



PETITION FOR ANNEXATION

MUNICIPAL PLANNING BOARD

THE HONORABLE MAYOR
MEMBERS OF THE CITY COUNCIL
CITY OF ORLANDO, FLORIDA

DATE: MARCH 17, 2017

I (We) do hereby petition your Honorable Body for the annexation of all the property herein described to the corporate limits of the City of Orlando, Orange County, Florida:

1. Name of Petitioner(s) (If different than Owner(s) of Record, the Petitioner must also sign the attached Affidavit):

Dhaniram Devindranath

2. Owner of Record (If Corporation, Names of President & Secretary):

Clifford G. Shaver and Alberto Gabrielli

3. Address of Petitioner(s):

5305 Bobby Street, Orlando, FL 32807

4. General Location of Area:

4550 Ponderosa Drive, Orlando, FL 32822

5. Legal Description(s) and Number of Acres (if insufficient space, please place the entire description on an attachment):

0.40 Acre (Legal Description attached)

6. Orange County Parcel ID Number(s):

14-23-30-1444-00-110

7. By signing below I am agreeing that this petition is irrevocable once accepted by the Orlando City Council and that it runs with and burdens the land that is the subject of this petition, and thereby binds and inures to the benefit of all my successors in interest. By signing below I am also providing my written consent for the subject property to be assessed for any and all City-wide non-ad valorem assessments levied by the City of Orlando as of the day the property is annexed into the City's boundaries.


Signature - Petitioner

Title (If Corporation)

Sworn to and Subscribed before me this
17 day of MARCH, 2017.

D 565-160-56-132-1
Notary Public,
State of Florida at Large
My Commission Expires:



WILLIAM R. HOSKENSMTIH
MY COMMISSION # FF 039204
EXPIRES: July 24, 2017
Bonded Thru Budget Notary Services



AFFIDAVIT FOR LAND DEVELOPMENT

INDIVIDUAL OWNERSHIP

- MUNICIPAL PLANNING BOARD
- BOARD OF ZONING ADJUSTMENT
- HISTORIC PRESERVATION BOARD
- APPEARANCE REVIEW BOARD
- SOUTHEAST TDRS
- BALDWIN PARK TDRS

Sam J. Sebaali, P.E., President
of Florida Engineering Group, Inc. ("Applicant"), being sworn and under oath, say:

- That I have full authority to execute this Owner's Affidavit on behalf of the below-named Owner.
- That I am the authorized representative of the Owner, requesting land development approval on the real property located at (Property Address) 4550 Ponderosa Drive, Orlando, FL 32822.
- That the Owner has given full and complete permission for me to act on its behalf to seek the land development approval as set out in the accompanying application(s).
- That the Owner has fee simple ownership in the property described in the attached legal description(s).

I further state that I am familiar with the nature of an oath and with the penalties as provided by federal and state law for falsely swearing to statements made in a document of this nature, and understand that any and all land development approval by the City of Orlando on the real property described herein may become null and void for falsely swearing to statements made in this Affidavit. I further certify that I have read and understand this Affidavit.

APPLICANT:

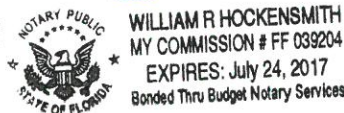
Applicant's Signature
Print Name: Sam J. Sebaali

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and Subscribed before me this 17 day of MARCH, 2017, by SAM SEBAALI, the Applicant, who is personally known to me or has produced MIA as identification.

Notary Public
My Commission Expires: _____

[NOTARY STAMP]



***OWNER:**

Owner's Signature
Print Name: Clifford G. Shaver

STATE OF Florida
COUNTY OF Lake

Sworn to and Subscribed before me this 17th day of March, 2017, by Clifford G. Shaver, the Owner, who is personally known to me or has produced _____ as identification.

