


CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: Central Florida Expressway Authority Board Members

FROM: Linda S. Brehmer Lanosa, Deputy General Counsel 

DATE: October 17, 2016

RE: Agreement No. 000805 with Orange County regarding Improvements to Valencia College Lane near the State Road 417 and S.R. 408 Interchange
OOCEA Project No. 253E-E1, Parcel Nos. 1137, 1138, 1139, 1140
Approval of Quit-Claim Deed to Orange County

INTRODUCTION

In December 2010, Orange County and the Central Florida Expressway Authority (“CFX”), by and through its predecessor, entered into an agreement to improve Valencia College Lane (“VCL”) near the State Road (S.R.) 417 and S.R. 408 interchange. As part of this Agreement, CFX added two lanes to VCL. Recently, Orange County transmitted its final acceptance letter, a copy of which is attached. Now that Orange County has accepted the work on this section of VCL, CFX is required to convey its interest in VCL to Orange County via Quit-Claim Deed.

REQUEST

Board approval is requested to execute the attached Quit-Claim Deed transferring CFX’s interest in Valencia College Lane to Orange County.

The Right of Way Committee recommended approval on October 26, 2016.

Attachments: Parcel Map
Email from Orange County
Orange County’s Final Acceptance letter
Certificate of Final Completion
Quit-Claim Deed

Reviewed by: 

General Counsel

4974 ORL TOWER RD. ORLANDO, FL 32807 | PHONE: (407) 690-5000 | FAX: (407) 690-5011

WWW.CFXWAY.COM





REAL ESTATE MANAGEMENT DIVISION

400 East South Street, 5th Floor ■ Reply To: Post Office Box 1393 ■ Orlando, Florida 32802-1393
407-836-7070 ■ Fax: 407-836-5969

October 12, 2016

Linda Brehmer Lanosa
Deputy General Counsel
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, Florida 32807

RE: Valencia College Lane (Goldenrod Road to Econlockhatchee Trail)
Parcels 1137.1/1138.1/1139.1/1140.1

Pursuant to the certain agreement for "improvements to Valencia College Lane (VCL) and the intersection of Valencia College Lane and Econlockhatchee Trail," please find the attached Quit-Claim Deed and Final Acceptance to complete the transfer of these parcels and the improvements made thereon to the control of Orange County, Florida.

At your earliest possible convenience, please take the necessary action to have the Central Florida Expressway Authority approve and execute the Quit-Claim Deed. Upon approval, please forward the original document to our office for approval and acceptance by the Board of County Commissioners.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Virginia G. Williams", is written over the typed name.

Virginia G. Williams
Senior Title Examiner

Attachments

C: Elizabeth Price Jackson, Senior Title Examiner, Real Estate Management Division



Interoffice Memorandum

July 23, 2014

TO: Raymond Williams, P.E., Senior Engineer, Engineering Division
FROM: Julie R. Naditz, P.E., Manager, Highway Construction Division *JRN*
SUBJ: **Valencia College Lane (Sta. 147+70 to Sta. 155+00)**
OOCEA Project No: 253E-E1 Contract No: 000688
Final Acceptance

In December of 2010, Orange County and the OOCEA entered into an agreement regarding "improvements to Valencia College Lane (VCL) and the intersection of Valencia College Lane and Econlockhatchee Trail."

As part of this agreement, the OOCEA has added two lanes to VCL for a distance of 700 linear feet from Station 147+70 to Station 155+00 as depicted on Exhibit "A" from the agreement. This portion of VCL was built by the OOCEA and inspected by CDM Smith, who served as the CEI on the project.

Attached is CDM Smith's final acceptance letter effective February 26, 2013, along with the OOCEA construction compliance certifications.

As per the above attachments, the Highway Construction Division feels confident that all work on this section of road is in substantial compliance with the approved plans and specifications for this project and all materials incorporated in the work satisfies contract requirements. All documents are currently stored by OOCEA.

Therefore, as per Section 2(d) of the agreement, Orange County accepts this section of the OOCEA project.

JRN/jo

Attachments

cc: Mark V. Massaro, P.E., Director, Public Works Department
Joseph C. Kunkel, P.E., Deputy Director, Public Works Department
Deodat Budhu, P.E., Manager, Roads & Drainage Division
Robin L. Hammel, P.E., Manager, Engineering Division
Juan Curi, P.E., Chief Engineer, Highway Construction Division



This Certificate is from the Highway Construction Division

CERTIFICATE OF FINAL COMPLETION

Project: Valencia College Lane (Sta. 147+70 to Sta. 155+00)
 OCEA Project No: 253E-E1 Contract No: 000888
 Contractor: Lane Construction Corporation
 Notice To Proceed Date: 10/4/10
 Final Acceptance Date: 2/26/13

In accordance with an Agreement between Orange County and the Orlando-Orange County Expressway Authority, Orange County hereby accepts for its full and complete use, the road and drainage improvements completed by the Contractor.

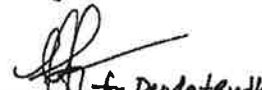
The acceptance is conditioned upon the Contractor's guaranteeing the subsequent remediation of any deficiencies in workmanship and materials, which may become apparent within a period of one-year following the Final Completion Date. This acceptance shall not release the Contractor from complete performance under the provisions of the aforementioned Contract.

ROADWAY CATEGORY

<u>New Construction</u>		<u>Lane Miles</u>		<u>Roadway Type</u>			
<input type="checkbox"/>	Arterial	<input type="checkbox"/>	Lane Miles	<input type="checkbox"/>	Private	<input type="checkbox"/>	Public
<input type="checkbox"/>	Collector	<input type="checkbox"/>	Lane Miles	<input type="checkbox"/>	Private	<input type="checkbox"/>	Public
<input checked="" type="checkbox"/>	Urban (local)	<input type="checkbox"/>	0.553 Lane Miles (730 LF x 4 lanes)	<input type="checkbox"/>	Private	<input type="checkbox"/>	Public
<input type="checkbox"/>	Subdivision (local)	<input type="checkbox"/>	Lane Miles	<input type="checkbox"/>	Private	<input type="checkbox"/>	Public
<input type="checkbox"/>	Screen Wall(s)	<input type="checkbox"/>	Private	<input type="checkbox"/>	Public		
<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Private	<input type="checkbox"/>	Public		
<input type="checkbox"/>	Irrigation	<input type="checkbox"/>	Private	<input type="checkbox"/>	Public		


 Mark V. Massaro, P.E.
 Public Works Director
 7/24/14
 Date


 Julie R. Naditz, P.E., Manager
 Highway Construction Division
 7/23/14
 Date


 Deodat Budhu, P.E., Manager
 Roads And Drainage Division
 7/23/14
 Date


 Michael C. Wehrfritz, Asst. Project Manager
 Highway Construction Division
 7/24/14
 Date

