


CONSENT AGENDA ITEM

#15

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: CFX Board Members

FROM:  Joseph L. Passiatore, General Counsel

DATE: January 3, 2017

SUBJECT: Acceptance of Special Warranty Deed from Emerson Point Assoc., LLLP and Emerson Point Phase II, LLC to CFX
Project: Marden Road Interchange - S.R. 414 / Project 414-314

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. The ramp on the south side will be constructed on existing CFX property.

In August of 2016 the City of Apopka requested that round-a-bouts be constructed along Marden Road at each ramp. This necessitated both Emerson and CFX conveying small parcels of right-of-way to the City. The Right of Way Committee recommended to the Board that CFX convey the required right of way to the City and to accept the right of way necessary for the west bound exit ramp. This action was subsequently approved by the Board, deeds executed, exchanged and recorded.

Current

Subsequent to the above action, the developer has acquired additional land adjacent to S.R. 414 and would like to donate a portion to CFX. Adding this additional parcel to S.R. 414 will allow the developer to eliminate the construction of a wall and replace it with embankment, resulting in a cost savings to the developer. An Exhibit depicting the property proposed to be conveyed, as well as the parcels previously conveyed, is attached for your review, along with the proposed deed and legal.

CFX engineering has approved the concept, subject to final approval of the construction plans.

CFX Board Members
January 3, 2017
Page 2

Recommendation

We recommend that the Board accept this conveyance of property. The CFX Right of Way Committee approved the acceptance of the attached Deed at its December 1, 2016 meeting.

JLP/ml
Attachments: Exhibit, Proposed Deed

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 1st day of November, 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 **Composite 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:

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

[Signature]
Print Name: Robert Case

By: [Signature]

[Signature]
Print Name: Madelyn Boelter

Print Name: Michael E. Wright
Title: Manager

Date: November 1, 2016

[Signature]
Print Name: Robert Case

By: [Signature]

Print Name: Mary L. Demetree
Title: Manager

[Signature]
Print Name: Matthew Stiefel

Date: November 1, 2016

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of Nov., 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 N/A as identification.



[Signature]
Signature of Notary Public

Madelyn Boelter
Typed name of Notary Public

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of Nov., 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 N/A as identification.



[Signature]
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 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, 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 4,320.00 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 THE POINT OF BEGINNING, SAID POINT ALSO BEING 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 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 6°47'18", AN ARC LENGTH OF 511.83 FEET, A CHORD LENGTH OF 511.54 FEET AND A CHORD BEARING OF SOUTH 50°02'40" EAST; THENCE RUN NORTH 40°26'43" WEST, FOR A DISTANCE OF 279.12 FEET; THENCE RUN NORTH 44°52'33" WEST, FOR A DISTANCE OF 162.32 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE CONTINUE NORTH 44°52'33" WEST, FOR A DISTANCE OF 48.81 FEET; THENCE RUN NORTH 46°52'34" WEST, FOR A DISTANCE OF 91.44 FEET; THENCE RUN SOUTH 02°46'48" EAST, FOR A DISTANCE OF 96.15 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 19,520 SQUARE FEET OR 0.45 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 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.

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.

Date Corey A. Hopkins, LS 6743

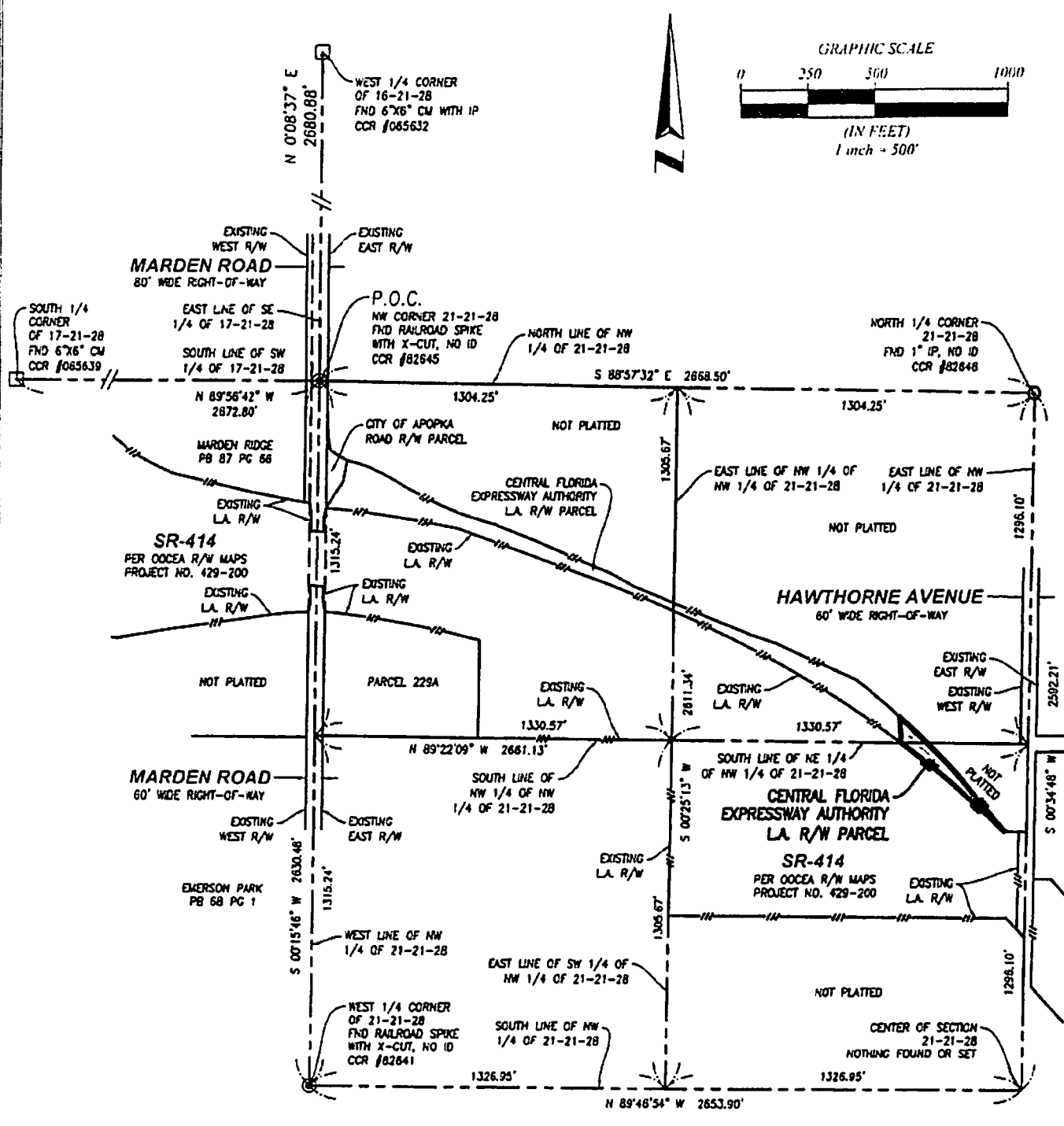
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3			N/A	CAH
4			Sheet 1 of 7	Job Number:
5				EMERSON

