

# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

## MEMORANDUM

TO: Central Florida Expressway Board Members

FROM: Linda S. Brehmer Lanosa, Deputy General Counsel  
Glenn Pressimone, P.E., Director of Engineering



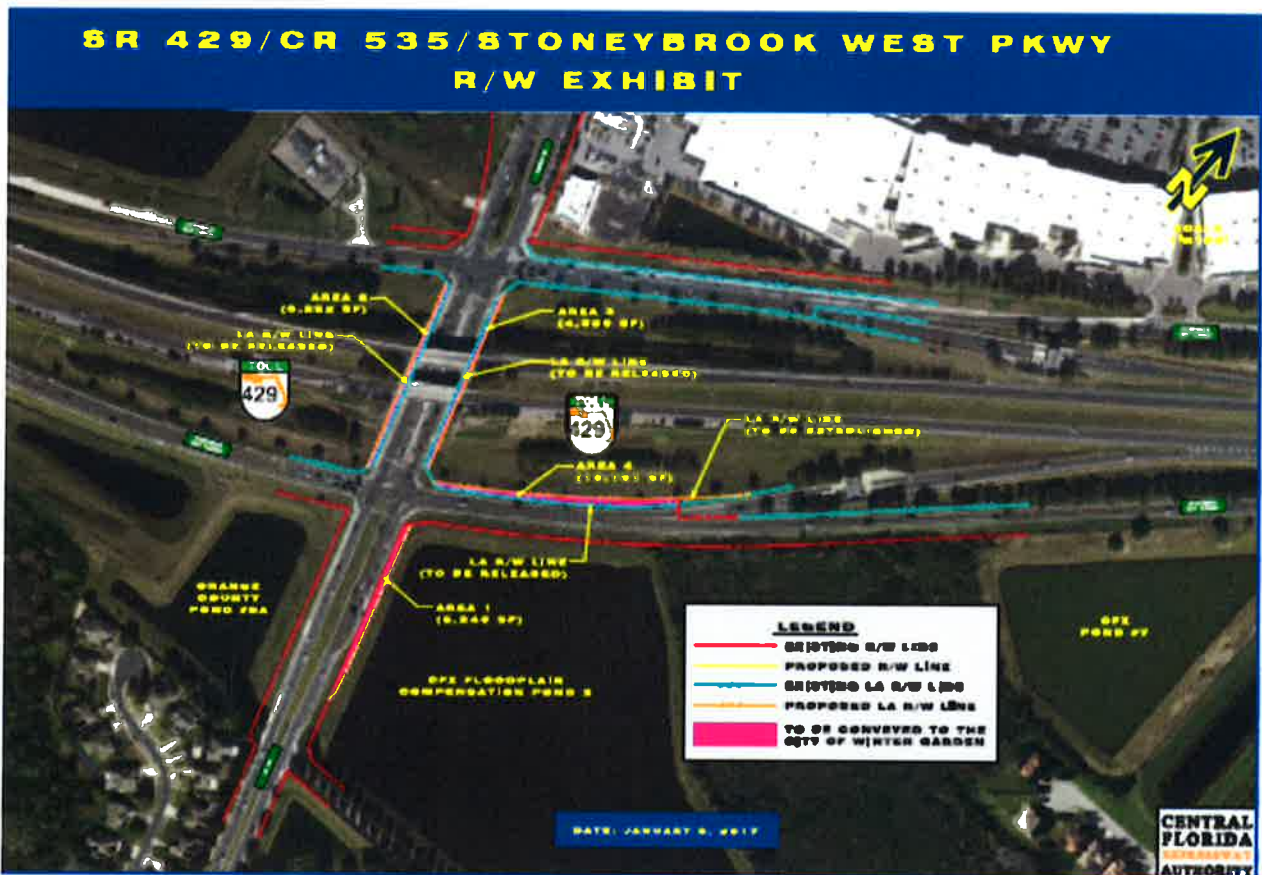
DATE: January 24, 2017

RE: Agreement for Right-of-Way Transfer and Continuing Maintenance between the Central Florida Expressway Authority (“CFX”) and the City of Winter Garden pertaining to the Widening of County Road 535 and Stoneybrook West Parkway

### REQUEST

Through the attached letter, the City of Winter Garden formally requested four (4) strips of property from CFX for the widening of C.R. 535 and Stoneybrook West Parkway. The City’s widening project will improve the access to and from S.R. 429.

The property needed by the City for the road-widening project is depicted below.



4974 ORL TOWER RD. ORLANDO, FL 32807 | PHONE: (407) 690-5000 | FAX: (407) 690-5011

The parcels marked as Areas 1, 2, and 3 run along the outer perimeter of County Road (C.R.) 535 and two of the parcels traverse under State Road (S.R.) 429. The parcel marked as Area 4 runs along the northern side of Stoneybrook West Parkway. The size of the parcels are listed below.

<u>Area</u>	<u>Size (sq. ft.)</u>
1	6,248 sq. ft.
2	5,292 sq. ft.
3	5,039 sq. ft.
4	10,191 sq. ft.

**PROPOSED RIGHT-OF-WAY TRANSFER AND  
CONTINUING MAINTENANCE AGREEMENT**

A proposed Agreement for Right-of-Way Transfer and Continuing Maintenance (“Agreement”) is attached. According to the proposed Agreement, CFX has the right to review and approve the legal descriptions and the construction plans prior to conveyance or construction, respectively. The conveyance will be via Quit Claim Deeds, subject to covenants, reservations, conditions and restrictions, such as a reservation of rights and easement related to the crossing of S.R. 429 over C.R. 535.

Regarding maintenance, the proposed Agreement requires the City to be responsible for all property owned by the City, including improvements thereon, but allows CFX to place signage within the property at CFX’s cost and at CFX’s option.

In the event that the City does not commence construction of the road-widening project by **January 2019** or if the City no longer uses the property for right-of-way purposes, the proposed Agreement and the Quit Claim Deeds state that all right, title, and interest to the property shall automatically revert back to CFX at CFX’s option and at no cost to CFX.

**REVIEW BY CFX’S GENERAL ENGINEERING CONSULTANT (“GEC”)**

CFX’s GEC has reviewed the City’s request and determined that the property is not essential for the operation of its Expressway System and would not impede or restrict the current or future operation of the Expressway System. The GEC’s letter is attached hereto as **Exhibit “B.”**

**RECOMMENDATION**

We request the Committee's recommendation for Board approval of the attached Agreement for Right-of-Way Transfer and Continuing Maintenance between the Central Florida Expressway Authority ("CFX") and the City of Winter Garden pertaining to County Road 535 and Stoneybrook West Parkway, subject to approval of the legal descriptions and construction plans by CFX staff.

Reviewed by: Joseph Hassiotou

Attachments:

- A. Request from the City of Winter Garden
- B. GEC Letter
- C. Proposed Agreement

November 14, 2016

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Joseph A. Berenis, P.E.  
Chief of Infrastructure  
Central Florida Expressway Authority  
4974 ORL Tower Road  
Orlando, FL 32807

**Re: Central Florida Expressway Authority  
Disposition of Property  
SR 429 Northbound On-ramp Improvements at CR 535,  
CFX Project 429-654D  
City of Winter Garden CR 535 Improvements**

Dear Mr. Berenis:

We have reviewed the limits of the above designated parcel, as depicted on the attached exhibit. In our opinion the disposition of these four parcels to the City of Winter Garden as road right of way (subject to reversion should the City fail to commence construction by January 2019 or abandon the right of way) is not essential for the operation of the Expressway System and would not impede or restrict the current or future operation by the Central Florida Expressway Authority (CFX) of the Expressway System.

Sincerely,



Nathan Silva, P.E.  
GEC Program Manager

Cc: Laura Kelley, Executive Director  
Joseph Passiatore, General Counsel  
Linda Lanosa, Deputy General Counsel  
Glenn Pressimone, Director of Engineering

Attachment

# FISHBACK DOMINICK

ATTORNEYS AT LAW

1947 LEE ROAD  
WINTER PARK, FLORIDA 32789-1834

G. BEN FISHBACK (1893-1983)  
JULIAN K. DOMINICK (1924-2003)

MARK F. AHLERS  
\* A. KURT ARDAMAN  
JOHN F. BENNETT  
CHRISTOPHER R. CONLEY  
RICHARD S. GELLER  
LANCE D. KING  
\* DANIEL W. LANGLEY  
MICHAEL D. TEMPKINS

TEL (407) 262-8400  
(407) 425-2786  
FAX (407) 425-2863  
WWW.FISHBACKLAW.COM

\* FLORIDA BAR BOARD CERTIFIED IN  
CITY, COUNTY AND LOCAL GOVERNMENT

January 11, 2017

OF COUNSEL  
GAYLE A. OWENS  
CHARLES R. STEPTER, JR.

Right of Way Committee  
Central Florida Expressway Authority  
4974 ORL Tower Road  
Orlando, FL 32807


## Re. Right-of-Way Transfer Between CFX and City of Winter Garden Approval by Right of Way Committee

Dear Madame or Sir:

The City of Winter Garden (the "City") desires to acquire portions of land from the Central Florida Expressway Authority ("CFX") for the widening of C.R. 535 and Stoneybrook West Parkway. The City and CFX Staff agree that the proposed widening of the roads will improve access to and from S.R. 429. CFX Staff has prepared the enclosed Right-of-Way Transfer and Continuing Maintenance Agreement (the "Transfer Agreement") and the quitclaim deeds attached thereto, execution of which documents would effect the transfer of the property to the City while reserving certain rights to CFX.

The City hereby requests that the Right of Way Committee approve the Transfer Agreement, and that CFX take all actions otherwise necessary to approve and execute the Transfer Agreement.

