

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

AGENDA
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
RIGHT OF WAY COMMITTEE
July 22, 2020
2:00 p.m.
Virtual Meeting Call in Number: 321.430.0870
Conference Input: 379 523 346#

1. CALL TO ORDER

2. PUBLIC COMMENT

Pursuant to Executive Order 2020-69, and as extended by Executive Order 2020-150, both issued by Governor Ron DeSantis, "local government bodies may utilize communications media technology, such as telephonic and video conferencing, as provided in section 120.54(5)(b)2, Florida Statutes" in order to establish quorums. As such, procedures for all CFX public meetings have been temporarily modified to allow public meetings to occur remotely and reduce the spread of transmission of the COVID-19 virus. Any public comments to the Right-of-Way Committee shall be emailed to ROWComments@cfxway.com and must be received by 4:00 p.m. on July 21, 2020 to be included as part of the record. All comments will be shared with Committee Members but only comments related to Committee items being voted upon will be included in the record. Please indicate the agenda item number related to your comments in your email subject heading.

Such comments are to be limited to any such items that are identified on the meeting agenda as requiring action. Public comments may be read into the record except that if the comments exceed 3 minutes in length, when read, they will only be attached as part of the minutes. In any case, all comments received will be distributed electronically to all members in advance of the meeting.

Section 286.0105, Florida Statutes states that if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

3. APPROVAL OF MINUTES

Requesting approval of the April 22, 2020 minutes.
Action Item.

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

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RIGHT OF WAY COMMITTEE
July 22, 2020
2:00 p.m.
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Conference Input: 379 523 346#

4. **BOGGY CREEK ROAD: JURISDICTIONAL TRANSFER, RELEASE AND REESTABLISHMENT OF LIMITED ACCESS LINES BETWEEN ORANGE COUNTY AND CENTRAL FLORIDA EXPRESSWAY AUTHORITY**
PROJECT: 417-454, ORANGE COUNTY TO CFX: PARCELS 45-400 AND 45-401
CFX TO ORANGE COUNTY: PARCELS 45-402A, 45-402B, 45-501A AND 45-501B
RELEASE OF LIMITED ACCESS LINES: PARCELS 45-400, 45-402 AND 45-501
–Laura N. Kelly, Associate General Counsel, CFX

Requesting the Committee's recommendation for Board approval of a Jurisdictional Transfer.
Action Item.

5. **OTHER BUSINESS**
6. **ADJOURNMENT**

THIS MEETING IS OPEN TO THE PUBLIC

Section 286.0105, Florida Statutes, states that if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Central Florida Expressway Authority at (407) 690-5000.

Persons who require translation services, which are provided at no cost, should contact CFX at (407) 690-5000 ext. 5316 or by email at Iranetta.dennis@CFXway.com at least three business days prior to the event.

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MINUTES CENTRAL FLORIDA EXPRESSWAY AUTHORITY Right of Way Committee Virtual Meeting April 22, 2020

Location: Virtual Meeting
Call (321) 430-0870,
Input Conference ID: 139 339 792#

Committee Members Present:

Christopher Murvin, Citizen Representative, Committee Chairman
Neil Newton, Seminole County, Alternative Representative
Laurie Botts, City of Orlando Representative
Bob Babcock, Orange County Alternative Representative
Todd Hudson, Osceola County Representative
Brian Sheahan, Lake County Representative
John Denninghoff, Brevard County Representative

CFX Staff Present:

Laura Kelley, Executive Director
Glenn Pressimone, Chief of Infrastructure
Diego "Woody" Rodriguez, General Counsel
Laura Newlin Kelly, Associate General Counsel
Mala Iley, Recording Secretary

Item 1: CALL TO ORDER

The meeting was called to order at 2:05 p.m. by Chairman Christopher Murvin. In accordance with Governor DeSantis' Executive Orders issued during the COVID-19 pandemic, the meeting was held virtually and recorded to minimize the impact to the health, safety and welfare of all participants including the public.

Recording Secretary called the roll and announced all seven (7) Committee Members were present.

Item 2: PUBLIC COMMENT

There were no public comments received with regard to this meeting. Public comments were solicited in advance of the meeting via email.

Item 3: APPROVAL OF MINUTES

A motion was made by Ms. Botts and seconded by Mr. Hudson to approve the January 22, 2020 Right of Way Committee meeting minutes as presented.

Vote: The motion carried unanimously with seven (7) members present and voting AYE by voice vote.

Item 4: VIRTUAL INTRODUCTION OF NEW ASSOCIATE GENERAL COUNSEL

CFX General Counsel, Woody Rodriguez, provided a virtual introduction to the new Associate General Counsel, Laura Newlin Kelly.

**Item 5: BOGGY CREEK ROAD: JURISDICTIONAL TRANSFER BETWEEN ORANGE COUNTY AND CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT: 417-454, ORANGE COUNTY TO CFX PARCELS: 401 AND 400
CFX TO ORANGE COUNTY PARCELS: 501-A AND 501-B**

Chairman Murvin advised the Committee that this item has been withdrawn.

**Item 6: 414 AND 441 INTERCHANGE TRAIL: JURISDICTIONAL TRANSFER BETWEEN ORANGE COUNTY AND CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT: 411-211, PARCELS: 375-A, PART 3 AND 375-C**

Associate General Counsel Kelly requested the Committee's recommendation for Board's approval of a jurisdictional transfer.

Ms. Kelly provided the Committee with a brief history on the project.

Pursuant to the terms of the Utility Adjustment Agreement dated September 11, 2007 CFX acquired the Parcel from CSX in order to relocate the existing bike path and County utilities outside of the planned CFX right-of-way and within the Parcel. The relocation of the utilities and bike path was necessary for CFX to proceed with the construction of the Project. The Utility Agreement contemplated that the Parcel will be available for use by the County at the conclusion of the utilities relocation and construction serving the Project.

Pursuant to CFX's Property Acquisition, Disposition & Permitting Procedures Manual, CFX staff and CFX's General Engineering Consultant have examined the Trail Parcel and have determined that the Trail Parcel is not needed to support existing Expressway Facilities.

CFX's General Engineering Consultant certified that the Trail Parcel is not essential for present or future construction, operation or maintenance of an Expressway Facility or for CFX purposes and that the

disposition of the Trail Parcel would not impede or restrict the Expressway System. As a result, the Trail Parcel can be declared surplus property in accordance with the terms of the Policy.

Based on the County's intended use of the Trail Parcel as a recreational trail consistent with the terms of the Utility Agreement, staff recommended that the Right of Way Committee recommend that the conveyance of the Trail Parcel is in the best interests of CFX and the public. As such, it was recommended that the Trail Parcel be disposed of pursuant to the proposed Quit Claim Deed, which specifically incorporates a deed restriction and right of reverter requiring the Trail Parcel be utilized only for pedestrian and recreational purposes by the public.

Discussion ensued.

A motion was made by Mr. Sheahan and seconded by Mr. Denninghoff to recommend to the Board approval of the Resolution Declaring CFX's Interest in Parcels 375A, Part 3 and 375C as Surplus Property and CFX's Board's approval of the Quit Claim Deed from CFX to the County in a form substantially similar to the attached Quit Claim Deed, subject to the approval of the legal descriptions by CFX's General Engineering Consultant and General Counsel or designee.

Vote: The motion carried unanimously with seven (7) members present and voting AYE by voice vote.

**Items 7: PUMP LIFT STATION 3465: JURISDICTIONAL TRANSFER BETWEEN
ORANGE COUNTY AND CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT: 414-211, PARCEL 408 PART H**

Associate General Counsel, Laura Newlin Kelly requested the Committee's recommendation for Board's approval of a jurisdictional transfer.

Ms. Kelly provided the Committee a brief history on the project. The Lift Station Parcel is currently utilized as an existing lift station identified as Pump Station 3465 operated and maintained by Orange County. In 2019, the County made an application to CFX to request that CFX determine if the lift station be declared surplus and if deemed surplus, to adopt a resolution transferring the Lift Station Parcel to the County.

CFX's General Engineering Consultant has certified that the Lift Station Parcel is not essential for present or future construction, operation or maintenance of the Expressway. The disposition of the Lift Station Parcel would not impede or restrict the Expressway System.

Based on the County's ongoing use, operation and maintenance of the lift station parcel as a pump station, it is recommended that the Right of Way Committee recommend that the conveyance of the Lift Station Parcel is in the best interest of CFX and the public.

A motion was made by Mr. Babcock and seconded by Ms. Botts to recommend to the Board approval of the resolution declaring CFX's Interest in Parcel 408, Part H as Surplus Property and approval of

the Quit Claim Deed from CFX to the County subject to the approval of the legal descriptions by CFX's General Engineering Consultants and General Counsel or designee.

Vote: The motion carried unanimously with seven (7) members present and voting AYE by voice vote.

Item 8: OTHER BUSINESS

Mr. Murvin advised the Committee that the next Right of Way Committee Meeting is scheduled for Wednesday, May 27, 2020 at 2:00 p.m.

Item 9: ADJOURNMENT

Chairman Murvin adjourned the meeting at approximately 2:19 p.m.

Minutes approved on _____.

Pursuant to the Florida Public Records Law and Central Florida Expressway Authority Records and Information Management Program Policy, audio tapes of all Board and applicable Committee meetings are maintained and available upon request to the Custodian of Public Records at (407) 690-5326, publicrecords@CFXWay.com or 4974 ORL Tower Road, Orlando, Florida 32807.

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: CFX Right-of-Way Committee Members

FROM: Laura Newlin Kelly, Associate General Counsel *LNK*

DATE: July 8, 2020

RE: Agreement for Right-of-Way Transfer and Continuing Maintenance between Orange County (“County”) and the Central Florida Expressway Authority (“CFX”) pertaining to State Road 417 and Boggy Creek Road
Project No. 417-454 Boggy Creek Road
Portions of Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B

BACKGROUND

The Orlando/Orange County Expressway Authority (now “CFX”) acquired various real properties for the construction of State Road (S.R.) 417 and associated facilities. The acquisition included parcels 45-402A, 45-402B, 45-501A and 45-501B, portions of which were subsequently developed as local road right-of-way for Boggy Creek Road. Parcels 45-402A and 402B were acquired from Maria Teresa Crespi, Pedro Jose Crespi, Jose L. Crespi for \$225,276.61 pursuant to that certain Stipulated Order of Taking, Case No. CI91-6724 in the Circuit Court of the Ninth Judicial Circuit, Orange County, Florida entered October 18, 1991. Parcels 45-501A and 45-501B consisted of over 100 acres and were acquired from Lake Nona Corporation for \$8,048,290 pursuant to that certain Warranty Deed recorded November 14, 1991 in Official Records Book 4345, Page 3237, Public Records of Orange County, Florida. Orange County owns parcels 45-400 and 45-401 (“County Parcels”), which contain portions of right-of-way currently utilized as a part of CFX’s Expressway System.

As part of the construction of S.R. 417 (“Expressway Facilities”), CFX relocated or realigned local roadways, constructed bridges over local roadways, widened local roadways, and constructed retention ponds to serve the local roadway network and to support CFX’s Expressway System. As a result of the reconfiguration of the local roadways and substantial nature of the acquisition of the public right-of-way for the Expressway Facilities, when the construction on the local roadway reconfigurations and the Expressway Facilities was complete, CFX retained fee simple ownership of portions of certain local roadways that were a part of the City of Orlando and Orange County’s (“County”) local roadway systems. Those portions of parcels 45-402A, 45-402B, 45-501A and 45-501B that are part of the County roadway system (“CFX Parcels”) are more particularly depicted on the map attached hereto as **Attachment “A”** (“Map”).

In order to ensure all local road right-of-way and associated facilities are owned by the County and all right-of-way and associated facilities operated as a part of the Expressway System are owned and maintained by CFX, CFX and the County desire to enter into the proposed Right-of-Way Transfer and Maintenance Agreement to effectuate a transfer of the ownership interests. The proposed Right-of-Way Transfer and Maintenance Agreement is attached hereto as **Attachment “B”** (“Agreement”). Pursuant to the terms of the proposed Agreement, CFX agrees to transfer certain CFX Parcels to the County for ownership and maintenance, subject to a drainage easement in favor of CFX, and the release and reestablishment of the limited access right-of-way lines depicted on the Map. The conveying instrument will include a deed restriction and reverter in the event the County fails to utilize the CFX Parcels for public right-of-way. In exchange for said transfer, the County agrees to transfer to CFX those portions of the right-of-way currently owned by the County but utilized as a part of CFX’s Expressway System and identified herein as the County Parcels. The County Parcels are more specifically depicted on the Map.

Portions of the CFX Parcels and County Parcels are encumbered with limited access lines held by CFX running along the western and eastern boundaries of Boggy Creek Road north and south, respectively (“Existing L/A Lines”). Since Boggy Creek Road is a local roadway, it is in the best interest of CFX to relocate and reestablish the location of the Existing L/A Lines in accordance with the terms of the Agreement.

The proposed Agreement will further memorialize and reiterate the maintenance obligations of CFX and the County with regard to local infrastructure and Expressway System infrastructure, including, without limitation, the maintenance obligations of the drainage easement.

Pursuant to CFX’s Property Acquisition, Disposition & Permitting Procedures Manual (“Policy”), CFX staff and CFX’s General Engineering Consultant have examined the CFX Parcels and determined that the CFX Parcels are not needed to support existing Expressway Facilities, provided CFX retains a drainage easement over portions of the CFX Parcels and additional real property owned by the County. Accordingly, CFX’s General Engineering Consultant has certified that the CFX Parcels are not essential for present or future construction, operation or maintenance of an Expressway Facility or for CFX purposes and that the disposition of the CFX Parcels would not impede or restrict the Expressway System. A copy of the certification is attached hereto as **Attachment “C”**.

Based on the County’s ongoing use, operation and maintenance of the CFX Parcels as public right-of-way, the proposed Agreement was prepared and provided to the County for review and consideration. The County has reviewed the Agreement and agrees with its form, subject to confirmation of the exact legal descriptions and the technical portions of the Agreement. CFX’s General Engineering Consultant has reviewed the legal descriptions, maintenance functions, and maintenance responsibilities.

REQUEST

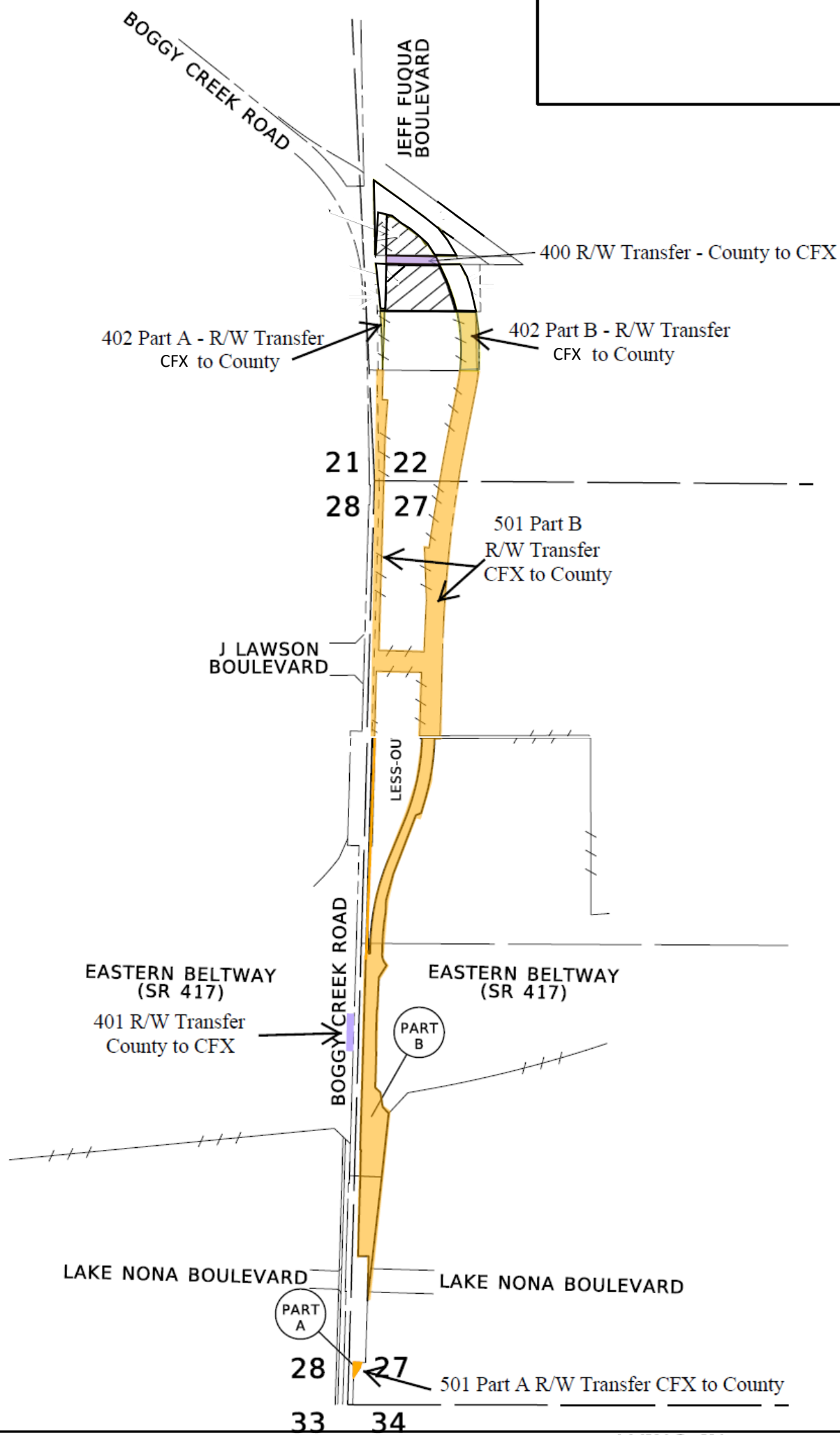
A recommendation by the Right-of-Way Committee for CFX Board's approval of the Resolution Declaring Property as Surplus Property Available for Sale, Authorizing the Transfer of Surplus Property with Orange County and Release and Reestablishment of Limited Access Lines and the Approval of the Right of Way Transfer and Continuing Maintenance Agreement with CFX and County in a form substantially similar to the attached Agreement, subject to the following: (1) separate notice to the local government in which the CFX Parcels, County Parcels, and Existing L/A Lines are located is not required; (2) conveyance of the CFX Parcels will be via Quit Claim Deed, rather than Special Warranty Deed, subject to a deed restriction and right of reverter restricting the use of the CFX Parcels for public right-of-way; (3) reservation of a drainage easement over portions of the CFX Parcels and additional real property owned by the County; (4) the Existing L/A Lines will not be released until the CFX Parcels are conveyed to the County and the County Parcels are conveyed to CFX to reestablish the location of the limited access lines; and (5) approval of the legal descriptions, deeds, maintenance functions, and maintenance responsibilities by CFX's General Engineering Consultant and any minor or clerical revisions approved by the General Counsel or designee.

ATTACHMENTS

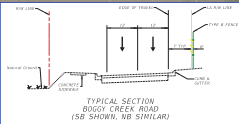
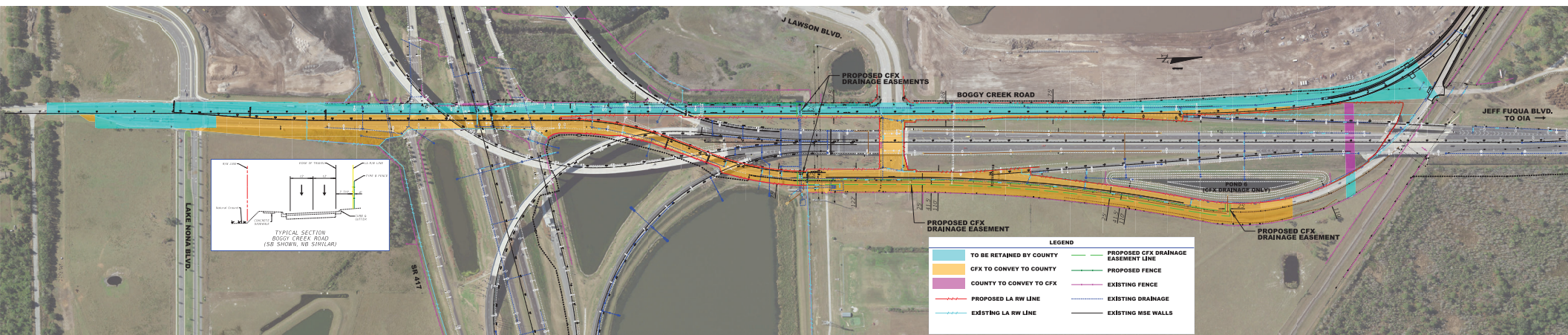
- A. Map
- B. Right-of-Way Transfer and Continuing Maintenance Agreement
- C. Certificate from CFX's General Engineering Consultant
- D. Resolution Declaring Property as Surplus Property Available for Sale, Authorizing the Transfer of Surplus Property with Orange County and Release and Reestablishment of Limited Access Lines Pursuant to a Right of Way Transfer and Continuing Maintenance Agreement

BOGGY CREEK JURISDICTIONAL TRANSFERS EXHIBIT

VICINITY MAP



NOT TO SCALE



DATE: 11/01/2023

SR 417

Project 417-454 Boggy Creek Road
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

**RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT
BETWEEN
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
AND ORANGE COUNTY, FLORIDA
(Boggy Creek Road)**

THIS RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT (“Agreement”) is made and entered into on the last date of execution below by and between the **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 (“CFX”) and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32801-1393 (“County”). CFX and County are sometimes collectively referred to herein as the “Parties.”

WITNESSETH:

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

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

WHEREAS, pursuant to Section 335.0415, Florida Statutes, “public roads may be transferred between jurisdictions . . . by mutual agreement;” and

WHEREAS, Section 163.01, Florida Statutes, authorizes both Parties to this Agreement to enter into Interlocal Agreements; and

WHEREAS, in the course of the construction State Road (S.R.) 417 and Boggy Creek Road, CFX, County and City of Orlando acquired certain real property for the benefit of the local jurisdictions and constructed thereon certain roadways and other improvements to ensure a minimal disruption of traffic to the citizens and to provide for a smooth transition to the Expressway Facilities (hereinafter defined), thus making both the Expressway Facilities and the local road system compatible; and

WHEREAS, the construction of S.R. 417 and Boggy Creek Road is completed, and both Parties desire to conclude the land conveyances to ensure that title to all of County's right-of-way and related facilities is vested in County, subject to certain rights retained by CFX, and title to all of CFX's right-of-way and related facilities and crossings is vested in CFX; and

WHEREAS, the Parties desire to enter into a right-of-way transfer and maintenance agreement reserving certain easements over and across portions of the Easement Areas (hereinafter defined); and

WHEREAS, concurrent with the conveyance of fee simple interest in the CFX Property (hereinafter defined) and County Property (hereinafter defined), the Parties agree to release, relocate, and reestablish certain limited access lines in favor of CFX, and remove, relocate, or construct any fences, walls, or light poles within the limited access line in accordance with the terms and conditions hereof; and

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

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

1. **Recital**. The above recitals are true and correct and form a material part of this Agreement and are incorporated herein by reference.

2. **Right-of-Way Maps**. CFX previously delivered to County a full and complete set of right-of-way maps consisting of S.R. 417 Project 417-454 Boggy Creek Road.

3. **CFX Conveyance**. CFX agrees to transfer, assign, and convey to County, and County agrees to accept by quit claim deed, all of CFX's right, title, and interest in and to the real property located in Orange County, Florida designated as CFX parcels 45-402A, 45-402B, 45-501A, and 45-501B as more specifically described in **Exhibit "A"** attached hereto and incorporated herein by reference ("**CFX Property**"), subject to the covenants, reservations, conditions, restrictions, and easements of record, including, without limitation, a reservation for any air rights associated with any Expressway System bridge crossings of local roads. CFX and County agree that the quit claim deed to be executed and delivered under the provisions of this section shall be substantially in the form attached hereto as **Exhibit "B"** and incorporated herein by reference ("**CFX Deed**").

4. **County Conveyance**. County agrees to transfer and convey to CFX, and CFX agrees to accept by county deed, all of County's right, title, and interest in and to the real property located in Orange County, Florida designated as CFX parcels 45-400 and 45-401 as more specifically described in **Exhibit "C"** attached hereto and incorporated herein by reference ("**County Property**"), subject to the covenants, reservations, conditions, restrictions, and easements of record. CFX and County agree that the county deed to be executed and delivered under the provisions of this section shall be consistent with the requirements of Section 125.411,

Florida Statutes, and be substantially in the form attached hereto as **Exhibit “D”** and incorporated herein by reference (“**County Deed**”).

5. **Easements for Expressway Facilities.** The Parties agree that County shall grant to CFX, its successors, and assigns, a perpetual, exclusive easement (“**Easement**”) over, upon, under, and across that certain real property more specifically described in **Exhibit “E”** attached hereto and incorporated herein by reference (“**Easement Areas**”) for the purpose of providing stormwater conveyance, outfall, retention, and detention facilities (collectively, the “**Stormwater Facilities**”) for S.R. 417 bridges, ramps, columns, fencing, signature, and related structures and facilities (collectively, “**Expressway Facilities**”), including without limitation, the right to access, install, construct, use, operate, maintain, alter, improve, repair, replace, renew, expand, and remove the Stormwater Facilities. The Parties agree that the terms and conditions of the Easement shall be substantially in the form attached hereto as **Exhibit “F”** and incorporated herein by reference (“**Easement Agreement**”). County expressly agrees for itself and its successors and assigns to refrain from any use of the Easement which would interfere with the Expressway Facilities or otherwise constitute a hazard for the Expressway Facilities. The Easement shall inure to the benefit of and be enforceable by CFX and its successors and assigns.

6. **Release of Limited Access Line by CFX.** Upon delivery of the County Deed and Easement Agreement to CFX, CFX hereby agrees to execute a notice of release of the limited access rights and lines represented by the limited access lines described in **Exhibit “G”** attached hereto and incorporated herein by reference (“**Existing L/A Lines**”); provided, however, the Parties agree this release shall not impact any other limited access lines or rights and the remaining lines and rights shall remain in full force and effect. The Parties agree that the terms and conditions of the notice of release shall be substantially in the form attached hereto as **Exhibit “H”** and incorporated herein by reference (“**Release**”). The Parties agree and acknowledge that the limited access line shall be reestablished as more particularly depicted and established in the County Deed and CFX Deed, which reestablishment shall occur upon the recording of the County Deed and CFX Deed and the legal descriptions referenced therein (“**New L/A Lines**”). The Parties agree and acknowledge that the release is made without any warranty or representation by CFX and is being released to County “AS IS, WHERE IS, WITH ALL FAULTS,” in such condition as the same may be on the Closing Date and will not act to convey or restore any abutter’s rights including, without limitation, any claims for air, light and view between any abutting property and CFX’s remaining property. To the extent permitted under, and without waiving any of the provisions of, Section 768.28, Florida Statutes, County further agrees to release and discharge CFX from any and all past, present, and future claims or actions arising out of, or in any way connected with, the location or relocation of the limited access line, including, without limitation, any claim for loss of access to any County’s remaining property, business damages, severance damages, or any other damages.

7. **Removal and Replacement of Fence, Light Poles, and Walls.** At the Closing, County agrees to grant CFX a license to remove any existing fences, walls, light poles, or any other structures located within the CFX Property or along the Existing L/A Line and replace, relocate, reinstall, or construct a new fence, wall, or light poles, within the CFX Property or along the New L/A Lines. This license shall remain in effect for eighteen (18) months from the Closing Date. CFX shall be responsible, at no cost to County, for any and all costs and expenses associated

with CFX's exercise of the license and the removal, relocation, reinstallation, or construction of any fences, walls, light poles, or other structures associated with the license.

8. **Future and Continuing Maintenance.** The Parties agree that it is necessary and desirable to define with specificity the locations for future and continuing maintenance, and the details of such maintenance responsibility applicable to the following areas: 1. Local road bridge over CFX expressway system; 2. CFX expressways bridge over local road; 3. Canals/waterways originating or extending beyond CFX right-of-way; 4. Canals/waterways within CFX right-of-way; 5. Detention/retention pond and structures; 6. Utilities; and 7. Roadways (collectively, the "**Maintenance Areas**"), as such areas are defined in **Exhibit "I"** attached hereto and incorporated herein by reference. The Parties agree to perform, each at its sole cost and expense, and accept responsibility for any and all continuing and future maintenance obligations and responsibility for the Maintenance Areas as particularly allocated to each Party pursuant to **Exhibit "J"** attached hereto and incorporated by reference. The Parties agree that the maintenance functions and future and continuing maintenance responsibilities, as defined and allocated in **Exhibits "I" and "J,"** respectively, are necessary and properly defined and allocated. CFX does hereby agree to assume the future and continuing maintenance responsibility as outlined on **Exhibits "I" and "J"** and to perform such maintenance in a timely, workmanlike manner. Said maintenance responsibility shall commence as of the date of this Agreement. County does hereby agree to assume the future and continuing maintenance responsibility as outlined on **Exhibits "I" and "J"** and to perform such maintenance in a timely, workmanlike manner. Said maintenance responsibilities shall commence as of the date of this Agreement.

9. **Consideration.** The consideration for the CFX Property to be transferred to County and the County Property to be transferred to CFX, collectively referred to herein as the "**Property,**" shall be the respective values attributed thereto, the release and reestablishment of the L/A Line, the removal and replacement of fences, light poles, and walls, and the continuing and future obligations to maintain the Property.

10. **Evidence of Title.** At any time before Closing, either party may, at its sole cost and expense, order a commitment from an agent for a policy of owner's title insurance ("**Commitment**") which shall be written on a title insurance company reasonably satisfactory and acceptable to that party.

11. **Survey.** Either party shall have the right, at any time before Closing, to have the Property surveyed at its sole cost and expense ("**Survey**"). The surveyor shall provide certified legal descriptions and sketches of said descriptions and the legal descriptions will be included in the deed subject to the approval of the Parties.

12. **Deed Restriction; Reverter.** The CFX Property conveyed to County shall be utilized for the purpose of public right-of-way. The Parties agree that the CFX Property shall have imposed thereon a use restriction consistent with the following ("**Use Restriction**"):

"By acceptance of this deed, County agrees that the CFX Property shall only be used for public right-of-way. Further, the foregoing use restriction shall run with title to the CFX Property for a term of the lesser of forty (40) years after the date of recording of this deed

or the maximum number of years allowable by law (“**Term**”). During the Term, if the CFX Property ceases to be used as public right-of-way, CFX may elect to pursue any remedies available to the CFX in law or equity including, without limitation, specific performance, or for all right, title, and interest to the CFX Property that is not used for public right-of-way to automatically revert back to CFX at no cost to CFX. In such event, CFX shall notify County in writing of its intent to exercise its right of reverter with respect to the CFX Property (“**Reversion Notice**”). Notwithstanding the foregoing, in the event County desires to cease operation of the CFX Property as public right-of-way or otherwise sell, convey, or transfer the CFX Property to a third party, County shall provide written notice to CFX of such (“**Sale Notice**”) and in such event, CFX shall have the right of first refusal and shall have ninety (90) days from County’s receipt of the Sale Notice to deliver to Grantee a Reversion Notice.”

The conveyance provided herein is made by a governmental entity to a governmental entity and therefore excepted from the provisions of Section 689.18, Florida Statutes, and excluded from the application of the statutory rules against perpetuities as set forth in Section 689.225(2), Florida Statutes.

13. **Closing Date and Location.** The closing of the conveyances contemplated under this Agreement (“**Closing**”) shall be held on or before sixty (60) days after the Effective Date (hereinafter defined) or such earlier date selected by CFX upon not less than ten (10) days’ prior written notice to County (“**Closing Date**”), at the offices of CFX, or CFX’s attorney, or any other place which is mutually acceptable to the Parties. The Closing Date is subject to an option to extend that may be exercised with written approval from the Manager of Orange County Real Estate Management Division and the Executive Director of CFX, as applicable.

14. **Conveyance of Title.** The Parties shall execute and deliver to the other the required CFX Deed, County Deed, Easement, and Release as described above.

15. **Closing Documents and FIRPTA Affidavit.** At Closing, each owner of the Property (“**Owner**”) shall sign a closing statement, if applicable, and an affidavit that Owner is not a foreign person for purposes of the Foreign Investment in Real Property Tax Act (FIRPTA), as revised by the Deficit Reduction Act of 1984 and as same may be amended from time to time (which certificates shall include Owner’s taxpayer identification numbers and address or a withholding certificate from the Internal Revenue Service stating that Owner is exempt from withholding tax on the Purchase Price under FIRPTA) and such other documents as are necessary to complete the transaction. In the event one of the Parties elects to obtain a Commitment, the other Party shall execute an owner’s affidavit including matters referenced in Section 627.7842(b) and (c), Florida Statutes.

16. **Recording.** County agrees to record the CFX Deed, County Deed, Easement Agreement, and Release (“**Closing Documents**”) no later than thirty (30) days after delivery of the original Closing Documents to County. CFX agrees to pay fifty percent (50%) of the costs of the recording of the Closing Documents within ten (10) business days after execution of the Closing Documents. County agrees to deliver to CFX a copy of the recorded CFX Deed and Release and original of the recorded County Deed and Easement Agreement.

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

18. **As-Is Conveyance.**

- a. **Conveyance by CFX to County.** County hereby agrees, acknowledges and understands that the CFX Property is being conveyed to County “AS IS, WHERE IS, WITH ALL FAULTS,” in such condition as the same may be on the Closing Date, without any representations or warranties by CFX as to any condition of the CFX Property, including, without limitation, surface and subsurface environmental conditions, whether latent or patent. CFX makes no guarantee, warranty, or representation, express or implied, as to the quality, character, or condition of the CFX Property, or any part thereof, or to the fitness of the CFX Property, or any part thereof, for any use or purpose, or any representation as to the nonexistence of any hazardous substances. Neither party shall have any claim against the other, in law or in equity, based upon the condition of the CFX Property, or the failure of the CFX Property to meet any standards. In no event shall CFX be liable for any incidental, special, exemplary, or consequential damage. In the event that any hazardous substances are discovered on, at, or under the CFX Property, neither party shall maintain any action or assert any claim against the other, its successors and their respective members, employees, and agents arising out of or relating to any such hazardous substances. The provisions of this Section shall survive the Closing. (CFX Manual, Sec. 5-6.09) County has read and understands the provisions of this Section and acknowledges and agrees that except as expressly set forth in this Agreement, it is acquiring the CFX Property “**AS-IS, WHERE IS AND WITH ALL FAULTS**” and that CFX has disclaimed herein any and all warranties, express or implied.
- b. **Conveyance by County to CFX.** CFX hereby agrees, understands and acknowledges that the County Property is being conveyed “AS IS, WHERE IS, WITH ALL FAULTS,” in such condition as the same may be on the closing date, without any representations or warranties by County as to any condition of the County Property, including, without limitation, surface and subsurface environmental conditions, whether latent or patent. County makes no guarantee, warranty, or representation, express or implied, as to the quality, character, or condition of the County Property, or any part thereof, or to the fitness of the County Property, or any part thereof, for any use or purpose, or any representation as to the nonexistence of any hazardous substances. Neither party shall have any claim against the other, in law or in equity, based upon the condition of the County Property, or the failure of the County Property to meet any standards. In no event shall County be liable for any incidental, special, exemplary, or consequential damage. In the event that any hazardous

substances are discovered on, at, or under the property, neither party shall maintain any action or assert any claim against the other, its successors and their respective members, employees, and agents arising out of or relating to any such hazardous substances. The provisions of this Section shall survive the Closing. CFX has read and understands the provisions of this Section and acknowledges and agrees that except as expressly set forth in this Agreement, it is acquiring the County Property “**AS-IS, WHERE IS AND WITH ALL FAULTS**” and that County has disclaimed herein any and all warranties, express or implied.

19. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, transmitted electronically (i.e., by telecopier device) or within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed as follows:

CFX: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
4974 ORL Tower Road
Orlando, Florida 32807
Attn: Executive Director
Telephone: (407) 690-5000
Facsimile: (407) 690-5011

With a copy to: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
4974 ORL Tower Road
Orlando, Florida 32807
Attn: General Counsel
Telephone: (407) 690-5000

COUNTY: Orange County Real Estate Management Division
P.O. Box 1393
Orlando, Florida 32802-1393
Attn: Manager
Telephone: (407)836-7070
Facsimile: (407) 836-5969

With a copy to: Orange County Attorney’s Office
P. O. Box 1393
Orlando, Florida 32802-1393
Telephone: (407) 836-7320
Facsimile: (407) 836-5888

or to such other address as either party hereto shall from time to time designate to the other party by notice in writing as herein provided. The attorneys for the parties set forth herein may deliver and receive notices on behalf of their clients.

20. **Default.** In the event either of the Parties breaches any warranty or representation contained in this Agreement or fails to comply with or perform any of the conditions to be complied with or any of the covenants, agreements, or obligations to be performed by said party under the terms and provisions of this Agreement, the other party, in its sole discretion, and after thirty (30) days prior written notice and opportunity to cure, shall be entitled to: (i) exercise any and all rights and remedies available to said party at law and in equity, including, without limitation, the right of specific performance, or (ii) terminate this Agreement, whereupon the Agreement shall be deemed null and void and of no further force and effect, and no party hereto shall have any further rights, obligations, or liability hereunder. Upon any such termination, this Agreement and all rights and obligations created hereunder shall be deemed null and void and of no further force or effect.

21. **General Provisions.** No failure of either party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of either party's right to demand exact 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 both Parties. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or legal holiday, such time for performance shall be extended to the next business day. This Agreement may be executed in multiple counterparts, including by electronic (including digital) signature in compliance with Chapter 668, Florida Statutes, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. The headings inserted at the beginning of each paragraph of this Agreement are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. County and CFX do hereby agree that such documents as may be legally necessary or otherwise appropriate to carry out the terms of this Agreement shall be executed and delivered by each party at or prior to Closing. This Agreement shall be interpreted under the laws of the State of Florida. The Parties hereto agree that the exclusive venue and jurisdiction for any legal action authorized hereunder shall be in the courts of Orange County, Florida. TIME IS OF THE ESSENCE OF THIS AGREEMENT AND EACH AND EVERY PROVISION HEREOF.

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

23. **Survival of Provisions.** All representations and warranties set forth in this Agreement shall survive the Closing and shall survive the execution or delivery of any and all deeds and other documents at any time executed or delivered under, pursuant to, or by reason of this Agreement, and shall survive the payment of all monies made under, pursuant to, or by reason of this Agreement.

24. **Severability**. 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.

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

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

[SIGNATURES TO FOLLOW]

Project 417-454 Boggy Creek Road
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

“COUNTY”

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

Date: _____

ATTEST: Phil Diamond, CPA, County
Comptroller, Clerk to the Board of County
Commissioners

By: _____
Deputy Clerk

Print Name: _____

[ADDITIONAL SIGNATURE PAGE TO FOLLOW]

Project 417-454 Boggy Creek Road
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

“CFX”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

By: _____
_____, Chairman

Date: _____

ATTEST: _____
Regla (“Mimi”) Lamaute
Recording Clerk

Approved as to form and legality by legal
counsel to the Central Florida Expressway
Authority on this ___ day of _____,
2020 for its exclusive use and reliance.

By: _____
Diego “Woody” Rodriguez
General Counsel

LIST OF EXHIBITS

- Exhibit “A” - Legal Description of the CFX Property**
- Exhibit “B” - CFX Deed**
- Exhibit “C” - Legal Description of the County Property**
- Exhibit “D” – County Deed**
- Exhibit “E” – Easement Areas**
- Exhibit “F” - Easement Agreement**
- Exhibit “G” – Existing L/A Lines**
- Exhibit “H” - Release**
- Exhibit “I” - Detailed Maintenance Functions**
- Exhibit “J” - Maintenance Responsibility**

Project 417-454 Boggy Creek Road
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

EXHIBIT "A"
Legal Description of the CFX Property

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-402 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART A

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 54.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°03'56" WEST, A DISTANCE OF 356.11 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 18.72 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 5737.58 FEET, A CHORD BEARING OF SOUTH 00°21'30" EAST, A CHORD DISTANCE OF 356.35 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 03°55'03" EAST, RUN SOUTHERLY 356.41 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°33'33"; THENCE NORTH 89°32'19" WEST, A DISTANCE OF 25.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,508 SQUARE FEET, MORE OR LESS.

PART B

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 546.51 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.42 FEET, A CHORD BEARING OF NORTH 03°07'21" WEST AND A CHORD DISTANCE OF 356.69 FEET; THENCE FROM A TANGENT BEARING OF NORTH 05°52'57" EAST, RUN NORTHERLY 358.16 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°00'36"; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 114.29 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP; THENCE THE FOLLOWING TWO COURSES ALONG SAID RIGHT OF WAY LINE; RUN SOUTH 01°03'56" EAST, A DISTANCE OF 10.63 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1249.42 FEET, A CHORD BEARING OF SOUTH 02°33'05" EAST AND A CHORD DISTANCE OF 345.84 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 10°30'24" EAST, RUN SOUTHERLY 346.95 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°54'38"; THENCE DEPARTING SAID RIGHT OF WAY, RUN NORTH 89°32'19" WEST, A DISTANCE OF 110.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.904 ACRES, MORE OR LESS.

