

Meeting Date: December 13, 2022



## CITY COUNCIL - REGULAR MEETING AGENDA ITEM

### Contact Information

**Contact Name:** Christine Davis

**Dept. Director:** Christine Davis

**Contact Number:** 386-775-5432

**City Manager:** Dale Arrington

### Type of Item:

Public Hearing

### SUBJECT:

**Resolution No. 249-22.** A resolution of the City of Orange City, Florida, electing to use the uniform method of collecting non-ad valorem special assessments levied within the incorporated area of the city; stating a need for such levy; providing for the mailing of this resolution; and providing for an effective date.

### BACKGROUND:

Section 197.3632, Florida Statutes, requires that the City hold a public hearing and adopt a resolution of intent to be eligible to utilize the uniform method of collections for any assessment program in the calendar year prior to implementing such collections. As part of the statutory requirement, the City Clerk caused the legal ad to run four (4) consecutive weeks prior to the December 13th public hearing.

The resolution once adopted **does not** obligate the City to use the method or to impose a special assessment, it must be adopted each year by January 1st and distributed to the Volusia County Property Appraiser, the Volusia County Tax Collector and the Florida Department of Revenue by January 10th. The City has adopted such a resolution annually for the last nineteen years.

Resolution No. 249-22 would permit residents and/or developers to increase or maintain their level of services or capital projects provided by either the developer and/or the City to specific neighborhoods/subdivisions.

Currently, the City has enacted several types of special assessments: 1) the collection of solid waste fees, 2) the stormwater program and 3) streetlighting programs. Assessments can be used for a variety of

projects (capital infrastructure, municipal services, and related services, facilities, and/or programs etc.). For example, when this tool/option is available a developer can choose to upgrade the streetlights beyond the minimum standards and impose a special assessment on all property within the development to collect payment for the enhanced improvements. The Shadow Ridge streetlighting program, the City's most recent special assessment, would not have been implemented on behalf of the developer, had the City not adopted a previous Resolution of Intent.

In 2020, Council approved reimbursement Resolution 994-20, pertaining to the Kentucky Avenue Repair project. The Kentucky Avenue project is still underway and Resolution 249-22 continues to have language that will allow the City to take the necessary steps to impose a new 2023 special assessment for the Kentucky Avenue Repair project.

In closing, for any future opportunities to utilize the 2023 tax bill for collection of special assessments, the City will need to have adopted Resolution No. 249-22.

**COUNCIL DISTRICT:**

City Wide

**RECOMMENDATION(S):**

Staff recommends that Council approve Resolution No. 249-22.

**ATTACHMENTS:**

[NOI Special Assessment Reso 249-22](#)  
[City Legal Description 9.30.22 By BMendez](#)

**FINANCIAL IMPACT:**

None at this time.

**STRATEGIC PLAN:**

**RESOLUTION NO. 249-22**

**A RESOLUTION OF THE CITY OF ORANGE CITY, FLORIDA ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE INCORPORATED AREA OF THE CITY; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, the City of Orange City, Florida (the "City") is contemplating the imposition of special assessments for the provision of capital infrastructure, essential municipal services, and related services, facilities, and programs, including, but not limited to (i) stormwater, (ii) street lighting, (iii) fire, (iv) utilities, (v) roads, streets, parking, and public transportation (including right of way and related improvements for South Kentucky Avenue), (vi) operations and maintenance services, (vii) solid waste, (viii) property code abatement, and (ix) other neighborhood improvements, facilities, and associated services; and

**WHEREAS**, the City intends to use the uniform method for collecting non-ad valorem special assessments for the cost of providing capital infrastructure, essential municipal services, and related services, facilities, and programs, including, but not limited to (i) stormwater, (ii) street lighting, (iii) fire, (iv) utilities, (v) roads, streets, parking, and public transportation (including right of way and related improvements for South Kentucky Avenue), (vi) operations and maintenance services, (vii) solid waste, (viii) property code abatement, and (ix) other neighborhood improvements, facilities, and associated services to property within the incorporated area of the City as authorized by Section 197.3632, Florida Statutes, as amended, because this method will allow such special assessments to be collected annually commencing in November 2023, in the same manner as provided for ad valorem taxes; and

**WHEREAS**, the City held a duly advertised public hearing prior to the adoption of this Resolution, proof of publication of such hearing being attached hereto as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORANGE CITY:**

**SECTION 1.** Commencing with the Fiscal Year beginning on October 1, 2023, and continuing until discontinued by the City, and with the tax statement mailed for such Fiscal Year, the City intends to use the uniform method of collecting non-ad valorem assessments authorized in Section 197.3632, Florida Statutes, as amended, for collecting non-ad valorem assessments for the cost of providing capital infrastructure, essential municipal services, and related services, facilities, and programs, including, but not limited to (i) stormwater, (ii) street lighting, (iii) fire, (iv) utilities, (v) roads, streets, parking, and public transportation (including right of way and related improvements for South Kentucky Avenue), (vi) operations and maintenance services, (vii) solid waste,

(viii) property code abatement and (ix) other neighborhood improvements, facilities, and associated services. Such non-ad valorem assessments shall be levied within the incorporated area of the City. A legal description of such area subject to the assessment is attached hereto as Exhibit B and incorporated by reference.

**SECTION 2.** The City hereby determines that the levy of the assessments is needed to fund the cost of capital infrastructure, essential municipal services, and related services, facilities, and programs, including, but not limited to (i) stormwater, (ii) street lighting, (iii) fire, (iv) utilities, (v) roads, streets, parking, and public transportation (including right of way and related improvements for South Kentucky Avenue), (vi) operations and maintenance services, (vii) solid waste, and (viii) property code abatement, (ix) other neighborhood improvements, facilities, and associated services within the incorporated area of the City.

**SECTION 3.** Upon adoption, the City Clerk is hereby directed to send a copy of this Resolution by United States mail to the Florida Department of Revenue, the Volusia County Tax Collector, and the Volusia County Property Appraiser by January 10, 2023.

**SECTION 4** This Resolution shall be effective upon adoption.

**ROLL CALL VOTE AS FOLLOWS (Resolution No. 249-22):**

|                            |                                 |
|----------------------------|---------------------------------|
| _____ Alex Tiamson         | Alisa Stafford _____            |
| _____ Casandra Jones       | Fran Darms _____                |
| _____ Kelli Marks          | Bill O'Connor, Vice Mayor _____ |
| _____ Gary A. Blair, Mayor |                                 |

PASSED and ADOPTED this 13th day of December, 2022.

**ATTEST:**

**AUTHENTICATED:**

\_\_\_\_\_  
Christine Davis, Acting City Clerk

\_\_\_\_\_  
Gary A. Blair, Mayor

Approved as to form and legal sufficiency:

\_\_\_\_\_  
William E. Reischmann, Jr., City Attorney

**EXHIBIT A**

**PROOF OF PUBLICATION**

[INSERT PROOF OF PUBLICATION]

**EXHIBIT B**

**LEGAL DESCRIPTION**

[INSERT LEGAL DESCRIPTION]

# **Legal Description for the City of Orange City, Florida**

**September 30, 2022**

**Development Services Department  
Becky Mendez, Development Services Director**

**City of Orange City  
205 East Graves Avenue  
Orange City, Florida 32763-5213  
386 775-5415**

(Last revised on November 24, 2020, to include annexation Ordinance Nos. 625 and 626.  
No changes to corporate boundary since last update.)



