



**CITY OF BELLE ISLE, FLORIDA
CITY COUNCIL AGENDA ITEM COVER SHEET**

Meeting Date: November 5, 2019

To: Honorable Mayor and City Council Members

From: B. Francis, City Manager

Subject: Interlocal Agreement – Transfer of Jurisdiction of County Roads To City

Background: For the past year, the City staff and County staff have been working on an Interlocal agreement to transfer certain County roads to the City jurisdiction. These roads are Seminole Drive; Judge Road; Daetwyler Drive (including the Frontage Road along Daetwyler Drive); and a part of McCoy Road between Via Flora and Daetwyler Drive. The County drafted an Interlocal agreement to turn over jurisdiction of these roads to the City.

Staff Recommendation: Review and discuss the Interlocal agreement. If the Council is satisfied with the agreement, then approve the agreement. If Council has questions that cannot be answered by staff, then table this issue until November 19, 2019.

Suggested Motion: I move we approve the Interlocal agreement with Orange County to transfer jurisdiction of certain roads to the City.

Alternatives: Don't approve the agreement, or table it to the next meeting.

Fiscal Impact: TBD

Attachments: Interlocal agreement



PUBLIC WORKS DEPARTMENT ■ ROADS & DRAINAGE DIVISION

DEODAT BUDHU, P.E., Manager

4200 South John Young Parkway • Orlando, Florida 32839-9205

407-836-7958 • Fax 407-836-7839

E-mail: deodat.budhu@ocfl.net

October 17, 2019

Bob Francis, ICMA-CM
City Manager
City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809

Subject: Interlocal Agreement with the City of Belle Isle for the Jurisdictional Transfer of portions of McCoy Road, Frontage Road, Seminole Drive, Daetwyler Drive and Judge Road.

Dear Mr. Francis:

Please find attached Interlocal Agreement (Agreement) between Orange County (County) and the City of Belle Isle (City) for the jurisdictional transfer of portion of McCoy Road, Frontage Road, Seminole Drive, Daetwyler Drive and Judge Road from the County to the City, per attached map.

Please review the attached Agreement. If the City has any comments or recommended changes, please return to the County for further consideration.

Should you have no changes to the Agreement, please forward to your City Council for their approval. Once approved by the City Council, return original Agreement to Orange County, attention to Mr. George Shupp, Assistant Project Manager, for the Board of County Commissioners approval.

If you have any questions please contact George Shupp, Assistant Project Manager, at (407) 836-7903.

Sincerely,

Deodat Budhu, P.E., Manager
Roads and Drainage Division

DB/GS/dr

Attachment

cc: Chris Testerman, Deputy County Administrator, County Administration
Diana M. Almodovar, P.E., Interim Director, Public Works Department
Joel D. Prinsell, Deputy County Attorney, County Attorney's Office
Maricela Torres, P.E., Assistant Manager, Roads & Drainage Division
Mehul J. Parekh, P.E., Chief Engineer, Roads & Drainage Division
Hitesh Barde, P.G., GISP, Project Manager, Roads & Drainage Division
George Shupp, Assistant Project Manager, Roads & Drainage Division

INTERLOCAL AGREEMENT

between

ORANGE COUNTY, FLORIDA

and

CITY OF BELLE ISLE, FLORIDA

regarding the

**TRANSFER OF JURISDICTION OF
PORTIONS OF McCOY ROAD, FRONTAGE ROAD,
SEMINOLE DRIVE, DAETWYLER DRIVE AND JUDGE ROAD**

**Approved by the Orange County
Board of County Commissioners**

_____, 2019

**Approved by the City of Belle Isle
City Council**

_____, 2019

INTERLOCAL AGREEMENT
between
ORANGE COUNTY, FLORIDA
and
CITY OF BELLE ISLE, FLORIDA
regarding the
TRANSFER OF JURISDICTION OF
PORTIONS OF McCOY ROAD, FRONTAGE ROAD,
SEMINOLE DRIVE, DAETWYLER DRIVE AND JUDGE ROAD

THIS INTERLOCAL AGREEMENT is made and entered into by and between **Orange County, Florida**, a Charter County and political subdivision of the State of Florida (“County”), and the **City of Belle Isle, Florida**, a municipal corporation created and existing under the laws of the State of Florida (“City”).

RECITALS

WHEREAS, the County has authority pursuant to Section 125.01(1)(p), Florida Statutes, to enter into an agreement with another governmental entity or agency for joint performance, or performance by one unit on behalf of the other, of any of either entity’s or agency’s authorized functions;

WHEREAS, the City has authority pursuant Section 166.021, Florida Statutes, to enter into agreements;

WHEREAS, the County and the City have authority pursuant to Section 163.01, Florida Statutes, to enter into interlocal agreements;

WHEREAS, all roads that are open and available for use by the public and dedicated to public use, according to law or by prescription, are declared to be and established as, pursuant to

Section 335.01(1), Florida Statutes, public roads;

WHEREAS, a “road” is defined by Section 334.03(23), Florida Statutes, as “a way open to travel by the public, including, but not limited to, a street, highway, or alley. The term includes associated sidewalks, the roadbed, the right-of-way, and all culverts, drains, sluices, ditches, water storage areas, waterways, embankments, slopes, retaining walls, bridges, tunnels, and viaducts. . . .”;

WHEREAS, the term “road” as defined by Section 334.03(23), Florida Statutes, also implicitly includes, curbs, guardrails, landscaping, and traffic control devices (such as signals and signs) within the right-of-way;

WHEREAS, according to Section 335.01(2), Florida Statutes, public roads are divided into the following four systems: (1) the “county road system”; (2) the “city street system”; (3) the “State Highway System”; and (4) the “State Park Road System”;

WHEREAS, the “county road system” is defined by Section 334.03(8), Florida Statutes, as “all collector roads in the unincorporated areas of a county and all extensions of such collector roads into and through any incorporated areas, all local roads in the unincorporated areas, and all urban minor arterial roads not in the State Highway System”;

WHEREAS, the “city street system” is defined by Section 334.03(3), Florida Statutes, as “all local roads within a municipality, and all collector roads inside that municipality, which are not in the county road system”;

WHEREAS, pursuant to Section 335.0415(2), Florida Statutes, any change of the jurisdiction of a public road after July 1, 1995, that is a part of a county road system or a city street system is governed by Section 335.0415(3), Florida Statutes;

WHEREAS, pursuant to Section 335.0415(3), Florida Statutes, subsequent to July 1, 1995, public roads within the respective road systems of a county or a city may be transferred between those jurisdictions only by mutual agreement of those local governmental entities;

WHEREAS, the City desires to own (or accept dedication of, whatever the case may be), maintain, control, and have responsibility over the portion of the local road known as **McCoy Road** from the easterly right-of-way line of Via Flora to the easterly right-of-way line of Daetwyler Drive;

WHEREAS, the City also desires to own (or accept dedication of, whatever the case may be), maintain, control, and have responsibility over the portion of the local road known as **Frontage Road** from the northerly right-of-way line of Willoughby Lane to the northerly right-of-way line of Frontage Road that is actually in the Daetwyler Drive right-of-way;

WHEREAS, the City also desires to own (or accept dedication of, whatever the case may be), maintain, control, and have responsibility over the portion of the County functionally classified road known as **Seminole Drive** from the easterly right-of-way line of Nela Avenue to the westerly right-of-way line of Daetwyler Drive;

WHEREAS, the City also desires to own (or accept dedication of, whatever the case may be), maintain, control, and have responsibility over the portion of the County functionally classified road known as **Daetwyler Drive** from the northerly right-of-way line of McCoy Road to the southerly right-of-way line of Judge Road;

WHEREAS, the City also desires to own (or accept dedication of, whatever the case may be), maintain, control, and have responsibility over the portion of the County functionally classified road known as **Judge Road** from the northerly right-of-way line of Daetwyler Drive to

the easterly right-of-way line of Conway Road;

WHEREAS, this Interlocal Agreement is intended to address the transfer of the portions of such roads from the County road system to the City street system;

WHEREAS, this Interlocal Agreement is also intended to apply to the subject of which party has jurisdiction to control traffic along such roads pursuant to Section 316.006, Florida Statutes; and

WHEREAS, however, this Interlocal Agreement is not intended to apply and shall not be construed as applying to the subject of which law enforcement authority has jurisdiction to enforce traffic laws along such roads (see Section 316.640, Florida Statutes).

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated herein by reference.

2. **Transfer of Jurisdiction; Scope; Torts; Powers; Road Closure; Vacation.**

A. **Transfer of Jurisdiction.** The County hereby transfers to the City, and the City hereby accepts and acknowledges jurisdiction over, the portions of the following local roads and functionally classified roads ("Roads"):

(1) the local road known as **McCoy Road** from the easterly right-of-way line of Via Flora to the easterly right-of-way line of Daetwyler Drive;

(2) the local road known as **Frontage Road** from the northerly right-of-way line of Willoughby Lane to the northerly right-of-way line of Frontage Road that is actually in the Daetwyler Drive right-of-way;

(3) the County functionally classified road known as **Seminole Drive** from the easterly right-of-way line of Nela Avenue to the westerly right-of-way line of Daetwyler Drive;

(4) the County functionally classified road known as **Daetwyler Drive** from the northerly right-of-way line of McCoy Road to the southerly right-of-way line of Judge Road; and

(5) the County functionally classified road known as **Judge Road** from the northerly right-of-way line of Daetwyler Drive to the easterly right-of-way line of Conway Road.

B. Scope. The City's jurisdiction over the Roads means the authority and responsibility to maintain, control, repair, or improve the Roads, as the term "road" is defined by Section 334.03(23), Florida Statutes, and to control, regulate, warn, or guide traffic on the Roads pursuant to Section 316.006(2), Florida Statutes, regardless of any future alteration, realignment, construction, extension, widening, or renaming of the Roads. The Roads are therefore henceforth deemed to be part of the "City street system" for purposes of operation, maintenance, and control of traffic.

C. Torts. Pursuant to Section 337.29(3), Florida Statutes, to the extent that sovereign immunity has been waived, liability for torts shall be in the City.

D. Powers. Also pursuant to Section 337.29(3), except as may be otherwise provided by law or this Interlocal Agreement, the City shall have the same governmental, corporate, and proprietary powers with relation to the Roads that the City has with relation to other public roads and rights-of-way within the City.

E. Road Closure; Vacation. Notwithstanding anything that may seem to be to the contrary herein, unless having first applied for and obtained permission from the Board of County Commissioners, which permission may be withheld in the Board's discretion, the City shall not:

(1) alter, modify or regulate traffic on any of the Roads, or any portions thereof, in such a manner as will reduce or impede the flow of traffic on any of the Roads, or any portions thereof (for example, through traffic calming devices, speed humps, speed bumps, or roundabouts);

(2) reduce the speed limit of McCoy Road below 35 miles per hour, reduce the speed limit of Seminole Drive below 25 mph, reduce the speed limit of Daetwyler Drive below 35 mph, or reduce the speed limit of Judge Road below 40 mph;

(3) set weight limits or prohibit or restrict certain types of traffic (for example, truck traffic) on any of the Roads, or any portions thereof;

(4) close or barricade any of the Roads, or any portions thereof, to vehicular traffic, other than temporarily for road maintenance, road repair, accidents, or miscellaneous special events, such as road races (bike lanes and/or on street parking shall not be construed as closing or barricading a Road); or

(5) vacate any portion of any of the Roads.