On the Mark Surveying, LLC
 LB 7931
 143 Meadow Boulevard
 Sanford, Florida 32771
 Phone: (321)826-8378
 Email: OTMSurveying@gmail.com



SKETCH OF DESCRIPTION

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



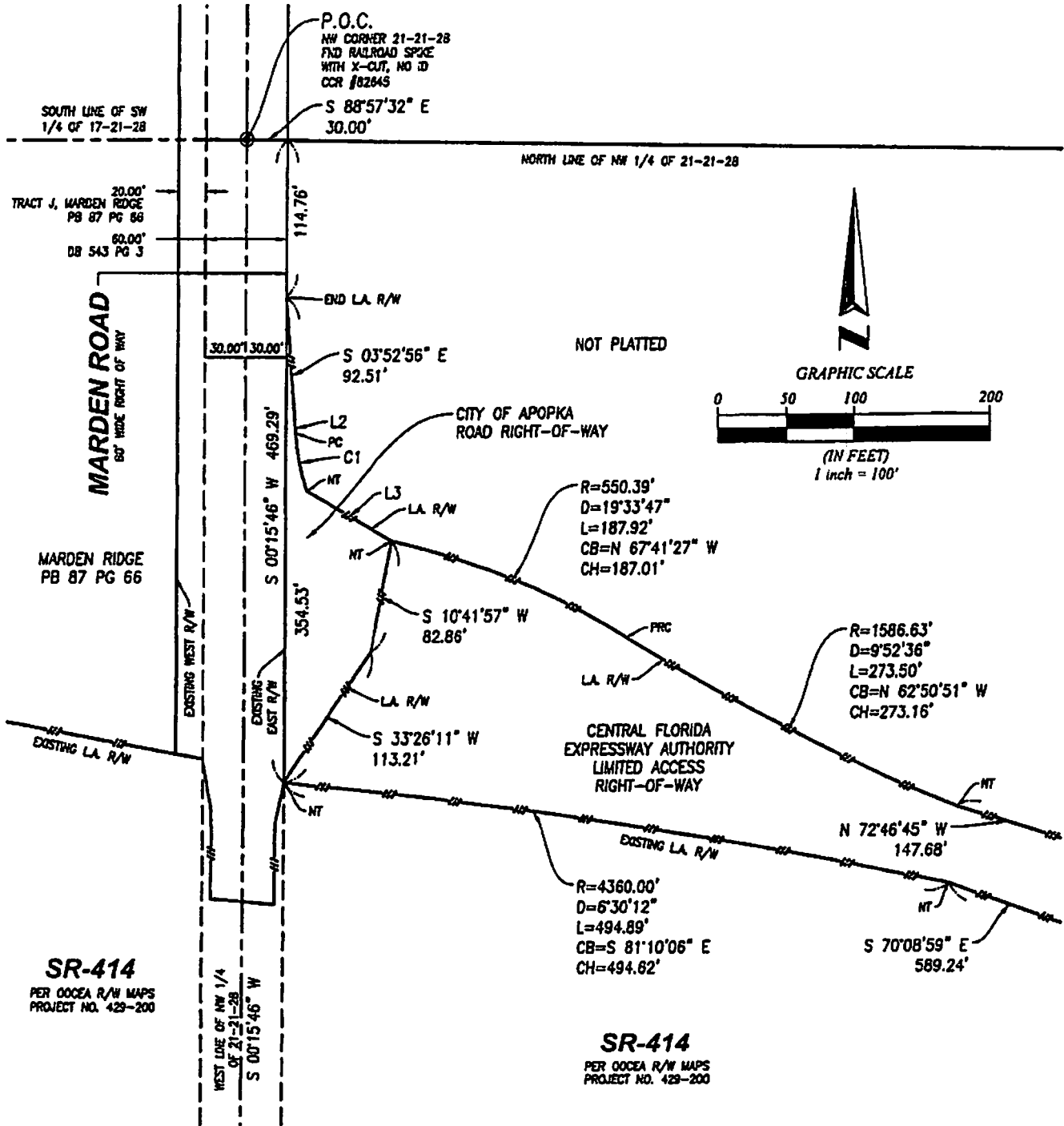
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3		
4		
5		

