


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: **May 24, 2016**

RE: **S.R. 429 Wekiva Parkway, Project 429-204; Parcels 262, 266 and 866 -
Recommendation for Board Approval for Settlement of Attorney's Fees**

Winderweedle, Haines, Ward & Woodman, P.A., right of way counsel, seeks this Board's approval of attorney's fees for the representation of Ryan Ackley ("tenant"), incurred in Parcels 262, 266 and 866 (the "Taking" or "Property") for the construction of the S.R. 429 Wekiva Parkway, Project 429-204.

DESCRIPTION and BACKGROUND:

Parcel 262 is the subject of a separate memorandum submitted by the law firm of Shutts and Bowen. Warren and Wendy Ackley (the "Ackleys") have an easement interest in Parcel 266 for access purposes.

Parcel 266 involves a partial taking of 4.707 acres of land from a 5.157 acre property, leaving a .450 acre remainder. **Parcel 866** is a permanent easement over 600 square feet of property. The subject is located along Plymouth Sorrento Road in unincorporated Orange County, and is improved with a 2,750 square foot residence, as well as a mobile home. The property was owned by Warren and Wendy Ackley, and the mobile home was owned by the Ryan Ackley, a tenant on the property.

The Board approved a settlement in this case in the amount of \$726,770.00 on June 11, 2015. Included within that settlement was a payment of attorneys fees to Kurt Bauerle from the law firm of Harris Harris Bauerle Ziegler & Lopez, P.A., for Mr. Bauerle's representation of Warren and Wendy Ackley. The attorney fee payment in the amount of \$55,770, was based on the statutory betterment between the amount of the first offer to Warren and Wendy Ackley and the final settlement amount. This amount did not include attorneys fees for representation of the tenant.

At the time of the settlement approval, Mr. Bauerle's attorneys fees for his representation of Ryan Ackley were not included in the settlement proposal. This attorney fee information was

not received until after settlement approval. Mr. Bauerle is requesting \$9,750 for his representation of Ryan Ackley's tenancy interest and interest in the mobile home (as well as his Parcel 262 representation discussed below). The value of the mobile home was not included in the first offer, and was valued in a letter addendum for \$29,000.

In addition, Mr. Bauerle represented the Ackleys' interest in Parcel 262, the settlement of which is before this Committee under a separate memorandum prepared by the law firm of Shutts and Bowen. The Ackleys were the owners of an easement interest for cross-access purposes in Parcel 262. Compensation for easement interests are generally determined in post-judgment apportionment proceedings, for which attorneys fees are provided under Section 73.092(2), Florida Statutes, which awards attorneys fees based on factors such as time and effort put into the case (as opposed to betterment). Mr. Bauerle negotiated a resolution with the Landowners' counsel in Parcel 262 regarding the Ackleys' easement interest, thus eliminating the need for an apportionment hearing on this issue.

Mr. Bauerle has agreed to accept the \$9750.00 in fees for his representation of both the tenant in Parcel 266 and the Ackleys in Parcel 262.

Counsel has reviewed the amount sought by Mr. Bauerle and believes it to be reasonable.

RECOMMENDATION:

The proposed settlement was recommended for Board approval by the Right of Way Committee on May 25, 2016. We respectfully request that this Board's approval of the proposed attorney fee payment in the amount of \$9,750.00 to Kurt Bauerle to compensate him for his services in representing the tenant, Ryan Ackley, in Parcels 266 and 866 and for the Ackleys' easement interests in Parcel 262.

ATTACHMENTS:

Sketch of Subject Property
Order of Taking, including Sketch, on Parcel 262

Reviewed by: _____



LEGAL DESCRIPTION

PARCEL 266

PURPOSE: LIMITED ACCESS RIGHT OF WAY

ESTATE: FEE SIMPLE

THAT PART OF THE NORTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 1,
TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3815, PAGE 1298 AND OFFICIAL
RECORDS BOOK 4694, PAGE 1298, PUBLIC RECORDS OF ORANGE COUNTY,
FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1,
TOWNSHIP 20 SOUTH, RANGE 27 EAST (A 1/2" IRON ROD IN WELLBOX AS NOW
EXISTS); THENCE, NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST
1/4, A DISTANCE OF 990.97 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH
337.86 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SOUTHEAST 1/4; THENCE,
DEPARTING SAID EAST LINE, SOUTH 89°08'49" WEST ALONG SAID SOUTH LINE A
DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF
PLYMOUTH SORRENTO ROAD AND THE POINT OF BEGINNING; THENCE, DEPARTING
SAID EXISTING WEST LINE, CONTINUE SOUTH 89°08'49" WEST ALONG SAID SOUTH LINE
A DISTANCE OF 1308.69 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4
OF THE SOUTHEAST 1/4; THENCE, DEPARTING SAID SOUTH LINE, NORTH 00°17'04" EAST
ALONG SAID WEST LINE A DISTANCE OF 337.93 FEET TO A POINT ON THE NORTH LINE
OF THE NORTH 337.86 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4; THENCE, DEPARTING SAID WEST LINE, NORTH 89°08'49" EAST ALONG
SAID NORTH LINE A DISTANCE OF 96.06 FEET; THENCE, DEPARTING SAID NORTH LINE
SOUTH 59°23'50" EAST A DISTANCE OF 183.70 FEET; THENCE, NORTH 59°36'28" EAST
A DISTANCE OF 126.25 FEET; THENCE, NORTH 81°45'02" EAST A DISTANCE OF 261.15
FEET TO A POINT ON THE WEST LINE OF THE EAST 715.21 FEET OF SAID NORTH 337.86
FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°01'26" EAST ALONG SAID WEST
LINE A DISTANCE OF 317.89 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH
89°08'49" EAST A DISTANCE OF 685.28 FEET TO A POINT ON SAID EXISTING WEST RIGHT
OF WAY LINE; THENCE, SOUTH 00°01'26" EAST ALONG SAID EXISTING WEST LINE A
DISTANCE OF 20.00 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 4.707 ACRES, MORE OR LESS

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF
THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

RUSSELL J. MARKS, PSM NO. 5623

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

DATE

1/06/15

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

STATE ROAD 429

DESIGNED BY: RJM

DATE: 1/05/15

DRAWN BY: DJK

JOB NO:

APPROVED BY: RJM

OOCEA PROJECT NO: 429-204

URS

URS CORPORATION
315 E. ROBINSON STREET
SUITE 245
ORLANDO, FL 32801-1949
PH (407) 422-0353
LICENSED BUSINESS NO. 6839

REVISIONS:

SHEET: 1 OF 3

LEGAL DESCRIPTION

PARCEL 866

PURPOSE: PERMANENT EASEMENT

ESTATE: PERMANENT EASEMENT

THAT PART OF THE NORTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 1,
TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3815, PAGE 1298 AND OFFICIAL
RECORDS BOOK 4694, PAGE 1298, PUBLIC RECORDS OF ORANGE COUNTY,
FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1,
TOWNSHIP 20 SOUTH, RANGE 27 EAST (A 1/2" IRON ROD IN WELLBOX AS NOW
EXISTS); THENCE, NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST
1/4, A DISTANCE OF 990.97 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH
337.86 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4;
THENCE, DEPARTING SAID EAST LINE, SOUTH 89°08'49" WEST ALONG SAID SOUTH LINE
A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF
PLYMOUTH SORRENTO ROAD AND THE POINT OF BEGINNING; THENCE, DEPARTING SAID
SOUTH LINE, NORTH 00°01'26" WEST ALONG SAID EXISTING WEST LINE A DISTANCE
OF 20.00 FEET; THENCE, DEPARTING SAID EXISTING WEST LINE, NORTH 89°08'49" EAST
A DISTANCE OF 30.00 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST 1/4;
THENCE, SOUTH 00°01'26" EAST ALONG SAID EAST LINE A DISTANCE OF 20.00 FEET
TO A POINT ON SAID SOUTH LINE; THENCE, DEPARTING SAID EAST LINE, SOUTH
89°08'49" WEST ALONG SAID SOUTH LINE A DISTANCE OF 20.00 FEET TO THE POINT
OF BEGINNING.

CONTAINING 600 SQUARE FEET, MORE OR LESS.

