

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

AGENDA
RIGHT-OF-WAY COMMITTEE MEETING
August 25, 2021
2:00 p.m.

Meeting location: Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807
Boardroom

A. CALL TO ORDER

B. PUBLIC COMMENT

Pursuant to Section 286.0114, Florida Statutes and CFX Rule 1-1.011, the Right-of-Way Committee provides for an opportunity for public comment at the beginning of each regular meeting. The Public may address the Committee on any matter of public interest under the Committee's authority and jurisdiction, regardless of whether the matter is on the Committee's agenda but excluding pending procurement issues. Each speaker shall be limited to 3 minutes. Any member of the public may also submit written comments which, if received during regular business hours at least 48 hours in advance of the meeting, will be included as part of the record and distributed to the Committee's members in advance of the meeting.

C. APPROVAL OF APRIL 28, 2021 RIGHT-OF-WAY COMMITTEE MEETING MINUTES (action item)

D. AGENDA ITEMS

- 1. PARTIAL RELEASE AND REESTABLISHMENT OF RESTRICTION AND PARTIAL RELEASE OF EASEMENT AND MAINTENANCE AGREEMENT BETWEEN THE CITY OF APOPKA AND THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY (HARMON ROAD)**
PROJECT NUMBERS: 429-200 AND 429-604
PORTIONS OF PARCELS: 63-117 POND AND 63-125 POND

Laura N. Kelly, Associate General Counsel (action item)

- 2. RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT BETWEEN THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND CITY OF APOPKA, FLORIDA (HARMON ROAD)**
PROJECT NUMBERS: 429-200 AND 429-604
PORTION OF PARCEL: 63-117 AND 63-118

Laura N. Kelly, Associate General Counsel (action item)

- 3. RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT BETWEEN THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND ORANGE COUNTY, FLORIDA (WEKIVA PARKWAY)**
PROJECT NUMBERS: 429-202, 429-203, 429-204, 429-205
PORTIONS OF PARCELS: 132 PART C, 134 PART C, 156 PARTIAL, 157 PARTIAL, 158 PARTIAL, 169 PART B, 869, 170, 185 PART B, 186 PART B, 188 PART B, 207 PARTIAL, 228, 229, 230, 233, 250 PART B, 252 PART B, 258 PARTIAL, 259 PARTIAL, 260 PARTIAL, 261 PARTIAL, 262 PARTIAL, 264 PARTIAL, 265 PARTIAL, 266 PARTIAL, 275 PARTIAL, AND 291 PARTIAL

Laura N. Kelly, Associate General Counsel (action item)

4. RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT BETWEEN THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND ORANGE COUNTY, FLORIDA (CLARCONA-OCOEE ROAD/WEST ROAD)

PROJECT NUMBERS: 429-603

PARCELS: 62-100, 62-150, PART A AND B, 62-161 PARTIAL 2, 62-171 PART A, 62-172 PART B, 62-174 PART A AND B, 62-175, 62-176

Laura N. Kelly, Associate General Counsel (action item)

5. AMENDED AND RESTATED RAILROAD REIMBURSEMENT AGREEMENT, GRADE SEPARATION, AND RIGHT OF WAY UTILIZATION AGREEMENT BETWEEN THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY, ORLANDO UTILITIES COMMISSION, AND THE CITY OF ORLANDO

PROJECT NUMBER: 417-150

Laura N. Kelly, Associate General Counsel (action item)

E. OTHER BUSINESS

F. 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, they will need a record of the proceedings, and that, for such purpose, they 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.

Persons who require translation services, which are provided at no cost, should contact CFX at (407) 690-5000 x5316 or by email at Iranetta.Dennis@cfxway.com at least three (3) business days prior to the event.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodations to participate in this proceeding, then they should contact the Central Florida Expressway Authority at (407) 690-5000 no later than two (2) business days prior to the proceeding.

Please note that participants attending meetings held at the CFX Headquarters Building are subject to certain limitations and restrictions in order to adhere to the CDC guidelines and to ensure the safety and welfare of the public.

MINUTES
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
Right of Way Committee
April 28, 2021

Committee Members Present:

Todd Hudson, Osceola County Representative Committee Chairman
Laurie Botts, City of Orlando Representative
Mindy Cummings, Orange County Representative
John Denninghoff, Brevard County Representative
Neil Newton, Seminole County, Representative
Christopher Murvin, Citizen Representative

Committee Member Not Present:

Brian Sheahan, Lake County Representative

CFX Staff Present:

Diego "Woody" Rodriguez, General Counsel
Will Hawthorne, Director of Engineering
Laura Newlin Kelly, Associate General Counsel
Mala Iley, Recording Secretary

Item A: CALL TO ORDER

The meeting was called to order at 2:00 p.m. by Chairman Hudson. Recording Secretary Mala Iley called the roll and announced there was a quorum.

Item B: PUBLIC COMMENT

There was no public comment.

Item C: APPROVAL OF FEBRUARY 24, 2021 RIGHT OF WAY COMMITTEE MEETING MINUTES

A motion was made by Laurie Botts and seconded by Mindy Cummings to approve the February 24, 2021 meeting minutes with a correction to page 1 of 3. The minutes were amended to correct the name of the "Committee Members Present" to reflect Mr. Neil Newton was present at the meeting and the Section "Committee Member Not Present" to reflect Mr. Jean Jerji was not at the meeting.

Vote: The motion carried unanimously with all six (6) members present voting AYE by voice vote.

Item D.1.: APPROVAL OF THE COOPERATIVE PURCHASE AGREEMENT BETWEEN CFX AND THE APPRAISAL GROUP OF CENTRAL FLORIDA, INC. PROJECT: STATE ROAD 538

Associate General Counsel Laura Kelly requested the Committee's recommendation for Board approval of the Cooperative Purchase Agreement between The Central Florida Expressway Authority ("CFX") and The Appraisal Group of Central Florida, Inc. ("Appraisal Group").

Attorney Kelly advised the Committee that CFX is initiating the acquisition of right-of-way for the planned State Road 538 and will need to engage the services of appraisers to appraise the parcels required for the right-of-way acquisition. The City of Orlando ("City") previously issued Request for Proposals RFP20-0079 for appraisal services and received sealed proposals from contractors in a competitive bidding process substantially similar to that required by CFX. The Appraisal Group was one of the successful bidders and was awarded a contract by the City. On or about February 1, 2021, the City and the Appraisal Group entered into a contract for appraisal services.

CFX desires to enter into a contract for appraisal services with the Appraisal Group based on the contract previously approved by the City in accordance with the terms and conditions of the Cooperative Purchase Agreement.

A motion was made by Mindy Cummings and seconded by Chris Murvin to recommend to the Board approval of the Cooperative Purchase Agreement between CFX and the Appraisal Group in a form substantially similar to the agreement attached to the Right of Way Committee agenda package, subject to any minor or clerical modifications or revisions approved by the General Counsel or designee.

Vote: The motion carried unanimously with all six (6) members present voting AYE by voice vote.

Item D.2.: APPROVAL OF THE COOPERATIVE PURCHASE AGREEMENT BETWEEN CFX AND PINEL & CARPENTER, INC. PROJECT: STATE ROAD 538

Associate General Counsel Laura Kelly requested the Committee's recommendation for Board approval of the Cooperative Purchase Agreement between CFX and Pinel & Carpenter, Inc. ("Pinel Carpenter").

Attorney Kelly advised the Committee that CFX is initiating the acquisition of right-of-way for the planned State Road 538 and will need to engage the services of appraisers to appraise the parcels required for the right-of-way acquisition. The City previously issued Request for Proposals RFP20-0079 for appraisal services and received sealed proposals from contractors in a competitive bidding process substantially similar to that required by CFX. Pinel Carpenter was one of the successful bidders and was awarded a contract by the City. On or about February 1, 2021, the City and Pinel Carpenter entered into a contract for appraisal services.

CFX desires to enter into a contract for appraisal services with Pinel Carpenter based on the contract previously approved by the City in accordance with the terms and conditions of the Cooperative Purchase Agreement.

A motion was made by Mindy Cummings and seconded by Laurie Botts to recommend to the Board approval of the Cooperative Purchase Agreement between CFX and Pinel Carpenter in a form substantially similar to the agreement attached to the Right of Way Committee agenda package, subject to any minor or clerical modifications or revisions approved by the General Counsel or designee

Vote: The motion carried unanimously with all six (6) members present voting AYE by voice vote.

Item D.3.: APPROVAL OF THE COOPERATIVE PURCHASE AGREEMENT BETWEEN CFX AND THE SPIVEY GROUP, INC. PROJECT: STATE ROAD 538

Associate General Counsel Laura Kelly requested the Committee's recommendation for Board approval of the Cooperative Purchase Agreement between CFX and The Spivey Group, Inc. ("Spivey Group").

Attorney Kelly advised that CFX is initiating the acquisition of right-of-way for the planned State Road 538 and will need to engage the services of appraisers to appraise the parcels required for the right-of-way acquisition. Orange County, Florida ("Orange County") previously issued Request for Proposals Y16-164-A Lot A for appraisal services and received sealed proposals from contractors in a competitive bidding process substantially similar to that required by CFX. Spivey Group was one of the successful bidders and was awarded a contract by Orange County. On or about July 5, 2016, Orange County and the Spivey Group entered into a contract for appraisal services.

CFX desires to enter into a contract for appraisal services with the Spivey Group based on the contract approved by Orange County in accordance with the terms and conditions of the Cooperative Purchase Agreement.

A motion was made by Neil Newton and seconded by Mindy Cummings to recommend to the Board approval of the Cooperative Purchase Agreement between CFX and the Spivey Group in a form substantially similar to the agreement attached to the Right of Way Committee agenda package, subject to any minor or clerical modifications or revisions approved by the General Counsel or designee

Vote: The motion carried unanimously with all six (6) members present voting AYE by voice vote.

Item D.4.: APPROVAL OF AGREEMENT FOR RIGHT-OF-WAY COUNSEL SERVICES WITH CFX AND LOWNDES, DROSDICK, DOSTER, KANTOR & REED PROJECT: SR 516

General Counsel Diego "Woody" Rodriguez requested the Committee's recommendation for Board approval of the Agreement for Right-of-Way Counsel Services between CFX and Lowndes, Drosdick, Doster, Kantor & Reed, P.A. ("Lowndes").

General Counsel Rodriguez provided a brief history on the matter. CFX is initiating the acquisition of right-of-way for the planned State Road 516 and will need to engage the services of right-of-way counsel to assist

with the right-of-way acquisition. Shutts and Bowen, LLP ("Shutts") serves as right-of-way counsel and has identified conflicts of interest in the representation of some potential owners of parcels that CFX intends to acquire for the State Road 516 project. As a result of the conflicts, Shutts is unable to represent CFX in the acquisitions of those parcels.

Nelson Mullins Riley Scarborough, LLP (Nelson Mullins) also serves as right-of-way counsel to CFX and has been assigned over 100 parcels for the SR 538 project. Given the complex nature of the right-of-way acquisitions for SR 538 and to allow for the efficient acquisition of parcels for both the SR 538 and SR 516 projects, since the acquisitions will occur concurrently, it is recommended that a third firm be retained for the exclusive purpose of representing CFX in parcels that Shutts has disclosed as potential conflicts.

A motion was made by Laurie Botts and seconded by Chris Murvin to recommend to the Board approval of the of the Agreement for Right-of-Way Counsel Services between CFX and Lowndes in a form substantially similar to the agreement attached to the Right of Way Committee agenda package, subject to any minor or clerical modifications or revisions approved by the General Counsel or designee.

Vote: The motion carried unanimously with all six (6) members present voting AYE by voice vote.

Item E: OTHER BUSINESS

General Counsel Rodriguez thanked the Committee members that provided a copy of their organization's Right-of-Way manuals.

Chairman Hudson advised the Committee that the next Right of Way Committee meeting is scheduled for Wednesday, May 26, 2021 at 2:00 p.m.

Item F: ADJOURNMENT

Chairman Hudson adjourned the meeting at approximately 2:16 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: August 18, 2021

SUBJECT: Partial Release and Reestablishment of Restriction and Partial Release of Easement and Maintenance Agreement Between the City of Apopka and the Central Florida Expressway Authority for Harmon Road
Project Numbers 429-200 and 429-604
Portions of Parcels 63-117 Pond and 63-125 Pond

BACKGROUND

On or about June 29, 2018, the Central Florida Expressway Authority (“CFX”) conveyed to the City of Apopka (“City”) certain real property including certain parcels identified as CFX Parcels 63-125 Pond and 63-117 Pond (collectively, the “Transferred Property”) pursuant to that certain Quit Claim Deed with Reservations and Easements recorded August 2, 2018, as Document Number 20180459286 in the Public Records of Orange County, Florida (“Deed”). The Transferred Property is more particularly depicted in the map attached hereto as **Attachment “A”**. The Deed included a restriction and reversionary clause on the Transferred Property restricting the use of the Transferred Property for use as a public right-of-way, and in the event the Transferred Property was no longer used for City public right-of-way purposes, all right, title and interest automatically reverts back to CFX, at CFX’s option (collectively, the “Restriction”). A copy of the Deed is attached hereto as **Attachment “B”**. Concurrent with the execution of the Deed, CFX and the City entered into that certain Easement Agreement for Expressway Facilities dated June 29, 2018, and recorded August 3, 2018, as Document Number 20180460203 in the Public Records of Orange County, Florida (“Easement Agreement”), whereby CFX reserved a perpetual easement over the Property for expressway facilities. A copy of the Easement Agreement is attached hereto as **Attachment “C”**.

The City desires to convey certain real property, including portions of the Transferred Property, to Adventist Health System/Sunbelt, Inc. (“Adventist Health”) for the development, construction, use, and maintenance of a portion of the Transferred Property as a not-for-profit hospital. Another portion of the Transferred Property will be used by the City for the development, construction, use, and maintenance, of a City fire station. On or about August 2, 2021, the City made application to CFX requesting the release of the Transferred Property from the Restriction and Easement Agreement. A copy of the City’s request is attached hereto as **Attachment “D”**. CFX and City have negotiated the terms of a Partial Release and Reestablishment of Restriction and Partial Release of Easement and Maintenance Agreement (“Release”) to effectuate the release of the Restriction and Easement Agreement over the Transferred Property.

A copy of the draft Release is attached hereto as **Attachment “E”**. Pursuant to the terms of the Release, CFX will release the Transferred Property from the existing Restriction provided the City agrees to revise and reestablish the terms of the use restriction over the Transferred Property to include the following new restriction:

“City, and City’s successors and assigns, agree that the Property shall only be used for public purposes, including, without limitation, not-for-profit hospital and healthcare uses, public right-of-way, stormwater, fire station or other health and safety uses, pedestrian, or recreational uses (collectively, the “Permitted Uses”). Further, the foregoing use restriction shall run with title to Property for a term of the lesser of ten (10) years from the Effective Date of this Release or the maximum number of years allowable by law (“Term”). During the Term, if the Property ceases to be used for any of the Permitted Uses, 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 Property that is not used for one of the Permitted Uses to automatically revert back to CFX at no cost to CFX. In such event, CFX shall notify City 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 City, or City’s successors or assigns, desires to cease operation of the Property for any of the Permitted Uses or otherwise sell, convey, or transfer the Property to a third party for a use other than any of the Permitted Uses during the Term, City, or City’s successors or assigns, 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 CFX’s receipt of the Sale Notice to deliver to City a Reversion Notice.”

Only that portion of the Transferred Property that will be conveyed to Adventist Health will be released from the terms of the Easement Agreement.

Pursuant to CFX’s Property Acquisition, Disposition & Permitting Procedures Manual (“ROW Manual”), CFX staff and CFX’s General Engineering Consultant have examined the Transferred Property and determined that the easement over the Transferred Property is not needed to support existing Expressway System. Accordingly, CFX’s General Engineering Consultant has certified that releasing the Property from the Easement Agreement would not impede or restrict the Expressway System. A copy of the certification is attached hereto as **Attachment “F”**.

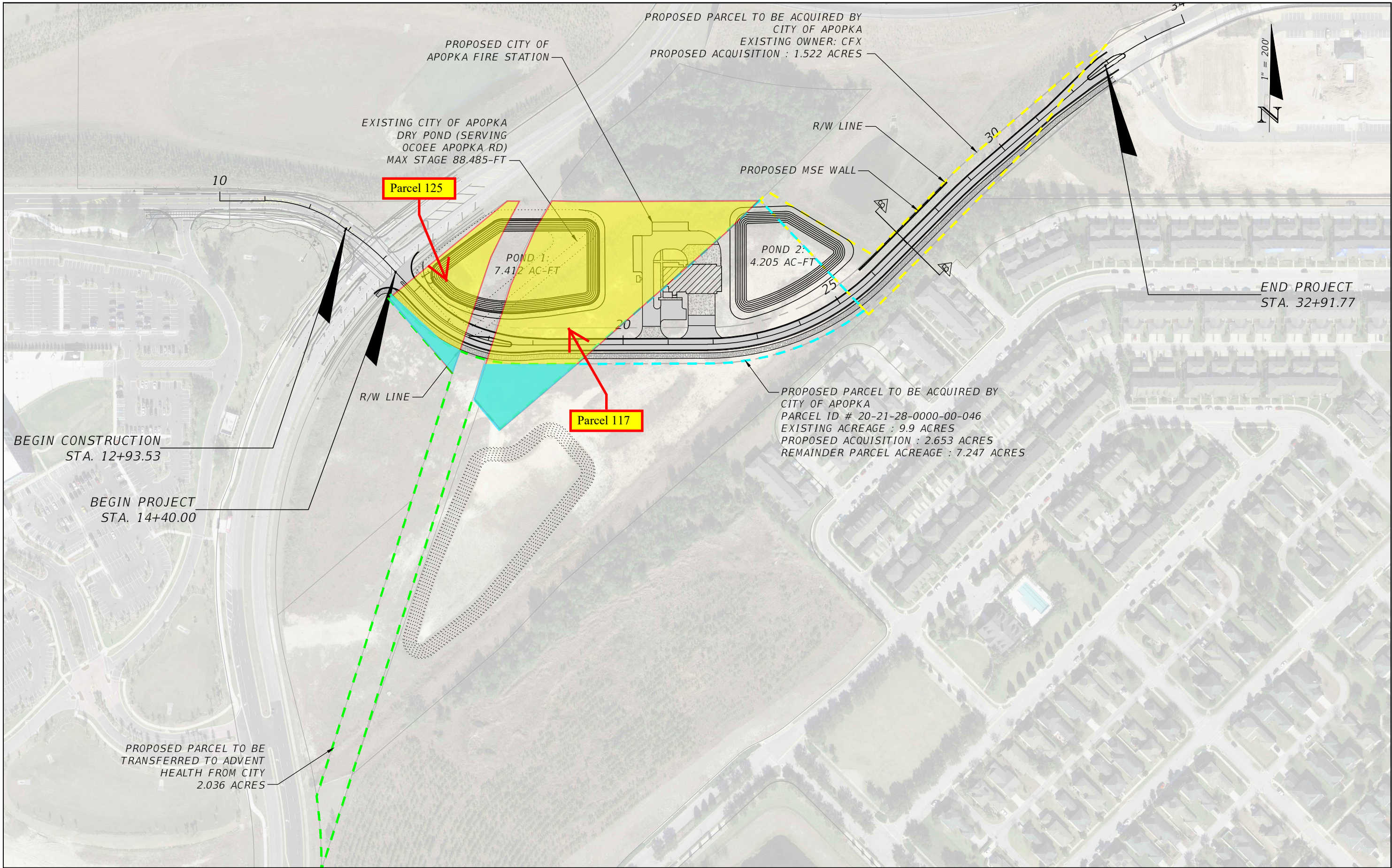
The City has reviewed the Release and agrees with its form, subject to confirmation of the exact legal descriptions and the technical portions of the Release.

REQUEST

A recommendation by the Right-of-Way Committee for CFX Board's approval of the Partial Release and Reestablishment of Restriction and Partial Release of Easement and Maintenance Agreement between CFX and the City in a form substantially similar to the attached Release, subject to approval of the legal descriptions by CFX's General Engineering Consultant and any minor or clerical revisions approved by the General Counsel or designee.

ATTACHMENTS

- A. Map of the Property
- B. Quit Claim Deed
- C. Easement and Maintenance Agreement
- D. Application from the City of Apopka
- E. Partial Release and Reestablishment of Restriction and Partial Release of Easement and Maintenance Agreement
- F. Certificate from CFX's General Engineering Consultant



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

TYLER JEFFERY MALMBORG, P.E.
P.E. LICENSE NUMBER 75630
NEWKIRK ENGINEERING, INC.
1230 NORTH US-HIGHWAY 1, SUITE 3
ORMOND BEACH, FL 32174
CERTIFICATE OF AUTHORIZATION 30209



CITY OF APOPKA
HARMON ROAD
EXTENSION

ATTACHMENT "A"

SHEET
NO.

C-1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

ATTACHMENT "B"

DOC# 20180459286
08/02/2018 03:31:02 PM Page 1 of 41
Rec Fee: \$350.00
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: CENTRAL FLORIDA EXPRESSWA



Prepared By:

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

Reserved for Recording

Project 429-604; 429-200 A; 429-200

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 WITH RESERVATIONS AND EASEMENTS

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 the **CITY OF APOPKA**, a charter city and political subdivision of the State of Florida, whose address is 120 E. Main Street, Apopka, Florida 32703 ("City" or "GRANTEE").

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt of whereof is hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said GRANTEE, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lots, pieces, or parcels of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

SEE ATTACHED EXHIBIT "1"

Property Appraiser's Parcel Identification Number:
Not Assigned

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

Project 429-604; 429-200 A; 429-200

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

- a) GRANTOR reserves unto itself, its successors and assigns the Easement Agreement for Expressway Facilities recorded in the Official Records of Orange County, Florida, as Document Number to be determined on or about at O.R. Book — and Page —. 8/3/2018
- b) GRANTOR reserves unto itself, its successors and assigns the Permanent Drainage Easement recorded in the Official Records of Orange County, Florida, as Document Number 1998-0120140 at O.R. Book 5447 and Page 2165.
- c) 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.) 429, 414, or 451 right-of-way property which may otherwise accrue to any property adjoining said right of way.
- d) GRANTEE has no rights of ingress, egress, or access to S.R. 429, 414, or 451 from the GRANTEE's property, nor does GRANTEE have any rights of light, air or view from S.R. 429, 414, or 451 bridges.
- e) GRANTEE expressly agrees for itself, and its successors and assigns, to prevent any use of the hereinafter described real property which would interfere with S.R. 429, 414, or 451 or otherwise constitute a hazard for S.R. 429, 414, or 451 or any related system or structure.
- f) GRANTEE expressly agree for themselves, their successors and assigns that if the GRANTEE no longer uses the property (or any part thereof) for City or County public right-of-way purposes, then all right, title, and interest to the Property that is not used for public right-of-way purposes shall automatically revert back to CFX at CFX's option and at no cost to CFX.

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

Project 429-604; 429-200 A; 429-200

Signed, sealed, and delivered
in the presence of:

“CFX”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

First Witness:

Ruth Valentino

Signature

Ruth Valentino

Print Name

BY: [Signature]

CHAIRMAN

Date: 6-29-18

Second Witness:

[Signature]

ATTEST:

Regla ("Mimi") Lamaute
Recording Clerk

**APPROVED AS TO FORM FOR
RELIANCE BY CFX ONLY**

By: [Signature]

General Counsel

STATE OF FLORIDA)

COUNTY OF Orange)

The foregoing instrument was acknowledged before me this 29th day of June, 2018, by Fred Hawkins, as Chairman of the Central Florida Expressway Authority.

NOTARY PUBLIC

Signature: [Signature]

Signature of Notary Public - State of Florida



REGLA LAMAUTE
MY COMMISSION # FF 897031
EXPIRES: November 6, 2019
Bonded Thru Budget Notary Services

Print, Type or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification ☐ , Type: _____

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 S.R. 429 - PROJECT NO. 429-200A &
 75320-6460-604
 PURPOSE: RIGHT OF WAY
 LEGAL DESCRIPTION:
 PARCEL 204, PROJECT 429-200A

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9142, PAGE 4035, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°01'55" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 195.45 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A; THENCE SOUTH 11°58'32" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 254.66 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 7-1/2 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN NORTH 89°01'55" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 42.66 FEET; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 11°58'32" WEST, A DISTANCE OF 93.87 FEET; THENCE SOUTH 18°27'01" WEST, A DISTANCE OF 368.70 FEET TO A POINT ON AFORESAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE NORTH 11°58'32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 450.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,320 SQUARE FEET, MORE OR LESS.

TOGETHER WITH

A PORTION OF PARCEL 204A, PROJECT 429-200A

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4885, PAGE 2413, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°01'55" EAST, ALONG

CONTINUED ON SHEET 2


Δ = DELTA (CENTRAL ANGLE)
 A.P.O. = A PORTION OF
 CB = CHORD BEARING
 CH = CHORD DISTANCE
 C.R. = COUNTY ROAD
 FDOT = FLORIDA DEPARTMENT
 OF TRANSPORTATION
 L = LENGTH OF CURVE
 L.A. = LIMITED ACCESS

LEGEND AND ABBREVIATIONS

MSE = MECHANICALLY
 STABILIZED EARTH
 NO. = NUMBER
 NT = NON-TANGENT
 OOCEA = ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY

P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.O.T. = POINT OF TERMINATION
 R = RADIUS
 R/W = RIGHT OF WAY
 SEC. = SECTION
 S.R. = STATE ROAD
 ○ = CHANGE IN DIRECTION

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	CERTIFICATION OF AUTHORIZATION No. LB 8011  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY) PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112	
DRAWN BY	M.ROLLINS		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
CHECKED BY	S.WARE		SCALE: N/A	
DEWBERRY PROJECT NO.	50087135		SHEET 1 OF 12	
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 429-200A &
75320-6460-604

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 1

A PORTION OF PARCEL 204A, PROJECT 429-200A (CONTINUED)

THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 195.45 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A FOR THE POINT OF BEGINNING; THENCE NORTH 11°58'32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 56.89 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 29°52'07" EAST, A DISTANCE OF 62.32 FEET; THENCE SOUTH 11°58'32" WEST, A DISTANCE OF 255.57 FEET TO A POINT ON THE EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 429 AS SHOWN ON AFORESAID RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH 7-1/2 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 29; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE RUN SOUTH 89°01'55" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 42.66 FEET TO A POINT ON AFORESAID EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 11°58'32" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 254.66 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE POINT OF BEGINNING.

CONTAINING 11,790 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY S.R. 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH


A PORTION OF PARCEL 63-110, PROJECT 75320-6460-604

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°01'55" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 195.45 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON THE ORLANDO-ORANGE COUNTY

CONTINUED ON SHEET 3

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	CERTIFICATION OF AUTHORIZATION No. LS 8011  Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)		
DRAWN BY	M.ROLLINS		PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112		
CHECKED BY	S.WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		
DEWBERRY PROJECT NO.	50087135		SCALE: N/A SHEET 2 OF 12		
REVISION	BY	DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 S.R. 429 - PROJECT NO. 429-200A &
 75320-6460-604
 PURPOSE: RIGHT OF WAY
 LEGAL DESCRIPTION:
 CONTINUED FROM SHEET 2

A PORTION OF PARCEL 63-110, PROJECT 75320-6460-604 (CONTINUED)

EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A; THENCE DEPARTING SAID NORTH LINE RUN NORTH 11°58'32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 56.89 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 11°58'32" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 524.65 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 29°52'07" EAST, A DISTANCE OF 19.33 FEET; THENCE SOUTH 12°06'53" WEST, A DISTANCE OF 97.41 FEET TO A POINT ON THE FACE OF A MECHANICALLY STABILIZED EARTH (MSE) WALL; THENCE RUN ALONG THE FACE OF SAID MSE WALL THE FOLLOWING THREE COURSES AND DISTANCES: THENCE SOUTH 27°11'21" WEST, A DISTANCE OF 41.46 FEET; THENCE SOUTH 11°57'13" WEST, A DISTANCE OF 213.48 FEET; THENCE SOUTH 03°13'14" EAST, A DISTANCE OF 82.54 FEET; THENCE DEPARTING SAID MSE WALL, SOUTH 23°17'23" EAST, A DISTANCE OF 31.31 FEET; THENCE SOUTH 11°58'32" WEST, A DISTANCE OF 100.56 FEET; THENCE NORTH 29°52'07" WEST, A DISTANCE OF 62.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,073 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY S.R. 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH


A PORTION OF PARCEL 219 PART A, PROJECT 429-200A

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8911, PAGE 3226, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°01'55" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 195.45 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A; THENCE DEPARTING SAID NORTH LINE RUN NORTH 11°58'32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 581.54 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 11°58'32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 325.76 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 78°01'28" EAST, A DISTANCE OF 13.72 FEET; THENCE SOUTH 12°06'53" WEST, A DISTANCE OF 340.16 FEET;

CONTINUED ON SHEET 4

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	CERTIFICATION OF AUTHORIZATION No. LB 8011  Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)		
DRAWN BY	M.ROLLINS		PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112		
CHECKED BY	S.WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		
DEWBERRY PROJECT NO.	50087135		SCALE: N/A SHEET 3 OF 12		
REVISION	BY	DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 S.R. 429 - PROJECT NO. 429-200A &
 75320-6460-604
 PURPOSE: RIGHT OF WAY
 LEGAL DESCRIPTION:
 CONTINUED FROM SHEET 3

A PORTION OF PARCEL 219 PART A, PROJECT 429-200A (CONTINUED)

THENCE NORTH 29°52'07" WEST, A DISTANCE OF 19.33 TO THE POINT OF BEGINNING.

CONTAINING 4,435 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY S.R. 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

AND

RESERVING UNTO GRANTOR ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY PROPERTY ADJOINING THE FOLLOWING DESCRIBED LINE:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°01'55" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 195.45 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A; THENCE DEPARTING SAID NORTH LINE RUN NORTH 11°58'32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 907.30 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 78°01'28" EAST, A DISTANCE OF 13.72 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 12°06'53" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH


PARCEL 219 PART B, PROJECT 429-200A

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8911, PAGE 3226, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°01'55" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF

CONTINUED ON SHEET 5

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	CERTIFICATION OF AUTHORIZATION No. LS 8011  Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-3120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	M.ROLLINS		PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112	
CHECKED BY	S.WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
DEWBERRY PROJECT NO.	50087135		SCALE: N/A SHEET 4 OF 12	
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 S.R. 429 - PROJECT NO. 429-200A &
 75320-6460-604
 PURPOSE: RIGHT OF WAY
 LEGAL DESCRIPTION:
 CONTINUED FROM SHEET 4

PARCEL 219 PART B, PROJECT 429-200A (CONTINUED)

195.45 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A; THENCE DEPARTING SAID NORTH LINE RUN NORTH 11°58'32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 907.30 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 11°58'32" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 226.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5699.58 FEET; THENCE FROM A CHORD BEARING OF NORTH 12°50'52" EAST; RUN NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°44'41", AN ARC DISTANCE OF 173.55 FEET; THENCE DEPARTING SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, RUN SOUTH 04°13'20" WEST, A DISTANCE OF 109.08 FEET; THENCE SOUTH 12°41'19" WEST, A DISTANCE OF 292.02 FEET; THENCE NORTH 78°01'28" WEST, A DISTANCE OF 13.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,466 SQUARE FEET, MORE OR LESS.

TOGETHER WITH


PARCEL 217, PROJECT 429-200A

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6062, PAGE 1398, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD IN A CONCRETE DITCH WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°11'18" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 429 AS SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A, A DISTANCE OF 1333.59 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE DEPARTING SAID WEST LINE, RUN NORTH 88°34'39" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALONG SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 402.08 FEET FOR THE POINT OF BEGINNING, SAID POINT LYING 16.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EXISTING WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON SAID RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 5775.58 FEET; THENCE DEPARTING SAID NORTH LINE AND

CONTINUED ON SHEET 6

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	CERTIFICATION OF AUTHORIZATION No. LS 8011  Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)		
DRAWN BY	M.ROLLINS		PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112		
CHECKED BY	S.WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		
DEWBERRY PROJECT NO.	50067135		SCALE: N/A SHEET 5 OF 12		
REVISION	BY	DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 429-200A &
75320-6460-604

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 5

PARCEL 217, PROJECT 429-200A (CONTINUED)

SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE FROM A CHORD BEARING OF NORTH 16°12'28" EAST, RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'43", AN ARC DISTANCE OF 411.14 FEET; THENCE DEPARTING SAID CURVE, RUN SOUTH 71°45'10" EAST ALONG A RADIAL LINE, A DISTANCE OF 16.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 5759.58 FEET; THENCE FROM A CHORD BEARING OF SOUTH 16°13'48" WEST, RUN SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°02'03", AN ARC DISTANCE OF 405.54 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29; THENCE SOUTH 88°34'39" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 16.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,533 SQUARE FEET, MORE OR LESS.

TOGETHER WITH


PARCEL 218 PART B, PROJECT 429-200A

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6134, PAGE 3730, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD IN A CONCRETE DITCH WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°11'18" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 429 AS SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A, A DISTANCE OF 1333.59 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE DEPARTING SAID WEST LINE, RUN NORTH 88°34'39" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALONG SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 407.27 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE CONTINUE NORTH 88°34'39" EAST ALONG SAID NORTH LINE, A DISTANCE OF 11.42 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON SAID RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 5759.58 FEET; THENCE FROM A CHORD BEARING OF SOUTH 13°05'39" WEST, RUN SOUTHERLY, ALONG SAID RIGHT OF WAY LINE, AND ALONG THE

CONTINUED ON SHEET 7

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	CERTIFICATION OF AUTHORIZATION No. LS 8011  Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-849-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)		
DRAWN BY	M.ROLLINS		PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112		
CHECKED BY	S.WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		
DEWBERRY PROJECT NO.	50087125		SCALE: N/A SHEET 6 OF 12		
REVISION	BY	DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 429-200A &
75320-6460-604

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 6

PARCEL 218 PART B, PROJECT 429-200A (CONTINUED)

ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°14'15", AN ARC DISTANCE OF 224.91 FEET TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 11°58'32" WEST, A DISTANCE OF 470.32 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN NORTH 29°46'11" WEST, A DISTANCE OF 79.34 FEET; THENCE NORTH 16°24'21" EAST, A DISTANCE OF 127.20 FEET; THENCE NORTH 13°33'47" EAST A DISTANCE OF 216.55 FEET; THENCE NORTH 30°42'05" EAST A DISTANCE OF 62.30 FEET; THENCE NORTH 14°31'23" EAST, A DISTANCE OF 231.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,964 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY S.R. 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH


A PORTION OF PARCEL 63-110 AND A PORTION OF PARCEL 63-112, PROJECT 75320-6460-604

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°01'55" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 133.89 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 11°58'32" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 114.02 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN NORTH 78°00'18" WEST, A DISTANCE OF 52.83 FEET; THENCE NORTH 11°58'32" EAST, A DISTANCE OF 219.50 FEET TO A POINT ON THE FACE OF A MECHANICALLY STABILIZED EARTH (MSE) WALL; THENCE RUN ALONG THE FACE OF SAID MSE WALL THE FOLLOWING THREE COURSES AND DISTANCES: THENCE NORTH 26°59'06" EAST, A DISTANCE OF 21.23 FEET; THENCE NORTH 11°57'15" EAST, A DISTANCE OF 213.54 FEET; THENCE NORTH 03°20'06" WEST, A DISTANCE OF 20.52 FEET; THENCE DEPARTING SAID MSE WALL RUN NORTH 11°58'32" EAST, A DISTANCE OF 149.14 FEET; THENCE SOUTH 29°46'11" EAST, A DISTANCE OF 79.34 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF

CONTINUED ON SHEET 8

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	CERTIFICATION OF AUTHORIZATION No. LS 8011  Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-849-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)		
DRAWN BY	M.ROLLINS		PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112		
CHECKED BY	S.WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		
DEWBERRY PROJECT NO.	50087125		SCALE: N/A SHEET 7 OF 12		
REVISION	BY	DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 S.R. 429 - PROJECT NO. 429-200A &
 75320-6460-604
 PURPOSE: RIGHT OF WAY
 LEGAL DESCRIPTION:
 CONTINUED FROM SHEET 7

A PORTION OF PARCEL 63-110 AND A PORTION OF PARCEL 63-112, PROJECT 75320-6460-604
 (CONTINUED)


WAY LINE OF COUNTY ROAD 437-A; THENCE SOUTH 11°58'32" WEST ALONG SAID WESTERLY
 RIGHT OF WAY LINE, A DISTANCE OF 563.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.690 ACRES MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS
 ANY S.R. 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY
 ADJOINING SAID RIGHT OF WAY.

CONTAINING IN THE AGGREGATE 2.241 ACRES, MORE OR LESS.

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	CERTIFICATION OF AUTHORIZATION No. LB 8011  Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-849-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)		
DRAWN BY	M.ROLLINS		PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112		
CHECKED BY	S.WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		
DEWBERRY PROJECT NO.	50087135		SCALE: N/A SHEET 8 OF 12		
REVISION	BY	DATE			

BEARINGS SHOWN HEREON ARE BASED ON
THE WEST LINE OF THE NORTHWEST 1/4 OF
SEC. 29-21-28, BEING S00°11'18"W.

SEE SHEET 10 FOR CONTINUATION

P.O.C.
PARCEL 204
A.P.O. PARCEL 204A
A.P.O. PARCEL 219 PART A
A.P.O. PARCEL 219 PART B
L.A. R/W RESERVATION
PARCEL 219 PART B
A PORTION OF PARCEL 63-110
AND A PORTION OF PARCELS
63-110 AND 63-112
NORTHWEST CORNER OF THE
NORTHWEST 1/4 OF SECTION 29
FOUND 6"x6" CONCRETE MONUMENT
WITH NO IDENTIFICATION

NOTE 1:
P.O.B.
A PORTION OF
PARCEL 63-110

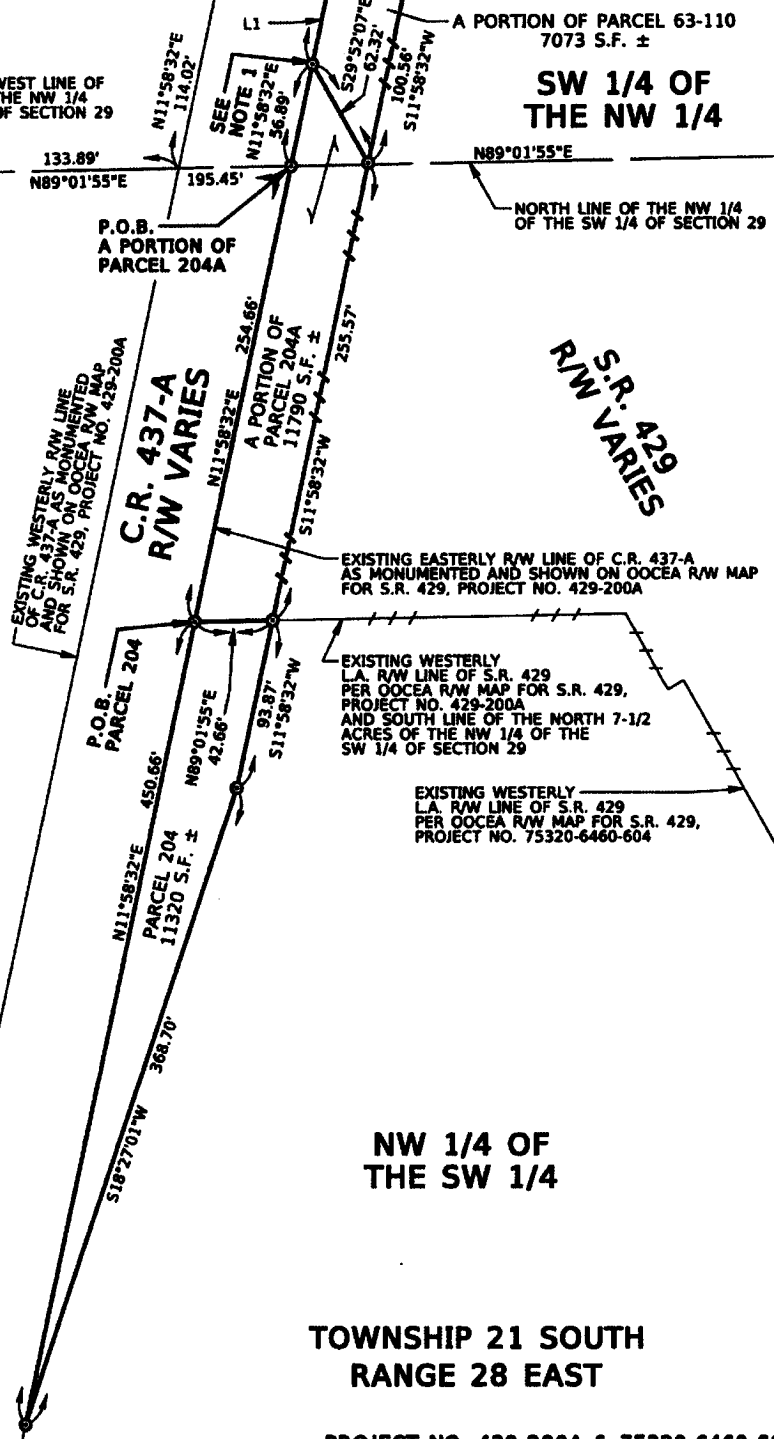
L1 = N11°58'32"E 524.65'

SCALE: 1" = 100'

0 50 100

SECTION 30

SECTION 29



PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50067135
REVISION	BY DATE

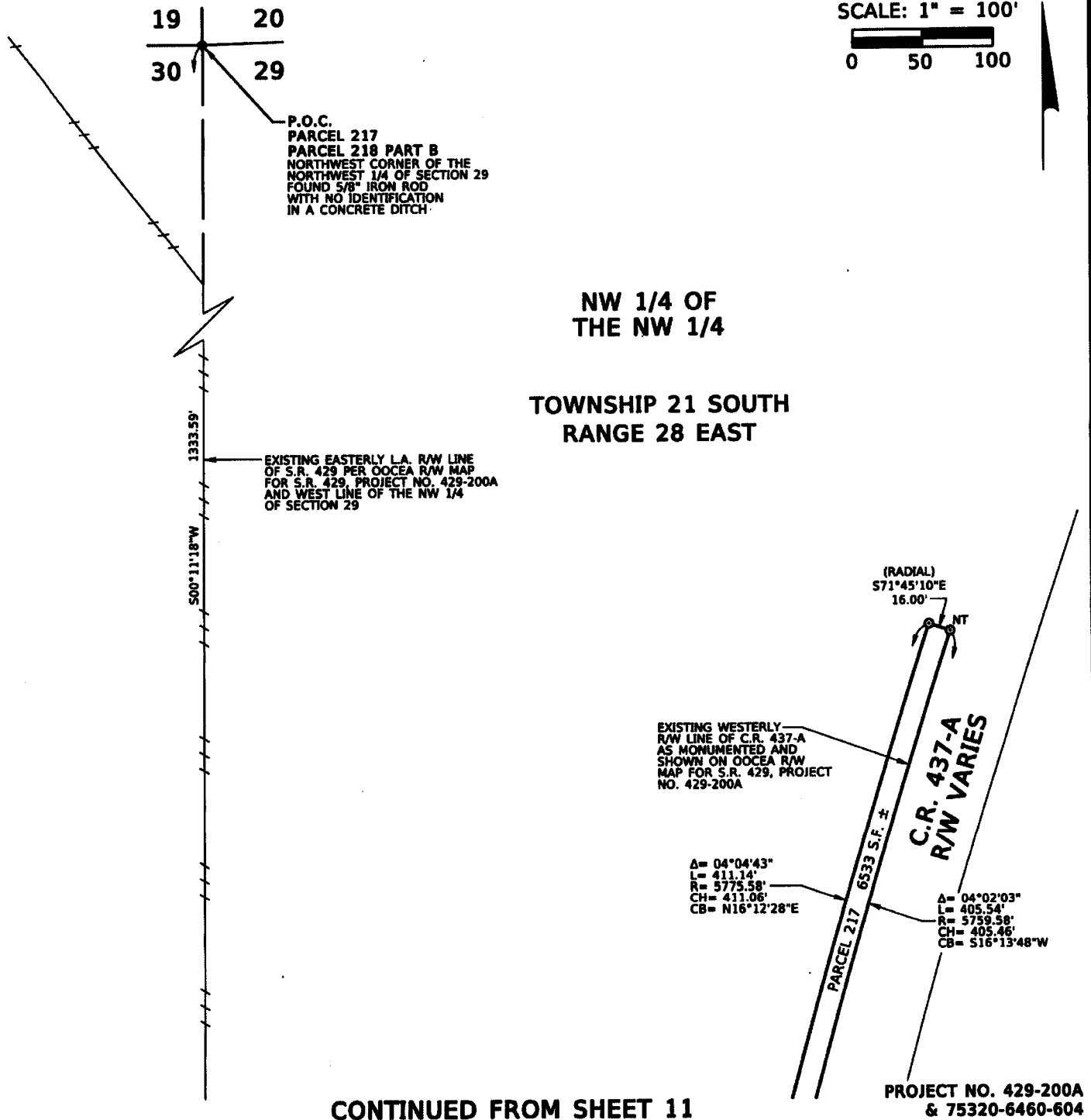
CERTIFICATION OF
AUTHORIZATION No. LB 8011

Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120
FAX 407-849-8864

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112	
S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: 1"=100' SHEET 9 OF 12

BEARINGS SHOWN HEREON ARE BASED ON
THE WEST LINE OF THE NORTHWEST 1/4 OF
SEC. 29-21-28, BEING S00°11'18"W.



CONTINUED FROM SHEET 11

PROJECT NO. 429-200A
& 75320-6460-604

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION
IS IN ACCORDANCE WITH THE STANDARDS OF
PRACTICE AS REQUIRED BY CHAPTER 51-19, FLORIDA
ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027,
FLORIDA STATUTES.

Sheila A. Ware
SHEILA A. WARE, P.S.M.
LICENSE NUMBER 5529

05/15/2018
DATE

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF
AUTHORIZATION No. LB 8011

Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120
FAX 407-649-8664

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)

PARCELS 204, 217, 218 PART B AND 219 PART B,
A PORTION OF PARCELS 204A, 219 PART A AND 63-110
AND A PORTION OF PARCELS 63-110 AND 63-112

S.R. 429
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

SCALE: 1"=100'

SHEET 12 OF 12

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

A PORTION OF PARCEL 63-114

A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N89°37'58"E ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER FOR 1376.33 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N89°37'58"E ALONG SAID NORTH LINE FOR 147.70 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE DEPARTING SAID NORTH LINE, RUN S17°47'49"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE FOR 1387.17 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SOUTHWEST ONE-QUARTER OF SECTION 20; THENCE S88°52'46"W ALONG SAID SOUTH LINE FOR 47.57 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N17°47'49"E FOR 958.15 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 879.93 FEET, A CHORD DISTANCE OF 409.65 FEET AND A CHORD BEARING OF N04°20'21"E; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°55'14", A DISTANCE OF 413.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.752 ACRES, MORE OF LESS.

TOGETHER WITH

A PORTION OF PARCEL 63-117

A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE S00°31'43"W ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER FOR 2650.31 FEET; THENCE S00°31'43"W ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 20 FOR 1298.12 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SOUTHWEST ONE-QUARTER OF SECTION 20; THENCE S88°52'46"W ALONG SAID SOUTH LINE FOR 1416.10 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S88°52'46"W FOR 47.57 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE DEPARTING SAID SOUTH LINE RUN N17°47'49"E ALONG SAID RIGHT OF WAY LINE FOR 1223.27 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1029.93 FEET, A CHORD DISTANCE OF 304.46 FEET AND A CHORD BEARING

CONTINUED ON SHEET 2


LEGEND AND ABBREVIATIONS

Δ = DELTA (CENTRAL ANGLE)
A.P.O. = A PORTION OF
CB = CHORD BEARING
CH = CHORD DISTANCE
C.R. = COUNTY ROAD
FDOT = FLORIDA DEPARTMENT
OF TRANSPORTATION

L = LENGTH OF CURVE
L.A. = LIMITED ACCESS
NO. = NUMBER
NT = NON-TANGENT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
⊙ = CHANGE IN DIRECTION

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT OF WAY
SEC. = SECTION
S.R. = STATE ROAD

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 28, 2018	 CERTIFICATION OF AUTHORIZATION No. LS 8011 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	J. MUNRO		PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
CHECKED BY	S. WARE		S.R. 429	
DBS PROJECT NO.	30087135		CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
REVISION	BY	DATE	SCALE: N/A SHEET 1 OF 11	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 1

A PORTION OF PARCEL 63-117 (CONTINUED)

OF S09°17'50"W; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°59'58", FOR 305.58 FEET TO THE POINT OF TANGENCY; THENCE S17°47'49"W FOR 906.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.153 ACRES, MORE OR LESS.

TOGETHER WITH

A PORTION OF PARCEL 63-117

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE S00°31'43"W ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20 FOR 1021.15 FEET; THENCE N77°00'15"W FOR 282.43 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N77°00'15"W FOR 32.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A AND A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 746.20 FEET, A CHORD DISTANCE OF 271.90 FEET AND A CHORD BEARING OF N23°23'23"E; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°59'40", FOR 273.43 FEET TO THE POINT OF TANGENCY; THENCE N12°53'33"E FOR 155.23 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, RUN S89°59'47"E FOR 30.78 FEET; THENCE S12°53'33"W FOR 162.09 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 776.20 FEET, A CHORD DISTANCE OF 271.59 FEET AND A CHORD BEARING OF S22°58'06"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°09'06", FOR 273.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,956 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH


A PORTION OF PARCEL 63-117 - POND

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE S00°31'43"W ALONG THE EAST LINE OF THE

CONTINUED ON SHEET 3

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 28, 2018	 Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-8120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	J. MUNRO		PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
CHECKED BY	S. WARE			
DBS PROJECT NO.	50087135			
REVISION	BY	DATE	S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
			SCALE: N/A	
			SHEET 2 OF 11	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 2

A PORTION OF PARCEL 63-117 - POND (CONTINUED)

NORTHWEST ONE-QUARTER OF SAID SECTION 20 FOR 1325.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE S89°49'06"W ALONG SAID NORTH LINE FOR 139.74 FEET FOR THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 7469.44 FEET, A CHORD DISTANCE OF 382.43 FEET AND A CHORD BEARING OF S47°58'03"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°56'02", FOR 382.47 FEET TO THE POINT OF TANGENCY; THENCE S49°26'04"W FOR 386.97 FEET; THENCE N40°33'56"W FOR 91.38 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE RUN ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES; THENCE N17°47'49"E FOR 229.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 924.93 FEET, A CHORD DISTANCE OF 240.91 FEET AND A CHORD BEARING OF N25°16'48"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°57'58", FOR 241.60 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 20; THENCE N89°49'06"E FOR 464.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.302 ACRES, MORE OR LESS.

TOGETHER WITH


A PORTION OF PARCEL 63-118

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE N00°31'43"E ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20, FOR 2596.23 FEET; THENCE N00°31'43"E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20, FOR 1325.15 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE S89°49'06"W ALONG SAID SOUTH LINE FOR 604.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 924.93 FEET, A CHORD DISTANCE OF 115.63 FEET AND A CHORD BEARING OF N36°20'49"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°10'04", FOR 115.71 FEET TO THE POINT OF TANGENCY; THENCE N39°55'51"E FOR 73.51 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N39°55'51"E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE FOR 214.15 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 746.20 FEET, A CHORD DISTANCE OF 78.67 FEET AND A CHORD BEARING OF N36°54'32"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°02'37", FOR 78.71 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN S77°00'15"E FOR 32.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 776.20 FEET, A CHORD DISTANCE OF 294.70 FEET AND A CHORD BEARING OF

CONTINUED ON SHEET 4

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 28, 2018	CERTIFICATION OF AUTHORIZATION No. LB 8011  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	J. MUNRO		PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
CHECKED BY	S. WARE		S.R. 429	
DBS PROJECT NO.	50087135		CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
REVISION	BY	DATE	SCALE: N/A	
			SHEET 3 OF 11	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 3

A PORTION OF PARCEL 63-118 (CONTINUED)

S43°59'15"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°53'12", FOR 296.50 FEET TO THE POINT OF TANGENCY; THENCE S54°55'51"W FOR 13.72 TO THE POINT OF BEGINNING.

CONTAINING 6872 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH


PARCEL 63-125

A PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N89°37'58"E ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER FOR 1376.33 FEET FOR THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 879.93 FEET, A CHORD DISTANCE OF 13.98 FEET AND A CHORD BEARING OF N09°34'35"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°54'38", A DISTANCE OF 13.99 FEET TO THE POINT OF TANGENCY; THENCE N10°01'54"W FOR 316.94 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1026.93 FEET, A CHORD DISTANCE OF 355.09 FEET AND A CHORD BEARING OF N00°38'31"W; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°46'47", A DISTANCE OF 336.59 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT LINE RUN N22°53'51"E FOR 54.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1014.93 FEET, A CHORD DISTANCE OF 582.11 FEET AND A CHORD BEARING OF N28°24'47"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°19'47", A DISTANCE OF 590.40 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 220.00 FEET, A CHORD DISTANCE OF 168.36 FEET AND A CHORD BEARING OF N66°34'50"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°59'39", FOR 172.76 FEET; THENCE DEPARTING SAID CURVE ALONG A RADIAL LINE, RUN N00°55'20"E FOR 39.08 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N89°49'06"E ALONG SAID NORTH LINE FOR 101.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD DISTANCE OF 116.28 FEET AND A CHORD BEARING OF S55°53'06"E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°58'10", FOR 117.14 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1014.93 FEET, A CHORD DISTANCE OF 105.55 FEET AND A CHORD BEARING OF

CONTINUED ON SHEET 5

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 28, 2018	CERTIFICATION OF AUTHORIZATION No. LB 8011  Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	J. MUNRO		PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
CHECKED BY	S. WARE		S.R. 429	
DBS PROJECT NO.	50087125		CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
REVISION	BY	DATE	SCALE: N/A	SHEET 4 OF 11

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 4

A PORTION OF PARCEL 63-125 (CONTINUED)

N51°26'48"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°57'41", FOR 105.60 FEET TO SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER; THENCE N89°49'06"E ALONG SAID NORTH LINE FOR 209.73 FEET; THENCE DEPARTING SAID NORTH LINE RUN S54°55'51"W FOR 163.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 894.93 FEET, A CHORD DISTANCE OF 1015.41 FEET AND A CHORD BEARING OF S20°22'04"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°07'34", FOR 1079.71 FEET TO THE POINT OF TANGENCY; THENCE S14°11'43"E FOR 177.70 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1029.93 FEET, A CHORD DISTANCE OF 105.92 FEET AND A CHORD BEARING OF S11°14'51"E; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'43", A DISTANCE OF 105.97 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE S17°47'49"W ALONG SAID RIGHT OF WAY LINE FOR 8.62 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 20; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE RUN S89°37'58"W ALONG SAID NORTH LINE FOR 147.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.651 ACRES, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH


PARCEL 63-125 - POND

A PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N89°37'58"E ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20 FOR 1524.03 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE N17°47'49"E ALONG SAID RIGHT OF WAY LINE FOR 994.64 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N17°47'49"E FOR 193.02 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 984.93 FEET, A CHORD DISTANCE OF 218.42 FEET AND A CHORD BEARING OF N24°09'46"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°43'55", FOR 218.87 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE RUN S89°49'06"W ALONG SAID NORTH LINE FOR 27.10 FEET; THENCE DEPARTING SAID NORTH LINE RUN S54°55'51"W FOR 163.12 FEET TO THE POINT OF CURVATURE OF A CURVE,

CONTINUED ON SHEET 6

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 28, 2018	CERTIFICATION OF AUTHORIZATION NO. LS 9011  Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 2000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY) PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
DRAWN BY	J.MUNRO		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
CHECKED BY	S.WARE		SCALE: N/A	
DBS PROJECT NO.	50087195		SHEET 5 OF 11	
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 5

PARCEL 63-125 - POND (CONTINUED)

CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 894.93 FEET, A CHORD DISTANCE OF 178.84 FEET AND A CHORD BEARING OF S49°11'47"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°28'08", FOR 179.14 FEET; THENCE S40°33'56"E FOR 226.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.979 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 63-144
PARCEL "A"

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN N89°49'06"E, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4, A DISTANCE OF 132.14 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN N00°55'20"E, A DISTANCE OF 20.92 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A A RADIUS OF 280.00 FEET, A CHORD DISTANCE OF 103.05 FEET AND A CHORD BEARING OF S78°28'25"E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°12'29", FOR 103.64 FEET TO A POINT ON AFORESAID SOUTH LINE; THENCE DEPARTING SAID CURVE, RUN S89°49'06"W, ALONG SAID SOUTH LINE, A DISTANCE OF 101.31 FEET TO THE POINT OF BEGINNING.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1388 SQUARE FEET, MORE OR LESS

TOGETHER WITH


PARCEL 63-144
PARCEL "B"

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN N89°49'06"E, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4, A DISTANCE OF 412.27 FEET FOR THE POINT OF BEGINNING; SAID POINT ALSO BEING ON A

CONTINUED ON SHEET 7

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 28, 2018	 CERTIFICATION OF AUTHORIZATION No. LB 8011 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-849-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	J.MUNRO		PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
CHECKED BY	S.WARE		S.R. 429	
DBS PROJECT NO.	50087135		CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
REVISION	BY	DATE	SCALE: N/A SHEET 6 OF 11	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 6

PARCEL 63-144 (CONTINUED)

NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1014.93 FEET, A CHORD DISTANCE OF 8.92 FEET AND A CHORD BEARING OF N54°40'45"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°30'13", FOR 8.92 FEET TO THE POINT OF TANGENCY; THENCE N54°55'51"E, A DISTANCE OF 437.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 656.20 FEET, A CHORD DISTANCE OF 470.73 FEET AND A CHORD BEARING OF N33°54'42"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°02'18", FOR 481.46 FEET TO THE POINT OF TANGENCY; THENCE RUN S77°06'27"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 686.20 FEET, A CHORD DISTANCE OF 320.83 FEET AND A CHORD BEARING OF S26°24'42"W; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°02'18" FOR 323.82 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: THENCE S39°55'51"W, A DISTANCE OF 287.66 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 984.93 FEET, A CHORD DISTANCE OF 161.44 FEET AND A CHORD BEARING OF S35°13'47"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°24'07", FOR 161.62 FEET TO A POINT ON AFORESAID SOUTH LINE; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE RUN N89°49'06"E, ALONG SAID SOUTH LINE, A DISTANCE OF 236.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.200 ACRES MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH


PARCEL 215
PART B

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N89°59'37"W, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 109.01 FEET TO THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A AS SHOWN ON OCEA RIGHT OF WAY MAP PROJECT NUMBER 429-200; THENCE DEPARTING SAID NORTH LINE RUN S12°53'33"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 396.32 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE S12°53'33"W A DISTANCE OF 308.92

CONTINUED ON SHEET 8

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 28, 2018	CERTIFICATION OF AUTHORIZATION NO. LB 8011  Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-849-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	J. MUIRO		PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
CHECKED BY	S. WARE			
DBS PROJECT NO.	50087135			
REVISION	BY	DATE	S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A SHEET 7 OF 11

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200
PURPOSE: RIGHT OF WAY
LEGAL DESCRIPTION:

CONTINUED FROM SHEET 7

PARCEL 215 PART B (CONTINUED)

FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE RUN N77°06'27"W A DISTANCE OF 30.00 FEET; THENCE N12°53'33"E A DISTANCE OF 302.10 FEET; THENCE S89°55'15"E A DISTANCE OF 30.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 9165 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH

PARCEL 227
PART B

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT A 6"x6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N89°59'37"W, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, FOR A DISTANCE OF 47.46 FEET TO THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A AS SHOWN ON OOCEA RIGHT OF WAY MAP PROJECT NUMBER 429-200; THENCE DEPARTING SAID NORTH LINE RUN S12°53'33"W ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 461.01 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN S89°55'15"E FOR A DISTANCE OF 30.77 FEET; THENCE S12°53'33"W FOR A DISTANCE OF 102.68 FEET; THENCE N89°59'47"W FOR A DISTANCE OF 30.78 FEET TO AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE N12°53'33"E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 102.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 3081 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING IN THE AGGREGATE 13.524 ACRES, MORE OR LESS.

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 28, 2018	CERTIFICATION OF AUTHORIZATION NO. LB 8011  Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	J. MUNRO		PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
CHECKED BY	S. WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
DBS PROJECT NO.	50087135		SCALE: N/A SHEET 8 OF 11	
REVISION	BY	DATE		

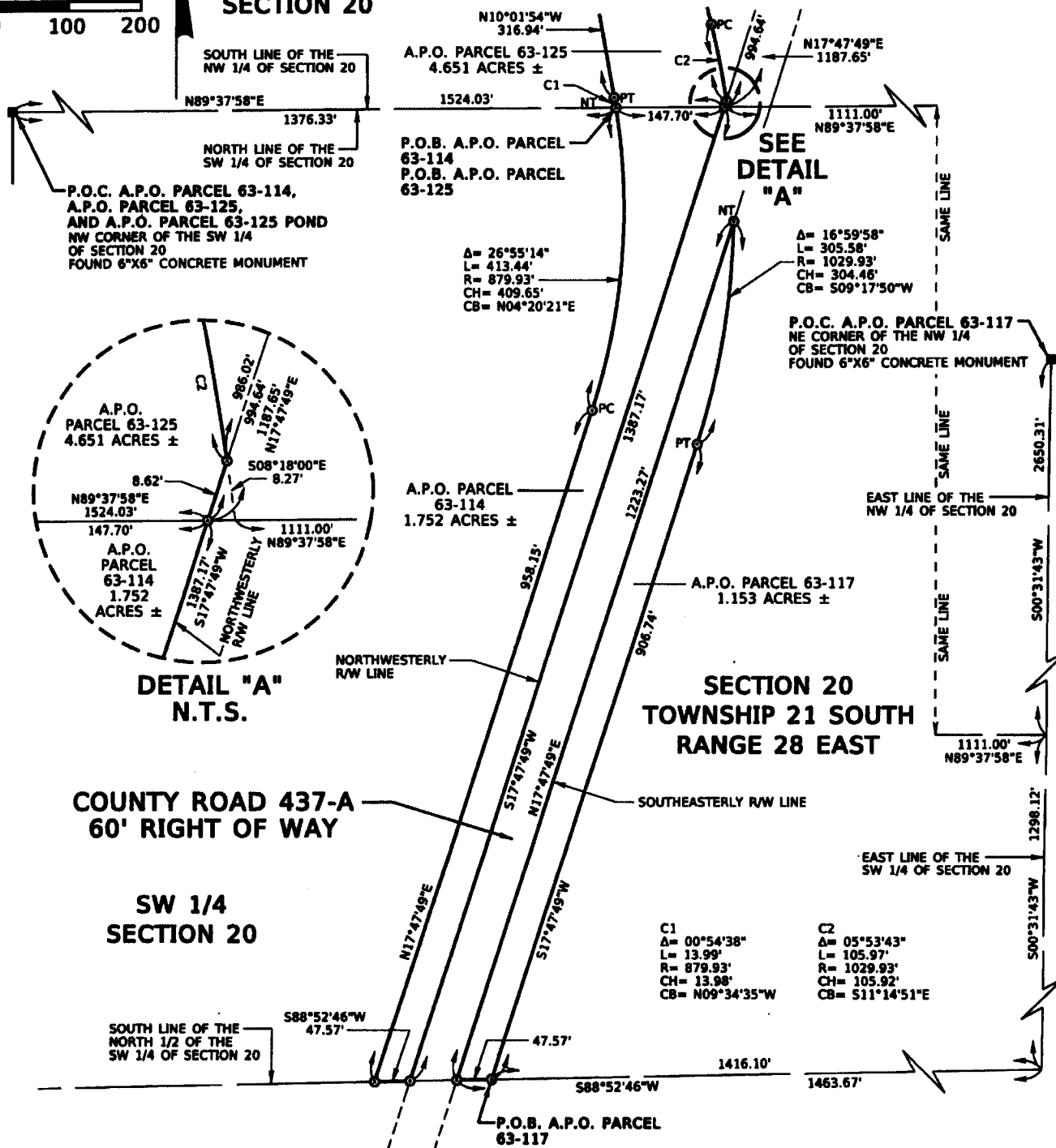
BEARINGS SHOWN HEREON ARE BASED ON
THE NORTH LINE OF THE SOUTHWEST 1/4 OF
SEC. 20-21-28, BEING N89°37'58"E.