Instrument: 1137.1/1138.1/1139.1/1140.1
Project: Valencia College Lane (Goldenrod Road to Econlockhatchee Trail)

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.0114(10), F.A.C.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this ____ day of _____, A.D. 20____, by CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, formerly known as Orlando-Orange County Expressway Authority, whose address is 4974 ORL Tower Road, Orlando, Florida 32807, GRANTOR, to ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

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

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Numbers:

unassigned

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

Instrument: 1137.1/1138.1/1139.1/1140.1
Project: Valencia College Lane (Goldenrod Road to Econlockhatchee Trail)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed, and delivered
in the presence of:

Central Florida Expressway Authority,
a body corporate and an agency of the State of
Florida, created by Part III of Chapter 348, Florida
Statutes, formerly known as Orlando-Orange County
Expressway Authority

Witness

BY: _____
Welton Cadwell
Chairman

Printed Name

Witness

Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me this _____ day of _____, 20 ____, by Welton Cadwell as Chairman of Central Florida Expressway Authority, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, formerly known as Orlando-Orange County Expressway Authority, on behalf of said Authority. He is personally known to me or presented _____ as identification.

(Notary Seal)

Notary Signature

Printed Notary Name

Notary Public in and for
the county and state aforesaid

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

My commission expires:

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER 1137

A PARCEL OF LAND, BEING A PORTION OF THE EXISTING LIMITED ACCESS RIGHT OF WAY OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408), AS DEPICTED ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP, PROJECT 75008-6410-101, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3903, PAGE 342, REFERENCED AS PARCEL NUMBER 1-145, LIMITED ACCESS RIGHT-OF-WAY TAKING "B", AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4086, PAGE 3666, REFERENCED AS PARCEL "LIMITED-ACCESS RIGHT-OF-WAY", IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP STAMPED "LB 1221", LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°32'54" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 25, A DISTANCE OF 45.01 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE AS DEPICTED ON THE PLAT OF KAW-LIGE LANE, RECORDED IN PLAT BOOK 6, PAGE 72, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°32'54" EAST, ALONG SAID EAST LINE, A DISTANCE OF 59.70 FEET; THENCE, DEPARTING SAID EAST LINE, RUN NORTH 89°57'58" WEST, A DISTANCE OF 508.12 FEET TO A POINT ON THE EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408), AS DEPICTED ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP, PROJECT 75008-6410-101; THENCE RUN THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE: SOUTH 89°57'19" WEST, A DISTANCE OF 58.00 FEET; THENCE NORTH 00°02'41" WEST, A DISTANCE OF 44.00 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4086, PAGE 3666, IN SAID PUBLIC RECORDS; THENCE, DEPARTING SAID EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 89°57'19" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 211.92 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY,

LEGAL DESCRIPTION CONTINUED ON SHEET 2

NOTE:
BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

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

WRITTEN BY: RRC	DATE: 11/02/10	SECTION: 25	VALENCIA COLLEGE LANE-ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 1 OF 4
	REV.:			C.I.P. • 5029

LEGAL DESCRIPTION
SCHEDULE "A"
PARCEL NUMBER 1137

LEGAL DESCRIPTION CONTINUED FROM SHEET 1

HAVING A RADIUS OF 5,579.58 FEET, A CHORD BEARING OF NORTH 16°32'57" EAST AND A CHORD DISTANCE OF 31.30 FEET; THENCE, FROM A TANGENT BEARING OF NORTH 16°42'35" EAST, RUN NORTHEASTERLY ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°19'17", A DISTANCE OF 31.30 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE AS DEPICTED ON THE AFOREMENTIONED RIGHT OF WAY MAP OF THE EAST-WEST EXPRESSWAY; THENCE, DEPARTING SAID CURVE, RUN NORTH 89°57'19" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 312.09 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,879.58 FEET, A CHORD BEARING OF SOUTH 15°36'14" WEST AND A CHORD DISTANCE OF 15.58 FEET; THENCE, FROM A TANGENT BEARING OF SOUTH 15°31'41" WEST, RUN SOUTHWESTERLY ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°09'07", A DISTANCE OF 15.58 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE, AS DEPICTED ON THE AFORESAID PLAT OF KAW-LIGE LANE; THENCE, DEPARTING SAID CURVE, RUN NORTH 89°57'19" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 36.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,033 SQUARE FEET or 0.804 ACRES MORE OR LESS

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

William E. Byrd 11/09/2010
 WILLIAM E. BYRD DATE
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5442
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801

NOTE:
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

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

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/02/10	SECTION: 25	VALENCIA COLLEGE LANE - ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 2 OF 4
	REV.:			C.I.P. • 5029