Very Truly Yours,

  
A. Kurt Ardaman, City Attorney  
Lance D. King, Assistant City Attorney  
City of Winter Garden

cc: Mike Bollhoefer, City Manager  
City of Winter Garden  
300 West Plant Street  
Winter Garden, FL 34787

S:\AKA\CLIENTS\Winter Garden\General W500-20501\SR 429 ROW Transfer To CWGDNLtr to CFX ROW Committee 1-11-17.docx

**RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT  
BETWEEN  
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
AND THE CITY OF WINTER GARDEN, FLORIDA**

THIS RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT (“Agreement”) is made and entered into on the last date of execution below 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 the CITY OF WINTER GARDEN, a charter city and political subdivision of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787 (“City”). CFX and City 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 166.021, Florida Statutes, the City is empowered to provide and maintain arterial and other roads for the benefit of its citizens; and

WHEREAS, the construction State Road (“S.R.”) 429 over County Road (“C.R.”) 535 is completed; and

WHEREAS, the City desires to acquire portions of land (“the Property”) from CFX, as depicted in **Exhibit “I”** for the widening of C.R. 535 and Stoneybrook West Parkway (collectively referred to as “the Project”), which widening will improve the access to or from S.R. 429, subject to a reservation of rights in favor of CFX; and

WHEREAS, the Property consists of 3 strips of property running along the outer perimeter of C.R. 535 and 1 strip of property running along the northern side of Stoneybrook West Parkway, marked as Areas 1, 2, 3, and 4 on Exhibit “I.” S.R. 429 traverses over Area 2 and Area 3. Areas 1, 2, 3, and 4 consist of 6,248 sq. ft.; 5,292 sq. ft.; 4,958 sq. ft.; and 10, 191 sq. ft., respectively; and

WHEREAS, in order to convey the Property to the City, it is necessary to release the limited access lines described in **Exhibits “B2,” “C2,” and “D2,”** and to re-establish the limited access lines as described in the legal descriptions in **Exhibits “B1,” “C1,” and “D1;”** and

WHEREAS, the City needs the Property to construct the C.R. 535 and Stoneybrook West Parkway improvements therein and agrees to coordinate with Orange County as needed; 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 City agree as follows:

1. **Recital.** The above recitals are true and correct and are incorporated herein by reference.
2. **Approval of Construction Plans.** Prior to any conveyance, the City shall deliver to CFX a full and complete set of legal descriptions and sketches for the Property for CFX's review and final approval. Prior to construction, the City shall deliver to CFX a full and complete set of construction plans for the Project for CFX's review and approval.
3. **CFX Conveyance with Restrictions.** CFX agrees to transfer and convey to the City by Quit Claim Deed all of its right, title and interest in and to the real property described in Exhibits "A," "B1," "C1," and "D1", subject to the covenants, reservations, conditions, and restrictions described in the Quit Claim Deeds, which are substantially in the form of Exhibits "E," "F," "G," and "H," respectively. In addition, the parties agree that if the City does not commence construction of the Project by **January 2019** or if the City no longer uses the Property for City right-of-way purposes, then all right, title, and interest to Property shall automatically revert back to CFX at CFX's option and at no cost to CFX.
4. **City's Maintenance Responsibilities.** The parties agree that it is necessary and desirable to define with specificity the locations for future and continuing maintenance responsibility. The City shall be responsible for all property owned by the City, including improvements thereon that are owned by the City, and the future and continuing maintenance therefor. CFX shall have the right to place signage within the Property at CFX's cost and at CFX's option.
5. **Time of Conveyance.** CFX agrees to execute and deliver to the City the Quit Claim Deeds described in paragraph 3 within 180 days of the Effective Date or CFX's review and final approval of the legal descriptions and sketches, whichever is later.
6. **Recording.** The City agrees to record the Quit Claim Deeds within thirty (30) days after delivery of the original Quit Claim Deeds to the City at its cost. The City agrees to deliver a certified copy of the recorded deeds to CFX shortly thereafter.
7. **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.
8. **As-Is Conveyance.** The Property, as described in Exhibits "A," "B1," "C1," and "D1," is being conveyed "AS IS, WHERE IS, WITH ALL FAULTS," 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, including, without limitation, surface and subsurface environmental conditions, whether latent or patent. The respective owner makes no guarantee, warranty or representation, express or implied, as to the quality, character, or condition of the Property, or any part thereof, or to the fitness of the Property, or any part thereof, for any use or purpose, or any representation as to the nonexistence of any hazardous substances. 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. In no event shall the respective owner be liable for any incidental, special, exemplary, or consequential damage. In the event that any hazardous substances are discovered on, at or under the Property, neither party shall maintain any action or assert any claim against the other, its successors and their respective members, employees and agents arising out of or relating to any such hazardous substances. The provisions of this Section shall survive the Closing.

The City has read and understands the provisions of this Section and acknowledges and agrees that except as expressly set forth in this Agreement, it is acquiring the Property “**AS-IS, WHERE IS AND WITH ALL FAULTS**” and that the respective owner has disclaimed herein any and all warranties, express or implied.

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

10. **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.

11. **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 City.

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.

[ SIGNATURES TO FOLLOW ]



**CITY OF WINTER GARDEN, FLORIDA**  
By: City Commission

BY: \_\_\_\_\_  
Mayor John Rees

---

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
City Clerk Kathy Golden, CMC

**“CFX”  
CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY**

BY: \_\_\_\_\_  
CHAIRMAN BUDDY DYER

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Darleen Mazzillo, Executive Assistant

APPROVED AS TO FORM AND  
LEGALITY

\_\_\_\_\_  
General Counsel

## LIST OF EXHIBITS

EXHIBIT "A"	LEGAL DESCRIPTION OF AREA 1
EXHIBIT "B1"	LEGAL DESCRIPTION OF AREA 2 WITH THE RE-ESTABLISHMENT OF THE LIMITED ACCESS LINE
EXHIBIT "B2"	LEGAL DESCRIPTION OF THE EXISTING LIMITED ACCESS LINE ALONG AREA 2 TO BE RELEASED
EXHIBIT "C1"	LEGAL DESCRIPTION OF AREA 3 WITH THE RE-ESTABLISHMENT OF THE LIMITED ACCESS LINE
EXHIBIT "C2"	LEGAL DESCRIPTION OF THE EXISTING LIMITED ACCESS LINE ALONG AREA 3 TO BE RELEASED
EXHIBIT "D1"	LEGAL DESCRIPTION OF AREA 4 WITH THE RE-ESTABLISHMENT OF THE LIMITED ACCESS LINE
EXHIBIT "D2"	LEGAL DESCRIPTION OF THE EXISTING LIMITED ACCESS LINE ALONG AREA 4 TO BE RELEASED
EXHIBIT "E"	QUIT CLAIM DEED FOR AREA 1
EXHIBIT "F"	QUIT CLAIM DEED FOR AREA 2 WITH RE-ESTABLISHMENT OF LIMITED ACCESS LINE AND RELEASE OF EXISTING LIMITED ACCESS LINE PLUS RESERVATION OF EXPRESSWAY BRIDGE EASEMENT
EXHIBIT "G"	QUIT CLAIM DEED FOR AREA 3 WITH RE-ESTABLISHMENT OF LIMITED ACCESS LINE AND RELEASE OF EXISTING LIMITED ACCESS LINE PLUS RESERVATION OF EXPRESSWAY BRIDGE EASEMENT
EXHIBIT "H"	QUIT CLAIM DEED FOR AREA 4 WITH RE-ESTABLISHMENT OF LIMITED ACCESS LINE AND RELEASE OF EXISTING LIMITED ACCESS LINE
EXHIBIT "I"	SKETCH

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 429  
 PURPOSE : RIGHT OF WAY  
 ESTATE : FEE SIMPLE  
 A PORTION OF PROJECT NO.  
 75320-6460-654 AND PARCEL NO. 107B

10 JAN 31 2017

**DESCRIPTION :**

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


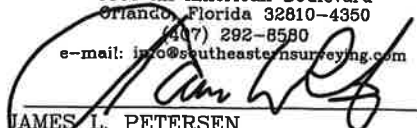
Commence at the Southeast corner of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida; thence South 89°42'53" West, a distance of 551.03 feet, along the South line of said Northwest quarter to a point on the East right of way line of County Road 535 per the Orlando-Orange County Expressway Authority right of way map Project Number 75320-6460-654; thence North 17°29'47" West, a distance of 217.39 feet, along said East right of way line to the POINT OF BEGINNING; thence continue North 17°29'47" West, a distance of 484.62 feet, along said East right of way line to a point on the Southeasterly right of way line of SE Frontage Road as shown on said right of way map; thence North 39°44'09" East, a distance of 16.65 feet, along said Southeasterly right of way line to a point on a line that is 14.00 feet Easterly of and parallel with said East right of way line; thence South 17°29'47" East, a distance of 292.69 feet, along said parallel line; thence departing said parallel line South 16°10'30" East, a distance of 172.43 feet; thence South 01°50'43" West, a distance of 30.26 feet to the POINT OF BEGINNING.

Containing 6,248 square feet, more or less.

