


MEMORANDUM

TO: CFX Board Members

FROM:  Joseph L. Passiatore, General Counsel

DATE: August 24, 2016

SUBJECT: Central Florida Expressway Authority ("CFX")
Disposition of Property - SR 414 / Project 414-314

In order to facilitate the previously approved Marden Road/S.R. 414 Interchange, Board approval is requested as follows: 1) acceptance of a special warranty deed from Emerson Point Phase II in favor of CFX; and 2) conveyance of right-of-way along Marden Road to the City of Apopka, subject to CFX retaining the right to re-acquire the property (at no cost) should the property cease to be used for right-of-way purposes.

Background and History:

In October 2015, Central Florida Expressway Authority, Emerson Point Assoc., LLLP and Emerson Point Phase II, LLC entered into the Marden Road Interchange Agreement which provides for the construction of a half diamond interchange (to and from the east) on S.R. 414 at Marden Road. The terms of the Agreement require the Developer to prepare the plans for CFX approval, donate to CFX the land for the ramp on the north side, and pay for construction. CFX is contributing the land for the ramp on the south side.

The City of Apopka has requested that roundabouts be constructed along Marden Road at each ramp. This would necessitate both Emerson and CFX conveying small parcels of right-of-way to the City of Apopka.

Atkins, CFX General Engineering Consultant, has reviewed the revised plans to the extent necessary to determine the right-of-way requirements as well as the legal descriptions and has opined that conveyance of the roundabout property to the City, retaining the right to re-acquire the property (at no cost) should the property cease to be used as public right-of-way, will not detrimentally affect the Expressway System.

Emerson Point Phase II has executed the Special Warranty deed in favor of CFX for the property on the north side of S.R. 414 and that deed is now ready for Board acceptance.

CFX Board Members
August 24, 2016
Page 2

Recommendation:

Staff requests Board acceptance of the Special Warrant deed and conveyance of the Quitclaim deed to the City of Apopka which actions were recommended for Board approval by the Right of Way Committee on August 24, 2016.

JLP/ml
cc: Laura Kelley

Attachments: Executed Deed from Emerson to CFX
GEC letter
Proposed Quitclaim Deed to Apopka

This instrument prepared by
AND SHOULD BE RETURNED TO:

Ted. B. Edwards, Esq.
Law Office of Ted B. Edwards, P.A.
1350 Orange Avenue
Suite 260
Winter Park, FL 32789

Purchase Price: Donation
Documentary Stamps Due: \$0.70

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 9th day of August, 2016, by **EMERSON POINT PHASE II, LLC**, a Florida limited liability company, whose address is 1350 Orange Avenue, Suite 250, Winter Park, FL 32789 ("**Grantor**"), in favor of **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, an expressway authority established under the laws of the State of Florida, whose address is 4947 Orlando Tower Road, Orlando, Florida 32807 ("**Grantee**").

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of partnerships and corporations, wherever the context so permits or requires.

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid by Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situate and lying in Orange County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof by this reference (the "**Property**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND, Grantor hereby warrants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good, right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by through or under the Grantor but against none other; and that the property is free and clear of all liens and encumbrances, subject to taxes accruing subsequent to December 31, 2015, and any and all covenants, conditions, restrictions, and matters of public record the reference to which shall not serve to reimpose the same.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in the name by its lawful representative hereunto duly authorized, on the date first written above.

Signed, sealed and delivered in the presence of:

Roberto Marimo
Print Name: Roberto Marimo

Thomas A. Citerano
Print Name: Thomas Citerano

Michelle Heatherly
Print Name: Michelle Heatherly

Olivier Gossen
Print Name: Olivier Gossen

EMERSON POINT PHASE II, LLC, a Florida limited liability company

By: [Signature]
Print Name: Michael E. Wright
Title: Manager

Date: August, 2016

By: [Signature]
Print Name: Mary L. Demetree
Title: Manager

Date: 8/9/14

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 5th day of August, 2016, by Michael E. Wright, as Manager for **EMERSON POINT PHASE II, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced as identification.



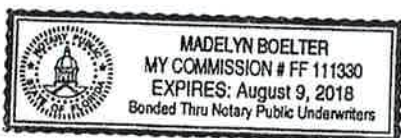
Megan Hudson
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF979753
Expires 4/6/2020

Megan Hudson
Signature of Notary Public

Megan Hudson
Typed name of Notary Public

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 9th day of August, 2016, by Mary L. Demetree, as Manager for **EMERSON POINT PHASE II, LLC**, a Florida limited liability company, on behalf of the company. She is personally known to me or has produced as identification.



MADELYN BOELTER
MY COMMISSION # FF 111330
EXPIRES: August 9, 2018
Bonded Thru Notary Public Underwriters

Madelyn Boelter
Signature of Notary Public

Madelyn Boelter
Typed name of Notary Public

[Affix Notary Seal]

COMPOSITE EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-314
LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

A PORTION OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH X-CUT MARKING THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 88°57'32" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 30.00 FEET, TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MARDEN ROAD, AS DESCRIBED IN DEED BOOK 543, PAGE 3 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°15'46" WEST, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MARDEN ROAD, FOR A DISTANCE OF 469.29 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING AT THE INTERSECTION OF THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MARDEN ROAD WITH THE EXISTING NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 414, AS SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT-OF-WAY MAP, PROJECT 429-200, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG THE EXISTING NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD NUMBER 414 AND ALONG SAID CURVE, HAVING A RADIUS OF 4,360.00 FEET, A CENTRAL ANGLE OF 6°30'12", AN ARC LENGTH OF 494.89 FEET, A CHORD LENGTH OF 494.62 FEET AND A CHORD BEARING OF SOUTH 81°10'06" EAST; THENCE RUN SOUTH 70°08'59" EAST, ALONG THE EXISTING NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD NUMBER 414, FOR A DISTANCE OF 589.24 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG THE EXISTING NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD NUMBER 414 AND ALONG SAID CURVE, HAVING A RADIUS OF 4,320.00 FEET, A CENTRAL ANGLE OF 3°40'16", AN ARC LENGTH OF 276.79 FEET, A CHORD LENGTH OF 276.74 FEET AND A CHORD BEARING OF SOUTH 68°18'51" EAST, TO A POINT AT THE INTERSECTION OF THE EXISTING NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD NUMBER 414 WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE CONTINUE SOUTHEASTERLY ALONG THE EXISTING NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD NUMBER 414 AND ALONG SAID CURVE, HAVING A RADIUS OF 4,320.00 FEET, A CENTRAL ANGLE OF 13°02'24", AN ARC LENGTH OF 983.19 FEET, A CHORD LENGTH OF 981.07 FEET AND A CHORD BEARING OF SOUTH 59°57'31" EAST, TO A POINT AT THE INTERSECTION OF THE EXISTING NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD NUMBER 414 WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE RUN NORTH 02°46'48" WEST, FOR A DISTANCE OF 96.15 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,731.02 FEET, A CENTRAL ANGLE OF 7°10'02", AN ARC LENGTH OF 216.54 FEET, A CHORD LENGTH OF 216.39 FEET AND A CHORD BEARING OF NORTH 50°10'07" WEST; THENCE RUN NORTH 65°20'36" WEST, FOR A DISTANCE OF 328.55 FEET; THENCE RUN NORTH 71°44'48" WEST, FOR A DISTANCE OF 91.73 FEET; THENCE RUN NORTH 67°47'09" WEST, FOR A DISTANCE OF 477.29 FEET; THENCE RUN NORTH 62°04'31" WEST, FOR A DISTANCE OF 100.50 FEET; THENCE RUN NORTH 67°00'49" WEST, FOR A DISTANCE OF 300.03 FEET; THENCE RUN NORTH 68°04'05" WEST, FOR A DISTANCE OF 162.90 FEET; THENCE RUN NORTH 72°46'45" WEST, FOR A DISTANCE OF 147.68 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,586.63 FEET, A CENTRAL ANGLE OF 9°52'36", AN ARC LENGTH OF 273.50 FEET, A CHORD LENGTH OF 273.16 FEET AND A CHORD BEARING OF NORTH 62°50'51" WEST, TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 550.39 FEET, A CENTRAL ANGLE OF 19°33'47", AN ARC LENGTH OF 187.92 FEET, A CHORD LENGTH OF 187.01 FEET AND A CHORD BEARING OF NORTH 67°41'27" WEST; THENCE RUN SOUTH 10°41'57" WEST, FOR A DISTANCE OF 82.86 FEET; THENCE RUN SOUTH 33°26'11" WEST, FOR A DISTANCE OF 113.21 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH 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 3.57 ACRES, MORE OR LESS.

SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION WAS GATHERED AND PREPARED UNDER MY DIRECT SUPERVISION, AND THAT ALL INFORMATION CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 3J-17, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472 AC APPLICABLE.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

08/16/16
Date
Corey A. Hopkins 186743

SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THAT BEARING BEING S 00°15'46" W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/90.
3. NOT VALID WITHOUT ALL SHEETS.

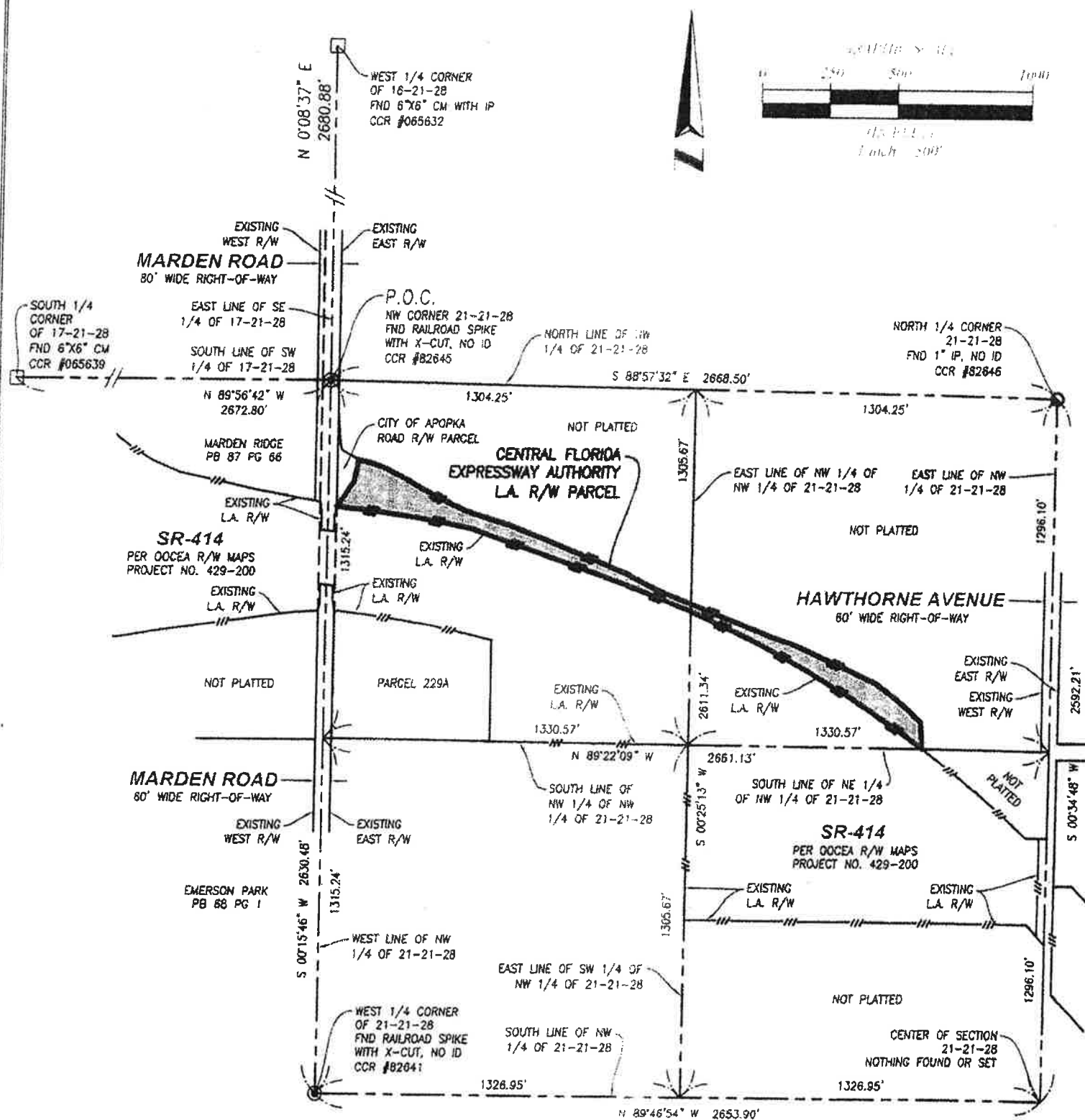
| NO | Revisions | Date |
|----|-----------------------|----------|
| 1 | Sketch of Description | 07/20/16 |
| 2 | CFX Comments | 07/28/16 |
| 3 | Atkins Comments | 08/05/16 |
| 4 | Geodate Comments | 08/15/16 |

