




MEMORANDUM

TO: Central Florida Expressway Authority Client-Matter No.: 19125.0082
Board Members

FROM: David A. Shontz, Esq. 

DATE: June 26, 2017

RE: **State Road 453 Wekiva Parkway, Project 429-206**
Subordination of Easements Agreement with Duke Energy Florida LLC d/b/a
Duke Energy as to Parcel 311, Part A and Part B; and Parcel 811; Parcel 312;
Parcel 314, Part A and Part B; Parcel 316, Part A and Part B, and Parcel 816;
Parcel 319; Parcel 320 and 820; Parcel 322 and 822; Parcel 328, Part A and
Part B; and Parcel 335

Shutts & Bowen LLP, as Right-of-Way counsel, submits the attached Subordination of Easements Agreement between the Central Florida Expressway Authority ("CFX") and Duke Energy Florida LLC d/b/a Duke Energy ("Duke Energy") and requests the CFX Board approve this agreement relating to Parcel 311, Part A and Part B; and Parcel 811; Parcel 312; Parcel 314, Part A and Part B; Parcel 316, Part A and Part B, and Parcel 816; Parcel 319; Parcel 320 and 820; Parcel 322 and 822; Parcel 328, Part A and Part B; and Parcel 335 of the State Road 453 Wekiva Parkway Project, Section 429-206.

DESCRIPTION AND BACKGROUND

As part of the acquisition of the above-named parcels in Section 429-206 of the Wekiva Parkway Project, Duke Energy held perpetual easements for the transmission and distribution of electricity encumbering the above-referenced parcels. Duke will be able to re-establish the distribution lines on these parcels to provide service to the remaining improvements. Accordingly, Duke has agreed to subordinate its easement interests in the above-referenced parcels.

Please find attached hereto the Subordination of Easements Agreement by and between the CFX and Duke for Easements in Lake County for the Wekiva Parkway Section 429-206 which was executed on behalf of Duke on April 17, 2017. This Subordination Agreement eliminates any reference to indemnification by the CFX. Right-of-way counsel requests the CFX Board authorize execution of the Subordination of Easements Agreement on behalf of the CFX.

It is in the best interest of the Central Florida Expressway Authority to approve this Subordination of Easements Agreement, and will result in savings of both time and monies for CFX. The agreement was recommended by the Right of Way Committee at its June 28, 2017 meeting.

REQUESTED ACTION

Right-of-way counsel respectfully requests the CFX Board approve execution of the attached Subordination of Easements Agreement, Lake County, Florida, Wekiva Parkway Project Section 429-206 of the State Road 453 Wekiva Parkway Project, Section 429-206.

ATTACHMENTS

Subordination of Easements Agreement by and between the Central Florida Expressway Authority and Duke Energy Florida LLC d/b/a Duke Energy as to Parcel 311, Parts A and B, and Parcel 811; Parcel 312; Parcel 314, Parts A and B; Parcel 315, Parts A and B; Parcel 316, Parts A and B, and Parcel 816; Parcel 319; Parcel 320 and 820; Parcel 322 and 822; Parcel 328, Parts A and B; and Parcel 335 with sketches of legal description for the affected parcels.

Reviewed by: _____

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

ORLDOCS 15487840 1

Prepared By and Return To:
David A. Shontz, Esquire
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1000
Orlando, Florida 32801

**SUBORDINATION OF EASEMENTS AGREEMENT, LAKE COUNTY, FLORIDA,
WEKIVA PARKWAY PROJECT SECTION 429-206**

THIS SUBORDINATION OF EASEMENTS AGREEMENT, entered into this _____ day of _____, 2017, by and between the CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a public corporation of the State of Florida (the "Authority"), having an address of 4974 ORL Tower Road, Orlando, Florida 32807, and DUKE ENERGY FLORIDA, LLC, d/b/a Duke Energy (the "Utility"), having an address of P.O. Box 14042, St. Petersburg, Florida 33733.

RECITALS:

WHEREAS, the Utility has perpetual easement(s) for the transmission and distribution of electricity encumbering certain lands hereinafter described that have been determined necessary for expressway purposes; and

WHEREAS, the proposed use of these lands for expressway purposes shall require subordination of the interest in such lands by the Utility to the Authority; and

WHEREAS, the Utility has the authority to subordinate its interest as hereinafter set forth; and

WHEREAS, the Authority is willing to replace Utility's perpetual easements with new easements encumbering different lands and pay for the removal or relocation of Utility's facilities.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and Authority agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated herein by this reference.
2. **Subordination.** The Utility subordinates to the Authority, its successors and assigns, any and all of its easements only to the extent they encumber listed property in the lands described as follows, to wit:

[See Composite Exhibit "A" attached hereto and incorporated by reference herein]

for the purpose of constructing, improving, maintaining and operating an expressway and appurtenant improvements over, through, upon, and/or across such lands.

3. **Reservation of Rights.** The Utility reserves the right to construct, operate, maintain, improve, add to, upgrade, remove, or relocate facilities on, within, and upon the lands described herein in accordance with the Authority's current minimum standards, as may be amended, for such facilities as required by the State of Florida Department of Transportation ("FDOT"), Utility Accommodation Guide.

4. **Relocation of Easements.** Should the Authority require the Utility to alter, remove, adjust, or relocate its facilities located within any portion of the above-described lands, the Authority hereby agrees to pay the direct costs of such alteration, adjustment, relocation or removal including, but not limited to the cost of acquiring appropriate replacement easements to cover the relocated facilities. Any relocation, alteration or removal of the Utility's facilities not required by the Authority shall be performed at the Utility's sole cost and expense.

5. **Maintenance Access by the Utility.**

a. The Utility shall retain the reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 3 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that the exercise of such rights does not unreasonably interfere with the operation and safety of the Authority's expressway. The Utility shall pay tolls for the entry and exit of all its equipment and vehicles and those of its contractor at the prevailing rate.

b. In the exercise of the rights and privileges under Paragraphs 3 and 5a, above, the Utility shall not damage or disturb any improvements located outside of the easement areas and, upon completion of any work, shall repair and restore any damage to the Authority property or improvements to the satisfaction of the Authority. The Utility shall be responsible for the proper construction, operation, maintenance and repair of the facilities installed and maintained by the Utility, and the Authority shall assume no responsibility or liability for the maintenance, repair or safe operation of such facilities. All entries upon property owned by the Authority by Utility, its employees, agents and contractors, shall be at Utility's risk and expense. The Utility shall agree to indemnify the Authority against any loss or damage directly resulting from the Utility's exercise of its rights outlined in Paragraphs 3 and 5a, above.

6. **Non-Interference with Facilities.** The Authority covenants not to interfere with the Utility's facilities within the easement area on the above-described property.

7. **Notice of Construction.** Except in case of emergency, the Authority shall give a minimum of forty-eight (48) hours' notice to the Utility's local office prior to the commencement of construction over the Utility's easement areas in the above-described property. In emergency situations, Authority shall notify the Utility's office as soon as possible.

8. **General Provisions.** No failure of either party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein shall constitute a waiver of either party's right to demand strict compliance with the terms hereof. This Agreement contains the entire agreement of the parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon any of the parties hereto unless such amendment is in writing and executed by the parties. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, personal representatives, successors and assigns. Time is of the essence of this Agreement. The headings inserted at the beginning of each paragraph are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. This Agreement shall be interpreted under the laws of Florida. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first above written.

[SIGNATURE PAGES TO FOLLOW]

Signed, sealed and delivered
in our presence as witnesses:

**CENTRAL FLORIDA
EXPRESSWAY AUTHORITY**

By: _____

Joseph A. Berenis
Deputy Executive Director

(Print Name)

(Print Name)

APPROVED AS TO FORM AND
LEGALITY FOR USE AND RELIANCE BY
THE CENTRAL FLORIDA EXPRESSWAY
AUTHORITY:

RECEIVED AND REVIEWED BY THE
OFFICE OF GENERAL COUNSEL,
CENTRAL FLORIDA EXPRESSWAY
AUTHORITY:

Shutts & Bowen, LLP

By: _____

Linda Brehmer Lanosa
Deputy General Counsel

By: _____

David A. Shontz

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Joseph A. Berenis as Deputy Executive Director of CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a municipal corporation, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

Notary Public

Print Name

Notary Public, State of Florida

Commission No. _____

My commission expires: _____

Signed, sealed and delivered
in our presence as witnesses:

DUKE ENERGY FLORIDA, LLC,
d/b/a Duke Energy

Catherine A. Mori
Catherine A Mori
(Print Name)

Shelley C Welch
Shelley C Welch
(Print Name)

STATE OF Florida
COUNTY OF Seminole

By: [Signature]
Print Name: Kris Tietig
Title: Manager, Land Services



The foregoing instrument was acknowledged before me this 17th day of April, 2017, by Kris Tietig as Manager-Land Services of Duke Energy Florida, LLC, d/b/a Duke Energy, on behalf of the limited liability company, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

Catherine A. Mori
Notary Public

Catherine A Mori
Print Name



Notary Public, State of _____
Commission No. _____
My commission expires: _____

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COMPOSITE EXHIBIT 'A'

**LEGAL DESCRIPTIONS
WEKIVA PARKWAY
PROJECT 429-206**

PARCEL 311, Part A and Part B, and PARCEL 811

PARCEL 312

PACEL 314, Part A and Part B

PARCEL 315, Part A and Part B

PARCEL 316, Part A and Part B, and PARCEL 816

PARCEL 319

PARCEL 320 and PARCEL 820

PARCEL 322 and PARCEL 822

PARCEL 328, Part A and Part B

PARCEL 335

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

**PARCEL 311
PART A**

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

A parcel of land lying in the West 1/2 of the Southwest 1/4 of Section 36 Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 36, Township 19 South, Range 27 East, Lake County, Florida, said point being a 6"x6" concrete monument with 1/2" iron rod stamped "2 1 36 35"; thence run South 89°47'27" East along the South line of the Southwest 1/4 of said Section 36, a distance of 748.48 feet to the POINT OF BEGINNING; thence departing said South line, run North 63°09'42" West, a distance of 113.78 feet; thence run South 89°47'27" East, a distance of 671.51 feet; thence run South 00°58'18" West, a distance of 51.00 feet to the Southeast corner of the West 1/2 of the Southwest 1/4 of said Section 36, said point being a found 3.5" concrete monument with cap stamped "LB 3827"; thence run North 89°47'27" West along the South line of said Southwest 1/4, a distance of 411.53 feet to the POINT OF BEGINNING.

Containing 0.726 acres, more or less.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

**PARCEL 311
PART B**

**PURPOSE: LIMITED ACCESS RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the East 1/2 of Section 35 and the Southwest 1/4 of Section 36 Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 36, Township 19 South, Range 27 East, Lake County, Florida, said point being a 6"x6" concrete monument with 1/2" iron rod stamped "2 1 36 35"; thence run South 89°47'27" East along the South line of the Southwest 1/4 of said Section 36, a distance of 1317.59 feet to the Southeast corner of the West 1/2 of the Southwest 1/4 of said Section 36, said point being a found 3.5" concrete monument with cap stamped "LB 3827"; thence departing said South line, run North 00°58'18" East, a distance of 51.00 feet; thence run North 89°47'27" West, a distance of 159.72 feet to the POINT OF BEGINNING; thence continue North 89°47'27" West, a distance of 511.79 feet; thence run North 60°15'41" West, a distance of 220.43 feet; thence run North 54°36'10" West, a distance of 235.58 feet to a point on a curve, concave to the Northeast, having a Radius of 3984.72 feet and a Central Angle of 29°42'47"; thence run Northwesterly along the Arc of said curve, a distance of 2066.44 feet (Chord Bearing = North 39°44'46" West, Chord Distance = 2043.36') to the end of said curve; thence run North 24°53'22" West, a distance of 364.97 feet; thence run North 90°00'00" West, a distance of 383.88 feet; thence run North 01°03'08" East, a distance of 799.40' to a point on the North line of the of the South 272.50 feet of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 19 South Range 27 East; thence run North 89°47'59" East along said North line, a distance of 301.90 feet to the Northeast corner of said South 272.50 feet, said point being a 3.5" diameter concrete monument with cap stamped "LB 3827"; thence run South 00°53'15" West along the East line of said South 272.50 feet, a distance of 272.55 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 35; thence run North 89°47'59" East along the North line of the Southeast 1/4 of said Section 35, a distance of 190.12 feet; thence departing said North line, run South 24°53'22" East, a distance of 794.45 feet to a point on a curve, concave to the Northeast, having a Radius of 3654.72 feet and a Central Angle of 28°00'10"; thence run Southeasterly along the Arc of said curve, a distance of 1786.22 feet (Chord Bearing = South 38°53'28" East, Chord Distance = 1768.49 feet) to the end of said curve; thence run South 66°10'44" East, a distance of 137.81 feet; thence run South 51°38'41" East, a distance of 99.35 feet to a point on a curve, concave to the Northeast, having a Radius of 3632.72 feet and a Central Angle of 03°11'26"; thence run Southeasterly along the Arc of said curve, a distance of 202.29 feet (Chord Bearing = South 58°10'20" East, Chord Distance = 202.26 feet) to the end of said curve; thence run South 59°46'03" East, a distance of 519.46 feet; thence run South 40°36'53" East, a distance of 21.18 feet; thence run South 30°14'34" West, a distance of 92.10 feet to the POINT OF BEGINNING.