PARTS A AND B CONTAINING IN THE AGGREGATE 1.099 ACRES, MORE OR LESS

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

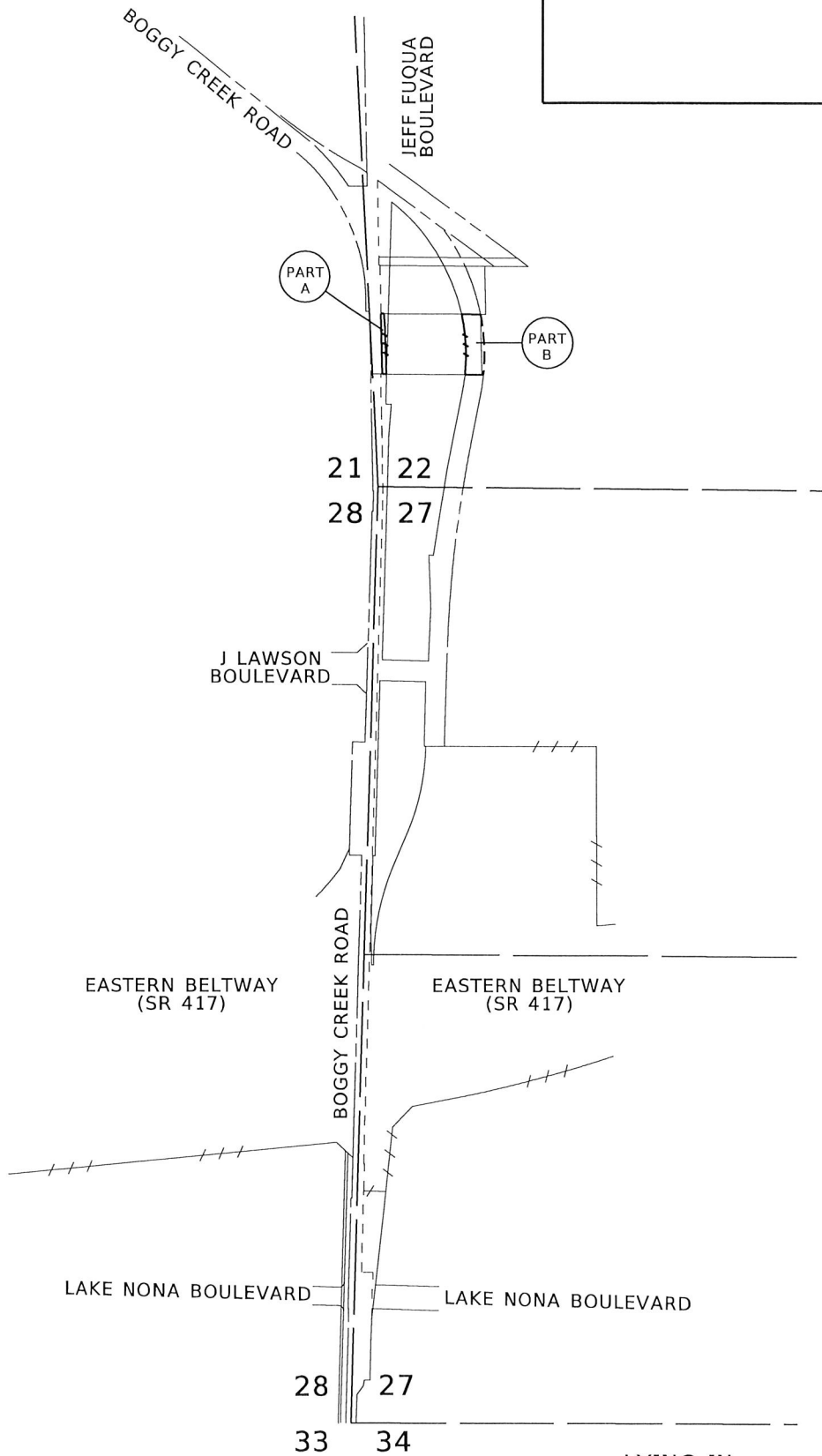
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST
 SHEET 2 OF 4

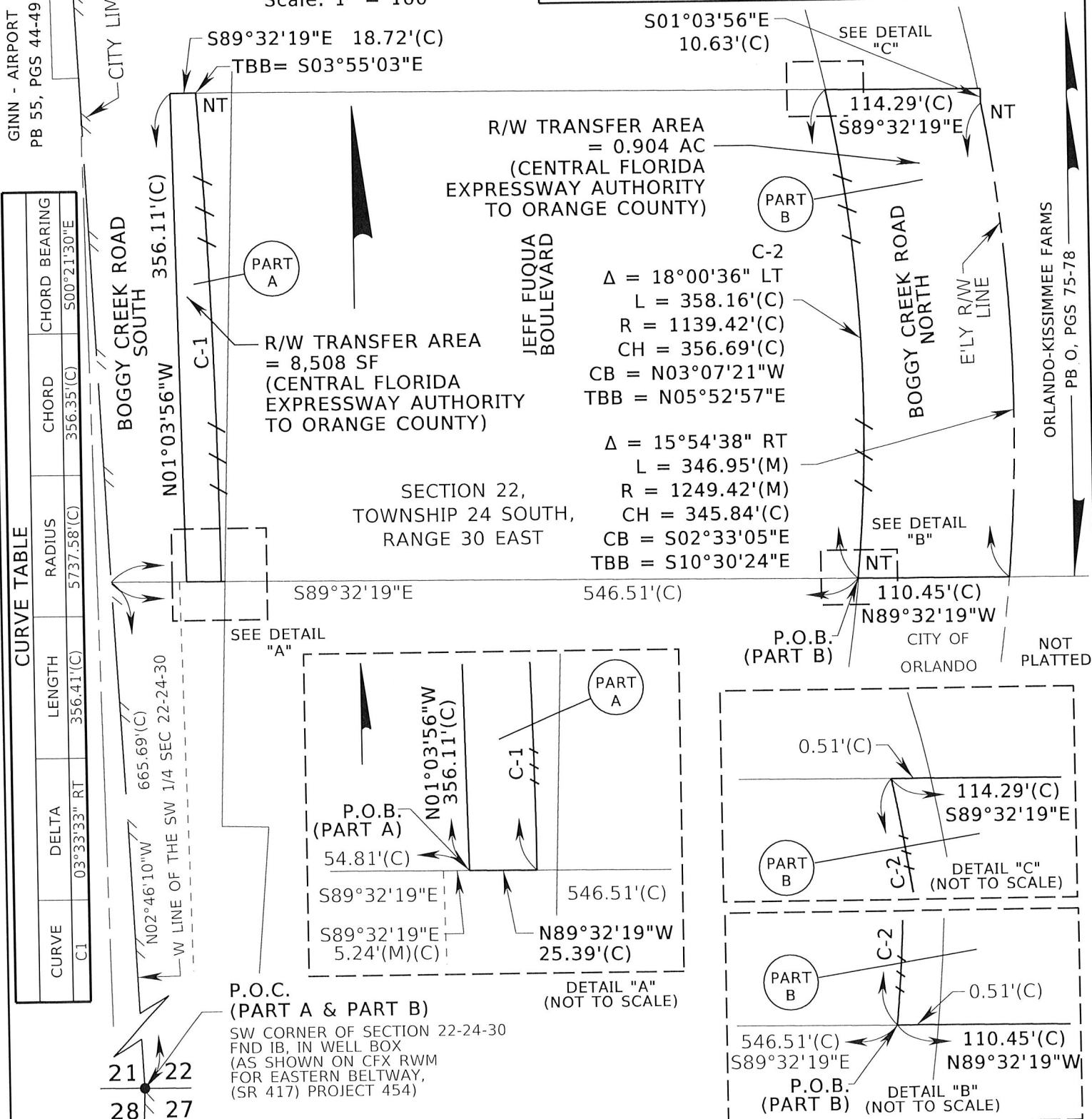
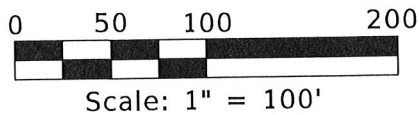
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: DECEMBER 11, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

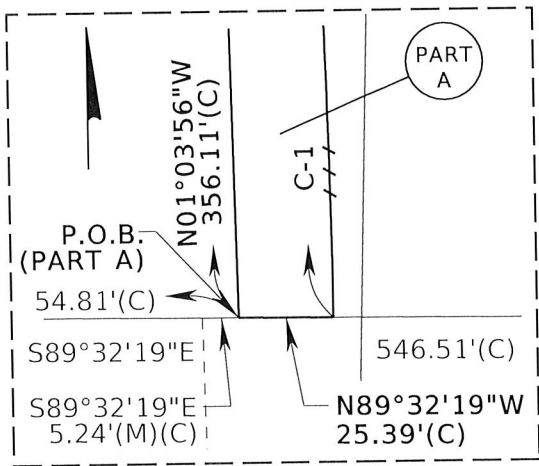


CURVE TABLE

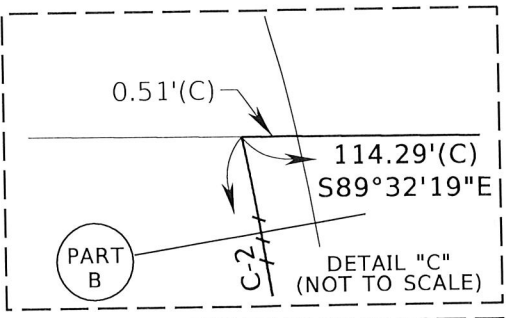
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C-1	03°33'33" RT	356.41'(C)	5737.58'(C)	356.35'(C)	S00°21'30"E

SEE DETAIL "A"

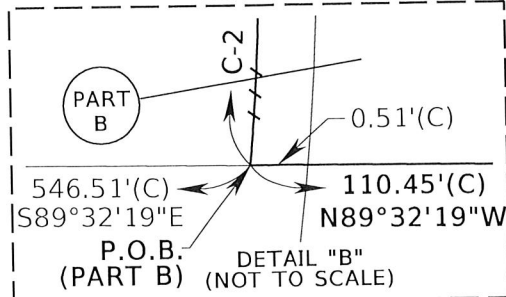
P.O.C. (PART A & PART B)
 SW CORNER OF SECTION 22-24-30
 FND IB, IN WELL BOX
 (AS SHOWN ON CFX RWM
 FOR EASTERN BELTWAY,
 (SR 417) PROJECT 454)



DETAIL "A" (NOT TO SCALE)



DETAIL "C" (NOT TO SCALE)



DETAIL "B" (NOT TO SCALE)

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: DECEMBER 11, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	= ACRES	NO.	= NUMBER
(C)	= CALCULATED	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
Δ	= DELTA	PG(S)	= PAGE OR PAGES
E'LY	= EASTERLY	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	PT	= POINT OF TANGENCY
ID	= IDENTIFICATION	R	= RADIUS
IB	= IRON BAR	RT	= RIGHT
L	= LENGTH	R/W	= RIGHT OF WAY
LA	= LIMITED ACCESS	(RWM) OR (M)	= RIGHT OF WAY MAP
LT	= LEFT	SEC	= SECTION
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 02°46'10" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.



H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020
DATE

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION

REVISION	BY	DATE	

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: DECEMBER 11, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
CFX PROJECT NO. 454**



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-501 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A (RIGHT OF WAY)

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE SOUTH 89°55'46" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 30.01 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01° 41'36" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 168.59 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE, CONTINUE NORTH 01° 41'36" EAST ALONG A LINE 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 83.83 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 38.17 FEET TO THE INTERSECTION WITH AFORESAID RIGHT OF WAY LINE; THENCE THE FOLLOWING TWO COURSES ALONG SAID RIGHT OF WAY LINE; RUN SOUTH 06°38'10" WEST, A DISTANCE OF 32.29 FEET; THENCE SOUTH 35°40'52" WEST, A DISTANCE OF 63.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,096 SQUARE FEET, MORE OR LESS.

PART B (LIMITED ACCESS RIGHT OF WAY)

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE WEST 1/4 OF SECTION 27 AND THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01° 41'36" EAST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1370.04 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LIMITED ACCESS RIGHT OF WAY LINE OF EASTERN BELTWAY (SR 417) AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 87°18'24" EAST ALONG SAID PROLONGATION, A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PROLONGATION, RUN NORTH 01°41'36" EAST ALONG A LINE 35.00 EAST OF AND PARALLEL TO AFORESAID WEST LINE, A DISTANCE OF 157.86 FEET; THENCE NORTH 89°32'19" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 01°41'36" EAST ALONG A LINE 30.00 EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 3856.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 5801.86 FEET, A CHORD BEARING OF NORTH 00°18'13" EAST AND A CHORD DISTANCE OF 281.41 FEET; THENCE RUN NORTHERLY 281.44 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°46'46" TO A POINT OF TANGENCY; THENCE NORTH 01°05'10" WEST, A DISTANCE OF 524.03 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 30.63 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 5737.58 FEET, A CHORD BEARING OF SOUTH 00°40'03" WEST AND A CHORD DISTANCE OF 205.44 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 00° 21' 30" EAST, RUN SOUTHERLY 205.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°03' 06" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 5.26 FEET;

SEE SHEET 4 FOR VICINITY MAP
SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 13

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-501 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

THENCE SOUTH 85°18'26" EAST, A DISTANCE OF 32.13 FEET; THENCE SOUTH 04°41'34" WEST, A DISTANCE OF 274.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3500.00 FEET, A CHORD BEARING OF SOUTH 03°11'35" WEST AND A CHORD DISTANCE OF 183.21 FEET; THENCE RUN SOUTHERLY 183.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°59'58" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 463.63 FEET; THENCE SOUTH 02°05'46" EAST, A DISTANCE OF 196.69 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 286.58 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 58.31 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 24.83 FEET; THENCE SOUTH 73°18'26" EAST, A DISTANCE OF 16.56 FEET; THENCE SOUTH 88°18'26" EAST, A DISTANCE OF 129.00 FEET; THENCE NORTH 77°11'19" EAST, A DISTANCE OF 82.69 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 18.11 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 7681.94 FEET, A CHORD BEARING OF NORTH 01°47'10" EAST AND A CHORD DISTANCE OF 24.84 FEET; THENCE FROM A TANGENT BEARING OF NORTH 01°52'43" EAST, RUN NORTHERLY 24.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 11'07"; THENCE SOUTH 88°07'17" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7671.94 FEET, A CHORD BEARING OF NORTH 02°48'50" EAST AND A CHORD DISTANCE OF 250.43 FEET; THENCE FROM A TANGENT BEARING OF NORTH 01°52'43" EAST, RUN NORTHERLY 250.44 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°52'13"; THENCE NORTH 02°26'50" WEST, A DISTANCE OF 351.33 FEET; THENCE NORTH 87°33'10" EAST, A DISTANCE OF 38.17 FEET; THENCE NORTH 09°01'09" EAST, A DISTANCE OF 352.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7671.94 FEET, A CHORD BEARING OF NORTH 10°08'03" EAST AND A CHORD DISTANCE OF 298.53 FEET; THENCE RUN NORTHERLY 298.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'47" TO A POINT OF TANGENCY; THENCE NORTH 11°14'56" EAST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.42 FEET, A CHORD BEARING OF NORTH 08°33'57" EAST AND A CHORD DISTANCE OF 106.68 FEET; THENCE RUN NORTHERLY 106.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°21'59"; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 110.45 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1249.42 FEET, A CHORD BEARING OF SOUTH 08°19'35" WEST AND A CHORD DISTANCE OF 127.40 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 05°24'14" WEST, RUN SOUTHERLY 127.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 50'42" TO A POINT OF TANGENCY; THENCE SOUTH 11°14'56" WEST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7561.94 FEET, A CHORD BEARING OF SOUTH 06°28'16" WEST AND A CHORD DISTANCE OF 1259.69 FEET; THENCE RUN SOUTHERLY 1261.15 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°33'20" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 546.43 FEET TO THE INTERSECTION WITH THE NORTH LIMITED ACCESS RIGHT OF WAY LINE OF SAID EASTERN BELTWAY (SR 417); THENCE SOUTH 89°50'55" WEST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 36.84 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1500.39 FEET, A CHORD BEARING OF SOUTH 09°51'45" WEST AND A CHORD DISTANCE OF 421.85 FEET; THENCE DEPARTING SAID LIMITED ACCESS RIGHT OF WAY LINE, FROM A TANGENT BEARING OF SOUTH 01°46'52" WEST, RUN SOUTHERLY 423.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°09' 46"; THENCE SOUTH 14°08'10" WEST, A DISTANCE OF 32.87 FEET; THENCE SOUTH 67°20'22" WEST, A DISTANCE OF 34.85 FEET; THENCE SOUTH 20°59'58" WEST, A DISTANCE OF 190.71 FEET; THENCE SOUTH 21°11'57" WEST, A DISTANCE OF 185.42 FEET; THENCE SOUTH 15°17'19" WEST, A DISTANCE OF 163.36 FEET; THENCE SOUTH 01°56'47" WEST, A DISTANCE OF 73.72 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1366.39 FEET, A CHORD BEARING OF SOUTH 05°43'41" WEST AND A CHORD DISTANCE OF 192.28 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 09°45'46" WEST,

SEE SHEET 4 FOR VICINITY MAP
SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 13

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-501 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

RUN SOUTHERLY 192.44 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°04'10" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 57.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 90.00 FEET, A CHORD BEARING OF SOUTH 21°43'31" EAST AND A CHORD DISTANCE OF 71.54 FEET; THENCE RUN SOUTHERLY 73.57 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°50' 14"; THENCE SOUTH 32°58'22" WEST, A DISTANCE OF 85.96 FEET; THENCE SOUTH 02°44'39" WEST, A DISTANCE OF 189.80 FEET; THENCE SOUTH 18°57'36" WEST, A DISTANCE OF 8.92 FEET; THENCE SOUTH 01°49'32" WEST, A DISTANCE OF 166.08 FEET; THENCE SOUTH 01°03'48" EAST, A DISTANCE OF 97.94 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 197.84 FEET; THENCE SOUTH 46°11'25" EAST, A DISTANCE OF 43.05 FEET; THENCE SOUTH 08°55'13" EAST, A DISTANCE OF 87.17 FEET; THENCE SOUTH 43°29'30" EAST A DISTANCE OF 52.58 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF AFORESAID EASTERN BELTWAY (SR 417); THENCE SOUTH 06°16'02" WEST, ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE AND EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 488.72 FEET; THENCE SOUTH 06°38'10" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 642.78 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 01°41'36" EAST, ALONG A LINE 100.00 FEET EAST OF AND PARALLEL TO THE AFORESAID WEST LINE OF SECTION 27, A DISTANCE OF 269.53 FEET; THENCE NORTH 89°32'37" WEST, A DISTANCE OF 65.02 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 479.10 FEET TO THE POINT OF BEGINNING.

LESS

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01°41'36" EAST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 2702.17 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 88°18'24" EAST, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°41'36" EAST ALONG A LINE 43.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 33.70 FEET; THENCE NORTH 02°04'10" WEST, A DISTANCE OF 137.14 FEET; THENCE NORTH 01°41'36" EAST ALONG A LINE 34.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 472.13 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 11.00 FEET; THENCE NORTH 01°41'36" EAST ALONG A LINE 45.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE , A DISTANCE OF 1036.13 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 272.89 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 381.94 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 10.17 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1425.39 FEET, A CHORD BEARING OF SOUTH 12°15'33" WEST AND A CHORD DISTANCE OF 513.46 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 01°52'58" WEST, RUN SOUTHERLY 516.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°45'10" TO A POINT OF TANGENCY; THENCE SOUTH 22°38'08" WEST, A DISTANCE OF 237.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1439.39 FEET, A CHORD BEARING OF SOUTH 12°09'52" WEST AND A CHORD DISTANCE OF 523.19 FEET; THENCE RUN SOUTHWESTERLY 526.11 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°56'32"; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 56.17 FEET; THENCE NORTH 88°18'24" WEST, A DISTANCE OF 11.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.777 ACRES, MORE OR LESS.

PART B - TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

SEE SHEET 4 FOR VICINITY MAP
SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION

SEE SHEET 13 FOR GENERAL NOTES
AND LEGEND

SHEET 3 OF 13

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

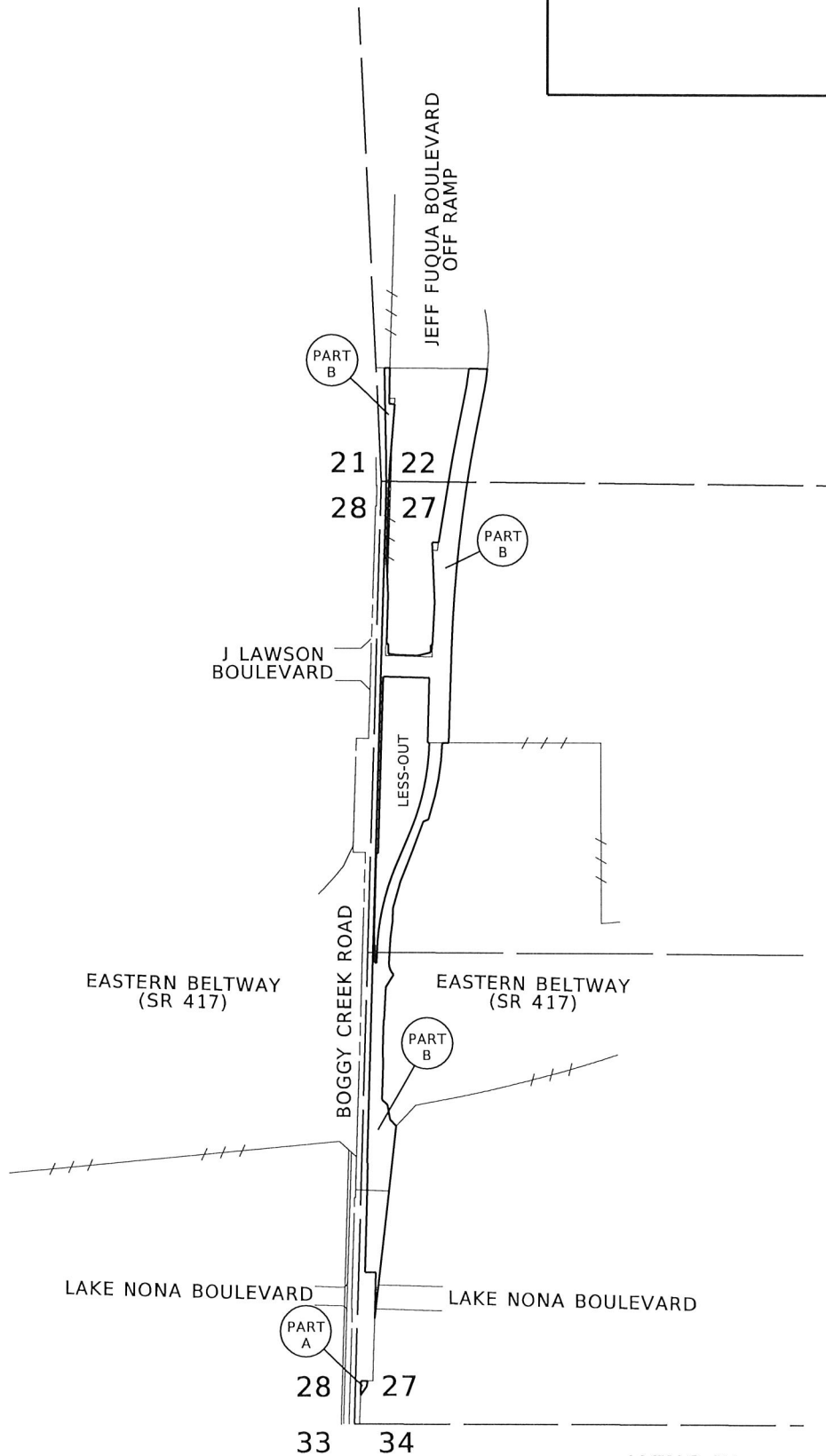
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
 SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST
 SHEET 4 OF 13

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



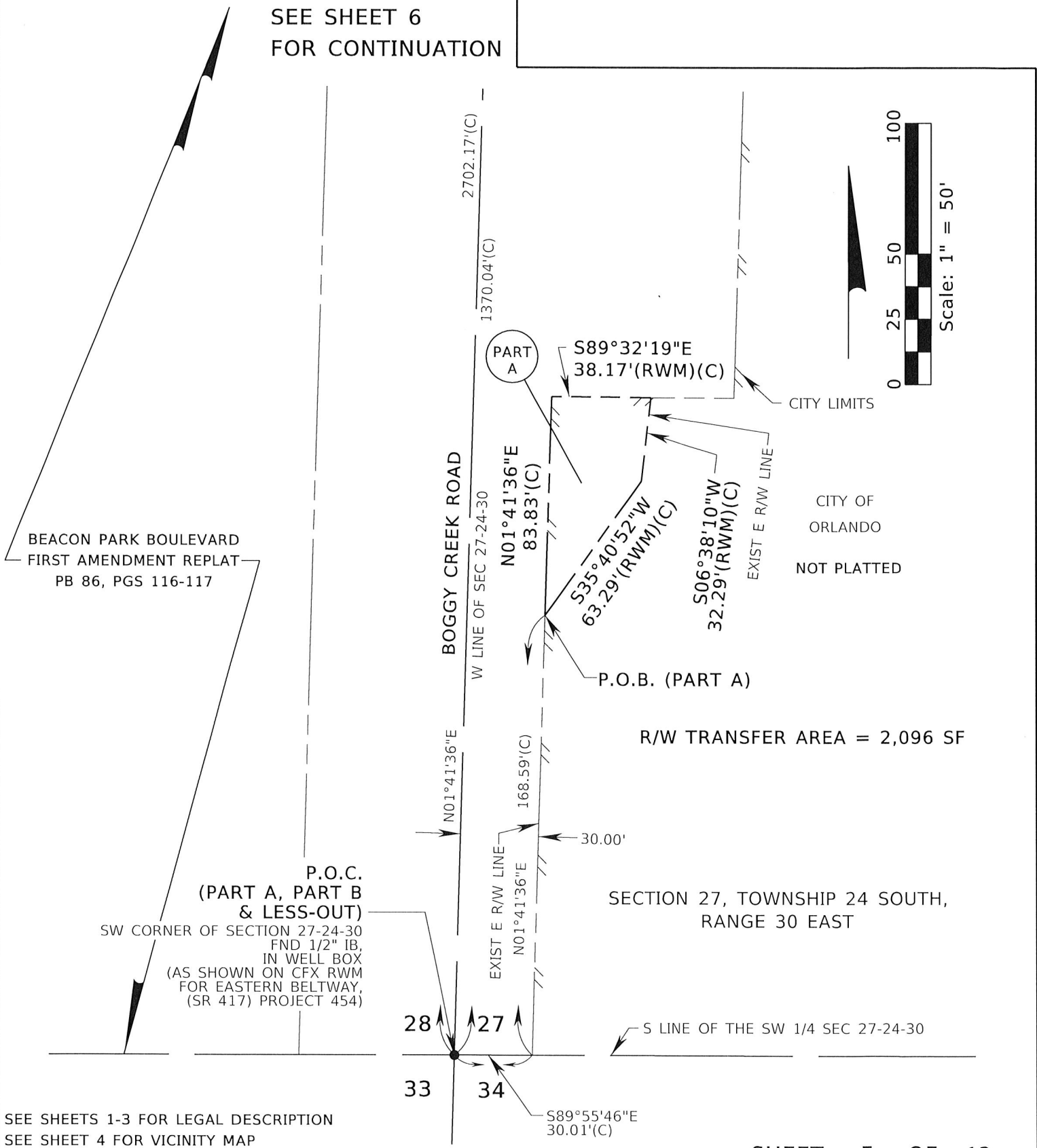
GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SEE SHEET 6
FOR CONTINUATION



SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR VICINITY MAP
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

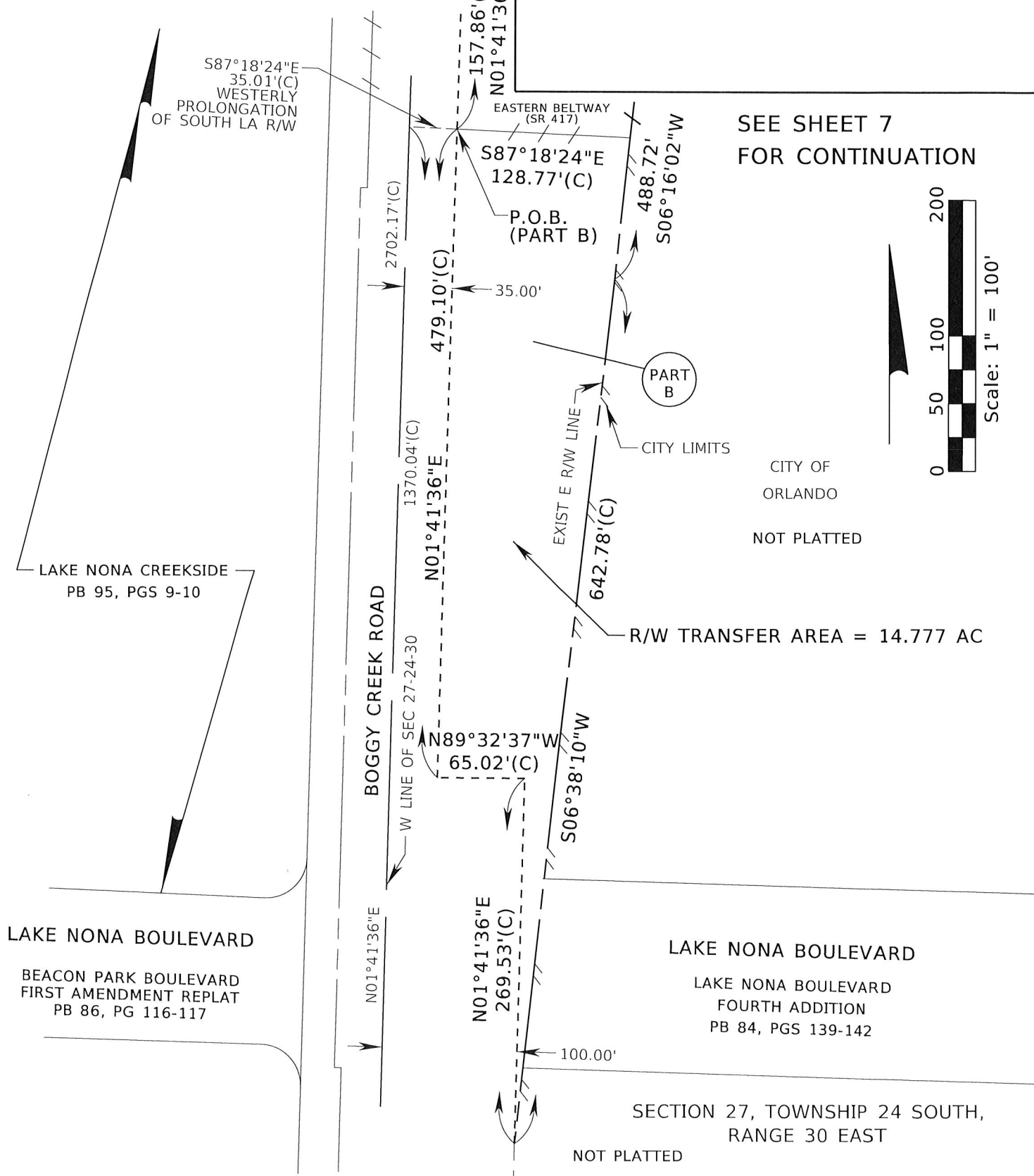
SHEET 5 OF 13

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: DECEMBER 11, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

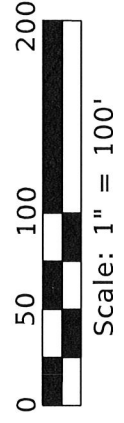
BOGGY CREEK ROAD
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SKETCH OF DESCRIPTION



SEE SHEET 7
FOR CONTINUATION



CITY OF
ORLANDO

NOT PLATTED

R/W TRANSFER AREA = 14.777 AC


SEE SHEET 5
FOR CONTINUATION

SHEET 6 OF 13

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR VICINITY MAP
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

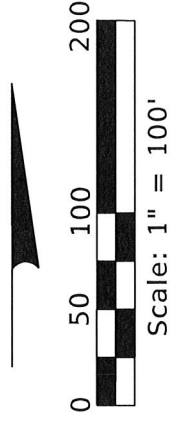
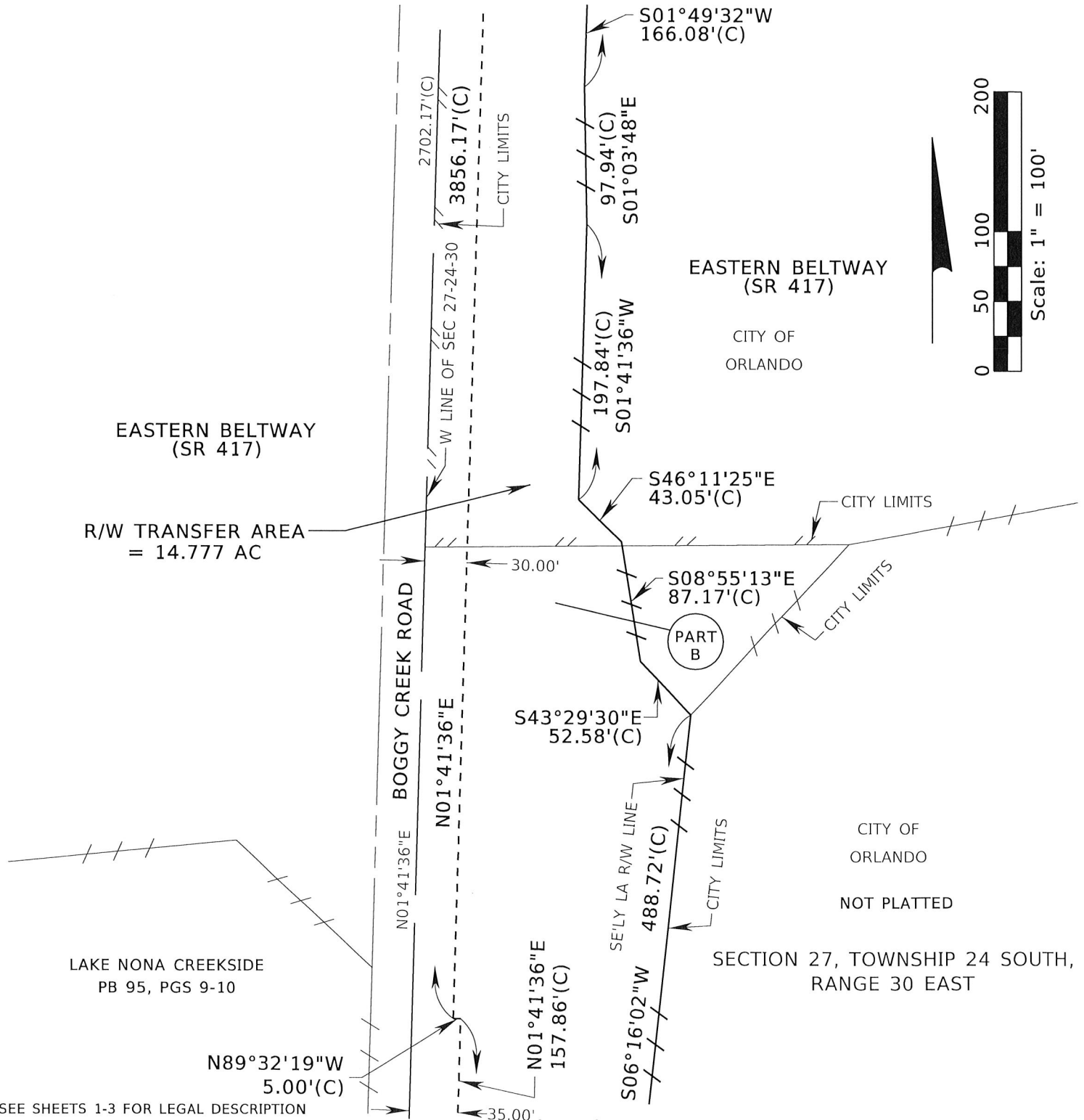
FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: DECEMBER 11, 2019
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BOGGY CREEK ROAD
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SKETCH OF DESCRIPTION

SEE SHEET 8
FOR CONTINUATION




SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR VICINITY MAP
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SEE SHEET 6
FOR CONTINUATION SHEET 7 OF 13

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: DECEMBER 11, 2019
PROJECT NO.: D08-01
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BOGGY CREEK ROAD
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SKETCH OF DESCRIPTION

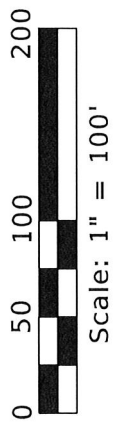
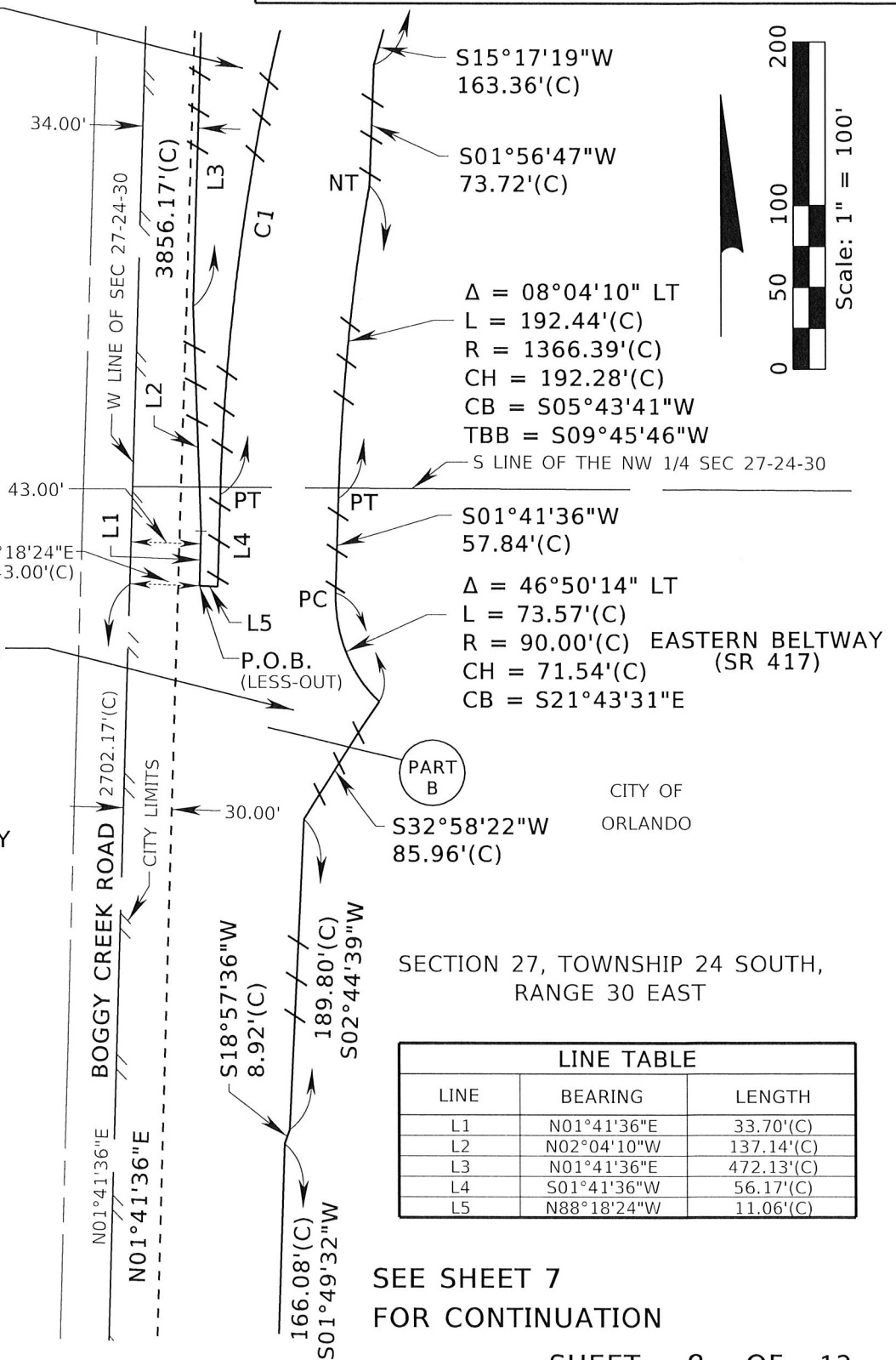
SEE SHEET 9
FOR CONTINUATION

LESS-OUT AREA
= 6.685 AC
(NOT INCLUDED)

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING
C1	20°56'32" LT	526.11'(C)	1439.39'(C)	S12°09'52"W

R/W TRANSFER AREA
= 14.777 AC

EASTERN BELTWAY
(SR 417)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°41'36"E	33.70'(C)
L2	N02°04'10"W	137.14'(C)
L3	N01°41'36"E	472.13'(C)
L4	S01°41'36"W	56.17'(C)
L5	N88°18'24"W	11.06'(C)

SEE SHEET 7
FOR CONTINUATION

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR VICINITY MAP
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

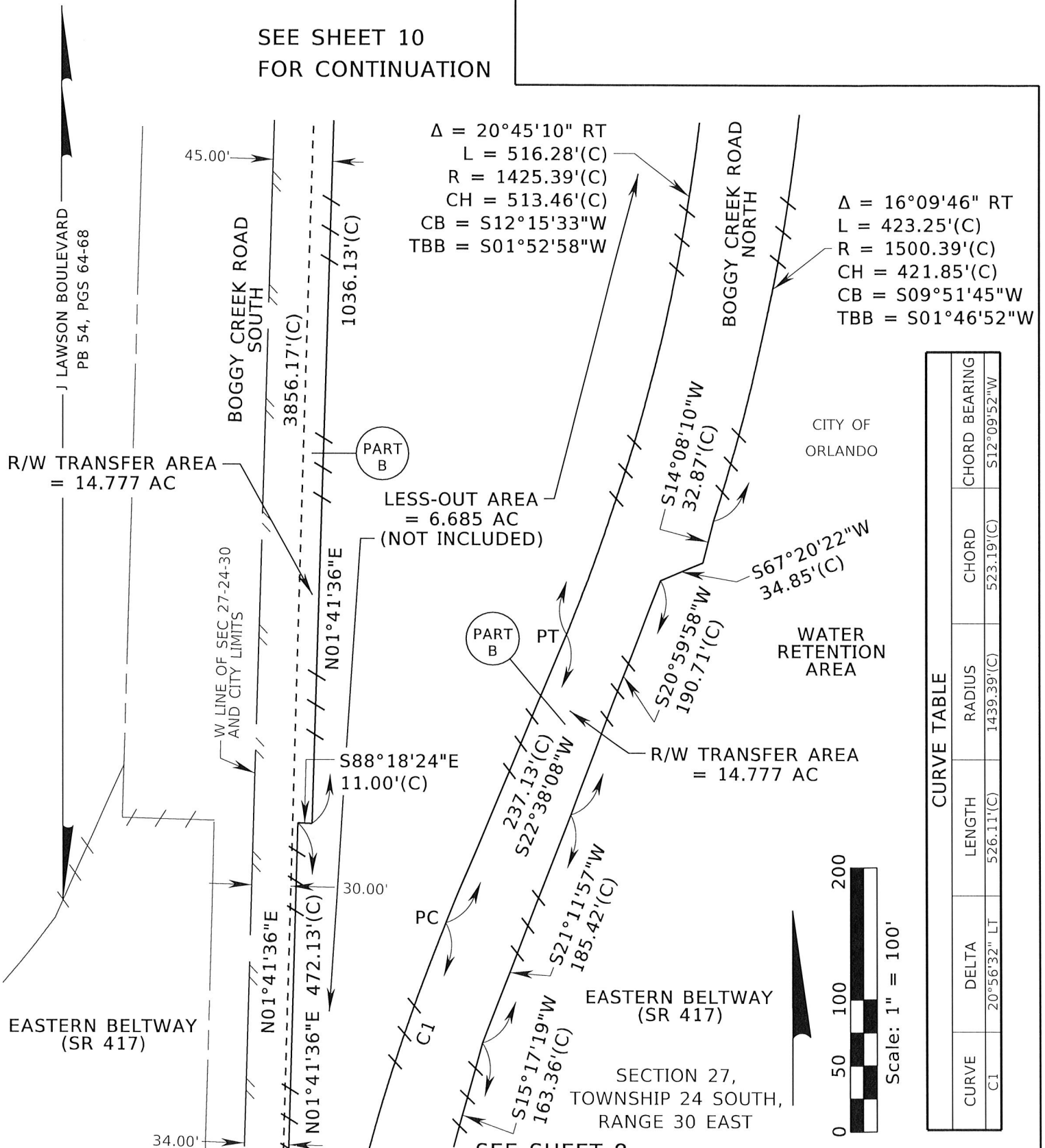
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BOGGY CREEK ROAD
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SKETCH OF DESCRIPTION

SEE SHEET 10
FOR CONTINUATION



SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
 SEE SHEET 4 FOR VICINITY MAP
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SEE SHEET 8
 FOR CONTINUATION SHEET 9 OF 13

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

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BOGGY CREEK ROAD
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SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