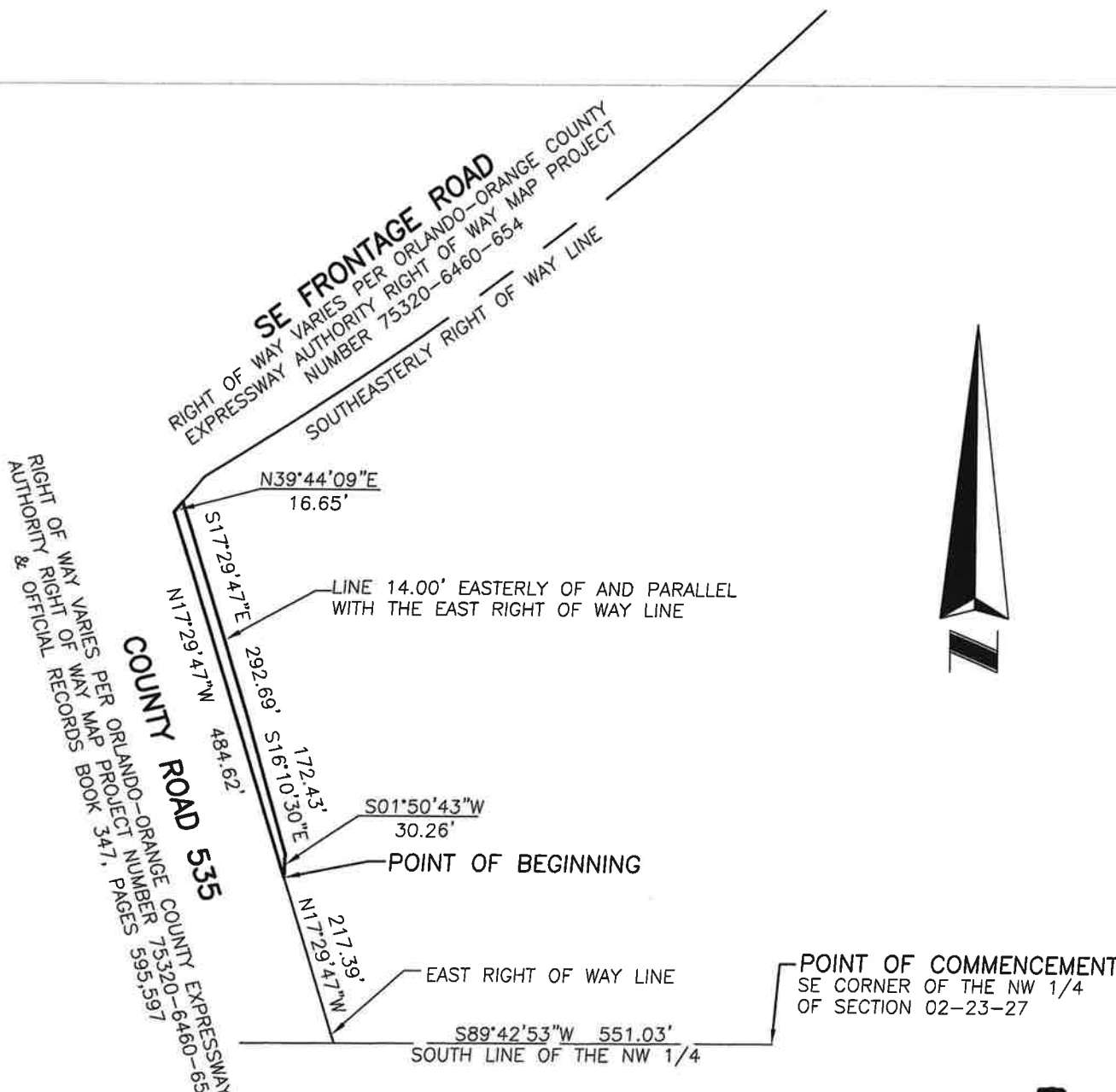
**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on the South line of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida being South 89°42'53" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

<b>Description</b>  FOR <b>Central Florida</b> <b>Expressway Authority</b>	Date: 01/06/2017 KR		Certification Number LB2108 55680004	
	Job Number: 55680	Scale: 1" = 200'	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>			
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 429  
 PURPOSE : RIGHT OF WAY  
 ESTATE : FEE SIMPLE  
 A PORTION OF PROJECT NO.  
 75320-6460-654 AND PARCEL NO. 107B



**SOUTHEASTERN SURVEYING AND MAPPING CORPORATION**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580  
 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Drawing No. 55680004  
 Job No. 55680  
 Date: 01/06/2017  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 429  
 PURPOSE : LIMITED ACCESS RIGHT OF WAY  
 ESTATE : FEE SIMPLE  
 A PORTION OF PROJECT NO.  
 75320-6460-654 AND PARCEL NO. 107A

13 JAN '17 PM 12:35

13 JAN '17 PM 12:35

DESCRIPTION :

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

Commence at the Southeast corner of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida; thence South 89°42'53" West, a distance of 708.07 feet, along the South line of said Northwest quarter to a point on the West right of way line of County Road 535 per the Orlando-Orange County Expressway Authority right of way map Project Number 75320-6460-654; thence along said West right of way line the following courses and distances; thence North 17°29'47" West, a distance of 637.51 feet; thence North 11°46'47" West, a distance of 130.51 feet to the POINT OF BEGINNING, said point being on the Northwesternly Limited Access Right of Way line of SW Frontage Road as shown on said right of way map; thence South 16°48'56" West, a distance of 18.63 feet, along said Northwesternly Limited Access Right of Way line to a point on a line that is 10.50 feet West of and parallel with West Limited Access Right of Way line of said County Road NO. 535; thence North 17°29'47" West, a distance of 514.53 feet, along said parallel line to a point on the Southeasterly Limited Access Right of Way line of NW Frontage Road as shown on said right of way map; thence South 79°24'57" East, a distance of 11.90 feet, along said Southeasterly Limited Access Right of Way line to a point on said West Limited Access Right of Way line; thence South 17°29'47" East, a distance of 493.54 feet, along said West Limited Access Right of Way line to the POINT OF BEGINNING.


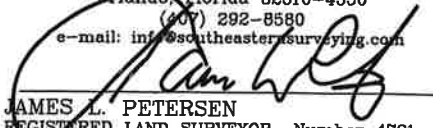
Reserving all rights of ingress, egress, light, air and view to, from or across any of the above described right of way property which may otherwise accrue to any property adjoining said right of way.

Containing 5,292 square feet, more or less.

SURVEYOR'S REPORT:

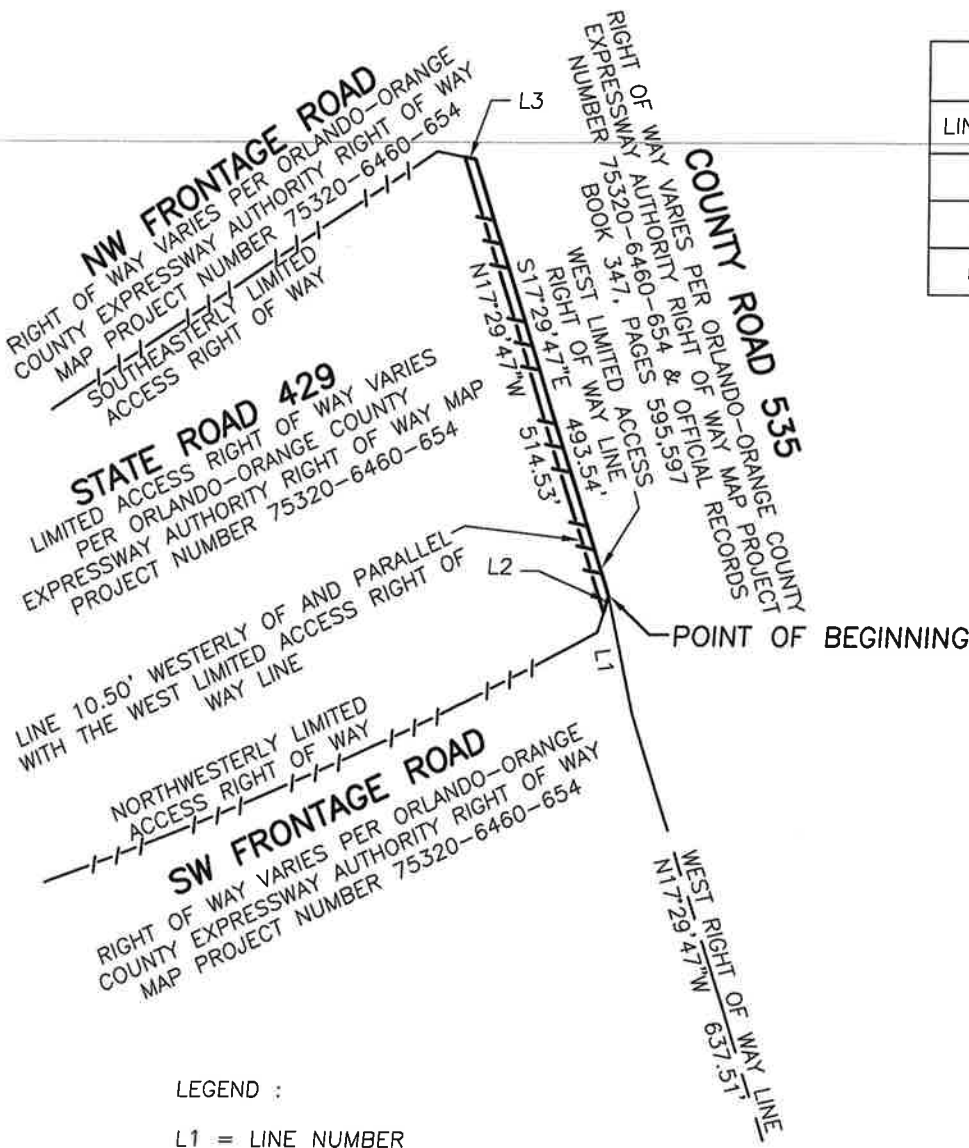
1. Bearings shown hereon are based on the South line of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida being South 89°42'53" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