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

STATE ROAD 429

DESIGNED BY: RJM

DATE: 1/05/15

DRAWN BY: DJK

JOB NO:

APPROVED BY: RJM

OOCEA PROJECT NO: 429-204

URS

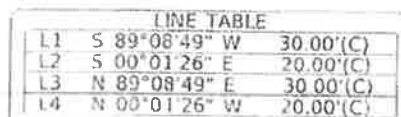
URS CORPORATION
315 E. ROBINSON STREET
SUITE 245
ORLANDO, FL 32801-1949
PH (407) 422-0353
LICENSED BUSINESS NO. 6839

REVISIONS:

SHEET: 2 OF 3

WEST LINE
SE 1/4,
SE 1/4, SEC 1

SCALE:
1" = 150'



LINE TABLE			
L1	S	89°08'49" W	30.00'(C)
L2	S	00°01'26" E	20.00'(C)
L3	N	89°08'49" E	30.00'(C)
L4	N	00°01'26" W	20.00'(C)

C = CALCULATED
CCR = CERTIFIED CORNER RECORD
CM = CONCRETE MONUMENT
COR = CORNER
D = DEED
DB = DEED BOOK
F = FIELD
FND = FOUND
FPC = FLORIDA POWER CORPORATION
ID = IDENTIFICATION
IR = IRON ROD
LA = LIMITED ACCESS
LB = LICENSED BUSINESS
OR = OFFICIAL RECORDS
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
R = RADIUS
RGE = RANGE
RAW = RIGHT OF WAY
SEC = SECTION
TWP = TOWNSHIP

NORTH LINE
NORTH 337.86'(D)
N 1/2, SE 1/4, SE 1/4
SEC 1

10' FPC
DISTRIBUTION
EASEMENT
OR 5480, PG 439

NORTH LINE
SE 1/4,
SE 1/4, SEC 1

NE COR SE 1/4
FND 1" IR
NO ID
IN WELL BOX
CCR 41735

POC
SE CORNER,
SE 1/4,
SEC 1
FND 1/2" IR
IN WELLBOX
CCR 051475

SOUTH LINE
NORTH 357.86'
N 1/2, SE 1/4,
SE 1/4, SEC 1

DECLARATION
OF EASEMENT FOR
INGRESS/EGRESS
OR 3812, PG 2602

-SEE DETAIL

EXISTING WEST
RAW LINE

EAST LINE
SE 1/4,
SEC 1

RGE	27	E
RGE	28	E

PLYMOUTH SORRENTO ROAD
(R/W VARIES)

GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11" WEST.
2. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
3. ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
4. A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIDELITY NATIONAL TITLE INSURANCE COMPANY" DATED JUNE 3, 2013, ORDER NO 4380360 WAS REVIEWED BY THE SURVEYOR AND EXCEPTIONS (IF ANY) NOTED ON SAID CERTIFICATE ARE SHOWN HEREON.

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

STATE ROAD 429

DESIGNED BY: RJM

DATE: 1/05/15

DRAWN BY: DJK

JOB NO:

APPROVED BY: RJM

OOCEA PROJECT NO: 429-204

URS

URS CORPORATION
315 E. ROBINSON STREET
SUITE 245
ORLANDO, FL 32801-1949
PH (407) 422-0353
LICENSED BUSINESS NO. 6839

REVISIONS:

SHEET: 3 OF 3

**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT
IN AND FOR ORANGE COUNTY, FLORIDA**

CENTRAL FLORIDA EXPRESSWAY
AUTHORITY, a body politic and corporate, and
an agency of the state under the laws of the State
of Florida,

Petitioner,

v.

HAFEEZ R. ALI, et al.,

Respondents.

FILED IN OPEN COURT 4-8-15
Clerk, Cir. Ct., Orange Co. FL
By [Signature]

CASE NO.: 2015-CA-001150-O

Parcel 262

Subdivision 39

ORDER OF TAKING AS TO PARCEL 262

THIS CAUSE came on to be heard by the Court, and it appearing that proper notice was first given to all Respondents and to all persons having or claiming any equity, lien, or other interest in or to the real property described in the Petition that the Petitioner would apply to this Court on the 8th day of April, 2015, for an Order of Taking, and the Court being fully advised in the premises, upon consideration, it is therefore:

ORDERED AND ADJUDGED:

1. That this Court has jurisdiction of this action, of the subject property, and the parties to this cause.

2. That the pleadings in this cause are sufficient, and the Petitioner is properly exercising its delegated authority.

3. That the Declaration of Taking filed in this cause by the Petitioner was made in good faith, and based upon a valid appraisal.