On the Mark
Surveying LLC
On the Mark Surveying, LLC
LB 7931
12111 Highway 19
Fort Myers, FL 33907
Phone: 813-435-1111
Fax: 813-435-1112


SKETCH OF
DESCRIPTION

| | |
|--------------|------------|
| Field Date | Drawn by |
| N/A | CAH |
| Scale | Checked by |
| N/A | CAH |
| Sheet 1 of 7 | Job Number |
| | EMR000000 |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-314
LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE



| No | Revisions | Date |
|----|------------------------|----------|
| | Sketch of Description: | 07/20/16 |
| | CFX Comments | 07/28/16 |
| | Atkins Comments | 08/05/16 |
| | Geodata Comments | 08/15/16 |

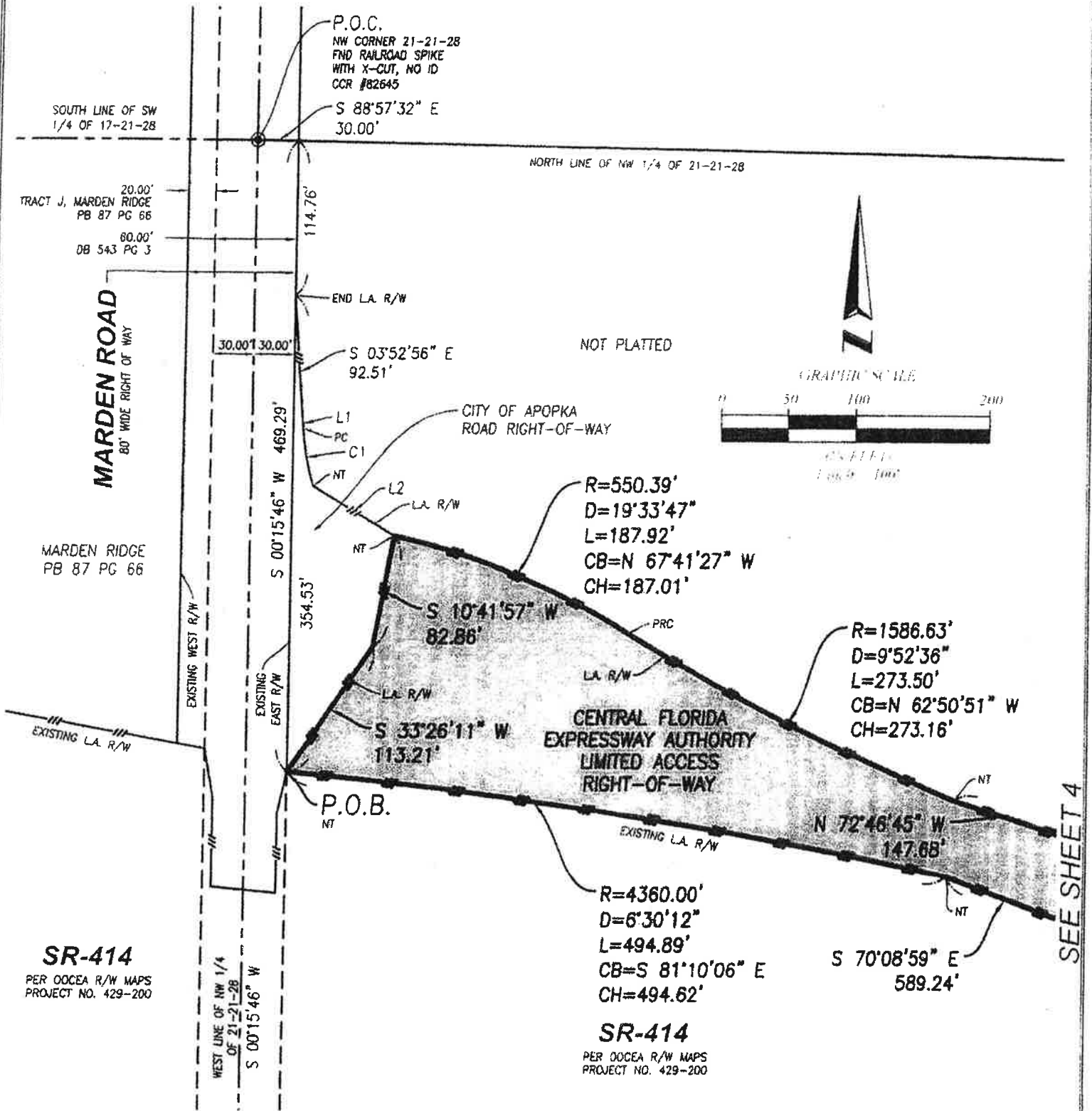


On the Mark Surveying LLC
LB 7931
10110 1st Ave S
Suite 100
Tomball, TX 77375
(281) 351-0000
www.onthemarksurveying.com

SKETCH OF DESCRIPTION

| | |
|-------------------|------------------------|
| Field Date N/A | Drawn by CAH |
| Scale " = 500' | Checked by CAH |
| Sheet: 2 of 7 | Job Number E1200001 |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-314
LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE



| No | Revisions | Date |
|----|-----------------------|----------|
| 1 | Sketch of Description | 07/20/16 |
| 2 | CPX Comments | 07/28/16 |
| 3 | Alkins Comments | 08/05/16 |
| 4 | Geodata Comments | 08/15/16 |

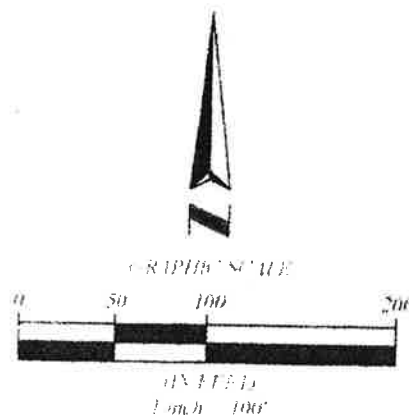


On the Mark Surveying, LLC
LB 7931
25 Meadows Blvd., Suite 100
Apopka, Florida 32711
Phone: 407.924.6677
Fax: 407.924.6678

SKETCH OF DESCRIPTION

| | |
|--------------------|----------------------|
| Field Date N/A | Drawn by CAH |
| Scale 1" = 100' | Checked by CAH |
| Sheet 3 of 7 | Job Number 582508 |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-314
LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE



SEE SHEET 3

NOT PLATTED

N 72°46'45" W
147.68'

-N 68°04'05" W
162.90'

N 67°00'49" W 300.03

S 70°08'59" E 589.24

EXISTING LA R/W

- CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
LIMITED ACCESS
RIGHT-OF-WAY

-N 62°04'31" W
100.50'

N 67°47'09" W
477.29'

EAST LINE OF NW 1/4 OF
NW 1/4 OF 21-21-28


SR-414

PER OOCEA R/W MAPS
PROJECT NO. 429-200

R=4320.00'
D=3°40'16"
L=276.79'
CB=S 68°18'51" E
CH=276.74'

SEE SHEET 5

| No | Revisions | Date |
|----|-----------------------|----------|
| | Sketch of Description | 07/20/16 |
| | CFX Comments | 07/28/16 |
| | Atkins Comments | 08/05/16 |
| | Goodate Comments | 08/15/16 |



On the Mark Surveying LLC
LB 7931

SKETCH OF
DESCRIPTION

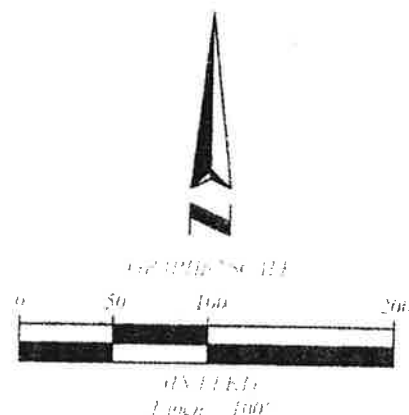
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|--------------------|--------------------------|
| Field Date N/A | Drawn by CAH |
| Scale 1" = 100' | Checked by CAH |
| Sheet 4 of 7 | Job Number 1000000000 |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-314
LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

SEE SHEET 4

EAST LINE OF NW 1/4 OF
NW 1/4 OF 21-21-28

NOT PLATTED



N 67°47'09" W 477.29'

CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
LIMITED ACCESS
RIGHT-OF-WAY

N 71°44'48" W 91.73'

EXISTING L.A. R/W

L.A. R/W

N 65°20'36" W 328.55'

R=4320.00'
D=13°02'24"
L=983.19'
CB=S 59°57'31" E
CH=981.07'

NT

SR-414

PER OOCEA R/W MAPS
PROJECT NO. 429-200

SEE SHEET 6

| No. | Revisions | Date |
|-----|-----------------------|----------|
| 1 | Sketch of Description | 07/20/16 |
| 2 | CFX Comments | 07/28/16 |
| 3 | Arkins Comments | 08/05/16 |
| 4 | Geodata Comments | 08/15/16 |



