


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

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Winter Park, Florida 32790-0880  
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**M E M O R A N D U M**

**TO: Central Florida Expressway Authority Board Members**

**FROM: Robert L. Simon, Jr., Right of Way Counsel**   
**Winderweedle, Haines, Ward & Woodman, P.A.**

**DATE: August 25, 2014**

**RE: S.R. 429 Wekiva Parkway, Project 429-201; Parcels 104 (Part C) and 804 (Pak)  
Real Estate Purchase Agreement**

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Winderweedle, Haines, Ward & Woodman, P.A., right of way counsel, seeks the Board's approval of a Real Estate Purchase Agreement between Yong Sun Pak and Byung Sook Pak (the "Owners") and the Central Florida Expressway Authority ("CFX") for the acquisition of Parcels 104 (Part C) and 804 (the "Taking" or "Property") for the construction of the S.R. 429 Wekiva Parkway, Project 429-201.

**DESCRIPTION and BACKGROUND:**

Parcel 104 (Part C) is a vacant, hiatus tract that consists of approximately 0.137 acres of land located along the western side of Plymouth Sorrento Road, approximately 15 feet south of Southfork Drive in unincorporated Orange County, Florida. Parcel 804 is a vacant tract that consists of approximately 0.523 acres of land located at the northwest corner of Plymouth Sorrento Road and Connector Drive in unincorporated Orange County, Florida. The Taking includes perpetual easement rights. The Property is zoned A-1, Agricultural by Orange County. The future land use designation is Rural/Agricultural and is within the Rural Service Area and Joint Planning Area with the City of Apopka. There are no improvements located within the Taking. See attached Composite Exhibit "A."

CFX's appraisal of Parcel 104 (Part C) was prepared by Mr. Richard MacMillan of The Appraisal Group of Central Florida, Inc. with a date of value of September 28, 2008. Parcel 104 (Part C) is a hiatus tract that resulted from a previous acquisition by CFX in 2009 for the John Land Apopka Expressway (Phase II) Project. For purposes of this appraisal, Mr. MacMillan based the date of value on the appraisal prepared in 2008 for the original acquisition. Mr. MacMillan estimated the value of Parcel 104 (Part C) to be \$10,900.00 inclusive of damages to the remainder, if any. Mr. MacMillan concluded that the Property's highest and best use as vacant is for commercial use. A copy of the appraisal was provided to the Owners.

Central Florida Expressway Authority Board Members  
S.R. 429 Wekiva Parkway, Project 429-202; Parcels 104 (Part C) & 804 (Pak)  
August 25, 2014  
Page 2 of 2

CFX's appraisal of Parcel 804 was prepared by Mr. Richard MacMillan of The Appraisal Group of Central Florida, Inc. with a date of value of June 5, 2014. Mr. MacMillan estimated the value of Parcel 804 to be \$108,300.00 inclusive of damages to the remainder, if any. Mr. MacMillan concluded that the Property's highest and best use as vacant is for commercial use. A copy of the appraisal was provided to the Owners.

The parties have been participating in negotiations and have reached a proposed agreement on the purchase price for the acquisition of Parcels 104 (Part C) and 804. The parties have conditionally accepted a Real Estate Purchase Agreement ("Purchase Agreement"), subject to Right of Way Committee recommendation and final CFX Board approval. Under the Purchase Agreement, CFX would pay the Owners the sum of \$150,000.00 in full settlement of all claims for compensation for the acquisition of Parcels 104 (Part C) and 804. A copy of the Purchase Agreement is attached hereto as Exhibit "B."

Acceptance of the proposed Real Estate Purchase Agreement is recommended and is in CFX's best interest. It will eliminate further risk and unnecessary expenses that CFX will ultimately incur if it is required to file a condemnation action to acquire Parcels 104 (Part C) and 804. Filing a condemnation action will subject CFX to additional attorneys' fees and costs as well as additional expert fees and costs, which CFX would be responsible for as part of the landowners' compensation as provided by Florida Statutes §73.091 and §73.092.

#### **RECOMMENDATION:**

The proposed settlement was recommended for Board approval by the Right of Way Committee at the September 4, 2014 meeting. We respectfully request the Board's approval of the proposed Real Estate Purchase Agreement with a purchase price of \$150,000.00 in full settlement of all claims for compensation for the acquisition of Parcels 104 (Part C) and 804.