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER 1137

SEE SHEET 4

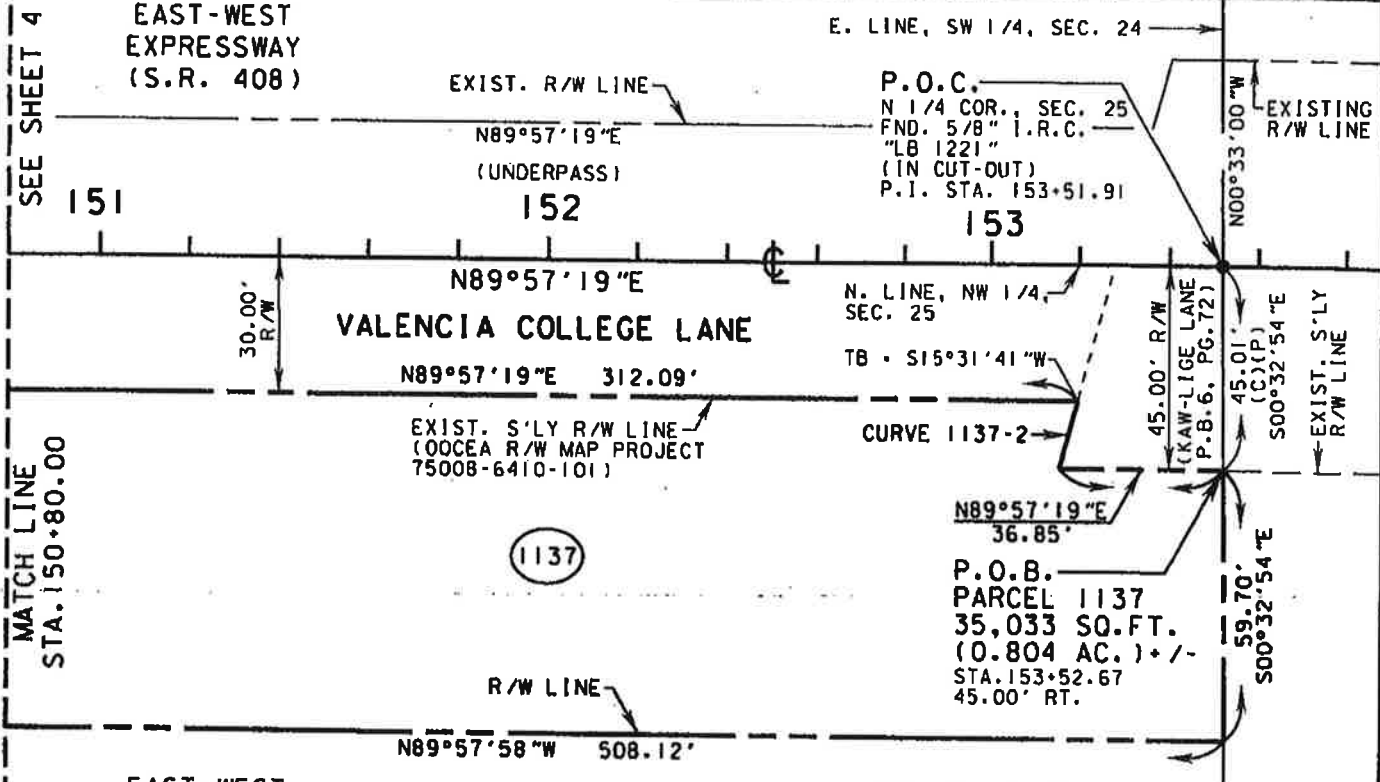
EAST-WEST EXPRESSWAY (S.R. 408)

MATCH LINE STA. 150+80.00

EAST-WEST EXPRESSWAY (S.R. 408)
VARIED-WIDTH L.A. R/W (OOCEA R/W MAP PROJECT 75008-6410-101)

SCALE: 1" = 40'
SEE SHEETS 15 & 16 OF ORANGE COUNTY PROJECT C.I.P. 5029, VALENCIA COLLEGE LANE R/W MAP.

NOTE: BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.