SCALE: 1" = 200'

0 100 200

NW 1/4
SECTION 20

SEE SHEET 10 FOR CONTINUATION



DATE	FEBRUARY 28, 2018
DRAWN BY	J. MUNRO
CHECKED BY	S. WARE
DBS PROJECT NO.	50087135
REVISION	BY DATE

CERTIFICATION OF
AUTHORIZATION NO. LS 9011

Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120
FAX 407-649-8864

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)

PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B
AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125

S.R. 429
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

SCALE: 1"=200'

SHEET 9 OF 11

**PROJECT NO. 75320-6460-604 & 429-200**

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
S.R. 429	SCALE: 1"=200'
CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SHEET 10 OF 11
ORANGE COUNTY, FLORIDA	



CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604
PURPOSE: RIGHT OF WAY TRANSFER

LEGAL DESCRIPTION:

A PORTION OF PARCEL 63-117

RIGHT OF WAY

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT RAILROAD SPIKE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 17; THENCE N89°56'47"W ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER FOR 30.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MARDEN ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 543, PAGE 3 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°08'47"E ALONG SAID RIGHT OF WAY LINE FOR 2270.29 FEET TO THE POINT OF BEGINNING; THENCE S75°23'24"W FOR 182.73 FEET; THENCE S80°31'56"W FOR 196.26 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7809.44 FEET, A CHORD BEARING OF N13°51'35"E AND A CHORD DISTANCE OF 64.03 FEET, THROUGH A CENTRAL ANGLE OF 00°28'11", FOR 64.03 FEET; THENCE S83°27'10"W FOR 76.05 FEET TO A POINT ON THE FACE OF A MECHANICALLY STABILIZED EARTH (MSE) WALL; THENCE RUN ALONG THE FACE OF SAID MSE WALL THE FOLLOWING THREE COURSES: THENCE N80°38'10"W FOR 27.79 FEET; THENCE S83°25'35"W FOR 154.11 FEET; THENCE S68°11'10"W FOR 71.30 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE DEPARTING SAID MSE WALL RUN WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 894.93 FEET, A CHORD BEARING OF S67°00'24"W AND A CHORD DISTANCE OF 229.34 FEET, THROUGH A CENTRAL ANGLE OF 14°43'25", FOR 229.98 FEET TO THE POINT OF TANGENCY; THENCE S59°38'41"W FOR 1088.83 FEET; THENCE N67°32'57"W FOR 37.66 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A (OCOE-APOPKA ROAD); THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: N59°38'41"E FOR 650.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 435.87 FEET, A CHORD BEARING OF N52°35'07"E AND A CHORD DISTANCE OF 107.14 FEET, THROUGH A CENTRAL ANGLE OF 14°07'08", FOR 107.41 FEET TO THE POINT OF TANGENCY; THENCE N45°31'33"E FOR 447.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 365.14 FEET, A CHORD BEARING OF N63°41'10"E AND A CHORD DISTANCE OF 227.61 FEET, THROUGH A CENTRAL ANGLE OF 36°19'15", FOR 231.47 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7449.44 FEET, A CHORD BEARING OF S13°29'44"W AND A CHORD DISTANCE OF 68.93 FEET, THROUGH A CENTRAL ANGLE OF 00°31'49", FOR 68.93 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1014.93 FEET, A CHORD BEARING OF N77°21'47"E AND A CHORD DISTANCE OF 105.03 FEET, THROUGH A CENTRAL ANGLE OF 05°55'55", FOR 105.08 FEET TO A POINT ON THE FACE OF A MSE WALL; THENCE RUN ALONG THE FACE OF SAID WALL THE FOLLOWING THREE COURSES: THENCE S81°44'06"E FOR 23.51 FEET; THENCE N83°22'43"E FOR 153.37 FEET; THENCE N68°34'10"E FOR 28.50 FEET; THENCE DEPARTING THE FACE OF SAID MSE WALL, N83°27'10"E FOR 57.50 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: S86°40'27"E FOR 311.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 439.26 FEET, A CHORD BEARING OF S89°03'06"E AND A CHORD DISTANCE OF 36.44 FEET, THROUGH A CENTRAL ANGLE OF 04°45'18", FOR 36.45 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID MARDEN ROAD; THENCE S00°08'47"W ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 86.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.229 ACRES, MORE OR LESS.

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

LEGEND AND ABBREVIATIONS

Δ = DELTA (CENTRAL ANGLE)
A.P.O. = A PORTION OF
CB = CHORD BEARING
CH = CHORD DISTANCE
C.R. = COUNTY ROAD
FDOT = FLORIDA DEPARTMENT
OF TRANSPORTATION

L = LENGTH OF CURVE
L.A. = LIMITED ACCESS
MSE = MECHANICALLY STABILIZED
EARTH
NO. = NUMBER
NT = NON-TANGENT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT OF WAY
SEC. = SECTION
S.R. = STATE ROAD
⊙ = CHANGE IN DIRECTION

PROJECT NO. 75320-6460-604

DATE	APRIL 21, 2017
DRAWN BY	J.MUNRO
CHECKED BY	S.WARE
DBS PROJECT NO.	50087135
REVISION	BY DATE

CERTIFICATION OF
AUTHORIZATION NO. LS 8011

Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120
FAX 407-649-8664

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)

A PORTION OF PARCEL 63-117

S.R. 429
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

SCALE: N/A

SHEET 1 OF 2

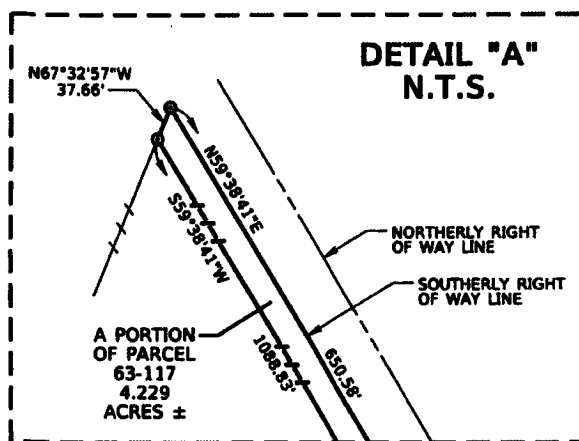
BEARINGS SHOWN HEREON ARE BASED ON
THE EAST LINE OF THE SOUTHEAST 1/4 OF
SEC. 17-21-28, BEING S00°08'47"W.

SEE DETAIL "A"
FOR CONTINUATION

SECTION 17
TOWNSHIP 21 SOUTH
RANGE 28 EAST

SCALE: 1" = 200'

0 100 200



L1 = S83°27'10"W 76.05'
L2 = N80°38'10"W 27.79'

SE 1/4
SECTION 17

SECTION 20
SECTION 17

P.O.C. A.P.O. 63-117
SOUTHEAST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 17
RAILROAD SPIKE

SOUTH LINE OF THE
SE 1/4 OF SECTION 17

EAST LINE OF THE
SE 1/4 OF SECTION 17

WESTERLY RIGHT
OF WAY LINE

MARDEN ROAD
30' RIGHT OF WAY
(OFFICIAL RECORDS BOOK 543, PAGE 3)

COUNTY ROAD 437-A
(OCOE-APOPKA ROAD)
60' RIGHT OF WAY

NORTHERLY RIGHT
OF WAY LINE

Δ = 36°19'15"
L = 231.47'
R = 365.14'
CH = 227.61'
CB = N63°41'10"E

Δ = 00°31'49"
L = 68.93'
R = 7449.44'
CH = 68.93'
CB = S13°29'44"W

Δ = 05°55'55"
L = 105.08'
R = 1014.93'
CH = 105.03'
CB = N77°21'47"E

S81°44'06"E
23.51'

NORTHERLY RIGHT
OF WAY LINE

N68°34'10"E
28.50'

N83°27'10"E
57.50'

SOUTHERLY RIGHT
OF WAY LINE

Δ = 04°45'18"
L = 36.45'
R = 439.26'
CH = 36.44'
CB = S89°03'06"E

Δ = 14°43'25"
L = 229.28'
R = 894.93'
CH = 229.34'
CB = S67°00'24"W

Δ = 00°28'11"
L = 64.03'
R = 7809.44'
CH = 64.03'
CB = N13°51'35"E

S68°11'10"W
71.30'

S83°25'35"W
154.11'

S80°31'56"W
196.26'

S75°23'24"W
182.75'

S50°08'47"W
86.77'

S50°08'47"W
86.77'

S50°08'47"W
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86.77'

S50°08'47"W
86.77'

PROJECT NO. 75320-6460-604

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION
IS IN ACCORDANCE WITH THE STANDARDS OF
PRACTICE AS REQUIRED BY CHAPTER 31-17 FLORIDA
ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027,
FLORIDA STATUTES.

Sheila A. Ware 05/15/2018
SHEILA A. WARE, P.S.M.
LICENSE NUMBER 5529

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF
AUTHORIZATION No. LB 8011

Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120
FAX 407-849-8664

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)

A PORTION OF PARCEL 63-117

S.R. 429
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

SCALE: 1"=200'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 PROJECT NO. 200

PARCEL 209
PART C

RIGHT OF WAY

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SAID NORTHEAST 1/4 (A 4" DIAMETER CONCRETE MONUMENT WITH 3/4" IRON ROD, WITH NO IDENTIFICATION, AS NOW EXISTS); THENCE N00°01'36"E ALONG THE WEST LINE THEREOF A DISTANCE OF 1303.18 FEET TO A POINT ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4 AND THE POINT OF BEGINNING; THENCE N89°55'35"E ALONG SAID PARALLEL LINE A DISTANCE OF 134.77 FEET; THENCE DEPARTING SAID PARALLEL LINE S00°04'25"E A DISTANCE OF 18.70 FEET; THENCE S82°29'02"E A DISTANCE OF 102.37 FEET; THENCE S85°03'45"E A DISTANCE OF 592.87 FEET; THENCE N28°27'26"E A DISTANCE OF 95.62 FEET TO A POINT ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE N89°55'35"E ALONG SAID PARALLEL LINE A DISTANCE OF 221.19 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE DEPARTING SAID PARALLEL LINE 353.69 FEET ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1817.00 FEET, A CENTRAL ANGLE OF 11°09'11" AND A CHORD BEARING OF S18°23'56"E; THENCE N89°55'14"E A DISTANCE OF 79.43 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE 138.22 FEET ALONG THE ARC OF SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 659.49 FEET, A CENTRAL ANGLE OF 12°00'31" AND A CHORD BEARING OF N17°01'07"E TO A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4; THENCE N00°09'02"E ALONG SAID EAST LINE A DISTANCE OF 233.34 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE S89°55'35"W ALONG THE NORTH LINE THEREOF A DISTANCE OF 1325.59 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE S00°01'36"W ALONG THE WEST LINE THEREOF A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.041 ACRES, MORE OR LESS

TOGETHER WITH

PARCEL 209

PART D

RIGHT OF WAY

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SAID NORTHEAST 1/4 (A 4" DIAMETER CONCRETE MONUMENT WITH 3/4" IRON ROD, WITH NO IDENTIFICATION, AS NOW EXISTS); THENCE N00°01'36"E ALONG THE WEST LINE THEREOF A DISTANCE OF 1333.18 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 19; THENCE CONTINUE N00°01'36"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 19 A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HARMON ROAD AS DESCRIBED IN DEED BOOK 785, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°55'35"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 134.73 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE N78°14'12"E A DISTANCE OF 99.34 FEET; THENCE N82°28'54"E A DISTANCE OF 506.90 FEET; THENCE S53°06'57"E A DISTANCE OF 142.72 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF HARMON ROAD; THENCE S89°55'35"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 713.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.746 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 209

PART E

RIGHT OF WAY

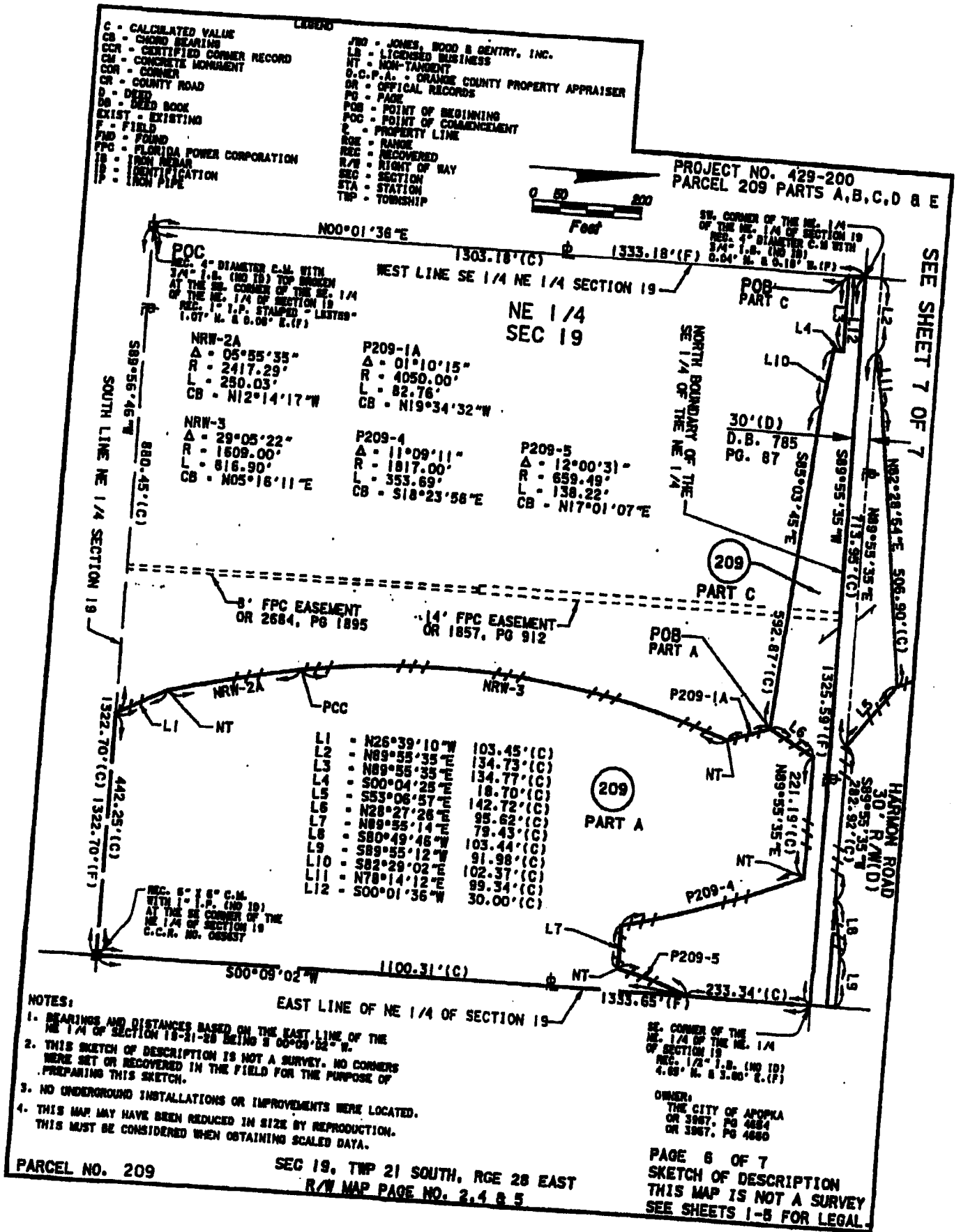
A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

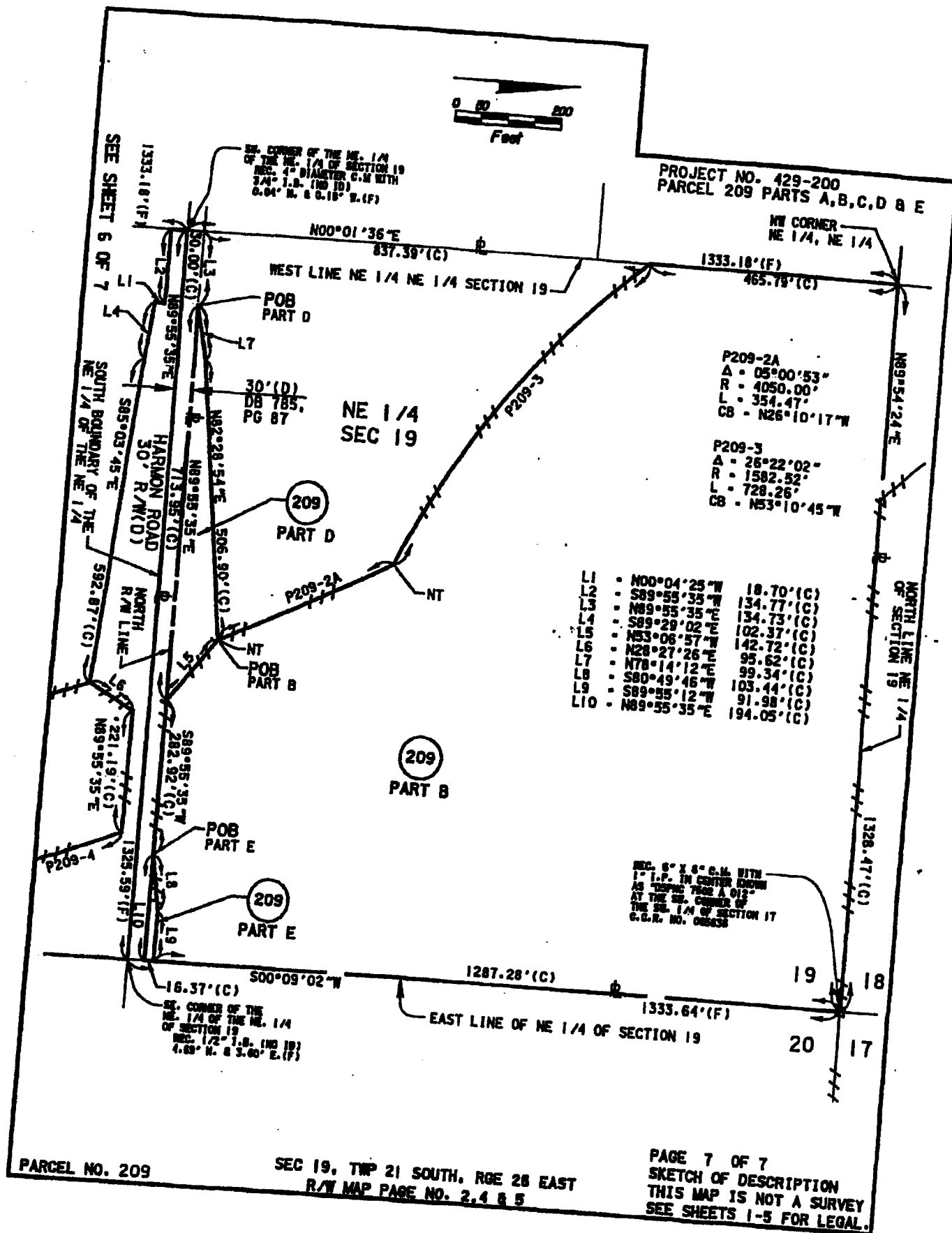
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SAID NORTHEAST 1/4 (A 4" DIAMETER CONCRETE MONUMENT WITH 3/4" IRON ROD, WITH NO IDENTIFICATION, AS NOW EXISTS); THENCE N00°01'36"E ALONG THE WEST LINE THEREOF A DISTANCE OF 1333.18 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 19; THENCE CONTINUE N00°01'36"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 19 A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HARMON ROAD AS DESCRIBED IN DEED BOOK 785, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°55'35"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1131.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°55'53"E ALONG SAID NORTH RIGHT OF WAY A DISTANCE

OF 194.05 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4; THENCE N00°09'02"E ALONG SAID EAST LINE A DISTANCE OF 16.36 FEET; THENCE LEAVING SAID EAST LINE S89°55'12"W A DISTANCE OF 91.98 FEET; THENCE S80°49'46"W A DISTANCE OF 103.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 2339 SQUARE FEET, MORE OR LESS.

AS TO ALL PARCELS RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY





ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
PROJECT NO. 429-200

PARCEL 212
PART C

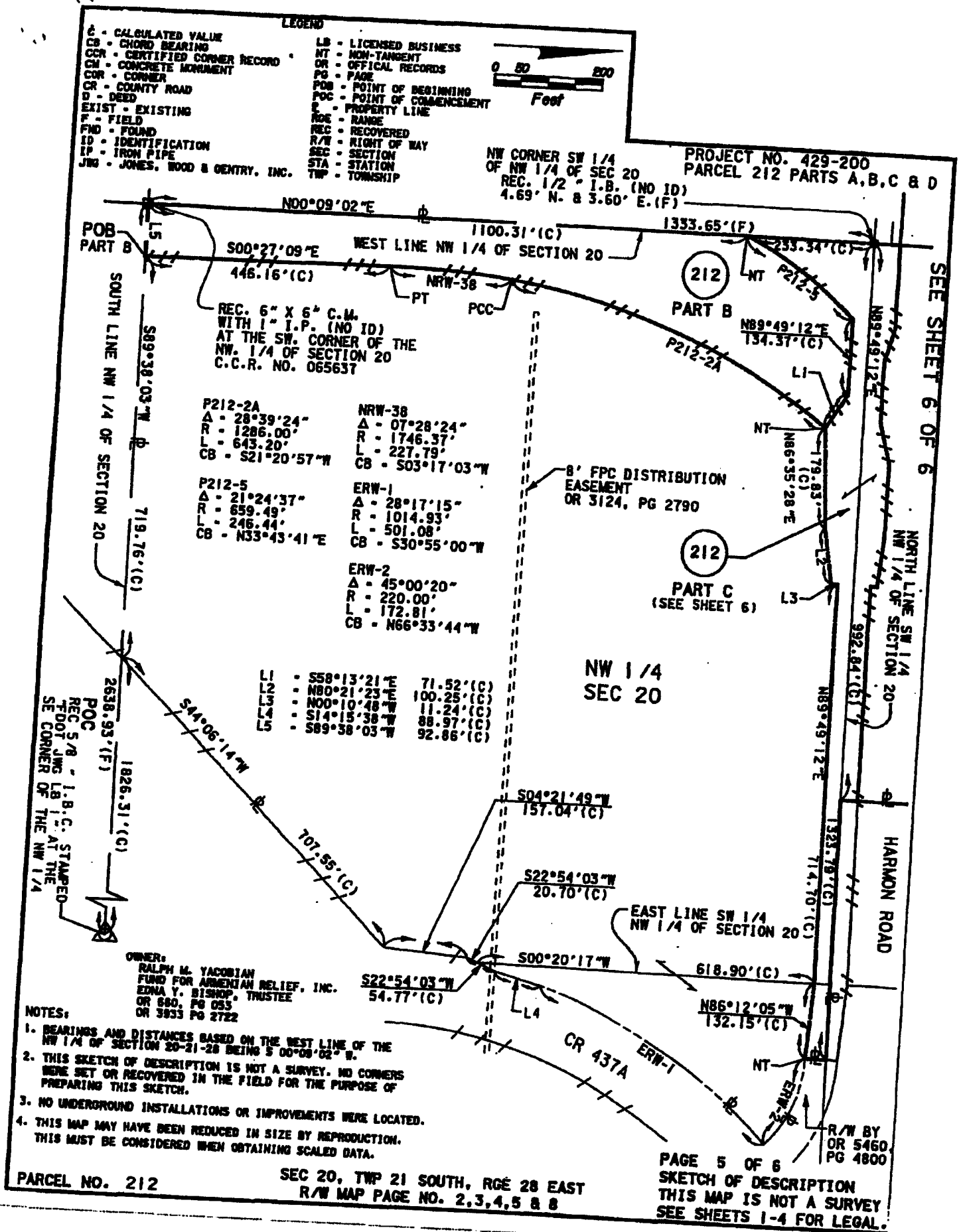
RIGHT OF WAY

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 (A 5/8" IRON BAR WITH CAP STAMPED "FDOT JWG LB 1" AS NOW EXISTS); THENCE S89°38'03"W ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 2638.93 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE DEPARTING SAID SOUTH LINE N00°09'02"E ALONG THE WEST LINE THEREOF A DISTANCE OF 1100.31 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON A NON-TANGENT CURVE; THENCE 246.44 FEET ALONG THE ARC OF SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 659.49 FEET, A CENTRAL ANGLE OF 21°24'37" AND A CHORD BEARING OF N33°43'41"E TO A POINT ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE N89°49'12"E ALONG SAID PARALLEL LINE A DISTANCE OF 134.37 FEET; THENCE DEPARTING SAID PARALLEL LINE S58°13'21"E A DISTANCE OF 71.52 FEET; THENCE N86°35'28"E A DISTANCE OF 179.83 FEET; THENCE N80°21'23"E A DISTANCE OF 100.25 FEET; THENCE N00°10'48"W A DISTANCE OF 11.24 FEET TO A POINT 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE N89°49'12"E ALONG SAID PARALLEL LINE A DISTANCE OF 714.70 FEET; THENCE DEPARTING SAID PARALLEL LINE S86°12'05"E A DISTANCE OF 132.15 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY OF COUNTY ROAD No. 437A AS RECORDED IN OFFICIAL RECORDS BOOK 5460, PAGE 4800, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°56'06"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 39.18 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE DEPARTING SAID RIGHT OF WAY LINE S89°49'12"W ALONG SAID SOUTH LINE A DISTANCE OF 463.27 FEET TO A POINT ON THE EAST LINE OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE N00°17'28"E ALONG SAID EAST LINE A DISTANCE OF 30.00 FEET TO A POINT ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE DEPARTING SAID EAST LINE S89°49'12"W ALONG SAID PARALLEL LINE A DISTANCE OF 383.45 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°10'48"W A DISTANCE OF 11.00 FEET; THENCE N85°09'31"W A DISTANCE OF 101.07 FEET; THENCE S89°55'12"W A DISTANCE OF 120.00 FEET; THENCE S74°22'44"W A DISTANCE OF 75.33 FEET TO A POINT 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE S89°49'12"W ALONG SAID PARALLEL LINE A DISTANCE OF 108.08 FEET; THENCE DEPARTING SAID PARALLEL LINE N75°08'55"W A DISTANCE OF 62.10 FEET; THENCE S89°55'12"W A DISTANCE OF 148.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE S00°09'02"W ALONG SAID WEST LINE A DISTANCE OF 46.36 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE CONTINUE S00°09'02"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 A DISTANCE OF 233.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.353 ACRES, ACRES MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY S.R. 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY



CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429 – PROJECT No. 429-200
PURPOSE: RIGHT OF WAY

PARCEL 215
PART C

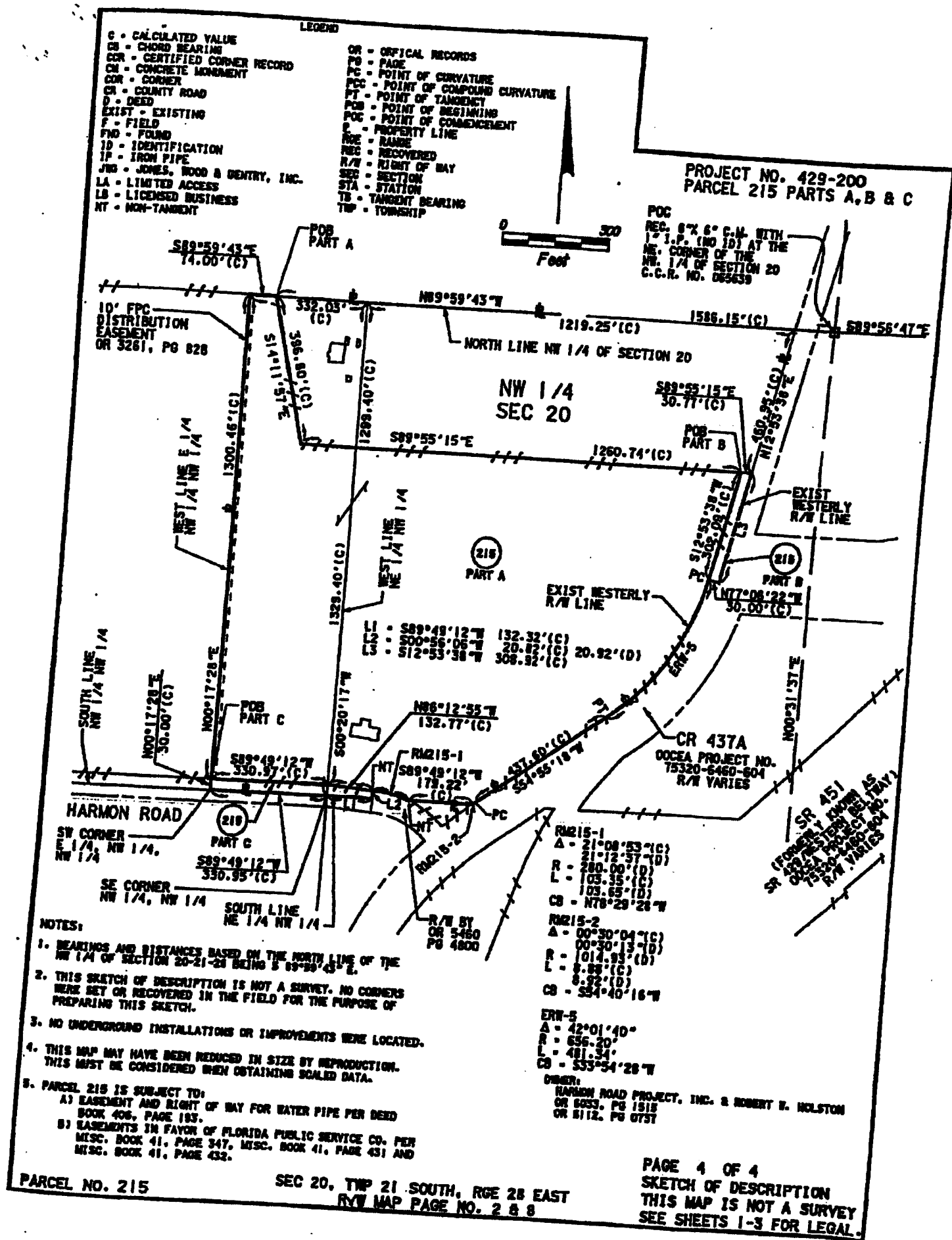
RIGHT OF WAY

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 20,
TOWNSHIP 21, SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 20 (A 6"
X 6" CONCRETE MONUMENT WITH 1" IRON PIPE AS NOW EXISTS); THENCE N89°59'43"W,
ALONG THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$, A DISTANCE OF 1586.15 FEET; THENCE
CONTINUE N89°59'43"W A DISTANCE OF 74.00 FEET TO A POINT ON THE WEST LINE OF THE
EAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID NORTHWEST $\frac{1}{4}$; THENCE LEAVING SAID NORTH LINE
S00°17'28"W A DISTANCE OF 1300.46 FEET TO THE POINT OF BEGINNING; THENCE LEAVING
SAID WEST LINE N89°49'12"E A DISTANCE OF 330.97 FEET TO A POINT ON THE WEST LINE OF
THE NORTHEAST $\frac{1}{4}$ OF SAID NORTHWEST $\frac{1}{4}$; THENCE LEAVING SAID WEST LINE S86°12'55"E A
DISTANCE OF 132.77 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF
COUNTY ROAD 437A AS SHOWN ON THE SR 451 RIGHT OF WAY MAPS FORMERLY KNOWN AS
SR 429 / WESTERN BELTWAY OCEA PROJECT No. 7532-6460-604; THENCE S00°56'06"W
ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 20.82 FEET TO A POINT ON THE SOUTH LINE
OF THE NORTHEAST $\frac{1}{4}$ OF SAID NORTHWEST $\frac{1}{4}$; THENCE LEAVING SAID RIGHT OF WAY LINE
S89°49'12"W ALONG SAID SOUTH LINE A DISTANCE OF 132.32 FEET TO THE SOUTHEAST
CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SAID NORTHWEST $\frac{1}{4}$; THENCE S89°49'12"W ALONG THE
SOUTH LINE THEREOF A DISTANCE OF 330.95 FEET TO THE SOUTHWEST CORNER OF THE EAST
 $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID NORTHWEST $\frac{1}{4}$; THENCE LEAVING SAID SOUTH LINE
N00°17'28"E ALONG THE WEST LINE THEREOF A DISTANCE OF 30.00 FEET TO THE POINT OF
BEGINNING.

CONTAINING 13.294 SQUARE FEET, MORE OR LESS

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY
STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY
PROPERTY ADJOINING SAID RIGHT OF WAY.



ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT 414-210

PART "B" (RIGHT OF WAY)

A PORTION OF THE SOUTH SEVEN-EIGHTHS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 5328, PAGE 4002, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH A 3/4" IRON PIPE IN CENTER (NO ID) MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°31'48" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1314.98 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°51'02" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 189.19 FEET TO THE EAST LINE OF THE WEST 189.18 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°31'48" WEST ALONG SAID EAST LINE A DISTANCE OF 130.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 130 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE CONTINUE NORTH 00°31'48" WEST ALONG SAID EAST LINE, A DISTANCE OF 990.69 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 30 FEET OF THE SOUTH SEVEN-EIGHTHS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°52'44" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 684.59 FEET; THENCE SOUTH 00°06'14" WEST, A DISTANCE OF 807.93 FEET; THENCE SOUTH 50°42'32" EAST, A DISTANCE OF 209.04 FEET; THENCE SOUTH 67°37'06" EAST, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 35°14'43" EAST A DISTANCE OF 71.60 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CORAL HILLS ROAD AS DESCRIBED IN DEED BOOK 347, PAGE 292, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°07'46" WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 122.63 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 30 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 73°23'12" WEST, A DISTANCE OF 62.70 FEET; THENCE NORTH 22°22'54" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.085 SQUARE FEET, MORE OR LESS.

NOTES:

THIS SKETCH HAS BEEN PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION NO. 04.00169/72818. PREPARED BY FIRST AMERICAN TITLE COMPANY, EFFECTIVE DATE JANUARY 24, 2005.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

ORLANDO-ORANGE
COUNTY EXPRESSWAY
AUTHORITY
STATE ROAD 414



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

ORANGE COUNTY, FLORIDA

ORLANDO-
ORANGE COUNTY
EXPRESSWAY
AUTHORITY

PARCEL 262

BEARING STRUCTURE BASED ON THE NORTH
LINE OF THE SOUTHWEST 1/4 OF SEC.22-21-28,
BEING S89°52'59"E, FLORIDA STATE PLANE COORD-
INATE SYSTEM, EAST ZONE, 1983/1990 ADJUSTMENT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35°14'43"E	71.60'(C)
L2	N73°23'12"W	62.70'(C)
L3	N22°22'54"E	50.00'(C)

0 50 100 200
SCALE: 1" = 100'

POINT OF COMMENCEMENT
REC. 6" X 6" C.M.
WITH 3/4" I.P. (NO ID)
AT THE NW CORNER OF
THE SW 1/4 OF SECTION 22
C.C.R. NO. 065643

WEST LINE, NW 1/4,
SW 1/4 OF SEC.22-21-28

1314.98'(F)

EAST LINE OF WEST 189J8'
OF THE NW 1/4, SW 1/4

NORTH LINE, SW 1/4,
SEC.22-21-28

SECTION 22
TOWNSHIP 21 SOUTH
RANGE 28 EAST
ORANGE COUNTY, FLORIDA

POINT OF BEGINNING
PART "B"

SEE SHEET
3 OF 4 FOR
ADDITIONAL DATA

N89°51'02"W 988.53'(C)
NORTH LINE, SOUTH 30'
NW 1/4, SW 1/4, SEC.22

30' INGRESS & EGRESS EASEMENT
PER O.R.1638, PAGE 851

SOUTH LINE, NW 1/4, SW 1/4, SEC.22

WEST R/W LINE
CORAL HILLS ROAD

CORAL HILLS ROAD

30' R/W PER D.B. 347, PG. 292

8' FLORIDA POWER EASEMENT
PER O.R.1710, PAGE 3

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS SKETCH OF
DESCRIPTION IS IN ACCORDANCE WITH THE
"MINIMUM TECHNICAL STANDARDS" AS REQUIRED
BY CHAPTER 68G17-6 F.A.C.

CERTIFICATE OF AUTHORIZATION NO. LB 1281

**BOWYER
SINGLETON**
& ASSOCIATES, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

ORANGE COUNTY, FLORIDA

ORLANDO-
ORANGE COUNTY
EXPRESSWAY
AUTHORITY

PARCEL 262

DRAWING DATE: 04/26/06

JOHN F. CHENEY, P.L.S.
LICENSE NUMBER 4286

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-210
RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

PART "B"

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 7600, PAGE 4488, OF THE PUBLIC RECORD OF ORANGE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" x 6" CONCRETE MONUMENT WITH A 1" IRON PIPE IN THE CENTER (NO I.D.) MARKING THE SOUTHWEST CORNER OF SECTION 22; THENCE NORTH 00°31'48" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,314.98 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°51'02" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,754.91 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF APOPKA - VINELAND ROAD (COUNTY ROAD 435) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3933, PAGE 3878, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5,779.58 FEET AND A CHORD DISTANCE OF 538.84 FEET; THENCE DEPARTING SAID NORTH LINE, FROM A CHORD BEARING OF SOUTH 18°17'54" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°20'37", AN ARC DISTANCE OF 539.03 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 20°58'13" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 247.93 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN NORTH 68°08'47" WEST, A DISTANCE OF 666.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 68°08'47" WEST, A DISTANCE OF 62.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CORAL HILLS ROAD; THENCE SOUTH 00°07'46" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 125.06 FEET; THENCE SOUTH 89°52'14" EAST, A DISTANCE OF 15.99 FEET; THENCE NORTH 22°22'54" EAST, A DISTANCE OF 110.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,427 SQUARE FEET, MORE OR LESS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

ORLANDO-ORANGE
COUNTY EXPRESSWAY
AUTHORITY
STATE ROAD 414



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

ORANGE COUNTY, FLORIDA

ORLANDO-
ORANGE COUNTY
EXPRESSWAY
AUTHORITY

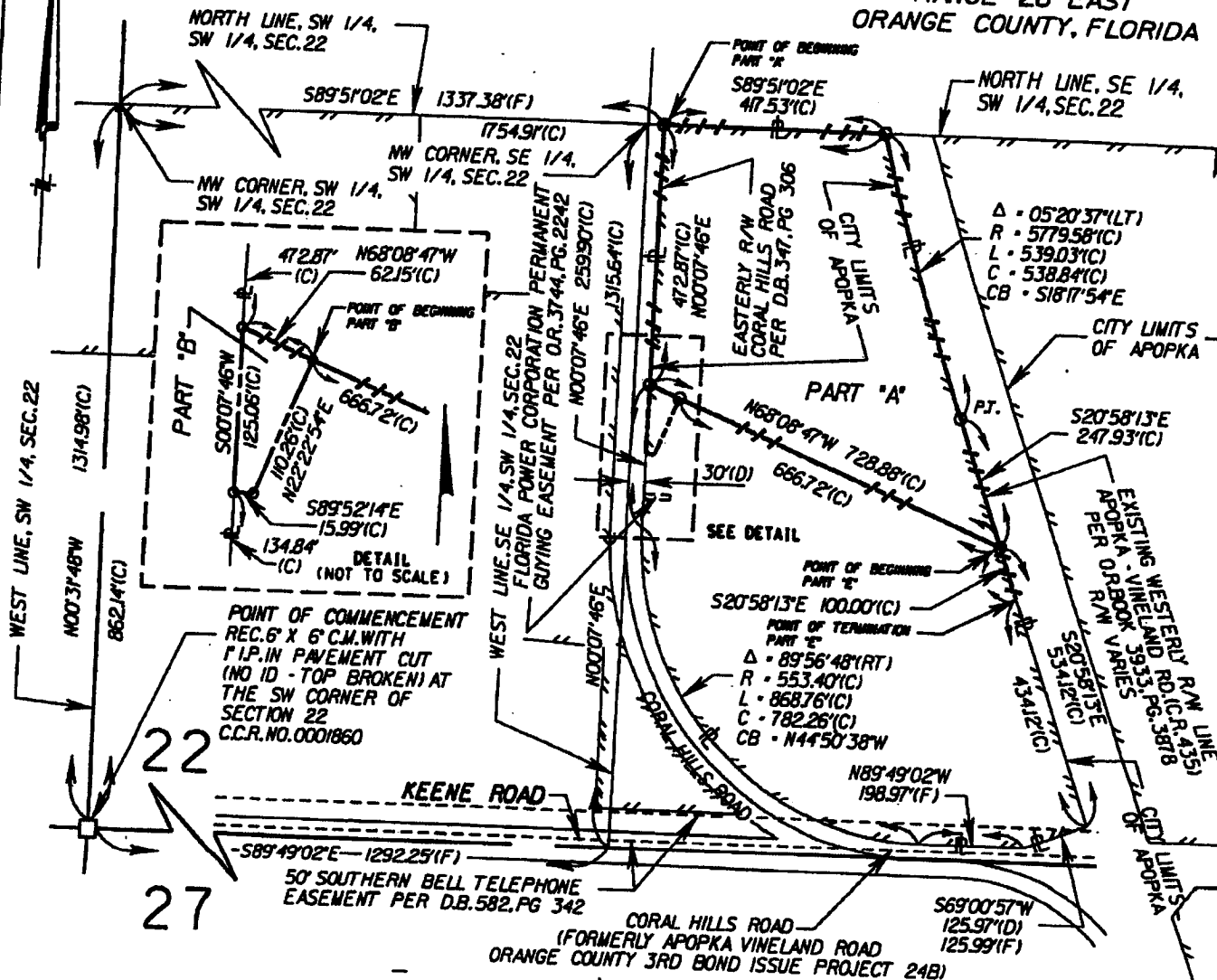
PARCEL 266

DRAWING DATE: 08/08/06

BEARING STRUCTURE BASED ON THE NORTH
LINE OF THE SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SEC. 22-21-28, BEING
S89°51'02"E, FLORIDA STATE PLANE COORDINATE
SYSTEM, EAST ZONE, NAD. 1983/1990 ADJUSTMENT.

0 150 300 600
SCALE: 1" = 300'

SECTION 22
TOWNSHIP 21 SOUTH
RANGE 28 EAST
ORANGE COUNTY, FLORIDA



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

ORLANDO-ORANGE
COUNTY EXPRESSWAY
AUTHORITY
STATE ROAD 414

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(407) 843-5120

ORANGE COUNTY, FLORIDA


ORLANDO-
ORANGE COUNTY
EXPRESSWAY
AUTHORITY

PARCEL 266

DRAWING DATE: 08/08/06

ATTACHMENT "C"

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

DOC# 20180460203
08/03/2018 08:30:34 AM Page 1 of 45
Rec Fee: \$384.00
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: CENTRAL FLORIDA EXPRESSWA


For Recording Purposes Only

Projects 429-604, 429-200A, 429-200

This document 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.

EASEMENT AGREEMENT FOR EXPRESSWAY FACILITIES

THIS EASEMENT AGREEMENT is executed this 29th day of June, 2018, by the **CITY OF APOPKA**, a Florida Municipal Corporation existing under the laws of the State of Florida, whose address is 120 East Main Street, Apopka, Florida 32703 ("Grantor" or "City") to and in favor of **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, public corporation and an agency of the State of Florida, whose mailing address is 4974 ORL Tower Road, Orlando, Florida 32807 ("Grantee" or "CFX").

WITNESSETH:

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

WHEREAS, pursuant to Section 166.021, Florida Statutes, the City is empowered to provide and maintain arterial and other roads for the benefit of its citizens; and

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

WHEREAS, in the course of the construction State Road (S.R.) 429, CFX acquired certain land for the benefit of the local jurisdictions and constructed thereon certain roadways and other improvements to insure a minimal disruption of traffic to the citizens and to provide for a smooth transition to the Expressway System, thus making both the Expressway System and the local road system compatible; and

WHEREAS, the construction of the Maitland Boulevard Extension S.R. 429 / 414 Systems Interchange Project No. 429-200, the S.R. 429 Interchange with C.R. 437A (a/k/a Ocoee-Apopka Road) Project No. 429-200A, and the Western Beltway S.R. 429 Project 75320-6460-604, are completed, and both parties desire title to the local roads and related facilities to vest in the City, subject to certain rights retained by CFX, and title to all of CFX's right-of-way and related facilities and crossings to vest in CFX; and

WHEREAS, in conjunction with this Easement Agreement, the parties have entered into or will enter into a separate Right of Way Transfer and Continuing Maintenance Agreement ("Maintenance Agreement") addressing, in part, each party's maintenance responsibilities with respect to the property identified therein; and

WHEREAS, the property that is the subject of this Easement Agreement involves the expressway bridges, ramps, columns, fencing, signage, and related structures and facilities (referred to as "Expressway Facilities") that cross over, under or through local road right-of-way within the jurisdictional limits of the City, either now or in the foreseeable future, as more particularly described in **Exhibit "1"** attached hereto; and

WHEREAS, CFX affirms and City acknowledges that CFX reserves unto itself, its successors and assigns the Permanent Drainage Easement recorded in the Official Records of Orange County, Florida, as Document Number 1998-0120140 at O.R. Book 5447 and Page 2165; and

WHEREAS, the City desires to formally grant to CFX certain easements for the operation, maintenance, expansion, or removal of Expressway Facilities on, over and under the local road right-of-way.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration and the covenants and promises of the parties hereto, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, it is thereupon understood and agreed as follows:

1. **Recitals.** That all of the foregoing recitals contained in this Easement Agreement are true and correct and are incorporated herein by this reference.

2. **Grant of Easement for Expressway Facilities.** The City hereby grants and conveys to CFX and its successors and assigns, perpetual, exclusive easements for the Expressway Facilities over the local road right-of-ways as itemized in **Exhibit "1"**, referred to as "Easement Property," including the right to access, install, construct, use, operate, maintain, alter, improve, repair, replace, renew, expand, and remove all or part of the Expressway Facilities over, through, across, and under the Easement Property. In addition, the City hereby grants and conveys to CFX and its successors and assigns, a perpetual, non-exclusive easement for limited-access fences, signs and related structures and facilities, including the right to access, install, construct, use, operate, maintain, alter, improve, repair replace, renew, expand, and remove on, over, through, across, and under the Easement Property. Further, if and when the

City acquires additional portions of local road right-of-way, the Easement Property shall encompass the additional portion of the local road right-of-way. The City or its successors in interest shall be entitled to make reasonable use of the Easement Property for local right-of-way not inconsistent with CFX's use; provided, any use by the City of the Easement Property shall not in any manner adversely affect the exercise of CFX's rights hereunder, use or enjoyment of the Easement Property. The City expressly agrees for itself and its successors and assigns, to refrain from any use of the Easement Property which would interfere with the Expressway Facilities or the Expressway System, or otherwise constitute a hazard for the Expressway Facilities or Expressway System.

3. **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 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

Copy to: Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, Florida 32807
Attn: General Counsel

CITY: CITY OF APOPKA
120 East Main Street
Apopka, Florida 32703
Attn: Mayor

Copy to: CITY OF APOPKA
120 East Main Street
Apopka, Florida 32703
Attn: City Attorney

or to such other address as any party hereto shall from time to time designate to the other party by notice in writing as herein provided.

4. **Modification.** This Easement Agreement may not be amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the parties hereto and recorded in the Public Records of Orange County, Florida.

5. **Successors and Assigns.** All easements contained herein shall be appurtenant to the lands herein described, and, except as hereinafter set forth, shall run with said lands forever

and be binding upon and inure to the benefit of and be enforceable by the heirs, legal representatives, successors and assigns of the parties hereto. All obligations of the City and CFX hereunder shall be binding upon their respective successors-in-title and assigns; provided the covenants and obligations herein are only personal to and enforceable against the parties or successors-in-title, as the case may be, owning title to the respective properties at the time any liability or claim arising under this Easement Agreement shall have accrued, it being intended that upon the conveyance of title by a party, the party conveying title shall thereupon be released from any liability hereunder as to the property conveyed for any breach of this Agreement or claim arising under this Agreement accruing after the date of such conveyance. The easements set forth in this Agreement shall be perpetual.

6. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties hereto with respect to the transactions contemplated herein, and it supersedes all prior understandings or agreements between the parties.

7. **No Public Rights.** This instrument is not intended to, and shall not, create any rights in favor of the general public.

8. **Governing Law.** This Agreement shall be construed and enforced in accordance with the laws of the State of Florida.

[SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWING]

For Recording Purposes Only

IN WITNESS WHEREOF, the City has caused this Easement Agreement to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the date first above written.

CITY OF APOPKA, a Florida Municipal Corporation existing under the laws of the State of Florida.

By: Bryan Nelson
 Title: Mayor
 Print: Bryan Nelson
 Date: 6-12-18

Stacy VanCamp
 (Print Name)

Linda F. Goff
 (Print Name)

Approved as to form and legality for the execution by a signatory of the City of Apopka

Legal Counsel:
 By: Clifford B. Shepard
 Print: Clifford B. Shepard
 Date: 6-20-18

STATE OF FLORIDA
 COUNTY OF ORANGE

Before me, the undersigned authority, duly authorized under the laws of the State of Florida to take acknowledgments, this day personally appeared Bryan Nelson as Mayor, of the City of Apopka, personally known to me to be the individual and officer described in and who executed the foregoing instrument on behalf of said City of Apopka.

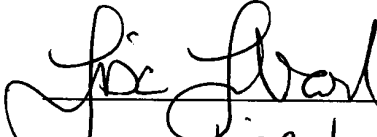



Linda F. Goff
 (Signature of Notary Public)
Linda F Goff
 (Print or Type Name of Notary Public)
 Notary Public, State of Florida
 Commission No. & Expiration FF 994463 7/4/20

For Recording Purposes Only

IN WITNESS WHEREOF, the Central Florida Expressway Authority has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

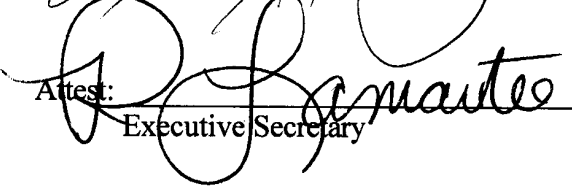

Print Name: Lisa Lumbard


Print Name: Ruth Valentin


"GRANTEE"

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**, an agency of the State of
Florida

By: 
Laura Kelley, Executive Director

Attest: 
Executive Secretary

APPROVED AS TO FORM AND
LEGALITY this 29th day of June,
2018, for use and reliance by Central Florida
Expressway Authority Only

By: 
Date: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 29th day of June,
2018, by Laura Kelley, as Executive Director of the **CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**, a public corporation and an agency of the State of Florida, on behalf of the
agency. She is personally known to me.


(Signature of Notary Public)



REGLA LAMAUTE
MY COMMISSION # FF 897031
EXPIRES: November 6, 2019
Bonded Thru Budget Notary Services

Regla Lamaute
(Print or Type Name of Notary Public)

Notary Public, State of Florida

Commission No. & Expiration Nov. 6, 2019

For Recording Purposes Only

EXHIBIT "1"
("Easement Property")

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 S.R. 429 - PROJECT NO. 429-200A &
 75320-6460-604
 PURPOSE: RIGHT OF WAY
 LEGAL DESCRIPTION:
 PARCEL 204, PROJECT 429-200A

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9142, PAGE 4035, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°01'55" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 195.45 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A; THENCE SOUTH 11°58'32" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 254.66 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 7-1/2 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN NORTH 89°01'55" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 42.66 FEET; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 11°58'32" WEST, A DISTANCE OF 93.87 FEET; THENCE SOUTH 18°27'01" WEST, A DISTANCE OF 368.70 FEET TO A POINT ON AFORESAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE NORTH 11°58'32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 450.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,320 SQUARE FEET, MORE OR LESS.

TOGETHER WITH

A PORTION OF PARCEL 204A, PROJECT 429-200A

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4885, PAGE 2413, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°01'55" EAST, ALONG


CONTINUED ON SHEET 2

Δ = DELTA (CENTRAL ANGLE)
 A.P.O. = A PORTION OF
 CB = CHORD BEARING
 CH = CHORD DISTANCE
 C.R. = COUNTY ROAD
 FDOT = FLORIDA DEPARTMENT
 OF TRANSPORTATION
 L = LENGTH OF CURVE
 L.A. = LIMITED ACCESS

LEGEND AND ABBREVIATIONS
 MSE = MECHANICALLY
 STABILIZED EARTH
 NO. = NUMBER
 NT = NON-TANGENT
 OOCEA = ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY

P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.O.T. = POINT OF TERMINATION
 R = RADIUS
 R/W = RIGHT OF WAY
 SEC. = SECTION
 S.R. = STATE ROAD
 ⊙ = CHANGE IN DIRECTION

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	M.ROLLINS		PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112	
CHECKED BY	S.WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
DEWBERRY PROJECT NO.	50087135		SCALE: N/A SHEET 1 OF 12	
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 429-200A &
75320-6460-604

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 1

A PORTION OF PARCEL 204A, PROJECT 429-200A (CONTINUED)

THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 195.45 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A FOR THE POINT OF BEGINNING; THENCE NORTH 11°58'32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 56.89 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 29°52'07" EAST, A DISTANCE OF 62.32 FEET; THENCE SOUTH 11°58'32" WEST, A DISTANCE OF 255.57 FEET TO A POINT ON THE EXISTING WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 429 AS SHOWN ON AFORESAID RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH 7-1/2 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 29; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE RUN SOUTH 89°01'55" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 42.66 FEET TO A POINT ON AFORESAID EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 11°58'32" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 254.66 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE POINT OF BEGINNING.

CONTAINING 11,790 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY S.R. 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH


A PORTION OF PARCEL 63-110, PROJECT 75320-6460-604

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°01'55" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 195.45 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON THE ORLANDO-ORANGE COUNTY

CONTINUED ON SHEET 3

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	 CERTIFICATION OF AUTHORIZATION No. LB 8011 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY) PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112	
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
DEWBERRY PROJECT NO.	50087135			SHEET 2 OF 12
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 S.R. 429 - PROJECT NO. 429-200A &
 75320-6460-604
 PURPOSE: RIGHT OF WAY
 LEGAL DESCRIPTION:
 CONTINUED FROM SHEET 2

A PORTION OF PARCEL 63-110, PROJECT 75320-6460-604 (CONTINUED)

EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A; THENCE DEPARTING SAID NORTH LINE RUN NORTH 11°58'32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 56.89 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 11°58'32" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 524.65 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 29°52'07" EAST, A DISTANCE OF 19.33 FEET; THENCE SOUTH 12°06'53" WEST, A DISTANCE OF 97.41 FEET TO A POINT ON THE FACE OF A MECHANICALLY STABILIZED EARTH (MSE) WALL; THENCE RUN ALONG THE FACE OF SAID MSE WALL THE FOLLOWING THREE COURSES AND DISTANCES: THENCE SOUTH 27°11'21" WEST, A DISTANCE OF 41.46 FEET; THENCE SOUTH 11°57'13" WEST, A DISTANCE OF 213.48 FEET; THENCE SOUTH 03°13'14" EAST, A DISTANCE OF 82.54 FEET; THENCE DEPARTING SAID MSE WALL, SOUTH 23°17'23" EAST, A DISTANCE OF 31.31 FEET; THENCE SOUTH 11°58'32" WEST, A DISTANCE OF 100.56 FEET; THENCE NORTH 29°52'07" WEST, A DISTANCE OF 62.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,073 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY S.R. 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH


A PORTION OF PARCEL 219 PART A, PROJECT 429-200A

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8911, PAGE 3226, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°01'55" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 195.45 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A; THENCE DEPARTING SAID NORTH LINE RUN NORTH 11°58'32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 581.54 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 11°58'32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 325.76 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 78°01'28" EAST, A DISTANCE OF 13.72 FEET; THENCE SOUTH 12°06'53" WEST, A DISTANCE OF 340.16 FEET;

CONTINUED ON SHEET 4

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	CERTIFICATION OF AUTHORIZATION No. LB 8011  Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY) PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112	
DRAWN BY	PL.ROLLINS		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
CHECKED BY	S.WARE		SCALE: N/A	
DEWBERRY PROJECT NO.	50087135		SHEET 3 OF 12	
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 S.R. 429 - PROJECT NO. 429-200A &
 75320-6460-604
 PURPOSE: RIGHT OF WAY
 LEGAL DESCRIPTION:
 CONTINUED FROM SHEET 3

A PORTION OF PARCEL 219 PART A, PROJECT 429-200A (CONTINUED)

THENCE NORTH 29°52'07" WEST, A DISTANCE OF 19.33 TO THE POINT OF BEGINNING.

CONTAINING 4,435 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY S.R. 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

AND

RESERVING UNTO GRANTOR ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY PROPERTY ADJOINING THE FOLLOWING DESCRIBED LINE:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°01'55" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 195.45 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A; THENCE DEPARTING SAID NORTH LINE RUN NORTH 11°58'32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 907.30 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 78°01'28" EAST, A DISTANCE OF 13.72 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 12°06'53" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH


PARCEL 219 PART B, PROJECT 429-200A

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8911, PAGE 3226, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°01'55" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF

CONTINUED ON SHEET 5

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	 CERTIFICATION OF AUTHORIZATION No. LB 9011 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-849-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	M.ROLLINS		PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112	
CHECKED BY	S.WARE		S.R. 429	
DEWBERRY PROJECT NO.	50087135		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
			ORANGE COUNTY, FLORIDA	
REVISION	BY	DATE	SCALE: N/A	
			SHEET 4 OF 12	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 S.R. 429 - PROJECT NO. 429-200A &
 75320-6460-604
 PURPOSE: RIGHT OF WAY
 LEGAL DESCRIPTION:
 CONTINUED FROM SHEET 4

PARCEL 219 PART B, PROJECT 429-200A (CONTINUED)

195.45 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A; THENCE DEPARTING SAID NORTH LINE RUN NORTH 11°58'32" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 907.30 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 11°58'32" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 226.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5699.58 FEET; THENCE FROM A CHORD BEARING OF NORTH 12°50'52" EAST; RUN NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°44'41", AN ARC DISTANCE OF 173.55 FEET; THENCE DEPARTING SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, RUN SOUTH 04°13'20" WEST, A DISTANCE OF 109.08 FEET; THENCE SOUTH 12°41'19" WEST, A DISTANCE OF 292.02 FEET; THENCE NORTH 78°01'28" WEST, A DISTANCE OF 13.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,466 SQUARE FEET, MORE OR LESS.

TOGETHER WITH


PARCEL 217, PROJECT 429-200A

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6062, PAGE 1398, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD IN A CONCRETE DITCH WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°11'18" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 429 AS SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A, A DISTANCE OF 1333.59 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE DEPARTING SAID WEST LINE, RUN NORTH 88°34'39" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALONG SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 402.08 FEET FOR THE POINT OF BEGINNING, SAID POINT LYING 16.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EXISTING WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON SAID RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 5775.58 FEET; THENCE DEPARTING SAID NORTH LINE AND

CONTINUED ON SHEET 6

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	CERTIFICATION OF AUTHORIZATION No. LS 8011  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-849-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY) PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112	
DRAWN BY	M.ROLLINS		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50087135			
REVISION	BY	DATE	SCALE: N/A	SHEET 5 OF 12

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 S.R. 429 - PROJECT NO. 429-200A &
 75320-6460-604
 PURPOSE: RIGHT OF WAY
 LEGAL DESCRIPTION:
 CONTINUED FROM SHEET 5

PARCEL 217, PROJECT 429-200A (CONTINUED)

SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE FROM A CHORD BEARING OF NORTH 16°12'28" EAST, RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'43", AN ARC DISTANCE OF 411.14 FEET; THENCE DEPARTING SAID CURVE, RUN SOUTH 71°45'10" EAST ALONG A RADIAL LINE, A DISTANCE OF 16.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 5759.58 FEET; THENCE FROM A CHORD BEARING OF SOUTH 16°13'48" WEST, RUN SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°02'03", AN ARC DISTANCE OF 405.54 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29; THENCE SOUTH 88°34'39" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 16.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,533 SQUARE FEET, MORE OR LESS.

TOGETHER WITH


PARCEL 218 PART B, PROJECT 429-200A

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6134, PAGE 3730, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD IN A CONCRETE DITCH WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°11'18" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND ALONG THE EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 429 AS SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A, A DISTANCE OF 1333.59 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE DEPARTING SAID WEST LINE, RUN NORTH 88°34'39" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALONG SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 407.27 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE CONTINUE NORTH 88°34'39" EAST ALONG SAID NORTH LINE, A DISTANCE OF 11.42 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON SAID RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 5759.58 FEET; THENCE FROM A CHORD BEARING OF SOUTH 13°05'39" WEST, RUN SOUTHERLY, ALONG SAID RIGHT OF WAY LINE, AND ALONG THE

CONTINUED ON SHEET 7

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	CERTIFICATION OF AUTHORIZATION No. LS 8011  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-849-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)		
DRAWN BY	MLROLLINS		PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112		
CHECKED BY	SWARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		
DEWBERRY PROJECT NO.	50087135		SCALE: N/A SHEET 6 OF 12		
REVISION	BY	DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 429-200A &
75320-6460-604
PURPOSE: RIGHT OF WAY
LEGAL DESCRIPTION:

CONTINUED FROM SHEET 6

PARCEL 218 PART B, PROJECT 429-200A (CONTINUED)

ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°14'15", AN ARC DISTANCE OF 224.91 FEET TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 11°58'32" WEST, A DISTANCE OF 470.32 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN NORTH 29°46'11" WEST, A DISTANCE OF 79.34 FEET; THENCE NORTH 16°24'21" EAST, A DISTANCE OF 127.20 FEET; THENCE NORTH 13°33'47" EAST A DISTANCE OF 216.55 FEET; THENCE NORTH 30°42'05" EAST A DISTANCE OF 62.30 FEET; THENCE NORTH 14°31'23" EAST, A DISTANCE OF 231.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,964 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY S.R. 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH


A PORTION OF PARCEL 63-110 AND A PORTION OF PARCEL 63-112, PROJECT 75320-6460-604

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°01'55" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 133.89 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, AS MONUMENTED AND SHOWN ON THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-200A; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 11°58'32" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 114.02 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN NORTH 78°00'18" WEST, A DISTANCE OF 52.83 FEET; THENCE NORTH 11°58'32" EAST, A DISTANCE OF 219.50 FEET TO A POINT ON THE FACE OF A MECHANICALLY STABILIZED EARTH (MSE) WALL; THENCE RUN ALONG THE FACE OF SAID MSE WALL THE FOLLOWING THREE COURSES AND DISTANCES: THENCE NORTH 26°59'06" EAST, A DISTANCE OF 21.23 FEET; THENCE NORTH 11°57'15" EAST, A DISTANCE OF 213.54 FEET; THENCE NORTH 03°20'06" WEST, A DISTANCE OF 20.52 FEET; THENCE DEPARTING SAID MSE WALL RUN NORTH 11°58'32" EAST, A DISTANCE OF 149.14 FEET; THENCE SOUTH 29°46'11" EAST, A DISTANCE OF 79.34 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF

CONTINUED ON SHEET 8

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	CERTIFICATION OF AUTHORIZATION No. LB 8011  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-849-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	M.ROLLINS		PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112	
CHECKED BY	S.WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
DEWBERRY PROJECT NO.	50087135		SCALE: N/A	
REVISION	BY	DATE	SHEET 7 OF 12	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 S.R. 429 - PROJECT NO. 429-200A &
 75320-6460-604
 PURPOSE: RIGHT OF WAY
 LEGAL DESCRIPTION:
 CONTINUED FROM SHEET 7

A PORTION OF PARCEL 63-110 AND A PORTION OF PARCEL 63-112, PROJECT 75320-6460-604
 (CONTINUED)


WAY LINE OF COUNTY ROAD 437-A; THENCE SOUTH 11°58'32" WEST ALONG SAID WESTERLY
 RIGHT OF WAY LINE, A DISTANCE OF 563.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.690 ACRES MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS
 ANY S.R. 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY
 ADJOINING SAID RIGHT OF WAY.

