
INTERLOCAL AGREEMENT

between

ORANGE COUNTY, FLORIDA

and the

CITY of ORLANDO, FLORIDA

regarding

JURISDICTION to OPERATE and MAINTAIN

PORTIONS of

EAST PINELOCH STREET

and

BUTLER'S DRIVE

Approved by the Orange County
Board of County Commissioners
_____, 2018

Approved by the City of Orlando
City Council
_____, 2018

INTERLOCAL AGREEMENT
between
ORANGE COUNTY, FLORIDA
and the
CITY of ORLANDO, FLORIDA
regarding
JURISDICTION to OPERATE and MAINTAIN
PORTIONS of
EAST PINELOCH STREET
and
BUTLER'S DRIVE

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 Orlando, 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, Florida Statutes, to enter into agreements;

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

WHEREAS, all roads which 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(22), Florida Statutes, as “a way open to travel by the public, including, but not limited to, a street, highway, or alley, including, but not limited to, associated sidewalks, the roadbed, the right-of-way, and all culverts, drains, sluices, ditches, water storage areas, waterways, embankments, slopes, retaining walls, bridges [and] tunnels . . .”;

WHEREAS, the term “road” as defined by Section 334.03(22), Florida Statutes, also implicitly includes, but is not limited to, curbs, guardrails, landscaping, and traffic control devices (such as signals and signs);

WHEREAS, according to Section 335.01(2), Florida Statutes, public roads are divided into 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(1), Florida Statutes, the jurisdiction of public roads and the responsibility for operation and maintenance within the right-of-way of any road within the state, county, and municipal road systems shall be that which existed on June 10, 1995;

WHEREAS, under Section 335.04(2), Florida Statutes, the predecessor statute to Section 335.0415, Florida Statutes, each local government's responsibilities were expressly described therein, and the responsibility of a county for the operation and maintenance of any roads under its jurisdiction that extended into and through a municipality was limited to the roadbed, curbs, culverts and drains, but did not include sidewalks, embankments and slopes;

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), operate, maintain, control, and have responsibility over the local County roads known as (i) East Pineloch Street from the easterly right of way line of South Orange Avenue to the easterly right of way line of Sylvan Avenue, and (ii) Butler's Drive from the easterly right of way line of South Orange Avenue to the westerly right of way line of Oak Place;

WHEREAS, this Interlocal Agreement is intended solely to address the transfer of the subject segments of East Pineloch Street and Butler's Drive from the County's road system to the City's city street system for purposes of operation and maintenance, and/or to act as an acknowledgment by the City of its jurisdiction and authority to operate and maintain such roads upon the effective date of this Interlocal Agreement;

WHEREAS, this Interlocal Agreement is not intended to apply and shall not be

construed as applying to the subject of which party has jurisdiction to control traffic at intersections and along such roads (see Section 316.006, Florida Statutes); and

WHEREAS, this Interlocal Agreement is also not intended to apply and shall not be construed as applying to the subject of which law enforcement authority (the City's Police Department or the Orange County Sheriff's Office) 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. Jurisdiction of East Pineloch Street and Butler's Drive; Scope; Limitations.

A. The County hereby transfers to the City, and the City hereby accepts and acknowledges jurisdiction over, the local roads known as (i) East Pineloch Street from the easterly right of way line of South Orange Avenue to the easterly right of way line of Sylvan Avenue, and (ii) Butler's Drive from the easterly right of way line of South Orange Avenue to the westerly right of way line of Oak Place, all as more particularly described and shown in **Appendix "A" to Exhibit "A"** attached hereto ("East Pineloch Street and Butler's Drive").

B. The City's jurisdiction to operate and maintain East Pineloch Street and Butler's Drive means the authority and responsibility to maintain, control, repair, or improve such roads, as the term "road" is defined by Section 334.03(22), Florida Statutes, and to regulate, warn, or guide traffic on such roads, regardless of any future alteration, realignment,

construction, extension, widening, or renaming of such roads. East Pineloch Street and Butler's Drive are therefore deemed to be a part of the City's "city street system" for purposes of operation and maintenance. 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. Also pursuant to Section 337.29(3), Florida Statutes, except as otherwise provided by law or this Interlocal Agreement, the City shall have the same governmental, corporate, and proprietary powers with relation to East Pineloch Street and Butler's Drive that the City has with relation to other public roads and rights-of-way within the City.