3. Dedication and Acceptance; Deed; Vesting of Title.

A. Dedication and Acceptance. For the Roads, or any portions thereof, that were heretofore dedicated and that the County heretofore accepted, the County hereby dedicates the Roads, and any portions thereof, to the City, and the City hereby accepts such dedication.

B. Deed. The County shall execute and deliver a County deed in favor of the City substantially in the form attached hereto as **Appendix “A,”** for any portion of the Roads that the County holds, or may hold, in fee title, which is specifically described in the legal descriptions and sketches of description attached to **Appendix “A”** as **Schedule “A.”** Within fifteen (15) days after receipt thereof, the City shall accept the deed by recording the deed in the Official Records of Orange County at the City’s expense.

C. Vesting of Title. Upon the recording of the County deed pursuant to Section 3.B, title in the Roads shall vest in the City pursuant to Section 337.29(3), Florida Statutes.

4. Miscellaneous.

A. Validity. The County and the City each represents, warrants, and covenants to and with the other its respective authority and power under Florida law to enter into this Interlocal Agreement, acknowledges the validity and enforceability of this Interlocal Agreement, and waives any future right of defense based on claim of illegality, invalidity or unenforceability of any nature. The County and the City each hereby represents, warrants and covenants to and with the other that this Interlocal Agreement has been validly approved by its respective governing body, and that this Interlocal Agreement constitutes a legal, valid and binding contract enforceable against the respective party in accordance with the terms hereof (assuming the due authorization, execution and delivery hereof by the other party hereto).

B. Ambiguities. Both parties have been allowed equal input regarding the terms and wording of this Interlocal Agreement and have had the benefit of consultation with their respective legal counsel prior to its execution, such that all language herein shall be

construed equally against the parties, and no language shall be construed strictly against its drafter.

C. Headings. The headings or captions of sections or subsections used in this Interlocal Agreement are merely for the convenience of the parties for reference only and are not intended to define or limit their contents, nor are they to affect the construction of or to be taken into consideration in interpreting this Interlocal Agreement.

D. Severability. The provisions of this Interlocal Agreement are declared by the parties to be severable only to the extent that the remaining provisions can effectuate the purpose and intent of the parties.

E. Governing Law; Venue; Attorney's Fees and Costs.

(1) This Interlocal Agreement shall be governed by and construed in accordance with laws of the State of Florida.

(2) Venue for any action arising out of or related to this Interlocal Agreement shall be in the Circuit Court for the Ninth Judicial Circuit in Orange County, Florida.

(3) In the event a party deems it necessary to take legal action to enforce any provisions of this Interlocal Agreement, each party shall bear its own attorney's fees and costs at both the trial and appellate levels.

F. Entire Agreement. This Interlocal Agreement, along with any exhibits, constitutes the entire Agreement between the parties regarding the subject matter hereof. Any prior oral or written agreements or understandings of any kind between the parties relating to the subject matter hereof are null and void and of no further effect.

G. Amendments. This Interlocal Agreement may be amended only by

express written instrument approved by the Board of County Commissioners of the County and the City Council of the City, and executed by the authorized officers of each party.

H. Counterparts. This Interlocal Agreement and any amendments thereto may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

I. Notices. Any notice required to be given or otherwise given by one party to the other party shall be in writing and shall be deemed delivered when given by hand delivery; five (5) days after being deposited in the United States Mail, postage prepaid, certified or registered; or the next business day after being deposited with a recognized overnight mail or courier delivery service; or when transmitted by facsimile or telecopy transmission, with receipt acknowledged upon transmission; and addressed as follows:

If to the County: Director, Orange County Public Works Department
4200 South John Young Parkway
Orlando, Florida 32839
Facsimile: (407) 836-7716

With a copy to: County Attorney
Orange County Administration Center
201 South Rosalind Avenue
Orlando, Florida 32802
Facsimile: (407) 836-5888

If to the City: City Manager
1600 Nela Avenue
Belle Isle, Florida 32809
Facsimile: (407) 240-2222

In all cases, notices shall be deemed delivered to a party only upon delivery of copies to the persons indicated above in the same manner as for the party being notified. Either party may change its designated official or address for receipt of notice by giving notice of such change to

the other party in the manner provided in this section.

5. Effective Date. This Interlocal Agreement shall become effective on the date of execution by the County or the date of execution by the City, whichever date is later.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year indicated below.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings, Mayor

Date: _____, 2019

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: _____
Deputy Clerk

CITY of BELLE ISLE, FLORIDA
By: City Council

By: _____
Nicholas Fouraker, Mayor

Date: _____, 2019

ATTEST:

By: _____
Yolanda Quiceno, City Clerk

Appendix "A"

Project: Interlocal Agreement between Orange County and City of Belle Isle regarding the Transfer of Jurisdiction of Portions of McCoy Road, Frontage Road, Seminole Drive, Daetwyler Drive and Judge Road

COUNTY DEED

THIS DEED, dated _____ by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the CITY of BELLE ISLE, a municipal corporation, under the laws of the state of Florida, whose address is 1600 Nela Avenue, Belle Isle, Florida 32809, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the 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 GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

See Attached Schedule "A"

Property Appraiser's Parcel Identification Numbers:

Unassigned

THIS COUNTY DEED is being given in accordance with the Interlocal Agreement between Orange County and the City of Belle Isle regarding the transfer of jurisdiction of portions of McCoy Road, Frontage Road, Seminole Drive, Daetwyler Drive and Judge Road.

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 GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

Project: Interlocal Agreement between Orange County and City of Belle Isle regarding the Transfer of Jurisdiction of Portions of McCoy Road, Frontage Road, Seminole Drive, Daetwyler Drive and Judge Road

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

ORANGE COUNTY, FLORIDA
By Board of County Commissioners

By: _____
Jerry L. Demings,
Orange County Mayor

Date: _____, 2019

ATTEST: Phil Diamond, CPA,
County Comptroller, Clerk to the Board


By: _____
Deputy Clerk

Printed Name _____

SCHEDULE "A" **LEGAL DESCRIPTION**


That portion of right of way for Daetwyler Drive lying within Section 29, Township 23 South, Range 30 East, Orange County, Florida being more particularly described as follows:

Commence at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 29, Township 23 South, Range 30 East, Orange County, Florida; thence run North 00 degrees 12 minutes 45 seconds West along the West line of said Southeast Quarter of the Southwest Quarter of Section 29 a distance of 33.00 feet to the POINT OF BEGINNING; thence run South 89 degrees 34 minutes 39 seconds West along the North line of the South 33.00 feet of said Section 29 a distance of 240.50 feet; thence run North 00 degrees 11 minutes 37 seconds West a distance of 17.00 feet to a point on the South line of Lot 15 of DAETWYLER SHORES FIRST ADDITION as recorded in Plat Book U, Page 107 of the Official Records of Orange County, Florida, said point being a point of curvature of a curve concave Northwesterly having a radius of 190.96 feet, a central angle of 89 degrees 46 minutes 20 seconds, a chord bearing of North 44 degrees 40 minutes 25 seconds East and a chord distance of 269.52 feet; thence run along the arc of said curve for a distance of 299.20 feet to a point, said point lying on the East line of said plat, said point also lying on the West right of way line of Daetwyler Drive; thence run North 00 degrees 12 minutes 45 seconds West along said West right of way line of Daetwyler Drive a distance of 320.95 feet to a point, said point being the Northeast corner of Lot 15 of said plat, said point also lying at the Southeast corner of Lot 1, Block "A" of DAETWYLER SHORES as recorded in Plat Book U, Page 106 of the Official Records of Orange County, Florida; thence run North 00 degrees 12 minutes 45 seconds West along the West right of way line of Daetwyler Drive, said line also being the East line of said plat a distance of 240.00 feet to a point, said point being the Northeast corner of said Lot 1, Block "A" of said plat, said point also lying on the South right of way of Trentwood Boulevard; thence run North 00 degrees 12 minutes 45 seconds West along the West right of way line of Daetwyler Drive a distance of 60.06 feet to a point lying on the North right of way line of Trentwood Boulevard, said point also being the Southeast corner of Lot 2 of DAETWYLER SHORES SECOND ADDITION as recorded in Plat Book Y, Page 73 of the Official Records of Orange County, Florida; thence run North 00 degrees 12 minutes 45 seconds West along the East line of said plat, also being the West right of way line of Daetwyler Drive a distance of 471.52 feet to a point lying on the Northeast corner of Lot 1, Block "D" of said plat, point also lying on the North line of Government Lot 4 of Section 29, Township 23 South, Range 30 East, Orange County, Florida; thence run North 89 degrees 42 minutes 18 seconds East along said North line of Section 29 a distance of 20.00 feet to a point on the West right of way line of Daetwyler Drive; thence run North 00 degrees

PREPARED FOR: Roads & Drainage Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 10/16/19	SECTION: 29	 <p>SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7940</p>	DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 8302	TOWNSHIP: 23		PROJECT NUMBER 8302
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30		
REVISION DATE:	8302 Daetwyler Dr.	SHEET 1 OF 8		


SCHEDULE "A" **LEGAL DESCRIPTION**

12 minutes 45 seconds West along the West right of way line of Daetwyler Drive a distance of 331.50 feet to a point, said point being the Southeast corner of Lot 1 of LARKINVILLE U.S.A. as recorded in Plat Book 15, Page 16 of the Official Records of Orange County, Florida; thence run North 00 degrees 12 minutes 45 seconds West along the East line of said plat, also being the West right of way line of Daetwyler Drive a distance of 100.00 feet to a point, said point being the Northeast corner of said Lot 1 of said plat; thence continue North 00 degrees 12 minutes 45 seconds West along the West line of Daetwyler Drive a distance of 235.00 feet to a point, said point being the Southeast corner of Lot 6, Block "2" of SILVER BEACH SUBDIVISION as recorded in Plat Book L, Page 72 of the Official Records of Orange County, Florida; thence continue North 00 degrees 12 minutes 45 seconds West along the East line of Block 1 and 2 of said plat, also being the West right of way line of Daetwyler Drive (Platted Lakeview Drive) a distance of 666.55 feet to the Northeast corner of Lot 1, Block 1 of said plat, said point also lying on the South line of Government Lot 2 of Section 29, Township 23 South, Range 30 East, Orange County, Florida; thence continue North 00 degrees 10 minutes 48 seconds West along the East line of LAKE CONWAY PARK as recorded in Plat Book G, Page 138 of the Official Records of Orange County, Florida said line also being the West right of way line of Daetwyler Drive a distance of 1626.50 feet more or less to a point, said point being the Northeast corner of Lot 13, Block E of said plat; thence run North 00 degrees 10 minutes 48 seconds West along said West right of way line of Daetwyler Drive a distance of 55.00 feet to a point, said point lying on the North right of way line of Warren Park Road; thence run North 89 degrees 53 minutes 44 seconds West along said North right of way line of Warren Park Road a distance of 20.00 feet to the Southeast corner of Lot 17 of VENETIAN VILLAS as recorded in Plat Book S, Page 69 of the Official Records of Orange County, Florida; thence run North 00 degrees 10 minutes 48 seconds West along the said West right of way line of Daetwyler Drive a distance of 720.68 feet to the Northeast corner of Lot 40 of said Plat Book S, Page 69 of the Official Records of Orange County, Florida; thence run South 89 degrees 53 minutes 44 seconds East along the South line of Lot 2, BELLE ISLE PLANTATION as recorded in Plat Book 32, Page 8 of the Official Records of Orange County, Florida a distance of 25.00 feet to the Southeast corner of said Lot 2, also lying on the West right of way line of Daetwyler Drive; thence run North 00 degrees 10 minutes 48 seconds West along said West right of way line a distance of 74.63 feet to a point of curvature of a curve concave Easterly having a radius of 270.49 feet, a central angle of 16 degrees 13 minutes 53 seconds, a chord bearing of North 18 degrees 55 minutes 29 seconds East, a chord distance of 76.37 feet; thence run along the arc of said curve a distance of 76.63 feet to a point, said point lying on said West