**This Orange City legal description is revised annually  
by the Development Services Department.**

## **Legal Description for Orange City – September 30, 2022**

### **Section 6, Township 18 South, Range 31 East**

A triangular parcel (8106-00-00-0127) located on the northeast corner of the intersection of Kentucky Avenue and State Road 472 being part of the West 5 Chains of the South 1/2 of the North 1/2 of Government Lot 5, Said annexed parcel lying South of State Road Highway 472, Section 6, Township 18 South, Range 31 East, Volusia County, Florida; And Including that portion of Lots 24, 25, 26 and Lots 28, Inclusive, lying South of the Southerly right-of-way line of State Road 472, and all of lots 29, 30 and 31, YOURLANDO FARMS AND GROVES, a Subdivision according to map in Map Book 10, Page 227 and 228, of the Public Records of Volusia County, Florida; and including that portion of Government Lot 6, Lying Southwesterly of State Road 472; And including all of Government Lot 12; And including the west 1/2 of Government Lot 11 (aka Lots 43, 44, 51, 52, 59, 60, and 67, YOURLANDO FARMS AND GROVES, Map Book 10, Pages 227 to 228), and including that portion of lot 67 lying west of the Interstate 4 right-of-way; all of the above bounded on the west by North Kentucky Avenue and including the east half of North Kentucky Avenue right-of-way, and bounded on the east by the Interstate 4 right-of-way, and bounded on the south by East Graves Avenue and including all of the right-of-way of East Graves Avenue lying west of Interstate 4, and bounded on the north by State Road 472 and including the south half of State Road 472 right-of-way.

### **Section 1, Township 18 South, Range 30 East**

Including the property at 2025 East Graves Avenue (aka 8001-00-00-0290), described as the southwest 1/4 of the south 1/2 of Government Lot 7, including the north half of the East Graves Avenue right-of-way lying immediately adjacent to said lot; And including the property at 1895 East Graves Avenue (aka 8001-00-00-0310), described as the east 350 feet of the south 440 feet of the west 1/2 of Government Lot 8, including the north half of the East Graves Avenue right-of-way lying immediately adjacent to said lot; And including the two properties at 1525 East Graves Avenue and 1595 East Graves Avenue (aka 8001-00-00-0330 and 8001-00-00-0340 respectively), described as the south 1/4 of Government Lot 10, including the north half of the East Graves Avenue right-of-way lying immediately adjacent to said lot; LESS and except the property at 1425 East Graves (aka 8001-00-00-0332), described as the west 589 feet of the east 1,139 feet of the south 300 feet, of the South 1/4 of Government Lot 10.

### **Section 2, Township 18 South, Range 30 East**

Including the west 3/4 of the south 1/2 of Section 2, bounded on the north by East Wisconsin Avenue, and on the south by East Graves Avenue, and on the east by the imaginary extension of North Trafford Avenue, and on the west by North Volusia Avenue; and

Including the property at 2400 North Volusia Avenue (aka 8002-00-00-0260) consisting of the Southerly 5 acres of the Northerly 11 acres of the West 1/4 of Lot 2, Section 2, Township 18 South, Range 30 East, Volusia County, Florida, except the South 110 feet thereof and except that portion described as follows: The North 10 feet of the Southerly 5 acres of the Northerly 11 acres of the West 1/4 of Lot 2, Section 2, Township 18 South, Range 30 East, Volusia County, Florida, except that portion used for State Road purposes and except the West 275 feet as measured from the East right-of-way of said State Road; and

Including the Candlelight Mobile Home Park at 2000 North Volusia Avenue (aka 8002-00-00-0190), described as Parcel 1: The West 1/2 of the South 1/2 of the North 1/4 of the Southwest 40 acres of Government Lot 2, Section 2, Township 18 South, Range 30 East, Volusia



## **Legal Description for Orange City – September 30, 2022**

County, Florida, LESS and except that portion in State Road 600 also known as US Highway 17-92 and LESS and except the North 70 feet thereof, AND the South 1/2 of the Northwest 1/4 of the Southwest 40 acres of Government Lot 2, Section 2, Township 18 South, Range 30 East, Volusia County, Florida, LESS and except that portion in State Road 600 also known as US Highway 17-92, AND Parcel 2: The West 677.32 feet of the South 1/2 of the Southwest 40 acres of Government Lot 2, Section 2, Township 18 South, Range 30 East, Volusia County, Florida, LESS and except that portion in State Road 600 also known as US Highway 17-92 and LESS and except the South 370 feet thereof, AND Parcel 3: The South 1/2 of the Southwest 40 acres of Government Lot 2, Section 2, Township 18 South, Range 30 East, Volusia County, Florida, LESS and except the South 370 feet of the West 633.32 feet thereof, and LESS and except the West 677.32 feet (except the South 370 feet) thereof and LESS and except the South 30 feet thereof and LESS and except the East 30 thereof, AND Parcel 4: The North 70 feet of the West 1/2 of the South 1/2 of the North 1/4 of the Southwest 40 acres of Government Lot 2, Section 2, Township 18 South, Range 30 East, Volusia County, Florida, LESS and except that portion in State Road 600 also known as US Highway 17-92, AND Parcel 5: That part of Government Lot 2, Section 2, Township 18 South, Range 30 East, Volusia County, Florida, described as follows: Commence at the intersection of the North right-of-way line of New York Avenue with the East right-of-way line of US Highway 17-92 (SR 15-600), run thence North 00°58'06" East along said East right-of-way line a distance of 1125.26 feet to a point being an existing rerod and cap marked "Blackwell #3282", said point being the Point of Beginning; thence continue North 00° 58' 06" East along said East right-of-way line a distance of 20.45 feet to an existing fence line; thence South 88°40'54" East along said fence line a distance of 530.61 feet to an existing 1 inch iron pipe at the East end of said fence line; thence South 00°58'19" West a distance of 13.84 feet to an existing rerod and cap marked "Blackwell #3282"; thence North 89°23'43" West a distance of 530.61 feet to the Point of Beginning; and

Including the RaceTrac property at 1900 North Volusia Avenue (aka 8002-00-00-0330), located on the northeast corner of North Volusia Avenue and East New York Avenue, more particularly described as follows: the north 150 feet of the south 370 feet of the west 633.32 feet of the south 1/2 of the southwest 40 acres, of Lot 2, Section 2, Township 18 South, Range 30 East, Volusia County, Florida, except the west 32 feet thereof, and except that portion lying in the State Road right-of-way; and

Including the commercial property on the southeast corner of North Volusia Avenue and East New York Avenue described as Lots 1, 2, 3, 4, 5, 6 and 7, Home Investment Company Subdivision, according to Plat Book 5, Page 57, Public Records of Volusia County, Florida, and including the East New York Avenue right-of-way abutting the aforesaid Lot 1; And including the property located at 1120 North Volusia Avenue (aka 8002-02-00-0080), which is on the northeast corner of North Volusia Avenue and East Wisconsin Avenue, and described as a portion of Lot 8 located in the Home Investment Company subdivision, except the east 417 feet of Lot 8; and

Including the Oak Haven Subdivision located on the northeast corner of North Leavitt Avenue and East Wisconsin Avenue, as described in Plat Book 37 Page 56, Public Records of Volusia County, Florida, and including all rights-of-way within the subdivision and the east half of North Leavitt Avenue right-of-way abutting Oak Haven Subdivision; And including the area described as the west 1/2 of the south 1/2 of Government Lot 6 (the north half aka the Stately Oaks unrecorded subdivision consisting of 15 parcels and located on the south side of East

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Wisconsin Avenue east of North Trafford Avenue); And including an area described as the north 1/3 of the west 1/2 of the north 1/2 of Government Lot 7 (aka 956 through 1310 East Lansdowne Avenue), and including the East Lansdowne Avenue right-of-way abutting the aforesaid Stately Oaks unrecorded subdivision; And including the property at 1050 East French Avenue (aka 8002-00-00-0692) described as the west 100 feet of the north 1/2 of the northwest 1/4 of the south 1/2 of Government Lot 7; And including a ten acre parcel located on East Graves Avenue owned by John Knox Village (aka 8002-00-00-0700) and described as the southeast 1/4 of the south 1/2 of Government Lot 7; and

Including the south 1/2 of the southwest 1/4 of Government Lot 7, Section 2, Township 18 South, Range 30 East, Volusia County, Florida. And including the East Graves Avenue right-of-way abutting said property; and

Including parcel #8002-00-00-0300, which is that part of Government Lot 2 bounded and described as follows: From the Northwest corner of said Government Lot 2, running South along the West line of said Government Lot 2, a distance of 1,057 feet; thence East and parallel to the North line of said Government Lot 2, a distance of 132 feet to an iron pipe at the intersection of the East right-of-way line of U.S. Highway 17-92 and the South line of an unnamed street; thence East and parallel to the North line of said Government Lot 2, a distance of 437 feet to a stake; thence North and parallel to the West line of Government Lot 2, 118 feet to an iron pipe; thence West and parallel to the North line of said Government Lot 2, 437 feet to the East right-of-way line of U.S. Highway 17-92, a distance of 118 feet to the point of beginning; per Official Records Book 7280 Page 2811; and

Including the entire right-of-way of U.S. Highway 17-92 within said section.

