

RESOLUTION #7-2003

A RESOLUTION OF THE CITY OF MAITLAND, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; FINDING THE EXISTENCE OF BLIGHT CONDITIONS IN AN AREA OF THE CITY; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING THE NEED FOR A COMMUNITY REDEVELOPMENT AGENCY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, a study has been done of the conditions in that part of the City of Maitland, Florida (known and referred to herein as the "City") as more particularly described on Exhibit "A" hereof (such area being referred to herein as the "Area"); and

WHEREAS, the results of that study have been presented to the City Council of the City for its consideration and included in the public record; and

WHEREAS, after having considered the study's determinations and the facts and evidence of conditions in the Area and has received and considered such other evidence of the conditions in the Area as have been presented to it, the City Council has determined that certain actions are appropriate and necessary and should be taken to address the conditions now present and expected to be present in the Area;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAITLAND, FLORIDA:

Section 1. Findings of Conditions. Based upon the evidence, data and facts presented to it, the City Council does hereby find:

(a) Conditions are present in that area of the City described in Exhibit "A" attached hereto (such area being referred to herein as either the "Area" or the "Redevelopment Area") in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property; and

(b) A predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities exists within the Area; and

(c) Faulty and inadequate lot layout in relation to size, adequacy, accessibility, or usefulness exists within the Area; and

(d) Inadequate and outdated building density patterns exist within the Area; and

(e) Deterioration of site and other improvements has occurred and is occurring within the Area; and

(f) The aggregate assessed values of real property in the Area for ad valorem tax purposes have failed to show any appreciable increase over the past 5 years.

Section 2. Finding of Necessity. The City Council does hereby expressly find that the rehabilitation, conservation or redevelopment, or a combination thereof, of the Area are necessary and in the interest of the public health, safety, morals or welfare of the residents of the City.

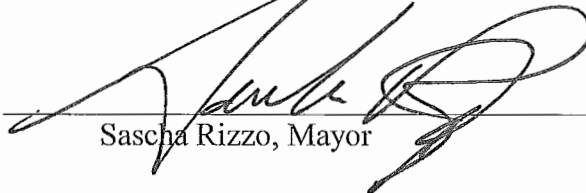
Section 3. Community Redevelopment Area. Based upon facts presented to it and contained in the public record, in particular the Finding of Necessity for Downtown Maitland report, dated May 2003, the City Council does hereby find the Area contains conditions of blight as defined in Section 163.340, Florida Statutes (2001), as amended by Chapter 2002-294, Laws of Florida (2002), and that such area constitutes a community redevelopment area as defined in Section 163.340(10), Florida Statutes (2001).

Section 4. Community Redevelopment Agency. The City Council does hereby expressly find that there is a need for a community redevelopment agency to carry out community redevelopment as contemplated by Part III, Chapter 163, Florida Statutes, to further, cause, promote and encourage rehabilitation, conservation and redevelopment within the community redevelopment area defined in such resolution. The community redevelopment agency shall be responsible for carrying out community redevelopment in the Area described in this resolution.

Section 5. Effective Date. This resolution shall take effect immediately upon its approval.

ADOPTED THIS 27th DAY OF MAY, 2003.

By:


Sascha Rizzo, Mayor

ATTEST:

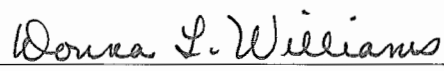

Donna L. Williams, City Clerk

EXHIBIT A

Legal Description of Downtown Maitland Community Redevelopment Area

BEGIN AT THE SOUTHEAST CORNER OF PARCEL #292201371218030 ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF ORLANDO AVENUE AND THE NORTHERLY RIGHT OF WAY OF ELVIN AVENUE; THENCE N89°34'43"W, ALONG SAID NORTHERLY RIGHT OF WAY 451.6 FEET TO A POINT ON A CURVE, THENCE NORTHERLY ALONG SAID CURVE 39.0 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LEWIS DRIVE; THENCE N00°08'14"E, ALONG SAID EASTERLY RIGHT OF WAY 338.2 FEET TO A POINT ON A CURVE, THENCE EASTERLY ALONG SAID CURVE 39.0 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF MONROE AVENUE; THENCE N89°23'29"E, ALONG SAID SOUTHERLY RIGHT OF WAY 173.9 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT OF WAY; THENCE N00°00'00"E, 45.0 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID MONROE AVENUE ALSO BEING THE SOUTHWEST CORNER OF PARCEL #292136000000113; THENCE THE FOLLOWING COURSES BEING ALONG THE WESTERLY LINE OF SAID PARCEL N12°00'00"W, 292.1 FEET; THENCE N00°00'00"E, 311.0 FEET TO THE NORTHERLY LINE OF SAID PARCEL; THENCE N89°37'02"W, ALONG SAID NORTHERLY LINE, 86.1 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF C.S.X. RAILROAD; THENCE N89°37'02"W, 56.9 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID C.S.X. RAILROAD; THENCE THE FOLLOWING COURSES BEING ALONG SAID EASTERLY RIGHT OF WAY OF C.S.X. RAILROAD N30°46'47"W, 215.9 FEET; THENCE N31°54'53"W, 95.2 FEET; THENCE N26°38'37"W, 205.4 FEET; THENCE N21°51'59"W, 96.3 FEET; THENCE N18°35'23"W, 114.0 FEET; THENCE N14°21'29"W, 152.9 FEET; THENCE N09°06'49"W, 144.5 FEET; THENCE N04°55'09"W, 122.2 FEET; THENCE N01°49'23"W, 78.5 FEET; THENCE N13°14'54"E, 26.8 FEET; THENCE N00°49'15"W, 619.8 FEET; THENCE N00°46'47"E, 80.0 FEET; THENCE N00°37'37"W, 698.7 FEET TO THE NORTHWEST CORNER OF PARCEL #292136289200071; THENCE THE FOLLOWING COURSES BEING ALONG THE NORTHERLY LINE OF SAID PARCEL N89°03'49"E, 475.0 FEET; THENCE S48°32'26"W, 18.1 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF LAKE LILY DRIVE; THENCE N40°24'58"E, ALONG SAID WESTERLY RIGHT OF WAY 35.0 FEET TO THE NORTHERLY RIGHT OF WAY OF LAKE LILY DRIVE ALSO BEING A POINT ON A CURVE, THENCE SOUTHEASTERLY ALONG SAID CURVE AND NORTHERLY RIGHT OF WAY 142.6 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF ORLANDO AVENUE SAID POINT ALSO BEING A POINT ON A CURVE, THE FOLLOWING COURSES BEING ALONG SAID WESTERLY RIGHT OF WAY NORTHEASTERLY ALONG SAID CURVE 367.7 FEET; THENCE N28°31'29"E, 416.7 FEET TO THE NORTHERLY RIGHT OF WAY OF MAITLAND AVENUE; THENCE THE FOLLOWING COURSES BEING ALONG THE SAID NORTHERLY RIGHT OF WAY S89°07'25"W, 57.6 FEET; THENCE N55°14'57"W, 91.4 FEET TO THE SOUTHWEST CORNER OF PARCEL #292136000000058; THENCE N18°59'13"E, ALONG THE WESTERLY LINE OF SAID PARCEL, 204.1 FEET TO THE SOUTHERLY LINE OF PARCEL #292136000000144; THENCE S89°50'29"W, ALONG SAID SOUTHERLY LINE, 46.1 FEET TO THE WESTERLY LINE OF SAID PARCEL; THENCE N00°11'56"W, ALONG SAID WESTERLY LINE, 315.0 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF VENTRIS STREET; THENCE N48°24'48"W, 56.9 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID VENTRIS STREET SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PARCEL #292136000000097; THENCE N00°58'58"W, ALONG THE EASTERLY LINE OF SAID PARCEL, 320.3 FEET TO THE NORTHERLY LINE OF SAID PARCEL; THENCE S89°23'03"W, ALONG SAID NORTHERLY LINE, 44.4 FEET TO THE SOUTHWEST CORNER OF PARCEL #292136000000154; THENCE N00°31'24"W, ALONG THE WESTERLY LINE OF SAID PARCEL, 290.4 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF PACKWOOD AVENUE; THENCE N00°31'24"W, 50.0 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF PACKWOOD AVENUE; THENCE S89°36'42"E, ALONG SAID NORTHERLY RIGHT OF WAY, 129.0 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF MAITLAND AVENUE; THENCE THE FOLLOWING COURSES BEING ALONG SAID EASTERLY RIGHT OF WAY, N00°11'36"W, 567.4 FEET; THENCE N15°28'34"W, 78.8 FEET; THENCE N00°14'38"E, 29.7 FEET; THENCE N02°59'59"E, 91.8 FEET; THENCE N05°19'59"E, 75.3 FEET; THENCE N07°53'53"E, 69.7 FEET; THENCE S89°53'24"E, 72.5 FEET; THENCE N00°28'37"E, 290.7 FEET TO THE SOUTHERLY RIGHT OF WAY GEORGE AVENUE; THENCE S89°55'57"E, ALONG SAID SOUTHERLY RIGHT OF WAY, 99.6 FEET TO THE WESTERLY RIGHT OF WAY OF C.S.X. RAILROAD; THENCE THE FOLLOWING COURSES BEING ALONG THE SAID WESTERLY RIGHT OF WAY, N14°20'20"E, 41.3 FEET; THENCE N23°12'25"E, 128.8 FEET; THENCE N24°51'22"E, 649.8 FEET; THENCE N20°59'52"E, 64.5 FEET TO THE SOUTHERLY RIGHT OF WAY OF SYBELIA AVENUE; THENCE S88°58'48"W, ALONG SAID SOUTHERLY RIGHT OF WAY, 118.9 FEET TO THE SOUTHEAST CORNER OF PARCEL #292125320002140; THENCE N00°18'02"W, ALONG THE EASTERLY LINE OF SAID PARCEL, 162.1 FEET TO THE NORTHERLY LINE OF SAID PARCEL; THENCE