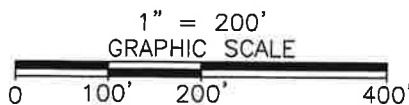
<b>Description</b>  FOR <b>Central Florida</b> <b>Expressway Authority</b>	Date: 01/06/2017 KR		Certification Number LB2108 55680007
	Job Number: 55680	Scale: 1" = 200'	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 429  
 PURPOSE : LIMITED ACCESS RIGHT OF WAY  
 ESTATE : FEE SIMPLE  
 A PORTION OF PROJECT NO.  
 75320-6460-654 AND PARCEL NO. 107A

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N11°46'47"W	130.51'
L2	S16°48'56"W	18.63'
L3	S79°24'57"E	11.90'



LEGEND :  
 L1 = LINE NUMBER



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580  
 Certification Number LB2108

Drawing No. 55680007  
 Job No. 55680  
 Date: 01/06/2017  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 2 e-mail: info@southeasternsurveying.com

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 429  
 PURPOSE : LIMITED ACCESS RIGHT OF WAY  
 ESTATE : RELEASE OF LIMITED ACCESS  
 RIGHTS  
 A PORTION OF PROJECT NO.  
 75320-6460-654 AND PARCEL NO. 107A

13 JAN 17 PM 12:35

DESCRIPTION :

Release of all rights of ingress, egress, light, air and view between the properties lying on either side of the following described line lying in a portion of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:


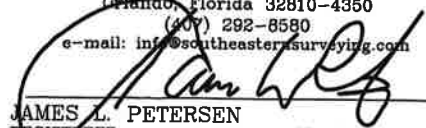
Commence at the Southeast corner of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida; thence South 89°42'53" West, a distance of 708.07 feet, along the South line of said Northwest quarter to a point on the West right of way line of County Road 535 per the Orlando-Orange County Expressway Authority right of way map Project Number 75320-6460-654; thence along said West right of way line the following courses and distances : North 17°29'47" West, a distance of 637.51 feet; thence North 11°46'47" West, a distance of 130.51 feet to a point on the Northwesterly Limited Access Right of Way line of SW Frontage Road as shown on said right of way map; thence South 16°48'56" West, a distance of 18.63 feet, along said Northwesterly Limited Access Right of Way line to the POINT OF BEGINNING; thence North 16°48'56" East, a distance of 18.63 feet, along said Northwesterly Limited Access Right of Way line to a point on the West Limited Access Right of Way line of said County Road No. 535; thence North 17°29'47" West, a distance of 493.54 feet, along said West Limited Access Right of Way line to a point on the Southeasterly Limited Access Right of Way line of NW Frontage Road as shown on said right of way map; thence North 79°24'57" West, a distance of 11.90 feet, along said Southeasterly Limited Access Right of Way line to the POINT OF TERMINUS.

Release of limited access rights along a line without area.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida being South 89°42'53" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

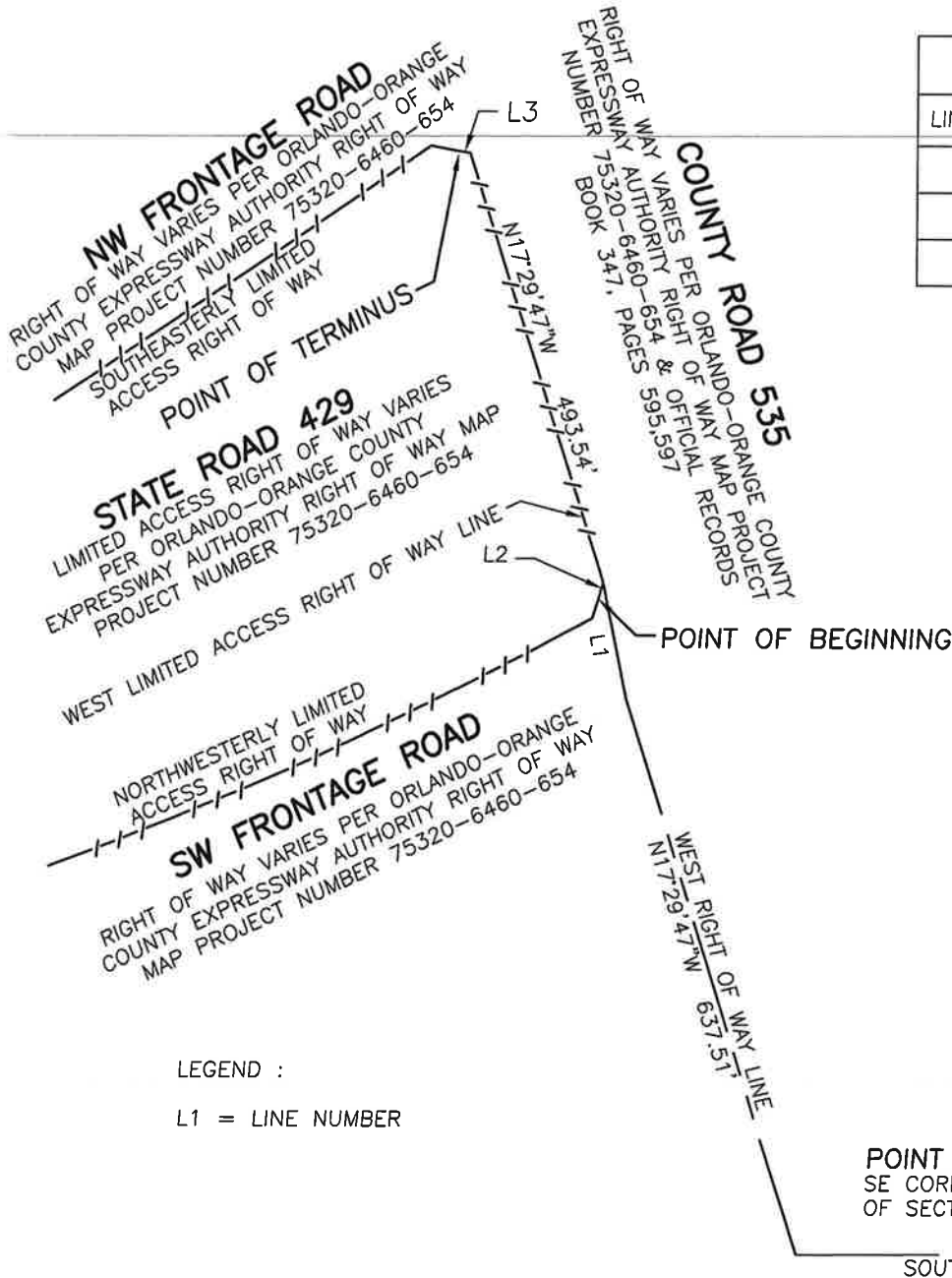
NOT VALID WITHOUT SHEET 2

<b>Description</b>  FOR <b>Central Florida          Expressway Authority</b>	Date: 01/06/2017 KR		Certification Number LB2108 55680008   SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com   <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: 55680	Scale: 1" = 200'	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			



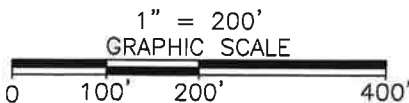
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 429  
 PURPOSE : LIMITED ACCESS RIGHT OF WAY  
 ESTATE : RELEASE OF LIMITED ACCESS RIGHTS  
 A PORTION OF PROJECT NO.  
 75320-6460-654 AND PARCEL NO. 107A

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N11°46'47"W	130.51'
L2	N16°48'56"E	18.63'
L3	N79°24'57"W	11.90'



LEGEND :  
 L1 = LINE NUMBER

POINT OF COMMENCEMENT  
 SE CORNER OF THE NW 1/4  
 OF SECTION 02-23-27  
 S89°42'53"W 708.07'  
 SOUTH LINE OF THE NW 1/4



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580  
 Certification Number LB2108

Drawing No. 55680008  
 Job No. 55680  
 Date: 01/06/2017  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 2 e-mail: info@southeasternsurveying.com

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 429  
 PURPOSE : LIMITED ACCESS RIGHT OF WAY  
 ESTATE : FEE SIMPLE  
 A PORTION OF PROJECT NO.  
 75320-6460-654 AND PARCEL NO. 107B

18 JAN 17 10:12:35

**DESCRIPTION :**

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

Commence at the Southeast corner of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida; thence South 89°42'53" West, a distance of 551.03 feet, along the South line of said Northwest quarter to a point on the East right of way line of County Road 535 per the Orlando-Orange County Expressway Authority right of way map Project Number 75320-6460-654; thence along said East right of way line the following courses and distances : North 17°29'47" West, a distance of 702.01 feet; thence North 22°07'25" West, a distance of 161.35 feet to the POINT OF BEGINNING, said point being on the East Limited Access Right of Way line of said County Road No. 535; thence continue along said East Limited Access Right of Way line North 17°29'47" West, a distance of 464.38 feet to a point on the Southeasterly Limited Access Right of Way line of NE Frontage Road as shown on said right of way map; thence North 10°35'05" East, a distance of 22.02 feet, along said Southeasterly Limited Access Right of Way line to a point on a line that is 10.37 feet Easterly of and parallel with said East Limited Access Right of Way line; thence South 17°29'47" East, a distance of 492.15 feet, along said parallel line to a point on the Northwesterly Limited Access Right of Way line of SE Frontage Road as shown on said right of way map; thence North 68°40'28" West, a distance of 13.31 feet, along said Northwesterly Limited Access Right of Way line of SE Frontage Road to the POINT OF BEGINNING.


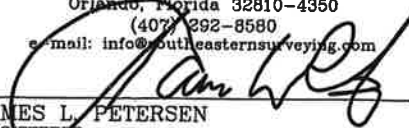
Reserving all rights of ingress, egress, light, air and view to, from or across any of the above described right of way property which may otherwise accrue to any property adjoining said right of way.

Containing 4,958 square feet, more or less.