PREPARED FOR: Roads & Drainage Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION			
DRAWN BY: Alvarez	DATE: 10/16/19	SECTION: 29	SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 8302	TOWNSHIP: 23			PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30			8302
REVISION DATE:	8302 Daetwyler Dr.	SHEET 2 OF 8			

SCHEDULE "A" LEGAL DESCRIPTION


right of way line of Daetwyler Drive; thence run North 00 degrees 10 minutes 48 seconds West along said West right of way line a distance of 78.17 feet to a point, said point being the Northeast corner of Lot 1 of said Plat Book 32, Page 8 of the Official Records of Orange County, Florida; thence run South 89 degrees 53 minutes 44 seconds East a distance of 61.00 feet more or less to a point, said point lying on said West right of way line of Daetwyler Drive, also being a point of curvature of a curve concave Southeasterly having a radius of 270.49 feet, a central angle of 14 degrees 22 minutes 03 seconds, a chord bearing of North 53 degrees 51 minutes 15 seconds East, a chord distance of 67.65 feet; thence along the arc of said curve a distance of 67.83 feet more or less to a point, said point lying on the said West right of way line and the North line of said Section 29, Township 23 South, Range 30 East, Orange County, Florida; thence run South 89 degrees 53 minutes 44 seconds East along the said North right of way line of Section 29 a distance of 131.00 feet more or less to a point, said point lying on said North line of Section 29 and 30.00 feet North of a point of curvature of CRESCENT PARK - PHASE 1 as recorded in Plat Book 34, Pages 33 through 35 of the Official Records of Orange County, Florida, also lying on the South right of way line of Judge Road, also being 1080.38 feet more or less West of the North Quarter corner of said Section 29; thence run South 00 degrees 10 minutes 48 seconds West a distance of 30.00 feet to the said point of curvature lying on the South right of way line of Judge Road, also being on the North line of said Plat Book 34, Pages 33 through 35 of the Official Records of Orange County, Florida, said curve concave Southeasterly having a radius of 210.50 feet, a central angle of 90 degrees 06 minutes 44 seconds, a chord bearing of South 45 degrees 03 minutes 14 seconds West, a chord distance of 297.98 feet; thence run along the arc of said curve a distance of 331.06 feet to a point of tangency, said point lying on the East right of way line of Daetwyler Drive; thence run South 00 degrees 10 minutes 48 seconds East along said East right of way line a distance of 2398.85 feet to a point, said point being the Southwest corner of Tract E of CRESCENT PARK - PHASE 2 as recorded in Plat Book 34, Pages 72 through 74 of the Official Records of Orange County, Florida; thence continue South 00 degrees 10 minutes 48 seconds East a distance of 30.00 feet to a point, said point lying on the East and West center line of said Section 29; thence run South 00 degrees 12 minutes 45 seconds East a distance of 30.00 feet to the Northwest corner of Lot 12, Block 8 of SILVER BEACH SUBDIVISION as recorded in Plat Book L, Page 72 of the Official Records of Orange County, Florida; thence continue South 00 degrees 12 minutes 45 seconds East along said West right of way line of Daetwyler Drive a distance of 636.55 feet to a point, said point being the Southwest corner of Lot 7, Block 3 of said SILVER BEACH SUBDIVISION, Plat Book L, Page 72; thence run South 89 degrees 51

PREPARED FOR: Roads & Drainage Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
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REVISION DATE:	8302 Daetwyler Dr.	SHEET 3 OF 8		

SCHEDULE "A" **LEGAL DESCRIPTION**

minutes 15 seconds East along the South line of said Lot 7, Block 3 of said plat a distance of 20.00 feet to a point, said point being the Northwest corner of Lot 4, Block 9 of SILVER BEACH SUBDIVISION FIRST ADDITION as recorded in Plat Book W, Page 2 of the Official Records of Orange County, Florida; thence run South 00 degrees 12 minutes 45 seconds East along said East right of way line of Daetwyler Drive a distance of 401.64 feet to a point, said point being the Southwest corner of Lot 1, Block 13 of said SILVER BEACH SUBDIVISION FIRST ADDITION, Plat Book W, Page 2; thence run North 89 degrees 51 minutes 15 seconds West a distance of 20.00 feet along the extension of the South line of aforementioned Lot 1, Block 13 of said plat; thence run South 00 degrees 12 minutes 45 seconds East along the said East right of way line of Daetwyler Drive a distance of 479.00 feet more or less to a point, said point being the Northwest corner of BRIGHTON PARK as recorded in Plat Book 91, Pages 96 through 97 of the Official Records of Orange County, Florida, said point also lying on the East right of way line of Daetwyler Drive; thence run South 00 degrees 12 minutes 45 seconds East along said East right of way line of Daetwyler Drive and the West line of the aforementioned BRIGHTON PARK, Plat Book 91, Pages 96 through 97 a distance of 630.80 feet to the Southwest corner of Tract F, of said BRIGHTON PARK, also being the Northwest corner of Lot 1, LA QUINTA MOTOR INN SUBDIVISION as recorded in Plat Book 16, Page 112 of the Official Records of Orange County, Florida; thence run South 00 degrees 12 minutes 45 seconds East along the East right of way line of Daetwyler Drive and the West line of Lot 1 of aforementioned plat a distance of 239.09 feet to a point, said point being a point of curvature of a curve concave Northeasterly having a radius of 210.50 feet, a central angle of 87 degrees 48 minutes 04 seconds, a chord bearing of South 43 degrees 41 minutes 11 seconds East, a chord distance of 291.93 feet; thence run along the arc of said curve a distance of 322.57 feet more or less to a point of cusp, said point lying 236.80 feet East and 33.00 feet North of the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 29, Township 23 South, Range 30 East, Orange County, Florida; thence run South 89 degrees 34 minutes 39 seconds West along a line 33.00 feet North of the South line of the Southeast Quarter of the Southwest Quarter of said Section 29 a distance of 235.80 feet to the POINT OF BEGINNING;

Containing 9.69 Acres or 421,910.77 square feet, MORE OR LESS.

PREPARED FOR: Roads & Drainage Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 10/16/19	SECTION: 29	SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940 	DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 8302	TOWNSHIP: 23		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30		8302
REVISION DATE:	8302 Daetwyler Dr.	SHEET 4 OF 8		

SCHEDULE "A" SKETCH OF DESCRIPTION

See Sheet 6 of 8

0' 100' 200'

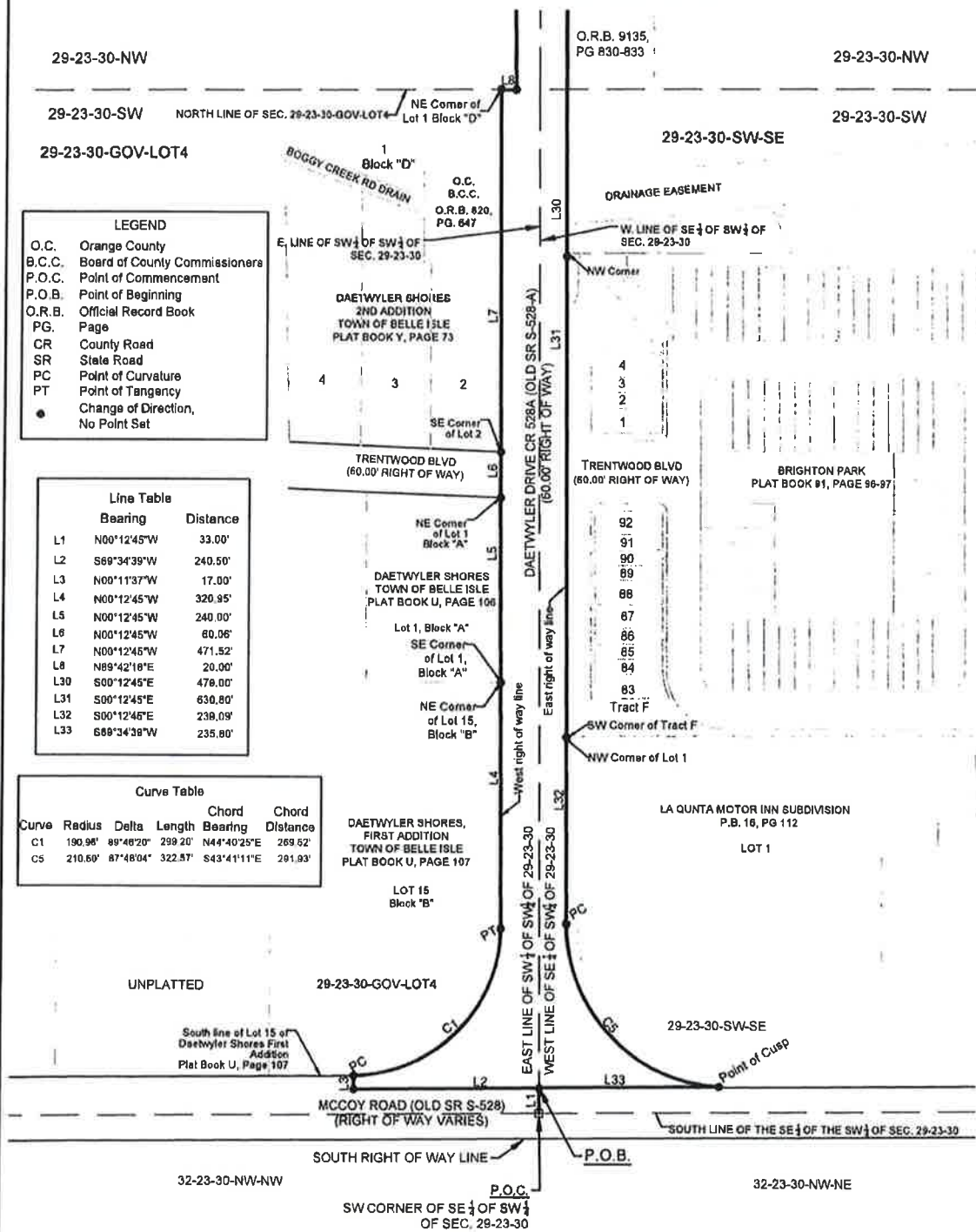
I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5-47, F.A.C., PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES, AND I HAVE OBTAINED THE SIGNATURE AND RECORDING NUMBER OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

10/16/19
DATE
Mark A. Daynes
REGISTERED LAND SURVEYOR
AND MAPPER
STATE OF FLORIDA LICENSE NO. 5479

LEGEND	
O.C.	Orange County
B.C.C.	Board of County Commissioners
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
O.R.B.	Official Record Book
PG.	Page
CR	County Road
SR	State Road
PC	Point of Curvature
PT	Point of Tangency
●	Change of Direction, No Point Set

Line Table		
	Bearing	Distance
L1	N00°12'45"W	33.00'
L2	S69°34'39"W	240.50'
L3	N00°11'37"W	17.00'
L4	N00°12'45"W	320.95'
L5	N00°12'45"W	240.00'
L6	N00°12'45"W	60.06'
L7	N00°12'45"W	471.52'
L8	N89°42'18"E	20.00'
L30	S00°12'45"E	478.00'
L31	S00°12'45"E	630.80'
L32	S00°12'46"E	239.09'
L33	S69°34'39"W	235.80'

Curve Table					
Curve	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	190.98'	89°46'20"	299.20'	N44°40'29"E	269.62'
C5	210.60'	87°48'04"	322.57'	S43°41'11"E	291.93'



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

NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29-23-30, BEING N 00°12'45" W.
- THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
- THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.

