

**THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:**

Borron J. Owen, Jr. (DLT)  
GrayRobinson, P.A.  
301 East Pine Street, Suite 1400  
Orlando, Florida 32801  
Phone: 407-843-8880

Parcel No. \_\_\_\_\_

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED** is made this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by the **CITY OF ORLANDO**, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 400 South Orange Avenue, Orlando, Florida 32802, (hereinafter referred to as the "**Grantor**") to and in favor of the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Florida, whose address is 719 South Woodland Boulevard, Deland, Florida 32720, (hereinafter referred to as the "**Grantee**").

[Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their successors and assigns whenever the context so admits or requires.]

**THAT** the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all right, title, interest, claim and demand which the Grantor has in and to those certain parcels of land, situate, lying and being in Orange County, Florida, and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference. This conveyance is subject to all easements, restrictions and reservations of record, if any.

**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 behoof of the Grantee forever.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed these presents the day and year first above written.

**[SIGNATURES ON NEXT PAGE]**

**CITY OF ORLANDO**

ATTEST:

\_\_\_\_\_  
Alana C. Brenner, City Clerk

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

Mayor/Mayor Pro Tem

APPROVED AS TO FORM AND LEGALITY for  
the use and reliance of the  
City of Orlando, Florida only.

\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_, 2015

STATE OF FLORIDA  
COUNTY OF ORANGE

PERSONALLY APPEARED before me, the undersigned authority,  
\_\_\_\_\_ and, Alana C. Brenner, well known to me and known by me  
to be Mayor/Mayor Pro Tem and City Clerk, respectively, of the City of Orlando, Florida, and  
acknowledged before me that they executed the foregoing instrument on behalf of the City of  
Orlando as its true act and deed, and that they were duly authorized so to do.

WITNESS my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2015.

AFFIX NOTARY STAMP

\_\_\_\_\_  
Notary Public

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

My Commission expires: \_\_\_\_\_

**Exhibit "A"**

**[Sketches and descriptions of the two (2) parcels included in this conveyance are on the four (4) following pages.]**

**SCHEDULE A**

**DESCRIPTION:** (By this Surveyor)

A portion of the right of way of East King Street, as described Official Record Book 3255, Page 2551, of the Public Records of Orange County, Florida being more particularly described as follows:


Begin at the intersection of the West line of Lot 4, Block F, The Florida Sanitarium and Benevolent Association, according to the Plat thereof as recorded in Plat Book D, Page 62, and the South right of way line of East King Street per Official Records Book 3255, Page 2551 of the Public Records of Orange County, Florida; thence North 00°59'37" West, a distance of 30.78 feet, along the West line of said Lot 4 and its extension; thence departing said extension of the West line North 88°41'40" East, a distance of 52.63 feet; thence South 01°36'08" East, a distance of 30.86 feet, to a point on the South right of way of said East King Street; thence South 88°46'44" West, a distance of 52.96 feet, along said South right of way line to the POINT OF BEGINNING.

Containing 1627 square feet, more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the South right of way line of East King Street, The Florida Sanitarium and Benevolent Association, according to the Plat thereof as recorded in Plat Book D, Page 62, Public Records of Orange County, Florida, being an assumed bearing of South 88°46'44" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets STANDARDS OF PRACTICE for Land Surveying Chapter 5J-17.050-.052 requirements.

<b>DESCRIPTION</b>  <b>FOR</b>  <b>CITY OF ORLANDO</b>  REVISED: 11/12/2014 JSL REVISED: 08/28/2014 DC REVISED: 06/24/2014 DC	Date: <b>June 18, 2014 GH</b>	Certification Number LB2108 <b>50483010</b>
	Job Number: <b>50483010</b>	Scale: <b>1"=40'</b>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> <b>NOT VALID WITHOUT SHEET 2</b>	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	



**SOUTHEASTERN SURVEYING AND MAPPING CORPORATION**  
8500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8540 fax (407) 292-0141  
email: info@seasurveying.com

*[Signature]*  
**JAMES L. PETERSEN**  
REGISTERED LAND SURVEYOR Number 4791

# SKETCH OF DESCRIPTION

LOT 2  
FLORIDA HOSPITAL—REFERENCE LAB  
PLAT BOOK 75, PAGES 70-71

## **EAST KING STREET**

RIGHT OF WAY VARIES PER  
ORB 3255, PAGE 2551

### **ABBREVIATIONS**

(P) = PLAT  
R/W = RIGHT OF WAY  
ORB = OFFICIAL RECORD BOOK  
PB = PLAT BOOK  
C = CENTERLINE  
LB = LICENSED BUSINESS

POINT OF  
BEGINNING

**ORANGE AVENUE**

N 88°41'40" E  
52.63'

N00°59'37"W  
30.78'

E 01°36'08"  
30.86'

52.96'

