

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: CFX Board Members

FROM: Linda S. Brehmer Lanosa, Deputy General Counsel *Linda S.B. Lanosa*

DATE: July 27, 2016

RE: Agreement for Right-of-Way Transfer and Continuing Maintenance between Orange County and the Central Florida Expressway Authority ("CFX") pertaining to State Road ("SR") 429, Part C from the Turnpike to Seidel Road
Project: 75320-6460-653 and 75320-6460-654

INTRODUCTION

CFX is constructing S.R. 429 in multiple phases. Part C, which runs from the Turnpike to Seidel Road, was opened in 2005. As part of the construction of Part C, CFX acquired land to improve access to and from SR 429. Now that construction of Part C has been completed, property that is being used for local roads should be transferred to Orange County and parcels that are encumbered by CFX's bridges and crossings should be transferred to CFX. Further, the maintenance obligations of each party, based upon the long-standing practice between the parties, should be reiterated.

Attached is a proposed Agreement for Right-of-Way Transfer and Continuing Maintenance with Orange County ("Agreement"), including the following exhibits:

<u>Exhibit</u>	<u>Description</u>
A	Legal Descriptions of Right of Way Property from CFX to Orange County
B	Legal Descriptions of Retention Pond Property from CFX to Orange County
C	Legal Descriptions of Right of Way Property from Orange County to CFX
D	Quit Claim Deed from CFX to Orange County
E	Quit Claim Deed from CFX to Orange County
F	County Deed from Orange County to CFX

The Agreement has already been vetted by Orange County's Road Agreement Committee and staff.

Also attached is a map depicting the property addressed in the Agreement. The map shows that SR 429 crosses **over** the following roadways:

- a. Avalon Road (near Old YMCA Road) at approximately Station 638+59.25
- b. Old YMCA Road at approximately Station 645+65.33,
- c. Schofield Road at approximately Station 688+71.53,

- d. Avalon Road (near Porter Road) at approximately Station 730+54.05
- e. Porter Road at approximately Station 735+36.31,
- f. Tiny Road at approximately Station 923+98.69, and
- g. Tilden Road at approximately Station 933+67.20.

SR 429 crosses **under** McKinney Road (also known as New Independence Parkway) at approximately Station 791+97.61 and Malcom Road Bridge at approximately Station 850+90.77. The Malcom Road Bridge has already been addressed by a separate agreement. The crossing at SR 429 and Schofield Road will be addressed by a subsequent amendment.

REQUEST

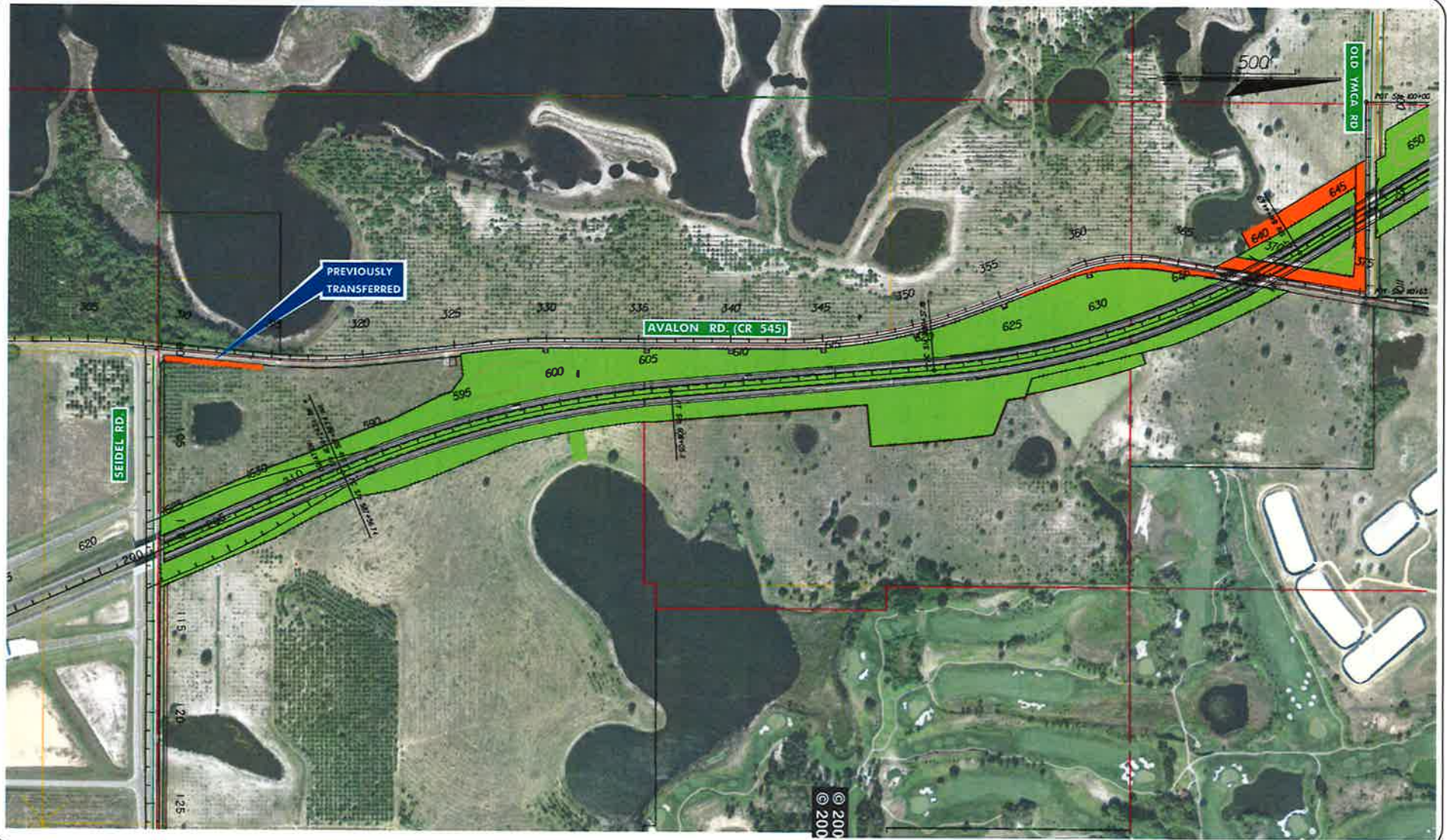
Board approval is requested for the attached Right-of-Way Transfer and Continuing Maintenance Agreement between Orange County and the Central Florida Expressway Authority pertaining to SR 429, Part C from the Turnpike to Seidel Road.

The Right of Way Committee recommended approval on July 27, 2016.

Reviewed by: _____

A handwritten signature in blue ink, appearing to read "Joseph H. Heston", is written over a horizontal line.

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CENTRAL
 FLORIDA
 EXPRESSWAY
 AUTHORITY

LEGEND

- CFX
- CFX TO COUNTY- FEE
- COUNTY TO CFX- FEE
- CFX TO COUNTY- EASEMENT

Date Revised
 08/14/2015

PROPOSED
 S.R. 429 - WESTERN EXPRESSWAY PART C
 PHASE II TRANSFER EXHIBIT

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CENTRAL
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AUTHORITY

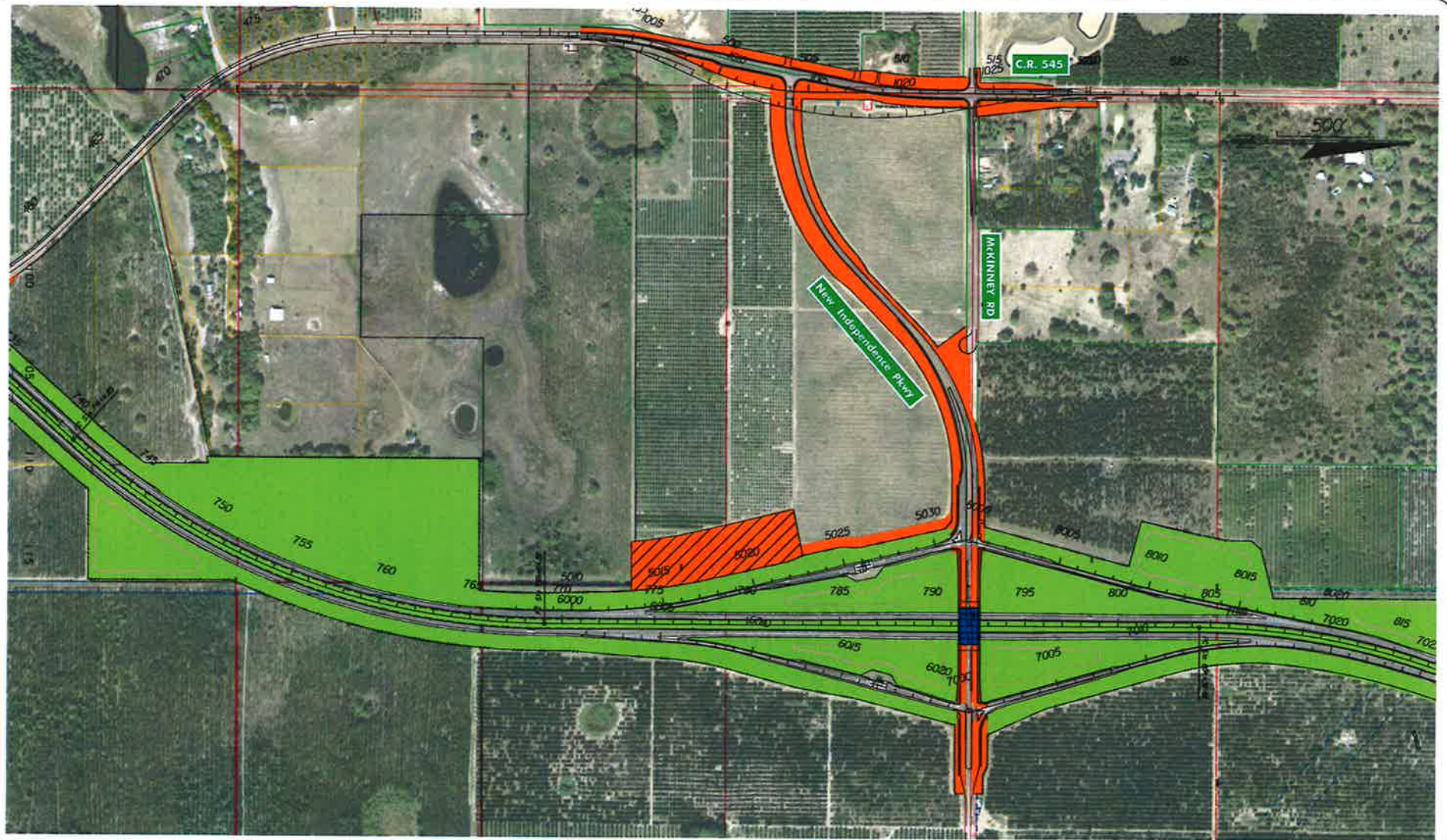
LEGEND

- - CFX
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- - COUNTY TO CFX- FEE
- -CFX TO COUNTY- EASEMENT

Date Revised
08/14/2015

PROPOSED
S.R. 429 - WESTERN EXPRESSWAY PART C
PHASE II TRANSFER EXHIBIT

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CENTRAL
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AUTHORITY

LEGEND

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- COUNTY TO CFX- FEE
- CFX TO COUNTY- EASEMENT

Date Revised
08/14/2015

PROPOSED
S.R. 429 - WESTERN EXPRESSWAY PART C
PHASE II TRANSFER EXHIBIT

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CENTRAL
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EXPRESSWAY
AUTHORITY

LEGEND

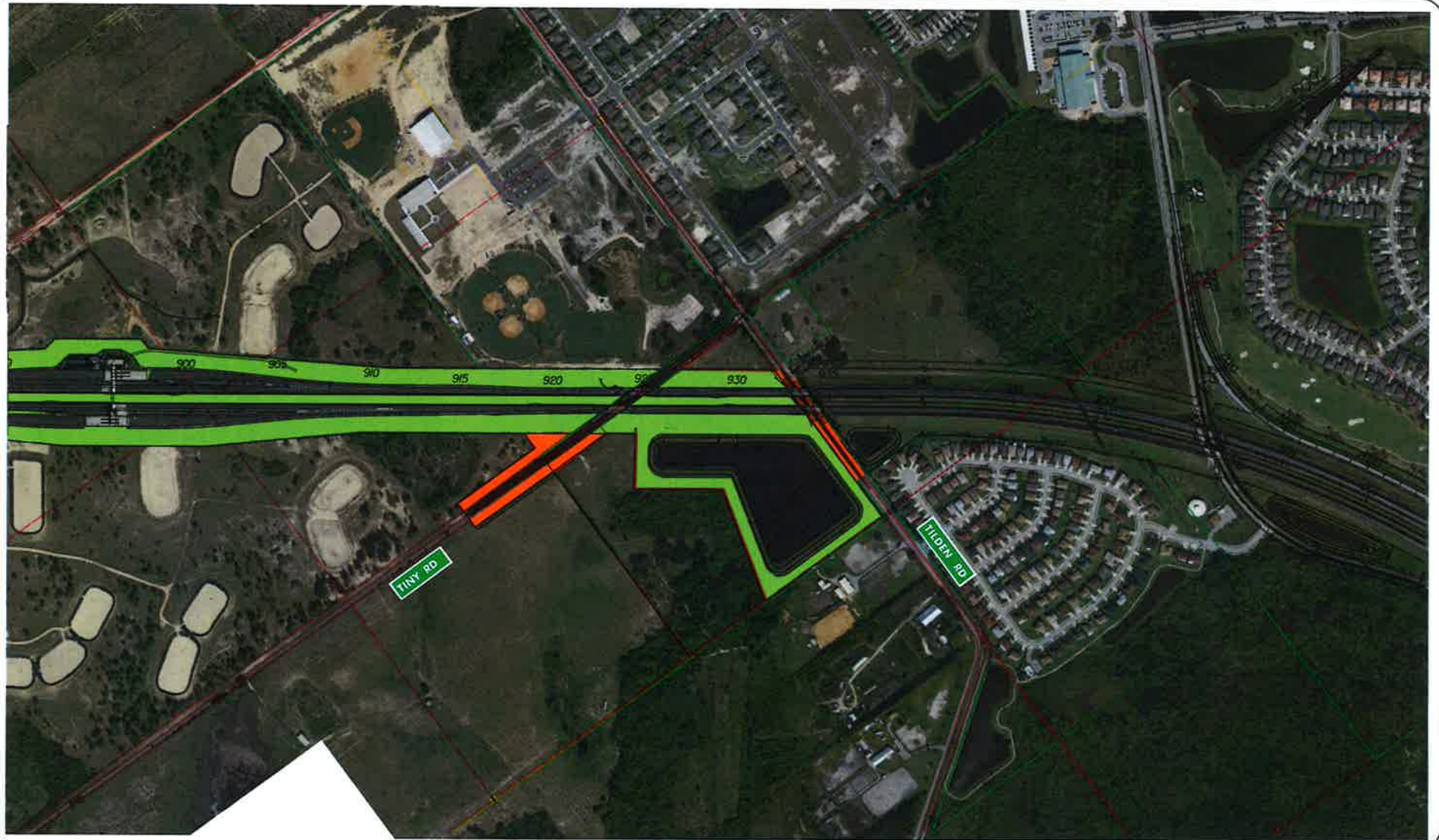
- CFX
- CFX TO COUNTY- FEE
- COUNTY TO CFX- FEE
- CFX TO COUNTY- EASEMENT

Date Revised
08/14/2015

PROPOSED
S.R. 429 - WESTERN EXPRESSWAY PART C
PHASE II TRANSFER EXHIBIT

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CENTRAL
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EXPRESSWAY
AUTHORITY

LEGEND

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- - COUNTY TO CFX - FEE
- ▨ - CFX TO COUNTY - EASEMENT

Date Revised
08/14/2015

PROPOSED
S.R. 429 - WESTERN EXPRESSWAY PART C
PHASE II TRANSFER EXHIBIT

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of
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**RIGHT-OF-WAY TRANSFER
AND
CONTINUING MAINTENANCE AGREEMENT
BETWEEN
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
AND ORANGE COUNTY, FLORIDA**

THIS RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT ("Agreement") is made and entered into by and between the **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("CFX") and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is 201 South Rosalind Avenue, Orlando, Florida 32801 ("County"). CFX and County are sometimes collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, pursuant to section 348.753, Florida Statutes, CFX is empowered to construct, improve, maintain, and operate the Central Florida Expressway System ("Expressway System") and, in connection therewith, to construct any extensions, additions or improvements to said system or appurtenant facilities, including all necessary approaches, roads, bridges and avenues of access; and

WHEREAS, pursuant to Section 125.01 and Chapter 336, Florida Statutes, the County is empowered to provide and maintain arterial and other roads encompassing the County Road System for the benefit of its citizens; and

WHEREAS, State Road (SR) 429, also known as the Daniel Webster Western Beltway, was constructed in multiple phases. Part C is from the Turnpike to Seidel Road; and

WHEREAS, in the course of its construction of the Part C portion of SR 429, CFX acquired certain land for the benefit of the County and constructed thereon certain roadways and other improvements to insure a minimal disruption of traffic to the citizens and to provide for a smooth transition to the Expressway System, thus making both the Expressway System and the County Road System compatible; and

WHEREAS, the construction of the Part C portion of SR 429 is completed and both parties desire to conclude the land conveyance so that title to all of the County's right-of-way and related facilities will vest in the County and title to all of CFX's right-of-way and related facilities will vest in CFX; and

WHEREAS, SR 429 crosses over the following roadways: Avalon Road (near Old YMCA Road) at approximately Station 638+59.25 and Old YMCA Road at approximately Station 645+65.33, Schofield Road at approximately Station 688+71.53, Avalon Road (near Porter Road)

at approximately Station 730+54.05 and Porter Road at approximately Station 735+36.31, Tiny Road at approximately Station 923+98.69, and Tilden Road at approximately Station 933+67.20, pursuant to the Record Drawings for SR 429, Projects 653 and 654, hereinafter collectively referred to as "Expressway Bridges;" and

WHEREAS, SR 429 crosses **under** McKinney Road (also known as New Independence Parkway) at approximately Station 791+97.61 and **under** Malcom Road Bridge at approximately Station 850+90.77; and

WHEREAS, Malcom Road Bridge is subject to a separate Right-of-Way Utilization Agreement recorded at O.R. Book 10610, Page 7183, Public Records of Orange County, Florida;

WHEREAS, the right of way at the crossing of SR 429 and Schofield Road will be addressed separately;

WHEREAS, the parties desire to convey the parcels described below subject to a reservation of rights for Expressway Bridges over County Roads and as set forth below; and

WHEREAS, the parties also desire to define the future and continuing maintenance responsibilities for the right-of-way and related facilities and to set responsibility therefore.

NOW THEREFORE, for and in consideration of the mutual agreements herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby expressly acknowledged, CFX and the County agree as follows:

1. **Recital.** The above recitals are true and correct and are incorporated herein by this reference.
2. **Right-of-Way Plans.** CFX previously delivered to the County a full and complete set of right-of-way maps consisting of Western Beltway Project No. 75320-6460-653 and Project No. 75320-6460-654 prepared by DRMP, Inc. The maps can be used to locate the areas of future and continuing maintenance responsibility.
3. **CFX Conveyance of Right-of-Way with Restrictions.** CFX agrees to transfer and convey to the County by Quitclaim Deed all of its right, title and interest in and to the real property described in **Composite Exhibit "A,"** subject to the covenants, conditions, restrictions, and reservations, described in the Quitclaim Deed, which is substantially in the form of **Exhibit "D,"** attached hereto and incorporated herein. In addition, the parties agree that if County no longer uses the property for County right-of-way purposes, CFX will have a right of first refusal to acquire all right, title and interest to the property at no cost to CFX.
4. **CFX Conveyance of Retention Pond and Access Road, subject to Easement, with Restrictions.** CFX agrees to transfer and convey to the County by Quitclaim Deed all of its right, title and interest in and to the real property described in **Composite Exhibit "B,"** subject to the covenants, conditions, restrictions, and reservations described in the Quitclaim Deed, which is substantially in the form of **Exhibit "E,"** encumbered with the Easement recorded at O.R. Book

10616, Page 6505 over Parcels 223, 823, and 224I. At no cost to CFX, the County shall prepare or cause to be prepared any and all permit modifications or amendments pertaining to the property described in **Composite Exhibit "B"** by updating the name of the owner to Orange County or its designee and shall assume all responsibilities for maintenance.

5. **County Conveyance.** The County shall convey to CFX by a county deed of conveyance consistent with Section 125.411, Florida Statutes, substantially in the form of **Exhibit "F,"** all of its right, title and interest in and to the real property generally described as the property at the intersection of SR 429 and McKinney Road, designated as Parcel 653-100, and the property at SR 429 and Davenport, designated as Parcel 654-100, and the perpetual easement interests encompassing twenty (20) feet beyond the outermost perimeters of the existing bridges at the crossings of SR 429 over Avalon Road (near Old YMCA Road), Old YMCA Road, Avalon Road (near Porter Road), Porter Road, Tiny Road, and Tilden Road more particularly described in **Composite Exhibit "C"** attached hereto and made a part hereof.

6. **Future and Continuing Maintenance.** The parties agree that it is necessary and desirable to define with specificity the locations for future and continuing maintenance, and the details of such maintenance responsibility. The future and continuing maintenance is applicable to the following general areas: (a) County road bridges over SR 429; (b) Expressway Bridges over County roads; and (c) roadways. The parties agree that the maintenance functions outlined are necessary and properly defined and that the responsibility given to each of the parties hereto to perform said functions is likewise necessary and reasonably defined.

- a. CFX shall be responsible for all of the property owned by CFX, including all improvements thereon, but as to the bridge at McKinney Road a/k/a New Independence Parkway over SR 429, the responsibilities are described below and in paragraph 6.b and as for the bridge at Malcom Road over SR 429, the responsibilities are addressed by a separate agreement identified above.
 - i. For an Expressway Bridge over a County Road, including the bridges over Avalon Road, Old YMCA Road, Porter Road, Tiny Road, and Tilden Road, CFX shall be responsible for the following: (i) bridge structure per se, including bridge deck and approach slabs; (ii) retaining walls; (iii) ramp pavement to the County right-of-way line; (iv) ramp and roadway drainage structures and piping to ponds; and (v) bridge under deck and ramp lighting.
 - ii. For the bridge at McKinney Road a/k/a New Independence Parkway over SR 429, CFX shall be responsible for the following: (i) bridge structure per se, including bridge deck and approach slabs; (ii) ramp pavement to the County right-of-way line; (iii) reinforced earth/retaining walls; (iv) ramp and under deck lighting; (v) drainage structures and pipe from Expressway right-of-way to either CFX or County Ponds; (vi) ramp maintenance within limited access right-of-way fence line; and (vii) bridge, barrier wall, and reinforced earth/retaining wall coatings.

- b. County shall be responsible for all of the property owned by County, including all improvements thereon, and as for the bridge at McKinney Road a/k/a New Independence Parkway over SR 429, as set forth below.
 - i. For an Expressway Bridge over a County Road, including the crossings of SR 429 over Avalon Road (near Old YMCA Road) and Old YMCA Road, Avalon Road (near Porter Road) and Porter Road, Tiny Road, and Tilden Road, County shall be responsible for the following: (i) roadway, sidewalks and other improvements up to limited access right-of-way fence line or retaining wall; (ii) County road drainage; (iii) County road between retaining earth walls; and (iv) ramp signalization and County road lighting, if required.
 - ii. For the bridge at McKinney Road a/k/a New Independence Parkway over SR 429, County shall be responsible for the following: (i) roadway up to bridge approach slabs; (ii) side slopes to limited access right-of-way fence line; (iii) signalization and bridge lighting above deck if applicable; (iv) County facilities within Expressway right-of-way; (v) County road drainage structures and pipe draining to CFX or County retention area; (vi) striping and pavement markings on the approach slabs and the bridge deck; (vii) walkways, and (viii) all other maintenance activities, such as cleaning, sweeping, etc.

7. **Time of Conveyance.** The parties hereto shall convey to each other the deeds as described in paragraphs 3, 4 and 5 above within 180 days of the Effective Date, subject to an option to extend that may be exercised by the Manager of the Orange County Real Estate Management Division or the Executive Director of the Central Florida Expressway Authority, as applicable.

8. **Recording.** Orange County agrees to record the Deeds for the property being conveyed to Orange County within thirty (30) days after approval by the Orange County Board of County Commissioners at its cost. CFX agrees to record the Deed for the property being conveyed to CFX within thirty (30) days after acceptance at its cost.

9. **Agreement Not Recorded.** This Agreement shall not be recorded in the official records of any county in the State of Florida. Notwithstanding the foregoing, the parties acknowledge that this Agreement is and will remain a public record that will be available for review and inspection by the public.

10. **As-Is Conveyance.** The properties described in Composite Exhibits A, B, and C ("Property") are being conveyed "AS IS," in such condition as the same may be on the closing date, without any representations or warranties by the respective owner as to any condition of the Property. Neither party shall have any claim against the other, in law or in equity, based upon the condition of the Property, or the failure of the Property to meet any standards.

11. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns.

12. **Entire Agreement.** This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof. This Agreement may not be modified or amended except by an instrument in writing executed by the parties to be bound hereby.

13. **Effective Date.** This Agreement shall be and become effective on the date that it is signed and executed by the last to sign of CFX and County.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in a manner and form sufficient to bind them on the date set forth herein below.