PREPARED FOR:
Roads & Drainage

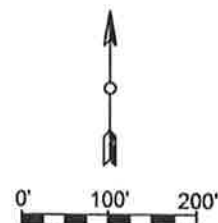
DRAWING SCALE:
1"=200'
PROJECT NUMBER
8302

DRAWN BY: Alvarez	DATE: 10/16/19	SECTION: 29
CHECKED BY: Daynes	JOB No: 8302	TOWNSHIP: 23
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30
REVISION DATE:	8302 Daetwyler Dr.	SHEET 5 OF 8

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-8205
(407) 836-7940



See Sheet 7 of 8



L8	N89°42'18"E	20.00'
L9	N00°12'45"W	331.50'
L10	N00°12'45"W	100.00'
L11	N00°12'45"W	235.00'
L12	N00°12'45"W	666.55'
L13	N00°10'48"W	1626.50'
L23	S00°10'48"E	2398.85'
L24	S00°10'48"E	30.00'
L25	S00°12'45"E	30.00'
L26	S00°12'45"E	636.55'
L27	S89°51'15"E	20.00'
L28	S00°12'45"E	401.64'
L29	N89°51'15"W	20.00'
L30	S00°12'45"E	479.00'

LAKE CONWAY PARK,
PLAT BOOK G, PAGE 138
LOT 18, BLOCK "D"

S. LINE OF GOV'T. LOT 2 IN-
SEC. 29-23-30

NE Corner of Lot 1, Block

SILVER BEACH
SUBDIVISION,
PLAT BOOK L,
PAGE 72

MERRYWEATHER DRIVE

SILVER BEACH
SUBDIVISION,
PLAT BOOK L,
PAGE 72

BLOCK 3

SW Corner of Lot 7, Block 3

NW Corner of Lot 4, Block 9

SILVER BEACH SUBDIVISION
FIRST ADDITION,
PLAT BOOK 'N' PAGE 2

RAMPART DRIVE

BLOCK 13

29. SW Corner of Lot 1, Block 13

PRAIRIE FOX LANE

**O.R.B. 9135,
PG 830-833**

29-23-30-NW

29-23-30-SW

29-23-30-SW-SE

PREPARED FOR:
Roads & Drainage

DRAWING SCALE:
1"=200'

PROJECT NUMBER
8302

See Sheet 5 of 8

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION

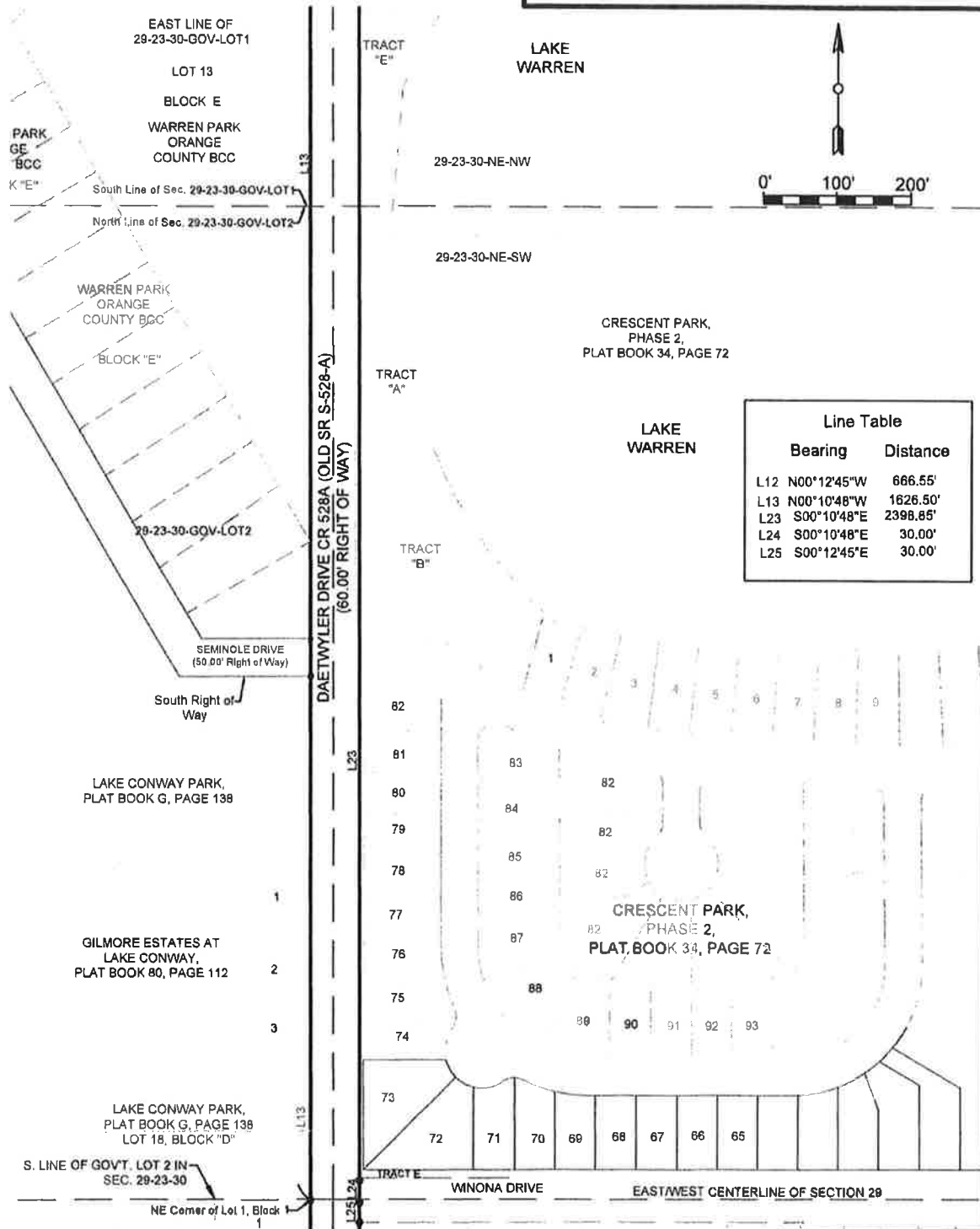
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32838-9205
(407) 836-7940




DRAWN BY: Alvarez	DATE: 10/14/19	SECTION: 29
CHECKED BY: Daynes	JOB No: 8302	TOWNSHIP: 23
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30
REVISION DATE:	8302 Daetwyler Dr.	SHEET 6 OF 8

SCHEDULE "A" SKETCH OF DESCRIPTION

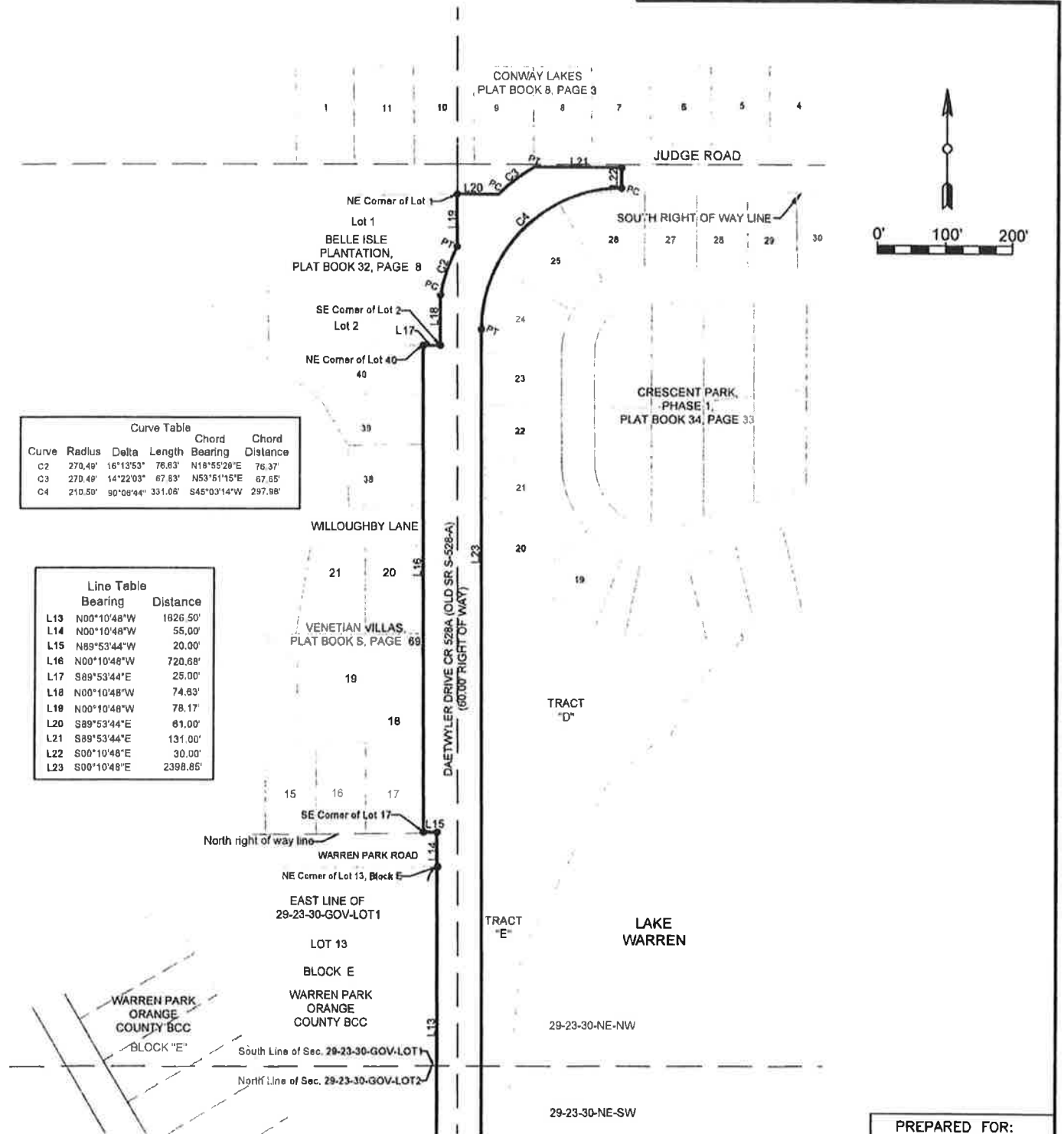
See Sheet 8 of 8



See Page 6 of 8

DRAWN BY: Alvarez	DATE: 10/16/19	SECTION: 29	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7940		PREPARED FOR: Roads & Drainage
CHECKED BY: Daynes	JOB No: 8302	TOWNSHIP: 23			DRAWING SCALE: 1"=200'
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30			PROJECT NUMBER 8302
REVISION DATE:	8302 Daetwyler Dr.	SHEET 7 OF 8			