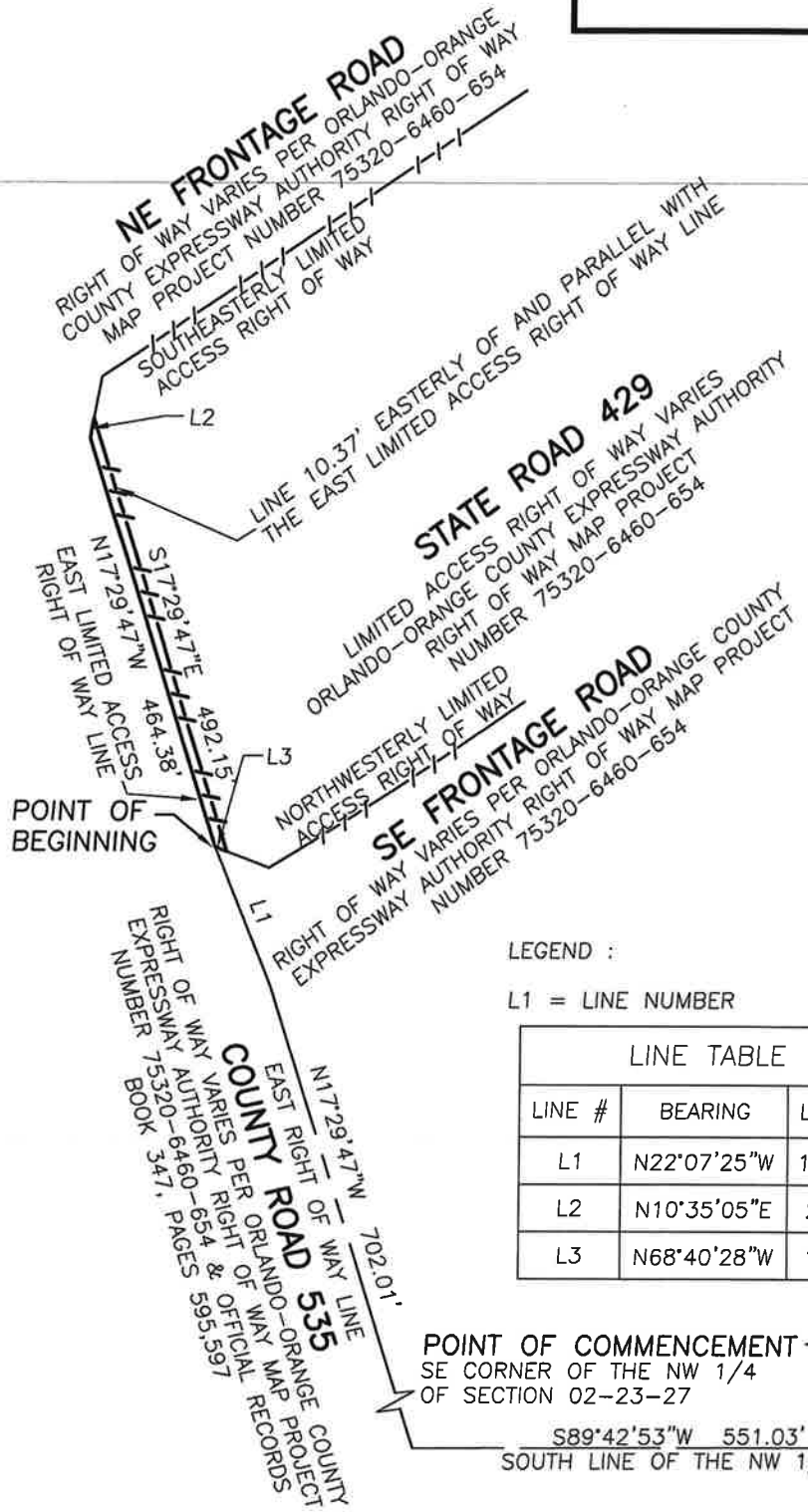
**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on the South line of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida being South 89°42'53" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

<b>Description</b>  FOR <b>Central Florida</b> <b>Expressway Authority</b>	Date: 01/11/2017 KR		Certification Number LB2108 55680005
	Job Number: 55680	Scale: 1" = 200'	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791	

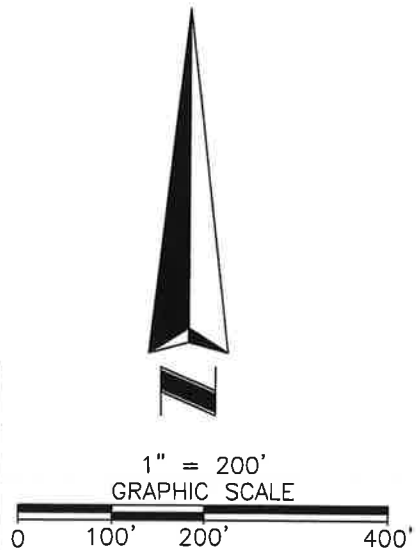
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 429  
 PURPOSE : LIMITED ACCESS RIGHT OF WAY  
 ESTATE : FEE SIMPLE  
 A PORTION OF PROJECT NO.  
 75320-6460-654 AND PARCEL NO. 107B



LEGEND :

L1 = LINE NUMBER

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N22°07'25"W	161.35'
L2	N10°35'05"E	22.02'
L3	N68°40'28"W	13.31'



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580  
 Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 55680005  
 Job No. 55680  
 Date: 01/11/2017  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 429  
 PURPOSE : LIMITED ACCESS RIGHT OF WAY  
 ESTATE : RELEASE OF LIMITED ACCESS  
 RIGHTS  
 A PORTION OF PROJECT NO.  
 75320-6460-654 AND PARCEL NO. 107B

13 JAN 17 2017

DESCRIPTION :

Release of all rights of ingress, egress, light, air and view between the properties lying on either side of the following described line lying in a portion of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:


Commence at the Southeast corner of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida; thence South 89°42'53" West, a distance of 551.03 feet, along the South line of said Northwest quarter to a point on the East right of way line of County Road 535 per the Orlando-Orange County Expressway Authority right of way map Project Number 75320-6460-654; thence along said East right of way line the following courses and distances : North 17°29'47" West, a distance of 702.01 feet; thence North 22°07'25" West, a distance of 161.35 feet to a point on the Northwesterly Limited Access Right of Way line of SE Frontage Road as shown on said right of way map; thence South 68°40'28" East, a distance of 13.48 feet, along said Northwesterly Limited Access Right of Way line of SE Frontage Road to the POINT OF BEGINNING; thence North 68°40'28" West, a distance of 13.31 feet, along said Northwesterly Limited access Right of way line to a point on the East Limited Access Right of Way line of said County Road No. 535; thence North 17°29'47" West, a distance of 464.38 feet, along said East limited Access Right of Way line to a point on the Southeasterly Limited Access Right of Way line of NE Frontage Road as shown on said right of way map; thence N 10°35'05" East, a distance of 22.02 feet, along said Southeasterly Limited Access Right of Way line to the POINT OF TERMINUS.

Release of limited access rights along a line without area.

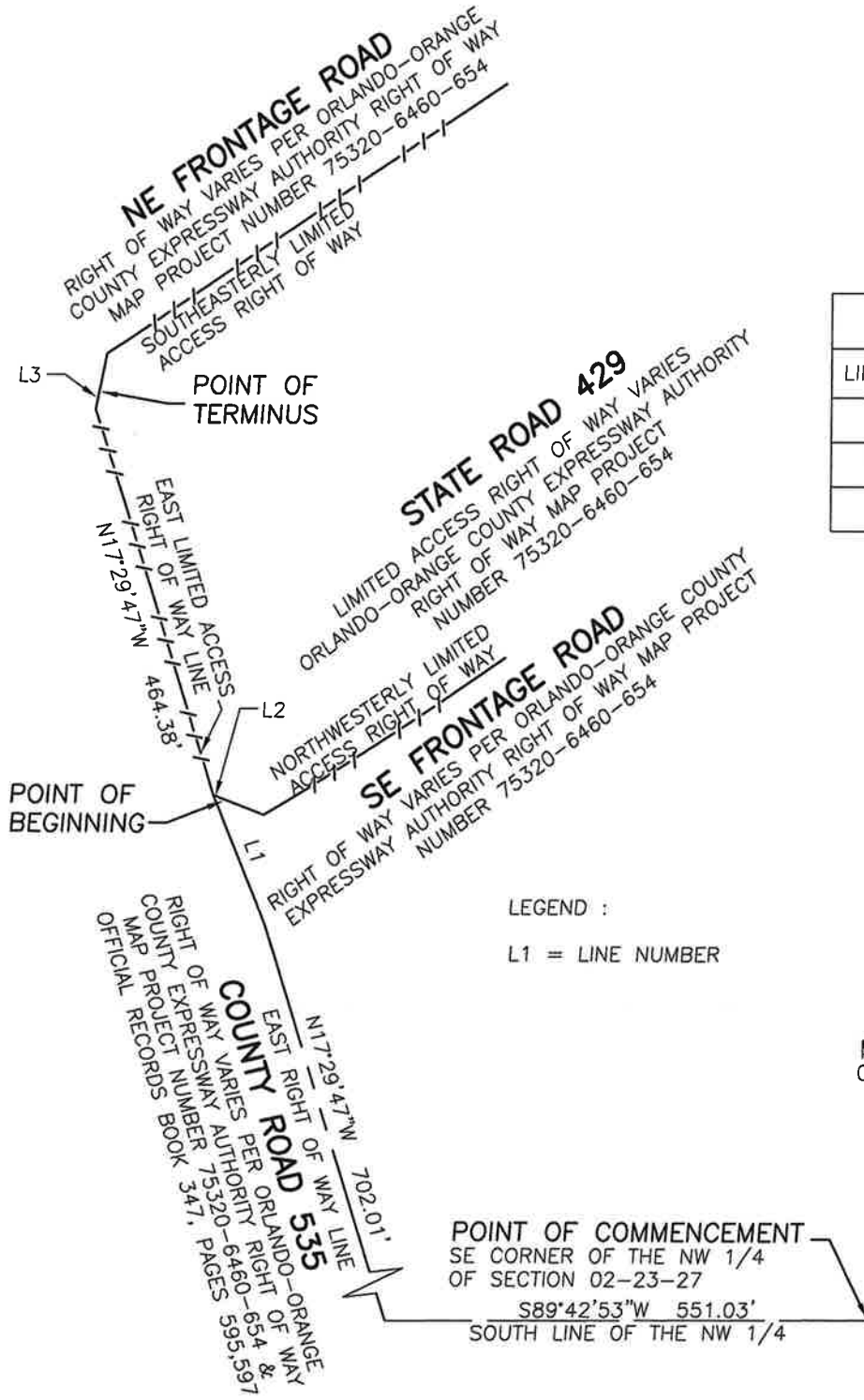
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida being South 89°42'53" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