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

BY: _____

Teresa Jacobs
County Mayor

Date: _____

ATTEST: Martha O. Haynie, Orange County Comptroller,
as Clerk to the Board of County Commissioners

Deputy Clerk

Printed Name: _____

**“CFX”
CENTRAL FLORIDA EXPRESSWAY
AUTHORITY,**

BY: _____
WELTON CADWELL, CHAIRMAN

Date: _____

ATTEST: _____
Darleen Mazzillo, Executive Assistant

APPROVED AS TO FORM AND
LEGALITY

General Counsel

COMPOSITE EXHIBIT "A"

**LEGAL DESCRIPTIONS OF
RIGHT OF WAY PROPERTY FROM CFX TO ORANGE COUNTY**

SKETCH OF DESCRIPTION

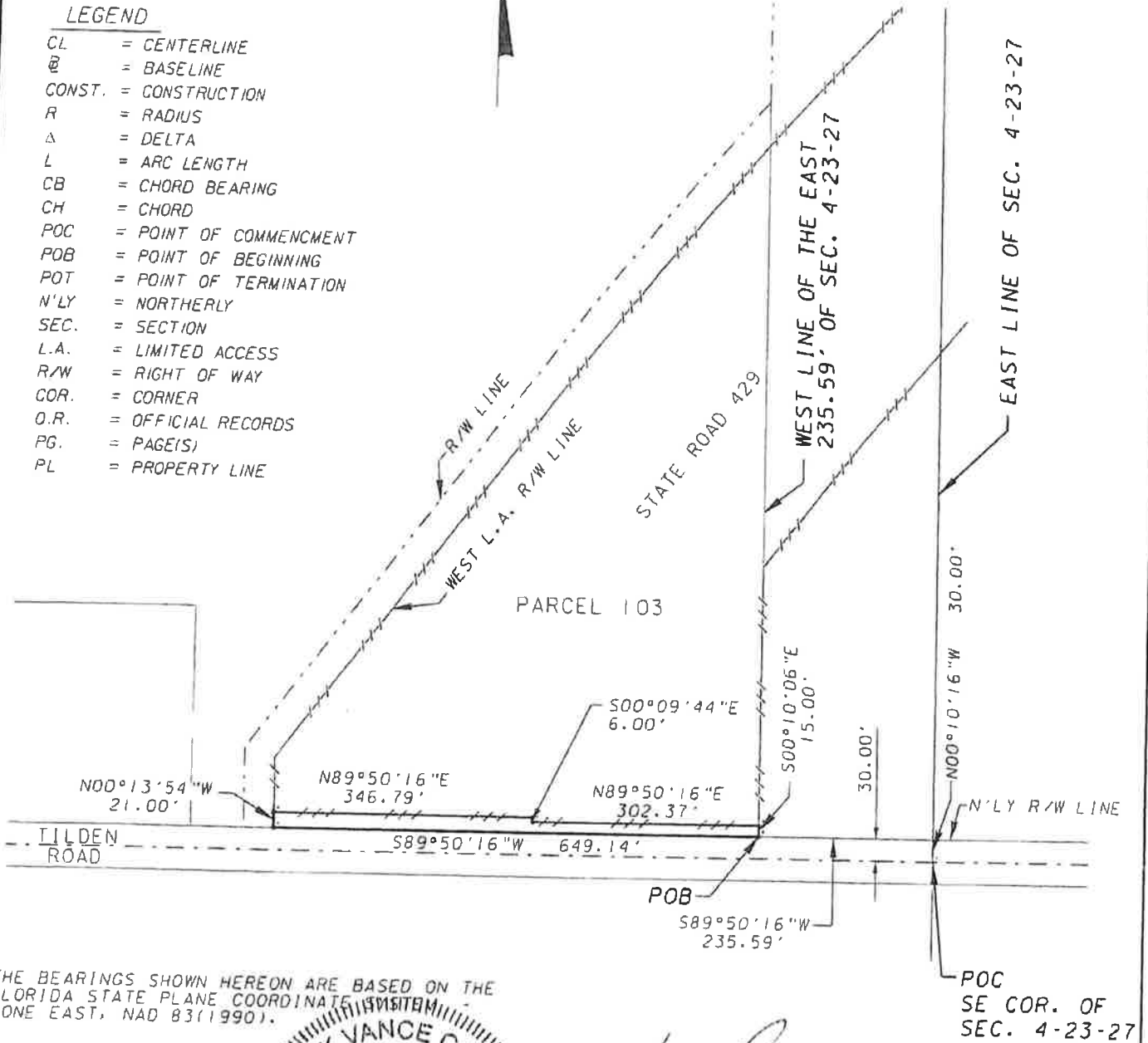
ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT NO. 654

PARCEL 103 (PARTIAL)

ESTATE: FEE SIMPLE

LEGEND

CL = CENTERLINE
B = BASELINE
CONST. = CONSTRUCTION
R = RADIUS
Δ = DELTA
L = ARC LENGTH
CB = CHORD BEARING
CH = CHORD
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
POT = POINT OF TERMINATION
N'LY = NORTHERLY
SEC. = SECTION
L.A. = LIMITED ACCESS
R/W = RIGHT OF WAY
COR. = CORNER
O.R. = OFFICIAL RECORDS
PG. = PAGE(S)
PL = PROPERTY LINE



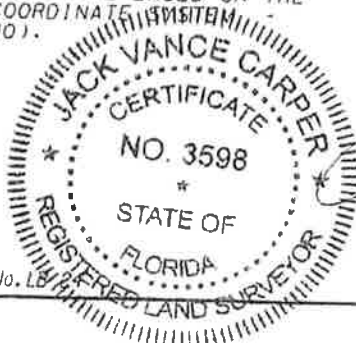
THE BEARINGS SHOWN HEREON ARE BASED ON THE
FLORIDA STATE PLANE COORDINATE SYSTEM
ZONE EAST, NAD 83(1990).

THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101

Tel: 407/647-7275 Certificate No. 18



J. Vance Carper, Jr., PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Date: 05/23/12
Scale: N/A
Job No.:
F.B.: N/A
Drawn By: VS
Ckd. By: JC
Sheet 1 of 2

SKETCH OF DESCRIPTION

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT NO. 654

PARCEL 103 (PARTIAL)

ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A parcel of land lying in the Southeast Quarter (1/4) of Section 4, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 4, thence North 00°10'16" West along the East line of said Section 4, a distance of 30.00 feet to a point on the Northerly right-of-way line of Tilden Road; thence South 89°50'16" West along said Northerly right-of-way line a distance of 235.59 feet to a point on the West line of the East 235.59 feet of said Section 4, said point also being the Point of Beginning; thence continue South 89°50'16" West along said Northerly right-of-way line a distance of 649.14 feet to a point on the West Limited Access Right-of-Way line of State Road 429 as shown on the Right-of-Way Map for State Road 429, Project Number 75320-6460-654, dated August 04, 1999; thence North 00°13'54" West along said West Limited Access Right-of-Way line a distance of 21.00 feet; thence North 89°50'16" East a distance of 346.79 feet; thence South 00°09'44" East a distance of 6.00 feet; thence North 89°50'16" East a distance of 302.37 feet to a point on aforesaid West line of the East 235.59 feet of Section 4; thence South 00°10'06" East along said West line of the East 235.59 feet of Section 4 a distance of 15.00 feet to the Point of Beginning.

Containing 0.271 acres, more or less.

Reserving all rights of ingress, egress, light, air and view to, from or across any SR 429 right of way property which may otherwise accrue to any property adjoining said right of way.

THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Date: 05/23/12

Scale: 1" = 200'

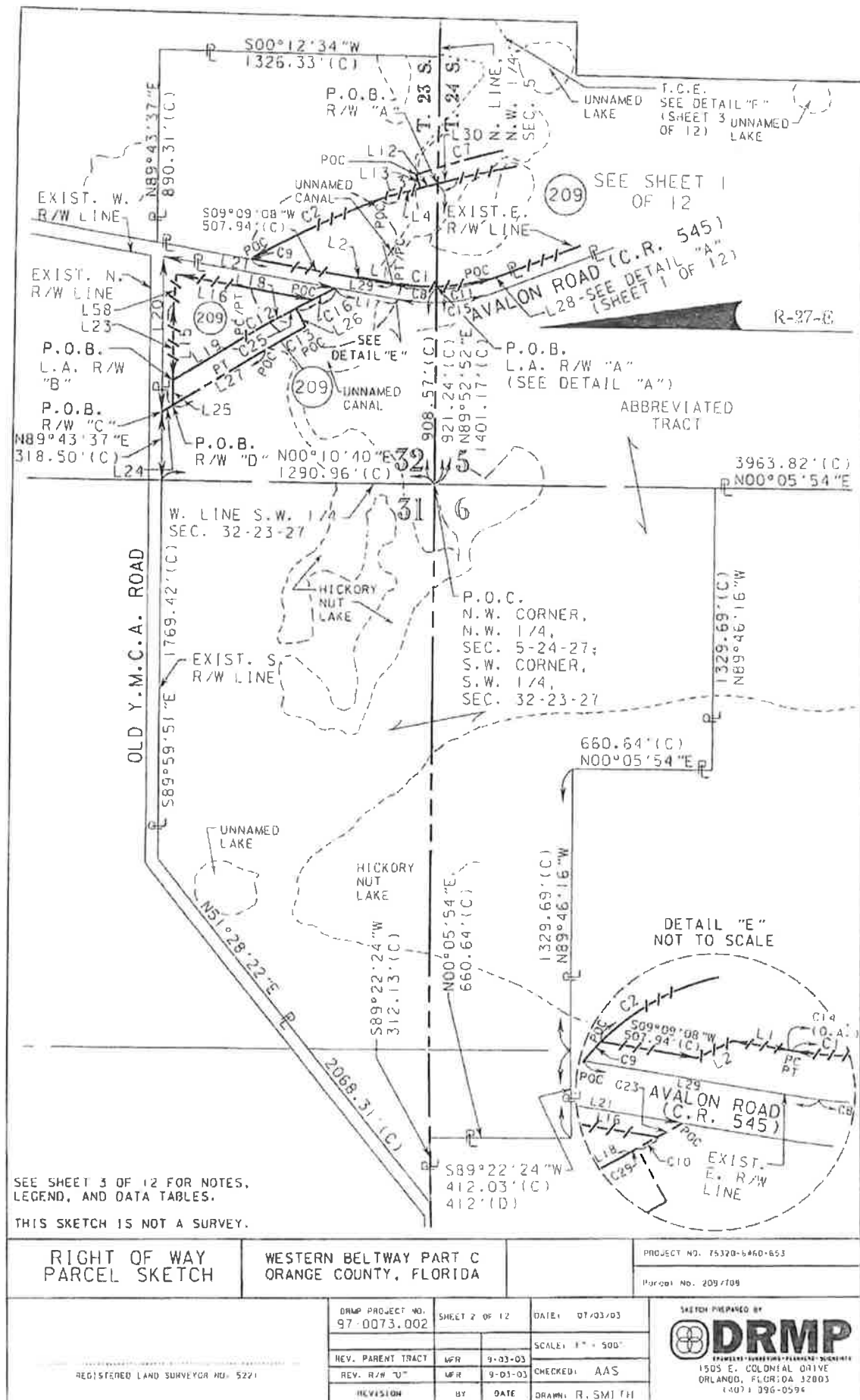
Job No.: _____

F.B.: N/A

Drawn By: VS

Ckd. By: JVC

Sheet 2 of 2



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST ZONE OF FLORIDA STATE PLANE COORDINATE SYSTEM, DATUM IS NAD83, ADJUSTMENT OF 1990, BASED ON A LINE BETWEEN C.P.S. MONUMENT NO. 504 AND G.P.S. MONUMENT NO. 509, BEARING S89°59'50"E, MEAN SCALE FACTOR: 0.99997293
2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.
4. THIS SKETCH IS NOT A SURVEY.

LEGEND:

- | | |
|---|--|
| (C) - CALCULATED | N.T.S. - NOT TO SCALE |
| COR. - CORNER | O.A. - OVERALL |
| C.R. - COUNTY ROAD | O.R. - OFFICIAL RECORD (BOOK) |
| CI - CURVE NUMBER | PG. - PAGE |
| (D) - DEED | P.O.B. - POINT OF BEGINNING |
| DISTR. - DISTRIBUTION | P.O.C. - POINT OF COMMENCEMENT |
| DRMP - DYER, RIDDLE, MILLS & PRECOURT, INC. | PL - PROPERTY LINE |
| ESMT. - EASEMENT | R - RADIUS |
| E. - EAST | R/W - RIGHT OF WAY |
| EXIST. - EXISTING | SEC. - SECTION |
| F.P.C. - FLORIDA POWER CORPORATION | S. - SOUTH |
| INC. - INCORPORATED | T.C.E. - TEMPORARY CONSTRUCTION EASEMENT |
| L.A. - LIMITED ACCESS | W. - WEST |
| L - (ARC) LENGTH | POC - POINT ON A CURVE |
| LI - LINE NUMBER | PT - POINT OF TANGENCY |
| NO. - NUMBER | T - TOWNSHIP |
| N. - NORTH | R - RANGE |
| | PC - POINT OF CURVATURE |
| | T.E. - TEMPORARY EASEMENT |

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N09°09'09"E	145.00'(C)
L2	N13°23'34"W	13.04'(C)
L3	S15°01'18"E	176.85'(C)
L4	S15°01'18"E	330.61'(C)
L5	S14°19'32"E	102.78'(C)
L6	S13°04'26"E	102.69'(C)
L7	S11°49'19"E	102.61'(C)
L8	S14°21'18"E	153.89'(C)
L9	S72°07'25"E	106.45'(C)
L10	S10°20'08"E	99.67'(C)
L11	S00°49'43"E	77.35'(C)
L12	N15°01'18"W	85.61'(C)
L13	N70°57'10"E	65.70'(C)
L14	N72°07'25"W	92.75'(C)
L15	N89°43'37"E	347.17'(C)
L16	S09°09'08"W	651.95'(C)
L17	S09°09'08"W	305.75'(C)
L18	S25°22'52"E	38.77'(C)
L19	S31°29'22"E	445.41'(C)
L20	N89°43'37"E	716.81'(C)
L21	S09°09'08"W	824.79'(C)
L22	S21°25'13"E	570.35'(C)
L23	S89°43'37"W	464.10'(C)
L24	S31°29'22"E	58.46'(C)
L25	N89°43'37"E	116.93'(C)
L26	S61°23'39"W	97.00'(C)
L27	N31°29'22"W	506.01'(C)
L28	N21°25'13"W	3.97'(C)
L29	N09°09'08"E	725.14'(C)
L30	N15°01'18"W	68.15'(C)
L31	S73°21'19"W	3.00'(C)
L32	S81°42'12"W	3.00'(C)
L33	S06°23'32"E	107.76'(C)
L34	N83°36'28"E	4.00'(C)
L35	S06°23'32"E	555.09'(C)
L36	S86°27'43"W	3.00'(C)
L37	N15°01'18"W	30.31'(C)
L38	N15°01'18"W	30.31'(C)
L39	S88°03'44"E	157.25'(C)
L40	S50°10'03"E	486.59'(C)
L41	N90°00'00"E	139.60'(C)
L42	S21°34'16"E	113.10'(C)
L50	S70°07'14"W	180.51'(C)
L51	S48°43'27"W	234.32'(C)
L52	S68°14'11"W	113.61'(C)
L53	N10°20'08"W	21.02'(C)
L54	N72°07'25"W	13.70'(C)
L55	S05°08'42"E	60.00'(C)
L56	S84°51'16"W	333.16'(C)
L57	N84°51'16"E	336.07'(C)
L58	S85°26'23"E	140.67'(C)

CURVE DATA TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING
C1	11°17'23"(RT.)	223.49'(C)	1134.23'	N03°30'28"E
C2	08°23'15"(RT.)	692.96'(C)	4733.66'	S25°22'36"E
C3	03°22'35"(RT.)	293.09'(C)	4973.66'	S06°50'02"E
C4	01°03'04"(LT.)	102.17'(C)	5569.58'	S05°40'16"E
C5	21°12'15"(LT.)	1072.42'(C)	2897.79'	N10°49'05"W
C6	14°23'00"(RT.)	284.73'(C)	1134.23'	N09°19'44"W
C7	08°02'14"(RT.)	671.03'(C)	4783.66'	S15°01'43"E
C8	11°24'20"(RT.)	168.90'(C)	848.47'	N03°26'58"E
C9	00°03'29"(RT.)	4.79'(C)	4733.66'	S29°35'58"E
C10	01°09'06"(RT.)	89.11'(C)	4433.66'	S28°01'48"E
C11	19°10'01"(RT.)	283.84'(C)	848.47'	N11°50'12"W
C12	01°25'14"(RT.)	110.01'(C)	4436.66'	S30°46'45"E
C13	02°53'01"(LT.)	218.26'(C)	4336.66'	N30°02'52"W
C14	25°40'22"(RT.)	508.22'(C)	1134.23'	N03°41'02"W
C15	25°47'49"(LT.)	409.03'(C)	908.47'	S03°44'46"E
C16	02°43'09"(RT.)	210.42'(C)	4433.66'	S27°14'47"E
C17	04°46'32"(LT.)	75.97'(C)	911.47'	S19°01'57"E
C18	13°07'25"(RT.)	649.31'(C)	2834.79'	S14°51'30"E
C19	07°49'00"(RT.)	399.35'(C)	2927.27'	S04°15'23"E
C20	05°34'53"(LT.)	266.47'(C)	2324.83'	S03°36'05"E
C21	02°48'05"(RT.)	143.48'(C)	2934.57'	S04°39'15"E
C22	07°13'53"(RT.)	369.99'(C)	2931.57'	S00°03'01"W
C23	01°34'04"(RT.)	121.31'(C)	4433.66'	N26°40'14"W
C24	01°11'16"(LT.)	60.07'(C)	2897.79'	N07°55'41"W
C25	00°57'49"(RT.)	74.57'(C)	4433.66'	S29°05'16"E

SHEET 4 OF 12
SEE SHEETS 1 AND 2
FOR SKETCH.

PARCEL No. 209

SKETCH PREPARED BY



ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653

PARCEL 209

RIGHT OF WAY "B"
(ESTATE: FEE SIMPLE)

LEGAL DESCRIPTION

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 23 South, Range 27 East, and a portion of the Northwest 1/4 of the Northwest 1/4 of Section 5, Township 24 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Southwest 1/4 of Section 32; thence run along the South line of said Section 32, N.89°52'52"E. a distance of 908.57 feet for a POINT OF BEGINNING, said point being a point on the existing East right of way of Avalon Road (C.R. 545) (as now established), said point also being a point on a curve concave Easterly having a radius 848.47 feet and a central angle of 11° 24' 20"; thence departing said section line, run along said right of way line from a chord bearing of N.03°26'58"E., run Northeasterly along the arc of said curve a distance of 168.90 feet to the point of tangency; thence continue along said right of way line N.09°09'08"E. a distance of 725.14 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 4,733.66 feet and a central angle of 00°03'29"; thence departing said right of way line from a chord bearing of S.29°35'58"E., run Southeasterly along the arc of said curve a distance of 4.79 feet to a point on said curve; thence run S.09°09'08"W. a distance of 507.94 feet; thence run S.13°23'34"E. 13.04 feet; thence run S.09°09'09"W. 145.00 feet to a point of curvature of a curve concave Southeasterly, having a radius of 1,134.23 feet and a central angle of 25°40'22"; thence run Southeasterly along the arc of said curve a distance of 508.22 feet to a point on said curve, lying on the aforementioned existing East right of way line of Avalon Road (C.R. 545); thence run along said right of way line N.21° 25' 13"W. a distance of 3.97 feet to a point of curvature of a curve concave Northeasterly, having a radius of 848.47 feet and a central angle of 19° 10' 01"; thence run Northeasterly along said right of way line and the arc of said curve a distance of 283.84 feet to the POINT OF BEGINNING.

Containing 7,776 square feet, more or less.

July 3, 2003

SHEET 8 OF 12

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653

PARCEL 209

RIGHT OF WAY "C"
(ESTATE: FEE SIMPLE)

LEGAL DESCRIPTION

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Southwest 1/4 of Section 32; thence run along the West line of said Southwest 1/4 of Section 32, N.00°10'40"E. a distance of 1,290.96 feet to a point on the existing South right of way line of Old Y.M.C.A. Road (as now established); thence departing said West line of Section 32, run along said South right of way line N.89°43'37"E. a distance of 318.50 feet for a POINT OF BEGINNING; thence continue along said South right of way line N.89°43'37"E. a distance of 716.81 feet to an intersection with the existing West right of way line of Avalon Road (C.R. 545) (as now established); thence departing said South right of way line of Old Y.M.C.A. Road, run along said West right of way line of Avalon Road S.09°09'08"W. a distance of 824.79 feet to a point on a non-tangent curve to the left, concave Southwesterly, having a radius of 4,433.66 feet and a central angle of 01°34'04"; thence departing said West right of way line, from a chord bearing of N.26°40'14"W, run Northwesterly along the arc of said curve a distance of 121.31 feet to a point on said curve; thence departing said curve, run N.09°09'08"E. a distance of 651.95 feet; thence run N.85°26'23"W. a distance of 140.67 feet; thence run S.89°43'37"W. a distance of 464.10 feet; thence run N.31°29'22"W. a distance of 58.46 feet to a point on said existing South right of way line of Old Y.M.C.A. Road and the POINT OF BEGINNING.

Containing 1.991 acres, more or less.

July 3, 2003

SHEET 9 OF 12

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 209

**RIGHT OF WAY "D"
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

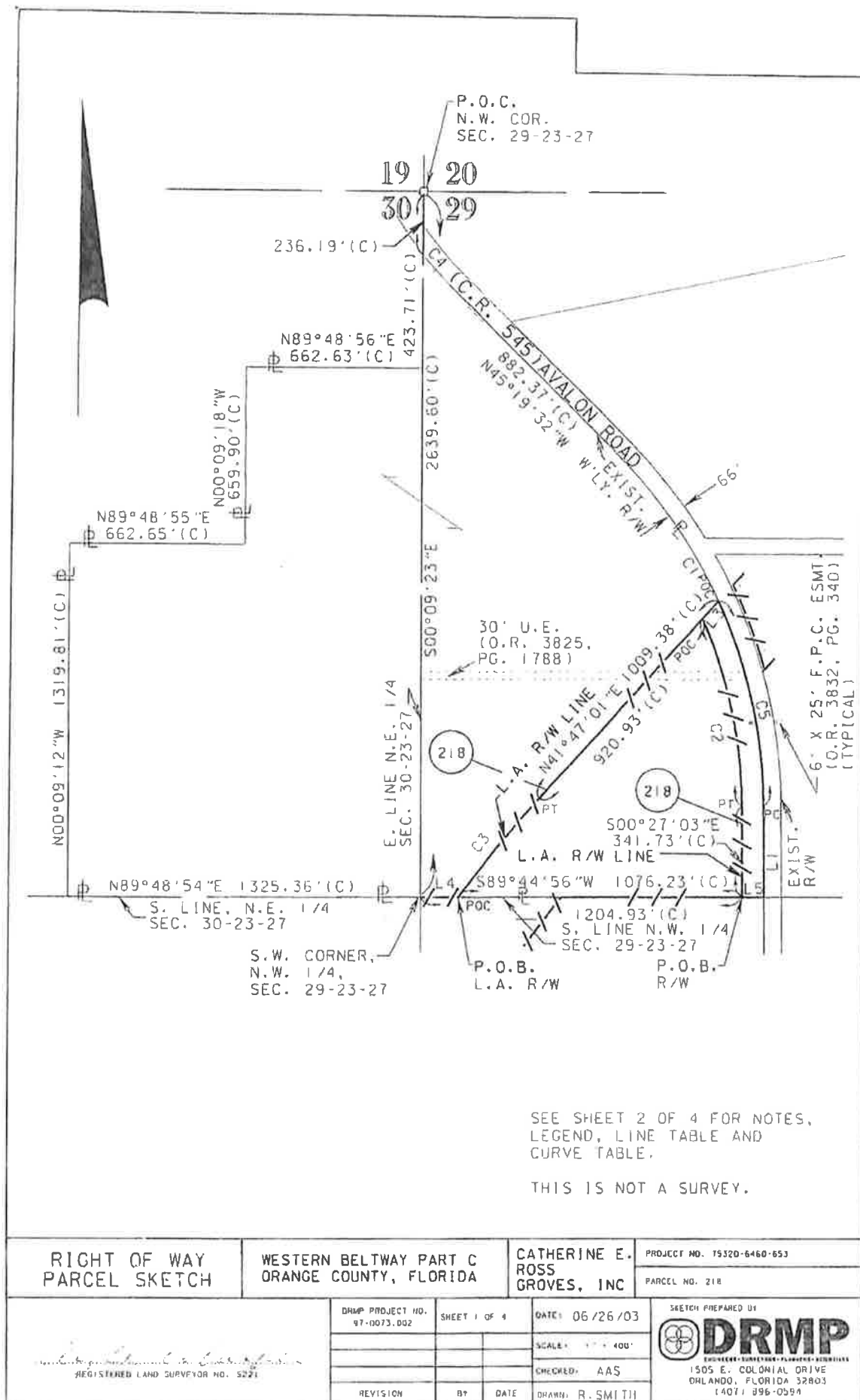
A portion of the Southwest 1/4 of Section 32, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Southwest 1/4 of Section 32; thence run along the West line of said Section 32, N.00°10'40"E. a distance of 1,290.96 feet to a point on the existing South right of way line of Old Y.M.C.A. Road (as now established); thence departing said West line of Section 32, run along said South right of way line N.89°43'37"E. a distance of 318.50 feet; thence departing said South right of way line, run S.31°29'22"E. a distance of 58.46 feet for a POINT OF BEGINNING; thence run N.89°43'37"E. a distance of 116.93 feet; thence run S.31°29'22"E. a distance of 445.41 feet to the point of curvature of a curve, concave Southwesterly, having a radius of 4,436.66 feet and a central angle of 01°25'14"; thence run Southeasterly along the arc of said curve a distance of 110.01 feet to a point on said curve; thence run S.25°22'52"E. a distance of 38.77 feet to a point on a non- tangent curve, concave Southwesterly, having a radius 4,433.66 feet and a central angle of 00°57'49"; thence from a chord bearing of S.29°05'16"E., run Southeasterly along the arc of said curve a distance of 74.57 feet to the end of said curve; thence run S.61°23'39"W. a distance of 97.00 feet to a point on a non- tangent curve, concave Southwesterly, having a radius 4,336.66 feet and a central angle of 02°53'01"; thence from a chord bearing of N.30°02'52"W., run Northwesterly along the arc of said curve a distance of 218.26 feet to the point of tangency; thence run N.31°29'22"W. a distance of 506.01 feet to the POINT OF BEGINNING.

Containing 1.592 acres, more or less.

July 3, 2003

SHEET 10 OF 12




NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST ZONE OF FLORIDA STATE PLANE COORDINATE SYSTEM. DATUM IS NAD83, ADJUSTMENT OF 1990, BASED ON A LINE BETWEEN G.P.S. MONUMENT NO. 504 AND G.P.S. MONUMENT NO. 509, BEARING $S89^{\circ}59'50''E$, MEAN SCALE FACTOR: 0.99997293
2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.
4. THIS SKETCH IS NOT A SURVEY.

CURVE DATA TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING
C1	$20^{\circ}15'38''(LT.)$	663.68'(C)	1876.86'	$N35^{\circ}12'52''W$
C2	$23^{\circ}31'29''(RT.)$	737.35'(C)	1795.86'	$S12^{\circ}12'47''E$
C3	$05^{\circ}22'20''(RT.)$	483.81'(C)	5160.00'	$N39^{\circ}05'51''E$
C4	$06^{\circ}05'02''(RT.)$	155.60'(C)	1465.39'	$S42^{\circ}17'01''E$
C5	$24^{\circ}38'00''(LT.)$	806.92'(C)	1876.86'	$N12^{\circ}46'03''W$

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	$N00^{\circ}27'03''W$	342.01'(C)
L2	$S41^{\circ}47'00''W$	6.93'(C)
L3	$S41^{\circ}47'00''W$	88.45'(C)
L4	$N89^{\circ}44'56''E$	128.70'(C)
L5	$N89^{\circ}44'56''E$	81.00'(C)

LEGEND:

- (C) * CALCULATED
- COR. * CORNER
- C.R. * COUNTY ROAD
- R/W * RIGHT OF WAY
- O.R. * OFFICIAL RECORD
- P.O.B. * POINT OF BEGINNING
- P.O.C. * POINT OF COMMENCEMENT
- PG. * PAGE
- SEC. * SECTION
- L.A. * LIMITED ACCESS
- D.B. * DEED BOOK
-  * PROPERTY LINE
- F.P.C. * FLORIDA POWER CORPORATION
- ESMT. * EASEMENT
- Δ * DELTA
- R * RADIUS
- L * ARC LENGTH
- C.B. * CHORD BEARING
- U.E. * UTILITY EASEMENT
- POC * POINT ON A CURVE
- PC * POINT OF CURVATURE
- PT * POINT OF TANGENCY
- PCC * POINT OF COMPOUND CURVATURE
- W'LY. * WESTERLY
- DRMP * DYER, RIDDLE, MILLS & PRECOURT, INC.
- No. * NUMBER
- EXIST. * EXISTING

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 218

**RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

A portion of the Northwest 1/4 of Section 29, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 29, Township 23 South, Range 27 East; thence run S.00°09'23"E. 2639.60 feet to the Southwest corner of said Northwest 1/4 of Section 29; thence run N.89°44'56"E. along the South line of said Northwest 1/4 of Section 29 a distance of 1204.93 feet for a POINT OF BEGINNING; thence continue N.89°44'56"E. 81.00 feet to a point on the existing Westerly right of way line of Avalon Road (County Road 545); thence departing said South line of the Northwest 1/4 of Section 29, run N.00°27'03"W. along said Westerly right of way line 342.01 feet to the point of curvature of a curve concave Southwesterly, having a radius of 1876.86 feet and a central angle of 24°38'00"; thence run Northwesterly along the arc of said curve a distance of 806.92 feet to a point on said curve; thence departing said curve and said Westerly right of way line, run S.41°47'00"W. 88.45 feet to a point on a curve concave Southwesterly having a radius of 1795.86 feet and a central angle of 23°31'29"; thence from a chord bearing of S.12°12'47"E., run Southeasterly along the arc of said curve a distance of 737.35 feet to the point of tangency; thence run S.00°27'03"E. 341.73 feet to the POINT OF BEGINNING.

Containing 2.072 acres, more or less.

June 26, 2003

SHEET 4 OF 4

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST ZONE OF FLORIDA STATE PLANE COORDINATE SYSTEM. DATUM IS NAD83, ADJUSTMENT OF 1990. BASED ON A LINE BETWEEN G.P.S. MONUMENT NO. 504 AND G.P.S. MONUMENT NO. 509, BEARING S89°59'50"E, MEAN SCALE FACTOR: 0.99997293
2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.
4. THIS SKETCH IS NOT A SURVEY.