On the Mark
 On the Mark Surveying, LLC
 LB 7931
 143 Meadow Boulevard
 Sanford, Florida 32771
 Phone: (321) 826-6376
 Email: OTMSurveying@gmail.com

SKETCH OF DESCRIPTION

Field Date: N/A	Drawn by: CAH
Scale: 1" = 500'	Checked by: CAH
Sheet 2 of 7	Job Number: EMERSON

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



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

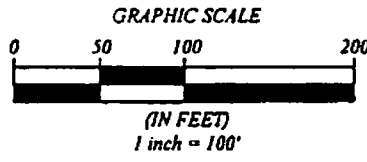
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3		
4		
5		

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 143 Meadow Boulevard
 Sanford, Florida 32771
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SKETCH OF DESCRIPTION

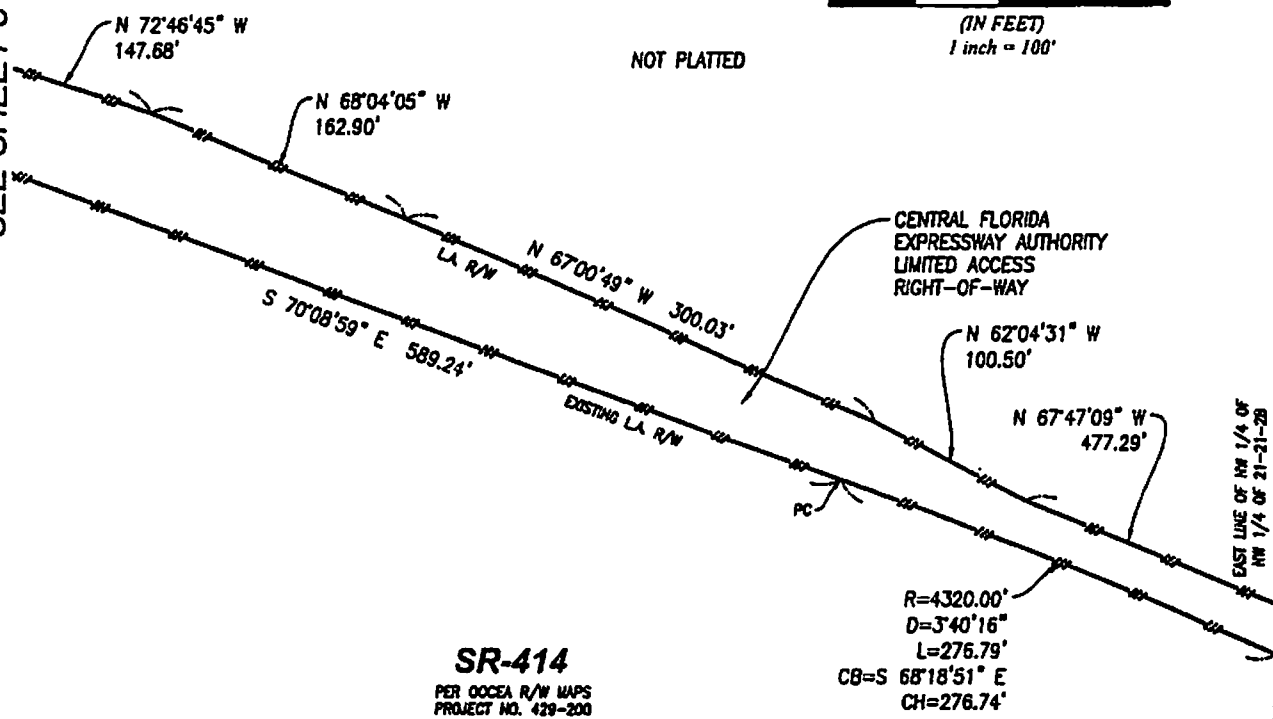
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Sheet 3 of 7	Job Number: EMERSON

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



SEE SHEET 3

NOT PLATTED



SR-414

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

SEE SHEET 5

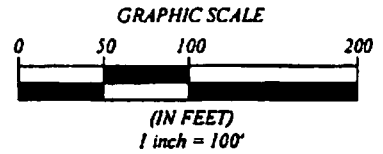
No.	Revisions	Date
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3		
4		
5		

On the Mark Surveying, LLC
 LB 7931
 143 Woodrow Boulevard
 Sanford, Florida 32771
 Phone: (321)828-6376
 Email: OTMSurveying@gmail.com