#### **ATTACHMENTS:**

Composite Exhibit A - Aerial of Parcels 104 (Part C) and 804  
Exhibit B - Purchase Agreement

Parcel: 104C  
Project: 429-201

2008 Aerial of Subject with Property Dimensions





Parcel: 804  
Project: 429-201

Aerial of Subject with Property Dimensions



**PURCHASE AGREEMENT**

PROJECT: 429 – 201  
 STATE ROAD NO.: 429  
 PROJECT NAME: Wekiva Parkway  
 COUNTY: Orange  
 PARCEL NO.: 104(Part C) and 804

**Seller: Yong Sun Pak and Byung Sook Pak**

**Buyer: The Central Florida Expressway Authority ("Expressway Authority")**

Expressway Authority and Seller hereby agree that Seller shall sell and Expressway Authority shall buy the following described property pursuant to the following terms and conditions:

**I. Description of Property**

- (a) Estate being purchased: ☒ Fee Simple ☐ Permanent Easement ☐ Temporary Easement ☐ Leasehold
- (b) Real property described as: See Attached Exhibit "A".
- (c) Personal property: None.
- (d) Outdoor advertising structure(s) permit number(s): N/A

Buildings, structures, fixtures and other improvements owned by others: N/A

These items are **NOT** included in this agreement. A separate offer is being, or has been, made for these items.

**II. PURCHASE PRICE****(a) Real Property**

Land	1.	\$ 150,000.00
Improvements	2.	\$ 0.00
Real Estate Damages	3.	\$ 0.00
(Severance/Cost-to-Cure)		

**Total Real Property** 4. \$ 0.00

**(b) Total Personal Property** 5. \$ 0.00

**(c) Fees and Costs**

Attorney Fees	6.	\$ 0.00
Appraiser Fees	7.	\$ 0.00

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ Fees (s) 8. \$

**Total Fees and Costs** 9. \$ 0.00

**(d) Total Business Damages** 10. \$ 0.00

**(e) Total of Other Costs** 11. \$ 0.00

List: \_\_\_\_\_

**Total Purchase Price (Add Lines 4, 5, 9, 10 and 11)** \$ 150,000.00

(f) Portion of Total Purchase Price to be paid to Seller by Expressway Authority at Closing \$ 0.00

(g) Portion of Total Purchase Price to be paid to Seller by Expressway Authority upon surrender of possession \$ 0.00



### III. Conditions and Limitations

- (a) Seller is responsible for all taxes due on the property up to, but not including, the day of closing.
- (b) Seller is responsible for delivering marketable title to Expressway Authority. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Expressway Authority. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller.
- (c) Seller shall maintain the property described in **Section I** of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in **Section I** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Expressway Authority to Seller.
- (e) The property described in **Section I** of this agreement is being acquired by Expressway Authority for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.
- (f) Pursuant to **Rule 14-10.004, Florida Administrative Code**, Seller shall deliver completed **Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12**, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in **Section I** of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) Seller agrees that the real property described in **Section I** of this agreement shall be conveyed to Expressway Authority by conveyance instrument(s) acceptable to Expressway Authority.
- (h) Seller and Expressway Authority agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- (i) Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- (j) Seller and Expressway Authority agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure affidavit in accordance with **Section 286.23, Florida Statutes**, if applicable.

### IV. Closing Date

The closing will occur no later than sixty (60) days after Final Agency Acceptance.

### V. Typewritten or Handwritten Provisions

Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Expressway Authority.

- ☒ There is an addendum to this agreement. Page 4 is made a part of this agreement
- ☐ There is not an addendum to this agreement

VI. Seller and Expressway Authority hereby acknowledge and agree that their signatures as Seller and Expressway Authority below constitute their acceptance of this agreement as a binding real estate contract.

This Agreement is subject to final agency acceptance by Expressway Authority pursuant to Section 119.0711, Florida Statutes (2013) ("Final Agency Acceptance") after Right of Way Committee and Expressway Authority Board Approval. Notwithstanding anything in this Agreement to the contrary, the Closing shall not occur prior to thirty (30) days from the date this Agreement is executed and delivered by Owners and Expressway Authority to allow public review of the transaction contemplated by this Agreement. Final Agency Acceptance shall be evidenced by the signature of Expressway Authority in **Section VII** of this agreement.