CURVE DATA

	DELTA	LENGTH	RADIUS	CHORD BEARING
C1	15°08'43"(LT.)	513.57'(C)	1942.86'	N08°01'25"W
C2	09°59'52"(LT.)	339.02'(C)	1942.86'	N20°35'42"W
C3	09°56'26"(RT.)	338.60'(C)	1951.61'	S20°43'51"E
C4	04°06'24"(LT.)	139.25'(C)	1942.86'	N27°38'50"W

LINE DATA

	BEARING	DISTANCE
L1	N41°47'01"E	10.38'(C)
L2	N41°47'01"E	9.48'(C)
L3	N89°42'10"E	175.62'(C)
L4	S41°47'01"W	166.61'(C)
L5	N41°47'01"E	8.08'(C)
L6	S41°47'01"W	8.08'(C)
L7	S41°47'01"W	149.05'(C)

LEGEND:

- (C) * CALCULATED
- COR. * CORNER
- R/W * RIGHT OF WAY
- O.R. * OFFICIAL RECORD (BOOK)
- PG. * PAGE
- SEC. * SECTION
- L.A. * LIMITED ACCESS
- D.B. * DEED BOOK
-  * PROPERTY LINE
- F.P.C. * FLORIDA POWER CORPORATION
- ESMT. * EASEMENT
- Δ * DELTA
- R * RADIUS
- L * ARC LENGTH
- C.B. * CHORD BEARING
- O.A. * OVERALL
- P.O.C. * POINT OF COMMENCEMENT
- P.O.B. * POINT OF BEGINNING
- E'LY. * EASTERLY
- (D) * DEED
- PC * POINT OF CURVATURE

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 219

**RIGHT OF WAY "C"
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

A portion of the Northwest 1/4 of Section 29, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 29, Township 23 South, Range 27 East; thence run S.00°09'23"E. along the West line of said Section 29 a distance of 2639.60 feet to the Southwest corner of the Northwest 1/4 of said Section 29; thence run N.89°44'56"E. along the South line of said Northwest 1/4 of Section 29 a distance of 1319.41 feet to a point on the existing Easterly right of way line of Avalon Road (County Road 545); thence departing said South line of the Northwest 1/4 of Section 29, run N.00°27'03"W. along said existing Easterly right of way line 342.24 feet to the point of curvature of a curve concave Southwesterly, having a radius of 1942.86 feet and a central angle of 25°08'35"; thence run along the arc of said curve and said existing Easterly right of way line a distance of 852.59 feet for a POINT OF BEGINNING, said point also being a point on said curve concave Southwesterly, having a radius of 1942.86 feet and a central angle of 04°06'24"; thence from a chord bearing of N.27°38'50"W., run Northwesterly along the arc of said curve a distance of 139.25 feet to a point on said curve, also being a point on the existing South right of way line of Porter Road; thence departing said existing Easterly right of way line, run N.89°42'10"E. along said South right of way line 175.62 feet; thence departing said South right of way line, run S.41°47'01"W. 166.61 feet to the POINT OF BEGINNING.

Containing 10,742 square feet, more or less.

June 26, 2003

SHEET 6 OF 6

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 219

**RIGHT OF WAY "A"
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

A portion of the Northwest 1/4 of Section 29, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 29, Township 23 South, Range 27 East; thence run S.00°09'23"E. along the West line of said Section 29 a distance of 2639.60 feet to the Southwest corner of the Northwest 1/4 of said Section 29; thence run N.89°44'56"E. along the South line of said Northwest 1/4 of Section 29 a distance of 1319.41 feet to a point on the existing Easterly right of way line of Avalon Road (County Road 545); thence departing said South line of the Northwest 1/4 of Section 29, run N.00°27'03"W. along said existing Easterly right of way line 342.24 feet to the point of curvature of a curve concave Southwesterly, having a radius of 1942.86 feet and a central angle of 15°08'43"; thence run along the arc of said curve and said existing Easterly right of way line a distance of 513.57 feet for a POINT OF BEGINNING, said point also being a point on said curve concave Southwesterly, having a radius of 1942.86 feet and a central angle of 09°59'52"; thence from a chord bearing of N.20°35'42"W., run Northwesterly along the arc of said curve a distance of 339.02 feet to a point on said curve; thence departing said existing Easterly right of way line and said curve, run N.41°47'01"E. 9.48 feet to a point on a curve concave Southwesterly, having a radius of 1951.61 feet and a central angle of 09° 56'26"; thence from a chord bearing of S.20°43'51"E., run Southeasterly along the arc of said curve a distance of 338.60 feet to a point on said curve; thence departing said curve, run S. 41°47'01" W. 10.38 feet to the POINT OF BEGINNING.

Containing 2,965 square feet, more or less.

June 26, 2003

SHEET 4 OF 6

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 219

**RIGHT OF WAY "B"
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

A portion of the Northwest 1/4 of Section 29, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 29, Township 23 South, Range 27 East; thence run S.00°09'23"E. along the West line of said Section 29 a distance of 2639.60 feet to the Southwest corner of the Northwest 1/4 of said Section 29; thence run N.89°44'56"E. along the South line of said Northwest 1/4 of Section 29 a distance of 1319.41 feet to a point on the existing Easterly right of way line of Avalon Road (County Road 545); thence departing said South line of the Northwest 1/4 of Section 29, run N.00°27'03"W. along said existing Easterly right of way line 342.24 feet to the point of curvature of a curve concave Southwesterly, having a radius of 1942.86 feet and a central angle of 15°08'43"; thence run along the arc of said curve and said existing Easterly right of way line a distance of 513.57 feet to a point on said curve; thence departing said existing Easterly right of way line and said curve, run N.41°47'01"E. 586.39 feet for a POINT OF BEGINNING; thence run S.89°42'10"W. 404.20 feet; thence run N.41°47'01"E. 8.08 feet to a point on the existing South right of way line of Porter Road; thence run N.89°42'10"E. along said existing South right of way line 404.20 feet; thence departing said South right of way line, run S.41°47'01"W. 8.08 feet to the POINT OF BEGINNING;

Containing 2,425 square feet, more or less.

June 26, 2003

SHEET 5 OF 6

SKETCH OF DESCRIPTION

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT 653 PARCEL 220
PORTER ROAD-ORANGE COUNTY

ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A portion of the North 1/2 of Section 29, Township 23 South Range 27 East, Orange County, Florida being more particularly described as follows:

Commence at a 1 inch Iron Pipe at the Northeast corner of said Section 29; Township 23 South Range 27 East, Orange County, Florida as shown on the Orlando-Orange County Expressway Authority Right-of-Way Map Project Number 75320-6460-653, dated 10/01/02; thence run $S00^{\circ}12'24"E$ along the East line of the Northeast 1/4 of said Section 29 a distance of 1294.62 feet to an intersection with the North line of the 60-foot right of way for Porter Road as shown on said Right-of-Way Map; thence departing said East line of the Northeast 1/4, run $S89^{\circ}41'28"W$ along said North line for 2652.79 feet to a point on the East line of the Northwest 1/4 said Section 29; thence continue $S89^{\circ}42'10"W$ along said North line for 929.92 feet to a point on the Easterly right of way line of State Road 429 as shown on said Right-of-Way Map, said point being the POINT OF BEGINNING; thence continue $S89^{\circ}42'10"W$ along said North line of the 60-foot right of way for Porter Road for 404.20 feet to a point on the Westerly line of the State Road 429 right of way as shown on said Right-of-Way Map; thence departing said North right of way line, run $N41^{\circ}47'01"E$ along said Westerly line for 72.35 feet; thence departing said Westerly line, run $N89^{\circ}42'10"E$ for 404.20 feet to a point on the aforesaid Easterly right of way line of State Road 429; thence $S41^{\circ}47'01"W$ along said Easterly line for 72.35 feet to the POINT OF BEGINNING.

Containing 0.500 acres, more or less.

Reserving all rights of ingress, egress, light, air and view to, from or across any State Road 429 Right of Way property which may otherwise accrue to any property adjoining said Right of Way along the following described line:

Commence at a 1 inch Iron Pipe at the Northeast corner of said Section 29; Township 23 South Range 27 East, Orange County, Florida as shown on the Orlando-Orange County Expressway Authority Right-of-Way Map Project Number 75320-6460-653, dated 10/01/02; thence run $S00^{\circ}12'24"E$ along the East line of the Northeast 1/4 of said Section 29 a distance of 1294.62 feet to an intersection with the North line of the 60-foot right of way for Porter Road as shown on said Right-of-Way Map; thence departing said East line of the Northeast 1/4, run $S89^{\circ}41'28"W$ along said North line for 2652.79 feet to a point on the East line of the Northwest 1/4 said Section 29; thence continue $S89^{\circ}42'10"W$ along said North line for 929.92 feet to a point on the Easterly right of way line of State Road 429 as shown on said Right-of-Way Map; thence departing said North right of way line, run $N41^{\circ}47'01"E$ for 72.35 feet along said Easterly right of way line to the POINT OF BEGINNING; thence run $S89^{\circ}42'10"W$ for 404.20 feet to a point on the Westerly right of way line of said State Road 429, said point being the POINT OF TERMINATION.

THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24


J. Vance Corper, Jr. PSM

Professional Surveyor and Mapper
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Date: 06/13/16

Scale: 1" = 100'

Job No.: _____

F.B.: N/A

Drawn By: EW

Ckd. By: JVC

Sheet 1 of 2

SKETCH OF DESCRIPTION

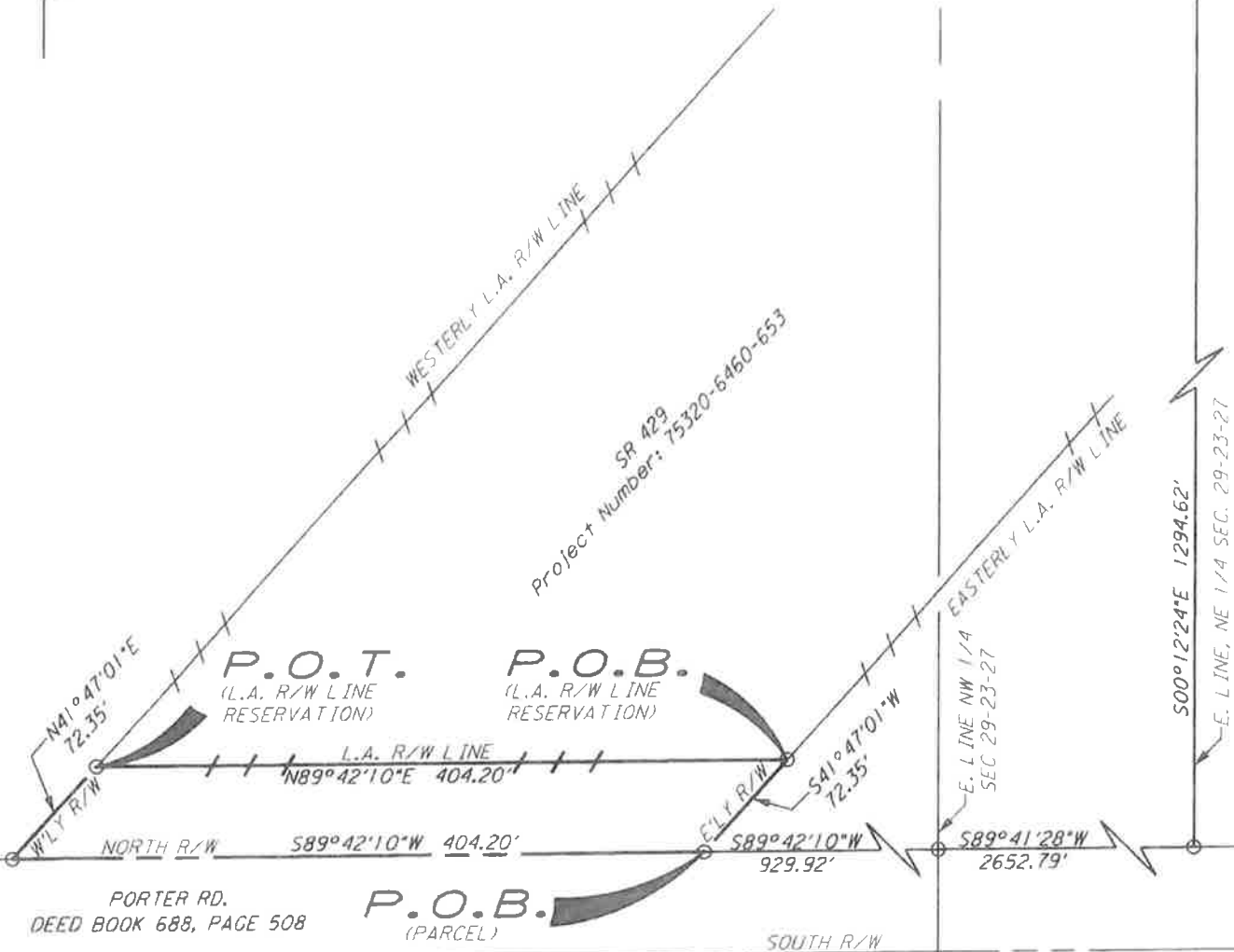
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT 653 PARCEL 220
PORTER ROAD-ORANGE COUNTY

ESTATE: FEE SIMPLE

P.O.C.
NE CORNER
SECTION 29-23-27

20 21
29 28

Project Number: 75320-6460-653



THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

The bearings shown hereon
are based upon the West line
of the NE 1/4 of Section 29,
Township 23 South, Range 27 East
Bearing $S00^{\circ}12'24''W$

Date: 06/13/16
Scale: 1" = 100'
Job No.:
F.B.: N/A
Drawn By: EW
Ckd. By: JVC
Sheet 2 of 2

SKETCH OF DESCRIPTION

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT: 653
ESTATE: FEE SIMPLE

PARCEL 223 (PARTIAL)

Legal Description

A parcel of land lying in the north 1/2 of Section 20, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the northwest corner of the northeast 1/4 said Section 20; thence S00°06'56"E along the west line of said northeast 1/4 for 1355.54 feet to a point on the south line of the existing right-of-way for McKinney Road as shown on the Orlando-Orange County Expressway Authority (OOCEA) right-of-way map, Project Number 75320-6460-653, dated 10/01/02, said point being the POINT OF BEGINNING; thence N89°43'18"E along said south line for 75.00 feet; thence S00°06'56"E for 31.71 feet; thence S89°42'32"W for 75.00 feet to a point on said west line of the northeast 1/4; thence continue S89°42'32"W for 55.78 feet; thence S86°17'42"W for 127.61 feet; thence S00°17'28"E for 26.40 feet; thence S89°42'32"W for 165.62 feet to the point of intersection of the west limited access right-of-way of State Road 429 and the south right-of-way of McKinney Road (now known as New Independence Parkway) as shown on said OOCEA right-of-way map; thence along said south right-of-way of McKinney Road for the following seven (7) courses: continue S89°42'32"W for 191.23 feet to a point on a non-tangent curve concave to the southeast; thence southwest along the arc of said curve, having a radius of 1123.25 feet and a chord bearing of S87°46'52"W, through a central angle of 07°05'10", for 138.92 feet to a point hereafter known as Point "A"; thence continue along said curve, having a radius of 1123.25 feet and a chord bearing of S66°00'40"W, through a central angle of 36°27'14", for 714.66 feet; thence S46°12'28"W for 387.26 feet; thence S37°40'37"W for 101.12 feet to a point on a non-tangent curve concave to the northwest; thence southwest along the arc of said curve, having a radius of 1291.23 feet and a chord bearing of S68°06'14"W, through a central angle of 43°47'32", for 986.91 feet to the point of tangency; thence S90°00'00"W for 88.71 feet to a point on the east right-of-way of Avalon Road, said point being a point on a non-tangent curve concave to the west; thence north along the arc of said curve, having a radius of 1433.00 feet and a chord bearing of N05°28'06"E, through a central angle of 06°49'56", for 170.88 feet to a point on the north right-of-way of said McKinney Road (now known as New Independence Parkway); thence along said north right-of-way for the following six (6) courses: run N90°00'00"E for 72.43 feet to the point of curvature of a curve concave to the northwest; thence northeast along the arc of said curve, having a radius of 1121.23 feet, through a central angle of 43°47'32", for 856.97 feet; thence N57°31'03"E for 101.98 feet; thence N46°12'28"E for 387.26 feet to a point on a non-tangent curve concave to the southeast; thence northeast along the arc of said curve, having a radius of 1286.09 feet and a chord bearing of N49°05'26"E, through a central angle of 07°27'23", for 167.37 feet; thence N37°10'52"W for 183.84 feet to a point on the aforesaid south line of the existing right-of-way of McKinney Road; thence N89°45'03"E along said south line for 1398.62 feet to the POINT OF BEGINNING.

Containing 9.194 acres, more or less

(CONTINUE ON SHEET 2)

THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101

Tel: 407/647-7275 Certificate No. LB 24



J. Vance Carper, Jr. 6/14/12
J. Vance Carper, Jr., PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Date: 05/23/12

Scale: N/A

Job No.: 100002756

F.B.: N/A

Drawn By: NC

Ckd. By: JVC

Sheet 1 of 3

SKETCH OF DESCRIPTION

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT: 653
ESTATE: FEE SIMPLE

PARCEL 223 (PARTIAL)

(CONTINUED FROM SHEET 1)

Reserving all rights of ingress, egress, light, air and view to, from or across any State Road 429 right of way property which may otherwise accrue to any property adjoining said right of way along the following described line:

Commence at the northwest corner of the northeast 1/4 said Section 20; thence $S00^{\circ}06'56''E$ along the west line of said northeast 1/4 for 1355.54 feet to a point on the south line of the existing right-of-way of aforesaid McKinney Road, said point being the POINT OF BEGINNING; thence $N89^{\circ}43'18''E$ along said south line for 75.00 feet; thence $S00^{\circ}06'56''E$ for 31.71 feet; thence $S89^{\circ}42'32''W$ for 75.00 feet to a point on said west line of the northeast 1/4; thence continue $S89^{\circ}42'32''W$ for 55.78 feet; thence $S86^{\circ}17'42''W$ for 127.61 feet; thence $S00^{\circ}17'28''E$ for 26.40 feet; thence $S89^{\circ}42'32''W$ for 165.62 feet to the point of intersection of the west limited access right-of-way of State Road 429 and the south right-of-way of McKinney Road (now known as New Independence Parkway) as shown on said OOCEA right-of-way map; thence continue $S89^{\circ}42'32''W$ along said south right-of-way of McKinney Road for 191.23 feet to a point on a non-tangent curve concave to the southeast; thence southwest along said south right-of-way of McKinney Road and the arc of said curve, having a radius of 1123.25 feet and a chord bearing of $S87^{\circ}46'52''W$, through a central angle of $07^{\circ}05'10''$, for 138.92 feet to aforesaid Point "A", said point being the POINT OF TERMINATION.

THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Date: 05/23/12

Scale: N/A

Job No.: 100002756

F.B.: N/A

Drawn By: NC

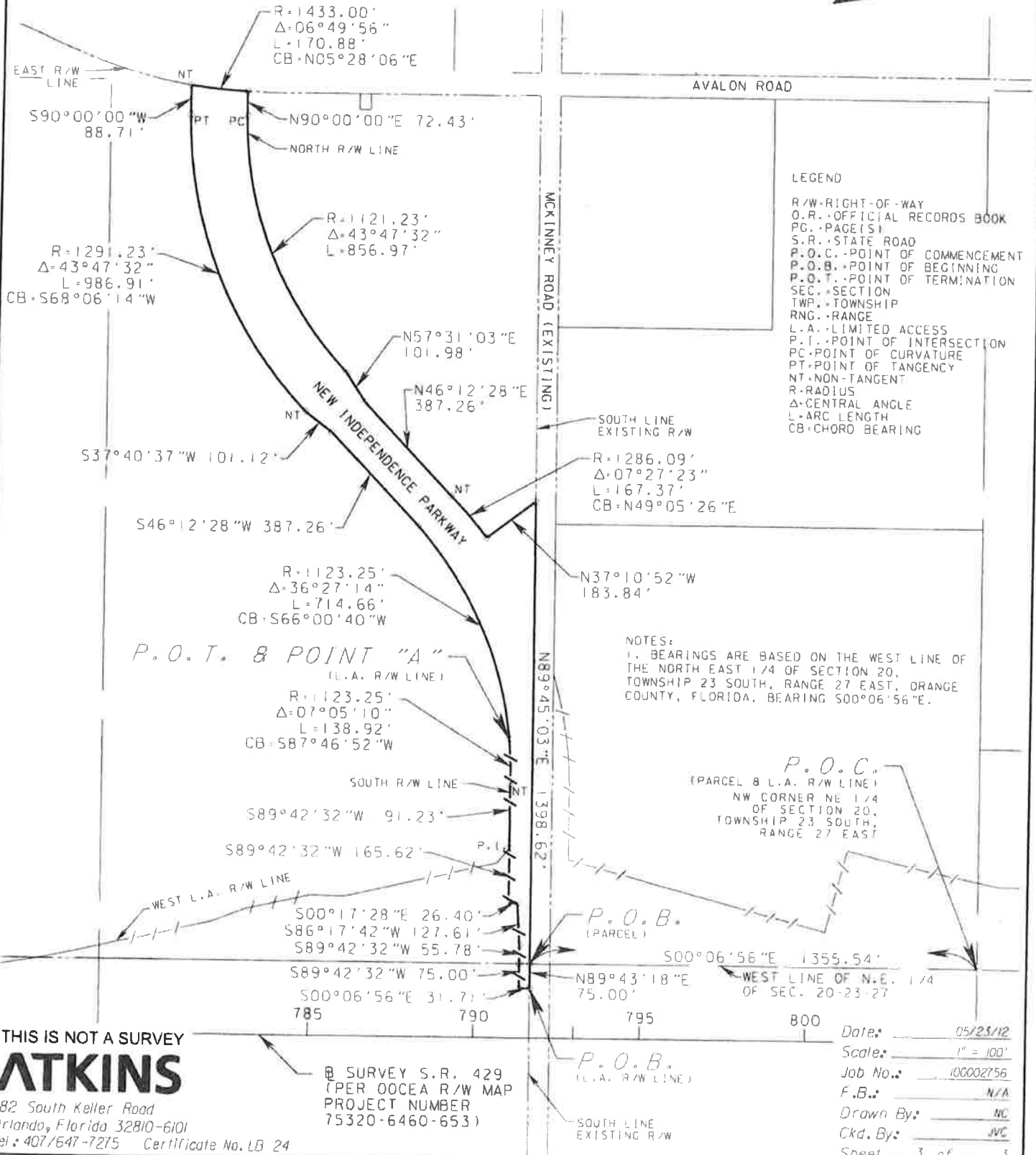
Ckd. By: JVC

Sheet 2 of 3

SKETCH OF DESCRIPTION

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT: 653
ESTATE: FEE SIMPLE

PARCEL 223 (PARTIAL)



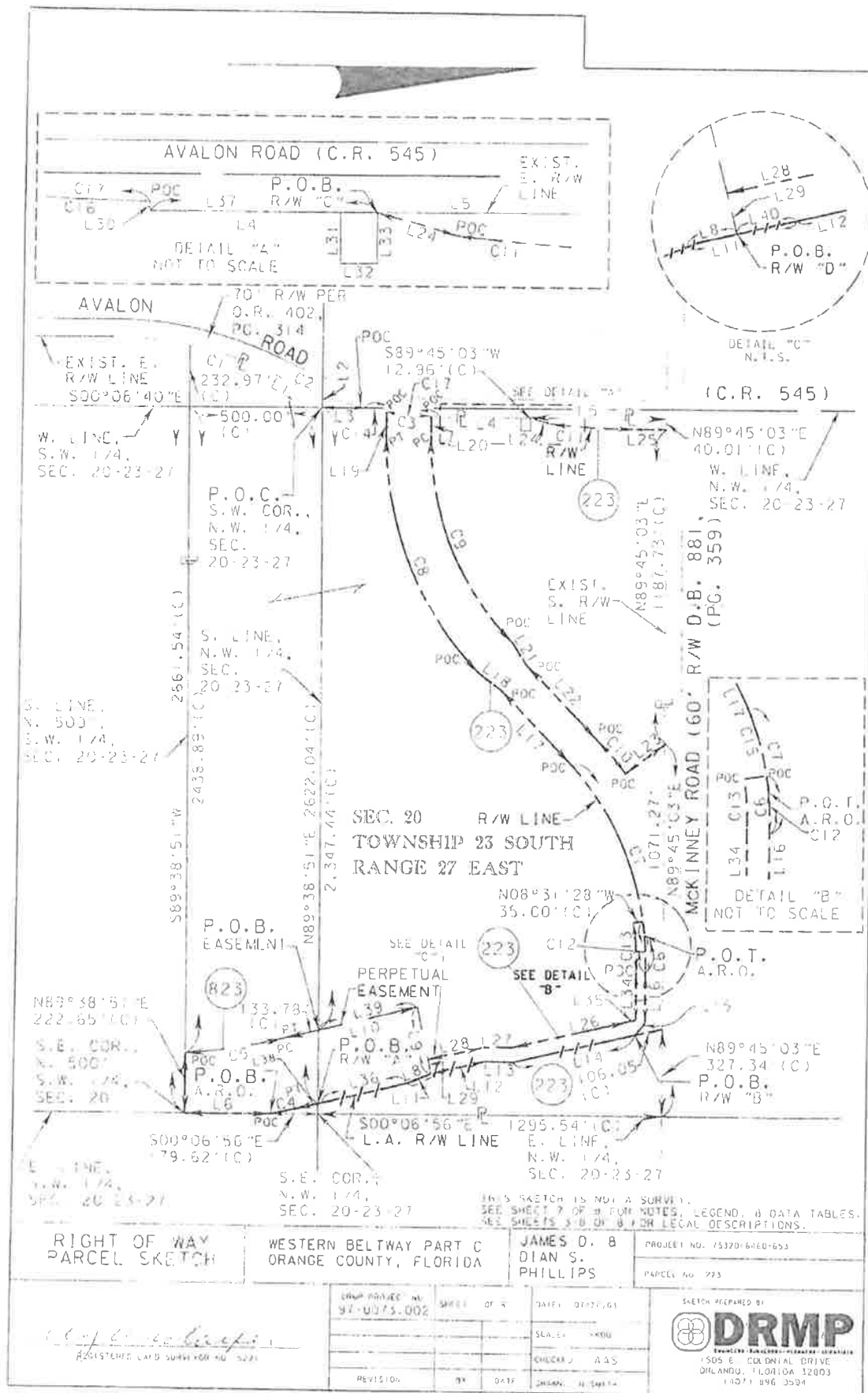
THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

8 SURVEY S.R. 429
(PER OOCEA R/W MAP
PROJECT NUMBER
75320-6460-653)

Date: 05/23/12
Scale: 1" = 100'
Job No.: 100002756
F.B.: N/A
Drawn By: HC
Ckd. By: JVC
Sheet 3 of 3



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST ZONE OF FLORIDA STATE PLANE COORDINATE SYSTEM, DATUM IS NAD83, ADJUSTMENT OF 1990, BASED ON A LINE BETWEEN G.P.S. MONUMENT NO. 504 AND G.P.S. MONUMENT NO. 509, BEARING $S89^{\circ}59'50''E$, MEAN SCALE FACTOR: 0.99997293
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, IF ANY.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.
4. THIS SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED.