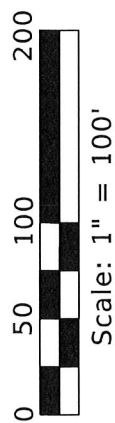
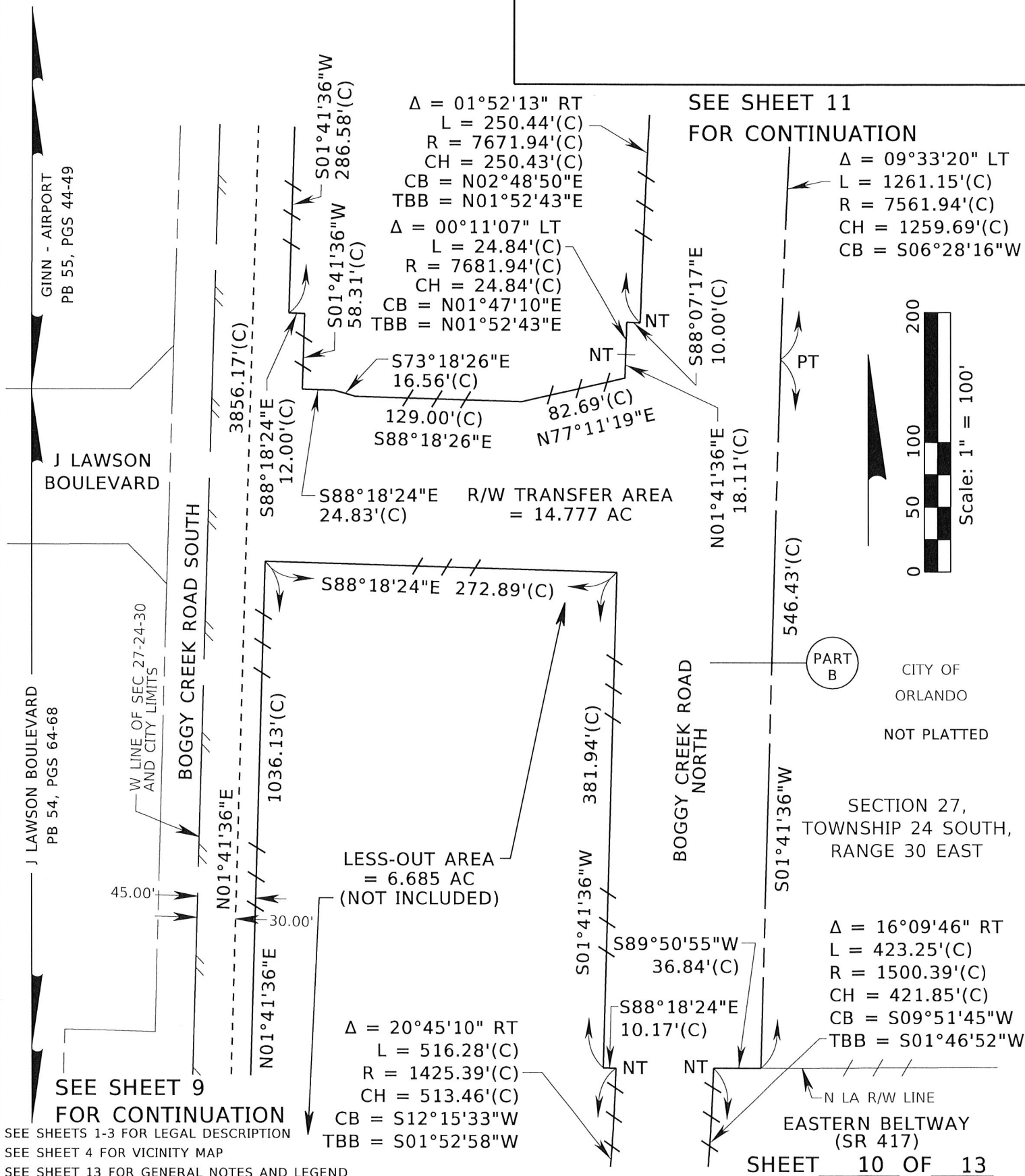
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LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 11 FOR CONTINUATION

SEE SHEET 9 FOR CONTINUATION

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
 SEE SHEET 4 FOR VICINITY MAP
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SHEET 10 OF 13

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: DECEMBER 11, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

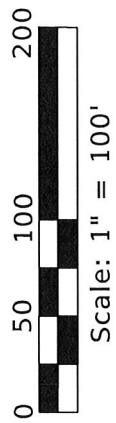
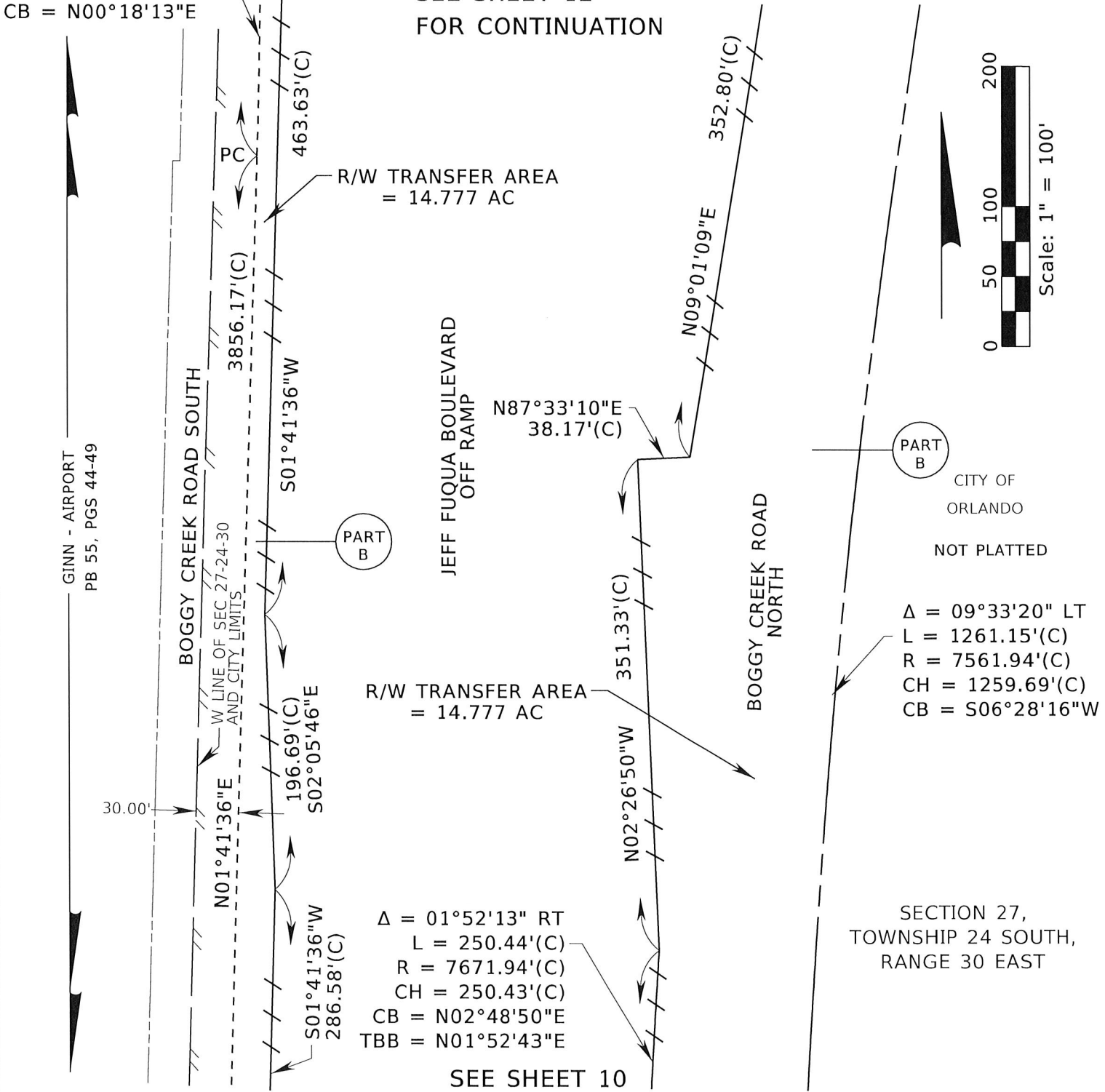
BOGGY CREEK ROAD
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SKETCH OF DESCRIPTION

$\Delta = 02^{\circ}46'46''$ LT
 $L = 281.44'(C)$
 $R = 5801.86'(C)$
 $CH = 281.41'(C)$
 $CB = N00^{\circ}18'13''E$

SEE SHEET 12
 FOR CONTINUATION



SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
 SEE SHEET 4 FOR VICINITY MAP
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SEE SHEET 10
 FOR CONTINUATION

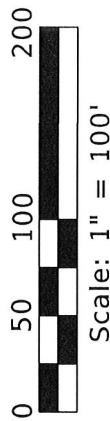
SHEET 11 OF 13

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: DECEMBER 11, 2019
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 DRAWN: RTS CHECKED: RJH

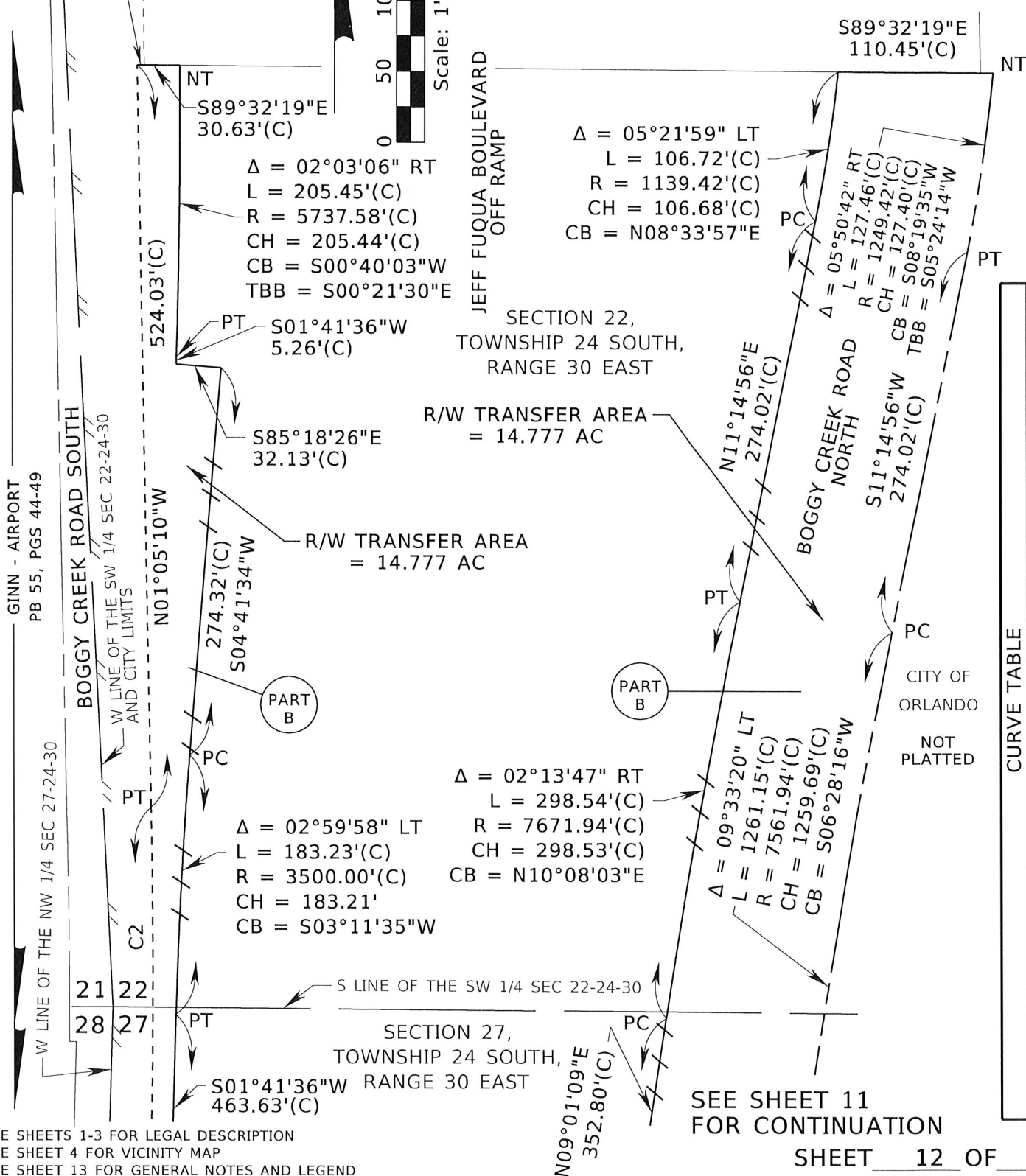
BOGGY CREEK ROAD
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SKETCH OF DESCRIPTION



S89°32'19"E
5.24'(M)(C)



SECTION 22,
TOWNSHIP 24 SOUTH,
RANGE 30 EAST

R/W TRANSFER AREA
= 14.777 AC

R/W TRANSFER AREA
= 14.777 AC

Δ = 02°13'47" RT
L = 298.54'(C)
R = 7671.94'(C)
CH = 298.53'(C)
CB = N10°08'03"E

Δ = 02°59'58" LT
L = 183.23'(C)
R = 3500.00'(C)
CH = 183.21'
CB = S03°11'35"W

Δ = 05°21'59" LT
L = 106.72'(C)
R = 1139.42'(C)
CH = 106.68'(C)
CB = N08°33'57"E

N11°14'56"E
274.02'(C)

BOGGY CREEK ROAD
NORTH

S11°14'56"W
274.02'(C)

Δ = 05°50'42" RT
L = 127.46'(C)
R = 1249.42'(C)
CH = 127.40'(C)
CB = S08°19'35"W
TBB = S05°24'14"W

Δ = 09°33'20" LT
L = 1261.15'(C)
R = 7561.94'(C)
CH = 1259.69'(C)
CB = S06°28'16"W

N09°01'09"E
352.80'(C)

SECTION 27,
TOWNSHIP 24 SOUTH,
RANGE 30 EAST

SEE SHEET 11
FOR CONTINUATION

SHEET 12 OF 13

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING
C2	02°46'46" LT	281.44'(C)	5801.86'(C)	281.41'(C) N00°18'13"E

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR VICINITY MAP
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
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LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC = ACRES
 (C) = CALCULATED
 CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 CB = CHORD BEARING
 CH = CHORD LENGTH
 Δ = DELTA
 EXIST = EXISTING
 FND = FOUND
 ID = IDENTIFICATION
 IB = IRON BAR
 L = LENGTH
 LA = LIMITED ACCESS
 LT = LEFT

NO. = NUMBER
 NT = NON TANGENT
 ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PG(S) = PAGE OR PAGES
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PT = POINT OF TANGENCY
 R = RADIUS
 RT = RIGHT
 R/W = RIGHT OF WAY
 RWM = RIGHT OF WAY MAP
 SEC = SECTION
 SE'LY = SOUTHEASTERLY
 SF = SQUARE FEET
 SR = STATE ROAD
 TBB = TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE WEST LINE OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 01°41'36" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

SEE SHEETS 1 - 3 FOR LEGAL DESCRIPTION
 SEE SHEET 4 FOR VICINITY MAP
 SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION

H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020
 DATE

REVISION	BY	DATE

SHEET 13 OF 13

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: DECEMBER 11, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

Project 417-454 Boggy Creek Road
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

EXHIBIT "B"
CFX Deed

Prepared By:

Laura L. Kelly, Esquire
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Reserved for Recording

Project 417-454 Boggy Creek Road
Parcels 45-402A, 45-402B, 45-501A and 45-501B
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

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

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, dated as of the date of execution below, by **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said Grantee, all the right, title, interest, claim, and demand which the Grantor has in and to the following described real property, situate, lying and being in Orange County, Florida, more particularly described as follows ("**Property**"):

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number: _____

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit, and behoove of the Grantee forever.

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

- a) Grantor reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view to, from, or across any State Road (S.R.) 417 right-of-way property which may otherwise accrue to any portion of the Property abutting said right-of-way. Grantee has no rights of ingress, egress, or access to S.R. 417 from the Property, nor does Grantee have any rights of light, air or view from S.R. 417 associated with the Property. Grantor is not conveying or restoring any other abutters' rights, including, without limitation, any claims for ingress, egress, air, light and view between the Property being conveyed, any abutting property, S.R. 417 and any other remaining property owned by Grantor.
- b) Grantor reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view as noted in the legal descriptions for the Property.
- c) By acceptance of this deed, Grantee expressly agrees for itself, and its successors and assigns, to prevent any use of the Property which would interfere with S.R. 417 or otherwise constitute a hazard for S.R. 417 or any related system or structure.
- d) By acceptance of this deed, Grantee acknowledges that the Property was acquired via eminent domain and is subject to Section 73.013, Florida Statutes.
- e) By acceptance of this deed, Grantee expressly agrees for itself, and its successors and assigns, that in the event the Grantee no longer uses the Property (or any part thereof) for public right-of-way, then all right, title, and interest to the Property that is not used for public right-of-way shall automatically revert back to Grantor, at Grantor's option and at no cost to Grantor. The conveyance provided herein is made by a governmental entity to a governmental entity and therefore excepted from the provisions of Section 689.18, Florida Statutes, and excluded from the application of the statutory rules against perpetuities as set forth in Section 689.225(2), Florida Statutes.
- f) Easements, covenants, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, provided; however, this reference shall not operate to reimpose the same.
- g) Ad valorem real property taxes and assessments, if applicable, for the year 2020 and subsequent years.

Project 417-454 Boggy Creek Road
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

The preparer of this deed was neither furnished with, nor requested to review, an abstract of title for the above described Property and therefore expresses no opinion as to the condition of title.

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

Signed, sealed, and delivered
in the presence of:

“GRANTOR”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

Signature

By: _____
Brenda Carey, Chairman

Print Name

Date: _____

Second Witness:

ATTEST: _____
Regla (“Mimi”) Lamaute
Recording Clerk

Approved as to form and legality by legal
counsel to the Central Florida Expressway
Authority on this ___ day of _____,
2020 for its exclusive use and reliance.

By: _____
Diego “Woody” Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____,
2020, by _____, as Chairman of the Central Florida Expressway
Authority, on behalf of the organization. She is personally known to me OR produced _____
_____ as identification.

NOTARY PUBLIC

Signature of Notary Public - State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Project 417-454 Boggy Creek Road
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

EXHIBIT "C"
Legal Description of the County Property

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-400 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER TO
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1306.33 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 68.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 50.01 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 357.82 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.42 FEET, A CHORD BEARING OF SOUTH 28°48'43" EAST AND A CHORD DISTANCE OF 57.32 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 30°15'12" EAST, RUN SOUTHERLY 57.33 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°52'58"; THENCE NORTH 89°32'19" WEST, A DISTANCE OF 382.04 FEET; THENCE SOUTH 01°03'56" EAST, A DISTANCE OF 36.15 FEET; THENCE NORTH 09°20'29" WEST, A DISTANCE OF 34.64 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 2.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,728 SQUARE FEET, MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 09, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

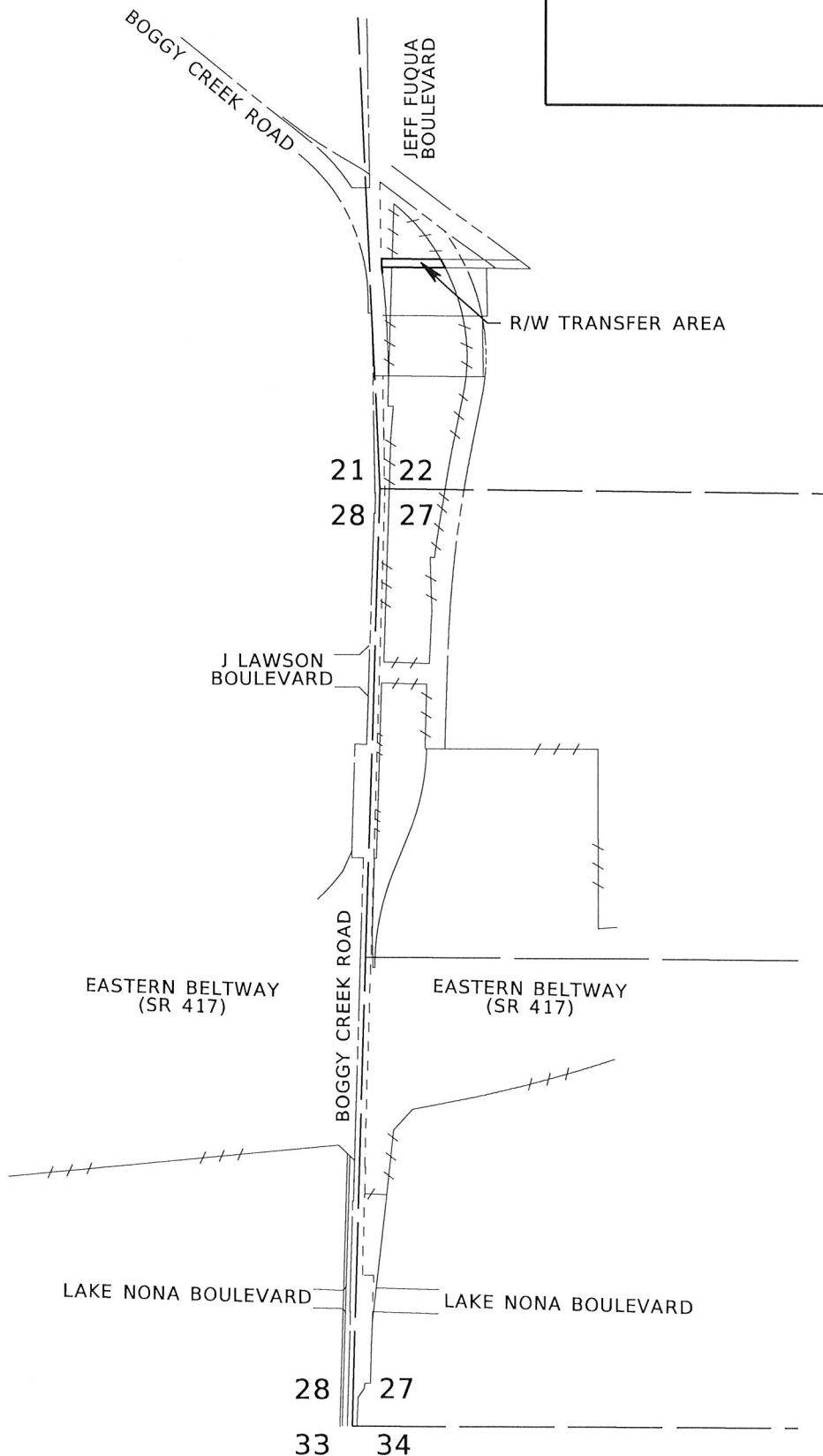


GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 09, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

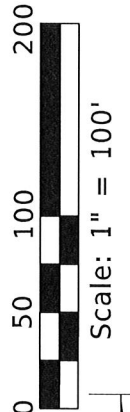
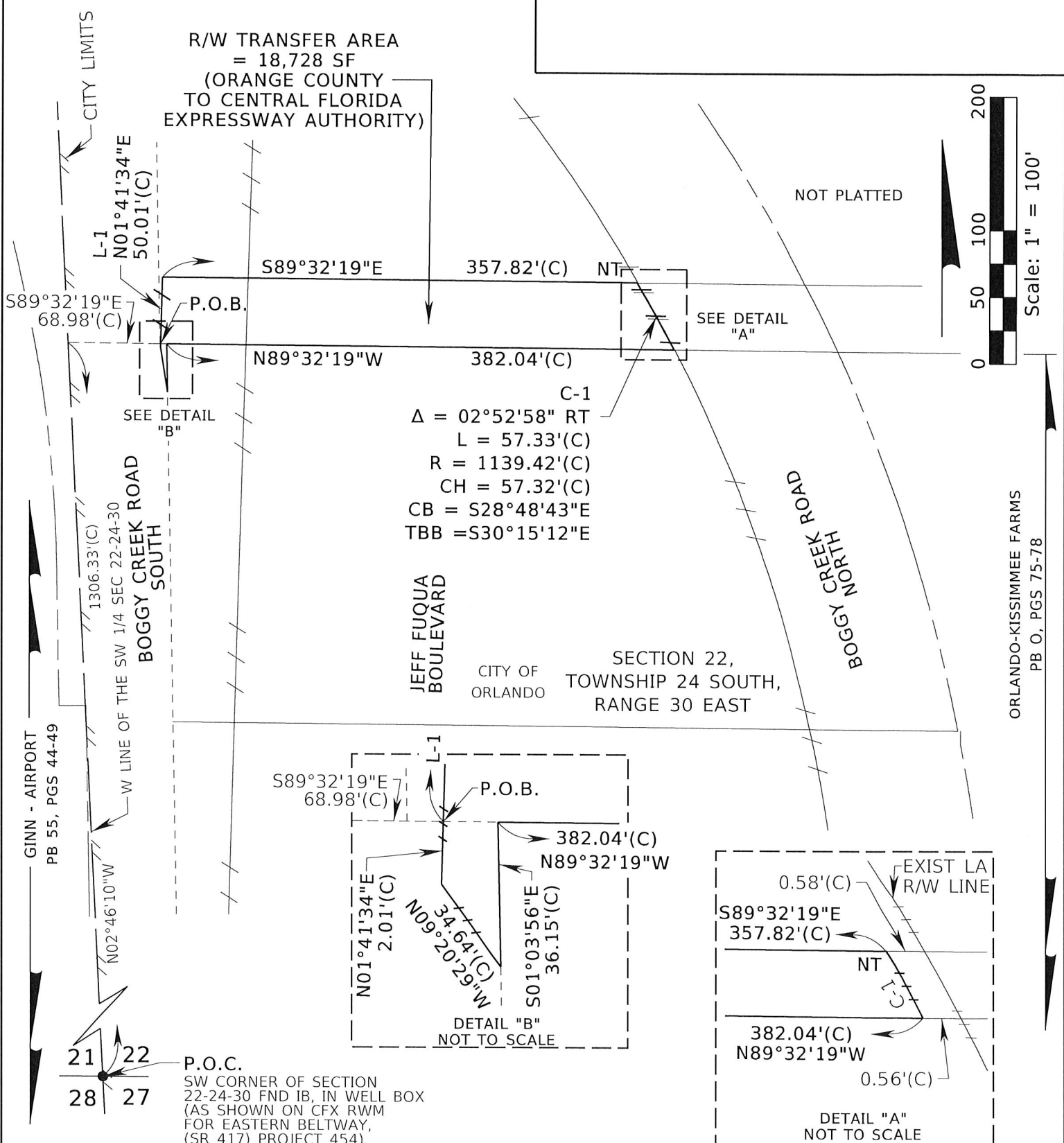
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LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 09, 2019

PROJECT NO.: D08-01

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BOGGY CREEK ROAD CFX PROJECT NO. 454

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 VOICE: (407) 732-6965 FAX: 878-0841
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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS


AC	= ACRES	NO.	= NUMBER
(C)	= CALCULATED	NT	= NON TANGENT
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		(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 02°46'10" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



H. Paul deViviero, Professional Land Surveyor No. 4990
6/25/2020
DATE

REVISION	BY	DATE	

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 09, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
CFX PROJECT NO. 454**

 **GEODATA CONSULTANTS, INC.**
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-401 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER TO
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A SET NAIL AND DISK "LB #3557" AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE SOUTH 01°41'36" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 397.95 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 88°18'24" WEST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE SOUTH 18°56'59" EAST, A DISTANCE OF 35.54 FEET; THENCE SOUTH 01°13'59" WEST, A DISTANCE OF 148.11 FEET; THENCE SOUTH 16°02'00" WEST, A DISTANCE OF 55.39 FEET TO THE INTERSECTION WITH AFORESAID WEST RIGHT OF WAY LINE OF BOGGY CREEK ROAD; THENCE NORTH 01°41'36" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 235.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,520 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

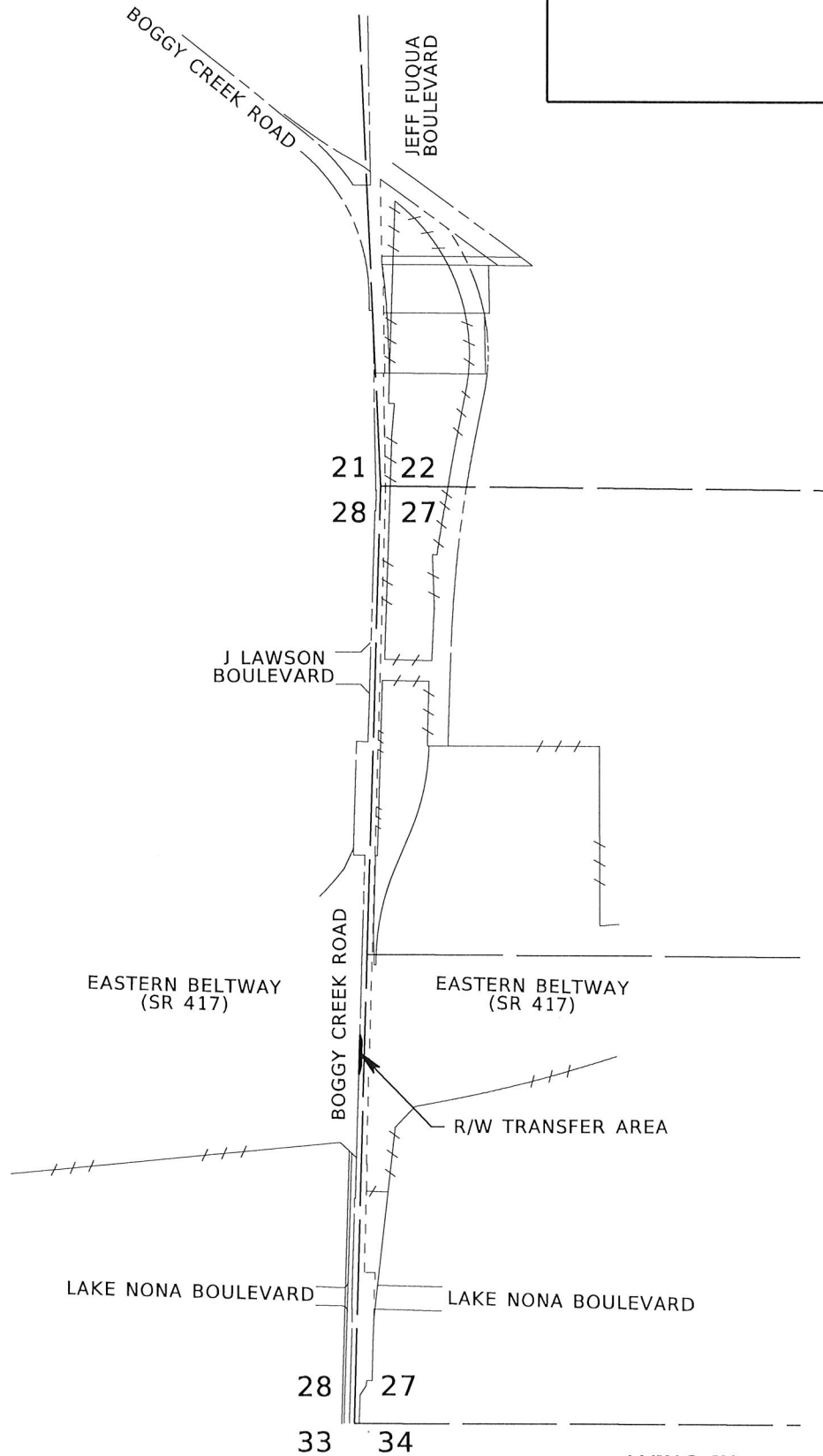
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: OCTOBER 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

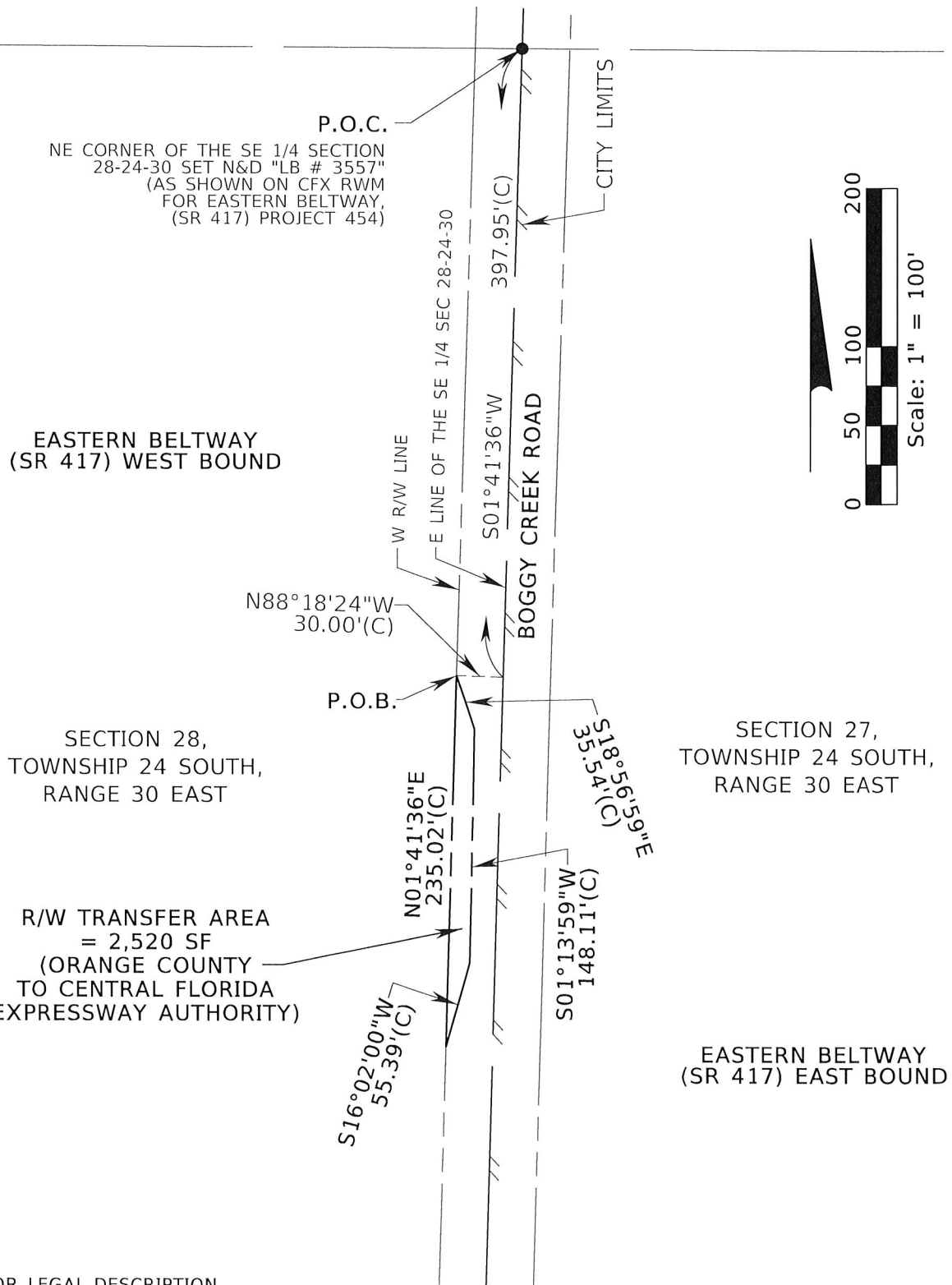


GEODATA CONSULTANTS, INC.

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VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: OCTOBER 01, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
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 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS


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L	= LENGTH	RT	= RIGHT
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
N&D	= NAIL AND DISK	(RWM) OR (M)	= RIGHT OF WAY MAP
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		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF SOUTH 01°41'36" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION


 H. Paul deVivero, Professional Land Surveyor No. 4990
 6/25/2020
 DATE

REVISION	BY	DATE	

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: OCTOBER 01, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
 CFX PROJECT NO. 454**

 **GEODATA CONSULTANTS, INC.**
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

Project 417-454 Boggy Creek Road
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

EXHIBIT "D"
County Deed

Prepared By:

Laura L. Kelly, Esquire
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Reserved for Recording

Project 417-454 Boggy Creek Road
Parcels 45-400 and 45-401
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

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

COUNTY DEED

THIS COUNTY DEED, dated as of the date of execution below, by **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393 ("**Grantor**"), and **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said Grantee, all the right, title, interest, claim, and demand which the Grantor has in and to the following described real property, situate, lying and being in Orange County, Florida, more particularly described as follows ("**Property**"):

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number: _____

Project 417-454 Boggy Creek Road
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit, and behoove of the Grantee forever.

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

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

ATTEST: Phil Diamond, CPA, County
Comptroller, Clerk to the Board of County
Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

By: _____
Deputy Clerk

Date: _____

Print Name: _____

Project 417-454 Boggy Creek Road
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

EXHIBIT "E"
Easement Areas

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-401 - PORTION

PURPOSE: DRAINAGE EASEMENT
ESTATE: PERMANENT DRAINAGE EASEMENT

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A SET NAIL AND DISK "LB #3557" AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01°41'36" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1184.77 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 88°13'06" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 88°13'06" EAST, A DISTANCE OF 75.00 FEET TO THE INTERSECTION WITH THE EAST LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD SOUTH; THENCE SOUTH 01°41'36" WEST ALONG SAID EAST LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID EAST LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 88°13'06" WEST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,875 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: NOVEMBER 25, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



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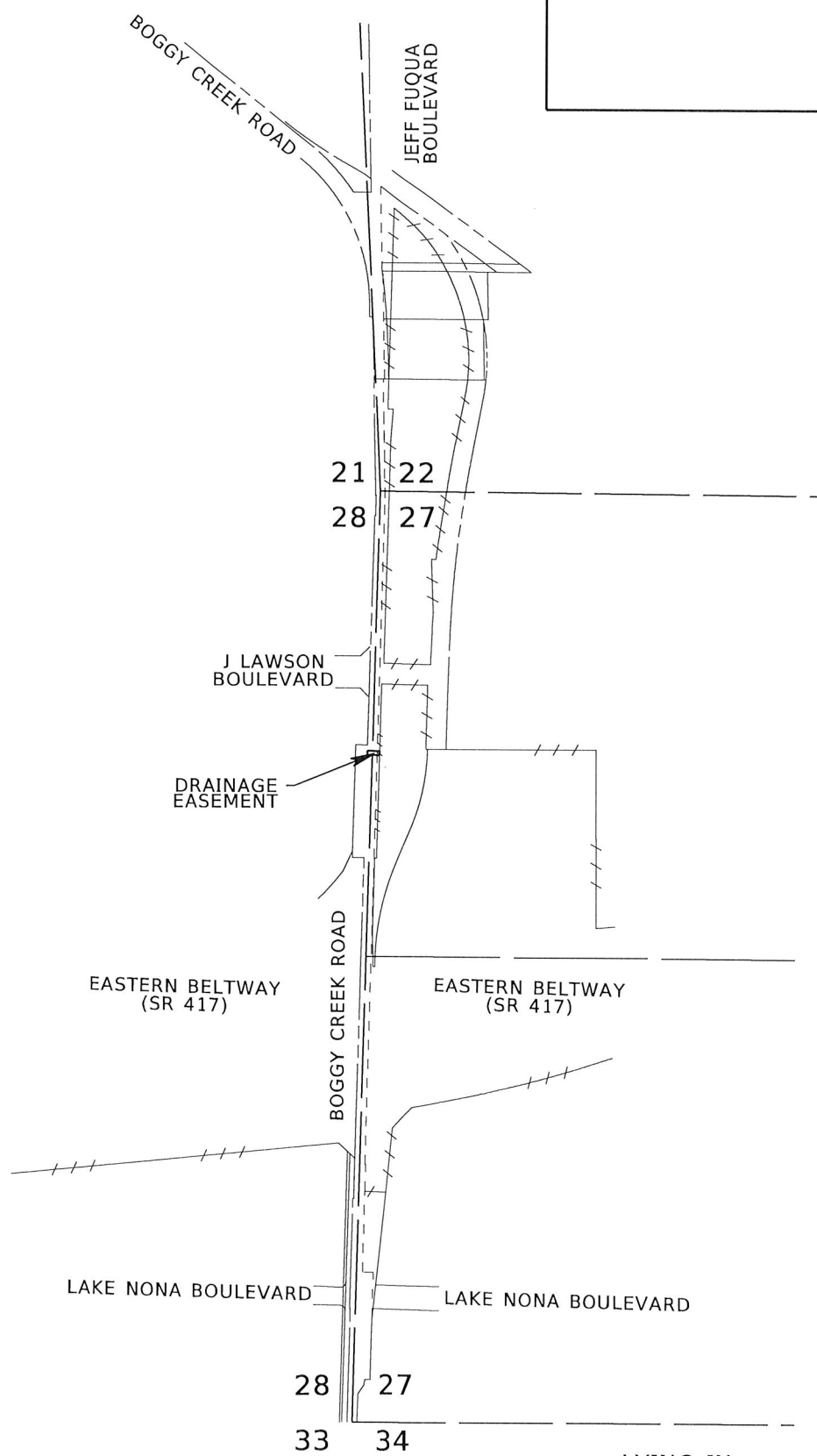
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP




NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST
 SHEET 2 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: NOVEMBER 25, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

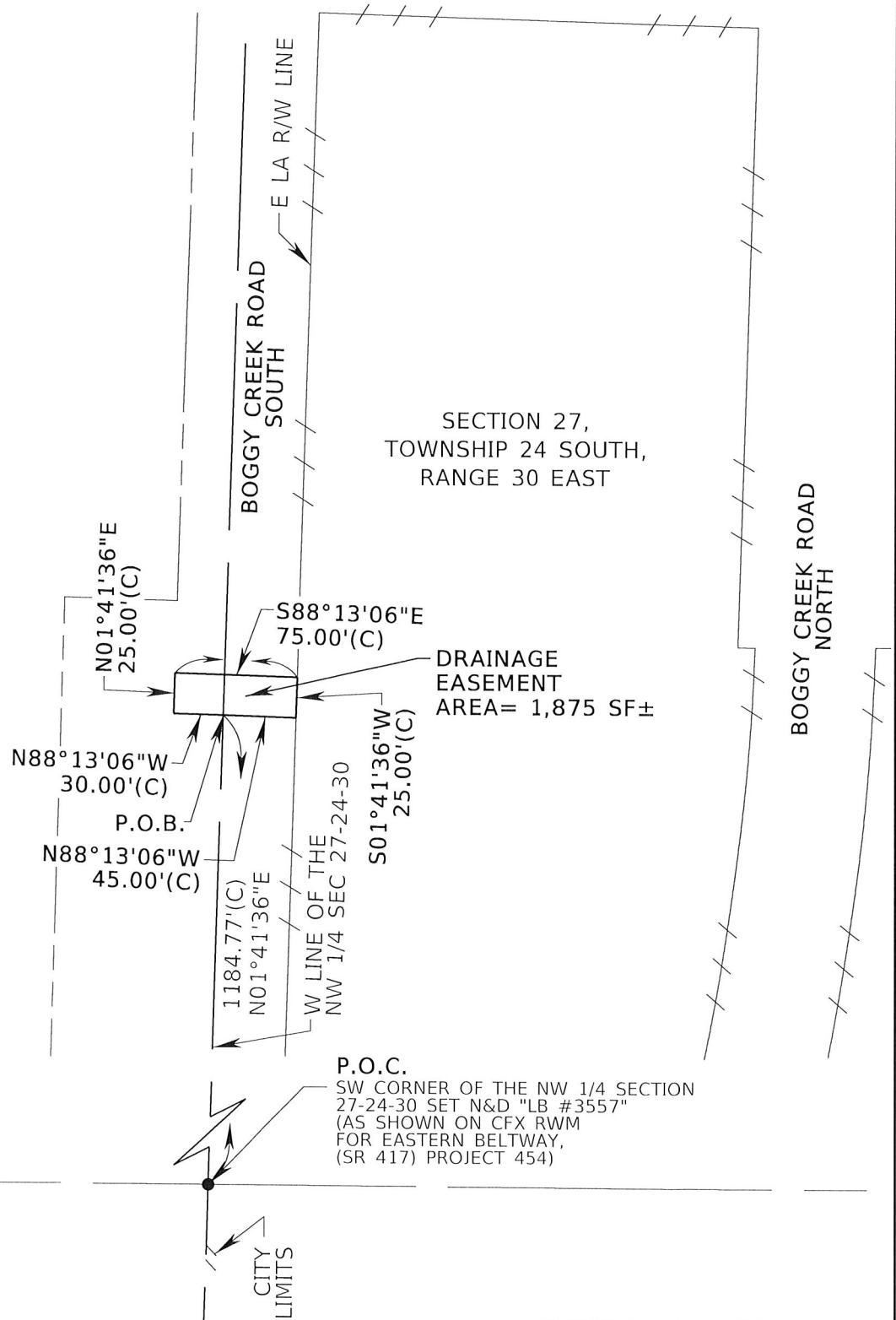
 **GEODATA CONSULTANTS, INC.**
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 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SECTION 28,
TOWNSHIP 24 SOUTH,
RANGE 30 EAST

SECTION 27,
TOWNSHIP 24 SOUTH,
RANGE 30 EAST



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: NOVEMBER 25, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



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LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	= ACRES	NO.	= NUMBER
(C)	= CALCULATED	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
Δ	= DELTA	PG(S)	= PAGE OR PAGES
EXIST	= EXISTING	P.O.B.	= POINT OF BEGINNING
FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
ID	= IDENTIFICATION	PT	= POINT OF TANGENCY
IB	= IRON BAR	R	= RADIUS
L	= LENGTH	RT	= RIGHT
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
N&D	= NAIL AND DISK	(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 01°41'36" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.