SKETCH OF DESCRIPTION

Field Data:	N/A	Drawn by:	CAH
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Sheet 4 of 7		Job Number:	EMERSON

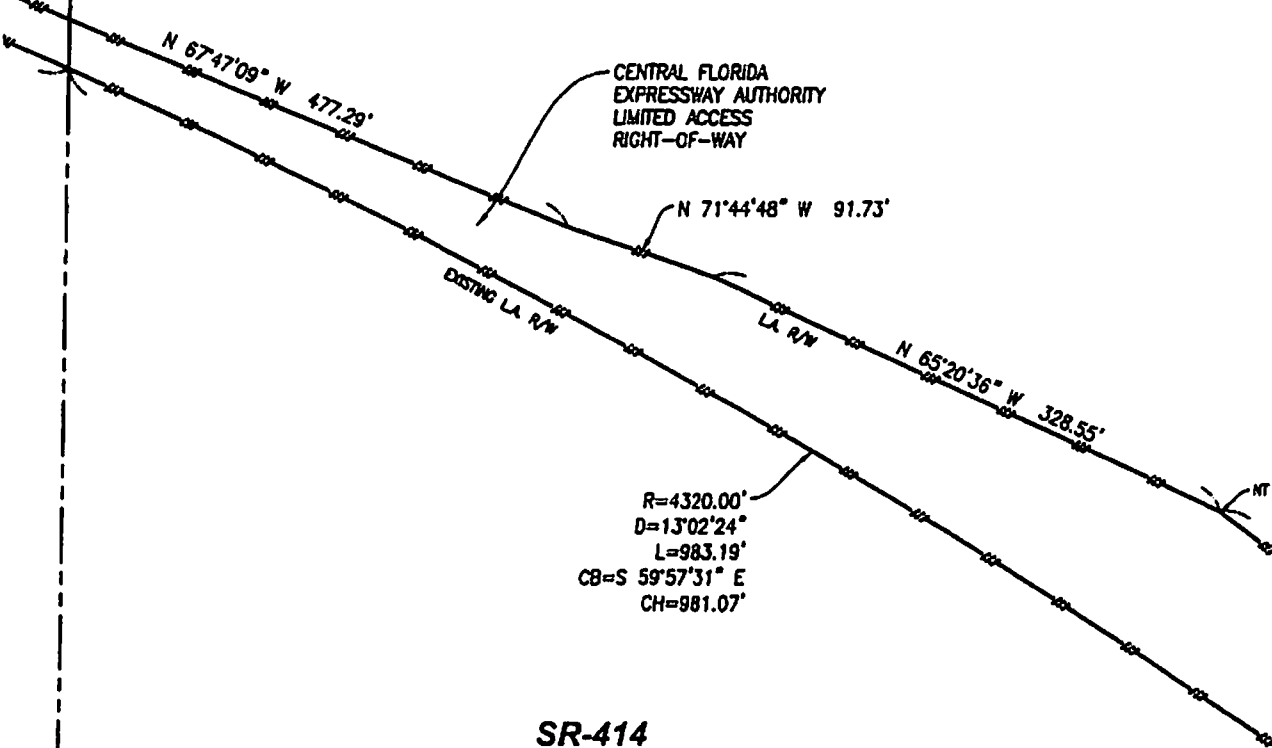
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 414 - PROJECT NO. 414-314
 LIMITED ACCESS RIGHT OF WAY
 ESTATE: FEE SIMPLE