Containing 32.536 acres, more or less.

Together with all rights of Ingress, egress, light, air, and view to, from or across any State Road 453 right of way property which may otherwise accrue to any property adjoining said right of way.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

PARCEL 811

**PURPOSE: PERMANENT DRAINAGE EASEMENT
(ESTATE: PERPETUAL EASEMENT)**

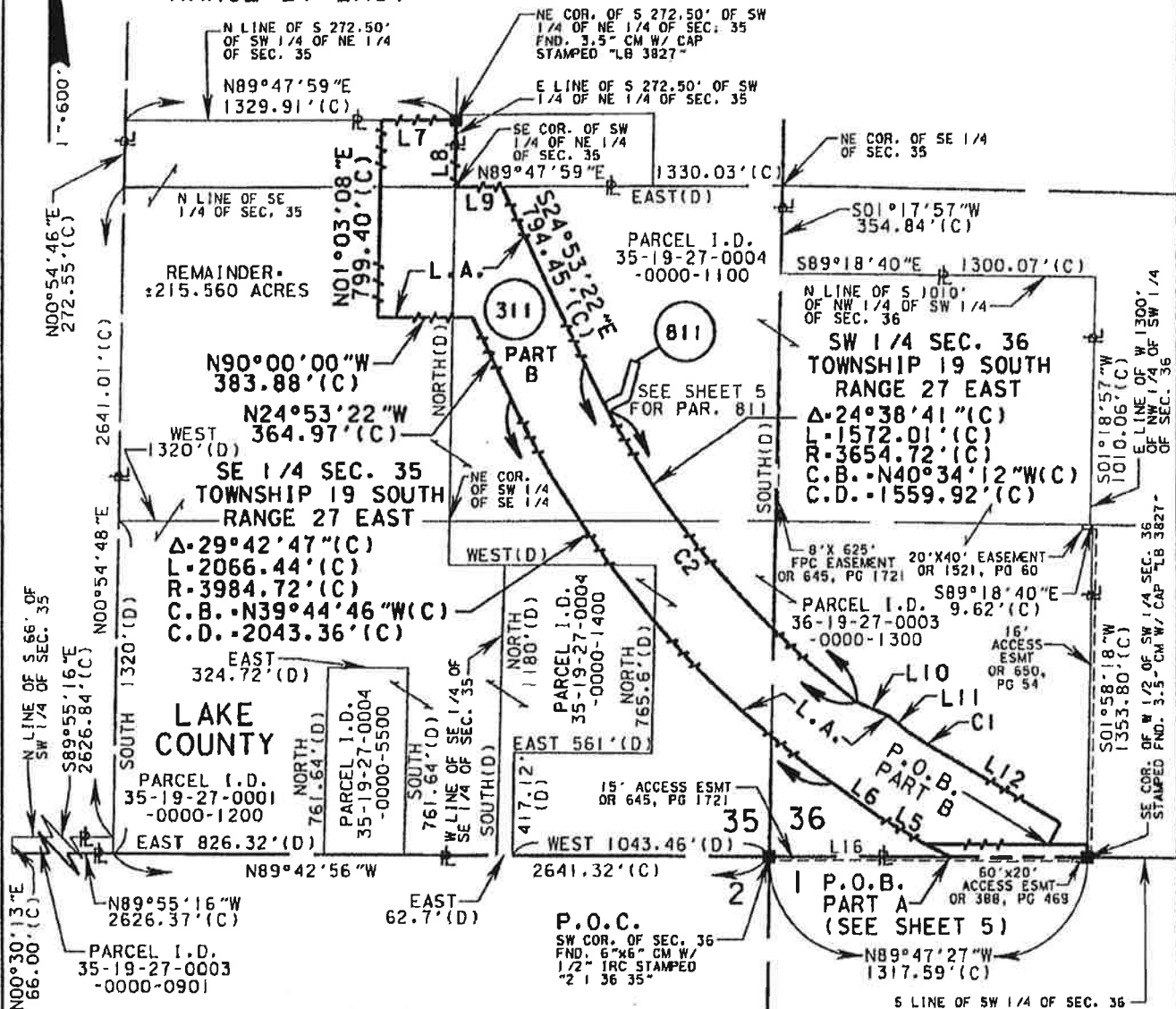
A parcel of land lying in the West 1/2 of the Southwest 1/4 of Section 36 Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 36, Township 19 South, Range 27 East, Lake County, Florida, said point being a 6"x6" concrete monument with 1/2" Iron rod stamped "2 1 36 35"; thence run South 89°47'27" East along the South line of the Southwest 1/4 of said Section 36, a distance of 1317.59 feet to the Southeast corner of the West 1/2 of the Southwest 1/4 of said Section 36, said point being a found 3.5" concrete monument with cap stamped "LB 3827"; thence departing said South line, run North 00°58'18" East, a distance of 51.00 feet; thence run North 89°47'27" West, a distance of 159.72 feet; thence North 30°14'34" East, a distance of 92.10 feet; thence North 40°36'53" West, a distance of 21.18 feet; thence North 59°46'03" West, a distance of 519.46 feet to the point of curvature of a curve to the right having a radius of 3632.72 feet and a central angle of 03°11'26"; thence run Northwesterly along the Arc of said curve, a distance of 202.29 feet (Chord Bearing = North 58°10'20" West, Chord Distance = 202.26 feet) to the end of said curve; thence run North 51°38'41" West, a distance of 99.35 feet; thence run North 66°10'44" West, a distance of 137.81 feet to a point on a curve to the right, concave Northeasterly, having a radius of 3654.72 feet and a central angle of 24°38'41"; thence run Northwesterly along the Arc of said curve, distance of 1572.01 feet (Chord Bearing = North 40°34'12" West, Chord Distance = 1559.92 feet) to the end of said curve and the POINT OF BEGINNING; thence continue along a curve to the right having a radius of 3654.72 feet and a central angle of 00°37'38", a distance of 40.00 feet (Chord Bearing = North 27°56'03" West, Chord Distance = 40.00 feet) to the end of said curve; thence run North 61°59'15", a distance of 81.47 feet; thence run North 15°07'08" East, a distance of 139.01 feet; thence run South 74°52'52" East, a distance of 40.00 feet; thence run South 15°07'08" West, a distance of 156.34 feet; thence run South 61°59'15" West, a distance of 98.87 feet to the POINT OF BEGINNING.

Containing 9515 square feet, more or less.

PARCEL: 311/811

SECTION 35 & 36
TOWNSHIP 19 SOUTH
RANGE 27 EAST



SEE SHEET 6 OF 6
FOR LEGEND, LINE 8
CURVE DATA, & NOTES

ORANGE COUNTY

SEE SHEETS 1-3 OF 6
FOR LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH			STATE ROAD 453 (WEKIVA PARKWAY)			CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 429-206 (2C)	
			DRMP PROJECT NO. 12-0150.000			SHEET 4 OF 6		DATE: 08/04/14	
REVISED PART A			ADD PAR. 811			CWW		12/14	
REVISED PARTS A AND B			ADD REMAINDER			CWW		11/14	
REVISION			PER COMMENTS			CWW		9/14	
						CHECKED: ALQ			
						DRAWN: JSG			

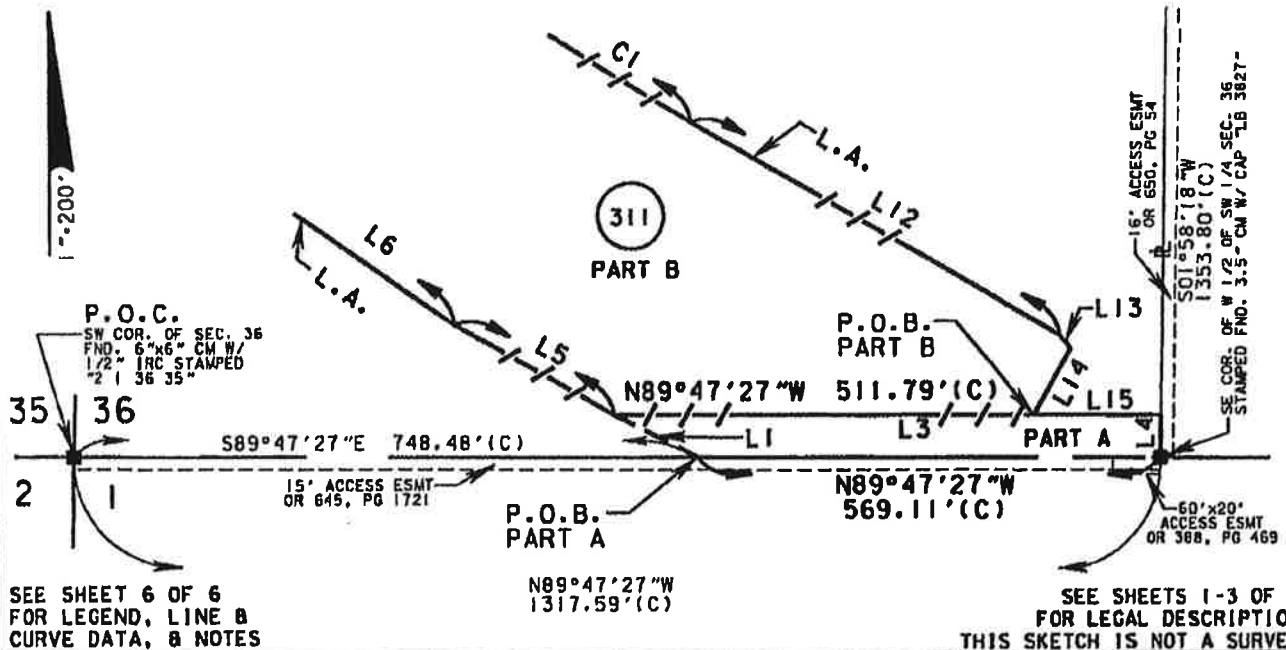
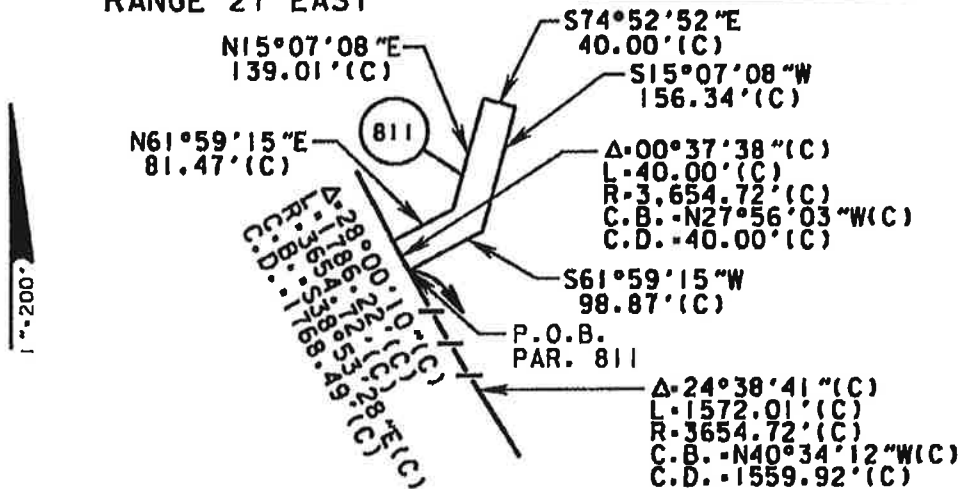
SKETCH PREPARED BY



DRMP
ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
941 LAKE BALDWIN LANE
ORLANDO, FLORIDA 32814
(407) 896-0594
L.B. No. 2648

PARCEL: 311/811

SECTION 35 & 36
TOWNSHIP 19 SOUTH
RANGE 27 EAST



RIGHT OF WAY
PARCEL SKETCH

STATE ROAD 453
(WEKIVA PARKWAY)

CENTRAL FLORIDA
EXPRESSWAY
AUTHORITY

SECTION 429-206 (2C)

			DRMP PROJECT NO. 12-0150.000		SHEET 5 OF 6	DATE: 08/04/14
REVISED PART A	CWW	2/15	ADD PAR. 811	CWW	12/14	SCALE: 1" = 200'
REVISED PARTS A AND B	CWW	12/14	ADD REMAINDER	CWW	11/14	CHECKED: ALO
REVISION	BY	DATE	REVISION	BY	DATE	DRAWN: JSG

SKETCH PREPARED BY
DRMP
ENGINEERS • SURVEYORS • PLANNERS • ARCHITECTS
941 LAKE BALDWIN LANE
ORLANDO, FLORIDA 32814
(407) 896-0594
L.B. No. 2648

PARCEL: 311/811

LEGEND:

(C) = CALCULATED DATA
 C.B. = CHORD BEARING
 C.D. = CHORD LENGTH
 COR. = CORNER
 CM = CONCRETE MONUMENT
 (D) = DESCRIBED DATA
 ESMT = EASMENT
 EXIST. = EXISTING
 FND. = FOUND
 I.D. = IDENTIFICATION
 IP = IRON PIPE
 IRC = IRON ROD & CAP
 L = ARC LENGTH
 L.A. = LIMITED ACCESS RIGHT OF WAY
 L.B. = LICENSED BUSINESS
 OR = OFFICIAL RECORDS BOOK
 PAR. = PARCEL
 PL = PROPERTY LINE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 No. = NUMBER
 PG = PAGE
 R = RADIUS
 REQ. = REQUIRED
 R/W = RIGHT-OF-WAY
 SEC. = SECTION
 Δ = CENTRAL ANGLE

LINE DATA:

L1 = N63°09'42"W 113.78' (C)
 L2 = (NOT USED)
 L3 = S89°47'27"E 671.51' (C)
 L4 = S00°58'18"W 51.00' (C)
 L5 = N60°15'41"W 220.43' (C)
 L6 = N54°36'10"W 235.58' (C)
 L7 = N89°47'59"E 301.90' (C)
 L8 = S00°53'15"W 272.55' (C)
 L9 = N89°47'59"E 190.12' (C)
 L10 = S66°10'44"E 137.81' (C)
 L11 = S51°38'41"E 99.35' (C)
 L12 = S59°46'03"E 519.46' (C)
 L13 = S40°36'53"E 21.18' (C)
 L14 = S30°14'34"W 92.10' (C)
 L15 = N89°47'27"W 159.72' (C)
 L16 = S89°47'27"E 748.48' (C)

Curve C1:

Δ=03°11'26"(C)
 L=202.29' (C)
 R=3632.72' (C)
 C.B.=S58°10'20"E (C)
 C.D.=202.26' (C)

Curve C2:

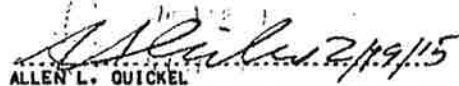

Δ=28°00'10"(C)
 L=1786.22' (C)
 R=3654.72' (C)
 C.B.=S38°53'28"E (C)
 C.D.=1768.49' (C)

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING SOUTH 89°47'27" EAST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE, SHUTTS AND BOWEN LLP ORDER No. 4876487, DATED JULY 08, 2014.