SCHEDULE "A" SKETCH OF DESCRIPTION



Curve Table					
Curve	Radius	Delta	Length	Bearing	Chord Distance
C2	270.49'	16°13'53"	76.83'	N18°55'29"E	76.37'
C3	270.49'	14°22'03"	67.83'	N53°51'15"E	67.65'
C4	210.50'	90°08'44"	331.06'	S45°03'14"W	297.98'

Line Table		
Bearing	Distance	
L13	N00°10'48"W	1826.50'
L14	N00°10'48"W	55.00'
L15	N89°53'44"W	20.00'
L16	N00°10'48"W	720.68'
L17	S89°53'44"E	25.00'
L18	N00°10'48"W	74.83'
L19	N00°10'48"W	78.17'
L20	S89°53'44"E	61.00'
L21	S89°53'44"E	131.00'
L22	S00°10'48"E	30.00'
L23	S00°10'48"E	2398.85'

See Sheet 7 of 8

PREPARED FOR:
Roads & Drainage

DRAWN BY: Alvarez	DATE: 10/16/19	SECTION: 29
CHECKED BY: Daynes	JOB No: 8302	TOWNSHIP: 23
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30
REVISION DATE:	8302 Daetwyler Dr.	SHEET 8 OF 8

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7940




DRAWING SCALE:
1"=200'
PROJECT NUMBER
8302

SCHEDULE "A" LEGAL DESCRIPTION

That portion of right of way for Judge Road lying within Section 20, Township 23 South, Range 30 East and Section 29, Township 23 South, Range 30 East, Orange County, Florida being more particularly described as follows:


Commence at the Southwest corner of the Southeast quarter of Section 20, Township 23 South, Range 30 East, Orange County, Florida; thence run North 00°07'48" West along the West line of the Southeast quarter of said Section 20, Township 23 South, Range 30 East a distance of 35.00 feet to a point lying on the North right of way line of Judge Road, said point also lying on the South right of way line of CONWAY GROVES UNIT 1 as recorded in Plat Book 36, Page 3 of the Official Records of Orange County, Florida, said point also being the POINT OF BEGINNING; thence run North 89°55'09" East along the South line of of said plat, said line also being the North right of way line of Judge Road a distance of 369.39 feet to a point lying 5.0 feet North of the Southeast corner of Lot 1 of said plat, said point also lying 5.0 feet North of the Southwest corner of Lot 67 of CONWAY GROVES UNIT 2 as recorded in Plat Book 40, Page 4 of the Official Records of Orange County, Florida; thence continue North 89°55'09" East along the South right of way line of said plat, said line also being the North right of way line of Judge Road a distance of 759.89 feet to a point of curvature on a curve concave Northwesterly having a radius of 210.50 feet, a central angle of 77°08'37", a chord bearing of North 38°50'08" East and a chord distance of 262.49 feet; thence along the arc of said curve a distance of 283.42 feet to a point lying on the East line of Tract A of said plat, said point also lying on the West right of way line of Conway Road; thence run South 00°02'21" East along said West right of way line for a distance of 269.16 feet to a point lying on the South right of way line of Judge Road; thence run South 89°55'09" West along said Southerly right of way line a distance of 1,293.86 feet to a point lying on the West line of the Northwest corner of the Northeast quarter of Section 29, Township 23 East, Range 30 East, Orange County, Florida; thence run South 89°53'44" West for a distance of 1,075.14 feet to a point lying on the South right of way line of Judge Road, said point also lying on the North line of CRESCENT PARK - PHASE 1 as recorded in Plat Book 34, Pages 33 - 35 of the Official Records of Orange County, Florida; thence North 00°10'48" West a distance of 30.00 feet to a point lying 30.00 feet North of the South right of way line of Judge Road; thence run South 89°53'44" West a distance of 131.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 270.49 feet, a central angle of 28°45'22", a chord bearing of North 77°01'23" East, a chord distance of 134.34 feet; thence along the arc of said curve a distance of 135.76 feet to a point lying on the North right of way line of Judge Road, said point also lying on the South line of Lot 7 of CONWAY LAKES as recorded in Plat Book 8, Page 3 of the Official Records of Orange County, Florida;

PREPARED FOR: Roads & Drainage Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 10/16/19	SECTION: 20,29	 SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: N/A
CHECKED BY: Daynes	JOB No: 8304	TOWNSHIP: 23		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30		8304
REVISION DATE:	8304 Judge Road	SHEET 1 OF 4		

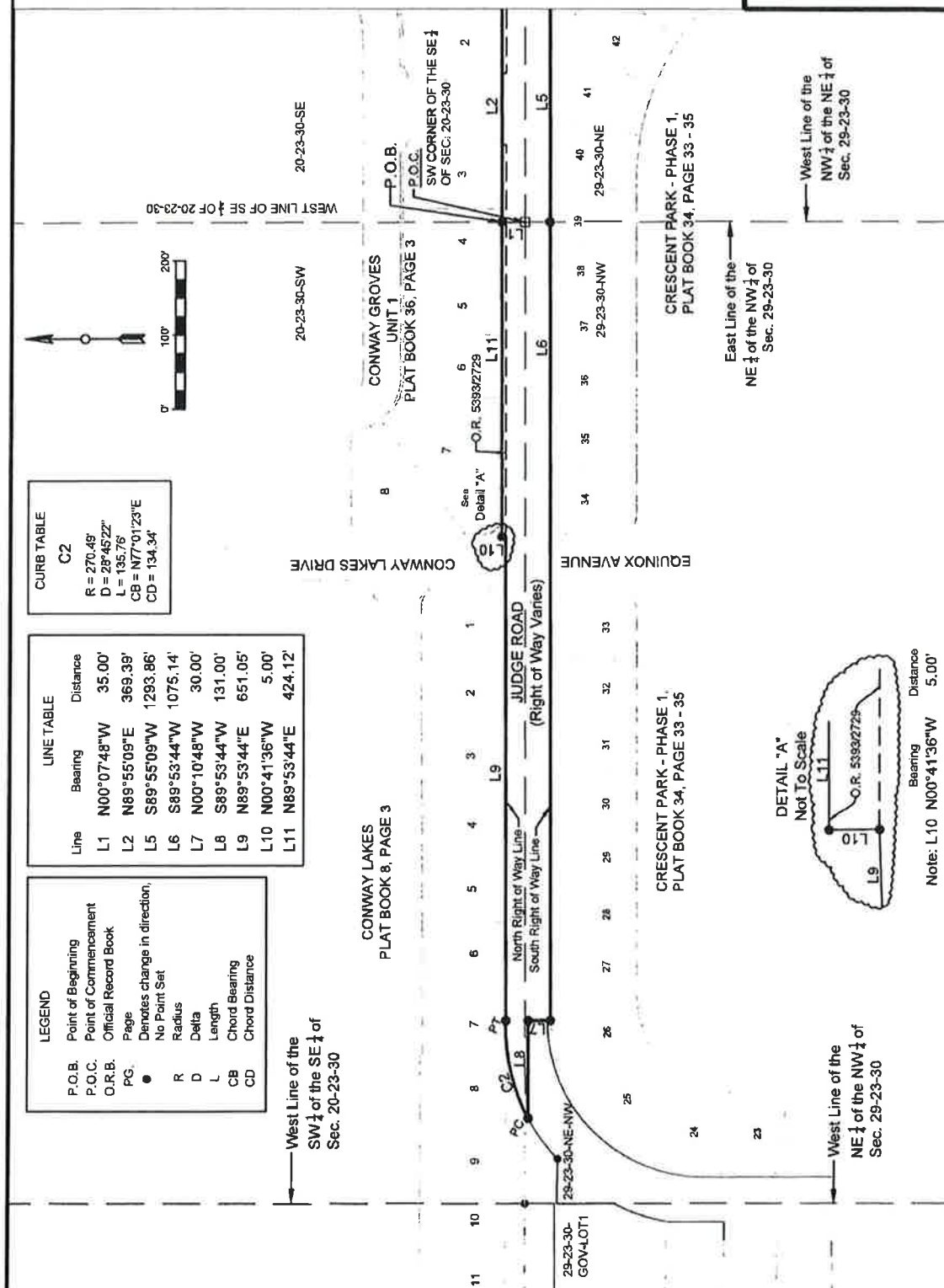
SCHEDULE "A" LEGAL DESCRIPTION

thence run North 89°53'44" East along the South line of said plat, said line also being the North right of way line of Judge Road a distance of 651.05 feet to a point; thence run North 00°41'36" West a distance of 5.00 feet to the new Northerly right of way line of Judge Road as described in Official Records Book 5393, Pages 2729 - 2734, also being the SW corner of additional right of way taken as described in Official Records Book 5371, Pages 3785 - 3787 of the Official Records of Orange County, Florida, all lying in Lot 7 of the Plat of Conway Groves Unit 1 as recorded in Plat Book 36, Page 3 of the Official Records of Orange County, Florida; thence continue along the South line of said additional right of way and new Northerly right of way line of Judge Road North 89°53'44" East a distance 424.12 feet to the POINT OF BEGINNING;

Containing 3.72 acres or 161,876.93 square feet, MORE OR LESS.

PREPARED FOR: Roads & Drainage Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 10/16/19	SECTION: 20,29	SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940 	DRAWING SCALE: N/A
CHECKED BY: Daynes	JOB No: 8304	TOWNSHIP: 23		PROJECT NUMBER 8304
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30		
REVISION DATE:	8304 Judge Road	SHEET 2 OF 4		

SCHEDULE "A" SKETCH OF DESCRIPTION



I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5A17, F.A.C., PURSUANT TO CHAPTER 177 AND 472 OF THE FLORIDA STATUTES. I AM NOT PROVIDING THIS SKETCH AS AN ORIGINAL SURVEY, BUT AS A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

10/16/19
DATE
Mark J. Daynes
REGISTERED LAND SURVEYOR
AND MAPPER
STATE OF FLORIDA LICENSE NO. 5479

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5A17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

- NOTES:**
1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 29-23-30, BEING N 89°53'44" E (ASSUMED).
 2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
 3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
 4. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.