### **Section 3, Township 18 South, Range 30 East**

Including the southeast 1/4 of Section 3, Township 18 South, Range 30 East, bounded on the east by North Volusia Avenue and including the entirety of the U.S. Highway 17-92 right-of-way within said section, and on the north by West Wisconsin Avenue and including the south half of West Wisconsin Avenue right-of-way within said section, and on the south by West Graves Avenue and including the entirety of the West Graves Avenue right-of-way within said section, and on the west by North Sparkman Avenue and including the east half of the North Sparkman Avenue right-of-way within said section; and

Including the northeast 1/4 of the north 1/2 of Government Lot 9; including the south half of West Lansdowne Avenue right-of-way abutting said property, and including the west half of North Sparkman Avenue right-of-way abutting said property; and  
Including the five parcels (aka 217 through 335 North Sparkman Avenue), described as the south 3/5 of the east 1/2 of the northeast 1/4 of the south 1/2 of Government Lot 9 except the north 27.37 feet; And including the property at 215 North Sparkman Avenue, described as the north 100 feet of the south 660 feet of the east 420 feet of Government Lot 9; and including the North Sparkman Avenue right-of-way adjacent to said properties; and

And including the five parcels (aka 103 through 111 North Sparkman Avenue and 880 Sylva Avenue) described as the South 280.0 feet of the East 660.0 feet of Government Lot 9; and

Including numerous parcels in Blue Springs Subdivision described as the east 60 feet of Lots 32 to 36 inclusive and Lots 37 to 64 inclusive, Block 1; Lots 8 to 53 inclusive, Block 2; Lots 1

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to 25, Block 3; Lots 1 to 21, Block 4, Lots 1 to 16, Block 5, including vacated street; Lots 1 to 23, Block 6, Lots 1 to 8, Block 7, including vacated street, and Lots 1 to 13, Block 8, all located within Blue Springs subdivision, Map Book 10, Page 20; and

Including the property at 235 West Wisconsin Avenue (aka 8003-00-00-0710) at the northwest corner of North Volusia Avenue and West Wisconsin Avenue, described as the South 1/2 of the Southeast 1/4 of the North 1/2 of Government Lot 6, Section 3, Except the West 80 feet thereof; And including the 9.5 acres at 1351 North Volusia Avenue (8003-00-00-0700) described as the South 1/2 of the North 1/2 of Lot 6, excepting the South 330 feet thereof, lying in Section 3, Township 18 South, Range 30 East, Volusia County, Florida, including to the centerline of all surrounding public rights-of-way; and

Including the property at 1639 North Volusia Avenue (aka 8003-00-00-0670), at the southwest corner of North Volusia Avenue and West New York Avenue, described as the North 1/2 of the Northeast 1/4 of the North 1/2 of Government Lot 6, Section 03, Township 18 South, Range 30 East, Volusia County, Florida, except the west 200 feet; and

Including 1701 North Volusia Avenue (aka 8003-03-04-0070), at the northwest corner of North Volusia Avenue and West New York Avenue, described as Lots 7 to 18, Inclusive, Block 4, Denniston's Addition to Orange City, A subdivision, according to the Map thereof in Map Book 10, Page 106, of the Public Records of Volusia County, Florida; and

Including the property described as the East 700 feet of Lot 6 and the East 700 feet of Lot 5, Orange City DeLand Farms Subdivision, according to Map Book 5, Page 99, Public Records of Volusia County, Florida; and

Including the two properties at 2235 North Volusia Avenue, (aka 8003-02-00-0030 and 8003-02-00-0040) described as Lots 3 and 4, Orange City DeLand Farms, according to the plat thereof as recorded in Map Book 5, Page 99, of the Public Records of Volusia County, Florida; AND including the East 336.0 feet of the South 130.0 feet of Lot 2, Orange City Deland Farms Subdivision, according to the map or plat thereof as recorded in Map Book 5, Page 99, of the Public Records of Volusia County, Florida, subject to a right-of-way over the South 30.0 feet thereof; together with the right-of-way for ingress, egress and regress, on the following described property not herein or hereby conveyed, to wit; the South 30.0 feet of the East 336.0 feet of Lot 2, Orange City Deland Farms Subdivision, according to the map or plat thereof as recorded in Map Book 5, Page 99, of the Public Records of Volusia County, Florida. AND including the property in Sherman Street (aka 8003-02-00-0020) described as the South 30.0 feet of the East 700.0 feet of the West 781.0 feet of Lot 2, Except the South 30.0 feet of the East 105.0 feet of the West 681.0 feet of Lot 2, Orange City Deland Farms Subdivision, according to the map or plat thereof as recorded in Map Book 5, Page 99, of the Public Records of Volusia County, Florida; and

Including the motel property at 2501 North Volusia Avenue (aka 8003-02-00-0010) located on the southwest corner of North Volusia Avenue and West Minnesota Avenue, described as the Easterly 438 feet of Lot 1, and the Easterly 438 feet of Lot 2, except the Southerly 130 feet thereof, Orange City-DeLand Farms, a subdivision according to the map in Map Book 5, Page 99, re-recorded in Map Book 22, Page 50, of the Public Records of Volusia County, Florida, Except the Easterly 38 feet thereof conveyed to the State of Florida for highway purposes, said property ALSO being described as follows: Commencing at the Northeast

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corner of Section 3, Township 18 South, Range 30 East, Volusia County Florida, run thence N 89°29'13" W along the North line of said Section 3 a distance of 68.0 feet to a point on the Westerly Right-of-Way of U.S. Highway 17-92, as now established, said point lying on the centerline of Right-of-Way of Minnesota Avenue, as now established, run thence S 00°55'54" W along said Westerly Right-of-Way of U.S. Highway 17-92 a distance of 25.0 feet to a point lying on the Southerly Right-of-Way of said Minnesota Avenue and on said Westerly Right-of-Way of U.S. Highway 17-92, said point being the Point of Beginning; run thence S 00°55'54" W along said Westerly Right-of-Way a distance of 317.24 feet, run thence N 88°57'30" W a distance of 370.09 feet, run thence N 00°57'18" E a distance of 313.82 feet to a point on said Southerly Right-of-Way of Minnesota Avenue; run thence S 89°29'13" E along this Southerly Right-of-Way a distance of 370.01 feet to the Point of Beginning, as shown on the Boundary and Location Survey for Ernie Senez, Builder, and West Virginia Motel, dated March 16, 1985, last recertified March 13, 1998, prepared by Blackwell & Associates Land Surveyors, Orange City, Florida; and

Including the entire right-of-way of U.S. Highway 17-92 within said section.

### **Section 33, Township 17 South, Range 30 East**

Including the Coggin property located at 2655 (and 2677) North Volusia Avenue (aka 7033-00-00-0540) described as that part of the Southeast Quarter of the Southwest Quarter that lies West of U.S. Highway 17-92 (State Road 15-600), in Section 33, Township 17 South, Range 30 East, Volusia County, excepting therefrom that part taken by the State of Florida for right-of-way purposes, and being more particularly described as follows. Commencing at a found iron pin with RLS Cap 3282 at the Northwest corner of said quarter quarter section; thence along the North line of said quarter quarter section, South 89°24'04" East (M) (South 89°26'16" East (R)), a distance of 288.03 feet, to a set 5/8 inch iron pin with AES Cap 0002, being the place of beginning; thence continuing along said North line, South 89°24'04" East (M) (South 89°26'16" East (R)), a distance of 550.10 feet, to a found iron pin with RLS Cap 3282, on the West right-of-way line of Fire House Road; thence along said right-of-way South 02°54'41" East, a distance of 204.81 feet (M) (South 03°01'45" East, 204.99 feet (R)), to a found concrete right-of-way marker (flush); thence continuing along said right-of-way, North 86°57'12" East, a distance of 67.92 feet (M) (North 86°43'06" East, 67.75 feet (R)), to a found concrete right-of-way marker (5 inches tall), on the West right-of-way line of U.S. Highway 17-92 (State Road 15-600); thence along said right-of-way, South 02°58'08" East, a distance of 466.02 feet (M) (465.85 feet (R)), to a found iron pin with RLS Cap 3282; thence continuing along said right-of-way, along a curve to the right, with a radius of 5609.67 feet, and an arc length of 382.07 feet, said curve being subtended by a chord bearing South 00°59'05" East, with a length of 381.99 feet (M) (arc length of 381.97 feet, chord bearing South 00°59'33" East, 381.90 feet (R)), to a found "X" mark (painted); thence continuing along said West right-of-way line, South 01°00'45" West, a distance of 261.51 feet (M) (South 00°55'57" West, 291.63 feet (R)), to a found iron pin with RLS Cap 3282, on the North right-of-way line of Minnesota Avenue; thence along said North right-of-way line, North 89°27'26" West, a distance of 650.37 feet to a set 1/2 inch iron pin with AES Cap 0002; thence leaving said right-of-way, North 00°10'35" West, a distance of 1309.33 feet, to the place of beginning.