SEE SHEETS 4-5 OF 6 FOR
 SKETCH OF DESCRIPTION

SEE SHEETS 1-3 OF 6
 FOR LEGAL DESCRIPTION

RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 429-206 (2C)	
 ALLEN L. QUICKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)		DRMP PROJECT NO. 12-0150.000	SHEET 6 OF 6	DATE: 08/04/14	SKETCH PREPARED BY  DRMP <small>ENGINEERS, SURVEYORS, PLANNERS, ORIENTISTS</small> 541 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0584 L.B. No. 2648		
		ADD PAR. 811	CWW	12/14			SCALE: N/A
		ADD REMAINDER	CWW	11/14			CHECKED: ALQ
		PER COMMENTS	CWW	9/14			
		REVISION	BY	DATE	DRAWN: JSG		

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

PARCEL 312

**PURPOSE: LIMITED ACCESS RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 4"x4" concrete monument with no identification; thence run South 89°47'59" West along the South line of said Northeast 1/4, a distance of 1139.91 feet to the POINT OF BEGINNING; thence continue South 89°47'59" West along said South line, a distance of 190.12 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 35; thence run North 00°53'15" East along the West line of the Southeast 1/4 of the Northeast 1/4, a distance of 293.84 feet to the Southwest corner of the North 1047.50 feet of the Southeast 1/4 of the Northeast 1/4 of said Section 35; thence run North 89°41'48" East along the South line of said North 1147.50 feet, a distance of 49.45 feet; thence departing said South line, run South 24°53'22" East, a distance of 323.44 feet to the POINT OF BEGINNING.


Containing 0.808 acres (35,199 square feet), more or less.

Together with all rights of ingress, egress, light, air, and view to, from or across any State Road 453 right of way property which may otherwise accrue to any property adjoining said right of way.

SECTION 35
TOWNSHIP 19 SOUTH
RANGE 27 EAST

SECTION 35
TOWNSHIP 19 SOUTH
RANGE 27 EAST

SEE SHEET 1 OF 3 FOR
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH			STATE ROAD 453 (WEKIVA PARKWAY)			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			SECTION 429-206 (2C)		
			PROJECT NO. 12-0150.000			SHEET 2 OF 3			DATE: 08 / 06 / 14		
			ADD REMAINDER			CWW			SCALE: 1" = 200		
			PER COMMENTS			CWW			CHECKED: ALO		
REVISION			BY			DATE			DRAWN: JSG		
									SKETCH PREPARED BY  DRMP ENGINEERS • SURVEYORS • PLANNERS • ARCHITECTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648		

PARCEL: 312

LEGEND:



(C)	=	CALCULATED DATA	L.A.	=	LIMITED ACCESS RIGHT OF WAY
C.B.	=	CHORD BEARING	L.B.	=	LICENSED BUSINESS
C.D.	=	CHORD LENGTH	OR	=	OFFICIAL RECORDS BOOK
COR.	=	CORNER	ℙ	=	PROPERTY LINE
CM	=	CONCRETE MONUMENT	P.O.B.	=	POINT OF BEGINNING
(D)	=	DESCRIBED DATA	P.O.C.	=	POINT OF COMMENCEMENT
ESMT	=	EASMENT	No.	=	NUMBER
EXIST.	=	EXISTING	PG	=	PAGE
FND.	=	FOUND	R	=	RADIUS
I.D.	=	IDENTIFICATION	REQ.	=	REQUIRED
IP	=	IRON PIPE	R/W	=	RIGHT-OF-WAY
IRC	=	IRON ROD & CAP	SEC.	=	SECTION
L	=	ARC LENGTH	Δ	=	CENTRAL ANGLE

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING SOUTH 89°47'59" WEST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE, SHUTTS AND BOWEN ORDER No. 4876497, DATED JULY 20, 2014.

SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION

SEE SHEET 1 OF 3 FOR
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 429-206 (2C)	
 ALLEN L. QUICKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)		DRMP PROJECT NO. 12-0150.000		SHEET 3 OF 3		DATE: 08/06/14	
		ADD REMAINDER		CWW	11/14	SCALE: 1" = 200'	
		PER COMMENTS		CWW	9/14	CHECKED: ALO	
		REVISION		BY	DATE	DRAWN: JSG	
						 DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

**PARCEL 314
PART A**

**PURPOSE: LIMITED ACCESS RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4, subject to the north 30 feet thereof for nonexclusive right of way easement for Coronado Somerset Drive as described in Official Records Book 431, Page 150 of the Public Records of Lake County, Florida; and also lying in the Southwest 1/4 of the Northeast 1/4 all being within Section 35, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 4"x4" concrete monument with no identification; thence run South 89°47'59" West along the South line of said Northeast 1/4, a distance of 1330.03 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 35, said point being a 4"x4" concrete monument with disk stamped "PRM 3715 PCP"; thence run North 00°53'15" East along the East line of the said Southwest 1/4 of the Northeast 1/4, a distance of 1341.56 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run South 89°41'48" West along the South line of said Northwest 1/4 of the Northeast 1/4, a distance of 958.67 feet to the POINT OF BEGINNING, said point being the northeast corner of lands described in Official Records Book 4109, Page 1849, Public Records of Lake County, Florida; thence departing said South line, run the following 4 courses around said Official Records book 4109, Page 1849: South 00°18'12" East, a distance of 137.54 feet; thence run South 87°54'58" West, a distance of 302.52 feet to a point on a non-tangent curve, concave to the East, having a Radius of 140.00 feet and a Central Angle of 10°39'11"; thence run Northwesterly along the Arc of said curve, a distance of 26.03 feet (Chord Bearing = North 05°37'47" West, Chord Distance = 25.99 feet) to the end of said curve; thence run North 00°18'12" West, a distance of 121.06 feet to a point on the aforementioned South line of the Northwest 1/4 of the Northeast 1/4; thence run South 89°41'48" West along said South line, a distance of 16.01 feet to a point on the easterly line of a 50 foot Road and Utility Easement as described in Official Records Book 1046, Page 1890; thence departing said South line run North 00°54'46" East, along said easterly line, a distance of 639.63 feet to the South line of a 60-foot nonexclusive right of way easement for Coronado Somerset Drive; thence departing said easterly line, North 89°38'42" East, along said South line, a distance of 282.30 feet to the East line of West 1/2 of the Southwest 1/4 of said Northwest 1/4 of the Northeast 1/4; thence, departing said South line, run South 00°54'23" West along the East line of said West 1/2, a distance of 639.88 feet to the Southeast corner of said West 1/2; thence run North 89°41'48" East along the aforementioned South line of the Northwest 1/4 of the Northeast 1/4, a distance of 38.44 feet to the POINT OF BEGINNING.

Containing 5.141 acres, more or less.

Together with all rights of ingress, egress, light, air, and view to, from or across any State Road 453 right of way property which may otherwise accrue to any property adjoining said right of way.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

**PARCEL 314
PART B**

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

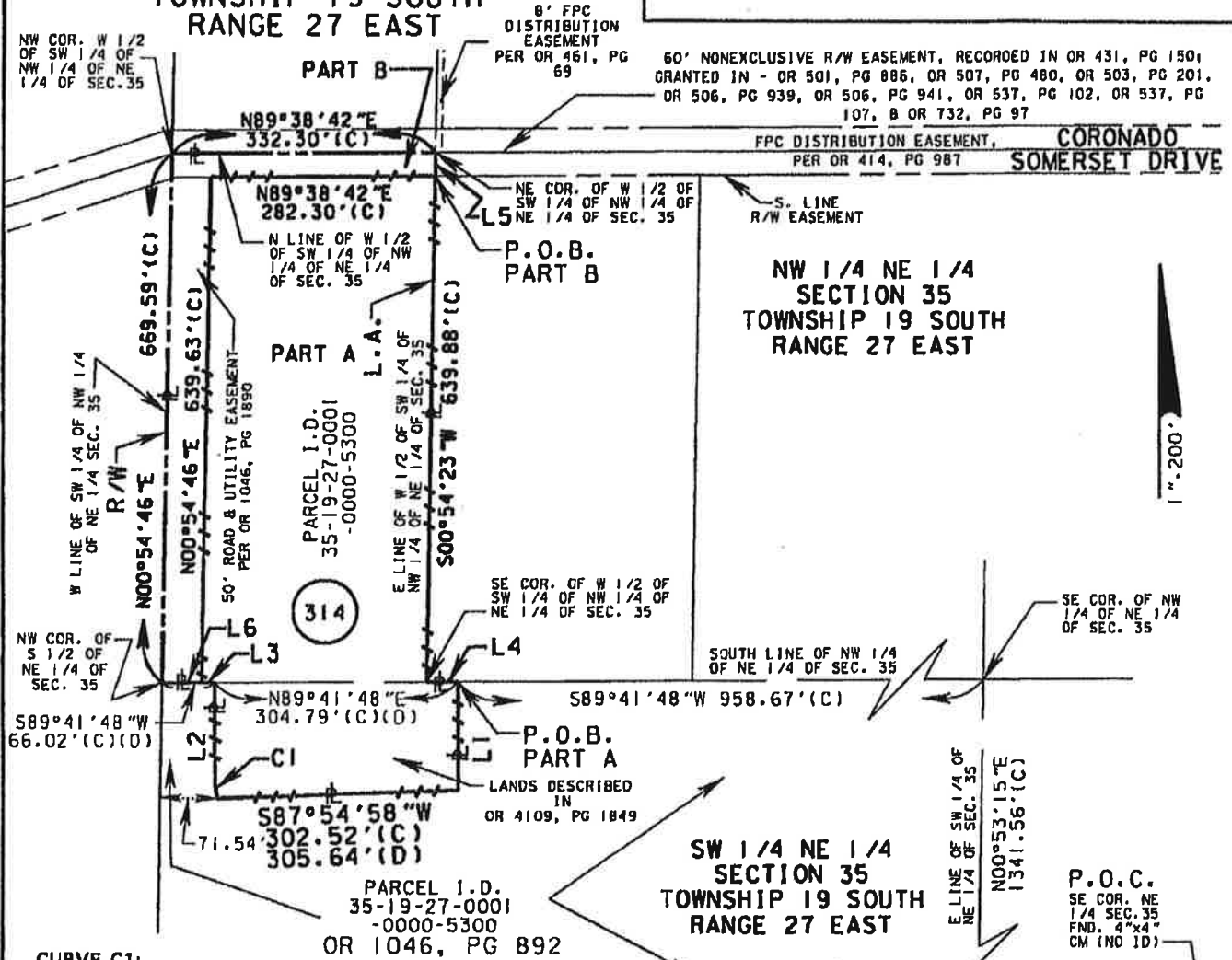
A parcel of land lying in the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4, subject to the north 30 feet thereof for nonexclusive right of way easement for Coronado Somerset Drive as described in Official Records Book 431, Page 150 of the Public Records of Lake County, Florida; and also lying in the Southwest 1/4 of the Northeast 1/4 all being within Section 35, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 4"x4" concrete monument with no identification; thence run South 89°47'59" West along the South line of said Northeast 1/4, a distance of 1330.03 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 35, said point being a 4"x4" concrete monument with disk stamped "PRM 3715 PCP"; thence run North 00°53'15" East along the East line of the said Southwest 1/4 of the Northeast 1/4, a distance of 1341.56 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run South 89°41'48" West along the South line of said Northwest 1/4 of the Northeast 1/4, a distance of 997.11 feet to the East line of West 1/2 of the Southwest 1/4 of said Northwest 1/4 of the Northeast 1/4; thence run along said East line of West 1/2 North 00°54'23" East, a distance of 639.88 feet to a point on the South line of a 60-foot nonexclusive right of way easement for Coronado Somerset Drive and the POINT OF BEGINNING; thence run along said South line South 89°38'42" West, a distance of 282.30 feet to a point on the easterly line of a 50 foot Road and Utility Easement as described in Official Records Book 1046, Page 1890 of the Public Records of Lake County, Florida; thence South 00°54'46" East, along said easterly line, a distance of 639.63 feet to the aforementioned South line of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4; thence South 89°41'48" West, along said South line, a distance of 50.01 feet to the West line of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence departing said South line, run North 00°54'46" East along said West line a distance of 669.59 feet to a point on the North line of the West 1/2 of the Southwest 1/4 of said Northwest 1/4 of the Northeast 1/4; thence run North 89°38'42" East along said North line, a distance of 332.30 feet to the Northeast corner of said West 1/2; thence departing said North line, run South 00°54'23" West along the East line of said West 1/2, a distance of 30.01 feet to the POINT OF BEGINNING.