On the Mark Surveying, LLC

LB 7931

113 Meadow Brook Street
Orlando, Florida 32817
Phone: 407.851.1111
Fax: 407.851.1112

SKETCH OF
DESCRIPTION

| | |
|--------------------|------------------------|
| Field Date N/A | Drawn by CAH |
| Scale 1" = 100' | Checked by CAH |
| Sheet 5 of 7 | Job Number LWEP-001 |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414--314
LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

SEE SHEET 5

R=1731.02'
D=7°10'02"
L=216.54'
CB=N 50°10'07" W
CH=216.39'

CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
LIMITED ACCESS
RIGHT-OF-WAY

N 02°46'48" W 96.15'

LA. R/W

R=4320.00'
D=13°02'24"
L=983.19'
CB=S 59°57'31" E
CH=981.07'

SOUTH LINE OF NE 1/4 OF
NW 1/4 OF 21-21-28

EXISTING LA. R/W

NOT PLATTED

SR-414

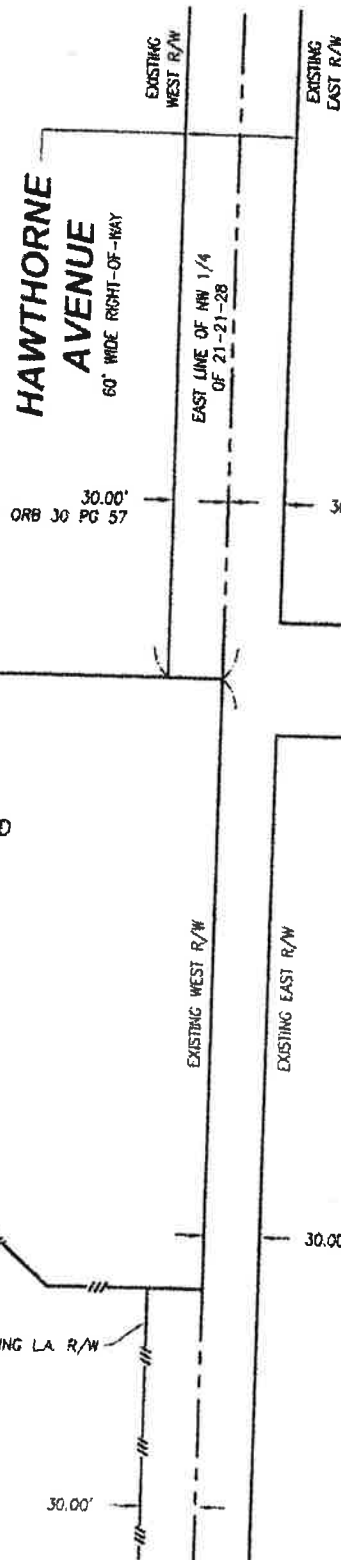
PER DOCEA R/W MAPS
PROJECT NO. 429-200



GRAPHIC SCALE



1" = 100'
1" = 100'



SKETCH OF
DESCRIPTION

| No | Revisions | Date |
|----|-----------------------|----------|
| 1 | Sketch of Description | 07/20/16 |
| 2 | CFX Comments | 07/28/16 |
| 3 | Atkins Comments | 08/05/16 |
| 4 | Geodata Comments | 08/15/16 |



On the Mark Surveying, LLC
LB 793
143 Meadow Brook
Orlando, Florida 32817
Phone: 407.255.4376
Fax: 407.255.4377

| | | | |
|------------|-----------|------------|-----------|
| Field Date | N/A | Drawn by | CAH |
| Scale | 1" = 100' | Checked by | CAH |
| Sheet | 6 of 7 | Job Number | 618515-01 |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-314
LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

| CURVE TABLE | | | | | |
|-------------|--------|-----------|--------|---------------|-------|
| CURVE | RADIUS | DELTA | LENGTH | BEARING | CHORD |
| C1 | 182.00 | 13°35'47" | 43.19 | S 10°31'08" E | 43.09 |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 03°43'15" E | 7.30 |
| L2 | S 59°11'36" E | 71.64 |

LEGEND:

CB - CHORD BEARING
CCR# - CERTIFIED CORNER RECORD NUMBER
CFX - CENTRAL FLORIDA EXPRESSWAY AUTHORITY
CH - CHORD LENGTH
CM - CONCRETE MONUMENT
D - CENTRAL ANGLE
DB - DEED BOOK
FND - FOUND
ID - IDENTIFICATION
IP - IRON PIPE
L - ARC LENGTH
L.A. - LIMITED ACCESS
LB - PROFESSIONAL SURVEYOR AND MAPPER BUSINESS LICENSE NUMBER
LS - PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER
N/A - NOT APPLICABLE
NAD - NORTH AMERICAN DATUM
NO - NUMBER

NT - NON TANGENT
OOCEA - ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PC - POINT OF CURVATURE
PCL - POINT OF COMPOUND CURVATURE
PCL - PAGE
P.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.R.C. - POINT OF REVERSE CURVATURE
P.T. - POINT OF TANGENCY
R - RADIUS
R/W - RIGHT-OF-WAY
SR - STATE ROAD
XX-XX-XX - SECTION XX - TOWNSHIP XX SOUTH - RANGE XX EAST

| No | Revisions | Date |
|----|-----------------------|----------|
| | Sketch of Description | 07/20/16 |
| | CFX Comments | 07/28/16 |
| | Atkins Comments | 08/05/16 |
| | Geodata Comments | 08/15/16 |



On the Mark Surveying, LLC
LB 7931

SKETCH OF
DESCRIPTION

| | | | |
|--------------|-----|------------|----------|
| Field Date | N/A | Drawn by | CAH |
| Scale | N/A | Checked by | CAH |
| Sheet 7 of 7 | | Job Number | EVER 1.5 |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-314
LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH X-CUT MARKING THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 88°57'32" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 30.00 FEET, TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MARDEN ROAD, AS DESCRIBED IN DEED BOOK 543, PAGE 3 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°15'46" WEST, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MARDEN ROAD, FOR A DISTANCE OF 114.76 FEET, TO THE POINT OF BEGINNING; THENCE RUN SOUTH 03°52'56" EAST, FOR A DISTANCE OF 92.51 FEET; THENCE RUN SOUTH 03°43'15" EAST, FOR A DISTANCE OF 7.30 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 13°35'47", AN ARC LENGTH OF 43.19 FEET, A CHORD LENGTH OF 43.09 FEET AND A CHORD BEARING OF SOUTH 10°31'08" EAST; THENCE RUN SOUTH 59°11'36" EAST, FOR A DISTANCE OF 71.64 FEET; THENCE RUN SOUTH 10°41'57" WEST, FOR A DISTANCE OF 82.86 FEET; THENCE RUN SOUTH 33°26'11" WEST, FOR A DISTANCE OF 113.21 FEET, TO THE POINT OF TERMINUS, SAID POINT BEING AT THE INTERSECTION OF THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MARDEN ROAD WITH THE EXISTING NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 414, AS SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT-OF-WAY MAP, PROJECT 429-200.

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION WAS GATHERED AND PREPARED UNDER MY DIRECT SUPERVISION, AND THAT ALL INFORMATION CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 5J-17, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472 AS APPLICABLE.


Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

08/16/16 *Cord A. Hopkins*
Date Cord / A. Hopkins, 165743

SURVEYORS NOTES

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THAT BEARING BEING S 00°15'46" W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/90.
3. NOT VALID WITHOUT ALL SHEETS.

| No. | Revisions | Date |
|-----|-----------------------|----------|
| 1 | Sketch of Description | 08/05/15 |
| 2 | Geocode Comments | 08/15/16 |
| | | |
| | | |

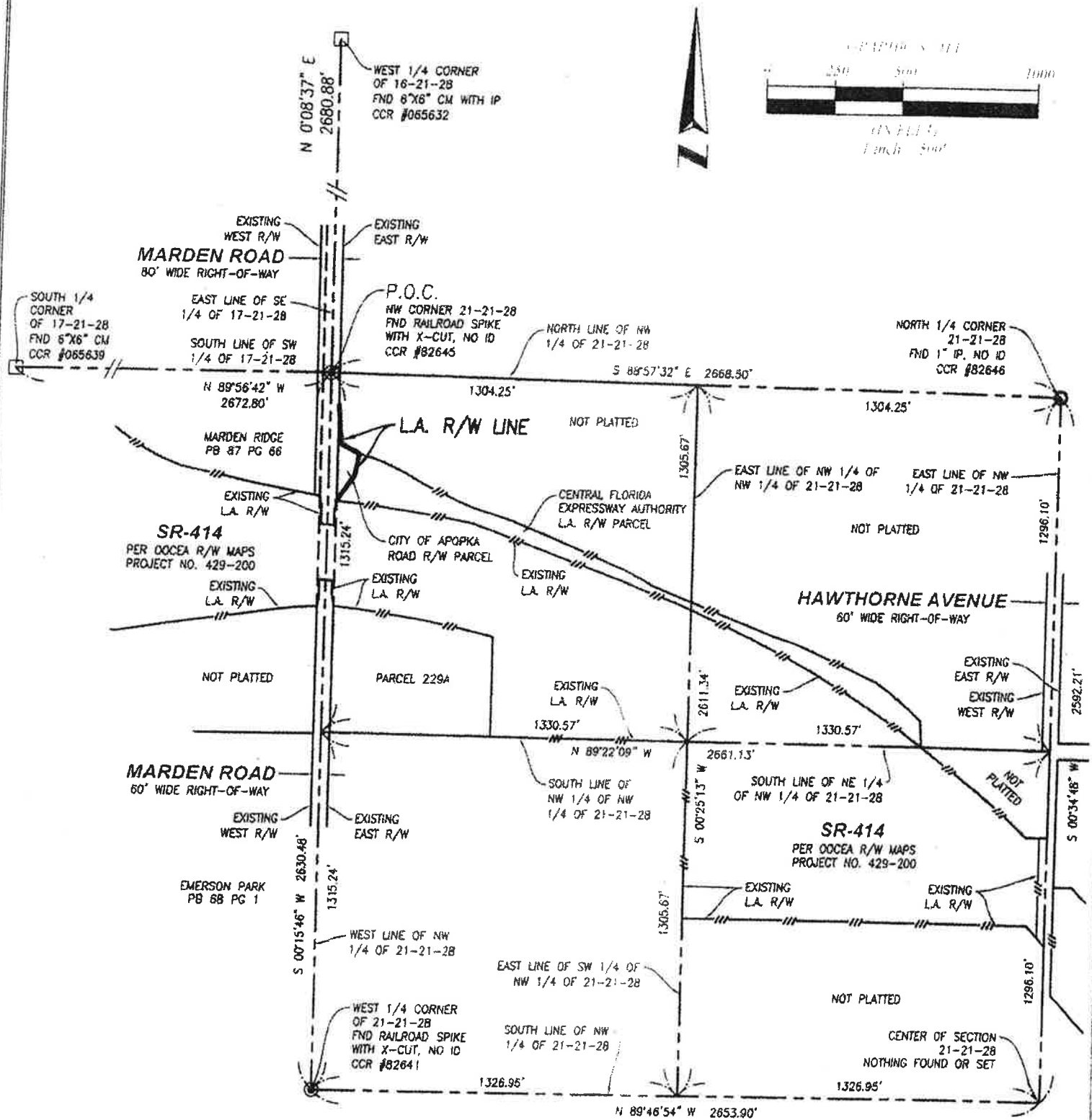


On the Mark Surveying LLC
LB 7931
1000 N. US Highway 1
P.O. Box 1000
Orlando, FL 32816
(407) 253-1000