Including the entire right-of-way of U.S. Highway 17-92 within said section.

### **Section 10, Township 18 South, Range 30 East**

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Including the entire northeast 1/4 of Section 10, bounded on the north by and including the right-of-way of West Graves Avenue, and bounded on the east by and including the right-of-way of South Volusia Avenue, and bounded on the west by South Sparkman Avenue, and on the south by West Virginia Avenue and it's imaginary extension thereof; And including the northeast 1/4 of the southeast 1/4, LESS and except Lot 9, Block D, Second Addition, Magnolia Park, Map Book 23, Page 114; and

Including seven properties (including the majority of the Orange City Mobile Home Park), described as the northeast 1/4 of the southeast 1/4 of the southeast 1/4 of Section 10, Township 18 South, Range 30 East; And including the two parcels located west of the Orange City Mobile Home Park, described as the northeast 1/4 of the northwest 1/4 of the southeast 1/4 of the southeast 1/4 (a portion of Lot 19, Block 30, Orange City, Map Book 3, Page 86); And including numerous lots located on Highland Street and South Volusia Avenue described as Lots 1 through 43, and several lots located on West Rhode Island Avenue described as Lots 51 through 54, and Lots 60 through 62, within Trevaskis subdivision, Lot 21, Block 30, Map Book 15, Page 163, all of which are located within the southeast 1/4 of the southeast 1/4 of the southeast 1/4 of Section 10; And including the property located at 123 West Rhode Island Avenue (aka 8011-08-30-0221), described as the North 1/2 of Lot 22, except the West 528 feet thereof, and including the South 1/2 of Lot 22, except the West 462 feet thereof, Block 30, Plat of the Assessors Subdivision of Orange City, according to Map Book 3, Page 86, of the Public Records of Volusia County, Florida, located in the eastern portion of the southwest 1/4 of the southeast 1/4 of the southeast 1/4 of Section 10; and

Including the properties located on the northeast corner of West Rhode Island Avenue and South Sparkman Avenue described as the southwest 1/4 of the southwest 1/4 of the southeast 1/4, aka the South 40.0 feet of Lot 14, and Lots 27, 28, 29, 30, and 31, Block 30, Plat of the Assessors Subdivision of Orange City, according to Map Book 3, Page 86, of the Public Records of Volusia County, Florida; And including that area east of Sparkman and north of Ohio described as the north 1/2 of the northwest 1/4 of the southeast 1/4; And including those properties within the southeast corner of Sparkman and Ohio at 600 through 654 West Ohio Avenue and 900 through 940 South Sparkman Avenue, described as the northwest 1/4 of Lot 12, Block 30, Orange City Assessors Map Book 3, Page 86; And including the entire Sandy Pines subdivision, described as the north 413.87 feet of the east 831.40 feet of the south 1/2 of the northwest 1/4 of the southeast 1/4 of Section 10; And including the portion containing the Manatee Cove Elementary School described as the east 1/2 of the southwest 1/4; And including the portion containing the River Springs Middle School described as the east 1/2 of the west 1/2 of the southwest 1/4; And including that five acre property on West Rhode Island Avenue (west of the Sparkman Ridge subdivision) containing the lift station, described as the south 1/2 of the southwest 1/4 of the southwest 1/4 of the southwest 1/4 of Section 10; And including the Threadgill 5-acres on West Blue Springs containing the Scholars Path entrance to the Middle School, described as the east 1/2 of the southwest 1/4 of the southeast 1/4 of the northwest 1/4 of Section 10; And including the properties at 743 and 763 West Blue Springs Avenue, described as the west 391 feet of the south 1/2 of the northeast 1/4 of the southeast 1/4 of the northwest 1/4; And including the properties at 433 and 441 South Sparkman Avenue, described as the south 180 feet of the east 150 feet of the north 1/2 of the northeast 1/4 of the southeast 1/4 of the northwest 1/4 of Section 10; and

Including the entire right-of-way of U.S. Highway 17-92 within said section.

## Legal Description for Orange City – September 30, 2022

### **Section 11, Township 18 South, Range 30 East**

Including all of Section 11, Township 18 South, Range 30 East, which is bounded on the north by East Graves Avenue, on the south by East Rhode Island Avenue, on the east by Veterans Memorial Parkway, and on the west by South Volusia Avenue, including all rights-of-way therein.

### **Section 12, Township 18 South, Range 30 East**

Including all of Section 12, Township 18 South, Range 30 East, which is bounded on the north by East Graves Avenue and including the south half of said right-of-way except where otherwise stated herein, on the south by the imaginary extension of East Rhode Island Avenue, on the east by South Kentucky Avenue and on the west by the section line;

LESS and except parcel 8012-00-00-015B, described as that part of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of Section 12, Township 18 South, Range 30 East, Volusia County, Florida, in Official Records Book 1584, page 3, described as: Commence at the northwest corner of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of said Section 12, run thence south  $00^{\circ}14'21''$  west along the west line thereof a distance of 100.00 feet; thence south  $89^{\circ}57'36''$  east parallel with the north line of said Section 12, a distance of 190.52 feet to the Point of Beginning; thence continue south  $89^{\circ}57'36''$  east a distance of 320.00 feet; thence south  $00^{\circ}13'07''$  west a distance of 160.00 feet; thence north  $89^{\circ}57'36''$  west a distance of 180.00 feet; thence south  $00^{\circ}13'07''$  west a distance of 403.28 feet to the south line of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of said Section 12; thence north  $89^{\circ}59'37''$  west along said south line a distance of 140.00 feet; thence north  $00^{\circ}13'37''$  west along said south line a distance of 140.00 feet; thence north  $00^{\circ}13'07''$  east a distance of 563.36 feet to the Point of Beginning; and the north 100 feet of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of Section 12, Township 18 South, Range 30 East, Volusia County, Florida; including the south half of East Graves Avenue right-of-way and the east half of Veterans Memorial Parkway right-of-way immediately adjacent to said property; and

LESS and except (parcel 8012-00-00-0223) the north  $\frac{1}{2}$  of the south  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 12, Township 18 South, Range 30 East, Volusia County, Florida, and the south  $\frac{1}{2}$  of the south  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 12, Township 18 South, Range 30 East, Volusia County, Florida; and

### **Section 7, Township 18 South, Range 31 East**

Including that portion of Section 7, Township 18 South, Range 31 East, bounded on the north by Graves Avenue, on the east by Interstate 4, on the west by South Kentucky Avenue, and on the south by the proposed East Rhode Island Avenue extension.

### **Section 13, Township 18 South, Range 30 East**

Including the entire west half of Section 13 bounded on the west by Veterans Memorial Parkway and on the north by East Rhode Island Avenue, containing two Volusia County properties (aka 8013-00-00-0082 and 8013-00-00-0080), and two Ford properties (aka 8013-00-00-0081 and 8013-00-00-0070); and including the Ford 40-acres (aka 8013-00-00-0050) described as the southwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 13.