Containing 0.963 acres, more or less.

PARCEL: 314

SECTION 35
TOWNSHIP 19 SOUTH
RANGE 27 EAST



CURVE C1:
A = 10°39'11"(C)(D)
L = 26.03' (C)(D)
R = 140.00' (C)(D)
C.B. = N05°37'47"W(C)
C.D. = 25.99' (C)

LINE DATA:
L1 = S00°18'12"E 137.54' (C)(D)
L2 = N00°18'12"W 121.06' (C)(D)
L3 = S89°41'48"W 16.01' (C)
L4 = N89°41'48"E 38.44' (C)
L5 = S00°54'23"W 30.01' (C)
L6 = S89°41'48"W 50.01' (C)

SEE SHEET 4 OF 4 FOR
LEGEND & NOTES

SEE SHEETS 1-2 OF 4 FOR
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH			STATE ROAD 453 (WEKIVA PARKWAY)			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			SECTION 429-206 (2C)			
			DRMP PROJECT NO. 12-0150.000			SHEET 4 OF 5			DATE: 08 / 07 / 14			
REVISE PARTS A & B			CWW		6 / 15		PARCEL NUMBERS		CWW		12 / 14	
REVISE DESCRIPTION HEADER			ALO		5 / 15		ADD REMAINDER		CWW		11 / 14	
TOTAL TAKE			ALO		4 / 15		PER COMMENTS		CWW		9 / 14	
REVISION			BY		DATE		REVISION		BY		DATE	

PARCEL: 314

LEGEND:

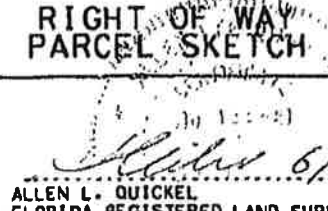
AC.	=	ACRES
(C)	=	CALCULATED DATA
C.B.	=	CHORD BEARING
C.D.	=	CHORD LENGTH
COR.	=	CORNER
CM	=	CONCRETE MONUMENT
(D)	=	DESCRIBED DATA
EXIST.	=	EXISTING
FND.	=	FOUND
I.D.	=	IDENTIFICATION
IP	=	IRON PIPE
L	=	ARC LENGTH
L.A.	=	LIMITED ACCESS RIGHT OF WAY
L.B.	=	LICENSED BUSINESS
OR	=	OFFICIAL RECORDS BOOK
PAR.	=	PARCEL
P	=	PROPERTY LINE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
No.	=	NUMBER
PG	=	PAGE
R	=	RADIUS
REQ.	=	REQUIRED
R/W	=	RIGHT-OF-WAY
SEC.	=	SECTION
T.B.	=	TANGENT BEARING
Δ	=	CENTRAL ANGLE

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING SOUTH 89°47'59" WEST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE, SHUTTS AND BOWEN LLP ORDER No. 4876513, DATED JULY 13, 2014.

SEE SHEET 3 OF 4 FOR
SKETCH OF DESCRIPTION

SEE SHEETS 1-2 OF 4 FOR
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SECTION 429-206 (2C)
 ALLEN L. QUICKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)		DRMP PROJECT NO. 12-0150.000 TOTAL TAKE ALO 4/15 PARCEL NUMBERS CWW 12/14 ADD REMAINDER CWW 11/14 PER COMMENTS CWW 9/14 REVISION BY DATE		SHEET 5 OF 5 DATE: 08/07/14 SCALE: 1" = 200' CHECKED: ALO DRAWN: BJP	

SKETCH PREPARED BY
 **DRMP**
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 941 LAKE BALOWIN LAKE
 ORLANDO, FLORIDA 32814
 (407) 896-0594
 L.B. NO. 2648

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

**PARCEL 315
PART A**

**PURPOSE: LIMITED ACCESS RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, subject to the North 30 feet thereof for nonexclusive road right of way easement for Coronado Somerset Drive, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 4"x4" concrete monument with no identification; thence run South 89°47'59" West along the South line of said Northeast 1/4, a distance of 1330.03 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 35, said point being a 4"x4" concrete monument with disk stamped "PRM 3715 PCP"; thence run North 00°53'15" East along the East line of said Southwest 1/4 of the Northeast 1/4, a distance of 1341.56 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run South 89°41'48" West along the South line of said Northwest 1/4 of the Northeast 1/4, a distance of 664.74 feet to the Southeast corner of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35 and the POINT OF BEGINNING; thence continue South 89°41'48" West along said South line, a distance of 332.37 feet to the Southwest corner of said East 1/2; thence run North 00°54'23" East, along the West line of said East 1/2, a distance of 639.88 feet to a point on the South line of a 60-foot nonexclusive right of way easement for Coronado Somerset Drive; thence run North 89°38'42" East along said South line, a distance of 332.31 feet to the East line of aforesaid East 1/2; thence departing said South line, run South 00°54'00" West along the said East line of East 1/2, a distance of 640.18 feet to the POINT OF BEGINNING.

Containing 4.882 acres, more or less.

Together with all rights of ingress, egress, light, air, and view to, from or across any State Road 453 right of way property which may otherwise accrue to any property adjoining said right of way.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

**PARCEL 315
PART B**

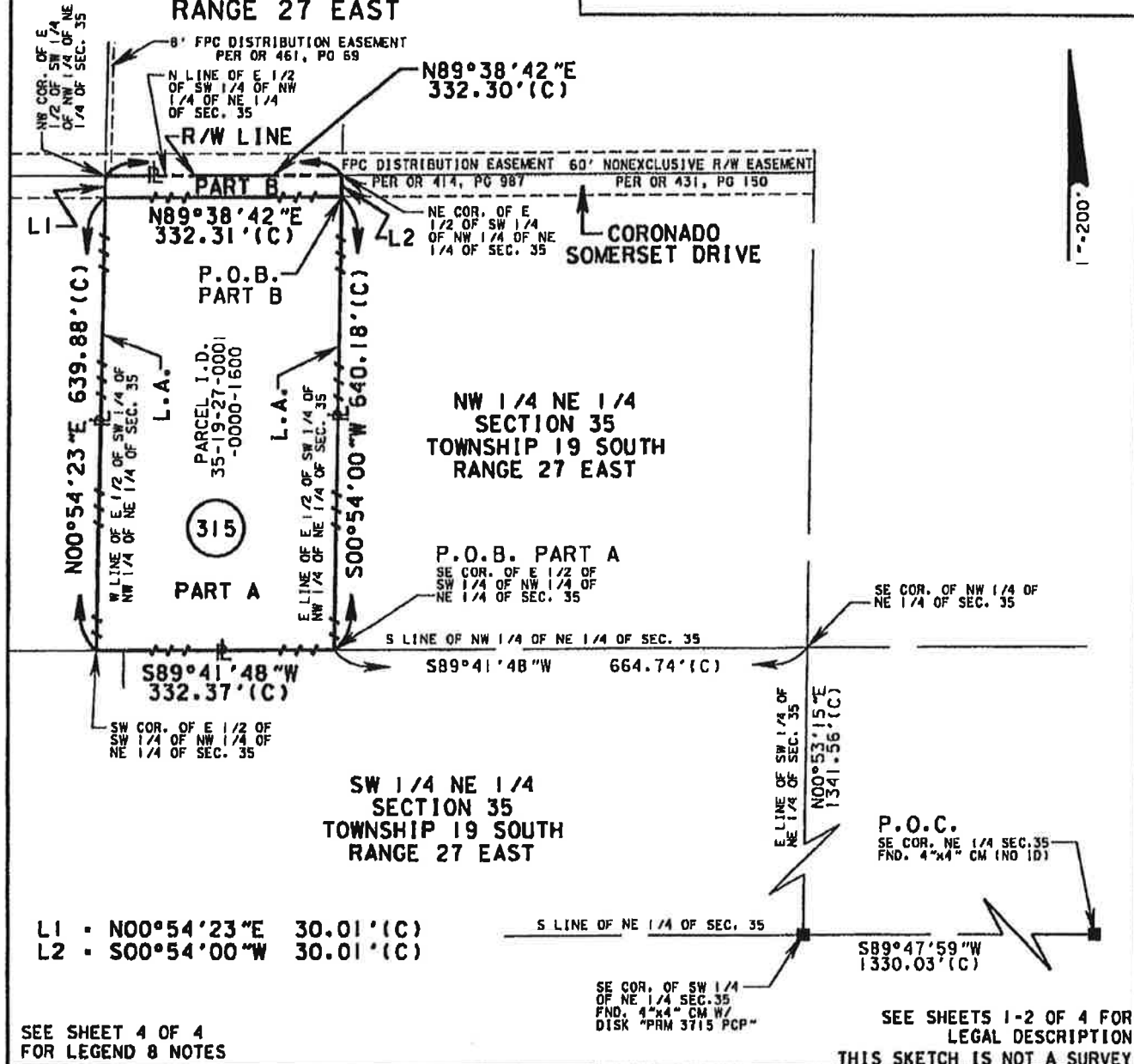
**PURPOSE: RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, subject to the North 30 feet thereof for nonexclusive road right of way easement for Coronado Somerset Drive, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 4"x4" concrete monument with no identification; thence run South 89°47'59" West along the South line of said Northeast 1/4, a distance of 1330.03 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 35, said point being a 4"x4" concrete monument with disk stamped "PRM 3715 PCP"; thence run North 00°53'15" East along the East line of said Southwest 1/4 of the Northeast 1/4, a distance of 1341.56 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run South 89°41'48" West along the South line of said Northwest 1/4 of the Northeast 1/4, a distance of 664.74 feet to the Southeast corner of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run North 00°54'00" East, along the East line of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35, a distance of 640.18 feet to a point on the South line of a 60-foot nonexclusive right of way easement for Coronado Somerset Drive and the POINT OF BEGINNING; thence departing said East line, run South 89°38'42" West, along said South line, a distance of 332.31 feet to the West line of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence departing said South line, run North 00°54'23" East, along said West line, a distance of 30.01 feet to the North line of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence departing said West line, run North 89°38'42" East, along said North line, a distance of 332.30 feet to the aforesaid East line; thence departing said North line, run South 00°54'00" West, along said East line, a distance of 30.01 feet to the POINT OF BEGINNING.


Containing 9969 square feet, more or less.

PARCEL: 315
SECTION 35
TOWNSHIP 19 SOUTH
RANGE 27 EAST



SEE SHEET 4 OF 4
FOR LEGEND & NOTES

SEE SHEETS 1-2 OF 4 FOR
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH			STATE ROAD 453 (WEKIVA PARKWAY)			CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 429-206 (2C)	
			DRMP PROJECT NO. 12-0150.000			SHEET 3 OF 4		DATE: 08/08/14	
			ADD REMAINDER			CWW		11/14	
			L.A. CHANGES			CWW		11/14	
REVISED TO WHOLE PARCEL TAKE			PER COMMENTS			CWW		9/14	
REVISION			BY			DATE		DRAWN: BJP	
								SKETCH PREPARED BY  DRMP <small>ENGINEERS • SURVEYORS • PLANNERS • CONSULTANTS</small> 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	

PARCEL: 315

NOTES:

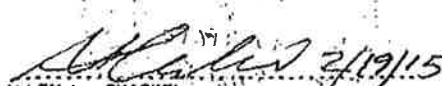

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING SOUTH 89°47'59" WEST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE, SHUTTS AND BOWEN LLP ORDER No. 4876575, DATED JULY 13, 2014.