LEGEND:

- (C) = CALCULATED
 C.B. = CHORD BEARING
 COR. = CORNER
 C.R. = COUNTY ROAD
 Δ = DEGREE
 Δ = DELTA
 ESMT. = EASEMENT
 EXIST. = EXISTING
 F.P.C. = FLORIDA POWER CORPORATION
 L.A. = LIMITED ACCESS
 = MINUTE/FEET
 N. = NORTH
 N.T.S. = NOT TO SCALE
 PG. = PAGE
 O.R. = OFFICIAL RECORD
 P.O.B. = POINT OF BEGINNING
 P. = PROPERTY LINE
 R. = RADIUS
 R/W = RIGHT OF WAY
 = SECOND
 SEC. = SECTION
 S. = SOUTH
 W. = WEST
 PC = POINT OF CURVATURE
 PCC = POINT OF COMPOUND CURVATURE
 POC = POINT ON CURVE
 A.R.O. = ACCESS RIGHTS ONLY
 P.O.T. = POINT OF TERMINATION
 O.A. = OVERALL

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N25°38'50"E	40.49 (C)
L2	N89°38'51"E	45.97 (C)
L3	N00°05'51"W	163.20 (C)
L4	N00°05'51"W	282.90 (C)
L5	N00°05'51"W	53.67 (C)
L6	N00°06'56"W	320.38 (C)
L7	N12°01'24"W	348.63 (C)
L8	N22°18'59"W	92.27 (C)
L9	N78°20'16"W	257.42 (C)
L10	S13°37'21"E	519.42 (C)
L11	N22°06'59"W	101.27 (C)
L12	N13°01'34"W	200.00 (C)
L13	N01°00'37"E	103.08 (C)
L14	N13°01'34"W	47.78 (C)
L15	N50°27'21"E	58.49 (C)
L16	S89°42'32"W	19.23 (C)
L17	S46°12'28"W	387.26 (C)
L18	S37°40'37"W	101.12 (C)
L19	N90°00'00"W	88.71 (C)
L20	S30°00'00"E	77.43 (C)
L21	N57°31'03"E	101.98 (C)
L22	N46°12'28"E	307.26 (C)
L23	N37°10'52"W	103.84 (C)
L24	S15°33'51"W	78.45 (C)
L25	S00°05'45"E	124.66 (C)
L26	N13°01'34"W	146.38 (C)
L27	N01°00'37"E	103.27 (C)
L28	N13°24'58"W	214.17 (C)
L29	S78°20'18"W	25.03 (C)
L30	N89°54'15"E	2.01 (C)
L31	N89°45'03"E	48.00 (C)
L32	N00°05'51"W	35.00 (C)
L33	S89°45'03"W	48.00 (C)
L34	S89°42'32"E	179.21 (C)
L35	N13°01'34"W	33.59 (C)
L36	N13°01'34"W	348.63 (C)
L37	N00°05'51"W	377.90 (C)
L38	N13°01'34"W	97.30 (C)
L39	N13°37'21"E	385.65 (C)
L40	S22°06'59"E	3.00 (C)

CURVE DATA TABLE

CURVE	DELTA	LENGTH	RADIUS	CH. BEARING
C1	13°50'05" (RT.)	330.15 (C)	1767.30'	N18°41'47"W
C2	06°36'08" (RT.)	165.12 (C)	1433.00'	N22°18'46"E
C3	06°49'56" (RT.)	170.80 (C)	1433.00'	N05°28'06"E
C4	01°47'20" (LT.)	86.51 (C)	2770.79'	N12°07'54"W
C5	08°25'56" (RT.)	374.80 (C)	2546.65'	S09°24'23"E
C6	07°05'11" (LT.)	18.32 (C)	1123.25'	S87°46'52"W
C7	43°12'24" (LT.)	853.18 (C)	1123.25'	S68°33'16"W
C8	43°47'32" (RT.)	986.9 (C)	1123.25'	S68°06'14"W
C9	43°47'32" (LT.)	856.87 (C)	1123.25'	N68°06'14"E
C10	02°27'23" (RT.)	167.37 (C)	1286.09'	N42°05'26"E
C11	06°52'12" (RT.)	314.33 (C)	2621.48'	S03°20'21"W
C12	09°50'56" (LT.)	193.08 (C)	1123.25'	S86°24'00"W
C13	09°54'02" (LT.)	188.05 (C)	1088.27'	S86°25'18"W
C14	03°20'10" (LT.)	83.44 (C)	1433.00'	N10°33'09"E
C15	13°41'29" (RT.)	660.50 (C)	1123.25'	N64°37'48"E
C16	02°08'53" (LT.)	53.73 (C)	1433.00'	N00°58'42"E
C17	12°18'59" (LT.)	308.04 (C)	1433.00'	N06°03'45"E

SKETCH PREPARED BY



**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 223

**RIGHT OF WAY "C"
(ESTATE: FREE SIMPLE)**

LEGAL DESCRIPTION

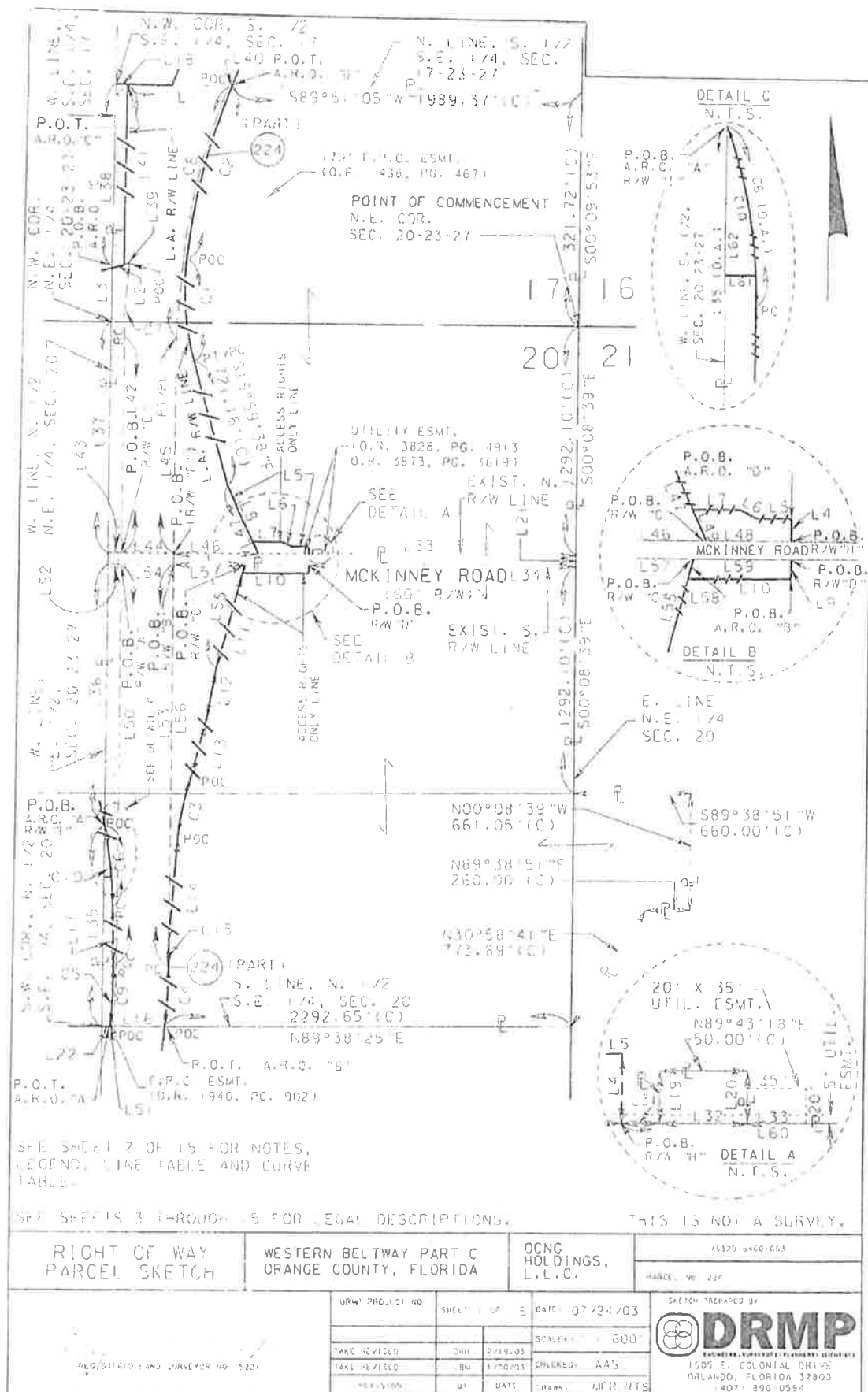
A portion of the Northwest 1/4 of Section 20, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Northwest 1/4 of Section 20; thence run N.00°05'51"W. along the West line Northwest 1/4 of Section 20 a distance of 163.20 feet to a point on the existing East right of way line of Avalon Road said point also being a point on a non-tangent curve, concave Northwesterly, having a radius of 1433.00 feet and a central angle of 12°18'59"; thence run Northeasterly along said curve an arc distance of 308.04 feet from a chord bearing of N.06°03'45"E. along said Easterly right of way line to a point on said curve; thence run N.89°54'15"E. a distance of 2.01 feet; thence run N.00°05'51"W. a distance of 317.90 feet for a POINT OF BEGINNING; thence continue N.00°05'51"W. a distance of 513.67 feet to the existing South right of way line of McKinney Road; thence departing said Easterly right of way line run N.89°45'03"E. 40.01 feet along said South right of way line; thence departing said South right of way line run S.00°05'45"E. a distance of 124.66 feet to the point of curvature of a curve to the right, concave Northwesterly, having a radius of 2621.48 feet and a central angle of 06°52'12"; thence run Southwesterly along the arc of said curve a distance of 314.33 feet to a point on said curve; thence departing said curve run S.15°33'51"W. a distance of 78.45 feet to the POINT OF BEGINNING.

Containing 16,366 square feet, more or less.

July 24, 2003

SHEET 6 OF 8



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST ZONE OF FLORIDA STATE PLANE COORDINATE SYSTEM, DATUM IS NAD83, ADJUSTMENT OF 1990, BASED ON A LINE BETWEEN U.S. MONUMENT NO. 504 AND U.S. MONUMENT NO. 509, BEARING S89°59'50"E, MEAN SCALE FACTOR: 0.99997293
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, IF ANY.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.
4. THIS IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD.
5. NO TITLE INFORMATION WAS PROVIDED TO THIS SURVEYOR, NOR DID THIS SURVEYOR ABSTRACT THESE LANDS.
6. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°51'05"E	591.04'(C)	L36	N00°06'56"W	1475.16'(C)
L2	N75°41'29"E	67.18'(C)	L37	N00°06'56"W	1295.54'(C)
L3	N00°08'25"W	299.62'(C)	L38	N00°08'25"W	1024.67'(C)
L4	S00°17'28"E	45.52'(C)	L39	N75°41'29"E	31.97'(C)
L5	N89°42'32"E	100.00'(C)	L40	N89°51'05"E	3.35'(C)
L6	S83°43'31"E	55.90'(C)	L41	N00°06'56"W	1008.24'(C)
L7	N89°42'32"E	169.38'(C)	L42	N00°06'56"W	1211.55'(C)
L8	S24°56'35"E	340.55'(C)	L43	S89°43'18"W	75.00'(C)
L9	S00°17'28"E	46.48'(C)	L44	S89°43'18"W	300.00'(C)
L10	S89°42'32"W	372.37'(C)	L45	S00°06'56"E	1210.70'(C)
L11	S14°33'27"W	560.14'(C)	L46	S89°43'18"W	474.64'(C)
L12	S09°47'37"W	301.04'(C)	L47	S24°56'35"E	418.07'(C)
L13	S14°33'27"W	332.34'(C)	L48	S89°43'18"W	287.04'(C)
L14	S03°53'04"W	608.60'(C)	L49	N24°56'35"W	77.52'(C)
L15	S00°06'56"E	122.15'(C)	L50	S00°06'56"E	2263.29'(C)
L16	S89°38'25"W	301.42'(C)	L51	S89°38'25"W	10.54'(C)
L17	N01°39'18"W	328.88'(C)	L52	N89°43'18"E	75.00'(C)
L18	N89°51'05"E	65.57'(C)	L53	S00°06'56"E	2264.14'(C)
L19	N00°06'56"W	30.00'(C)	L54	N89°43'18"E	300.00'(C)
L20	S00°06'56"E	30.00'(C)	L55	S14°33'27"W	608.31'(C)
L21	S00°08'39"E	60.00'(C)	L56	N00°06'56"W	2142.00'(C)
L22	S89°38'25"W	47.29'(C)	L57	N89°43'18"E	401.84'(C)
L23	S00°06'56"E	66.25'(C)	L58	N14°33'27"E	48.17'(C)
L24	S89°43'18"W	21.32'(C)	L59	N89°43'18"E	360.03'(C)
L25	S89°43'18"W	50.00'(C)	L60	S89°43'18"W	1513.87'(C)
L26	S89°43'18"W	1442.55'(C)	L61	S89°38'51"W	43.74'(C)
L27	S89°43'18"W	1513.71'(C)	L62	N00°06'56"W	320.38'(C)
L28	N00°06'56"W	1142.81'(C)			

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING
C1	21°37'35"	582.41'(C)	1543.02'	S05°10'50"E
C2	15°39'03"	998.93'(C)	3656.94'	S13°27'29"W
C3	10°40'23"	337.19'(C)	1810.14'	S11°45'48"W
C4	05°06'25"	353.83'(C)	3969.72'	S02°26'16"W
C5	05°07'06"	354.18'(C)	3964.73'	N01°55'19"E
C6	09°34'55"	463.38'(C)	2770.79'	N06°26'46"W
C7	05°52'14"	408.42'(C)	3969.72'	N02°49'54"E
C8	22°34'09"	1445.53'(C)	3669.72'	S11°10'08"W
C9	05°32'45"	355.20'(C)	3669.72'	S02°39'26"W
C10	06°24'12"	323.36'(C)	2770.79'	S07°51'38"E

LEGEND:

- CL - CALCULATED
- C.B. - CHORD BEARING
- COA - CORNER
- D - DEGREE
- Δ - DELTA
- E - EAST
- ESMT - EASEMENT
- EXIST - EXISTING
- F.P.C. - FLORIDA POWER CORPORATION
- L - ARC LENGTH
- L.A. - LIMITED ACCESS
- M - MINUTE/FEET
- N - NORTH
- N.T.S. - NOT TO SCALE
- PAGE - PAGE
- O.R. - OFFICIAL RECORD
- P.C.B. - POINT OF BEGINNING
- R - RADIUS
- R/W - RIGHT OF WAY
- S - SECOND
- SEC. - SECTION
- S. - SOUTH
- W. - WEST
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- POC - POINT ON CURVE
- A.R.O. - ACCESS RIGHTS ONLY
- P.O.T. - POINT OF TERMINATION
- O.A. - OVERALL
- UTIL. - UTILITY
- PROPERTY LINE

SEE SHEET 1 OF 15 FOR SKETCH
AND SHEETS 3 THROUGH 15 FOR
LEGAL DESCRIPTIONS.

PATCEL NO. 220

SKETCH PREPARED BY



**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 224

**RIGHT OF WAY "D"
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

A portion of the East 1/2 of Section 20, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 20; thence run S.00°08'39"E. along the East line of the Northeast 1/4 of said Section 20 a distance of 1352.10 feet to a point on the existing South right of way line of McKinney Road (as now established); thence departing said East line of the Northeast 1/4 of Section 20, run S.89°43'18"W. along said existing South right of way line of McKinney Road a distance of 1513.71 feet for a POINT OF BEGINNING; thence departing said South right of way line, run S.00°17'28"E. 46.48 feet; thence S.89°42'32"W. 372.37 feet; thence N.14°33'27"E. 48.17 feet to a point on the aforesaid existing South right of way line of McKinney Road; thence run N.89°43'18"E. along said existing South right of way line a distance of 360.03 feet to the POINT OF BEGINNING.

Containing 17,036 square feet, more or less.

July 24, 2003

SHEET 6 OF 15

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 224

**RIGHT OF WAY "H"
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

A portion of the North 1/2 of the Northeast 1/4 of Section 20, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 20; thence run S.00°08'39"E. along the East line of said Northeast 1/4 of Section 20 a distance of 1292.10 feet to a point on the existing North right of way line of McKinney Road (as now established); thence departing said East line of the Northeast 1/4 of Section 20, run S.89°43'18"W. along said existing North right of way line of McKinney Road a distance of 1513.87 feet for a POINT OF BEGINNING; thence continue S.89°43'18"W. along said North right of way line a distance 287.04 feet; thence departing said North right of way line, run N.24°56'35"W. 77.52 feet; thence N.89°42'32"E. 169.38 feet; thence S.63°43'31"E. 55.90 feet; thence N.89°42'32"E. 100.00 feet; thence S.00°17'28"E. 45.52 feet to the POINT OF BEGINNING.

Containing 18,247 square feet, more or less.

July 24, 2003

SHEET 10 OF 15

SKETCH OF DESCRIPTION

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT: 653
ESTATE: FEE SIMPLE

PARCEL 224 (PARTIAL)

Legal Description

A parcel of land lying in the northeast 1/4 of Section 20, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the northwest corner of the northeast 1/4 said Section 20; thence S00°06'56"E along the west line of said northeast 1/4 for 1295.54 feet to a point on the north line of the existing right-of-way for McKinney Road (now known as New Independence Parkway) as shown on the Orlando-Orange County Expressway Authority (OOCEA) right-of-way map, Project Number 75320-6460-653, dated 10/01/02; thence N89°43'18"E along said north line for 375.00 feet to the POINT OF BEGINNING; thence continue N89°43'18"E along said north line for 474.64 feet to a point on the southerly prolongation of the east limited access right-of-way line of State Road 429 as shown on said OOCEA right-of-way map; thence N24°56'35"W along said southerly prolongation for 77.52 feet to a point of intersection along said east limited access right-of-way line; thence S89°42'32"W for 190.59 feet; thence S00°17'28"E for 36.88 feet; thence S86°13'47"W for 121.47 feet; thence S89°42'32"W for 130.39 feet; thence S00°06'56"E for 26.10 feet to the POINT OF BEGINNING.

Containing 0.50 acres, more or less.

Reserving all rights of ingress, egress, light, air and view to, from or across any State Road 429 right of way property which may otherwise accrue to any property adjoining said right of way.



THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101

Tel: 407/547-1275 Certificate No. 18-24

[Signature]
J. Vance Carper, Jr., PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

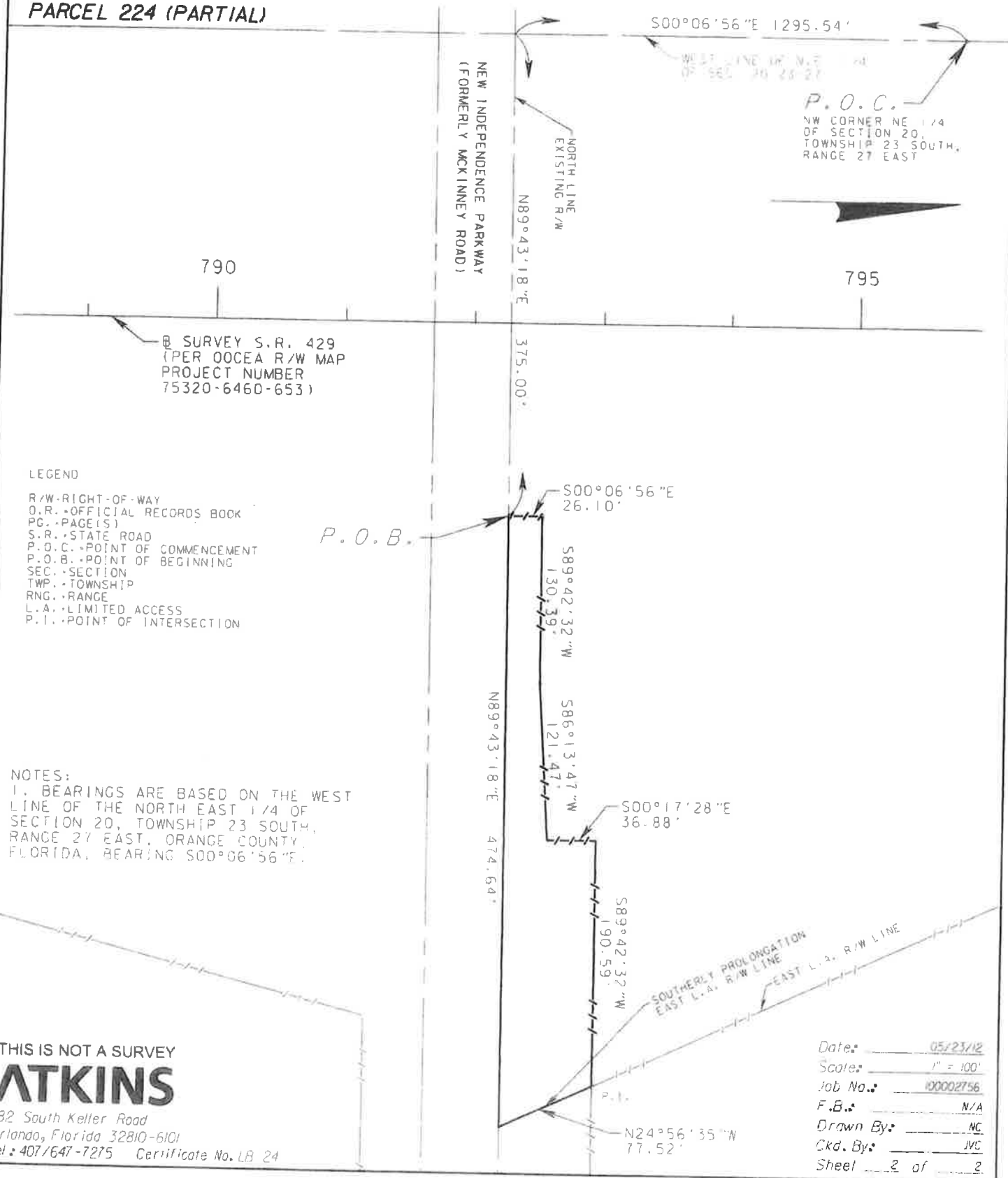
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Date: 05/23/12
Scale: N/A
Job No.: 100002756
F.B.: N/A
Drawn By: ML
Ckd. By: JVC
Sheet 1 of 2

SKETCH OF DESCRIPTION

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT: 653
ESTATE: FEE SIMPLE

PARCEL 224 (PARTIAL)



SKETCH OF DESCRIPTION

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT: 653
ESTATE: FEE SIMPLE

PARCEL 224 (PARTIAL)

Legal Description

A parcel of land lying in the northeast 1/4 of Section 20, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the northwest corner of the northeast 1/4 said Section 20; thence S00°06'56"E along the west line of said northeast 1/4 for 1355.54 feet to a point on the south line of the existing right-of-way for McKinney Road (now known as New Independence Parkway) as shown on the Orlando-Orange County Expressway Authority (OOCEA) right-of-way map, Project Number 75320-6460-653, dated 10/01/02; thence N89°43'18"E along said south line for 375.00 feet to the POINT OF BEGINNING; thence continue N89°43'18"E along said south line for 401.84 feet to a point on the northerly prolongation of the east limited access right-of-way line of State Road 429 as shown on said OOCEA right-of-way map; thence S14°33'27"W along said northerly prolongation for 48.17 feet to a point of intersection along said east limited access right-of-way line; thence S89°42'32"W for 125.80 feet; thence N00°17'28"W for 11.16 feet; thence N86°48'42"W for 129.16 feet; thence S89°42'32"W for 134.85 feet; thence N00°06'56"W for 27.65 feet to the POINT OF BEGINNING.

Containing 13,936 square feet, more or less.

Reserving all rights of ingress, egress, light, air and view to, from or across any State Road 429 right of way property which may otherwise accrue to any property adjoining said right of way.

THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24



[Signature] 6/18/12
J. Vance Carper, Jr., PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Date: 05/23/12
Scale: N/A
Job No.: 100002756
F.B.: N/A
Drawn By: NC
Ckd. By: JVC
Sheet 1 of 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT: 653
ESTATE: FEE SIMPLE

P. O. C. —
NW CORNER NE 1/4
OF SECTION 20.
TOWNSHIP 23 SOUTH,
RANGE 27 EAST

795

- @ SURVEY S.R. 429
(PER OOCEA R/W MAP
PROJECT NUMBER
75320-6460-653)

R/W - RIGHT-OF-WAY
O.R. - OFFICIAL RECORDS BOOK
PG. - PAGE(S)
S.R. - STATE ROAD
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
SEC. - SECTION
TWP. - TOWNSHIP
RNG. - RANGE
L.A. - LIMITED ACCESS
P.I. - POINT OF INTERSECTION

NOTES:
1. BEARINGS ARE BASED ON THE WEST
LINE OF THE NORTH EAST 1/4 OF
SECTION 20, TOWNSHIP 23 SOUTH,
RANGE 27 EAST, ORANGE COUNTY,
FLORIDA, BEARING S00°05'56"E.

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Date: 05/23/12

Scale: $1" = 100'$

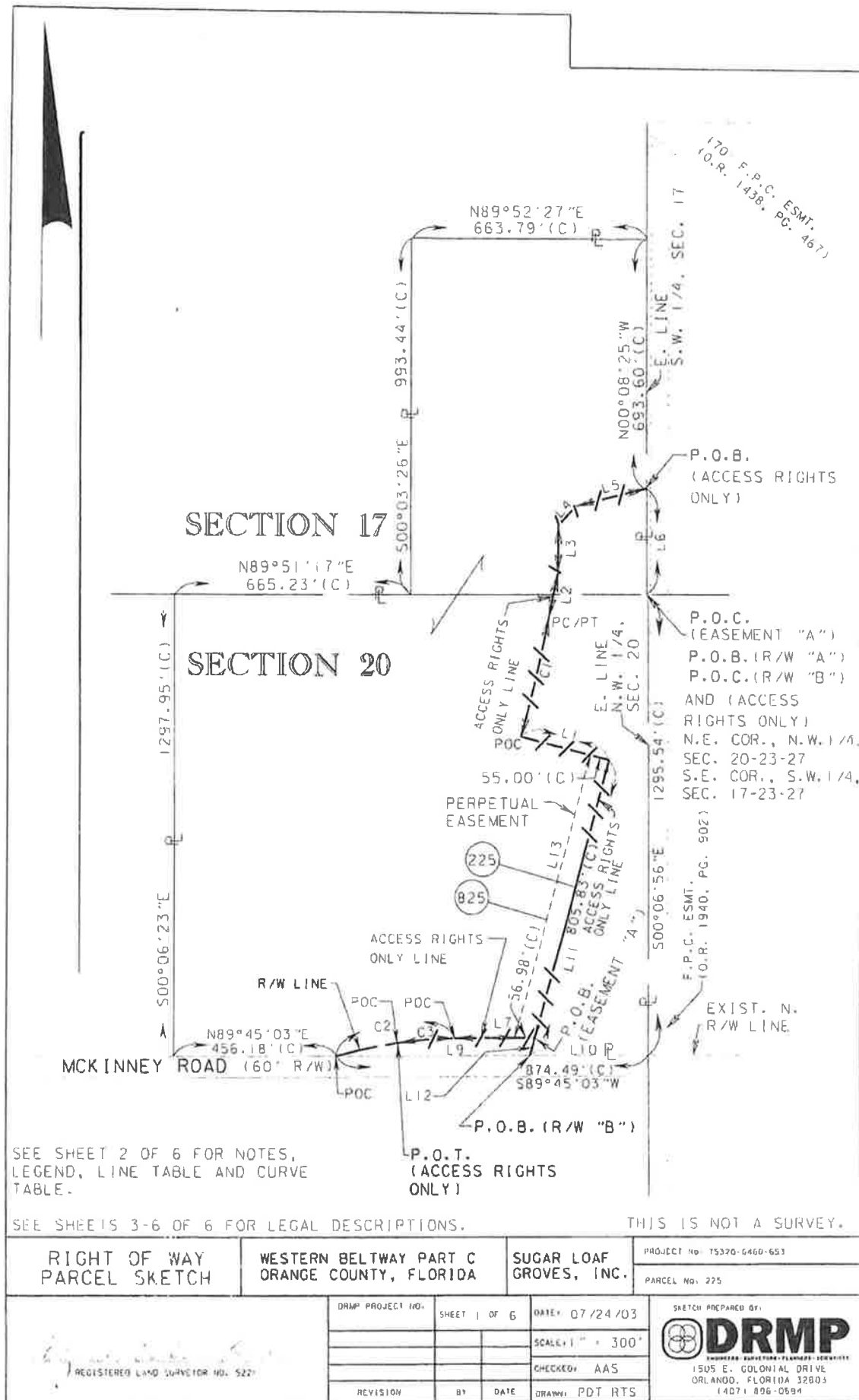
Job No.: 100002756

F, B_{11}	N/A
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Drawn By: _____ NC

Ckd. By: JVC

Sheet 2 of 2



RIGHT OF WAY PARCEL SKETCH	WESTERN BELTWAY PART C ORANGE COUNTY, FLORIDA	SUGAR LOAF GROVES, INC.	PROJECT No. T5320-G460-653 PARCEL No. 225
REGISTERED LAND SURVEYOR NO. 522	DRMP PROJECT NO.	SHEET 1 OF 6	DATE: 07/24/03
			SCALE: 1" = 300'
			CHECKED: AAS
	REVISION	BY DATE	DRAWN: PDT RTS
SKETCH PREPARED BY: DRMP <small>ENGINEERS - SURVEYORS - PLANNERS - DESIGNERS</small> 1505 E. COLONIAL DRIVE ORLANDO, FLORIDA 32803 (407) 896-0594			

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 225

**RIGHT OF WAY "B"
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

A portion of the Northwest 1/4 of Section 20, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of said Section 20; thence run S.00°06'56"E. along the East line of the Northwest 1/4 of said Section 20 a distance of 1295.54 feet to a point on the existing North right of way line of McKinney Road (as now established); thence departing said East line of the Northwest 1/4 of said Section 20, run S.89°45'03"W. along said existing North right of way line of McKinney Road a distance of 328.47 for a POINT OF BEGINNING; thence continue S.89°45'03"W. a distance of 546.02 feet to a point on a curve concave Southeasterly, having a radius of 1286.09 feet and a central angle of 15°06'06"; thence departing said North right of way line of said McKinney Road, from a chord bearing of N.81°05'40"E. run Northeasterly along the arc of said curve a distance of 338.98 feet to a point on said curve, thence departing said curve run N.89°42'32"E. a distance of 225.66 feet; thence S.14°52'17"W. 52.87 feet to the POINT OF BEGINNING.