SKETCH OF
DESCRIPTION

| | |
|--------------|------------|
| Field Date | Drawn by |
| N/A | CAH |
| Scale | Checked by |
| N/A | CAH |
| Sheet 1 of 4 | Job Number |
| | 256743 |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-314
LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE



| No | Revisions | Date |
|----|-----------------------|----------|
| | Sketch of Description | 08/05/16 |
| | Geodata Comments | 08/15/16 |
| | | |
| | | |
| | | |

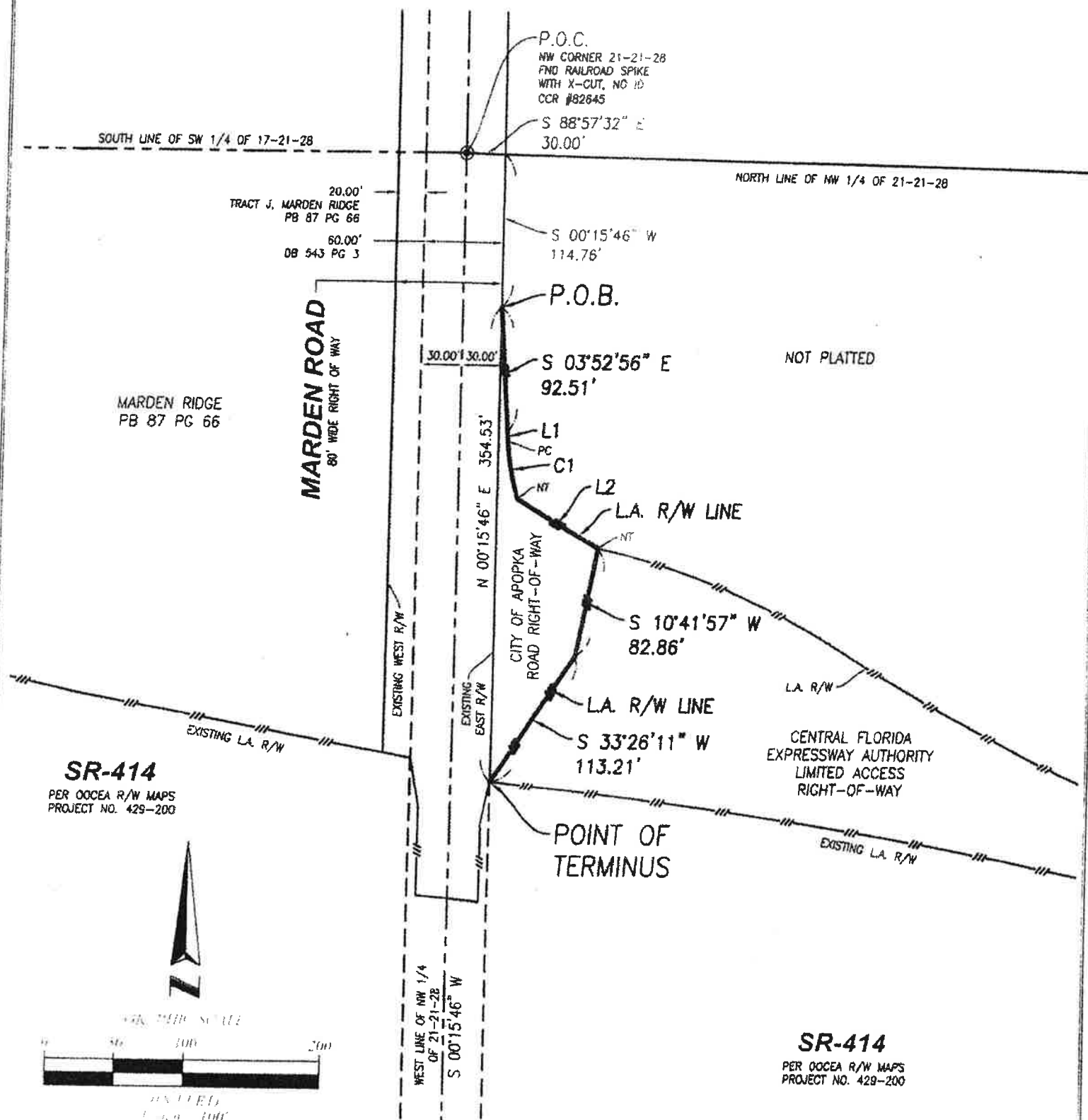


On the Mark Surveying LLC
LB 7931
42 Leachman Blvd.
Wheat Ridge, CO 80033
303.426.1234
www.onthemarksurveying.com

SKETCH OF
DESCRIPTION

| | |
|--------------------|-------------------|
| Field Date N/A | Drawn by CAH |
| Scale 1" = 500' | Checked by CAH |
| Sheet 2 of 4 | 2004-10-01 |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-314
LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE



| No | Revisions | Date |
|----|-----------------------|----------|
| 1 | Sketch of Description | 08/05/16 |
| 2 | Geodata Comments | 08/15/16 |
| | | |
| | | |
| | | |



On The Mark Surveying LLC
LB 7931
429-200

SKETCH OF DESCRIPTION


CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-314
LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

| CURVE TABLE | | | | | |
|-------------|--------|-----------|--------|---------------|-------|
| CURVE | RADIUS | DELTA | LENGTH | BEARING | CHORD |
| C1 | 182.00 | 13°35'47" | 43.19 | S 10°31'08" E | 43.09 |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 03°43'15" E | 7.30 |
| L2 | S 59°11'36" E | 71.64 |

LEGEND:

| | | | |
|--------|--|------------|--|
| CB - | CHORD BEARING | NT - | NON TANGENT |
| CCR# - | CERTIFIED CORNER RECORD NUMBER | OOCEA - | ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY |
| CFX - | CENTRAL FLORIDA EXPRESSWAY AUTHORITY | ORB - | OFFICIAL RECORDS BOOK |
| CH - | CHORD LENGTH | PB - | PLAT BOOK |
| CM - | CONCRETE MONUMENT | PC - | POINT OF CURVATURE |
| D - | CENTRAL ANGLE | PCC - | POINT OF COMPOUND CURVATURE |
| DB - | DEED BOOK | PG - | PAGE |
| FND - | FOUND | P.O.B. - | POINT OF BEGINNING |
| ID - | IDENTIFICATION | P.O.C. - | POINT OF COMMENCEMENT |
| IP - | IRON PIPE | PRC - | POINT OF REVERSE CURVATURE |
| L - | ARC LENGTH | PT - | POINT OF TANGENCY |
| L.A. - | LIMITED ACCESS | R - | RADIUS |
| LB - | PROFESSIONAL SURVEYOR AND MAPPER BUSINESS LICENSE NUMBER | R/W - | RIGHT-OF-WAY |
| LS - | PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER | SR - | STATE ROAD |
| N/A - | NOT APPLICABLE | XX-XX-XX - | SECTION XX - TOWNSHIP XX SOUTH - RANGE XX EAST |
| NAD - | NORTH AMERICAN DATUM | | |
| NO. - | NUMBER | | |

| | | | | | | |
|-----|-----------------------|----------|---|------------------------------|-------------------|------------------------|
| No. | Revisions | Date |  On the Mark Surveying, LLC LB 7931 43 Meadow Brook Sanford, Florida 32733 Phone: 321.920.8116 Fax: 321.920.8117 | SKETCH OF DESCRIPTION | Field Date N/A | Drawn by CAM |
| | Sketch of Description | 08/05/16 | | | Scale N/A | Checked by CAM |
| | Geodata Comments | 08/15/16 | | | Sheet 4 of 4 | Job Number 11600016 |



Atkins North America, Inc.
482 South Keller Road
Orlando, Florida 32810-6101
Telephone: +1.407.647.7275
www.atkinsglobal.com/northamerica

August 15, 2016

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 414 / Project 414-314
Marden Road Interchange Roundabout (8,740 square feet+/-)
(Portion of Project 429-200, Parcel 229A)**

Dear Mr. Berenis:

We have reviewed the limits of the above designated parcel, as depicted on the attached legal description and sketch. In our opinion the disposition of this 8,740 square feet +/- parcel to the City of Apopka as road right of way (subject to right of first refusal should the City 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,

A handwritten signature in blue ink, appearing to read "Nathan Silva", is positioned above the printed name and title.

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

Attachments

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-314
CITY OF APOPKA ROAD RIGHT OF WAY
ESTATE: FEE SIMPLE
(A PORTION OF PROJECT NO. 429-200 PARCEL 229A)

LEGAL DESCRIPTION:

A PORTION OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH X-CUT MARKING THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 88°57'32" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 30.00 FEET, TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MARDEN ROAD, AS DESCRIBED IN DEED BOOK 543, PAGE 3 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°15'46" WEST, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MARDEN ROAD, FOR A DISTANCE OF 469.29 FEET, TO A POINT AT THE INTERSECTION OF THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MARDEN ROAD WITH THE EXISTING NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 414, AS SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT-OF-WAY MAP, PROJECT 429-200; THENCE CONTINUE SOUTH 00°15'46" WEST, ALONG A LINE PARALLEL TO AND 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 383.15 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING AT THE INTERSECTION OF THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MARDEN ROAD WITH THE EXISTING SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD NUMBER 414, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH; THENCE RUN EASTERLY ALONG THE EXISTING SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD NUMBER 414 AND ALONG SAID CURVE, HAVING A RADIUS OF 1,223.14 FEET, A CENTRAL ANGLE OF 00°28'07", AN ARC LENGTH OF 10.00 FEET, A CHORD LENGTH OF 10.00 FEET AND A CHORD BEARING OF SOUTH 88°11'33" EAST; THENCE RUN SOUTH 00°15'46" WEST, FOR A DISTANCE OF 48.70 FEET; THENCE RUN SOUTH 26°13'15" EAST, FOR A DISTANCE OF 39.75 FEET; THENCE RUN SOUTH 46°58'08" EAST, FOR A DISTANCE OF 43.41 FEET; THENCE RUN SOUTH 17°04'32" EAST, FOR A DISTANCE OF 63.89 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 62°54'05", AN ARC LENGTH OF 88.92 FEET, A CHORD LENGTH OF 84.53 FEET AND A CHORD BEARING OF SOUTH 52°08'54" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 136.00 FEET, A CENTRAL ANGLE OF 15°41'37", AN ARC LENGTH OF 37.25 FEET, A CHORD LENGTH OF 37.14 FEET AND A CHORD BEARING OF SOUTH 12°51'03" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,181.00 FEET, A CENTRAL ANGLE OF 04°35'12", AN ARC LENGTH OF 94.54 FEET, A CHORD LENGTH OF 94.52 FEET AND A CHORD BEARING OF SOUTH 02°42'38" WEST, TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MARDEN ROAD; THENCE RUN NORTH 00°15'46" EAST, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MARDEN ROAD, FOR A DISTANCE OF 357.85 FEET, TO THE POINT OF BEGINNING.