**Seller: Yong Sun Pak and Byung Sook Pak**

**Buyer: Central Florida Expressway Authority**

Yong Sun Pak 8-8-2014  
Signature Date

Yong Sun Pak  
Type or Print Name

BY: Joseph A Berens 8/11/14  
Signature Date

JOSEPH A BERENS, P.E.  
Type or print name

Byung Sook Pak 8-8-2014  
Signature Date

Byung Sook Pak  
Type or Print Name

## VII. FINAL AGENCY ACCEPTANCE

The Expressway Authority has granted Final Agency Acceptance this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

### WITNESSES:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

APPROVED AS TO FORM FOR EXECUTION BY A  
SIGNATORY OF THE CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

Legal Counsel:

By \_\_\_\_\_

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

### "EXPRESSWAY AUTHORITY"

#### CENTRAL FLORIDA EXPRESSWAY AUTHORITY

A body politic and corporate, and an agency of the state,  
under the laws of the State of Florida,

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ADDENDUM TO PURCHASE AGREEMENT**

PROJECT: 429 – 201  
STATE ROAD NO.: 429  
PROJECT NAME: Wekiva Parkway  
COUNTY: Orange  
PARCEL NO.: 104 (Part C) and 804

This is an addendum to the Purchase Agreement attached hereto and made a part hereof between, **Yong Sun Pak and Byung Sook Pak**, Seller, and **The Central Florida Expressway Authority ("Expressway Authority")**, Buyer, for the use and benefit of the Expressway Authority, for the above-referenced project.

1. Buyer and Seller agree all fees, costs and/or business damage claims are included in this Purchase Agreement.

Funds shall be made payable and will be issued according to the Seller and/or their representatives:

1. Funds in the amount of \$150,000 shall be made payable to Yong Sun Pak and Byung Sook Pak.

IN WITNESS WHEREOF, the parties have caused these present to be executed in their respective names.

**Seller(s): Yong Sun Pak and Byung Sook Pak**

Signature

By: Yong Sun Pak

Type or print name and title

Date

8-8-2014

Signature

By: Byung Sook Pak

Type or print name and title

Date

8-8-14

**Buyer: The Central Florida Expressway Authority**

Signature

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date



ORLANDO ORANGE COUNTY  
EXPRESSWAY AUTHORITY  
STATE ROAD 429  
PROJECT NO. 429-201

PARCEL NO. 104 PART C  
PURPOSE: LIMITED ACCESS RIGHT OF WAY  
ESTATE: FEE SIMPLE

### LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF T.L. SMITH ROAD (PLATTED SORRENTO AVENUE)(VACATED PER DEED BOOK 596, PAGE 467 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA) AS SHOWN ON THE MAP OF PLYMOUTH, AS RECORDED IN PLAT BOOK B, PAGES 17 THROUGH 18 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND BROKEN 6"X6" CONCRETE MONUMENT WITH A 3/4" IRON PIPE, NO IDENTIFICATION; THENCE SOUTH 89°54'05" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 15.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 40 FEET OF T.L. SMITH RIGHT OF WAY (VACATED PER DEED BOOK 596, PAGE 467 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 02°14'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 594.64 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 730 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°36'47" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 10.01 FEET TO A POINT ON THE FORMER EAST RIGHT OF WAY LINE OF THE AFORESAID T.L. SMITH ROAD; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 02°14'21" EAST ALONG SAID FORMER EAST RIGHT OF WAY LINE, A DISTANCE OF 594.72 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF SOUTHWEST 1/4; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°54'05" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 10.01 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 5,947 SQUARE FEET, MORE OR LESS.

SEE SHEET 3 FOR SKETCH OF DESCRIPTION  
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 4

FOR: ORLANDO-ORANGE COUNTY  
EXPRESSWAY AUTHORITY

DATE: MAY 16, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429  
OOCEA PROJECT NO. 429-201  
PARCEL NO. 104 & 804