### **Section 14, Township 18 South, Range 30 East**

Including the northeast  $\frac{1}{4}$  of Section 14, LESS and except the Volusia County Wastewater Treatment Plant (aka 8014-00-00-0011) described as the south 660 feet of the west 990 feet of

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the southeast 1/4 of the northeast 1/4; and except the east 1/2 of the southeast 1/4 of the southwest 1/4 of the northeast 1/4; And including the entire 160 acre Orangedale Subdivision located in the southeast 1/4 of Section 14; and

Including the northwest 1/4 of the northwest 1/4 of Section 14, (said northwest 1/4 bounded on the north by East Rhode Island Avenue and on the south by East Elm Drive and on the west by South Volusia Avenue and on the east by South Thorpe Avenue); LESS and except the east 831.18 feet of the south 135 feet thereof (said exception being those nine residential lots located on the north side of East Elm Drive, addressed from 115 East Elm Drive to 179 East Elm Drive); and

Including the entire northeast 1/4 of the northwest 1/4 of Section 14, East (Dixie Highlands Subdivision and the Williams Subdivision bounded on the north by East Rhode Island Avenue and on the south by East Elm Drive and on the west by South Thorpe Avenue and on the east by South Leavitt Avenue); AND including the north 50 feet (the closed portion of East Elm Drive) of the west 780 feet of the southwest 1/4 of the northwest 1/4 of Section 14; AND including the property at 246 East Elm Drive (aka 8014-00-00-0141) described as the west 302.5 feet of the south 135.5 feet of the north 185.5 feet of the southeast 1/4 of the northwest 1/4; AND including the two vacant properties (aka 8014-00-00-0162 and 8014-00-00-0160) described as the south 135.5 feet of the north 185.5 feet of the east 260 feet of the west 662.5 feet of the southeast 1/4 of the northwest 1/4; AND the property located at 1705 Hillside Avenue (aka 8014-00-00-0151) described as the South 135.5 feet of the North 185.5 feet of the East 92.5 feet of the West 755 feet of the Southeast 1/4 of the Northwest 1/4, Section 14; and

Including the east 545 feet of the southeast 1/4 of the northwest 1/4 (aka the west portion of the Shadowridge Subdivision Phases 1 and 2), (and three other parcels aka 8014-00-00-0152, 0150, and 0180); and

Including the property at 1750 South Volusia Avenue (aka 8014-19-00-0010) described as the north 130 feet of the west 220 feet of the southwest 1/4 of the northwest 1/4; AND including the property at 111 East Elm Drive (aka 8014-03-02-0010) described as Lots 1 and 2, Block 2, Orange City Hills, Section A, Map Book 23, Page 148; AND including Lots 8 through 10, Block 4 (160 East Elm Drive aka 8014-03-04-0080, 8014-03-04-0090 and 8014-03-04-0100 respectively); AND including the property at 1810 South Volusia Avenue (aka 8014-03-03-0070) described as Lots 7 to 10 inclusive, Block 3, Orange City Hills, Section A, Map Book 23, Page 148; And including the property at 1816 South Volusia Avenue (aka 8014-03-03-0050) described as Lots 5 and 6, Block 3, and adjacent west 1/2 of alley, and the east 40 feet of Lots 3 and 4, Block 3, and adjacent west 1/2 of alley; AND including the property at 1851 Hibiscus Parkway Lot 3, Block 12 (aka 8014-03-12-0030), and adjacent east 1/2 of alley (vacated per Resolution #85-131), all in Orange City Hills, Section A, Map Book 23, Page 148; AND including the property at 1820 South Volusia Avenue (aka 8014-03-03-0010) described as the west 180 feet of Lots 1 to 4 inclusive, Block 3, Orange City Hills, Section A, Map Book 23, Page 148; AND including the vacant Atchley property (aka 8014-03-12-0020) located immediately south of 1851 Hibiscus Parkway, and described as Lot 2, Block 12, Orange City Hills, Section A, Map Book 23, Page 148; and

Including the convenience Store at 1910 South Volusia Avenue (aka 8014-03-06-0040) described as Lots 4 to 6 inclusive, Block 6, including the adjacent west 1/2 of the vacated alley, Orange City Hills, Section A, Map Book 23, Page 148; and

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Including the property at 2210 South Volusia Avenue (aka 8014-03-09-0040) described as Lots 4 to 6 inclusive, Block 9; AND including the property at 2230 South Volusia Avenue (aka 8014-03-09-0010), described as Lots 1 to 3, Block 9, all in Orange City Hills, Section A, Map Book 23, Page 148; AND including the property at 105 East Iris Drive (aka 8014-03-10-0070), described as Lot 7, Block 10, all in Orange City Hills, Section A, Map Book 23, Page 148; and

Including the three properties at 2240, 2260 and 2290 South Volusia Avenue, (aka 8014-21-00-0010, 8014-21-00-0020 and 8014-21-00-0030 respectively), described as Lots 1 to 3 inclusive, Breezewood Center, Map Book 41, Page 88; and

Including the property at 2300 South Volusia Avenue (aka 8014-09-02-0010) (on the southeast corner of South Volusia Avenue and Roberts Street), described as that part of Lot 1, Block 2, Blue Springs Park, a subdivision in Section 14, according to Map Book 1, Page 107, Public Records of Volusia County, Florida, described as follows: Beginning at the Northwest corner of Lot 1, Unit 3, Breezewood Park, according to Map Book 27, Page 179, Public Records of Volusia County, Florida; run thence Southerly 175 feet; thence run West to the Easterly line of the US 17-92 right of way; run thence Northeasterly along said right of way line 175.5 feet, thence run East along the line 175.5 feet to the Point of Beginning; AND including the two residential properties at 100 and 110 Roberts Street (aka 8014-06-00-0010 and 8014-06-00-0020 respectively), described as Lots 1 and 2, Breezewood Park Unit 3, according to Map Book 27, Page 179, Public Records of Volusia County, Florida, and including the East 137.1 feet of the South 50.0 feet of the North 75.0 feet of Lot 1, Block 2, Blue Springs Park, Map Book 1, Page 107; and

Including Breezewood Condos located at 101 Grand Plaza Drive, and more specifically described as that portion of Lots 3, 5 and 6, Block 2, Blue Springs Park, as recorded in Map Book 1, Page 107 (Plat Book 17, Page 33) of the Public Records of Volusia County, Florida, Section 14, Township 18 South, Range 30 East, being more particularly described as follows: Commencing at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 18 South, Range 30 East, Volusia County, Florida, Run thence North 00°05'33" East, a distance of 698.59 feet to a Point of Beginning of this description, said point being the North right-of-way line of Grand Plaza Drive; Run thence North 89°58'28" West along said North right-of-way line, a distance of 588.48 feet; Run thence North 00°12'27" East, a distance of 1,137.94 feet to a point on the Southerly line of Breezewood Park, Unit 3, as recorded in Plat Book 27, Page 179, Public Records of Volusia County, Florida; Run thence North 89°53'09" East, along said Southerly line a distance of 253.81 feet to the Southeast corner of said Breezewood Park, Unit 3; Run thence South 00°07'56" West, along the Westerly line of Breezewood Park, Unit 1, as recorded in Plat Book 27, Page 31, Public Records of Volusia County, Florida, a distance of 509.01 feet; Run thence North 89°49'30" East, along the Southerly line of said Breezewood Park, Unit 1, a distance of 333.00 feet; Run thence South 00°06'56" West, along the Westerly line of Breezewood Park, Unit 6, as recorded in Plat Book 34, Page 149, Public Records of Volusia County, Florida, a distance of 630.71 feet to the Point of Beginning, containing 11.5 acres, more or less; and

Including the bank property at 2461 Enterprise Road (aka 8014-09-02-0090), described as an irregular parcel in Lots 7 & 8, Block 2, Blue Springs Park, Map Book 1, Page 107, Being the south 236.0 feet north of Grand Plaza Drive, measured on the east line of the west 180 feet east



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of Enterprise Road measured on the south line, and being the 205 feet on the southwest line and 180 feet on the north line, and 116.98 feet on the northwest line; and

