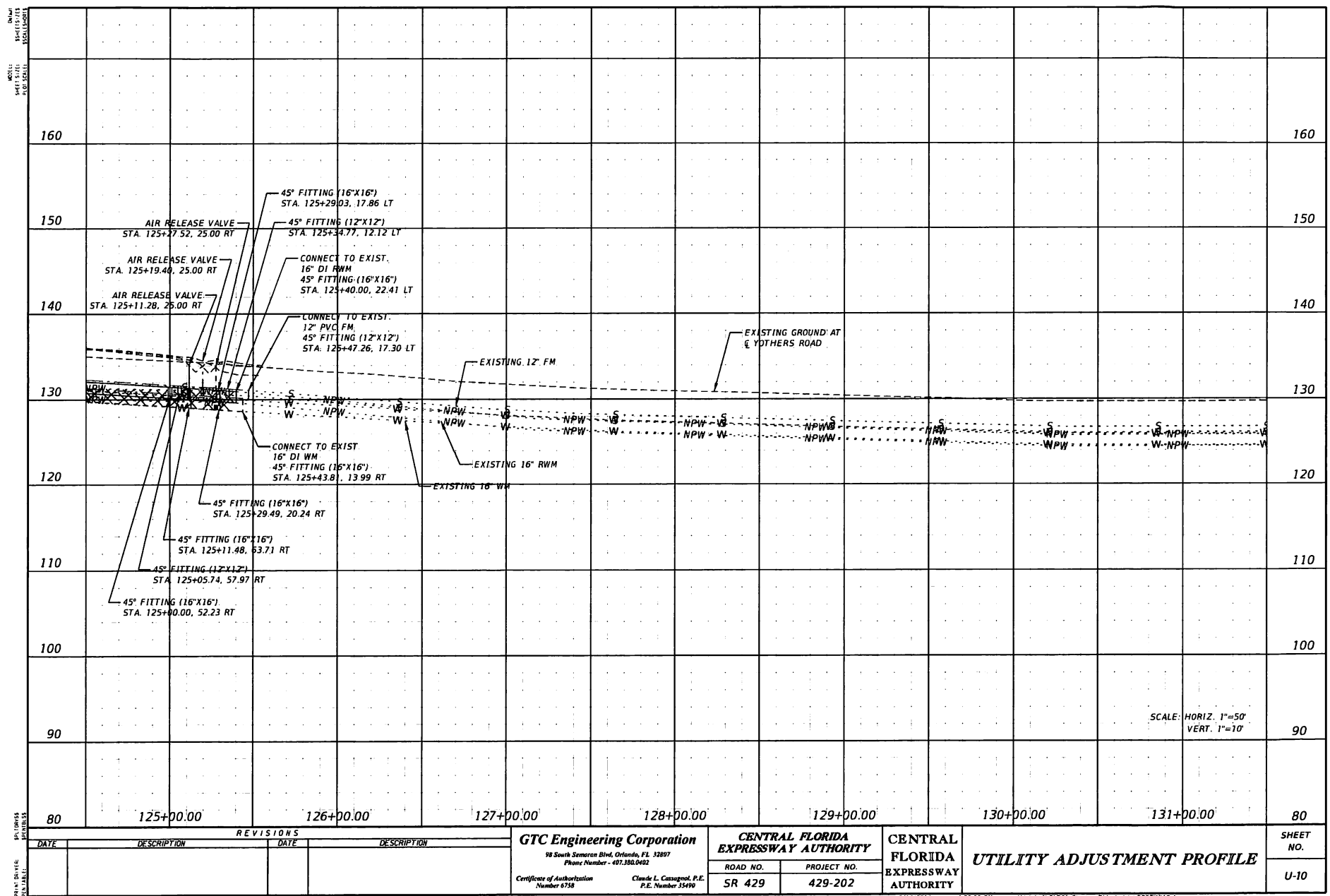
REVISIONS				GTC Engineering Corporation 98 South Semoran Blvd, Orlando, FL 32807 Phone Number - 407.388.0402 Certificate of Authorization Number 6758 Claude L. Casagrand, P.E. P.E. Number 35490	CENTRAL FLORIDA EXPRESSWAY AUTHORITY		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	UTILITY ADJUSTMENT PLAN	SHEET NO. U-9
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	PROJECT NO.			
					SR 429	429-202			

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8/14/2014

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

GTC Engineering Corporation
98 South Semoran Blvd, Orlando, FL 32807
Phone Number - 407.380.0402
Certificate of Authorization Number 9758
Claude L. Cassagnol, P.E.
P.E. Number 35490

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ROAD NO. 429
PROJECT NO. 429-202

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

UTILITY ADJUSTMENT PROFILE
SHEET NO. U-10