NOT PLATTED

SEE SHEET 4

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



SEE SHEET 6

SR-414

PER OOCEA R/W MAPS
 PROJECT NO. 428-200

No.	Revisions	Date
1	Sketch of Description	10/28/16
2		
3		
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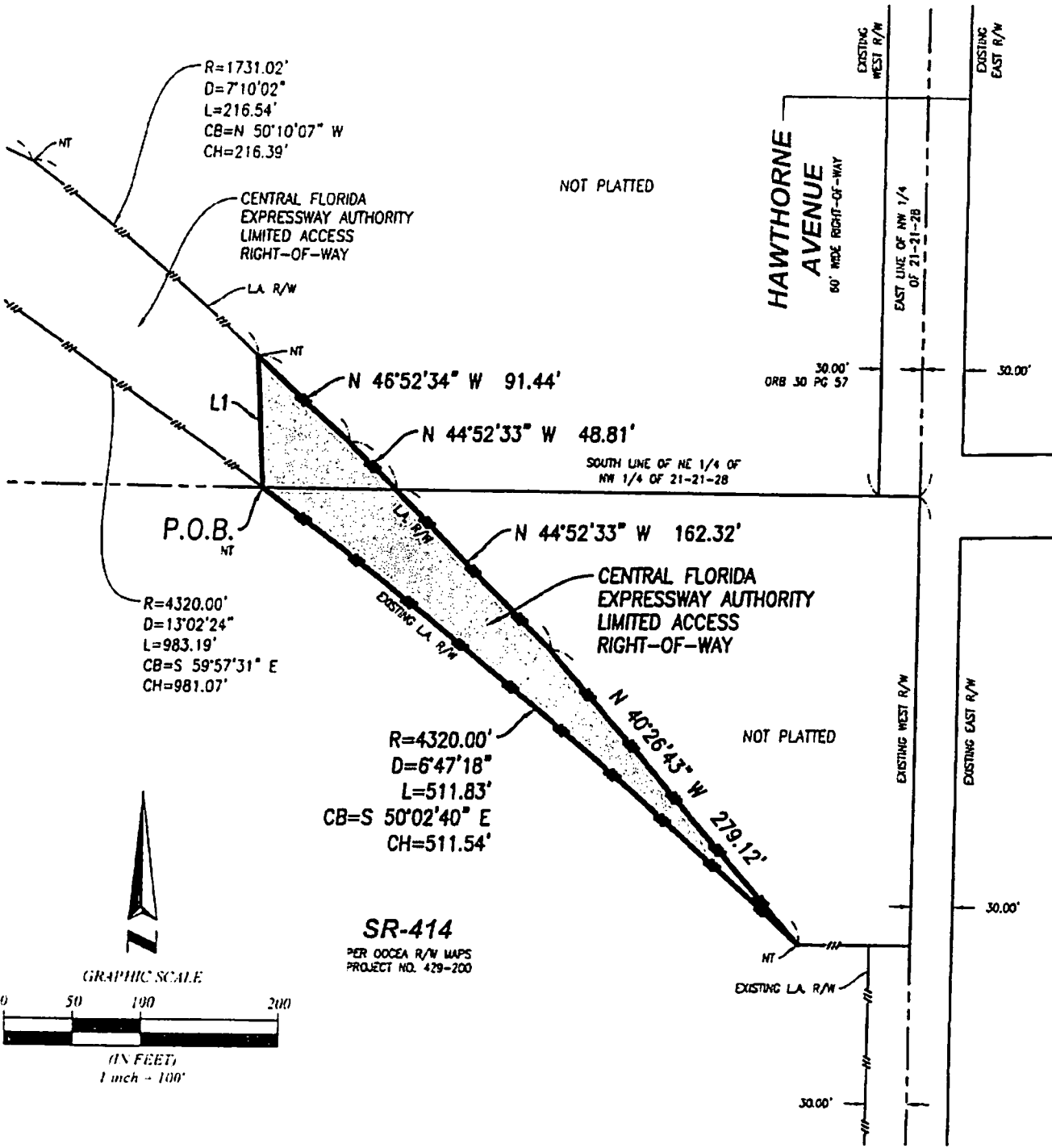
On the Mark Surveying, LLC
 LB 7931
 143 Meadow Boulevard
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SKETCH OF DESCRIPTION

Field Data: N/A	Drawn by: CAH
Scale: 1" = 100'	Checked by: CAH
Sheet 5 of 7	Job Number: EMERSON

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

SEE SHEET 5



No	Revisions	Date
1	Sketch of Description	10/26/16
2		
3		
4		
5		

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

SKETCH OF DESCRIPTION

Field Date: N/A	Drawn by: CAH
Scale: 1" = 100'	Checked by: CAH
Sheet 6 of 7	Job Number: EMERSON

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 02°46'48" E	96.15
L2	S 03°43'15" E	7.30
L3	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 |
| LA - | 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	 <p>On the Mark Surveying, LLC LB 7931 143 Meadow Boulevard Sanford, Florida 32771 Phone: (321)628-6378 Email: OTMSurveying@gmail.com</p>	<h2>SKETCH OF DESCRIPTION</h2>	Field Date:	Drawn by:
1	Sketch of Description	10/26/16			N/A	CAH
2					Scale:	Checked by:
3					N/A	CAH
4					Sheet 7 of 7	Job Number:
5				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

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of November, 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").

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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:

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

[Signature]
Print Name: Robert Cape

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

[Signature]
Print Name: Madelyn Boelter

Date: November 1, 2016

[Signature]
Print Name: Robert Cape

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

[Signature]
Print Name: Matthew Stiefel

Date: November 1, 2016

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of Nov., 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 N/A as identification.



[Signature]
Signature of Notary Public

Madelyn Boelter
Typed name of Notary Public

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of Nov., 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 N/A as identification.



[Signature]
Signature of Notary Public

Madelyn Boelter
Typed name of Notary Public

[Affix Notary Seal]

COMPOSITE EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

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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 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, 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 THE POINT OF BEGINNING, SAID POINT ALSO BEING 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 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 6°47'18", AN ARC LENGTH OF 511.83 FEET, A CHORD LENGTH OF 511.54 FEET AND A CHORD BEARING OF SOUTH 50°02'40" EAST; THENCE RUN NORTH 40°26'43" WEST, FOR A DISTANCE OF 279.12 FEET; THENCE RUN NORTH 44°52'33" WEST, FOR A DISTANCE OF 162.32 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE CONTINUE NORTH 44°52'33" WEST, FOR A DISTANCE OF 48.81 FEET; THENCE RUN NORTH 46°52'34" WEST, FOR A DISTANCE OF 91.44 FEET; THENCE RUN SOUTH 02°46'48" EAST, FOR A DISTANCE OF 96.15 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 19,520 SQUARE FEET OR 0.45 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 CONFIRMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN RULE SJ-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	10/26/16
2		
3		
4		
5		