LEGEND:

(C) = CALCULATED DATA
C.B. = CHORD BEARING
C.D. = CHORD LENGTH
COR. = CORNER
CM = CONCRETE MONUMENT
EXIST. = EXISTING
FND. = FOUND
I.D. = IDENTIFICATION
IP = IRON PIPE
L = ARC LENGTH
L.A. = LIMITED ACCESS RIGHT OF WAY
L.B. = LICENSED BUSINESS
OR = OFFICIAL RECORDS BOOK
P.L. = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
No. = NUMBER
PG = PAGE
R = RADIUS
REQ. = REQUIRED
R/W = RIGHT-OF-WAY
SEC. = SECTION
A = CENTRAL ANGLE

SEE SHEET 3 OF 4 FOR
SKETCH OF DESCRIPTION

SEE SHEETS 1-2 OF 4 FOR
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SECTION 429-206 (2C)	
 ALLEN L. QUICKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)		DRMP PROJECT NO. 12-0150.000	SHEET 4 OF 4	DATE: 08/08/14	 DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
		ADD REMAINDER	CWW	11/14		SCALE: 1" = 200'
		L.A. CHANGES	CWW	11/14		CHECKED: ALQ
		PER COMMENTS	CWW	9/14		DRAWN: BJP
REVISION		BY	DATE			

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

**PARCEL 316
PART A**

**PURPOSE: LIMITED ACCESS RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A portion of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, subject to the North 30 feet thereof for nonexclusive road right of way easement for Coronado Somerset Drive, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 4"x4" concrete monument with no identification; thence run South 89°47'59" West along the South line of said Northeast 1/4, a distance of 1330.03 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 35, said point being a 4"x4" concrete monument with disk stamped "PRM 3715 PCP"; thence run North 00°53'15" East along the East line of said Southwest 1/4 of the Northeast 1/4, a distance of 1341.56 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run South 89°41'48" West along the South line of said Northwest 1/4 of the Northeast 1/4, a distance of 382.38 feet to the POINT OF BEGINNING; thence continue South 89°41'48" West, along said South line, a distance of 282.36 feet to the Southwest corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Northeast 1/4 of Section 35; thence run North 00°54'00" East along the West line of said West 1/2, a distance of 670.18 feet to a point on the South line of a 60-foot nonexclusive right of way easement for Coronado Somerset Drive; thence run North 89°38'42" East along said South line, a distance of 282.29 feet; thence departing said South line, run South 00°53'37" West, a distance of 640.43 feet to the POINT OF BEGINNING.

Containing 4.149 acres, more or less.

Together with all rights of ingress, egress, light, air, and view to, from or across any State Road 453 right of way property which may otherwise accrue to any property adjoining said right of way.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

**PARCEL 316
PART B**

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

A portion of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, subject to the North 30 feet thereof for nonexclusive road right of way easement for Coronado Somerset Drive, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 4"x4" concrete monument with no identification; thence run South 89°47'59" West along the South line of said Northeast 1/4, a distance of 1330.03 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 35, said point being a 4"x4" concrete monument with disk stamped "PRM 3715 PCP"; thence run North 00°53'15" East along the East line of the said Southwest 1/4 of the Northeast 1/4, a distance of 1341.56 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run South 89°41'48" West along the South line of said Northwest 1/4 of the Northeast 1/4, a distance of 332.37 feet to the Southeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35, and the POINT OF BEGINNING; thence continue South 89°41'48" West along said South line, a distance of 50.01 feet; thence departing said South line, run North 00°53'37" East, a distance of 640.43 feet to a point on the South line of a 60-foot nonexclusive right of way easement for Coronado Somerset Drive; thence run North 89°38'42" East along said South line, a distance of 50.01 feet to the East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35; thence run South 00°53'37" West along said East line, a distance of 640.48 feet to the POINT OF BEGINNING.

Containing 0.735 acres, more or less.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

PARCEL 816

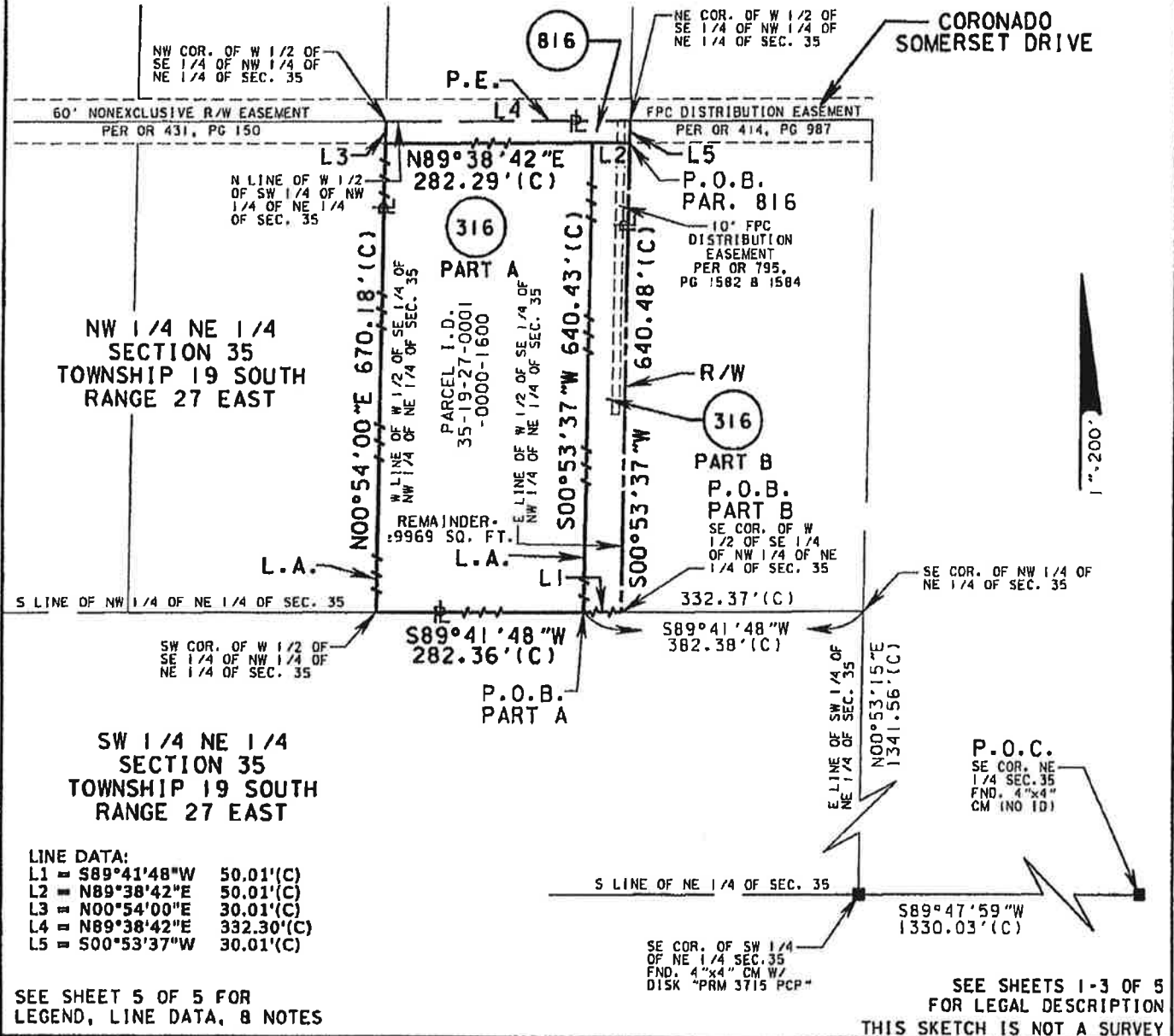
**PURPOSE: PERMANENT EASEMENT
(ESTATE: PERMANENT EASEMENT)**

A portion of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, subject to the North 30 feet thereof for nonexclusive road right of way easement for Coronado Somerset Drive, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 4"x4" concrete monument with no identification; thence run South 89°47'59" West along the South line of said Northeast 1/4, a distance of 1330.03 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 35, said point being a 4"x4" concrete monument with disk stamped "PRM 3715 PCP"; thence run North 00°53'15" East along the East line of the said Southwest 1/4 of the Northeast 1/4, a distance of 1341.56 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run South 89°41'48" West along the South line of said Northwest 1/4 of the Northeast 1/4, a distance of 332.37 feet to the Southeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence run North 00°53'37" East, along the East line of said West 1/2, a distance of 640.48 feet to a point on the South line of a 60-foot nonexclusive right of way easement for Coronado Somerset Drive and the POINT OF BEGINNING; thence departing said East line, run South 89°38'42" West, along said South line, a distance of 332.30 feet to the West line of the aforesaid West 1/2; thence departing said South line, run North 00°54'00" East, along said West line, a distance of 30.01 feet to a point on the North line of the aforesaid West 1/2; thence departing said West line, run North 89°38'42" East, along said North line, a distance of 332.30 feet to aforesaid East line of the West 1/2; thence departing said North line, run South 00°53'37" West, along said East line, a distance of 30.01 feet to the POINT OF BEGINNING.

Containing 9969 square feet, more or less.

PARCEL: 316
SECTION 35
TOWNSHIP 19 SOUTH
RANGE 27 EAST



RIGHT OF WAY PARCEL SKETCH			STATE ROAD 453 (WEKIVA PARKWAY)			CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 429-206 (2C)	
			DRMP PROJECT NO. 12-0150.000			SHEET 4 OF 5		DATE: 08/11/14	
			ADD REMAINDER			CWW		11/14	
			REV. PART B			CWW		11/14	
ADDED PARCEL 816			PER COMMENTS			CWW		9/14	
REVISION			BY			DATE		DRAWN: BJP	
								CHECKED: ALO	
								SCALE: 1" = 200	
								SKETCH PREPARED BY	
								DRMP	
								ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS	
								941 LAKE BALDWIN LANE	
								ORLANDO, FLORIDA 32814	
								(407) 896-0594	
								L.B. No. 2648	

PARCEL: 316

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING SOUTH 89°47'59" WEST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE, SHUTTS AND BOWEN LLP ORDER No. 4876556, DATED JULY 13, 2014.



LEGEND:

(C) = CALCULATED DATA
C.B. = CHORD BEARING
C.D. = CHORD LENGTH
COR. = CORNER
CM = CONCRETE MONUMENT
(D) = DESCRIBED DATA
EXIST. = EXISTING
FND. = FOUND
FT. = FEET
I.D. = IDENTIFICATION
IP = IRON PIPE
L = ARC LENGTH
L.A. = LIMITED ACCESS RIGHT OF WAY
L.B. = LICENSED BUSINESS

OR = OFFICIAL RECORDS BOOK
P. = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
No. = NUMBER
P.E. = PERPETUAL EASEMENT
PG = PAGE
R = RADIUS
R/W = RIGHT-OF-WAY
SEC. = SECTION
SQ. = SQUARE
T.B. = TANGENT BEARING
Δ = CENTRAL ANGLE

SEE SHEET 4 OF 5 FOR
SKETCH OF DESCRIPTION

SEE SHEETS 1-3 OF 5
FOR LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SECTION 429-206 (2C)	
 ALLEN L. QUICKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)		DRMP PROJECT NO. 12-0150.000	SHEET 5 OF 5	DATE: 08/11/14	 DRMP ENGINEERS • SURVEYORS • PLANNERS • ARCHITECTS 941 LAKE BALOWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
		ADD REMAINDER	CWW	11/14		SCALE: 1" = 200'
		REV. PART B	CWW	11/14		CHECKED: ALO
		PER COMMENTS	CWW	9/14		DRAWN: BJP
REVISION		BY	DATE			

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

PARCEL 319

**PURPOSE: LIMITED ACCESS RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 19 South, Range 27 East and the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida; thence run North 00°54'46" East along the East line of said Northwest 1/4, a distance of 669.59 feet to a point on the centerline of a 60.0 foot nonexclusive right of way easement for Coronado Somerset Drive per Official Records Book 431, Page 150 of the Public Records of Lake County, Florida, said point also being the Southeast corner of the Northeast 1/4 of said Northeast 1/4; thence departing said East line, run South 71°23'35" West along said centerline, a distance of 346.30 feet to the Southeast corner of lands described in Official Records Book 1137, Page 914 of said Public Records; thence departing said centerline, run North 00°42'27" East along the East line of said lands, a distance of 300.93 feet to the POINT OF BEGINNING; thence departing said East line, run North 50°13'22" West, a distance of 417.46 feet to a point on the West line of said lands; thence run North 00°42'27" East along said West line, a distance of 121.69 feet to a point on the Southerly right of way line of the Atlantic Coast Line Rail Road per Right-of-Way and Track map V.3b Fla 5; thence departing said West line, run North 67°42'49" East along said Southerly right of way line, a distance of 352.08 feet to a point on said East line; thence departing said Southerly right of way line, run South 00°42'27" West along said East line, a distance of 522.34 feet to the POINT OF BEGINNING.

Containing 2.396 acres, more or less.

Together with all rights of ingress, egress, light, air, and view to, from or across any State Road 453 right of way property which may otherwise accrue to any property adjoining said right of way.