PREPARED FOR:
Roads & Drainage

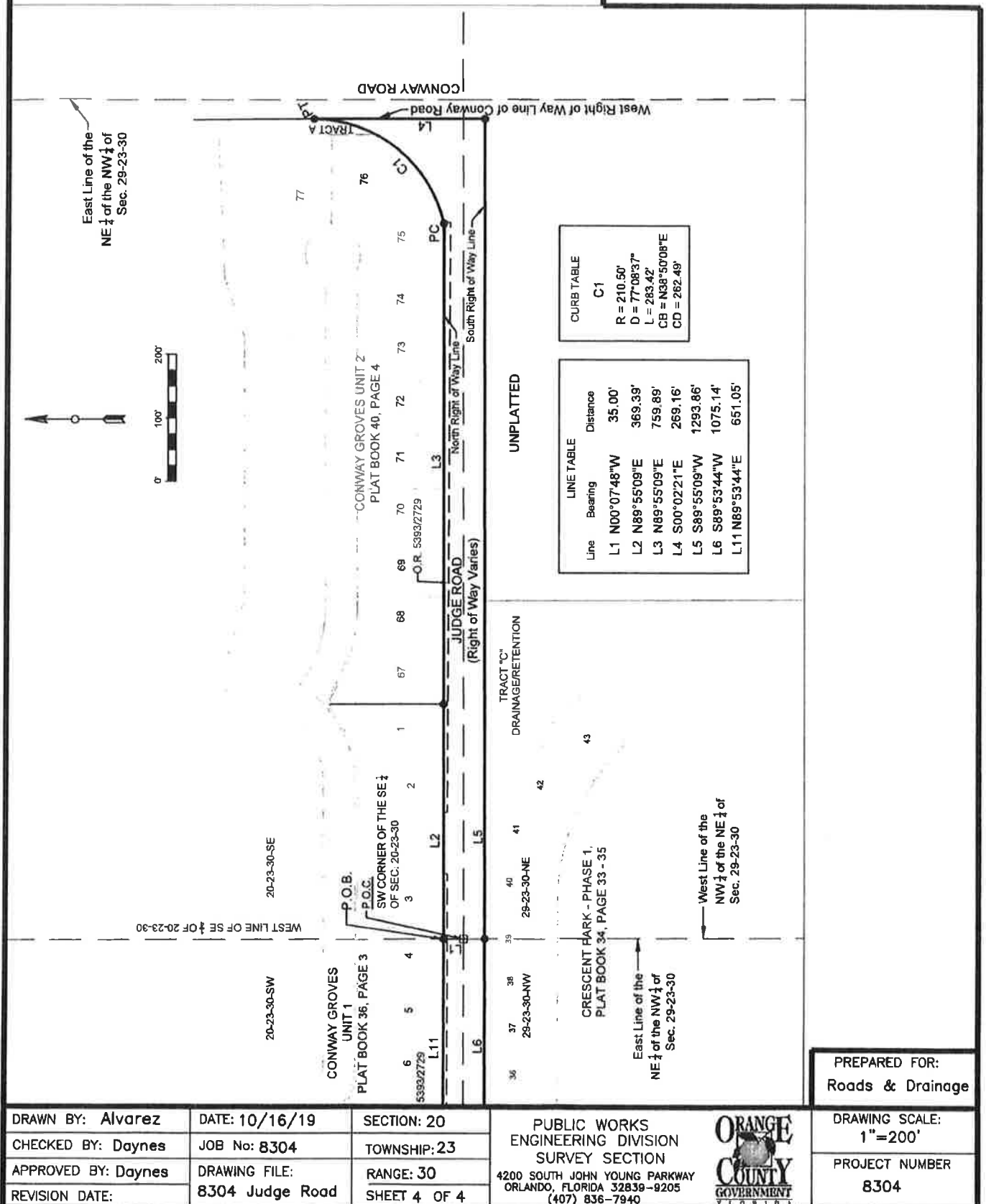
DRAWING SCALE:
1"=200'
PROJECT NUMBER
8304

DRAWN BY: Alvarez	DATE: 10/16/19	SECTION: 20,29
CHECKED BY: Daynes	JOB No: 8304	TOWNSHIP: 23
APPROVED BY: Daynes	DRAWING FILE: 8304 Judge Road	RANGE: 30
REVISION DATE:		SHEET 3 OF 4

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7940



SKETCH OF DESCRIPTION
Exhibit "A"




SCHEDULE "A" LEGAL DESCRIPTION

That portion of right of way for McCoy Road, State Road 482 (also known as Old State Road S-528) lying within Section 29, 30, 31 and 32, Township 23 South, Range 30 East, Orange County, Florida being more particularly described as follows:

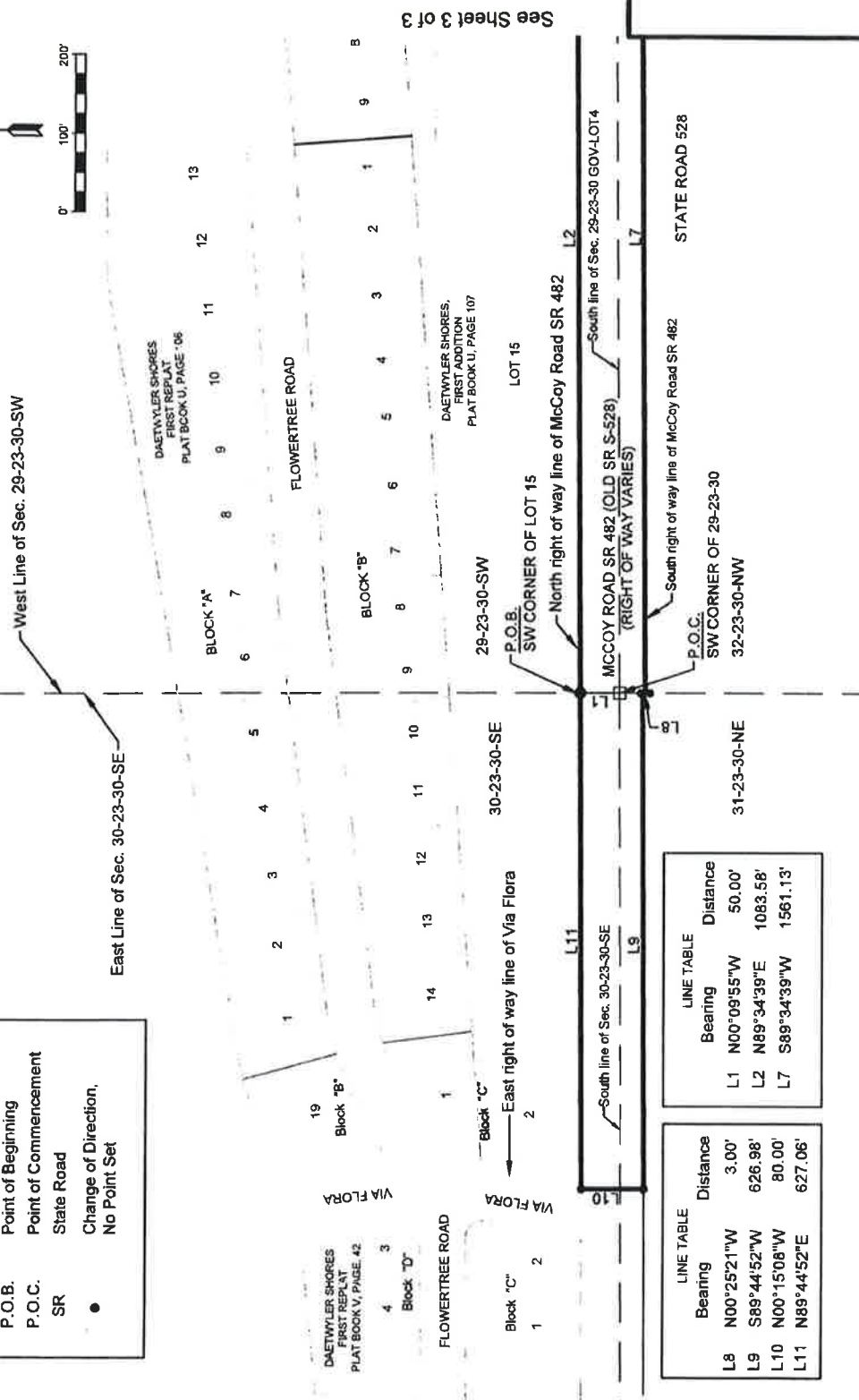
Commence at the Southwest corner of Section 29, Township 23 South, Range 30 East, Orange County, Florida; thence run North 00°09'55" West along the West line of the Southwest quarter of said Section 29 a distance of 50.00 feet more or less to a point lying on the North right of way line of McCoy Road, State Road 482 (also known as Old State Road S-528), said point also being the Southwest corner of Lot 15 of DAETWYLER SHORES FIRST ADDITION Plat Book U, Page 107 as recorded in the Official Records of Orange County, Florida, said point also being the POINT OF BEGINNING; thence run North 89°34'39" East along the North right of way line of said McCoy Road, said line also being the South right of way line of said plat a distance of 1,083.58 feet more or less to a point lying on the South line of Lot 15 of said plat; thence run South 00°11'37" East a distance of 17.00 feet more or less to a point, said point being 33.00 feet more or less North of the South line of Section 29, Township 23 South, Range 29 East; thence run North 89°34'39" East along said McCoy Road a distance of 240.50 feet more or less to a point on the East line of the Southwest quarter of the Southwest quarter of said Section 29, Township 23 South, Range 30 East, Orange County, Florida, said point also being 33.00 feet more or less North of the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 29; thence continue North 89°34'39" East for a distance of 236.80 feet more or less to a point lying on the North right of way line of McCoy Road, State Road 482 (also known as Old State Road S-528); thence departing said North line, run South 00°25'21" East a distance of 66.00 feet more or less to a point lying on the South right of way line of McCoy Road; thence run South 89°34'39" West along the South right of way line of McCoy Road a distance of 1,561.13 feet more or less to a point lying on the South right of way line of said road, said point also being on the West line of the Northwest quarter of Section 32, Township 23 South, Range 30 East; thence run North 00°25'21" West along the West line of said Section line a distance of 3.00 feet more or less; thence run South 89°44'52" West along the South right of way line of McCoy Road a distance of 626.98 feet more or less; thence departing said South right of way line, run North 00°15'08" West a distance of 80.00 feet more or less to a point lying on the North right of way line of McCoy Road; said point also lying on the East right of way line of Via Flora; thence run North 89°44'52" East along the North right of way line of McCoy Road a distance of 627.06 feet more or less to the Point of Beginning.

Containing 171,609.01 square feet, or 3.94 acres, more or less.

PREPARED FOR: Roads & Drainage Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 10/16/19	SECTION: 29,30,31,32	 <p>SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940</p>	DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 8305	TOWNSHIP: 23		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30		8305
REVISION DATE:	8306 Daetwyler Dr.	SHEET 1 OF 3		

SCHEDULE "A" SKETCH OF DESCRIPTION

LEGEND	
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
SR	State Road
•	Change of Direction, No Point Set



LINE TABLE	
Bearing	Distance
L8 N00°25'21"W	3.00'
L9 S89°44'52"W	626.98'
L10 N00°15'08"W	80.00'
L11 N89°44'52"E	627.06'

LINE TABLE	
Bearing	Distance
L1 N00°09'55"W	50.00'
L2 N89°34'39"E	1083.58'
L7 S89°34'39"W	1561.13'

NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF MCCOY ROAD AS BEING N89°34'39"W (ASSUMED).
- THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
- THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
- NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.