H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020
DATE

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION

REVISION	BY	DATE	

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: NOVEMBER 25, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
CFX PROJECT NO. 454**



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LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-402 - PORTION

PURPOSE: DRAINAGE EASEMENT
ESTATE: PERMANENT DRAINAGE EASEMENT

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 590.20 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1182.92 FEET, A CHORD BEARING OF NORTH 05°39'05" EAST, A CHORD DISTANCE OF 1.29 FEET AND SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM A TANGENT BEARING OF NORTH 05°40'57" EAST, RUN NORTHERLY 1.29 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°03'45"; THENCE NORTH 88°17'31" WEST, A DISTANCE OF 43.61 FEET TO THE INTERSECTION WITH THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD NORTH AND A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1139.42 FEET, A CHORD BEARING OF NORTH 05°08'24" EAST, A CHORD DISTANCE OF 25.04 FEET; THENCE FROM A TANGENT BEARING OF NORTH 05°46'11" EAST, RUN NORTHERLY 25.05 FEET ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°15'34"; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN SOUTH 88°17'31" EAST, A DISTANCE OF 68.58 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1207.92 FEET, A CHORD BEARING OF SOUTH 04°57'46" WEST, A CHORD DISTANCE OF 25.78 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 04°21'05" WEST, RUN SOUTHERLY 25.78 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°13'23"; THENCE NORTH 89°32'19" WEST, A DISTANCE OF 25.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,741 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: NOVEMBER 25, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

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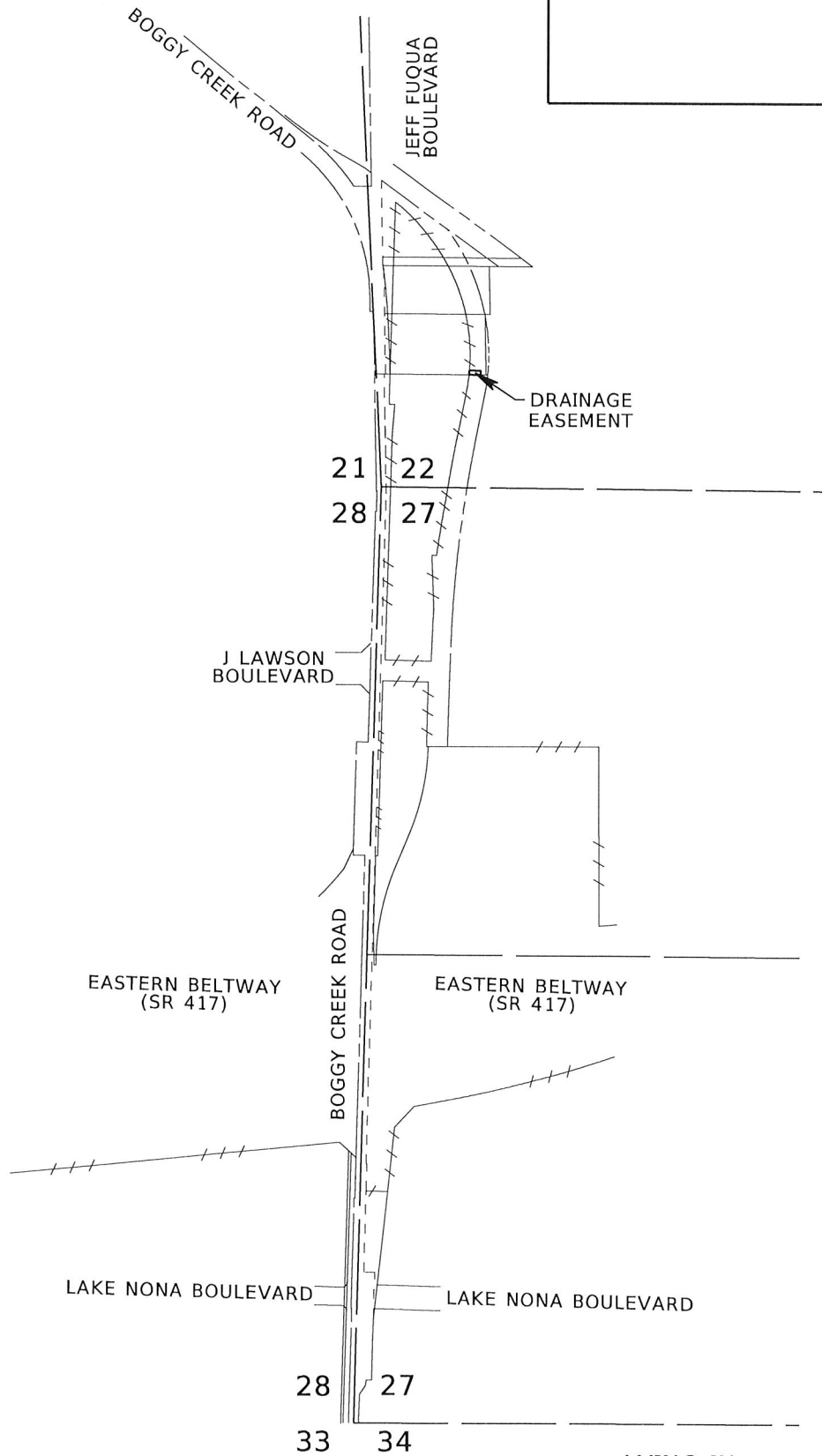
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST
 SHEET 2 OF 4

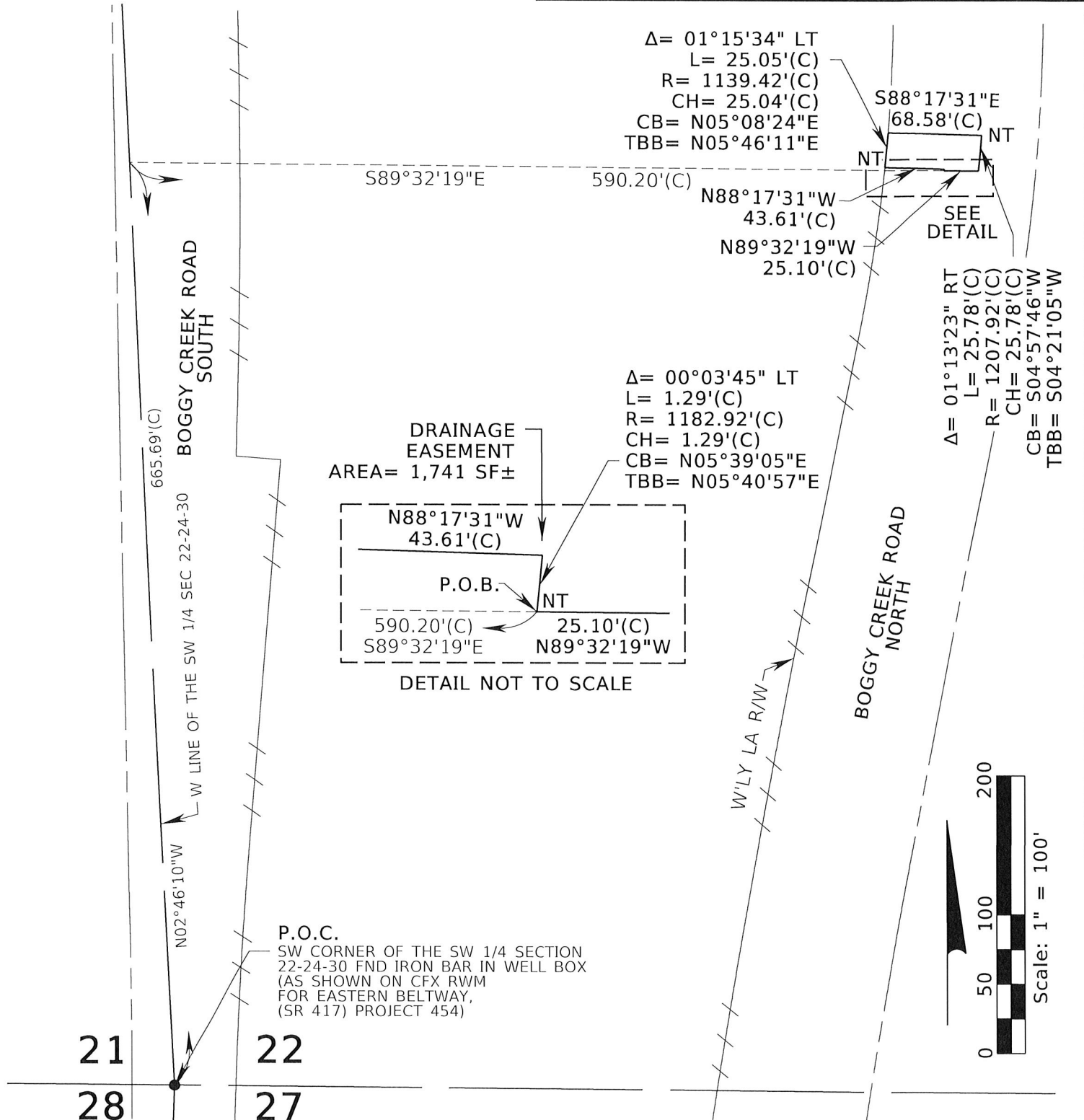
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: NOVEMBER 25, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
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SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: NOVEMBER 25, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

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SKETCH OF DESCRIPTION

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FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
ID	= IDENTIFICATION	PT	= POINT OF TANGENCY
IB	= IRON BAR	R	= RADIUS
L	= LENGTH	RT	= RIGHT
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
LT	= LEFT	(RWM) OR (M)	= RIGHT OF WAY MAP
N&D	= NAIL AND DISK	SEC	= SECTION
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK
		W'LY	= WESTERLY

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 02°46'10" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION

H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020
 DATE

REVISION	BY	DATE

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: NOVEMBER 25, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
 CFX PROJECT NO. 454**



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 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-501 - PORTION

PURPOSE: DRAINAGE EASEMENT
ESTATE: PERMANENT DRAINAGE EASEMENT

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE SOUTH 89°33'29" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 437.20 FEET TO THE POINT OF BEGINNING AND TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 7628.44 FEET, A CHORD BEARING OF NORTH 10°10'34" EAST AND A CHORD DISTANCE OF 285.64 FEET; THENCE DEPARTING SAID SOUTH LINE, FROM A TANGENT BEARING OF NORTH 09°06'12" EAST, RUN NORTHEASTERLY 285.66 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°08'44" TO A POINT OF TANGENCY; THENCE NORTH 11°14'56" EAST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1182.92 FEET, A CHORD BEARING OF NORTH 08°27'57" EAST AND A CHORD DISTANCE OF 114.88 FEET; THENCE RUN NORTHERLY 114.92 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°33'59"; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 25.10 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1207.92 FEET, A CHORD BEARING OF SOUTH 08°24'42" WEST AND A CHORD DISTANCE OF 119.59 FEET; THENCE RUN SOUTHERLY 119.63 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°40'29" TO A POINT OF TANGENCY; THENCE SOUTH 11°14'56" WEST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7603.44 FEET, A CHORD BEARING OF SOUTH 06°28'16" WEST AND A CHORD DISTANCE OF 1266.60 FEET; THENCE RUN SOUTHERLY 1268.07 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°33'20" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 553.99 FEET; THENCE SOUTH 88°18'26" EAST, A DISTANCE OF 4.65 FEET TO THE INTERSECTION WITH THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD NORTH AND A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1500.39 FEET, A CHORD BEARING OF SOUTH 02°52'21" WEST AND A CHORD DISTANCE OF 44.40 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 02°01'29" WEST, RUN SOUTHERLY 44.41 FEET ALONG SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'45"; THENCE DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 89°23'54" WEST, A DISTANCE OF 75.12 FEET TO THE INTERSECTION WITH THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD NORTH AND A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1425.39 FEET, A CHORD BEARING OF NORTH 03°22'54" EAST AND A CHORD DISTANCE OF 25.03 FEET; THENCE FROM A TANGENT BEARING OF NORTH 03°53'05" EAST, RUN NORTHERLY 25.03 FEET ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'22"; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN SOUTH 89°23'54" EAST, A DISTANCE OF 45.64 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 573.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7628.44 FEET, A CHORD BEARING OF NORTH 05°23'54" EAST AND A CHORD DISTANCE OF 985.90 FEET; THENCE RUN NORTHERLY 986.58 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°24'36" TO THE POINT OF BEGINNING.

CONTAINING 1.328 ACRES, MORE OR LESS.

SEE SHEET 2 FOR VICINITY MAP
SEE SHEETS 3-5 FOR SKETCH OF DESCRIPTION
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 6

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

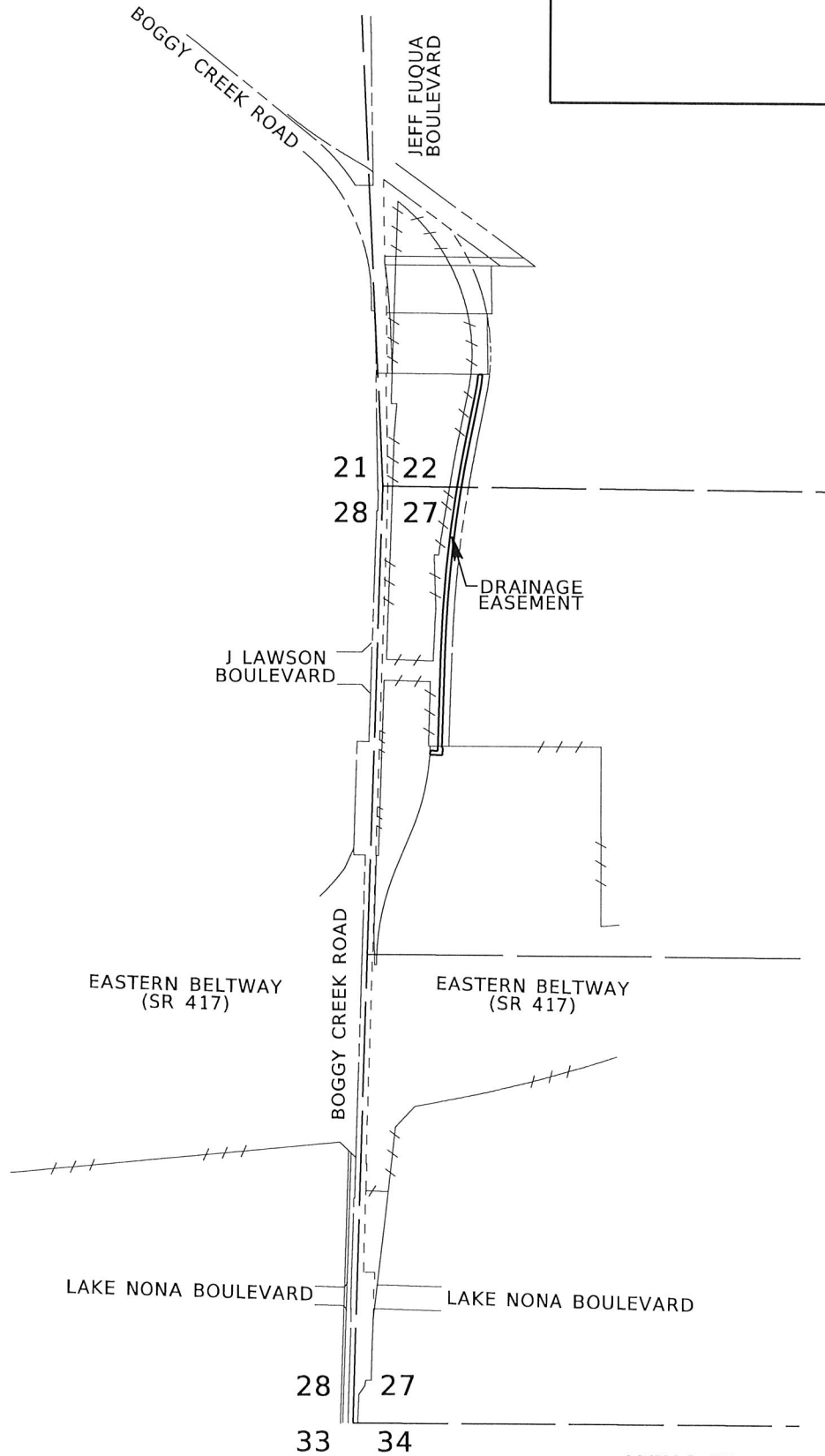


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LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEETS 3-5 FOR SKETCH OF DESCRIPTION
 SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST
 SHEET 2 OF 6

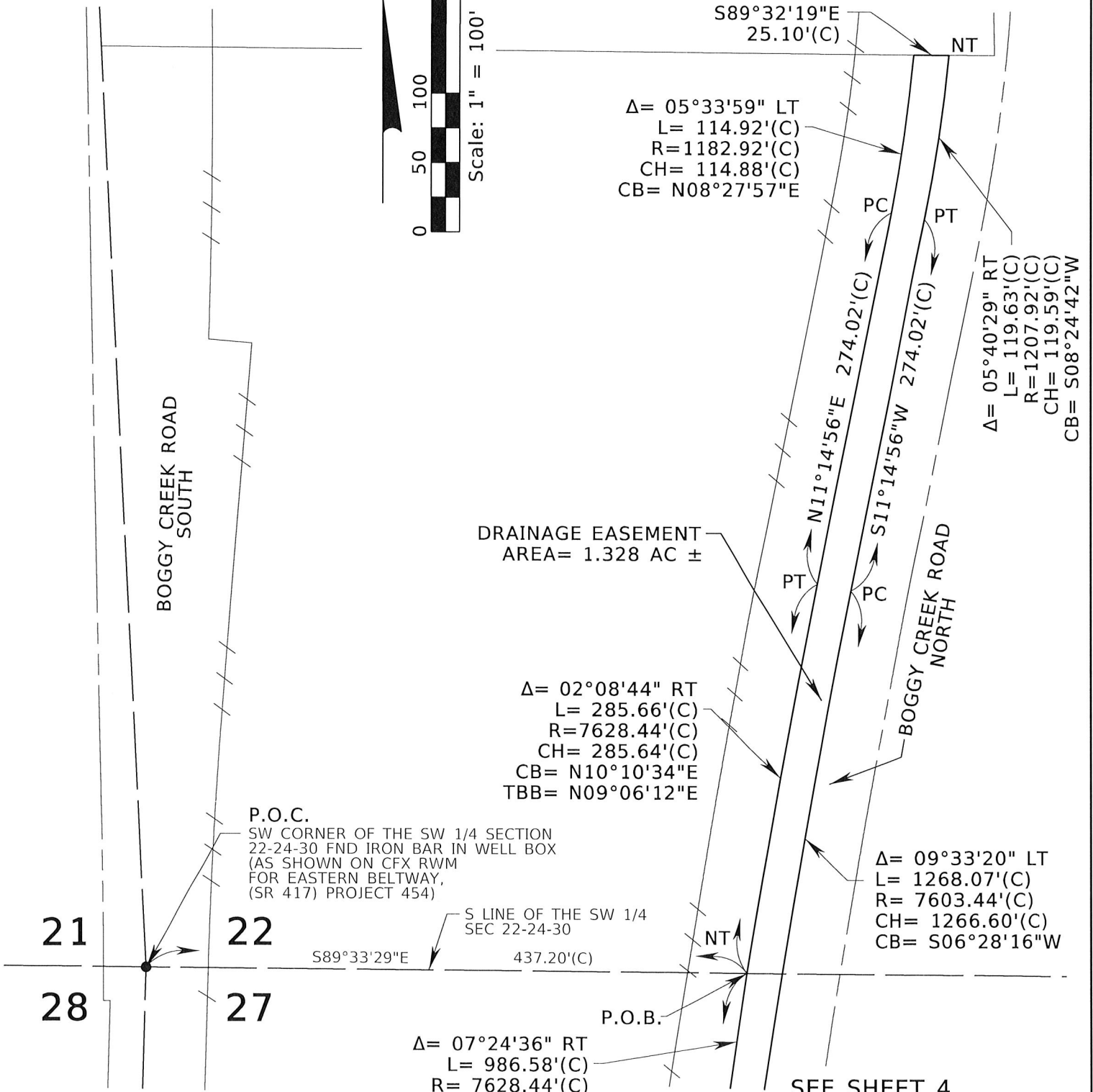
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: DECEMBER 11, 2019
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BOGGY CREEK ROAD
CFX PROJECT NO. 454



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SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

SEE SHEET 4

SHEET 3 OF 6

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



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VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SECTION 28,
TOWNSHIP 24 SOUTH,
RANGE 30 EAST

W LINE OF THE NW 1/4 SEC 27-24-30

BOGGY CREEK ROAD
SOUTH

SECTION 27,
TOWNSHIP 24 SOUTH,
RANGE 30 EAST

DRAINAGE EASEMENT
AREA= 1.328 AC ±

SEE SHEET 3

$\Delta = 07^{\circ}24'36''$ RT
L= 986.58'(C)
R= 7628.44'(C)
CH= 985.90'(C)
CB= N05°23'54"E

$\Delta = 09^{\circ}33'20''$ LT
L= 1268.07'(C)
R= 7603.44'(C)
CH= 1266.60'(C)
CB= S06°28'16"W

BOGGY CREEK ROAD
NORTH

SEE SHEET 5

N01°41'36"E
573.93'(C)

PC

S01°41'36"W
553.99'(C)

PT

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

SHEET 4 OF 6

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SECTION 28,
TOWNSHIP 24 SOUTH,
RANGE 30 EAST

W LINE OF THE NW 1/4 SEC 27-24-30

BOGGY CREEK ROAD
SOUTH

SECTION 27,
TOWNSHIP 24 SOUTH,
RANGE 30 EAST

DRAINAGE EASEMENT
AREA= 1.328 AC ±

BOGGY CREEK ROAD
NORTH

589°23'54"E
45.64'(C)
Δ= 01°00'22" LT
L= 25.03'(C)
R= 1425.39'(C)
CH= 25.03'(C)
CB= N03°22'54"E
TBB= N03°53'05"E

Δ= 07°24'36" RT
L= 986.58'(C)
R= 7628.44'(C)
CH= 985.90'(C)
CB= N05°23'54"E

573.93'(C)

553.99'(C)

SEE SHEET 4

Δ= 09°33'20" LT
L= 1268.07'(C)
R= 7603.44'(C)
CH= 1266.60'(C)
CB= S06°28'16"W

S01°41'36"W

588°18'26"E
4.65'(C)

NT
Δ= 01°41'45" RT
L= 44.41'(C)
R= 1500.39'(C)
CH= 44.40'(C)
CB= S02°52'21"W
TBB= S02°01'29"W

N89°23'54"W
75.12'(C)

W'LY LA R/W

E'LY LA R/W

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

SHEET 5 OF 6

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	= ACRES	NO.	= NUMBER
(C)	= CALCULATED	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
Δ	= DELTA	PG(S)	= PAGE OR PAGES
E'LY	= EASTERLY	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	PT	= POINT OF TANGENCY
ID	= IDENTIFICATION	R	= RADIUS
IB	= IRON BAR	RT	= RIGHT
L	= LENGTH	R/W	= RIGHT OF WAY
LA	= LIMITED ACCESS	(RWM) OR (M)	= RIGHT OF WAY MAP
LT	= LEFT	SEC	= SECTION
N&D	= NAIL AND DISK	SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK
		W'LY	= WESTERLY

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF SOUTH 89°33'29" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEETS 3-5 FOR SKETCH OF DESCRIPTION


 H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020
 DATE

REVISION	BY	DATE	

SHEET 6 OF 6

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: DECEMBER 11, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
 CFX PROJECT NO. 454**



GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

Project 417-454 Boggy Creek Road
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

EXHIBIT “F”
Easement Agreement

This document was prepared by:
Laura L. Kelly
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Project 417-454 Boggy Creek Road
Parcels 45-401, 45-402, and 501
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

EASEMENT AND MAINTENANCE AGREEMENT

THIS EASEMENT AND MAINTENANCE AGREEMENT (hereinafter, the “**Agreement**”) is made and entered as of the Effective Date (hereinafter defined), by and between **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393 (“**County**”), and **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 (“**CFX**”). County and CFX are sometimes collectively referred to herein as the “Parties.”

WITNESSETH:

WHEREAS, contemporaneous with the execution and delivery of this Agreement, CFX has conveyed to County approximately _____ acres, lying in unincorporated east Orange County, Florida more particularly described on **Exhibit “A”** attached hereto and incorporated herein by reference (“**Property**”); and

WHEREAS, CFX and County entered into that certain Right-of-Way Transfer and Continuing Maintenance Agreement Between Central Florida Expressway Authority and County dated _____ (“**ROW Agreement**”), whereby County agreed to grant to CFX certain drainage easements over, across and upon portions of the Property more particularly described in **Exhibit “B”** attached hereto and incorporated herein by reference (“**Easement Areas**”); and

WHEREAS, CFX and County have agreed to the establishment of the easement as set forth herein and the establishment of the maintenance obligations relating thereto and have further agreed to other matters contained herein.

NOW THEREFORE, in consideration of mutual promises herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, County and CFX hereby covenant and agree to and with each other as follows:

1. **Recitals**. That the foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Drainage Easement.** County does hereby grant, bargain, sell, release, convey, and confirm unto CFX a non-exclusive perpetual easement in, upon, over, through, and across the Easement Areas, for the purpose of providing stormwater drainage, discharge, conveyance, runoff, detention, and retention (collectively, the “Drainage Facilities”) and the right to construct, reconstruct, or reconfigure the Drainage Facilities therein (collectively, the “Drainage Easement”), subject to any and all applicable permits and other governmental requirements. CFX shall have the right to design, engineer, permit, construct, develop, and maintain the Drainage Easement herein granted including all incidental rights reasonably necessary for the use and enjoyment of the Drainage Easement for its intended purposes, including, specifically, the right of entry onto the Easement Areas for purposes of maintenance, operation, repair, and construction of Drainage Facilities now or hereafter located within the Easement Areas.

3. **Maintenance of the Easement Areas.** CFX, at its sole cost and expense, accepts responsibility for any and all continuing and future maintenance obligations and responsibility for the Easement Areas. In the event County disturbs or damages the Drainage Facilities or any other areas within the Easement Areas restricting the use of the Drainage Facilities, County shall, at its sole cost and expense, repair and replace the Drainage Facilities and any other disturbed areas in the Easement Areas to the reasonable satisfaction of CFX.

4. **Non-Disturbance of Easement Rights.** Except as otherwise provided in this Agreement, the Parties hereto agree not to build, construct, or place any buildings, structures, barriers, and fill or other hindrances in the Drainage Easement other than the intended facility or Drainage Facilities, and not to in any way materially modify or change the lands encumbered by the foregoing Drainage Easement in a manner that would disturb or interfere with the proper construction, operation, or maintenance of such Drainage Easement.

5. **Termination of Drainage Easement.** CFX may, at its option, remove the materials comprising the Drainage Facilities installed and maintained by CFX with one hundred eighty (180) days prior written notice to County, in which event, CFX shall return the Easement Areas to its original state as it existed prior to the Effective Date of this Agreement and shall execute and record a written termination of easement in the Public Records of Orange County, Florida. In the event of damage to or destruction of all or a portion of the Property due to such removal, CFX, at its sole cost and expense, shall return the Property and replace any improvements located on the Property to the condition as they existed immediately prior to such damage or destruction by CFX and to the reasonable satisfaction of County. If the Drainage Facilities are replaced, the provisions of this Agreement shall remain in full force and effect, including CFX’s obligation to maintain said Drainage Facilities.

6. **Compliance with all Legal Rules.** CFX shall, at its sole expense, comply with all present and future valid and applicable laws, ordinances, and regulations of the federal government and its agencies, the State of Florida, and Orange County, unless otherwise agreed between the County and CFX.

7. **Notices.** All notices, demands, approvals, requests, and other communication required or permitted hereunder shall be in writing and shall be deemed to be delivered and received upon the earlier of (i) actual receipt; (ii) the next business day following its deposit with a reputable overnight courier or (iii) the third (3rd) day following its deposit in a regularly

maintained receptacle for the United States Mail, as registered or certified mail, return receipt requested, postage fully prepaid, addressed to the addressee as its address is set forth below, or at such other address as such addressee may have specified by notice delivered in accordance with this paragraph and actually received by the addressee:

County: Orange County Real Estate Management Division
P.O. Box 1393
Orlando, Florida 32802-1393
Attn: Manager
Telephone: (407) 836-7070

With a copy to: Orange County Public Works
4200 S. John Young Parkway
Orlando, Florida 32839
Attn: County Engineer
Telephone: (407) 836-7900

CFX: Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, Florida 32807
Attn: Executive Director
Telephone: (407) 690-5000
Facsimile: (407) 690-5011

With a copy to: Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, Florida 32807
Attn: General Counsel
Telephone: (407) 690-5000

8. **Default.** In the event either of the Parties breaches any warranty or representation contained in this Agreement or fails to comply with or perform any of the conditions to be complied with or any of the covenants, agreements or obligations to be performed by said party under the terms and provisions of this Agreement, the other party, in its sole discretion, and after thirty (30) days prior written notice and opportunity to cure, shall be entitled to: (i) exercise any and all rights and remedies available to said party at law and in equity, including, without limitation, the right of specific performance, or (ii) terminate this Agreement, whereupon the Agreement shall be deemed null and void and of no further force and effect, and no party hereto shall have any further rights, obligations or liability hereunder. Upon any such termination, this Agreement and all rights and obligations created hereunder shall be deemed null and void and of no further force or effect.

9. **Miscellaneous Provisions.**

a. **No Other Parties.** This Agreement is solely for the benefit of the Parties,

and no rights are intended, nor shall any rights accrue, to any third party unless expressly provided in this Agreement.

b. Binding Effect. This Agreement shall be binding on the Parties, and upon all entities operating for or on behalf of the Parties pursuant to this Agreement.

c. Governing Law; Venue. The Florida law shall govern the validity, enforcement and interpretation of this Agreement, and the Parties agree that venue for any action arising hereunder shall lie in Orange County, Florida

d. Entire Agreement. This Agreement constitutes the entire understanding and agreement between the Parties and shall not be changed, altered, or modified, except by an instrument in writing signed by the Parties.

e. Counterparts. This Agreement may be executed in one or more counterparts, including electronic, digital or facsimile copies, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement.

f. Effective Date. The effective date of this Agreement shall be effective upon which the last of the Parties hereto executes this Agreement (“Effective Date”).

g. Non-Waiver. The failure of any party to insist upon the other party’s compliance with its obligations under this Agreement in any one or more instances shall not operate to release such other party from its duty to comply with such obligations in all other instances.

h. Recording. County shall, subject to reimbursement from CFX for fifty percent (50%) of the costs, cause this Agreement to be recorded in the Public Records of Orange County, Florida.

[SIGNATURE PAGES TO FOLLOW]

Project 417-454 Boggy Creek Road
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed as of the date and year last written below.

“COUNTY”

(Official Seal)

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

BY: _____

Jerry L. Demings

Orange County Mayor

DATE: _____

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: _____

Deputy Clerk

Printed Name

[ADDITIONAL SIGNATURE PAGE TO FOLLOW]

Signed, sealed, and delivered
in the presence of:

“CFX”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

By: _____

Print Name

By: _____
Brenda Carey, Chairman

By: _____

Print Name

Date: _____

ATTEST: _____
Regla (“Mimi”) Lamaute
Recording Clerk

Approved as to form and legality by legal
counsel to the Central Florida Expressway
Authority on this ___ day of _____,
2020 for its exclusive use and reliance.

By: _____
Diego “Woody” Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____,
2020, by _____, as Chairman of the Central Florida Expressway Authority,
on behalf of the organization. She is personally known to me OR produced _____
_____ as identification.

NOTARY PUBLIC

Signature of Notary Public - State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT "G"
Existing L/A Lines

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-400 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE "A"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1306.33 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 133.07 FEET TO THE INTERSECTION WITH THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING FOR LINE "A"; THENCE NORTH 01°41'36" EAST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 50.01 FEET TO THE POINT OF TERMINUS FOR LINE "A".

LINE "B"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1306.33 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 456.47 FEET TO THE INTERSECTION WITH THE LIMITED ACCESS RIGHT OF WAY LINE AS SHOWN ON SAID MAP, BEING A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.92 FEET, A CHORD BEARING OF NORTH 28°47'56" WEST, A CHORD DISTANCE OF 57.31 FEET AND THE POINT OF BEGINNING; THENCE FROM A TANGENT BEARING OF NORTH 27°21'30" WEST, RUN NORTHERLY 57.32 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°52'52" TO THE POINT OF TERMINUS FOR LINE "B".

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: AUGUST 20, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

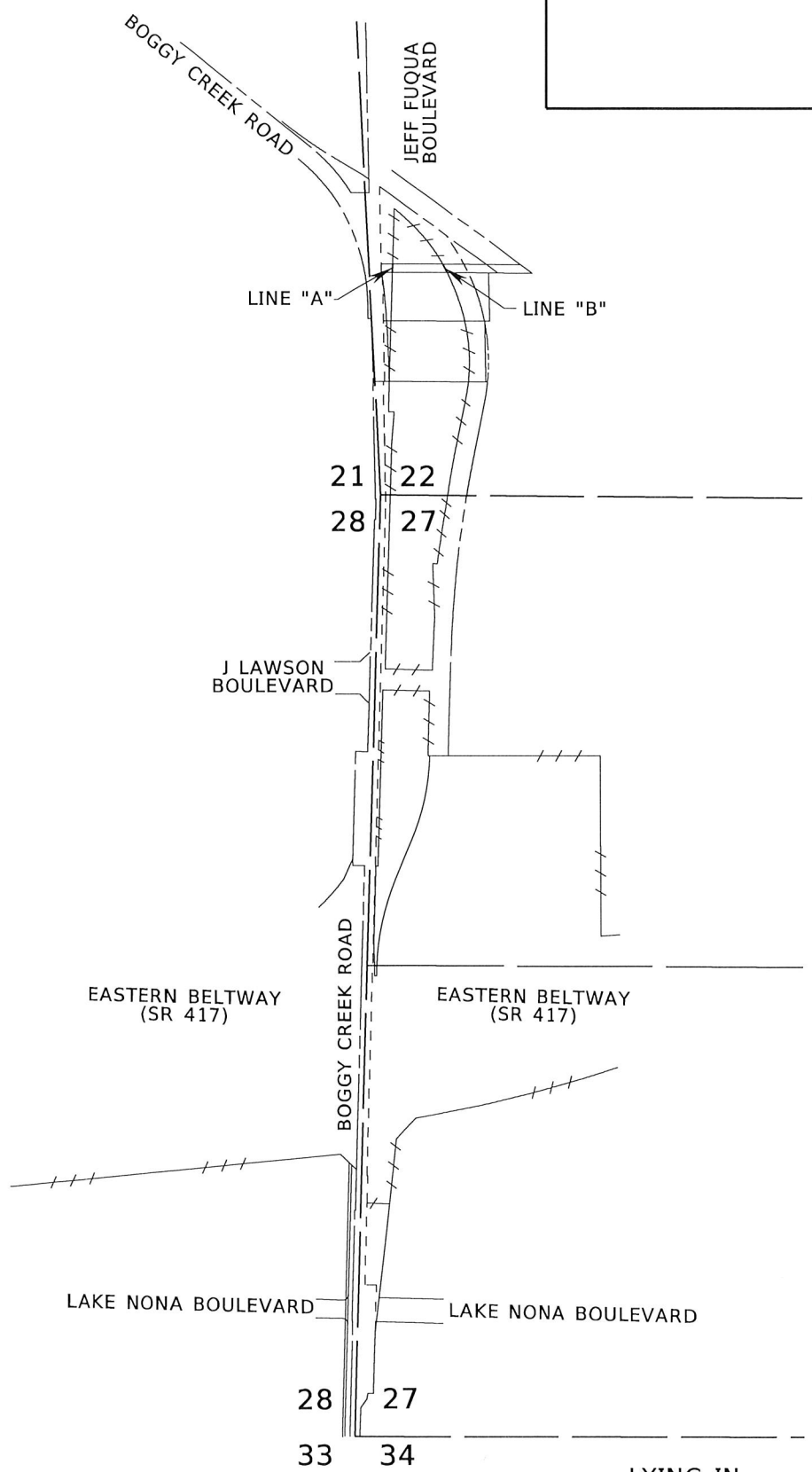
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

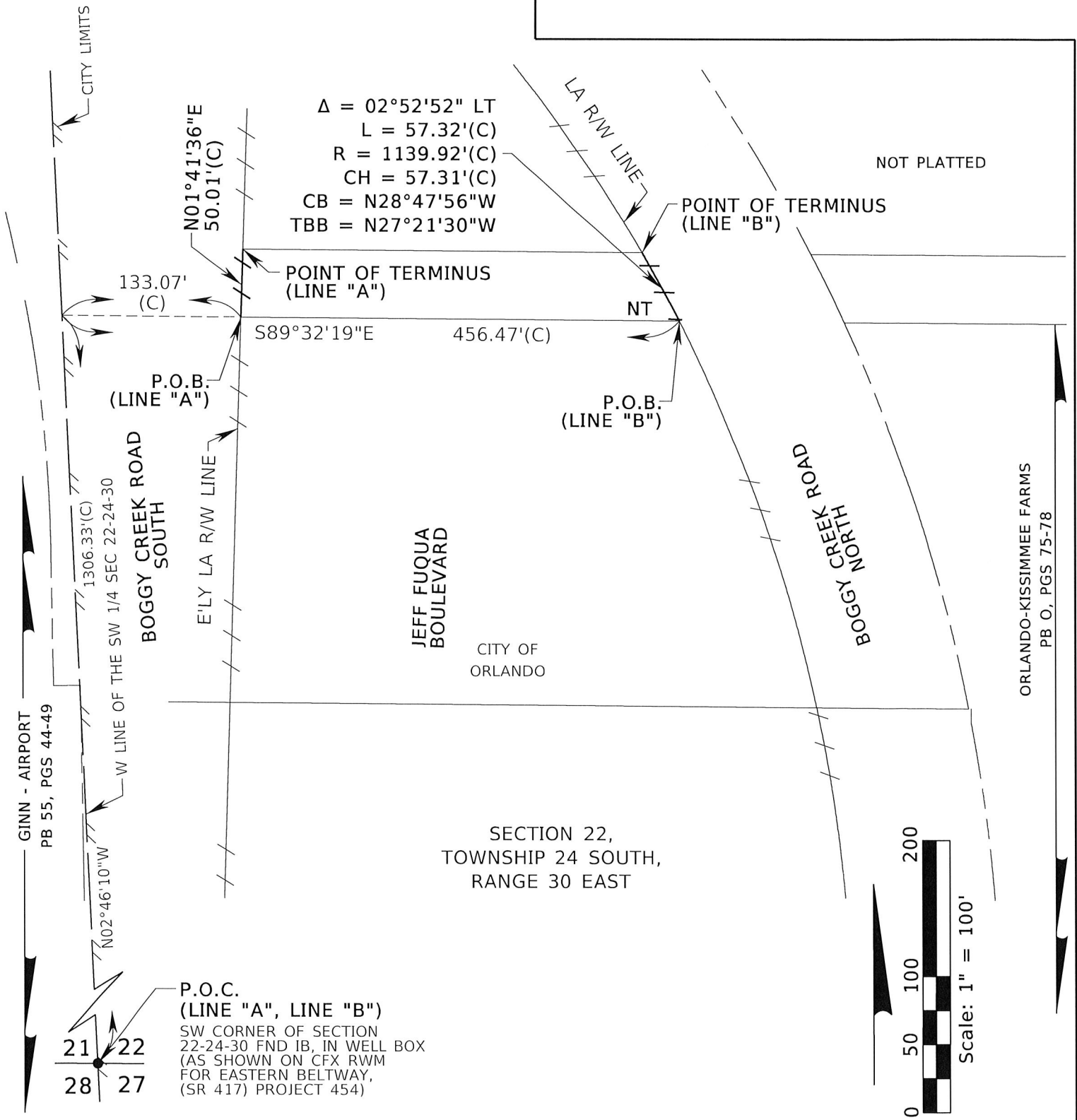
LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST
 SHEET 2 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: AUGUST 20, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
 CFX PROJECT NO. 454**

 **GEODATA CONSULTANTS, INC.**
 SURVEYING & MAPPING
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SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: AUGUST 20, 2019
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**BOGGY CREEK ROAD
 CFX PROJECT NO. 454**

GEODATA CONSULTANTS, INC.
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 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

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IB	= IRON BAR	R/W	= RIGHT OF WAY
L	= LENGTH	(RWM) OR (M)	= RIGHT OF WAY MAP
LA	= LIMITED ACCESS	SEC	= SECTION
LT	= LEFT	SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 02°46'10" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
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 H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020
 DATE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION

REVISION	BY	DATE	<p>SHEET 4 OF 4</p>

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: AUGUST 20, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
 CFX PROJECT NO. 454**



GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-402 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE "A"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 83.21 FEET TO THE INTERSECTION WITH THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING FOR LINE "A"; THENCE NORTH 01°41'36" EAST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 356.07 FEET TO THE POINT OF TERMINUS FOR LINE "A".

LINE "B"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 547.02 FEET TO THE INTERSECTION WITH THE LIMITED ACCESS RIGHT OF WAY LINE AS SHOWN ON SAID MAP, BEING A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.92 FEET, A CHORD BEARING OF NORTH 03°07'18" WEST, A CHORD DISTANCE OF 356.69 FEET AND SAID POINT BEING THE POINT OF BEGINNING FOR LINE "B"; THENCE FROM A TANGENT BEARING OF NORTH 05°52'46" EAST, RUN NORTHERLY 358.16 FEET ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°00'07" TO THE POINT OF TERMINUS FOR LINE "B".