Containing 0.509 acres, more or less.

July 24, 2003

SHEET 4 OF 6

SKETCH OF DESCRIPTION

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT: 653
ESTATE: FEE SIMPLE

PARCEL 225 (PARTIAL)

Legal Description

A parcel of land lying in the north 1/2 of Section 20, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the northwest corner of the northeast 1/4 said Section 20; thence S00°06'56"E along the west line of said northeast 1/4 for 1269.52 feet to the POINT OF BEGINNING; thence N89°42'32"E for 75.00 feet; thence S00°06'56"E for 26.04 feet to a point on the north line of the existing right-of-way for McKinney Road (now known as New Independence Parkway) as shown on the Orlando-Orange County Expressway Authority (OOCEA) right-of-way map, Project Number 75320-6460-653, dated 10/01/02; thence S89°43'18"W along said north line for 75.00 feet to a point on the west line of said northeast 1/4; thence S89°45'03"W along said north line for 328.47 feet to a point on the southerly prolongation of the west limited access right-of-way line of State Road 429 as shown on said OOCEA right-of-way map; thence N14°52'17"E along said southerly prolongation for 52.87 feet to a point of intersection along said west limited access right-of-way line; thence N89°42'32"E for 132.82 feet; thence S00°17'28"E for 17.76 feet; thence S86°52'38"E for 125.86 feet; thence N89°42'32"E for 56.27 feet to the POINT OF BEGINNING.

Containing 0.33 acres, more or less.

Reserving all rights of ingress, egress, light, air and view to, from or across any State Road 429 right of way property which may otherwise accrue to any property adjoining said right of way.

THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101

Tel: 407/647-7275 Certificate No. LB 24



[Signature]
J. Vance Carper, Jr., PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Date: 05/23/12
Scale: N/A
Job No.: 100002756
F.B.: N/A
Drawn By: VC
Ckd. By: JVC
Sheet: 1 of 2

SKETCH OF DESCRIPTION

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT: 653
ESTATE: FEE SIMPLE

PARCEL 225 (PARTIAL)

LEGEND

R/W - RIGHT-OF-WAY
O.R. - OFFICIAL RECORDS BOOK
PG. - PAGE(S)
S.R. - STATE ROAD
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
SEC. - SECTION
TWP. - TOWNSHIP
RNG. - RANGE
L.A. - LIMITED ACCESS
P.I. - POINT OF INTERSECTION

P.O.B.

S89°43'18"W
75.00'

NORTH LINE
EXISTING R/W

NEW INDEPENDENCE PARKWAY
(FORMERLY MCKINNEY ROAD)

S89°45'03"W
328.47'

N14°52'17"E
52.87'

P.I.

N89°42'32"E
132.82'

S00°17'28"E
17.76'

S86°52'38"E
125.86'

N89°42'32"E
56.27'

S00°06'56"E
1269.52'

S00°06'56"E
26.04'

N89°42'32"E
75.00'

P.O.C.
NW CORNER NE 1/4
OF SECTION 20,
TOWNSHIP 23 SOUTH,
RANGE 27 EAST

BY SURVEY S.R. 429
(PER OCEA R/W MAP
PROJECT NUMBER
75320-6460-653)

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF
THE NORTH EAST 1/4 OF SECTION 20,
TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE
COUNTY, FLORIDA, BEARING S00°06'56"E.

THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Date: 05/23/12

Scale: 1" = 100'

Job No.: 100002756

F.B.: N/A

Drawn By: NC

Ckd. By: JVC

Sheet 2 of 2

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATES SYSTEM - EAST ZONE, DATUM IS NAD83, ADJUSTMENT OF 1990, BASED ON A LINE BETWEEN G.P.S. MONUMENT No. 504 AND G.P.S. MONUMENT No. 509, BEARING S89°59'50"E, SCALE FACTOR: 0.99997293.
2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.
3. NOT VALID WITHOUT ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS IS NOT A SURVEY.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N40°49'32"E	421.25'(C)	L80	N36°49'12"E	672.02'(C)
L2	S53°34'58"E	100.30'(C)	L83	N57°25'22"W	160.09'(C)
L3	S40°49'32"W	421.25'(C)	L84	N64°29'02"W	354.80'(C)
L4	N53°34'58"W	100.30'(C)	L85	S36°25'00"W	86.24'(C)
L5	N36°25'02"E	440.00'(C)	L86	S25°41'07"E	205.18'(C)
L6	S53°34'58"E	100.00'(C)	L87	S53°34'57"E	189.42'(C)
L7	S36°25'02"W	440.00'(C)	L88	S13°53'02"E	183.81'(C)
L8	N53°34'58"W	100.00'(C)	L89	S36°25'02"W	284.27'(C)
L9	N41°22'40"E	331.24'(C)	L90	N31°07'38"W	635.56'(C)
L10	S53°34'58"E	100.38'(C)	L91	S74°13'45"W	350.83'(C)
L11	S41°22'40"W	331.24'(C)	L92	S01°22'39"E	605.99'(C)
L12	N53°34'58"W	100.38'(C)	L93	S53°22'20"E	128.84'(C)
L13	S36°25'02"W	848.33'(C)	L94	S30°08'00"W	279.47'(C)
L15	N33°49'19"E	2083.14'(C)	L95	S21°19'30"E	309.40'(C)
L16	N36°25'02"E	750.00'(C)	L96	S36°25'02"W	1104.50'(C)
L19	N08°29'10"W	78.86'(C)	L97	S89°52'54"W	133.65'(C)
L20	N36°25'02"E	466.31'(C)	L98	S00°06'32"E	10.00'(C)
L21	N86°37'57"E	64.33'(C)	L99	S89°52'54"W	101.52'(C)
L22	N40°49'32"E	1308.39'(C)	L100	S89°39'45"W	598.88'(C)
L23	N36°25'02"E	486.46'(C)	L101	S00°20'15"E	200.00'(C)
L24	N89°55'14"E	435.38'(C)	L104	S00°07'39"E	70.66'(C)
L25	S36°25'02"W	900.74'(C)	L106	S89°59'17"W	2594.89'(C)
L26	S30°59'58"W	847.31'(C)	L107	S89°56'14"W	50.00'(C)
L27	S36°25'02"W	750.00'(C)	L108	N89°52'54"E	54.55'(C)
L28	S41°22'40"W	925.18'(C)	L111	N36°25'02"E	261.36'(C)
L29	S36°25'02"W	478.28'(C)	L112	N89°39'45"E	598.14'(C)
L30	S25°06'26"W	50.99'(C)	L118	N89°55'14"E	99.42'(C)
L31	S36°25'02"W	200.00'(C)	L119	S00°27'43"E	2641.61'(C)
L32	S47°43'38"W	50.99'(C)	L120	S00°28'13"E	99.96'(C)
L34	S00°22'57"W	520.55'(C)	L121	S58°57'17"W	838.52'(C)
L35	N89°37'03"W	50.00'(C)	L122	S44°18'09"W	355.06'(C)
L36	N00°22'57"E	520.14'(C)	L123	S00°46'20"E	540.93'(C)
L37	N89°55'14"E	50.00'(C)	L124	S89°35'48"W	333.05'(C)
L38	N89°55'14"E	719.70'(C)	L125	S00°52'22"E	1321.04'(C)
L40	N00°22'57"E	809.96'(C)	L126	S89°51'05"W	336.90'(C)
L41	N36°25'02"E	380.00'(C)	L127	S89°56'51"W	8.00'(C)
L42	S53°34'58"E	100.00'(C)	L128	N00°07'39"W	70.68'(C)
L43	S36°25'02"W	380.00'(C)	L129	S00°07'30"E	1270.08'(C)
L44	N53°34'58"W	100.00'(C)	L130	S00°07'30"E	1215.08'(C)
L45	N36°25'02"E	369.11'(C)	L131	N89°54'25"E	628.38'(C)
L46	S53°34'58"E	100.00'(C)	L132	S00°07'44"E	140.00'(C)
L47	S36°25'02"W	432.22'(C)	L133	N89°54'25"E	1636.66'(C)
L48	N21°19'30"W	118.25'(C)	L134	N89°51'05"E	323.06'(C)
L52	S89°37'55"W	41.97'(C)	L135	N00°08'25"W	1268.25'(C)
L53	N18°00'01"W	187.14'(C)	L136	N00°08'25"W	1268.22'(C)
L54	N36°25'02"E	32.38'(C)	L137	N89°56'50"E	2599.35'(C)
L55	S18°00'01"E	214.34'(C)	L138	S00°07'39"E	602.43'(C)
L59	S00°07'39"E	520.61'(C)	L139	N00°07'39"W	593.66'(C)
L60	N89°55'37"E	25.00'(C)	L140	N00°07'39"W	1222.98'(C)
L61	S18°47'20"E	324.93'(C)	L141	S40°49'32"W	540.45'(C)
L62	S26°34'21"E	496.02'(C)	L142	N89°59'52"W	1039.02'(C)
L63	S36°25'02"W	513.30'(C)	L143	S30°59'58"W	141.05'(C)
L64	S89°39'47"W	62.56'(C)	L144	S41°22'40"W	80.30'(C)
L65	N29°13'31"W	744.94'(C)	L145	N36°25'02"E	202.63'(C)
L66	S36°25'02"W	680.11'(C)	L146	S36°25'02"W	735.39'(C)
L67	N25°06'30"E	101.98'(C)			
L68	N36°25'02"E	414.37'(C)			
L69	N89°52'54"E	1036.11'(C)			
L70	S36°25'02"W	248.92'(C)			
L71	N00°07'11"W	200.00'(C)			
L72	S89°52'54"W	887.92'(C)			
L73	N36°25'02"E	1476.78'(C)			
L74	S55°32'38"E	143.76'(C)			
L75	N41°16'26"E	121.04'(C)			
L76	N26°35'58"E	304.78'(C)			
L77	N21°54'04"W	102.18'(C)			
L78	N36°25'02"E	387.36'(C)			
L79	N23°36'55"E	53.11'(C)			

LEGEND

(C) - CALCULATED
 E.L.Y. - EASTERLY
 N.L.Y. - NORTHERLY
 S.L.Y. - SOUTHERLY
 W.L.Y. - WESTERLY
 N.T.S. - NOT TO SCALE
 LI - LINE NUMBER
 CI - CURVE NUMBER
 No. - NUMBER
 E. - EAST
 N. - NORTH
 S. - SOUTH
 W. - WEST
 T. - TOWNSHIP
 R. - RANGE
 LT. - LEFT
 RT. - RIGHT
 COR. - CORNER
 ESMT. - EASEMENT
 F.P.C. - FLORIDA POWER CORPORATION
 M.B. - MINUTE BOOK
 P.B. - PLAT BOOK
 P. - PROPERTY LINE
 R/W - RIGHT OF WAY
 O.R. - OFFICIAL RECORDS
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 PG. - PAGE
 SEC. - SECTION
 T.C.E. - TEMPORARY CONSTRUCTION EASEMENT
 L.A. - LIMITED ACCESS
 DRMP - DYER, RIDDLE, MILLS & PRECOURT, INC.

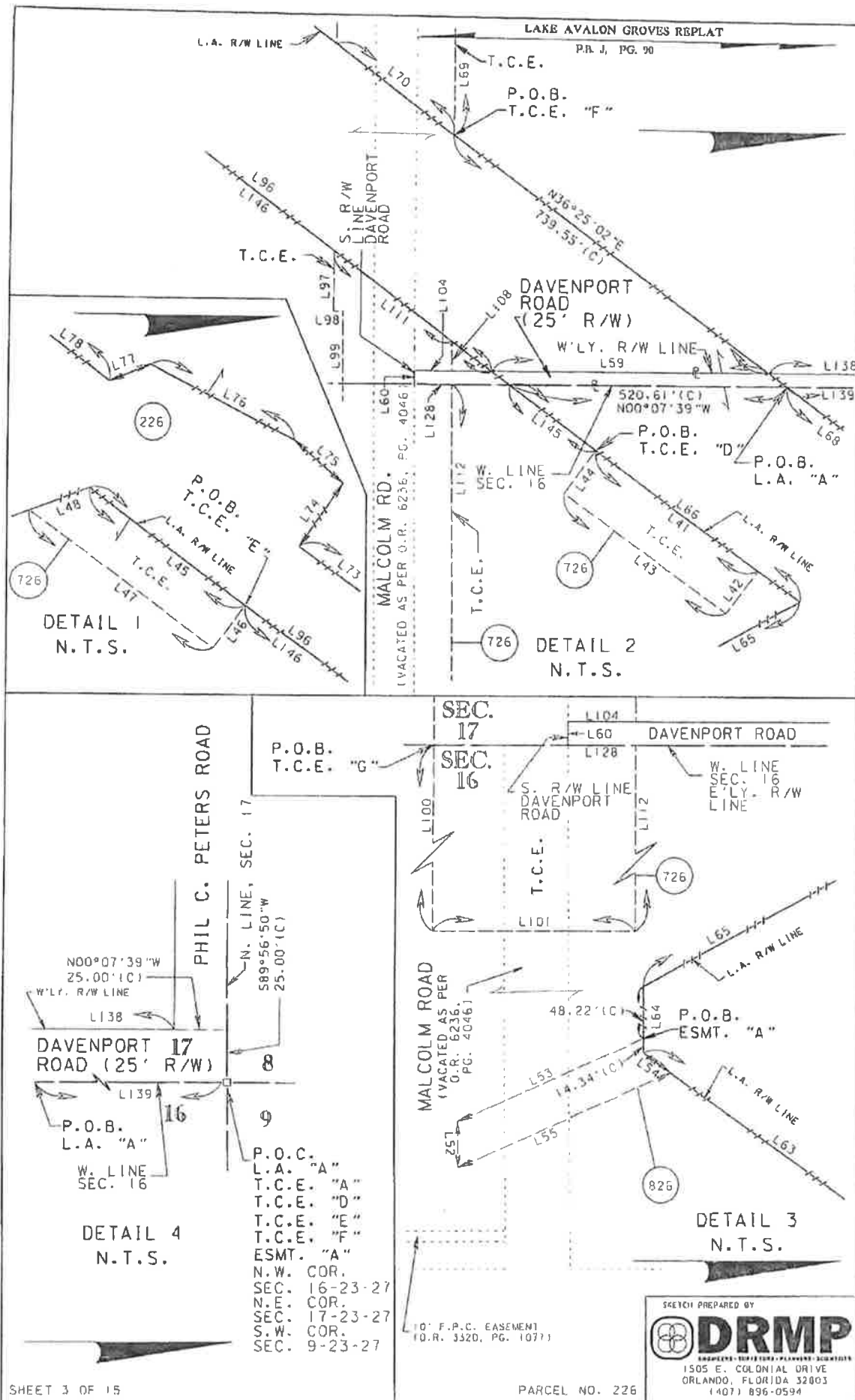
SKETCH PREPARED BY



1505 E. COLONIAL DRIVE
 ORLANDO, FLORIDA 32803
 (407) 896-0594

SHEET 4 OF 15

PARCEL NO. 226



ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-654

PARCEL 226

RIGHT-OF-WAY "A"
(ESTATE: FEE SIMPLE)

LEGAL DESCRIPTION

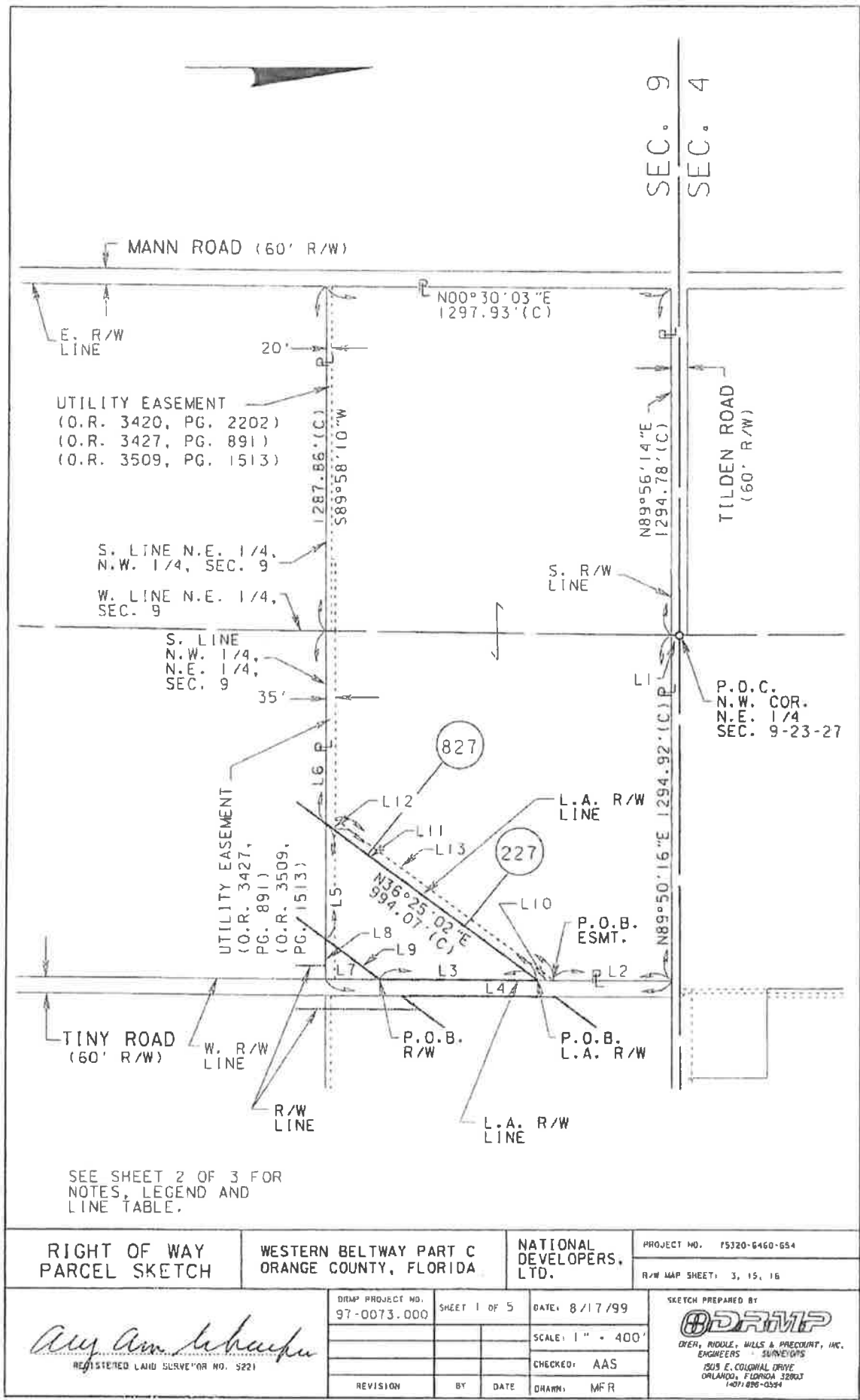
A portion of the Northeast 1/4 of Section 9, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of said Section 9; thence N.89°39'51"E. 1,330.44 feet along the South line of the Southeast 1/4 of said Section 9 to the westerly right of way line of Tiny Road (60.00 foot right of way); thence departing said South line of the Southeast 1/4 of Section 9, run N.00°27'43"W. 0.17 feet along said westerly right of way line; thence run N.00°27'38"E. 2,651.52 feet along said westerly right of way line to the North line of the Southeast 1/4 of said Section 9; thence departing said North line, run N.00°22'57"E. 809.96 feet along said westerly right of way line to the POINT OF BEGINNING; thence departing said westerly right of way line, run N.89°37'03"W. 50.00 feet; thence N.00°22'57"E. 520.14 feet to the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 9; thence N.89°55'14"E. 50.00 feet along the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 9 to said westerly right of way line of Tiny Road; thence departing said North line of the Southwest 1/4 of the Northeast 1/4 of Section 9, run S.00°22'57"W. 520.55 feet along said westerly right of way line to the POINT OF BEGINNING.

Containing 0.597 acres, more or less.

June 26, 2003

SHEET 7 OF 15



RIGHT OF WAY PARCEL SKETCH	WESTERN BELTWAY PART C ORANGE COUNTY, FLORIDA	NATIONAL DEVELOPERS, LTD.	PROJECT NO. 75320-6460-654
			R/W MAP SHEET: 3, 15, 16
<i>Ray Ann McFarlane</i> REGISTERED LAND SURVEYOR NO. 5221	DRMP PROJECT NO. 97-0073.000	SHEET 1 OF 5	DATE: 8/17/99 SCALE: 1" = 400' CHECKED: AAS DRAWN: MFR
	REVISION	BY	DATE
SKETCH PREPARED BY DRMP DREW, RIDDLE, WILLS & PRECOURT, INC. ENGINEERS - SURVEYORS 1505 E. COLONIAL DRIVE ORLANDO, FLORIDA 32803 (407) 896-0594			

NOTES:

1. BEARINGS AND DISTANCES BASED ON THE STATE PLANE COORDINATES SYSTEM - EAST ZONE SCALE FACTOR: 0.99997293
2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY RECORD.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.

	BEARING	DISTANCE
L1	S00°48'22"W	30.00'(C)
L2	S00°22'57"W	441.86'(C)
L3	S00°22'57"W	594.96'(C)
L4	S00°22'57"W	300.50'(C)
L5	S89°55'14"W	435.38'(C)
L6	S89°55'14"W	719.70'(C)
L7	S00°22'57"W	204.19'(C)
L8	S89°55'14"W	149.42'(C)
L9	S36°25'02"W	253.99'(C)
L10	S00°22'57"W	59.50'(C)
L11	S36°25'02"W	950.53'(C)
L12	S89°55'14"W	43.54'(C)
L13	N36°25'02"E	1024.54'(C)

LEGEND:

- (C) * CALCULATED
- COR. * CORNER
- R/W * RIGHT OF WAY
- O.R. * OFFICIAL RECORD BOOK
- P.O.B. * POINT OF BEGINNING
- P.O.C. * POINT OF COMMENCEMENT
- PG. * PAGE
- SEC. * SECTION
- L.A. * LIMITED ACCESS
- P * PROPERTY LINE
- N. * NORTH
- S. * SOUTH
- E. * EAST
- W. * WEST
- ° * DEGREE
- ' * FEET/MINUTE
- " * INCH/SECONDS
- ESMT. * EASEMENT

SKETCH PREPARED BY

ODRMP

OVER, HIDDLE, WILLS & PRECOURT, INC.
ENGINEERS - SURVEYORS
505 E. COLONIAL DRIVE
ORLANDO, FLORIDA 32803
(407) 898-0394

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-654**

PARCEL 227

RIGHT-OF-WAY

LEGAL DESCRIPTION

A portion of the Northeast 1/4 of Section 9, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 9; thence run S.00°48'22" W. along the West line of the Northeast 1/4 of said Section 9, a distance of 30.00 feet to an intersection with the South right of way line of Tilden Road (as now established); thence departing said West line of the Northeast 1/4 of Section 9, run N.89°50'16" E. along said South right of way line of Tilden Road, a distance of 1294.92 feet to an intersection with the West right of way line of Tiny Road (as now established); thence departing said South right of way line of Tilden Road, run S.00°22'57" W. along said West right of way line of Tiny Road a distance of 1096.31 feet for a POINT OF BEGINNING; thence continue S.00°22'57" W. along said West right of way line of Tiny Road a distance of 204.19 feet to an intersection with the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 9; thence departing said West right of way line of Tilden Road, run S.89°55'14" W. along said South line of the Northwest 1/4 of the Northeast 1/4 of Section 9 a distance of 149.42 feet; thence departing said South line of the Northwest 1/4 of the Northeast 1/4 of Section 9, run N.36°25'02" E. a distance of 253.99 feet to the POINT OF BEGINNING.

Containing 15,255 square feet, more or less.

August 17, 1999

SHEET 4 OF 5

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
WESTERN BELTWAY STATE ROAD 429
PROJECT NO. 75320-6460-654

LEGAL DESCRIPTION

PARCEL 228 - RIGHT OF WAY "A"

A part of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 9, Township 23 South, Range 27 East, Orange County, Florida; thence S.00°02'24"E. along the East line of the Northeast 1/4 of said Section 9 (bearings based on the East line of the Northeast 1/4 of said Section 9 being as stated), for 1332.42 feet to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 9; thence S.89°55'14"W. along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 9 for 1254.51 feet to a point on the East right-of-way line of Tiny Road, according to the Orlando-Orange County Expressway Authority Right of Way Map of the Western Beltway, State Road No.429, Project No.75320-6460-654 and the POINT OF BEGINNING; thence N.00°22'57"E. along said East right-of-way line for 354.51 feet to a point on the Southeasterly limited access right-of-way line of the Western Beltway according to said Right of Way Map; thence S.36°25'02"W. along said Southeasterly limited access right-of-way line for 84.99 feet to a point on the East right-of-way line of Tiny Road as described in Deed Book 844, Page 262, of the Public Records of Orange County, Florida; thence S.00°22'57"W. along said described line for 286.18 feet to aforesaid South line of the Northeast 1/4 of the Northeast 1/4 of Section 9; thence N.89°55'14"E. along said South line for 50.00 feet to the POINT OF BEGINNING.

Containing 16,017 square feet, more or less.

THIS IS NOT A SURVEY

PROJECT NAME:

STATE ROAD 429

PREPARED BY:



482 South Keller Road
Orlando, Florida 32810-6101
Tel : 407/647-7275 Certificate No. LB 24

Michael E. Burnett
Michael E. Burnett PSM
REG. SURVEYOR AND MAPPER NO. 4761 STATE OF FLORIDA
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SECTION 9
TOWNSHIP 23 SOUTH
RANGE 27 EAST

DRAWN BY KW CHECKED BY MEB PARCEL No. 228 REV.
DATE 03/12/07 DATE 03/12/07

SHEET 1
OF 3

DRAWING NO.