PARCEL: 319

SECTIONS 26 & 35
TOWNSHIP 19 SOUTH
RANGE 27 EAST

SW 1/4
SECTION 26
TOWNSHIP 19 SOUTH
RANGE 27 EAST

STATE ROAD 46
(R/W VARIES)

A.C.L.R.R.
(100' R/W)
(S.C.L.R.R.)(D)

SOUTHERLY R/W LINE PER
R/W AND TRACK MAP V.38 FLA 5

S66°31'40"W 352.90'(D)
N67°42'49"E 352.08'(C)

319

L.A.
N50°13'22"W
417.46'(C)

PARCEL I.D.
35-19-27-0002
-0000-0700

REMAINDER
±3.641 ACRES

SE COR. OF LANDS
DESCRIBED IN
OR 1137, PG 914

FPC DISTRIBUTION
EASEMENT
PER OR 414, PG 987

W LINE OF LANDS DESCRIBED IN
OR 1137, PG 914
N00°42'27"E 121.69'(C)
N00°10'10"E 794.80'(D)
N00°42'27"E 799.33'(C)
N00°10'10"W 820.50'(D)
S00°42'27"W 522.34'(C)
N00°42'27"E 300.93'(C)
S71°23'35"W 343.44'(C)
N70°23'47"E 343.70'(D)
CENTERLINE OF NONEXCLUSIVE 60'
R/W EASEMENT FOR CORONADO
SOMERSET DRIVE PER OR 431, PG 150

8' FPC
DISTRIBUTION
EASEMENT
PER OR 508, PG 977

P.O.B.

SE COR. OF NE 1/4
OF NE 1/4 OF NW
1/4 OF SEC. 35

CORONADO SOMERSET DRIVE

N00°54'46"E
669.59'(C)
NORTH
669.74'(D)

P.O.C.
SE COR. NE 1/4 OF
NW 1/4 OF SEC. 35

SEE SHEET 3 OF 3
FOR LEGEND & NOTES

SEE SHEET 1 OF 3 FOR
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY
PARCEL SKETCH

STATE ROAD 453
(WEKIVA PARKWAY)

CENTRAL FLORIDA
EXPRESSWAY
AUTHORITY

SECTION 429-206 (2C)

REVISION	BY	DATE	REVISION	BY	DATE

SKETCH PREPARED BY

DRMP

ENGINEERS - SURVEYORS - PLANNERS - ENVIRONMENTALISTS
941 LAKE BALDWIN LANE
ORLANDO, FLORIDA 32814
(407) 896-0594
L.B. No. 2648

PARCEL: 319

NOTES:

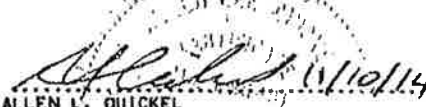

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING NORTH 00°54'46" EAST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE, SHUTTS AND BOWEN LLP ORDER No. 4876568, DATED JULY 13, 2014.

LEGEND:

A.C.L.R.R.	=	ATLANTIC COAST LINE RAIL ROAD	OR	=	OFFICIAL RECORDS BOOK
(C)	=	CALCULATED DATA	R	=	PROPERTY LINE
C.B.	=	CHORD BEARING	P.O.B.	=	POINT OF BEGINNING
C.D.	=	CHORD LENGTH	P.O.C.	=	POINT OF COMMENCEMENT
COR.	=	CORNER	No.	=	NUMBER
CM	=	CONCRETE MONUMENT	PG	=	PAGE
(D)	=	DESCRIBED DATA	R	=	RADIUS
EXIST.	=	EXISTING	REQ.	=	REQUIRED
FND.	=	FOUND	R/W	=	RIGHT-OF-WAY
FPC	=	FLORIDA POWER CORPORATION	SEC.	=	SECTION
I.D.	=	IDENTIFICATION	T.B.	=	TANGENT BEARING
IP	=	IRON PIPE	Δ	=	CENTRAL ANGLE
L	=	ARC LENGTH			
L.A.	=	LIMITED ACCESS RIGHT OF WAY			
L.B.	=	LICENSED BUSINESS			

SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION

SEE SHEET 1 OF 3 FOR
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SECTION 429-206 (2C)	
 ALLEN K. QUICKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)		DRMP PROJECT NO. 12-0150.000	SHEET 3 OF 3	DATE: 08/14/14	 DRMP SURVEYORS • PLANNERS • ENGINEERS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
		ADD REMAINDER	CWW	11/14		SCALE: 1" = 200'
		PER COMMENTS	CWW	9/14		CHECKED: ALQ
		REVISION	BY	DATE		DRAWN: BJP

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

PARCEL 320

**PURPOSE: LIMITED ACCESS RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 6"x6" concrete monument with bent nail; thence run South 00°54'46" West along the East line of said Northwest 1/4, a distance of 304.97 feet to the POINT OF BEGINNING; thence continue South 00°54'46" West along said East line, a distance of 334.61 feet to a point on the North line of a 60-foot nonexclusive right of way easement for Coronado Somerset Drive; thence departing said East line, run along said North line South 89°38'42" West, a distance of 5.48 feet; thence continue along said North line South 71°23'35" West, a distance of 95.23 feet; thence departing said North line, run North 50°13'22" West, a distance of 298.26 feet to a point on the West line of lands described in Official Records Book 734, Page 643 of the Public Records of Lake County, Florida; thence run North 00°42'27" East along said West line, a distance of 460.73 feet; thence departing said West line, run South 48°33'48" East, a distance of 432.98 feet to the POINT OF BEGINNING.

Containing 3.281 acres, more or less.

Together with all rights of ingress, egress, light, air, and view to, from or across any State Road 453 right of way property which may otherwise accrue to any property adjoining said right of way.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

PARCEL 820

**PURPOSE: PERMANENT EASEMENT
(ESTATE: PERMANENT EASEMENT)**

A parcel of land lying in the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

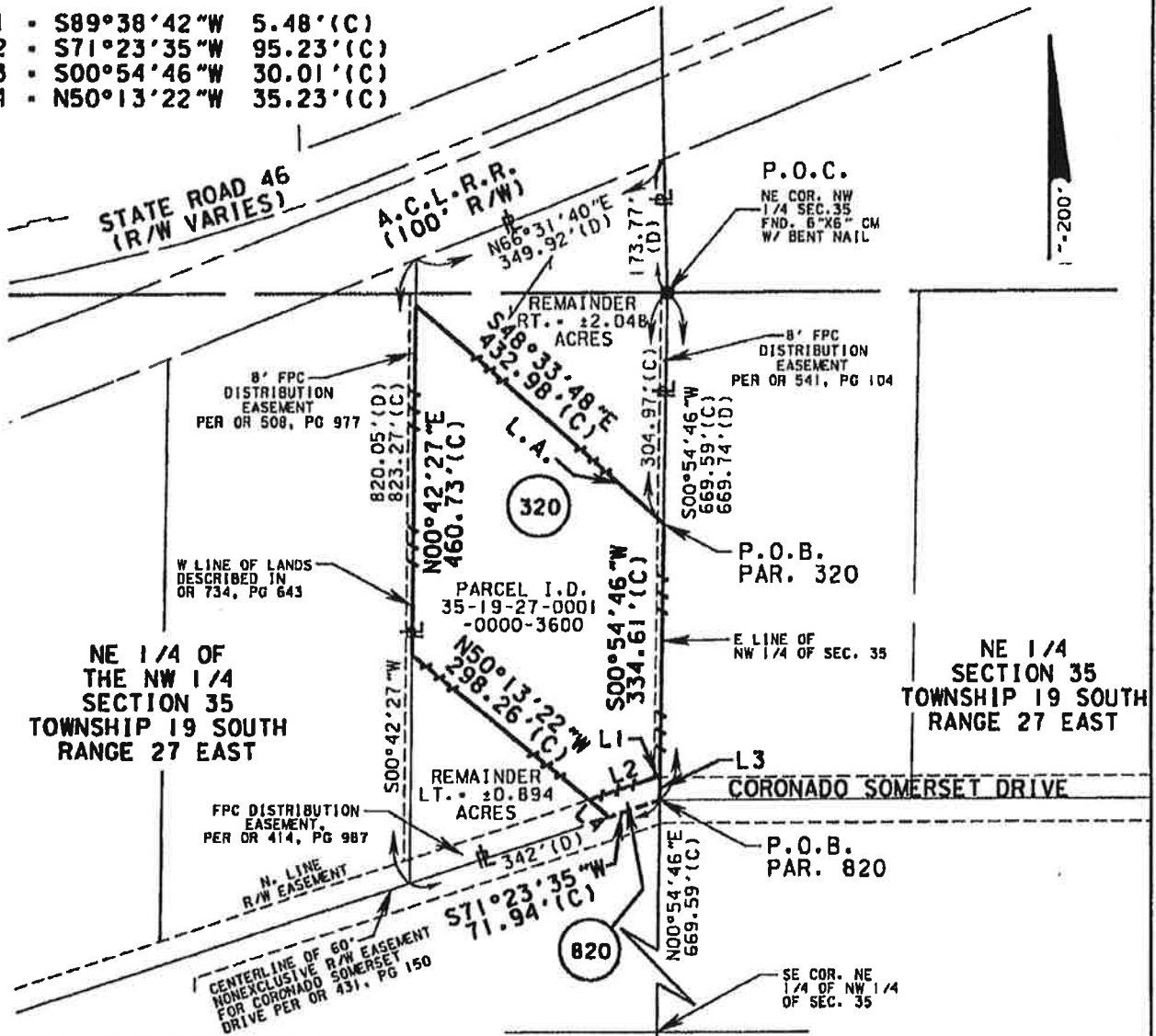
Commence at the Northeast corner of the Northwest 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 6"x6" concrete monument with bent nail; thence run South 00°54'46" West along the East line of said Northwest 1/4, a distance of 669.59 feet to the centerline of a 60 foot nonexclusive right of way easement for Coronado Somerset Drive per Official Records Book 431, Page 150 of the Public Records of Lake County, Florida and the POINT OF BEGINNING; thence, departing said East line, run South 71°23'35" West along said centerline, a distance of 71.94 feet; thence departing said centerline, run North 50°13'22" West, a distance of 35.23 feet to a point on the North line of a 60-foot nonexclusive right of way easement for Coronado Somerset Drive; thence run North 71°23'55" East, along said North line, a distance of 95.23 feet; thence continue along said North line, North 89°38'42" East, a distance of 5.48 feet to the aforesaid East line of said Northwest 1/4; thence South 00°54'46" West along said East line, a distance of 30.01 feet to the POINT OF BEGINNING.

Containing 2590 square feet, more or less.

PARCEL: 320/820

SECTION 35
TOWNSHIP 19 SOUTH
RANGE 27 EAST

- L1 • S89°38'42"W 5.48'(C)
- L2 • S71°23'35"W 95.23'(C)
- L3 • S00°54'46"W 30.01'(C)
- L4 • N50°13'22"W 35.23'(C)



SEE SHEETS 1-2 OF 4 FOR LEGAL DESCRIPTION
SEE SHEET 4 OF 4 FOR NOTES AND LEGEND

THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH			STATE ROAD 453 (WEKIVA PARKWAY)			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			SECTION 429-206 (2C)		
			DRMP PROJECT NO. 12-0150.000			SHEET 3 OF 4			DATE: 08/26/14		
			PARCEL NUMBERS			CWW		12/14		SCALE: 1" = 200	
			ADD REMAINDER			CWW		11/14		CHECKED: ALG	
			PER COMMENTS			CWW		9/14		DRAWN: BJP	
REVISION			BY	DATE	REVISION			BY	DATE	DRAWN: BJP	

PARCEL: 320/820

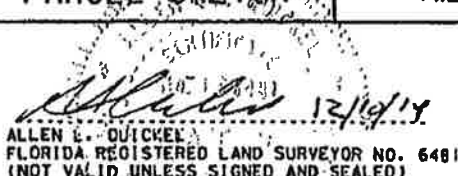

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING SOUTH 00°54'46" WEST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE, SHUTTS AND BOWEN LLP ORDER No. 4876575, DATED JULY 13, 2014.

LEGEND:

A.C.L.R.R.	=	ATLANTIC COAST LINE RAIL ROAD	OR	=	OFFICIAL RECORDS BOOK
(C)	=	CALCULATED DATA	PAR.	=	PARCEL
C.B.	=	CHORD BEARING	R	=	PROPERTY LINE
C.D.	=	CHORD LENGTH	P.O.B.	=	POINT OF BEGINNING
COR.	=	CORNER	P.O.C.	=	POINT OF COMMENCEMENT
CM	=	CONCRETE MONUMENT	No.	=	NUMBER
(D)	=	DESCRIBED DATA	PG	=	PAGE
EXIST.	=	EXISTING	R	=	RADIUS
FND.	=	FOUND	REQ.	=	REQUIRED
FPC	=	FLORIDA POWER CORPORATION	R/W	=	RIGHT-OF-WAY
I.D.	=	IDENTIFICATION	SEC.	=	SECTION
IP	=	IRON PIPE	T.B.	=	TANGENT BEARING
L	=	ARC LENGTH	Δ	=	CENTRAL ANGLE
L.A.	=	LIMITED ACCESS RIGHT OF WAY			
L.B.	=	LICENSED BUSINESS			

SEE SHEET 3 OF 4 FOR
SKETCH OF DESCRIPTION

RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 429-206 (2C)	
 ALLEN L. QUICKER FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)		DRMP PROJECT NO. 12-0150.000		SHEET 4 OF 4		DATE: 08/26/14	
		PARCEL NUMBERS		CWW	12/14	SCALE: 1" = 200'	
		ADD REMAINDER		CWW	11/14	CHECKED: ALQ	
		PER COMMENTS		CWW	9/14	DRAWN: BJP	
		REVISION		BY	DATE		
						 DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

PARCEL 322

**PURPOSE: LIMITED ACCESS RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, as described in Official Records Book 557, Page 545, Public Records of Lake County, Florida and being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 6"x6" concrete monument with bent nail; thence run South 00°54'46" West along the West line of said Northeast 1/4, a distance of 304.97 to the POINT OF BEGINNING; thence departing said West line, run South 48°33'48" East, a distance of 344.93 feet; thence run South 00°46'37" West, a distance of 104.68 feet to a point on the North line of a 60-foot nonexclusive right of way easement for Coronado Somerset Drive; thence run South 89°38'42" West along said North line, a distance of 262.51 feet to a point on the aforesaid West line of said Northeast 1/4; thence run North 00°54'46" East, along said West line, a distance of 334.61 feet to the POINT OF BEGINNING.