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: AUGUST 20, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

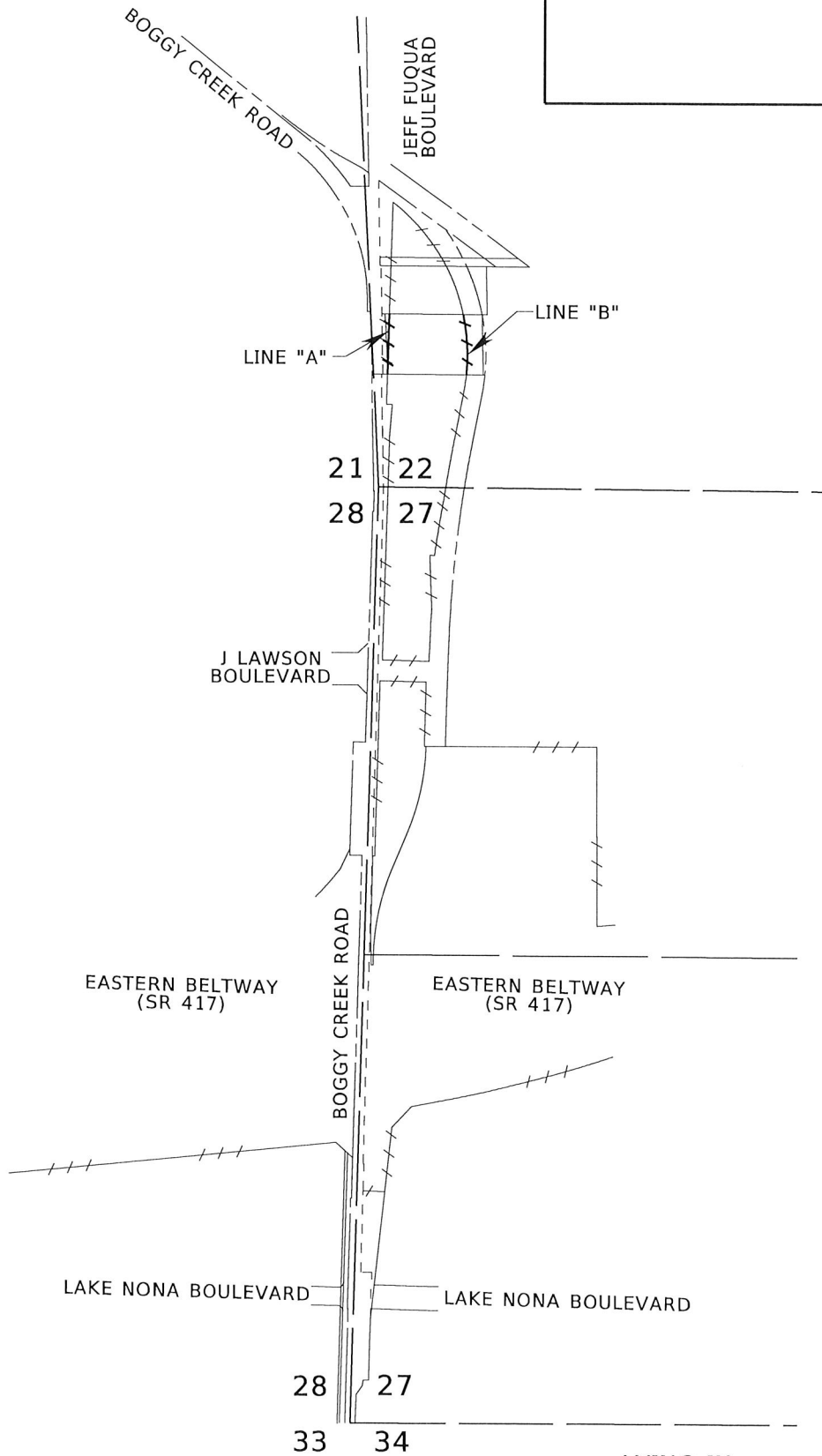
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: AUGUST 20, 2019

PROJECT NO.: D08-01

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BOGGY CREEK ROAD
CFX PROJECT NO. 454



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SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

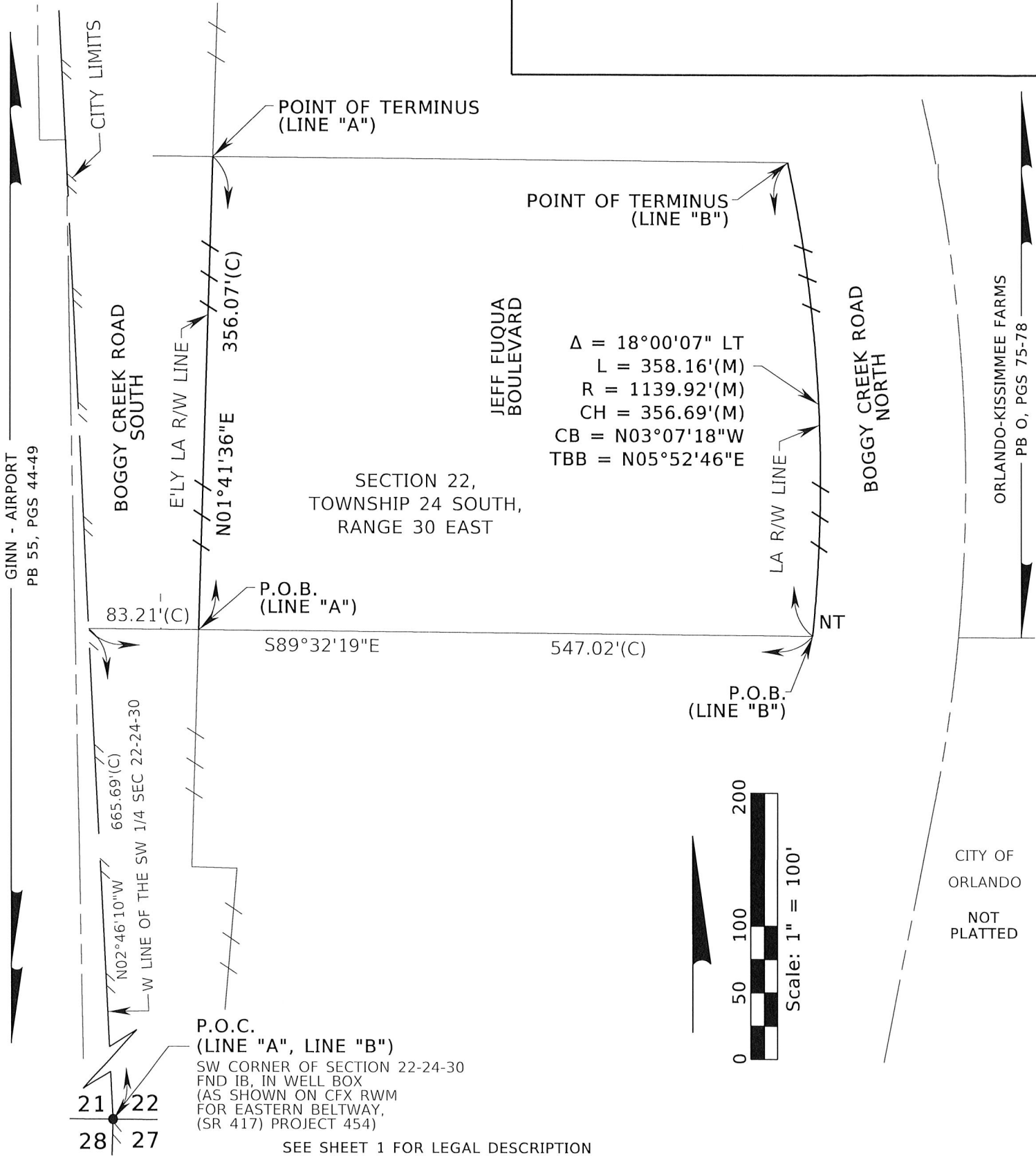
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SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION
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SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: AUGUST 20, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

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LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	= ACRES	NO.	= NUMBER
(C)	= CALCULATED	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
Δ	= DELTA	PG(S)	= PAGE OR PAGES
E'LY	= EASTERLY	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	PT	= POINT OF TANGENCY
ID	= IDENTIFICATION	R	= RADIUS
IB	= IRON BAR	R/W	= RIGHT OF WAY
L	= LENGTH	(RWM) OR (M)	= RIGHT OF WAY MAP
LA	= LIMITED ACCESS	SEC	= SECTION
LT	= LEFT	SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 02°46'10" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION

H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020
 DATE

REVISION	BY	DATE

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: AUGUST 20, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
 CFX PROJECT NO. 454**



GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL45-501 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22 AND THE WEST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE "A"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01°41'36" EAST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1370.04 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF SAID EASTERN BELTWAY (SR 417); THENCE DEPARTING SAID WEST LINE, RUN SOUTH 87°18'24" EAST ALONG SAID PROLONGATION LINE, A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING FOR LINE "A"; THENCE CONTINUE SOUTH 87°18'24" EAST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 128.77 FEET TO THE POINT OF TERMINUS FOR LINE "A".

LINE "B"

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A SET NAIL AND DISK "L.B. #3577" AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01°41'36" EAST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 583.17 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF SAID EASTERN BELTWAY (SR 417); THENCE DEPARTING SAID WEST LINE, RUN SOUTH 88°18'24" EAST ALONG SAID PROLONGATION LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING FOR LINE "B"; THENCE THE FOLLOWING FIVE COURSES ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE; CONTINUE SOUTH 88°18'24" EAST, A DISTANCE OF 13.38 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 1036.13 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 275.00 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 382.25 FEET; THENCE NORTH 89°50'55" EAST, A DISTANCE OF 84.73 FEET TO THE POINT OF TERMINUS FOR LINE "B".

LINE "C"

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 83.21 FEET TO THE INTERSECTION WITH THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING FOR LINE "C"; THENCE THE FOLLOWING FOURTEEN COURSES ALONG THE LIMITED ACCESS RIGHT OF WAY LINE AS SHOWN ON SAID MAP; RUN SOUTH 01°41'36" WEST, A DISTANCE OF 178.55 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 33.60 FEET; THENCE SOUTH 04°41'36" WEST, A DISTANCE OF 183.45 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 302.50 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4; THENCE CONTINUE SOUTH 01°41'36" WEST, A DISTANCE OF 1020.60 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 275.00 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 45.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7671.44 FEET, A CHORD BEARING OF

SEE SHEET 3 FOR VICINITY MAP
SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION
SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 8

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 18, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL45-501 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

NORTH 02°41'01" EAST AND A CHORD DISTANCE OF 265.15 FEET; THENCE RUN NORTHERLY 265.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°58'50"; THENCE NORTH 02°06'16" WEST, A DISTANCE OF 317.67 FEET; THENCE SOUTH 82°05'05" EAST, A DISTANCE OF 27.45 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7673.26 FEET, A CHORD BEARING OF NORTH 09°09'25" EAST AND A CHORD DISTANCE OF 332.59 FEET; THENCE FROM A TANGENT BEARING OF NORTH 07°54'55" EAST, RUN NORTHERLY 332.61 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°29'01" TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7671.44 FEET, A CHORD BEARING OF NORTH 09°52'23" EAST AND A CHORD DISTANCE OF 368.37 FEET; THENCE FROM A TANGENT BEARING OF NORTH 08°29'50" EAST, RUN NORTHERLY 368.41 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°45'05" TO A POINT OF TANGENCY; THENCE NORTH 11°14'56" EAST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.92 FEET, A CHORD BEARING OF NORTH 08°33'50" EAST AND A CHORD DISTANCE OF 106.78 FEET; THENCE RUN NORTHERLY 106.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°22'08" TO THE POINT OF TERMINUS FOR LINE "C".

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

SEE SHEET 3 FOR VICINITY MAP
SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION
SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 8

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 18, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

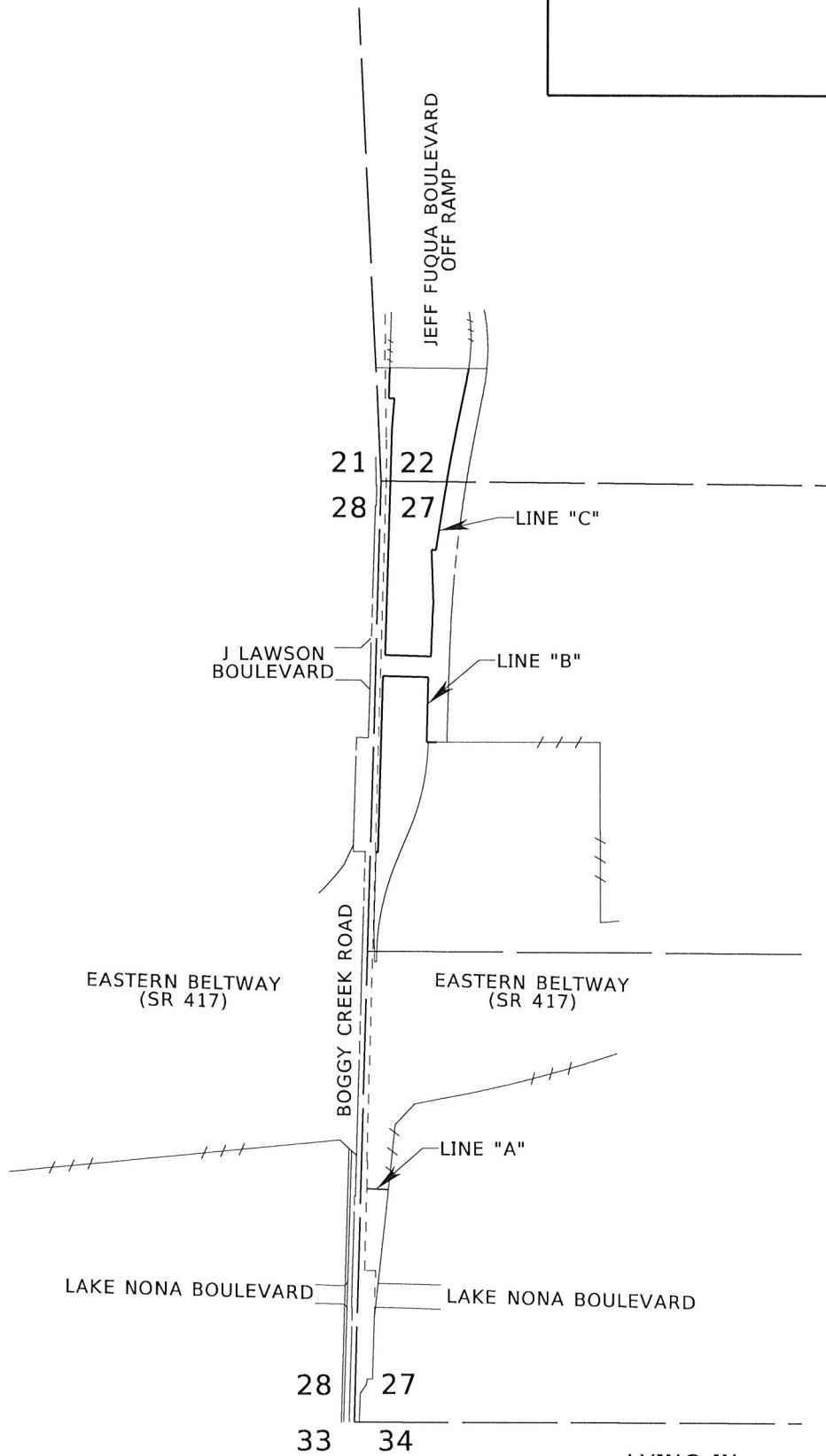


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LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEETS 1-2 FOR LEGAL DESCRIPTION
 SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION
 SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST

SHEET 3 OF 8

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: SEPTEMBER 18, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

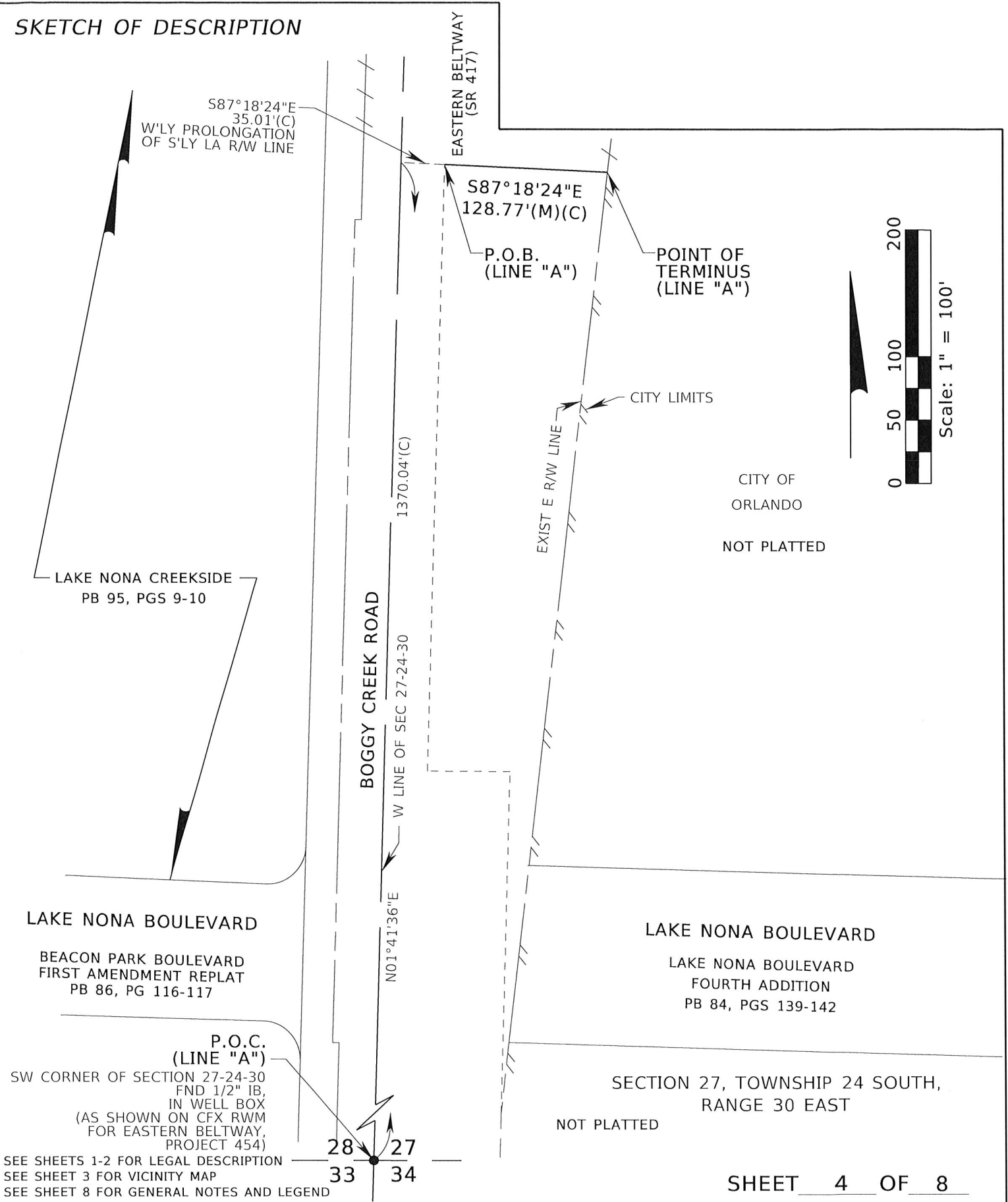
BOGGY CREEK ROAD
CFX PROJECT NO. 454



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SKETCH OF DESCRIPTION



SEE SHEETS 1-2 FOR LEGAL DESCRIPTION
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SHEET 4 OF 8

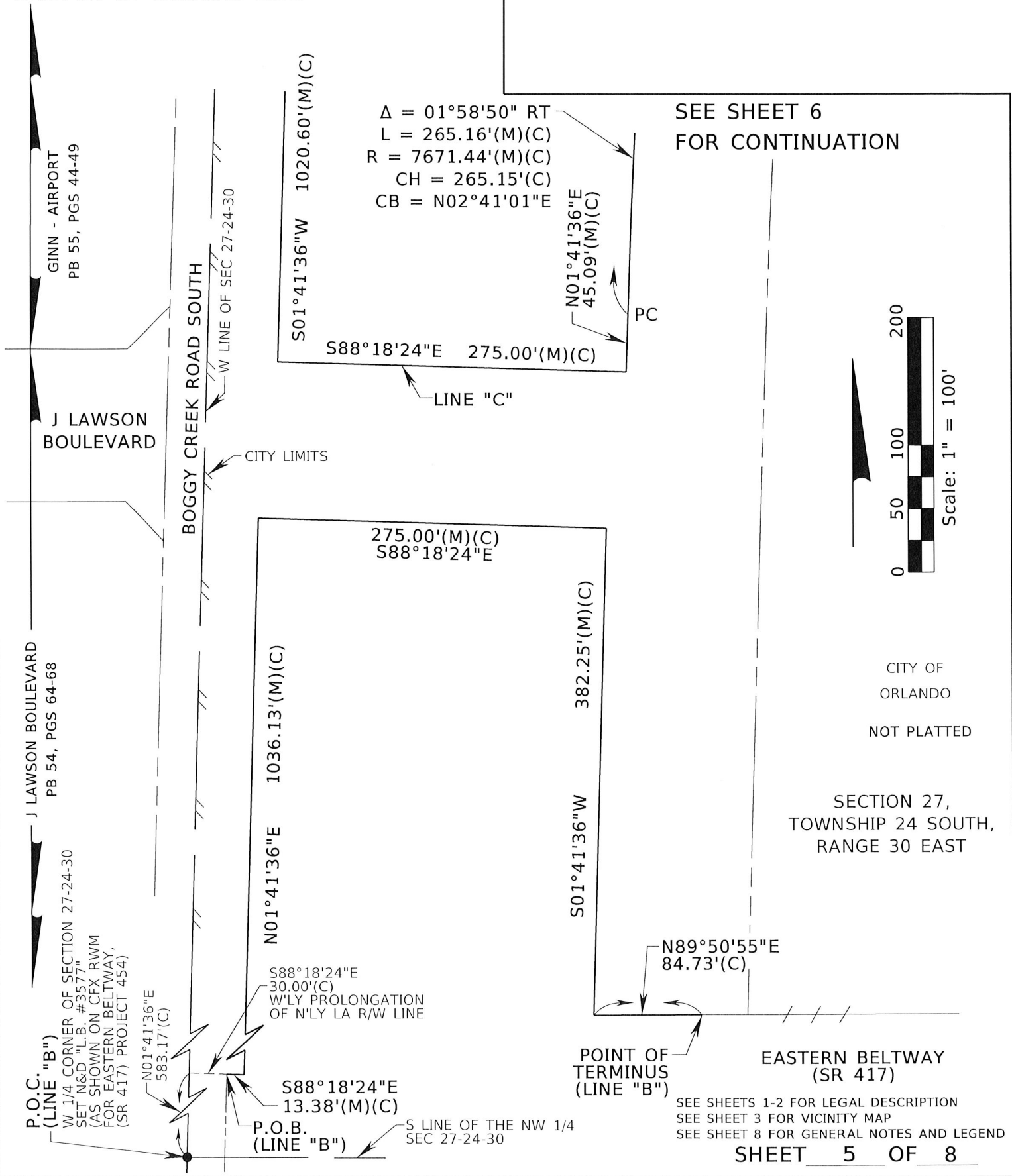
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BOGGY CREEK ROAD
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SKETCH OF DESCRIPTION



SEE SHEET 6 FOR CONTINUATION

CITY OF ORLANDO NOT PLATTED

SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST

SEE SHEETS 1-2 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR VICINITY MAP
SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
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**BOGGY CREEK ROAD
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LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SEE SHEET 7
FOR CONTINUATION

$\Delta = 02^{\circ}45'05''$ RT
 $L = 368.39'(M)$
 368.41'(C)
 $R = 7671.44'(M)(C)$
 $CH = 368.37'(C)$
 $CB = N09^{\circ}52'23''E$
 $TBB = N08^{\circ}29'50''E$

$\Delta = 02^{\circ}29'01''$ RT
 $L = 332.62'(M)$
 332.61'(C)
 $R = 7673.26'(M)(C)$
 $CH = 332.59'(C)$
 $CB = N09^{\circ}09'25''E$
 $TBB = N07^{\circ}54'55''E$

$S82^{\circ}05'05''E$
 $27.45'(M)(C)$

$\Delta = 01^{\circ}58'50''$ RT
 $L = 265.16'(M)(C)$
 $R = 7671.44'(M)(C)$
 $CH = 265.15'(C)$
 $CB = N02^{\circ}41'01''E$

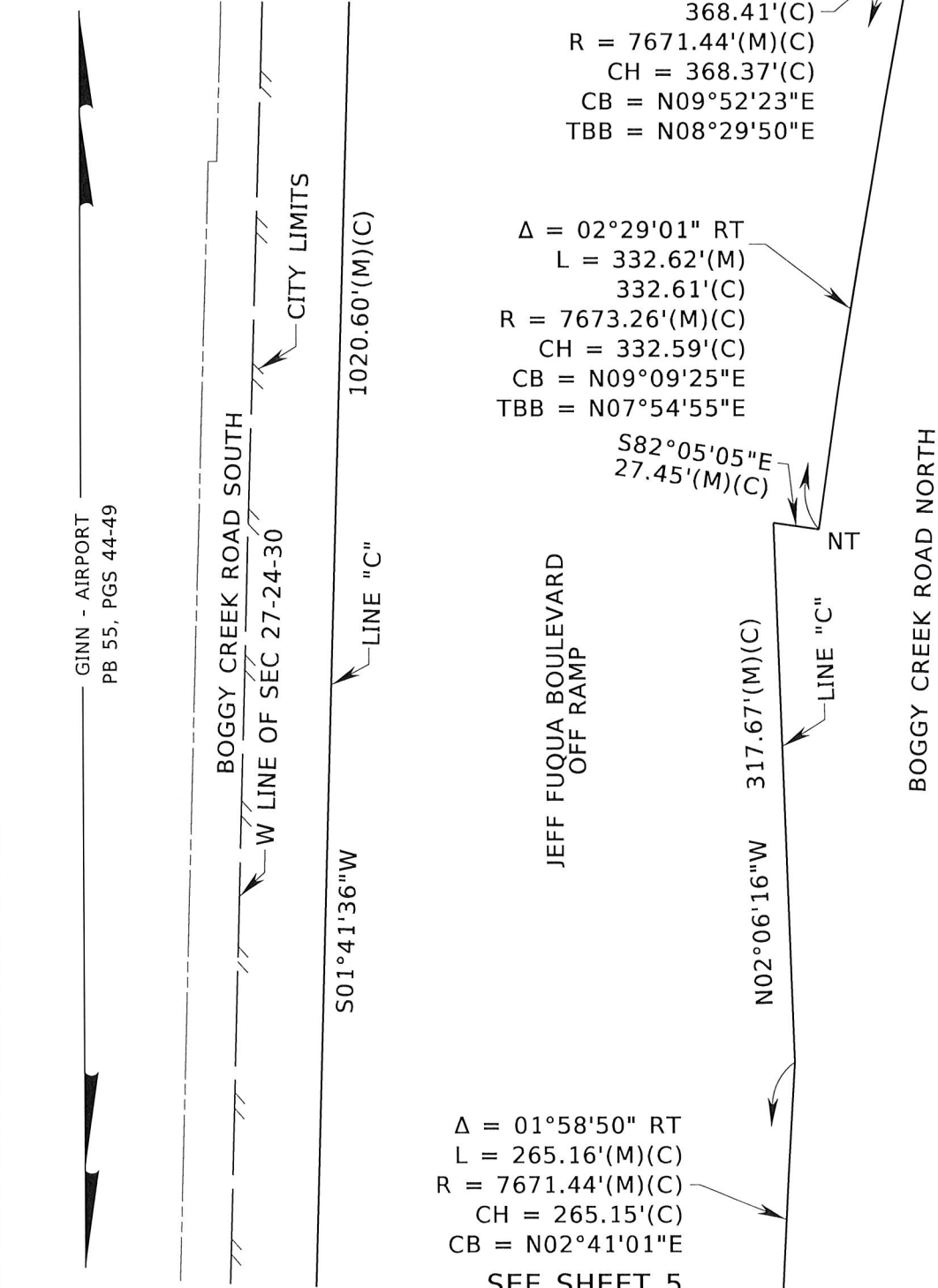
SEE SHEET 5
FOR CONTINUATION



CITY OF
ORLANDO
NOT PLATTED

SECTION 27,
TOWNSHIP 24 SOUTH,
RANGE 30 EAST

SHEET 6 OF 8



SEE SHEETS 1-2 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR VICINITY MAP
 SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 18, 2019

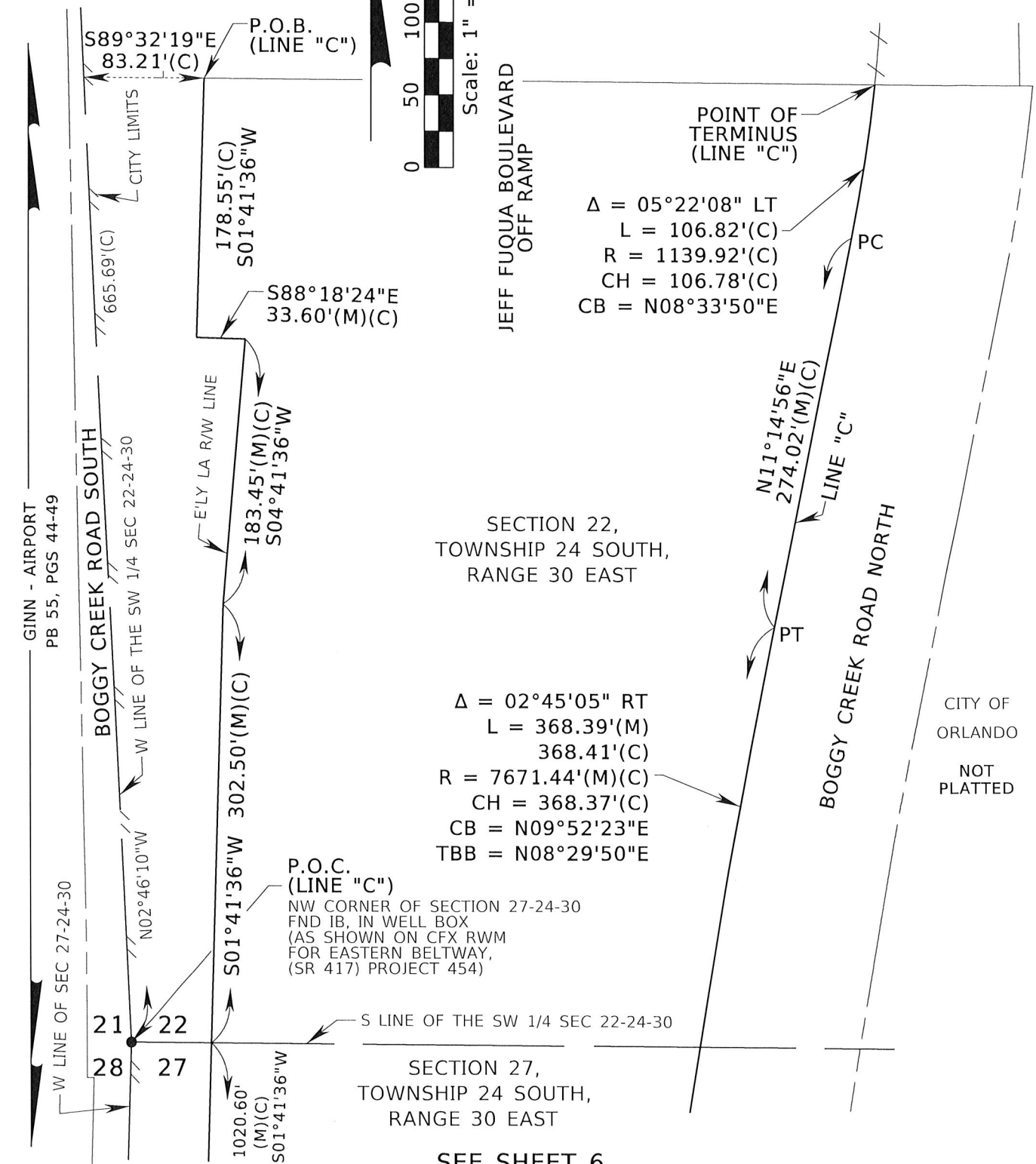
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SKETCH OF DESCRIPTION



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SEE SHEET 6
 FOR CONTINUATION

SHEET 7 OF 8

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
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BOGGY CREEK ROAD
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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

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 (RWM) OR (M) = RIGHT OF WAY MAP
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 SEC = SECTION
 SF = SQUARE FEET
 SR = STATE ROAD
 TBB = TANGENT BEARING BACK
 W'LY = WESTERLY

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 01°41'36" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SEE SHEETS 1 - 2 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR VICINITY MAP
 SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION

H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020
 DATE

REVISION	BY	DATE	

SHEET 8 OF 8

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: SEPTEMBER 18, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
 CFX PROJECT NO. 454**



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 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

EXHIBIT "H"
Release

Prepared by and Return to:

Laura L. Kelly
Associate General Counsel
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, Florida 32807

For recording purposes

SR 417, Project No. 417-454 Boggy Creek Road
Parcels 45-400, 45-402, and 45-501
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

NOTICE OF PARTIAL RELEASE OF LIMITED ACCESS LINE

THIS NOTICE OF PARTIAL RELEASE OF LIMITED ACCESS LINES ("Notice") is hereby executed the _____ day of _____ 2020 by CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a public corporation and an agency of the State of Florida ("CFX"), whose mailing address is 4974 ORL Tower Road, Orlando, Florida 32807.

RECITALS:

WHEREAS, CFX is the owner and holder of a limited access lines running north along the west side of north Boggy Creek Road, and running along the east side of Boggy Creek Road south, both more particularly described as Limited Access Right of Way Parcels 45-400, 45-402, and 45-501 as acquired pursuant to that certain Stipulated Order of Taking, Case No. CI91-6724 in the Circuit Court of the Ninth Judicial Circuit, Orange County, Florida entered October 18, 1991, and that certain Warranty Deed recorded November 14, 1991 in Official Records Book 4345, Page 3237, Public Records of Orange County, Florida ("Existing Limited Access Lines"); and

WHEREAS, Orange County has conveyed to CFX new limited access lines also along the west side of Boggy Creek Road south and running along the east side of Boggy Creek Road north, via County Deed dated _____ and recorded _____ as Document number _____ and as established in a Quit Claim Deed from CFX to the County dated _____ and recorded _____ as Document number _____ ;
and

WHEREAS, CFX is desirous of releasing a portion of the Existing Limited Access Lines along Boggy Creek Road more particularly described on **EXHIBIT "A"**.

WITNESSETH:

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which CFX hereby acknowledges, the CFX agrees:

1. **Incorporation.** The foregoing recitals are hereby incorporated into and made a part of this Notice.

2. **Release.** CFX hereby releases and terminates the portion of the Existing Limited Access Lines represented by the limited access lines more particularly set forth on **EXHIBIT "A"** attached hereto and incorporated herein by this reference. It is understood and agreed that nothing contained herein shall be construed to release, discharge or convey any other portion of the limited access lines, the remainder of which shall remain and continue in full force and effect.

IN WITNESS WHEREOF, CFX has caused this instrument to be executed in the manner and form sufficient to bind it as of the day and year first above written.

[SIGNATURE PAGE TO FOLLOW]

Signed, sealed, and delivered
in the presence of:

Signature

Print Name

“CFX”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

By: _____
Brenda Carey, Chairman

Date: _____

Second Witness:

ATTEST: _____
Regla (“Mimi”) Lamaute
Recording Clerk

Approved as to form and legality by legal counsel
to the Central Florida Expressway Authority on
this ___ day of _____, 2020 for its
exclusive use and reliance.

By: _____
Diego “Woody” Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2020, by _____, as Chairman of the Central Florida Expressway Authority, on behalf of the organization. She is personally known to me OR produced _____ as identification.

NOTARY PUBLIC

Signature of Notary Public - State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT “I”
DETAILED MAINTENANCE FUNCTIONS

1. Local Road Bridge Over CFX Expressway System

a) CFX Responsibility

- i) Bridge structure per se, including bridge deck and approach slabs
- ii) Ramp pavement to intersection with Local Road edge of pavement
- iii) Reinforced Earth/Retaining Walls and associated embankment within CFX right-of-way
- iv) Bridge underdeck and ramp lighting
- v) Drainage structures and pipe from CFX right-of-way to either CFX or Local Road ponds
- vi) Ramp maintenance to Local Road edge of pavement

b) Local Agency Responsibility

- i. Local roadway up to bridge approach slabs
- ii. Embankments/Sideslopes to CFX limited-access right-of-way fence
- iii. Signalization, guard rails, jurisdictional signage and bridge lighting above deck, if applicable
- iv. **Non- CFX** Utilities facilities within CFX right-of-way
- v. Local Road drainage structures and systems to CFX or Local Road ponds
- vi. Cleaning/sweeping, pavement and marking for Local Roads and sidewalks, if applicable.

2. CFX Expressway Bridge over Local Road

a) CFX Responsibility

- i) Bridge structure per se, including bridge deck and approach slabs
- ii) Ramp pavement to intersection with Local Road edge of pavement
- iii) Reinforced Earth/Retaining Walls and associated embankment within CFX right-of-way
- iv) Bridge underdeck and ramp lighting
- v) Drainage structures and pipe from CFX right-of-way to either CFX or Local Road ponds
- vi) Ramp maintenance to Local Road edge of pavement

b) Local Agency Responsibility

- i) Local Road Maintenance
- ii) Local Road within Local right-of-way, including pavement, pavement markings, sidewalks, lighting, and other improvements on or under the Local Road up to CFX's L/A right-of-way line or retaining wall or fence
- iii) Embankment/sideslopes to CFX L/A right-of-way fence
- iv) Signalization, guard rails, jurisdictional signage and Local Road lighting
- v) **Non- CFX** Utilities facilities within CFX right-of-way
- vi) Local road drainage structures and systems to CFX or Local Road retention area

- vii) Cleaning/sweeping, pavement marking for Local Roads and sidewalks, if applicable
3. Canals/Waterways originating or extending beyond CFX Right-of-Way.
 - a) CFX Responsibility
 - i) Structural integrity of headwalls and structure within CFX right-of-way
 - ii) Bridge structure per se, including bridge deck and approach slabs
 - iii) Rip-rap
 - b) Local Agency Responsibility
 - i) Canal and banks beyond head walls within Local Agency right-of-way
 - ii) Open flow channel under CFX

 4. Canals/Waterways within CFX Right-of-Way
 - a) CFX Responsibility
 - i) Bridge structure per se, including bridge deck and approach slabs
 - ii) Waterway/channel within CFX right-of-way
 - iii) Rip-rap
 - b) Local Agency Responsibility: None

 5. Detention/Retention Ponds and Structures
 - a) CFX Responsibility
 - i) CFX assigned ponds and CFX drainage structures within L/A right-of-way handling CFX water
 - ii) Drainage structures and systems in CFX right-of-way conveying water across Expressway
 - b) Local Agency Responsibility
 - i) Local Agency assigned ponds and Local Agency drainage structures and systems handling Local Road water
 - ii) Drainage structures in Local Road right-Utilities feeding into CFX ponds/right-of-way

 6. Utilities
 - a) CFX Responsibility: None
 - b) Local Agency Responsibility: Water and wastewater mains in CFX L/A right-of-way
 - c) General: Non- CFX utilities in public or LIA right-of-way are the responsibility of the utility company

 7. Roadways
 - a) CFX Responsibility: All facilities within CFX's L/A right-of-way except as noted.
 - b) Local Agency Responsibility: All facilities within Local Road right-of-way, except as noted.

EXHIBIT “J” MAINTENANCE RESPONSIBILITY
See Exhibit “I” for the Detailed Maintenance Functions

Project	Location	Local Agency Responsibility	CFX Responsibility
417-454	All bridges for SR 417 Northbound ramp, East and West bound ramps eight (8) locations near southern end of project area accessing Boggy Creek Rd.	2b	2a
417-454	Bridge over J Lawson Blvd.	2b	2a
417-454	Traffic Signal SR 417 and Boggy Creek Road NB off ramp	2b iv	
417-454	Traffic Signal SR 417 and Boggy Creek Road SB off ramp	2b iv	
417-454/301C	Pond #2 Joint Use CFX Storm Water Management Pond receives runoff from SR 417 and Boggy Creek Road and is Joint Use. The capacity allocated to the County is set at the County’s current capacity as of the effective date of this Agreement. In the future, CFX may elect to improve this pond or relocate or reconfigure this drainage area. CFX reserves the right to reshape, reconstruct, renovate, improve or otherwise modify the drainage systems and structures so long as the stormwater capacity and discharge of both CFX and the County to or from the Pond are neither disrupted nor diminished.	5b	5a
417-454/301C	Pond #3 Joint Use CFX Storm Water Management Pond receives runoff from SR 417 and Boggy Creek Road and is Joint Use. The capacity allocated to the County is set at the County’s current capacity as of the effective date of this Agreement. In the future, CFX may elect to improve this pond or relocate or reconfigure this drainage area. CFX reserves the right to reshape, reconstruct, renovate, improve or otherwise modify the drainage systems and structures so long as the stormwater capacity and discharge of both CFX and the County to or from the Pond are neither disrupted nor diminished.	5b	5a

417-454/301C	<p>Pond #4 Joint Use CFX Storm Water Management Pond receives runoff from SR 417 and Boggy Creek Road and is Joint Use. The capacity allocated to the County is set at the County’s current capacity as of the effective date of this Agreement. In the future, CFX may elect to improve this pond or relocate or reconfigure this drainage area. CFX reserves the right to reshape, reconstruct, renovate, improve or otherwise modify the drainage systems and structures so long as the stormwater capacity and discharge of both CFX and the County to or from the Pond are neither disrupted nor diminished.</p>	5b	5a
417-454/301C	<p>Pond #5 Joint Use CFX Storm Water Management Pond receives runoff from SR 417 and Boggy Creek Road and is Joint Use. The capacity allocated to the County is set at the County’s current capacity as of the effective date of this Agreement. In the future, CFX may elect to improve this pond or relocate or reconfigure this drainage area. CFX reserves the right to reshape, reconstruct, renovate, improve or otherwise modify the drainage systems and structures so long as the stormwater capacity and discharge of both CFX and the County to or from the Pond are neither disrupted nor diminished.</p>	5b	5a
417-454	Pond #6 (CFX drainage only)		5a
417-454	Drainage from Pond #6 (CFX Easement)	5b	



July 9, 2020

Mr. Glenn Pressimone, P.E.
Chief of Infrastructure
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

DRAFT

RE: TRANSFER OF PROPERTY

SR 417, Project 454
CFX to Orange County - Parcels 45-402 (Partial Parts A & B), 45-501 (Partial Part A & Part B)
Release and Reestablishment of Limited Access Lines on Parcels 45-400, 45-402, and 45-501

Dear Mr. Pressimone:

On behalf of Dewberry Engineers, Inc., as Consulting Engineer (the "Consulting Engineer") to the Central Florida Expressway Authority ("CFX") does here by certify as follows:

1. We have reviewed the limits of the parcels along local right-of-way for Boggy Creek Road shown in Exhibit A, attached. The SR 417 Project 454 interchange with Boggy Creek and J. Lawson Blvd are completed. It was anticipated the ownership and maintenance of the local roads, would be transferred to the local jurisdiction upon completion. In our opinion, based upon the foregoing, we certify that parcels 45-402 Partial Parts A & B along with Parcels 45-501 Partial Parts A & B are no longer essential the operation of the CFX system, subject to a drainage easement agreements along Boggy Creek Road, and would not impede or restrict the current or future construction, operation or maintenance of the CFX System.
2. The release of the Limited Access lines in parcels 45-400, 45-402, and 45-501 Part B are required. The release locations are shown on Exhibit A, attached. We have determined that the release of the Limited Access lines and the reestablishment of the Limited Access lines per the transfer documents will not materially affect or interfere with the present or future construction, use, operation, repair or maintenance of the expressway system; impair traffic operations or public safety; or be prohibited by or conflict with any other laws, regulations, requirements, covenants or agreements binding upon CFX.
3. Furthermore, this certificate is being provided by the Consulting Engineer to CFX solely for the purposes of complying with Section 5.4 of CFX's Amended and Restated Master Bond Resolution and the requirements set forth in CFX's Manual and may not be relied on by any other person or party for any other purpose.