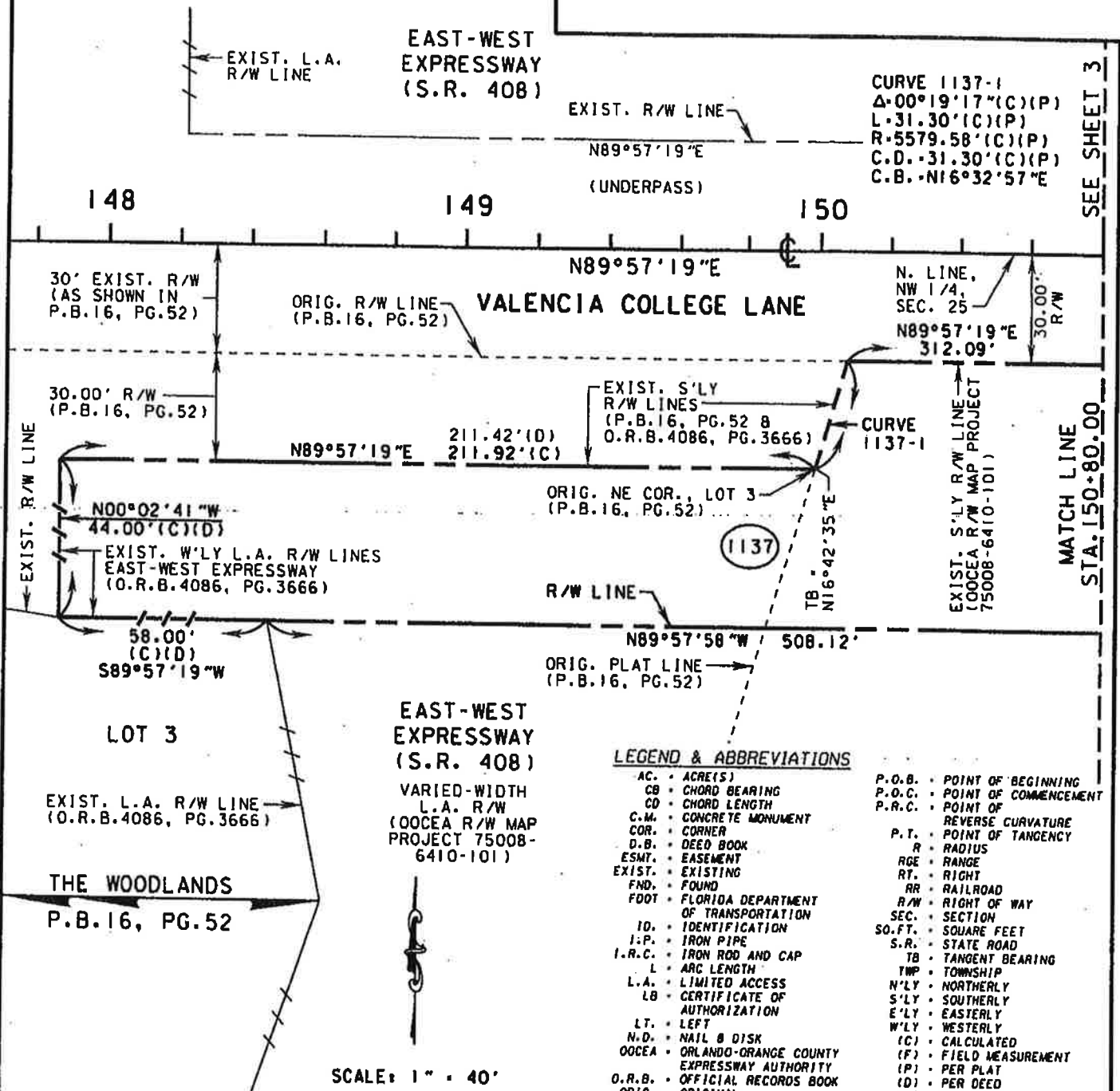
LEGEND & ABBREVIATIONS

- | | |
|--|-------------------------------------|
| AC. - ACRE(S) | P.O.B. - POINT OF BEGINNING |
| CB - CHORD BEARING | P.O.C. - POINT OF COMMENCEMENT |
| CD - CHORD LENGTH | P.R.C. - POINT OF REVERSE CURVATURE |
| C.M. - CONCRETE MONUMENT | P.T. - POINT OF TANGENCY |
| COR. - CORNER | R - RADIUS |
| D.B. - DEED BOOK | RGE - RANGE |
| EASMT. - EASEMENT | RT. - RIGHT |
| EXIST. - EXISTING | RR - RAILROAD |
| FND. - FOUND | R/W - RIGHT OF WAY |
| FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION | SEC. - SECTION |
| ID. - IDENTIFICATION | SQ.FT. - SQUARE FEET |
| I.P. - IRON PIPE | S.R. - STATE ROAD |
| I.R.C. - IRON ROD AND CAP | TB - TANGENT BEARING |
| L - ARC LENGTH | TWP - TOWNSHIP |
| L.A. - LIMITED ACCESS | N'LY - NORTHERLY |
| LB - CERTIFICATE OF AUTHORIZATION | S'LY - SOUTHERLY |
| LT. - LEFT | E'LY - EASTERLY |
| N.D. - NAIL & DISK | W'LY - WESTERLY |
| OOCEA - ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY | (C) - CALCULATED |
| O.R.B. - OFFICIAL RECORDS BOOK | (F) - FIELD MEASUREMENT |
| ORIG. - ORIGINAL | (P) - PER PLAT |
| P.B. - PLAT BOOK | (D) - PER DEED |
| P.C. - POINT OF CURVATURE | CL - CENTER LINE |
| P.I. - POINT OF INTERSECTION | PL - PROPERTY LINE |
| | BL - LINE BREAK |
| | Δ - DELTA (CENTRAL ANGLE) |

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

DESIGNED BY: CDF	DATE: 11/02/10	SECTION: 25	VALENCIA COLLEGE LANE-ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 40'
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 3 OF 4
	REV.:			C.I.P. = 5029

SKETCH OF DESCRIPTION
SCHEDULE "A"
PARCEL NUMBER 1137



- LEGEND & ABBREVIATIONS**
- AC. - ACRES
 - CB - CHORD BEARING
 - CD - CHORD LENGTH
 - C.M. - CONCRETE MONUMENT
 - COR. - CORNER
 - D.B. - DEED BOOK
 - ESMT. - EASEMENT
 - EXIST. - EXISTING
 - FND. - FOUND
 - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
 - ID. - IDENTIFICATION
 - I.P. - IRON PIPE
 - I.R.C. - IRON ROD AND CAP
 - L - ARC LENGTH
 - L.A. - LIMITED ACCESS
 - LB - CERTIFICATE OF AUTHORIZATION
 - LT. - LEFT
 - N.D. - NAIL & DISK
 - OOCEA - ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 - O.R.B. - OFFICIAL RECORDS BOOK
 - ORIG. - ORIGINAL
 - P.B. - PLAT BOOK
 - P.C. - POINT OF CURVATURE
 - P.I. - POINT OF INTERSECTION
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - P.R.C. - POINT OF REVERSE CURVATURE
 - P.T. - POINT OF TANGENCY
 - R - RADIUS
 - RGE - RANGE
 - RT. - RIGHT
 - RR - RAILROAD
 - R/W - RIGHT OF WAY
 - SEC. - SECTION
 - SO.FT. - SQUARE FEET
 - S.R. - STATE ROAD
 - TB - TANGENT BEARING
 - TWP - TOWNSHIP
 - N'LY - NORTHERLY
 - S'LY - SOUTHERLY
 - E'LY - EASTERLY
 - W'LY - WESTERLY
 - (C) - CALCULATED
 - (F) - FIELD MEASUREMENT
 - (P) - PER PLAT
 - (D) - PER DEED
 - CL - CENTER LINE
 - PL - PROPERTY LINE
 - LB - LINE BREAK
 - Δ - DELTA (CENTRAL ANGLE)

SEE SHEETS 15 & 16 OF ORANGE COUNTY PROJECT C.I.P. 5029, VALENCIA COLLEGE LANE R/W MAP.

NOTE:
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

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

DESIGNED BY: CDF	DATE: 11/02/10	SECTION: 25	VALENCIA COLLEGE LANE-ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc.	DRAWING SCALE: 1" = 40'
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 4 OF 4
	REV.:			C.I.P. = 5029
			520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	

LEGAL DESCRIPTION

SCHEDULE "A"

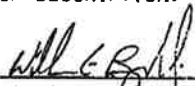
PARCEL NUMBER 1138

A PARCEL OF LAND, BEING A PORTION OF THE EXISTING LIMITED ACCESS RIGHT OF WAY OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408), AS RECORDED IN OFFICIAL RECORDS BOOK 3903, PAGE 342, REFERENCED AS PARCEL NUMBER 1-145, LIMITED ACCESS RIGHT-OF-WAY TAKING "B", IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP STAMPED "LB 1221", LOCATED AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°32'54" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 45.01 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE AS DEPICTED ON THE PLAT OF KAW-LIGE LANE, RECORDED IN PLAT BOOK 6, PAGE 72, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID WEST LINE, RUN SOUTH 89°35'12" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 207.75 FEET TO A POINT ON THE EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408), AS RECORDED IN OFFICIAL RECORDS BOOK 3903, PAGE 342, REFERENCED AS PARCEL NUMBER 1-145, LIMITED ACCESS RIGHT-OF-WAY TAKING "B", IN SAID PUBLIC RECORDS; THENCE, DEPARTING SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE: SOUTH 00°24'48" WEST, A DISTANCE OF 59.00 FEET; THENCE NORTH 89°35'12" WEST, A DISTANCE OF 103.00 FEET; THENCE, DEPARTING SAID EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 89°57'58" WEST, A DISTANCE OF 103.75 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 25; THENCE RUN NORTH 00°32'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 59.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,264 SQUARE FEET or 0.282 ACRES MORE OR LESS

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


 WILLIAM E. BYRD DATE 11/09/2010
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5442
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801