S87°55'45"W, ALONG SAID NORTHERLY LINE, 166.9 FEET TO THE WESTERLY LINE OF PARCEL #292125320002210; THENCE THE FOLLOWING COURSES BEING ALONG THE SAID WESTERLY LINE, N02°33'15"W, 28.5 FEET; THENCE N07°51'43"W, 181.6 FEET TO SOUTHWEST CORNER OF LOT 25 GREENWOOD GARDENS SECTION ONE AS RECORDED IN PLAT BOOK O, PAGE 81 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES BEING ALONG THE WESTERLY LINE OF LOTS 25, 26, 27, 28, 29, 30, AND 31 OF SAID PLAT N07°51'43"W, 139.1 FEET; THENCE N30°46'47"W, 215.9 FEET; THENCE N00°34'19"W, 234.0 FEET; THENCE N02°13'26"W, 140.3 FEET TO THE SOUTHWEST CORNER OF LOT 32, GREENWOOD GARDENS A REPLAT PART OF SECTION ONE AS RECORDED IN PLAT BOOK P, PAGE 94 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N13°36'15"E, ALONG THE WESTERLY LINE OF LOTS 32, 33, AND 34 OF SAID PLAT, 211.0 FEET TO THE SOUTHERLY LINE OF PARCEL #292125320400390; THENCE S89°45'35"W, ALONG SAID SOUTHERLY LINE, 21.7 FEET TO THE WESTERLY LINE OF SAID PARCEL; THENCE N00°07'58"E, ALONG SAID WESTERLY LINE, 180.5 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF MARION WAY; THENCE N05°21'01"E, 50.2 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID MARION WAY SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL #292125000000019; THENCE N00°29'51"W, ALONG THE WESTERLY LINE OF SAID PARCEL, 88.0 FEET TO THE SOUTHERLY LINE OF PARCEL #292125000000021; THENCE N89°42'30"E, ALONG THE SAID SOUTHERLY LINE 101.0 FEET TO THE EASTERLY LINE OF SAID PARCEL; THENCE N00°29'50"W, ALONG SAID EASTERLY LINE, 60.0 FEET TO SOUTHERLY LINE OF GREENWOOD GARDENS SECTION TWO AS RECORDED IN PLAT BOOK S, PAGE 132 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°45'20"W, ALONG SAID SOUTHERLY LINE, 114.9 FEET TO THE WESTERLY LINE OF LOT 5; THENCE N00°17'02"W, ALONG THE WESTERLY LINE OF LOTS 5, 4 AND 3 OF SAID PLAT 338.3 FEET TO THE SOUTHERLY LINE OF PARCEL #292125000000023; THENCE S89°40'41"W, ALONG SAID SOUTHERLY LINE, 141.3 FEET TO THE EASTERLY RIGHT OF WAY OF MAITLAND AVENUE; THENCE N00°15'27"W, ALONG SAID EASTERLY RIGHT OF WAY, 26.2 FEET TO THE SOUTHERLY RIGHT OF WAY OF MAITLAND BOULEVARD; THENCE THE FOLLOWING COURSES BEING ALONG THE SAID SOUTHERLY RIGHT OF WAY, N73°09'12"E, 214.1 FEET; THENCE S16°51'47"E, 10.0 FEET; THENCE N73°08'15"E, 291.7 FEET; THENCE N89°17'26"E, 387.4 FEET; THENCE S89°31'31"E, 663.0 FEET; THENCE N82°01'40"E, 86.9 FEET; THENCE S89°38'39"E, 324.0 FEET; THENCE S89°32'59"E, 167.3 FEET TO THE SOUTHERLY RIGHT OF WAY OF MAYO AVENUE; THENCE S89°52'18"E, ALONG SAID SOUTHERLY RIGHT OF WAY, 484.3 FEET TO THE NORTHEAST CORNER OF PARCEL #302130000000048; THENCE S00°13'11"E, ALONG THE EASTERLY LINE OF SAID PARCEL, 199.8 FEET TO THE NORTHERLY