CONTAINING IN THE AGGREGATE 2.241 ACRES, MORE OR LESS.

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018	CERTIFICATION OF AUTHORIZATION No. LB 8011  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8684	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)		
DRAWN BY	M.ROLLINS		PARCELS 204, 217, 218 PART B AND 219 PART B, A PORTION OF PARCELS 204A, 219 PART A AND 63-110 AND A PORTION OF PARCELS 63-110 AND 63-112		
CHECKED BY	S.WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		
DEWBERRY PROJECT NO.	50087135		SCALE: N/A SHEET 8 OF 12		
REVISION	BY	DATE			

BEARINGS SHOWN HEREON ARE BASED ON
THE WEST LINE OF THE NORTHWEST 1/4 OF
SEC. 29-21-28, BEING S00°11'18"W.

SEE SHEET 10 FOR CONTINUATION

P.O.C.
PARCEL 204
A.P.O. PARCEL 204A
A.P.O. PARCEL 219 PART A
A.P.O. PARCEL 219 PART A
L.A. R/W RESERVATION
PARCEL 219 PART B
A PORTION OF PARCEL 63-110
AND A PORTION OF PARCELS
63-110 AND 63-112
NORTHWEST CORNER OF THE
NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 29
FOUND 6"x6" CONCRETE MONUMENT
WITH NO IDENTIFICATION

NOTE 1:
P.O.B.
A PORTION OF
PARCEL 63-110

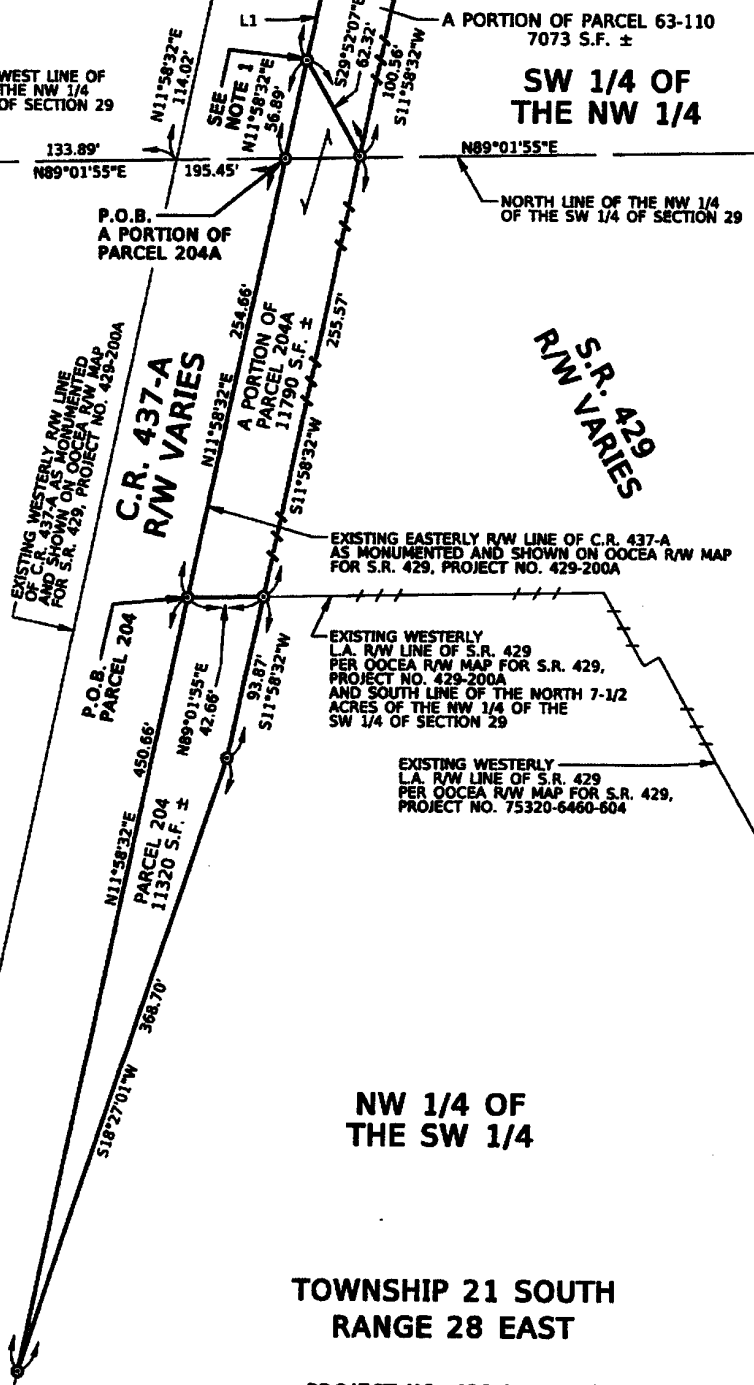
L1 = N11°58'32"E 524.65'

SCALE: 1" = 100'

0 50 100

SECTION 30

SECTION 29



TOWNSHIP 21 SOUTH
RANGE 28 EAST

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	90087135
REVISION	BY DATE

CERTIFICATION OF
AUTHORIZATION No. LB 8011

Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120
FAX 407-649-8864

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)

PARCELS 204, 217, 218 PART B AND 219 PART B,
A PORTION OF PARCELS 204A, 219 PART A AND 63-110
AND A PORTION OF PARCELS 63-110 AND 63-112

S.R. 429
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

SCALE: 1"=100'

SHEET 9 OF 12

BEARINGS SHOWN HEREON ARE BASED ON
THE WEST LINE OF THE NORTHWEST 1/4 OF
SEC. 29-21-28, BEING S00°11'18"W.

SCALE: 1" = 100'

0 50 100

SEE SHEET 11 FOR CONTINUATION

TOWNSHIP 21 SOUTH
RANGE 28 EAST

SECTION 30

SECTION 29

S.R. 429
R/W VARIES

ACCESS
ROAD "B"

NOTE 1:
P.O.B.
A PORTION OF
PARCEL 63-110

P.O.B.
A PORTION OF
PARCELS 63-110
AND 63-112

C.R. 437-A
R/W VARIES

SEE
DETAIL
"A"

SEE
DETAIL
"B"

DETAIL "A"
N.T.S.

SW 1/4 OF
THE NW 1/4

DETAIL "B"
N.T.S.

CONTINUED FROM SHEET 9

PROJECT NO. 429-200A & 75320-6460-604

DATE	MARCH 08, 2018
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50087135
REVISION	BY DATE

CERTIFICATION OF
AUTHORIZATION No. LB 6011

Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120
FAX 407-649-8664

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)

PARCELS 204, 217, 218 PART B AND 219 PART B,
A PORTION OF PARCELS 204A, 219 PART A AND 63-110
AND A PORTION OF PARCELS 63-110 AND 63-112

S.R. 429
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

SCALE: 1"=100'

SHEET 10 OF 12

BEARINGS SHOWN HEREON ARE BASED ON
THE WEST LINE OF THE NORTHWEST 1/4 OF
SEC. 29-21-28, BEING $S00^{\circ}11'18''W$.

19 20
30 29

P.O.C.
PARCEL 217
PARCEL 218 PART B
NORTHWEST CORNER OF THE
NORTHWEST 1/4 OF SECTION 29
FOUND 5/8" IRON ROD
WITH NO IDENTIFICATION
IN A CONCRETE DITCH

SCALE: 1" = 100'

0 50 100

NW 1/4 OF
THE NW 1/4

TOWNSHIP 21 SOUTH
RANGE 28 EAST

1333.59'
 $S00^{\circ}11'18''W$

EXISTING EASTERLY L.A. R/W LINE
OF S.R. 429 PER OOCEA R/W MAP
FOR S.R. 429, PROJECT NO. 429-200A
AND WEST LINE OF THE NW 1/4
OF SECTION 29

EXISTING WESTERLY
R/W LINE OF C.R. 437-A
AS MONUMENTED AND
SHOWN ON OOCEA R/W
MAP FOR S.R. 429, PROJECT
NO. 429-200A

$\Delta = 04^{\circ}04'43''$
 $L = 411.14'$
 $R = 5775.58'$
 $CH = 411.06'$
 $CB = N16^{\circ}12'28''E$

(RADIAL)
 $S71^{\circ}45'10''E$
16.00'

NT

C.R. 437-A
R/W VARIES

PARCEL 217
6533 SF. ±

$\Delta = 04^{\circ}02'03''$
 $L = 405.54'$
 $R = 5759.58'$
 $CH = 405.46'$
 $CB = S16^{\circ}13'48''W$

CONTINUED FROM SHEET 11

PROJECT NO. 429-200A
& 75320-6460-604

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION
IS IN ACCORDANCE WITH THE STANDARDS OF
PRACTICE AS REQUIRED BY CHAPTER 51-17 FLORIDA
ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027,
FLORIDA STATUTES.

Sheila A. Ware
SHEILA A. WARE, P.S.M.
LICENSE NUMBER 5529

05/15/2018
DATE

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF
AUTHORIZATION No. LS 8011

Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120
FAX 407-649-8664

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)

PARCELS 204, 217, 218 PART B AND 219 PART B,
A PORTION OF PARCELS 204A, 219 PART A AND 63-110
AND A PORTION OF PARCELS 63-110 AND 63-112

S.R. 429
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

SCALE: 1"=100'

SHEET 12 OF 12

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

A PORTION OF PARCEL 63-114

A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N89°37'58"E ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER FOR 1376.33 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N89°37'58"E ALONG SAID NORTH LINE FOR 147.70 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE DEPARTING SAID NORTH LINE, RUN S17°47'49"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE FOR 1387.17 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SOUTHWEST ONE-QUARTER OF SECTION 20; THENCE S88°52'46"W ALONG SAID SOUTH LINE FOR 47.57 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N17°47'49"E FOR 958.15 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 879.93 FEET, A CHORD DISTANCE OF 409.65 FEET AND A CHORD BEARING OF N04°20'21"E; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°55'14", A DISTANCE OF 413.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.752 ACRES, MORE OF LESS.

TOGETHER WITH

A PORTION OF PARCEL 63-117

A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE S00°31'43"W ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER FOR 2650.31 FEET; THENCE S00°31'43"W ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 20 FOR 1298.12 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SOUTHWEST ONE-QUARTER OF SECTION 20; THENCE S88°52'46"W ALONG SAID SOUTH LINE FOR 1416.10 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S88°52'46"W FOR 47.57 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE DEPARTING SAID SOUTH LINE RUN N17°47'49"E ALONG SAID RIGHT OF WAY LINE FOR 1223.27 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1029.93 FEET, A CHORD DISTANCE OF 304.46 FEET AND A CHORD BEARING

CONTINUED ON SHEET 2


LEGEND AND ABBREVIATIONS

Δ = DELTA (CENTRAL ANGLE)
A.P.O. = A PORTION OF
CB = CHORD BEARING
CH = CHORD DISTANCE
C.R. = COUNTY ROAD
FDOT = FLORIDA DEPARTMENT
OF TRANSPORTATION

L = LENGTH OF CURVE
L.A. = LIMITED ACCESS
NO. = NUMBER
NT = NON-TANGENT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
⊙ = CHANGE IN DIRECTION

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT OF WAY
SEC. = SECTION
S.R. = STATE ROAD

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 28, 2018	 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-849-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY) PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125		
DRAWN BY	J. MUNRO		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		
CHECKED BY	S. WARE		SCALE: N/A		
DSS PROJECT NO.	50087135		SHEET 1 OF 11		
REVISION	BY	DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 1

A PORTION OF PARCEL 63-117 (CONTINUED)

OF S09°17'50"W; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°59'58", FOR 305.58 FEET TO THE POINT OF TANGENCY; THENCE S17°47'49"W FOR 906.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.153 ACRES, MORE OR LESS.

TOGETHER WITH

A PORTION OF PARCEL 63-117

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE S00°31'43"W ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20 FOR 1021.15 FEET; THENCE N77°00'15"W FOR 282.43 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N77°00'15"W FOR 32.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A AND A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 746.20 FEET, A CHORD DISTANCE OF 271.90 FEET AND A CHORD BEARING OF N23°23'23"E; THENCE RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°59'40", FOR 273.43 FEET TO THE POINT OF TANGENCY; THENCE N12°53'33"E FOR 155.23 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, RUN S89°59'47"E FOR 30.78 FEET; THENCE S12°53'33"W FOR 162.09 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 776.20 FEET, A CHORD DISTANCE OF 271.59 FEET AND A CHORD BEARING OF S22°58'06"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°09'06", FOR 273.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,956 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH


A PORTION OF PARCEL 63-117 - POND

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE S00°31'43"W ALONG THE EAST LINE OF THE

CONTINUED ON SHEET 3

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 28, 2018	 <p>CERTIFICATION OF AUTHORIZATION No. LS 8011</p> <p>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-8120 FAX 407-649-8664</p>	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)		
DRAWN BY	J. MUNRO		PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125		
CHECKED BY	S. WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		
DBS PROJECT NO.	50087135		SCALE: N/A SHEET 2 OF 11		
REVISION	BY	DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY
LEGAL DESCRIPTION:

CONTINUED FROM SHEET 2

A PORTION OF PARCEL 63-117 - POND (CONTINUED)

NORTHWEST ONE-QUARTER OF SAID SECTION 20 FOR 1325.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE S89°49'06"W ALONG SAID NORTH LINE FOR 139.74 FEET FOR THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 7469.44 FEET, A CHORD DISTANCE OF 382.43 FEET AND A CHORD BEARING OF S47°58'03"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°56'02", FOR 382.47 FEET TO THE POINT OF TANGENCY; THENCE S49°26'04"W FOR 386.97 FEET; THENCE N40°33'56"W FOR 91.38 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE RUN ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES; THENCE N17°47'49"E FOR 229.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 924.93 FEET, A CHORD DISTANCE OF 240.91 FEET AND A CHORD BEARING OF N25°16'48"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°57'58", FOR 241.60 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 20; THENCE N89°49'06"E FOR 464.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.302 ACRES, MORE OR LESS.

TOGETHER WITH


A PORTION OF PARCEL 63-118

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20; THENCE N00°31'43"E ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20, FOR 2596.23 FEET; THENCE N00°31'43"E ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20, FOR 1325.15 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE S89°49'06"W ALONG SAID SOUTH LINE FOR 604.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A, BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 924.93 FEET, A CHORD DISTANCE OF 115.63 FEET AND A CHORD BEARING OF N36°20'49"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°10'04", FOR 115.71 FEET TO THE POINT OF TANGENCY; THENCE N39°55'51"E FOR 73.51 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N39°55'51"E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE FOR 214.15 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 746.20 FEET, A CHORD DISTANCE OF 78.67 FEET AND A CHORD BEARING OF N36°54'32"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°02'37", FOR 78.71 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN S77°00'15"E FOR 32.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 776.20 FEET, A CHORD DISTANCE OF 294.70 FEET AND A CHORD BEARING OF

CONTINUED ON SHEET 4

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 26, 2018	CERTIFICATION OF AUTHORIZATION No. LS 8011  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-648-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	J. MUNRO		PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
CHECKED BY	S. WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
DBS PROJECT NO.	50087135		SCALE: N/A	
REVISION	BY	DATE	SHEET 3 OF 11	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 3

A PORTION OF PARCEL 63-118 (CONTINUED)

S43°59'15"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°53'12", FOR 296.50 FEET TO THE POINT OF TANGENCY; THENCE S54°55'51"W FOR 13.72 TO THE POINT OF BEGINNING.

CONTAINING 6872 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH


PARCEL 63-125

A PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N89°37'58"E ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER FOR 1376.33 FEET FOR THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 879.93 FEET, A CHORD DISTANCE OF 13.98 FEET AND A CHORD BEARING OF N09°34'35"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°54'38", A DISTANCE OF 13.99 FEET TO THE POINT OF TANGENCY; THENCE N10°01'54"W FOR 316.94 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1026.93 FEET, A CHORD DISTANCE OF 355.09 FEET AND A CHORD BEARING OF N00°38'31"W; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°46'47", A DISTANCE OF 336.59 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT LINE RUN N22°53'51"E FOR 54.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1014.93 FEET, A CHORD DISTANCE OF 582.11 FEET AND A CHORD BEARING OF N28°24'47"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°19'47", A DISTANCE OF 590.40 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 220.00 FEET, A CHORD DISTANCE OF 168.36 FEET AND A CHORD BEARING OF N66°34'50"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°59'39", FOR 172.76 FEET; THENCE DEPARTING SAID CURVE ALONG A RADIAL LINE, RUN N00°55'20"E FOR 39.08 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N89°49'06"E ALONG SAID NORTH LINE FOR 101.31 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD DISTANCE OF 116.28 FEET AND A CHORD BEARING OF S55°53'06"E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°58'10", FOR 117.14 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1014.93 FEET, A CHORD DISTANCE OF 105.55 FEET AND A CHORD BEARING OF

CONTINUED ON SHEET 5

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 28, 2018	 CERTIFICATION OF AUTHORIZATION No. LB 8011 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	J.MUNRO		PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
CHECKED BY	S.WARE		S.R. 429	
DBS PROJECT NO.	50087135		CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
REVISION	BY	DATE	SCALE: N/A	
			SHEET 4 OF 11	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 4

A PORTION OF PARCEL 63-125 (CONTINUED)

N51°26'48"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°57'41", FOR 105.60 FEET TO SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER; THENCE N89°49'06"E ALONG SAID NORTH LINE FOR 209.73 FEET; THENCE DEPARTING SAID NORTH LINE RUN S54°55'51"W FOR 163.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 894.93 FEET, A CHORD DISTANCE OF 1015.41 FEET AND A CHORD BEARING OF S20°22'04"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°07'34", FOR 1079.71 FEET TO THE POINT OF TANGENCY; THENCE S14°11'43"E FOR 177.70 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1029.93 FEET, A CHORD DISTANCE OF 105.92 FEET AND A CHORD BEARING OF S11°14'51"E; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°53'43", A DISTANCE OF 105.97 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE S17°47'49"W ALONG SAID RIGHT OF WAY LINE FOR 8.62 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 20; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE RUN S89°37'58"W ALONG SAID NORTH LINE FOR 147.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.651 ACRES, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH


PARCEL 63-125 - POND

A PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N89°37'58"E ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20 FOR 1524.03 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE N17°47'49"E ALONG SAID RIGHT OF WAY LINE FOR 994.64 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N17°47'49"E FOR 193.02 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 984.93 FEET, A CHORD DISTANCE OF 218.42 FEET AND A CHORD BEARING OF N24°09'46"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°43'55", FOR 218.87 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE RUN S89°49'06"W ALONG SAID NORTH LINE FOR 27.10 FEET; THENCE DEPARTING SAID NORTH LINE RUN S54°55'51"W FOR 163.12 FEET TO THE POINT OF CURVATURE OF A CURVE,

CONTINUED ON SHEET 6

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 28, 2018	CERTIFICATION OF AUTHORIZATION No. LB 9011  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	J. MURRO		PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
CHECKED BY	S. WARE		S.R. 429 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
DSS PROJECT NO.	50087135		SCALE: N/A	
REVISION	BY DATE		SHEET 5 OF 11	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 5

PARCEL 63-125 - POND (CONTINUED)

CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 894.93 FEET, A CHORD DISTANCE OF 178.84 FEET AND A CHORD BEARING OF S49°11'47"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°28'08", FOR 179.14 FEET; THENCE S40°33'56"E FOR 226.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.979 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 63-144

PARCEL "A"

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN N89°49'06"E, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4, A DISTANCE OF 132.14 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN N00°55'20"E, A DISTANCE OF 20.92 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD DISTANCE OF 103.05 FEET AND A CHORD BEARING OF S78°28'25"E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°12'29", FOR 103.64 FEET TO A POINT ON AFORESAID SOUTH LINE; THENCE DEPARTING SAID CURVE, RUN S89°49'06"W, ALONG SAID SOUTH LINE, A DISTANCE OF 101.31 FEET TO THE POINT OF BEGINNING.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1388 SQUARE FEET, MORE OR LESS

TOGETHER WITH

PARCEL 63-144


PARCEL "B"

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN N89°49'06"E, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4, A DISTANCE OF 412.27 FEET FOR THE POINT OF BEGINNING; SAID POINT ALSO BEING ON A

CONTINUED ON SHEET 7

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 28, 2018	CERTIFICATION OF AUTHORIZATION No. LB 8011  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8864	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	J.MUNRO		PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
CHECKED BY	S.WARE		S.R. 429	
DBS PROJECT NO.	50087135		CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
REVISION	BY	DATE	SCALE: N/A	
			SHEET 6 OF 11	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 6

PARCEL 63-144 (CONTINUED)

NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1014.93 FEET, A CHORD DISTANCE OF 8.92 FEET AND A CHORD BEARING OF N54°40'45"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°30'13", FOR 8.92 FEET TO THE POINT OF TANGENCY; THENCE N54°55'51"E, A DISTANCE OF 437.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 656.20 FEET, A CHORD DISTANCE OF 470.73 FEET AND A CHORD BEARING OF N33°54'42"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°02'18", FOR 481.46 FEET TO THE POINT OF TANGENCY; THENCE RUN S77°06'27"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 686.20 FEET, A CHORD DISTANCE OF 320.83 FEET AND A CHORD BEARING OF S26°24'42"W; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°02'18" FOR 323.82 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: THENCE S39°55'51"W, A DISTANCE OF 287.66 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 984.93 FEET, A CHORD DISTANCE OF 161.44 FEET AND A CHORD BEARING OF S35°13'47"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°24'07", FOR 161.62 FEET TO A POINT ON AFORESAID SOUTH LINE; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE RUN N89°49'06"E, ALONG SAID SOUTH LINE, A DISTANCE OF 236.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.200 ACRES MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH


PARCEL 215
PART B

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"X6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N89°59'37"W, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 109.01 FEET TO THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A AS SHOWN ON OCEA RIGHT OF WAY MAP PROJECT NUMBER 429-200; THENCE DEPARTING SAID NORTH LINE RUN S12°53'33"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 396.32 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE S12°53'33"W A DISTANCE OF 308.92

CONTINUED ON SHEET 8

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 26, 2018	 CERTIFICATION OF AUTHORIZATION No. LB 8011 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	J. MUNRO		PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
CHECKED BY	S. WARE		S.R. 429	
DBS PROJECT NO.	50087135		CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
REVISION	BY	DATE	SCALE: N/A	
			SHEET 7 OF 11	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604 &
429-200

PURPOSE: RIGHT OF WAY
LEGAL DESCRIPTION:

CONTINUED FROM SHEET 7

PARCEL 215 PART B (CONTINUED)

FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE RUN N77°06'27"W A DISTANCE OF 30.00 FEET; THENCE N12°53'33"E A DISTANCE OF 302.10 FEET; THENCE S89°55'15"E A DISTANCE OF 30.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 9165 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

TOGETHER WITH

PARCEL 227
PART B

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT A 6"X6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N89°59'37"W, ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, FOR A DISTANCE OF 47.46 FEET TO THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A AS SHOWN ON OOCEA RIGHT OF WAY MAP PROJECT NUMBER 429-200; THENCE DEPARTING SAID NORTH LINE RUN S12°53'33"W ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 461.01 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN S89°55'15"E FOR A DISTANCE OF 30.77 FEET; THENCE S12°53'33"W FOR A DISTANCE OF 102.68 FEET; THENCE N89°59'47"W FOR A DISTANCE OF 30.78 FEET TO AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE N12°53'33"E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 102.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 3081 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING IN THE AGGREGATE 13.524 ACRES, MORE OR LESS.

PROJECT NO. 75320-6460-604 & 429-200

DATE	FEBRUARY 28, 2018	CERTIFICATION OF AUTHORIZATION No. LB 8011  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	J. MUNRO		PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125	
CHECKED BY	S. WARE		S.R. 429	
DBS PROJECT NO.	50087135		CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
REVISION	BY	DATE	SCALE: N/A SHEET 8 OF 11	

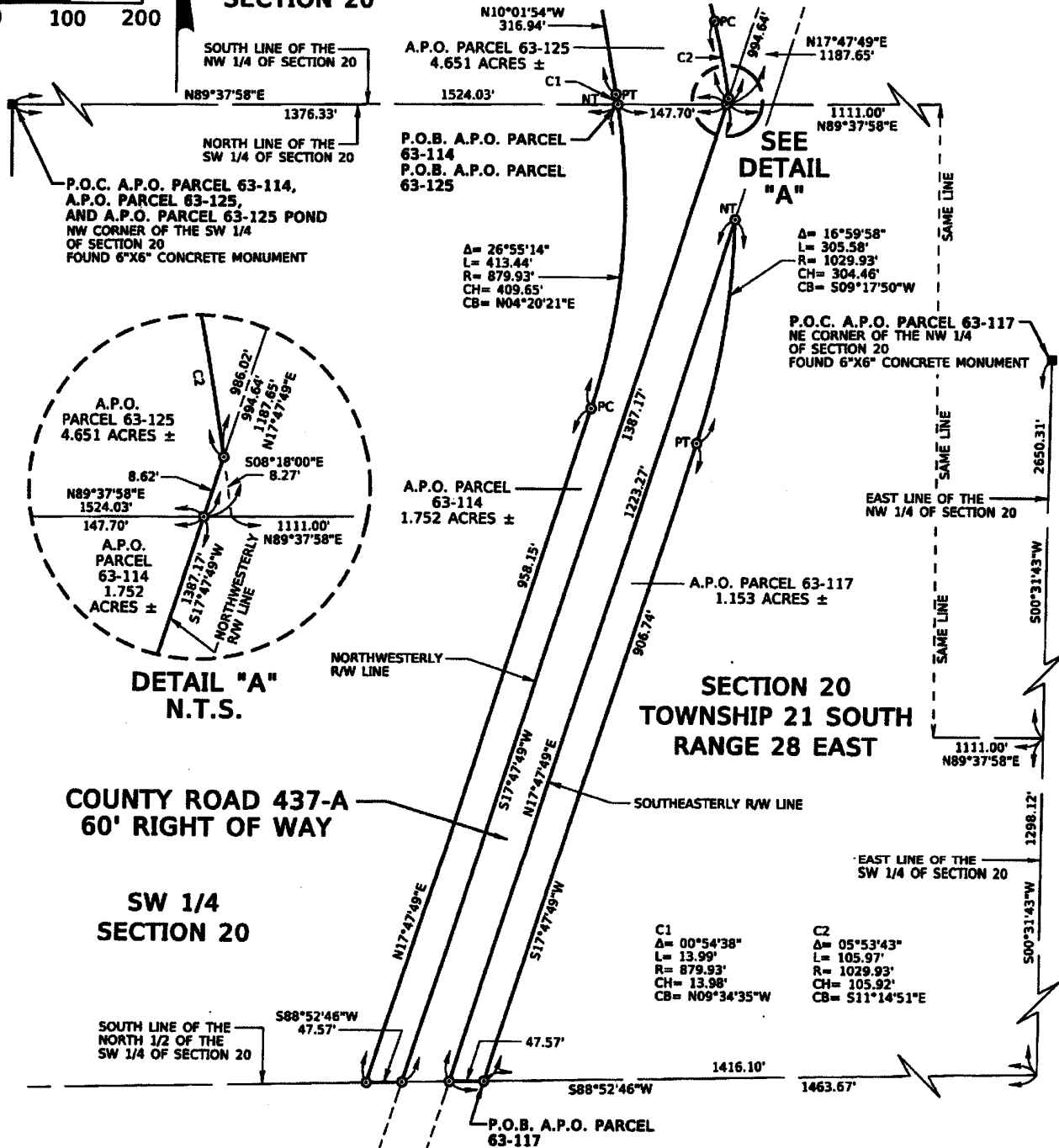
BEARINGS SHOWN HEREON ARE BASED ON
THE NORTH LINE OF THE SOUTHWEST 1/4 OF
SEC. 20-21-28, BEING N89°37'58"E.

SCALE: 1" = 200'



NW 1/4
SECTION 20

SEE SHEET 10 FOR CONTINUATION



DATE	FEBRUARY 28, 2018
DRAWN BY	J. MUNRO
CHECKED BY	S. WARE
DBS PROJECT NO.	50087135
REVISION	BY DATE

CERTIFICATION OF
AUTHORIZATION NO. L8 9011

Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120
FAX 407-649-8664

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)

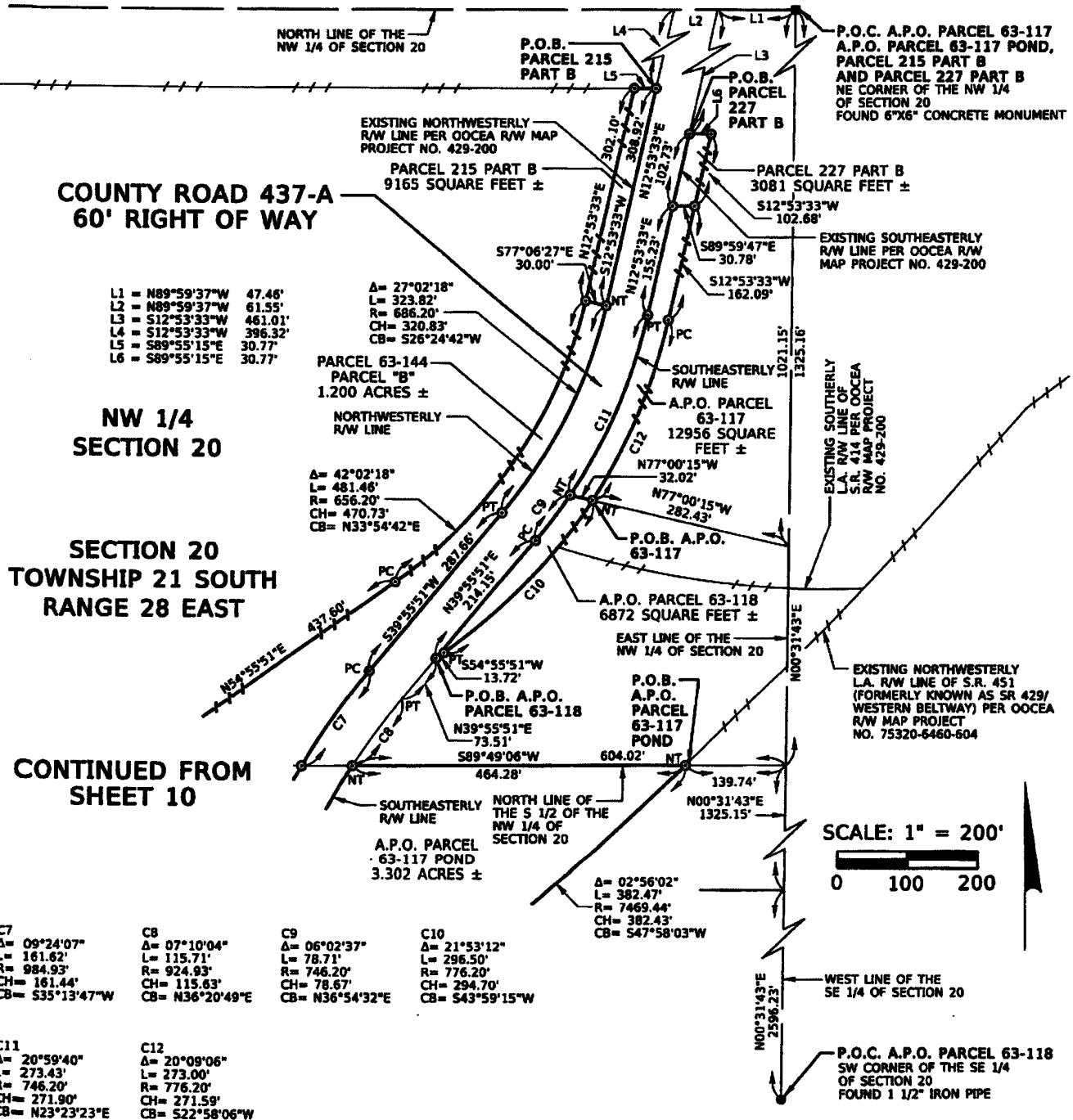
PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B
AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125

S.R. 429
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

SCALE: 1"=200'

SHEET 9 OF 11

BEARINGS SHOWN HEREON ARE BASED ON
THE NORTH LINE OF THE SOUTHWEST 1/4 OF
SEC. 20-21-28, BEING N89°37'58"E.



I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION
IS IN ACCORDANCE WITH THE STANDARDS OF
PRACTICE AS REQUIRED BY CHAPTER 51-17, FLORIDA
ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027,
FLORIDA STATUTES.

Sheila A. Ware 05/15/2018
SHEILA A. WARE, P.S.M.
LICENSE NUMBER 5523

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF
AUTHORIZATION No. LB 8011

Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120
FAX 407-649-8664

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)

PARCEL 63-144, PARCEL 215 PART B, PARCEL 227 PART B
AND A PORTION OF PARCEL 63-114, 63-117, 63-118, 63-125

S.R. 429
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

SCALE: 1"=200'

SHEET 11 OF 11

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
S.R. 429 - PROJECT NO. 75320-6460-604
PURPOSE: RIGHT OF WAY TRANSFER

LEGAL DESCRIPTION:

A PORTION OF PARCEL 63-117

RIGHT OF WAY

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT RAILROAD SPIKE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SECTION 17; THENCE N89°56'47"W ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER FOR 30.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MARDEN ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 543, PAGE 3 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°08'47"E ALONG SAID RIGHT OF WAY LINE FOR 2270.29 FEET TO THE POINT OF BEGINNING; THENCE S75°23'24"W FOR 182.73 FEET; THENCE S80°31'56"W FOR 196.26 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7809.44 FEET, A CHORD BEARING OF N13°51'35"E AND A CHORD DISTANCE OF 64.03 FEET, THROUGH A CENTRAL ANGLE OF 00°28'11", FOR 64.03 FEET; THENCE S83°27'10"W FOR 76.05 FEET TO A POINT ON THE FACE OF A MECHANICALLY STABILIZED EARTH (MSE) WALL; THENCE RUN ALONG THE FACE OF SAID MSE WALL THE FOLLOWING THREE COURSES: THENCE N80°38'10"W FOR 27.79 FEET; THENCE S83°25'35"W FOR 154.11 FEET; THENCE S68°11'10"W FOR 71.30 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE DEPARTING SAID MSE WALL RUN WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 894.93 FEET, A CHORD BEARING OF S67°00'24"W AND A CHORD DISTANCE OF 229.34 FEET, THROUGH A CENTRAL ANGLE OF 14°43'25", FOR 229.98 FEET TO THE POINT OF TANGENCY; THENCE S59°38'41"W FOR 1088.83 FEET; THENCE N67°32'57"W FOR 37.66 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A (OCOE-APOPKA ROAD); THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: N59°38'41"E FOR 650.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 435.87 FEET, A CHORD BEARING OF N52°35'07"E AND A CHORD DISTANCE OF 107.14 FEET, THROUGH A CENTRAL ANGLE OF 14°07'08", FOR 107.41 FEET TO THE POINT OF TANGENCY; THENCE N45°31'33"E FOR 447.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 365.14 FEET, A CHORD BEARING OF N63°41'10"E AND A CHORD DISTANCE OF 227.61 FEET, THROUGH A CENTRAL ANGLE OF 36°19'15", FOR 231.47 FEET TO A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7449.44 FEET, A CHORD BEARING OF S13°29'44"W AND A CHORD DISTANCE OF 68.93 FEET, THROUGH A CENTRAL ANGLE OF 00°31'49", FOR 68.93 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1014.93 FEET, A CHORD BEARING OF N77°21'47"E AND A CHORD DISTANCE OF 105.03 FEET, THROUGH A CENTRAL ANGLE OF 05°55'55", FOR 105.08 FEET TO A POINT ON THE FACE OF A MSE WALL; THENCE RUN ALONG THE FACE OF SAID WALL THE FOLLOWING THREE COURSES: THENCE S81°44'06"E FOR 23.51 FEET; THENCE N83°22'43"E FOR 153.37 FEET; THENCE N68°34'10"E FOR 28.50 FEET; THENCE DEPARTING THE FACE OF SAID MSE WALL, N83°27'10"E FOR 57.50 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: S86°40'27"E FOR 311.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 439.26 FEET, A CHORD BEARING OF S89°03'06"E AND A CHORD DISTANCE OF 36.44 FEET, THROUGH A CENTRAL ANGLE OF 04°45'18", FOR 36.45 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID MARDEN ROAD; THENCE S00°08'47"W ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 86.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.229 ACRES, MORE OR LESS.

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


LEGEND AND ABBREVIATIONS

Δ = DELTA (CENTRAL ANGLE)
A.P.O. = A PORTION OF
CB = CHORD BEARING
CH = CHORD DISTANCE
C.R. = COUNTY ROAD
FDOT = FLORIDA DEPARTMENT
OF TRANSPORTATION

L = LENGTH OF CURVE
L.A. = LIMITED ACCESS
MSE = MECHANICALLY STABILIZED
EARTH
NO. = NUMBER
NT = NON-TANGENT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT OF WAY
SEC. = SECTION
S.R. = STATE ROAD
⊙ = CHANGE IN DIRECTION

PROJECT NO. 75320-6460-604

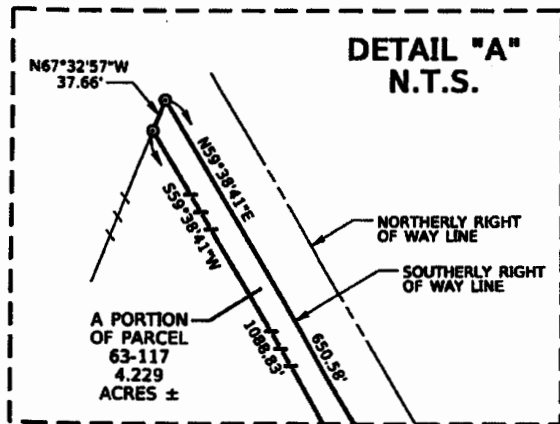
DATE	APRIL 21, 2017	CERTIFICATION OF AUTHORIZATION NO. LS 8011  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-849-8664	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	
DRAWN BY	J.MUNRO		A PORTION OF PARCEL 63-117	
CHECKED BY	S.WARE		S.R. 429	
DBS PROJECT NO.	50087135		CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
REVISION	BY	DATE	SCALE: N/A	
			SHEET 1 OF 2	

BEARINGS SHOWN HEREON ARE BASED ON
THE EAST LINE OF THE SOUTHEAST 1/4 OF
SEC. 17-21-28, BEING S00°08'47"W.

SEE DETAIL "A"
FOR CONTINUATION

SECTION 17
TOWNSHIP 21 SOUTH
RANGE 28 EAST

SCALE: 1" = 200'



Δ = 14°07'08"
L = 107.41'
R = 435.87'
CH = 107.14'
CB = N52°35'07"E

COUNTY ROAD 437-A
(OCOE-APOPKA ROAD)
60' RIGHT OF WAY

Δ = 14°43'25"
L = 229.28'
R = 894.93'
CH = 229.34'
CB = S67°00'24"W

Δ = 36°19'15"
L = 231.47'
R = 365.14'
CH = 227.61'
CB = N63°41'10"E

Δ = 00°31'49"
L = 68.93'
R = 7449.44'
CH = 68.93'
CB = S13°29'44"W

Δ = 05°55'55"
L = 105.08'
R = 1014.93'
CH = 105.03'
CB = N77°21'47"E

S81°44'06"E
23.51'

NORTHERLY RIGHT
OF WAY LINE

N68°34'10"E
28.50'

N83°27'10"E
57.50'

SOUTHERLY RIGHT
OF WAY LINE

Δ = 04°45'18"
L = 36.45'
R = 439.26'
CH = 36.44'
CB = S89°03'06"E

L1 = S83°27'10"W 76.05'
L2 = N80°38'10"W 27.79'

Δ = 00°28'11"
L = 64.03'
R = 7809.44'
CH = 64.03'
CB = N13°51'35"E

S68°11'10"W
71.30'

L2

L1

NT

NT

NT

NT

NT

NT

NT

NT

NT

NT

NT

NT

NT

NT

NT

NT

NT

NT

SE 1/4
SECTION 17

SECTION 20
SECTION 17

SOUTH LINE OF THE
SE 1/4 OF SECTION 17

EAST LINE OF THE
SE 1/4 OF SECTION 17

WESTERLY RIGHT
OF WAY LINE

N00°08'47"E

500°08'47"W

MARDEN ROAD
30' RIGHT OF WAY
(OFFICIAL RECORDS BOOK 543, PAGE 3)

P.O.B.
A.P.O. 63-117

PROJECT NO. 75320-6460-604

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION
IS IN ACCORDANCE WITH THE STANDARDS OF
PRACTICE AS REQUIRED BY CHAPTER 34-17 FLORIDA
ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027,
FLORIDA STATUTES.

Sheila A. Ware 05/15/2018
SHEILA A. WARE, P.S.M.
LICENSE NUMBER 3529

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF
AUTHORIZATION No. LS 8011

Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120
FAX 407-849-8664

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)

A PORTION OF PARCEL 63-117

S.R. 429
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

SCALE: 1"=200'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
SR 429 PROJECT NO. 200

PARCEL 209
PART C

RIGHT OF WAY

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SAID NORTHEAST 1/4 (A 4" DIAMETER CONCRETE MONUMENT WITH 3/4" IRON ROD, WITH NO IDENTIFICATION, AS NOW EXISTS); THENCE N00°01'36"E ALONG THE WEST LINE THEREOF A DISTANCE OF 1303.18 FEET TO A POINT ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4 AND THE POINT OF BEGINNING; THENCE N89°55'35"E ALONG SAID PARALLEL LINE A DISTANCE OF 134.77 FEET; THENCE DEPARTING SAID PARALLEL LINE S00°04'25"E A DISTANCE OF 18.70 FEET; THENCE S82°29'02"E A DISTANCE OF 102.37 FEET; THENCE S85°03'45"E A DISTANCE OF 592.87 FEET; THENCE N28°27'26"E A DISTANCE OF 95.62 FEET TO A POINT ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE N89°55'35"E ALONG SAID PARALLEL LINE A DISTANCE OF 221.19 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE DEPARTING SAID PARALLEL LINE 353.69 FEET ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1817.00 FEET, A CENTRAL ANGLE OF 11°09'11" AND A CHORD BEARING OF S18°23'56"E; THENCE N89°55'14"E A DISTANCE OF 79.43 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE 138.22 FEET ALONG THE ARC OF SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 659.49 FEET, A CENTRAL ANGLE OF 12°00'31" AND A CHORD BEARING OF N17°01'07"E TO A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4; THENCE N00°09'02"E ALONG SAID EAST LINE A DISTANCE OF 233.34 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE S89°55'35"W ALONG THE NORTH LINE THEREOF A DISTANCE OF 1325.59 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE S00°01'36"W ALONG THE WEST LINE THEREOF A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.041 ACRES, MORE OR LESS

TOGETHER WITH

PARCEL 209
PART D

RIGHT OF WAY

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SAID NORTHEAST 1/4 (A 4" DIAMETER CONCRETE MONUMENT WITH 3/4" IRON ROD, WITH NO IDENTIFICATION, AS NOW EXISTS); THENCE N00°01'36"E ALONG THE WEST LINE THEREOF A DISTANCE OF 1333.18 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 19; THENCE CONTINUE N00°01'36"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 19 A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HARMON ROAD AS DESCRIBED IN DEED BOOK 785, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°55'35"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 134.73 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE N78°14'12"E A DISTANCE OF 99.34 FEET; THENCE N82°28'54"E A DISTANCE OF 506.90 FEET; THENCE S53°06'57"E A DISTANCE OF 142.72 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF HARMON ROAD; THENCE S89°55'35"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 713.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.746 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 209
PART E

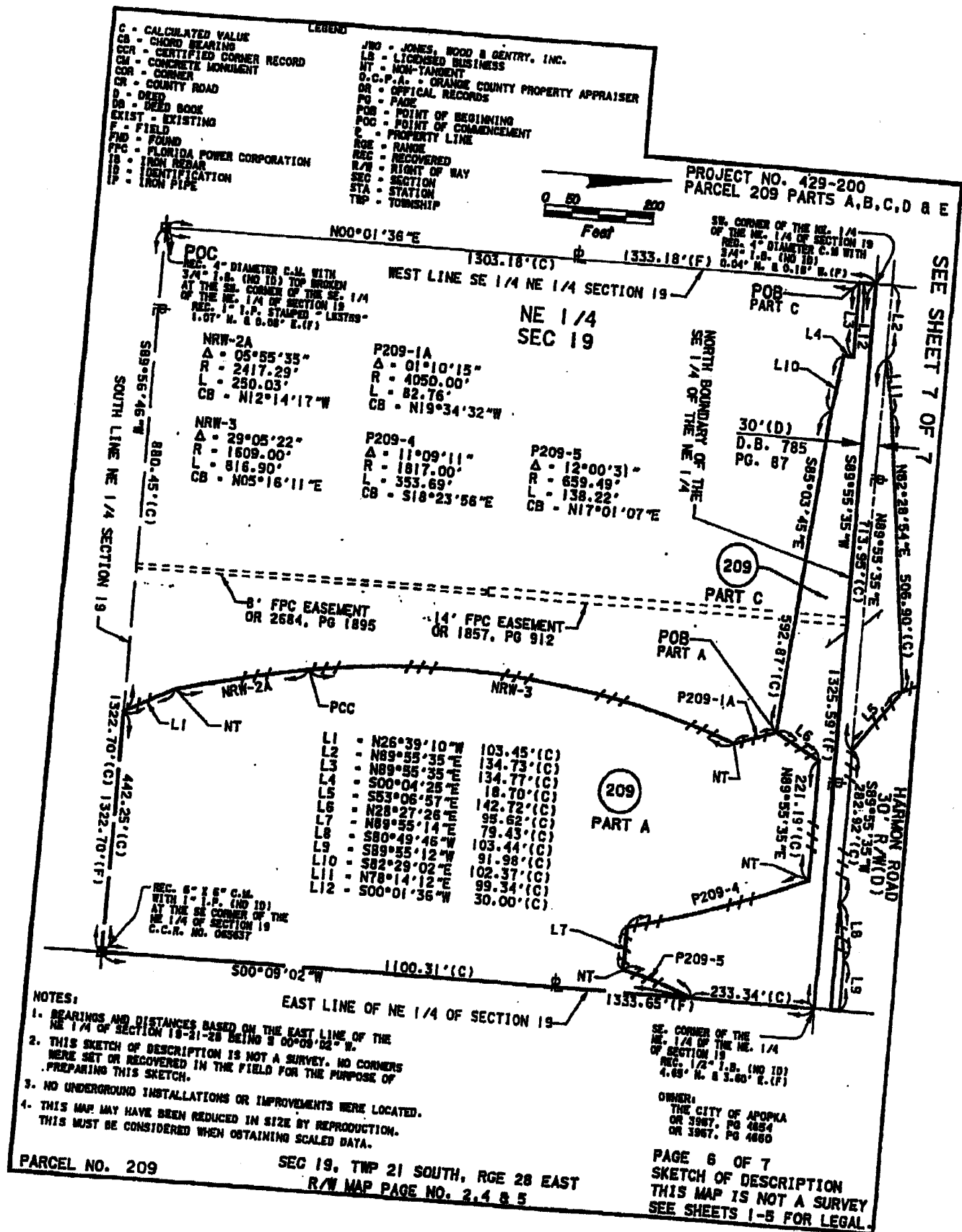
RIGHT OF WAY

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SAID NORTHEAST 1/4 (A 4" DIAMETER CONCRETE MONUMENT WITH 3/4" IRON ROD, WITH NO IDENTIFICATION, AS NOW EXISTS); THENCE N00°01'36"E ALONG THE WEST LINE THEREOF A DISTANCE OF 1333.18 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 19; THENCE CONTINUE N00°01'36"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 19 A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HARMON ROAD AS DESCRIBED IN DEED BOOK 785, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°55'35"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1131.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°55'53"E ALONG SAID NORTH RIGHT OF WAY A DISTANCE

OF 194.05 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4; THENCE N00°09'02"E ALONG SAID EAST LINE A DISTANCE OF 16.36 FEET; THENCE LEAVING SAID EAST LINE S89°55'12"W A DISTANCE OF 91.98 FEET; THENCE S80°49'46"W A DISTANCE OF 103.44 FEET TO THE POINT OF BEGINNING.
CONTAINING 2339 SQUARE FEET, MORE OR LESS.

AS TO ALL PARCELS RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY





ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
PROJECT NO. 429-200

PARCEL 212
PART C

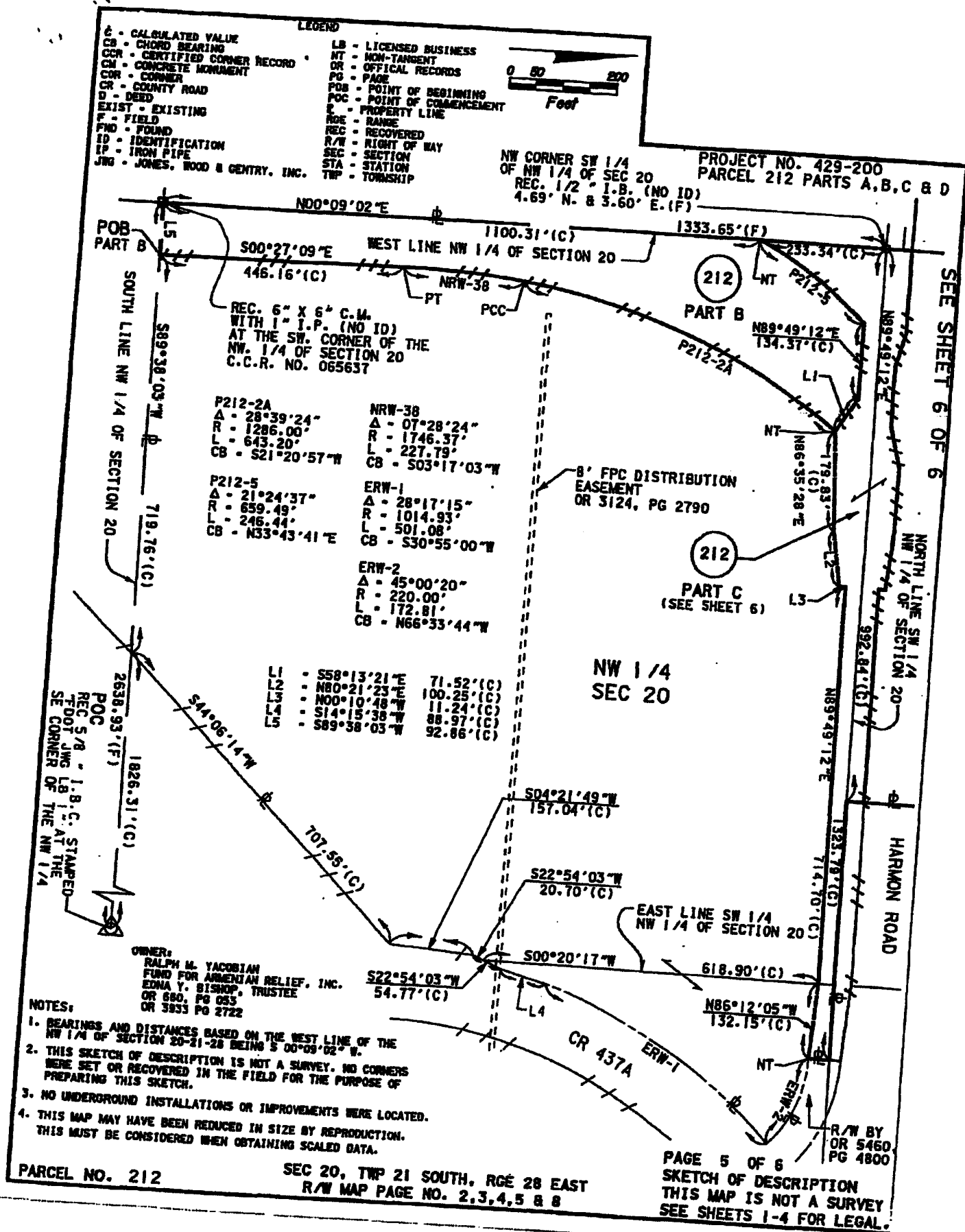
RIGHT OF WAY

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 (A 5/8" IRON BAR WITH CAP STAMPED "FDOT JWG LB 1" AS NOW EXISTS); THENCE S89°38'03"W ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 2638.93 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE DEPARTING SAID SOUTH LINE N00°09'02"E ALONG THE WEST LINE THEREOF A DISTANCE OF 1100.31 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON A NON-TANGENT CURVE; THENCE 246.44 FEET ALONG THE ARC OF SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 659.49 FEET, A CENTRAL ANGLE OF 21°24'37" AND A CHORD BEARING OF N33°43'41"E TO A POINT ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE N89°49'12"E ALONG SAID PARALLEL LINE A DISTANCE OF 134.37 FEET; THENCE DEPARTING SAID PARALLEL LINE S58°13'21"E A DISTANCE OF 71.52 FEET; THENCE N86°35'28"E A DISTANCE OF 179.83 FEET; THENCE N80°21'23"E A DISTANCE OF 100.25 FEET; THENCE N00°10'48"W A DISTANCE OF 11.24 FEET TO A POINT 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE N89°49'12"E ALONG SAID PARALLEL LINE A DISTANCE OF 714.70 FEET; THENCE DEPARTING SAID PARALLEL LINE S86°12'05"E A DISTANCE OF 132.15 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY OF COUNTY ROAD No. 437A AS RECORDED IN OFFICIAL RECORDS BOOK 5460, PAGE 4800, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°56'06"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 39.18 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE DEPARTING SAID RIGHT OF WAY LINE S89°49'12"W ALONG SAID SOUTH LINE A DISTANCE OF 463.27 FEET TO A POINT ON THE EAST LINE OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE N00°17'28"E ALONG SAID EAST LINE A DISTANCE OF 30.00 FEET TO A POINT ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE DEPARTING SAID EAST LINE S89°49'12"W ALONG SAID PARALLEL LINE A DISTANCE OF 383.45 FEET; THENCE DEPARTING SAID PARALLEL LINE N00°10'48"W A DISTANCE OF 11.00 FEET; THENCE N85°09'31"W A DISTANCE OF 101.07 FEET; THENCE S89°55'12"W A DISTANCE OF 120.00 FEET; THENCE S74°22'44"W A DISTANCE OF 75.33 FEET TO A POINT 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE S89°49'12"W ALONG SAID PARALLEL LINE A DISTANCE OF 108.08 FEET; THENCE DEPARTING SAID PARALLEL LINE N75°08'55"W A DISTANCE OF 62.10 FEET; THENCE S89°55'12"W A DISTANCE OF 148.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE S00°09'02"W ALONG SAID WEST LINE A DISTANCE OF 46.36 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE CONTINUE S00°09'02"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 A DISTANCE OF 233.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.353 ACRES, ACRES MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY S.R. 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY



CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429 – PROJECT No. 429-200
PURPOSE: RIGHT OF WAY

PARCEL 215
PART C

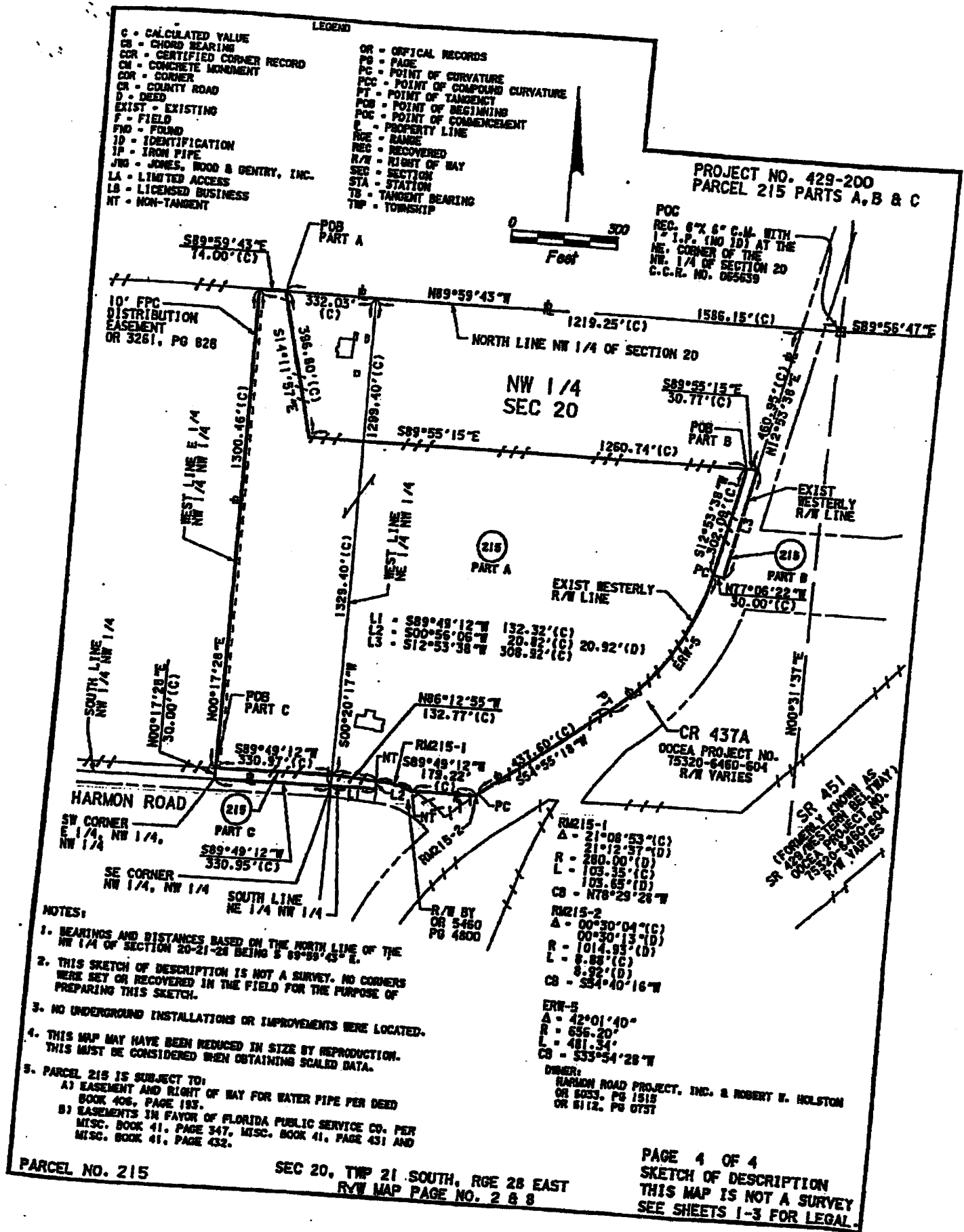
RIGHT OF WAY

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ¼ OF SECTION 20,
TOWNSHIP 21, SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 20 (A 6"
X 6" CONCRETE MONUMENT WITH 1" IRON PIPE AS NOW EXISTS); THENCE N89°59'43"W,
ALONG THE NORTH LINE OF SAID NORTHWEST ¼, A DISTANCE OF 1586.15 FEET; THENCE
CONTINUE N89°59'43"W A DISTANCE OF 74.00 FEET TO A POINT ON THE WEST LINE OF THE
EAST ¼ OF THE NORTHWEST ¼ OF SAID NORTHWEST ¼; THENCE LEAVING SAID NORTH LINE
S00°17'28"W A DISTANCE OF 1300.46 FEET TO THE POINT OF BEGINNING; THENCE LEAVING
SAID WEST LINE N89°49'12"E A DISTANCE OF 330.97 FEET TO A POINT ON THE WEST LINE OF
THE NORTHEAST ¼ OF SAID NORTHWEST ¼; THENCE LEAVING SAID WEST LINE S86°12'55"E A
DISTANCE OF 132.77 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF
COUNTY ROAD 437A AS SHOWN ON THE SR 451 RIGHT OF WAY MAPS FORMERLY KNOWN AS
SR 429 / WESTERN BELTWAY OCEA PROJECT No. 7532-6460-604; THENCE S00°56'06"W
ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 20.82 FEET TO A POINT ON THE SOUTH LINE
OF THE NORTHEAST ¼ OF SAID NORTHWEST ¼; THENCE LEAVING SAID RIGHT OF WAY LINE
S89°49'12"W ALONG SAID SOUTH LINE A DISTANCE OF 132.32 FEET TO THE SOUTHEAST
CORNER OF THE NORTHWEST ¼ OF SAID NORTHWEST ¼; THENCE S89°49'12"W ALONG THE
SOUTH LINE THEREOF A DISTANCE OF 330.95 FEET TO THE SOUTHWEST CORNER OF THE EAST
¼ OF THE NORTHWEST ¼ OF SAID NORTHWEST ¼; THENCE LEAVING SAID SOUTH LINE
N00°17'28"E ALONG THE WEST LINE THEREOF A DISTANCE OF 30.00 FEET TO THE POINT OF
BEGINNING.

CONTAINING 13.294 SQUARE FEET, MORE OR LESS

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY
STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY
PROPERTY ADJOINING SAID RIGHT OF WAY.



ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT 414-210

PART "B" (RIGHT OF WAY)

A PORTION OF THE SOUTH SEVEN-EIGHTHS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 5328, PAGE 4002, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT WITH A 3/4" IRON PIPE IN CENTER (NO ID) MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°31'48" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1314.98 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°51'02" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 189.19 FEET TO THE EAST LINE OF THE WEST 189.18 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°31'48" WEST ALONG SAID EAST LINE A DISTANCE OF 130.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 130 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE CONTINUE NORTH 00°31'48" WEST ALONG SAID EAST LINE, A DISTANCE OF 990.69 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 30 FEET OF THE SOUTH SEVEN-EIGHTHS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°52'44" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 684.59 FEET; THENCE SOUTH 00°06'14" WEST, A DISTANCE OF 807.93 FEET; THENCE SOUTH 50°42'32" EAST, A DISTANCE OF 209.04 FEET; THENCE SOUTH 67°37'06" EAST, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 35°14'43" EAST A DISTANCE OF 71.60 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CORAL HILLS ROAD AS DESCRIBED IN DEED BOOK 347, PAGE 292, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°07'46" WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 122.63 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 30 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 73°23'12" WEST, A DISTANCE OF 62.70 FEET; THENCE NORTH 22°22'54" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.085 SOJARE FEET, MORE OR LESS.