RESERVING UNTO GRANTOR 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 8,740 SQUARE FEET, MORE OR LESS.

SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION WAS GATHERED AND PREPARED UNDER MY DIRECT SUPERVISION, AND THAT ALL INFORMATION CONFIRMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 5J-17, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472 AS APPLICABLE.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Date

Corey A. Hopkins, LS 6743

SURVEYORS NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THAT BEARING BEING S 00°15'46" W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/90.
3. NOT VALID WITHOUT ALL SHEETS.

| No. | Revisions | Date |
|-----|-----------------------|----------|
| 1 | Sketch of Description | 07/15/16 |
| 2 | Atkins Comments | 08/05/16 |
| 3 | Geodata Comments | 08/15/16 |
| 4 | | |
| 5 | | |

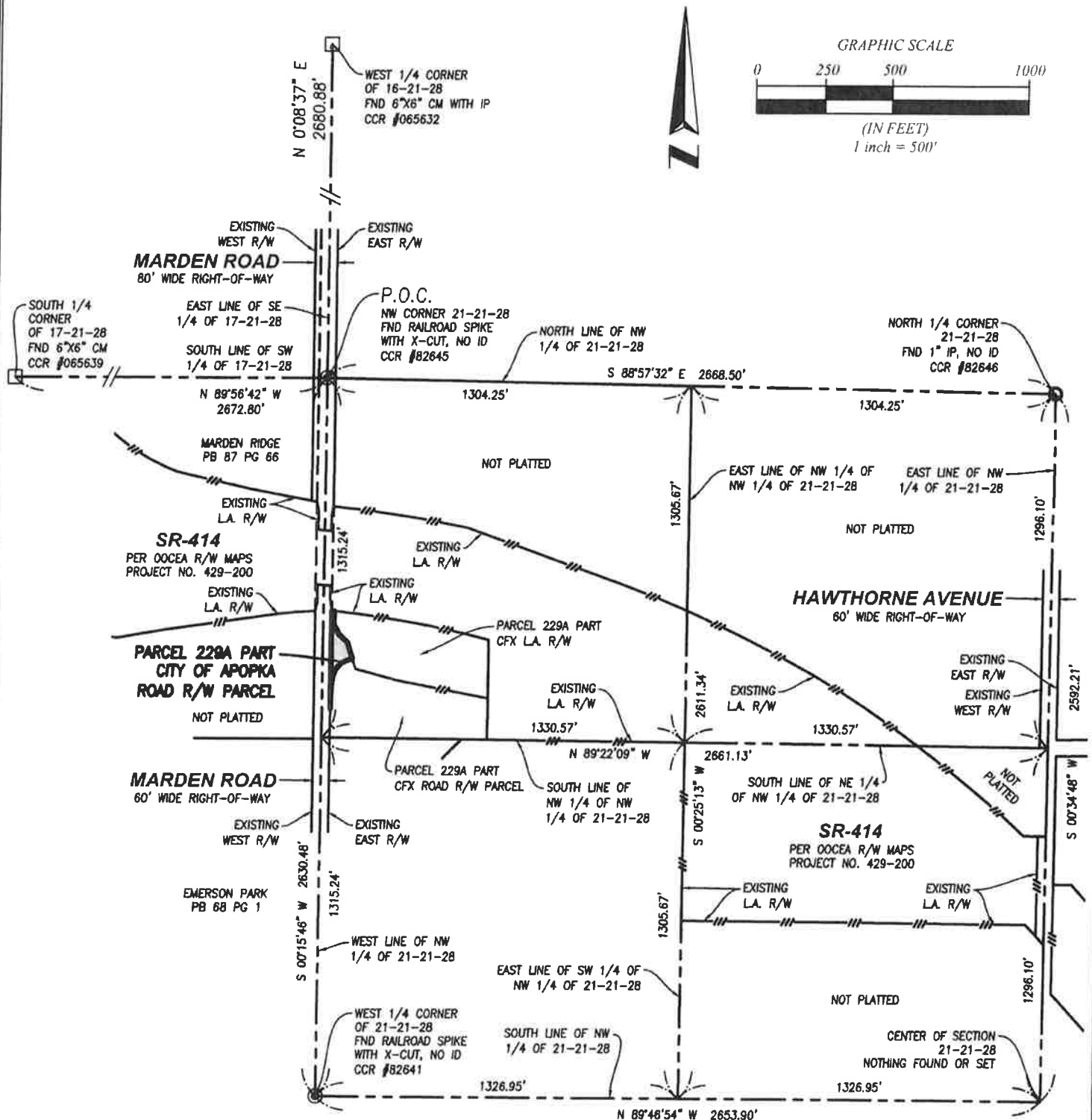


On the Mark Surveying, LLC
LB 7931
143 Meadow Boulevard
Sanford, Florida 32771
Phone: (321)626-6376
Email: OTMSurveying@gmail.com

**SKETCH OF
DESCRIPTION**

| | |
|--------------------|------------------------|
| Field Date: N/A | Drawn by: CAH |
| Scale: N/A | Checked by: CAH |
| Sheet 1 of 5 | Job Number: EMERSON |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-314
CITY OF APOPKA ROAD RIGHT OF WAY
ESTATE: FEE SIMPLE
(A PORTION OF PROJECT NO. 429-200 PARCEL 229A)



| No | Revisions | Date |
|----|-----------------------|----------|
| 1 | Sketch of Description | 07/15/16 |
| 2 | Atkins Comments | 08/05/16 |
| 3 | Geodata Comments | 08/15/16 |
| 4 | | |
| 5 | | |

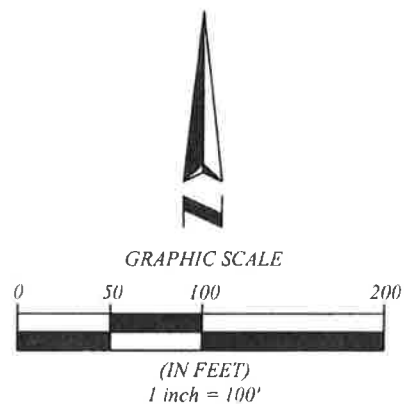
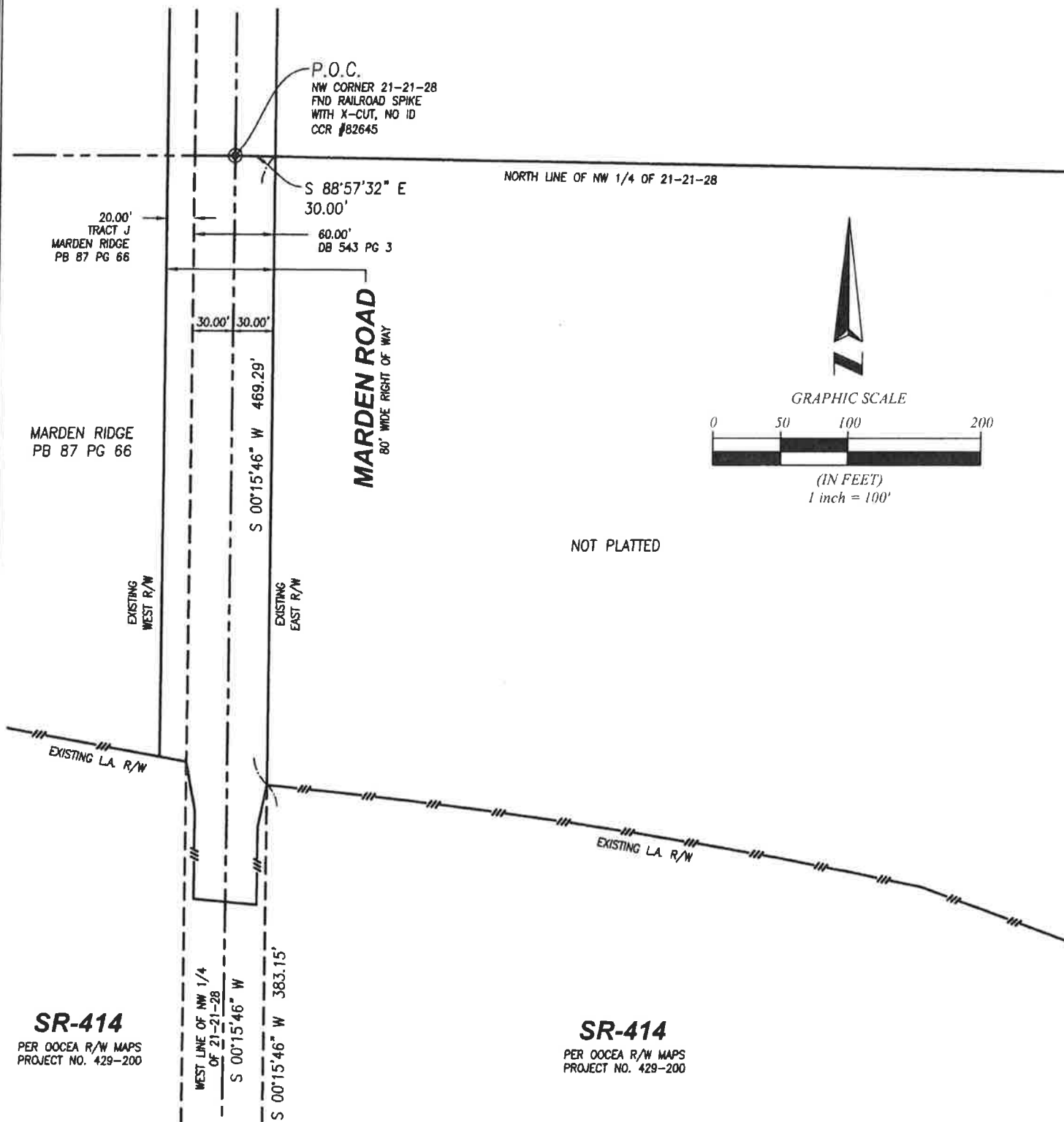


On the Mark Surveying, LLC
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 143 Meadow Boulevard
 Sanford, Florida 32771
 Phone: (321)626-6376
 Email: OTMSurveying@gmail.com

SKETCH OF DESCRIPTION

| | |
|---------------------|------------------------|
| Field Date: N/A | Drawn by: CAH |
| Scale: 1" = 500' | Checked by: CAH |
| Sheet 2 of 5 | Job Number: EMERSON |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 414 - PROJECT NO. 414-314
 CITY OF APOPKA ROAD RIGHT OF WAY
 ESTATE: FEE SIMPLE
 (A PORTION OF PROJECT NO. 429-200 PARCEL 229A)