Notary Public
My Commission Expires: 2/9/2019

[NOTARY STAMP]



DONNA L. DIVINE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF191262
Expires 2/9/2019



AFFIDAVIT

FOR LAND DEVELOPMENT

LEGAL DESCRIPTION

Please provide the legal description for the property:
(For Annexation Applications a metes and bounds legal description is required)

Lot 11, COCONUT GROVE, UNIT TWO, according to plat thereof as recorded in Plat Book V, page 74, Public Records of Orange County, Florida, together with the North 1/2 of Coconut Road and Lot 4, Block 13, LOS TERRANOS, lying North of State Road No. 15 and lying West of Ponderosa Drive, according to plat thereof as recorded in Plat Book P, page 87, Public Records of Orange County, Florida, together with the South 1/2 of Road lying North of said Lot 4, Block 13, and lying West of said Ponderosa Drive.

LESS AND EXCEPT therefrom the following:

COMMENCE at a 4 x 4-inch concrete monument without identification marking the Southwest corner of Lot 2, ORLANDO CORPORATE CENTRE PHASE 2, as recorded in Plat Book 60, page 111, Public Records of Orange County, Florida; thence North 00°09'36" West along the West line of said Lot 2 a distance of 1266.77 feet to a point on the south existing right of way line of State Road 15, as shown on the Florida Department of Transportation Right of Way Map, Section 75080, F.P. No. 239266-3; thence continue North 00°09'36" West along the northerly projection of said West line of Lot 2 a distance of 33.00 feet to a point on the center line of survey of said State Road 15, also being a point on the North line of the Northwest 1/4 of Section 23, Township 23 South, Range 30 East, Orange County, Florida; thence North 89°33'18" East along said survey line and said North line of Northwest 1/4 a distance of 301.81 feet; thence, departing said survey line, North 00°26'42" West a distance of 33.00 feet to a point on the northerly existing right of way line of said State Road 15, said point being on a curve concave southwesterly, having a radius of 1465.68 feet and a chord bearing of South 83°58'01" East; thence easterly along said existing right of way line and the arc of said curve, through a central angle of 12°57'23" a distance of 331.44 feet to a point on the northerly projection of the West line of Lot 4, Block 13, LOS TERRANOS, Plat Book P, page 87, said Public Records, for the POINT OF BEGINNING; thence North 00°02'19" West along said projection of the West line of Lot 4 a distance of 4.31 feet to a point on the southerly projection of the West line of Lot 11, COCONUT GROVE, UNIT TWO, Plat Book V, page 74, said Public Records; thence North 00°02'19" West along said projection of West line of Lot 11 a distance of 30.00 feet to a point on a curve concave southwesterly, having a radius of 1652.87 feet and a chord bearing of South 74°07'50" East; thence southeasterly along the arc of said curve through a central angle of 04°05'20" a distance of 117.95 feet to the end of said curve; thence North 56°13'01" East 16.88 feet to a point on the West line of Ponderosa Drive, a 60-foot right of way as shown on said plat of COCONUT GROVE, UNIT TWO, and as further described in Official Records Book 876, page 392, said Public Records; thence South 00°04'58" East along said West line of Ponderosa Drive 45.85 feet to a point on said northerly existing right of way line of State Road 15, said point being on a curve concave southwesterly, having a radius of 1465.68 feet and a chord bearing of North 74°54'24" West; thence northwesterly along said right of way line and the arc of said curve through a central angle of 05°09'52" a distance of 132.11 feet to the Point of Beginning.



VERIFIED LEGAL DESCRIPTION FORM

MUNICIPAL PLANNING BOARD

The following legal description has been prepared
by Patrick K. Ireland

_____ and submitted
to the City Planning Bureau for verification.



Signature

3-21-2017
Date

Application Request (Office Use Only):

File No. _____

Legal Description Including Acreage (To be Typed By Applicant):

LOT 11, COCONUT GROVE, UNIT TWO, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 74, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE NORTH 1/2 OF COCONUT ROAD AND LOT 4, BLOCK 13, LOS TERRANOS, LYING NORTH OF STATE ROAD NO. 15 AND LYING WEST OF PONDEROSA DRIVE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK P, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 1/2 OF ROAD LYING NORTH OF SAID LOT 4, BLOCK 13, AND LYING WEST OF SAID PONDEROSA DRIVE.