DOC # 20150177430 B: 10901 P: 9347

04/10/2015 10:33 AM Page 1 of 6

Rec Fee: \$0.00

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Martha O. Haynie, Comptroller

Orange County, FL

Ret To: ORANGE COUNTY CLERK OF COURT
ERECORD

4. That upon the payment of the deposit hereinafter specified into the Registry of this Court, the right, title or interest specified in the Petition as described herein shall vest in the Petitioner, as attached as **Exhibit "A."**

5. That the good faith deposit amount to be deposited in the Registry of the Court within twenty (20) days is **ONE HUNDRED SEVENTY-FIVE THOUSAND, ONE HUNDRED SEVENTY AND NO/100 DOLLARS (\$175,170.00)** consisting of the good faith deposit amount of \$175,000, plus a \$170.00 clerk's fee.

6. That the deposit of money will secure the persons lawfully entitled to compensation, as will be determined ultimately by final judgment of the Court, or otherwise settled.

7. That the Court reserves jurisdiction to enforce the terms of this Order of Taking.

DONE AND ORDERED in Orlando, Orange County, Florida this 8 day of April, 2015.


JOHN MARSHALL KEST
Circuit Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing was filed with the Clerk of the Court this 8th day of April, 2015, by using the Florida Courts E-Filing Portal System. Accordingly, a copy of the foregoing is being served on this day to all attorneys/interested parties identified on the ePortal Electronic Service List, via transmission of Notices of Electronic Filing generated by the ePortal System.


Judicial Assistant

SERVICE LIST
PARCEL 262

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Orange County Tax Collector

Unknown Beneficiaries
Address Unknown

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Beal Bank, SSB

PSP/MRC Debt Portfolio S-1, L.P.,
a Delaware limited partnership
c/o THE CORPORATION TRUST
COMPANY, Registered Agent
Corporation Trust Center
1209 Orange Street
Wilmington, DE 19801

Unknown Tenants and Other Parties in
Possession
Address Unknown

Unknown Parties with Interest in the Property
Address Unknown

ORLDOCS 13963209 1

LEGAL DESCRIPTION

PARCEL 262

PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

THAT PART OF THE NORTH 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 1,
TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING
THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8615, PAGE 4918,
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

"A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY,
FLORIDA. LESS THE NORTH 337.86 FEET THEREOF AND ALSO LESS THE EAST
30.00 FEET FOR ROAD PURPOSES.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE ALONG
THE EAST LINE OF SAID SECTION 1 NORTH 00 DEGREES 07'20" WEST 663.42 FEET;
THENCE SOUTH 89 DEGREES 10'25" WEST 30.00 FEET TO THE WEST RIGHT-OF-WAY
LINE OF PLYMOUTH SORRENTO ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE
NORTH 00 DEGREES 07'20" WEST 326.54 FEET; THENCE SOUTH 89 DEGREES 03'09"
WEST 639.36 FEET; THENCE SOUTH 00 DEGREES 02'02" WEST 325.39 FEET; THENCE
NORTH 89 DEGREES 10'25" EAST 640.23 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 4.786 ACRES, MORE OR LESS.

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF
THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

RUSSELL J. MARKS, PSM NO. 5623

12/18/13
DATE

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL


FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 12/18/13	 URS CORPORATION 915 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	REVISIONS:
DRAWN BY: DJK	JOB NO:		SHEET: 1 OF 2
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204		

EXHIBIT "A"