NOTES:

THIS SKETCH HAS BEEN PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION NO. 04.00169/72818, PREPARED BY FIRST AMERICAN TITLE COMPANY, EFFECTIVE DATE JANUARY 24, 2005.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

ORLANDO-ORANGE
COUNTY EXPRESSWAY
AUTHORITY
STATE ROAD 414



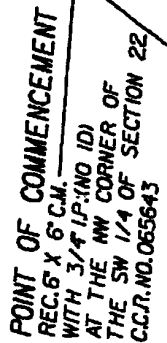
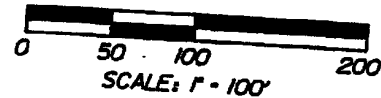
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

ORANGE COUNTY, FLORIDA

ORLANDO-
ORANGE COUNTY
EXPRESSWAY
AUTHORITY

PARCEL 262

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35°14'43"E	71.60'(C)
L2	N73°23'12"W	62.70'(C)
L3	N22°22'54"E	50.00'(C)



WEST LINE, NW 1/4,
SW 1/4 OF SEC. 22-21-28

500°31'48"E

-NORTH LINE, SW 1/4.
SEC. 22-21-28

SECTION 22
TOWNSHIP 21 SOUTH
RANGE 28 EAST
ORANGE COUNTY, FLORIDA

POINT OF BEGINNING
PART "B"

SEE SHEET
3 OF 4 FOR
ADDITIONAL DATA

NORTH LINE, SOUTH 30'
NW 1/4, SW 1/4, SEC. 22

- 30' INGRESS & EGRESS EASEMENT
PER O.R.1638, PAGE 851

SOUTH LINE, NW 1/4, SW 1/4, SEC. 22

WEST R/W LINE
CORAL HILLS ROAD

822.99(C)
945.63(C)

500'07'45"W

30' R/W PER D.B. 347, PG. 292

- PART "B"

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 61G17-6 F.A.C.

CERTIFICATE OF AUTHORIZATION NO. LB 1221

**BOWYER
SINGLETON
& ASSOCIATES, INCORPORATED**

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

ORANGE COUNTY, FLORIDA

ORLANDO-
ORANGE COUNTY
EXPRESSWAY
AUTHORITY

PARCEL 262

DRAWING DATE: 04/26/06

Page 36 of 38

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 414 - PROJECT NO. 414-210
RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

PART "B"

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 7600, PAGE 4488, OF THE PUBLIC RECORD OF ORANGE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" x 6" CONCRETE MONUMENT WITH A 1" IRON PIPE IN THE CENTER (NO I.D.) MARKING THE SOUTHWEST CORNER OF SECTION 22; THENCE NORTH 00°31'48" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,314.98 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°51'02" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,754.91 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF APOKA - VINELAND ROAD (COUNTY ROAD 435) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3933, PAGE 3878, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5,779.58 FEET AND A CHORD DISTANCE OF 538.84 FEET; THENCE DEPARTING SAID NORTH LINE, FROM A CHORD BEARING OF SOUTH 18°17'54" EAST, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°20'37", AN ARC DISTANCE OF 539.03 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 20°58'13" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 247.93 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN NORTH 68°08'47" WEST, A DISTANCE OF 666.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 68°08'47" WEST, A DISTANCE OF 62.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CORAL HILLS ROAD; THENCE SOUTH 00°07'46" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 125.06 FEET; THENCE SOUTH 89°52'14" EAST, A DISTANCE OF 15.99 FEET; THENCE NORTH 22°22'54" EAST, A DISTANCE OF 110.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,427 SQUARE FEET, MORE OR LESS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

ORLANDO-ORANGE
COUNTY EXPRESSWAY
AUTHORITY
STATE ROAD 414



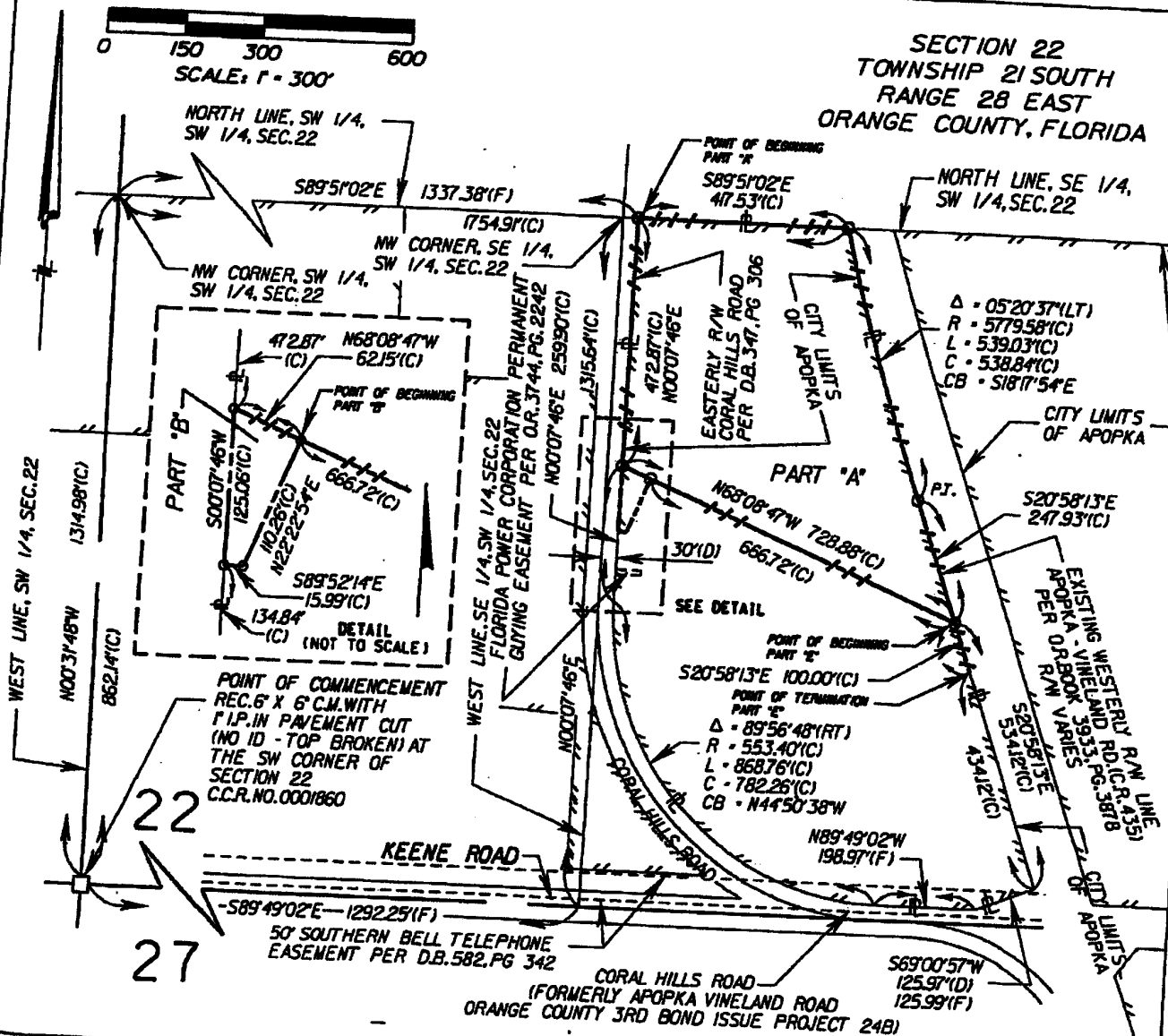
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

ORANGE COUNTY, FLORIDA

ORLANDO-
ORANGE COUNTY
EXPRESSWAY
AUTHORITY

PARCEL 266

DRAWING DATE: 08/08/06



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

ORLANDO-ORANGE
COUNTY EXPRESSWAY
AUTHORITY
STATE ROAD 414

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SINGLETON
& ASSOCIATES, INCORPORATED**

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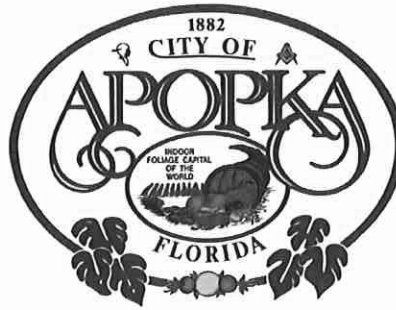
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

ORANGE COUNTY, FLORIDA

ORLANDO-
ORANGE COUNTY
EXPRESSWAY
AUTHORITY

PARCEL 266

DRAWING DATE: 08/08/06



ATTACHMENT "D"

120 E. Main St. · APOPKA, FLORIDA 32703-5346
PHONE (407) 703-1700

August 2, 2021

Ms. Laura Kelley, Executive Director
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

RE: Road Right-of-Way and Property needed for the Harmon Road Extension

Dear Ms. Kelley,

The City is tasked with ensuring that the necessary support infrastructure is in place, including fire stations, hospitals, and roadways, to support the growing population in the City of Apopka. To accomplish this task, the City has planned several infrastructure projects in the area of Harmon Road. The City's top priority for roadway construction is the Harmon Road Extension. Once completed, Harmon Road will extend from Binion Road to Marden Road and the SR 414 ramps creating a road network that will provide better local circulation and a clear, direct access to the AdventHealth Hospital ("AdventHealth") and the proposed new fire station. In order for this infrastructure project to progress, we are requesting the assistance and partnerships of the Central Florida Expressway System ("CFX") and AdventHealth.

The construction of the Harmon Road Extension and the new fire station requires right-of-way owned by AdventHealth, a not-for-profit public hospital, and CFX, as depicted on the map included as Attachment "A". The fire station site was initially planned for the south side of the proposed Harmon Road Extension. You can see in Attachment "B" that it was to be 0.4 acres of real property that was conveyed by CFX to the City ("CFX Property"). However, after the road design began, it became clear that the fire station site needed to be relocated to the north side of the road on a portion of real property owned by AdventHealth ("Hospital Property") to accommodate the Harmon Road alignment and retention ponds for the new fire station and road network. The new location for the fire station on a portion of the Hospital Property is ideal because of its proximity to the hospital, SR 414 and SR 429.

The City has worked closely with AdventHealth to secure their partnership in this infrastructure project and recently entered into a mutually beneficial agreement with AdventHealth to swap City properties, including the CFX Property, for the Hospital Property. The location and shape of the CFX Property as a remnant parcel after the construction of the Harmon Road Extension, make it undevelopable as a standalone piece. However, when combined with the adjacent real property owned by AdventHealth, the CFX Property will enhance AdventHealth's ability to expand vital health services it provides to the community. The proposed swap will enable AdventHealth to expand invaluable health services it provides to the community by providing it with a larger parcel more appropriate for its expansion plans and will provide additional road frontage on Ocoee Apopka Road and Harmon Road, making future services developed on the site more accessible to the residents served by the hospital.

As a condition to the closing of the property swap with AdventHealth, the City is required to convey unencumbered title to the CFX Property. A title search conducted before the closing of the property swap revealed that the CFX Property that was originally conveyed to the City by CFX is subject to a reverter clause set forth in the Quit Claim Deed and Drainage Easement. See a copy of those documents which are included as Attachment "C" The reverter clause in the Deed specifically requires that the CFX Property be used for City or County public right-of-way ("Reverter Clause"). The City is requesting a release of the CFX Property and that the remaining property conveyed to the City by CFX in the Deed ("Remaining Property") from the Reverter Clause and a release of the CFX Property from the Easement Agreement to allow the property swap with AdventHealth to close and the construction of the Harmon Road Extension and the fire station to move forward.

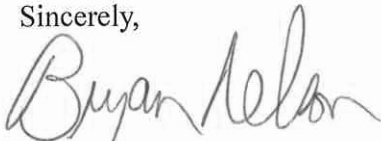
All of the property conveyed to the City by CFX, including the CFX Property transferred to AdventHealth, will continue to be used for valid public purposes that will serve the needs of the surrounding community. With the exception of the CFX Property being exchanged for the Hospital Property, the Remaining Property will continue to be used for public right-of-way uses and other valid public purposes, including the Harmon Road Extension and drainage ponds necessary for the road construction and the fire station. To ensure the continued use of the CFX Property as a public use, AdventHealth has confirmed that it is their intention to develop and maintain ownership of this CFX Property. If the swap is approved, AdventHealth would not object to a new reverter clause being placed on the CFX property that would restrict AdventHealth's use of the CFX Property to public uses for a term of ten years. The City is also agreeable to amending the Reverter Clause to provide that all of the real property conveyed to the City by CFX, including the CFX Property and Remaining Property, will be used for public purposes.

This infrastructure project has been a high priority for the City and AdventHealth from the time it was announced that a new hospital was being constructed on Ocoee Apopka Road at Harmon Road. Design phase for the Harmon Road Extension was funded in the current fiscal year and will be completed in about two months. The construction phase of the Harmon Road Extension is funded in City's fiscal year 2021/2022, and the City plans to advertise an RFP before the end of 2021. Furthermore, the Apopka Fire Department was just awarded a legislative appropriation for the fire station construction, and the City is ready to commence construction on this vital infrastructure to support the needs of our residents so time is of the essence in getting our requests approved.

We sincerely hope you will look favorably on the overall public purpose and impact the remaining CFX Property will have on the City and its citizens and that while a transfer to a third party is not a typical request, in this rare instance it is being provided to a not-for-profit entity that serves the community in an effort to accommodate the City's need to build the fire state and extend Harmon Road.

Should you have any questions, please do not hesitate to contact me.

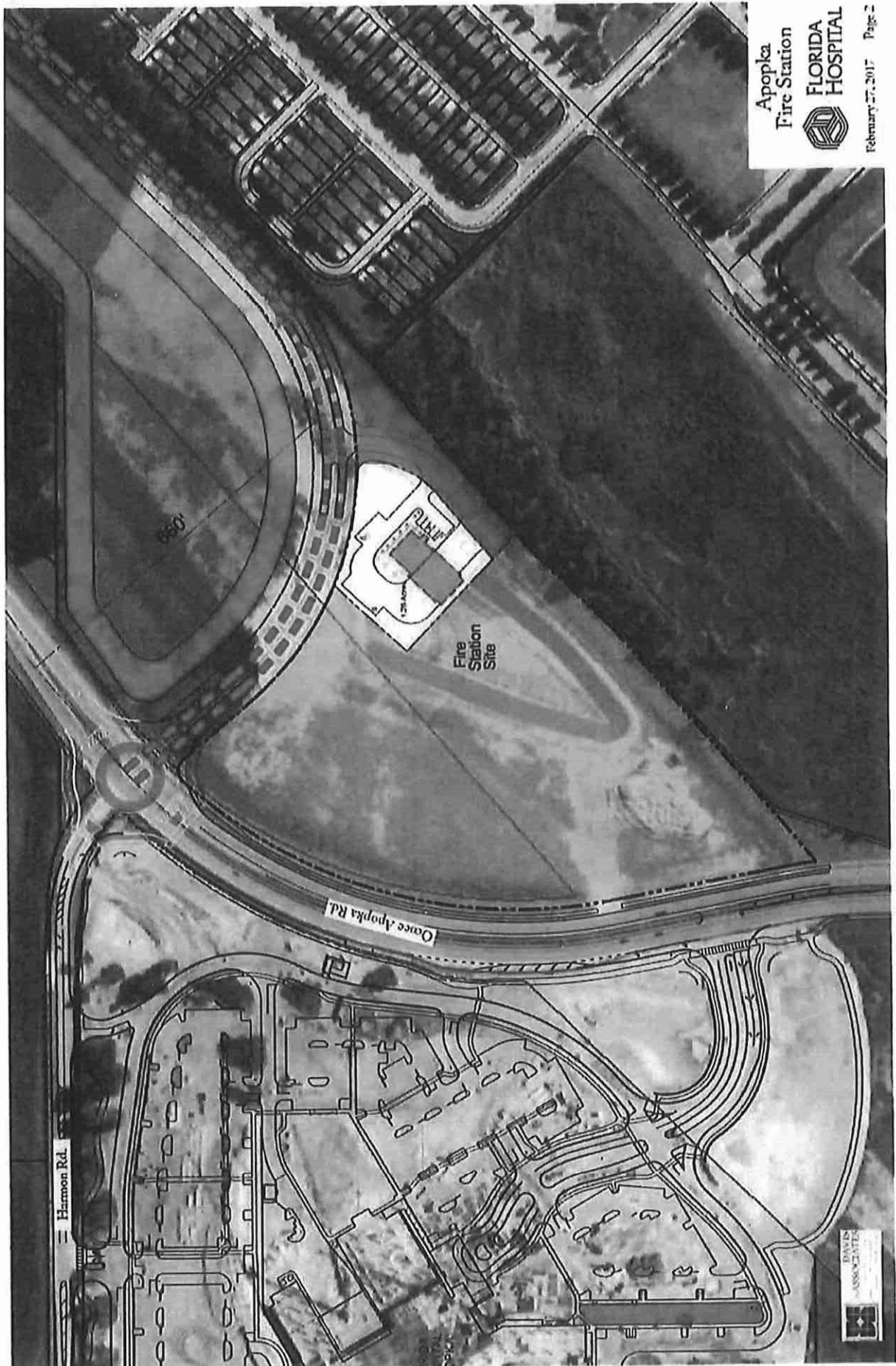
Sincerely,



Bryan Nelson
Mayor, City of Apopka
Attachments

Cc: Tim Clark, AdventHealth
Edward Bass, City of Apopka
Michael A. Rodriguez, City of Apopka
James Hitt, City of Apopka

Exhibit "B"



ATTACHMENT "E"

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

Project Nos. 429-200 and 429-604
Parcels 63-117 Pond and 63-125 Pond

PARTIAL RELEASE AND REESTABLISHMENT OF RESTRICTION AND PARTIAL RELEASE OF EASEMENT AND MAINTENANCE AGREEMENT

THIS PARTIAL RELEASE AND REESTABLISHMENT OF RESTRICTION AND PARTIAL RELEASE OF EASEMENT AND MAINTENANCE AGREEMENT ("Release") is hereby made and entered into as of the Effective Date (hereinafter defined) 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 ("CFX"), whose mailing address is 4974 ORL Tower Road, Orlando, Florida 32807, and the **CITY OF APOPKA, FLORIDA**, a municipality of the State of Florida, whose address is 120 East Main Street, Apopka, Florida 32703-5346 ("City").

RECITALS:

WHEREAS, CFX conveyed to the City that certain real property more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference ("Property") pursuant to that certain Quit Claim Deed with Reservations and Easements dated June 29, 2018, and recorded August 2, 2018, as Document Number 20180459286 in the Public Records of Orange County, Florida ("Deed"); and

WHEREAS, the Deed included a restriction and reversionary clause on the Property restricting the use of the Property for use as public right-of-way, and in the event the Property is no longer used for City or County public right-of-way purposes, all right, title and interest automatically reverts back to CFX, at CFX's option (collectively, the "Restriction"); and

WHEREAS, concurrent with the execution of the Deed, CFX and the City entered into that certain Easement Agreement for Expressway Facilities dated June 29, 2018, and recorded August 3, 2018, as Document Number 20180460203 in the Public Records of Orange County, Florida ("Easement Agreement"); and

Project Nos. 429-200 and 429-604
Parcels 63-117 Pond and 63-125 Pond

WHEREAS, the City desires to convey certain real property as more particularly described in **Exhibit “B”** attached hereto and incorporated herein by reference (“Future Hospital Property”), which includes a portion of the Property, to Adventist Health System/Sunbelt, Inc., for the development, construction, use, and maintenance of a portion of the Property as a not-for-profit hospital; and

WHEREAS, the City desires to use the remaining portion of the Property for the development, construction, use, and maintenance, of a fire station and ancillary facilities and infrastructure required for the development of a fire station; and

WHEREAS, the City is requesting, and CFX is agreeable to, the release of the Property from the Restriction, subject to the reestablishment of a revised restriction in accordance with the terms and conditions hereof; and

WHEREAS, the City is requesting, and CFX is agreeable to, the release of the Future Hospital Property from the terms of the Easement Agreement, subject to the terms and conditions hereof.

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.

1. **Release and Reestablishment of Restriction.** CFX hereby releases and discharges the Property from the Restriction by this reference, provided; however, as consideration for releasing and discharging Property from the Restriction, CFX and City agree and acknowledge that the Property shall be subject to the following use restriction and reversionary clause (“Use Restriction”):

City, and City’s successors and assigns, agree that the Property shall only be used for public purposes, including, without limitation, not-for-profit hospital and healthcare uses, public right-of-way, stormwater, fire station or other health and safety uses, pedestrian, or recreational uses (collectively, the “Permitted Uses”). Further, the foregoing use restriction shall run with title to Property for a term of the lesser of ten (10) years from the Effective Date of this Release or the maximum number of years allowable by law (“Term”). During the Term, if the Property ceases to be used for any of the Permitted Uses, 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 Property that is not used for one of the Permitted Uses to automatically revert back to CFX at no cost to CFX. In such event, CFX shall notify City in writing of its intent to exercise its right of reverter with

Project Nos. 429-200 and 429-604
Parcels 63-117 Pond and 63-125 Pond

respect to the CFX Property (“Reversion Notice”). Notwithstanding the foregoing, in the event City, or City’s successors or assigns, desires to cease operation of the Property for any of the Permitted Uses or otherwise sell, convey, or transfer the Property to a third party for a use other than any of the Permitted Uses during the Term, City, or City’s successors or assigns, 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 CFX’s receipt of the Sale Notice to deliver to City a Reversion Notice.”

It is understood and agreed that nothing contained herein shall be construed to release or discharge any other portion of real property conveyed to the City pursuant to the Deed not otherwise identified herein, from the terms of the Restriction, and any other restrictions and easements contained in the Deed shall remain and continue in full force and effect.

2. **Release from Easement Agreement.** CFX hereby releases and discharges that portion of the Property located within the Future Hospital Property from the terms and conditions of the Easement Agreement by this reference. It is understood and agreed that nothing contained herein shall be construed to release or discharge any other portion of Property from the terms of the Easement Agreement, and any other restrictions and easements contained in the Easement Agreement shall remain and continue in full force and effect.

3. **Effective Date.** The effective date of this Release shall be the date upon which the last of the parties hereto executes this Release (“Effective Date”).

IN WITNESS WHEREOF, CFX and the City have caused this Release to be executed in the manner and form sufficient to bind it as of the Effective Date.

[SIGNATURE PAGE TO FOLLOW]

Project Nos. 429-200 and 429-604
Parcels 63-117 Pond and 63-125 Pond

“CFX”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

Print Name: _____

Print Name: _____

By: _____
Buddy Dyer, 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 _____,
2021 for its exclusive use and reliance.

By: _____
Diego “Woody” Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization on this ____ day of _____, 2021, by _____
_____, as Chairman of the Central Florida Expressway Authority, on behalf of the organization.
He 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 Nos. 429-200 and 429-604
Parcels 63-117 Pond and 63-125 Pond

“CITY”

CITY OF APOPKA, FLORIDA

Print Name: _____

By: _____

Bryan Nelson, Mayor

Print Name: _____

Date: _____

Attest:

Approved as to form and legality by legal
counsel.

By: _____

Print Name: _____

Title: _____

By: _____

Michael A. Rodriguez

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or []
online notarization on this ____ day of _____, 2021, by Bryan Nelson, as Mayor of the City of
Apopka, Florida, on behalf of the organization. He 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 Nos. 429-200 and 429-604
Parcels 63-117 Pond and 63-125 Pond

EXHIBIT "A"
Legal Description of the Property

A PORTION OF PARCEL 63-117 - POND

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE S00°31'43"W ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20 FOR 1325.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE S89°49'06"W ALONG SAID NORTH LINE FOR 139.74 FEET FOR THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 7469.44 FEET, A CHORD DISTANCE OF 382.43 FEET AND A CHORD BEARING OF S47°58'03"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°56'02", FOR 382.47 FEET TO THE POINT OF TANGENCY; THENCE S49°26'04"W FOR 386.97 FEET; THENCE N40°33'56"W FOR 91.38 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE RUN ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES; THENCE N17°47'49"E FOR 229.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 924.93 FEET, A CHORD DISTANCE OF 240.91 FEET AND A CHORD BEARING OF N25°16'48"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°57'58", FOR 241.60 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 20; THENCE N89°49'06"E FOR 464.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.302 ACRES, MORE OR LESS.

AND

PARCEL 63-125 - POND

A PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N89°37'58"E ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20 FOR 1524.03 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437-A; THENCE N17°47'49"E ALONG SAID RIGHT OF WAY LINE FOR 994.64 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N17°47'49"E FOR 193.02 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 984.93 FEET, A CHORD DISTANCE OF 218.42 FEET AND A CHORD BEARING OF N24°09'46"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°43'55", FOR 218.87 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE RUN S89°49'06"W ALONG SAID NORTH LINE FOR 27.10 FEET; THENCE DEPARTING SAID NORTH LINE RUN S54°55'51"W FOR 163.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 894.93 FEET, A CHORD DISTANCE OF 178.84 FEET AND A CHORD BEARING OF S49°11'47"W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°28'08", FOR 179.14 FEET; THENCE S40°33'56"E FOR 226.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.979 ACRES, MORE OR LESS.

Project Nos. 429-200 and 429-604
Parcels 63-117 Pond and 63-125 Pond

EXHIBIT "B"
Future Hospital Property

Description

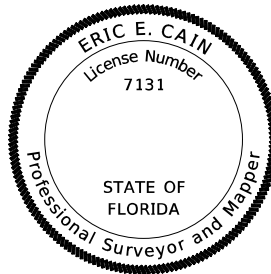
A portion of Section 20, Township 21 South, Range 28 East, Orange County, Florida, also being a portion of land described in Document Number 20180046889, and Document Number 20180459286, in the Public Records of Orange County, Florida being more particularly described as follows:

Commence at the Southeast corner of the Southeast One Quarter of the Northwest One Quarter of Section 20, Township 21 South, Range 28 East, Orange County, Florida; thence South 89°38'00" West, a distance of 1051.68 feet along the South line of said Southeast One Quarter of the Northwest One Quarter, to the POINT OF BEGINNING, said point being on the East right of way line of County Road No. 437A as shown on the Orlando Orange County Expressway Authority, Western Beltway, right of way map for State Road No. 429, Section 75320-6460-604; thence South 17°47'58" West, a distance of 162.98 feet, along said East right of way line to a point on a non-tangent curve concave Westerly, having a radius of 1029.93 feet, a central angle of 09°05'51" and a chord bearing and distance of North 03°44'55" West, 163.36 feet, said point being on the Easterly right of way line of the County Road 437A Re-alignment as shown on said Orlando Orange County Expressway Authority right of way map; thence from a tangent bearing North 00°48'00" East, Northerly, a distance of 163.53 feet, along the arc of said curve and along said Easterly right of way line to a point on the West right of way line of County Road No. 437A as shown on said Orlando Orange County Expressway Authority right of way map; thence North 17°47'58" East, a distance of 986.35 feet, along said West right of way line to a point on the Southerly line of a Parcel described in Document Number 20180459286 as recorded in the Public Records of Orange County, Florida; thence North 40°34'55" West, a distance of 226.64 feet along said Southerly line to a point on a non-tangent curve concave Southeasterly, having a radius of 894.93 feet and a central angle of 00°33'47" and a chord bearing and distance of North 43°44'30" East, 8.79 feet, said point also being a point on the Easterly right of way of aforesaid County Road 437A Re-alignment; thence from a tangent bearing of North 43°27'37" East, Northeasterly along the arc of said curve and along said Easterly right of way line, a distance of 8.79 feet; thence departing said Easterly right of way line South 43°07'00" East, a distance of 68.39 feet to a point of curvature of a curve concave Northeasterly, having a radius of 342.50 feet and a central angle of 47°03'49" and a chord bearing and distance of North 66°38'55" West, 273.49 feet; thence Southeasterly, a distance of 281.34 feet along the arc of said curve; thence departing said curve North 89°49'10" East, a distance of 116.21 feet to a point on the Southeasterly line of aforesaid Parcel described in Document Number 20180459286; thence South 49°24'26" West, a distance of 220.44 feet along said Southeasterly line to a point on the Southerly line of said Parcel; thence North 40°34'55" West, a distance of 91.39 feet along said Southerly line to a point on the Westerly right of way line of aforesaid County Road No. 437A; thence South 17°47'58" West, a distance of 938.38 feet along said Westerly right of way line to the Point of Beginning.

Containing 2.04 acres, more or less.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING SOUTH 89°38'00" WEST.
2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



PREPARED FOR:
NEWKIRK ENGINEERING
CITY OF APOPKA

THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

Eric E Cain
Digitally signed by
Eric E Cain
Date: 2021.01.28
15:35:04 -05'00'

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR &
MAPPER LS 7131

THIS IS NOT A SURVEY

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENT.



ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
400 STATE ROAD 434, SUITE 1024
OVIEDO, FLORIDA 32765
888.778.ECHO | www.echoues.com

DATE: 01/28/2021

PROJECT NUMBER: 20-379

OFFICE: DH

CHECKED: EC

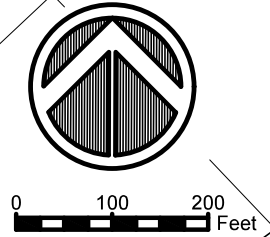
SCALE:
1"= 200'

SHEET 01 OF 03

Sketch

HARMON ROAD
60' RIGHT OF WAY PER
MAITLAND BOULEVARD
EXTENSION STATE
ROAD 429/414 SYSTEM
INTERCHANGE,
PROJECT NO. 428-200

PARCEL ID #
20-21-28-0000-00-040
OWNER CITY OF APOPKA
DOCUMENT # 20180459286



TANGENT BEARING
N 43°21'37" E
SOUTHERLY
PARCEL LINE
PC
C2
L4
C3
PT L5
PROPOSED HARMON ROAD EXTENSION

PARCEL ID #
20-21-28-0000-00-044
OWNER ADVENTIST HEALTH
SYSTEM/SUNBELT INC
OFFICIAL RECORDS BOOK
10692, PAGE 5890

PARCEL ID #
20-21-28-0000-00-046
OWNER ADVENTIST HEALTH
SYSTEM/SUNBELT INC
OFFICIAL RECORDS BOOK
10692, PAGE 5890

PARCEL ID #
20-21-28-0000-00-047
OWNER ADVENTIST HEALTH
SYSTEM/SUNBELT INC

COUNTY ROAD 437A RE-ALIGNED
RIGHT OF WAY VARIES PER
ORLANDO - ORANGE COUNTY EXPRESSWAY
BELTWAY, STATE ROAD 429,
PROJECT NO. 75320-6460-604

WEST R/W LINE
EAST R/W LINE
L2
L8

COUNTY ROAD 437A
60' RIGHT OF WAY PER
ORLANDO - ORANGE COUNTY EXPRESSWAY
AUTHORITY RIGHT OF WAY MAP, WESTERN
BELTWAY, STATE ROAD 429,
PROJECT NO. 75320-6460-604

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF THE
SE 1/4 OF THE NW 1/4 OF
SECTION 20-21-28

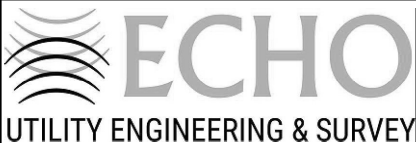
S 89°38'00" W 1051.68
SOUTH LINE OF THE SE 1/4 OF THE NW 1/4

C1
NT
TANGENT BEARING
N 00°48'00" E
POINT OF BEGINNING
L7

ABBREVIATIONS

ID = IDENTIFICATION
NO. = NUMBER
NT = NON-TANGENT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES



ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
400 STATE ROAD 434, SUITE 1024
OVIDO, FLORIDA 32765
888.778.ECHO | www.echoues.com

DATE: 01/28/2021
PROJECT NUMBER: 20-379
OFFICE: DH
CHECKED: EC

SCALE:
1" = 200'
SHEET 02 OF 03

Curve and Line Tables

<i>Line Table</i>		
<i>Line #</i>	<i>Direction</i>	<i>Length</i>
<i>L1</i>	<i>S 17° 47' 58" W</i>	<i>162.98</i>
<i>L2</i>	<i>N 17° 47' 58" E</i>	<i>986.35</i>
<i>L3</i>	<i>N 40° 34' 55" W</i>	<i>226.64</i>
<i>L4</i>	<i>S 43° 07' 00" E</i>	<i>68.39</i>
<i>L5</i>	<i>N 89° 49' 10" E</i>	<i>116.21</i>
<i>L6</i>	<i>S 49° 24' 26" W</i>	<i>220.44</i>
<i>L7</i>	<i>N 40° 34' 55" W</i>	<i>91.39</i>
<i>L8</i>	<i>S 17° 47' 58" W</i>	<i>938.38</i>

<i>Curve Table</i>					
<i>Curve #</i>	<i>Radius</i>	<i>Delta</i>	<i>Arc Length</i>	<i>Chord Bearing</i>	<i>Chord Length</i>
<i>C1</i>	<i>1029.93</i>	<i>009°05'51"</i>	<i>163.53</i>	<i>N 03°44'55" W</i>	<i>163.36</i>
<i>C2</i>	<i>894.93</i>	<i>000°33'47"</i>	<i>8.79</i>	<i>N 43°44'30" E</i>	<i>8.79</i>
<i>C3</i>	<i>342.50</i>	<i>047°03'49"</i>	<i>281.34</i>	<i>S 66°38'55" E</i>	<i>273.49</i>

ATTACHMENT "F"



Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

August 25, 2021

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

**RE: PARTIAL RELEASE AND REESTABLISHMENT OF RESTRICTION AND PARTIAL
RELEASE OF EASEMENT AND MAINTENANCE AGREEMENT**

SR 429, Projects 429-604 and 429-200
Parcels 63-117 Partial and 63-125 Partial

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 associated with the Harmon Road area shown in Exhibit "A" attached hereto. The SR 429 Projects 429-604 and 429-200 have been completed. In our opinion, based upon the foregoing, we certify that the partial release of the above referenced CFX Parcels from the term and conditions of the Easement Agreement for Expressway Facilities dated June 29, 2018, and recorded August 3, 2018, as Document Number 20180460203 in the Public Records of Orange County, Florida ("Easement Agreement") would not impede or restrict the current or future construction, operation or maintenance of the CFX Expressway System, and the easement interests reserved over the CFX Parcels are no longer essential for the current or future construction, operation or maintenance of the CFX Expressway System.
2. 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.)

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: CFX Right-of-Way Committee Members

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

DATE: August 18, 2021

SUBJECT: Right-of-Way Transfer and Continuing Maintenance Agreement Between the Central Florida Expressway Authority and City of Apopka, Florida (Harmon Road) Project Numbers 429-200 and 429-604
Portions of Parcels 63-117 and 63-118

BACKGROUND

Central Florida Expressway Authority's predecessor in interest (now "CFX") acquired various real properties for the construction of State Road (S.R.) 429 and associated facilities, including Parcel 63-118. Parcel 63-118 consisted of approximately 3.5 acres of real property and was acquired from John H. Talton Enterprises, Inc. et al. for \$210,000.00 plus costs and expenses, pursuant to that certain Stipulated Final Judgment, Case No. CI 98-2788 in the Circuit Court of the Ninth Judicial Circuit, Orange County, Florida entered February 2, 2001.

As part of the construction of S.R. 429 ("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 and real property that were intended to be a part of the City of Apopka's ("City") local road network.

The City is currently designing, and intends to construct, improvements to Harmon Road and has requested CFX dedicate a portion of Parcel 63-118 ("CFX Parcel") more particularly identified on the map attached hereto as **Attachment "A"** ("Map") to the City to complete the improvements to Harmon Road. On or about August 3, 2021, the City made application to CFX requesting the conveyance of the CFX Parcel to the City. A copy of the City's request is attached hereto as **Attachment "B"**. In order to ensure all local road right-of-way and associated facilities are owned by the City 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 City desire to enter into the proposed Right-of-Way Transfer and Continuing Maintenance Agreement to effectuate the transfer of the ownership interests. The proposed Right-of-Way Transfer and Continuing Maintenance Agreement is attached hereto as **Attachment "C"** ("Agreement").

Pursuant to the terms of the proposed Agreement, CFX agrees to transfer the CFX Parcel to the City for ownership and maintenance and the release and reestablishment of the limited access right-of-way lines along the CFX Parcel.

The conveying instrument will include a deed restriction and reverter in the event the City fails to utilize the CFX Parcel for public right-of-way or other public uses. In exchange for said transfer, the City will agree to undertake the continuing maintenance of the CFX Parcel.

A portion of the CFX Parcel is encumbered with limited access lines held by CFX running along the boundaries of the CFX Parcel ("Existing L/A Lines"). With the transfer of the CFX Parcel to the City, it is in the best interest of CFX to relocate and reestablish the location of the Existing L/A Lines to align with the boundary lines of the CFX Parcel in accordance with the terms of the Agreement.

The proposed Agreement will further memorialize and reiterate the maintenance obligations of CFX and the City with regard to local infrastructure and Expressway System infrastructure.

Pursuant to CFX's Property Acquisition, Disposition & Permitting Procedures Manual, CFX staff and CFX's General Engineering Consultant have examined the CFX Parcel and determined that the CFX Parcel is not needed to support existing Expressway Facilities. Accordingly, CFX's General Engineering Consultant has certified that the CFX 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 CFX Parcel would not impede or restrict the Expressway System. A copy of the certification is attached hereto as **Attachment "D"**.

The proposed Agreement was prepared and provided to the City for review and consideration. The City 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.

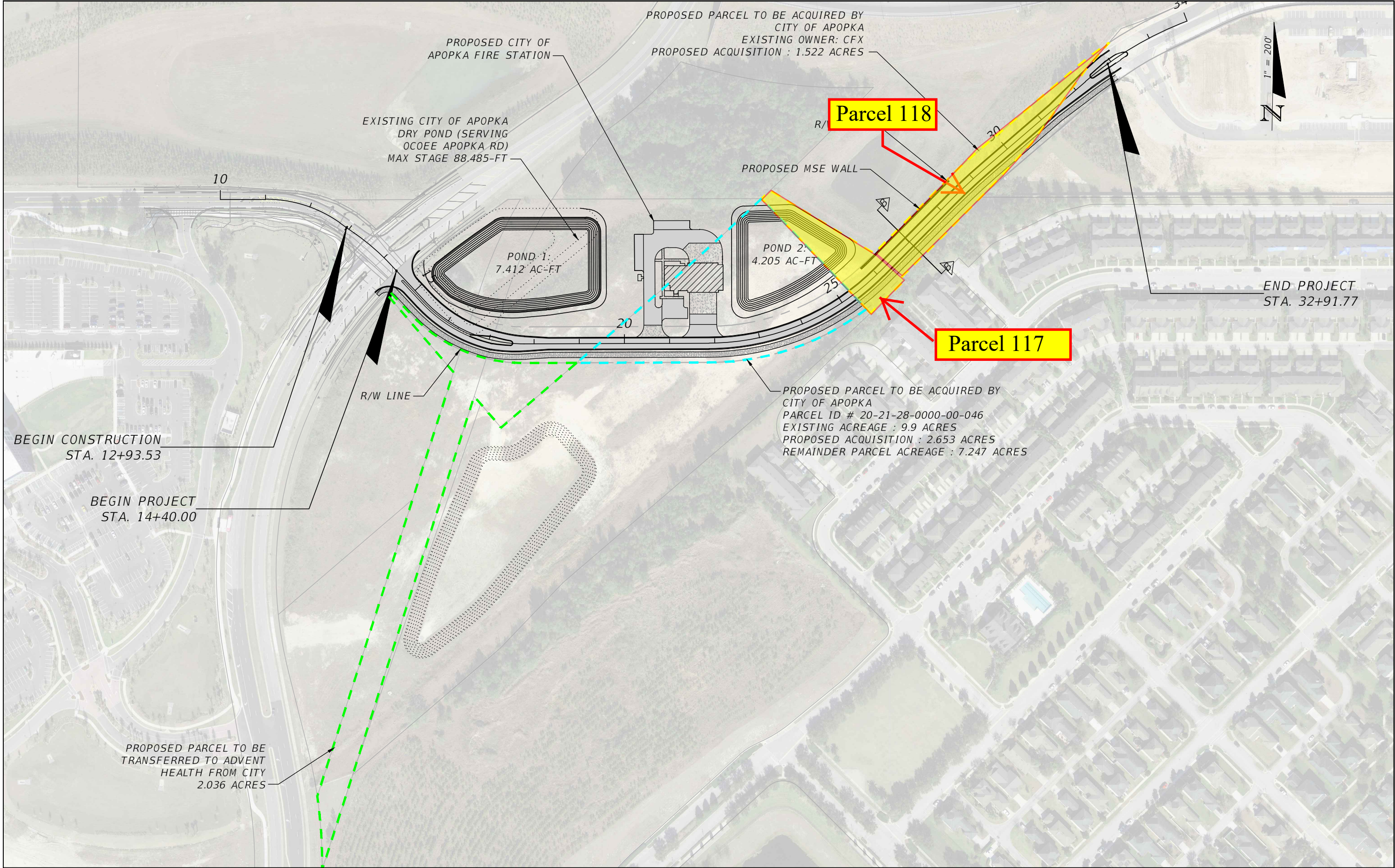
REQUEST


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 the City of Apopka, Florida and Release and Reestablishment of Limited Access Lines and the Approval of the Right of Way Transfer and Continuing Maintenance Agreement with CFX and City in a form substantially similar to the attached Agreement, subject to the following: (1) separate notice to the local government in which the CFX Parcel and Existing L/A Lines are located is not required; (2) conveyance of the CFX Parcel 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 Parcel for public uses; (3) the Existing L/A Lines will not be released until CFX Parcel is conveyed to, and accepted by, the City; and (4) 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

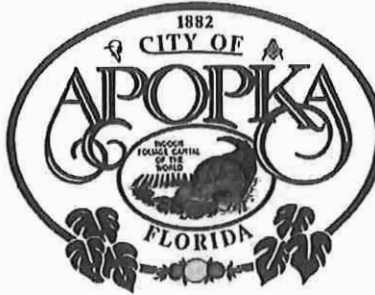
- A. Map
- B. Application from the City of Apopka
- C. Right-of-Way Transfer and Continuing Maintenance Agreement
- D. Certificate from CFX's General Engineering Consultant
- E. Resolution Declaring Property as Surplus Property Available for Sale, Authorizing the Transfer of Surplus Property with City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



REVISIONS				TYLER JEFFERY MALMBORG, P.E. P.E. LICENSE NUMBER 75630 NEWKIRK ENGINEERING, INC. 1230 NORTH US-HIGHWAY 1, SUITE 3 ORMOND BEACH, FL 32174 CERTIFICATE OF AUTHORIZATION 30209		CITY OF APOPKA HARMON ROAD EXTENSION	ATTACHMENT "A"	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION					C-1
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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

ATTACHMENT "B"



120 E. Main St. · APOPKA, FLORIDA 32703-5346
PHONE (407) 703-1700

August 3, 2021

Ms. Laura Kelley, Executive Director
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

RE: Road Right-of-Way and Property needed for the Harmon Road Extension

Dear Ms. Kelley,

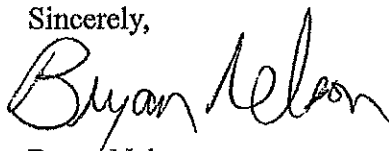
The City is tasked with ensuring that the necessary support infrastructure is in place, including fire stations, hospitals, and roadways, to support the growing population of the City of Apopka. To accomplish this task, the City has planned several infrastructure projects in the area of Harmon Road. The City's top priority for roadway construction is the Harmon Road Extension. Once completed, Harmon Road will extend from Binion Road to Marden Road and the SR 414 ramps creating a road network that will provide better local circulation and a clear, direct access to the AdventHealth Hospital ("AdventHealth") and the proposed new fire station.

This infrastructure project has been a high priority for the City from the time it was announced that a new hospital was being constructed on Ocoee Apopka Road at Harmon Road. Design phase for the Harmon Road Extension was funded in the current fiscal year and will be completed in about two months. The construction phase of the Harmon Road Extension is funded in City's fiscal year 2021/2022, and the City plans to advertise an RFP before the end of 2021. Further, the Apopka Fire Department was just awarded a legislative appropriation for the fire station construction, and the City is ready to commence construction of this vital infrastructure to support the needs of the residents of the Apopka so time is of the essence in getting our requests approved.

In order for the roadway project to be completed, additional right-of-way is needed. We are requesting the conveyance of 1.531 acres+/- right-of-way owned by the Central Florida Expressway System ("CFX") to the City. The requested right-of-way is depicted on the sketch and legal description in Attachment "A". It will be used only for public purposes related to the construction of the Harmon Road Extension and not sold or given to the private sector for private development.

The City and CFX have entered into many mutually beneficial agreements in the past and we hope to continue our collaborative relationship with this right-of-way conveyance. We respectfully ask for your consideration of this request, which will enable the construction of the Harmon Road Extension.

Sincerely,

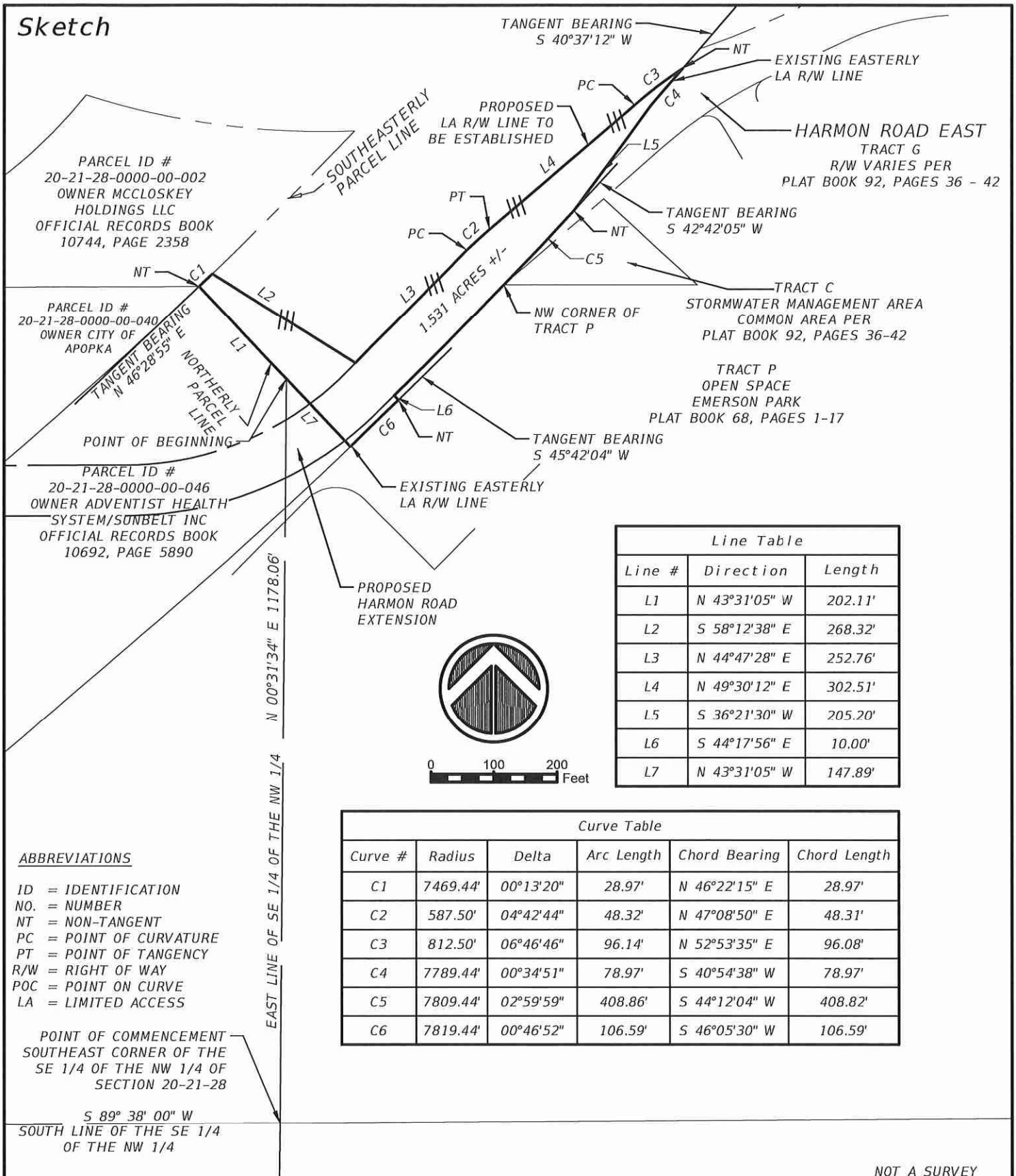
A handwritten signature in black ink that reads "Bryan Nelson". The signature is written in a cursive, flowing style.

Bryan Nelson
Mayor, City of Apopka

cc: Edward Bass, City of Apopka
Michael A. Rodriguez, City of Apopka
James Hitt, City of Apopka
Woody Rodriguez, CFX
Glenn Pressimone, CFX

ATTACHMENT A

Sketch



ABBREVIATIONS

ID = IDENTIFICATION
NO. = NUMBER
NT = NON-TANGENT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
POC = POINT ON CURVE
LA = LIMITED ACCESS

NOT A SURVEY



ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
400 STATE ROAD 434, SUITE 1024
OVIEDO, FLORIDA 32765
888.778.ECHO | www.echoues.com

DATE: 08/09/2021
PROJECT NUMBER: 20-379
OFFICE: DH
CHECKED: EC

SCALE:
1"=200'
SHEET 02 OF 02

Description

A portion of Section 20, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southeast One Quarter of the Northwest One Quarter of Section 20, Township 21 South, Range 28 East, Orange County, Florida; thence North 00°31'34" East, a distance of 1178.06 feet along the East line of said Southeast One Quarter of the Northwest One Quarter, to the POINT OF BEGINNING; said point being on the Northerly line of a parcel described in Official Records Book 10692, Page 5890, of the Public Records of Orange County, Florida; thence North 43°31'05" West, a distance of 202.11 feet along said Northerly line to a point on a non-tangent curve, concave Northwesterly, having a radius of 7469.44 feet, a central angle of 00°13'20" and a chord bearing and distance of North 46°22'15" East, 28.97 feet; said point being on the Southeasterly line of a parcel described in Official Records Book 10744, Page 2358 of the Public Records of Orange County, Florida; thence departing said Northerly line from a tangent bearing of North 46°28'55" East, Northeasterly along the arc of said curve and along said Southeasterly line, a distance of 28.97 feet; thence departing said Southeasterly line run along Proposed Limited Access Right of Way Line the following five courses and distances: South 58°12'38" East, a distance of 268.32 feet; thence North 44°47'28" East, a distance of 252.76 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 587.50 feet, a central angle of 04°42'44", and a chord bearing and distance of North 47°08'50" East, 48.31 feet; thence Northeasterly along the arc of said curve, a distance of 48.32 feet to the point of tangency; thence departing said curve North 49°30'12" East, a distance of 302.51 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 812.50 feet, a central angle of 06°46'46" and a chord bearing and distance of North 52°53'35" East, 96.08 feet; thence Northeasterly along the arc of said curve 96.14 feet to a point on the existing Easterly Limited Access right of way line of State Road 451 as shown on State Road 429/414 Systems Interchange Project No. 429/200 Right of Way Map; said point also being a point on a non-tangent curve, concave Northwesterly, having a radius of 7789.44 feet, a central angle of 00°34'51", and a chord bearing and distance of South 40°54'38" West, 78.97 feet; thence departing said Proposed Limited Access Right of Way Line from a tangent bearing of South 40°37'12" West, Southwesterly along the arc of said curve and along said Easterly Limited Access Right of Way Line, 78.97 feet; thence continuing along said Easterly Limited Access Right of Way Line the following four courses and distances: South 36°21'30" West, a distance of 205.20 feet to a point on a non-tangent curve, concave Northwesterly, having a radius of 7809.44 feet, a central angle of 02°59'59", and a chord bearing and distance of South 44°12'04" West, 408.82 feet; thence from a tangent bearing of South 42°42'05" West, Southwesterly along the arc of said curve a distance of 408.86 feet; thence South 44°17'56" East, a distance of 10.00 feet to a point on a non-tangent curve, concave Northwesterly, having a radius of 7819.44 feet, a central angle of 00°46'52", and a chord bearing and distance of South 46°05'30" West, 106.59 feet; thence from a tangent bearing of South 45°42'04" West, Southerly along the arc of said curve, a distance of 106.59 feet to a point on the aforesaid Northerly line of parcel described in Official Records Book 10692, Page 5890, of the Public Records of Orange County, Florida; thence departing said existing Limited Access Right of Way Line, North 43°31'05" West, a distance of 147.89 feet along said Northerly line to the Point of Beginning.

Containing 1.531 acres, more or less.

PREPARED FOR:
NEWKIRK ENGINEERING
CITY OF APOPKA

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING SOUTH 89°38'00" WEST.
2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF THE FLORIDA ADMINISTRATIVE CODE.



THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

Eric E Cain

Digitally signed by Eric E
Cain
Date: 2021.08.09
10:50:50 -04'00'

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR &
MAPPER LS 7131

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENT.



ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
400 STATE ROAD 434, SUITE 1024
OVIEDO, FLORIDA 32765
888.778.ECHO | www.echoues.com

DATE: 06/16/2021
PROJECT NUMBER: 20-379
OFFICE: DH
CHECKED: EC

SCALE:
1"=200'
SHEET 01 OF 02

ATTACHMENT "C"

Project Nos. 429-604 and 429-200
Portion of Parcel 63-117 and 63-118

**RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT
BETWEEN
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
AND CITY OF APOPKA, FLORIDA
(Harmon 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 **CITY OF APOPKA, FLORIDA**, a municipality of the State of Florida, whose address is 120 East Main Street, Apopka, Florida 32703-5346 ("City"). CFX and City are sometimes collectively referred to herein as the "Parties."

WITNESSETH:

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

WHEREAS, pursuant to Section 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 of State Road 429, CFX 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 System, thus making both the Expressway System and the local road system compatible; and

WHEREAS, the construction of State Road 429 is completed and the City is designing and constructing improvements to Harmon Road adjacent to State Road 429, and both Parties desire to conclude the land conveyances to ensure that title to the real property necessary for all of City's right-of-way and related facilities is vested in City, subject to certain rights retained by CFX; and

WHEREAS, concurrent with the conveyance of fee simple interest in the CFX 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 City 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 City a full and complete set of right-of-way maps consisting of S.R. 429 Project 429-604 and 429-200.

3. **CFX Conveyance**. CFX agrees to transfer, assign, and convey to City, and City 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 a portion of CFX parcels 63-117 and 63-118, 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. CFX and City 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. **Release of Limited Access Line by CFX**. Upon acceptance and recording of the CFX Deed by the City, 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 "C"** 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 "D"** 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 CFX Deed, which reestablishment shall occur upon the recording of the 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 City "AS IS, WHERE IS, WITH ALL FAULTS," in such condition as the same may be on the Closing Date (hereinafter defined) 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, City 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 City's remaining property, business damages, severance damages, or any other damages.

5. **Removal and Replacement of Fence, Light Poles, and Walls.** At the Closing, City agrees to grant CFX a license to remove any existing fences, walls, light poles, or any other structures located within the CFX Property, if CFX elects to do so, and replace, relocate, reinstall, or construct a new fence, wall, or light poles, within the CFX Property. This license shall remain in effect for eighteen (18) months from the Closing Date. In the event CFX elects to exercise the rights set forth under this license, CFX shall be responsible, at no cost to City, 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, if any. This provision shall survive the Closing for a period of eighteen (18) months from the Closing Date.

6. **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 local roadways. The City agrees to perform, at its sole cost and expense, and accept responsibility for any and all continuing and future maintenance obligations and responsibility for the CFX Property and any local roadways constructed thereon as of the Closing Date.

7. **Consideration.** The consideration for the CFX Property to be transferred to City shall be the respective values attributed to the continuing and future obligations to maintain the CFX Property.

8. **Evidence of Title.** At any time before Closing, City, at its sole cost and expense, shall have the right to 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 the City.

9. **Survey.** City shall have the right, at any time before Closing, at its sole cost and expense, to have the CFX 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 written approval of the Parties.

10. **Deed Restriction; Reverter.** The CFX Property conveyed to City shall only be utilized for public purposes. 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, City agrees that the CFX Property shall only be used for public purposes, including, without limitation, public right-of-way, stormwater, fire, health, and safety uses, and pedestrian uses (collectively, the "**Permitted Use**"). 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 for a Permitted Use, 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 a Permitted Use to automatically revert back to CFX at no cost to CFX. In such event, CFX shall notify City 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 City desires to cease operation of the CFX Property for a Permitted Use or otherwise sell, convey, or transfer the CFX Property to a third party, City 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 CFX’s receipt of the Sale Notice to deliver to City 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.

11. **Closing Date and Location.** The closing of the conveyances contemplated under this Agreement (“**Closing**”) shall be held on or before thirty (30) days after the Effective Date (hereinafter defined) or such earlier date selected by CFX upon not less than five (5) days’ prior written notice to City (“**Closing Date**”), at the offices of CFX, or CFX’s attorney, or any other place which is mutually acceptable to the Parties. The Parties agree that the Closing may occur virtually or via mail away or courier services. The Closing Date is subject to an option to extend that may be exercised with written approval from the City Manager and the Executive Director of CFX, as applicable.

12. **Conveyance of Title.** CFX shall execute and deliver to City the required CFX Deed, as described above.

13. **Closing Documents and FIRPTA Affidavit.** At Closing, CFX, as the owner of the CFX 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 consideration exchanged under FIRPTA) and such other documents as are necessary to complete the transaction. In the event City elects to obtain a Commitment, CFX shall execute an owner’s affidavit including matters referenced in Section 627.7842(b) and (c), Florida Statutes.

14. **Closing Costs.** City shall pay any and all costs and expenses associated with, or arising from the conveyance of the CFX Property to the City, including, without limitation, the following: (i) all real property transfer and transaction taxes and levies relating to the purchase or sale of the Property, if any, including, without limitation, the documentary stamps which shall be affixed to the CFX Deed, (ii) any costs or expenses associated with the Commitment, title policy issued therefor, or the Survey, (iii) the cost of recording the CFX Deed, and (iv) preparation and recordation of any instruments necessary to correct title, if applicable. Unless otherwise agreed upon by CFX, the City shall prepare, at City’s sole expense and expense, all documents required

for the closing. Other than the aforementioned document preparation costs, each party shall pay its own attorneys' fees and costs.

15. **Recording.** City, at its sole cost and expense, agrees to record the CFX Deed no later than thirty (30) days after delivery of the original CFX Deed to City. City agrees to deliver to CFX a copy of the recorded CFX Deed. CFX agrees to records, at its sole cost and expense, the Release no later than thirty (30) days after delivery of the recorded CFX Deed to CFX.

16. **As-Is Conveyance.** City hereby agrees, acknowledges and understands that the CFX Property is being conveyed to City "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) City has read and understands the provisions of this Section and acknowledges and agrees that except as expressly set forth in this Agreement, it is acquiring the CFX Property "**AS-IS, WHERE IS AND WITH ALL FAULTS**" and that CFX has disclaimed herein any and all warranties, express or implied.

17. **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 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

With a copy to: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
4974 ORL Tower Road
Orlando, Florida 32807
Attn: General Counsel

CITY: CITY OF APOPKA
Attn: Mayor
120 East Main Street
Apopka, Florida 32703-5346

With a copy to: CITY OF APOPKA
Attn: City Attorney
120 East Main Street
Apopka, Florida 32703-5346

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.

18. **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.

19. **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. City 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.

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

21. **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.

22. **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.

23. **Effective Date.** This Agreement shall be and become effective on the date that it is signed and executed by the last to sign of CFX and City ("**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]

“CITY”

CITY OF AOPKA

By: _____
Bryan Nelson, Mayor

Date: _____

Attest:

Approved as to form and legality by legal
counsel.

By: _____
Print Name: _____
Title: _____

By: _____
Michael A. Rodriquez

[ADDITIONAL SIGNATURE PAGE TO FOLLOW]

“CFX”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

By: _____
Buddy Dyer, 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 _____,
2021 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” – Existing L/A Lines

Exhibit “D” - Release

EXHIBIT “A”
Legal Description of the CFX Property

Description

A portion of Section 20, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southeast One Quarter of the Northwest One Quarter of Section 20, Township 21 South, Range 28 East, Orange County, Florida; thence North 00°31'34" East, a distance of 1178.06 feet along the East line of said Southeast One Quarter of the Northwest One Quarter, to the POINT OF BEGINNING; said point being on the Northerly line of a parcel described in Official Records Book 10692, Page 5890, of the Public Records of Orange County, Florida; thence North 43°31'05" West, a distance of 202.11 feet along said Northerly line to a point on a non-tangent curve, concave Northwesterly, having a radius of 7469.44 feet, a central angle of 00°13'20" and a chord bearing and distance of North 46°22'15" East, 28.97 feet; said point being on the Southeasterly line of a parcel described in Official Records Book 10744, Page 2358 of the Public Records of Orange County, Florida; thence departing said Northerly line from a tangent bearing of North 46°28'55" East, Northeasterly along the arc of said curve and along said Southeasterly line, a distance of 28.97 feet; thence departing said Southeasterly line South 58°12'38" East, a distance of 268.32 feet; thence North 44°47'28" East, a distance of 252.76 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 587.50 feet, a central angle of 04°42'44", and a chord bearing and distance of North 47°08'50" East, 48.31 feet; thence Northeasterly along the arc of said curve, a distance of 48.32 feet to the point of tangency; thence departing said curve North 49°30'12" East, a distance of 302.51 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 812.50 feet, a central angle of 06°46'46" and a chord bearing and distance of North 52°53'35" East, 96.08 feet; thence Northeasterly along the arc of said curve 96.14 feet to a point on the existing Easterly Limited Access right of way line of State Road 451 as shown on State Road 429/414 Systems Interchange Project No. 429/200 Right of Way Map; said point also being a point on a non-tangent curve, concave Northwesterly, having a radius of 7789.44 feet, a central angle of 00°34'51", and a chord bearing and distance of South 40°54'38" West, 78.97 feet; thence from a tangent bearing of South 40°37'12" West, Southwesterly along the arc of said curve and along said Easterly Limited Access Right of Way Line, 78.97 feet; thence continuing along said Easterly Limited Access Right of Way Line the following four courses and distances: South 36°21'30" West, a distance of 205.20 feet to a point on a non-tangent curve, concave Northwesterly, having a radius of 7809.44 feet, a central angle of 02°59'59", and a chord bearing and distance of South 44°12'04" West, 408.82 feet; thence from a tangent bearing of South 42°42'05" West, Southwesterly along the arc of said curve a distance of 408.86 feet; thence South 44°17'56" East, a distance of 10.00 feet to a point on a non-tangent curve, concave Northwesterly, having a radius of 7819.44 feet, a central angle of 00°46'52", and a chord bearing and distance of South 46°05'30" West, 106.59 feet; thence from a tangent bearing of South 45°42'04" West, Southerly along the arc of said curve, a distance of 106.59 feet to a point on the aforesaid Northerly line of parcel described in Official Records Book 10692, Page 5890, of the Public Records of Orange County, Florida; thence departing said existing Limited Access Right of Way Line, North 43°31'05" West, a distance of 147.89 feet along said Northerly line to the Point of Beginning.

Containing 1.531 acres, more or less.

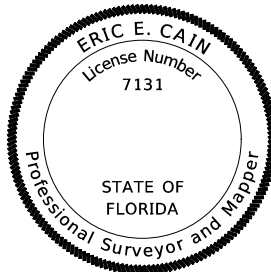
PREPARED FOR:
NEWKIRK ENGINEERING
CITY OF APOPKA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF THE FLORIDA ADMINISTRATIVE CODE.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING SOUTH 89°38'00" WEST.
2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Digitally signed by
Eric E Cain
Eric E Cain
Date: 2021.08.17
13:41:50 -04'00'

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR &
MAPPER LS 7131

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENT.



ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
400 STATE ROAD 434, SUITE 1024
OVIEDO, FLORIDA 32765
888.778.ECHO | www.echoues.com

DATE: 08/17/2021

PROJECT NUMBER: 20-379

OFFICE: DH

CHECKED: EC

SCALE:
1"=200'

SHEET 01 OF 03

Description

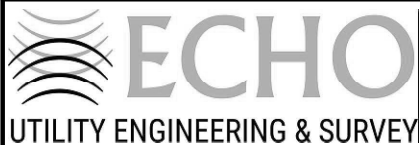
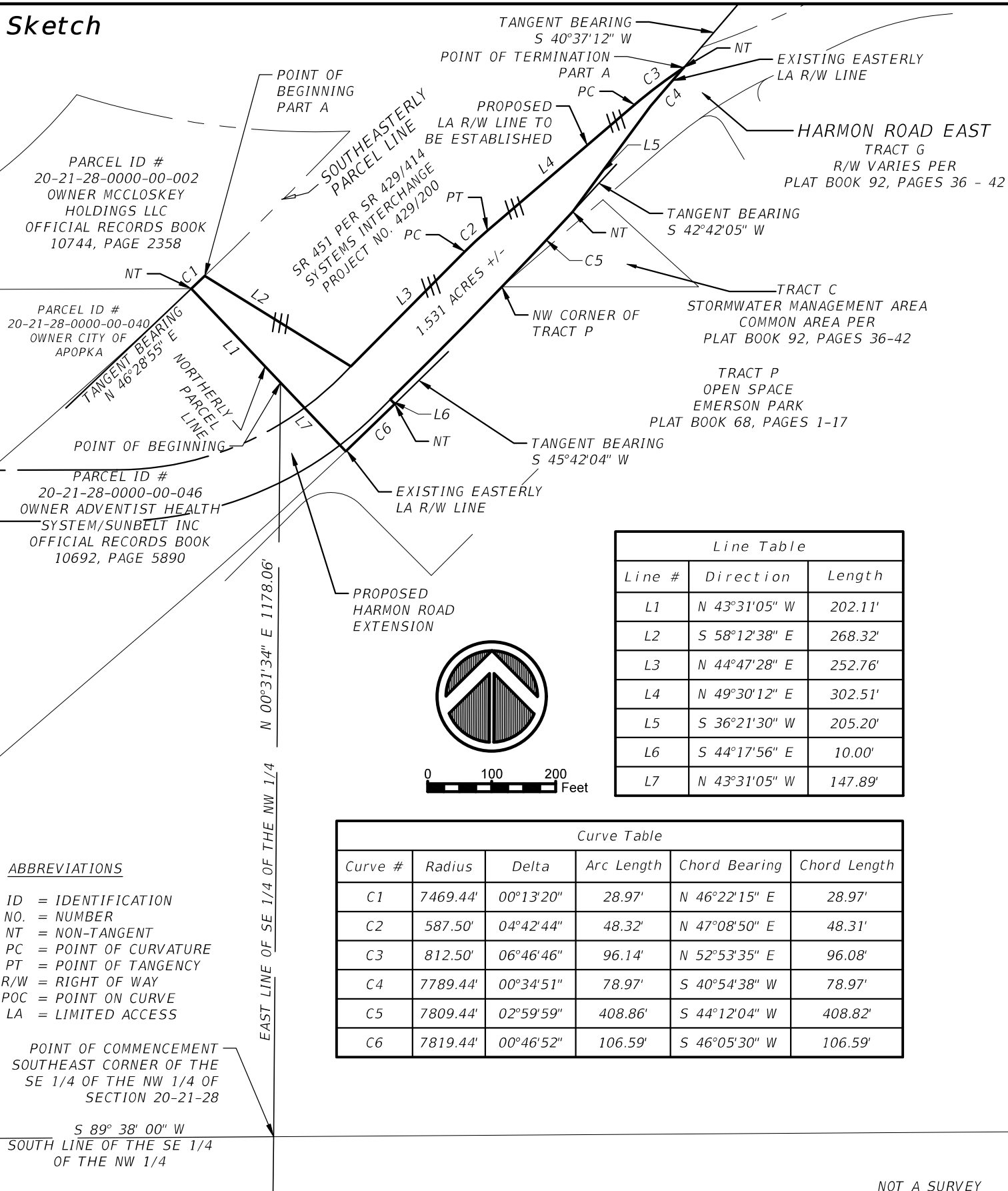
Part A

Reserving unto Grantor all rights of Ingress, Egress, Light, Air and View to, From or Across any property adjoining the following described line:

Commence at the Southeast corner of the Southeast One Quarter of the Northwest One Quarter of Section 20, Township 21 South, Range 28 East, Orange County, Florida; thence North $00^{\circ}31'34''$ East, a distance of 1178.06 feet along the East line of said Southeast One Quarter of the Northwest One Quarter, said point being on the Northerly line of a parcel described in Official Records Book 10692, Page 5890, of the Public Records of Orange County, Florida; thence North $43^{\circ}31'05''$ West, a distance of 202.11 feet along said Northerly line to a point on a non-tangent curve, concave Northwesterly, having a radius of 7469.44 feet, a central angle of $00^{\circ}13'20''$ and a chord bearing and distance of North $46^{\circ}22'15''$ East, 28.97 feet; said point being on the Southeasterly line of a parcel described in Official Records Book 10744, Page 2358 of the Public Records of Orange County, Florida; thence departing said Northerly line from a tangent bearing of North $46^{\circ}28'55''$ East, Northeasterly along the arc of said curve and along said Southeasterly line, a distance of 28.97 feet, to the POINT OF BEGINNING; thence departing said Southeasterly line the following five courses and distances: South $58^{\circ}12'38''$ East, a distance of 268.32 feet; thence North $44^{\circ}47'28''$ East, a distance of 252.76 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 587.50 feet, a central angle of $04^{\circ}42'44''$, and a chord bearing and distance of North $47^{\circ}08'50''$ East, 48.31 feet; thence Northeasterly along the arc of said curve, a distance of 48.32 feet to the point of tangency; thence departing said curve North $49^{\circ}30'12''$ East, a distance of 302.51 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 812.50 feet, a central angle of $06^{\circ}46'46''$ and a chord bearing and distance of North $52^{\circ}53'35''$ East, 96.08 feet; thence Northeasterly along the arc of said curve 96.14 feet to the Point of Termination.

Limited Access Rights only along a line without area.

Sketch



ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
400 STATE ROAD 434, SUITE 1024
OVIEDO, FLORIDA 32765
888.778.ECHO | www.echoues.com

DATE: 08/17/2021
PROJECT NUMBER: 20-379
OFFICE: DH
CHECKED: EC

NOT A SURVEY

SCALE:
1"=200'

SHEET 03 OF 03

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 Nos. 429-604 and 429-200
Portion of Parcel 63-117 and 63-118

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 **CITY OF APOPKA, FLORIDA**, a municipality of the State of Florida, whose address is 120 East Main Street, Apopka, Florida 32703-5346 (“**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”

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.) 429 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. 429 from the Property, nor does Grantee have any rights of light, air or view from S.R. 429 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. 429 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.
- 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. 429 or otherwise constitute a hazard for S.R. 429 or any related system or structure.
- d) By acceptance of this deed, Grantee acknowledges that portions of the Property may have been acquired via eminent domain and are 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 purposes, including, without limitation, public right-of-way, stormwater, fire, health, and safety uses, and pedestrian uses (collectively, the "Permitted Use"), then all right, title, and interest to the Property that is not used for a Permitted Use shall automatically revert back to Grantor, at Grantor's option and at no cost to Grantor. Further, the foregoing use restriction shall run with title to the 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 Property ceases to be used for a Permitted Use, Grantor may elect to pursue any remedies available to the Grantor in law or equity including, without limitation, specific performance, or for all right, title, and interest to the Property that is not used for a Permitted Use to automatically revert back to Grantor at no cost to Grantor. In such event, Grantor shall notify Grantee in writing of its intent to exercise its right of reverter with respect to the Property ("Reversion Notice"). Notwithstanding the foregoing, in the event Grantee desires to cease operation of the Property for a Permitted Use or otherwise sell, convey, or transfer the Property to a third party, Grantee shall provide written notice to Grantor of such ("Sale Notice") and in such event, Grantor shall have the right of first refusal

and shall have ninety (90) days from Grantor's receipt of the Sale Notice to deliver to Grantee a Reversion Notice.

- f) 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.
- g) Easements, covenants, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, provided; however, this reference shall not operate to reimpose the same.
- h) Ad valorem real property taxes and assessments, if applicable, for the year 2021 and subsequent years.

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**

Print Name: _____

Print Name: _____

By: _____
Buddy Dyer, its 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 _____,
2021 for its exclusive use and reliance.

By: _____
Diego "Woody" Rodriguez
General Counsel

EXHIBIT “C”
Existing L/A Lines

Description

PURPOSE: LIMITED ACCESS RIGHTS RELEASE

Release of a portion of the Limited Access rights along former State Road 451 as shown on State Road 429/414 Systems Interchange Project No. 429/200 Right of Way Map; and lying in Section 20, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southeast One Quarter of the Northwest One Quarter of Section 20, Township 21 South, Range 28 East, Orange County, Florida; thence North 00°31'34" East, a distance of 1178.06 feet along the East line of said Southeast One Quarter of the Northwest One Quarter, to a point on the Northerly line of a parcel described in Official Records Book 10692, Page 5890, of the Public Records of Orange County, Florida; thence South 43°31'05" West, a distance of 147.89 feet along said Northerly line to a point on a non-tangent curve, concave Northwesterly, having a radius of 7819.44 feet, a central angle of 00°46'52" and a chord bearing and distance of North 46°05'30" East, 106.59 feet, being a point on the Existing Easterly Limited Access right of way line of State Road 451 as shown on State Road 429/414 Systems Interchange Project No. 429/200 Right of Way Map, said point also being the POINT OF BEGINNING; thence along said Easterly Limited Access right of way line the following five (5) courses and distances: from a tangent bearing of North 46°28'55" East, Northeasterly along the arc of said curve a distance of 106.59 feet; thence departing said curve North 44°17'56" West, a distance of 10.00 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 7809.44 feet, a central angle of 02°59'59" and a chord bearing and distance of North 44°12'04" East, 408.82 feet; thence from a tangent bearing of North 45°42'04" East, Northeasterly along the arc of said curve a distance of 408.86 feet; thence departing said curve North 36°21'30" East, a distance of 205.20 feet to a point on a non-tangent curve, concave Northwesterly, having a radius of 7789.44 feet, a central angle of 00°34'51" and a chord bearing and distance of North 40°54'38" East, 78.97 feet; thence from a tangent bearing of North 41°12'03" East, Northeasterly along said curve a distance of 78.97 feet to a Point of Termination.

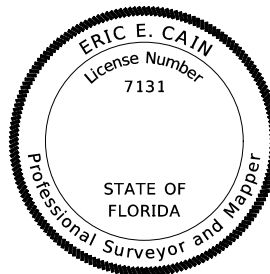
PREPARED FOR:
NEWKIRK ENGINEERING
CITY OF APOPKA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF THE FLORIDA ADMINISTRATIVE CODE.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING SOUTH 89°38'00" WEST.
2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Eric E Cain
Digitally signed by
Eric E Cain
Date: 2021.08.17
13:44:55 -04'00'

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR &
MAPPER LS 7131

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENT.



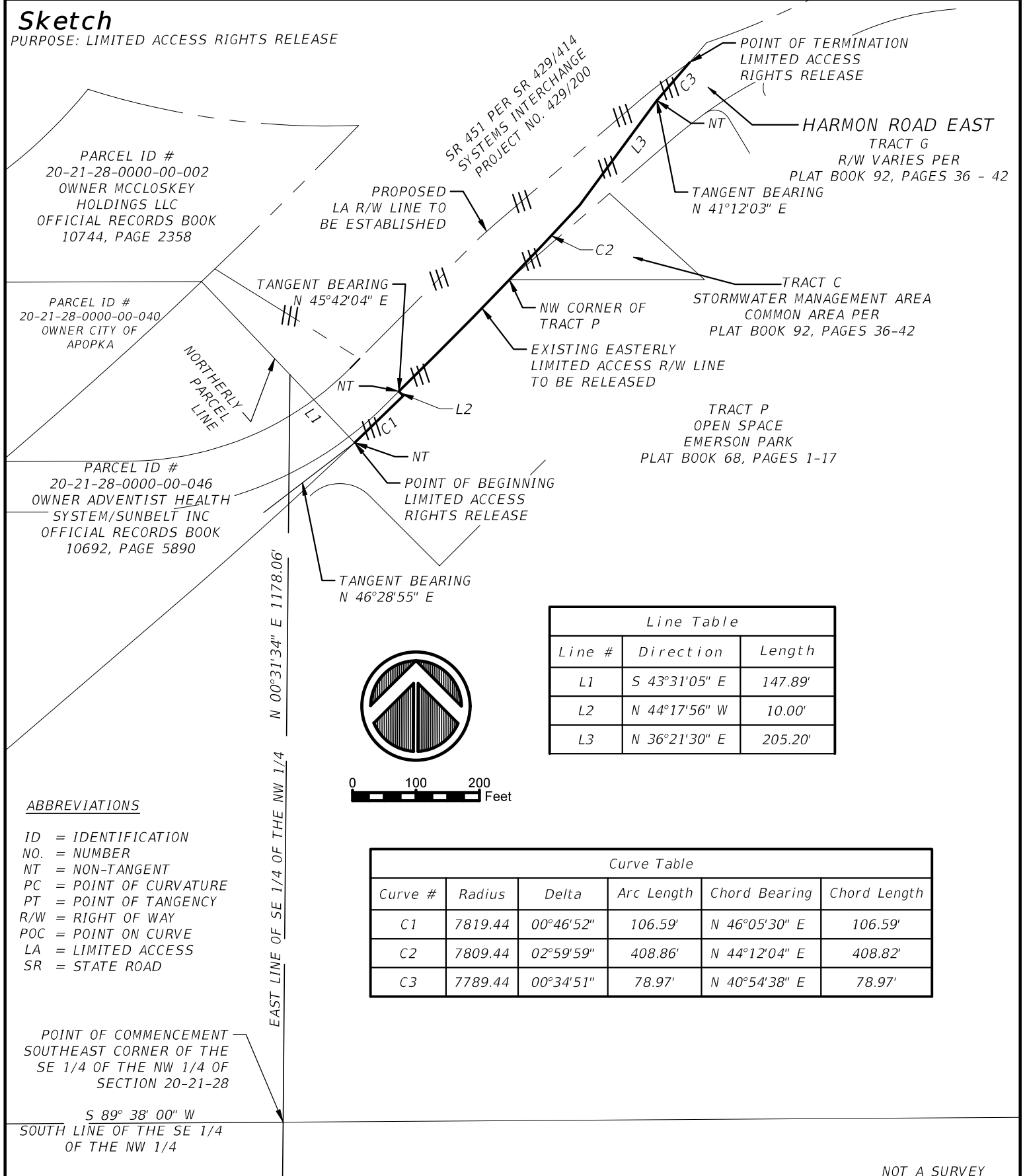
ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
400 STATE ROAD 434, SUITE 1024
OVIEDO, FLORIDA 32765
888.778.ECHO | www.echoues.com

DATE: 08/17/2021
PROJECT NUMBER: 20-379
OFFICE: DH
CHECKED: EC

SCALE:
1"=200'
SHEET 01 OF 02

Sketch

PURPOSE: LIMITED ACCESS RIGHTS RELEASE



ABBREVIATIONS

ID = IDENTIFICATION
NO. = NUMBER
NT = NON-TANGENT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
POC = POINT ON CURVE
LA = LIMITED ACCESS
SR = STATE ROAD

EXHIBIT "D"
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

Project Nos. 429-604 and 429-200
Portion of Parcel 63-117 and 63-118

NOTICE OF PARTIAL RELEASE OF LIMITED ACCESS LINE

THIS NOTICE OF PARTIAL RELEASE OF LIMITED ACCESS LINES ("Notice") is hereby executed the _____ day of _____ 2021 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 along the boundary of Parcels 63-117 and 63-118, as more particularly described as Limited Access Right of Way Parcels _____ as acquired pursuant to that certain _____ ("Existing Limited Access Lines"); and

WHEREAS, Orange County has conveyed to CFX new limited access lines also along the west side of Harmon Road 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 Harmon Road more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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:

“CFX”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

Print Name: _____

Print Name: _____

By: _____
Buddy Dyer, its 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 _____,
2021 for its exclusive use and reliance.

By: _____
Diego “Woody” Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization on this ____ day of _____, 2021, by _____
_____, as Chairman of the Central Florida Expressway Authority, on behalf of the organization.
He 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: _____

ATTACHMENT "D"



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

August 25, 2021

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

RE: DEDICATION OF PROPERTY

SR 429, Project 429-604 and 429-200
CFX to City of Apopka - Parcels 63-117 Partial and 63-118 Partial

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 associated with the Harmon Road area shown in Exhibit "A" attached hereto. The SR 429 Projects 429-604 and 429-200 are completed. In our opinion, based upon the foregoing, we certify that CFX Parcels listed above are no longer essential for the current or future construction, operation or maintenance of the CFX Expressway System and the transfer of the subject parcels to Orange County would not impede or restrict the current or future construction, operation or maintenance of the CFX Expressway System.
2. The release of and reestablishment of the Limited Access lines in parcels 63-117 and 63-as referenced in Exhibit "A" is required and would not materially affect or interfere with the present or future construction, use, operation, repair or maintenance of the Expressway Facilities, or otherwise impair traffic operations or maintenance of any portion of the Expressway System. The reestablishment of the Limited Access Lines is shown in the transfer documents.
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.)

ATTACHMENT "E"

Resolution No. 2021-_____
Project Nos. 429-604 and 429-200
Portion of Parcel 63-117 and 63-118

A RESOLUTION OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY DECLARING PROPERTY AS SURPLUS PROPERTY AVAILABLE FOR SALE, AUTHORIZING THE TRANSFER OF SURPLUS PROPERTY WITH CITY OF AOPKA, FLORIDA, 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 “Row Manual”), which Row Manual provides for the disposal of real property unnecessary or unsuitable for CFX’s use; and

WHEREAS, pursuant to the Row Manual, “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 Row Manual, 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 Row Manual 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 Row Manual, 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.”) 429 and determined that the real property referred

to as portions of Parcels 63-117 and 63-118, 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 Board adopt a resolution declaring the CFX Parcels to be Surplus Property; and

WHEREAS, City of Apopka, Florida, a municipality of the State of Florida (“City”), has requested a donation of the CFX Parcels from CFX to the City for public right-of-way purposes; and

WHEREAS, CFX’s Right of Way Committee has determined that the transfer of the CFX Parcels to the City for public right-of-way, in exchange for the City’s assumption of the continuing maintenance obligations associated with the CFX Parcels 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 are encumbered with limited access lines held by CFX as more particularly identified in **Exhibit “B”** attached hereto and incorporated herein by reference (“Existing L/A Lines”); and

WHEREAS, 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 deed to the City prior to the release of the Existing L/A Lines; and

WHEREAS, CFX’s Right of Way Committee has recommended that the CFX Parcels be donated to the City for public purposes, in accordance with CFX's Row Manual, 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 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 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 is 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 CFX Parcels as Surplus Property, 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 City for public right-of-way in exchange for the City’s assumption of the continuing maintenance obligations associated with the CFX Parcels in accordance with the terms of the Agreement.

4. Accordingly, CFX hereby declares that the CFX Parcels may be transferred to the City for public purposes, in accordance with CFX's Row Manual, except for the following conditions or modifications: (1) separate notice to the local government in which the CFX Parcels are located is not required; and (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.

5. CFX hereby declares that after the limited access lines are re-established in the deed to the City, the release of the Existing L/A Lines identified in **Exhibit “B”** 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.

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 Row Manual.

7. Accordingly, CFX hereby declares that the Existing L/A Lines may be released in accordance with the Row Manual, 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 deed to the City 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 _____ 2021.

Buddy Dyer, 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

Exhibit "A"

Description

A portion of Section 20, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southeast One Quarter of the Northwest One Quarter of Section 20, Township 21 South, Range 28 East, Orange County, Florida; thence North 00°31'34" East, a distance of 1178.06 feet along the East line of said Southeast One Quarter of the Northwest One Quarter, to the POINT OF BEGINNING; said point being on the Northerly line of a parcel described in Official Records Book 10692, Page 5890, of the Public Records of Orange County, Florida; thence North 43°31'05" West, a distance of 202.11 feet along said Northerly line to a point on a non-tangent curve, concave Northwesterly, having a radius of 7469.44 feet, a central angle of 00°13'20" and a chord bearing and distance of North 46°22'15" East, 28.97 feet; said point being on the Southeasterly line of a parcel described in Official Records Book 10744, Page 2358 of the Public Records of Orange County, Florida; thence departing said Northerly line from a tangent bearing of North 46°28'55" East, Northeasterly along the arc of said curve and along said Southeasterly line, a distance of 28.97 feet; thence departing said Southeasterly line South 58°12'38" East, a distance of 268.32 feet; thence North 44°47'28" East, a distance of 252.76 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 587.50 feet, a central angle of 04°42'44", and a chord bearing and distance of North 47°08'50" East, 48.31 feet; thence Northeasterly along the arc of said curve, a distance of 48.32 feet to the point of tangency; thence departing said curve North 49°30'12" East, a distance of 302.51 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 812.50 feet, a central angle of 06°46'46" and a chord bearing and distance of North 52°53'35" East, 96.08 feet; thence Northeasterly along the arc of said curve 96.14 feet to a point on the existing Easterly Limited Access right of way line of State Road 451 as shown on State Road 429/414 Systems Interchange Project No. 429/200 Right of Way Map; said point also being a point on a non-tangent curve, concave Northwesterly, having a radius of 7789.44 feet, a central angle of 00°34'51", and a chord bearing and distance of South 40°54'38" West, 78.97 feet; thence from a tangent bearing of South 40°37'12" West, Southwesterly along the arc of said curve and along said Easterly Limited Access Right of Way Line, 78.97 feet; thence continuing along said Easterly Limited Access Right of Way Line the following four courses and distances: South 36°21'30" West, a distance of 205.20 feet to a point on a non-tangent curve, concave Northwesterly, having a radius of 7809.44 feet, a central angle of 02°59'59", and a chord bearing and distance of South 44°12'04" West, 408.82 feet; thence from a tangent bearing of South 42°42'05" West, Southwesterly along the arc of said curve a distance of 408.86 feet; thence South 44°17'56" East, a distance of 10.00 feet to a point on a non-tangent curve, concave Northwesterly, having a radius of 7819.44 feet, a central angle of 00°46'52", and a chord bearing and distance of South 46°05'30" West, 106.59 feet; thence from a tangent bearing of South 45°42'04" West, Southerly along the arc of said curve, a distance of 106.59 feet to a point on the aforesaid Northerly line of parcel described in Official Records Book 10692, Page 5890, of the Public Records of Orange County, Florida; thence departing said existing Limited Access Right of Way Line, North 43°31'05" West, a distance of 147.89 feet along said Northerly line to the Point of Beginning.

Containing 1.531 acres, more or less.

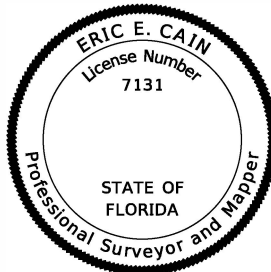
PREPARED FOR:
NEWKIRK ENGINEERING
CITY OF APOPKA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF THE FLORIDA ADMINISTRATIVE CODE.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING SOUTH 89°38'00" WEST.
2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Digitally signed by
Eric E Cain
Date: 2021.08.17
13:41:50 -04'00'

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR &
MAPPER LS 7131

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ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
400 STATE ROAD 434, SUITE 1024
OVIEDO, FLORIDA 32765
888.778.ECHO | www.echoues.com

DATE: 08/17/2021

PROJECT NUMBER: 20-379

OFFICE: DH

CHECKED: EC

SCALE:

1"=200'

SHEET 01 OF 03

Description

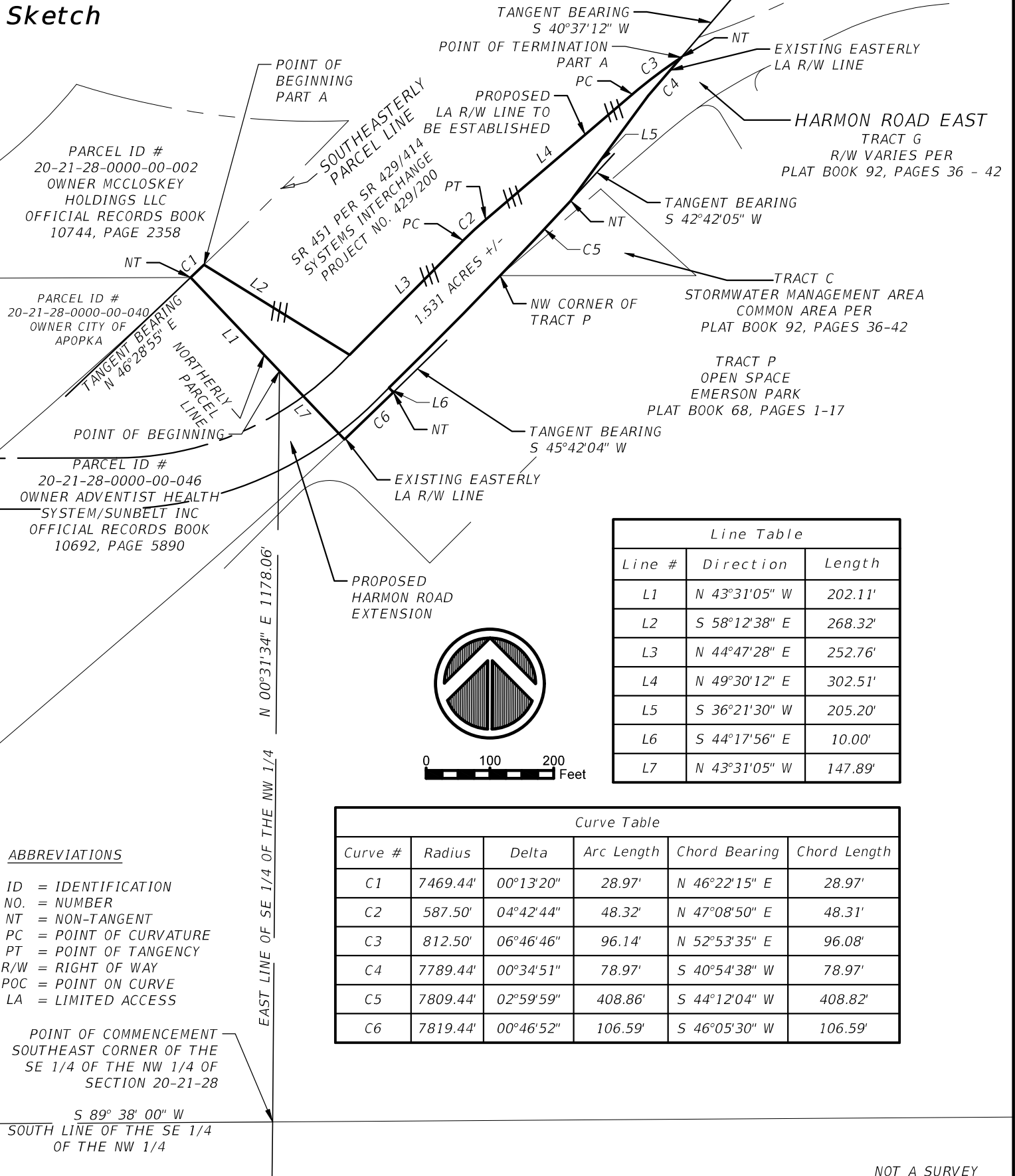
Part A

Reserving unto Grantor all rights of Ingress, Egress, Light, Air and View to, From or Across any property adjoining the following described line:

Commence at the Southeast corner of the Southeast One Quarter of the Northwest One Quarter of Section 20, Township 21 South, Range 28 East, Orange County, Florida; thence North $00^{\circ}31'34''$ East, a distance of 1178.06 feet along the East line of said Southeast One Quarter of the Northwest One Quarter, said point being on the Northerly line of a parcel described in Official Records Book 10692, Page 5890, of the Public Records of Orange County, Florida; thence North $43^{\circ}31'05''$ West, a distance of 202.11 feet along said Northerly line to a point on a non-tangent curve, concave Northwesterly, having a radius of 7469.44 feet, a central angle of $00^{\circ}13'20''$ and a chord bearing and distance of North $46^{\circ}22'15''$ East, 28.97 feet; said point being on the Southeasterly line of a parcel described in Official Records Book 10744, Page 2358 of the Public Records of Orange County, Florida; thence departing said Northerly line from a tangent bearing of North $46^{\circ}28'55''$ East, Northeasterly along the arc of said curve and along said Southeasterly line, a distance of 28.97 feet, to the POINT OF BEGINNING; thence departing said Southeasterly line the following five courses and distances: South $58^{\circ}12'38''$ East, a distance of 268.32 feet; thence North $44^{\circ}47'28''$ East, a distance of 252.76 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 587.50 feet, a central angle of $04^{\circ}42'44''$, and a chord bearing and distance of North $47^{\circ}08'50''$ East, 48.31 feet; thence Northeasterly along the arc of said curve, a distance of 48.32 feet to the point of tangency; thence departing said curve North $49^{\circ}30'12''$ East, a distance of 302.51 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 812.50 feet, a central angle of $06^{\circ}46'46''$ and a chord bearing and distance of North $52^{\circ}53'35''$ East, 96.08 feet; thence Northeasterly along the arc of said curve 96.14 feet to the Point of Termination.

Limited Access Rights only along a line without area.

Sketch



Description

Release of a portion of the Limited Access rights along former State Road 451 as shown on State Road 429/414 Systems Interchange Project No. 429/200 Right of Way Map; and lying in Section 20, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southeast One Quarter of the Northwest One Quarter of Section 20, Township 21 South, Range 28 East, Orange County, Florida; thence North 00°31'34" East, a distance of 1178.06 feet along the East line of said Southeast One Quarter of the Northwest One Quarter, to a point on the Northerly line of a parcel described in Official Records Book 10692, Page 5890, of the Public Records of Orange County, Florida; thence South 43°31'05" West, a distance of 147.89 feet along said Northerly line to a point on a non-tangent curve, concave Northwesterly, having a radius of 7819.44 feet, a central angle of 00°46'52" and a chord bearing and distance of North 46°05'30" East, 106.59 feet, being a point on the Existing Easterly Limited Access right of way line of State Road 451 as shown on State Road 429/414 Systems Interchange Project No. 429/200 Right of Way Map, said point also being the POINT OF BEGINNING; thence along said Easterly Limited Access right of way line the following five (5) courses and distances: from a tangent bearing of North 46°28'55" East, Northeasterly along the arc of said curve a distance of 106.59 feet; thence departing said curve North 44°17'56" West, a distance of 10.00 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 7809.44 feet, a central angle of 02°59'59" and a chord bearing and distance of North 44°12'04" East, 408.82 feet; thence from a tangent bearing of North 45°42'04" East, Northeasterly along the arc of said curve a distance of 408.86 feet; thence departing said curve North 36°21'30" East, a distance of 205.20 feet to a point on a non-tangent curve, concave Northwesterly, having a radius of 7789.44 feet, a central angle of 00°34'51" and a chord bearing and distance of North 40°54'38" East, 78.97 feet; thence from a tangent bearing of North 41°12'03" East, Northeasterly along said curve a distance of 78.97 feet to a Point of Termination.

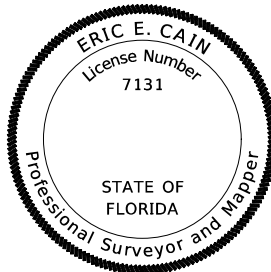
PREPARED FOR:
NEWKIRK ENGINEERING
CITY OF APOPKA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF THE FLORIDA ADMINISTRATIVE CODE.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING SOUTH 89°38'00" WEST.
2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

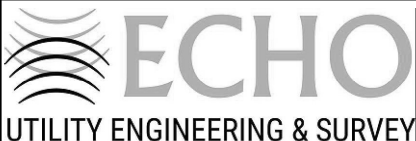


THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Eric E Cain
Digitally signed by
Eric E Cain
Date: 2021.08.17
13:44:55 -04'00'

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR &
MAPPER LS 7131

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENT.



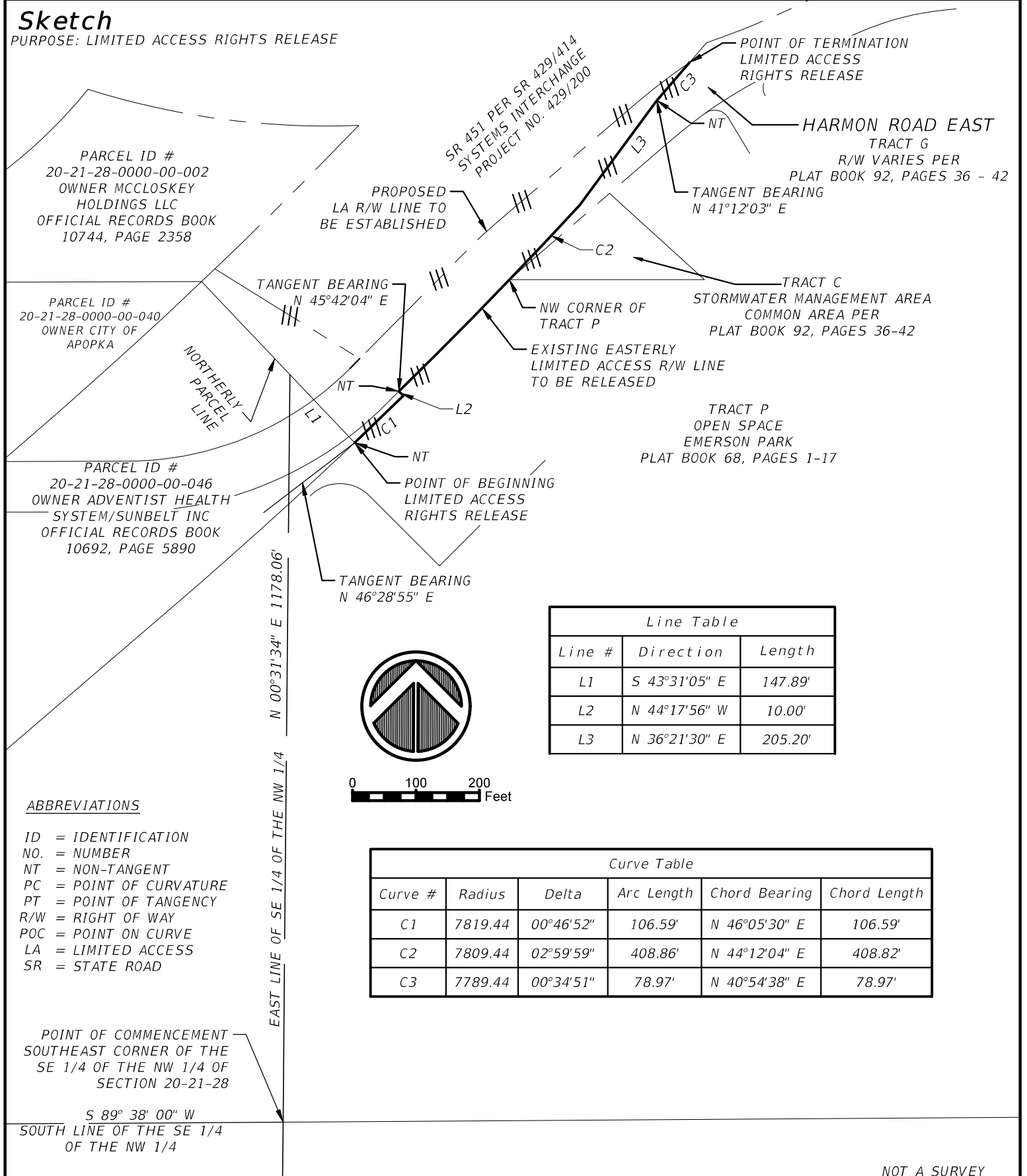
ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
400 STATE ROAD 434, SUITE 1024
OVIEDO, FLORIDA 32765
888.778.ECHO | www.echoues.com

DATE: 08/17/2021
PROJECT NUMBER: 20-379
OFFICE: DH
CHECKED: EC

SCALE:
1"=200'
SHEET 01 OF 02

Sketch

PURPOSE: LIMITED ACCESS RIGHTS RELEASE



ABBREVIATIONS

ID = IDENTIFICATION
NO. = NUMBER
NT = NON-TANGENT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
POC = POINT ON CURVE
LA = LIMITED ACCESS
SR = STATE ROAD

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: CFX Right-of-Way Committee Members

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

DATE: August 18, 2021

SUBJECT: Right-of-Way Transfer and Continuing Maintenance Agreement Between the Central Florida Expressway Authority and Orange County, Florida (Wekiva Parkway)
Project Numbers 429-202, 429-203, 429-204, 429-205
Portions of Parcels 132 Part C, 134 Part C, 156 Partial, 157 Partial, 158 Partial, 169 Part B, 869, 170, 185 Part B, 186 Part B, 188 Part B, 207 Partial, 228, 229, 230, 233, 250 Part B, 252 Part B, 258 Partial, 259 Partial, 260 Partial, 261 Partial, 262 Partial, 264 Partial, 265 Partial, 266 Partial, 275 Partial, and 291 Partial

BACKGROUND

Central Florida Expressway Authority's predecessor in interest (now "CFX") acquired various real properties for the construction of the Wekiva Parkway and associated facilities. In the course of the construction of the Wekiva Parkway and related improvements to Phils Lane, Ponkan Road, Plymouth Sorrento Road, Mt. Plymouth Road, and Ondich Road, CFX acquired certain real property for the benefit of the local jurisdictions and constructed thereon certain roadways and other improvements and relocated, reconfigured and realigned local roadways to ensure minimal disruption of traffic to the citizens and to provide for a smooth transition to the Expressway System, thus making both the Expressway System and the local road system compatible. As a result of the reconfiguration of the local roadways and the substantial nature of the acquisition of the public right-of-way for the Wekiva Parkway, when the construction on the local roadway reconfigurations and the Wekiva Parkway was complete, CFX retained fee simple ownership of portions of certain local roadways and real property that were intended to be a part of Orange County, Florida's ("County") local road network. Those portions of parcels 132C, 134C, 156, 157, 158, 169B, 170, 185B, 186B, 188B, 207, 228, 229, 230, 233, 250B, 252B, 258, 259, 260, 261, 262, 264, 265, 266, 275, 291E, 291W, and 869 (collectively, the "CFX Parcels") that are intended to be a part of the County roadway system 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 Continuing Maintenance Agreement to effectuate the transfer of certain ownership interests. The proposed Right-of-Way Transfer and Continuing Maintenance Agreement is attached hereto as **Attachment "B"** ("Agreement").

Pursuant to the terms of the proposed Agreement, CFX agrees to transfer the CFX Parcels to the County for ownership and maintenance and the release and reestablishment of the limited access right-of-way lines along the CFX Parcels. 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 will agree to undertake the continuing maintenance of the CFX Parcels.

A portion of the CFX Parcels is encumbered with limited access lines held by CFX running along the boundaries of the CFX Parcels ("Existing L/A Lines"). With the transfer of the CFX Parcels to the County, it is in the best interest of CFX to relocate and reestablish the location of the Existing L/A Lines to align with the boundary lines of the CFX Parcels 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.

Pursuant to CFX's Property Acquisition, Disposition & Permitting Procedures Manual, 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. 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"**.

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

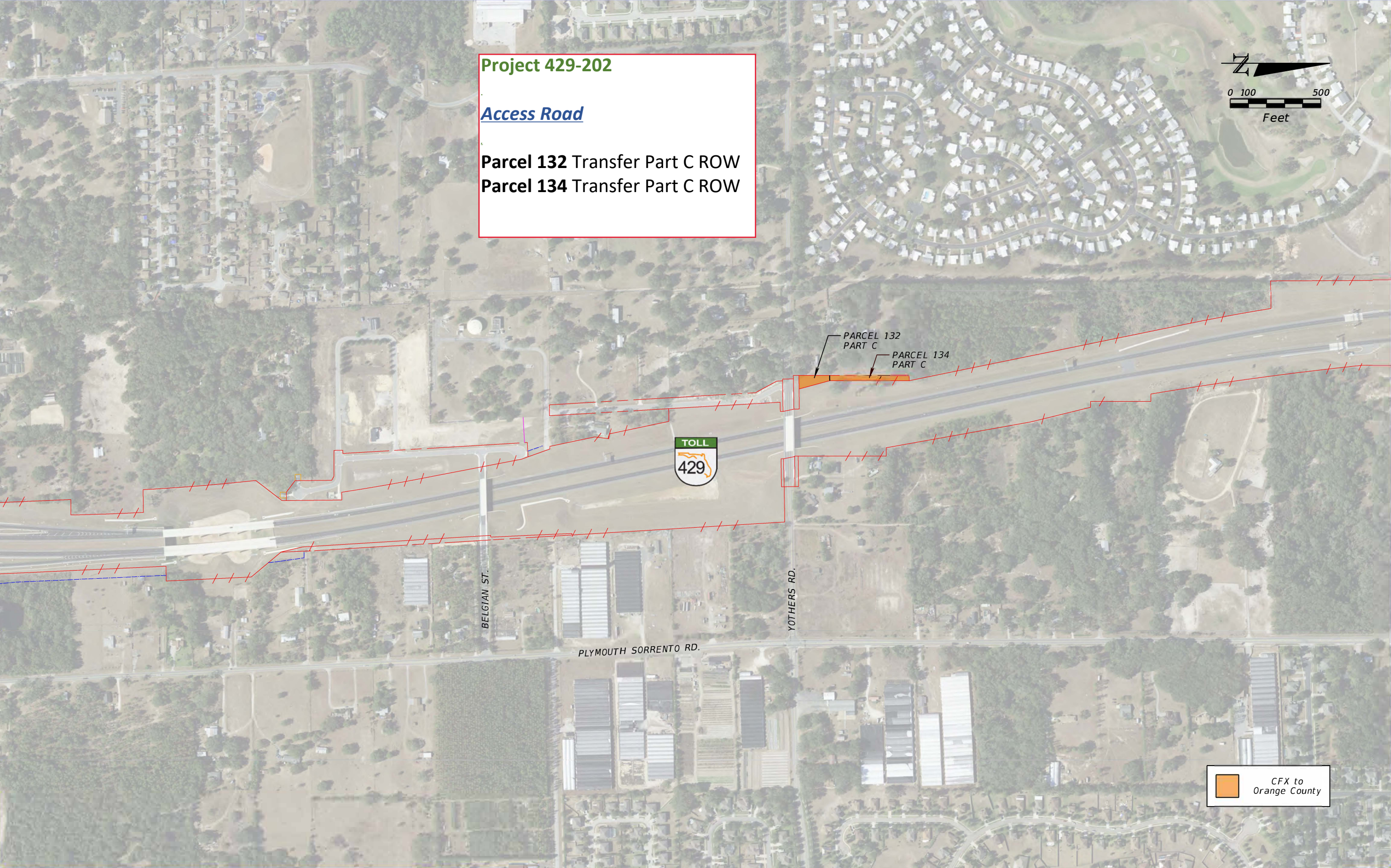
A recommendation by the Right-of-Way Committee for CFX Board's approval of the Resolution Declaring Property as Surplus Property Available for Sale, Authorizing the Transfer of Surplus Property with the Orange County, Florida and Release and Reestablishment of Limited Access Lines and the Approval of 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 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) the Existing L/A Lines will not be released until CFX Parcels are conveyed to, and accepted by, the County; and (4) 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, Florida and Release and Reestablishment of Limited Access Lines Pursuant to a Right of Way Transfer and Continuing Maintenance Agreement

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Project 429-202

Access Road

Parcel 132 Transfer Part C ROW
Parcel 134 Transfer Part C ROW

REVISIONS				Wekiva Parkway Right-of-Way	<div>CENTRAL FLORIDA EXPRESSWAY AUTHORITY</div>	ATTACHMENT "A"	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION				
				ROAD NO.	PROJECT NO.		
				SR 429	202 - 205		1

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Project 429-202

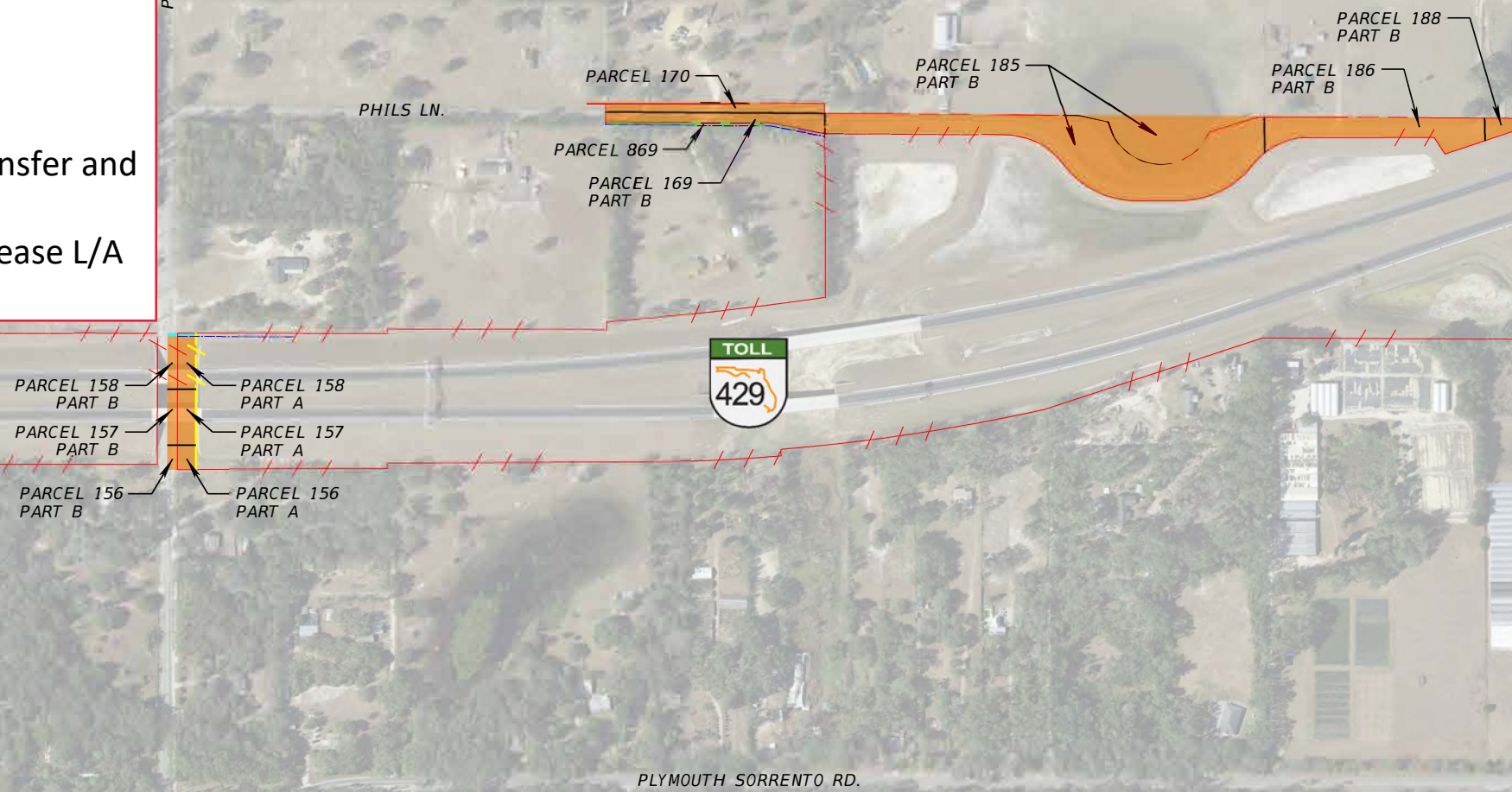
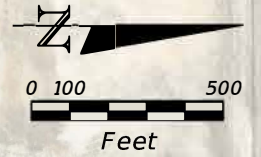
Ponkan Rd.

- Parcels 156, 157 and 158 Transfer and Establish new L/A
- Parcels 156, 157 and 158 Release L/A

Project 429-203

Phils Lane

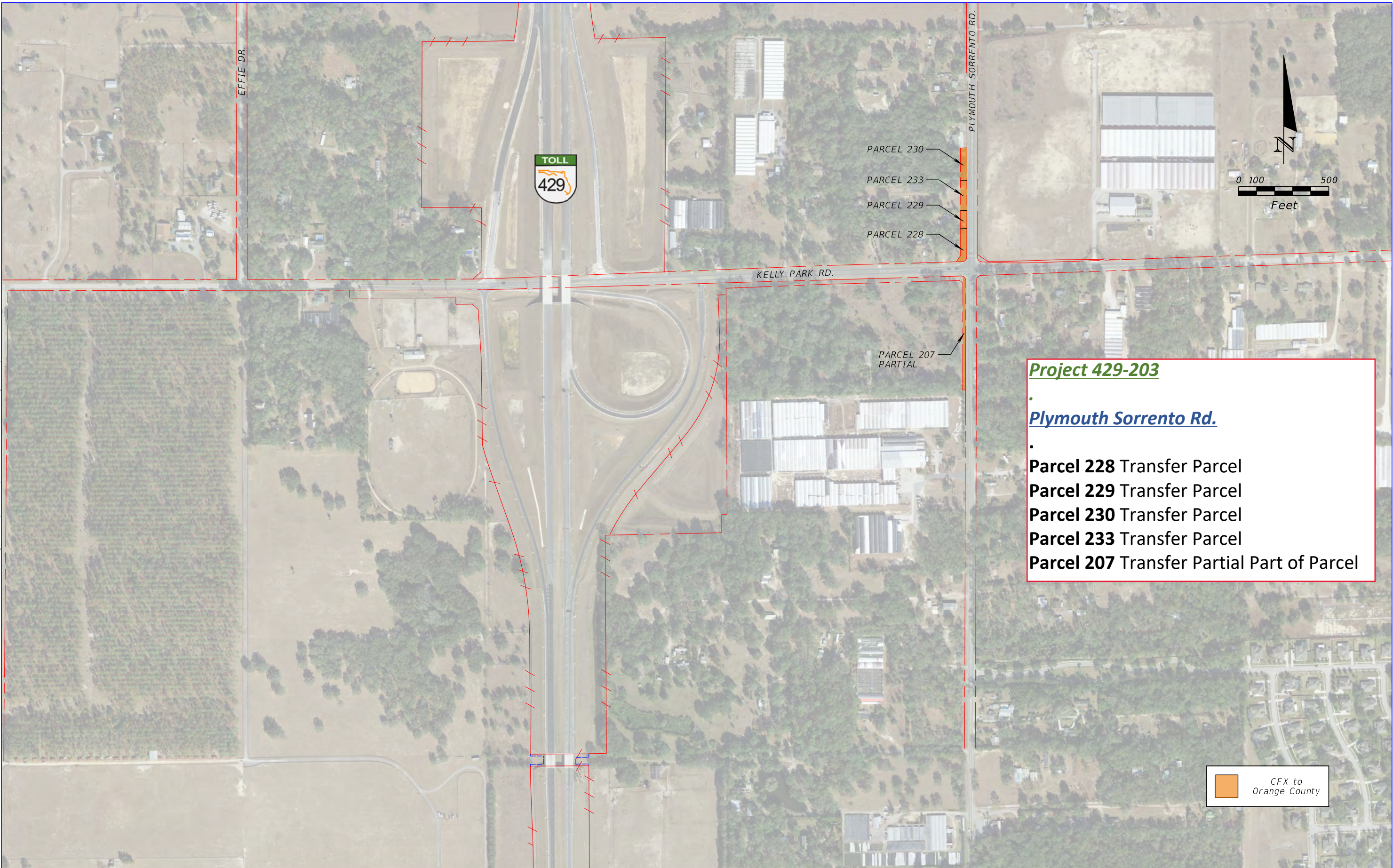
- Parcel 169 Transfer Part B ROW
- Parcel 170 Transfer Parcel
- Parcel 185 Transfer Part B ROW
- Parcel 186 Transfer Part B ROW
- Parcel 188 Transfer Part B ROW



	CFX to Orange County
	Florida Power Perpetual Easement
	Duke Energy Perpetual Easement

REVISIONS				Wekiva Parkway Right-of-Way			ATTACHMENT "A"	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION					
								2

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Project 429-203

- Plymouth Sorrento Rd.**
- Parcel 228** Transfer Parcel
- Parcel 229** Transfer Parcel
- Parcel 230** Transfer Parcel
- Parcel 233** Transfer Parcel
- Parcel 207** Transfer Partial Part of Parcel

REVISIONS				Wekiva Parkway Right-of-Way		<div>CENTRAL FLORIDA EXPRESSWAY AUTHORITY</div>		SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION					
								3

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Project 429-204

Ondich Rd.

Parcel 250 Transfer Part B ROW
Parcel 252 Transfer Part B ROW

Plymouth Sorrento Rd.

Parcels 258, 259, 260, 261, 262, 264, 265, 266, 275 Release
Parcels 258, 259, 260, 261, 262, 264, 265, 266, 275 Transfer parcels and Establish new Limited Access lines.

PARCEL 252
PART B

PARCEL 250
PART B

PARCEL 265

PARCEL 264

PARCEL 266

PARCEL 262

PARCEL 261

PARCEL 260

PARCEL 259

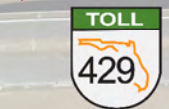
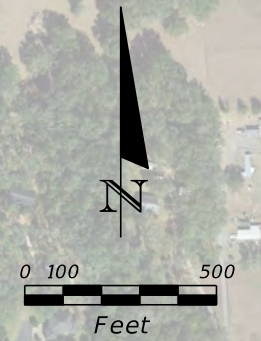
PARCEL 258

PARCEL 275

ONDICH RD.

HAAS RD.

PLYMOUTH SORRENTO RD.



CFX to Orange County

Existing Limited Access Line

New Limited Access Line

Duke Energy Perpetual Easement

REVISIONS				Wekiva Parkway Right-of-Way		<div>CENTRAL FLORIDA EXPRESSWAY AUTHORITY</div>	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION				
				ROAD NO.	PROJECT NO.		
				SR 429	202 - 205		4

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Project 429-205

- **Mt. Plymouth Rd.**
- **Parcel 291 E - Transfer part of parcel**
Parcel 291 W - Transfer part of parcel

REVISIONS					Wekiva Parkway Right-of-Way				SHEET NO.	
DATE	DESCRIPTION	DATE	DESCRIPTION							
					ROAD NO.	PROJECT NO.				
					SR 429	202 - 205			5	

ATTACHMENT "B"

Project Nos. 429-202, 429-203, 429-204, 429-205

Portions of Parcels 132 Part C, 134 Part C, 156 Partial, 157 Partial, 158 Partial, 169 Part B, 869, 170, 185 Part B, 186 Part B, 188 Part B, 207 Partial, 228, 229, 230, 233, 250 Part B, 252 Part B, 258 Partial, 259 Partial, 260 Partial, 261 Partial, 262 Partial, 264 Partial, 265 Partial, 266 Partial, 275 Partial, and 291 Partial

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

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 of State Road 429 and improvements to Phils Lane, Ponkan Road, Plymouth Sorrento Road, Mt. Plymouth Road, and Ondich Road, CFX 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 System, thus making both the Expressway System and the local road system compatible; and

WHEREAS, the construction of State Road 429 and improvements to Phils Lane, Ponkan Road, Plymouth Sorrento Road, Mt. Plymouth Road, and Ondich Road are 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

WHEREAS, concurrent with the conveyance of fee simple interest in the 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. **Recitals.** 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. 429 Project 429-202, 429-203, 429-204, 429-205.

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 portions of CFX parcels 132 Part C, 134 Part C, 156 Partial, 157 Partial, 158 Partial, 169 Part B, 869, 170, 185 Part B, 186 Part B, 188 Part B, 207 Partial, 228, 229, 230, 233, 250 Part B, 252 Part B, 258 Partial, 259 Partial, 260 Partial, 261 Partial, 262 Partial, 264 Partial, 265 Partial, 266 Partial, 275 Partial, and 291 Partial as more specifically described in **Exhibit "A"** attached hereto and incorporated herein by reference ("**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 ("**Deed**").

4. **Release and Reestablishment of Limited Access Line by CFX.** Upon receipt by CFX of a copy of the recorded Deed, 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 "C"** 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 "D"** and incorporated herein by reference ("**Release**"). The Parties agree and acknowledge that the limited access lines shall be established as more particularly depicted in **Exhibit "E"** attached hereto and incorporated herein by reference ("**New L/A Lines**") and attached as an exhibit and

identified in the Deed, which establishment shall occur upon acceptance and recording of the Deed and the legal descriptions referenced therein. 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.

5. **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 Property or along the Existing L/A Lines and replace, relocate, reinstall, or construct a new fence, wall, or light poles, within the 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.

6. **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 "F"** 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 "G"** 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 "F" and "G,"** respectively, are necessary and properly defined and allocated. CFX does hereby agree to assume the future and continuing maintenance responsibility as outlined on **Exhibits "F" and "G"** 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 "F" and "G"** and to perform such maintenance in a timely, workmanlike manner. Said maintenance responsibilities shall commence as of the date of this Agreement. This provision shall survive the Closing.

7. **Consideration.** The consideration for the Property to be transferred to County shall be the respective values attributed to the release and reestablishment of the Existing L/A Lines and New L/A Lines, the removal and replacement of fences, light poles, and walls, and the continuing and future obligations to maintain the Property.

8. **Evidence of Title.** At any time before Closing, County, 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 County.

9. **Survey.** County 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.

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

"By acceptance of this deed, County agrees that the Property shall only be used for public right-of-way. Further, the foregoing use restriction shall run with title to the 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 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 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 Property ("**Reversion Notice**"). Notwithstanding the foregoing, in the event County desires to cease operation of the Property as public right-of-way or otherwise sell, convey, or transfer the 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.

11. **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.

12. **Conveyance of Title.** The Parties shall execute and deliver to the other the required Deed and Release as described above.

13. **Closing Documents and FIRPTA Affidavit.** At Closing, CFX shall sign a closing statement, if applicable, and an affidavit that CFX 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 County elects to obtain a Commitment, CFX shall execute an owner's affidavit including matters referenced in Section 627.7842(b) and (c), Florida Statutes.

14. **Recording.** County agrees to record the Deed and Release no later than thirty (30) days after delivery of the Deed and Release to County. County understands and acknowledges that the Deed will be delivered initially after the Closing Date, and the Release will be delivered subsequently after a recorded copy of the Deed is provided to CFX. County agrees to pay one hundred percent (100%) of the costs of the recording of the Deed and Release. County agrees to deliver to CFX a copy of the recorded Deed and Release.

15. **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.

16. **As-Is Conveyance.** County hereby agrees, acknowledges and understands that the 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 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 Property, or any part thereof, or to the fitness of the Property, or any part thereof, for any use or purpose, or any representation as to the nonexistence of any hazardous substances. Neither party shall have any claim against the other, in law or in equity, based upon the condition of the Property, or the failure of the Property to meet any standards. In no event shall 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 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 Property "AS-IS, WHERE IS AND WITH ALL FAULTS" and that CFX has disclaimed herein any and all warranties, express or implied.

17. **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

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

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

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.

18. **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.

19. **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.

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

21. **Survival of Provisions.** All representations and warranties and the future and continuing maintenance responsibilities 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.

22. **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.

23. **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]

“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]

“CFX”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

By: _____
Buddy Dyer, 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 _____,
2021 for its exclusive use and reliance.

By: _____
Diego “Woody” Rodriguez
General Counsel

LIST OF EXHIBITS

Exhibit “A” - Legal Description of the Property

Exhibit “B” - Deed

Exhibit “C” - Existing L/A Lines

Exhibit “D” - Release

Exhibit “E” - New L/A Lines

Exhibit “F” - Detailed Maintenance Functions

Exhibit “G” - Maintenance Responsibility

EXHIBIT “A”
Legal Description of the Property

ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202

PARCEL NO. 132 PART C

PURPOSE: PART C - Right of Way Transfer from CFX to Orange County
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PARCEL 132 PART C

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE NORTH 200 FEET OF THE SOUTH 230 FEET OF THE EAST 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 611X611 CONCRETE MONUMENT WITH A 1 II IRON PIPE, TOP BROKEN AND NO IDENTIFICATION; THENCE SOUTH 89°10'54"11 WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 806.33 FEET TO A POINT ON THE WEST LINE OF THE EAST 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°01'37"11 WEST ALONG SAID WEST LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'37" WEST ALONG SAID WEST LINE, A DISTANCE OF 170.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 200 FEET OF THE SOUTH 230 FEET OF THE EAST 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°10'54"11 EAST ALONG SAID NORTH LINE, A DISTANCE OF 29.51 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 15°09'30"11 EAST, A DISTANCE OF 175.47 FEET TO A POINT; THENCE SOUTH 89°10'54"11 WEST ALONG A LINE 60 FEET NORTH OF AND PARALLEL TO AFORESAID SOUTH LINE, A DISTANCE OF 75.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 8911 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW TO, FROM OR ACROSS ANY SR 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

SHEET 1 OF 2

EXPRESSWAY AUTHORITY

DATE: MAY 30, 2013

PROJECT NO.: H20 01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-202
PARCEL NO. 132



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

2700 WESTHALL LANE

SUITE 137

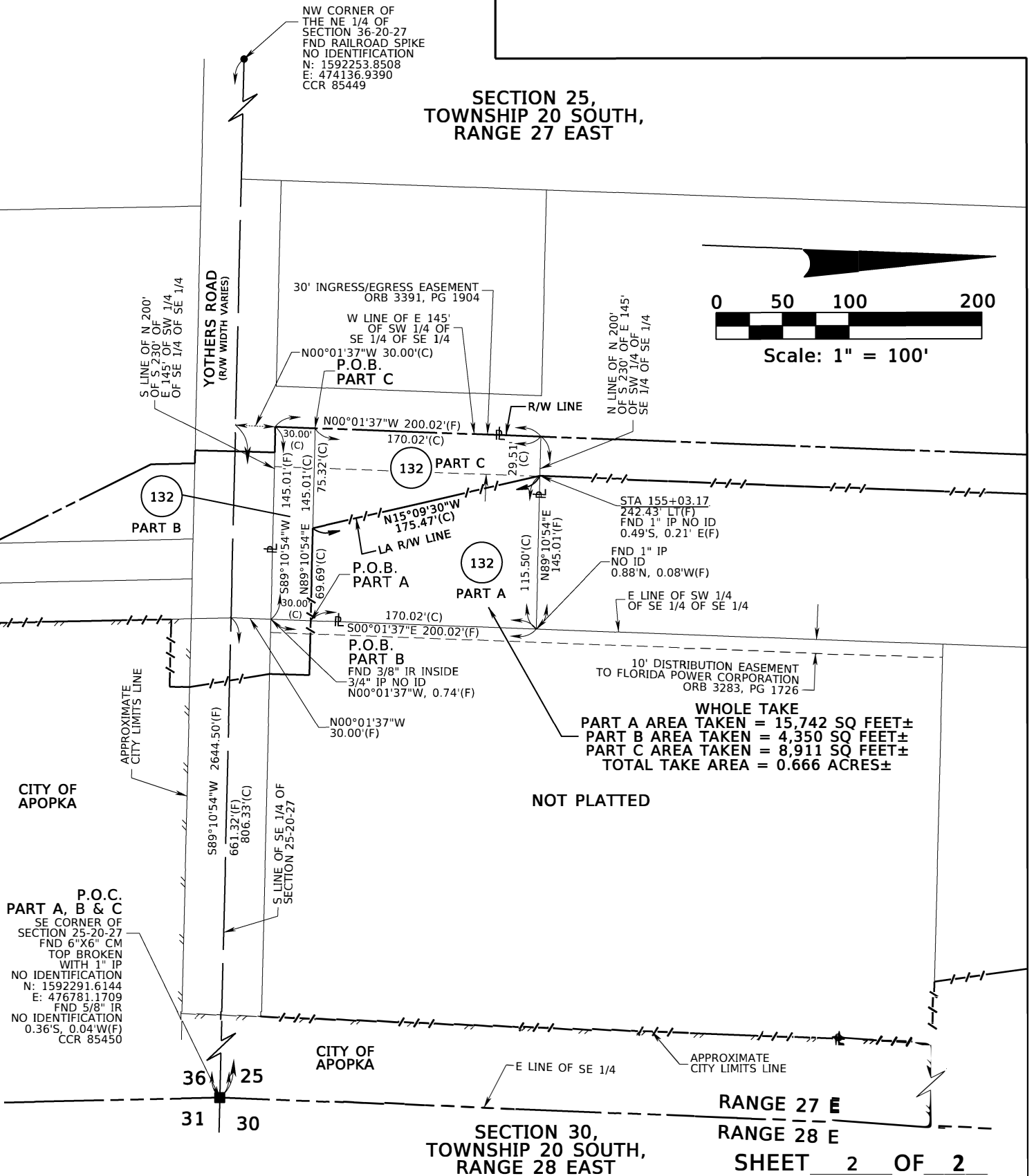
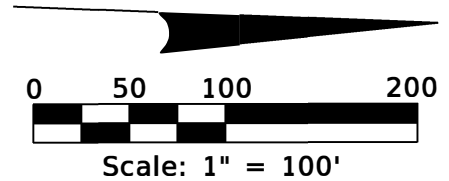
MAITLAND, FLORIDA 32751

VOICE: (407) 660-2322 FAX: 660-8223

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 25,
TOWNSHIP 20 SOUTH,
RANGE 27 EAST



FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY

DATE: MAY 30, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-202
PARCEL NO. 132



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

2700 WESTHALL LANE

SUITE 137

MAITLAND, FLORIDA 32751

VOICE: (407) 660-2322 FAX: 660-8223

LAND SURVEYOR BUSINESS LICENSE NO. 6556

ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202

PARCEL NO. 134

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

LEGAL DESCRIPTION

PARCEL 134 PART C - RIGHT OF WAY

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT WITH A 1" IRON PIPE, TOP BROKEN AND NO IDENTIFICATION; THENCE SOUTH 89°10'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 806.33 FEET TO A POINT ON THE WEST LINE OF THE EAST 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°01'37" WEST ALONG SAID WEST LINE, A DISTANCE OF 230.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 200 FEET OF THE SOUTH 230 FEET OF THE EAST 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'37" WEST ALONG SAID WEST LINE A DISTANCE OF 438.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°15'41" EAST ALONG SAID NORTH LINE, A DISTANCE OF 29.51 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°01'37" EAST, A DISTANCE OF 438.44 FEET TO A POINT ON AFORESAID NORTH LINE OF THE NORTH 200 FEET; THENCE SOUTH 89°10'54" WEST ALONG SAID NORTH LINE, A DISTANCE OF 29.51 TO THE POINT OF BEGINNING.