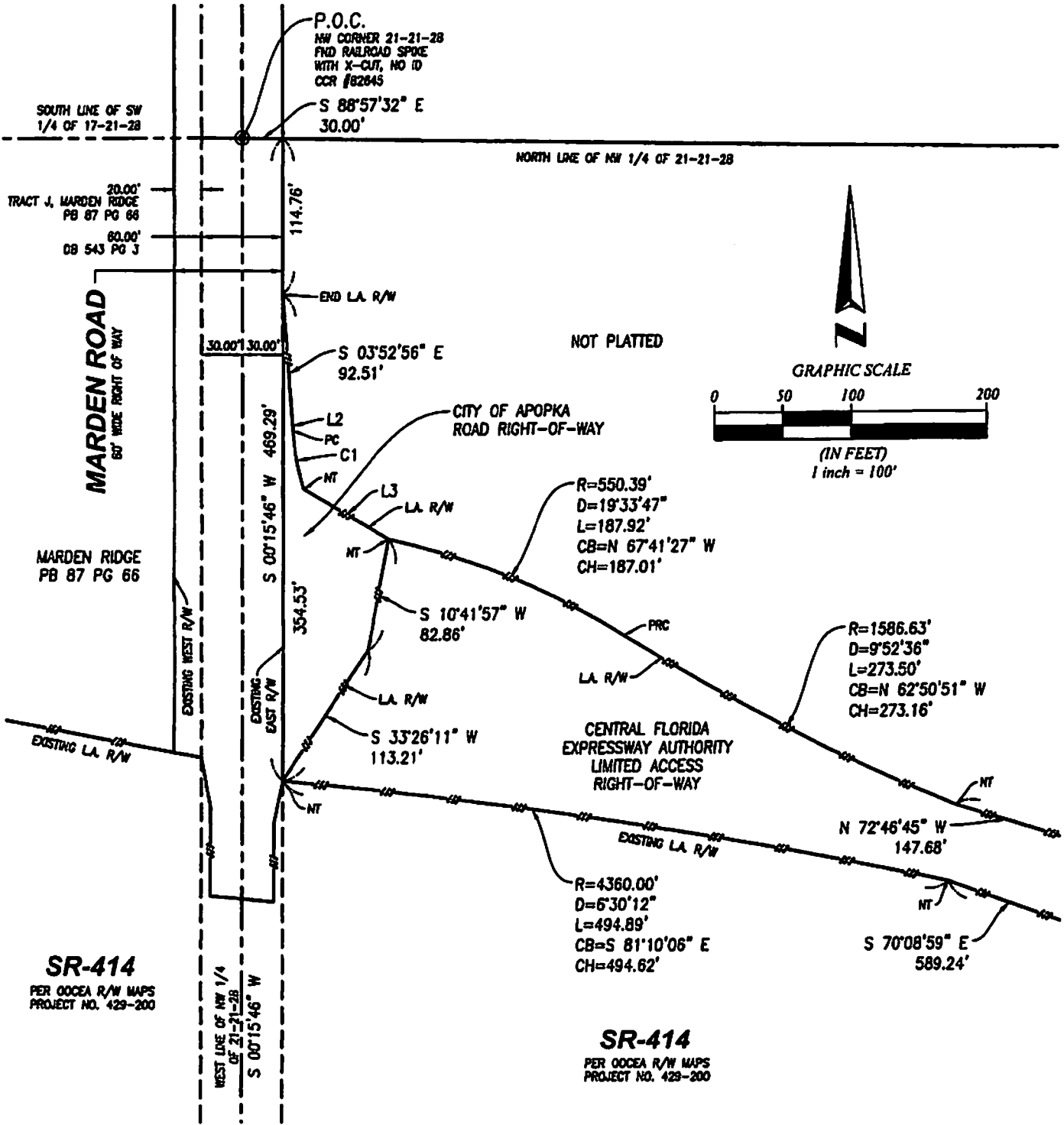


On the Mark Surveying, LLC
LB 7931
143 Meadow Boulevard
Sanford, Florida 32771
Phone: (321)828-8376
Email: OTMSurveying@gmail.com

**SKETCH OF
DESCRIPTION**

Field Date: N/A	Drawn by: CAH
Scale: N/A	Checked by: CAH
Sheet 1 of 7	Job Number: EMERSON

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



SEE SHEET 4

SR-414

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

SR-414

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

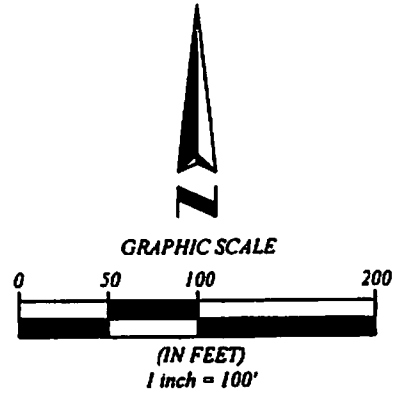
No.	Revisions	Date
1	Sketch of Description	10/28/16
2		
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On the Mark Surveying, LLC
 LB 7931
 143 Meadow Boulevard
 Sanford, Florida 32771
 Phone: (321)826-8378
 Email: OTMSurveying@gmail.com