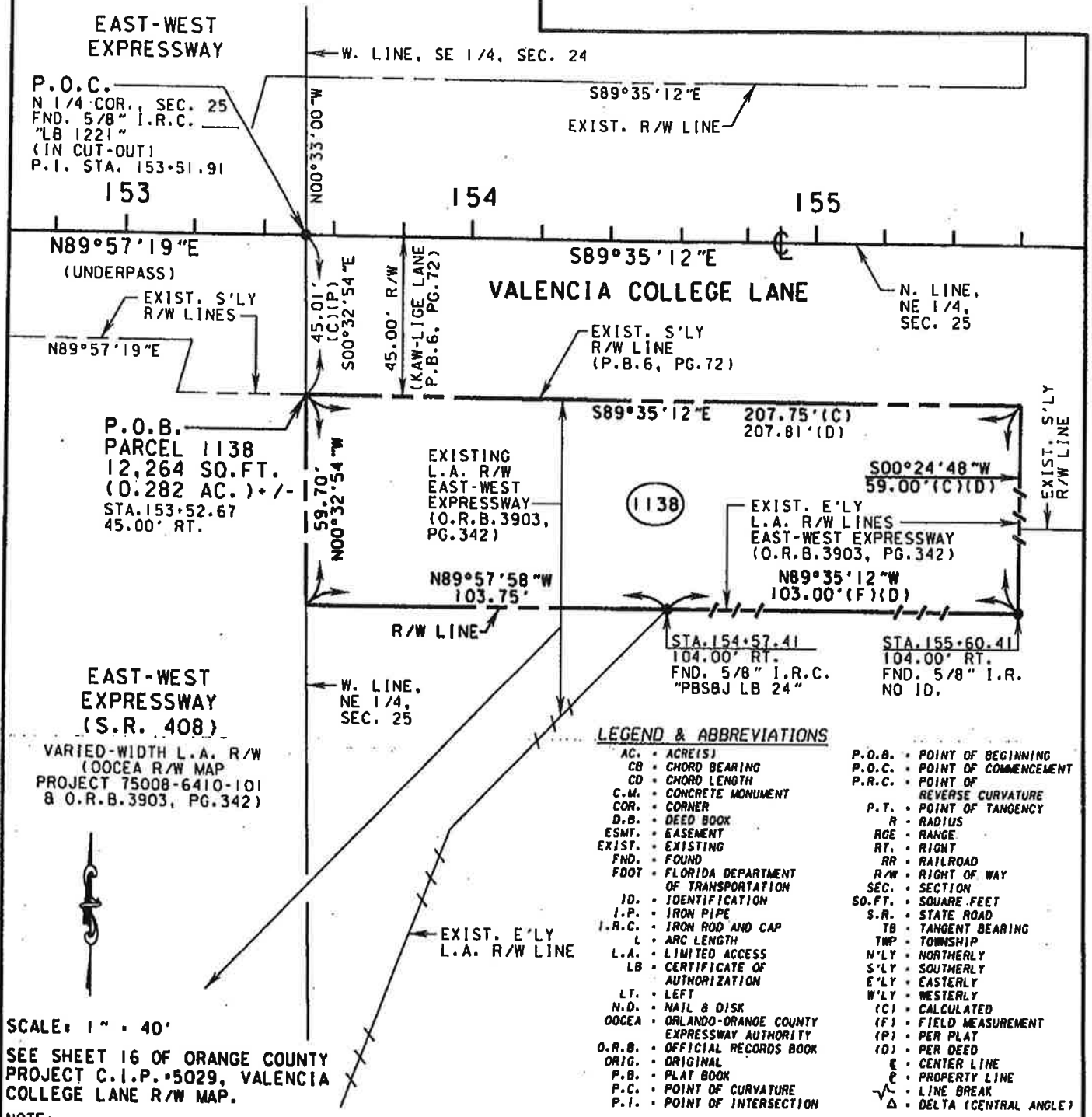
NOTE:
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING SOUTH 89°35'12" EAST.

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

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/02/10	SECTION: 25	VALENCIA COLLEGE LANE-ORANGE COUNTY	
DRAWN BY: RRC	REV. 1	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY: WEB	REV. 1	RANGE: 30E		SHEET 1 OF 2
	REV. 1			C.I.P. • 5029

SKETCH OF DESCRIPTION
SCHEDULE "A"
PARCEL NUMBER 1138



LEGEND & ABBREVIATIONS

- | | |
|--|-------------------------------------|
| AC. • ACRE(S) | P.O.B. • POINT OF BEGINNING |
| CB • CHORD BEARING | P.O.C. • POINT OF COMMENCEMENT |
| CD • CHORD LENGTH | P.R.C. • POINT OF REVERSE CURVATURE |
| C.M. • CONCRETE MONUMENT | P.T. • POINT OF TANGENCY |
| COR. • CORNER | R • RADIUS |
| D.B. • DEED BOOK | RGE • RANGE |
| ESMT. • EASEMENT | RT. • RIGHT |
| EXIST. • EXISTING | RR • RAILROAD |
| FND. • FOUND | R/W • RIGHT OF WAY |
| FDOT • FLORIDA DEPARTMENT OF TRANSPORTATION | SEC. • SECTION |
| ID. • IDENTIFICATION | SO.FT. • SQUARE FEET |
| I.P. • IRON PIPE | S.R. • STATE ROAD |
| I.R.C. • IRON ROD AND CAP | TB • TANGENT BEARING |
| L • ARC LENGTH | TWP • TOWNSHIP |
| L.A. • LIMITED ACCESS | N'LY • NORTHERLY |
| LB • CERTIFICATE OF AUTHORIZATION | S'LY • SOUTHERLY |
| LT. • LEFT | E'LY • EASTERLY |
| N.D. • NAIL & DISK | W'LY • WESTERLY |
| OOCEA • ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY | (C) • CALCULATED |
| O.R.B. • OFFICIAL RECORDS BOOK | (F) • FIELD MEASUREMENT |
| ORIG. • ORIGINAL | (P) • PER PLAT |
| P.B. • PLAT BOOK | (D) • PER DEED |
| P.C. • POINT OF CURVATURE | CL • CENTER LINE |
| P.I. • POINT OF INTERSECTION | PL • PROPERTY LINE |
| | —• LINE BREAK |
| | Δ • DELTA (CENTRAL ANGLE) |

SCALE: 1" = 40'
 SEE SHEET 16 OF ORANGE COUNTY PROJECT C.I.P. 5029, VALENCIA COLLEGE LANE R/W MAP.
 NOTE:
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING SOUTH 89°35'12" EAST.

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

DESIGNED BY: CDF	DATE: 11/02/10	SECTION: 25	VALENCIA COLLEGE LANE-ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc.	DRAWING SCALE: 1" = 40'
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 2 OF 2
	REV.:		520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	C.I.P. • 5029

LEGAL DESCRIPTION

SCHEDULE "A"

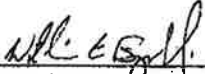
PARCEL NUMBER 1139

A PARCEL OF LAND, BEING A PORTION OF THE EXISTING LIMITED ACCESS RIGHT OF WAY OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408), AS RECORDED IN OFFICIAL RECORDS BOOK 3903, PAGE 342, REFERENCED AS PARCEL NUMBER 1-148, LIMITED ACCESS RIGHT-OF-WAY "B", IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP STAMPED "LB 1221", LOCATED AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°33'00" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 45.01 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE AS DEPICTED ON THE PLAT OF KAW-LIGE LANE, RECORDED IN PLAT BOOK 6, PAGE 72, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°33'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 58.12 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°55'52" EAST, DISTANCE OF 148.15 FEET TO A POINT ON THE EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408) AS RECORDED IN OFFICIAL RECORDS BOOK 3903, PAGE 342, REFERENCED AS PARCEL NUMBER 1-148, LIMITED ACCESS RIGHT-OF-WAY "B", IN SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE: SOUTH 89°35'12" EAST, A DISTANCE OF 62.00 FEET; THENCE SOUTH 00°24'48" WEST, A DISTANCE OF 59.00 FEET TO A POINT ON THE AFOREMENTIONED EXISTING NORTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE; THENCE, DEPARTING SAID EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 89°35'12" WEST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 209.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,304 SQUARE FEET or 0.282 ACRES MORE OR LESS

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

 11/09/2010
 WILLIAM E. BYRD DATE
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5442
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801

NOTE:
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING SOUTH 89°35'12" EAST.