S 88°46'44" W

LOT 4, BLOCK F

WEST LINE OF  
LOT 4, BLOCK F

ALLEY (P)

THE FLORIDA SANITARIUM  
AND BENEVOLENT ASSOCIATION  
PLAT BOOK D, PAGE 62



1" = 40'  
GRAPHIC SCALE

0 20 40 80

EAST R/W LINE  
N00°59'37"W  
NORTHERLY EXTENSION  
OF THE EAST R/W LINE



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AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350

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email: info@southeasternsurveying.com  
Certification Number LB2108

REVISED: 08/28/2014 DC

Drawing Number 50483010

Date: 06/18/2014

Sheet 2

See Sheet 1 for Description  
& Surveyors Report

THIS IS NOT A SURVEY  
NOT VALID WITHOUT  
SHEET 1

# SCHEDULE A

## DESCRIPTION: (By this Surveyor)

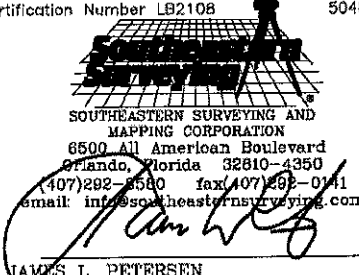
A portion of the right of way of East King Street, Florida Hospital— Reference Lab, according to the Plat thereof as recorded in Plat Book 75, Pages 70–71, Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Southwest Corner of Lot 2, Florida Hospital Reference Lab, according to the Plat thereof as recorded in Plat Book 75, Pages 70–71, Public Records of Orange County, Florida; thence North 89°10'12" East, a distance of 52.22 feet, along the South line of Lot 2, Florida Hospital—Reference Lab, according to the Plat thereof as recorded in Plat Book 75, Pages 70–71, Public Records of Orange County, Florida, and the North right of way line of East King Street; thence departing said South line of Lot 2, South 01°36'08" East, a distance of 38.24 feet; thence South 88°41'40" West, a distance of 52.63 feet to a point on the Southerly extension of the East right of way line of Orange Avenue; thence North 00°59'37" West, a distance of 38.68 feet, along said Southerly extension to the POINT OF BEGINNING.

Containing 2016 square feet, more or less.

## SURVEYORS REPORT

1. Bearings shown hereon are based on the East right of way line of Orange Avenue, Map of Florida Hospital—Reference Lab, according to the Plat thereof as recorded in Plat Book 75, Pages 70–71, Public Records of Orange County, Florida, being an assumed bearing of North 00°59'37" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J–17.050–.052 requirements.

<b>DESCRIPTION</b>	Date: <b>June 18, 2014 GH</b>	Certification Number LB2108 50483024
<b>FOR</b>  <b>CITY OF ORLANDO</b>  REVISED: 11/12/2014 JSL REVISED: 06/24/2014 DC	Job Number: <b>50583024</b>	 <p> <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b>          6500 All American Boulevard          Orlando, Florida 32810-4350          (407)292-8580 fax (407)292-0141          email: info@southeasternsurveying.com       </p> <p> <b>JAMES L. PETERSEN</b>          REGISTERED LAND SURVEYOR Number 4781       </p>
	Scale: <b>1"=40'</b>	
	<p>           Chapter 5J–17.050–.052, Florida Administrative Code requires that a legal description drawing bear the notation that  <b>THIS IS NOT A SURVEY.</b>  <b>NOT VALID WITHOUT SHEET 2</b>  <b>SHEET 1 OF 2</b>  <b>SEE SHEET 2 FOR SKETCH</b> </p>	

# SKETCH OF DESCRIPTION

**ORANGE AVENUE**

**LOT 2**  
FLORIDA HOSPITAL REFERENCE LAB  
PLAT BOOK 75, PAGES 70-71

**EAST KING STREET**

**POINT OF BEGINNING SOUTHWEST CORNER LOT 2**

**BASES OF BEARING EAST R/W LINE**

**NORTH R/W LINE**  
**SOUTH LINE OF LOT 2**

**SOUTHERLY EXTENSION OF THE EAST R/W LINE**

**BOUNDARIES:**  
 N 00°59'37" W  
 N 89°10'12" E 52.22'  
 S 88°41'40" W 52.63'  
 S 01°36'08" E 38.24'  
 N 00°59'37" W 38.68'

**GRAPHIC SCALE:** 1" = 40'  
0 20 40 80

## ABBREVIATIONS

(P) = PLAT  
 R/W = RIGHT OF WAY  
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 C = CENTERLINE  
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THIS IS NOT A SURVEY  
 NOT VALID WITHOUT  
 SHEET 1

**SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION**  
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 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 email: info@southeasternsurveying.com  
 Certification Number LB2108

Drawing Number 50483024  
 Date: 06/18/14  
 Sheet 2  
 See Sheet 1 for Description  
 & Surveyors Report

REVISED: 11/12/2014 JSL  
 REVISED: 06/24/2014 DC