Containing 1.322 acres, more or less.

Together with all rights of Ingress, egress, light, air, and view to, from or across any State Road 453 right of way property which may otherwise accrue to any property adjoining said right of way.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

PARCEL 822

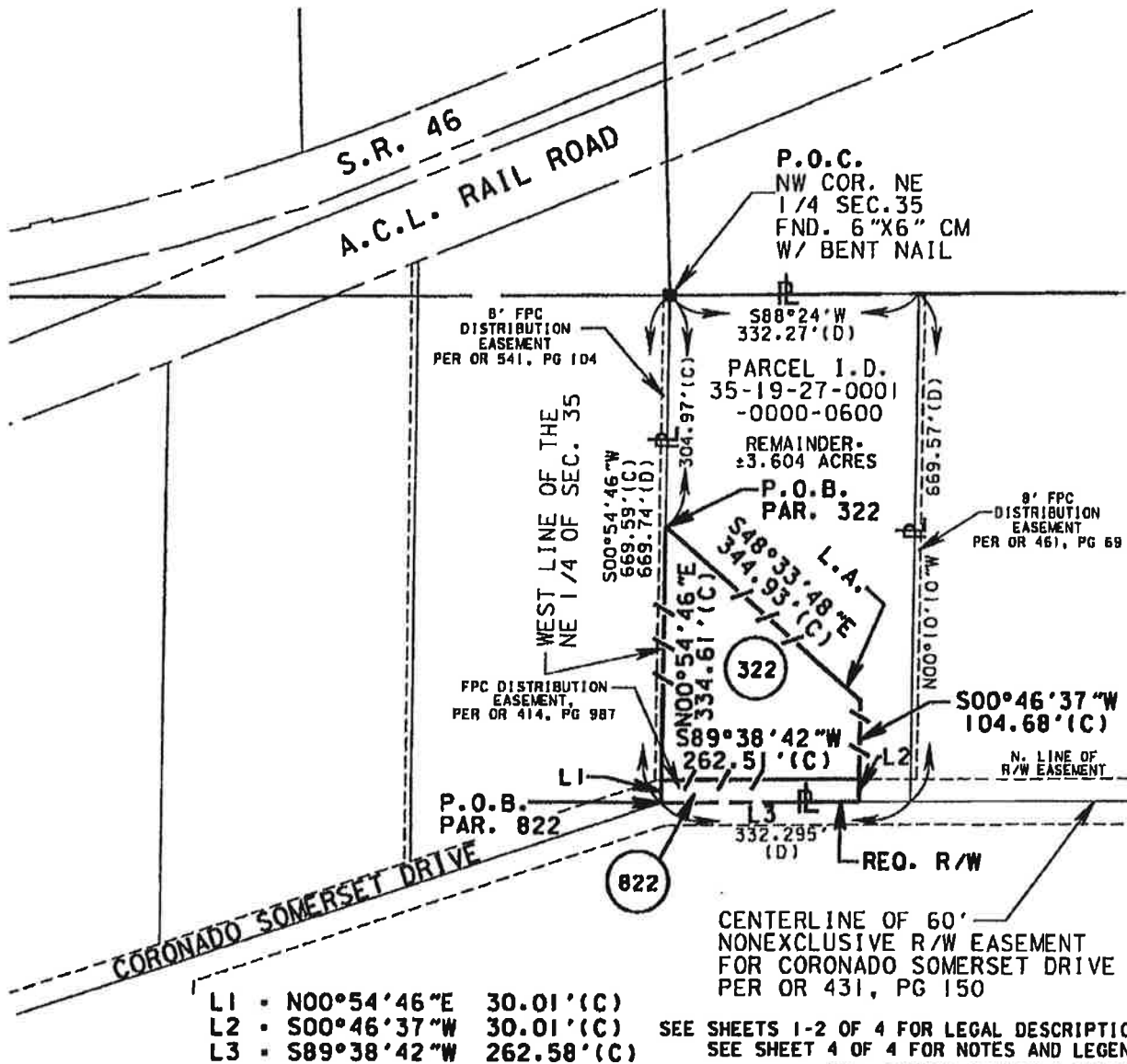
**PURPOSE: PERMANENT EASEMENT
(ESTATE: PERMANENT EASEMENT)**


A parcel of land lying in the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, as described in Official Records Book 557, Page 545, Public Records of Lake County, Florida and being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a 6"x6" concrete monument with bent nail; thence run South 00°54'46" West along the West line of said Northeast 1/4, a distance of 669.59 feet to the centerline of a 60 foot nonexclusive right of way easement for Coronado Somerset Drive per Official Records Book 431, Page 150 of the Public Records of Lake County, Florida and the POINT OF BEGINNING; thence departing said centerline, run North 00°54'46" East along said West line of Northeast 1/4, a distance of 30.01 feet to a point on the North line of a 60-foot nonexclusive right of way easement for Coronado Somerset Drive; thence departing said West line, run North 89°38'42" East, along said North line, a distance of 262.51 feet; thence, departing said North line, run South 00°46'37" West, a distance of 30.01 feet to a point on the centerline of the aforementioned Coronado Somerset Drive; thence run South 89°38'42" West along said centerline, a distance of 262.58 feet to the POINT OF BEGINNING.

Containing 7876 square feet, more or less.

SECTION 35
TOWNSHIP 19 SOUTH
RANGE 27 EAST



RIGHT OF WAY PARCEL SKETCH			STATE ROAD 453 (WEKIVA PARKWAY)			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			SECTION 429-206 (2C)		
			PROJECT NO. 12-0150.000			SHEET 3 OF 4			DATE: 06/20/14		
			PARCEL NUMBERS			CWW 12/14			SCALE: 1" = 200'		
			ADD REMAINDER			CWW 11/14			CHECKED: ALO		
			PER COMMENTS			CWW 9/14			DRAWN: BJP		
REVISION			BY			DATE			SKETCH PREPARED BY  DRMP <small>ENGINEERS • SURVEYORS • PLANNERS • GEOGRAPHIC</small> 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648		

PARCEL: 322 /822

NOTES:

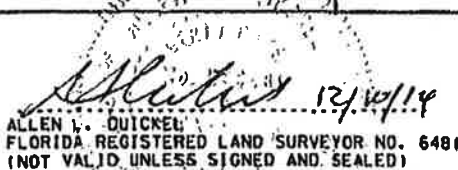

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING SOUTH 00°54'46" WEST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE, SHUTTS AND BOWEN LLP ORDER No. 4876581, DATED JULY 13, 2014.

LEGEND:

A.C.L.R.R. = ATLANTIC COAST LINE RAIL ROAD
(C) = CALCULATED DATA
C.B. = CHORD BEARING
C.D. = CHORD LENGTH
COR. = CORNER
CM = CONCRETE MONUMENT
EXIST. = EXISTING
FND. = FOUND
FPC = FLORIDA POWER CORPORATION
I.D. = IDENTIFICATION
IP = IRON PIPE
L = ARC LENGTH
L.B. = LICENSED BUSINESS

OR = OFFICIAL RECORDS BOOK
R = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
No. = NUMBER
PAR. = PARCEL
PG = PAGE
R = RADIUS
REQ. = REQUIRED
R/W = RIGHT-OF-WAY
SEC. = SECTION
Δ = CENTRAL ANGLE

SEE SHEETS 1-2 OF 4 FOR LEGAL DESCRIPTION
SEE SHEET 3 OF 4 FOR SKETCH OF DESCRIPTION
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 429-206 (2C)	
 ALLEN V. QUICKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID, UNLESS SIGNED AND SEALED)		DRMP PROJECT NO. 12-0150.000		SHEET 4 OF 4		DATE: 06/20/14	
		PARCEL NUMBERS		CWW	12/14	SCALE: 1" = 200'	
		ADD REMAINDER		CWW	11/14	CHECKED: ALO	
		PER COMMENTS		CWW	9/14	DRAWN: BJP	
REVISION		BY	DATE	DRAWN: BJP			
 DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648							

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

**PARCEL 328
PART A**

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

A parcel of land lying in the Northwest 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a nail and disk stamped "FDOT LB 7917"; thence run North 89°36'52" East along the North line of the Northwest 1/4 of said Northwest 1/4, a distance of 650.08 feet; thence departing said North line, run South 00°30'06" West, a distance of 32.88 feet to a point on the Southerly right of way line of State Road 46 per FDOT Maintenance Map recorded in Road Plat Book 11, Page 1, Public Records of Lake County, Florida, said point being the POINT OF BEGINNING; thence run North 89°36'11" West, along said Southerly right of way, a distance of 352.94 feet; thence run South 85°23'36" East, a distance of 163.50 feet to a point of curvature of a curve to the left having a Radius of 2119.48 feet and a Central Angle of 07°38'51"; thence run Easterly along the Arc of said curve a distance of 282.89 feet (Chord Bearing = South 89°13'01" East, Chord Distance = 282.68 feet) to the end of said curve; thence South 82°25'38" East, a distance of 49.65 feet; thence North 86°21'19" East, a distance of 190.13 feet; thence South 78°38'57" East, a distance of 34.04 feet; thence South 20°24'47" East, a distance of 34.01 feet to the Northerly right of way line of the Atlantic Coast Line Rail Road per Right-of-Way and Track Map V.3b Fla 5 and a point on a non-tangent curve to the right, concave Northwesterly having a Radius of 5679.65 feet and a Central Angle of 11°20'37"; thence run Southwesterly along the Arc of said curve and said Northerly right of way line a distance of 1124.47 feet (Chord Bearing = South 75°15'31" West, Chord Distance = 1122.63 feet) to the end of said curve; thence departing said Northerly right of way line, run North 00°30'06" East, a distance of 333.25 feet to the POINT OF BEGINNING.

Containing 5.001 acres, more or less.

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

**PARCEL 328
PART B**

**PURPOSE: LIMITED ACCESS RIGHT OF WAY
(ESTATE: FEE SIMPLE)**

A parcel of land lying in the Northwest 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of Section 35, Township 19 South, Range 27 East, Lake County, Florida, said point being a nail and disk stamped "FDOT LB 7917"; thence run North 89°36'52" East along the North line of the said Northwest 1/4, a distance of 1002.51 feet; thence departing said North line, run South 00°23'08" East, a distance of 32.80 feet to a point on the Southerly right of way line of State Road 46, per FDOT Maintenance Map recorded in Road Plat Book 11, Page 1, Public Records of Lake County, Florida and the POINT OF BEGINNING; thence continue along the said Southerly right of way line the following five (5) courses: North 89°36'11" East, a distance of 127.89 feet; thence run South 00°23'49" East, a distance of 2.00 feet; thence North 89°41'09" East, a distance of 191.77 feet; thence North 86°14'32" East, a distance of 191.46 feet; thence North 82°56'17" East, a distance of 204.29 feet to the aforementioned North line of the said Northwest 1/4; thence departing said Southerly right of way line, run North 89°36'52" East along said North line, a distance of 242.15 feet to the Northerly right of way line of the Atlantic Coast Line Rail Road per Right-of-Way and Track Map V.3b Fla 5; thence departing said North line of Northwest 1/4, run South 67°42'49" East along said Northerly right of way line a distance of 57.09 feet to a point of curvature, concave to the Northwest, having a Radius of 5679.65 feet and a Central Angle of 01°52'24"; thence run Southeasterly along the Arc of said curve continuing along said Northerly right of way line, a distance of 185.71 feet (Chord Bearing = South 68°39'01" West, Chord Distance = 185.70 feet) to the end of said curve; thence departing said Northerly right of way line, run North 20°24'47" West, a distance of 34.01 feet; thence run North 78°38'57" West, a distance of 34.04 feet; thence run South 86°21'19" West, a distance of 190.13 feet; thence run North 82°25'38" West, a distance of 49.65 feet to a point on a non-tangent curve concave Northerly having a Radius of 2119.48 feet and a Central Angle of 07°38'51"; thence run Westerly along the Arc of said curve a distance of 282.89 feet (Chord Bearing = North 89°13'01" West, Chord Distance = 282.68 feet) to point of tangency; thence run North 85°23'36" West, a distance of 163.50 feet to the POINT OF BEGINNING.

Containing 0.651 acres, more or less.

Together with all rights of ingress, egress, light, air, and view to, from or across any State Road 453 right of way property which may otherwise accrue to any property adjoining said right of way.