PREPARED FOR:
Roads & Drainage

DRAWING SCALE:
1"=200'

PROJECT NUMBER
8305

DRAWN BY: Alvarez	DATE: 10/16/19	SECTION: 29,30,31,32
CHECKED BY: Daynes	JOB No: 8305	TOWNSHIP: 23
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30
REVISION DATE:	8305 McCoy Rd	SHEET 2 OF 3

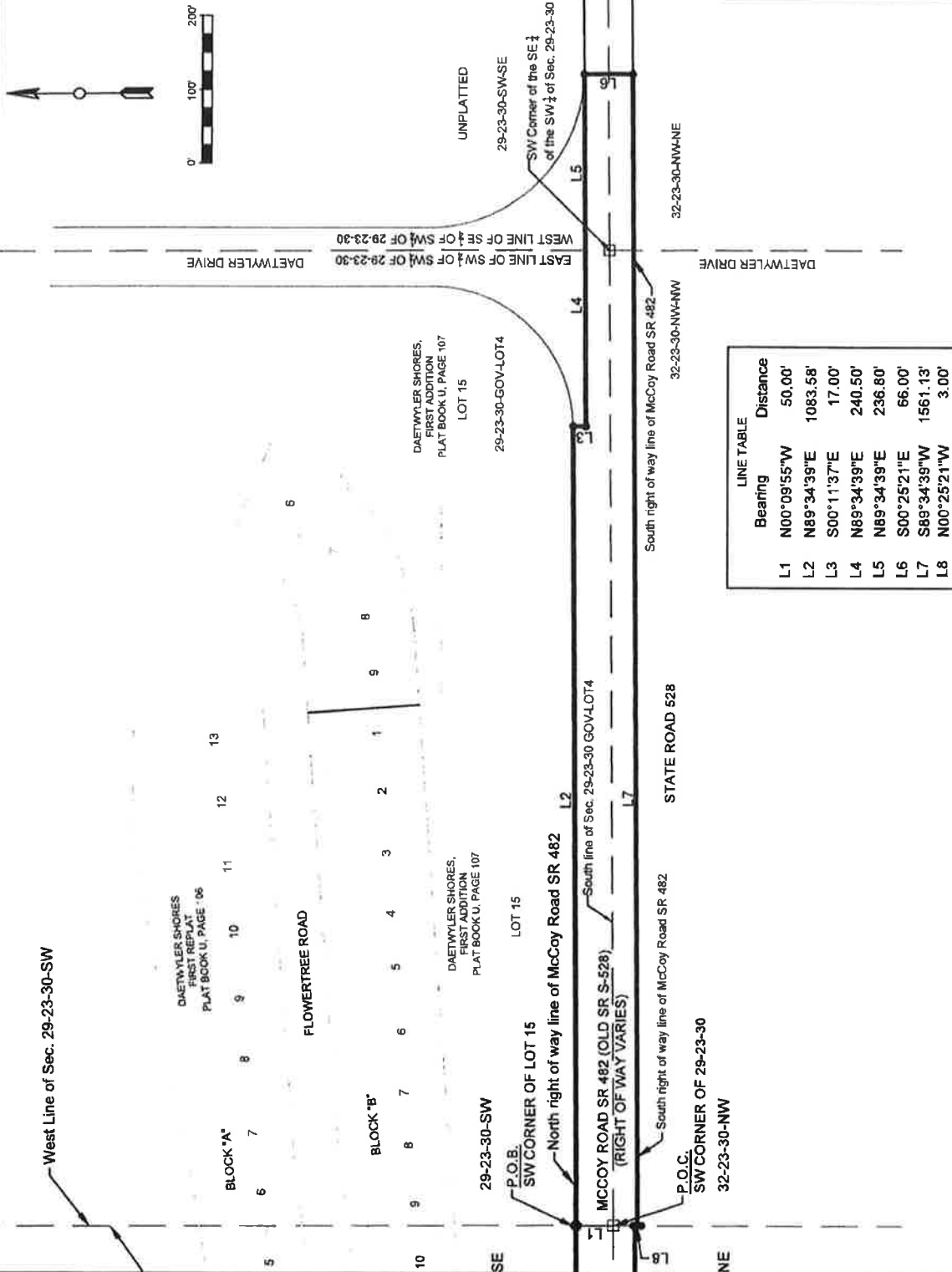
PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 838-7840



I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 171, F.A.C., PURSUANT TO CHAPTER 171, F.A.C., OF THE FLORIDA STATUTES, AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR, THIS SKETCH OF DESCRIPTION IS NOT VALID INFORMATIONAL PURPOSE ONLY AND IS NOT VALID FOR RECORDING.

10/16/19
DATE
Mark A. Daynes
REGISTERED LAND SURVEYOR
AND MAPPER
STATE OF FLORIDA LICENSE NO. 5479

SCHEDULE "A" SKETCH OF DESCRIPTION



DRAWN BY: Alvarez	DATE: 10/16/19	SECTION: 29, 30, 31, 32
CHECKED BY: Daynes	JOB No: 8305	TOWNSHIP: 23
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30
REVISION DATE:	8305 McCoy Rd	SHEET 3 OF 3

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7940



PREPARED FOR:
Roads & Drainage

DRAWING SCALE:
1"=200'


PROJECT NUMBER
8305

SCHEDULE "A" **LEGAL DESCRIPTION**

That portion of right of way for Seminole Drive lying within Section 29, Township 23 South, Range 30 East and Section 30, Township 23 South, Range 30 East, Orange County, Florida being more particularly described as follows:

Begin at the Northeast corner of Lot 12, Block "D" of LAKE CONWAY PARK, as recorded in Plat Book G, Page 138 of the Public Records of Orange County, Florida, said point also lying on the South right of way line of Seminole Drive and the West right of way line of Daetwyler Drive (also known as Old SR S-528-A); thence run S 89°49'12" W along said South right of way line a distance of 178.04 feet to the Southeast corner of Lot 11, Block "D" of said plat; thence run N 30°34' 30" W along the West right of way line of Seminole Drive a distance of 833.80 feet to the Northeast corner of Lot 1, Block "D" of said plat; thence run N 37°55' 04" W along said West right of way line of Seminole Drive a distance of 50.10 feet to the Southeast corner of Lot 19, Block "B" of said plat; thence run N 52°20' 28" W along the Westerly right of way line of Seminole Drive a distance of 518.90 feet to a point lying on the East line of Lot 12, Block "B" of said plat; thence run N 64°26' 28" W along said Westerly right of way line of Seminole Drive a distance of 803.20 feet to a point of curvature curve concave Southwesterly having a radius of 34.00 feet, a central angle of 85°39'26"; a chord bearing of S 72°43'49" W and a chord distance of 46.23 feet; thence along the arc of said curve a distance of 50.83 feet to the point of cusp of said curve; thence run N 29°54'32" E a distance of 31.51 feet to a point on the Southerly right of way line of Nela Avenue; thence run N 60°00'22" E a distance of 131.20 feet to the point of cusp of a curve concave Easterly, having a radius of 37.39 feet, a central angle of 123°47'00", a chord bearing of S 02°22'21" E, a chord distance of 65.96 feet; thence along the arc of said curve a distance of 80.78 feet to a Point of Tangency; thence run S 64°26'28" E along the Northeasterly right of way line of Seminole Drive a distance of 734.90 feet to a point lying on the Southwesterly line of Lot 28, Block "C" of said plat; thence run S 52°20' 28" E a distance of 551.00 feet to the Southwest corner of Lot 20, Block "C" of said plat, said point also lying on the Northwesterly right of way line of Warren Park Road; thence run S 30°35'51" E a distance of 51.40 feet to the Northwest corner of Lot 1, Block "E" of said plat, said point also lying on the Easterly right of way line of Seminole Drive; thence run S 30°34'30" E along said right of way line a distance of 797.00 feet to the Southwest corner of Lot 12, Block "E", said point also lying on the North right of way line of Seminole Drive; thence run N 89°49' 12" E along the South line of said Lot 12, Block "E" a distance of 149.50 feet to a point lying on the West right of way line of Daetwyler Drive (also known as Old SR S-528-A), said point also lying on the North right of way line of Seminole Drive; thence run S 00°10' 48" E along said West right of way line of Daetwyler Drive (also known as Old SR S-528-A) a distance of 50.00 feet to the POINT OF BEGINNING.

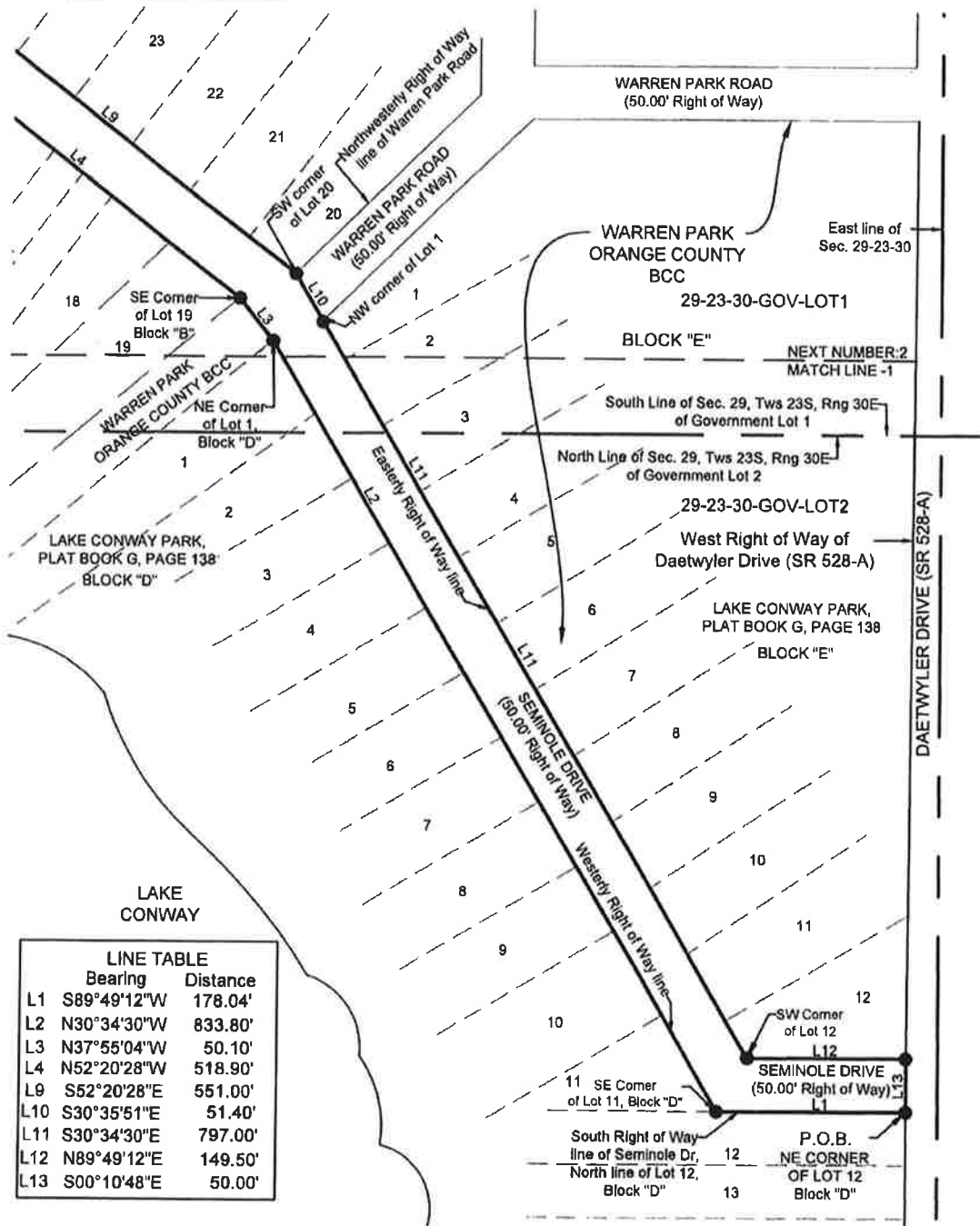
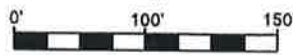
Containing 2.77 acres, more or less or 120,528.85 square feet.