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
WESTERN BELTWAY STATE ROAD 429
PROJECT NO. 75320-6460-654

LEGAL DESCRIPTION

PARCEL 228 - RIGHT OF WAY "B"

A part of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

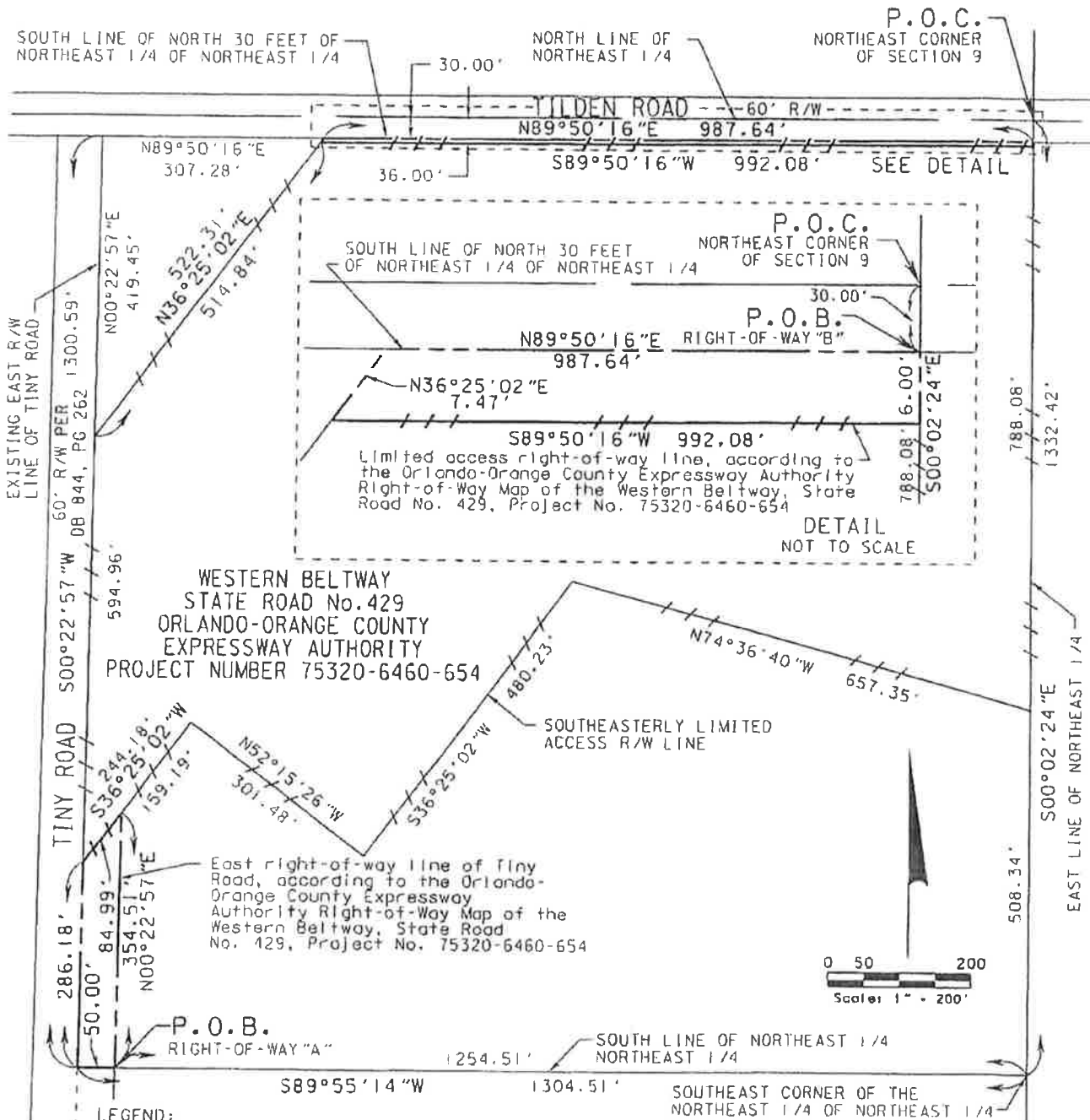
Commence at the Northeast corner of Section 9, Township 23 South, Range 27 East, Orange County, Florida; thence S.00°02'24"E. along the East line of the Northeast 1/4 of said Section 9 (bearings based on the East line of the Northeast 1/4 of said Section 9 being as stated), for 30.00 feet to a point on the South line of the North 30 feet of the Northeast 1/4 of the Northeast 1/4 of said Section 9 and the POINT OF BEGINNING; thence continue S.00°02'24"E. along said East line for 6.00 feet to a point on the limited access right-of-way line of the Western Beltway, State Road No.429, according to the Orlando-Orange County Expressway Authority Right of Way Map of the Western Beltway, State Road No.429, Project No.75320-6460-654; thence S.89°50'16"W. along said limited access right-of-way line for 992.08 feet; thence N.36°25'02"E. for 7.47 feet to a point on aforesaid South line of the North 30 feet of the Northeast 1/4 of the Northeast 1/4 of Section 9; thence N.89°50'16"E. along said South line for 987.64 feet to the POINT OF BEGINNING.

Containing 5,939 square feet, more or less.

THIS IS NOT A SURVEY

SHEET
2 OF 3

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
WESTERN BELTWAY STATE ROAD 429
PROJECT NO. 75320-6460-654



LEGEND:

- LIMITED ACCESS R/W LINE
 --- R/W LINE
 AC. - ACRES
 DB-DEED BOOK
 PG. PAGE
 P.O.B.-POINT OF BEGINNING
 P.O.C.-POINT OF COMMENCEMENT
 ORB-OFFICIAL RECORDS BOOK
 R/W-RIGHT OF WAY

NOTES:

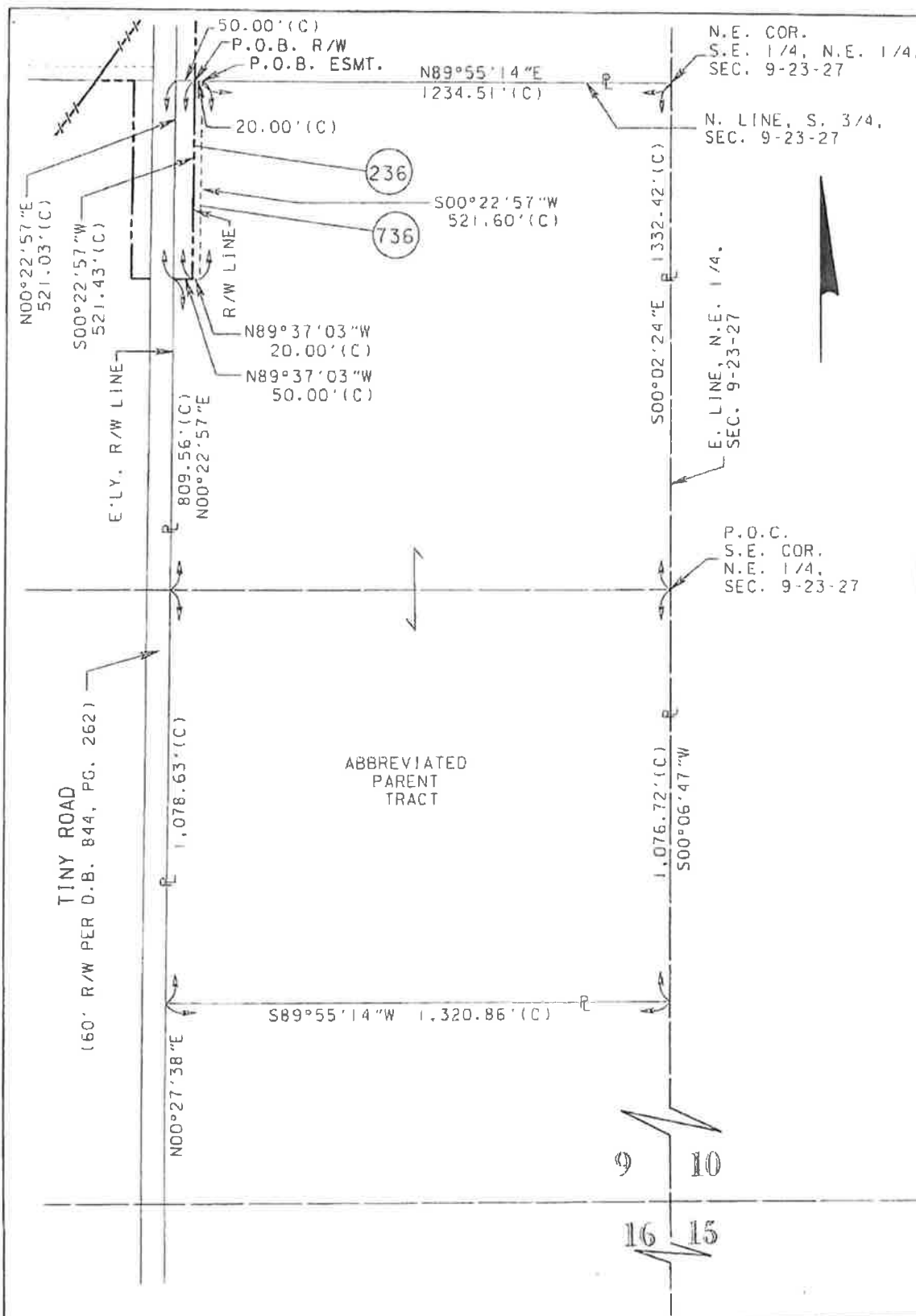
1. BEARINGS BASED ON:
EAST LINE OF THE NORTHEAST 1/4 OF
SECTION 9, TOWNSHIP 23 SOUTH,
RANGE 27 EAST, ORANGE COUNTY,
FLORIDA, BEARING S00°02'24"E
2. THIS SKETCH HAS BEEN PREPARED WITHOUT
THE BENEFIT OF A TITLE SEARCH

SHEET

3 OF 3

SECTION 9 , TOWNSHIP 23 SOUTH, RANGE 27 EAST

THIS IS NOT A SURVEY



RIGHT OF WAY PARCEL SKETCH		WESTERN BELTWAY PART C ORANGE COUNTY, FLORIDA		WINTER GARDEN CITRUS, INC.		PROJECT NO. 75520-6460-654			
<i>Alynn Schump</i> <small>REGISTERED LAND SURVEYOR NO. 5221</small>		DAMP PROJECT NO. 97-0073.000		SHEET 1 OF 4		DATE: 05/29/00			
		SCALE: 1" = 300'		CHECKED: AAS		<small>SKETCH PREPARED BY</small> <small>DEAN, RIDDLE, MILLS & PRECOURT, INC.</small> <small>ENGINEERS & SURVEYORS</small> <small>1505 E. COLUMBIA DRIVE</small> <small>ORLANDO, FLORIDA 32803</small> <small>(407) 898-0594</small>			
		REVISION		BY DATE				DRAWN: CSL	
		BY DATE		DRAWN: CSL					

NOTES:

1. BEARINGS AND DISTANCES BASED ON THE FLORIDA STATE PLANE COORDINATES SYSTEM - EAST ZONE MEAN SCALE FACTOR: 0.99997293.
2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.

LEGEND:

(C) • CALCULATED
COR. • CORNER
D.B. • DEED BOOK
° • DEGREE
DISTR. • DISTRIBUTION
ESMT. • EASEMENT
E. • EAST
E'LY. • EASTERLY
EXIST. • EXISTING
F.P.C. • FLORIDA POWER CORPORATION
L.A. • LIMITED ACCESS
' • MINUTE/FOOT
N.E. • NORTHEAST
N. • NORTH
N'LY. • NORTHERLY
O.R. • OFFICIAL RECORD
PG. • PAGE
P.O.B. • POINT OF BEGINNING
P.O.C. • POINT OF COMMENCEMENT
R/W • RIGHT OF WAY
" • SECOND/INCH
SEC. • SECTION
S. • SOUTH
S.E. • SOUTHEAST
S.W. • SOUTHWEST
S.R. • STATE ROAD
W. • WEST
ℙ • PROPERTY LINE

SKETCH PREPARED BY

DRMP

DIER, RIDDLE, WILLS & PRECOURT, INC.
ENGINEERS • SURVEYORS
1505 E. COLONIAL DRIVE
ORLANDO, FLORIDA 32803
PH (407) 856-0594

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-654**

PARCEL 236

**RIGHT-OF-WAY
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

A portion of the Northeast 1/4 of Section 9, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of said Section 9; thence N.00°02'24" W. along the East line of the Northeast 1/4 of said Section 9, a distance of 1332.42 feet to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 9; thence S.89°55'14" W. along the North line of the South 3/4 of said Section 9, a distance of 1254.51 feet to the **POINT OF BEGINNING**; thence departing said North line, run S.00°22'57" W. 521.43 feet; thence North 89°37'03" W. 50.00 feet to the easterly right of way line of Tiny Road (as now established); thence North 00°22'57" E. along said easterly right of way line, a distance of 521.03 feet to the aforesaid North line of the South 3/4 of said Section 9; thence departing said easterly right of way line, run N.89°55'14" E. along said North line, a distance of 50.00 feet to the **POINT OF BEGINNING**.

Containing 0.598 acres, more or less.

May 29, 2000

SHEET 3 OF 4

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST ZONE OF FLORIDA STATE PLANE COORDINATE SYSTEM, DATUM IS NAD83, ADJUSTMENT OF 1990, BASED ON A LINE BETWEEN G.P.S. MONUMENT NO. 504 AND G.P.S. MONUMENT NO. 509, BEARING S89°59'50"E, MEAN SCALE FACTOR: 0.99997293
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, IF ANY.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.
4. THIS SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED.

LEGEND:

(C) = CALCULATED
 C.B. = CHORD BEARING
 COR. = CORNER
 C.R. = COUNTY ROAD
 (D) = DEED
 D.B. = DEED BOOK
 ° = DEGREE
 Δ = DELTA
 E. = EAST
 ESMT. = EASEMENT
 EXIST. = EXISTING
 F.P.C. = FLORIDA POWER CORPORATION
 L.A. = LIMITED ACCESS
 ' = MINUTE/FEET
 N. = NORTH
 NO. = NUMBER
 N.T.S. = NOT TO SCALE
 PG. = PAGE
 O.A. = OVERALL
 O.R. = OFFICIAL RECORD
 P.B. = PLAT BOOK
 PC = POINT OF CURVATURE
 P.O.B. = POINT OF BEGINNING
 POC = POINT ON A CURVE
 P.O.C. = POINT OF COMMENCEMENT
 PL = PROPERTY LINE
 PT = POINT OF TANGENCY
 R = RADIUS
 REQ. = REQUIRED
 R/W = RIGHT OF WAY
 " = SECOND
 SEC. = SECTION
 S. = SOUTH
 T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
 W. = WEST

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S89°50'57"W	17.00'(C)
L2	N11°10'04"E	227.83'(C)
L3	N00°15'46"W	101.41'(C)
L4	S89°59'50"E	139.61'(C)
L5	S25°36'50"W	40.49'(C)
L6	N89°59'50"W	115.88'(C)
L7	N61°24'15"E	76.77'(C)
L8	N11°10'04"E	290.00'(C)
L9	N87°22'25"W	80.00'(C)

CURVE DATA TABLE

CURVE	DELTA	LENGTH	RADIUS	CH. BEARING
C1	05°39'33"(RT.)	135.02'(C)	1367.00'	S22°47'03"W
C2	25°46'36"(LT.)	644.82'(C)	1433.30'	S12°43'32"W
C3	08°32'29"(RT.)	549.14'(C)	2342.00'	N06°53'49"E
C4	11°19'07"(RT.)	462.65'(C)	2342.00'	N05°30'31"E
C5	08°15'32"(RT.)	349.12'(C)	2422.00'	N06°53'49"E

SEE SHEET 1 OF 4
 FOR SKETCH

SHEET 2 OF 4

SKETCH PREPARED BY
 **DRMP**
 ENGINEERS - SURVEYORS - PLANNERS - DESIGNERS
 1506 E. COLONIAL DRIVE
 ORLANDO, FLORIDA 32803
 (407) 896-0594

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 250

**RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

A portion of the North 1/2 of the Southeast 1/4 of Section 19, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

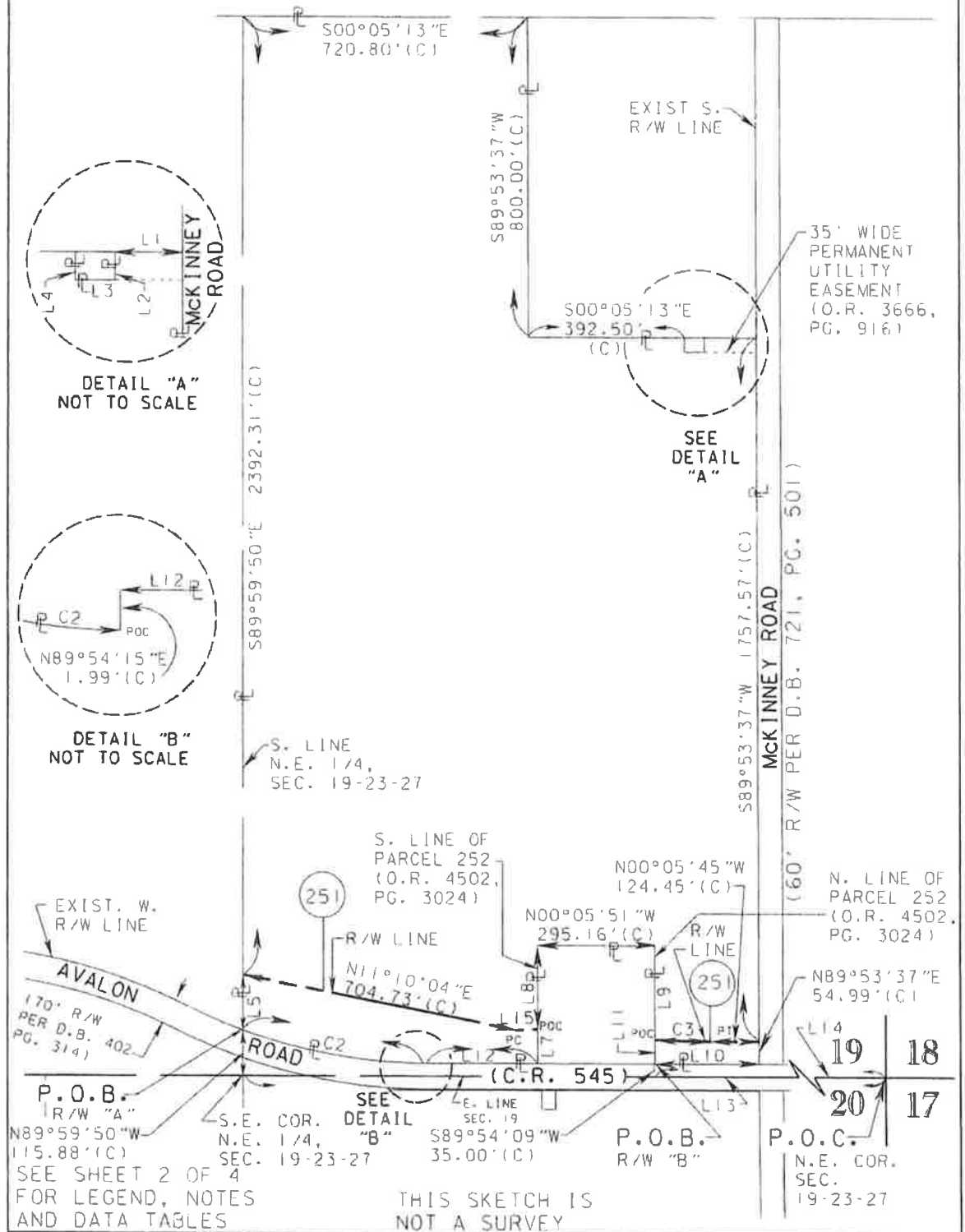
COMMENCE at the Northeast corner of said Section 19; thence run S.00°05'51"E. a distance of 2660.71 feet along the East line of said Section 19 to the East 1/4 corner of said Section 19; thence departing said East line, run N.89°59'50"W. 115.88 feet along the North line of the Southeast 1/4 of said Section 19 to a point on the existing West right of way line of Avalon Road (C.R. 545), for a POINT OF BEGINNING, said point also being a point on a non-tangent curve, concave Northwesterly, having a radius 1367.00 feet and a central angle of 05°39'33"; thence departing said North line of the Southeast 1/4, run Southwesterly along said West right of way line and said curve an arc distance of 135.02 feet from a chord bearing of S.22°47'03"W. to the point of tangency; thence continue along said West right of way line the following two (2) courses and distances: S.25°36'50"W. 40.49 feet to the point of curvature of a curve to the left, concave Southeasterly, having a radius of 1433.30 feet and a central angle of 25°46'36"; thence run Southwesterly along said curve an arc distance of 644.82 feet to a point on said curve; thence departing said curve and said existing right of way line, run S.89°50'57"W. 17.00 feet to a point on a non-tangent curve, concave Southeasterly having a radius of 2342.00 feet and a central angle of 11°19'07"; thence run Northeasterly along said curve an arc distance of 462.65 feet from a chord bearing of N.05°30'31"E. to the point of tangency; thence run N.11°10'04"E. 227.83 feet; thence run N.00°15'46"W. 101.41 feet to a point on the aforesaid North line of the Southeast 1/4 of Section 19; thence run along said North line S.89°59'50"E. 139.61 feet to the POINT OF BEGINNING.

Containing 0.917 acres, more or less.

July 8, 2003

SHEET 3 OF 4

TOWNSHIP 23 SOUTH, RANGE 27 EAST



RIGHT OF WAY
PARCEL SKETCH

WESTERN BELTWAY PART C
ORANGE COUNTY, FLORIDA

BETH A.
WINCEY

PROJECT NO. 75320-6460-653

Parcel No. 251

Ally A. L. L. L.
REGISTERED LAND SURVEYOR NO. 5221

DRMP PROJECT NO.
97-0073.002

SHEET 1 OF 4

DATE: 07/08/03

SCALE: 1"=300'

CHECKED: AAS

REVISION

BY

DATE

DRAWN: R. SMITH

SKETCH PREPARED BY
DRMP
SURVEYOR-ENGINEER-PLANNER-SCIENTIST
1505 E. COLONIAL DRIVE
ORLANDO, FLORIDA 32803
14071 896-0594

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST ZONE OF FLORIDA STATE PLANE COORDINATE SYSTEM, DATUM IS NAD83, ADJUSTMENT OF 1990, BASED ON A LINE BETWEEN G.P.S. MONUMENT NO. 504 AND G.P.S. MONUMENT NO. 509, BEARING S89°59'50"E, MEAN SCALE FACTOR: 0.99997293
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, IF ANY.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.
4. THIS SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED.

LEGEND:

(C) * CALCULATED
 CH. * CHORD
 COR. * CORNER
 C.R. * COUNTY ROAD
 D.B. * DEED BOOK
 ° * DEGREE
 E. * EAST
 EXIST. * EXISTING
 ' * MINUTE/FEET
 N. * NORTH
 N.T.S. * NOT TO SCALE
 PG. * PAGE
 O.R. * OFFICIAL RECORD (BOOK)
 P.O.B. * POINT OF BEGINNING
 P.O.C. * POINT OF COMMENCEMENT
 PL * PROPERTY LINE
 R * RADIUS
 R/W * RIGHT OF WAY
 " * SECOND/INCH
 SEC. * SECTION
 S. * SOUTH
 W. * WEST
 PC * POINT OF CURVATURE
 POC * POINT ON CURVE
 PT * POINT OF TANGENCY

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S00°05'13"E	132.00'(C)
L2	N89°54'47"E	35.00'(C)
L3	S00°05'13"E	50.00'(C)
L4	S89°54'47"W	35.00'(C)
L5	N89°59'50"W	139.61'(C)
L7	N89°54'09"E	84.55'(C)
L8	S89°54'09"W	210.61'(C)
L9	N89°54'09"E	236.28'(C)
L10	S00°05'51"E	262.54'(C)
L11	S89°54'09"W	58.88'(C)
L12	S00°05'51"E	273.78'(C)
L13	S00°05'51"E	2660.71'(C)
L14	S00°05'51"E	1622.90'(C)
L15	N02°02'33"W	51.08'(C)

CURVE DATA TABLE				
	DELTA	LENGTH	RADIUS	CH. BEARING
C1	01°06'20"(LT.)	47.39'(C)	2456.48'	N10°36'54"W
C2	20°03'02"(RT.)	478.38'(C)	1367.00'	S09°55'46"W
C3	03°13'21"(LT.)	138.16'(C)	2456.48'	N01°30'55"E

SEE SHEET 1 OF 4 FOR SKETCH

SHEET 2 OF 4



**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 251

**RIGHT OF WAY "A"
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

A portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 19; thence run S.00°05'51"E. 2660.71 feet along the East line of said Section to the South line of the Northeast 1/4 of said Section 19; thence departing said East line, run along said South line, N.89°59'50"W. 115.88 feet to a point on the existing West right of way line of Avalon Road (C.R. 545), said point also being the POINT OF BEGINNING; thence run N.89°59'50"W. 139.61 feet along said South line; thence departing said South line, run N.11°10'04"E. 704.73 feet; thence run N.02°02'33"W. 51.08 feet to the South line of that parcel of land as described in Official Records Book 4502, Page 3024, of the Public Records of Orange County, Florida; thence run N.89°54'09"E. 84.55 feet along said South line to a point on aforementioned existing West right of way line; thence departing said South line, run S.00°05'51"E. 273.78 feet along said right of way line; thence run N.89°54'15"E. 1.99 feet along said right of way line to a point on a non-tangent curve, concave Northwesterly, having a radius of 1367.00 feet and a central angle of 20°03'02"; thence run Southerly along said right of way line and said curve an arc distance of 478.38 feet from a chord bearing of S.09°55'46"W. to the POINT OF BEGINNING.

Containing 2.233 acres, more or less.

July 8, 2003

SHEET 3 OF 4

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 251

**RIGHT OF WAY "B"
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

A portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 19; thence run S.00°05'51"E. 1622.90 feet along the East line of said Section; thence departing said East line, run N.89°54'09"W. 35.00 feet to a point on the existing West right of way line of Avalon Road (C.R. 545); being on the North line of that certain property as described in Official Records Book 4502, Page 3024, of the Public Records of Orange County, Florida, for a POINT OF BEGINNING; thence departing said West right of way line run S.89°54'09"W 58.88 feet along said North line to a point on a non-tangent curve, concave Westerly, having a radius of 2456.48 feet and a central angle of 03°13'21"; thence departing said North property line, run Northerly along said curve an arc distance of 138.16 feet from a chord bearing of N.01°30'55"E. to a point on said curve; thence run N.00°05'45"W. 124.45 feet to a point on the existing South right of way line of McKinney Road; thence run along said right of way line N.89°53'37"E. 54.99 feet to the aforementioned West right of way line of Avalon Road; thence departing said South right of way line, run along said West right of way line S.00°05'51"E. 262.54 feet to the POINT OF BEGINNING.

Containing 14,616 square feet, more or less.