Sincerely,

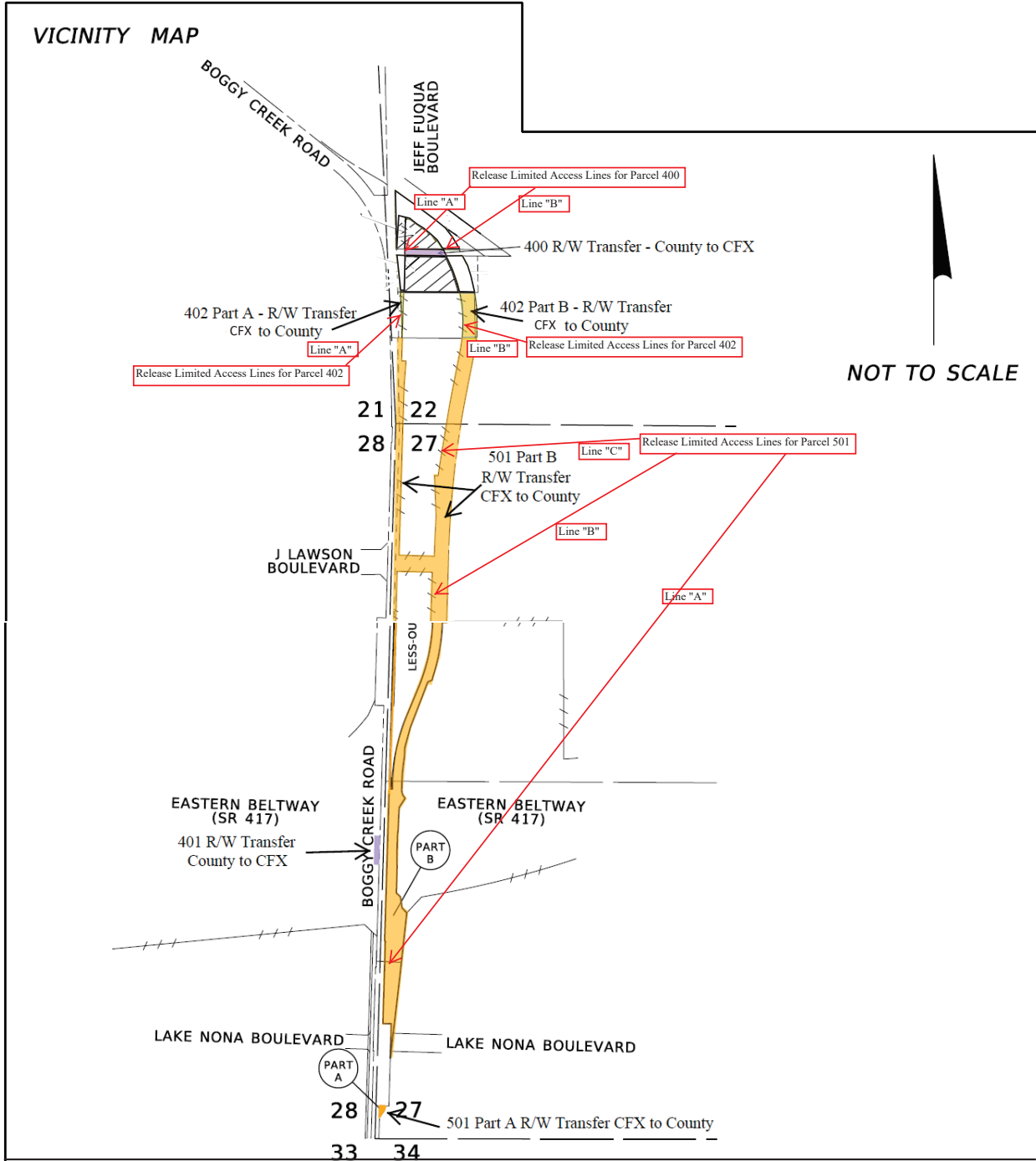
R. Keith Jackson, P.E.
Program Manager

Attachments

cc: Laura N. Kelly, Esq. CFX (w/ enc.)

Exhibit A

BOGGY CREEK JURISDICTIONAL TRANSFERS EXHIBIT



**A RESOLUTION OF THE
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DECLARING PROPERTY AS SURPLUS PROPERTY
AVAILABLE FOR SALE, AUTHORIZING THE
TRANSFER OF SURPLUS PROPERTY WITH ORANGE
COUNTY, AND RELEASE AND REESTABLISHMENT OF
LIMITED ACCESS LINES**

WHEREAS, the Central Florida Expressway (“CFX”), is empowered by Chapter 348, Part V, Florida Statutes, to acquire, hold, construct, improve, maintain, and operate the Central Florida Expressway System (the “Expressway Facilities”), and is further authorized to sell, lease, transfer or otherwise dispose of any property or interest therein at any time acquired by CFX; and

WHEREAS, CFX has adopted that certain Policy Regarding the Disposition of Excess Lands, section 5-6.01, *et. seq.*, of CFX’s Property Acquisition, Disposition & Permitting Procedures Manual (referred to herein as the “Policy”), which Policy provides for the disposal of real property unnecessary or unsuitable for CFX’s use; and

WHEREAS, pursuant to the Policy, “Excess Property” is “[r]eal property, of any monetary value, located outside of the current operating Right of Way limits of CFX not currently needed to support existing Expressway Facilities as determined by staff;” and

WHEREAS, pursuant to the Policy, where Excess Property is not essential for present or future construction, operation or maintenance of the Expressway Facilities or for CFX purposes, the CFX Board may declare such Excess Property to be “Surplus Property” through the adoption of a resolution and direct that the Surplus Property be sold; and

WHEREAS, section 5-1.01 of the Policy allows CFX to waive the procedures in a particular circumstance where deemed to be in the best interest of CFX and the public, provided that such waiver is not in conflict with state or federal law; and

WHEREAS, CFX has adopted that certain Policy Regarding the Release of Limited Access Lines, Part 7 of the Policy, which provides for the release of limited access rights of CFX upon determination that the release would not result in the negative effects to CFX’s Expressway System; and

WHEREAS, CFX staff and its General Engineering Consultant has examined the Expressway Facilities for State Road (“S.R.”) 417 adjacent to Boggy Creek Trail and determined that the real property referred to as portions of Parcels 45-402A, 45-402B, 45-501A, and 45-501B,

Portions of Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B

as more particularly described in **Exhibit “A”** attached hereto and incorporated herein by reference (“CFX Parcels”) is not needed to support existing Expressway Facilities; and

WHEREAS, CFX's General Engineering Consultant has certified that the CFX Parcels are not essential for present or future construction, operation or maintenance of the Expressway Facilities or for CFX purposes and that the disposition of the CFX Parcels would not impede or restrict the Expressway System; and

WHEREAS, CFX’s Right of Way Committee has determined that it is in the best interest of CFX and the public to designate the CFX Parcels as Excess Property; and

WHEREAS, in light of the foregoing circumstances, CFX's Right of Way Committee has recommended that the CFX Parcels be designated as Excess Property and that the CFX Board adopt a resolution declaring the CFX Parcels to be Surplus Property; and

WHEREAS, Orange County, a charter county and political subdivision of the State of Florida (“County”), has made an application to request a donation of the CFX Parcels from CFX to the County for public right-of-way purposes; and

WHEREAS, the County is the fee simple owners of certain real property referred to as Parcels 45-400 and 45-401, as more particularly described in **Exhibit “B”** attached hereto and incorporated herein by reference (“County Parcels”); and

WHEREAS, the General Engineering Consultant has determined the County Parcels, along with a drainage easement over the CFX Parcels and other portions of real property owned by the County, are needed to support the existing Expressway Facilities; and

WHEREAS, CFX’s Right of Way Committee has determined that the transfer of the CFX Parcels to the County for public right-of-way, in exchange for the transfer of the County Parcels to CFX for public right-of-way and reservation of a drainage easement over portions of the CFX Parcels and other real property owned by the County, in accordance with the terms of the Right-of-way Transfer and Continuing Maintenance Agreement (“Agreement”) would be in the best interest of CFX and the public; and

WHEREAS, portions of the CFX Parcels and County Parcels are encumbered with limited access lines held by CFX running along the western and eastern boundaries of Boggy Creek Road north and south, respectively as more particularly identified in **Exhibit “C”** attached hereto and incorporated herein by reference (“Existing L/A Lines”); and

WHEREAS, since Boggy Creek Road is a local roadway, it is in the best interest of CFX to relocate and reestablish the location of the Existing L/A Lines in accordance with the terms of the Agreement; and

WHEREAS, CFX's General Engineering Consultant has certified that the release of the Existing L/A Lines will not (1) materially affect or interfere with the present or future construction, use, operation, repair or maintenance of the Expressway Facilities; (2) otherwise impair traffic operations or maintenance of any portion of the Expressway Facilities; or (3) otherwise be prohibited or in conflict with any laws, regulations, requirements, covenants, or agreements binding upon CFX, provided that the limited access lines are re-established in the deeds to and from the County prior to the release of the Existing L/A Lines; and

WHEREAS, after reviewing the County's application, CFX's Right of Way Committee has recommended that the CFX Parcels be donated to the County for public purposes, in accordance with CFX's Policy, except for the following conditions or modifications: (1) separate notice to the local government in which the CFX Parcels and Existing L/A Lines are located are not required; (2) conveyance will be via Quit Claim Deed, rather than Special Warranty Deed, subject to a deed restriction and right of reverter restricting the use of the CFX Parcels for public right-of-way, and (3) that the Existing L/A Lines will be released and re-established as set forth in the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AS FOLLOWS:

1. CFX hereby declares that the real property identified in **Exhibit "A"** attached hereto are not essential for present or future construction, operation or maintenance of the Expressway Facilities or essential for CFX purposes and is Excess Property.

2. CFX hereby finds that it is in the best interest of CFX and the public to declare the Parcel as Surplus Property, subject to reservation of a drainage easement as set forth in the Agreement, and CFX hereby declares the CFX Parcels as Surplus Property available for sale.

3. CFX hereby finds that it is in the interest of both CFX and the public to transfer the CFX Parcels to the County for public right-of-way in exchange for the conveyance of the County Parcels to CFX and reservation of the drainage easement, in accordance with the terms of the Agreement.

4. Accordingly, CFX hereby declares that the CFX Parcels may be transferred to the County for public purposes, in accordance with CFX's Policy, except for the following conditions or modifications: (1) separate notice to the local government in which the CFX Parcels are located is not required; (2) conveyance will be via Quit Claim Deed, rather than Special Warranty Deed, subject to a deed restriction and right of reverter restricting the use of the Parcel for public right-of-way; and (3) a drainage easement shall be reserved over portions of the CFX Parcels and other real property owned by the County in accordance with the terms of the Agreement.

5. CFX hereby declares that after the limited access lines are re-established in the deeds to and from the County, the release of the Existing L/A Lines identified in **Exhibit "C"** will not materially affect or interfere with the present or future construction, use, operation, repair or

Portions of Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B

maintenance of the Expressway Facilities, (ii) otherwise impair traffic operations or maintenance of any portion of the Expressway Facilities; or (iii) otherwise be prohibited or in conflict with any laws, regulations, requirements, covenants, or agreements binding upon CFX.

6. CFX declares it is in the public interest to re-establish the locations of the limited access lines as set forth in the Agreement and then release the Existing L/A Lines, subject to compliance with the requirements of the Policy.

7. Accordingly, CFX hereby declares that the Existing L/A Lines may be released in accordance with the Policy, subject to the following conditions or modifications: (1) separate notice to the local government in which the Existing L/A Lines is located is not required; and (2) the Existing L/A Lines will not be released until the limited access lines are re-established in CFX's favor upon the recording of the deeds to and from the County in accordance with the terms of the Agreement.

8. This Resolution shall take effect immediately upon adoption by the CFX governing Board.

ADOPTED this _____ day of _____ 2020.

Brenda Carey, Chairman

ATTEST: _____
Regla ("Mimi") Lamaute
Board Services Coordinator

Approved as to form and legality for the
exclusive use and reliance of CFX.

Diego "Woody" Rodriguez
General Counsel

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-402 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART A

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 54.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°03'56" WEST, A DISTANCE OF 356.11 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 18.72 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 5737.58 FEET, A CHORD BEARING OF SOUTH 00°21'30" EAST, A CHORD DISTANCE OF 356.35 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 03°55'03" EAST, RUN SOUTHERLY 356.41 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°33'33"; THENCE NORTH 89°32'19" WEST, A DISTANCE OF 25.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,508 SQUARE FEET, MORE OR LESS.

PART B

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 546.51 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.42 FEET, A CHORD BEARING OF NORTH 03°07'21" WEST AND A CHORD DISTANCE OF 356.69 FEET; THENCE FROM A TANGENT BEARING OF NORTH 05°52'57" EAST, RUN NORTHERLY 358.16 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°00'36"; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 114.29 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP; THENCE THE FOLLOWING TWO COURSES ALONG SAID RIGHT OF WAY LINE; RUN SOUTH 01°03'56" EAST, A DISTANCE OF 10.63 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1249.42 FEET, A CHORD BEARING OF SOUTH 02°33'05" EAST AND A CHORD DISTANCE OF 345.84 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 10°30'24" EAST, RUN SOUTHERLY 346.95 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°54'38"; THENCE DEPARTING SAID RIGHT OF WAY, RUN NORTH 89°32'19" WEST, A DISTANCE OF 110.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.904 ACRES, MORE OR LESS.

PARTS A AND B CONTAINING IN THE AGGREGATE 1.099 ACRES, MORE OR LESS

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

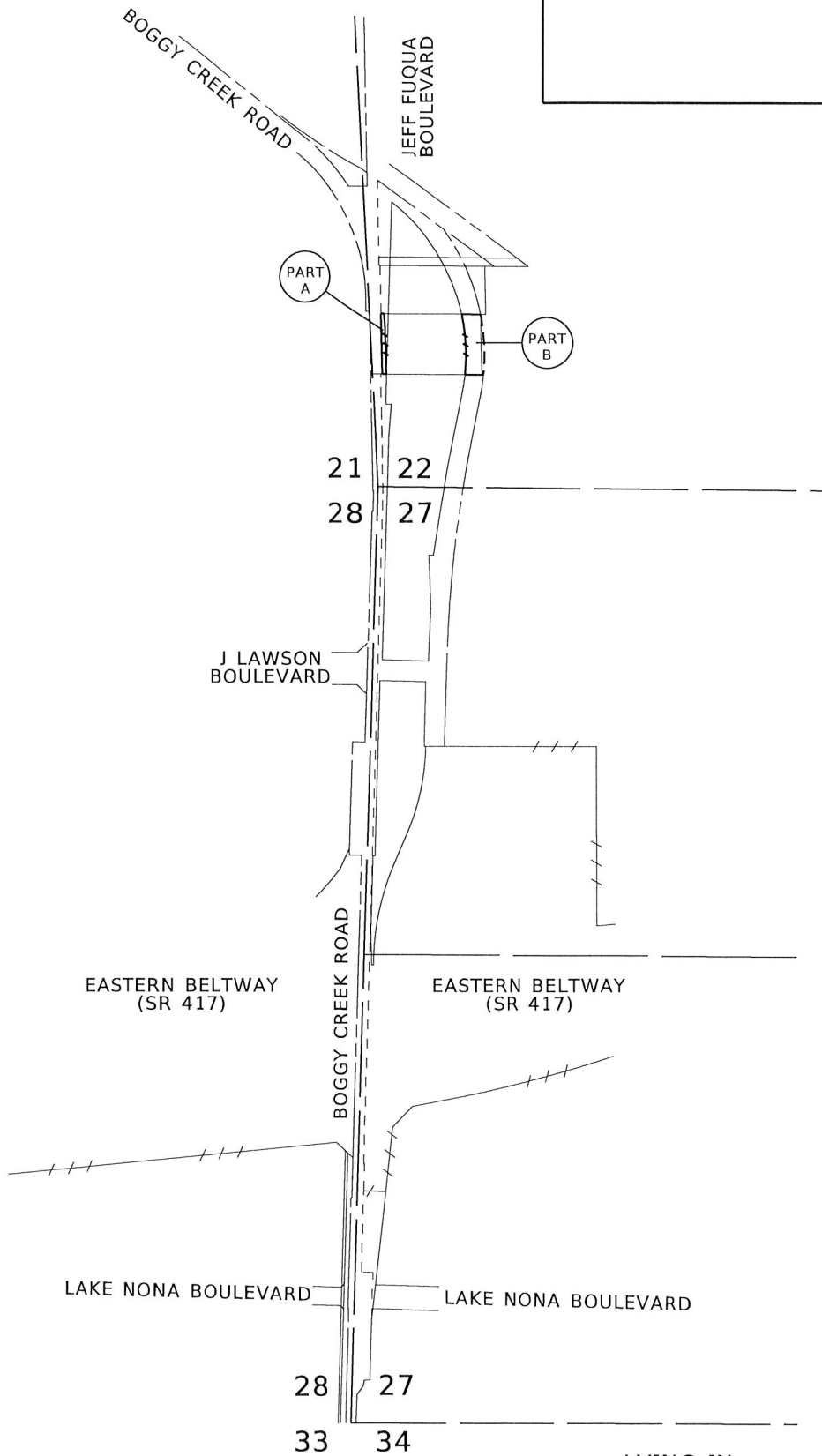
FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: DECEMBER 11, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
CFX PROJECT NO. 454**



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST
 SHEET 2 OF 4

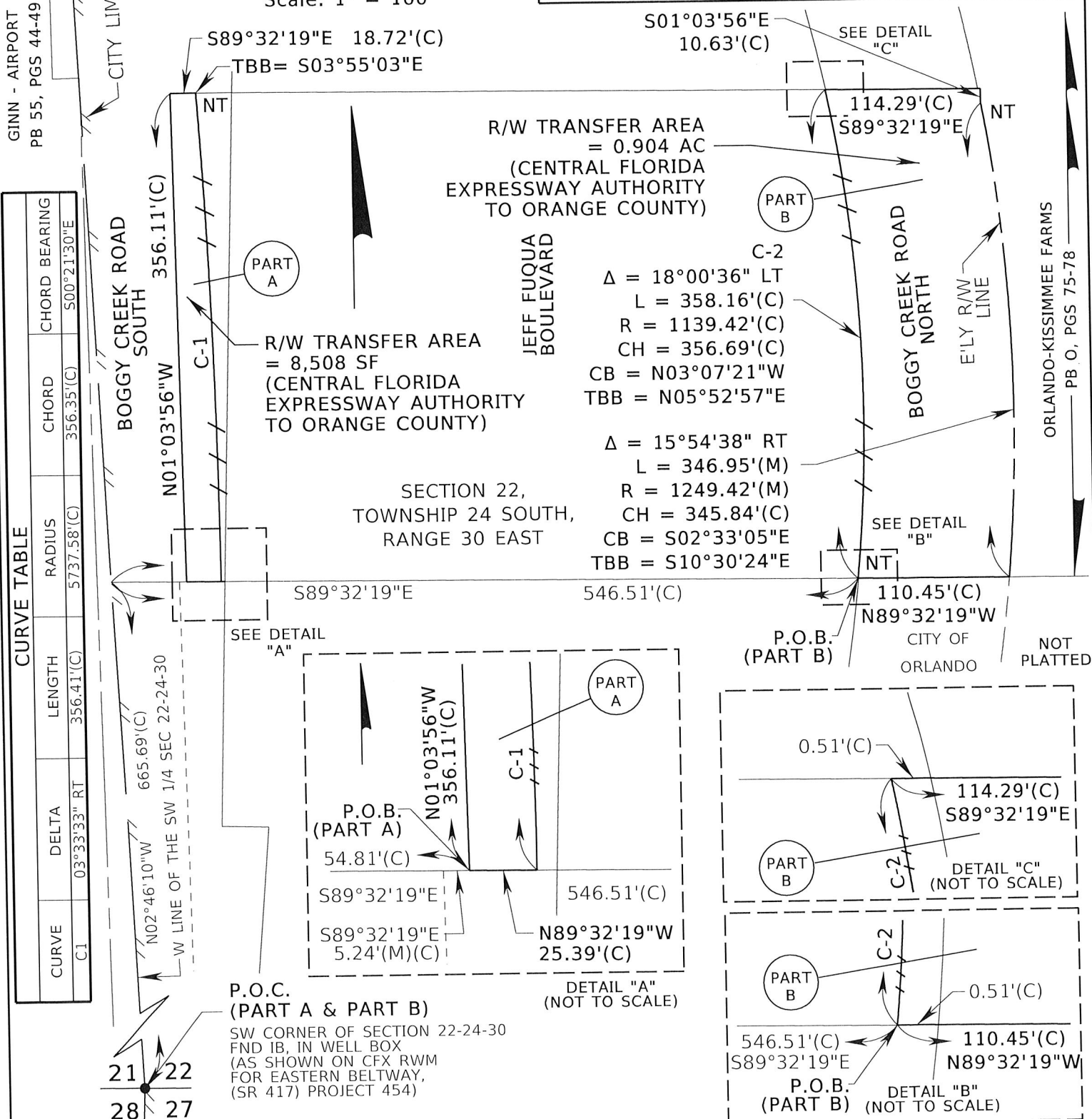
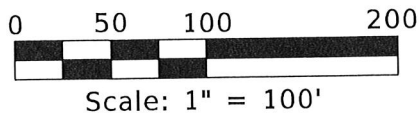
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: DECEMBER 11, 2019
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BOGGY CREEK ROAD
CFX PROJECT NO. 454



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 LAKE MARY, FLORIDA 32746
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 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



CURVE TABLE

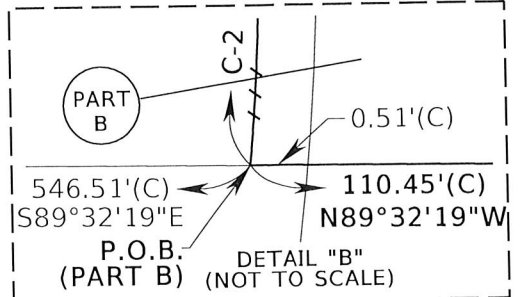
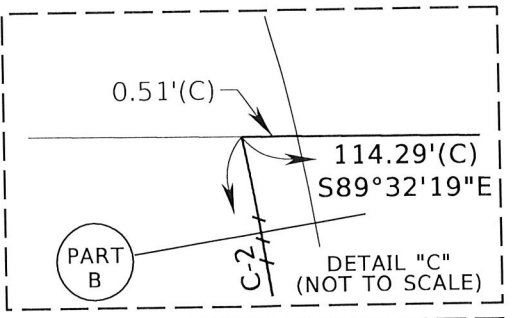
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C-1	03°33'33" RT	356.41'(C)	5737.58'(C)	356.35'(C)	S00°21'30"E
C-2	18°00'36" LT	356.69'(C)	1139.42'(C)	356.69'(C)	S89°32'19"E

SEE DETAIL "A"

P.O.C. (PART A & PART B)
 SW CORNER OF SECTION 22-24-30
 FND IB, IN WELL BOX
 (AS SHOWN ON CFX RWM
 FOR EASTERN BELTWAY,
 (SR 417) PROJECT 454)

DETAIL "A"
 (NOT TO SCALE)

P.O.B. (PART B) CITY OF ORLANDO NOT PLATTED



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: DECEMBER 11, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
 CFX PROJECT NO. 454**

GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
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 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	= ACRES	NO.	= NUMBER
(C)	= CALCULATED	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
Δ	= DELTA	PG(S)	= PAGE OR PAGES
E'LY	= EASTERLY	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	PT	= POINT OF TANGENCY
ID	= IDENTIFICATION	R	= RADIUS
IB	= IRON BAR	RT	= RIGHT
L	= LENGTH	R/W	= RIGHT OF WAY
LA	= LIMITED ACCESS	(RWM) OR (M)	= RIGHT OF WAY MAP
LT	= LEFT	SEC	= SECTION
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 02°46'10" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.



H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020
DATE

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION

REVISION	BY	DATE	

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: DECEMBER 11, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
CFX PROJECT NO. 454**



GEODATA CONSULTANTS, INC.
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LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-501 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A (RIGHT OF WAY)

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE SOUTH 89°55'46" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 30.01 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01° 41'36" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 168.59 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE, CONTINUE NORTH 01° 41'36" EAST ALONG A LINE 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 83.83 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 38.17 FEET TO THE INTERSECTION WITH AFORESAID RIGHT OF WAY LINE; THENCE THE FOLLOWING TWO COURSES ALONG SAID RIGHT OF WAY LINE; RUN SOUTH 06°38'10" WEST, A DISTANCE OF 32.29 FEET; THENCE SOUTH 35°40'52" WEST, A DISTANCE OF 63.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,096 SQUARE FEET, MORE OR LESS.

PART B (LIMITED ACCESS RIGHT OF WAY)

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE WEST 1/4 OF SECTION 27 AND THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01° 41'36" EAST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1370.04 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LIMITED ACCESS RIGHT OF WAY LINE OF EASTERN BELTWAY (SR 417) AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 87°18'24" EAST ALONG SAID PROLONGATION, A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PROLONGATION, RUN NORTH 01°41'36" EAST ALONG A LINE 35.00 EAST OF AND PARALLEL TO AFORESAID WEST LINE, A DISTANCE OF 157.86 FEET; THENCE NORTH 89°32'19" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 01°41'36" EAST ALONG A LINE 30.00 EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 3856.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 5801.86 FEET, A CHORD BEARING OF NORTH 00°18'13" EAST AND A CHORD DISTANCE OF 281.41 FEET; THENCE RUN NORTHERLY 281.44 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°46'46" TO A POINT OF TANGENCY; THENCE NORTH 01°05'10" WEST, A DISTANCE OF 524.03 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 30.63 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 5737.58 FEET, A CHORD BEARING OF SOUTH 00°40'03" WEST AND A CHORD DISTANCE OF 205.44 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 00° 21' 30" EAST, RUN SOUTHERLY 205.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°03' 06" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 5.26 FEET;

SEE SHEET 4 FOR VICINITY MAP
SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 13

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-501 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

THENCE SOUTH 85°18'26" EAST, A DISTANCE OF 32.13 FEET; THENCE SOUTH 04°41'34" WEST, A DISTANCE OF 274.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3500.00 FEET, A CHORD BEARING OF SOUTH 03°11'35" WEST AND A CHORD DISTANCE OF 183.21 FEET; THENCE RUN SOUTHERLY 183.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°59'58" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 463.63 FEET; THENCE SOUTH 02°05'46" EAST, A DISTANCE OF 196.69 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 286.58 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 58.31 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 24.83 FEET; THENCE SOUTH 73°18'26" EAST, A DISTANCE OF 16.56 FEET; THENCE SOUTH 88°18'26" EAST, A DISTANCE OF 129.00 FEET; THENCE NORTH 77°11'19" EAST, A DISTANCE OF 82.69 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 18.11 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 7681.94 FEET, A CHORD BEARING OF NORTH 01°47'10" EAST AND A CHORD DISTANCE OF 24.84 FEET; THENCE FROM A TANGENT BEARING OF NORTH 01°52'43" EAST, RUN NORTHERLY 24.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 11'07"; THENCE SOUTH 88°07'17" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7671.94 FEET, A CHORD BEARING OF NORTH 02°48'50" EAST AND A CHORD DISTANCE OF 250.43 FEET; THENCE FROM A TANGENT BEARING OF NORTH 01°52'43" EAST, RUN NORTHERLY 250.44 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°52'13"; THENCE NORTH 02°26'50" WEST, A DISTANCE OF 351.33 FEET; THENCE NORTH 87°33'10" EAST, A DISTANCE OF 38.17 FEET; THENCE NORTH 09°01'09" EAST, A DISTANCE OF 352.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7671.94 FEET, A CHORD BEARING OF NORTH 10°08'03" EAST AND A CHORD DISTANCE OF 298.53 FEET; THENCE RUN NORTHERLY 298.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'47" TO A POINT OF TANGENCY; THENCE NORTH 11°14'56" EAST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.42 FEET, A CHORD BEARING OF NORTH 08°33'57" EAST AND A CHORD DISTANCE OF 106.68 FEET; THENCE RUN NORTHERLY 106.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°21'59"; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 110.45 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1249.42 FEET, A CHORD BEARING OF SOUTH 08°19'35" WEST AND A CHORD DISTANCE OF 127.40 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 05°24'14" WEST, RUN SOUTHERLY 127.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 50'42" TO A POINT OF TANGENCY; THENCE SOUTH 11°14'56" WEST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7561.94 FEET, A CHORD BEARING OF SOUTH 06°28'16" WEST AND A CHORD DISTANCE OF 1259.69 FEET; THENCE RUN SOUTHERLY 1261.15 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°33'20" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 546.43 FEET TO THE INTERSECTION WITH THE NORTH LIMITED ACCESS RIGHT OF WAY LINE OF SAID EASTERN BELTWAY (SR 417); THENCE SOUTH 89°50'55" WEST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 36.84 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1500.39 FEET, A CHORD BEARING OF SOUTH 09°51'45" WEST AND A CHORD DISTANCE OF 421.85 FEET; THENCE DEPARTING SAID LIMITED ACCESS RIGHT OF WAY LINE, FROM A TANGENT BEARING OF SOUTH 01°46'52" WEST, RUN SOUTHERLY 423.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°09' 46"; THENCE SOUTH 14°08'10" WEST, A DISTANCE OF 32.87 FEET; THENCE SOUTH 67°20'22" WEST, A DISTANCE OF 34.85 FEET; THENCE SOUTH 20°59'58" WEST, A DISTANCE OF 190.71 FEET; THENCE SOUTH 21°11'57" WEST, A DISTANCE OF 185.42 FEET; THENCE SOUTH 15°17'19" WEST, A DISTANCE OF 163.36 FEET; THENCE SOUTH 01°56'47" WEST, A DISTANCE OF 73.72 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1366.39 FEET, A CHORD BEARING OF SOUTH 05°43'41" WEST AND A CHORD DISTANCE OF 192.28 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 09°45'46" WEST,

SEE SHEET 4 FOR VICINITY MAP
SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 13

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-501 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

RUN SOUTHERLY 192.44 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°04'10" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 57.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 90.00 FEET, A CHORD BEARING OF SOUTH 21°43'31" EAST AND A CHORD DISTANCE OF 71.54 FEET; THENCE RUN SOUTHERLY 73.57 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°50' 14"; THENCE SOUTH 32°58'22" WEST, A DISTANCE OF 85.96 FEET; THENCE SOUTH 02°44'39" WEST, A DISTANCE OF 189.80 FEET; THENCE SOUTH 18°57'36" WEST, A DISTANCE OF 8.92 FEET; THENCE SOUTH 01°49'32" WEST, A DISTANCE OF 166.08 FEET; THENCE SOUTH 01°03'48" EAST, A DISTANCE OF 97.94 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 197.84 FEET; THENCE SOUTH 46°11'25" EAST, A DISTANCE OF 43.05 FEET; THENCE SOUTH 08°55'13" EAST, A DISTANCE OF 87.17 FEET; THENCE SOUTH 43°29'30" EAST A DISTANCE OF 52.58 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF AFORESAID EASTERN BELTWAY (SR 417); THENCE SOUTH 06°16'02" WEST, ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE AND EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 488.72 FEET; THENCE SOUTH 06°38'10" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 642.78 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 01°41'36" EAST, ALONG A LINE 100.00 FEET EAST OF AND PARALLEL TO THE AFORESAID WEST LINE OF SECTION 27, A DISTANCE OF 269.53 FEET; THENCE NORTH 89°32'37" WEST, A DISTANCE OF 65.02 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 479.10 FEET TO THE POINT OF BEGINNING.

LESS

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01°41'36" EAST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 2702.17 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 88°18'24" EAST, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°41'36" EAST ALONG A LINE 43.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 33.70 FEET; THENCE NORTH 02°04'10" WEST, A DISTANCE OF 137.14 FEET; THENCE NORTH 01°41'36" EAST ALONG A LINE 34.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 472.13 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 11.00 FEET; THENCE NORTH 01°41'36" EAST ALONG A LINE 45.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE , A DISTANCE OF 1036.13 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 272.89 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 381.94 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 10.17 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1425.39 FEET, A CHORD BEARING OF SOUTH 12°15'33" WEST AND A CHORD DISTANCE OF 513.46 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 01°52'58" WEST, RUN SOUTHERLY 516.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°45'10" TO A POINT OF TANGENCY; THENCE SOUTH 22°38'08" WEST, A DISTANCE OF 237.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1439.39 FEET, A CHORD BEARING OF SOUTH 12°09'52" WEST AND A CHORD DISTANCE OF 523.19 FEET; THENCE RUN SOUTHWESTERLY 526.11 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°56'32"; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 56.17 FEET; THENCE NORTH 88°18'24" WEST, A DISTANCE OF 11.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.777 ACRES, MORE OR LESS.

PART B - TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

SEE SHEET 4 FOR VICINITY MAP
SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION

SEE SHEET 13 FOR GENERAL NOTES
AND LEGEND

SHEET 3 OF 13

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

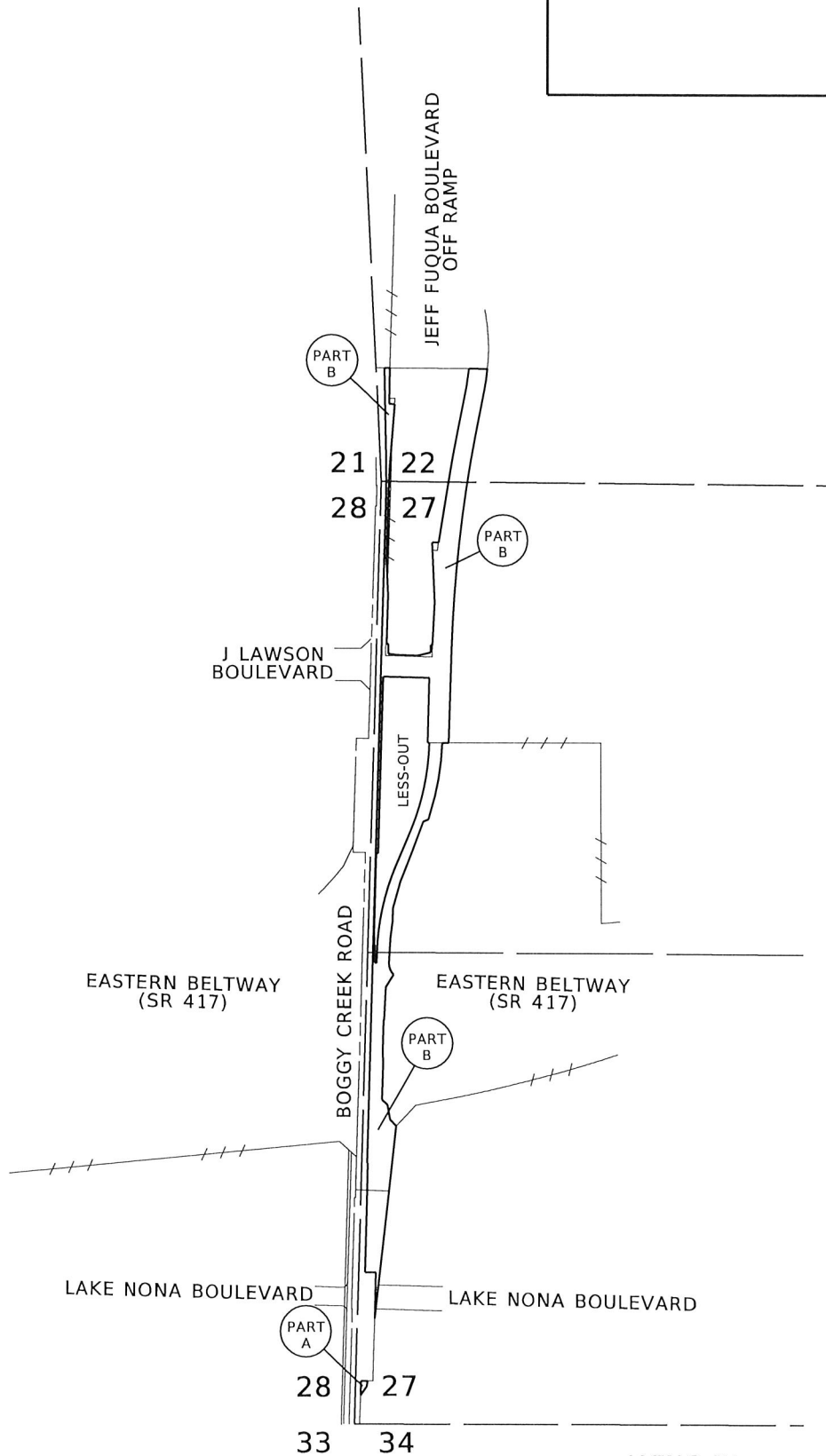
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
 SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST

SHEET 4 OF 13

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



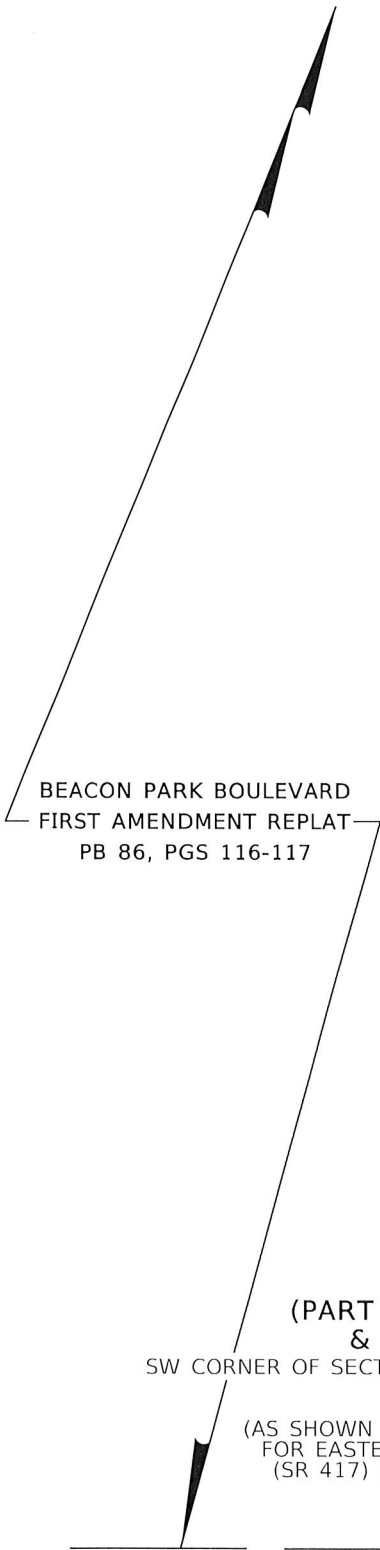
GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SEE SHEET 6
FOR CONTINUATION



BEACON PARK BOULEVARD
FIRST AMENDMENT REPLAT
PB 86, PGS 116-117

P.O.C.
(PART A, PART B
& LESS-OUT)
SW CORNER OF SECTION 27-24-30
FND 1/2" IB,
IN WELL BOX
(AS SHOWN ON CFX RWM
FOR EASTERN BELTWAY,
(SR 417) PROJECT 454)

BOGGY CREEK ROAD

W LINE OF SEC 27-24-30
2702.17'(C)
1370.04'(C)

PART A

N01°41'36"E
83.83'(C)

S89°32'19"E
38.17'(RWM)(C)

S35°40'52"W
63.29'(RWM)(C)

S06°38'10"W
32.29'(RWM)(C)

CITY LIMITS

CITY OF
ORLANDO
NOT PLATTED

EXIST E R/W LINE

P.O.B. (PART A)

R/W TRANSFER AREA = 2,096 SF

SECTION 27, TOWNSHIP 24 SOUTH,
RANGE 30 EAST

EXIST E R/W LINE
N01°41'36"E
168.59'(C)

30.00'

28
33

27
34

S89°55'46"E
30.01'(C)

S LINE OF THE SW 1/4 SEC 27-24-30



Scale: 1" = 50'

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR VICINITY MAP
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SHEET 5 OF 13

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

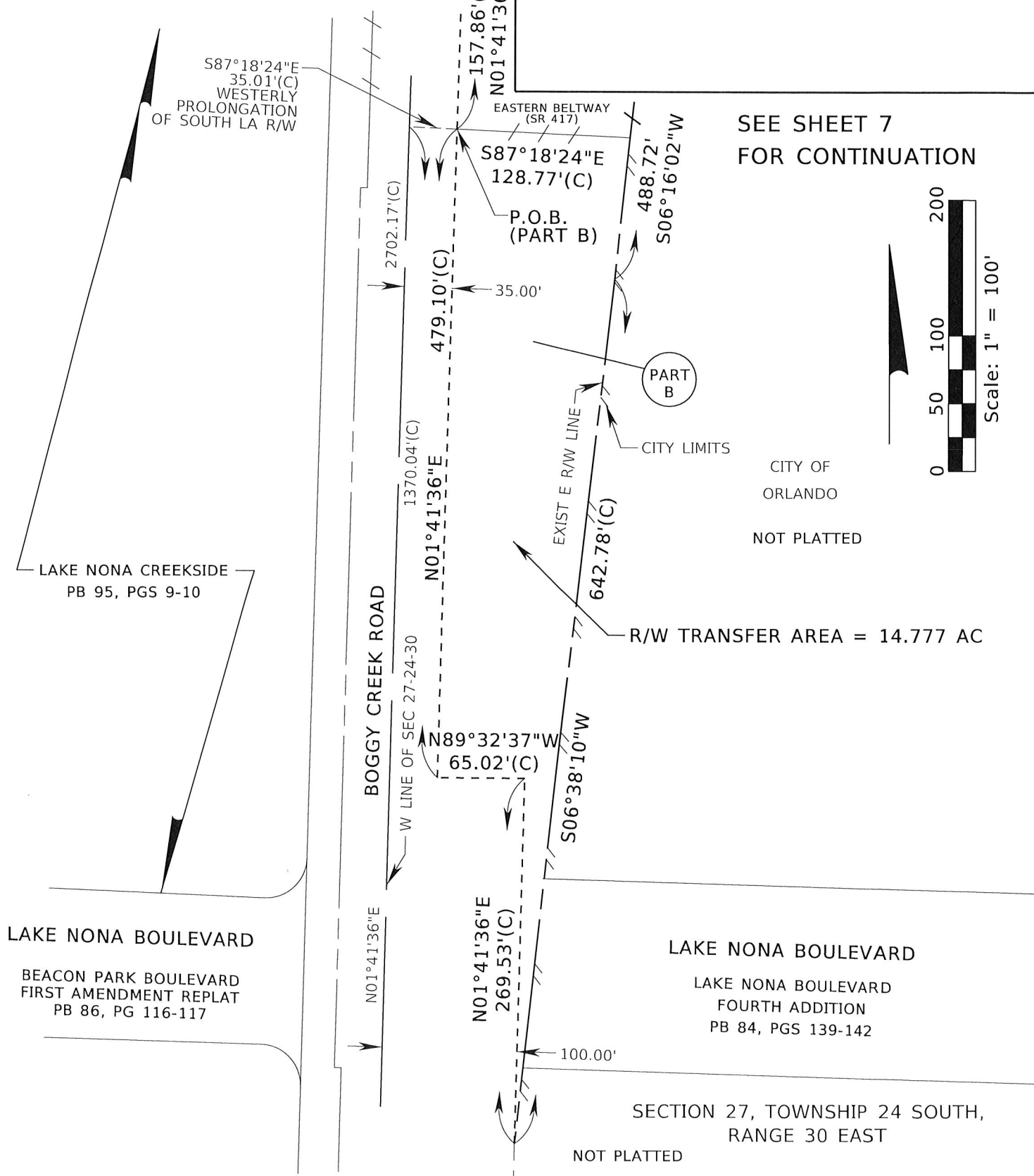


GEODATA CONSULTANTS, INC.