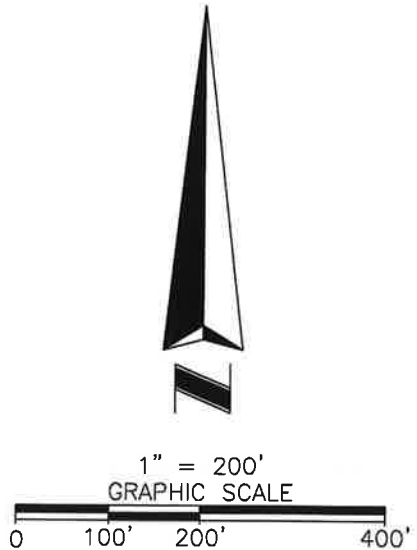
<b>Description</b>  FOR <b>Central Florida</b> <b>Expressway Authority</b>	Date: 01/11/2017 KR		Certification Number LB2108 55680006
	Job Number: 55680	Scale: 1" = 200'	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 429  
 PURPOSE : LIMITED ACCESS RIGHT OF WAY  
 ESTATE : RELEASE OF LIMITED ACCESS  
 RIGHTS  
 A PORTION OF PROJECT NO.  
 75320-6460-654 AND PARCEL NO. 107B



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N22°07'25"W	161.35'
L2	N68°40'28"W	13.31'
L3	N10°35'05"E	22.02'

LEGEND :  
 L1 = LINE NUMBER



SOUTHEASTERN SURVEYING AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580  
 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Drawing No. 55680006  
 Job No. 55680  
 Date: 01/11/2017  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 429  
 PURPOSE : LIMITED ACCESS RIGHT OF WAY  
 ESTATE : FEE SIMPLE  
 A PORTION OF PROJECT NO.  
 75320-6460-654 AND PARCEL NO. 107B

13 JUN '17 PM 12:35

DESCRIPTION :

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


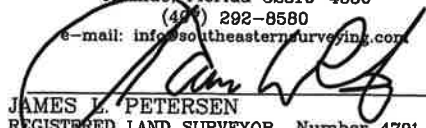
Commence at the Southeast corner of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida; thence South 89°42'53" West, a distance of 551.03 feet, along the South line of said Northwest quarter to a point on the East right of way line of County Road 535 per the Orlando-Orange County Expressway Authority right of way map Project Number 75320-6460-654; thence along said East right of way line the following courses and distances : North 17°29'47" West, a distance of 702.01 feet; thence North 22°07'25" West, a distance of 161.35 feet to a point on the Northwesterly Limited Access Right of Way line of SE Frontage Road as shown on said right of way map; thence South 68°40'28" East, a distance of 46.51 feet along said Northwesterly Limited Access Right of Way line to the POINT OF BEGINNING; said point also being on a non tangent curve concave Northwesterly having a radius of 3263.00 feet, a central angle of 11°00'09" and a chord bearing of North 53°01'52" East; thence from a tangent bearing of North 58°31'56" East, Northeasterly, a distance of 626.59 feet along the arc of said curve; thence South 43°03'20" East, a distance of 15.00 feet to a point on said Limited Access Right of Way line, said point also being on a non-tangent curve concave Northwesterly, having a radius of 2254.87 feet, a central angle of 02°26'21" and a chord bearing of South 44°58'36" West; thence from a tangent bearing South 43°45'25" West, Southwesterly, a distance of 96.00 feet along the arc of said curve and along said Limited Access Right of Way line to a point on a non-tangent curve concave Northwesterly, having a radius of 2266.83 feet, a central angle of 04°57'10" and a chord bearing of South 51°50'55" West; thence from a tangent

Continued on Sheet 2

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida being South 89°42'53" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEETS 2 & 3

<b>Description</b>  FOR <b>Central Florida</b> <b>Expressway Authority</b>	Date: 01/06/2017 KR		Certification Number LB2108 55680009		
	Job Number: 55680	Scale: 1" = 200'	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com		
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>				
SHEET 1 OF 3 SEE SHEET 3 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
STATE ROAD 429  
PURPOSE : LIMITED ACCESS RIGHT OF WAY  
ESTATE : FEE SIMPLE  
A PORTION OF PROJECT NO.  
75320-6460-654 AND PARCEL NO. 107B

DESCRIPTION CONTINUED FROM SHEET 1 :

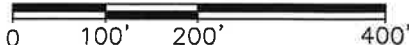
bearing South 49°22'20" West, Southwesterly, a distance of 195.95 feet along the arc of said curve and along said Limited Access Right of Way line to a point on a non-tangent curve concave Northwesterly, having a radius of 4558.66 feet, a central angle of 04°08'04" and a chord bearing of South 56°24'55" West; thence from a tangent bearing South 54°20'53" West, Southwesterly, a distance of 328.94 feet along the arc of said curve and along said Limited Access Right of Way line; thence North 68°40'28" West, a distance of 15.28 feet, along said Limited Access Right of Way line, to the POINT OF BEGINNING.

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

Containing 10,191 square feet, more or less.



1" = 200'  
GRAPHIC SCALE



THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEETS 1 AND 3

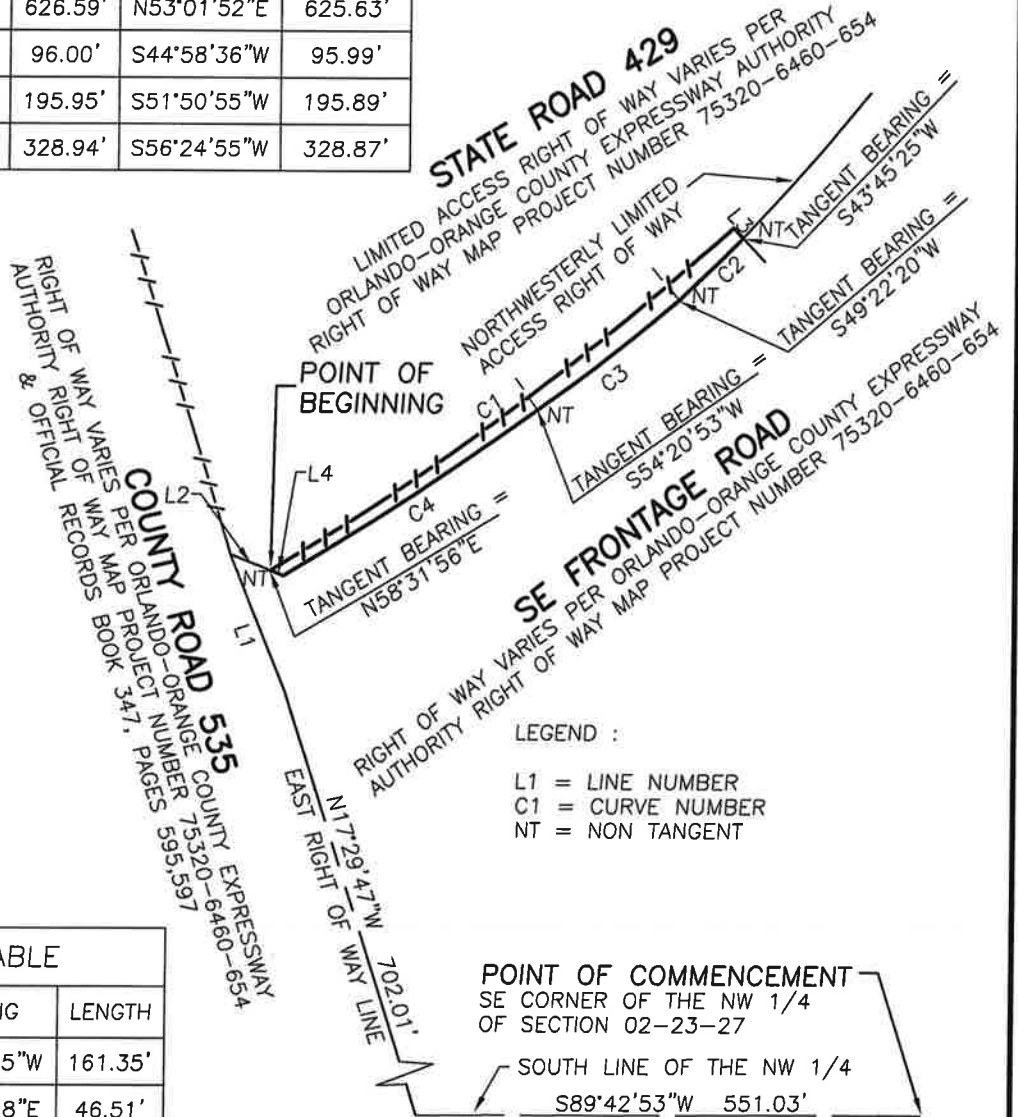
Drawing No. 55680009  
Job No. 55680  
Date: 01/06/2017  
SHEET 2 OF 3  
See Sheet 1 for Description

SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580  
Certification Number LB2108  
e-mail: info@southeasternsurveying.com

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 429  
 PURPOSE : LIMITED ACCESS RIGHT OF WAY  
 ESTATE : FEE SIMPLE  
 A PORTION OF PROJECT NO.  
 75320-6460-654 AND PARCEL NO. 107B

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3263.00'	11°00'09"	626.59'	N53°01'52"E	625.63'
C2	2254.87'	02°26'21"	96.00'	S44°58'36"W	95.99'
C3	2266.83'	04°57'10"	195.95'	S51°50'55"W	195.89'
C4	4558.66'	04°08'04"	328.94'	S56°24'55"W	328.87'



LEGEND :

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- NT = NON TANGENT

LINE TABLE

LINE #	BEARING	LENGTH
L1	N22°07'25"W	161.35'
L2	S68°40'28"E	46.51'
L3	S43°03'20"E	15.00'
L4	N68°40'28"W	15.28'

POINT OF COMMENCEMENT  
 SE CORNER OF THE NW 1/4  
 OF SECTION 02-23-27  
 SOUTH LINE OF THE NW 1/4  
 S89°42'53"W 551.03'



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580

Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

1" = 200'  
 GRAPHIC SCALE



THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEETS 1 AND 2

Drawing No. 55680009  
 Job No. 55680  
 Date: 01/06/2017  
 SHEET 3 OF 3  
 See Sheet 1 for Description



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 429  
 PURPOSE : LIMITED ACCESS RIGHT OF WAY  
 ESTATE : RELEASE OF LIMITED ACCESS  
 RIGHTS  
 A PORTION OF PROJECT NO.  
 75320-6460-654 AND PARCEL NO. 107B

13 JAN '17 PM 12:35

DESCRIPTION :

Release of all rights of ingress, egress, light, air and view between the properties lying on either side of the following described line lying in a portion of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:


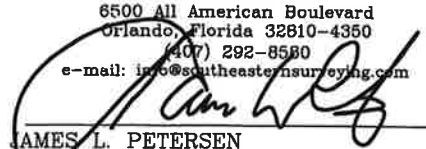
Commence at the Southeast corner of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida; thence South 89°42'53" West, a distance of 551.03 feet, along the South line of said Northwest quarter to a point on the East right of way line of County Road 535 per the Orlando-Orange County Expressway Authority right of way map Project Number 75320-6460-654; thence along said East right of way line the following courses and distances : North 17°29'47" West, a distance of 702.01 feet; thence North 22°07'25" West, a distance of 161.35 feet to a point on the Northwesterly Limited Access Right of Way line of SE Frontage Road as shown on said right of way map; thence South 68°40'28" East, a distance of 61.79 feet along said Northwesterly Limited Access Right of Way line to the POINT OF BEGINNING; said point also being on a non tangent curve concave Northwesterly having a radius of 4558.66 feet, a central angle of 04°08'04" and a chord bearing of North 56°24'55" East; thence along said Limited Access Right of Way line, from a tangent bearing of North 58°28'57" East, Northeasterly, a distance of 328.94 feet, along the arc of said curve to a point on a non tangent curve concave Northwesterly having a radius of 2266.83 feet, a central angle of 04°57'10" and a chord bearing of North 51°50'55" East; thence along said Limited Access Right of Way line, from a tangent bearing of North 54°19'30" East, Northeasterly, a distance of 195.95 feet, along the arc of said curve to a point on a non tangent curve concave Northwesterly having a radius of 2254.87 feet, a central angle of 02°26'21" and a chord bearing of North 44°58'36" East; thence along said Limited Access Right of Way line, from a tangent bearing of North 46°11'47" East, Northeasterly, a distance of 96.00 feet, along the arc of said curve to the POINT OF TERMINUS.

Release of limited access rights along a line without area.

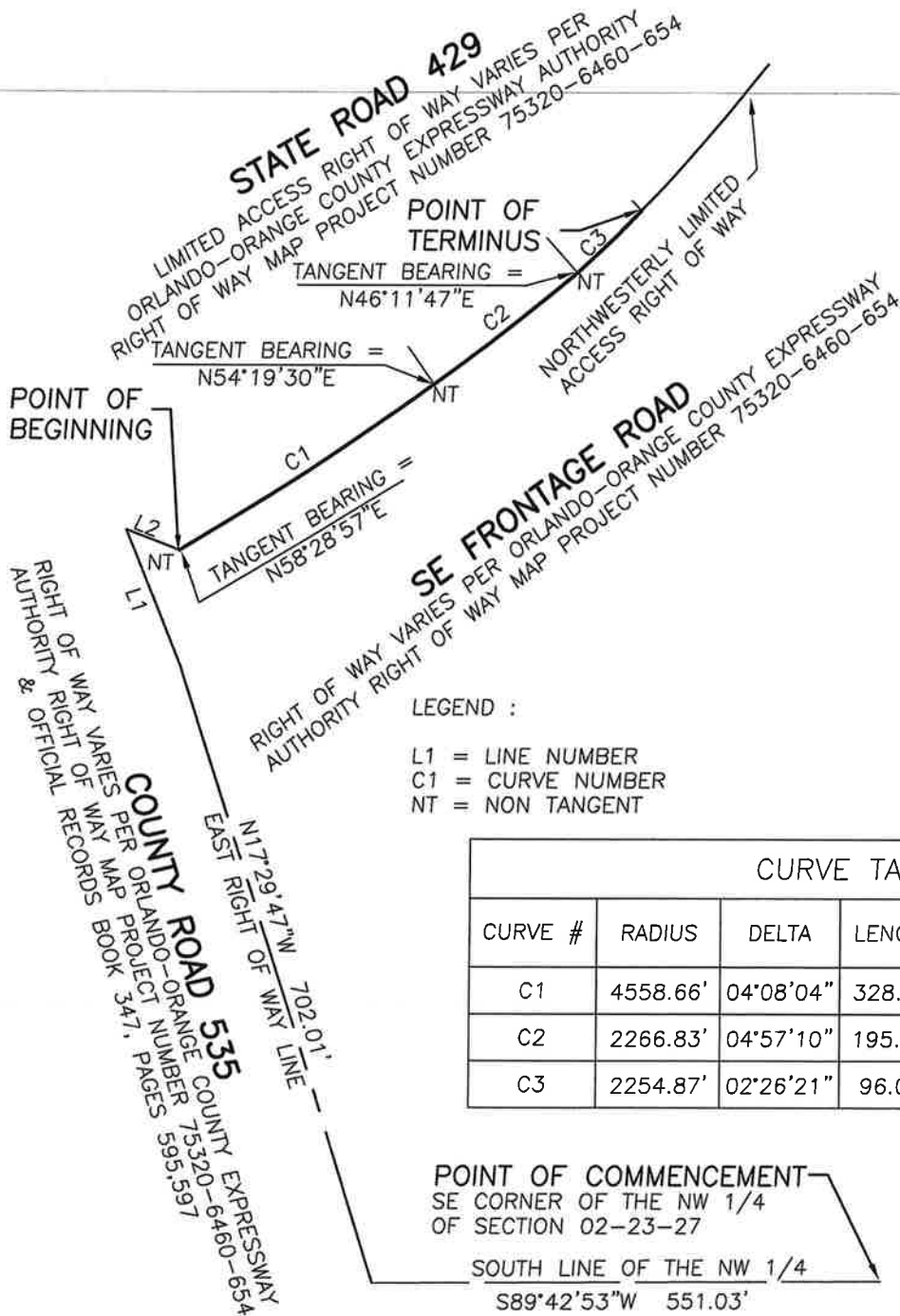
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the Northwest quarter of Section 2, Township 23 South, Range 27 East, Orange County, Florida being South 89°42'53" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

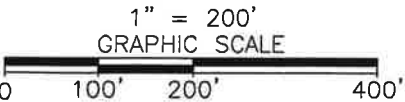
<b>Description</b>  FOR <b>Central Florida          Expressway Authority</b>	Date: 01/06/2017 KR		Certification Number LB2108 55680011   <b>SOUTHEASTERN SURVEYING          AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com   <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: 55680	Scale: 1" = 200'	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 429  
 PURPOSE : LIMITED ACCESS RIGHT OF WAY  
 ESTATE : RELEASE OF LIMITED ACCESS  
 RIGHTS  
 A PORTION OF PROJECT NO.  
 75320-6460-654 AND PARCEL NO. 107B



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N22°07'25"W	161.35'
L2	S68°40'28"E	61.79'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4558.66'	04°08'04"	328.94'	N56°24'55"E	328.87'
C2	2266.83'	04°57'10"	195.95'	N51°50'55"E	195.89'
C3	2254.87'	02°26'21"	96.00'	N44°58'36"E	95.99'



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580  
 Certification Number LB2108

Drawing No. 55680011  
 Job No. 55680  
 Date: 01/06/2017  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 2 e-mail: info@southeasternsurveying.com

**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: Widening of C.R. 535 and Stoneybrook West Parkway

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, made and executed on the \_\_\_\_ day of \_\_\_\_\_, 2017, 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 CITY OF WINTER GARDEN, a charter city and political subdivision of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787 ("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, hereinafter "the Property," 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,

Project: Widening of C.R. 535 and Stoneybrook West Parkway

and claim whatsoever of the GRANTOR, either in law or equity, for the proper use, benefit, and behoove of the GRANTEE forever.