C. Unless otherwise agreed to in advance by the County, the City shall not close or barricade East Pineloch Street or Butler's Drive to vehicular traffic, other than temporarily for road maintenance, road repair, accidents, or miscellaneous special events, such as road races.

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

A. **Dedication and Acceptance.** For any portions of East Pineloch Street and Butler's Drive that were heretofore dedicated and that the County heretofore accepted, the County hereby dedicates such portions to the City, and the City hereby accepts such dedication.

B. **Deed.** The County shall execute, record (at the City's expense) and deliver to the City a County deed in favor of the City substantially in the form attached hereto as **Exhibit "A"** for any portion of East Pineloch Street and Butler's Drive that the County holds, or may hold, in fee title, which portions are specifically described in the legal description and sketch of description attached to **Exhibit "A"** as **Appendix "A."**

C. **Vesting of Title.** Upon the recording of the County Deed and **Appendix**

“A” thereto pursuant to subsection 3.B, title in East Pineloch Street and Butler’s Drive shall vest in the City pursuant to Section 337.29(3), Florida Statutes.

4. **Annexation.** Within six (6) months after the effective date of this Interlocal Agreement, the City shall undertake and complete all necessary or required proceedings and hearings to annex East Pineloch Street and Butler’s Drive, or any portions thereof that have not been annexed prior to the effective date of this Interlocal Agreement.

5. **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. Furthermore, the County and the City each 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 each party in accordance with the terms hereof (assuming the due authorization, execution and delivery hereby 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 and wording herein shall be construed equally against the parties.

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 intended 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 its 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 have 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; or when sent by electronic mail, 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: Director of Public Works
City of Orlando
400 South Orange Avenue
Orlando, Florida 32801
Facsimile: 407-246-2892

With a copy to: City Attorney
City of Orlando
400 South Orange Avenue
Orlando, Florida 32801
Facsimile: 407-246-2854

In all cases, a notice shall be deemed delivered to a party only upon delivery of the notice to the person or official 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.

6. 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: _____
Teresa Jacobs
Orange County Mayor

Date: _____, 2018

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

By: _____
Deputy Clerk

Print Name: _____

CITY of ORLANDO

By: City Council

By: _____
Buddy Dyer, Mayor

Attest: _____
Denise Aldridge, City Clerk

APPROVED BY THE CITY
CITY COUNCIL AT A MEETING HELD ON
_____, 2018
UNDER AGENDA ITEM _____.

EXHIBIT "A"

Project: Interlocal Agreement for the Transfer of Jurisdiction of Portions of East Pineloch Street and Butler's Drive

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.

COUNTY DEED

THIS DEED, effective as of the date written below, 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 Orlando, a municipal corporation, under the laws of the State of Florida, whose address is 400 S. Orange Avenue, Orlando, Florida, 32703, 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 APPENDIX "A"

Property Appraiser's Parcel Identification Numbers:

Unassigned

THIS COUNTY DEED is being given in accordance with the Interlocal Agreement for the transfer of jurisdiction of portions of East Pineloch Street and Butler's Drive.

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 for the Transfer of Jurisdiction of Portions of East Pineloch Street and Butler's Drive

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

(Official Seal)

ORANGE COUNTY, FLORIDA
By Board of County Commissioners

BY: _____
Teresa Jacobs,
Orange County Mayor

DATE: _____

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

BY: _____
Deputy Clerk

Printed Name

APPENDIX "A"

LEGAL DESCRIPTION

A portion of right of way of East Pineloch Avenue lying within Section 12, Township 23 South, Range 29 East, Orange County, Florida being particularly described as follows:

Begin at the Northeast corner of Lot 1 of SOUTHSIDE SHOPPES as recorded in Plat Book 93, Pages 139-140 of the Public Records of Orange County, Florida, said point being 25.00 feet South of the North line of Lot 2, JNO. W. BURKE'S SUBDIVISION as recorded in Miscellaneous Book 4, Page 137 of the Public Records of Orange County, Florida and also as recorded in Official Record Book 3884, Page 1501 of the Public Records of Orange County, Florida, said point also lying 25.00 feet South of the South right of way line of East Pineloch Avenue and on the West right of way line of Center Street; thence South 89°14'00" West along said South right of way line for a distance of 303.83 feet more or less; thence South 85°28'17" West along said South right of way line as described in Official Records Book 3938, Page 3228 of the Public Records of Orange County, Florida for a distance of 137.51 feet more or less; thence North 00°09'38" West for a distance of 2.82 feet more or less; thence South 89°32'47" West for a distance of 176.03 feet more or less to a point on a curve concave Southeasterly having a radius of 47.00 feet, a chord bearing of South 56°46'58" West and a chord length of 5.72 feet; thence Southwesterly along the arc of said curve through a central angle of 06°58'40" for an arc length of 5.72 feet to a point on a curve concave Southeasterly having a radius of 27.00 feet, a chord bearing of South 46°19'51" West and a chord length of 6.56 feet; thence Southwesterly along the arc of said curve through a central angle of 13°56'45" for an arc length of 6.57 feet to a point on the East right of way line of South Orange Avenue, State Road 527, as shown on Florida Department of Transportation Right of Way Map Section 7504-109; thence North 11°53'03" East a distance of 69.47 feet more or less to a point lying on the North right of way line of East Pineloch Avenue, point also lying on the East right of way line of South Orange Avenue, State Road 527, as shown on Florida Department of Transportation Right of Way Map Section 7504-109, said point also being 13.00 feet East of the Southwest corner of COMPTON PROPERTIES ADDITION, LOT 1 as recorded in Plat Book 6, Page 10 of the Public Records of Orange County, Florida; thence run North 89°14'00" East along the North right of way line of East Pineloch Street, also being the North line of the South 30.00 feet of the Southwest quarter of Section 01, Township 23 South, Range 29 East, Orange County, Florida, said line also being the South right of way line of said plat, a distance of 347.00 feet more or less to a point on the East line of said plat; thence run North 00°38'42" East a distance of 4.98 feet more or less to a point located on the North line of the 5.00 feet more or less additional right of way dedicated by Compton Properties Fifth Addition as recorded in Plat Book 29, Pages 59-60 of the Public Records of Orange County, Florida; thence run North 89°14'00" East along said North line of the 5.00 feet more or less additional right of way, said line also being the North right of way line of Pineloch Avenue, said line also being the South line of said plat a distance of 264.82 feet more or less to a point; thence South 00°17'51" East along the Southerly prolongation of the West right of way line of Center Street a distance of 60.00 feet more or less to the Point of Beginning;

Contains 37,002.32 square feet or 0.85 acres.

NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1 OF THE SOUTHSIDE SHOPPES, PLAT BOOK 93, PAGES 139-140, ORANGE COUNTY, FLORIDA AS BEING N89°14'00"E.
- 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 SEARCH WAS NOT PERFORMED.
- NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.
- THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

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 5J-17, F.A.C., PURSUANT TO CHAPTERS 177 AND 472 OF 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.

5/2/18
DATE:

Mark A. Daynes
REGISTERED LAND SURVEYOR
AND MAPPER
STATE OF FLORIDA LICENSE NO. 5479

See Sheet 2 of 2 for Sketch of Description

PREPARED FOR:
Real Estate
Management



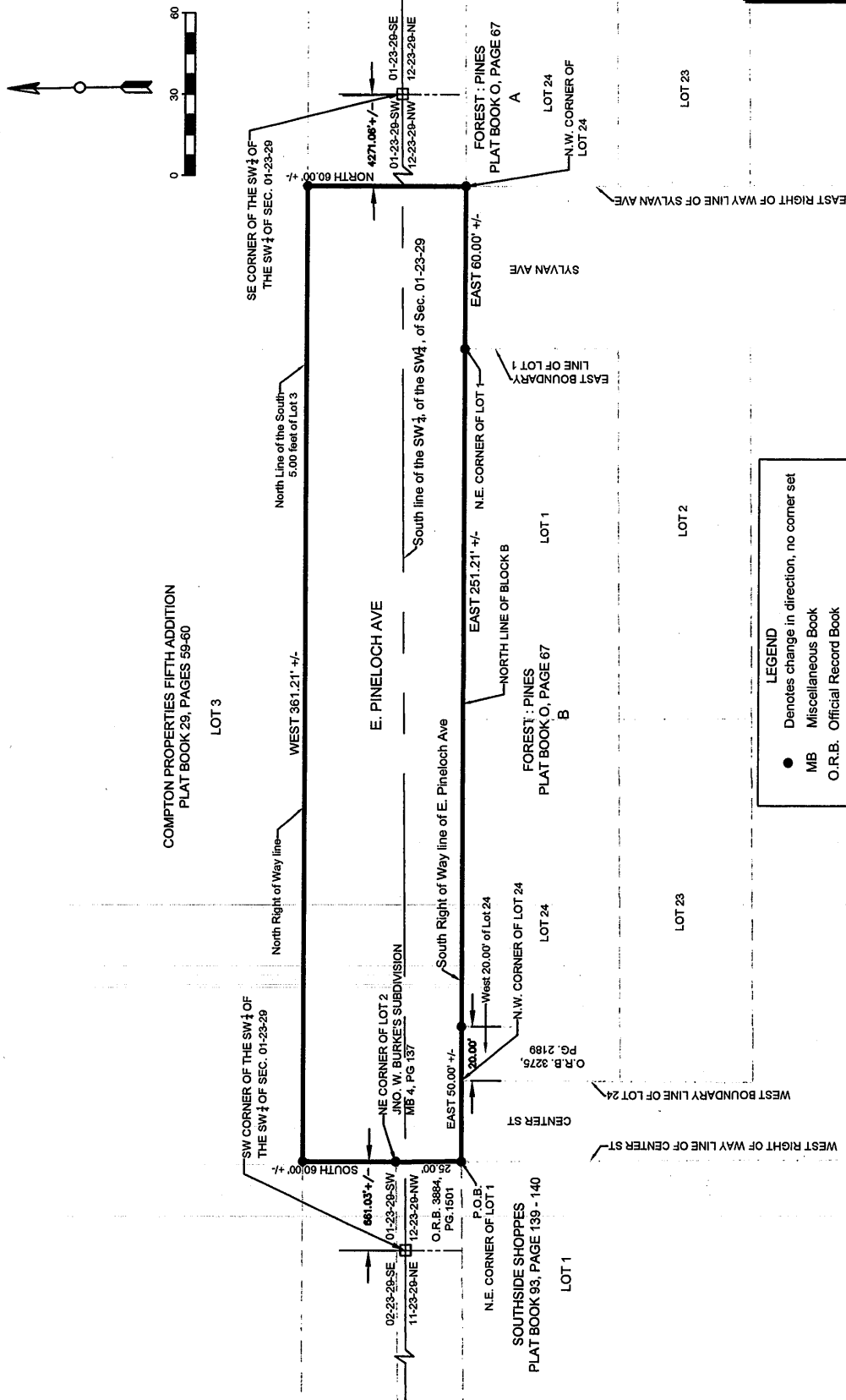
PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7940

DRAWING SCALE:
NTS
PROJECT NUMBER
8166

DRAWN BY: Alvarez	DATE: 05/02/18	SECTION: 12
CHECKED BY: Daynes	JOB No: 8166	TOWNSHIP: 23
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 29
REVISION DATE:	8166 E. Pineloch Ave	SHEET 1 OF 2

APPENDIX "A"

SKETCH OF DESCRIPTION



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 54-17, F.A.C., PURSUANT TO CHAPTERS 177 AND 472, OF THE FLORIDA STATUTES, AND UNLESS IT BE A PART OF A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR OR MAP MAKPER, THIS DRAWING, SKETCH, PLAN, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE: 5/14/18

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

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF E. PINELOCH AVENUE LOCATED WITHIN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST OF ORANGE COUNTY, FLORIDA.
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"=60'

PROJECT NUMBER
8104

DRAWN BY: Alvarez	DATE: 12/21/17	SECTION: 12
CHECKED BY: Daynes	JOB No: 8104	TOWNSHIP: 23
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 29
REVISION DATE:	E. Pineloch Ave	SHEET 2 OF 2

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




APPENDIX "A" SKETCH OF DESCRIPTION

A portion of right of way of East Pineloch Avenue lying within Section 12, Township 23 South, Range 29 East, Orange County, Florida being particularly described as follows:

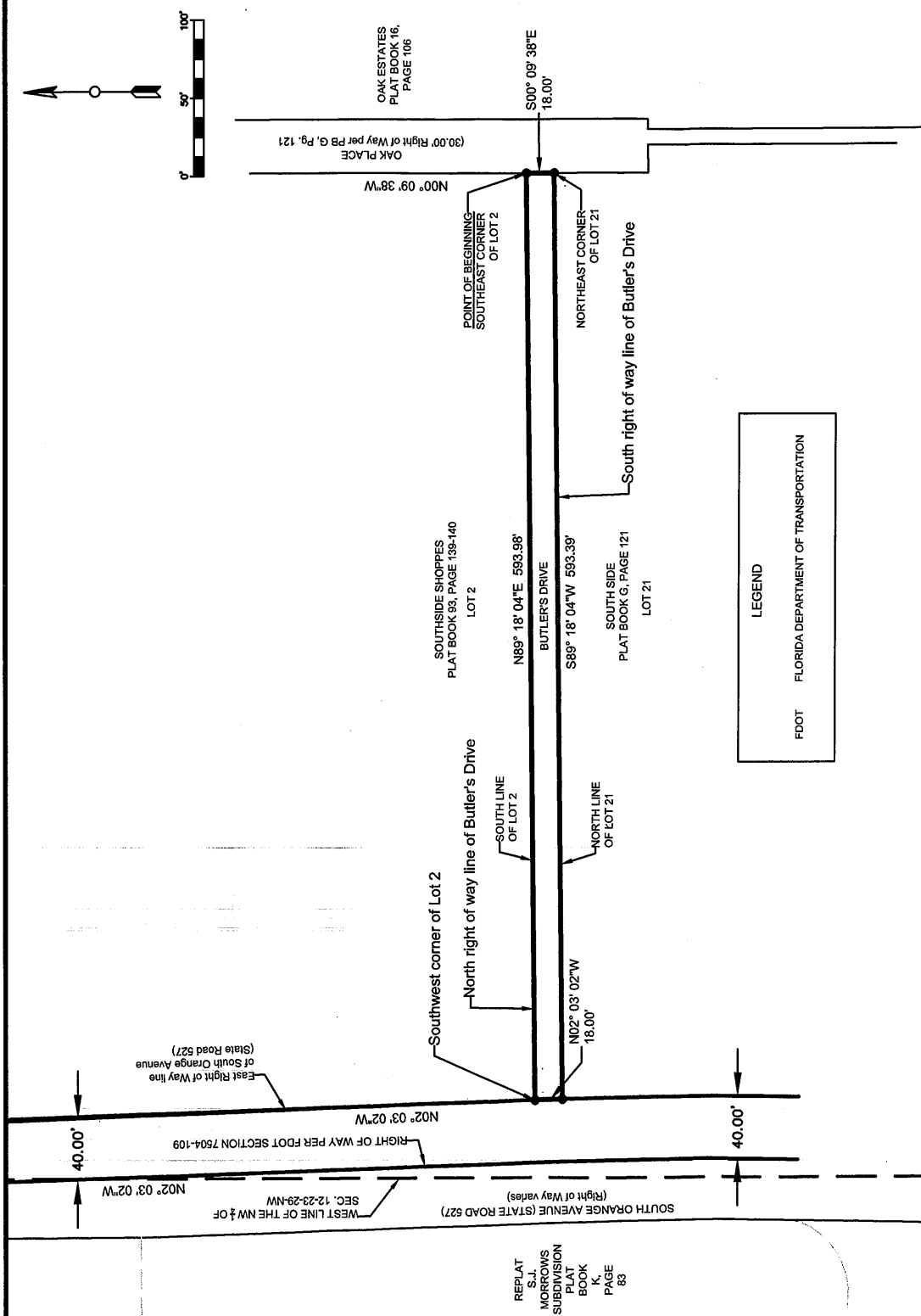
Begin at the Northeast corner of Lot 1 of SOUTHSIDE SHOPPES as recorded in Plat Book 93, Pages 139 - 140 of the Public Records of Orange County, Florida, said point being 25.00 feet South of the North line of Lot 2, JNO. W. BURKE'S SUBDIVISION as recorded in Miscellaneous Book 4, Page 137 of the Public Records of Orange County, Florida and also as recorded in Official Record Book 3884, Page 1501 of the Public Records of Orange County, Florida, said point also lying on the South right of way line of East Pineloch Avenue and on the West right of way line of Center Street; thence run East along the South right of way line of East Pineloch Avenue a distance of 50.00 feet more or less to a point on the North line of Block B of said Plat Book O, Page 67, said point also being a point 20.00 feet more or less East of the Northwest corner of Lot 24, Block B of FOREST: PINES as recorded in Plat Book O, Page 67 also recorded in Official Record Book 3275, Page 2189 of the Public Records of Orange County, Florida; thence continue East along the South right of way line of East Pineloch Avenue, also being the North line of Block B, FOREST: PINES as recorded in Plat Book O, Page 67 of the Public Records of Orange County, Florida a distance of 251.21 feet more or less to a point lying at the Northeast corner of Lot 1, Block B of said plat; thence continue East along the prolongation of the North line of said Lot 1, Block B a distance of 60.00 feet more or less to a point lying on the East right of way line of Sylvan Avenue, point also being on the Northwest corner of Lot 24, Block A of FOREST: PINES as recorded in Plat Book O, Page 67 of the Public Records of Orange County, Florida; thence run Northerly along the prolongation of the East right of way line of Sylvan Avenue a distance of 60.00 feet to a point lying on the North line of the South 5.00 feet of Lot 3 of COMPTON PROPERTIES FIFTH ADDITION as recorded in Plat Book 29, Pages 59 - 60 of the Public Records of Orange County, Florida; thence run Westerly along the North line of the South 5.00 feet of Lot 3 of said plat, said line also being a line parallel to the Northerly right of way line of FOREST: PINES as recorded in Plat Book O, Page 67 of the Public Records of Orange County, Florida a distance of 361.21 feet more or less; thence South along the Northerly prolongation of the West right of way line of Center Street a distance of 60.00 feet to the Point of Beginning;