July 8, 2003

SHEET 4 OF 4

TOWNSHIP 23 SOUTH, RANGE 27 EAST

P.O.C.
N.E. COR.
SEC. 19-23-27

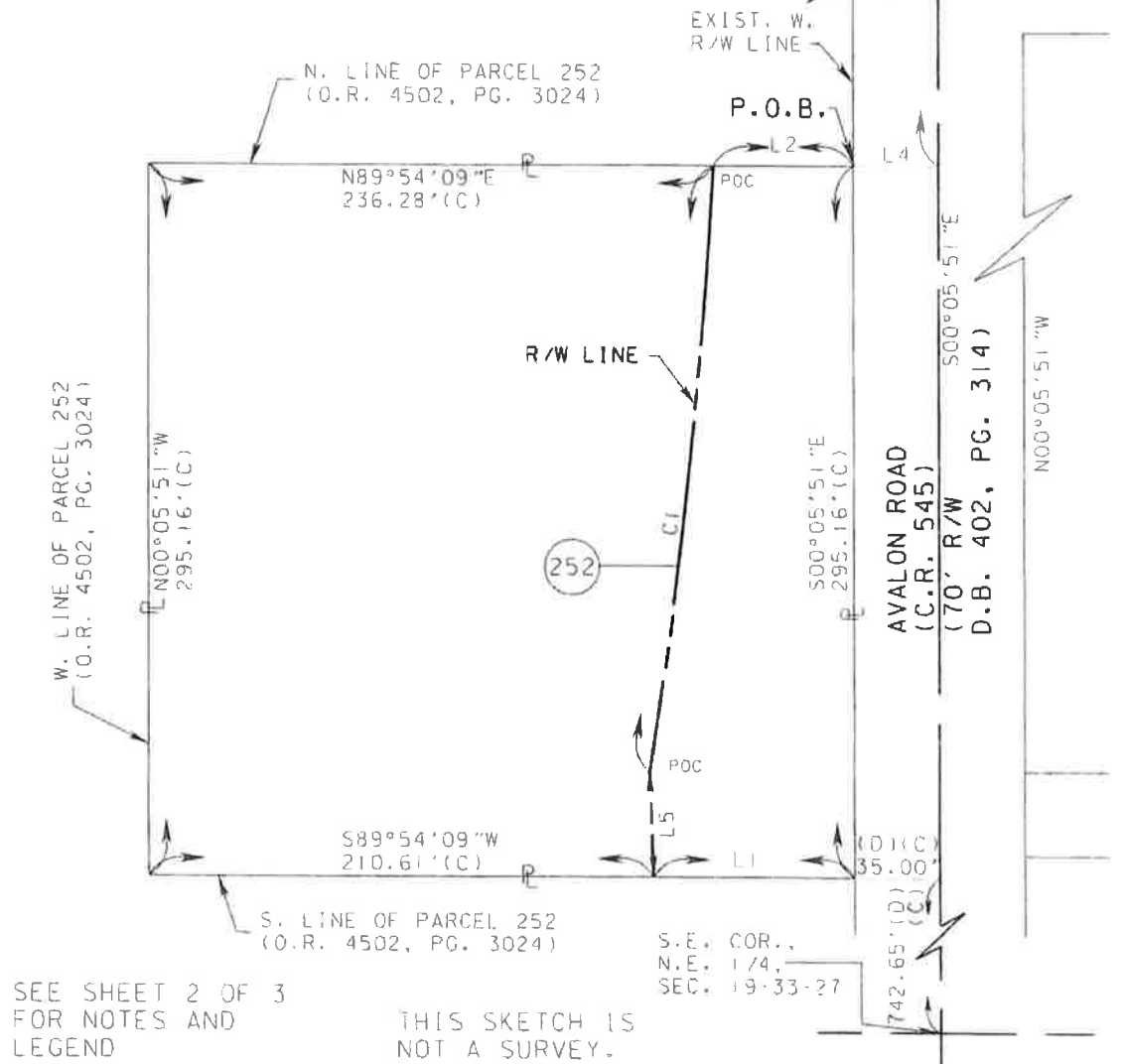
N. LINE
SEC. 19-23-27

N89°47'03"W

E. LINE,
SEC.
19-23-27

CURVE DATA TABLE				
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING
C1	05°53'46" (L.T.)	2456.48'	252.79' (C)	N06°04'29"E

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S89°54'09"W	84.55' (C)
L2	N89°54'09"E	58.88' (C)
L3	S00°05'51"E	1622.90' (C)
L4	S89°54'09"W	35.00' (C)
L5	N02°02'33"W	43.97' (C)



RIGHT OF WAY
PARCEL SKETCH

WESTERN BELTWAY PART C
ORANGE COUNTY, FLORIDA

NITA J.
BREADWELL,
ET AL

PROJECT NO. 75320-6480-653

PARCEL No. 252

Nita J. Breadwell
REGISTERED LAND SURVEYOR NO. 5221

DRMP PROJECT NO. 97-0073.002	SHEET 1 OF 5	DATE: 07/08/03
		SCALE: 1"=60'
		CHECKED: AAS
REVISION	BY	DATE
		DRAWN: R. SMITH

SKETCH PREPARED BY
DRMP
REGISTERED LAND SURVEYOR
1505 E. COLONIAL DRIVE
ORLANDO, FLORIDA 32803
(407) 896-0594

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST ZONE OF FLORIDA STATE PLANE COORDINATE SYSTEM, DATUM IS NAD83, ADJUSTMENT OF 1990, BASED ON A LINE BETWEEN G.P.S. MONUMENT NO. 504 AND G.P.S. MONUMENT NO. 509, BEARING $589^{\circ}59'50''$ E, MEAN SCALE FACTOR: 0.99997293
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, IF ANY.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.
4. THIS SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED.

LEGEND:

(C) * CALCULATED
COR. * CORNER
CH. * CHORD
C.R. * COUNTY ROAD
(D) * DEED
D.B. * DEED BOOK
° * DEGREE
D.R.M.P. * DYER, RIDDLE, MILLS & PRECOURT
E. * EAST
EXIST. * EXISTING
INC. * INCORPORATED
" * MINUTE/FEET
N. * NORTH
No. * NUMBER
O.R. * OFFICIAL RECORD
PG. * PAGE
P.O.B. * POINT OF BEGINNING
P.O.C. * POINT OF COMMENCEMENT
POC * POINT ON CURVE
PL * PROPERTY LINE
R * RADIUS
R/W * RIGHT OF WAY
" * SECOND
SEC. * SECTION
S. * SOUTH
W. * WEST

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 252

**RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

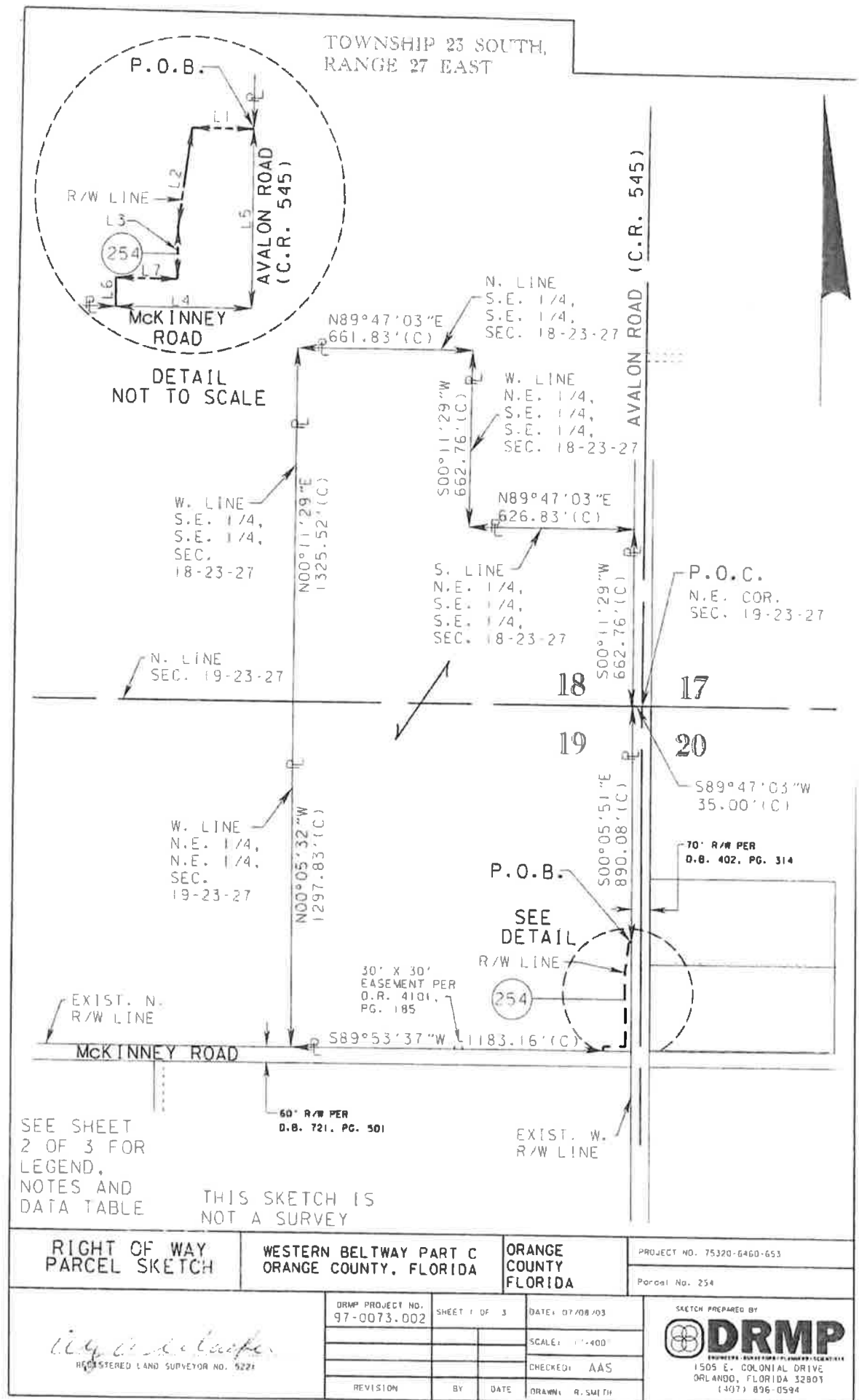
A portion of the Northeast 1/4 of Section 19, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 19; thence run S.00°05'51"E. along the East line of said Section 19 a distance of 1622.90 feet; thence departing said East line of Section 19, run S.89°54'09"W. a distance of 35.00 feet to a point of intersection with the North line of property described in Official Records Book 4502, Page 3024, of the Public Records of Orange County, Florida, and the existing West right of way line of Avalon Road (C.R. 545) for a POINT OF BEGINNING; thence run along said West right of way line S.00°05'51"E. a distance of 295.16 feet to a point being 742.65 feet North, and 35 feet West of the Southeast corner of the Northeast 1/4 of Section 19, also being a point on the South line of said property described in Official Records Book 4502, Page 3024; thence departing said West right of way line, run along said South line S.89°54'09"W. a distance of 84.55 feet; thence departing said South property line, run N.02°02'33"W. 43.97 feet to a point on a non-tangent curve, concave Northwesterly, having a radius of 2456.48 feet and a central angle of 05°53'46"; thence run northeasterly along said curve an arc distance of 252.79 feet from a chord bearing of N.06°04'29"E to a point on said curve and the North line of said property described in Official Records Book 4502, Page 3024; thence departing said curve run along said North line N.89°54'09"E. a distance of 58.88 feet to the POINT OF BEGINNING.

Containing 21,404 square feet, more or less.

July 8, 2003

SHEET 3 OF 3



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST ZONE OF FLORIDA STATE PLANE COORDINATE SYSTEM, DATUM IS NAD83, ADJUSTMENT OF 1990, BASED ON A LINE BETWEEN G.P.S. MONUMENT NO. 504 AND G.P.S. MONUMENT NO. 509, BEARING S89°59'50"E, MEAN SCALE FACTOR: 0.99997293
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, IF ANY.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.
4. THIS SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED.

LEGEND:

(C) * CALCULATED
 C.R. * COUNTY ROAD
 COR. * CORNER
 ° * DEGREE
 D.B. * DEED BOOK
 D.R.M.P. * DYER, RIDDLE, MILLS AND PRECOURT, INC.
 E. * EAST
 EXIST. * EXISTING
 L.A. * LIMITED ACCESS
 ' * MINUTE/FEET
 N. * NORTH
 No. * NUMBER
 N.T.S. * NOT TO SCALE
 PG. * PAGE
 O.R. * OFFICIAL RECORD
 P.O.B. * POINT OF BEGINNING
 P.O.C. * POINT OF COMMENCEMENT
 PL * PROPERTY LINE
 R/W * RIGHT OF WAY
 " * SECOND
 SEC. * SECTION
 S. * SOUTH
 W. * WEST
 INC. * INCORPORATED

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N89°54'09"E	10.00'(C)
L2	N07°21'24"E	115.62'(C)
L3	N00°05'45"W	278.57'(C)
L4	S89°53'37"W	105.61'(C)
L5	S00°05'51"E	410.21'(C)
L6	N00°06'23"W	17.00'(C)
L7	N89°53'37"E	80.60'(C)

SEE SHEET 1 OF 3 FOR PARCEL SKETCH
 SHEET 2 OF 3



**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 254

**RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

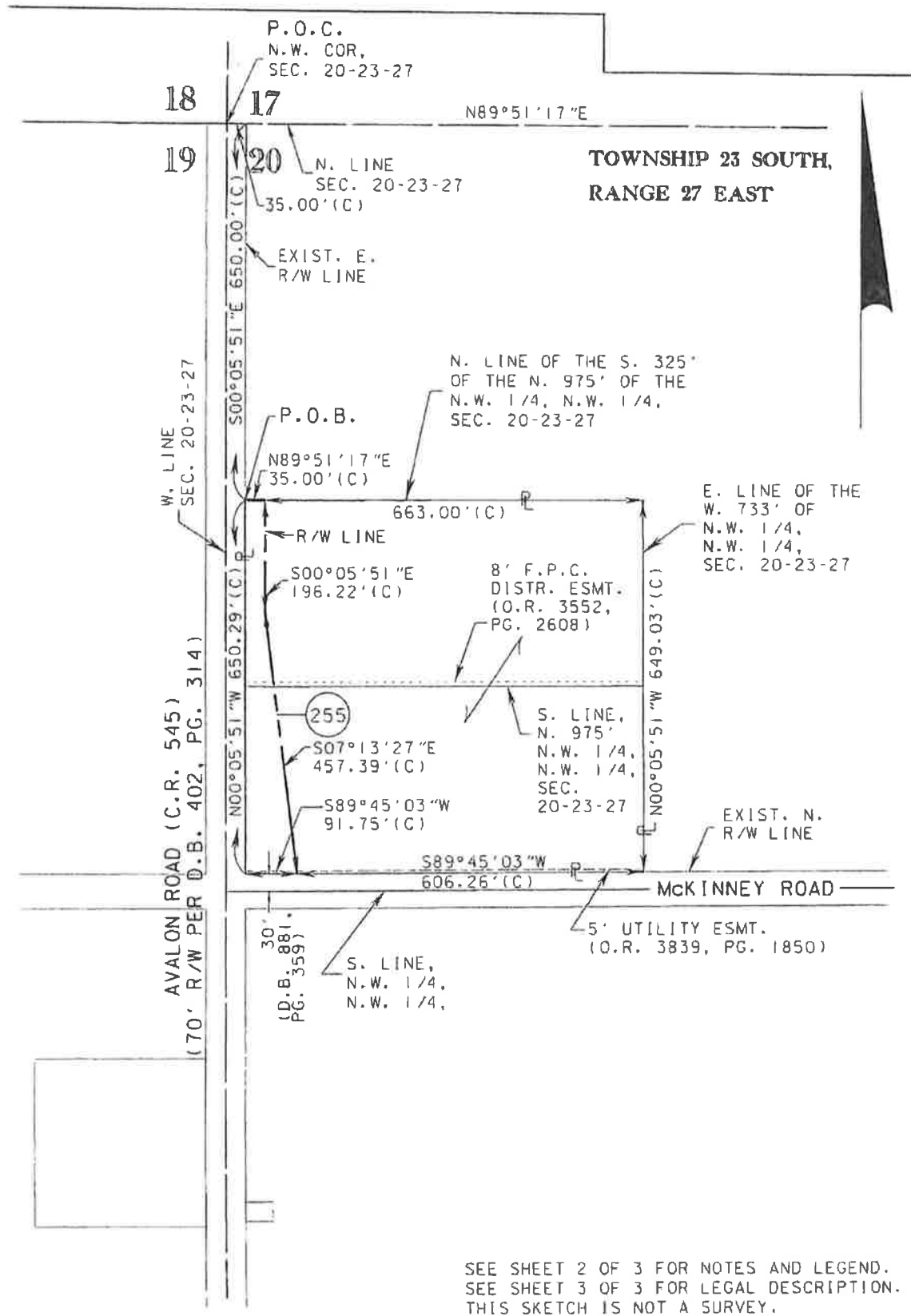
A portion of the Northeast 1/4 of the Northeast 1/4 of Section 19, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 19; thence run S.89°47'03"W. 35.00 feet along the North line of said Section 19 to a point on the existing West right of line of Avalon Road (C.R.545); thence departing said section line, run S.00°05'51"E. 890.08 feet along said West right of way line for a POINT OF BEGINNING; thence continue along said West right of way line S.00°05'51"E. 410.21 feet to the existing North right of way line of McKinney Road; thence departing said West right of way line, run S.89°53'37"W. 105.61 feet along said North right of way line; thence departing said North right of way line, run N.00°06'23"W. 17.00 feet; thence run N89°53'37"E. 80.60 feet; thence run N.00°05'45"W. 278.57 feet; thence run N.07°21'24"E. 115.62 feet; thence run N.89°54'09"E. 10.00 feet to the POINT OF BEGINNING.

Containing 10,767 square feet, more or less.

July 8, 2003

SHEET 3 OF 3



RIGHT OF WAY PARCEL SKETCH		WESTERN BELTWAY PART C ORANGE COUNTY, FLORIDA		JEAN PIERRE LAURIOUT		Proj. No. 75320-6460-653		
						Parcel No. 255		
 REGISTERED LAND SURVEYOR NO. 5221		DRMP PROJECT NO. 9T-0073-002	SHEET 1 OF 3	DATE: 06/26/03	SKETCH PREPARED BY			
				SCALE: 1"=200'	 DRMP ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS 1505 E. COLONIAL DRIVE ORLANDO, FLORIDA 32803 (407) 895-0584			
		TAKE	DRH	5/22/03				CHECKED: AAS
		REVISION	BY	DATE				DRAWN: MFR

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST ZONE OF FLORIDA STATE PLANE COORDINATE SYSTEM, DATUM IS NAD83, ADJUSTMENT OF 1990, BASED ON A LINE BETWEEN G.P.S. MONUMENT NO. 504 AND G.P.S. MONUMENT NO. 509, BEARING $S89^{\circ}59'50''E$, MEAN SCALE FACTOR: 0.99997293
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, IF ANY.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.
4. THIS SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OF RECOVERED IN THE FIELD.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED.

LEGEND:

(C) • CALCULATED	P • PROPERTY LINE
COR. • CORNER	R • RADIUS
D.B. • DEED BOOK	R/W • RIGHT OF WAY
° • DEGREE	" • SECOND
E. • EAST	SEC. • SECTION
ESMT. • EASEMENT	S. • SOUTH
EXIST. • EXISTING	W. • WEST
F.P.C. • FLORIDA POWER CORPORATION	No. • NUMBER
' • MINUTE/FEET	DISTR. • DISTRIBUTION
N. • NORTH	C.R. • COUNTY ROAD
O.R. • OFFICIAL RECORD BOOK	PROJ. • PROJECT
PG. • PAGE	
P.O.B. • POINT OF BEGINNING	
DRMP • DYER, RIDDLE, MILLS & PRECOURT, INC.	
P.O.C. • POINT OF COMMENCEMENT	
INC. • INCORPORATED	

PARCEL NO. 255
SKETCH PREPARED BY:
 DRMP
ENGINEER • SURVEYOR • PLANNER • SCIENTIST
1505 E. COLONIAL DRIVE
ORLANDO, FLORIDA 32803
(407) 896-0594

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 255

**RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

A portion of the Northwest 1/4 of Section 20, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 20; thence run N.89°51'17"E. along the North line of said Section 20 a distance of 35.00 feet to an intersection with the existing East right of way line of Avalon Road (C.R. 545); thence departing said North line of Section 20, run S.00°05'51"E. along said East right of way line a distance of 650.00 feet for a POINT OF BEGINNING, said point also being a point on the North line of the South 325 feet of the North 975 feet of the Northwest 1/4 of the Northwest 1/4 of said Section 20; thence departing said right of way line, run N.89°51'17"E. along said North line of the South 325 feet of the North 975 feet of the Northwest 1/4 of the Northwest 1/4 of Section 20 a distance of 35.00 feet; thence departing said North line, run S.00°05'51"E. 196.22 feet; thence S.07°13'27"E. 457.39 feet to the existing North right of way line of McKinney Road; thence run S.89°45'03"W. along said North right of way line a distance of 91.75 feet to an intersection with the aforesaid existing East right of way line of Avalon Road; thence departing said North right of way line of McKinney Road, run N.00°05'51"W. along said East right of way line of Avalon Road a distance of 650.29 feet to the POINT OF BEGINNING.

Containing 0.818 acres, more or less.

June 26, 2003

SHEET 3 OF 3

COMPOSITE EXHIBIT "B"

**LEGAL DESCRIPTIONS OF
RETENTION POND PROPERTY FROM CFX TO ORANGE COUNTY**

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST ZONE OF FLORIDA STATE PLANE COORDINATE SYSTEM, DATUM IS NAD83, ADJUSTMENT OF 1990, BASED ON A LINE BETWEEN G.P.S. MONUMENT NO. 504 AND G.P.S. MONUMENT NO. 509, BEARING $S89^{\circ}59'50''E$, MEAN SCALE FACTOR: 0.99997293
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, IF ANY.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.
4. THIS SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED.

LEGEND:

- (C) - CALCULATED
- C.B. - CHORD BEARING
- COR. - CORNER
- C.R. - COUNTY ROAD
- DEG. - DEGREE
- Δ - DELTA
- E. - EAST
- ESMT. - EASEMENT
- EXIST. - EXISTING
- F.P.C. - FLORIDA POWER CORPORATION
- L.A. - LIMITED ACCESS
- M. - MINUTE/FEET
- N. - NORTH
- N.T.S. - NOT TO SCALE
- P. - PAGE
- O.R. - OFFICIAL RECORD
- P.C.B. - POINT OF BEGINNING
- P. - PROPERTY LINE
- R. - RADIUS
- R/W. - RIGHT OF WAY
- S. - SECOND
- SEC. - SECTION
- S. - SOUTH
- W. - WEST
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- POC - POINT ON CURVE
- A.R.O. - ACCESS RIGHTS ONLY
- P.O.T. - POINT OF TERMINATION
- O.A. - OVERALL

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N25°38'50"E	40.49 (C)
L2	N89°38'51"E	45.97 (C)
L3	N00°05'51"W	153.20 (C)
L4	N00°05'51"W	282.90 (C)
L5	N00°05'51"W	513.67 (C)
L6	N00°06'56"W	320.38 (C)
L7	N13°01'24"W	148.61 (C)
L8	N22°06'55"W	92.27 (C)
L9	N78°20'16"E	297.42 (C)
L10	S13°31'21"E	519.42 (C)
L11	N22°06'59"W	101.27 (C)
L12	N13°01'34"W	200.00 (C)
L13	N01°00'37"E	101.08 (C)
L14	N13°01'34"W	47.78 (C)
L15	N50°27'21"W	58.49 (C)
L16	S89°42'32"W	191.23 (C)
L17	S46°12'28"W	387.26 (C)
L18	S37°40'37"W	101.12 (C)
L19	N90°00'00"W	88.71 (C)
L20	S30°00'00"E	72.41 (C)
L21	N51°31'03"E	101.98 (C)
L22	N46°12'28"E	397.26 (C)
L23	N37°10'52"W	193.84 (C)
L24	S15°33'51"W	78.45 (C)
L25	S00°05'45"E	124.66 (C)
L26	N13°01'34"W	446.38 (C)
L27	N01°00'37"E	103.27 (C)
L28	N13°24'58"W	214.17 (C)
L29	S78°20'16"W	55.03 (C)
L30	N89°34'15"E	2.01 (C)
L31	N89°45'03"E	48.00 (C)
L32	N00°05'51"W	35.00 (C)
L33	S89°45'03"W	48.00 (C)
L34	S89°42'32"W	179.21 (C)
L35	N13°01'34"W	33.59 (C)
L36	N13°01'34"W	348.63 (C)
L37	N00°05'51"W	177.90 (C)
L38	N13°01'34"W	97.30 (C)
L39	N13°31'21"W	385.65 (C)
L40	S22°08'59"E	9.00 (C)

CURVE DATA TABLE

CURVE	DELTA	LENGTH	RADIUS	CH. BEARING
C1	13°50'05" (RT.)	330.15 (C)	1367.30'	N18°41'47"W
C2	06°36'08" (RT.)	165.12 (C)	1433.00'	N22°18'36"E
C3	06°49'56" (LT.)	170.88 (C)	1433.00'	N05°28'06"E
C4	01°47'20" (LT.)	80.51 (C)	2770.79'	N12°07'54"W
C5	08°25'56" (RT.)	374.80 (C)	2546.65'	S09°24'23"E
C6	07°05'11" (LT.)	34.32 (C)	1123.25'	S87°36'52"W
C7	43°32'24" (LT.)	851.38 (C)	1123.25'	S89°33'16"W
C8	43°47'32" (RT.)	988.91 (C)	1291.23'	S68°06'14"W
C9	43°47'32" (LT.)	850.27 (C)	1123.23'	N68°06'14"E
C10	07°27'23" (RT.)	61.37 (C)	1236.09'	N44°05'26"E
C11	06°52'12" (RT.)	314.33 (C)	2621.88'	S01°20'21"W
C12	09°50'56" (LT.)	193.08 (C)	1123.25'	S88°24'00"W
C13	09°54'02" (LT.)	188.05 (C)	1088.27'	S88°25'18"W
C14	03°20'10" (LT.)	83.48 (C)	1433.00'	N10°33'09"E
C15	33°41'29" (RT.)	660.50 (C)	1123.25'	N64°37'48"E
C16	02°08'53" (LT.)	53.73 (C)	1433.00'	N00°58'42"E
C17	12°18'59" (LT.)	308.04 (C)	1433.00'	N06°03'45"E

SKETCH PREPARED BY



**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 223

**RIGHT OF WAY "D"
(ESTATE: FEE SIMPLE)**

LEGAL DESCRIPTION

A portion of the West 1/2 of Section 20, Township 23 South, Range 27 East of Orange County, Florida, being more particularly described as follows.

Commence at the Southwest corner of the Northwest 1/4 of said Section 20; thence run N.89°38'51"E. 2622.04 feet along the South line of said Northwest 1/4 of Section; thence departing said South line of the Northwest 1/4 of said Section 20, run N.13°01'34"W. a distance of 348.63 feet; thence run N.22°06'59"W. a distance of 92.27 feet for a POINT OF BEGINNING; thence S.78°20'16"W. a distance of 55.03 feet; thence N.13°24'58"W. a distance of 214.17 feet; thence N.01°00'37"E. a distance of 103.27 feet; thence N.13°01'34"W. a distance of 446.38 feet; thence N.13°01'34"W. a distance of 33.59 feet; thence S.89°42'32"W. a distance of 179.21 feet to a point on a non-tangent curve, concave Southeasterly, having radius of 1088.27 feet and a central angle of 09°54'02"; thence run Southwesterly along said curve an arc distance of 188.05 feet from a chord bearing of S.86°25'18"W. to a point on said curve; thence departing said curve run N.08°31'28"W. a distance of 35.00 feet to a point on a non-tangent curve, concave Southeasterly, having a radius of 1123.25 feet and a central angle 09°50'56"; thence run Northeasterly along said curve an arc distance of 193.08 feet from a chord bearing of N.86°24'00"E. to a point on said curve; thence departing said curve run N.89°42'32"E. a distance of 191.23 feet; thence run S.50°27'21"E. a distance of 58.49 feet; thence run S.13°01'34"E. a distance of 471.78 feet; thence S.01°00'37"W. a distance of 103.08 feet; thence S.13°01'34"E. a distance of 200.00 feet; thence S.22°06'59"E. a distance of 9.00 feet to the POINT OF BEGINNING.

Containing 1.320 acres, more or less.