CONTAINING 12939 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW TO, FROM OR ACROSS ANY SR 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

SHEET 1 OF 2

EXPRESSWAY AUTHORITY

DATE: MAY 30, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-202
PARCEL NO. 134



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

2700 WESTHALL LANE

SUITE 137

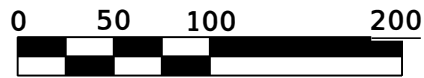
MAITLAND, FLORIDA 32751

VOICE: (407) 660-2322 FAX: 660-8223

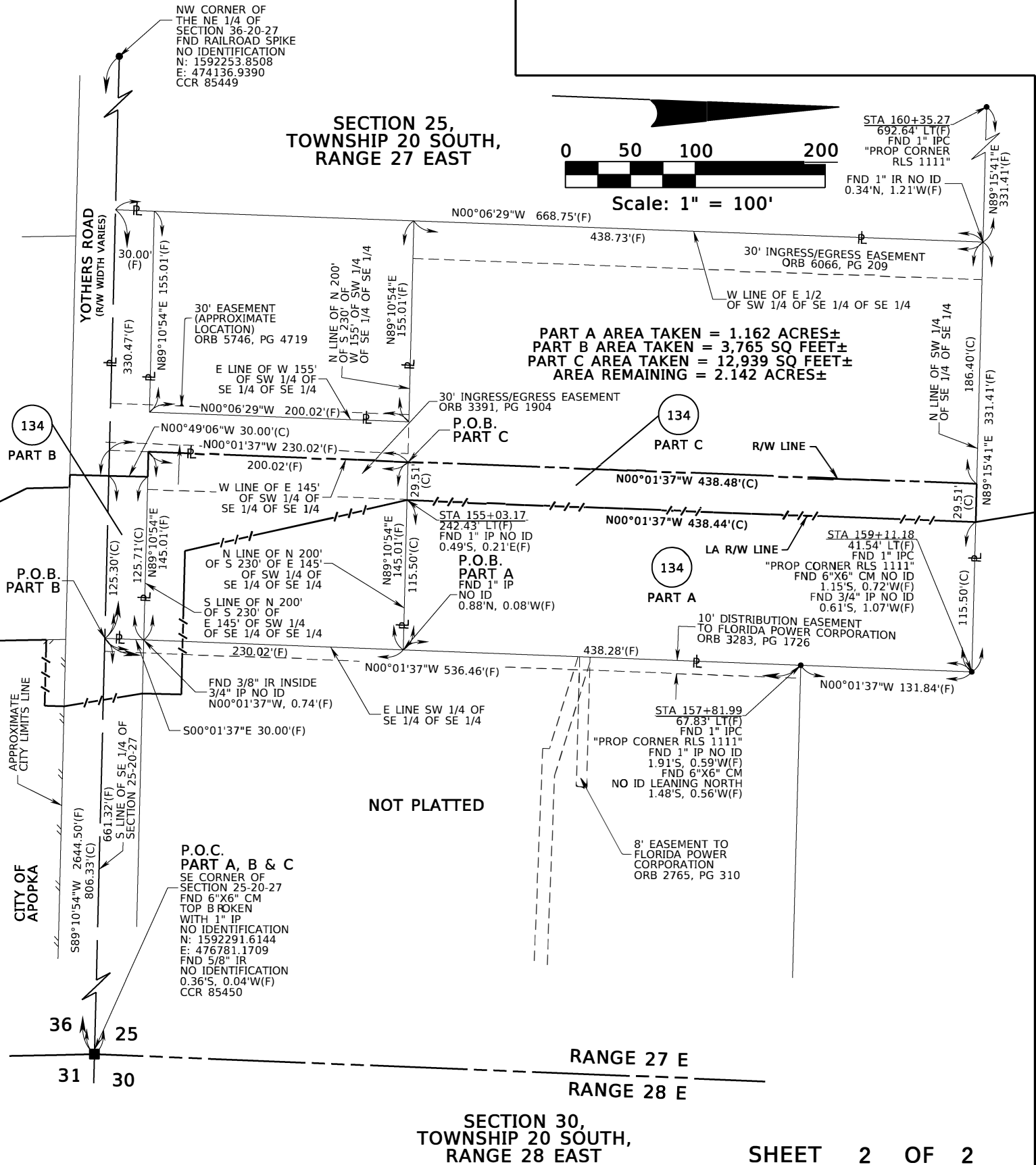
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 25,
TOWNSHIP 20 SOUTH,
RANGE 27 EAST



Scale: 1" = 100'



FOR: ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY

DATE: MAY 30, 2013

PROJECT NO.: H20-01

DRAWN: PMM CHECKED: JMS

STATE ROAD 429
OOCEA PROJECT NO. 429-202
PARCEL NO. 134



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

2700 WESTHALL LANE

SUITE 137

MAITLAND, FLORIDA 32751

VOICE: (407) 660-2322 FAX: 660-8223

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202 PONKAN ROAD
PORTION OF PARCEL 156

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 937.97 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°15'01" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 89°49'04" WEST ALONG SAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 73.55 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH RIGHT OF WAY EASEMENT LINE, RUN NORTH 00°09'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 73.16 FEET; THENCE SOUTH 00°15'01" EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,034 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF NORTH LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

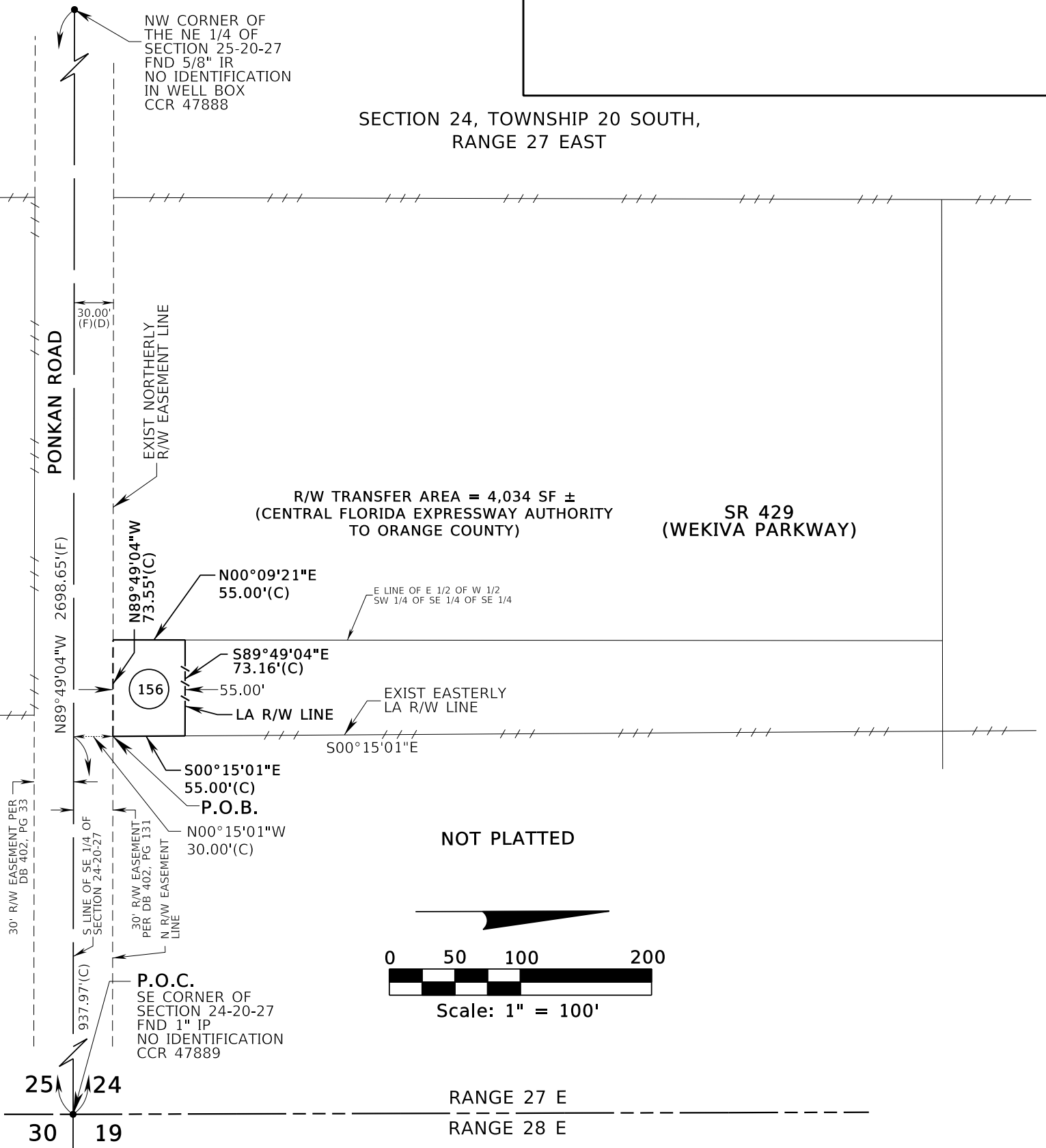
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 24, TOWNSHIP 20 SOUTH,
RANGE 27 EAST



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" 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.

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

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429 CFX PROJECT NO. 429-202	
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
		 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
STATE ROAD 429
PROJECT NO. 429-202 PONKAN ROAD
PORTION OF PARCEL 157

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY,
FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE
SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1011.73 FEET TO THE INTERSECTION WITH
THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°09'21" EAST ALONG SAID
EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD
PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF
BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°49'04" WEST ALONG SAID NORTH LINE, A
DISTANCE OF 168.92 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID
NORTH LINE, RUN NORTH 00°13'06" EAST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING
SAID EAST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF
WAY EASEMENT LINE, A DISTANCE OF 168.86 FEET TO THE INTERSECTION WITH THE AFORESAID EAST LINE OF THE
EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH
00°09'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,289 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE
OF NORTH LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

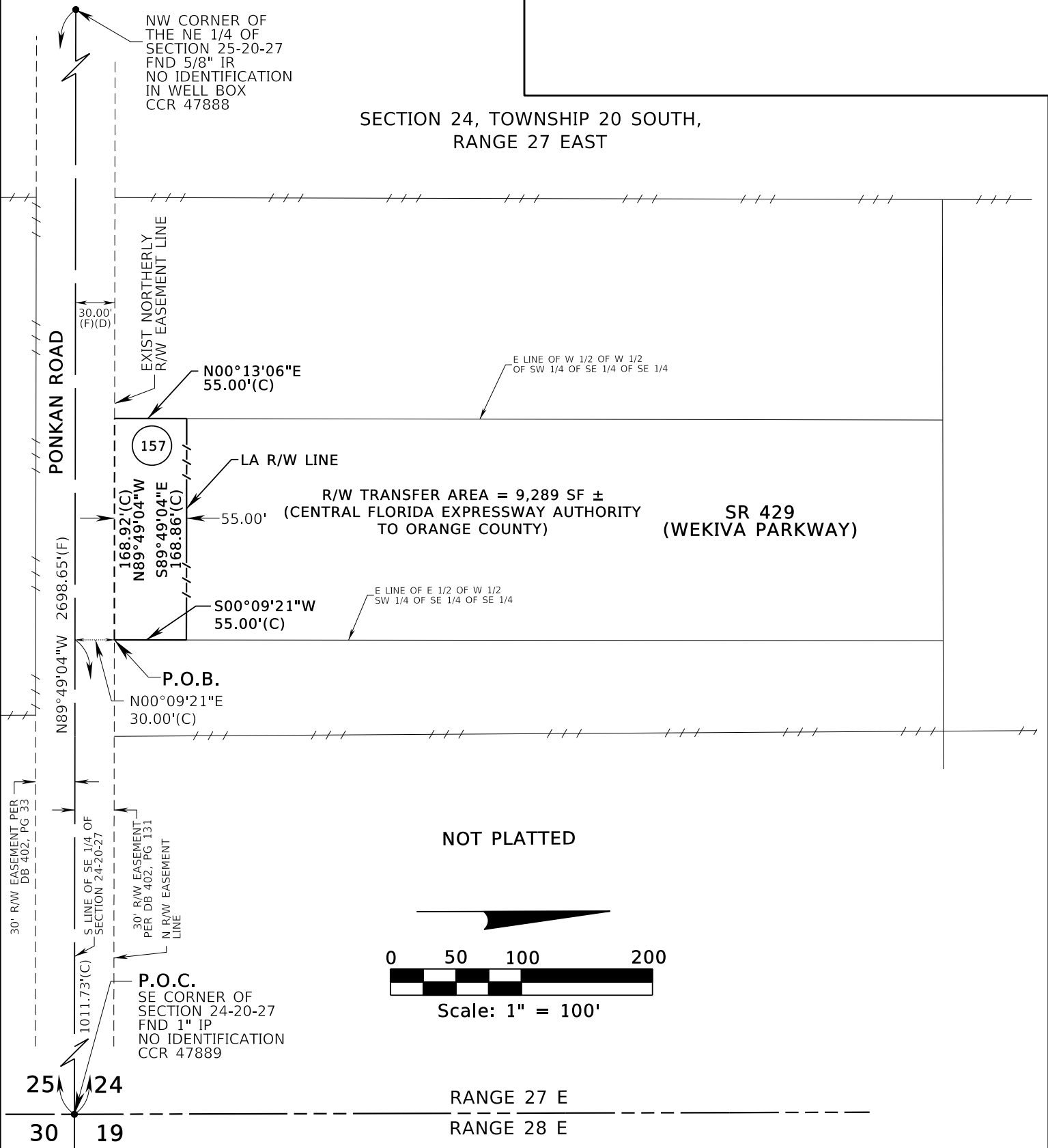
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 24, TOWNSHIP 20 SOUTH,
RANGE 27 EAST



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" 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.

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

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		<div>STATE ROAD 429 CFX PROJECT NO. 429-202</div> <div> 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</div>	
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202 PONKAN ROAD
PORTION OF PARCEL 158

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY,
FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH
LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1180.69 FEET TO THE INTERSECTION WITH THE
EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST
1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°13'06" EAST ALONG SAID EAST LINE,
A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED
BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING;
THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°49'04" WEST ALONG SAID NORTH RIGHT OF WAY EASEMENT
LINE, A DISTANCE OF 168.52 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH RIGHT OF WAY EASEMENT LINE, RUN NORTH
00°14'39" EAST ALONG SAID WEST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN
SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE,
A DISTANCE OF 168.49 FEET TO THE INTERSECTION WITH THE AFORESAID EAST LINE; THENCE SOUTH 00°13'06" WEST
ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,268 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE
OF NORTH LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

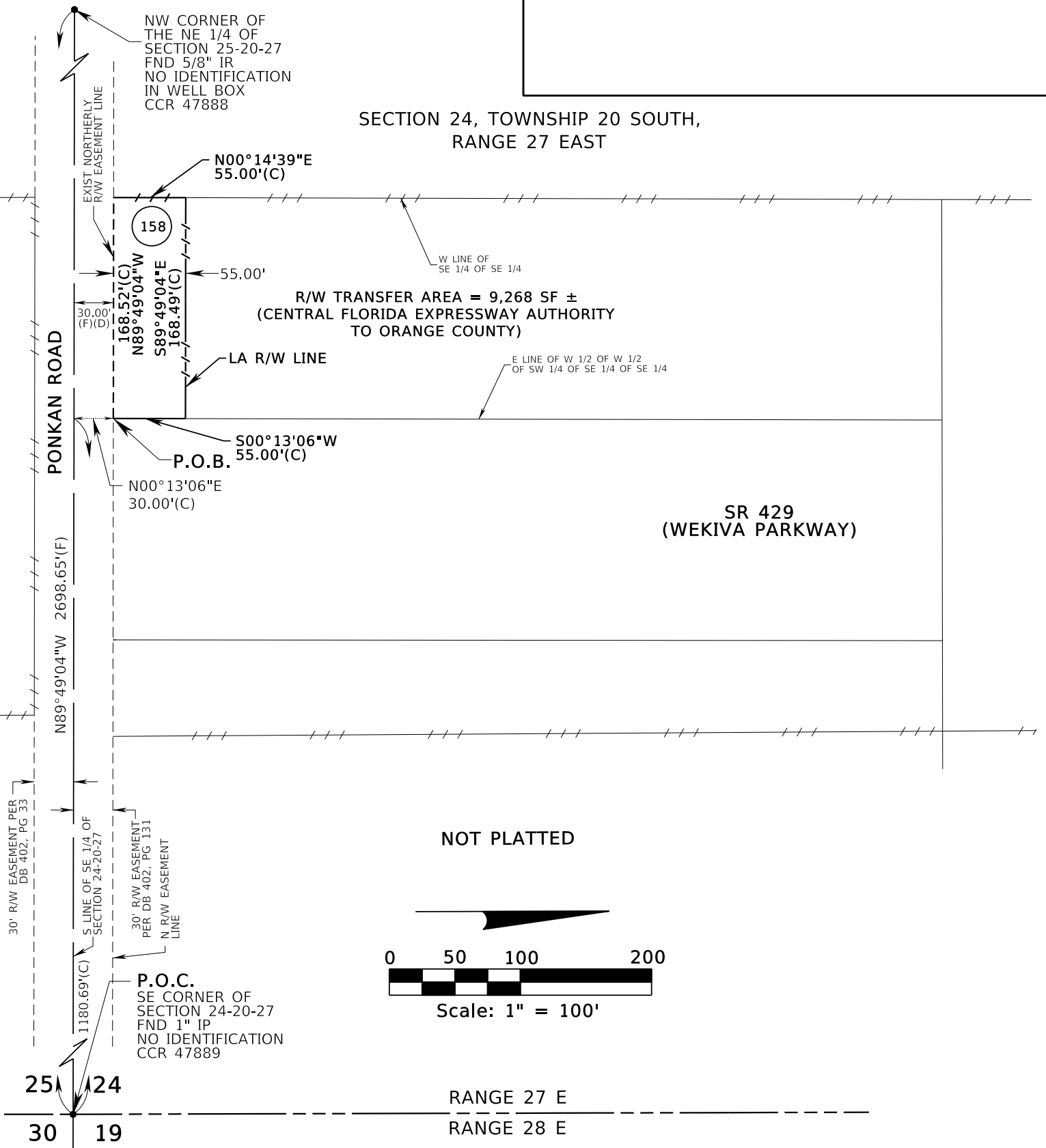
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 24, TOWNSHIP 20 SOUTH,
RANGE 27 EAST



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" 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.

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

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429 CFX PROJECT NO. 429-202	
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
		 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	

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY

STATE ROAD 429

PROJECT NO. 429-203 - WEKIVA PARKWAY

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

ESTATE: FEE SIMPLE


LEGAL DESCRIPTION:

PARCEL 169 PART B

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1336.19 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°14'39" WEST ALONG SAID EAST LINE, A DISTANCE OF 661.57 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°39'52" WEST ALONG SAID NORTH LINE, A DISTANCE OF 610.06 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 10°42'43" WEST, A DISTANCE OF 166.85 FEET; THENCE SOUTH 00°22'55" WEST, A DISTANCE OF 495.78 FEET TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE SOUTH 89°50'02" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'55" EAST, A DISTANCE OF 659.46 FEET ALONG SAID WEST LINE TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°39'52" EAST, A DISTANCE OF 59.92 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 0.510 ACRES, MORE OR LESS

DATE	DECEMBER 10, 2013	 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 169/869
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE		S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
BSA PROJECT NO.	EA11-J1			SHEET 1 OF 3
REVISION	BY	DATE		

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY

STATE ROAD 249

PROJECT NO. 429-203 - WEKIVA PARKWAY

PARCEL 869

PURPOSE: PERPETUAL EASEMENT


ESTATE: EASEMENT

LEGAL DESCRIPTION:

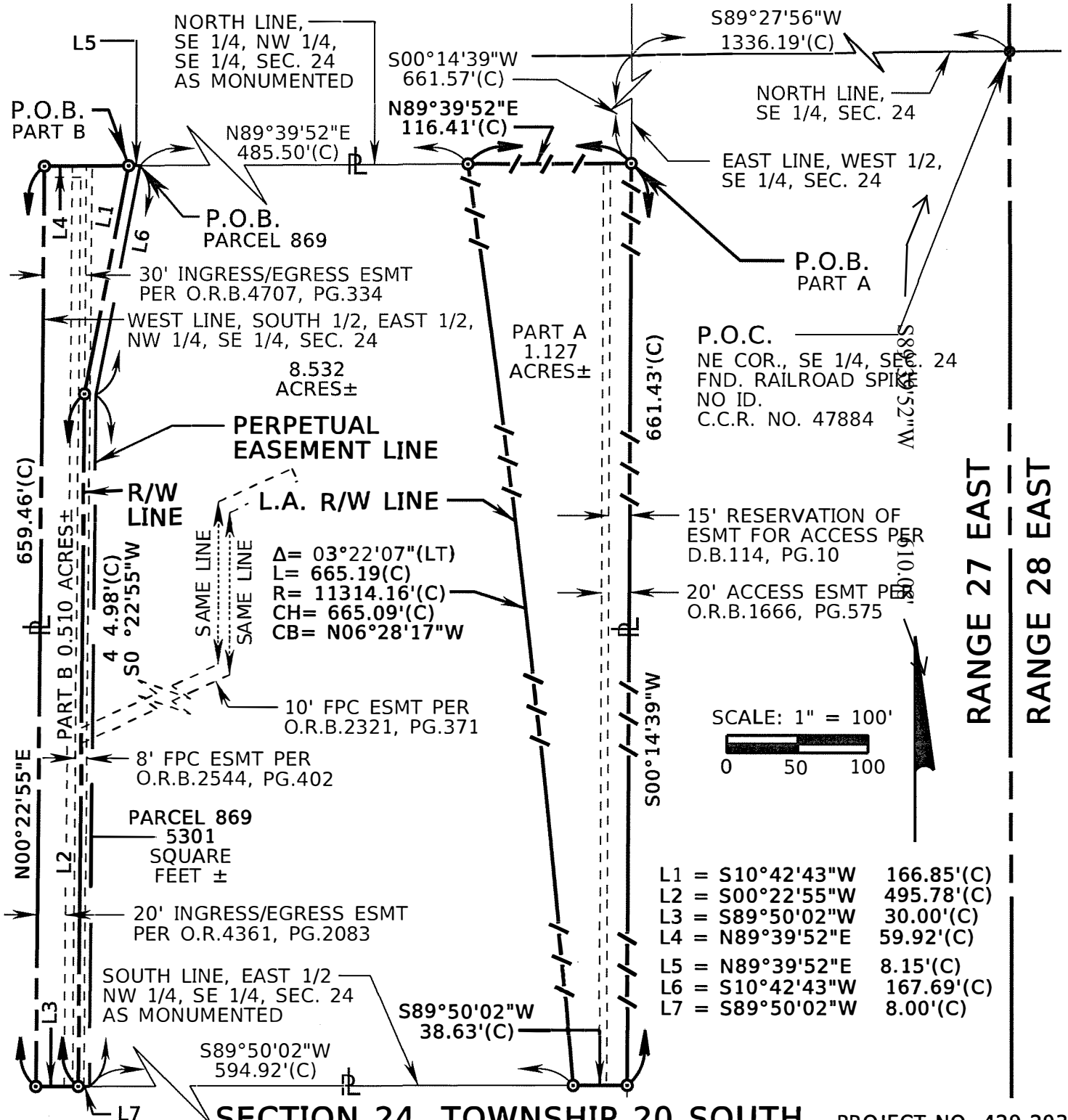
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1336.19 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°14'39" WEST ALONG SAID EAST LINE, A DISTANCE OF 661.57 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°39'52" WEST ALONG SAID NORTH LINE, A DISTANCE OF 601.91 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 10°42'43" WEST, A DISTANCE OF 167.69 FEET; THENCE SOUTH 00°22'55" WEST, A DISTANCE OF 494.98 FEET TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE SOUTH 89°50'02" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'55" EAST, A DISTANCE OF 495.78 FEET; THENCE NORTH 10°42'43" EAST, A DISTANCE OF 166.85 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°39'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 8.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 5301 SQUARE FEET, MORE OR LESS

DATE	DECEMBER 10, 2013	 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 169/869
DRAWN BY	M.ROLLINS			SCALE: N/A
CHECKED BY	S.WARE		S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SHEET 2 OF 3
BSA PROJECT NO.	EA11-J1			
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SEC. 24-20-27, BEING S89°27'56"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SECTION 24, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

WILLIAM E. BYRD, P.S.M.
LICENSE NUMBER 5442
DATE 12/12/13

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 1221



SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

PARCEL
169/869

SCALE: 1"=100'

SHEET 3 OF 3

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-203 - WEKIVA PARKWAY

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

Parcel NO. 169 PART B
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

PARCEL 169 PART B

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1336.19 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°14'39" WEST ALONG SAID EAST LINE, A DISTANCE OF 661.57 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°39'52" WEST ALONG SAID NORTH LINE, A DISTANCE OF 610.06 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 10°42'43" WEST, A DISTANCE OF 166.85 FEET; THENCE SOUTH 00°22'55" WEST, A DISTANCE OF 495.78 FEET TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE SOUTH 89°50'02" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'55" EAST, A DISTANCE OF 659.46 FEET ALONG SAID WEST LINE TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°39'52" EAST, A DISTANCE OF 59.92 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 0.510 ACRES, MORE OR LESS

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

DATE	DECEMBER 10, 2013
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
BSA PROJECT NO.	EA11-J1
REVISION	BY DATE



SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

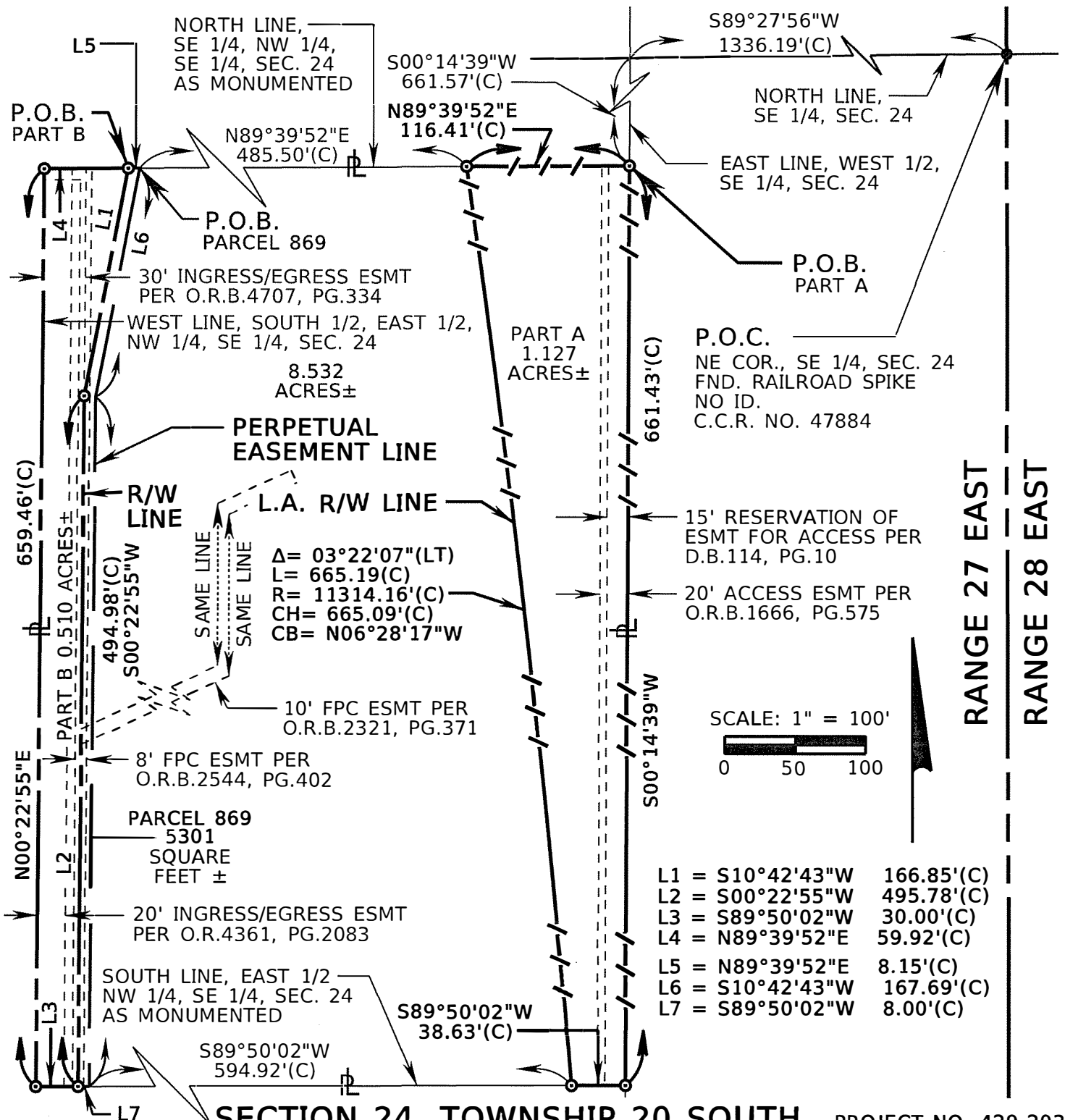
S.R. 429 (WEKIVA PARKWAY)
ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

**PARCEL
169 PART B**

SCALE: N/A

SHEET 1 OF 2

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SEC. 24-20-27, BEING S89°27'56"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Boyd 12/12/13
 WILLIAM E. BOYD, P.S.M. DATE
 LICENSE NUMBER 5442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 1221



SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL
169 Part B

SCALE: 1"=100'

SHEET 3 OF 3

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-203 - WEKIVA PARKWAY

PARCEL 170

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

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2004.61 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°22'55" WEST ALONG SAID EAST LINE, A DISTANCE OF 659.26 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'55" WEST ALONG SAID EAST LINE, A DISTANCE OF 659.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°50'02" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'55" EAST, A DISTANCE OF 659.37 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°39'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.






CONTAINING 19782 SQUARE FEET, MORE OR LESS

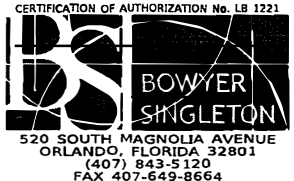
NOTE:

THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2935457 DATED 03/28/2013.

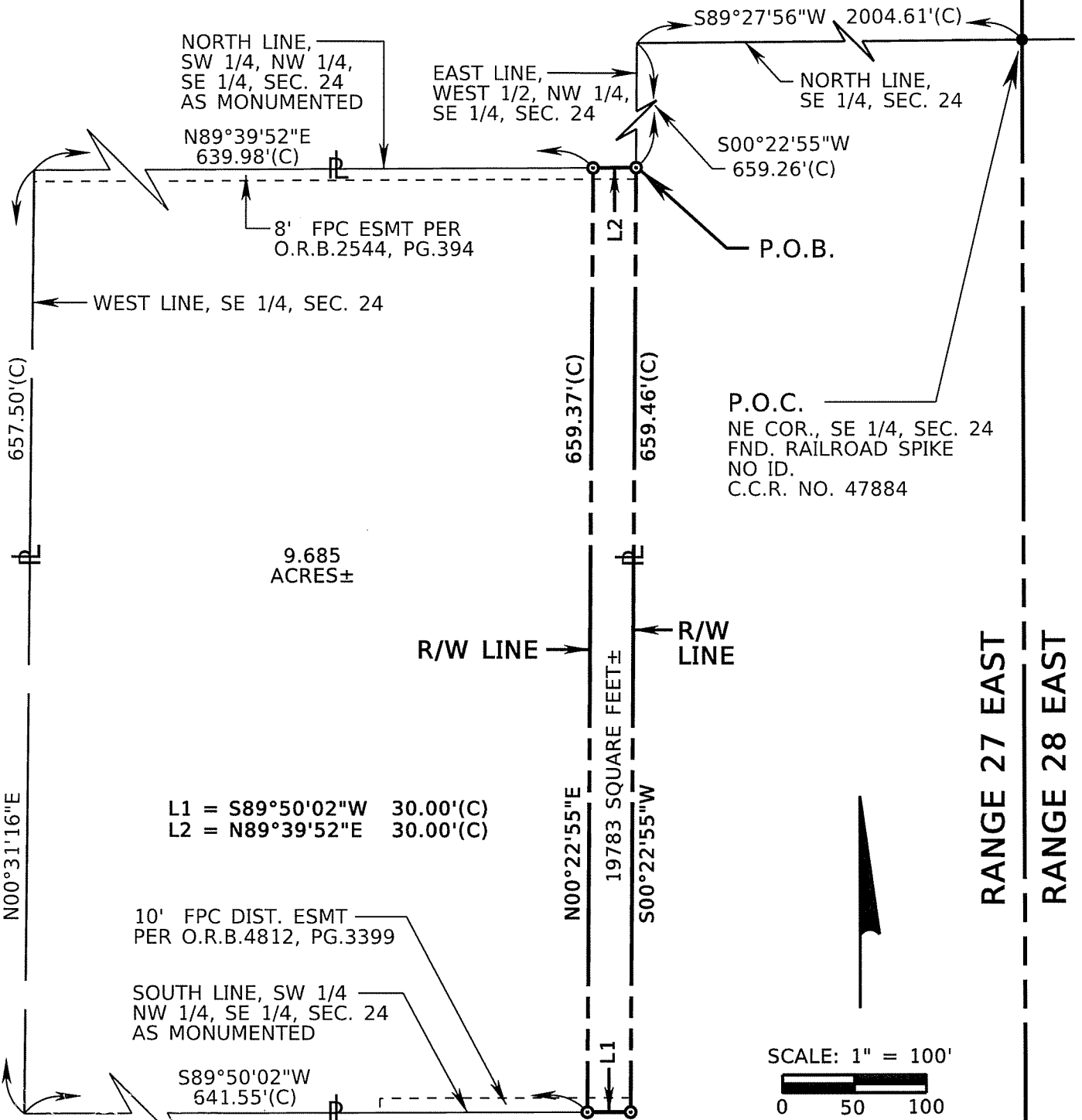
Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

LEGEND & ABBREVIATIONS

CB	= CHORD BEARING	ID.	= IDENTIFICATION	P.I.	= POINT OF INTERSECTION	(R)	= RADIAL
C.C.R.	= CERTIFIED CORNER RECORD	I.R.	= IRON ROD	P.O.B.	= POINT OF BEGINNING	SEC.	= SECTION
CH	= CHORD LENGTH	L	= ARC LENGTH	P.O.C.	= POINT OF COMMENCEMENT	TI/TF	= TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
COR.	= CORNER	L.A.	= LIMITED ACCESS	PROJ.	= PROJECT	W/	= WITH
(C)	= CALCULATED DISTANCE	LB	= LICENSED SURVEY BUSINESS	P.T.	= POINT OF TANGENCY		= PROPERTY LINE
D.B.	= DEED BOOK	LT	= LEFT	(P)	= PLAT		= SAME PROPERTY OWNER
ESMT	= EASEMENT	NO.	= NUMBER	R	= RADIUS		= DELTA (CENTRAL ANGLE)
EXIST.	= EXISTING	O.R.B.	= OFFICIAL RECORDS BOOK	R.B.M.	= ROAD BOND MAP		= CHANGE IN DIRECTION
FND.	= FOUND	P.C.	= POINT OF CURVATURE	RT	= RIGHT		= LIMITED ACCESS R/W LINE
FPC	= FLORIDA POWER CORPORATION	PG./PGS.	= PAGE / PAGES	R/W	= RIGHT OF WAY	----	= R/W LINE
(F)	= FIELD DISTANCE						

DATE	NOVEMBER 5, 2013	 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY. S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	PARCEL 170
DRAWN BY	M.ROL URS			SCALE: N/A
CHECKED BY	SWA RE			SHEET 1 OF 2
BSA PROJECT NO.	EA11-J1			
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SEC. 24-20-27, BEING S89°27'56"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SECTION 24, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Byrd, P.S.M. 11/26/13
WILLIAM E. BYRD, P.S.M.
LICENSE NUMBER 5442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 1221

BOWYER SINGLETON
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120
FAX 407-649-8664

SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

PARCEL
170

SCALE: 1"=100'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
WEKIVA PARKWAY - PROJECT NO. 429-203
RIGHT OF WAY
ESTATE: FEE SIMPLE


LEGAL DESCRIPTION:

PART B

A PARCEL OF LAND LOCATED IN THE OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAIL ROAD SPIKE WITH NO IDENTIFICATION MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1336.19 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00° 14' 39" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AS MONUMENTED AND OCCUPIED, A DISTANCE OF 661.57 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89° 39' 52" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 610.06 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 39' 52" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 59.92 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00° 22' 55" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED, A DISTANCE OF 659.26 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE RUN NORTH 00° 25' 20" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AS MONUMENTED AND OCCUPIED, A DISTANCE OF 663.85 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID WEST LINE RUN NORTH 89° 15' 16" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 112.21 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CHORD DISTANCE OF 48.53 FEET AND A CHORD BEARING OF SOUTH 45°32'32" EAST; THENCE DEPARTING SAID NORTH LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°39'55", A DISTANCE OF 48.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD DISTANCE OF 243.37 FEET AND A CHORD BEARING OF SOUTH 26°06'57" EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°31'05", A DISTANCE OF 251.76 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°21'25" EAST, A DISTANCE OF 127.69 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD DISTANCE OF 243.35 FEET AND A CHORD BEARING OF SOUTH 25°24'00" WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°30'50", A DISTANCE OF 251.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 51°09'25" WEST, A DISTANCE OF 18.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CHORD DISTANCE OF 188.61 FEET AND A CHORD BEARING OF SOUTH 25°46'27" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°45'56", A DISTANCE OF 194.93 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°23'28" WEST, A DISTANCE OF 543.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.2270 ACRES, MORE OR LESS.

DATE	SEPTEMBER 23, 2013	 <p>CERTIFICATION OF AUTHORIZATION No. LB 1221</p> <p>BOWYER-SINGLETON</p> <p>520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-649-8664</p>	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 185 PART B
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE		S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
BSA PROJECT NO.	EA11-J1			SHEET 1 OF 2
REVISION	BY	DATE		

SHEET 2 OF 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-203 - WEKIVA PARKWAY
PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

PARCEL NO. 185 PART B

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAIL ROAD SPIKE WITH NO IDENTIFICATION MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1336.19 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°14'39" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AS MONUMENTED AND OCCUPIED, A DISTANCE OF 661.57 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°39'52" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 610.06 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°39'52" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 59.92 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'55" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED, A DISTANCE OF 659.26 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE RUN NORTH 00°25'20" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AS MONUMENTED AND OCCUPIED, A DISTANCE OF 104.24 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 12°02'14" EAST, A DISTANCE OF 94.61 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 160.00 FEET, A CHORD DISTANCE OF 305.11 FEET AND A CHORD BEARING OF NORTH 05°56'54" EAST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 144°54'38", A DISTANCE OF 404.67 FEET; THENCE DEPARTING SAID CURVE RUN NORTH 17°02'48" WEST, A DISTANCE OF 161.33 FEET TO A POINT ON AFORESAID WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE NORTH 00°25'20" EAST ALONG SAID WEST LINE, A DISTANCE OF 9.35 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°15'16" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 112.21 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CHORD DISTANCE OF 48.53 FEET AND A CHORD BEARING OF SOUTH 45°32'32" EAST; THENCE DEPARTING SAID NORTH LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE

SEE SHEET 2 OF 3 FOR CONTINUATION

LEGEND & ABBREVIATIONS

CB	= CHORD BEARING	ID.	= IDENTIFICATION	P.I.	= POINT OF INTERSECTION	(R)	= RADIAL
C.C.R.	= CERTIFIED CORNER RECORD	I.R.	= IRON ROD	P.O.B.	= POINT OF BEGINNING	SEC.	= SECTION
CH	= CHORD LENGTH	L	= ARC LENGTH	P.O.C.	= POINT OF COMMENCEMENT	TITF	= TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
COR.	= CORNER	L.A.	= LIMITED ACCESS	PROJ.	= PROJECT	W/	= WITH
(C)	= CALCULATED DISTANCE	LB	= LICENSED SURVEY BUSINESS	P.T.	= POINT OF TANGENCY		= PROPERTY LINE
D.B.	= DEED BOOK	LT	= LEFT	(P)	= PLAT		= SAME PROPERTY OWNER
ESMT	= EASEMENT	NO.	= NUMBER	R	= RADIUS		= DELTA (CENTRAL ANGLE)
EXIST.	= EXISTING	O.R.B.	= OFFICIAL RECORDS BOOK	R.B.M.	= ROAD BOND MAP		= CHANGE IN DIRECTION
FND.	= FOUND	P.C.	= POINT OF CURVATURE	RT	= RIGHT		= LIMITED ACCESS R/W LINE
FPC	= FLORIDA POWER CORPORATION	PG./PGS.	= PAGE / PAGES	R/W	= RIGHT OF WAY	----	= R/W LINE
(F)	= FIELD DISTANCE						

DATE	SEPTEMBER 23, 2013	 CERTIFICATION OF AUTHORIZATION No. LB 8011 Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 185 PART B
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE		S.R. 429 (WEKIVA PARKWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
DEWBERRY PROJECT NO.	EA11-J1			
UPDATED L/A	J.MUNRO 08/12/2019			
REVISED PART B	M.ROLLINS 07/15/2014			
REVISION	BY DATE			SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-203 - WEKIVA PARKWAY
PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

PARCEL NO. 185 PART B

CONTINUED FROM SHEET 1 OF 3

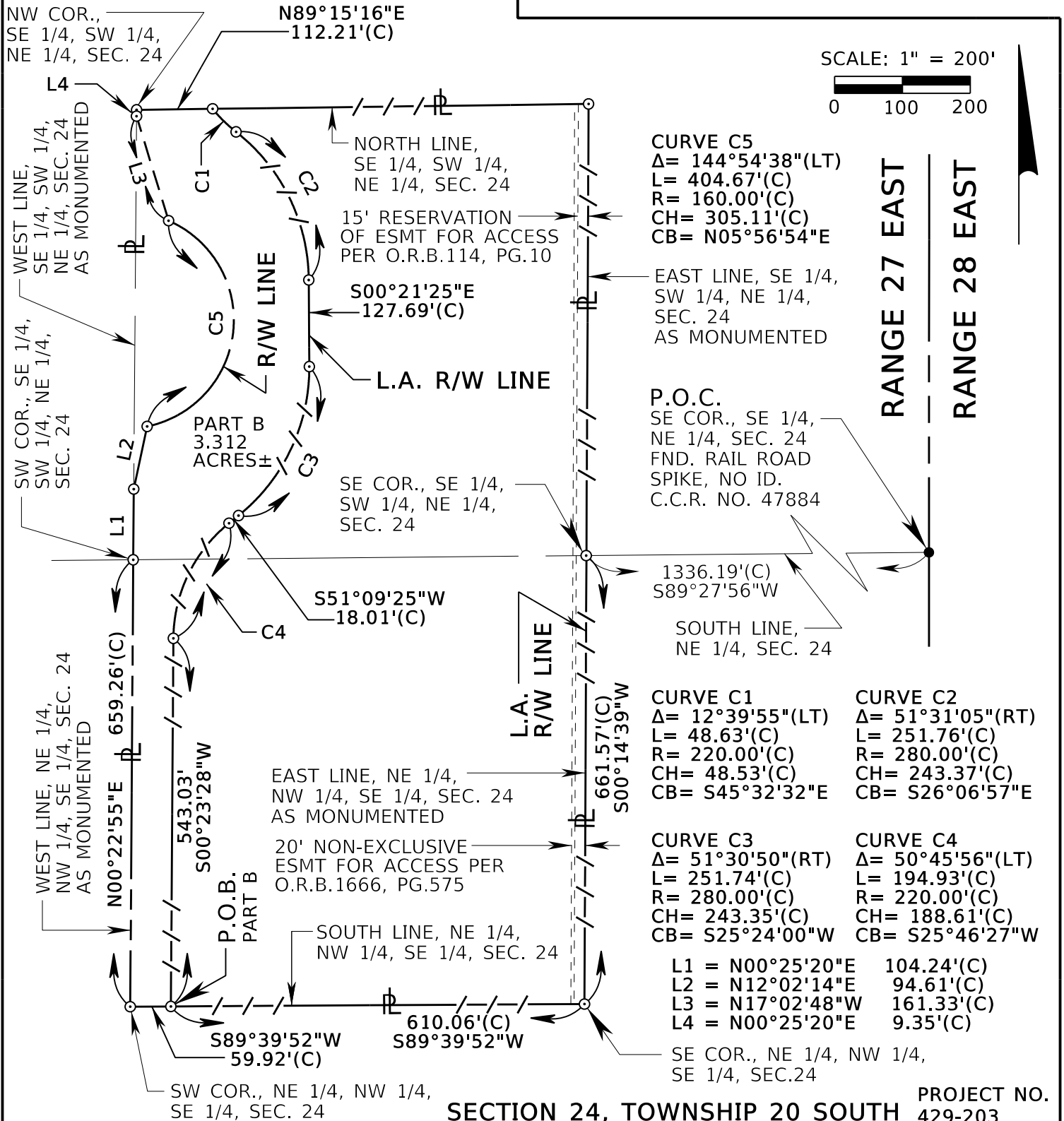
THROUGH A CENTRAL ANGLE OF 12°39'55", A DISTANCE OF 48.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD DISTANCE OF 243.37 FEET AND A CHORD BEARING OF SOUTH 26°06'57" EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°31'05", A DISTANCE OF 251.76 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°21'25" EAST, A DISTANCE OF 127.69 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD DISTANCE OF 243.35 FEET AND A CHORD BEARING OF SOUTH 25°24'00" WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°30'50", A DISTANCE OF 251.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 51°09'25" WEST, A DISTANCE OF 18.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CHORD DISTANCE OF 188.61 FEET AND A CHORD BEARING OF SOUTH 25°46'27" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°45'56", A DISTANCE OF 194.93 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°23'28" WEST, A DISTANCE OF 543.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.312 ACRES, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

DATE	SEPTEMBER 23, 2013		<div>CERTIFICATION OF AUTHORIZATION No. LB 8011</div> <div> Dewberry</div> <div>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664</div>	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 185 PART B
DRAWN BY	M.ROLLINS				
CHECKED BY	S.WARE				
DEWBERRY PROJECT NO.	EA11-J1				
				S.R. 429 (WEKIVA PARKWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
UPDATED L/A	J.MUNRO	08/12/2019			SHEET 2 OF 3
REVISED PART B	M.ROLLINS	07/15/2014			
REVISION	BY	DATE			

BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SEC. 24-20-27, BEING S89°27'56"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SECTION 24, TOWNSHIP 20 SOUTH 429-203 PROJECT NO.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

WILLIAM E. BYRD, P.S.M.
 LICENSE NUMBER 5442

DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 8011



Dewberry

800 NORTH MAGNOLIA AVENUE
 SUITE 1000
 ORLANDO, FLORIDA 32803
 (407) 843-5120
 FAX 407-649-8664

SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

PARCEL
185 PART B

SCALE: 1"=200'

SHEET 3 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-203 - WEKIVA PARKWAY
PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

PARCEL NO. 186 PART B

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1/2" IRON ROD WITH NO IDENTIFICATION IN A WELL BOX MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 88°41'17" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1325.20 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°16'44" WEST ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 1333.18 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°03'02" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 595.96 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 11314.16 FEET, A CHORD DISTANCE OF 123.76 FEET AND A CHORD BEARING OF SOUTH 18°11'08" EAST; THENCE DEPARTING SAID NORTH LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°37'36", A DISTANCE OF 123.76 FEET; THENCE DEPARTING SAID CURVE RUN SOUTH 56°47'32" WEST, A DISTANCE OF 59.58 FEET; THENCE SOUTH 00°01'58" WEST, A DISTANCE OF 374.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CHORD DISTANCE OF 147.75 FEET AND A CHORD BEARING OF SOUTH 19°35'19" EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°14'33", A DISTANCE OF 150.68 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AS MONUMENTED & OCCUPIED; THENCE DEPARTING SAID CURVE RUN SOUTH 89°15'16" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 112.21 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'58" EAST ALONG SAID WEST LINE AS MONUMENTED AND OCCUPIED, A DISTANCE OF 663.78 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°03'02" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 69.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.075 ACRES, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

LEGEND & ABBREVIATIONS

CB	= CHORD BEARING	ID.	= IDENTIFICATION	P.I.	= POINT OF INTERSECTION	(R)	= RADIAL
C.C.R.	= CERTIFIED CORNER RECORD	I.R.	= IRON ROD	P.O.B.	= POINT OF BEGINNING	SEC.	= SECTION
CH	= CHORD LENGTH	L	= ARC LENGTH	P.O.C.	= POINT OF COMMENCEMENT	TITF	= TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
COR.	= CORNER	L.A.	= LIMITED ACCESS	PROJ.	= PROJECT	W/	= WITH
(C)	= CALCULATED DISTANCE	LB	= LICENSED SURVEY BUSINESS	P.T.	= POINT OF TANGENCY		= PROPERTY LINE
D.B.	= DEED BOOK	LT	= LEFT	(P)	= PLAT		= SAME PROPERTY OWNER
ESMT	= EASEMENT	NO.	= NUMBER	R	= RADIUS		= DELTA (CENTRAL ANGLE)
EXIST.	= EXISTING	O.R.B.	= OFFICIAL RECORDS BOOK	R.B.M.	= ROAD BOND MAP		= CHANGE IN DIRECTION
FND.	= FOUND	P.C.	= POINT OF CURVATURE	RT	= RIGHT		= LIMITED ACCESS R/W LINE
FPC	= FLORIDA POWER CORPORATION	PG./PGS.	= PAGE / PAGES	R/W	= RIGHT OF WAY	----	= R/W LINE
(F)	= FIELD DISTANCE						

DATE	NOVEMBER 18, 2013	 CERTIFICATION OF AUTHORIZATION No. LB 8011 Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 186 PART B
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE		S.R. 429 (WEKIVA PARKWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
DEWBERRY PROJECT NO.	EA11-J1			
UPDATE I/A	J.MUNRO	08/12/2019		SHEET 1 OF 2
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC. 24-20-27, BEING S88°41'17"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

CURVE C1
 $\Delta = 00^\circ 37' 36''$ (RT)
 $L = 123.76'$ (C)
 $R = 11314.16'$ (C)
 $CH = 123.76'$ (C)
 $CB = S18^\circ 11' 08''$ E

CURVE C2
 $\Delta = 39^\circ 14' 33''$ (LT)
 $L = 150.68'$ (C)
 $R = 220.00'$ (C)
 $CH = 147.75'$ (C)
 $CB = S19^\circ 35' 19''$ E

NORTH LINE, NE 1/4,
 SEC. 24

NE COR., WEST 1/2,
 NE 1/4, SEC. 24

EAST LINE, WEST 1/2,
 NE 1/4, SEC. 24

P.O.C.
 NE COR.
 NE 1/4, SEC. 24
 FND. 1/2" I.R.
 NO ID., IN WELL BOX
 C.C.R. NO. 41736

INGRESS/EGRESS ESMT
 PER O.R.B.5585, PG.3027

NW COR., NE 1/4,
 SW 1/4, NE 1/4,
 SEC. 24

N89°03'02"E
 69.68'(C)

P.O.B.
 PART B

S89°03'02"W 595.96'(C)

NORTH LINE, NE 1/4,
 SW 1/4, NE 1/4, SEC. 24

S00°16'44"W
 1333.18'(C)

NE COR., NE 1/4,
 SW 1/4, NE 1/4,
 SEC. 24

R/W LINE

PART B

L.A. R/W LINE

S56°47'32"W
 59.58'(C)

8' FPC UTILITY ESMT
 (4' EACH SIDE EXIST.
 FACILITIES) PER
 O.R.B.1711, PG.688

EAST LINE,
 NE 1/4, SW 1/4,
 NE 1/4, SEC. 24

20' NON-EXCLUSIVE
 INGRESS/EGRESS
 ACCESS ESMT PER
 O.R.B.5585, PG.3027

WEST LINE, NE 1/4,
 SW 1/4, NE 1/4, SEC. 24
 AS MONUMENTED

N00°22'58"E
 663.78'(C)

1.075 ACRES±

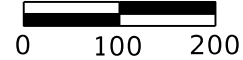
S00°01'58"W
 374.05'(C)

L.A. R/W LINE

15' RESERVATION OF ESMT FOR
 ACCESS PER D.B.114, PG.10
 AND O.R.B.1666, PG.575

10' FPC DISTRIBUTION
 ESMT (5' EACH SIDE
 EXIST. FACILITIES) PER
 O.R.B.5638, PG.2915

SCALE: 1" = 200'



SW COR.,
 NE 1/4, SW 1/4,
 NE 1/4, SEC. 24

S89°15'16"W
 112.21'(C)

SOUTH LINE,
 NE 1/4, SW 1/4,
 NE 1/4, SEC. 24
 AS MONUMENTED

8' FPC UTILITY ESMT PER
 O.R.B.2711, PG.1150

20' NON-EXCLUSIVE INGRESS/EGRESS
 ACCESS ESMT PER O.R.B.5585, PG.3027

RANGE 27 EAST

RANGE 28 EAST

SECTION 24, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

WILLIAM E. BYRD, P.S.M.
 LICENSE NUMBER 5442

DATE

NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF
 AUTHORIZATION No. LB 8011



Dewberry
 800 NORTH MAGNOLIA AVENUE
 SUITE 1000
 ORLANDO, FLORIDA 32803
 (407) 843-5120
 FAX 407-649-8664

SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL
186 PART B

SCALE: 1"=200'

SHEET 2 OF 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-203 - WEKIVA PARKWAY
PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

PARCEL NO. 188 PART B

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST OF THE NORTHWEST OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1/2" IRON ROD WITH NO IDENTIFICATION IN A WELL BOX MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 88° 41' 17" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1325.20 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00° 16' 44" WEST ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 1333.18 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89° 03' 02" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 595.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 03' 02" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 69.68 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00° 23' 29" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AS MONUMENTED AND OCCUPIED, A DISTANCE OF 95.51 FEET; THENCE DEPARTING SAID WEST LINE RUN ALONG A RADIAL BEARING OF NORTH 70° 56' 07" EAST, A DISTANCE OF 34.97 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 11314.16 FEET, A CHORD DISTANCE OF 111.72 FEET AND A CHORD BEARING OF SOUTH 18° 46' 54" EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 33' 57", A DISTANCE OF 111.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 5290 SQUARE FEET, MORE OR LESS

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

LEGEND & ABBREVIATIONS

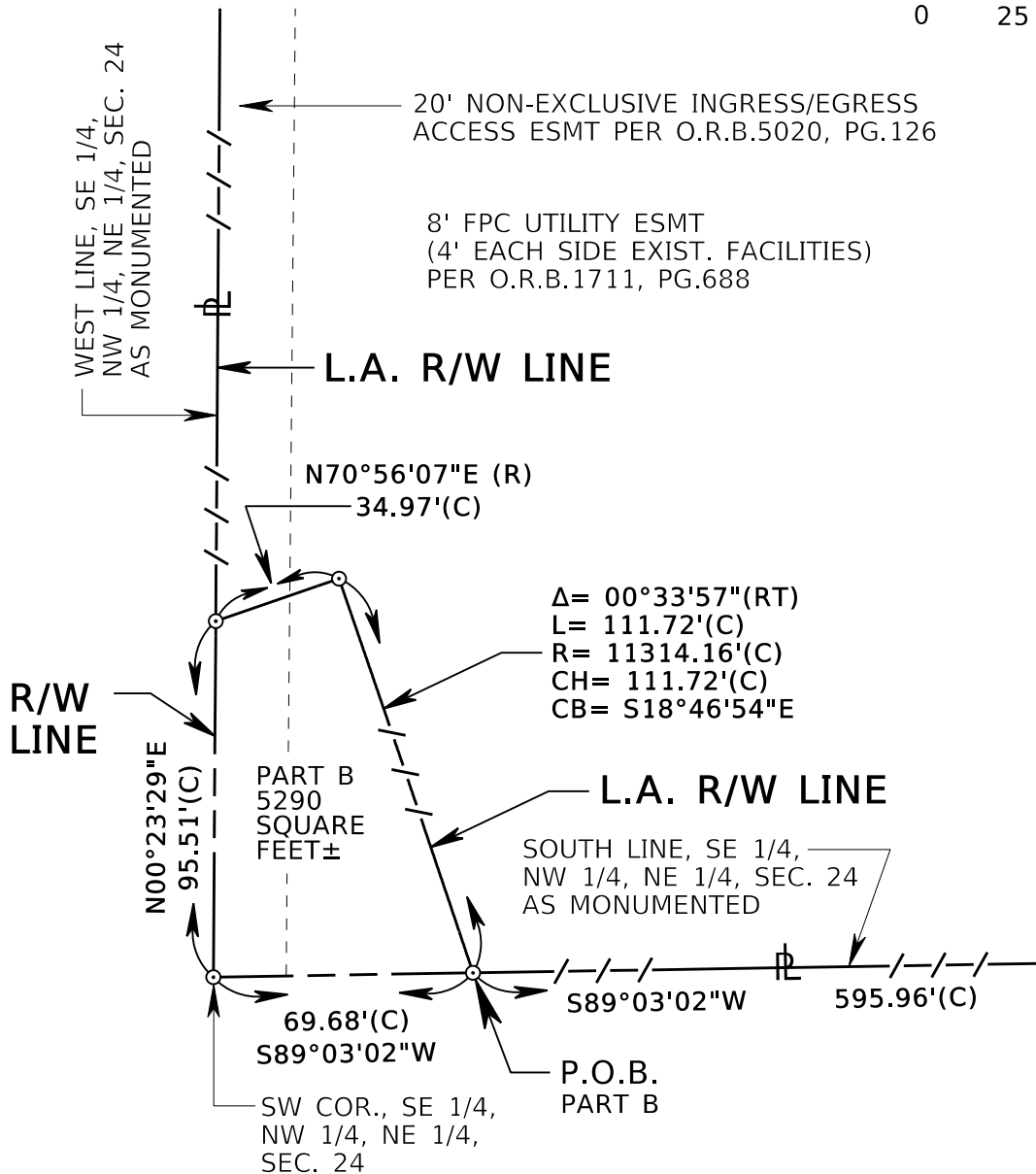
CB	= CHORD BEARING	ID.	= IDENTIFICATION	P.I.	= POINT OF INTERSECTION	(R)	= RADIAL
C.C.R.	= CERTIFIED CORNER RECORD	I.R.	= IRON ROD	P.O.B.	= POINT OF BEGINNING	SEC.	= SECTION
CH	= CHORD LENGTH	L	= ARC LENGTH	P.O.C.	= POINT OF COMMENCEMENT	TIITF	= TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
COR.	= CORNER	L.A.	= LIMITED ACCESS	PROJ.	= PROJECT	W/	= WITH
(C)	= CALCULATED DISTANCE	LB	= LICENSED SURVEY BUSINESS	P.T.	= POINT OF TANGENCY		= PROPERTY LINE
D.B.	= DEED BOOK	LT	= LEFT	(P)	= PLAT		= SAME PROPERTY OWNER
ESMT	= EASEMENT	NO.	= NUMBER	R	= RADIUS		= DELTA (CENTRAL ANGLE)
EXIST.	= EXISTING	O.R.B.	= OFFICIAL RECORDS BOOK	R.B.M.	= ROAD BOND MAP		= CHANGE IN DIRECTION
FND.	= FOUND	P.C.	= POINT OF CURVATURE	RT	= RIGHT		= LIMITED ACCESS R/W LINE
FPC	= FLORIDA POWER CORPORATION	PG./PGS.	= PAGE / PAGES	R/W	= RIGHT OF WAY	----	= R/W LINE
(F)	= FIELD DISTANCE						

DATE	SEPTEMBER 23, 2013	 CERTIFICATION OF AUTHORIZATION No. LB 8011 Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 188 PART B
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE		S.R. 429 (WEKIVA PARKWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
DEWBERRY PROJECT NO.	EA11-J1			
UPDATE I/A	J.MUNRO 08/12/2019			
REVISION	BY DATE			SHEET 1 OF 2

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC. 24-20-27, BEING S88°41'17"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

SCALE: 1" = 50'

0 25 50



SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

WILLIAM E. BYRD, P.S.M.
 LICENSE NUMBER 5442

DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 8011



Dewberry

800 NORTH MAGNOLIA AVENUE
 SUITE 1000
 ORLANDO, FLORIDA 32803
 (407) 843-5120
 FAX 407-649-8664

SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL
 188 PART B

SCALE: 1"=50'