Including the Fairwinds Credit Union property at 2487 Enterprise Road (aka 8014-09-03-0020), described as follows; Beginning at the intersection of the North line of Lot 2, Block 3, of Blue Springs Park, according to Map Book 17, Page 33, of the Public Records of Volusia County, Florida, with the east right-of-way of Enterprise Road, thence run South 30°00'21" East along said right-of-way a distance of 300.0 feet, thence run North 74°04'06" East 190.156 feet, thence run North 207.61 feet to the North line of Lot 2; thence run West along said North line 332.88 feet to the Point of Beginning, LESS and except the Northerly 5.0 feet thereof for the road, except for the part lying within 50.0 feet of the existing centerline of State Road Volusia County No. 64-2 (Road identification No. 90) Enterprise Road; and

Including the nursing home property at 500 Grand Plaza Drive (aka 8014-09-03-0030), described as a Parcel of land being a part of Lots 3 & 4, Block 3, of Blue Springs Park, in Section 14, according to Map Book 17, Page 33, of the Public Records of Volusia County, Florida, and also being part of that land described in Book 2400, Page 1505, Official Records of said Volusia County, being more particularly described as follows: Begin at the Southwest corner of Lot 12, Block 6, Breezewood Park, Unit 6, according to Plat Book 34, Page 149, of the Public Records of Volusia County, and run thence South eighty-nine degrees, fifty-nine minutes and thirty-three seconds West, along the northerly line of Ada Avenue 235.50 feet; thence departing from said northerly line, run North thirty degrees, three minutes and six seconds West 484.27 feet; thence run South seventy-four degrees, three minutes and fifty-one seconds West 82.97 feet; thence run North zero degrees, two minutes and fourteen seconds West (North Deed) 202.62 feet to the Southerly line of Douglas Avenue (Grand Plaza Drive 70 feet wide); thence run South eighty-nine degrees, fifty-eight minutes and nine seconds East along said Southerly line 558.89 feet to the Westerly line of said Breezewood Park, Unit 6; thence run South zero degrees, five minutes and thirty-three seconds West, along said Westerly line 598.68 to the Point of Beginning; AND including two properties at 2495 and 2499 Enterprise Road (aka 8014-24-00-0010 and 8014-24-00-0020 respectively), described as Lots 1 and 2, Arbys Plaza, according to Map Book 43, Page 146, Public Records of Volusia County, Florida; and

Including the 22 residential lots within the Breezewood Park subdivision, Unit 8, located on the northwest corner of Junior Street and Jameson Drive, and described as southeast 1/4 of the southeast 1/4 of Section 14; and

Including the McDonalds Restaurant property at 2406 Enterprise Road (aka 8014-00-00-0300) described as that tract or parcel of land lying and being in Section 14, Township 18 South, Range 30 East, Volusia County, Florida, and being more particularly described as follows: To find the Point of Beginning, commence at a point located at the Southwest corner of Section 14, Township 18 South, Range 30 East, Volusia County, Florida, and thence run South 89°45'36" West a distance of 384.52 feet to a point located on the Southeasterly right-of-way line of U.S. Highway No. 17-92 (State Road 15 and 600); Thence run North 13°52'30" East along the Southeasterly right-of-way line of U.S. Highway No. 17-92 (State Road 15 and 600) a distance of 657.0 feet to a point; Thence run South 76°07'30" East a distance of 69.06 feet to a point; Thence run North 60°00'56" East a distance of 451.20 feet to a point located on the Southwesterly right-of-way line of Enterprise Road; Thence run South 29°58'52" East along the Southwesterly right-of-way line of Enterprise Road a distance of 25.0 feet to an iron pin and the Point of Beginning; Thence continue South 29°58'52" East along the Southwesterly right-of-way

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line of Enterprise Road a distance of 250.0 feet to an iron pin; Thence run South 60°00'56" West a distance of 240.0 feet to an iron pin; Thence run North 29°58'52" West a distance of 250.0 feet to an iron pin; Thence run North 60°00'56" East a distance of 240.0 feet to an iron pin and the Point of Beginning, containing 1.38 acres, more or less, as shown on that Plat of Survey prepared by Mauney Engineering, Inc., for Cousins Properties, Inc., 300 Interstate North, Atlanta, Georgia, dated April 26, 1976 and last revised November 2, 1977; and

Including that portion of a 20-foot wide unnamed "Alley" lying located between East Holly Drive and East Iris Drive between Blocks 9 and 10 per the Orange City Hills Section A plat, recorded in the Volusia County Official Records Plat Book 23, Page 148, up to and including the centerline of East Holly Drive; and

Including the property at 2490 Enterprise Road (aka 8014-00-00-0310) described as the north 150.0 feet of approximately the south 190.0 feet measured on the east line of Enterprise Road, of the east 180.0 feet, located west of Enterprise Road.

### **Section 15, Township 18 South, Range 30 East**

Including the University High School property at 1000 West Rhode Island Avenue (aka 8015-00-00-0280) described as the west 1/2 of the northwest 1/4 of Section 15, and including the north 3/4 of the northeast 1/4 of the northwest 1/4; and

Including Lot 1, Block F, Fox Run Unit Two, a subdivision according to Plat Book 38, Page 46, Public Records of Volusia County, Florida; AND including Lot 6, Block D, Replat of Orange City Hills, Unit 3, according to Plat Book 37, Page 149, Public Records of Volusia County, Florida; and

Including Lots 1 and 2, Block E, Fox Run, Unit Two, a subdivision according to Plat Book 38, Page 46, Public Records of Volusia County, Florida; and

Including the property at 455 West Fern Drive (aka 8015-00-00-0203) and described as the North 330 feet of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 15, LESS AND EXCEPT that portion thereof lying within Fox Run Unit Two, a subdivision according to Map Book 38, Page 46; Public Records of Volusia County, Florida; and LESS AND EXCEPT that portion thereof lying within Fox Run Unit Three, a subdivision according to Map Book 40, Page 33, Public Records of Volusia County, Florida; and LESS AND EXCEPT any portion thereof lying within the Right of Way of South Sparkman Avenue. AND the South 115 feet of the North 445 feet of the West 250 feet of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 15, LESS AND EXCEPT that portion thereof lying within Fox Run Unit Three, a subdivision according to Map Book 40, Page 33, Public Records of Volusia County, Florida; AND including the property at 450 West Fern Drive described as Commencing at the intersection of the North line of property described as the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 15, and the centerline of South Sparkman Avenue, Orange City, Florida; run thence West along said North line a distance of 230 feet to the Point of Beginning; run thence West along said North line 180 feet; run thence South, parallel to said centerline, 115 feet; run thence East, parallel to said North line, 180 feet; run thence North, parallel with said centerline, 115 feet to the Point of Beginning; AND including the property located at 1935 South Sparkman Avenue (aka 8015-00-00-0210) described as the South 660

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feet of the North 990 feet of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 15; Except the North 115 feet of the West 430 feet; and Except Fox Run Unit I, Map Book 37, Page 61, and Except Fox Run Unit III, Map Book 40, Page 33; and

Including those vacant lots located on both sides of West Elm Drive (a paper street) described as Lots 1 to 13 inclusive, and Lots 17 to 31 inclusive, all located within Orange City Hills, Unit 4, Map Book 23, Page 97; AND including the two residential lots at 231 and 227 West Fern Drive (aka 8015-08-00-0390 and 8015-08-00-0410 respectively) described as Lots 39 to 41 inclusive, Orange City Hills, Unit 4, Map Book 23, Page 97; and

Including the Ford property located south of the high school (aka 8015-00-00-0180) described as the northwest 1/4 of the southwest 1/4, and the south 1/2 of the northeast 1/4 of the southwest 1/4 of Section 15, Township 18 South, Range 30 East; and

Including lots 1 through 23, and all rights-of-way in Briarwood North, a subdivision according to Plat Book 42, Page 59, Public Records of Volusia County, Florida; and

Including lots 1 through 42, including all tracts and all rights-of-way within Briarwood South, a subdivision according to Plat Book 39, Page 100, Public Records of Volusia County, Florida; and

Including all lots, tracts and rights-of-way within the Hadlow Park Subdivision, a subdivision according to Plat Book 21, Page 102, Public Records of Volusia County, Florida, located in the north 1/2 of the northwest 1/4 of the southeast 1/4 of Section 15, Township 18 South, Range 20 East; and