PREPARED FOR: Roads & Drainage Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 10/16/19	SECTION: 29,30	SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940 	DRAWING SCALE: 1"=150'
CHECKED BY: Daynes	JOB No: 8306	TOWNSHIP: 23		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30		8306
REVISION DATE:	8306 Seminole Dr.	SHEET 1 OF 4		

SCHEDULE "A" LEGAL DESCRIPTION

LEGEND

P.O.B. Point of Beginning
SR State Road
PC Point of Curvature
PT Point of Tangency



LAKE
CONWAY

LINE TABLE

Bearing	Distance
L1 S89°49'12"W	178.04'
L2 N30°34'30"W	833.80'
L3 N37°55'04"W	50.10'
L4 N52°20'28"W	518.90'
L9 S52°20'28"E	551.00'
L10 S30°35'51"E	51.40'
L11 S30°34'30"E	797.00'
L12 N89°49'12"E	149.50'
L13 S00°10'48"E	50.00'

I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE SURVEYING STANDARDS IN CHAPTER 317, F.A.C., PURSUANT TO CHAPTER 317, F.A.C. AND THE FLORIDA STATUTES AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

10/16/19
DATE
Mark A. Daynes
REGISTERED LAND SURVEYOR
AND MAPPER
STATE OF FLORIDA LICENSE NO. 5479

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

NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF LOT 12, BLOCK "D" OF LAKE CONWAY PARK AS RECORDED IN PLAT BOOK G, PAGE 138 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA AS BEARING S 89°49'12" W (ASSUMED).
- THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
- THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.

PREPARED FOR: Roads & Drainage Section

ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION

DRAWN BY: Alvarez

DATE: 10/16/19

SECTION: 29.30

CHECKED BY: Daynes

JOB No: 8306

TOWNSHIP: 23

APPROVED BY: Daynes

DRAWING FILE:

RANGE: 30

REVISION DATE:

8306 Seminole Dr.

SHEET 2 OF 4

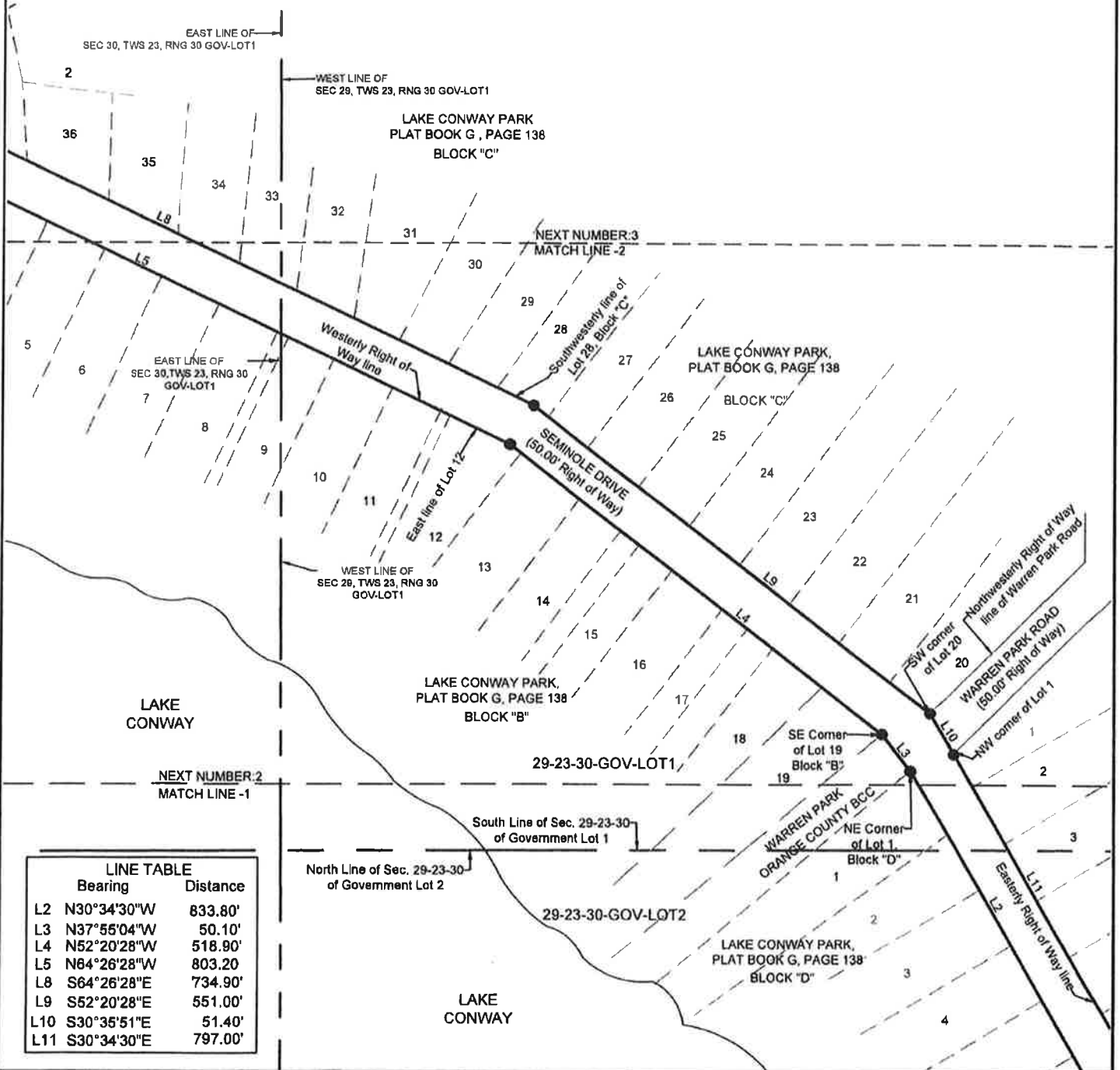
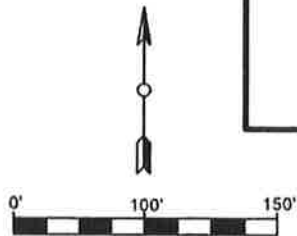
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7940



DRAWING SCALE:
1"=150'

PROJECT NUMBER
8306

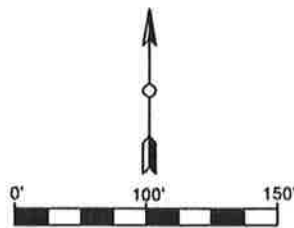
SCHEDULE "A" LEGAL DESCRIPTION



PREPARED FOR: Roads & Drainage Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 10/16/19	SECTION: 29,30	SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: 1"=150'
CHECKED BY: Daynes	JOB No: 8306	TOWNSHIP: 23		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30		8306
REVISION DATE:	8306 Seminole Dr.	SHEET 3 OF 4		

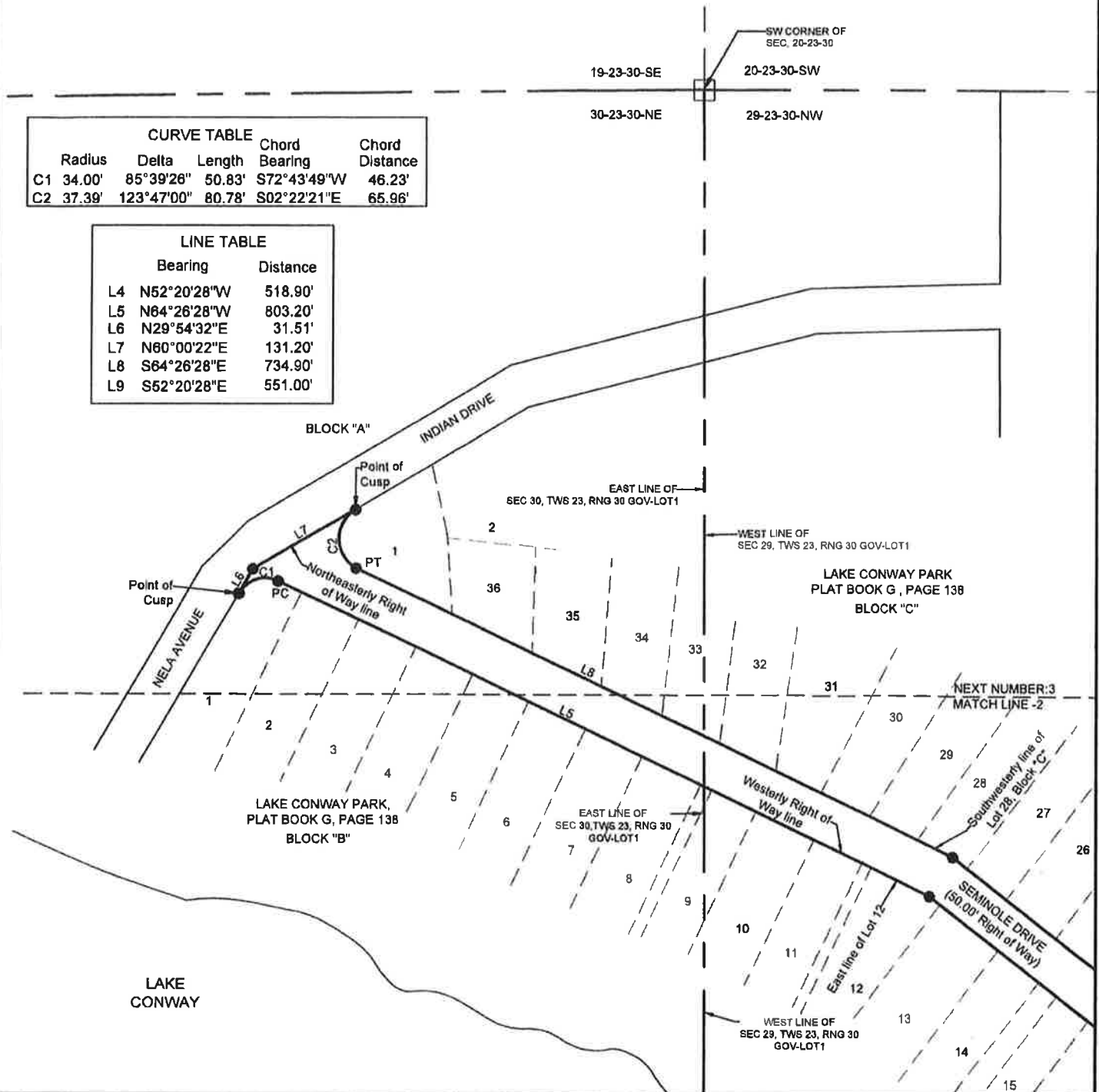


SCHEDULE "A" LEGAL DESCRIPTION



CURVE TABLE					Chord	Chord
Radius	Delta	Length	Bearing		Bearing	Distance
C1 34.00'	85°39'26"	50.83'	S72°43'49"W			46.23'
C2 37.39'	123°47'00"	80.78'	S02°22'21"E			65.96'

LINE TABLE		
	Bearing	Distance
L4	N52°20'28"W	518.90'
L5	N84°26'28"W	803.20'
L6	N29°54'32"E	31.51'
L7	N60°00'22"E	131.20'
L8	S64°26'28"E	734.90'
L9	S52°20'28"E	551.00'



PREPARED FOR: Roads & Drainage Section

ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION

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SHEET 4 OF 4

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