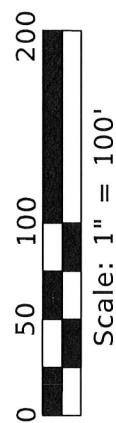
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LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 7
FOR CONTINUATION



CITY OF
ORLANDO

NOT PLATTED


SEE SHEET 5
FOR CONTINUATION

SHEET 6 OF 13

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR VICINITY MAP
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

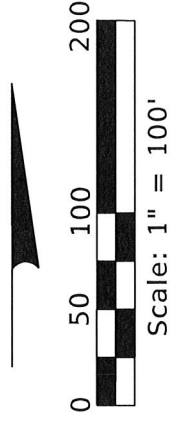
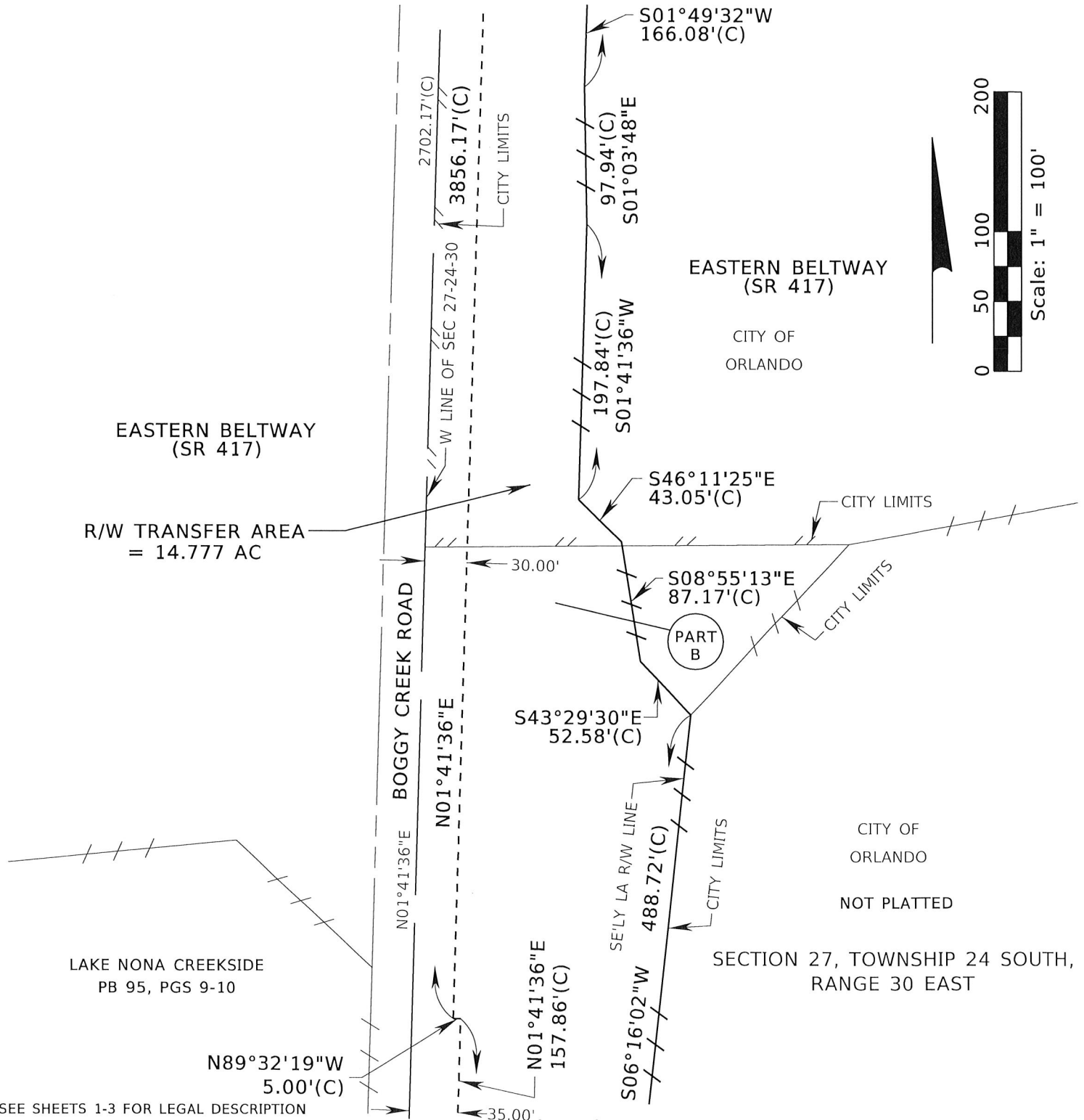
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BOGGY CREEK ROAD
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SKETCH OF DESCRIPTION

SEE SHEET 8
FOR CONTINUATION



SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR VICINITY MAP
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SEE SHEET 6
FOR CONTINUATION SHEET 7 OF 13

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: DECEMBER 11, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

BOGGGY CREEK ROAD
CFX PROJECT NO. 454

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SKETCH OF DESCRIPTION

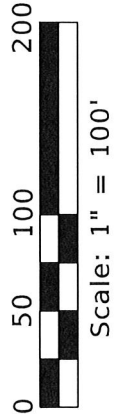
SEE SHEET 9
FOR CONTINUATION

LESS-OUT AREA
= 6.685 AC
(NOT INCLUDED)

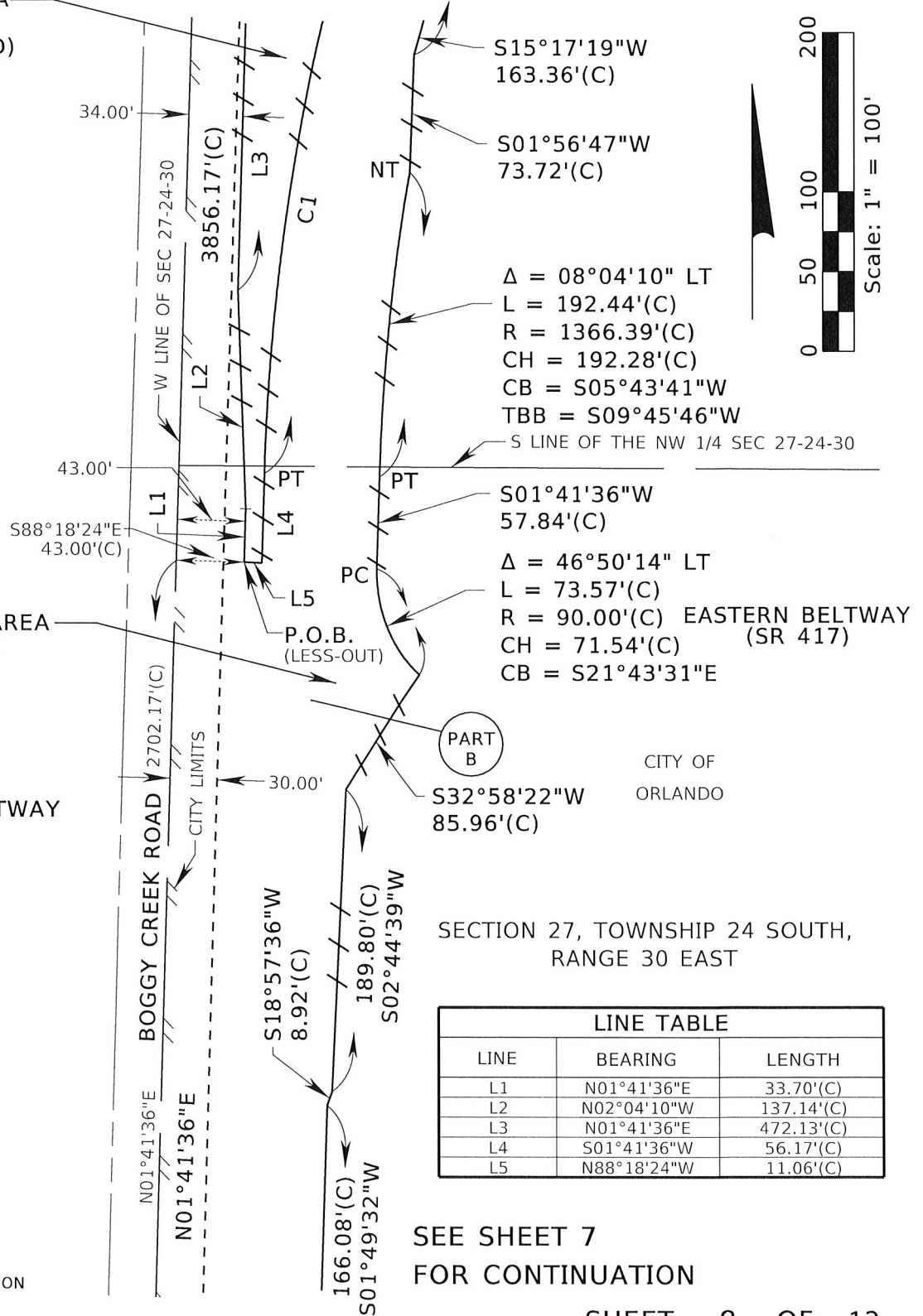
R/W TRANSFER AREA
= 14.777 AC

EASTERN BELTWAY
(SR 417)

SECTION 27, TOWNSHIP 24 SOUTH,
RANGE 30 EAST



CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	20°56'32" LT	526.11'(C)	1439.39'(C)
		523.19'(C)	512°09'52"W



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°41'36"E	33.70'(C)
L2	N02°04'10"W	137.14'(C)
L3	N01°41'36"E	472.13'(C)
L4	S01°41'36"W	56.17'(C)
L5	N88°18'24"W	11.06'(C)

SEE SHEET 7
FOR CONTINUATION

SHEET 8 OF 13

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR VICINITY MAP
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



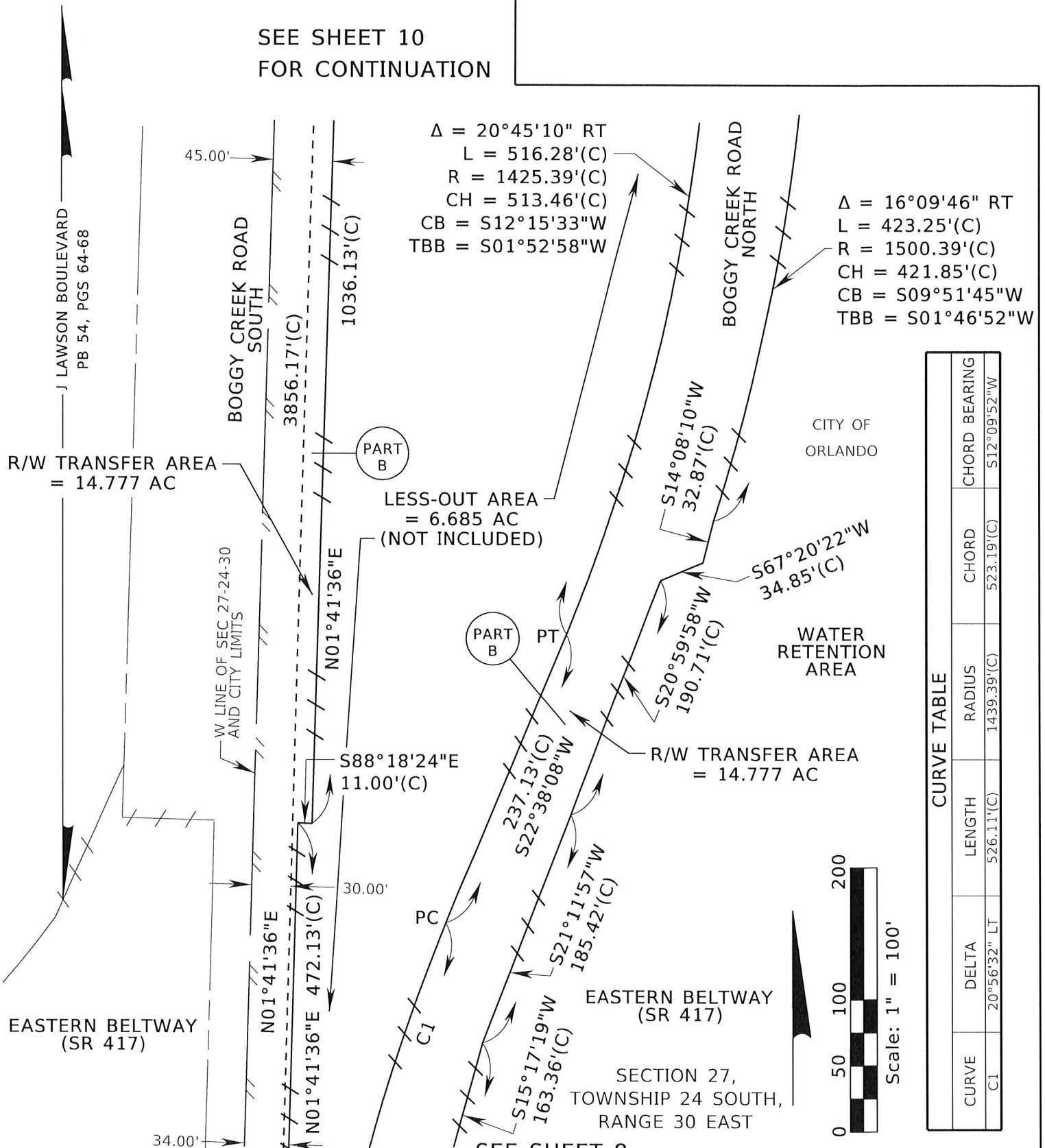
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SKETCH OF DESCRIPTION

SEE SHEET 10
FOR CONTINUATION



SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
 SEE SHEET 4 FOR VICINITY MAP
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SEE SHEET 8
FOR CONTINUATION SHEET 9 OF 13

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

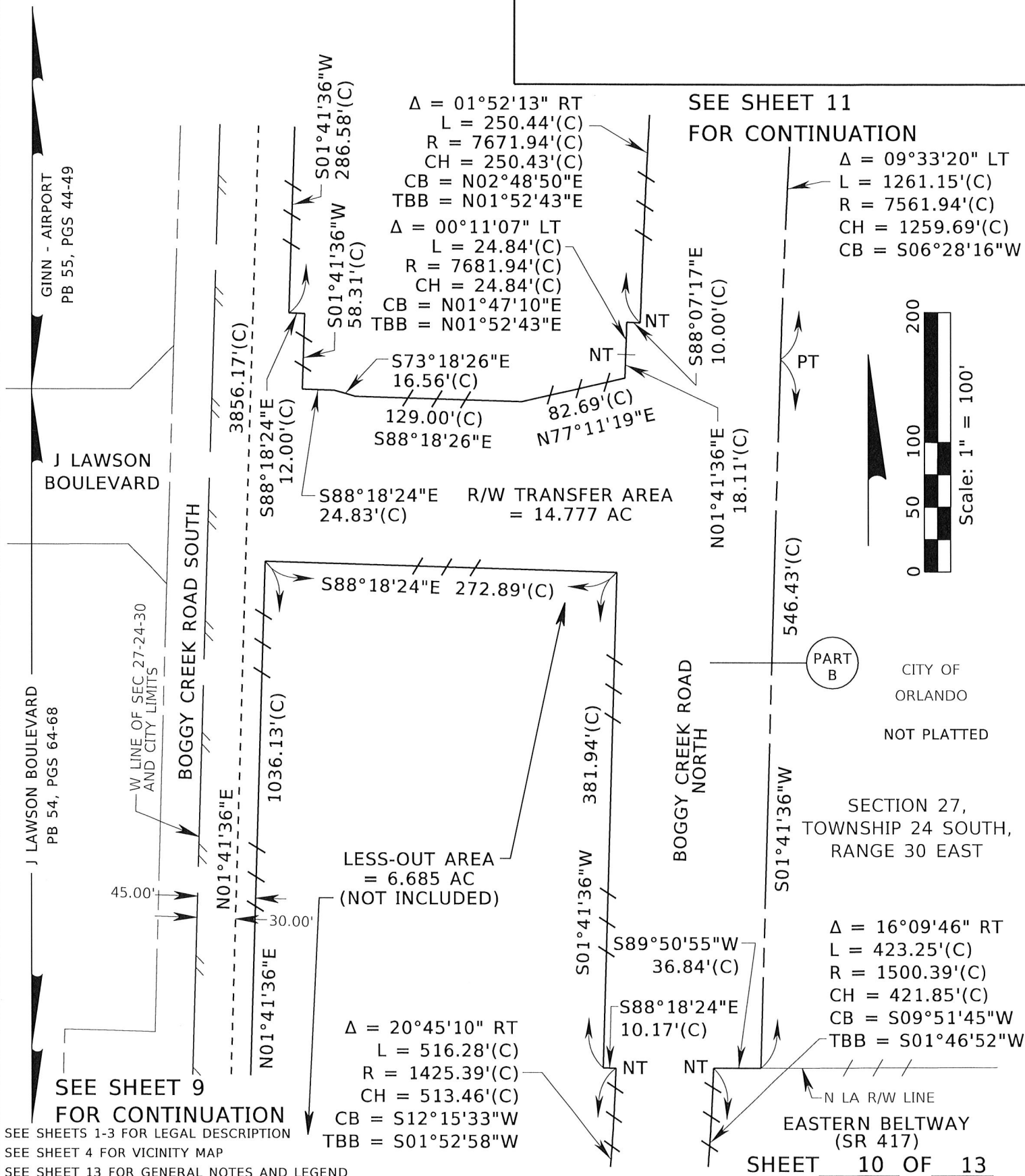
SUITE 2401

LAKE MARY, FLORIDA 32746

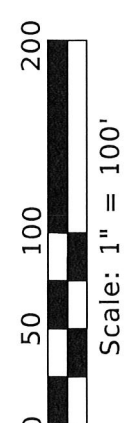
VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 11 FOR CONTINUATION




SEE SHEET 9 FOR CONTINUATION

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
 SEE SHEET 4 FOR VICINITY MAP
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SHEET 10 OF 13

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: DECEMBER 11, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

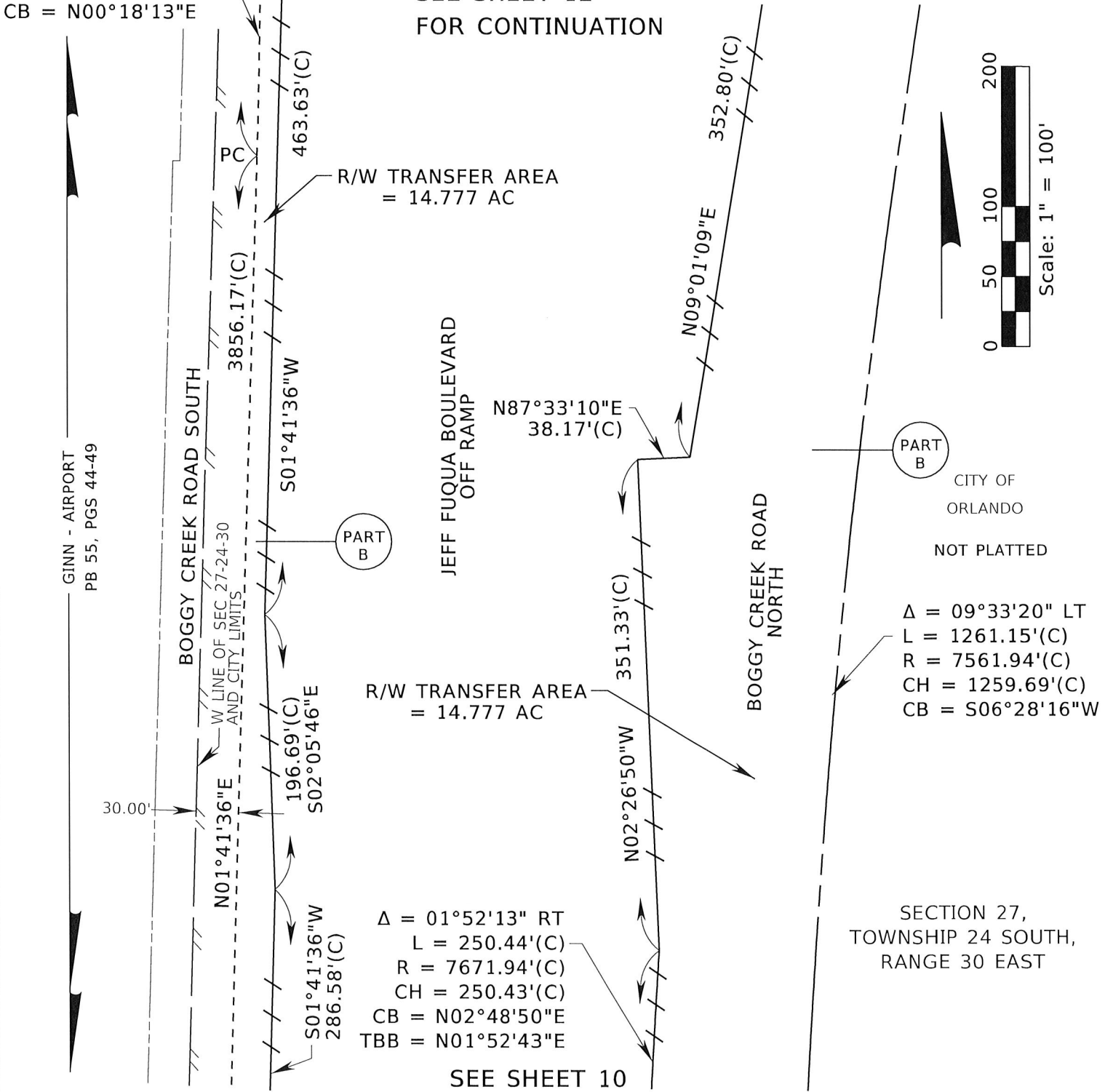
BOGGY CREEK ROAD
 CFX PROJECT NO. 454

 **GEODATA CONSULTANTS, INC.**
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

$\Delta = 02^{\circ}46'46''$ LT
 $L = 281.44'(C)$
 $R = 5801.86'(C)$
 $CH = 281.41'(C)$
 $CB = N00^{\circ}18'13''E$

SEE SHEET 12
 FOR CONTINUATION



SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
 SEE SHEET 4 FOR VICINITY MAP
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SEE SHEET 10
 FOR CONTINUATION

SHEET 11 OF 13

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

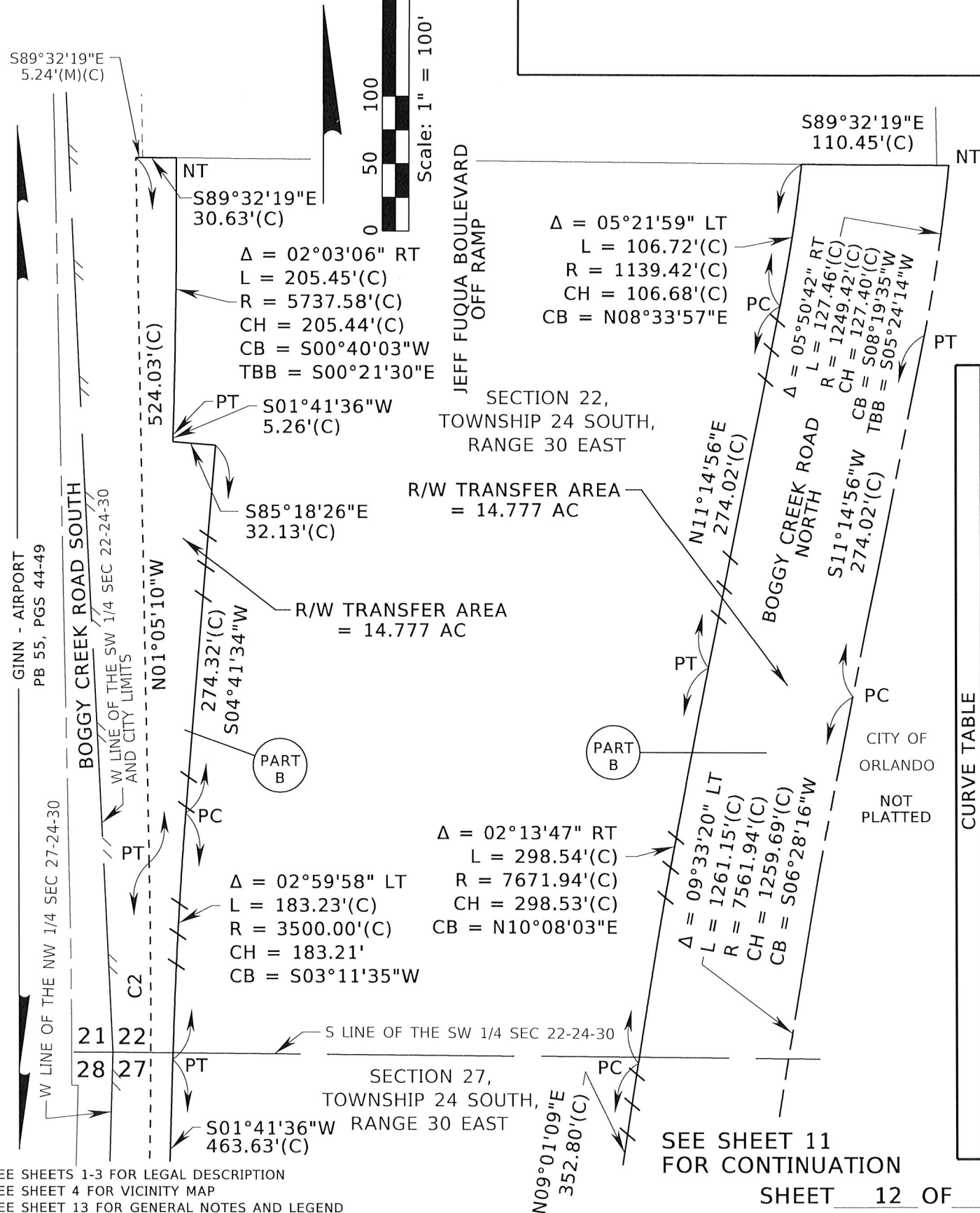
PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

 **GEODATA CONSULTANTS, INC.**
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 1349 S INTERNATIONAL PKWY
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 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C2	02°46'46" LT	281.44'(C)	5801.86'(C)	281.41'(C)	N00°18'13"E

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION
 SEE SHEET 4 FOR VICINITY MAP
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: DECEMBER 11, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC = ACRES
 (C) = CALCULATED
 CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 CB = CHORD BEARING
 CH = CHORD LENGTH
 Δ = DELTA
 EXIST = EXISTING
 FND = FOUND
 ID = IDENTIFICATION
 IB = IRON BAR
 L = LENGTH
 LA = LIMITED ACCESS
 LT = LEFT

NO. = NUMBER
 NT = NON TANGENT
 ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PG(S) = PAGE OR PAGES
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PT = POINT OF TANGENCY
 R = RADIUS
 RT = RIGHT
 R/W = RIGHT OF WAY
 RWM = RIGHT OF WAY MAP
 SEC = SECTION
 SE'LY = SOUTHEASTERLY
 SF = SQUARE FEET
 SR = STATE ROAD
 TBB = TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE WEST LINE OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 01°41'36" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

SEE SHEETS 1 - 3 FOR LEGAL DESCRIPTION
 SEE SHEET 4 FOR VICINITY MAP
 SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION

H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020
 DATE

REVISION	BY	DATE

SHEET 13 OF 13

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: DECEMBER 11, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-400 - PORTION

Exhibit "B"

PURPOSE: RIGHT OF WAY TRANSFER TO
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1306.33 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 68.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 50.01 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 357.82 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.42 FEET, A CHORD BEARING OF SOUTH 28°48'43" EAST AND A CHORD DISTANCE OF 57.32 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 30°15'12" EAST, RUN SOUTHERLY 57.33 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°52'58"; THENCE NORTH 89°32'19" WEST, A DISTANCE OF 382.04 FEET; THENCE SOUTH 01°03'56" EAST, A DISTANCE OF 36.15 FEET; THENCE NORTH 09°20'29" WEST, A DISTANCE OF 34.64 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 2.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,728 SQUARE FEET, MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 09, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

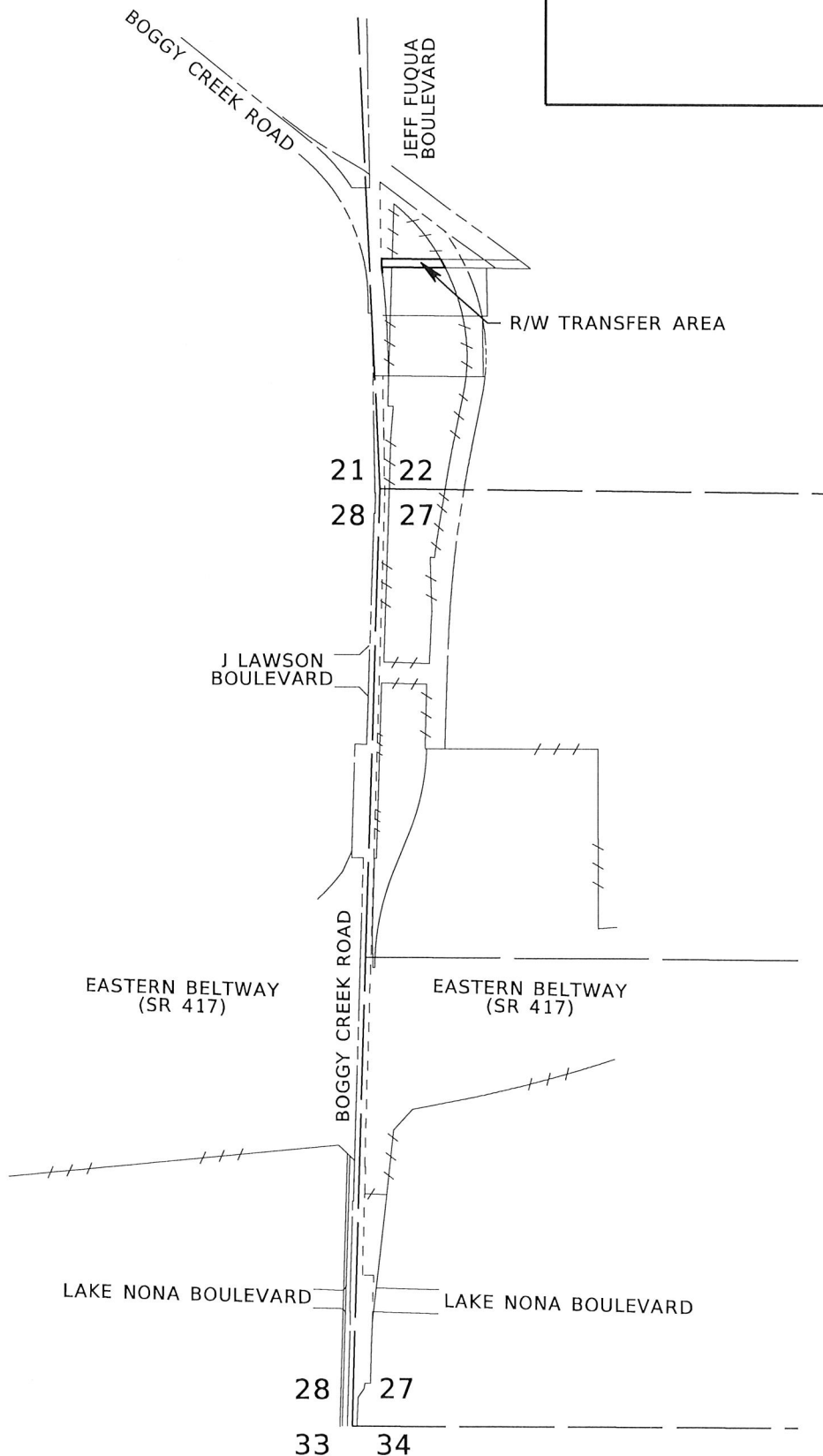


GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 09, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401

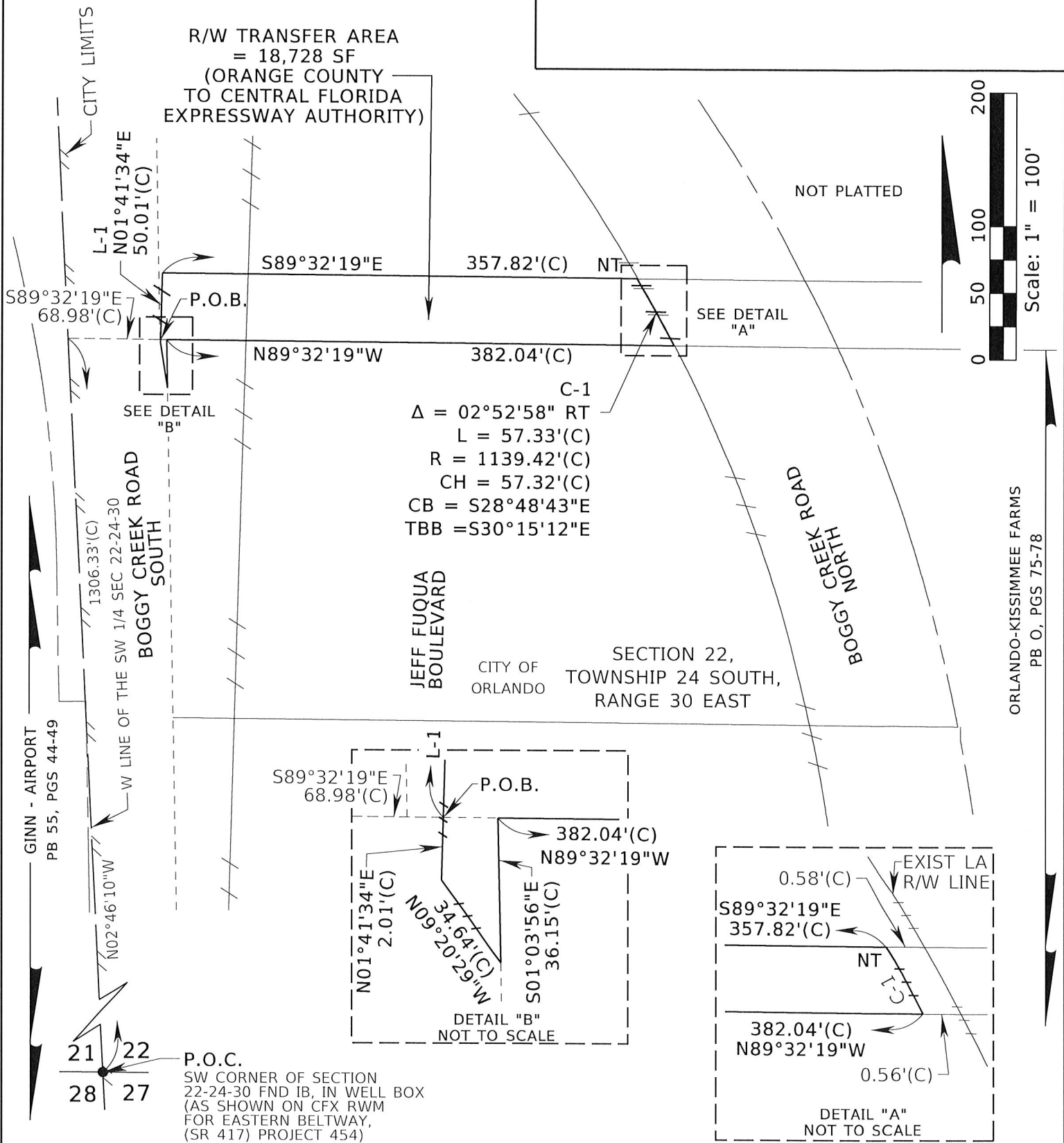
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

R/W TRANSFER AREA = 18,728 SF (ORANGE COUNTY TO CENTRAL FLORIDA EXPRESSWAY AUTHORITY)



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 09, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD CFX PROJECT NO. 454

GEODATA CONSULTANTS, INC. SURVEYING & MAPPING 1349 S INTERNATIONAL PKWY SUITE 2401 LAKE MARY, FLORIDA 32746 VOICE: (407) 732-6965 FAX: 878-0841 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS


AC	= ACRES	NO.	= NUMBER
(C)	= CALCULATED	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
Δ	= DELTA	PG(S)	= PAGE OR PAGES
EXIST	= EXISTING	P.O.B.	= POINT OF BEGINNING
FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
ID	= IDENTIFICATION	PT	= POINT OF TANGENCY
IB	= IRON BAR	R	= RADIUS
L	= LENGTH	RT	= RIGHT
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
		(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 02°46'10" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



H. Paul deViviero, Professional Land Surveyor No. 4990
6/25/2020
DATE

REVISION	BY	DATE	

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 09, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
CFX PROJECT NO. 454**

 **GEODATA CONSULTANTS, INC.**
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-401 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER TO
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A SET NAIL AND DISK "LB #3557" AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE SOUTH 01°41'36" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 397.95 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 88°18'24" WEST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE SOUTH 18°56'59" EAST, A DISTANCE OF 35.54 FEET; THENCE SOUTH 01°13'59" WEST, A DISTANCE OF 148.11 FEET; THENCE SOUTH 16°02'00" WEST, A DISTANCE OF 55.39 FEET TO THE INTERSECTION WITH AFORESAID WEST RIGHT OF WAY LINE OF BOGGY CREEK ROAD; THENCE NORTH 01°41'36" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 235.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,520 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

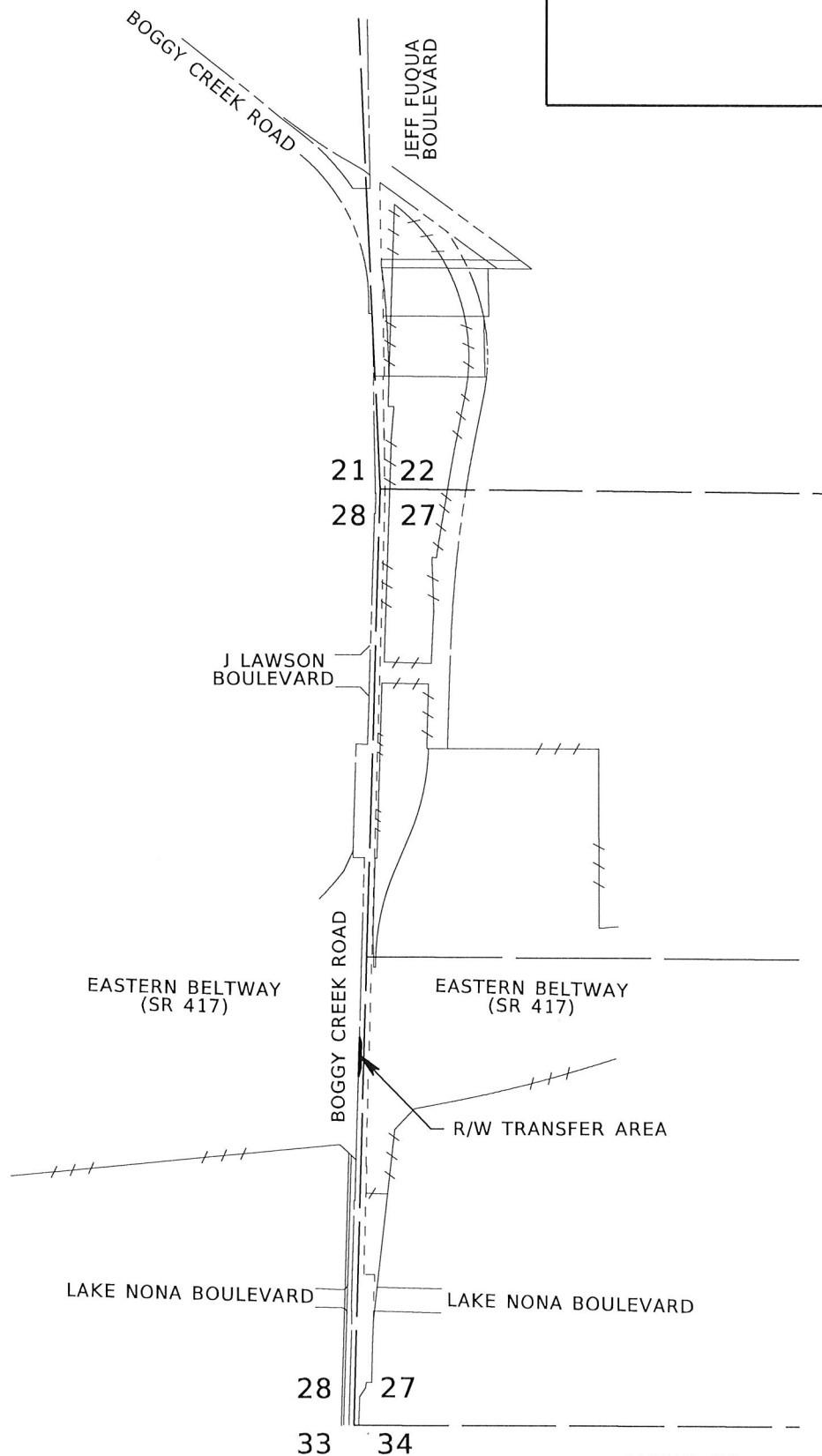
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: OCTOBER 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

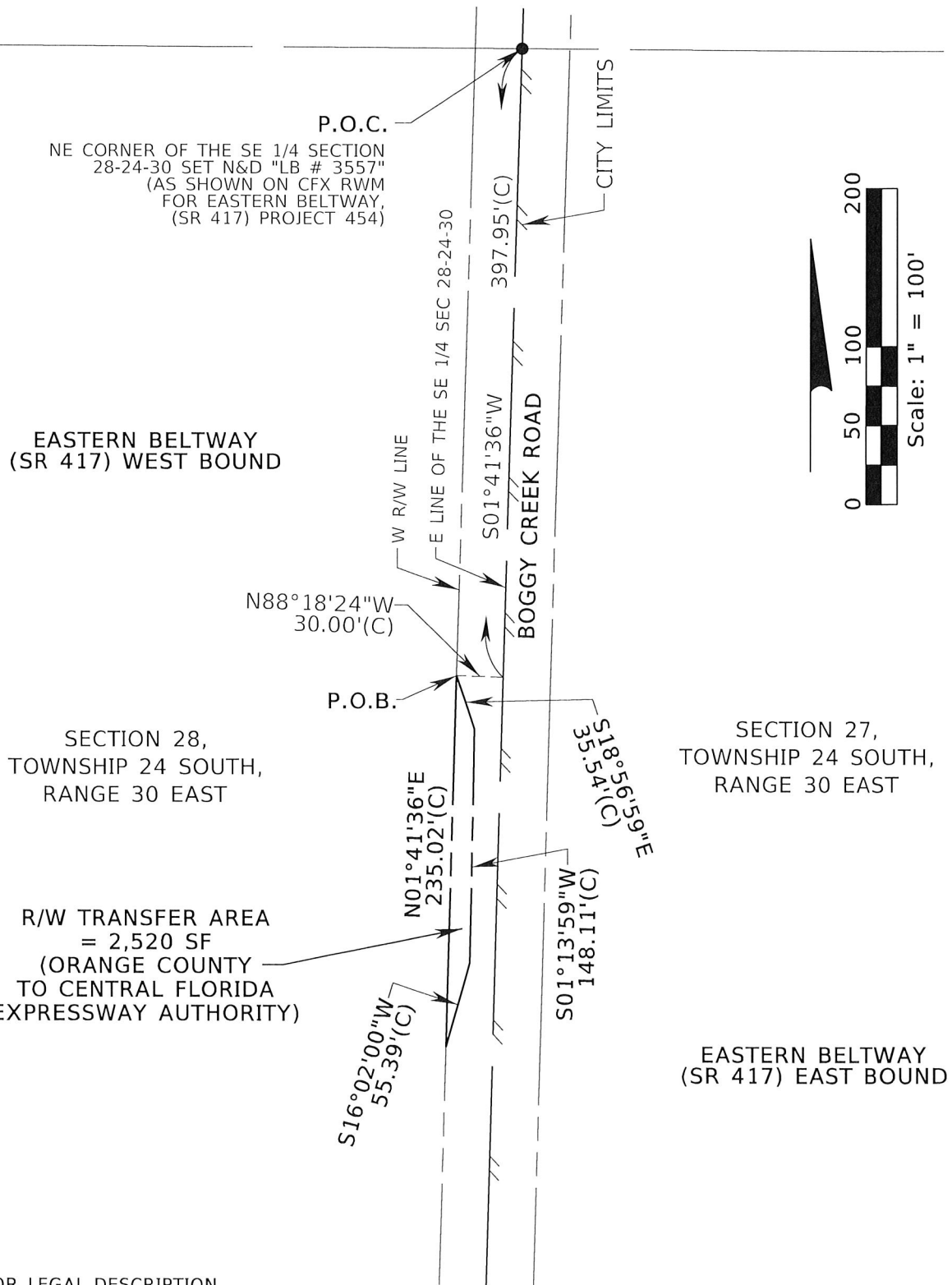


GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 01, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
CFX PROJECT NO. 454**



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	= ACRES	NO.	= NUMBER
(C)	= CALCULATED	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
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FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
ID	= IDENTIFICATION	PT	= POINT OF TANGENCY
IB	= IRON BAR	R	= RADIUS
L	= LENGTH	RT	= RIGHT
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
N&D	= NAIL AND DISK	(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF SOUTH 01°41'36" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
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7. THIS SKETCH IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION


 H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020
 DATE

REVISION	BY	DATE

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: OCTOBER 01, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
 CFX PROJECT NO. 454**



GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-400 - PORTION

Exhibit "C"

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE "A"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1306.33 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 133.07 FEET TO THE INTERSECTION WITH THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING FOR LINE "A"; THENCE NORTH 01°41'36" EAST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 50.01 FEET TO THE POINT OF TERMINUS FOR LINE "A".