SR-414
 PER OOCEA R/W MAPS
 PROJECT NO. 429-200

SR-414
 PER OOCEA R/W MAPS
 PROJECT NO. 429-200

SEE SHEET 4

| No. | Revisions | Date |
|-----|-----------------------|----------|
| 1 | Sketch of Description | 07/15/16 |
| 2 | Atkins Comments | 08/05/16 |
| 3 | Geodata Comments | 08/15/16 |
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**SKETCH OF
 DESCRIPTION**

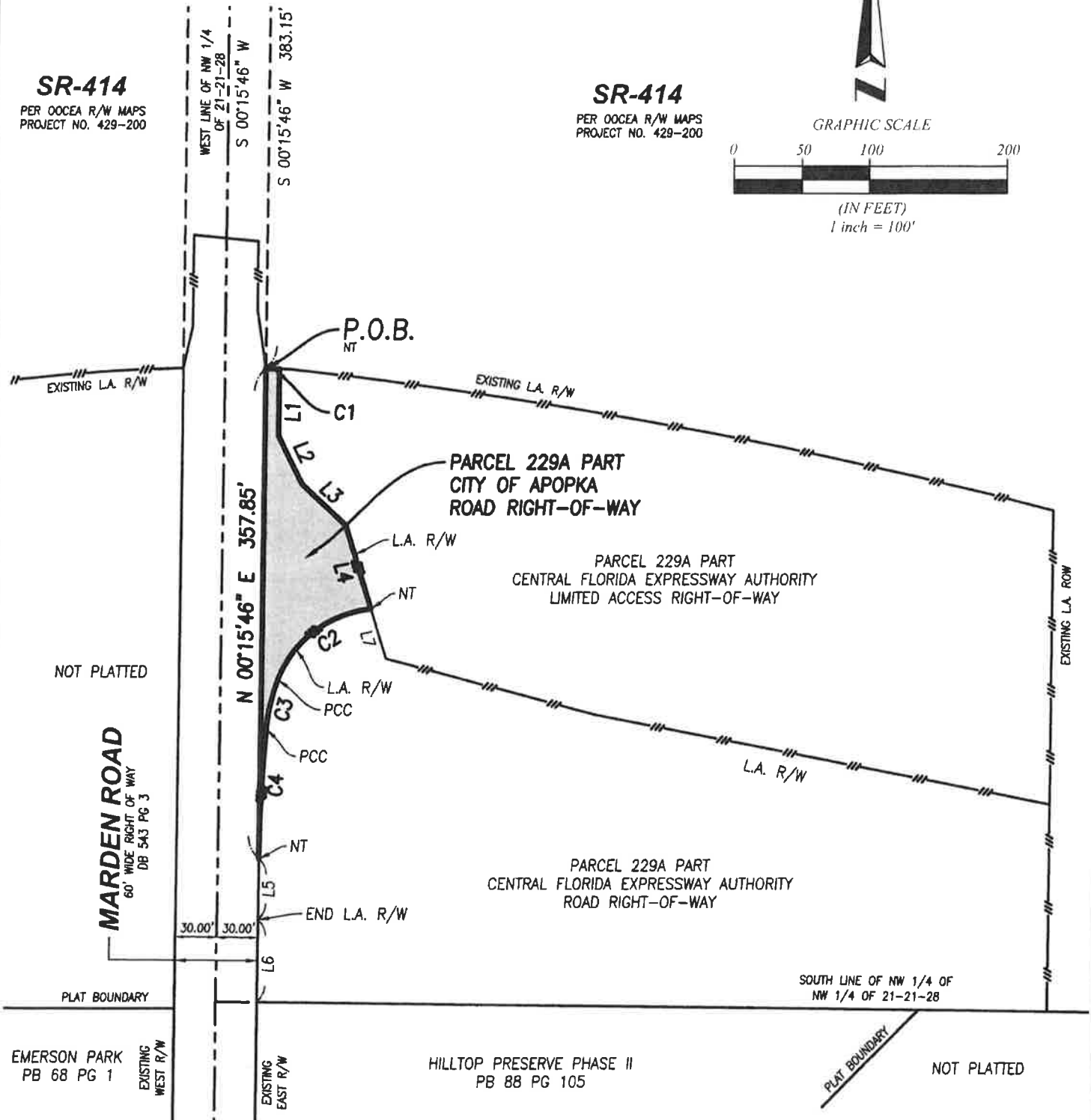
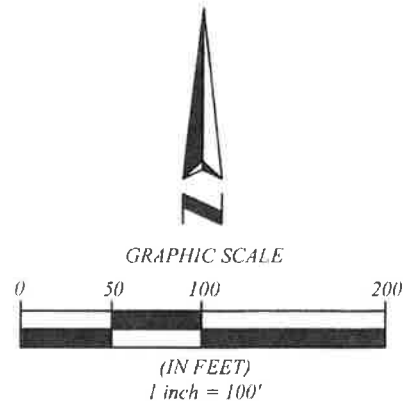
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|---------------------|------------------------|
| Field Date: N/A | Drawn by: CAH |
| Scale: 1" = 100' | Checked by: CAH |
| Sheet 3 of 5 | Job Number: EMERSON |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 414 - PROJECT NO. 414-314
 CITY OF APOPKA ROAD RIGHT OF WAY
 ESTATE: FEE SIMPLE
 (A PORTION OF PROJECT NO. 429-200 PARCEL 229A)

SEE SHEET 3

SR-414
 PER OOCEA R/W MAPS
 PROJECT NO. 429-200

SR-414
 PER OOCEA R/W MAPS
 PROJECT NO. 429-200



| No. | Revisions | Date |
|-----|-----------------------|----------|
| 1 | Sketch of Description | 07/15/16 |
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SKETCH OF DESCRIPTION

| | |
|---------------------|------------------------|
| Field Date: N/A | Drawn by: CAH |
| Scale: 1" = 100' | Checked by: CAH |
| Sheet 4 of 5 | Job Number: EMERSON |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 414 - PROJECT NO. 414-314
 CITY OF APOPKA ROAD RIGHT OF WAY
 ESTATE: FEE SIMPLE
 (A PORTION OF PROJECT NO. 429-200 PARCEL 229A)

| CURVE TABLE | | | | | |
|-------------|---------|-----------|--------|---------------|-------|
| CURVE | RADIUS | DELTA | LENGTH | BEARING | CHORD |
| C1 | 1223.14 | 00°28'07" | 10.00 | S 88°11'33" E | 10.00 |
| C2 | 81.00 | 62°54'05" | 88.92 | S 52°08'54" W | 84.53 |
| C3 | 136.00 | 15°41'37" | 37.25 | S 12°51'03" W | 37.14 |
| C4 | 1181.00 | 04°35'12" | 94.54 | S 02°42'38" W | 94.52 |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 00°15'46" W | 48.70 |
| L2 | S 26°13'15" E | 39.75 |
| L3 | S 46°58'08" E | 43.41 |
| L4 | S 17°04'32" E | 63.89 |
| L5 | S 00°15'46" W | 44.47 |
| L6 | S 00°15'46" W | 60.27 |
| L7 | S 17°04'32" E | 38.02 |

LEGEND:

| | | | |
|--------|--|------------|--|
| CB - | CHORD BEARING | NT - | NON TANGENT |
| CCR# - | CERTIFIED CORNER RECORD NUMBER | OOCEA - | ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY |
| CFX - | CENTRAL FLORIDA EXPRESSWAY AUTHORITY | ORB - | OFFICIAL RECORDS BOOK |
| CH - | CHORD LENGTH | PB - | PLAT BOOK |
| CM - | CONCRETE MONUMENT | PC - | POINT OF CURVATURE |
| D - | CENTRAL ANGLE | PCC - | POINT OF COMPOUND CURVATURE |
| DB - | DEED BOOK | PG - | PAGE |
| FND - | FOUND | P.O.B. - | POINT OF BEGINNING |
| ID - | IDENTIFICATION | P.O.C. - | POINT OF COMMENCEMENT |
| IP - | IRON PIPE | PRC - | POINT OF REVERSE CURVATURE |
| L - | ARC LENGTH | PT - | POINT OF TANGENCY |
| L.A. - | LIMITED ACCESS | R - | RADIUS |
| LB - | PROFESSIONAL SURVEYOR AND MAPPER BUSINESS LICENSE NUMBER | R/W - | RIGHT-OF-WAY |
| LS - | PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER | SR - | STATE ROAD |
| N/A - | NOT APPLICABLE | XX-XX-XX - | SECTION XX - TOWNSHIP XX SOUTH - RANGE XX EAST |
| NAD - | NORTH AMERICAN DATUM | | |
| NO. - | NUMBER | | |

| No. | Revisions | Date |
|-----|-----------------------|----------|
| 1 | Sketch of Description | 07/15/16 |
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SKETCH OF DESCRIPTION

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|--------------|-------------|
| Field Date: | Drawn by: |
| N/A | CAH |
| Scale: | Checked by: |
| N/A | CAH |
| Sheet 5 of 5 | Job Number: |
| | EMERSON |

This instrument prepared by
AND SHOULD BE RETURNED TO:

Ted. B. Edwards, Esq.
Law Office of Ted B. Edwards, P.A.
1350 Orange Avenue
Suite 260
Winter Park, FL 32789

Purchase Price: Donation
Documentary Stamps Due: \$0.70

QUIT CLAIM DEED

THIS INDENTURE, made this _____ day of _____, 2016, by **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, an expressway authority established under the laws of the State of Florida, whose address is 4947 Orlando Tower Road, Orlando, Florida 32807 ("**Grantor**"), in favor of **THE CITY OF APOPKA, FLORIDA**, a Florida municipal corporation ("**Grantee**"), whose address is 120 East Main Street, Apopka, Florida 32703 ("**Grantee**").

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of partnerships and corporations, wherever the context so permits or requires.

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid by Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situate and lying in Orange GRANTEE, Florida, to-wit:

See **Exhibit "A"** attached hereto and made a part hereof by this reference (the "**Property**").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

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 of Grantor's remaining property which may otherwise accrue to any adjoining property.

b) GRANTOR and GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE no longer uses the property for public right-of-way purposes, then GRANTOR has a right of first refusal to acquire all right, title, and interest to the aforesaid property at no cost. GRANTEE grants, transfers, and delivers to GRANTOR a right

of first refusal to acquire all right, title, and interest to the aforesaid property at no cost to GRANTOR. GRANTEE shall give GRANTOR at least 180 days written notice of the occurrence of events that give rise to GRANTOR's right of first refusal and provide GRANTOR with an opportunity to respond

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in the name by its lawful representative hereunto duly authorized, on the date first written above.

Signed, sealed and delivered in the presence of:

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Print Name: _____

By _____
_____, Chairman

Print Name: _____

Date: _____

Approved as to Form and Legality

By: _____

Name: _____

STATE OF FLORIDA
GRANTEE OF ORANGE

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by _____, as _____ for **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, an expressway authority established under the laws of the State of Florida, on behalf of the authority. He/she is personally known to me or has produced _____ as identification.