SKETCH OF DESCRIPTION

PARCEL 262

PURPOSE: LIMITED ACCESS RIGHT OF WAY

ESTATE: FEE SIMPLE

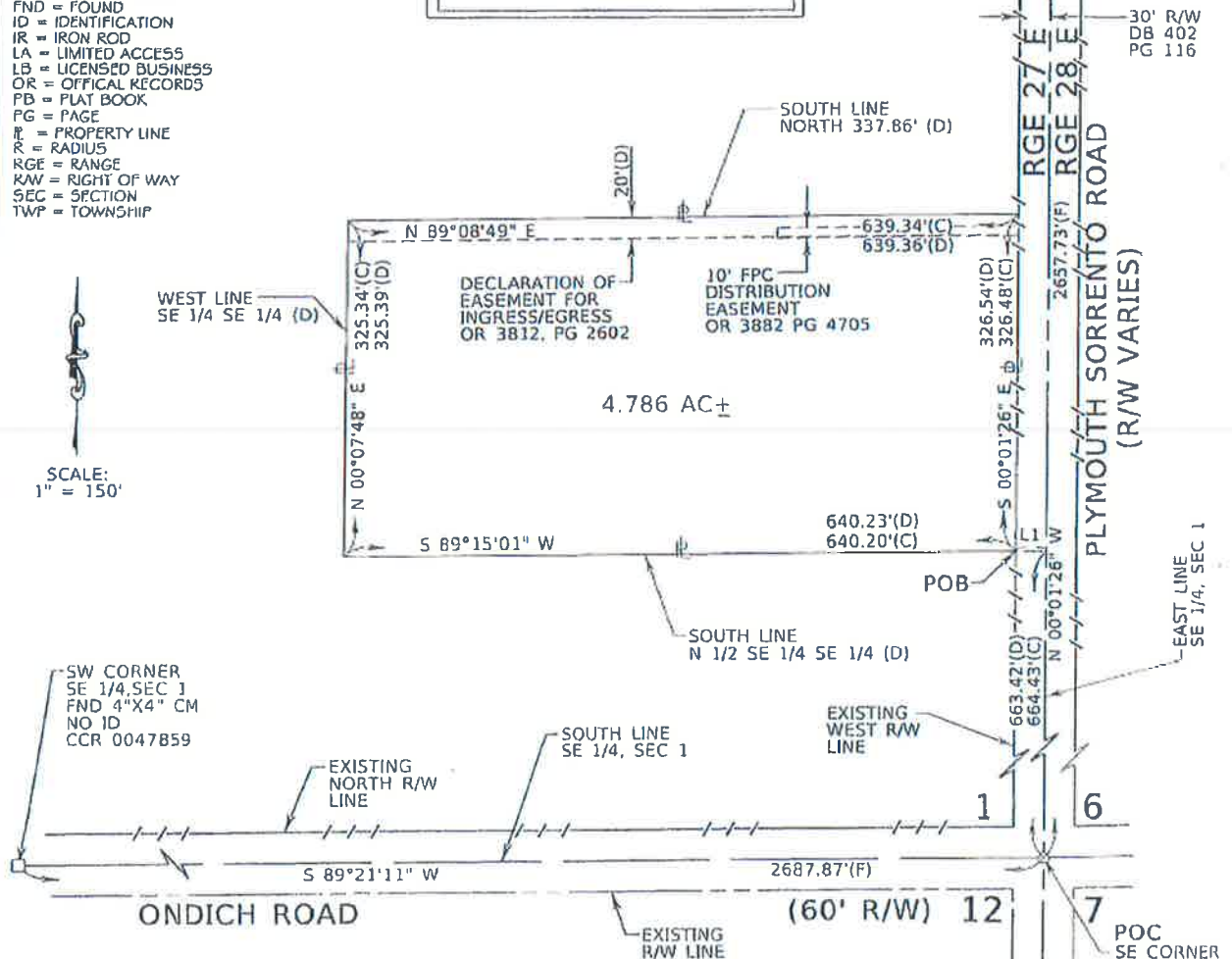
LEGEND

C = CALCULATED
CCR = CERTIFIED CORNER RECORD
CM = CONCRETE MONUMENT
COR = CORNER
D = DEED
DB = DEED BOOK
F = FIELD
FPC = FLORIDA POWER CORPORATION
FND = FOUND
ID = IDENTIFICATION
IR = IRON ROD
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PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
R = RADIUS
RGE = RANGE
RAW = RIGHT OF WAY
SEC = SECTION
TWP = TOWNSHIP

TOWNSHIP 20 SOUTH RANGE 27 EAST

LINE TABLE			
L1	S 89°15'01" W (C)	30.00'(C)(D)	

NE COR SE 1/4
FND 1" IR
NO ID
(IN WELL BOX)
CCR 41735



GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11" WEST.
- THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
- ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
- A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" DATED NOVEMBER 27, 2012, FILE NO. 2037-2857129 WAS REVIEWED BY THE SURVEYOR AND EXCEPTIONS (IF ANY) NOTED ON SAID CERTIFICATE ARE SHOWN HEREON.

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY

STATE ROAD 429

DESIGNED BY: RJM

DATE: 12/18/13

URS

URS CORPORATION
315 E. ROBINSON STREET
SUITE 245
ORLANDO, FL 32801-1949
PH (407) 422-0353
LICENSED BUSINESS NO. 6839

REVISIONS:

DRAWN BY: DJK

JOB NO:

APPROVED BY: RJM

OOCEA PROJECT NO: 429-204

SHEET: 2 OF 2