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965

LAND SURVEYOR BUSINESS LICENSE NO. 6556

ORLANDO ORANGE COUNTY  
EXPRESSWAY AUTHORITY  
STATE ROAD 429  
PROJECT NO. 429-201

PARCEL NO. 804  
PURPOSE: LIMITED ACCESS RIGHT OF WAY  
ESTATE: FEE SIMPLE

### LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF LOTS 6 AND 7, BLOCK D, MAP OF PLYMOUTH, AS RECORDED IN PLAT BOOK B, PAGES 17 THROUGH 18 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND BROKEN 6"X6" CONCRETE MONUMENT WITH A 3/4" IRON PIPE, NO IDENTIFICATION; THENCE NORTH 02°14'21" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 615.98 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 60 FEET OF THE SOUTH 675.45 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°52'35" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 82.01 FEET TO A POINT ON THE EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 429 AS RECORDED IN OFFICIAL RECORDS BOOK 9982, PAGE 2019 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°07'25" WEST ALONG SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 20.73 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 730 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 89°36'47" EAST ALONG SAID SOUTH LINE OF THE NORTH 730 FEET, A DISTANCE OF 50.00 FEET TO A POINT; THENCE DEPARTING SAID SOUTH LINE OF THE NORTH 730 FEET, RUN SOUTH 00°07'25" WEST, A DISTANCE OF 476.26 FEET TO A POINT ON AFORESAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE; THENCE RUN THE FOLLOWING THREE COURSES ALONG SAID EXISTING LIMITED ACCESS RIGHT OF WAY LINE; THENCE NORTH 88°09'58" WEST, A DISTANCE OF 8.52 FEET TO A POINT; THENCE NORTH 40°24'00" WEST, A DISTANCE OF 63.85 FEET TO A POINT; THENCE NORTH 00°07'25" EAST, A DISTANCE OF 427.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.523 ACRES, MORE OR LESS

SEE SHEET 3 FOR SKETCH OF DESCRIPTION  
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 4

FOR: ORLANDO-ORANGE COUNTY  
EXPRESSWAY AUTHORITY

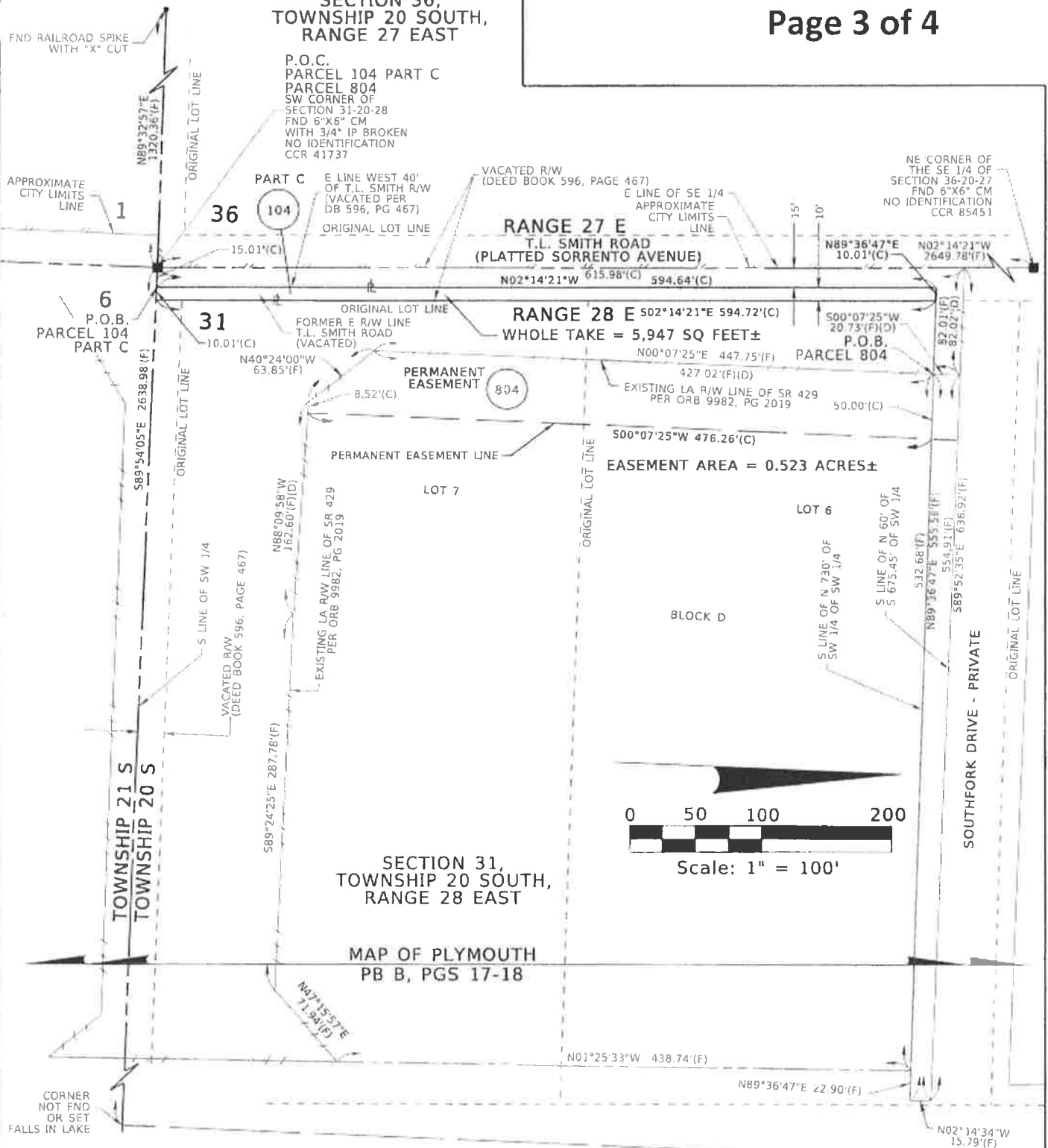
DATE: MAY 16, 2013  
PROJECT NO.: H20-01  
DRAWN: PMM CHECKED: JMS