SHEET 2 OF 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-203
PARCEL 207 (PARTIAL)
PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" IRON ROD WITH NO IDENTIFICATION LOCATED IN A WELL BOX MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-203; THENCE NORTH 88°20'47" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2669.57 FEET TO ITS INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°09'11" WEST ALONG SAID WEST LINE, A DISTANCE OF 31.78 FEET TO ITS INTERSECTION WITH THE EXISTING SOUTH RIGHT OF WAY LINE OF KELLY PARK ROAD AS SHOWN ON SAID RIGHT OF WAY MAP FOR THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 28.72 FEET AND A CHORD BEARING OF SOUTH 34°54'30" EAST; THENCE DEPARTING SAID WEST LINE, FROM A TANGENT BEARING OF SOUTH 69°58'12" EAST, RUN SOUTHERLY ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°07'23", A DISTANCE OF 30.60 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD 437 AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NUMBER 62; THENCE SOUTH 00°09'11" WEST ALONG SAID WEST LINE, A DISTANCE OF 605.84 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 88°34'31" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 16.51 FEET TO A POINT ON AFORESAID EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°09'11" EAST ALONG SAID EXISTING WEST RIGHT OF WAY LINE, A DISTANCE OF 629.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 10283 SQUARE FEET, MORE OR LESS


LEGEND & ABBREVIATIONS

Δ = DELTA (CENTRAL ANGLE)
(C) = CALCULATED DATA
CB = CHORD BEARING
CH = CHORD DISTANCE
CFX = CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
COR. = CORNER

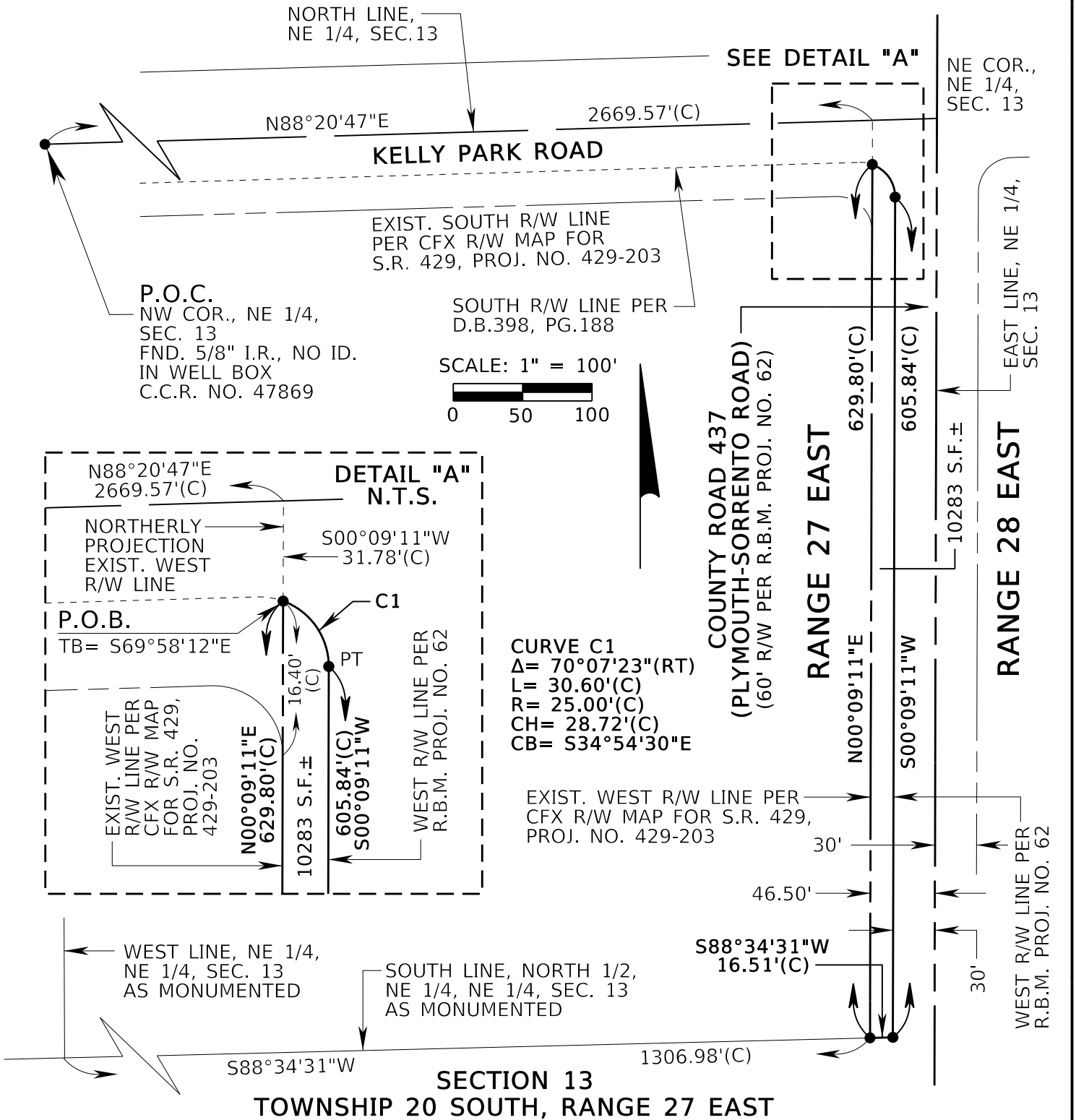
C.C.R. = CERTIFIED CORNER
RECORD
D.B. = DEED BOOK
EXIST. = EXISTING
FND. = FOUND
ID. = IDENTIFICATION
I.R. = IRON ROD

L = LENGTH OF CURVE
LB = LICENSED SURVEY BUSINESS
NO. = NUMBER
N.T.S. = NOT TO SCALE
PG./PGS. = PAGE / PAGES
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

PROJ. = PROJECT
PT = POINT OF TANGENCY
R = RADIUS
R/W = RIGHT OF WAY
R.B.M. = ROAD BOND MAP
SEC. = SECTION
S.R. = STATE ROAD
TB = TANGENT BEARING

DATE	JULY 2, 2019	 Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	PARCEL 207 PARTIAL
DRAWN BY	J.MUNRO			
CHECKED BY	S.WARE		STATE ROAD 429 CFX PROJECT NO. 429-203	SCALE: N/A
DEWBERRY PROJECT NO.	5 088223			SHEET 1 OF 2
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC. 13-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SHEILA A. WARE, P.S.M.
LICENSE NUMBER 5529

DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 8011



Dewberry

800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
(407) 843-5120

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

STATE ROAD 429
CFX PROJECT NO. 429-203

PARCEL 207
PARTIAL

SCALE: 1"=100'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-203 - WEKIVA PARKWAY -
Parcel 228
PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" IRON PIPE WITH CAP STAMPED "1263" IN WELL BOX MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00°09'57" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 12, A DISTANCE OF 231.24 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 88°26'25" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 25.30 FEET TO ITS INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) PER ROAD BOND MAP PROJECT NO. 62 FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°05'41" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 157.14 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 34.81 FEET AND A CHORD BEARING OF SOUTH 44°13'30" WEST; THENCE RUN SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'38", A DISTANCE OF 38.51 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE EXISTING NORTH RIGHT OF WAY LINE OF KELLY PARK ROAD PER ROAD BOND MAP PROJECT NO. 49-E; THENCE SOUTH 88°21'18" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 32.79 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN NORTH 33°28'09" EAST, A DISTANCE OF 38.20 FEET; THENCE NORTH 00°05'41" EAST, A DISTANCE OF 150.18 FEET TO A POINT ON AFORESAID SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 88°26'25" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 36.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 6735 SQUARE FEET, MORE OR LESS

NOTE:

THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2902529 DATED 02/05/2013

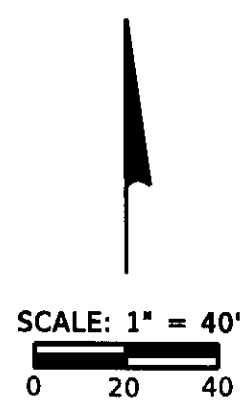
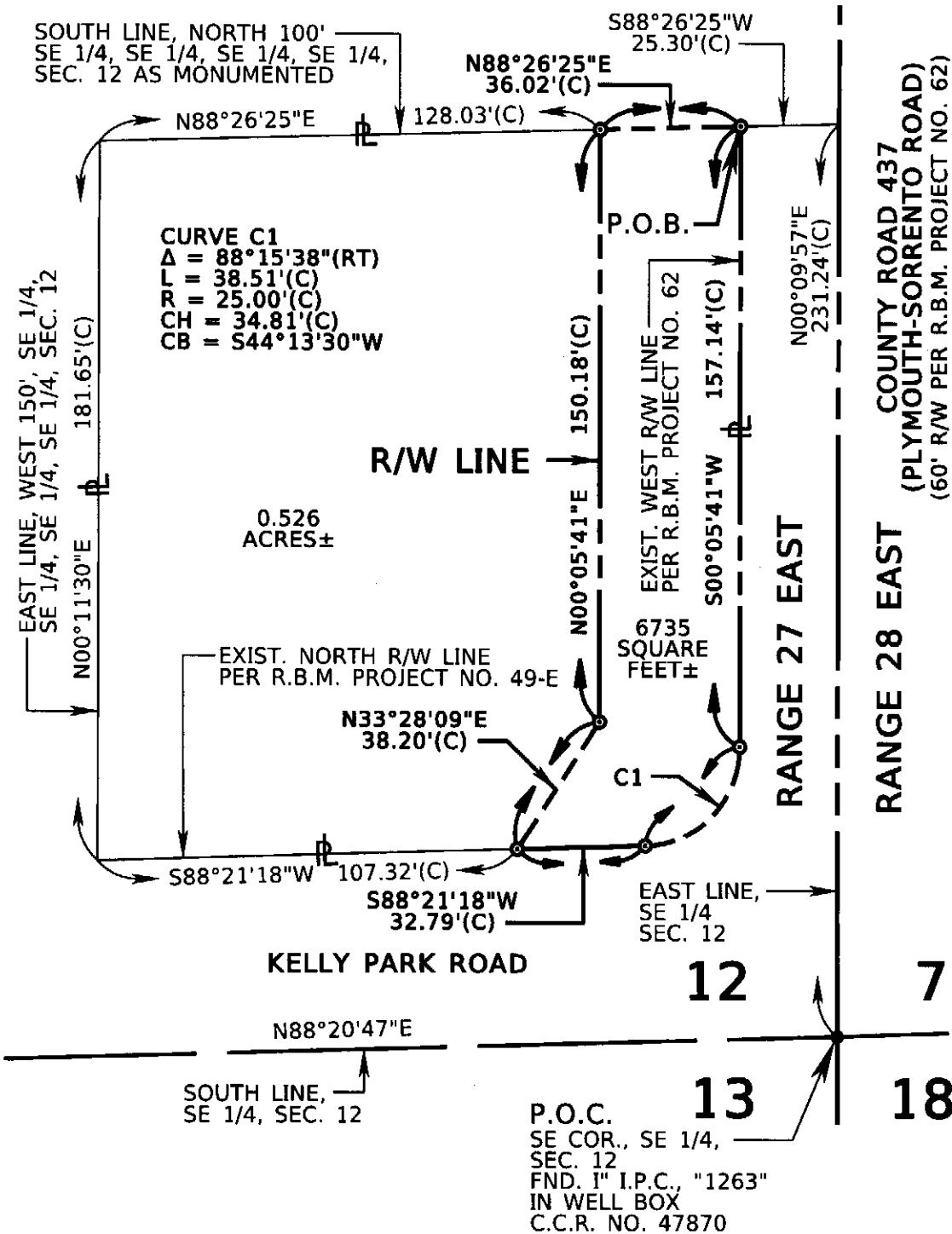
Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

LEGEND & ABBREVIATIONS

CB	= CHORD BEARING	ID.	= IDENTIFICATION	P.I.	= POINT OF INTERSECTION	(R)	= RADIAL
C.C.R.	= CERTIFIED CORNER RECORD	I.R.	= IRON ROD	P.O.B.	= POINT OF BEGINNING	SEC.	= SECTION
CH	= CHORD LENGTH	L	= ARC LENGTH	P.O.C.	= POINT OF COMMENCEMENT	TIITF	= TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
COR.	= CORNER	L.A.	= LIMITED ACCESS	PROJ.	= PROJECT	W/	= WITH
(C)	= CALCULATED DISTANCE	LB	= LICENSED SURVEY BUSINESS	P.T.	= POINT OF TANGENCY		= PROPERTY LINE
D.B.	= DEED BOOK	LT	= LEFT	(P)	= PLAT		= SAME PROPERTY OWNER
ESMT	= EASEMENT	NO.	= NUMBER	R	= RADIUS		= DELTA (CENTRAL ANGLE)
EXIST.	= EXISTING	O.R.B.	= OFFICIAL RECORDS BOOK	R.B.M.	= ROAD BOND MAP		= CHANGE IN DIRECTION
FND.	= FOUND	P.C.	= POINT OF CURVATURE	RT	= RIGHT		= LIMITED ACCESS R/W LINE
FPC	= FLORIDA POWER CORPORATION	PG./PGS.	= PAGE / PAGES	R/W	= RIGHT OF WAY	---	= R/W LINE
(F)	= FIELD DISTANCE						

DATE NOVEMBER 18, 2013		 BOWYER SINGLETON 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.		PARCEL 228
DRAWN BY M.ROLLINS			S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		
CHECKED BY S.WARE					
BSA PROJECT NO. EA11-71					SHEET 1 OF 2
REVISION BY DATE					

BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 12-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SECTION 12, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Byrd 11/13/13
 WILLIAM E. BYRD, P.S.M. DATE
 LICENSE NUMBER 5442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 1221

BS BOWYER SINGLETON
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 843-5120
 FAX 407-849-8664

SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL
 228

SCALE: 1"=40'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429

PROJECT NO. 429-203 - WEKIVA PARKWAY

PARCEL 229

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" IRON PIPE WITH CAP STAMPED "1263" IN WELL BOX MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH $00^{\circ}09'57''$ EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 231.24 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH $88^{\circ}26'25''$ WEST ALONG SAID SOUTH LINE, A DISTANCE OF 25.30 FEET TO ITS INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 62 FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $88^{\circ}26'25''$ WEST ALONG SAID SOUTH LINE, A DISTANCE OF 36.02 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH $00^{\circ}05'41''$ EAST, A DISTANCE OF 100.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH $88^{\circ}26'25''$ EAST ALONG SAID NORTH LINE, A DISTANCE OF 36.02 FEET TO ITS INTERSECTION WITH AFORESAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 437; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH $00^{\circ}05'41''$ WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 100.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 3611 SQUARE FEET, MORE OR LESS

NOTE:

THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2902535 DATED 02/05/2013

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.


LEGEND & ABBREVIATIONS

CB = CHORD BEARING
C.C.R. = CERTIFIED CORNER RECORD
CH = CHORD LENGTH
COR. = CORNER
(C) = CALCULATED DISTANCE
D.B. = DEED BOOK
ESMT. = EASEMENT
EXIST. = EXISTING
FND. = FOUND
FPC = FLORIDA POWER CORPORATION
(F) = FIELD DISTANCE

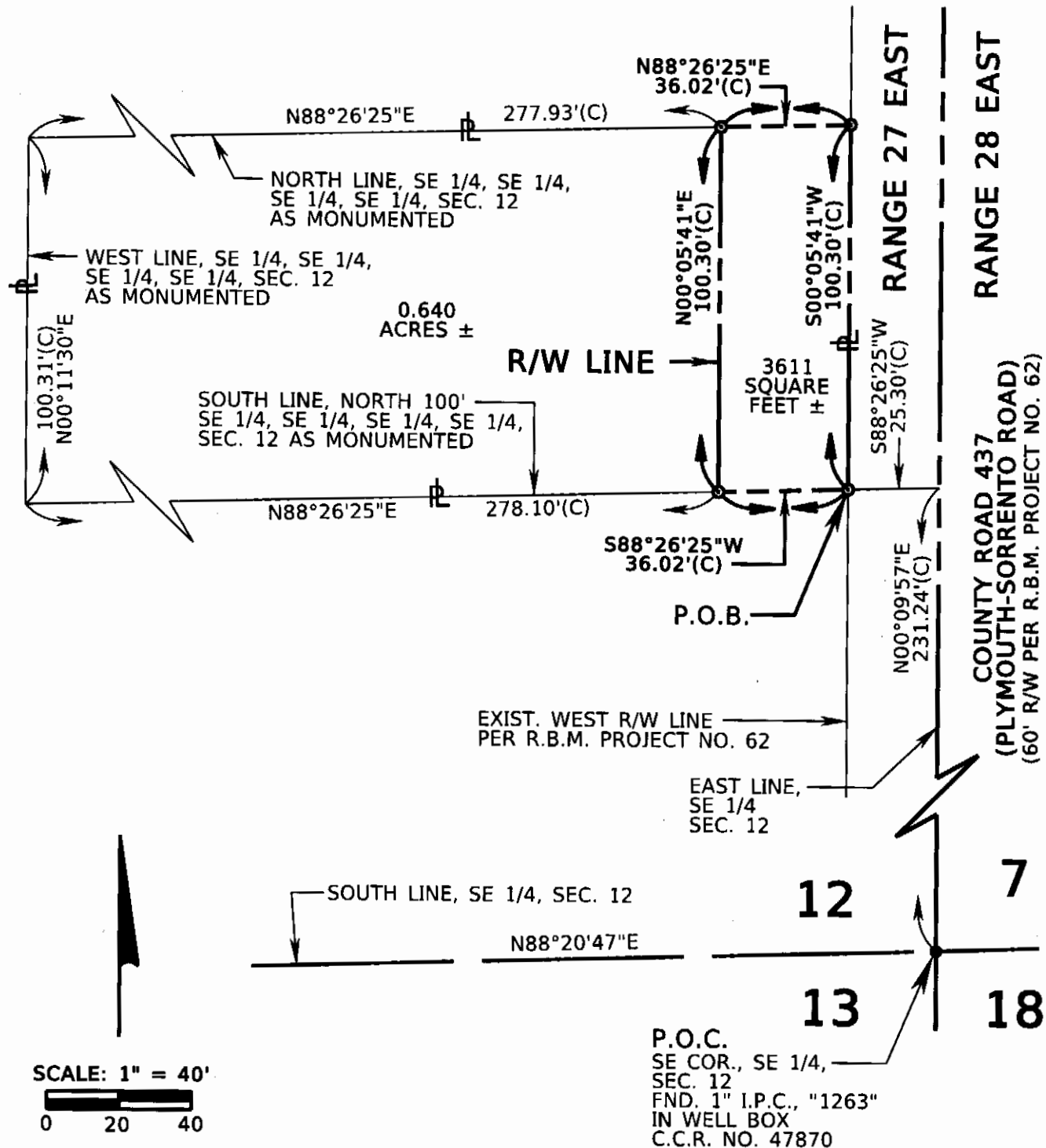
ID. = IDENTIFICATION
I.R. = IRON ROD
L. = ARC LENGTH
L.A. = LIMITED ACCESS
LB. = LICENSED SURVEY BUSINESS
LT. = LEFT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
P.C. = POINT OF CURVATURE
PG./PGS. = PAGE / PAGES

P.I. = POINT OF INTERSECTION
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PROJ. = PROJECT
P.T. = POINT OF TANGENCY
(P) = PLAT
R. = RADIUS
R.B.M. = ROAD BOND MAP
RT. = RIGHT
RW. = RIGHT OF WAY

(R) = RADIAL
SEC. = SECTION
TITF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
W/ = WITH
P.L. = PROPERTY LINE
S.P.O. = SAME PROPERTY OWNER
Δ = DELTA (CENTRAL ANGLE)
C.D. = CHANGE IN DIRECTION
L.A. = LIMITED ACCESS R/W LINE
R/W LINE

DATE		NOVEMBER 18, 2013		 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-649-8664		SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.		PARCEL 229	
DRAWN BY		M. ROLLINS							
CHECKED BY		S. WARE				S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		SCALE: N/A	
BSA PROJECT NO.		EA11-11							
REVISION		BY		DATE					

BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 12-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SECTION 12, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Bowyer 11/18/13
WILLIAM E. BOWYER, P.S.M.
LICENSE NUMBER 5442 DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION OF AUTHORIZATION No. LS 1221

BOWYER SINGLETON
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120
FAX 407-649-8664

SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

PARCEL
229

SCALE: 1"=40'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-203 - WEKIVA PARKWAY
PARCEL 230

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" IRON PIPE WITH CAP STAMPED "1263" LOCATED IN A WELL BOX MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00°09'57" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 497.16 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 88°30'04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 25.63 FEET TO ITS INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 62 FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°30'04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 36.01 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°05'41" EAST, A DISTANCE OF 181.58 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 150 FEET OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°35'44" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 36.01 FEET TO ITS INTERSECTION WITH AFORESAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 437; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00° 05' 41" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 181.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 6536 SQUARE FEET, MORE OR LESS

NOTE:

THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2902546 DATED 02/05/2013

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.


LEGEND & ABBREVIATIONS

CB = CHORD BEARING
C.C.R. = CERTIFIED CORNER RECORD
CH = CHORD LENGTH
COR. = CORNER
(C) = CALCULATED DISTANCE
D.B. = DEED BOOK
ESMT = EASEMENT
EXIST. = EXISTING
FND. = FOUND
FPC = FLORIDA POWER CORPORATION
(F) = FIELD DISTANCE

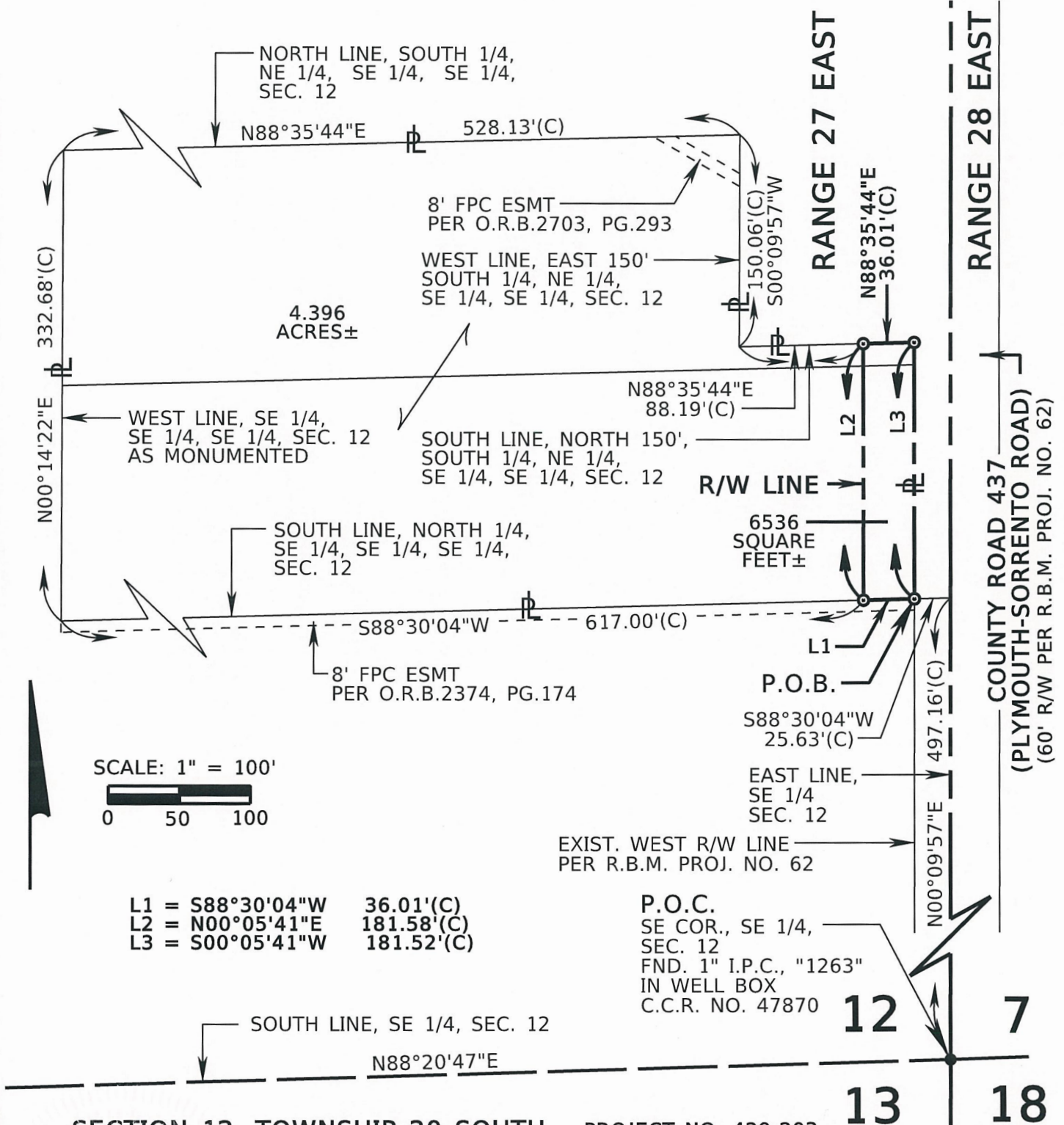
ID. = IDENTIFICATION
I.R. = IRON ROD
L = ARC LENGTH
L.A. = LIMITED ACCESS
LB = LICENSED SURVEY BUSINESS
LT = LEFT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
P.C. = POINT OF CURVATURE
PG./PGS. = PAGE / PAGES

P.I. = POINT OF INTERSECTION
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PROJ. = PROJECT
P.T. = POINT OF TANGENCY
(P) = PLAT
R = RADIUS
R.B.M. = ROAD BOND MAP
RT = RIGHT
R/W = RIGHT OF WAY

(R) = RADIAL
SEC. = SECTION
TITF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
W/ = WITH
R = PROPERTY LINE
Δ = SAME PROPERTY OWNER
Δ = DELTA (CENTRAL ANGLE)
+ = CHANGE IN DIRECTION
+ = LIMITED ACCESS R/W LINE
+ = R/W LINE

DATE: AUGUST 12, 2013		CERTIFICATION OF AUTHORIZATION No. LB 1221		 BOWYER SKELETON 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY. S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	PARCEL 230
DRAWN BY: M. ROLLINS		CHECKED BY: S. WARE				SCALE: N/A
BSA PROJECT NO. EA11-J1						SHEET 1 OF 2
REVISION	BY	DATE				

BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 12-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SECTION 12, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

WILLIAM E. BYRNE P.S.M.
LICENSE NUMBER 5442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 1221

BOWYER SINGLETON
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120
FAX 407-649-8664

SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

PARCEL
230

SCALE: 1"=100'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-203 - WEKIVA PARKWAY

PARCEL 233

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" IRON PIPE WITH CAP STAMPED "1263" LOCATED IN A WELL BOX MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00°09'57" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 331.55 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 88°26'25" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 25.43 FEET TO ITS INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 62 FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°26'25" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 36.02 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°05'41" EAST, A DISTANCE OF 165.67 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°30'04" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 36.01 FEET TO ITS INTERSECTION WITH AFORESAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 437; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00° 05' 41" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 165.63 FEET TO THE POINT OF BEGINNING.





CONTAINING 5963 SQUARE FEET, MORE OR LESS

NOTE:

THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2902570 DATED 02/06/2013

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

LEGEND & ABBREVIATIONS

CB	= CHORD BEARING	ID.	= IDENTIFICATION	P.I.	= POINT OF INTERSECTION	(R)	= RADIAL
C.C.R.	= CERTIFIED CORNER RECORD	I.R.	= IRON ROD	P.O.B.	= POINT OF BEGINNING	SEC.	= SECTION
CH	= CHORD LENGTH	L	= ARC LENGTH	P.O.C.	= POINT OF COMMENCEMENT	TTTF	= TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
COR.	= CORNER	L.A.	= LIMITED ACCESS	PROJ.	= PROJECT	W/	= WITH
(C)	= CALCULATED DISTANCE	LB	= LICENSED SURVEY BUSINESS	P.T.	= POINT OF TANGENCY		= PROPERTY LINE
D.B.	= DEED BOOK	LT	= LEFT	(P)	= PLAT		= SAME PROPERTY OWNER
ESMT.	= EASEMENT	NO.	= NUMBER	R	= RADIUS		= DELTA (CENTRAL ANGLE)
EXIST.	= EXISTING	D.R.B.	= OFFICIAL RECORDS BOOK	R.B.M.	= ROAD BOND MAP		= CHANGE IN DIRECTION
FND.	= FOUND	P.C.	= POINT OF CURVATURE	RT	= RIGHT	+++	= LIMITED ACCESS R/W LINE
FPC	= FLORIDA POWER CORPORATION	PG./PGS.	= PAGE / PAGES	R/W	= RIGHT OF WAY	----	= R/W LINE
(F)	= FIELD DISTANCE						

DATE	NOVEMBER 18, 2013
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
BSA PROJECT NO.	EA11-J1
REVISION	BY DATE



SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

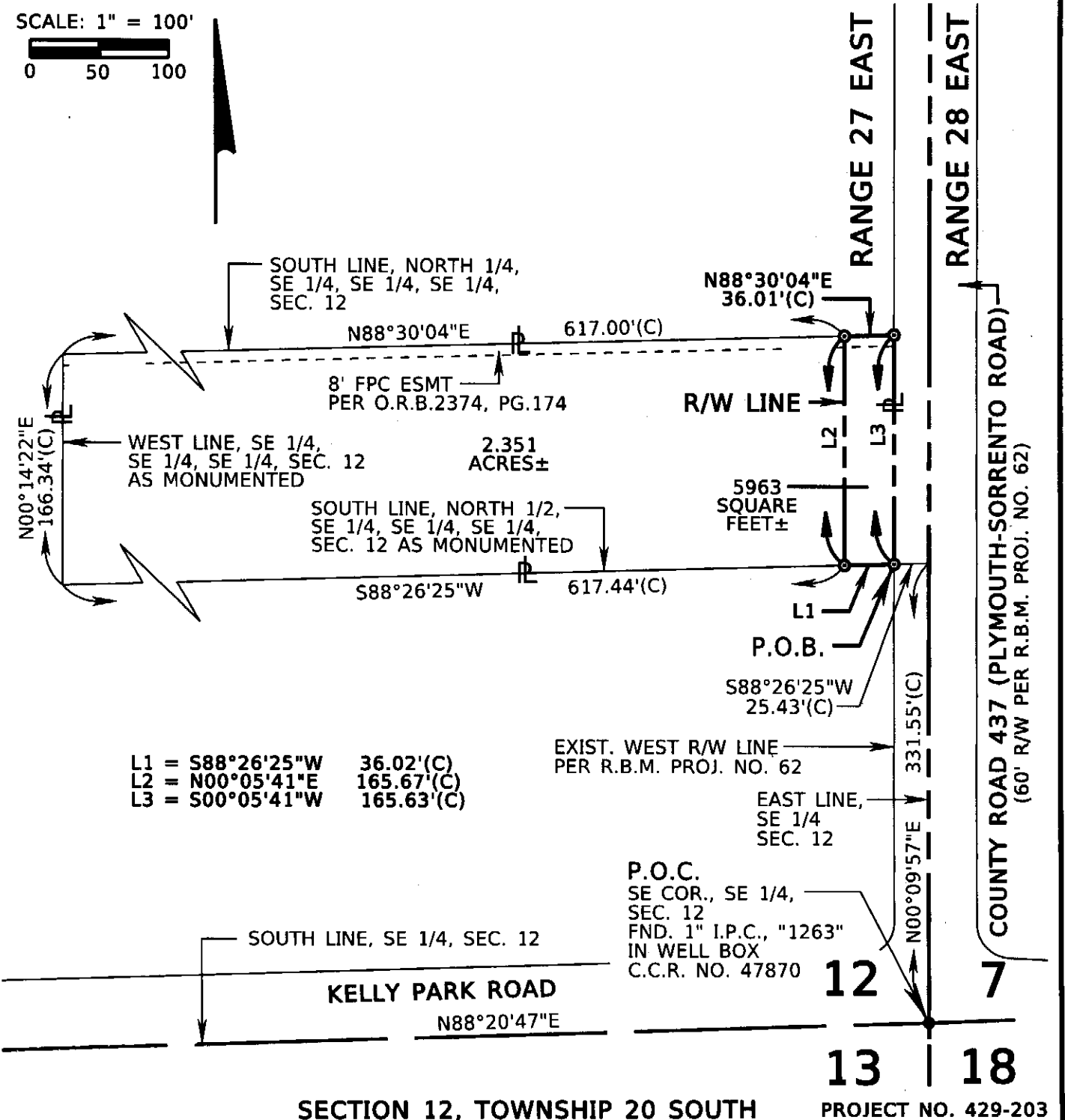
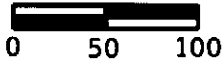
PARCEL
233

SCALE: N/A

SHEET 1 OF 2

BEARING STRUCTURE BASED ON THE SOUTH LINE
OF THE SOUTHEAST 1/4 OF SEC. 12-20-27, BEING
N88°20'47"E, FLORIDA STATE PLANE COORDINATE
SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

SCALE: 1" = 100'



SECTION 12, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION
IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL
STANDARDS" AS REQUIRED BY CHAPTER 51-17 FLORIDA
ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027,
FLORIDA STATUTES.

WILLIAM E. BYRNE, P.S.M.
LICENSE NUMBER 5442
DATE 11/19/13

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 1221



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120
FAX 407-849-8664

SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

PARCEL
233

SCALE: 1"=100'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429

PROJECT 429-204

PARCEL NO. 250 PART B

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PARCEL 250 PART B:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4041, PAGE 3587, AND OFFICIAL RECORDS BOOK 5274, PAGE 2897, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, (A 4"X4" CONCRETE MONUMENT NO IDENTIFICATION AS NOW EXISTS); THENCE NORTH 89°21'11" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 833.86 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°17'04" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF ONDICH ROAD AND THE POINT OF BEGINNING, THENCE SOUTH 89°21'11" WEST ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF THE WEST 116 FEET OF THE EAST 550 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THENCE DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE NORTH 00°17'04" EAST ALONG SAID WEST LINE, A DISTANCE OF 300.54 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9070, PAGE 3778 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 89°18'06" EAST ALONG SAID NORTH LINE AND SOUTHERLY BOUNDARY, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID NORTH LINE AND SOUTHERLY BOUNDARY SOUTH 00°17'04" WEST, A DISTANCE OF 300.58 FEET TO A POINT ON SAID EXISTING NORTH RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINING 12021 SQUARE FEET MORE OR LESS

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW TO, FROM OR ACROSS ANY SR 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY

STATE ROAD 429

DESIGNED BY: RJM

DATE: 2/11/14

DRAWN BY: SMP

JOB NO:

APPROVED BY: RJM

OOCEA PROJECT NO: 429-204

URS

URS CORPORATION
315 E. ROBINSON STREET
SUITE 245
ORLANDO, FL 32801-1949
PH (407) 422-0353
LICENSED BUSINESS NO. 6839

PARCEL 250 PART B

SHEET: 1 OF 2

SKETCH OF DESCRIPTION

PARCEL: 250

PURPOSE: RIGHT OF WAY

ESTATE: FEE SIMPLE

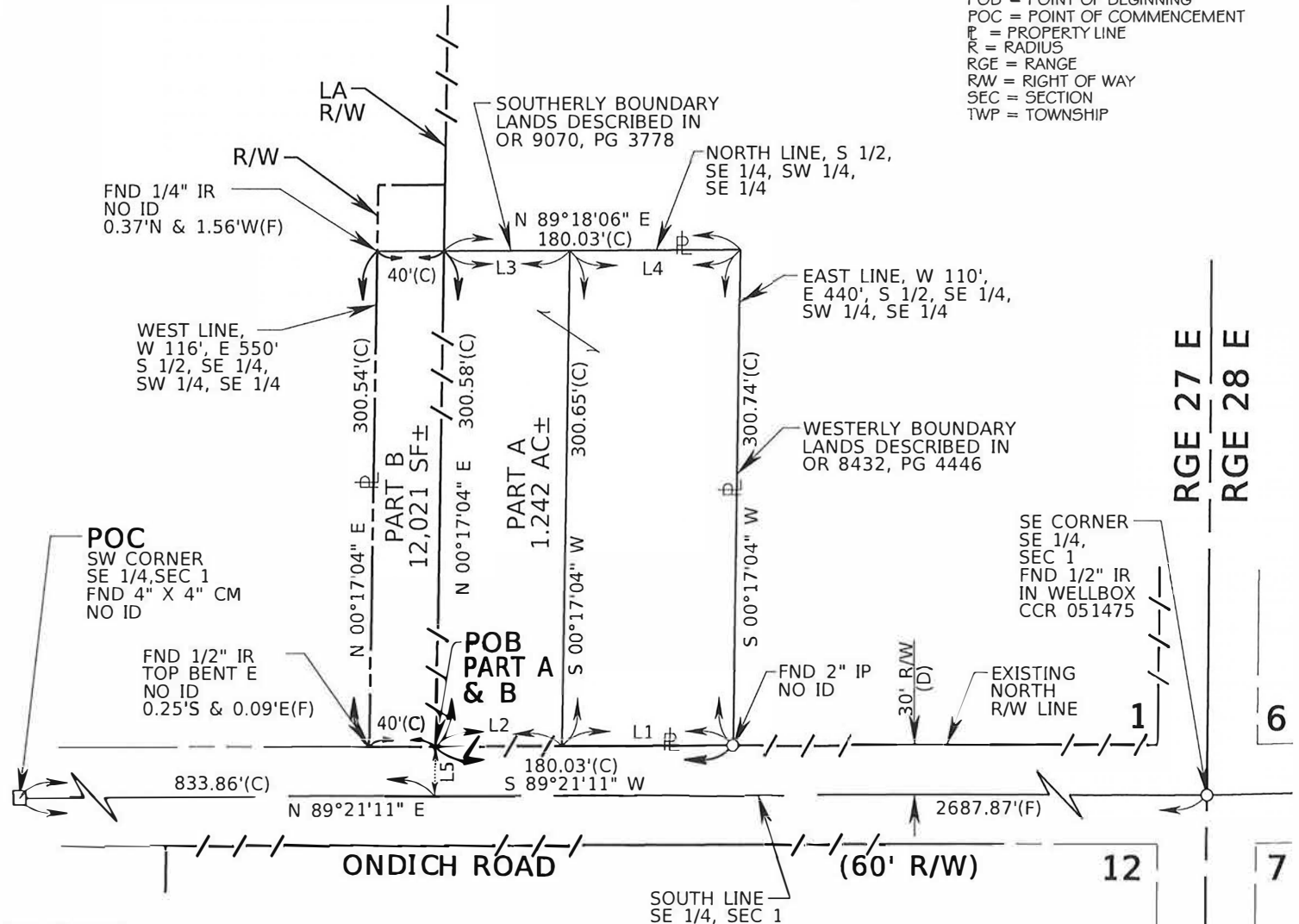
TOWNSHIP 20 SOUTH, RANGE 27 EAST

LINE TABLE			
L1	S 89°21'11" W	104.01'(C)	
L2	S 89°21'11" W	76.02'(C)	
L3	N 89°18'06" E	76.02'(C)	
L4	N 89°18'06" E	104.01'(C)	
L5	N 00°17'04" E	30.00'(C)	

SCALE:
1" = 100'

LEGEND

AC = ACRES
C = CALCULATED
CCR = CERTIFIED CORNER RECORD
CM = CONCRETE MONUMENT
F = FIELD
FND = FOUND
ID = IDENTIFICATION
IP = IRON PIPE
IR = IRON ROD
LA = LIMITED ACCESS
LB = LICENSED BUSINESS
OR = OFFICIAL RECORDS
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PL = PROPERTY LINE
R = RADIUS
RGE = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
TWP = TOWNSHIP



GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11" WEST.
2. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
3. ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
4. A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" DATED NOVEMBER 19, 2012, FILE NO. 2037-2856977 WAS REVIEWED BY THE SURVEYOR AND EXCEPTIONS (IF ANY) NOTED ON SAID CERTIFICATE ARE SHOWN HEREON.

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY

STATE ROAD 429

DESIGNED BY: RJM

DATE: 2/11/14

DRAWN BY: SMP

JOB NO:

APPROVED BY: RJM

OCEA PROJECT NO: 429-204

URS

URS CORPORATION
315 E. ROBINSON STREET
SUITE 245
ORLANDO, FL 32801-1949
PH (407) 422-0353
LICENSED BUSINESS NO. 6839

PARCEL 250 PART B

SHEET: 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT 429-204

PARCEL NO. 252 PART B

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

LEGAL DESCRIPTION

PARCEL 252 PART B:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9070, PAGE 3778, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 1 (A 1/2" IRON ROD IN WELLBOX AS NOW EXISTS); THENCE SOUTH 89°21'11" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1508.96 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°16'53" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF ONDICH ROAD; THENCE SOUTH 89°21'11" WEST ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST LINE OF THE WEST 110 FEET OF THE EAST 220 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE NORTH 00°17'04" EAST ALONG SAID WEST LINE, A DISTANCE OF 300.84 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°18'06" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 290.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°18'06" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°17'04" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9070, PAGE 3781 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 89°18'06" EAST ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 40.00 FEET; THENCE DEPARTING THE BOUNDARY OF SAID LANDS SOUTH 00°17'04" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1600 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW TO, FROM OR ACROSS ANY SR 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

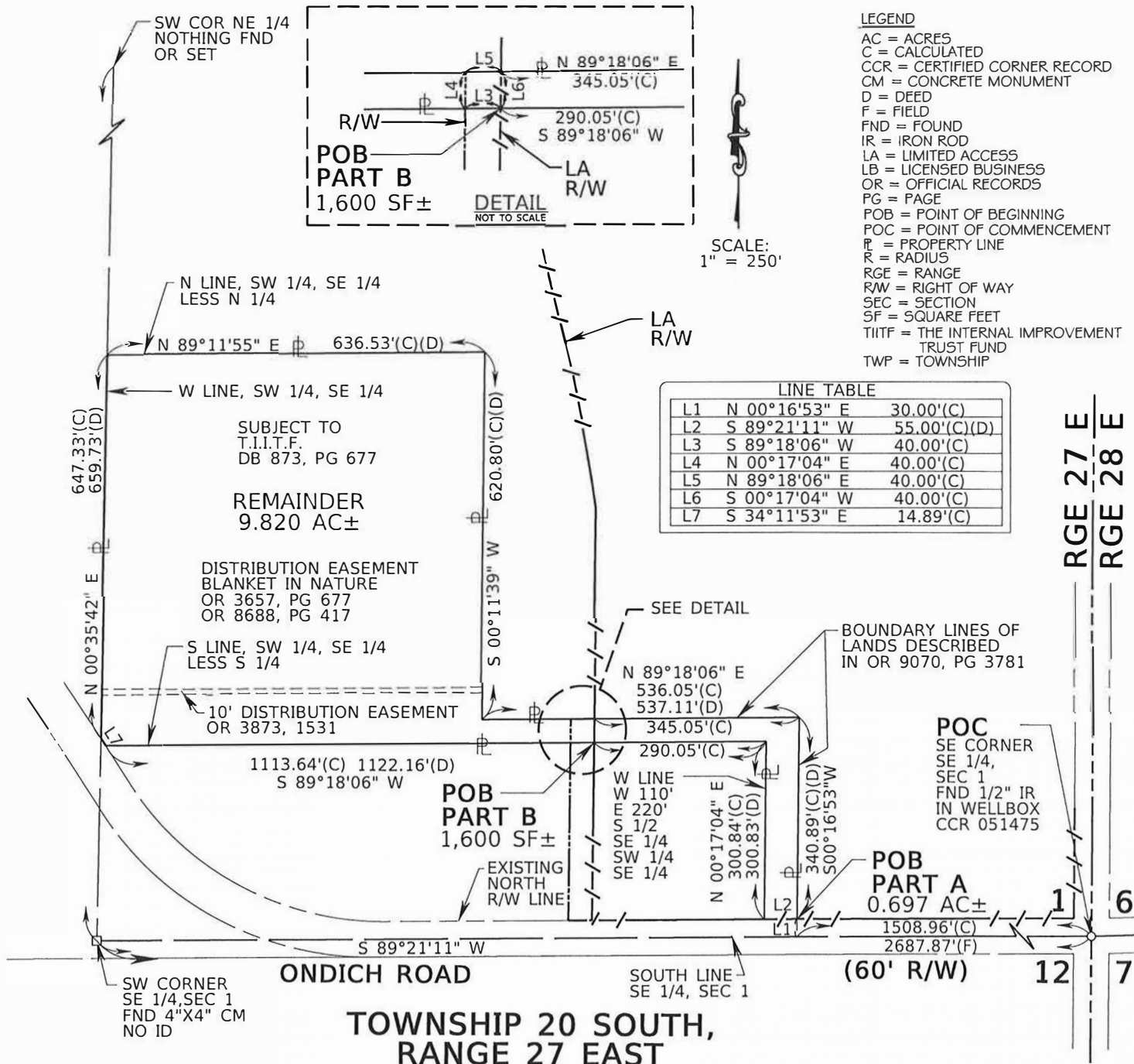
FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY			STATE ROAD 429	
DESIGNED BY: RJM	DATE: 2/11/14		URS URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	PARCEL 252 PART B
DRAWN BY: SMP	JOB NO:			
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204			SHEET: 1 OF 2

SKETCH OF DESCRIPTION

PARCEL: 252

PURPOSE: RIGHT OF WAY

ESTATE: FEE SIMPLE



FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY

STATE ROAD 429

DESIGNED BY: RJM

DATE: 2/11/14

DRAWN BY: SMP

JOB NO:

APPROVED BY: RJM

OOCEA PROJECT NO: 429-204

URS

URS CORPORATION
 315 E. ROBINSON STREET
 SUITE 245
 ORLANDO, FL 32801-1949
 PH (407) 422-0353
 LICENSED BUSINESS NO. 6839

PARCEL 252 PART B

SHEET: 2 OF 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 258

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WEST RIGHT OF WAY LINE, A DISTANCE OF 136.07 FEET; THENCE NORTH 89°19'38" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 136.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,443 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

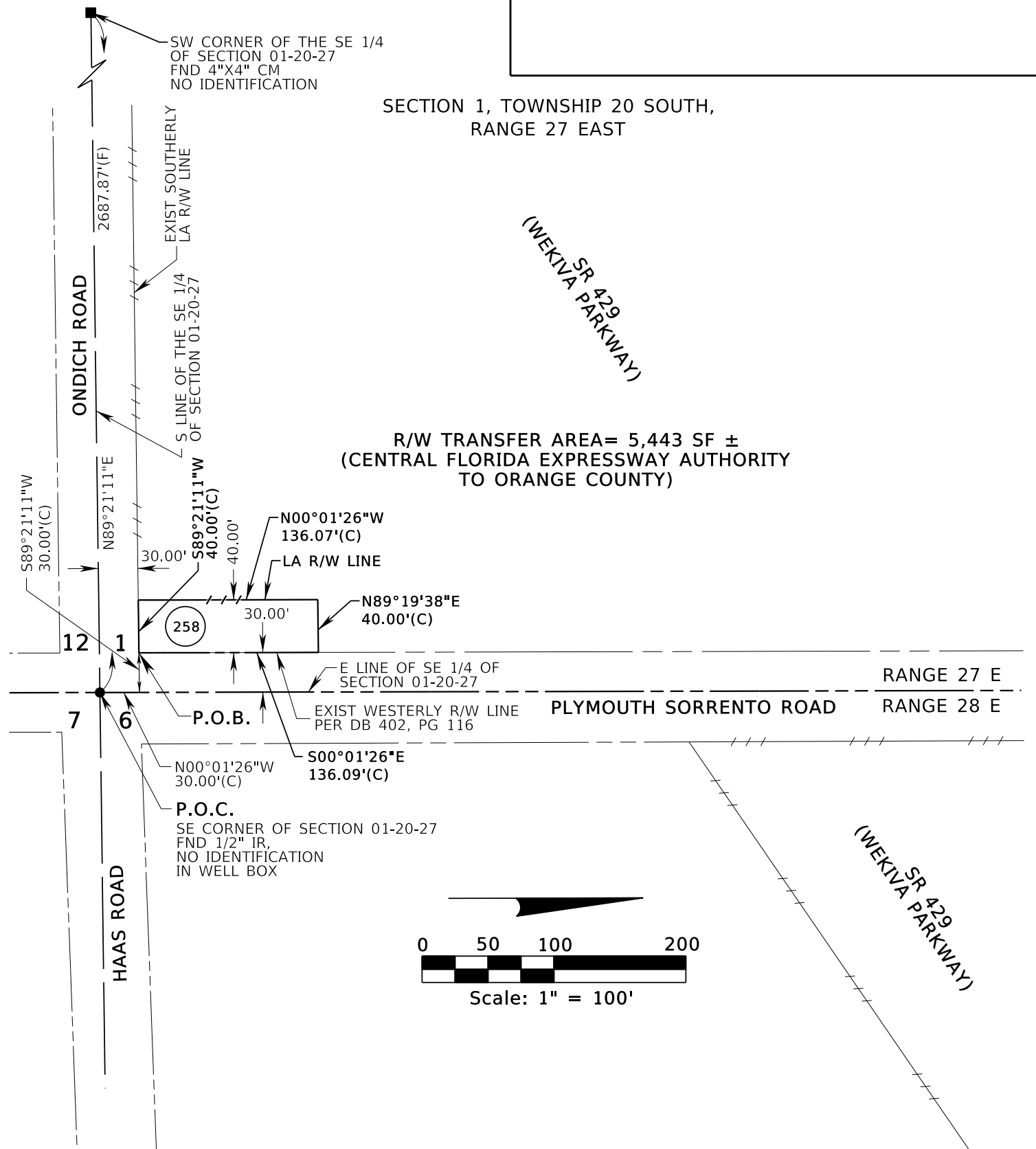
SUITE 2401

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 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" 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.

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

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		 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	
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
STATE ROAD 429 CFX PROJECT NO. 429-204			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 259

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 136.09 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°19'38" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.07 FEET; THENCE NORTH 89°18'06" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,643 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

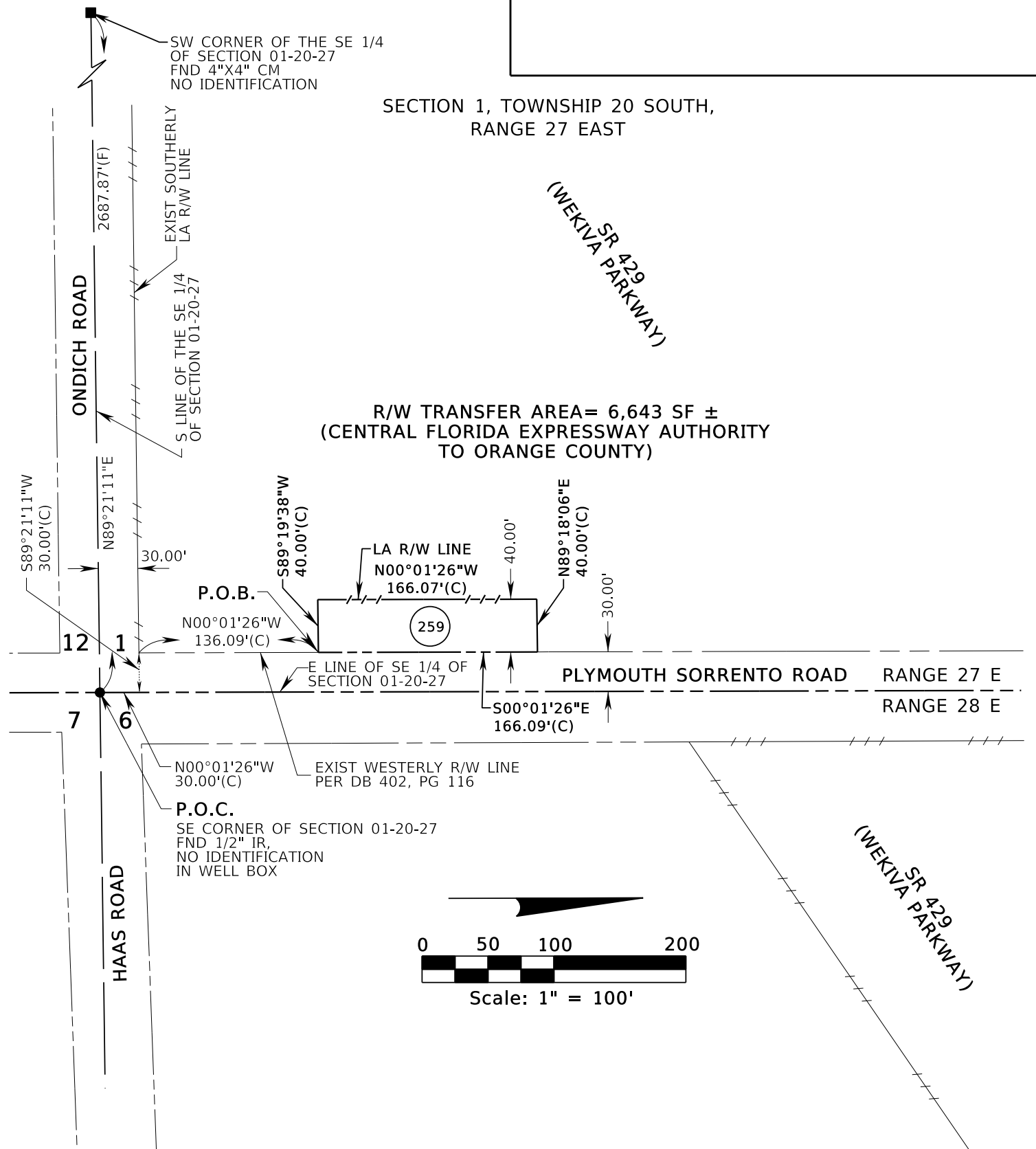
SUITE 2401

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 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" 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.

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

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY			 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
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
STATE ROAD 429 CFX PROJECT NO. 429-204			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 260

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 302.18 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°18'06" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.07 FEET; THENCE NORTH 89°16'33" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,643 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

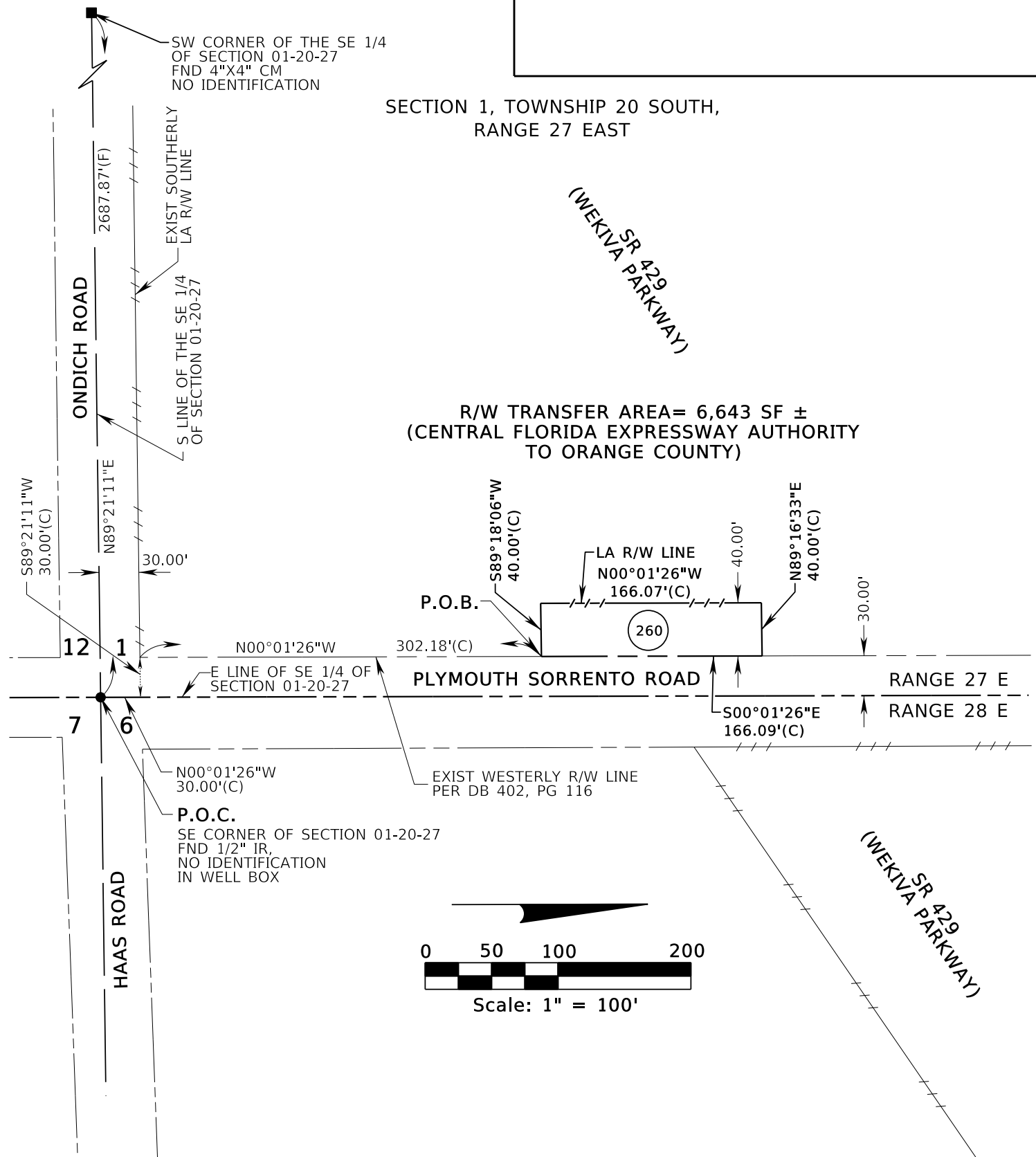
SUITE 2401

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 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" 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.