Including Lots 1, 2 (aka parcel 8015-10-02-0010 and 8015-10-02-0020), 3, 4, 5 (aka parcel 8015-18-00-0010 and 8015-18-00-0020), 7, 8, 9, 10, and 11 (aka parcels 8015-10-02-0110, 8015-10-02-0070, 801510-02-0080, 8015-10-02-0060, 8015-10-02-0100, 8015-10-02-0101 and 8015-10-02-0090), Block B, and Lots 2 and 3 (aka parcel 8015-10-03-0020), Block C, Rolling Acres, an Unrecorded Subdivision No 215 in Volusia County, Florida, located in the south 1/4 of the northwest 1/4 of the southeast 1/4; and including Lot 6, Block B, Rolling Acres, except the north 264.35 feet of the east 315.72 feet; and including adjacent rights-of-way of Johnson Lane and Miller Road up to the centerline; and

Including the Whispering Pines Professional Plaza Condominium, a subdivision according to Plat Book 37, Page 162, Public Records of Volusia County, Florida; and including the north half of Miller Road right-of-way adjacent to said property; and

Including the South 1/2 of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 15, lying West of U.S. Highway 17-92 (aka parcel 8015-00-00-0122 Oak Shade Apartments, 8015-00-00-0120 2311 S Volusia Avenue, and 8015-00-00-0121 2305 S Volusia Avenue); and

Including Lots 1 through 12, 15, 16, the east 27 feet of lot 52, and Lot 55, Orange City Hills Unit 2, a subdivision according to Plat Book 19, Page 135, Public Records of Volusia County, Florida; and

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Including Lots 4-13, 35, 36, 37, the west ½ of Lot 38, and Lots 60 and 61, Orange City Hills Unit 1, a subdivision according to Plat Book 19, Page 126, Public Records of Volusia County, Florida; and

Including Lots 1-13, and 41, Spring Lakes, a subdivision according to Map Book 11, Page 255, Public Records of Volusia County, Florida; and including up to the centerline of all adjacent rights-of-way therein; and

Including Lots 1-16, 47, 48, and 74, Spring Lakes First Addition, a subdivision according to Map Book 19, Page 100, Public Records of Volusia County, Florida; and including up to the centerline of all adjacent rights-of-way therein; and

Including the north ½ of the northeast ¼ of the northeast ¼ of the southeast ¼ of Section 15, Township 18 South, Range 30 East (aka parcels 8015-00-00-0100, 8015-00-0-0110 and 8015-00-00-0101).

### **Section 22, Township 18 South, Range 30 East**

Including Lot 4, 5, 6 and 7, Block C, Rolling Acres Unrecorded Subdivision No 215 located in the southeast ¼ of the southeast ¼ of Section 15; ALL located in the northwest ¼ of the northeast ¼ of the northeast ¼ of Section 22, Township 18 South, Range 30 East, all said properties lying north of Shady Lane; and

Including Lot 1, 2, 3 and 4, Block D, Rolling Acres Unrecorded Subdivision No 215; ALL said properties located in the southwest ¼ of the northeast ¼ of the northeast ¼ of Section 22, Township 18 South, Range 30 East, all said properties lying south of Shady Lane; and

Including a parcel being that part of the south ½ of the northeast ¼ adjacent (east of) Block E, Terra Alta, Map Book 31, Page 151, measuring 707.61 feet on the west line and 307.10 feet on the north line and 309.34 feet along the north right-of-way line of Maplehurst Avenue and 706.86 feet along the west right-of-way line of US 17-92 (said property located north of Maplehurst Avenue); AND including that part of the south ¼ of the northeast ¼ adjacent to Block D, Terra Alta, Map Book 31, Page 151, located south of Maplehurst Avenue, and west of US 17-92; and

Including the Royal Oaks property (aka 8015-10-01-0030), an irregular parcel lying on the south side of Treemonte Drive and on the east side of South Volusia Avenue being approximately the south 480 feet of the north 724.88 feet in Section 22; and including the south ½ of the Treemonte Drive right-of-way; and including the portion of Lot 2 lying south of Treemonte Drive, and Lots 3, 4, 5, 6 and 7, Block A, Rolling Acres Unrecorded Subdivision No 215; Volusia County, Florida; and

Including the property lying east of US Highway 17-92 in southeast ¼ of the northeast ¼ in Section 22, Township 18 South, Range 30 East, and being bounded by Saxon Boulevard to the south (includes 2548 South Volusia Avenue, an FDOT retention area, the Gateway Office Condo property, 2590 South Volusia Avenue, the Villa Grande Apartments, and the Terrace Hill Patio Homes).

### **Section 23, Township 18 South, Range 30 East**

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Including the entire northeast 1/4 of Section 23, containing the Lowes property, the West Volusia Shopping Center property, the West Volusia Retail Center property, and the Florida Hospital property; AND including the northwest 1/4 of Section 23, except for that portion of Four Townes Shopping Center located in the extreme northwest 1/4 of the northwest 1/4 of the northwest 1/4 on the north side of Tremonte Drive; AND including the entire northeast 1/4 of the southwest 1/4 of Section 23 containing the east half of the Marketplace Shopping Center; And including the east 1/2 of the northwest 1/4 of the southwest 1/4 of Section 23 containing the west half of the Marketplace Shopping Center; and

Including the Progress Energy substation property located in the northwest 1/4 of the southeast 1/4 of Section 23: Lots 1 and 2 and the north 12.3 feet of Lot 3, Block 3, Orange City Estates, Units 1 and 2, Map Book 23, Page 61; AND including the 909 to 945 Saxon Boulevard including the Sprint telephone substation, Chilis, Steak 'N Shake, Lowes retention, Pizza Hut properties described as Lots 3 to 9 inclusive, Block 2; AND including the 902 to 942 Saxon Boulevard including Jena Medical, Peoples Bank, KFC, etc. properties described as Lots 3 to 9 inclusive, Block 4; AND including the Tire Kingdom at 896 Saxon, Five Guys at 898 Saxon, Pain at 170 Bloxham Avenue, and a vacant parcel; and Lot 12, Block 4 (911 Florida Avenue); And including Lots 3, 4, 5, 6, 7, and 8, Block 3, being bounded on the north by Saxon Boulevard and on the east by Bloxham Avenue and on the south by Florida Avenue and on the west by the west line of the northwest 1/4 of the southeast 1/4; And including Lot 9, Block 7, except the west 50 feet and except the east 144.09 feet (Sauer at 880 Florida Avenue and Mercado at 886 Florida Avenue), all said Lots being a part of Orange City Estates, Units 1 and 2, Map Book 23, Page 61; and

Including the following properties located in the northeast 1/4 of the southeast 1/4 of Section 23: including Lots 1 and 2, Block 2 (Colonial Bank at 955 Saxon Boulevard and Zaxby's at 949 Saxon Boulevard); And including Lots 2 through 9, Block 1 (Williams at 1105 Saxon Boulevard, Florida Hospital vacant parcels); And including all of Block 5 (Denny's at 1012 Saxon Boulevard, Sonny's at 1024 Saxon Boulevard, Circle K at 1030 Saxon Boulevard); And including Lots 1 and 2, Block 4 (960 Saxon Boulevard, vacant parcel west of Dennys) all said Lots being a part of Orange City Estates, Units 1 and 2, Map Book 23, Page 61; And including the north 3/4 of the east 1/2 of the southeast 1/4 of the southwest 1/4 of Section 23 (Bowling Alley and Rebecca Lane); And including the entire southwest 1/4 of the southeast 1/4 of Section 23 (Orange City Towne Center); And including the following properties located in the southeast 1/4 of the southeast 1/4 of Section 23: Lots 7 and 8, Block 8; all said Lots being a part of Orange City Estates, Units 1 and 2, Map Book 23, Page 61.