**STATE ROAD 429**  
**OOCEA PROJECT NO. 429-201**  
**PARCEL NO. 104 & 804**



GEODATA CONSULTANTS, INC.  
SURVEYING & MAPPING  
1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401  
LAKE MARY, FLORIDA 32746  
VOICE: (407) 732-6965  
LAND SURVEYOR BUSINESS LICENSE NO. 6556

## SKETCH OF DESCRIPTION

SECTION 36,  
TOWNSHIP 20 SOUTH,  
RANGE 27 EASTSEE SHEET 1 & 2 FOR LEGAL DESCRIPTIONS  
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: ORLANDO-ORANGE COUNTY  
EXPRESSWAY AUTHORITY

DATE: MAY 16, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429  
OOCEA PROJECT NO. 429-201  
PARCEL NO. 104 & 804GEODATA CONSULTANTS, INC.  
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VOICE: (407) 732-6965  
LAND SURVEYOR BUSINESS LICENSE NO. 6556

## SKETCH OF DESCRIPTION

## LEGEND AND ABBREVIATIONS

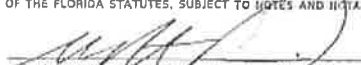

(C)	= CALCULATED	NO.	= NUMBER
(F)	= FIELD	ORB	= OFFICIAL RECORDS BOOK
CCR	= CERTIFIED CORNER RECORD	PB	= PLAT BOOK
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	PGS	= PAGES
FND	= FOUND	P.O.B.	= POINT OF BEGINNING
IP	= IRON PIPE	P.O.C.	= POINT OF COMMENCEMENT
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
		SQ	= SQUARE
		SR	= STATE ROAD

## 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 EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 02°14'21" 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. PARCEL 104 PART C - A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED MAY 16, 2013 (REVISED JUNE 7, 2013), ORDER NO. 4395477, 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.  
  
PARCEL 804 - THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS. THE SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
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 & 2 FOR LEGAL DESCRIPTIONS  
SEE SHEET 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

REVISED PER COMMENTS	PMM	02/05/2014	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.   2-5-2014 Paul deVivero, Professional Land Surveyor No. 1990 DATE
REVISED PER COMMENTS	PMM	01/27/2014	
REVISED PER COMMENTS	PMM	06/13/2013	
REVISION	BY	DATE	
FOR: ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY			STATE ROAD 429 OOCEA PROJECT NO. 429-201 PARCEL NO. 104 & 804
DATE: MAY 16, 2013			
PROJECT NO.: H20-01			
DRAWN: PMM CHECKED: JMS			
			 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING 1349 SOUTH INTERNATIONAL PARKWAY SUITE 2401 LAKE MARY, FLORIDA 32746 VOICE: (407) 732-6965 LAND SURVEYOR BUSINESS LICENSE NO. 6556