LINE OF VERSAILLES AS RECORDED IN PLAT BOOK 8, PAGE 39 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°40'10"W, ALONG SAID NORTHERLY LINE, 265.3 FEET TO THE WESTERLY LINE OF SAID PLAT; THENCE S36°09'53"W, ALONG SAID WESTERLY LINE, 588.1 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF VERSAILLES DRIVE; THENCE S36°09'50"W, 60.0 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID VERSAILLES DRIVE; THENCE S36°09'53"W, ALONG SAID WESTERLY LINE, 1136.3 FEET TO THE EASTERLY LINE OF PARCEL #292125542800002; THENCE S00°20'50"E, ALONG SAID EASTERLY LINE, 176.7 FEET TO THE NORTHWEST CORNER OF PARCEL #302130567700001; THENCE S00°20'48"E, ALONG THE WESTERLY LINE OF SAID PARCEL 919.4 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF GEORGE AVENUE; THENCE S00°20'46"E, 40.0 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID GEORGE AVENUE; THENCE S89°55'56"E, ALONG SAID SOUTHERLY RIGHT OF WAY, 122.0 FEET TO THE EASTERLY LINE OF PARCEL #292125651605030; THENCE THE FOLLOWING COURSES BEING ALONG SAID EASTERLY LINE S00°20'47"E, 117.8 FEET; THENCE S89°39'13"W, 102.0 FEET; THENCE S00°20'48"E, 428.5 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HORATIO AVENUE; THENCE S16°51'00"E, 91.7 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID HORATIO AVENUE; THENCE S00°35'00"E, 187.9 FEET ALONG THE WESTERLY LINE OF PARCEL #292125651604032 TO THE NORTHERLY LINE OF PARCEL #292125651604021; THENCE N89°26'25"E, ALONG SAID NORTHERLY LINE, 256.9 TO THE EASTERLY LINE OF SAID PARCEL; THENCE THE FOLLOWING COURSES BEING ALONG SAID EASTERLY LINE, S01°07'10"E, 385.4 FEET; THENCE N89°55'02"W, 188.9 FEET; THENCE S00°23'20"E, 352.0 FEET TO THE SOUTHERLY LINE OF SAID PARCEL; THENCE THE FOLLOWING COURSES BEING ALONG SAID SOUTHERLY LINE, N89°55'02"W, 120.0 FEET; THENCE S00°01'38"W, 7.0 FEET; THENCE S89°36'41"W, 325.8 FEET TO THE EASTERLY LINE OF PARCEL #292136000000003; THENCE S00°22'07"E, ALONG SAID EASTERLY LINE, 279.4 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF VENTRIS STREET; THENCE THE FOLLOWING COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY, S89°09'22"W, 176.9 FEET; THENCE N00°31'59"W, 6.0 FEET; THENCE S89°09'22"W, 28.8 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY; THENCE S00°00'00"E, 49.7 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID LIVE OAK STREET; THENCE THE FOLLOWING COURSES BRING ALONG THE SAID WESTERLY RIGHT OF WAY, S00°50'08"E, 560.7 FEET; THENCE S17°47'47"E, 49.5 FEET; THENCE S01°04'33"E, 782.5 FEET TO THE WATERS OF LAKE MAITLAND; THENCE THE FOLLOWING COURSES BEING ALONG THE SAID WATERS OF LAKE MAITLAND S82°39'21"W, 251.1 FEET; THENCE S35°49'37"W, 134.4 FEET; THENCE S15°50'16"W, 157.6 FEET;