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

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/02/10	SECTION: 24	VALENCIA COLLEGE LANE-ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc.	DRAWING SCALE: N/A
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 1 OF 2
	REV.:		520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	C.I.P. • 5029

SKETCH OF DESCRIPTION

SCHEDULE "A"
PARCEL NUMBER 1139

EAST-WEST EXPRESSWAY
(S.R. 408)

VARIED-WIDTH L.A. R/W
(OOCEA R/W MAP
PROJECT 75008-6410-101
& O.R.B. 3903, PG. 342)

P.O.B.
PARCEL 1139
12,304 SQ.FT.
(0.282 AC.) +/-
STA. 153+51.51
45.00' LT.

EAST-WEST EXPRESSWAY

EXIST. E'LY
L.A. R/W LINE

S89°55'52"E 148.15'

S89°35'12"E
(C)(D)
62.00'

EXISTING
L.A. R/W
EAST-WEST
EXPRESSWAY
(O.R.B. 3903,
PG. 342)

EXIST. E'LY
L.A. R/W LINES
EAST-WEST EXPRESSWAY
(O.R.B. 3903, PG. 342)

1139

EXIST. N'LY
R/W LINE
(P.B. 6, PG. 72)

S00°24'48"W
59.00'(C)(D)

N89°35'12"W

209.37'(D)
209.17'(C)

EXIST. N'LY
R/W LINE

EXIST. N'LY
R/W LINE

N00°33'00"W
45.01'

W. LINE,
SE 1/4,
SEC. 24

S. LINE,
SE 1/4,
SEC. 24

15.00' R/W
(KAW-LIGE LANE
P.B. 6, PG. 72)

30.00' R/W
(O.R.B. 1788
PG. 923)

N89°57'19"E
(UNDERPASS)

S89°35'12"E

VALENCIA COLLEGE LANE

EXIST. R/W LINE

S89°35'12"E

P.O.C.
S 1/4 COR., SEC. 24
FND. 5/8" I.R.C.
"LB 1221"
(IN CUT-OUT)
P.I. STA. 153+51.91

LEGEND & ABBREVIATIONS

AC. - ACRE(S)
CB - CHORD BEARING
CD - CHORD LENGTH
C.M. - CONCRETE MONUMENT
COR. - CORNER
D.B. - DEED BOOK
ESMT. - EASEMENT
EXIST. - EXISTING
FND. - FOUND
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
ID. - IDENTIFICATION
I.P. - IRON PIPE
I.R.C. - IRON ROD AND CAP
L - ARC LENGTH
L.A. - LIMITED ACCESS
LB - CERTIFICATE OF AUTHORIZATION
LT. - LEFT
N.D. - NAIL & DISK
OOCEA - ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
O.R.B. - OFFICIAL RECORDS BOOK
ORIG. - ORIGINAL
P.B. - PLAT BOOK
P.C. - POINT OF CURVATURE
P.I. - POINT OF INTERSECTION

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.R.C. - POINT OF REVERSE CURVATURE
P.T. - POINT OF TANGENCY
R - RADIUS
RGE - RANGE
RT. - RIGHT
RR - RAILROAD
R/W - RIGHT OF WAY
SEC. - SECTION
SQ.FT. - SQUARE FEET
S.R. - STATE ROAD
TB - TANGENT BEARING
TWP - TOWNSHIP
N'LY - NORTHERLY
S'LY - SOUTHERLY
E'LY - EASTERLY
W'LY - WESTERLY
(C) - CALCULATED
(F) - FIELD MEASUREMENT
(P) - PER PLAT
(D) - PER DEED
CL - CENTER LINE
PL - PROPERTY LINE
LB - LINE BREAK
Δ - DELTA (CENTRAL ANGLE)

EAST-WEST EXPRESSWAY
(S.R. 408)

SCALE: 1" = 40'

SEE SHEET 16 OF ORANGE COUNTY
PROJECT C.I.P. 5029, VALENCIA
COLLEGE LANE R/W MAP.

NOTE:
BEARINGS SHOWN HEREON WERE DERIVED FROM
THE SOUTH LINE OF THE SOUTHEAST QUARTER
OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE
30 EAST, BEING SOUTH 89°35'12" EAST.

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

DESIGNED BY: CDF	DATE: 11/02/10	SECTION: 24	VALENCIA COLLEGE LANE-ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc.	
APPROVED BY: WEB	REV.:	RANGE: 30E	DRAWING SCALE: 1" = 40'	
	REV.:		SHEET 2 OF 2	
			C.I.P. - 5029	
			520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	

LEGAL DESCRIPTION

SCHEDULE "A"
 PARCEL NUMBER 1140

A PARCEL OF LAND, BEING A PORTION OF THE EXISTING LIMITED ACCESS RIGHT OF WAY OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408), AS DEPICTED ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP, PROJECT 75008-6410-101, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 283, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3903, PAGE 342 (REFERENCED AS PARCEL NUMBER 1-148, LIMITED ACCESS RIGHT-OF-WAY "A"), IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP STAMPED "LB 1221", LOCATED AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°33'00" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 24, A DISTANCE OF 45.01 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE AS DEPICTED ON THE PLAT OF KAW-LIGE LANE, RECORDED IN PLAT BOOK 6, PAGE 72, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 24, RUN SOUTH 89°57'19" WEST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.49 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,879.58 FEET, A CHORD BEARING OF SOUTH 14°50'46" WEST AND A CHORD DISTANCE OF 15.53 FEET; THENCE, FROM A TANGENT BEARING OF SOUTH 14°46'14" WEST, RUN SOUTHWESTERLY ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°09'05", A DISTANCE OF 15.53 FEET; THENCE, DEPARTING SAID CURVE, RUN SOUTH 89°57'19" WEST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1788, PAGE 923, IN SAID PUBLIC RECORDS, A DISTANCE OF 514.50 FEET TO A POINT ON THE EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE EAST-WEST EXPRESSWAY (STATE ROAD 408), AS DESCRIBED IN OFFICIAL RECORDS BOOK 3903, PAGE 342 (REFERENCED AS PARCEL NUMBER 1-148, LIMITED ACCESS RIGHT-OF-WAY "A"), IN SAID PUBLIC RECORDS; THENCE, DEPARTING SAID EXISTING NORTHERLY RIGHT OF WAY LINE,