SKETCH OF DESCRIPTION

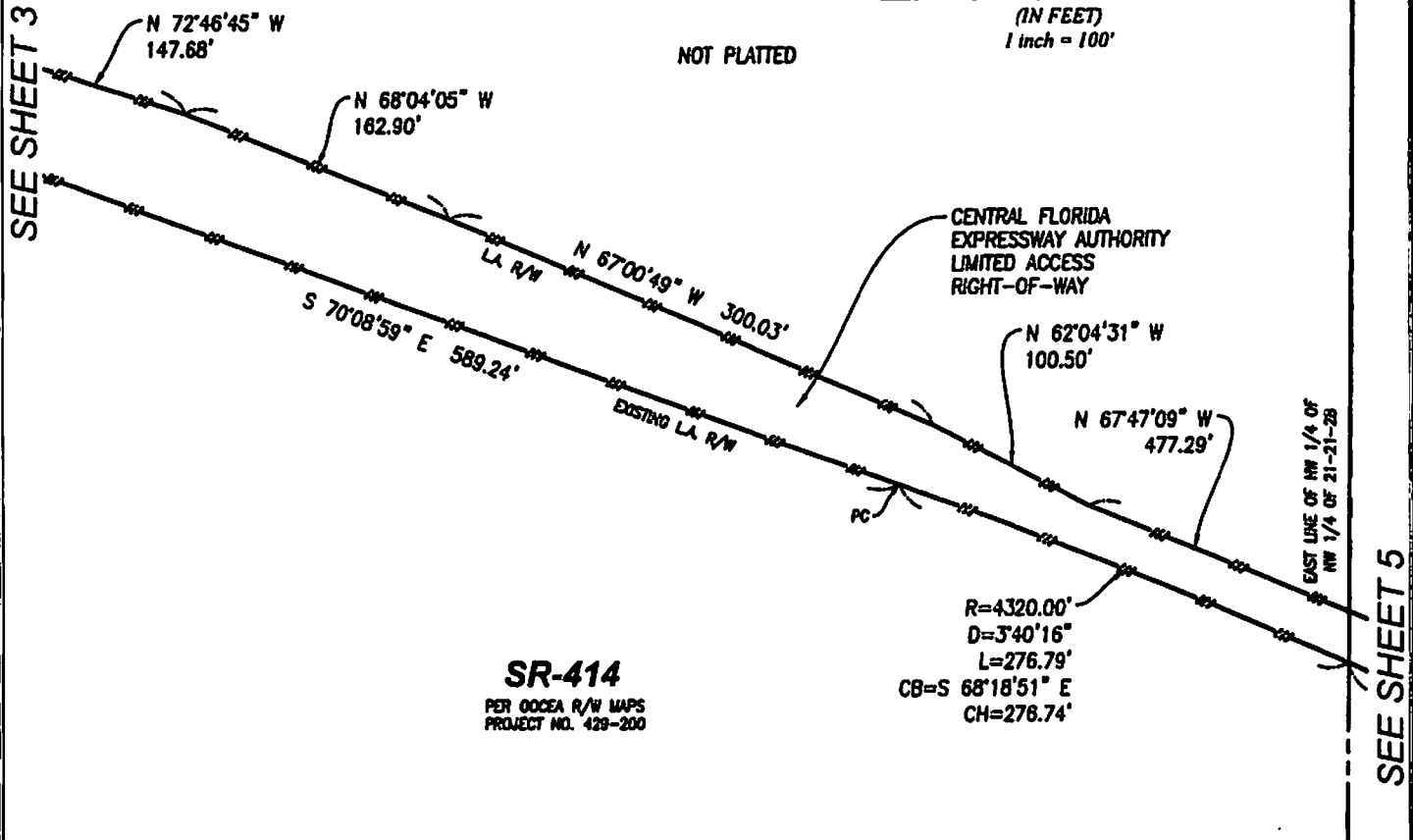
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Scale: 1" = 100'	Checked by: CAH
Sheet 3 of 7	Job Number: EMERSON

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



SEE SHEET 3

NOT PLATTED



SR-414

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

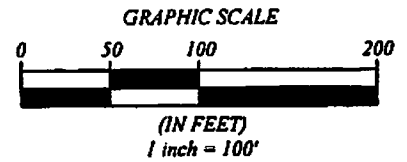
No.	Revisions	Date
1	Sketch of Description	10/28/16
2		
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On the Mark Surveying, LLC
 LB 7931
 143 Meadow Boulevard
 Sanford, Florida 32771
 Phone: (321)626-6378
 Email: OTMSurveying@gmail.com