THENCE S24°39'14"E, 167.4 FEET; THENCE S36°39'49"E, 242.8 FEET; THENCE S54°13'00"E, 235.3 FEET; THENCE N63°02'59"E, 67.2 FEET; THENCE S56°34'35"E, 29.8 FEET TO THE EASTERLY LINE OF PARCEL #292136966901010; THENCE THE FOLLOWING COURSES BEING ALONG THE SAID EASTERLY LINE, S35°07'26"W, 28.8 FEET; THENCE S21°13'53"W, 24.8 FEET; THENCE S02°58'03"W, 111.5 FEET; THENCE S13°24'43"W, 26.0 FEET; THENCE S22°37'03"W, 38.2 FEET; THENCE S40°39'06"W, 53.7 FEET; THENCE S45°04'24"W, 95.9 FEET; THENCE S59°58'28"W, 44.6 FEET TO THE EASTERLY LINE OF PARCEL #292136000000177; THENCE S01°03'00"E, ALONG THE SAID EASTERLY LINE, 38.2 FEET TO THE SOUTHERLY LINE OF SAID PARCEL; THENCE THE FOLLOWING COURSES BEING ALONG SAID SOUTHERLY LINE, S59°52'47"W, 19.7 FEET; THENCE S78°44'26"W, 93.0 FEET; THENCE S83°43'32"W, 72.4 FEET; THENCE S85°05'19"W, 74.9 FEET TO THE EASTERLY LINE OF PARCEL #292136000000121; THENCE S01°03'03"E, ALONG SAID EASTERLY LINE, 334.4 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MAGNOLIA ROAD; THENCE N85°51'02"E, ALONG SAID NORTHERLY RIGHT OF WAY, 149.0 FEET TO A POINT ON THE SAID NORTHERLY RIGHT OF WAY; THENCE S00°32'08"E, 36.8 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID MAGNOLIA ROAD SAID POINT ALSO BEING THE EASTERLY LINE OF PARCEL #292136543200021; THENCE THE FOLLOWING COURSES BEING ALONG SAID EASTERLY LINE, S00°32'08"E, 151.2 FEET; THENCE S87°59'41"E, 8.0 FEET; THENCE S00°18'39"E, 154.2 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF TANGERINE PLACE; THENCE S13°29'16"E, 51.3 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID TANGERINE PLACE SAID POINT ALSO BEING THE EASTERLY LINE OF PARCEL #292136627201220; THENCE S01°07'56"E, ALONG SAID EASTERLY LINE, 150.5 FEET TO THE EASTERLY LINE OF PARCEL #292136627201090; THENCE S01°07'56"E, ALONG SAID EASTERLY LINE, 150.5 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF ORANGE PLACE; THENCE S00°25'57"E, 50.0 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID ORANGE PLACE SAID POINT ALSO BEING THE EASTERLY LINE OF PARCEL #292136627202060; THENCE S00°44'19"E, ALONG SAID EASTERLY LINE, 150.0 FEET TO THE NORTHERLY LINE OF PARCEL #292136846401011; THENCE THE FOLLOWING COURSES BEING ALONG SAID NORTHERLY LINE, N89°35'16"E, 199.1 FEET; THENCE S00°25'47"E, 5.0 FEET; THENCE N89°35'17"E, 99.5 FEET TO THE EASTERLY LINE OF SAID PARCEL; THENCE N00°16'27"E, ALONG SAID EASTERLY LINE, 267.0 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF ALPINE DRIVE; THENCE S89°23'16"W, ALONG SAID NORTHERLY RIGHT OF WAY, 175.9 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY; THENCE S00°32'00"E, 50.0 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID ALPINE DRIVE SAID POINT ALSO BEING THE EASTERLY LINE OF PARCEL #292136846402050; THENCE S00°32'00"E, ALONG SAID EASTERLY LINE, 140.0 FEET TO THE NORTHERLY LINE OF PARCEL #292201792001030; THENCE N89°23'26"E, ALONG SAID NORTHERLY LINE, 10.5 FEET TO THE EASTERLY LINE OF SAID PARCEL; THENCE S01°47'10"E, ALONG SAID EASTERLY LINE, 123.0 FEET TO THE SOUTHERLY LINE OF SAID PARCEL; THENCE S89°23'29"W, ALONG SAID SOUTHERLY LINE, 221.2 FEET TO A POINT OF THE EASTERLY RIGHT OF WAY OF PARK AVENUE; THENCE S89°23'29"W, 54.1 FEET TO THE WESTERLY RIGHT OF WAY OF SAID PARK AVENUE SAID POINT ALSO BEING THE SOUTHERLY LINE OF PARCEL #292201792001010; THENCE S89°23'29"W, ALONG SAID SOUTHERLY LINE, 82.1 FEET TO A POINT ON THE C.S.X. RAILROAD RIGHT OF WAY; THENCE S78°45'10"W, 184.2 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF ORLANDO AVENUE SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL #292201371218030; THENCE S02°41'25"E, ALONG THE SAID WESTERLY RIGHT OF WAY, 396.5 FEET TO THE POINT OF BEGINNING.