LESS AND EXCEPT THEREFROM THE FOLLOWING:

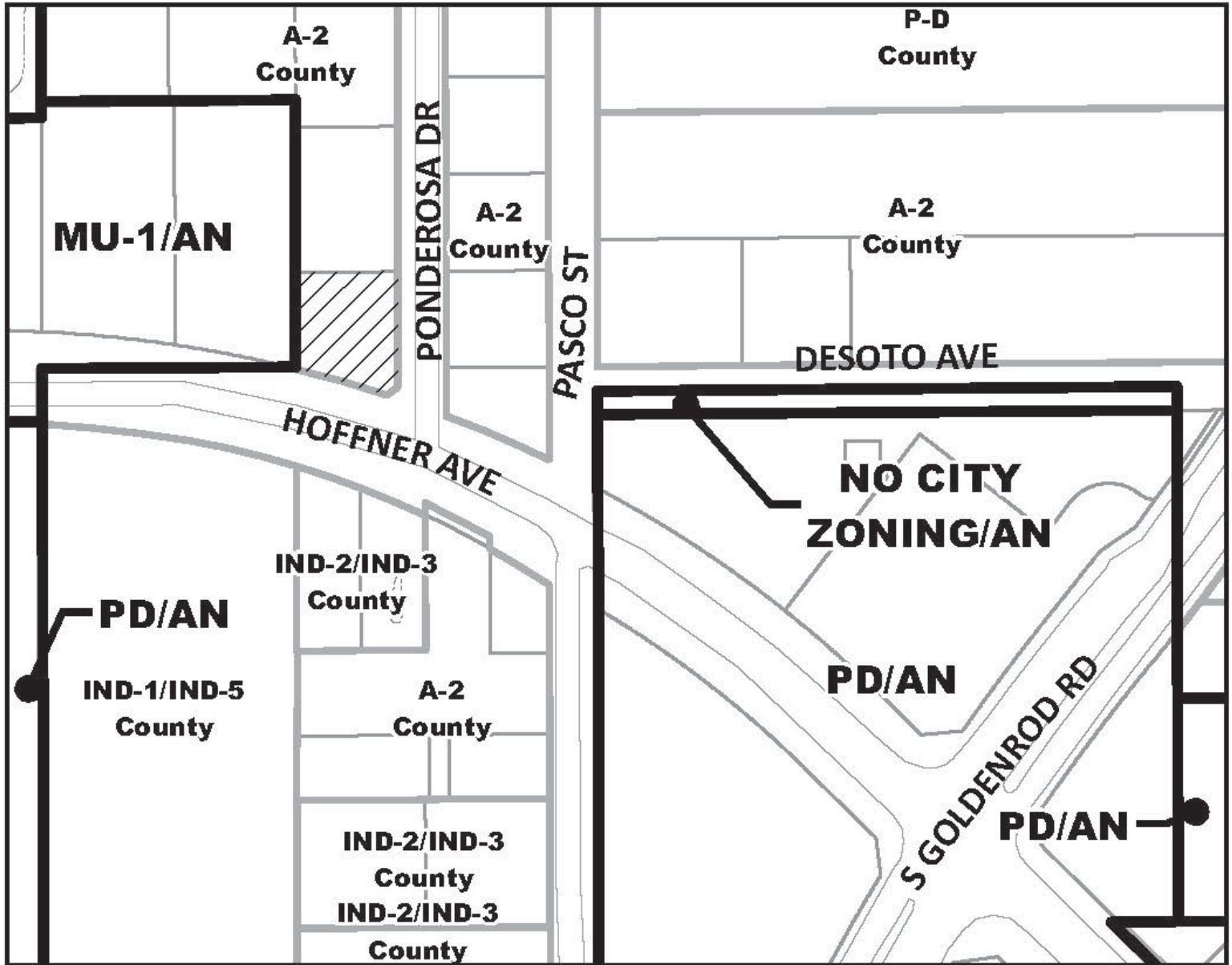
COMMENCE AT A 4 X 4-INCH CONCRETE MONUMENT WITHOUT IDENTIFICATION MARKING THE SOUTHWEST CORNER OF LOT 2, ORLANDO CORPORATE CENTRE PHASE 2, AS RECORDED IN PLAT BOOK 60, PAGE 111, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°09'36" WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 1266.77 FEET TO A POINT ON THE SOUTH EXISTING RIGHT OF WAY LINE OF STATE ROAD 15, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75080, F.P. NO. 239266-3; THENCE CONTINUE NORTH 00°09'36" WEST ALONG THE NORTHERLY PROJECTION OF SAID WEST LINE OF LOT 2 A DISTANCE OF 33.00 FEET TO A POINT ON THE CENTER LINE OF SURVEY OF SAID STATE ROAD 15, ALSO BEING A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°33'18" EAST ALONG SAID SURVEY LINE AND SAID NORTH LINE OF NORTHWEST 1/4 A DISTANCE OF 301.81 FEET; THENCE, DEPARTING SAID SURVEY LINE, NORTH 00°26'42" WEST A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD 15, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1465.68 FEET AND A CHORD BEARING OF SOUTH 83°58'01" EAST; THENCE EASTERLY ALONG SAID EXISTING RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°57'23" A DISTANCE OF 331.44 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE WEST LINE OF LOT 4, BLOCK 13, LOS TERRANOS, PLAT BOOK P, PAGE 87, SAID PUBLIC RECORDS, FOR THE POINT OF BEGINNING; THENCE NORTH 00°02'19" WEST ALONG SAID PROJECTION OF THE WEST LINE OF LOT 4 A DISTANCE OF 4.31 FEET TO A POINT ON THE SOUTHERLY