### **Section 24, Township 18 South, Range 30 East**

Including the Northwest 1/4 of Section 24, Township 18 South, Range 30 East, lying west of Interstate 4; LESS a portion of the right-of-way at the northwest corner of Veterans Memorial Parkway and Saxon Boulevard measuring 91 feet wide and 250 feet long used as a Volusia County stormwater management pond; and

Including portions of the south 1/2 of Section 24 bounded by Saxon Boulevard on the north line, Interstate 4 on the east line, Florida Avenue on the south line, and Broward Avenue on the west line, described as Lots 8 through 10 inclusive, Block 13 (Park & Ride at 1299 Saxon Boulevard); And including Lot 15 and the west 45 feet of Lot 14, Block 13 (Baldauff Funeral Home at 1233 Saxon Boulevard); and including Lots 19 through 23, Block 13 (Amaro Offices at 1133 Saxon Boulevard and Chick-fil-A at 1141 Saxon Boulevard and Retail Plaza at 1169

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Saxon Boulevard); and all of Block 14 (Office Depot at 1138 Saxon Boulevard to Bob Evans at 1340 Saxon Boulevard), all said Lots being a part of Orange City Estates, Units 1 and 2, Map Book 23, Page 61.

### **Section 26, Township 18 South, Range 30 East**

Including the west  $\frac{1}{12}$  of the northeast  $\frac{1}{4}$  of Section 26, Township 18 South, Range 30 East; and including all lots, tracts and rights-of-way within the Orange City Village Center, a subdivision according to Map Book 53, Page 101 through 103, Public Records of Volusia County, Florida; and

Including the northeast  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of Section 26, Township 18 South, Range 30 East; and

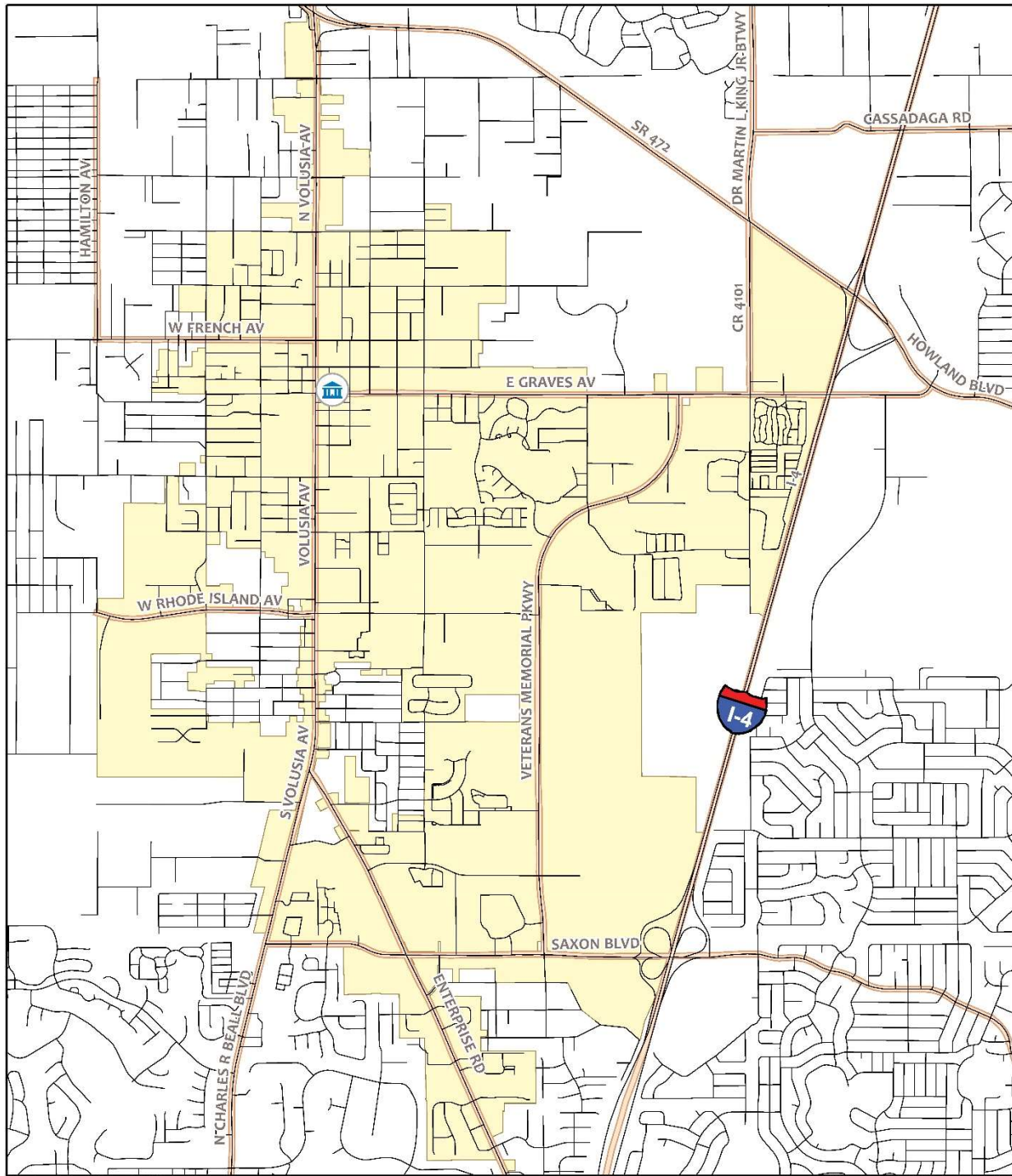
Including 2861 Enterprise Road, aka parcel 8026-00-00-0016, described as that part of the northeast  $\frac{1}{4}$  of Section 26, Township 18 South, Range 30 East, excepting that part of the aforesaid property lying in the Orange City to Enterprise Road, Volusia County, Florida, and excepting that portion west of Enterprise Road, and except the north 1267.25 feet thereof, being more particularly described as follows: commence at the Southeast corner of the north 1267.25 feet of said Northeast  $\frac{1}{4}$ , run thence west along the south line of the north 1267.25 feet of said Northeast  $\frac{1}{4}$ , a distance of 786.10 feet to the Point of Beginning; thence continue West along the said South line of the North 1267.25 feet a distance of 650 feet to the Easterly right-of-way line of Enterprise Road; thence run South  $24^{\circ}13'52''$  East along said Easterly right-of-way line a distance of 219.32 feet thence run East parallel with the South line of the North 1267.25 feet a distance of 559.99 feet; thence run North a distance of 200 feet to the Point of Beginning, of the Public Records of Volusia County, Florida; and

Including 2873 Enterprise Road, aka parcel 8026-00-00-0017, described as an irregular parcel in the Northeast  $\frac{1}{4}$  of Section 26, Township 18 South, Range 30 East, lying East of an adjacent to Enterprise Road being 509.99 feet on North line and 273.14 feet on East line of road being East 50 feet as measured from centerline of Enterprise Road; and

Including 2883, 2887, 2893 and 2895 Enterprise Road, aka parcel 8026-00-00-0018, described as that part of the northeast  $\frac{1}{4}$  of Section 26, Township 18 South, Range 30 East, excepting that part of the aforesaid property lying in the Orange City to Enterprise Road, Volusia County, Florida, and excepting that portion west of Enterprise Road, and except the north 1267.25 feet thereof, being more particularly described as follows: commence at the southeast corner of the north 1267.25 feet of said northeast  $\frac{1}{4}$ ; run thence west along the south line of said north 1267.25 feet a distance of 1436.10 feet east to the easterly right-of-way line of Enterprise Road; thence run south  $24^{\circ}13'52''$  east along the easterly right-of-way line of said Enterprise Road a distance of 492.46 feet to the point of beginning; thence continue south  $24^{\circ}13'52''$  east along said easterly right-of-way line a distance of 400 feet; thence run north  $65^{\circ}46'08''$  west a distance of 436.33 feet to the Point of Beginning; and

Including the Car Wash property at 2933 Enterprise Road described as that portion lying in the northeast  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of Section 26 described as an irregular parcel being the west 300.12 feet of the east 650.12 feet measured on the north line of the north 350 feet measured on the east line of Enterprise Road located in the northeast  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 26. **END**

# Legal Description for Orange City – September 30, 2022



Created on 11/24/2020 by Orange City GIS Team- KA

File Location: D:\ArcGIS Pro - Projects\City Limit

## City of Orange City- Legal Boundary



— Streets    — Major Roads    City Hall    City Boundary



Map Scale: 1 inch = 3,500 Feet