July 24, 2003

SHEET 7 OF 8

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 823

PERPETUAL EASEMENT "A"

LEGAL DESCRIPTION

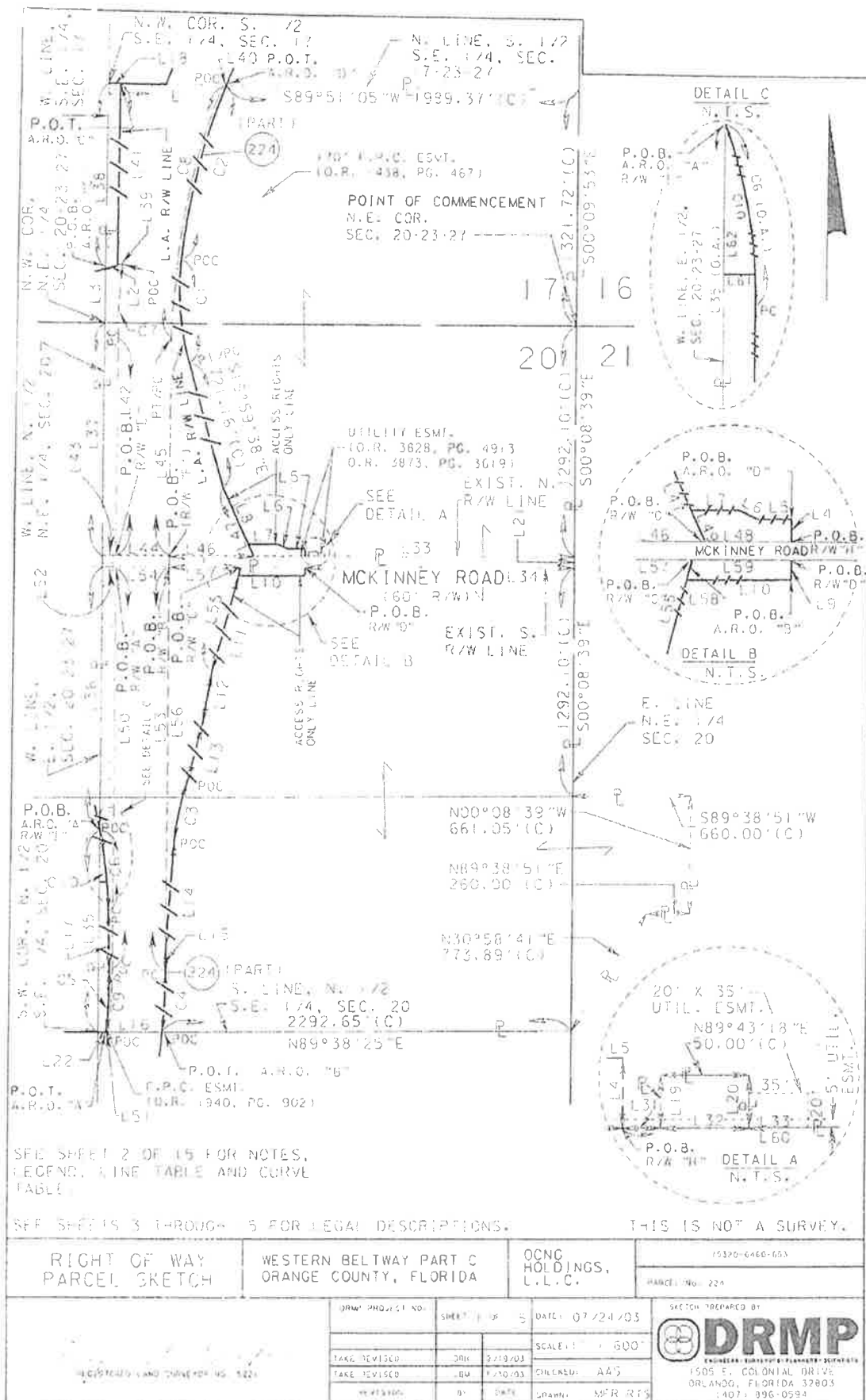
A portion of the West 1/2 of Section 20, Township 23 South, Range 27 East of Orange County, Florida, being more particularly described as follows.

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 20; thence run N.89°38'51"E. along the South line of said Northwest 1/4 of Section 20 a distance of 2347.44 feet for a POINT OF BEGINNING; thence departing said South line of the Northwest 1/4 of Section 20, run N.13°37'21"W. a distance of 385.65 feet; thence N.78°20'16"E. a distance of 257.42 feet; thence S.22°06'59"E. a distance of 92.27 feet; thence run S.13°01'34"E. a distance of 445.93 feet to the point of curvature of a curve to the right, concave Southwesterly, having a radius of 2770.79 feet and a central angle of 01°47'20"; thence run Southeasterly along the arc of said curve a distance of 86.51 feet to a point on said curve said point also being a point on the East line of the Southwest 1/4 of said Section 20; thence run S.00°06'56"E. 320.38 feet along said East line of the Southwest 1/4 to the Southeast corner of the North 500 feet of the Southwest 1/4 of said Section 20; thence departing said East line, run along the South line of the North 500 feet of the Southwest 1/4 of said Section 20, S.89°38'51"W. a distance of 222.65 feet to a point on a non-tangent curve, concave Southwesterly, having a radius of 2546.65 feet and a central angle of 08°25'56"; thence run Northwesterly along said curve an arc distance of 374.80 feet from a chord bearing of N.09°24'23"W. to a point of tangency; thence N.13°37'21"W. a distance of 133.77 feet to the POINT OF BEGINNING.

Containing 5.460 acres, more or less.

July 24, 2003

SHEET 8 OF 8



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST ZONE OF FLORIDA STATE PLANE COORDINATE SYSTEM, DATUM IS NAD83, ADJUSTMENT OF 1990, BASED ON A LINE BETWEEN G.P.S. MONUMENT NO. 504 AND G.P.S. MONUMENT NO. 509, BEARING S89°59'50"E, MEAN SCALE FACTOR: 0.99997293
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, IF ANY.
3. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.
4. THIS IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD.
5. NO TITLE INFORMATION WAS PROVIDED TO THIS SURVEYOR, NOR DID THIS SURVEYOR ABSTRACT THESE LANDS.
6. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°51'05"E	591.04'(C)
L2	N75°41'29"E	67.18'(C)
L3	N00°08'25"W	299.62'(C)
L4	S00°17'28"E	45.52'(C)
L5	N89°42'32"E	100.00'(C)
L6	S63°43'31"E	55.90'(C)
L7	N89°42'32"E	169.38'(C)
L8	S24°56'35"E	340.55'(C)
L9	S00°17'28"E	46.48'(C)
L10	S89°42'32"W	372.37'(C)
L11	S14°33'27"W	560.14'(C)
L12	S09°47'37"W	301.04'(C)
L13	S14°33'27"W	332.34'(C)
L14	S03°53'04"W	608.60'(C)
L15	S00°08'56"E	122.15'(C)
L16	S89°38'25"W	301.42'(C)
L17	N01°39'18"W	328.88'(C)
L18	N89°51'05"E	65.57'(C)
L19	N00°06'56"W	30.00'(C)
L20	S00°06'56"E	30.00'(C)
L21	S00°08'39"E	60.00'(C)
L22	S89°38'25"W	47.29'(C)
L30	S00°06'56"E	66.25'(C)
L31	S89°43'18"W	21.32'(C)
L32	S89°43'18"W	50.00'(C)
L33	S89°43'18"W	1442.55'(C)
L34	S89°43'18"W	1513.71'(C)
L35	N00°06'56"W	1142.81'(C)

LINE TABLE

LINE	BEARING	DISTANCE
L36	N00°06'56"W	1475.16'(C)
L37	N00°06'56"W	1295.54'(C)
L38	N00°08'25"W	1024.67'(C)
L39	N75°41'29"E	31.97'(C)
L40	N89°51'05"E	3.35'(C)
L41	N00°06'56"W	1008.24'(C)
L42	N00°06'56"W	1211.55'(C)
L43	S89°43'18"W	75.00'(C)
L44	S89°43'18"W	300.00'(C)
L45	S00°06'56"E	1210.70'(C)
L46	S89°43'18"W	474.64'(C)
L47	S24°56'35"E	418.07'(C)
L48	S89°43'18"W	287.04'(C)
L49	N24°56'35"W	77.52'(C)
L50	S00°06'56"E	2263.29'(C)
L51	S89°38'25"W	10.54'(C)
L52	N89°43'18"E	75.00'(C)
L53	S00°06'56"E	2264.14'(C)
L54	N89°43'18"E	300.00'(C)
L55	S14°33'27"W	608.31'(C)
L56	N00°06'56"W	2142.00'(C)
L57	N89°43'18"E	401.84'(C)
L58	N14°33'27"E	48.17'(C)
L59	N89°43'18"E	360.03'(C)
L60	S89°43'18"W	1513.87'(C)
L61	S89°38'51"W	43.74'(C)
L62	N00°06'56"W	320.38'(C)

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING
C1	21°37'35"	582.41'(C)	1543.02'	S05°10'50"E
C2	15°39'03"	998.93'(C)	3656.94'	S13°27'29"W
C3	10°40'23"	337.19'(C)	1810.14'	S11°45'48"W
C4	05°06'25"	353.83'(C)	3969.72'	S02°26'16"W
C5	05°07'06"	354.18'(C)	3964.73'	N01°55'19"E
C6	09°34'55"	463.38'(C)	2770.79'	N06°26'46"W
C7	05°53'4"	408.42'(C)	3969.72'	N02°49'54"E
C8	22°34'09"	1445.53'(C)	3669.72'	S11°10'08"W
C9	05°32'45"	355.20'(C)	3669.72'	S02°39'26"W
C10	06°41'12"	323.36'(C)	2770.79'	S07°54'38"E

LEGEND:

- | | | |
|------------------------------------|---|----------------|
| (C) - CALCULATED | P.O.B. - POINT OF BEGINNING | UTIL - UTILITY |
| C.B. - CHORD BEARING | P - PROPERTY LINE | |
| CR. - CORNER | R - RADIUS | |
| DEGR. - DEGREE | R/W - RIGHT OF WAY | |
| Δ - DELTA | " - SECOND | |
| E - EAST | SEC. - SECTION | |
| ESMT. - EASEMENT | S. - SOUTH | |
| EXIST. - EXISTING | W. - WEST | |
| F.P.P. - FLORIDA POWER CORPORATION | PC - POINT OF CURVATURE | |
| L - ARC LENGTH | PCC - POINT OF COMPOUND CURVATURE | |
| L.A. - LIMITED ACCESS | POC - POINT ON CURVE | |
| M - MINUTE/FEET | A.R.O. - ACCESS RIGHTS ONLY | |
| N - NORTH | P.O.T. - POINT OF TERMINATION | |
| N.T.S. - NOT TO SCALE | O.A. - OVERALL | |
| PG. - PAGE | SEE SHEET 15 FOR SKETCH AND SHEETS 3 THROUGH 15 FOR LEGAL DESCRIPTIONS. | |
| C.R. - OFFICIAL RECORD | | |

Sheet 2 of 15

PARCEL NO. 224



**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-653**

PARCEL 224

RIGHT OF WAY "T"

LEGAL DESCRIPTION

A portion of the East 1/2 of Section 20, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Section 20, Township 23 South, Range 27 East, Orange County, Florida; thence run S.00°08'39"E. along the East line of the Northeast 1/4 of said Section 20 a distance of 1352.10 feet to a point on the existing South right of way line of McKinney Road (as now established); thence departing said East line of the Northeast 1/4 of Section 20, run S.89°43'18"W. along said existing South right of way line of McKinney Road a distance of 2650.58 feet to a point on the West line of the East 1/2 of said Section 20; thence run S.00°06'56"E. along said West line of the East 1/2 a distance of 1475.16 feet for a POINT OF BEGINNING said point also being a point on a curve concave Southwesterly, having a radius of 2770.79 feet and a central angle of 06°41'12"; thence departing said West line of the East 1/2, from a chord bearing of S.07°53'38"E., run Southeasterly along the arc of said curve a distance 323.36 feet to a point on said curve; thence run S.89°38'51"W. 43.74 feet to a point on the aforesaid West line of the East 1/2 of Section 20; thence run N.00°06'56"W. along said West line of the East 1/2 a distance of 320.38 feet to the POINT OF BEGINNING.

Containing 8023 square feet, more or less.

July 24, 2003

SHEET 11 OF 15

COMPOSITE EXHIBIT "C"

**LEGAL DESCRIPTIONS OF
RIGHT OF WAY PROPERTY FROM ORANGE COUNTY TO CFX**

SKETCH OF DESCRIPTION

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT: 653 - 100
ESTATE: FEE SIMPLE
LIMITED ACCESS RIGHT-OF-WAY

Legal Description

A parcel of land lying in the northeast 1/4 of Section 20, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the northwest corner of the northeast 1/4 said Section 20; thence S00°06'56"E along the west line of said northeast 1/4 for 1295.54 feet to a point on the north line of the existing right-of-way for McKinney Road as shown on the Orlando-Orange County Expressway Authority (OOCEA) right-of-way map, Project Number 75320-6460-653, dated 10/01/02; thence run N89°43'18"E along said North line for 75.00 feet the POINT OF BEGINNING; thence continue N89°43'18"E along said north line for 300.00 feet; thence S00°06'56"E for 60.00 feet to a point on the south line of the existing right-of-way for McKinney Road; thence S89°43'18"W along said south line for 300.00 feet; thence N00°06'56"W for 60.00 feet to the POINT OF BEGINNING.

Containing 0.413 acres, more or less.

Together with all rights of ingress, egress, light, air and view to, from or across any State Road 429 right of way property which may otherwise accrue to any property adjoining said right of way.




THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101

Tel: 407/647-7275 Certificate No. LB 24

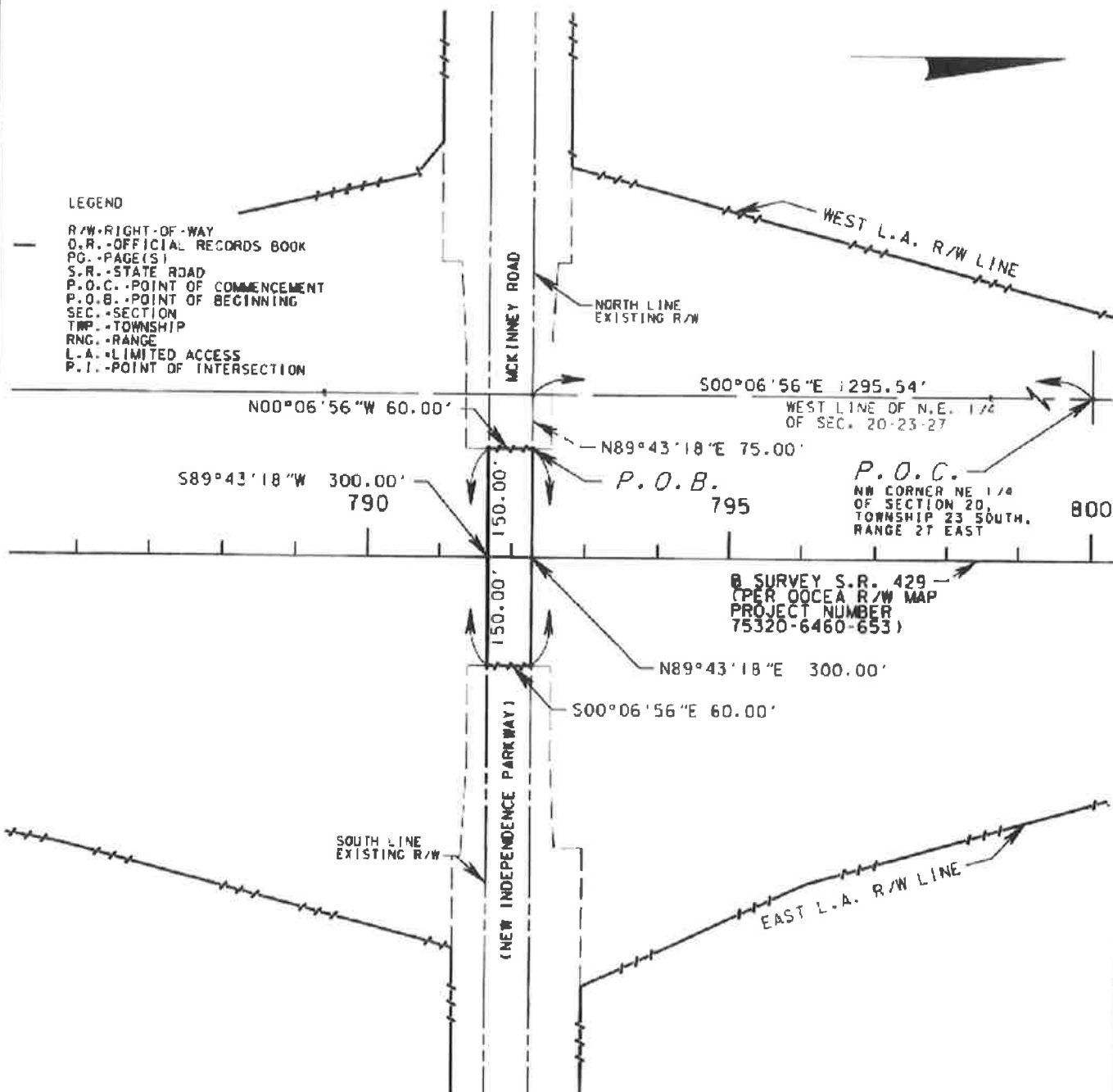

J. Vance Carper, Jr., PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Date: 10/18/12
Scale: N/A
Job No.: 100002756
F.B.: N/A
Drawn By: VS
Ckd. By: JVC
Sheet 1 of 2

SKETCH OF DESCRIPTION

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT: 653 - 100
ESTATE: FEE SIMPLE
LIMITED ACCESS RIGHT-OF-WAY



THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101

Tel: 407/647-7275 Certificate No. LB 24

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEARING S00°06'56"E.

Date: 10/18/12

Scale: 1" = 200'

Job No.: 100002756

F.B.: N/A

Drawn By: KS

Ckd. By: JVC

Sheet 2 of 2

SKETCH OF DESCRIPTION

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT: 654 - 100
ESTATE: FEE SIMPLE

LIMITED ACCESS RIGHT-OF-WAY

Legal Description

A parcel of land lying in the northeast 1/4 of Section 17, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 17, being a point on the east line of the existing right-of-way of Davenport Road, as shown on Orlando-Orange County Expressway Authority (OOCEA) right-of-way map, Project No. 75320-6460-654, dated 8-04-99; thence $S00^{\circ}07'39''E$ along said east line of Section 17 and said existing right-of-way for 593.66 feet, to a point on the westerly limited access right-of-way line of State Road 429, as shown on said OOCEA right-of-way map, said point being the POINT OF BEGINNING; thence continue $S00^{\circ}07'39''E$ along said east line of Section 17 and said existing right-of-way for 520.61 feet to a point on the easterly limited access right-of-way line of said State Road 429; thence $S36^{\circ}25'02''W$ for 41.98 feet to a point on said easterly limited access right-of-way line of State Road 429, said point also being on the west line of the existing right-of-way of Davenport Road, as shown on said OOCEA right-of-way map; thence $N00^{\circ}07'39''W$ along said west line for 520.61 feet to a point on the westerly limited access right-of-way line of said State Road 429; thence $N36^{\circ}25'02''E$ for 41.98 feet to the POINT OF BEGINNING.

Containing 13,015 square feet, more or less.

Together with all rights of ingress, egress, light, air and view to, from or across any State Road 429 right of way property which may otherwise accrue to any property adjoining said right of way.



THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101

Tel: 407/647-7275 Certificate No. LB 24

J. Vance Carper, Jr. PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL PAID SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Revised: 05/18/12
Date: 10/18/12
Scale: N/A
Job No.: 100002756
F.B.: N/A
Drawn By: VS
Ckd. By: JVC
Sheet 1 of 2

SKETCH OF DESCRIPTION

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 - WESTERN BELTWAY
PROJECT: 654 - 100
ESTATE: FEE SIMPLE

LIMITED ACCESS RIGHT-OF-WAY

P.O.C.
NORTHEAST CORNER OF
SEC. 17, TOWNSHIP 23 SOUTH,
RANGE 27 EAST

LEGEND

O.R. - OFFICIAL RECORDS BOOK
PG. - PAGE(S)
S.R. - STATE ROAD
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
SEC. - SECTION
TWP. - TOWNSHIP
RNG. - RANGE
L.A. - LIMITED ACCESS
R/W - RIGHT-OF-WAY
B - BASELINE
C - CENTERLINE

NOTES:

1. BEARINGS ARE BASED ON THE EAST
LINE OF SECTION 17, TOWNSHIP 23 SOUTH,
RANGE 27 EAST, ORANGE COUNTY, FLORIDA.
BEARING $500^{\circ}07'39''\text{E}$.

WESTERLY L.A. R/W LINE

WEST LINE
EXISTING R/W

DAVENPORT ROAD (F)

EAST LINE
EXISTING R/W

EASTERLY
L.A. R/W LINE

$S36^{\circ}25'02''\text{W}$
41.98'

$500^{\circ}07'39''\text{E}$
520.61'

$500^{\circ}07'39''\text{E}$
520.61'

EAST LINE OF
SECTION 17

P.O.B.

BY SURVEY S.R. 429
(PER DDC/EA R/W MAP
PROJECT NUMBER
15320-6460-654)

THIS IS NOT A SURVEY

ATKINS

482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Revised: 06/18/12
Date: 10/18/12
Scale: 1" = 100'
Job No.: 100002756
F.B.: N/A
Drawn By: YS
Ck'd By: MC
Sheet 2 of 2

DESCRIPTION OF EASEMENTS FOR EXPRESSWAY BRIDGES

CENTRAL FLORIDA EXPRESSWAY AUTHORITY ("CFX")
STATE ROAD 429
ESTATE: PERPETUAL EASEMENT

LEGAL DESCRIPTION:

PARCELS OF LAND LYING IN ORANGE COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

Twenty (20) feet beyond the outermost perimeters of the existing bridges ("Expressway Bridges") at the crossings of State Road 429 over:

- a) Avalon Road (near Old YMCA Road) at approximately Station 638+59.25
- b) Old YMCA Road at approximately Station 645+65.33,
- c) Avalon Road (near Porter Road) at approximately Station 730+54.05,
- d) Porter Road at approximately Station 735+36.31,
- e) Tiny Road at approximately Station 923+98.69, and
- f) Tilden Road at approximately Station 933+67.20.

TERMS OF PERPETUAL EASEMENT

1. CFX has a perpetual easement on and over the above-described properties, which right and easement includes the right to construct, operate, improve, expand, maintain, repair and replace from time to time.
2. GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the described real property, so as not to interfere with or impede the Expressway Bridges.
3. GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns, to prevent any use of the above described real property which would interfere with one or more Expressway Bridges, or otherwise constitute a hazard for any Expressway Bridge.

EXHIBIT "D"

Prepared By:

Linda S. Brehmer Lanosa, Deputy General Counsel
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Reserved for Recording

Project: State Road 429, Daniel Webster Western Beltway, Part C

This deed is exempt from Florida documentary stamp tax under Department of Revenue Rules 12B-4.002(4)(a), 12B-4.014(10), F.A.C., and Section 201.02(6), Florida Statutes.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, dated as of the date of execution below, by **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("GRANTOR") and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is 201 South Rosalind Avenue, Orlando, Florida 32801 ("GRANTEE").

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt of whereof is hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said GRANTEE, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lots, pieces, or parcels of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

SEE ATTACHED COMPOSITE EXHIBIT "A"

Property Appraiser's Parcel Identification Number:
Not Assigned

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: State Road 429, Daniel Webster Western Beltway, Part C

SUBJECT TO the covenants, conditions, restrictions, and reservations which are set forth below:

- a) GRANTOR reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view to, from, or across any State Road (SR) 429 right-of-way property which may otherwise accrue to any property adjoining said right of way.
- b) GRANTOR reserves unto itself, its successors and assigns, all existing limited-access rights of ingress, egress, light, air, and view to, from, or across the property described in **Composite Exhibit "A."**
- c) GRANTEE has no rights of ingress, egress, or access to SR 429 from the GRANTEE's property, nor does GRANTEE have any rights of light, air or view from SR 429 bridges.
- d) GRANTOR reserves unto itself, its successors and assigns, for the use and benefit of the public, a right and easement for SR 429 bridges over County Roads above the surface of the real property, including SR 429 bridges over Avalon Road, Old YMCA Road, Porter Road, Tiny Road, and Tilden Road, which right and easement includes the right to construct, operate, improve, expand, maintain, repair and replace from time to time.
- e) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the hereinafter described real property, so as not to interfere with or impede the Expressway Bridges.
- f) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns, to prevent any use of the hereinafter described real property which would interfere with one or more SR 429 bridges, or otherwise constitute a hazard for any SR 429 bridge.
- g) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the County no longer uses the property for County right-of-way purposes, then CFX has a right of first refusal to acquire all right, title, and interest to the aforesaid property at no cost. COUNTY grants, transfers, and delivers to CFX a right of first refusal to acquire all right, title, and interest to the aforesaid property at no cost to CFX. COUNTY shall give CFX at least 180 days written notice of the occurrence of events that give rise to CFX's right of first refusal and provide CFX with an opportunity to respond.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by its duly authorized representative.

Project: State Road 429, Daniel Webster Western Beltway, Part C

Signed, sealed, and delivered
in the presence of:

**“CFX”
CENTRAL FLORIDA EXPRESSWAY
AUTHORITY,**

First Witness:

Signature

BY: _____
WELTON CADWELL, CHAIRMAN

Print Name

Date: _____

Second Witness:

ATTEST: _____
Darleen Mazzillo,
Executive Assistant

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
2016, by Welton Cadwell, as Chairman of the Central Florida Expressway Authority.

NOTARY PUBLIC

Signature: _____
Signature of Notary Public - State of Florida

Print, Type or Stamp Commissioned Name of Notary Public

Personally Known [] OR Produced Identification [], Type: _____

EXHIBIT "E"

Prepared By:

Linda S. Brehmer Lanosa, Deputy General Counsel
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Reserved for Recording

Project: State Road 429, Daniel Webster Western Beltway, Part C

This deed is exempt from Florida documentary stamp tax under Department of Revenue Rules 12B-4.002(4)(a), 12B-4.014(10), F.A.C., and Section 201.02(6), Florida Statutes.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, dated as of the date signed, by **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("GRANTOR") and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is 201 South Rosalind Avenue, Orlando, Florida 32801 ("GRANTEE").

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt of whereof is hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said GRANTEE, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lots, pieces, or parcels of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

SEE ATTACHED COMPOSITE EXHIBIT "B"

Property Appraiser's Parcel Identification Number:
Not Assigned

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: State Road 429, Daniel Webster Western Beltway, Part C

SUBJECT TO the covenants, conditions, restrictions, and reservations which are set forth below:

- a) GRANTOR reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view to, from, or across any State Road 429 right-of-way property which may otherwise accrue to any property adjoining said right of way.
- b) GRANTOR reserves unto itself, its successors and assigns, all existing limited-access rights of ingress, egress, light, air, and view to, from, or across the property described in **Composite Exhibit "B."**

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by its duly authorized representative.

Signed, sealed, and delivered
in the presence of:

"CFX"
CENTRAL FLORIDA EXPRESSWAY
AUTHORITY,

First Witness:

Signature

BY: _____
WELTON CADWELL, CHAIRMAN

Print Name

Date: _____

Second Witness:

ATTEST: _____
Darleen Mazzillo,
Executive Assistant

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Welton Cadwell, as Chairman of the Central Florida Expressway Authority.

NOTARY PUBLIC

Signature: _____

Signature of Notary Public - State of Florida

Print, Type or Stamp Commissioned Name of Notary Public

Personally Known [] OR Produced Identification [], Type: _____

EXHIBIT "F"

Prepared By:

Orange County Attorney's Office
201 South Rosalind Avenue, Third Floor
Orlando, FL 32801

Reserved for Recording

Project: State Road 429, Daniel Webster Western Beltway, Part C

This deed constitutes a conveyance from a state agency or instrumentality to an agency of the State of Florida and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.014(10), F.A.C.

COUNTY DEED

THIS DEED, dated as of the date signed, by **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is 201 South Rosalind Avenue, Orlando, Florida 32801 ("GRANTOR"), and **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("GRANTEE").

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt of whereof is hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said GRANTEE, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lots, pieces, or parcels of land, situate, lying and being in the county of Orange, state of Florida, designated as Parcel 653-100 and Parcel 654-100, to wit:

SEE ATTACHED COMPOSITE EXHIBIT "C"

Property Appraiser's Parcel Identification Number:
Not Assigned

Project: State Road 429, Daniel Webster Western Beltway, Part C

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.

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

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

BY: _____

Teresa Jacobs

Orange County Mayor

Date: _____

ATTEST: Martha O. Haynie, County
Comptroller, Clerk to the Board

By: _____
Deputy Clerk

Printed Name