SKETCH OF DESCRIPTION

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

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



NOT PLATTED

SEE SHEET 4

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

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

SEE SHEET 6

SR-414

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

No.	Revisions	Date
1	Sketch of Description	10/26/16
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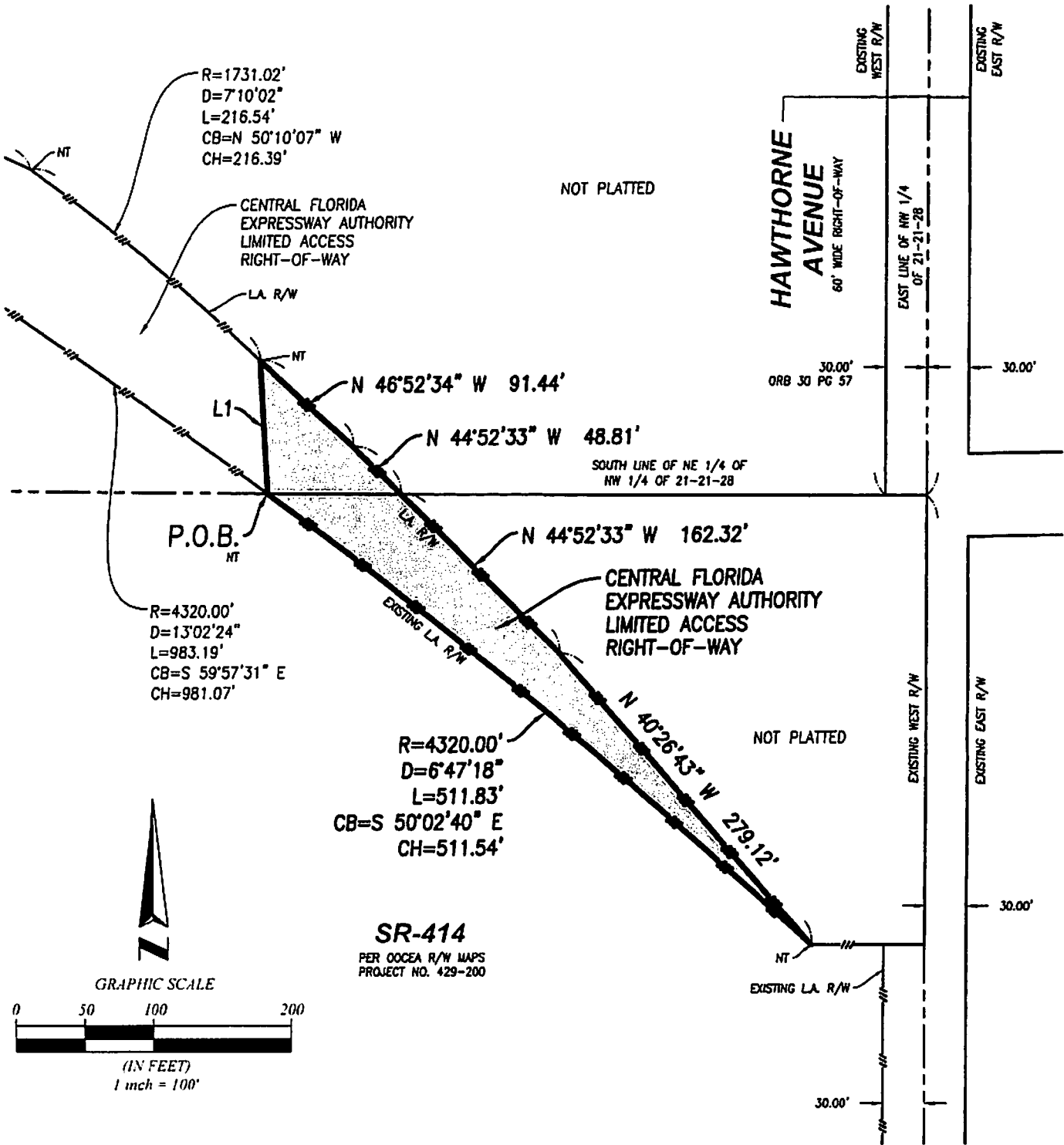
On the Mark Surveying, LLC
 LB 7931
 143 Meadow Boulevard
 Sanford, Florida 32771
 Phone: (321)626-6376
 Email: OTMSurveying@gmail.com

**SKETCH OF
 DESCRIPTION**

Field Date: N/A	Drawn by: CAH
Scale: 1" = 100'	Checked by: CAH
Sheet 5 of 7	Job Number: BARGERSON

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

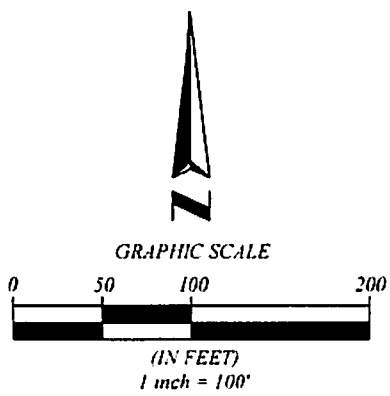
SEE SHEET 5



P.O.B.
NT

SR-414

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



No.	Revisions	Date
1	Sketch of Description	10/26/16
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5		

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 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: 1" = 100'	Checked by: CAH
Sheet 6 of 7	Job Number: EMERSON

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 02°46'48" E	96.15
L2	S 03°43'15" E	7.30
L3	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	 <p>On the Mark Surveying, LLC LB 7931 143 Meadow Boulevard Sanford, Florida 32771 Phone: (321)826-4378 Email: OTMSurveying@gmail.com</p>	<h2>SKETCH OF DESCRIPTION</h2>	Field Date:	Drawn by:
1	Sketch of Description	10/26/18			N/A	CAH
2					Scale:	Checked by:
3					N/A	CAH
4					Sheet 7 of 7	Job Number:
5				EMERSON		