LEGAL DESCRIPTION CONTINUED ON SHEET 2

NOTE:
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

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

WRITTEN BY: RRC	DATE: 11/02/10	SECTION: 24	VALENCIA COLLEGE LANE-ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc.	DRAWING SCALE: N/A
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 1 OF 4
	REV.:		520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	C.I.P. • 5029

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER 1140

LEGAL DESCRIPTION CONTINUED FROM SHEET 1

RUN THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE: NORTH 00°02'41" WEST, A DISTANCE OF 74.00 FEET; THENCE NORTH 89°57'19" EAST, A DISTANCE OF 86.03 FEET; THENCE, DEPARTING SAID EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN SOUTH 89°55'52" EAST, A DISTANCE OF 443.44 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 24; THENCE RUN SOUTH 00°33'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 58.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,806 SQUARE FEET or 0.891 ACRES MORE OR LESS

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

William E. Byrd 11/09/2010
 WILLIAM E. BYRD DATE
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5442
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801

NOTE:
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

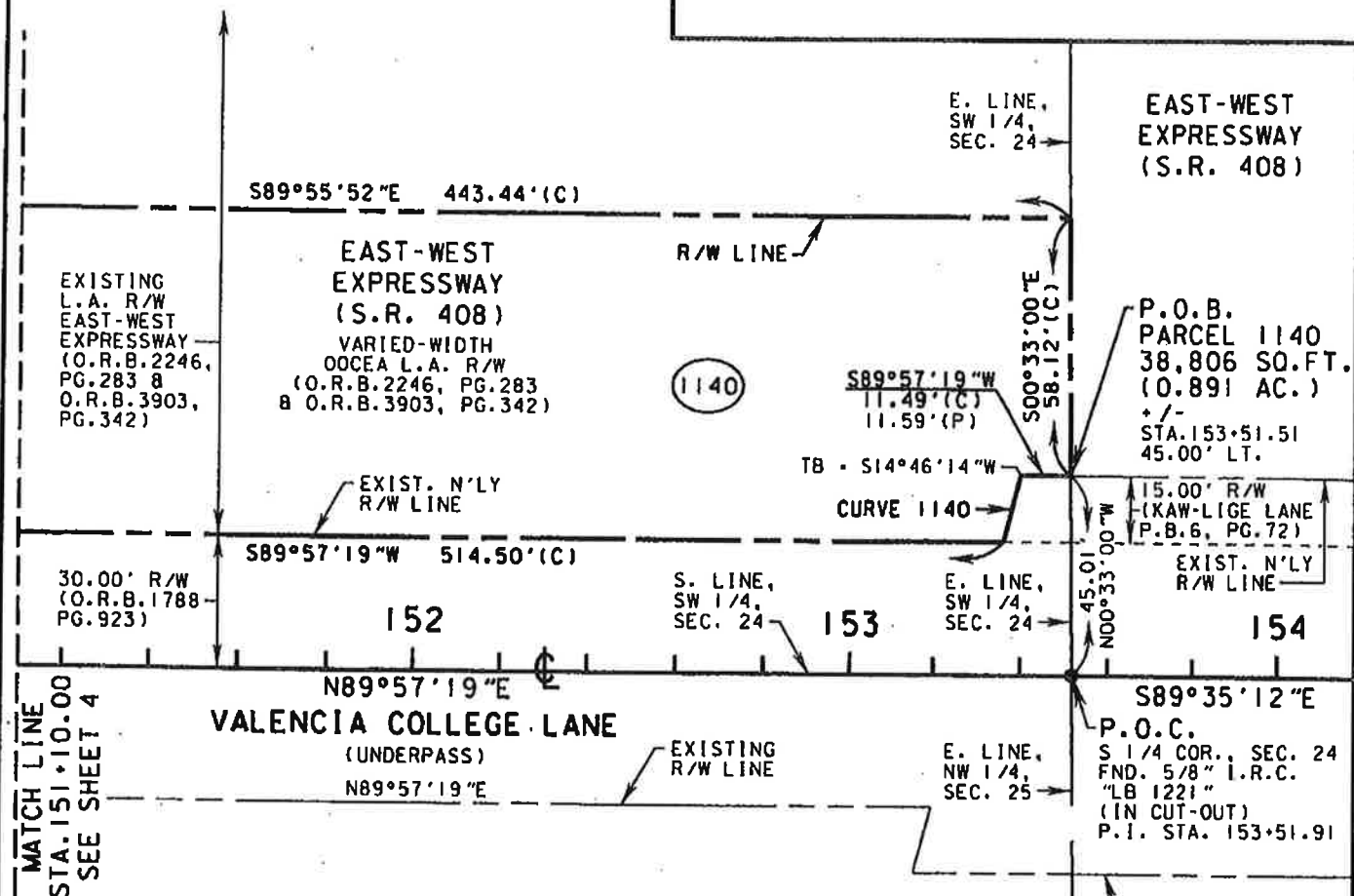
NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/02/10	SECTION: 24	VALENCIA COLLEGE LANE - ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 2 OF 4
	REV.:			C.I.P. - 5029

SKETCH OF DESCRIPTION

SCHEDULE "A"
PARCEL NUMBER 1140



LEGEND & ABBREVIATIONS

- AC. • ACRE(S)
- CB • CHORD BEARING
- CD • CHORD LENGTH
- C.M. • CONCRETE MONUMENT
- COR. • CORNER
- D.B. • DEED BOOK
- ESMT. • EASEMENT
- EXIST. • EXISTING
- FND. • FOUND
- FDOT • FLORIDA DEPARTMENT OF TRANSPORTATION
- ID. • IDENTIFICATION
- I.P. • IRON PIPE
- I.R.C. • IRON ROD AND CAP
- L • ARC LENGTH
- L.A. • LIMITED ACCESS
- LB • CERTIFICATE OF AUTHORIZATION
- LT. • LEFT
- N.D. • NAIL & DISK
- OOCEA • ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
- O.R.B. • OFFICIAL RECORDS BOOK
- ORIG. • ORIGINAL
- P.B. • PLAT BOOK
- P.C. • POINT OF CURVATURE
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- P.O.B. • POINT OF BEGINNING
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- P.R.C. • POINT OF REVERSE CURVATURE
- P.T. • POINT OF TANGENCY
- R • RADIUS
- RGE • RANGE
- RT. • RIGHT
- RR • RAILROAD
- R/W • RIGHT OF WAY
- SEC. • SECTION
- SO.FT. • SQUARE FEET
- S.R. • STATE ROAD
- TB • TANGENT BEARING
- TWP • TOWNSHIP
- N'LY • NORTHERLY
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- E'LY • EASTERLY
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- (C) • CALCULATED
- (F) • FIELD MEASUREMENT
- (P) • PER PLAT
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- CL • CENTER LINE
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- LB • LINE BREAK
- Δ • DELTA (CENTRAL ANGLE)