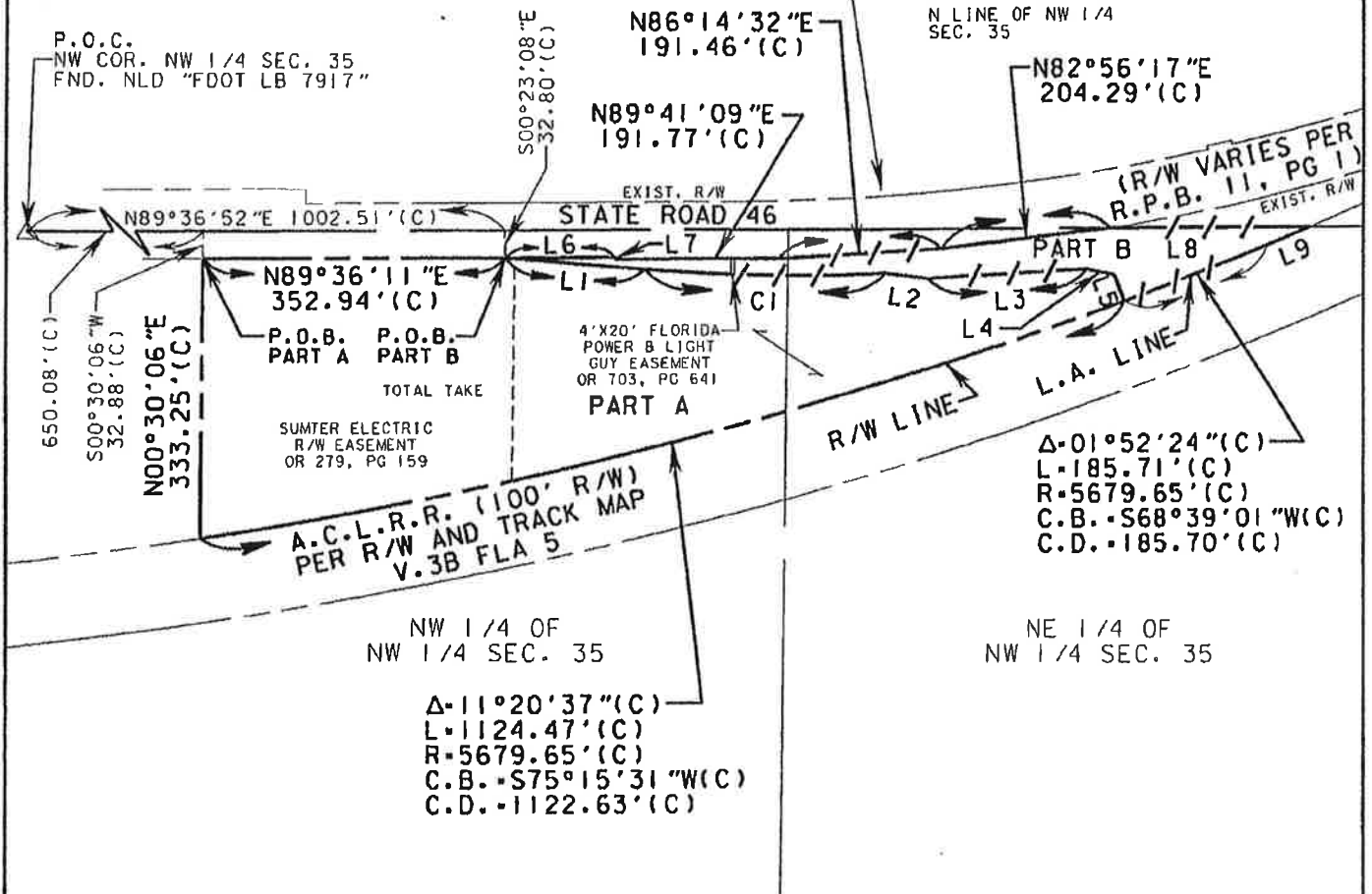
PARCEL: 328
SECTION 35
TOWNSHIP 19 SOUTH
RANGE 27 EAST



CI:
Δ-07°38'51"(C)
L-282.89'(C)
R-2119.48'(C)
C.B.-S89°13'01"E(C)
C.D.-282.68'(C)

L1 - S85°23'36"E 163.50'(C)
L2 - S82°25'38"E 49.65'(C)
L3 - N86°21'19"E 190.13'(C)
L4 - S78°38'57"E 34.04'(C)
L5 - S20°24'47"E 34.01'(C)
L6 - N89°36'11"E 127.89'(C)
L7 - S00°23'49"E 2.00'(C)
L8 - N89°36'52"E 242.15'(C)
L9 - S67°42'49"E 57.09'(C)


P.O.C.
NW COR. NW 1/4 SEC. 35
FND. NLD "FOOT LB 7917"



SEE SHEETS 1 AND 2 OF 4 FOR LEGAL DESCRIPTION
SEE SHEET 4 OF 4 FOR NOTES AND LEGEND
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 429-206 (2C)	
			DRMP PROJECT NO. 12-0150.000	SHEET 3 OF 4		DATE: 06/19/14	
			REVISE LEGAL	ALQ	05/15	SCALE: 1" = 200'	
			TOTAL TAKE	CWW	11/14	CHECKED: ALQ	
			PER COMMENTS	CWW	9/14		
REVISION	BY	DATE	REVISION	BY	DATE	DRAWN: JSG	

SKETCH PREPARED BY



DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
941 LAKE BALDWIN LANE
ORLANDO, FLORIDA 32814
(407) 896-0594
L.B. No. 2648

SKETCH PREPARED BY
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
941 LAKE BALDWIN LANE
ORLANDO, FLORIDA 32814
(407) 896-0594
L.B. No. 2648

PARCEL: 328

NOTES:



1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING NORTH 89°36'52" EAST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. THE RIGHT-OF-WAY SHOWN FOR STATE ROAD 46 IS BASED ON A MAINTENANCE MAP PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN ROAD PLAT BOOK 11, PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
4. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE, SHUTTS AND BOWEN LLP ORDER No. 4886929, DATED JULY 16, 2014.

LEGEND:

A.C.L.R.R. = ATLANTIC COAST LINE RAILROAD
(C) = CALCULATED DATA
C.B. = CHORD BEARING
C.D. = CHORD DISTANCE
COR. = CORNER
CM = CONCRETE MONUMENT
(D) = DEED DATA
EXIST. = EXISTING
FND. = FOUND
FPC = FLORIDA POWER CORPORATION
I.D. = IDENTIFICATION
IP = IRON PIPE
L = ARC LENGTH
L.A. = LIMITED ACCESS RIGHT-OF-WAY
L.B. = LICENSED BUSINESS

M.B. = MAP BOOK
OR = OFFICIAL RECORDS BOOK
PL = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
No. = NUMBER
PG = PAGE
R = RADIUS
REQ. = REQUIRED
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT-OF-WAY
SEC. = SECTION
Δ = CENTRAL ANGLE

SEE SHEET 3 OF 4 FOR
SKETCH OF DESCRIPTION
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SECTION 429-206 (2C)	
 ALLEN L. QUICKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)		DRMP PROJECT NO. 12-0150.000		SHEET 4 OF 4		DATE: 06/19/14	
		REVISE LEGAL		ALO	05/15	SCALE: 1" = 200'	
		TOTAL TAKE		CWW	11/14	CHECKED: ALO	
		PER COMMENTS		CWW	9/14	DRAWN: JSG	
		REVISION		BY	DATE		
						 DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 453
PROJECT No. 429-206**

PARCEL 335

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

A parcel of land lying in the Southwest 1/4 and Southeast 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a 6"x6" concrete monument with a bent nail; thence run North 01°18'30" West along the East line of said Southwest 1/4, a distance of 386.66 feet to a point on the Northerly right of way line of State Road 46 per Official Records Book 1387, Page 1689, Public Records of Lake County, Florida, and the POINT OF BEGINNING; thence departing said west line, run South 67°16'27" West along said Northerly right of way line, a distance of 353.42 feet to a point of curvature of a curve, concave to the Northwest, having a Radius of 2824.79 feet, and a Central angle of 03°10'43"; thence run Southwesterly along the Arc of said curve continuing along said Northerly right of way, a distance of 156.71 feet (Chord Bearing = South 67°16'27" West, Chord Distance = 156.69 feet) to the end of said curve at the West line of lands described in Official Records Book 1172, Page 2412, Public Records of Lake County, Florida; thence departing said Northerly right of way line, run North 01°18'37" West along said West line, a distance of 98.79 feet to a point on a non-tangent curve to the left, concave to the Northwest, having a Radius of 1996.48 feet and a Central Angle of 05°30'50"; thence run Northeasterly along the arc of said curve, a distance of 192.13 feet (Chord Bearing = North 69°59'32" East, Chord Distance = 192.06 feet) to the end of said curve; thence North 73°17'56" East, a distance of 443.92 feet to the East line of said lands described in Official Records Book 1172, Page 2412; thence South 01°18'30" East, along said East line, a distance of 43.63 feet to a point on the aforesaid Northerly right of way line; thence, departing said East line, run South 67°16'27" West along said Northerly right of way line, a distance of 143.40 feet to the POINT OF BEGINNING.

Containing 1.074 acres, more or less.

N. LINE OF OR 1172, PG 2412

S89°49'12"E
476.61'(C)

S89°49'36"E
133.54'(C)

267.91'(D)

208.70'(D)

PARCEL I.D.
26-19-27-0003-
0000-4300

234.90'(D)

342.20'(D)

W. LINE OF
OR 1172, PG 2412

SW 1/4
SEC. 26

SUMTER ELECTRIC
COOPERATIVE
BLANKET R/W EASEMENT
PER OR 117, PG 43

PARCEL I.D.
26-19-27-0003-
0000-2200

REMAINDER
212.672 ACRES

FPC DISTRIBUTION EASEMENT
OR 1368, PG 1195

1112.03'(D)

NO1°18'37"W 1006.14'(C)

10'

EXIST. R/W PER
OR 1367, PG 1689

P.O.B.

E. LINE OF
OR 1172, PG 2412

626.63'(D)

810.90'(C)

SO1°18'30"E
43.63'(C)

NON

P

S

(1

N

A.O

100' R/W PER

SW 1/4 SEC. 26

E. LINE

NO1°18'30"W
386.66'(C)

567°16'27"W
143.40'(C)

567°16'27"W
353.42'(C)

10'

EXIST. R/W

100'

03°10'43"(C)

156.71'(C)

2824.79'(C)

B. 567°16'27"W

D. 156.69'(C)

P.O.C.
SE COR.
FND. 6"x
NAIL (NO

1"=200'

PARCEL I.D.
26-19-27-0003-
0000-0200

03°30'50"(C)

2.13'(C)

96.48'(C)

N69°59'32"E

192.06'(C)

01°18'37"W


98.79'(C)

SE 1 /4
SEC. 26

NON-EXCLUSIVE EASEMENT
TO LAKE COUNTY
PER OR 1367, PG 1685

STATE ROAD 46
(R/W VARIES PER
M.B. 11, PG. 1)
A.C.L.R.R.
PER VAL MAP V.3B FLA 5)

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION
SEE SHEET 3 OF 3 FOR NOTES AND LEGEND
THIS SKETCH IS NOT A SURVEY

RIGHT OF WAY PARCEL SKETCH			STATE ROAD 453 (WEKIVA PARKWAY)			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			SECTION 429-206 (2C)		
PROJECT NO.		DRMP 12-0150.000		SHEET 2 OF 3		DATE: 06/24/14		SKETCH PREPARED BY  DRMP <small>ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS</small> 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648			
		ADD REMAINDER		CWW	11/14	SCALE: 1" = 200'					
		PER COMMENTS		CWW	9/14	CHECKED: ALG					
REVISION		BY	DATE	REVISION	BY	DATE	DRAWN: JSG				

PARCEL: 335

NOTES:

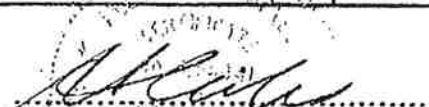

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 27 EAST AS BEING NORTH 01°18'30" WEST, BASED ON NAD83, STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY. NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. THE RIGHT-OF-WAY SHOWN FOR STATE ROAD 46 IS BASED ON A MAINTENANCE MAP PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN ROAD PLAT BOOK 11, PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
4. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No. 4709336, DATED FEBRUARY 24, 2014.

LEGEND:

A.C.L.R.R. = ATLANTIC COAST LINE RAILROAD
(C) = CALCULATED DATA
C.B. = CHORD BEARING
C.D. = CHORD DISTANCE
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SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION

RIGHT OF WAY PARCEL SKETCH		STATE ROAD 453 (WEKIVA PARKWAY)		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SECTION 429-206 (2C)	
 ALLEN L. OUTCKEL FLORIDA REGISTERED LAND SURVEYOR NO. 6481 (NOT VALID UNLESS SIGNED AND SEALED)		DRMP PROJECT NO. 12-0150.000	SHEET 3 OF 3	DATE: 06/24/14	SKETCH PREPARED BY  DRMP MEMBERS • SURVEYORS • PLANNERS • SCIENTISTS 941 LAKE BALDWIN LANE ORLANDO, FLORIDA 32814 (407) 896-0594 L.B. No. 2648	
		ADD REMAINDER	CWW	11/14		SCALE: 1" = 200'
		PER COMMENTS	CWW	9/14		CHECKED: ALQ
		REVISION	BY	DATE		DRAWN: JSQ