LINE "B"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1306.33 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 456.47 FEET TO THE INTERSECTION WITH THE LIMITED ACCESS RIGHT OF WAY LINE AS SHOWN ON SAID MAP, BEING A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.92 FEET, A CHORD BEARING OF NORTH 28°47'56" WEST, A CHORD DISTANCE OF 57.31 FEET AND THE POINT OF BEGINNING; THENCE FROM A TANGENT BEARING OF NORTH 27°21'30" WEST, RUN NORTHERLY 57.32 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°52'52" TO THE POINT OF TERMINUS FOR LINE "B".

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: AUGUST 20, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

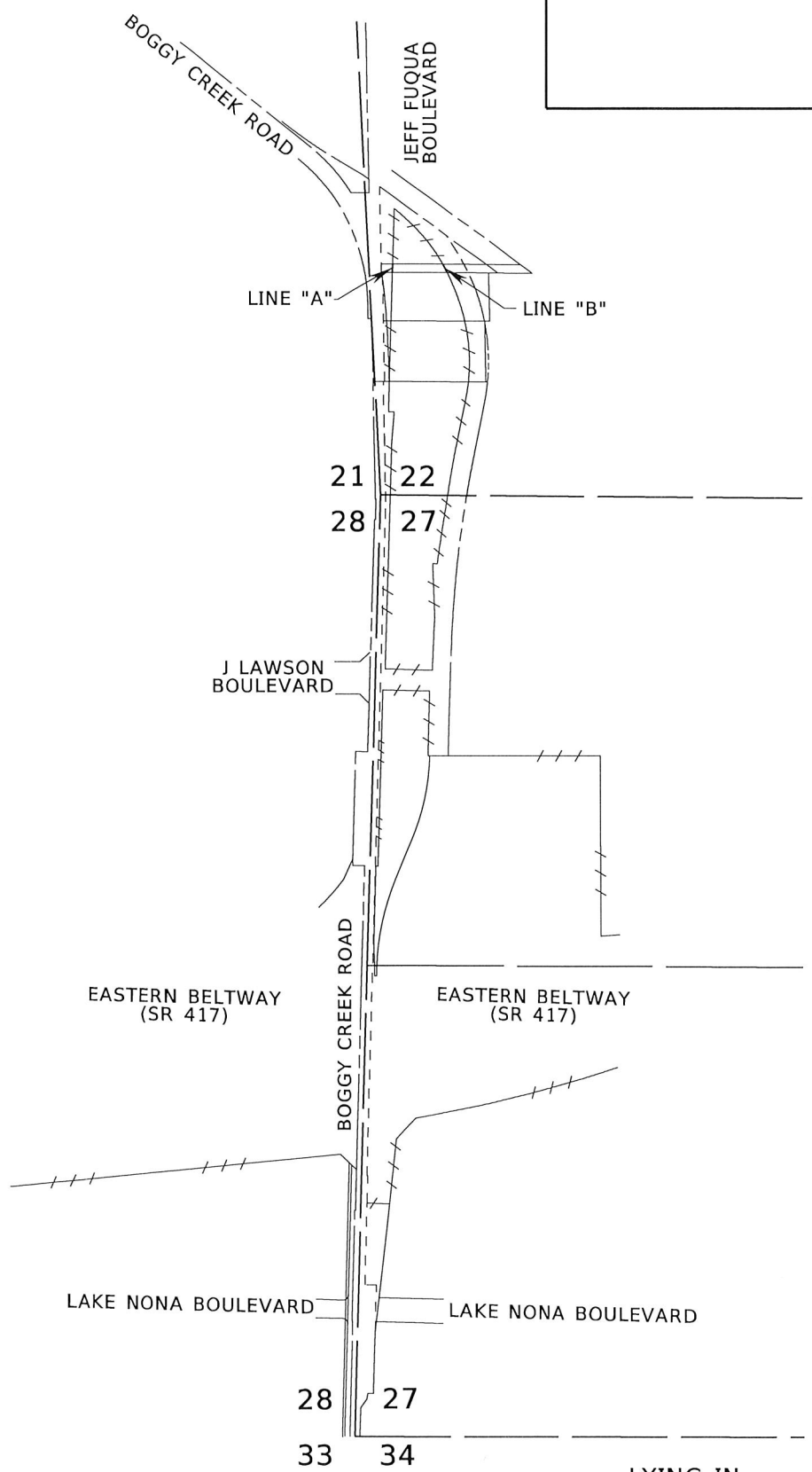
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

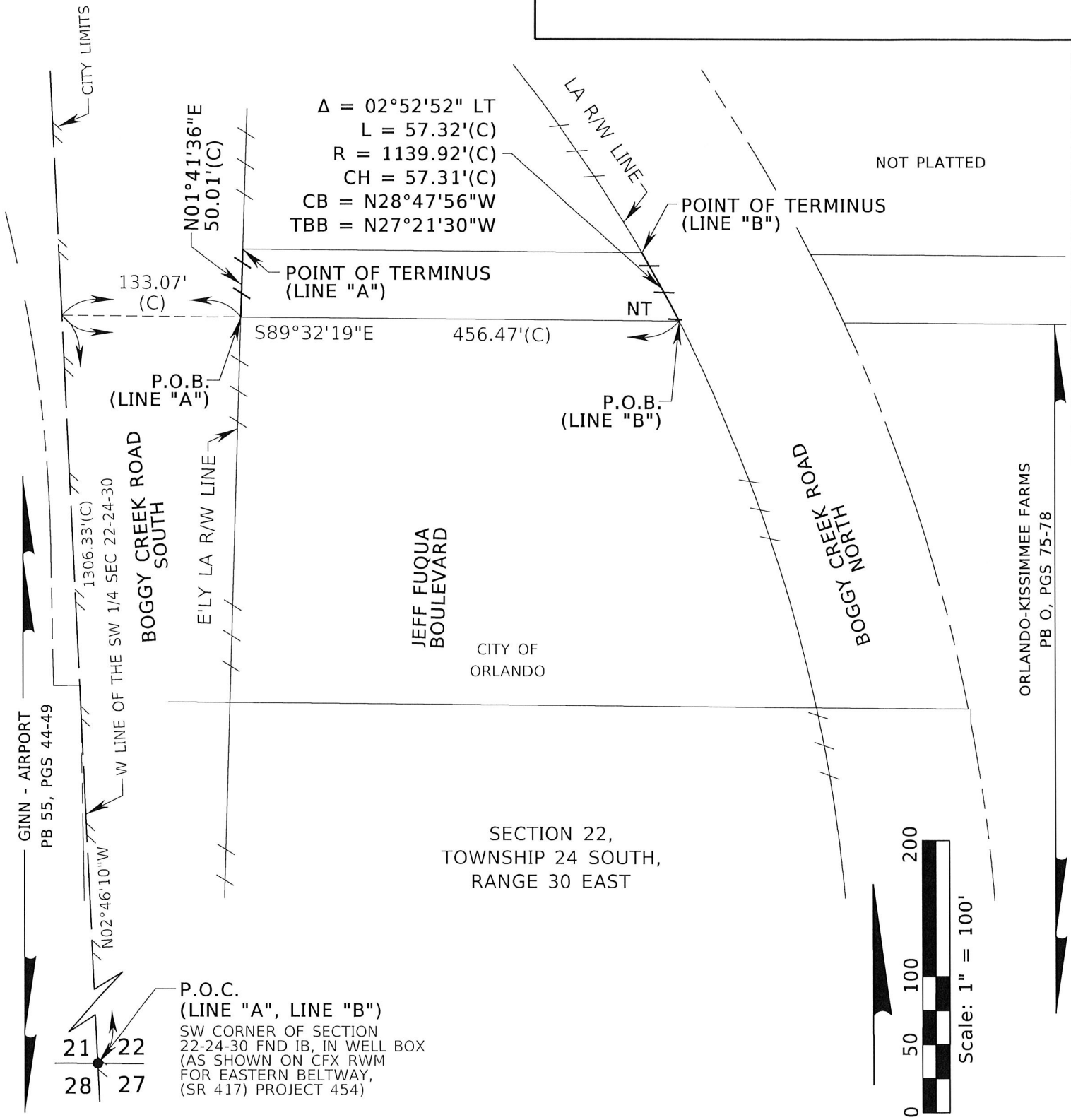
LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST
 SHEET 2 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: AUGUST 20, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

 **GEODATA CONSULTANTS, INC.**
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: AUGUST 20, 2019
 PROJECT NO.: D08-01
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BOGGY CREEK ROAD
CFX PROJECT NO. 454


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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	= ACRES	NO.	= NUMBER
(C)	= CALCULATED	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
Δ	= DELTA	PG(S)	= PAGE OR PAGES
E'LY	= EASTERLY	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	PT	= POINT OF TANGENCY
ID	= IDENTIFICATION	R	= RADIUS
IB	= IRON BAR	R/W	= RIGHT OF WAY
L	= LENGTH	(RWM) OR (M)	= RIGHT OF WAY MAP
LA	= LIMITED ACCESS	SEC	= SECTION
LT	= LEFT	SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 02°46'10" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.


 H. Paul deVivero, Professional Land Surveyor No. 4990


6/25/2020
 DATE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION

REVISION	BY	DATE	<p>SHEET 4 OF 4</p>

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: AUGUST 20, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
 CFX PROJECT NO. 454**


GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
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 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL 45-402 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE "A"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 83.21 FEET TO THE INTERSECTION WITH THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING FOR LINE "A"; THENCE NORTH 01°41'36" EAST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 356.07 FEET TO THE POINT OF TERMINUS FOR LINE "A".

LINE "B"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 547.02 FEET TO THE INTERSECTION WITH THE LIMITED ACCESS RIGHT OF WAY LINE AS SHOWN ON SAID MAP, BEING A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.92 FEET, A CHORD BEARING OF NORTH 03°07'18" WEST, A CHORD DISTANCE OF 356.69 FEET AND SAID POINT BEING THE POINT OF BEGINNING FOR LINE "B"; THENCE FROM A TANGENT BEARING OF NORTH 05°52'46" EAST, RUN NORTHERLY 358.16 FEET ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°00'07" TO THE POINT OF TERMINUS FOR LINE "B".

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: AUGUST 20, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

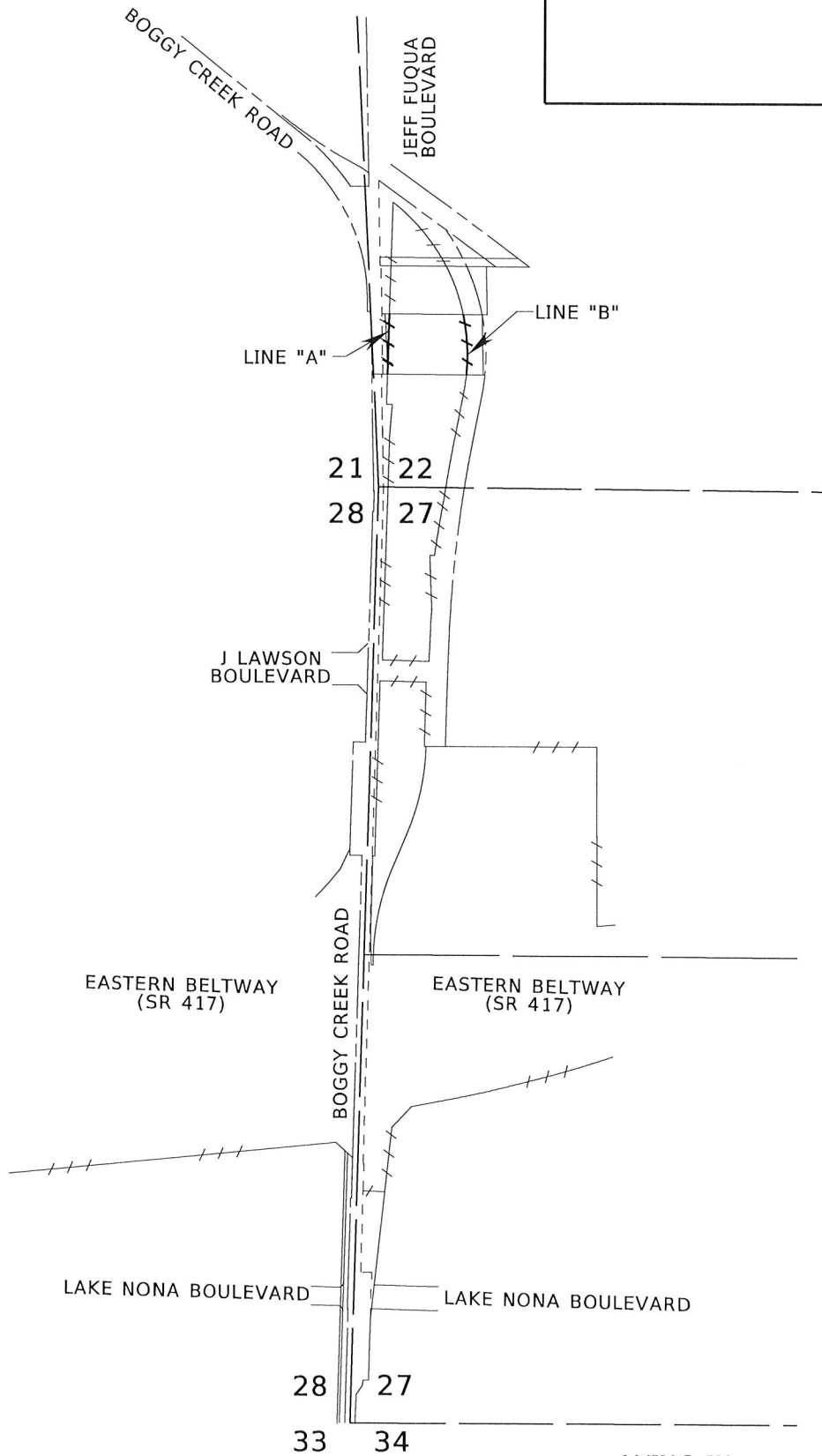
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST
 SHEET 2 OF 4

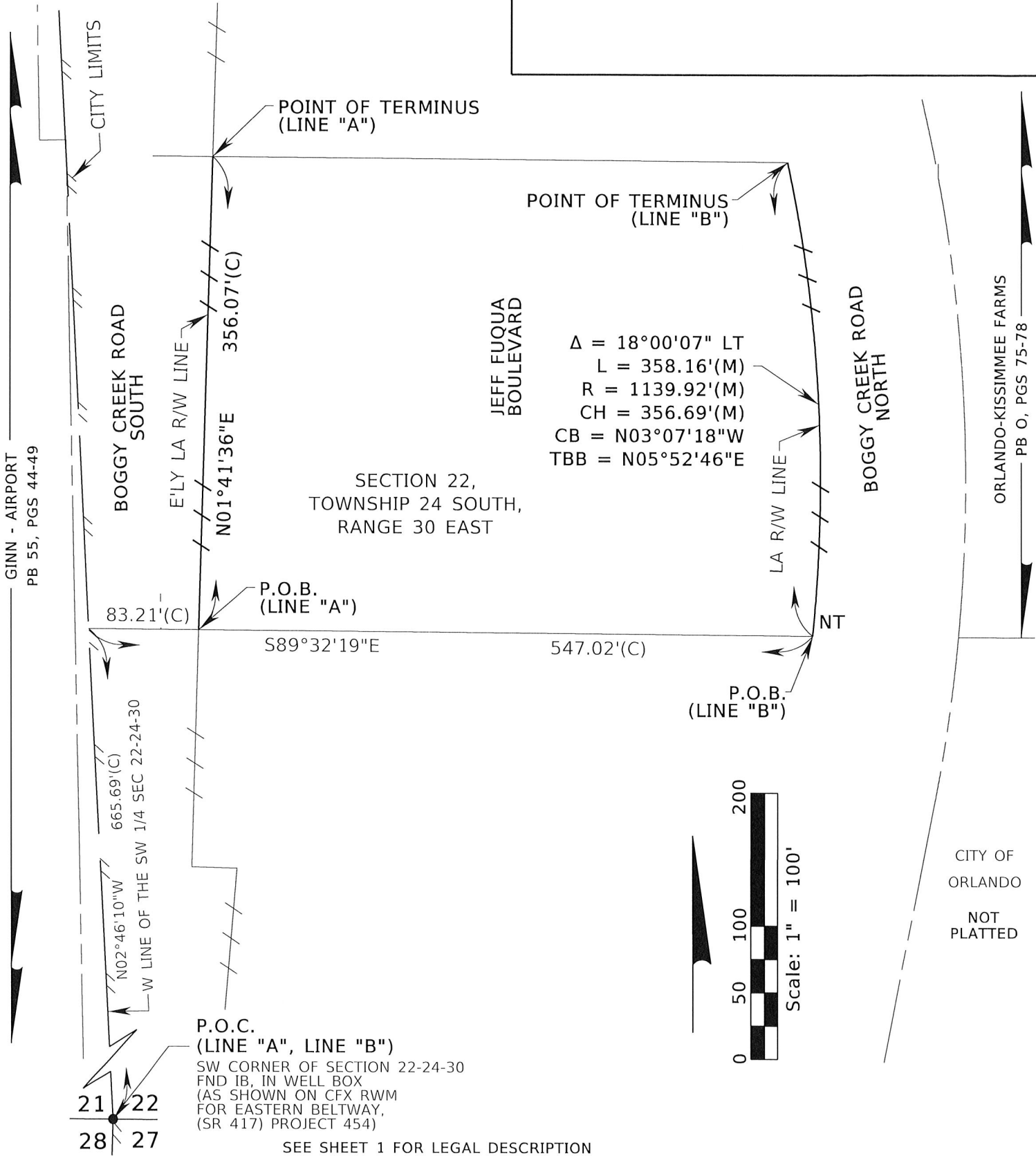
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: AUGUST 20, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



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SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR VICINITY MAP
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: AUGUST 20, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

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SKETCH OF DESCRIPTION

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SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR VICINITY MAP
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION

H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020
 DATE

REVISION	BY	DATE

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: AUGUST 20, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD
 CFX PROJECT NO. 454**



GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL45-501 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22 AND THE WEST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE "A"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01°41'36" EAST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1370.04 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF SAID EASTERN BELTWAY (SR 417); THENCE DEPARTING SAID WEST LINE, RUN SOUTH 87°18'24" EAST ALONG SAID PROLONGATION LINE, A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING FOR LINE "A"; THENCE CONTINUE SOUTH 87°18'24" EAST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 128.77 FEET TO THE POINT OF TERMINUS FOR LINE "A".

LINE "B"

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A SET NAIL AND DISK "L.B. #3577" AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01°41'36" EAST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 583.17 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF SAID EASTERN BELTWAY (SR 417); THENCE DEPARTING SAID WEST LINE, RUN SOUTH 88°18'24" EAST ALONG SAID PROLONGATION LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING FOR LINE "B"; THENCE THE FOLLOWING FIVE COURSES ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE; CONTINUE SOUTH 88°18'24" EAST, A DISTANCE OF 13.38 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 1036.13 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 275.00 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 382.25 FEET; THENCE NORTH 89°50'55" EAST, A DISTANCE OF 84.73 FEET TO THE POINT OF TERMINUS FOR LINE "B".

LINE "C"

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 83.21 FEET TO THE INTERSECTION WITH THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING FOR LINE "C"; THENCE THE FOLLOWING FOURTEEN COURSES ALONG THE LIMITED ACCESS RIGHT OF WAY LINE AS SHOWN ON SAID MAP; RUN SOUTH 01°41'36" WEST, A DISTANCE OF 178.55 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 33.60 FEET; THENCE SOUTH 04°41'36" WEST, A DISTANCE OF 183.45 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 302.50 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4; THENCE CONTINUE SOUTH 01°41'36" WEST, A DISTANCE OF 1020.60 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 275.00 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 45.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7671.44 FEET, A CHORD BEARING OF

SEE SHEET 3 FOR VICINITY MAP
SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION
SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 8

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 18, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
BOGGY CREEK ROAD
PROJECT NO. 454 BOGGY CREEK ROAD
PARCEL45-501 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

NORTH 02°41'01" EAST AND A CHORD DISTANCE OF 265.15 FEET; THENCE RUN NORTHERLY 265.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°58'50"; THENCE NORTH 02°06'16" WEST, A DISTANCE OF 317.67 FEET; THENCE SOUTH 82°05'05" EAST, A DISTANCE OF 27.45 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7673.26 FEET, A CHORD BEARING OF NORTH 09°09'25" EAST AND A CHORD DISTANCE OF 332.59 FEET; THENCE FROM A TANGENT BEARING OF NORTH 07°54'55" EAST, RUN NORTHERLY 332.61 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°29'01" TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7671.44 FEET, A CHORD BEARING OF NORTH 09°52'23" EAST AND A CHORD DISTANCE OF 368.37 FEET; THENCE FROM A TANGENT BEARING OF NORTH 08°29'50" EAST, RUN NORTHERLY 368.41 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°45'05" TO A POINT OF TANGENCY; THENCE NORTH 11°14'56" EAST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.92 FEET, A CHORD BEARING OF NORTH 08°33'50" EAST AND A CHORD DISTANCE OF 106.78 FEET; THENCE RUN NORTHERLY 106.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°22'08" TO THE POINT OF TERMINUS FOR LINE "C".

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

SEE SHEET 3 FOR VICINITY MAP
SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION
SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 8

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 18, 2019

PROJECT NO.: D08-01

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BOGGY CREEK ROAD
CFX PROJECT NO. 454

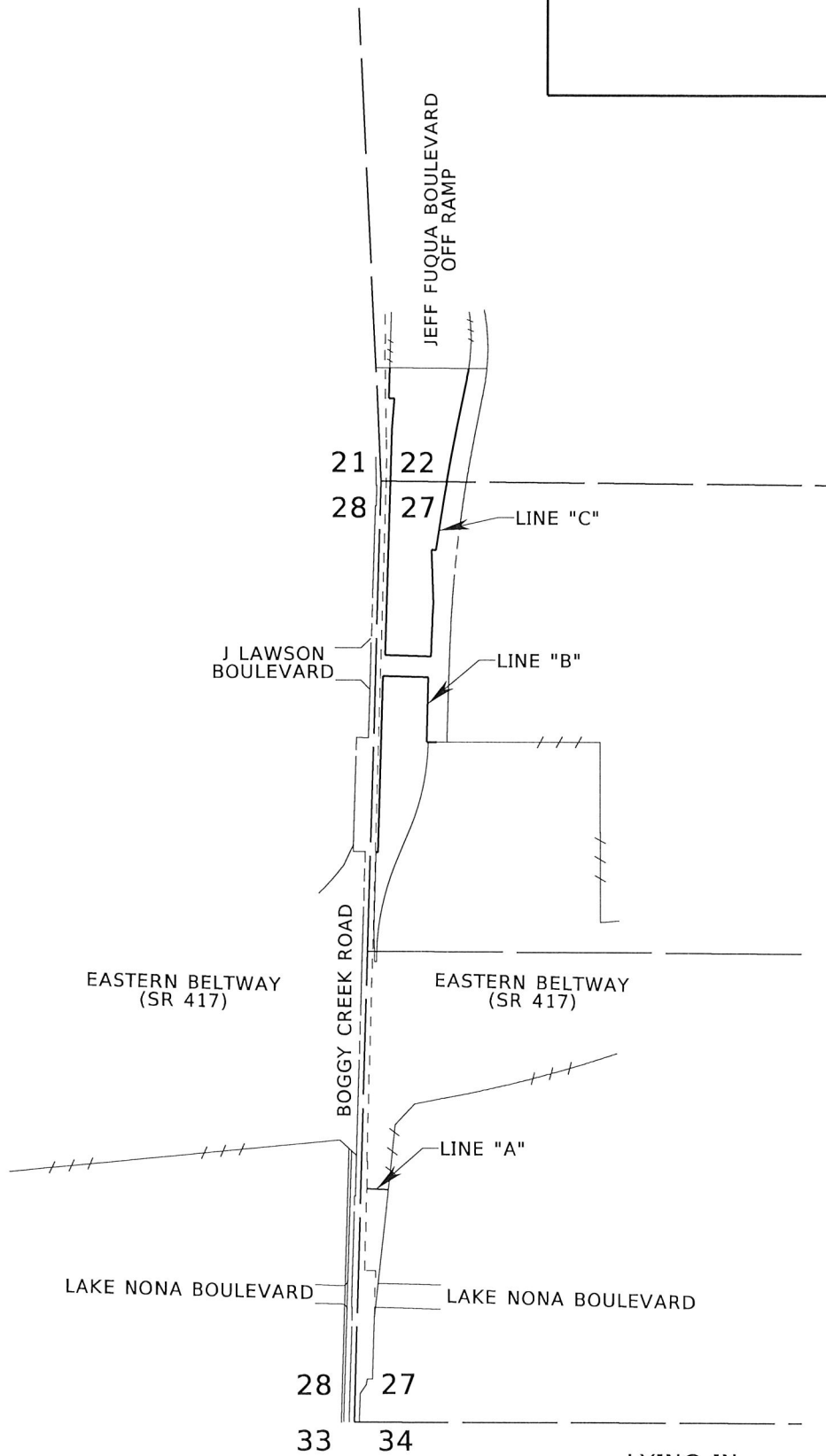


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VICINITY MAP



NOT TO SCALE

SEE SHEETS 1-2 FOR LEGAL DESCRIPTION
 SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION
 SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

LYING IN
 TOWNSHIP 24 SOUTH, RANGE 30 EAST
 SHEET 3 OF 8

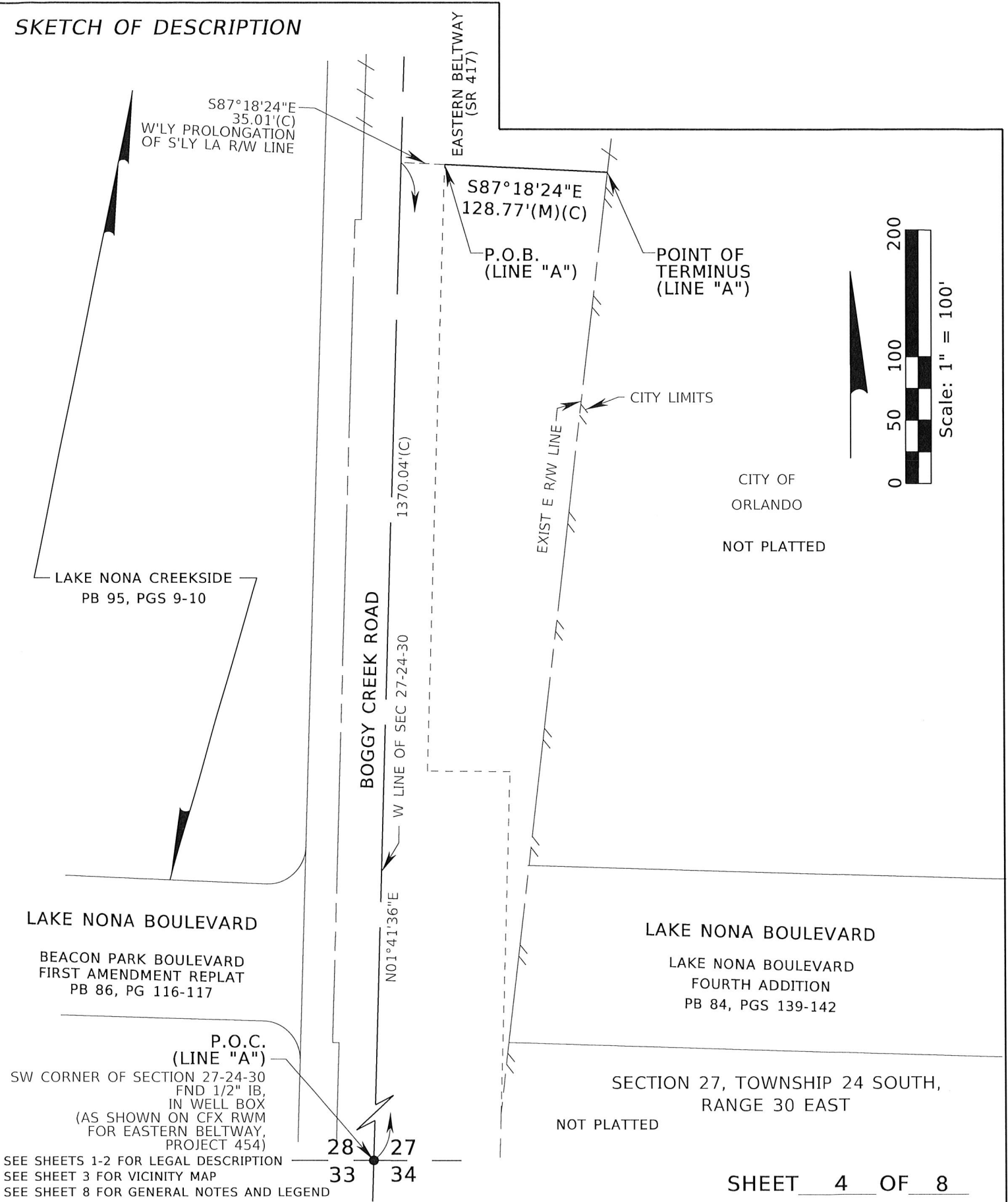
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SKETCH OF DESCRIPTION



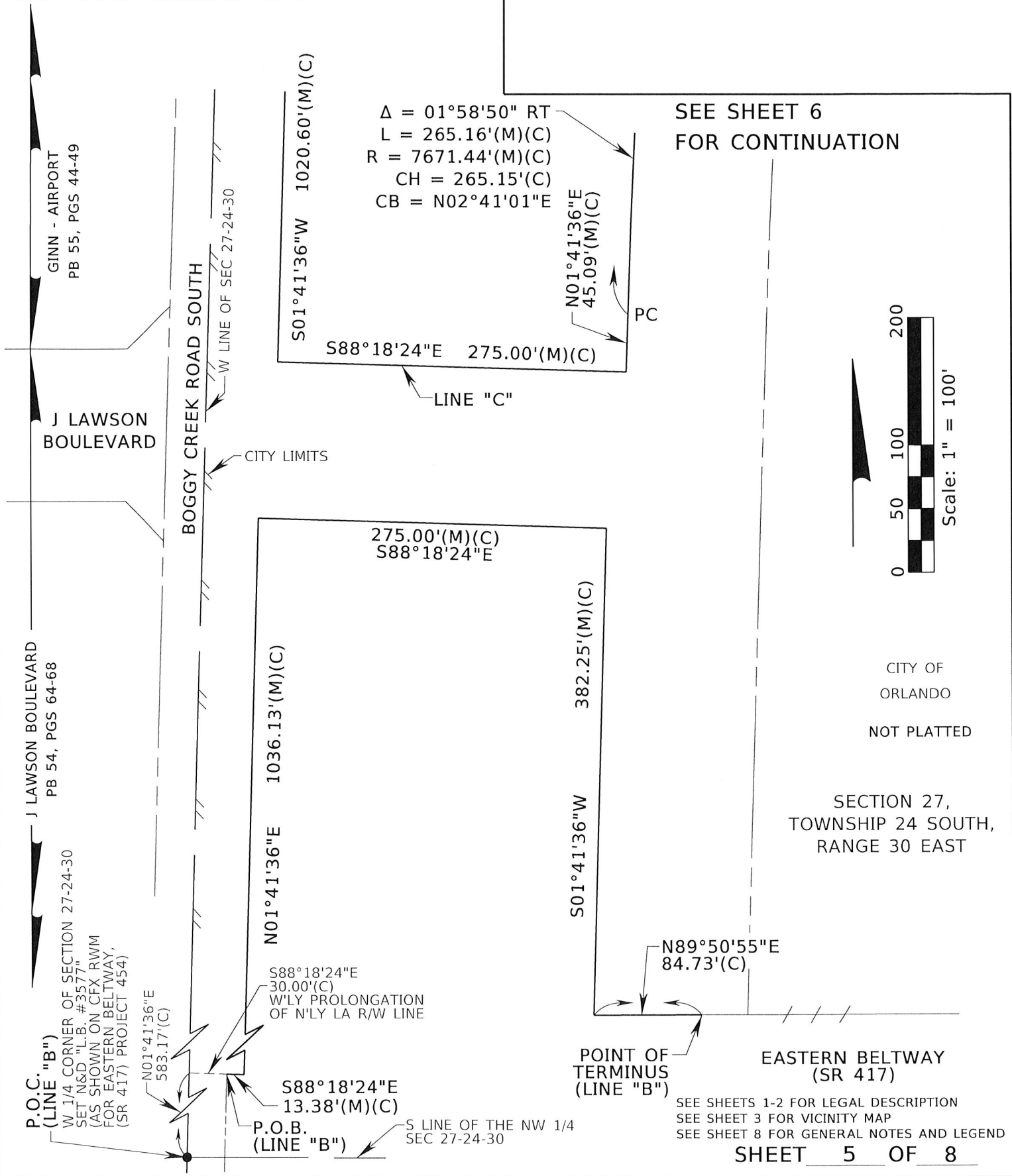
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SKETCH OF DESCRIPTION

SEE SHEET 7
FOR CONTINUATION

$\Delta = 02^{\circ}45'05''$ RT
 $L = 368.39'(M)$
 368.41'(C)
 $R = 7671.44'(M)(C)$
 $CH = 368.37'(C)$
 $CB = N09^{\circ}52'23''E$
 $TBB = N08^{\circ}29'50''E$

$\Delta = 02^{\circ}29'01''$ RT
 $L = 332.62'(M)$
 332.61'(C)
 $R = 7673.26'(M)(C)$
 $CH = 332.59'(C)$
 $CB = N09^{\circ}09'25''E$
 $TBB = N07^{\circ}54'55''E$

$S82^{\circ}05'05''E$
 $27.45'(M)(C)$

$\Delta = 01^{\circ}58'50''$ RT
 $L = 265.16'(M)(C)$
 $R = 7671.44'(M)(C)$
 $CH = 265.15'(C)$
 $CB = N02^{\circ}41'01''E$

SEE SHEET 5
FOR CONTINUATION



CITY OF
ORLANDO
NOT PLATTED

SECTION 27,
TOWNSHIP 24 SOUTH,
RANGE 30 EAST

SHEET 6 OF 8

GINN - AIRPORT
PB 55, PGS 44-49

BOGGY CREEK ROAD SOUTH
W LINE OF SEC 27-24-30
CITY LIMITS

1020.60'(M)(C)
LINE "C"
S01°41'36"W

JEFF FUQUA BOULEVARD
OFF RAMP


317.67'(M)(C)
LINE "C"
N02°06'16"W

BOGGY CREEK ROAD NORTH

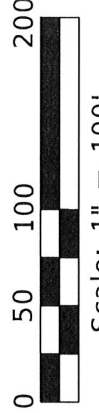
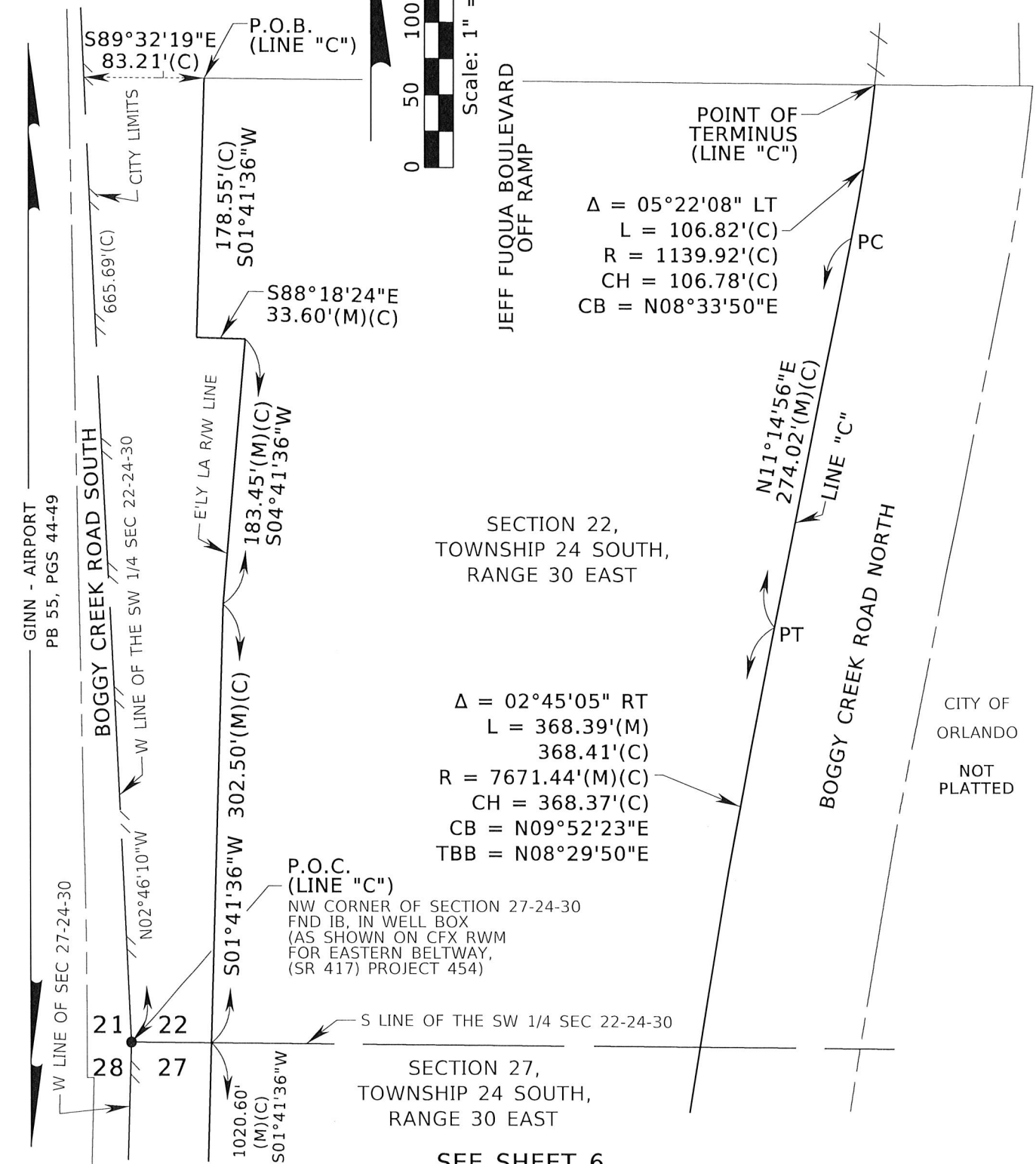
SEE SHEETS 1-2 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR VICINITY MAP
 SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
 DATE: SEPTEMBER 18, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD
CFX PROJECT NO. 454

 **GEODATA CONSULTANTS, INC.**
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



$\Delta = 05^{\circ}22'08''$ LT
 $L = 106.82'(C)$
 $R = 1139.92'(C)$
 $CH = 106.78'(C)$
 $CB = N08^{\circ}33'50''E$

SECTION 22,
TOWNSHIP 24 SOUTH,
RANGE 30 EAST

$\Delta = 02^{\circ}45'05''$ RT
 $L = 368.39'(M)$
 $368.41'(C)$
 $R = 7671.44'(M)(C)$
 $CH = 368.37'(C)$
 $CB = N09^{\circ}52'23''E$
 $TBB = N08^{\circ}29'50''E$

P.O.C. (LINE "C")
 NW CORNER OF SECTION 27-24-30
 FND IB, IN WELL BOX
 (AS SHOWN ON CFX RWM
 FOR EASTERN BELTWAY,
 (SR 417) PROJECT 454)

SECTION 27,
TOWNSHIP 24 SOUTH,
RANGE 30 EAST

SEE SHEET 6
FOR CONTINUATION

SHEET 7 OF 8

SEE SHEETS 1-2 FOR LEGAL DESCRIPTION
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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

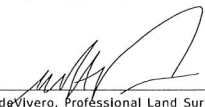
AC = ACRES
 (C) = CALCULATED
 CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 CB = CHORD BEARING
 CH = CHORD LENGTH
 Δ = DELTA
 E'LY = EASTERLY
 EXIST = EXISTING
 FND = FOUND
 ID = IDENTIFICATION
 IB = IRON BAR
 L = LENGTH
 LA = LIMITED ACCESS
 LT = LEFT

N'LY = NORTHERLY
 NO. = NUMBER
 NT = NON TANGENT
 ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PG(S) = PAGE OR PAGES
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PT = POINT OF TANGENCY
 R = RADIUS
 RT = RIGHT
 R/W = RIGHT OF WAY
 (RWM) OR (M) = RIGHT OF WAY MAP
 S'LY = SOUTHERLY
 SEC = SECTION
 SF = SQUARE FEET
 SR = STATE ROAD
 TBB = TANGENT BEARING BACK
 W'LY = WESTERLY

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 01°41'36" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.



H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020

DATE

SEE SHEETS 1 - 2 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR VICINITY MAP
 SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION

SHEET 8 OF 8

REVISION	BY	DATE

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