SUBJECT TO the covenants, conditions and restrictions 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, for the use and benefit of the public, a right and easement for signs and related structures and facilities, which right and easement includes the right to construct, operate, improve, expand, maintain, repair and replace from time to time.
- c) GRANTEE expressly agrees for itself and its successors and assigns, to refrain from any use of the hereinafter described real property which would interfere with the Expressway System, or otherwise constitute a hazard for the Expressway System.
- d) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE does not commence construction for the widening of C.R. 535 and Stoneybrook West Parkway by **January 2019**, then all right, title, and interest to the Property **shall immediately revert to and vest in** the GRANTOR herein, its successors or assigns, and the conveyance hereunder shall be null and void, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition.
- e) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE no longer uses the Property, or any part thereof, for right-of-way purposes, then all right, title, and interest to the Property, **shall immediately revert to and vest in** the GRANTOR herein, its successors or assigns, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition. GRANTOR retains the right to refuse to accept the Property, or any part thereof, by providing notice, in writing, to the GRANTEE.

Project: Widening of C.R. 535 and Stoneybrook West Parkway

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:**

BY: \_\_\_\_\_  
CHAIRMAN BUDDY DYER

\_\_\_\_\_  
Witness

Date: \_\_\_\_\_

\_\_\_\_\_  
Print Name

**Second Witness:**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

(Signature of TWO witnesses required by  
Florida law)

ATTEST: \_\_\_\_\_  
Darleen Mazzillo,  
Executive Assistant

STATE OF FLORIDA                    )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017,  
by BUDDY DYER, 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:**

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

Reserved for Recording

Project: Widening of C.R. 535 and Stoneybrook West Parkway

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, made and executed on the \_\_\_\_ day of \_\_\_\_\_, 2017, 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 CITY OF WINTER GARDEN, a charter city and political subdivision of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787 ("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, hereinafter "the Property," to-wit:

**SEE ATTACHED COMPOSITE EXHIBIT "B1"**

**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,

Project: Widening of C.R. 535 and Stoneybrook West Parkway

and claim whatsoever of the GRANTOR, either in law or equity, for the proper use, benefit, and behoove of the GRANTEE forever.

SUBJECT TO the covenants, conditions and restrictions 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, the re-established limited-access rights of ingress, egress, light, air, and view to, from, or across the Property as described in **Exhibit "B1"** and the limited access line described in **Exhibit "B2"** shall be and is released.
- c) GRANTOR reserves unto itself, its successors and assigns, all rights and privileges and easement associated with the operation, maintenance, expansion, or removal of S.R. 429 facilities over C.R. 535 (hereinafter "Expressway Bridges"), including the right to access, install, construct, use, operate, maintain, alter, improve, repair, replace, renew, expand, and remove the Expressway Bridges under, through, across, and over the Property described in **Exhibit "B1."**
- d) GRANTOR reserves unto itself, its successors and assigns, for the use and benefit of the public, a right and easement for signs and related structures and facilities, which right and easement includes the right to construct, operate, improve, expand, maintain, repair and replace from time to time.
- e) GRANTEE expressly agrees for itself and its successors and assigns, to refrain from any use of the hereinafter described real property which would interfere with the Expressway System, or otherwise constitute a hazard for the Expressway System.
- f) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE does not commence construction for the widening of C.R. 535 and Stoneybrook West Parkway by **January 2019**, then all right, title, and interest to the Property **shall immediately revert to and vest in** the GRANTOR herein, its successors or assigns, and the conveyance hereunder shall be null and void, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition.
- g) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE no longer uses the Property, or any part thereof, for right-of-way purposes, then all right, title, and interest to the Property, **shall immediately**

Project: Widening of C.R. 535 and Stoneybrook West Parkway

**revert to and vest in** the GRANTOR herein, its successors or assigns, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition. GRANTOR retains the right to refuse to accept the Property, or any part thereof, by providing notice, in writing, to the GRANTEE.

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:**

BY: \_\_\_\_\_  
CHAIRMAN BUDDY DYER

\_\_\_\_\_  
Witness

Date: \_\_\_\_\_

\_\_\_\_\_  
Print Name

**Second Witness:**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

(Signature of TWO witnesses required by  
Florida law)

ATTEST: \_\_\_\_\_  
Darleen Mazzillo,  
Executive Assistant

STATE OF FLORIDA                    )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017,  
by BUDDY DYER, 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 "G"**

**Prepared By:**

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

Reserved for Recording

Project: Widening of C.R. 535 and Stoneybrook West Parkway

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, made and executed on the \_\_\_\_ day of \_\_\_\_\_, 2017, 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 CITY OF WINTER GARDEN, a charter city and political subdivision of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787 ("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, hereinafter "the Property," to-wit:

**SEE ATTACHED COMPOSITE EXHIBIT "C1"**

**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,

Project: Widening of C.R. 535 and Stoneybrook West Parkway

and claim whatsoever of the GRANTOR, either in law or equity, for the proper use, benefit, and behoove of the GRANTEE forever.

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

- h) 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.
- i) GRANTOR reserves unto itself, its successors and assigns, all re-established limited-access rights of ingress, egress, light, air, and view to, from, or across the Property as described in **Exhibit "C1,"** and the limited access line described in **Exhibit "C2"** shall be and is released.
- j) GRANTOR reserves unto itself, its successors and assigns, all rights and privileges and easement associated with the operation, maintenance, expansion, or removal of S.R. 429 facilities over C.R. 535 (hereinafter "Expressway Bridges"), including the right to access, install, construct, use, operate, maintain, alter, improve, repair, replace, renew, expand, and remove the Expressway Bridges under, through, across, and over the Property described in **Exhibit "C1."**
- k) GRANTOR reserves unto itself, its successors and assigns, for the use and benefit of the public, a right and easement for signs and related structures and facilities, which right and easement includes the right to construct, operate, improve, expand, maintain, repair and replace from time to time.
- l) GRANTEE expressly agrees for itself and its successors and assigns, to refrain from any use of the hereinafter described real property which would interfere with the Expressway System, or otherwise constitute a hazard for the Expressway System.
- m) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE does not commence construction for the widening of C.R. 535 and Stoneybrook West Parkway by **January 2019**, then all right, title, and interest to the Property **shall immediately revert to and vest in** the GRANTOR herein, its successors or assigns, and the conveyance hereunder shall be null and void, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition.
- n) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE no longer uses the Property, or any part thereof, for right-of-way purposes, then all right, title, and interest to the Property, **shall immediately**

Project: Widening of C.R. 535 and Stoneybrook West Parkway

**revert to and vest in** the GRANTOR herein, its successors or assigns, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition. GRANTOR retains the right to refuse to accept the Property, or any part thereof, by providing notice, in writing, to the GRANTEE.

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:**

BY: \_\_\_\_\_  
CHAIRMAN BUDDY DYER

\_\_\_\_\_  
Witness

Date: \_\_\_\_\_

\_\_\_\_\_  
Print Name

**Second Witness:**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

(Signature of TWO witnesses required by  
Florida law)

ATTEST: \_\_\_\_\_  
Darleen Mazzillo,  
Executive Assistant

STATE OF FLORIDA                    )  
COUNTY OF \_\_\_\_\_         )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017,  
by BUDDY DYER, 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 "H"**

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

Reserved for Recording

**Project:** Widening of C.R. 535 and Stoneybrook West Parkway

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**QUIT CLAIM DEED**

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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, hereinafter "the Property," to-wit:

**SEE ATTACHED COMPOSITE EXHIBIT "D1"**

**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,

Project: Widening of C.R. 535 and Stoneybrook West Parkway

and claim whatsoever of the GRANTOR, either in law or equity, for the proper use, benefit, and behoove of the GRANTEE forever.

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

- f) 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.
- g) GRANTOR reserves unto itself, its successors and assigns, all re-established limited-access rights of ingress, egress, light, air, and view to, from, or across the Property as described in **Exhibit "D1,"** and limited access line described in **Exhibit "D2"** shall be and is released.
- h) GRANTOR reserves unto itself, its successors and assigns, for the use and benefit of the public, a right and easement for signs and related structures and facilities, which right and easement includes the right to construct, operate, improve, expand, maintain, repair and replace from time to time.
- i) GRANTEE expressly agrees for itself and its successors and assigns, to refrain from any use of the hereinafter described real property which would interfere with the Expressway System, or otherwise constitute a hazard for the Expressway System.
- j) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE does not commence construction for the widening of C.R. 535 and Stoneybrook West Parkway by **January 2019**, then all right, title, and interest to the Property **shall immediately revert to and vest in** the GRANTOR herein, its successors or assigns, and the conveyance hereunder shall be null and void, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition.
- k) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE no longer uses the Property, or any part thereof, for right-of-way purposes, then all right, title, and interest to the Property, **shall immediately revert to and vest in** the GRANTOR herein, its successors or assigns, and GRANTOR, its successors or assigns shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of GRANTOR herein, its successors or assigns, shall be a waiver of the operation or enforcement of such condition. GRANTOR retains the right to refuse to accept the Property, or any part thereof, by providing notice, in writing, to the GRANTEE.

Project: Widening of C.R. 535 and Stoneybrook West Parkway

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:**

BY: \_\_\_\_\_  
CHAIRMAN BUDDY DYER

\_\_\_\_\_  
Witness

Date: \_\_\_\_\_

\_\_\_\_\_  
Print Name

**Second Witness:**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

(Signature of TWO witnesses required by  
Florida law)

ATTEST: \_\_\_\_\_  
Darleen Mazzillo,  
Executive Assistant

STATE OF FLORIDA                    )  
COUNTY OF \_\_\_\_\_          )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017,  
by BUDDY DYER, 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 "I"

## SKETCH OF PROPERTY TO BE CONVEYED WITH RE-ESTABLISHED LIMITED ACCESS LINES