Signature of Notary Public

Typed name of Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-314
CITY OF APOPKA ROAD RIGHT-OF-WAY
ESTATE, FEE SIMPLE
(A PORTION OF PROJECT NO. 429-200 PARCEL 222)

LEGAL DESCRIPTION

A PORTION OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH X-CUT MARKING THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 88°57'32" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 30.00 FEET, TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF MARDEN ROAD, AS DESCRIBED IN DEED BOOK 543, PAGE 3 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°15'46" WEST, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MARDEN ROAD, FOR A DISTANCE OF 469.29 FEET, TO A POINT AT THE INTERSECTION OF THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MARDEN ROAD WITH THE EXISTING NORTH LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 414, AS SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT-OF-WAY MAP, PROJECT 429-200; THENCE CONTINUE SOUTH 00°15'46" WEST, ALONG A LINE PARALLEL TO AND 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 383.15 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING AT THE INTERSECTION OF THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MARDEN ROAD WITH THE EXISTING SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD NUMBER 414, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH; THENCE RUN EASTERLY ALONG THE EXISTING SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE ROAD NUMBER 414 AND ALONG SAID CURVE, HAVING A RADIUS OF 1,223.14 FEET, A CENTRAL ANGLE OF 00°28'07", AN ARC LENGTH OF 10.00 FEET, A CHORD LENGTH OF 10.00 FEET AND A CHORD BEARING OF SOUTH 88°11'33" EAST; THENCE RUN SOUTH 00°15'46" WEST, FOR A DISTANCE OF 48.70 FEET; THENCE RUN SOUTH 26°13'15" EAST, FOR A DISTANCE OF 39.75 FEET; THENCE RUN SOUTH 46°58'08" EAST, FOR A DISTANCE OF 43.41 FEET; THENCE RUN SOUTH 17°04'32" EAST, FOR A DISTANCE OF 63.89 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 60°54'05", AN ARC LENGTH OF 88.92 FEET, A CHORD LENGTH OF 84.53 FEET AND A CHORD BEARING OF SOUTH 52°08'54" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 136.00 FEET, A CENTRAL ANGLE OF 15°41'32", AN ARC LENGTH OF 37.25 FEET, A CHORD LENGTH OF 37.14 FEET AND A CHORD BEARING OF SOUTH 12°51'03" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,181.00 FEET, A CENTRAL ANGLE OF 04°35'12", AN ARC LENGTH OF 94.54 FEET, A CHORD LENGTH OF 94.52 FEET AND A CHORD BEARING OF SOUTH 02°42'38" WEST, TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MARDEN ROAD; THENCE RUN NORTH 00°15'46" EAST, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MARDEN ROAD, FOR A DISTANCE OF 357.85 FEET, TO THE POINT OF BEGINNING.

RESERVING UNTO GRANTOR 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 8,740 SQUARE FEET, MORE OR LESS.

SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION WAS GATHERED AND PREPARED UNDER MY DIRECT SUPERVISION, AND THAT ALL INFORMATION CONFIRMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 31-17, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472 AS APPLICABLE.

Not valid without a signature and original record
See also Florida Statute 472 and 473

08/16/16
Date
Corey A. Hopkins, LB 7931
Surveyor

SURVEYORS NOTICE

1. THIS SKETCH IS NOT A SURVEY.

2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THAT BEARING BEING S 00°15'46" W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/90.

3. NOT VALID WITHOUT ALL SHEETS

| No. | Revisions | Date |
|-----|-----------------------|----------|
| 1 | Sketch of Description | 07/25/16 |
| 2 | Adins Comments | 08/05/16 |
| 3 | Geodata Comments | 08/15/16 |

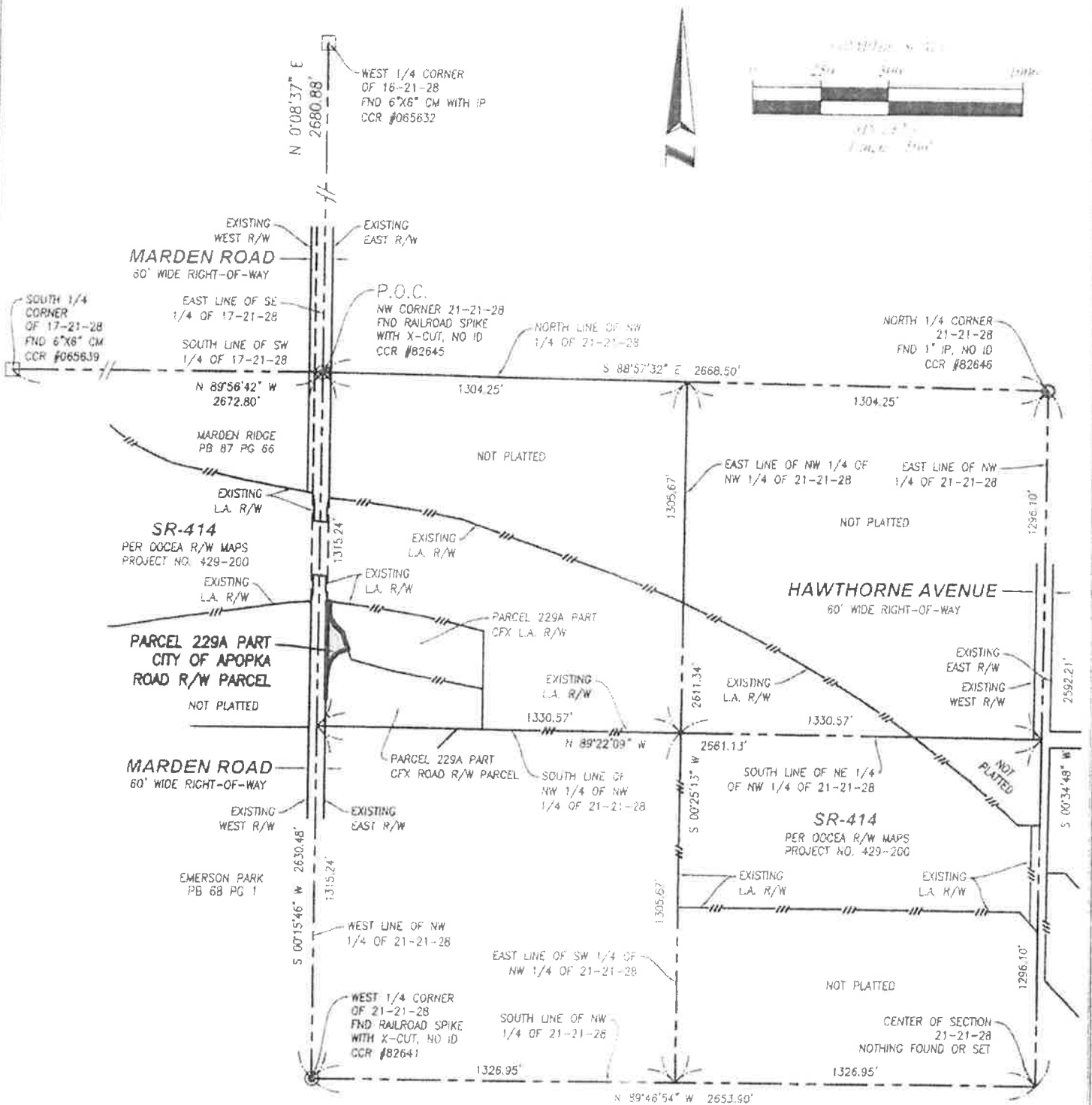


On the Mark Surveying, LLC
LB 7931

SKETCH OF
DESCRIPTION

| | |
|--------------|------------|
| Field Date | Drawn by |
| 1/2 | CH |
| Scale | Checked by |
| N/A | CA |
| Sheet # of 5 | Job Number |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 414 - PROJECT NO. 414-314
 CITY OF APOKA ROAD RIGHT OF WAY
 ESTATE: FEE SIMPLE
 (A PORTION OF PROJECT NO. 429-200 PARCEL 229A)



| No. | Revisions | Date |
|-----|-----------------------|----------|
| 1 | Sketch of Description | 07/15/16 |
| 2 | Atkins Comments | 08/05/16 |
| 3 | Geodata Comments | 08/15/16 |

On the Mark
 On the Mark Surveying, LLC
 115 1st St.
 Apopka, FL 32712
 (407) 944-1111

SKETCH OF
 DESCRIPTION

| | |
|--------------------|----------------------|
| Field Date 2/16 | Drawn by CAH |
| Scale 1" = 500' | Checked by CAH |
| Sheet 2 of 3 | Doc Number 111111 |

P.O.C.
NW CORNER 21-21-28
FND RAILROAD SPIKE
WITH X-CUT, NO ID
CCR #82645

S 88°57'32" E
30.00'

60.00'
DB 543 PG 3

20.00'
TRACT J
MARDEN RIDGE
PB 87 PG 66

30.00' 30.00'

S 00°15'46" W 469.29'

MARDEN ROAD
80' WIDE RIGHT OF WAY

EXISTING WEST R/W

EXISTING EAST R/W

EXISTING L.A. R/W

WEST LINE OF NW 1/4
OF 21-21-28
S 00°15'46" W 383.15'

S 00°15'46" W


NORTH LINE OF NW 1/4 OF 21-21-28

NOT PLATTED

SR-414
PER OCEA R/W MAPS
PROJECT NO. 429-200

SR-414
PER OCEA R/W MAPS
PROJECT NO. 429-200

SEE SHEET 4

| | | | | | |
|-----------------------|----------|---|--------------------------------|--------------|------------|
| Revisions | Date | On The Mark Surveying, LLC | <h1>SKETCH OF DESCRIPTION</h1> | Field Date | Drawn by |
| Sketch of Description | 07/15/16 |  | | N/A | CAH |
| Atkins Comments | 08/05/16 | | | Scale | Checked by |
| Recorded Comments | 08/15/16 | | | 1" = 100' | CAH |
| | | | | Sheet 3 of 5 | Job Number |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 414 - PROJECT NO. 414-314
 CITY OF APOPKA ROAD RIGHT OF WAY
 ESTATE: FEE SIMPLE
 (A PORTION OF PROJECT NO. 429-200 PARCEL 229A)