NOTE:
BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

EAST-WEST EXPRESSWAY (S.R. 408)

CURVE 1140
 Δ • 00°09'05"
 L • 15.53'(C)
 15.51'(P)
 R • 5879.58'(C)(P)
 C.D. • 15.53'(C)
 C.B. • S14°50'46"W

SEE SHEETS 15 & 16 OF ORANGE COUNTY PROJECT C.I.P.-5029, VALENCIA COLLEGE LANE R/W MAP.

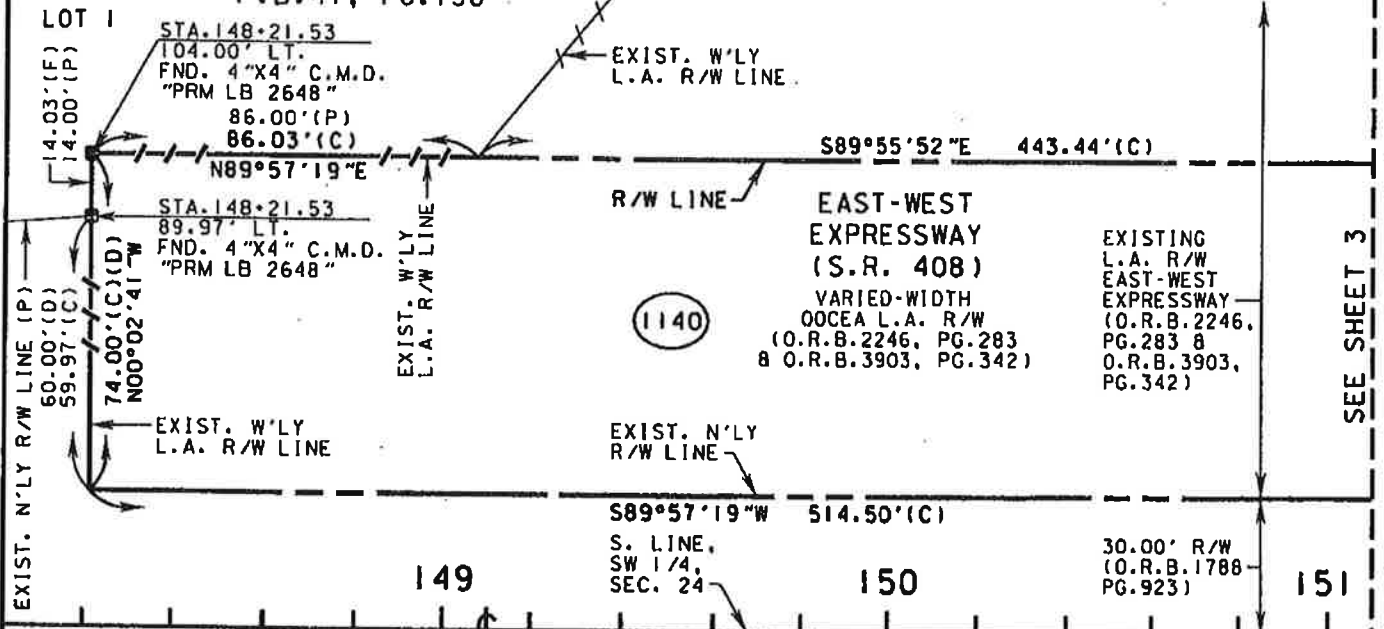
THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

SCALE: 1" = 40'

DESIGNED BY: CDF	DATE: 11/02/10	SECTION: 24	VALENCIA COLLEGE LANE-ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc.	
APPROVED BY: WEB	REV.:	RANGE: 30E		
	REV.:		520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	
			DRAWING SCALE: 1" = 40'	
			SHEET 3 OF 4	
			C.I.P. • 5029	

SKETCH OF DESCRIPTION
SCHEDULE "A"
PARCEL NUMBER 1140

VALENCIA SQUARE
P.B. 41, PG. 136



N89°57'19"E
VALENCIA COLLEGE LANE

(UNDERPASS)

LEGEND & ABBREVIATIONS

- AC. • ACRE(S)
- CB • CHORD BEARING
- CD • CHORD LENGTH
- C.M. • CONCRETE MONUMENT
- COR. • CORNER
- D.B. • DEED BOOK
- ESMT. • EASEMENT
- EXIST. • EXISTING
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- FDOT • FLORIDA DEPARTMENT OF TRANSPORTATION
- ID. • IDENTIFICATION
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- P.O.B. • POINT OF BEGINNING
- P.O.C. • POINT OF COMMENCEMENT
- P.R.C. • POINT OF REVERSE CURVATURE
- P.T. • POINT OF TANGENCY
- R • RADIUS
- RGE • RANGE
- RT. • RIGHT
- RR • RAILROAD
- R/W • RIGHT OF WAY
- SEC. • SECTION
- SO.FT. • SQUARE FEET
- S.R. • STATE ROAD
- TB • TANGENT BEARING
- TWP • TOWNSHIP
- N'LY • NORTHERLY
- S'LY • SOUTHERLY
- E'LY • EASTERLY
- W'LY • WESTERLY
- (C) • CALCULATED
- (F) • FIELD MEASUREMENT
- (P) • PER PLAT
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- CL • CENTER LINE
- PL • PROPERTY LINE
- LB • LINE BREAK
- Δ • DELTA (CENTRAL ANGLE)

NOTE:
BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

SEE SHEETS 15 & 16 OF ORANGE COUNTY PROJECT C.I.P. 5029, VALENCIA COLLEGE LANE R/W MAP.

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

DESIGNED BY: CDF	DATE: 11/02/10	SECTION: 24	VALENCIA COLLEGE LANE-ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc.	DRAWING SCALE: 1" = 40'
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 4 OF 4
	REV.:		520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	C.I.P. = 5029