PROJECTION OF THE WEST LINE OF LOT 11, COCONUT GROVE, UNIT TWO, PLAT BOOK V, PAGE 74, SAID PUBLIC RECORDS; THENCE NORTH 00°02'19" WEST ALONG SAID PROJECTION OF WEST LINE OF LOT 11 A DISTANCE OF 30.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1652.87 FEET AND A CHORD BEARING OF SOUTH 74°07'50" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°05'20" A DISTANCE OF 117.95 FEET TO THE END OF SAID CURVE; THENCE NORTH 56°13'01" EAST 16.88 FEET TO A POINT ON THE WEST LINE OF PONDEROSA DRIVE, A 60-FOOT RIGHT OF WAY AS SHOWN ON SAID PLAT OF COCONUT GROVE, UNIT TWO, AND AS FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 876, PAGE 392, SAID PUBLIC RECORDS; THENCE SOUTH 00°04'58" EAST ALONG SAID WEST LINE OF PONDEROSA DRIVE 45.85 FEET TO A POINT ON SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 15, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1465.68 FEET AND A CHORD BEARING OF NORTH 74°54'24" WEST; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°09'52" A DISTANCE OF 132.11 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11, COCONUT GROVE, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 74, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE RUN S 00°04'58" E ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 144.04 FEET; THENCE RUN S 56°13'01" W A DISTANCE OF 16.88 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 15 (HOFFNER AVENUE) SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1652.87 FEET AND A CHORD BEARING OF N 74°07'50" W AND A DISTANCE OF 117.93 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°05'20" AN ARC DISTANCE OF 117.95 FEET; THENCE RUN N 00°02'19" W ALONG THE WEST LINE OF SAID LOT 11 A DISTANCE O 119.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE RUN N 89°52'11" E A DISTANCE OF 127.42 TO THE POINT OF BEGINNING.

CONTAINING 17,550.6 SQUARE FEET (0.403 ACRES±)



ANX2017-00003