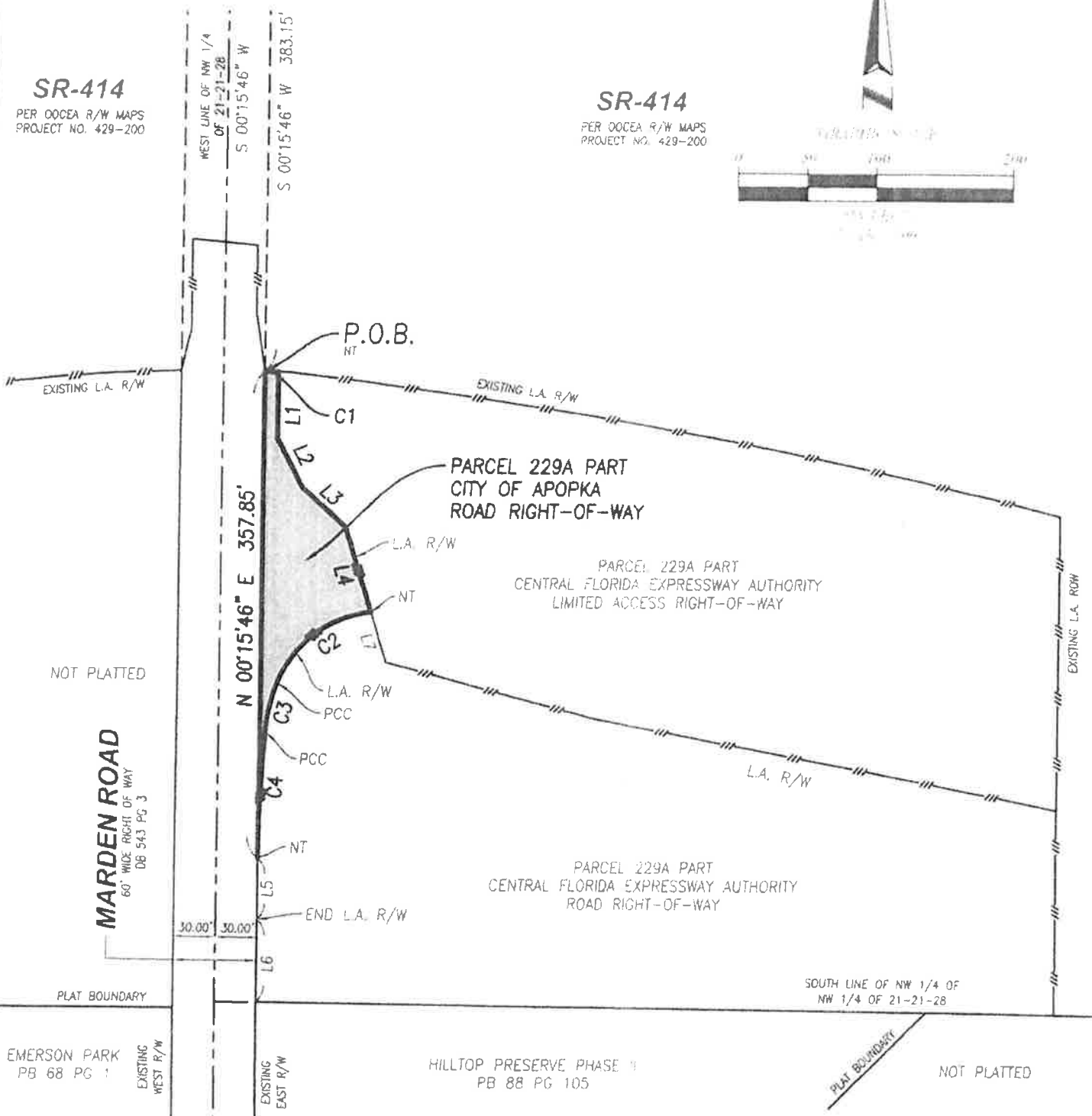
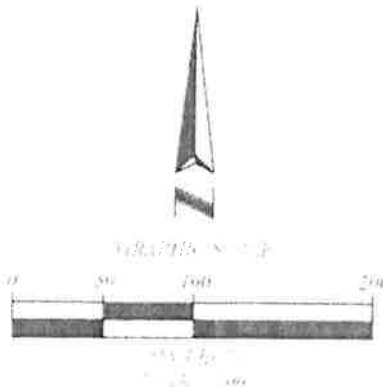
SEE SHEET 3

SR-414

PER OOCEA R/W MAPS
 PROJECT NO. 429-200

SR-414

PER OOCEA R/W MAPS
 PROJECT NO. 429-200



| No. | Revisions | Date |
|-----|-----------------------|----------|
| 1 | Sketch of Description | 07/15/16 |
| 2 | Atkins Comments | 08/05/16 |
| 3 | Geodata Comments | 08/15/16 |



On the Mark Surveying, LLC
 LB 7931

SKETCH OF
 DESCRIPTION

| | |
|------------|------------|
| Field Date | Drawn by |
| Scale | Checked by |
| Scale | Scale |
| Scale | Scale |

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 414 - PROJECT NO. 414-314
 CITY OF APOPKA ROAD RIGHT OF WAY
 ESTATE: FEE SIMPLE
 (A PORTION OF PROJECT NO. 429-200 PARCEL 223)


| CURVE TABLE | | | | | |
|-------------|---------|-----------|--------|---------------|-------|
| CURVE | RADIUS | DELTA | LENGTH | BEARING | CHORD |
| C1 | 1223.14 | 00°28'07" | 10.00 | S 88°11'33" E | 10.00 |
| C2 | 81.00 | 62°54'05" | 88.92 | S 52°08'54" W | 84.53 |
| C3 | 136.00 | 15°41'37" | 37.25 | S 12°51'03" W | 37.14 |
| C4 | 1181.00 | 04°35'12" | 94.54 | S 02°42'38" W | 94.52 |

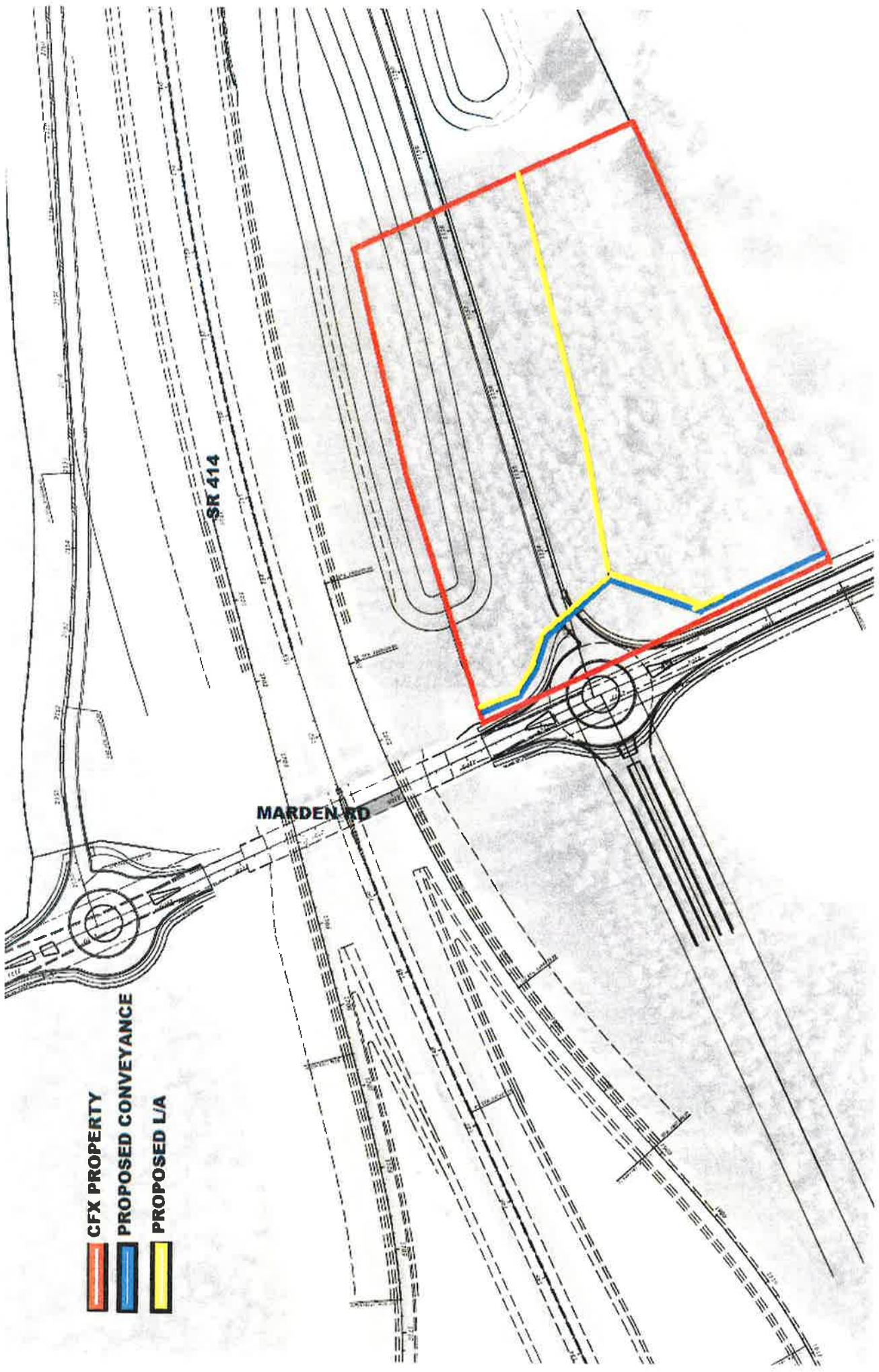
| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 00°15'46" W | 48.70 |
| L2 | S 26°13'15" E | 39.75 |
| L3 | S 46°58'08" E | 43.41 |
| L4 | S 17°04'32" E | 63.89 |
| L5 | S 00°15'46" W | 44.47 |
| L6 | S 00°15'46" W | 60.27 |
| L7 | S 17°04'32" E | 38.02 |

LEGEND:

CB - CHORD BEARING
 CCR# - CERTIFIED CORNER RECORD NUMBER
 CFX - CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 CH - CHORD LENGTH
 CM - CONCRETE MONUMENT
 D - CENTRAL ANGLE
 DB - DEED BOOK
 FND - FOUND
 ID - IDENTIFICATION
 IP - IRON PIPE
 L - ARC LENGTH
 L.A. - LIMITED ACCESS
 LB - PROFESSIONAL SURVEYOR AND MAPPER BUSINESS LICENSE NUMBER
 LS - PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER
 N/A - NOT APPLICABLE
 NAD - NORTH AMERICAN DATUM
 NO. - NUMBER

NT - NON TANGENT
 ORCEA - ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 ORR - OFFICIAL RECORDS BOOK
 PB - PLAT BOOK
 PC - POINT OF CURVATURE
 PCO - POINT OF COMPOUND CURVATURE
 PG - PAGE
 PGB - POINT OF BEGINNING
 POC - POINT OF COMMENCEMENT
 PR - POINT OF REVERSE CURVATURE
 PT - POINT OF TANGENCY
 R - RADIUS
 R/W - RIGHT-OF-WAY
 SR - STATE ROAD
 XX-XX-XX - SECTION XX - TOWNSHIP XX SOUTH - RANGE XX EAST

| | | | | | | |
|------------------------|-----------|----------|--|------------------------------|--------------|-------------------|
| No. | Revisions | Date |  On The Mark Surveying, Inc. LB 7931 | SKETCH OF DESCRIPTION | Field Date | Drawn by |
| Sketch of Description: | | 07/13/15 | | | Scale | Checked by |
| Atkins Comments: | | 08/05/16 | | | Map | CA-4 |
| Geodata Comments: | | 08/15/16 | | | Sheet 5 of 5 | Job Number 167516 |



- CFX PROPERTY
- PROPOSED CONVEYANCE
- PROPOSED L/A