Contains 21,672.60 square feet or .50 acres, more or less.

PREPARED FOR: Orange County Roads and Drainage		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Alvarez	DATE: 12/21/17	SECTION: 12		DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 8104	TOWNSHIP: 23		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE: E. Pineloch Ave	RANGE: 29		8104
REVISION DATE:		SHEET 1 OF 2		

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

APPENDIX "A" SKETCH OF DESCRIPTION



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. I HAVE BEEN LICENSED AS A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE: 5/14/18
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 5.17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHSIDE SHOPPES, PLAT BOOK 93, PAGES 139-140, ORANGE COUNTY, FLORIDA AS BEING N89°16'04"E.
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.

PREPARED FOR:
Real Estate
Management

DRAWING SCALE:
1"=100'

PROJECT NUMBER
8136

DRAWN BY: Alvarez	DATE: 01/29/18	SECTION: 12
CHECKED BY: Daynes	JOB No: 8136	TOWNSHIP: 23
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 29
REVISION DATE:	8136 Butler Dr	SHEET 2 OF 2

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



APPENDIX "A"

LEGAL DESCRIPTION

A portion of right of way of Butler's Drive lying within Section 12, Township 23 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 2 of SOUTHSIDE SHOPPES as recorded in Plat Book 93, Pages 139-140 of the Public Records of Orange County, Florida, said point also lying on the West right of way line of Oak Place; thence run South 00°09'38" East along the West right of way line of Oak Place a distance of 18.00 feet more or less to a point lying at the Northeast corner of Lot 21 of SOUTH SIDE as recorded in Plat Book G, Page 121 of the Public Records of Orange County, Florida; thence South 89°18'04" West along the North line of Lot 21 of said plat, also being the South right of way line of Butler's Drive a distance of 593.39 feet more or less to a point lying on the East right of way line of South Orange Avenue, State Road 527 as shown on Florida Department of Transportation Right of Way Map Section 7504-109; thence North 02°03'02" West a distance of 18.00 feet more or less to a point lying at the Southwest corner of Lot 2 of SOUTHSIDE SHOPPES as recorded in Plat Book 93, Pages 139-140 of the Public Records of Orange County, Florida, said point also lying on the said East right of way line of South Orange Avenue, State Road 527 as shown on Florida Department of Transportation Right of Way Map Section 7504-109; thence North 89°18'04" East along the South line of Lot 2 of said plat, also being the North right of way line of Butler's Drive a distance of 593.98 feet more or less to a point lying at the Southeast corner of Lot 2 of said plat, said point also being the Point of Beginning;

Containing 10,685.89 square feet or 0.25 acres, more or less.

			PREPARED FOR: Real Estate Management	
DRAWN BY: Alvarez	DATE: 1/31/18	SECTION: 12	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: NTS
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