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

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		 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	
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
STATE ROAD 429 CFX PROJECT NO. 429-204			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 261

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 468.27 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°16'33" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.08 FEET; THENCE NORTH 89°15'01" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,644 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

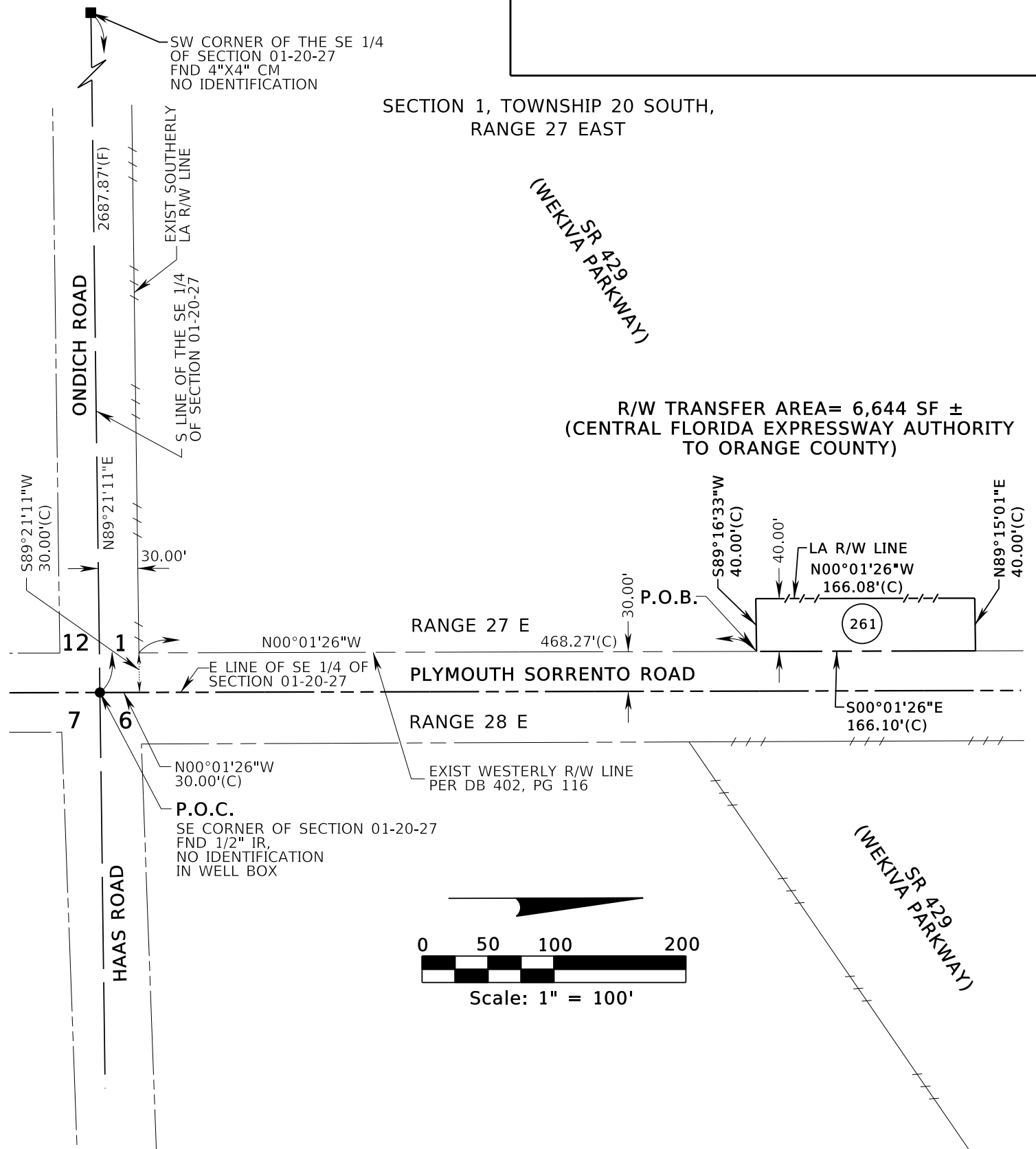
SUITE 2401

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 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
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GENERAL NOTES:

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

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY			DATE
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
STATE ROAD 429 CFX PROJECT NO. 429-204			 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
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 262

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 664.42 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°15'01" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°15'01" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 326.41 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 326.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,058 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

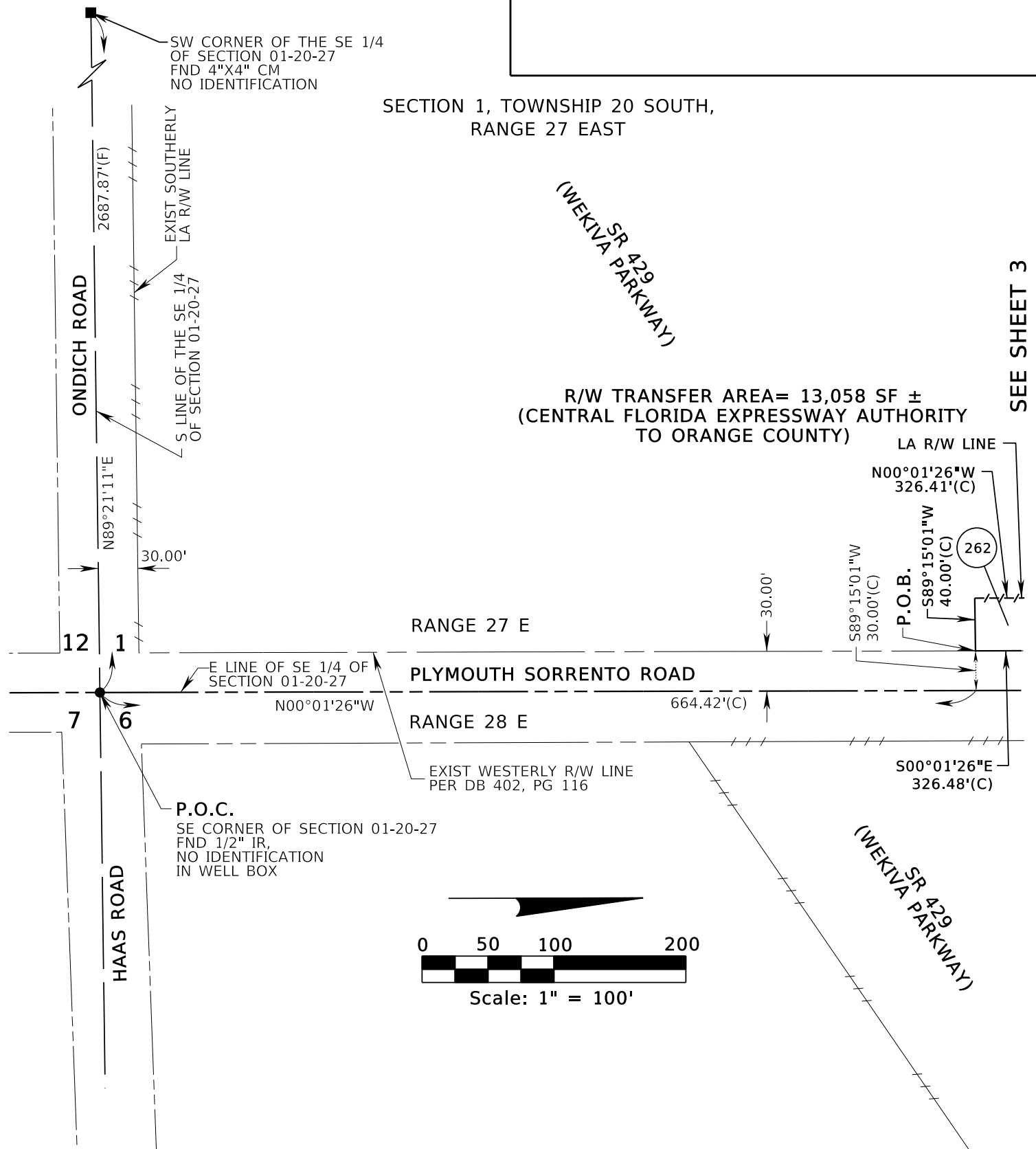
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

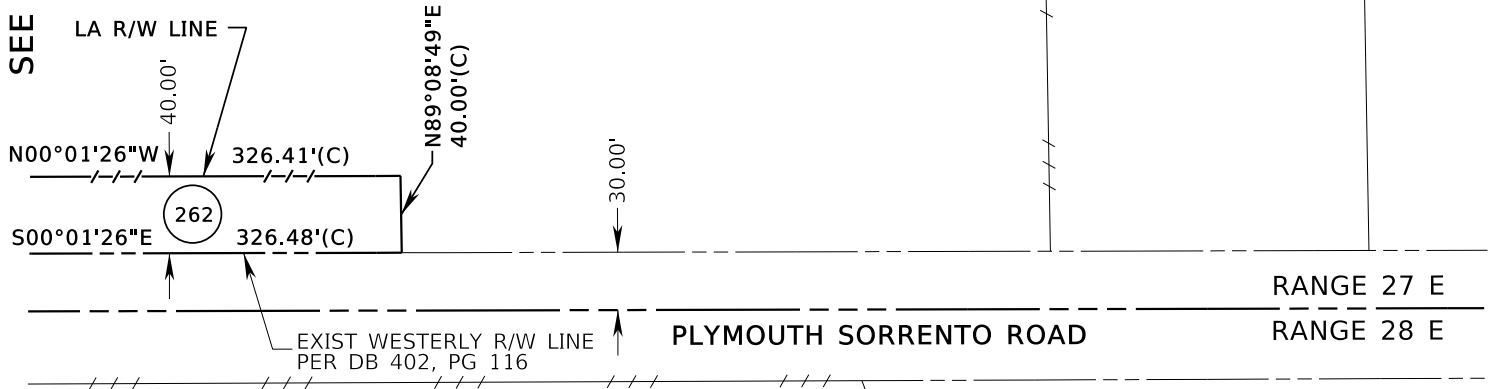
(WEKIVA PARKWAY)
SR 429

EXIST NORTHERLY
LA R/W LINE

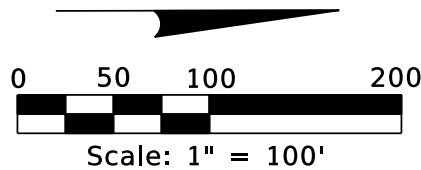
NOT PLATTED

R/W TRANSFER AREA = 13,058 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2



(WEKIVA PARKWAY)
SR 429



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NOTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" 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.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		<div>STATE ROAD 429 CFX PROJECT NO. 429-204</div> <div> 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</div>	
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 264

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1010.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,520 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

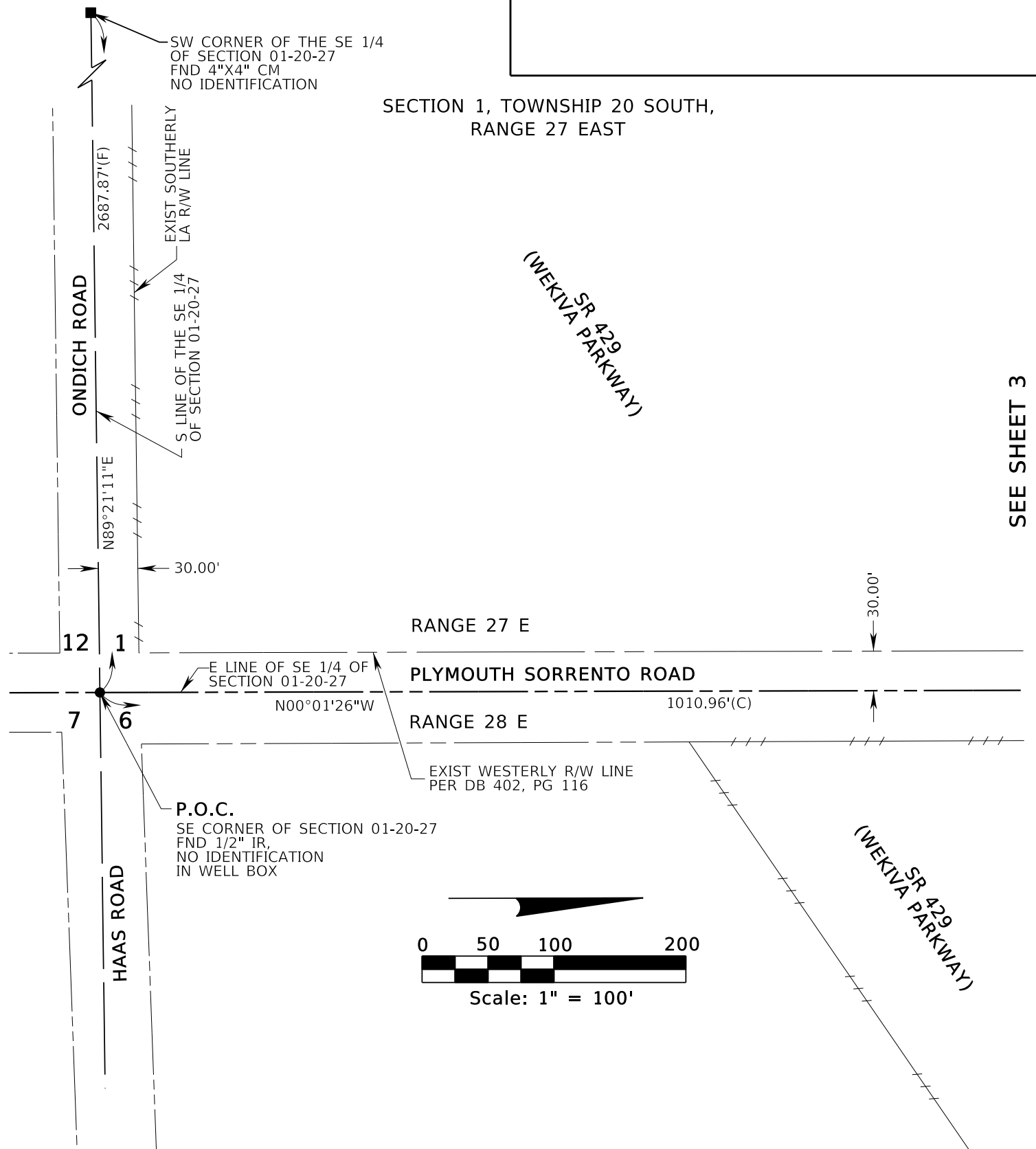
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

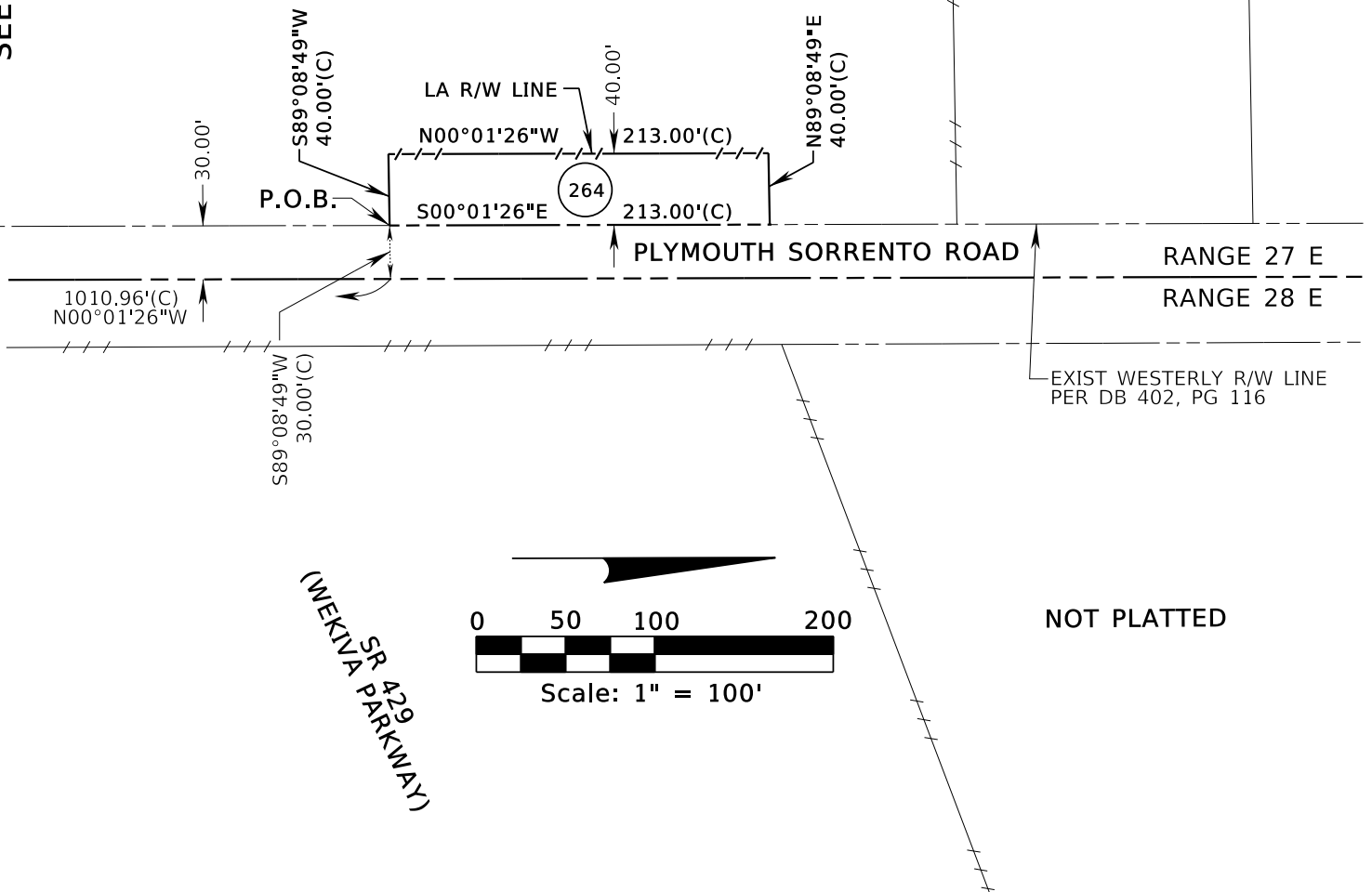
SR 429
(WEKIVA PARKWAY)

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

R/W TRANSFER AREA = 8,520 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2



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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
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CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
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IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

GENERAL NOTES:

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7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY			 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
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
STATE ROAD 429 CFX PROJECT NO. 429-204			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 265

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1010.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 104.89 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 104.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,196 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

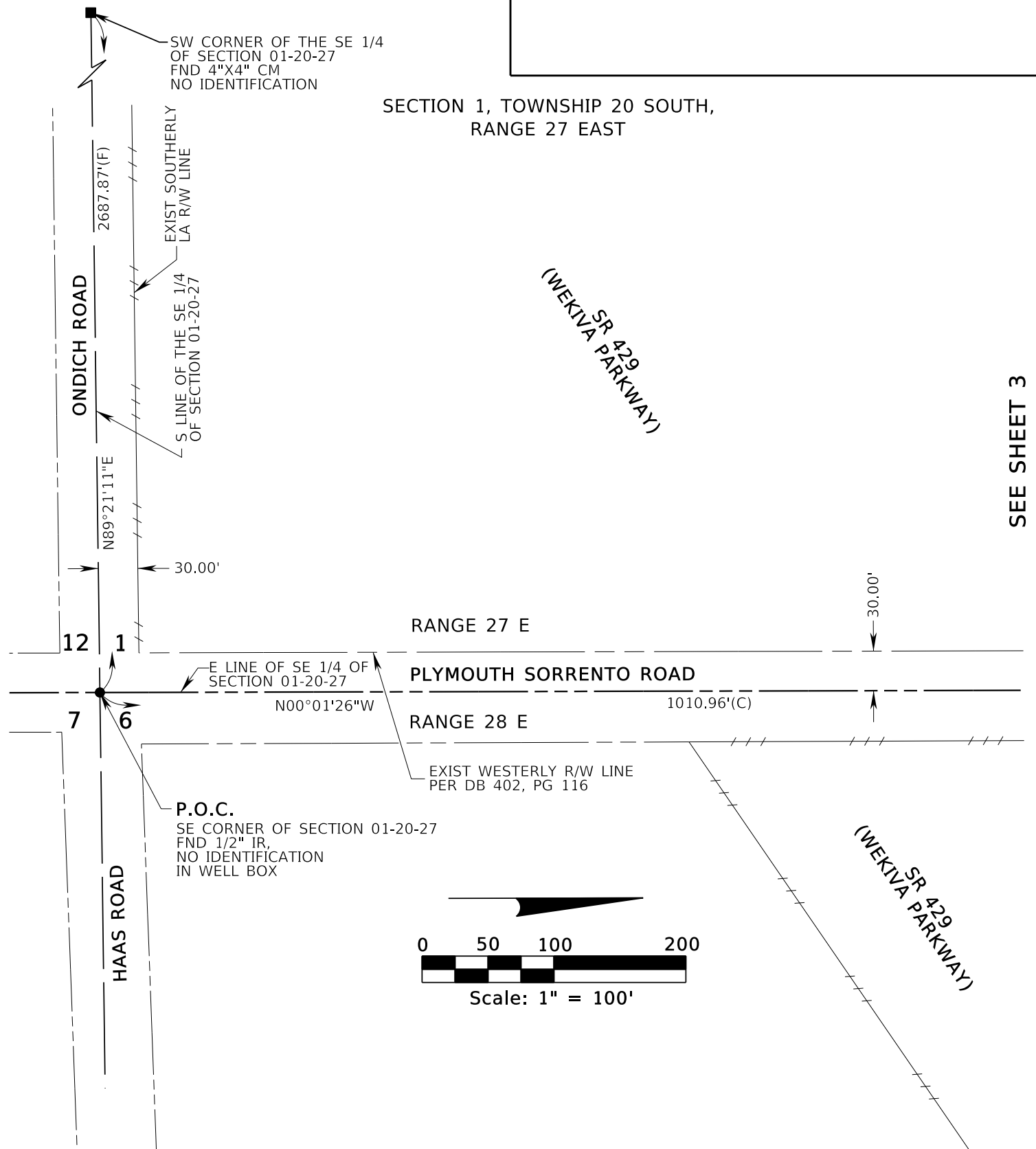
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

(WEKIVA PARKWAY)
SR 429

R/W TRANSFER AREA = 4,196 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2

LA R/W LINE

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

P.O.B.

N00°01'26"W
104.89'(C)

N89°08'49"E
40.00'(C)

213.00'(C)

PLYMOUTH SORRENTO ROAD

RANGE 27 E
RANGE 28 E

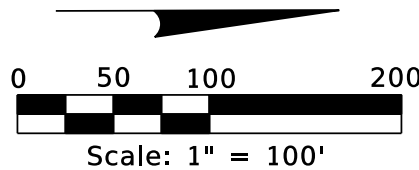
1010.96'(C)
N00°01'26"W

S00°01'26"E
104.89'(C)

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

S89°08'49"W
30.00'(C)

(WEKIVA PARKWAY)
SR 429



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
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ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

GENERAL NOTES:

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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 SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

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REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		 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	
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
STATE ROAD 429 CFX PROJECT NO. 429-204			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 266

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 990.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 800 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

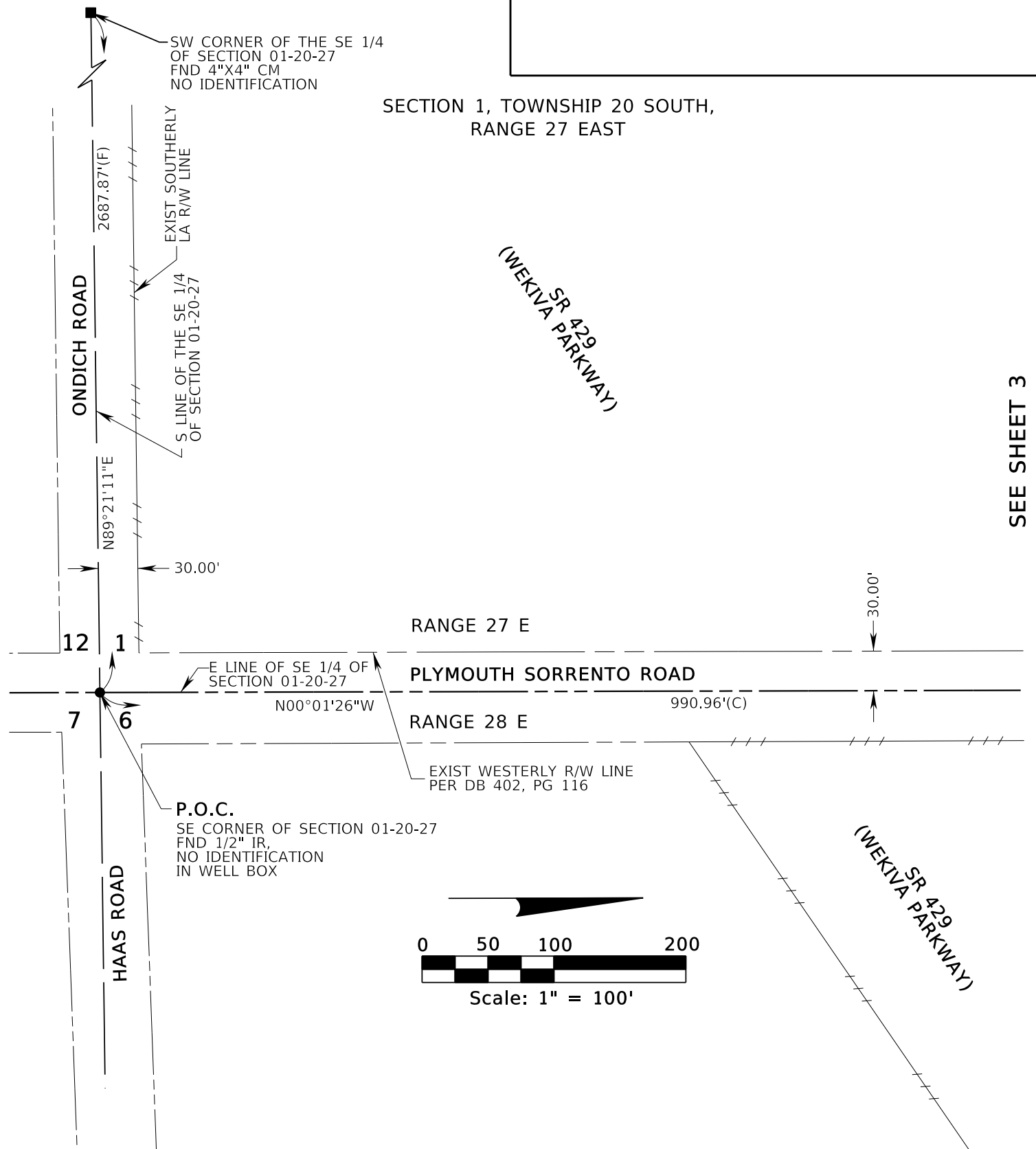
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

(WEKIVA PARKWAY)
SR 429

R/W TRANSFER AREA = 800 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

SEE SHEET 2

N00°01'26"W
20.00'(C)
LA R/W LINE

S89°08'49"W
40.00'(C)

N89°08'49"E
40.00'(C)

266

30.00'

P.O.B.

PLYMOUTH SORRENTO ROAD

RANGE 27 E

RANGE 28 E

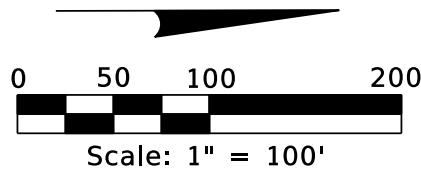
990.96'(C)
N00°01'26"W

S00°01'26"E
20.00'(C)

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

S89°08'49"W
30.00'(C)

(WEKIVA PARKWAY)
SR 429



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" 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.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY			 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
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
STATE ROAD 429 CFX PROJECT NO. 429-204			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 275

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 THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELL BOX WITH NO IDENTIFICATION; THENCE NORTH 87°59'58" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 39.20 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EXISTING EAST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°06'57" WEST ALONG SAID SOUTHERLY PROLONGATION LINE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 445.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°06'57" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 783.53 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 69°21'50"EAST, A DISTANCE OF 2.98 FEET; THENCE SOUTH 00°01'26"EAST, A DISTANCE OF 783.53 FEET; THENCE SOUTH 55°37'47" WEST, A DISTANCE OF 1.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,694 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF EAST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

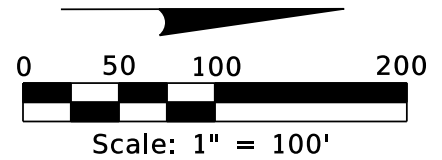
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SW CORNER OF THE SE 1/4
OF SECTION 01-20-27
FND 4"x4" CM
NO IDENTIFICATION



ONDICH ROAD

S LINE OF THE SE 1/4
OF SECTION 01-20-27

SR 429
(WEKIVA PARKWAY)

SEE SHEET 3

P.O.C.
SW CORNER OF
SECTION 06-20-28
FND 1/2" IR,
NO IDENTIFICATION
IN WELL BOX

R/W TRANSFER AREA = 1,694 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

12

1

W LINE OF SW 1/4 OF
SECTION 6-20-28

RANGE 27 E

PLYMOUTH SORRENTO ROAD

RANGE 28 E

N00°06'57"W

EXIST EAST
R/W LINE

445.23'(C)

N00°06'57"W

783.53'(C)

S00°01'26"E 783.53'(C)

SEE DETAIL "A"

P.O.B.

10' PERMANENT
R/W EASEMENT
(PARCEL 4A & 4B)
ORB 3958, PG 4533

BLANKET EASEMENT:
14' FPC EASEMENT
ORB 1857, PG 1004

15' FPL TEMPORARY
CLEARING & DANGER
TREE REMOVAL
EASEMENT
(PARCEL 4C)
ORB 3958, PG 4533

DETAIL "A"
NOT TO SCALE

N87°59'58"E
39.20'(C)

HAAS ROAD

S LINE OF THE SW 1/4
OF SECTION 06-20-28
PER ORB 1834, PG 8

R/W
PROLONGATION

BLANKET EASEMENT:
14' FPC EASEMENT
ORB 1857, PG 1004

N00°06'57"W
445.23'(C)

EXIST EAST
R/W LINE

N00°06'57"W

783.53'(C)

LA R/W LINE

S00°01'26"E

783.53'(C)

EXIST SOUTHERLY
LA R/W LINE

SR 429
(WEKIVA PARKWAY)

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

SECTION 6, TOWNSHIP 20 SOUTH,
RANGE 28 EAST

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

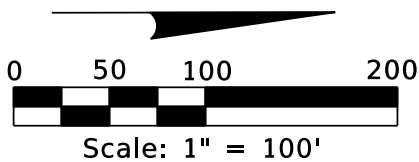
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

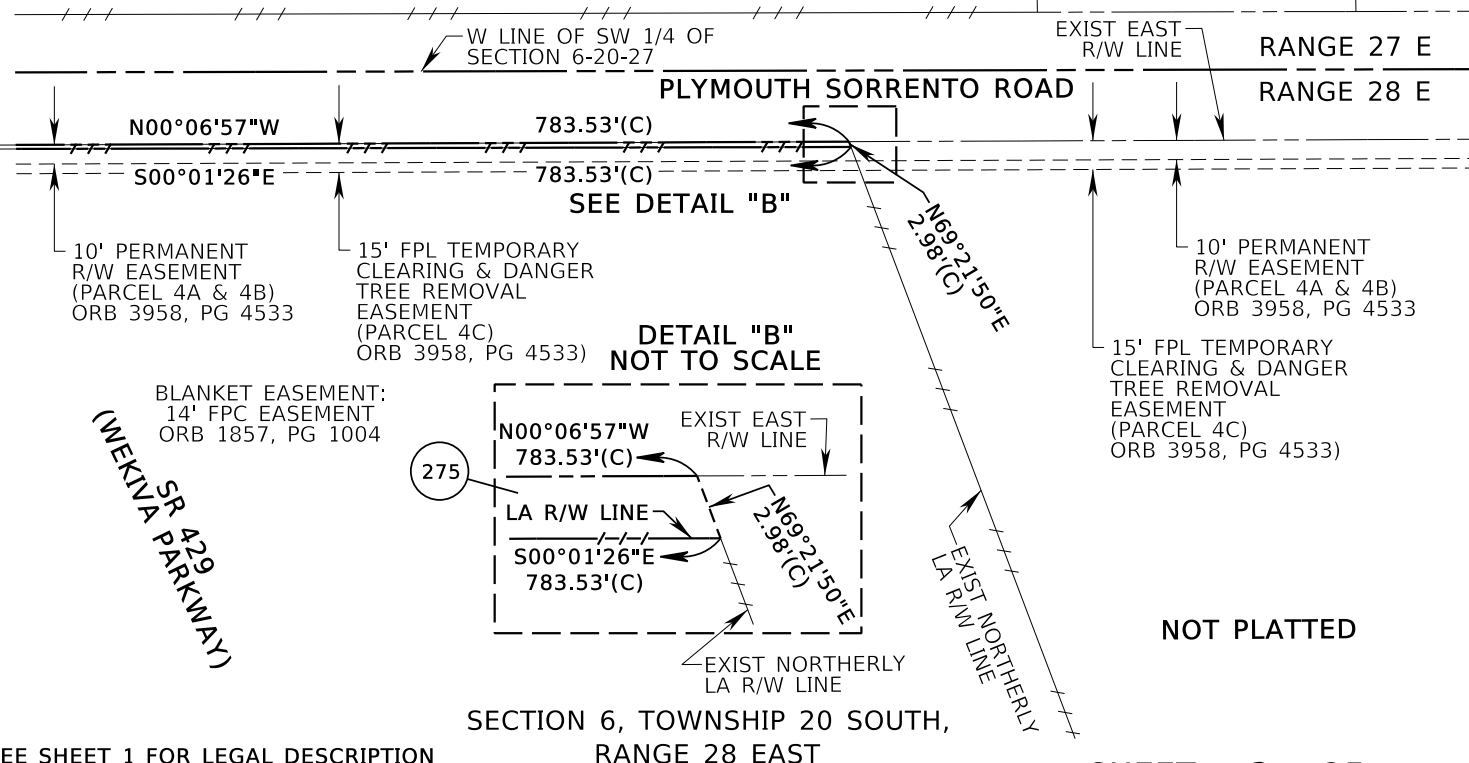


SEE SHEET 2

(WEKIVA PARKWAY)
SR 429

NOT PLATTED

R/W TRANSFER AREA = 1,694 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CM	= CONCRETE MONUMENT	ORB	= OFFICIAL RECORDS BOOK
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
FPC	= FLORIDA POWER CORPORATION	R/W	= RIGHT OF WAY
FPL	= FLORIDA POWER & LIGHT	SF	= SQUARE FEET
ID	= IDENTIFICATION	SR	= STATE ROAD
IP	= IRON PIPE	STA	= STATION
IR	= IRON ROD		
IRC	= IRON ROD AND CAP		

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 SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 06, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 87°59'58" 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.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY DATE: <u>JULY 01, 2019</u> PROJECT NO.: <u>D08-01</u> DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>	STATE ROAD 429 CFX PROJECT NO. 429-204		 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
STATE ROAD 429
PROJECT NO. 429-205
COUNTY ROAD 435 (MT PLYMOUTH ROAD)
PORTION OF PARCEL 291 - EAST

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT WITH 3/8" IRON PIPE (OUTSIDE DIAMETER) WITH NO IDENTIFICATION; THENCE SOUTH 88°13'13" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 418.03 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 22°54'03" EAST, A DISTANCE OF 109.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3530.00 FEET, A CHORD BEARING OF SOUTH 17°02'00" EAST AND A CHORD DISTANCE OF 723.40 FEET; THENCE RUN SOUTHERLY 724.67 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°45'44" TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3999.72 FEET, A CHORD BEARING OF SOUTH 59°01'08" WEST AND A CHORD DISTANCE OF 28.37 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 58°48'56" WEST, RUN SOUTHWESTERLY 28.37 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'23" TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 435 (MT PLYMOUTH ROAD), SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1499.36 FEET, A CHORD BEARING OF NORTH 15°47'48" WEST AND A CHORD DISTANCE OF 388.44 FEET; THENCE THE FOLLOWING THREE COURSES ALONG SAID RIGHT OF WAY LINE; THENCE DEPARTING SAID CURVE, FROM A TANGENT BEARING OF NORTH 08°21'14" WEST, RUN NORTHERLY 389.53 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°53'08" TO THE POINT OF TANGENCY; THENCE NORTH 23°14'22" WEST, A DISTANCE OF 338.23 FEET; THENCE NORTH 22°54'03" WEST, A DISTANCE OF 328.27 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3669.72 FEET, A CHORD BEARING OF NORTH 67°36'46" EAST AND A CHORD DISTANCE OF 56.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, FROM A TANGENT BEARING OF NORTH 68°03'00" EAST, RUN NORTHEASTERLY 56.00 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°52'28"; THENCE DEPARTING SAID CURVE, RUN SOUTH 22°54'03" EAST, A DISTANCE OF 218.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.051 ACRES, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF EASTERLY LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

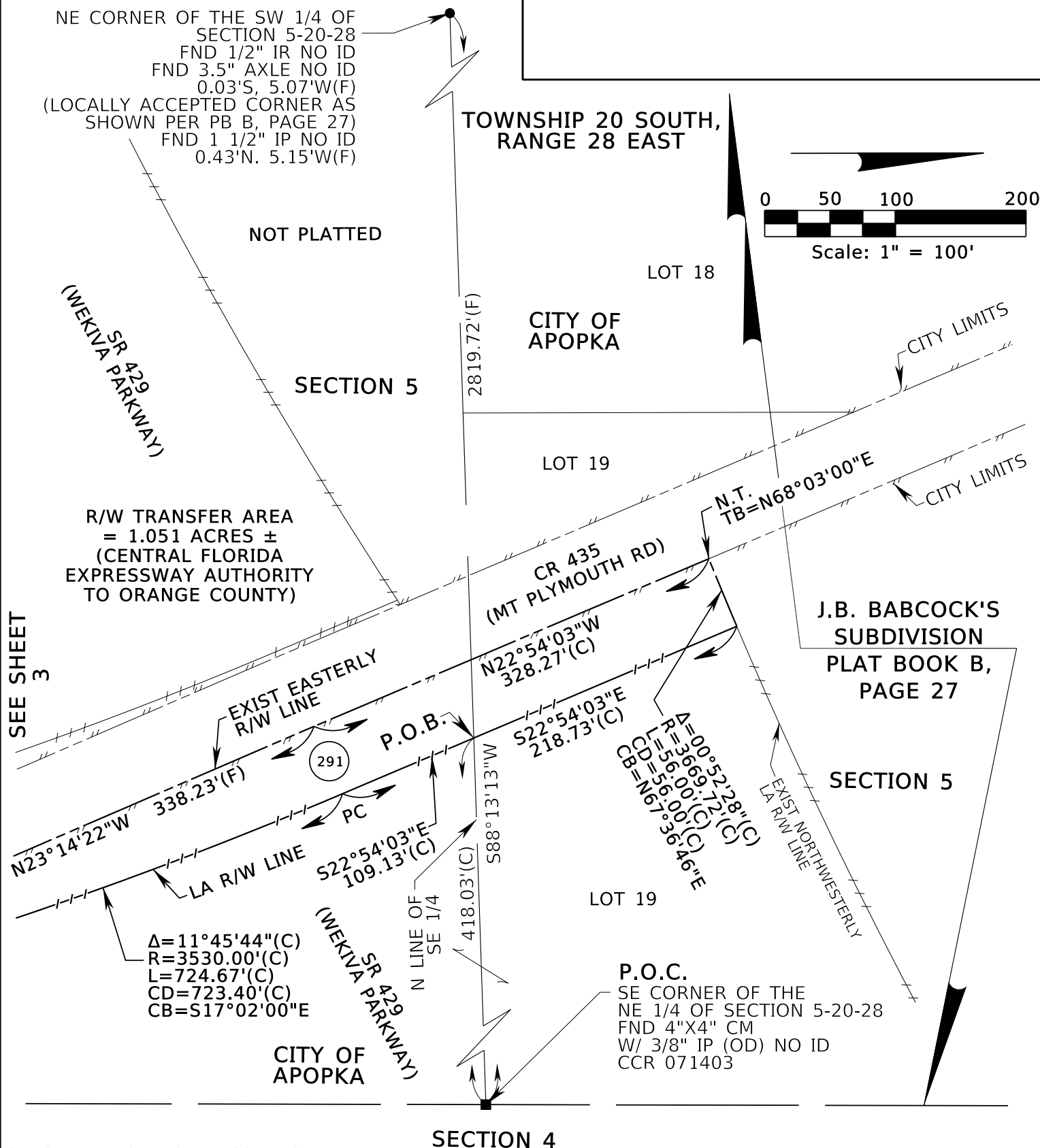
SUITE 2401

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 4 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

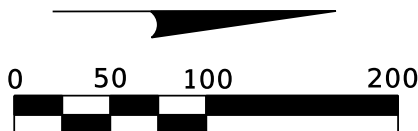
SUITE 2401

LAKE MARY, FLORIDA 32746

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LAND SURVEYOR BUSINESS LICENSE NO. 6556

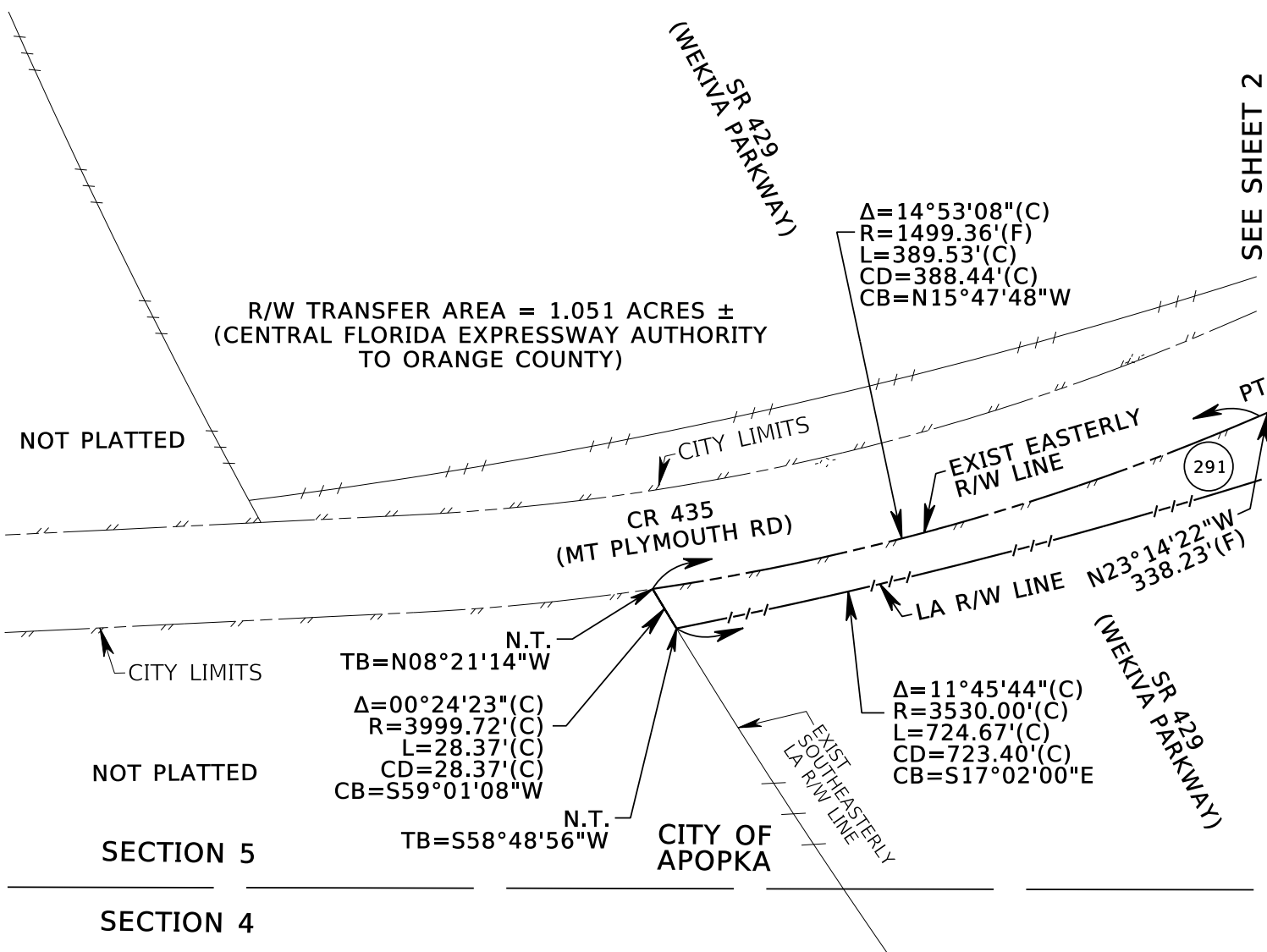
SKETCH OF DESCRIPTION



Scale: 1" = 100'

TOWNSHIP 20 SOUTH,
RANGE 28 EAST

CITY OF
APOPKA



SEE SHEET 2

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205



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

(C) = CALCULATED
CB = CHORD BEARING
CD = CHORD DISTANCE
CR = COUNTY ROAD
Δ = DELTA
(D) = DEED
(F) = FIELD
CCR = CERTIFIED CORNER RECORD
CFX = CENTRAL FLORIDA EXPRESSWAY
AUTHORITY
CM = CONCRETE MONUMENT
DB = DEED BOOK
E: = EASTING
EXIST = EXISTING
FND = FOUND
ID = IDENTIFICATION
IP = IRON PIPE
IR = IRON ROD
IRC = IRON ROD AND CAP
L = LENGTH

LA = LIMITED ACCESS
LT = LEFT
MT = MOUNT
N: = NORTHING
NO. = NUMBER
N.T. = NON TANGENT
(OD) = OUTSIDE DIAMETER
ORB = OFFICIAL RECORDS BOOK
ℙ = PROPERTY LINE
PB = PLAT BOOK
PC = POINT OF CURVATURE
PG = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PT = POINT OF TANGENCY
R = RADIUS
RD = ROAD
RT = RIGHT
R/W = RIGHT OF WAY
SR = STATE ROAD
STA = STATION
TB = TANGENT BEARING
W/ = WITH


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 NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 05, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 88°13'13" 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.

SEE SHEET 1 FOR LEGAL DESCRIPTION

SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

			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.	
REVISION		BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		DATE: MAY 29, 2019		
PROJECT NO.: D08-01		DRAWN: RTS CHECKED: RJH		
STATE ROAD 429 CFX PROJECT NO. 429-205		 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
STATE ROAD 429
PROJECT NO. 429-205
COUNTY ROAD 435 (MT PLYMOUTH ROAD)
PORTION OF PARCEL 291 - WEST

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT WITH 3/8" IRON PIPE (OUTSIDE DIAMETER) WITH NO IDENTIFICATION; THENCE SOUTH 88°13'13" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 542.38 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 435 (MT PLYMOUTH ROAD); THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 22°54'03" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 56.63 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR COURSES ALONG SAID RIGHT OF WAY LINE; THENCE CONTINUE SOUTH 22°54'03" EAST, A DISTANCE OF 97.40 FEET; THENCE SOUTH 23°14'22" EAST, A DISTANCE OF 338.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1439.36 FEET, A CHORD BEARING OF SOUTH 12°58'20" EAST AND A CHORD DISTANCE OF 513.10 FEET; THENCE RUN SOUTHERLY 515.86 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°32'04" TO THE POINT OF TANGENCY; THENCE SOUTH 02°42'18" EAST, A DISTANCE OF 91.20 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4189.62 FEET, A CHORD BEARING OF SOUTH 61°30'55" WEST AND A CHORD DISTANCE OF 15.43 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, FROM A TANGENT BEARING OF SOUTH 61°24'35" WEST, RUN SOUTHWESTERLY 15.43 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°12'40" TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3410.00 FEET, A CHORD BEARING OF NORTH 14°59'10" WEST AND A CHORD DISTANCE OF 939.11 FEET; THENCE DEPARTING SAID CURVE, FROM A TANGENT BEARING OF NORTH 07°04'17" WEST, RUN NORTHERLY 942.10 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°49'46" TO THE POINT OF TANGENCY; THENCE NORTH 22°54'03" WEST, A DISTANCE OF 97.43 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3815.47 FEET, A CHORD BEARING OF NORTH 56°50'25" EAST AND A CHORD DISTANCE OF 4.06 FEET; THENCE FROM A TANGENT BEARING OF NORTH 56°52'15" EAST, RUN NORTHEASTERLY 4.06 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°03'40" TO THE POINT OF BEGINNING.

CONTAINING 0.502 ACRES, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WESTERLY LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

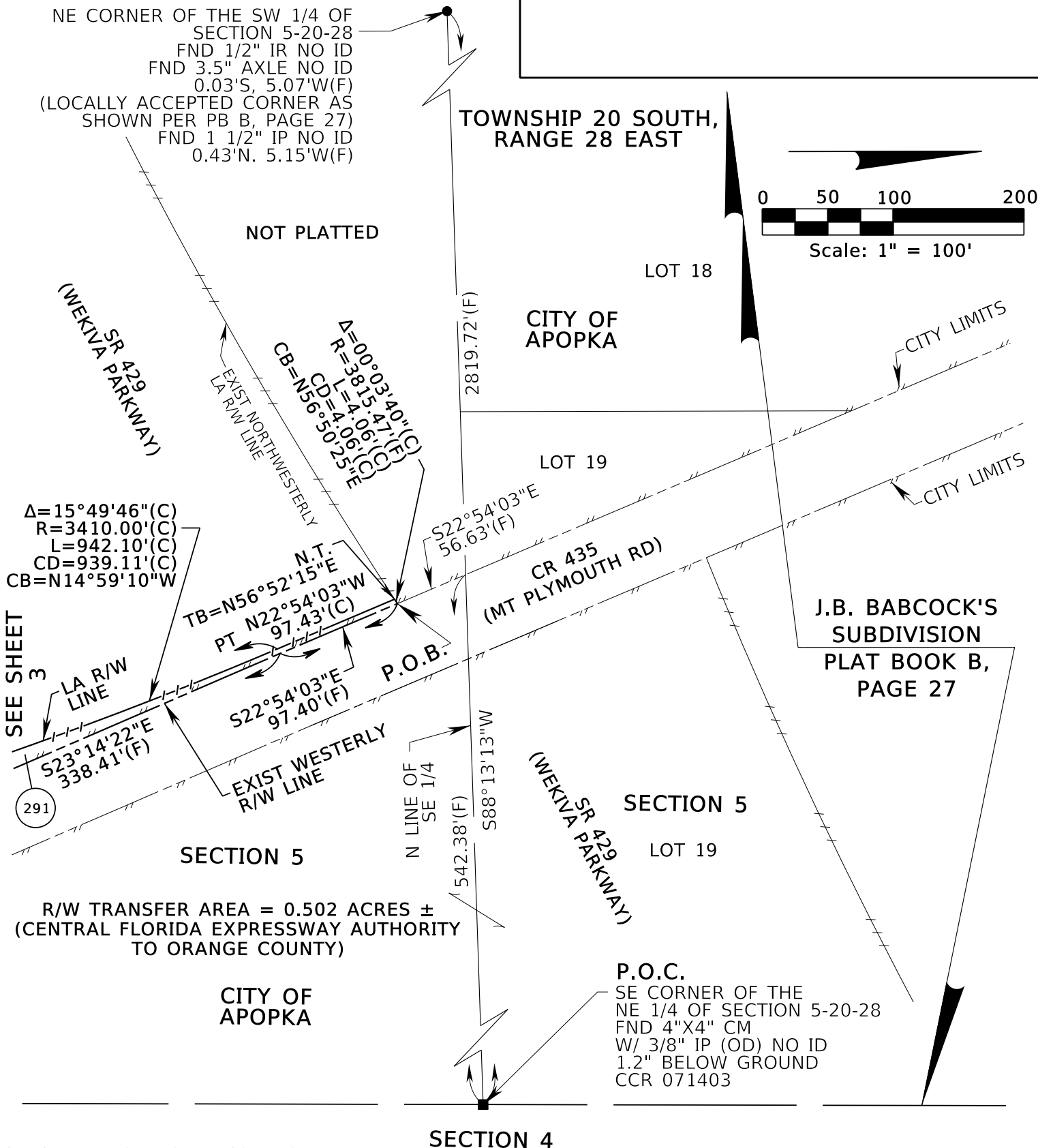
SUITE 2401

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 4 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

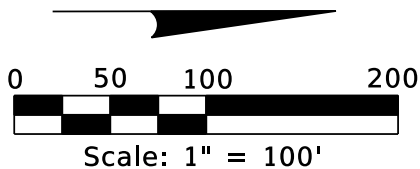
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SKETCH OF DESCRIPTION

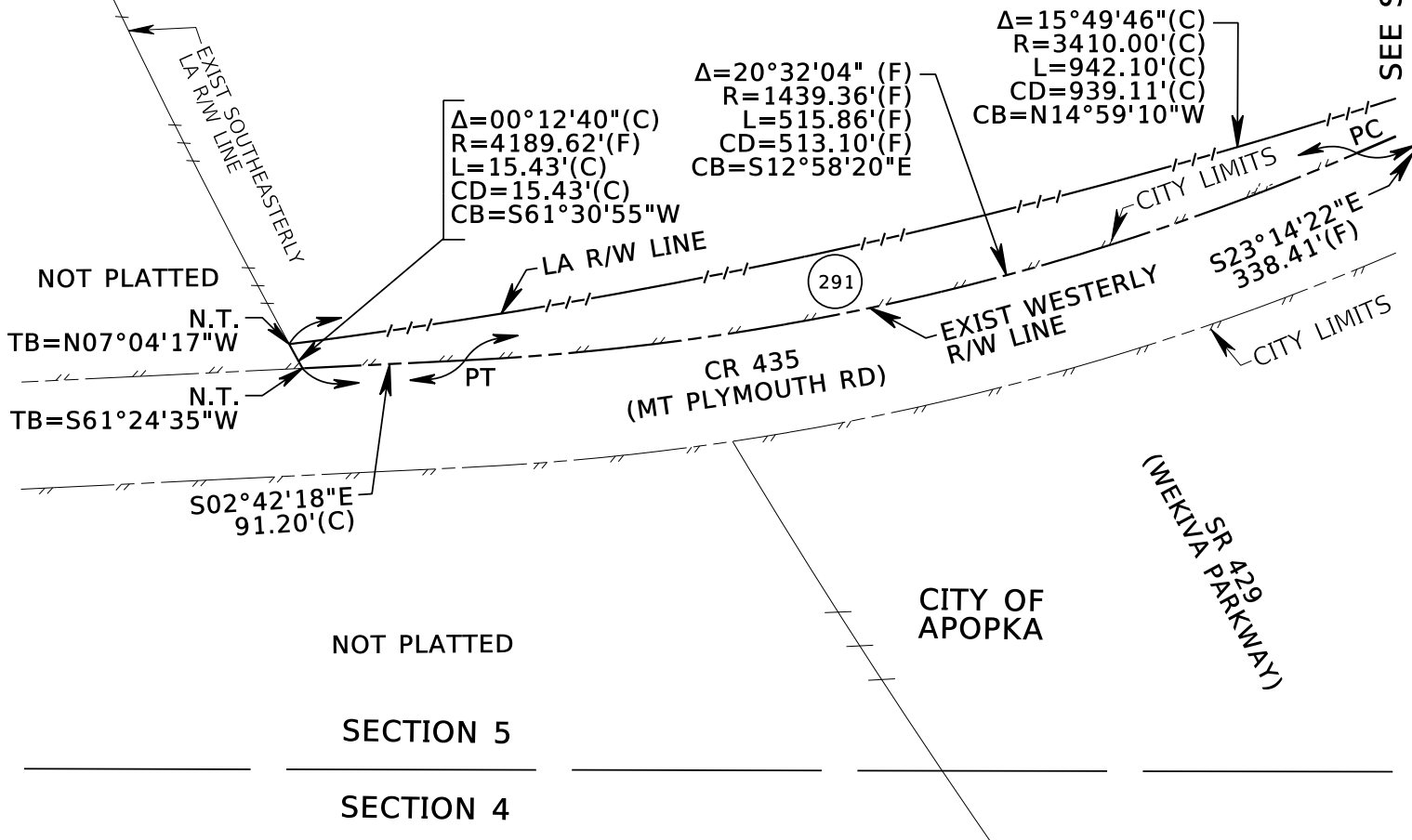


TOWNSHIP 20 SOUTH,
RANGE 28 EAST

(WEKIVA PARKWAY)
SR 429

CITY OF
APOPKA

R/W TRANSFER AREA = 0.502 ACRES ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205



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

(C) = CALCULATED
CB = CHORD BEARING
CD = CHORD DISTANCE
CR = COUNTY ROAD
Δ = DELTA
(D) = DEED
(F) = FIELD
CCR = CERTIFIED CORNER RECORD
CFX = CENTRAL FLORIDA EXPRESSWAY
AUTHORITY
CM = CONCRETE MONUMENT
DB = DEED BOOK
E: = EASTING
EXIST = EXISTING
FND = FOUND
ID = IDENTIFICATION
IP = IRON PIPE
IR = IRON ROD
IRC = IRON ROD AND CAP
L = LENGTH

LA = LIMITED ACCESS
LT = LEFT
MT = MOUNT
N: = NORTHING
NO. = NUMBER
N.T. = NON TANGENT
(OD) = OUTSIDE DIAMETER
ORB = OFFICIAL RECORDS BOOK
ℙ = PROPERTY LINE
PB = PLAT BOOK
PC = POINT OF CURVATURE
PG = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PT = POINT OF TANGENCY
R = RADIUS
RD = ROAD
RT = RIGHT
R/W = RIGHT OF WAY
SR = STATE ROAD
STA = STATION
TB = TANGENT BEARING
W/ = WITH

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 NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 05, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 88°13'13" 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 SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4


			<p>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.</p> <p>H. Paul deVivero, Professional Land Surveyor No. 4990</p> <p>DATE</p>	
REVISION	BY	DATE		
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY			<p>STATE ROAD 429</p> <p>CFX PROJECT NO. 429-205</p>	
DATE: <u>MAY 29, 2019</u>				
PROJECT NO.: <u>D08-01</u>				
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>				
			<p> GEODATA CONSULTANTS, INC.</p> <p>SURVEYING & MAPPING</p> <p>1349 S INTERNATIONAL PKWY SUITE 2401 LAKE MARY, FLORIDA 32746 VOICE: (407) 732-6965 FAX: 878-0841 LAND SURVEYOR BUSINESS LICENSE NO. 6556</p>	

EXHIBIT "B"
Deed

Prepared By:

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

Reserved for Recording

Project Nos. 429-202, 429-203, 429-204, 429-205

Portions of Parcels 132 Part C, 134 Part C, 156 Partial, 157 Partial, 158 Partial, 169 Part B, 869, 170, 185 Part B, 186 Part B, 188 Part B, 207 Partial, 228, 229, 230, 233, 250 Part B, 252 Part B, 258 Partial, 259 Partial, 260 Partial, 261 Partial, 262 Partial, 264 Partial, 265 Partial, 266 Partial, 275 Partial, and 291 Partial

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 are 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"

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.) 429 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. 429 from the Property, nor does Grantee have any rights of light, air or view from S.R. 429 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. 429 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 across the Property, including, without limitation, any air rights reasonably necessary for bridges or infrastructure required for S.R. 429.
- 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. 429 or otherwise constitute a hazard for S.R. 429 or any related system or structure.
- d) By acceptance of this deed, Grantee acknowledges that portions of the Property were acquired via eminent domain and is subject to Section 73.013, Florida Statutes.
- e) By acceptance of this deed, Grantee expressly agrees to and acknowledges the establishment of the limited access lines more specifically set forth in **Exhibit "B"** attached hereto and incorporated herein by reference.
- f) 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.
- g) Easements, covenants, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, provided; however, this reference shall not operate to reimpose the same.

- h) Ad valorem real property taxes and assessments, if applicable, for the year 2021 and subsequent years.

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.

Witnesses:

“GRANTOR”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

Print Name: _____

Print Name: _____

By: _____
Buddy Dyer, its 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 _____,
2021 for its exclusive use and reliance.

By: _____
Diego “Woody” Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ____ day of _____, 2021, by Buddy Dyer, as Chairman of the Central Florida Expressway Authority, on behalf of the organization. He 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 “C”
Existing L/A Lines

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429

PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: RELEASE OF LIMITED ACCESS RIGHTS
PLYMOUTH SORRENTO ROAD

A PORTION OF PARCELS 258-262 AND 264-266, PROJECT NO. 429-204

LEGAL DESCRIPTION

RELEASE OF ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF LINE A AND LINE B; THENCE NORTH 00°01'26" WEST ALONG SAID RIGHT OF WAY LINE, 30.00 FEET WEST OF AND PARALLEL TO AFORESAID EAST LINE, A DISTANCE OF 1298.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF TERMINUS OF LINE A. THENCE BEGIN AT THE POINT OF BEGINNING FOR LINE A AND LINE B AND RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 40.00 FEET TO THE POINT OF TERMINUS OF LINE B.

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

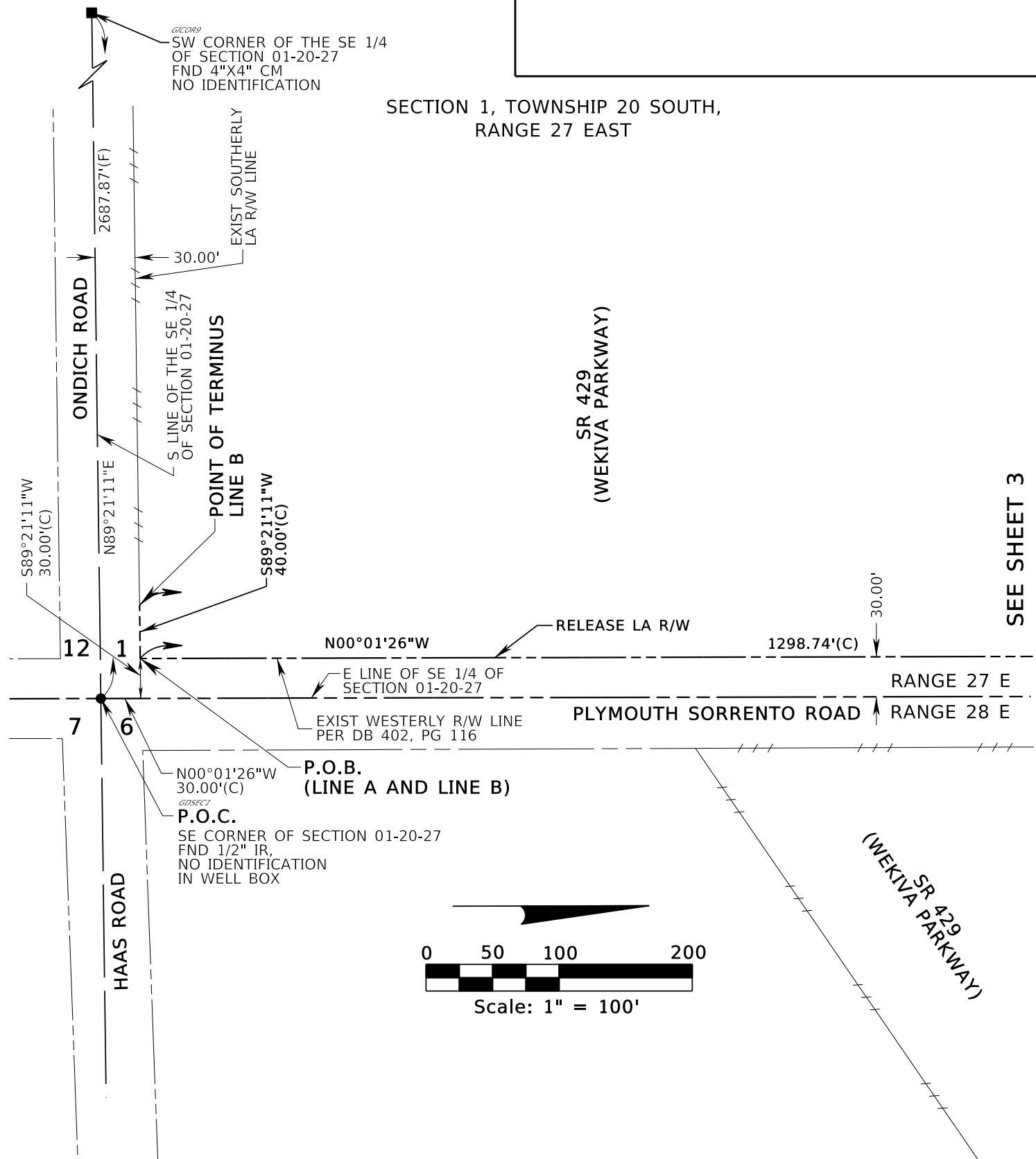
SUITE 2401

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 4 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

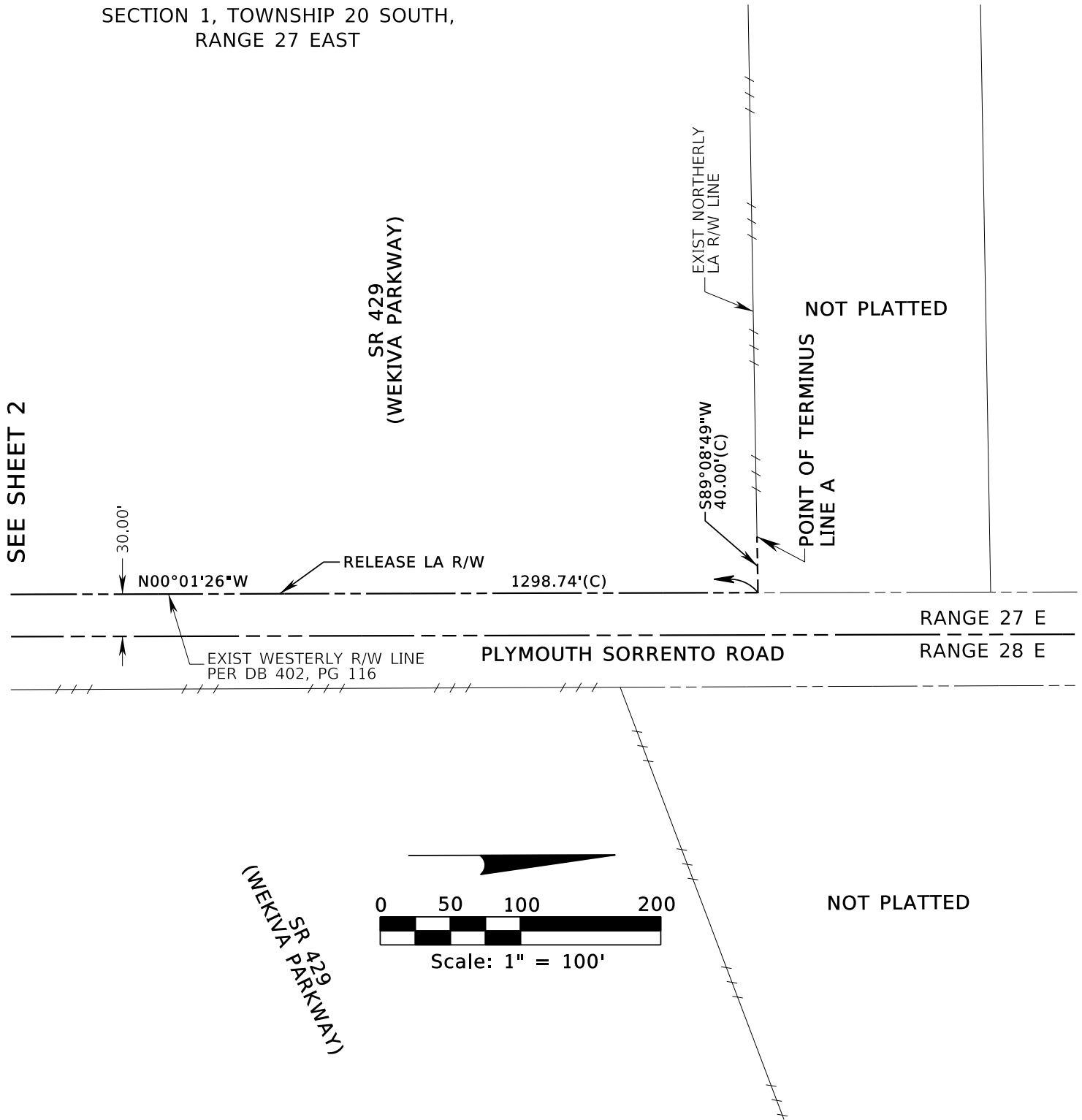
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST



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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CONCRETE MONUMENT	ORB	= OFFICIAL RECORDS BOOK
	= CENTRAL FLORIDA EXPRESSWAY	PL	= PROPERTY LINE
CM	AUTHORITY	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SQ	= SQUARE
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" 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 SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY	STATE ROAD 429 CFX PROJECT NO. 429-204		 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
DATE: MAY 29, 2019			
PROJECT NO.: D08-01			
DRAWN: RTS CHECKED: RJH			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429

PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: RELEASE OF LIMITED ACCESS RIGHTS
PONKAN ROAD

A PORTION OF PARCELS 156, 157 AND 158, PROJECT NO. 429-202

LEGAL DESCRIPTION

RELEASE OF ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 937.97 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°15'01" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING FOR LINE A AND LINE B; THENCE NORTH 89°49'04" WEST ALONG SAID NORTH LINE, A DISTANCE OF 410.99 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°14'39" EAST ALONG SAID WEST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF TERMINUS OF LINE A; THENCE BEGIN AT THE POINT OF BEGINNING FOR LINE A AND LINE B AND RUN NORTH 00°15'01" WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF TERMINUS OF LINE B.

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

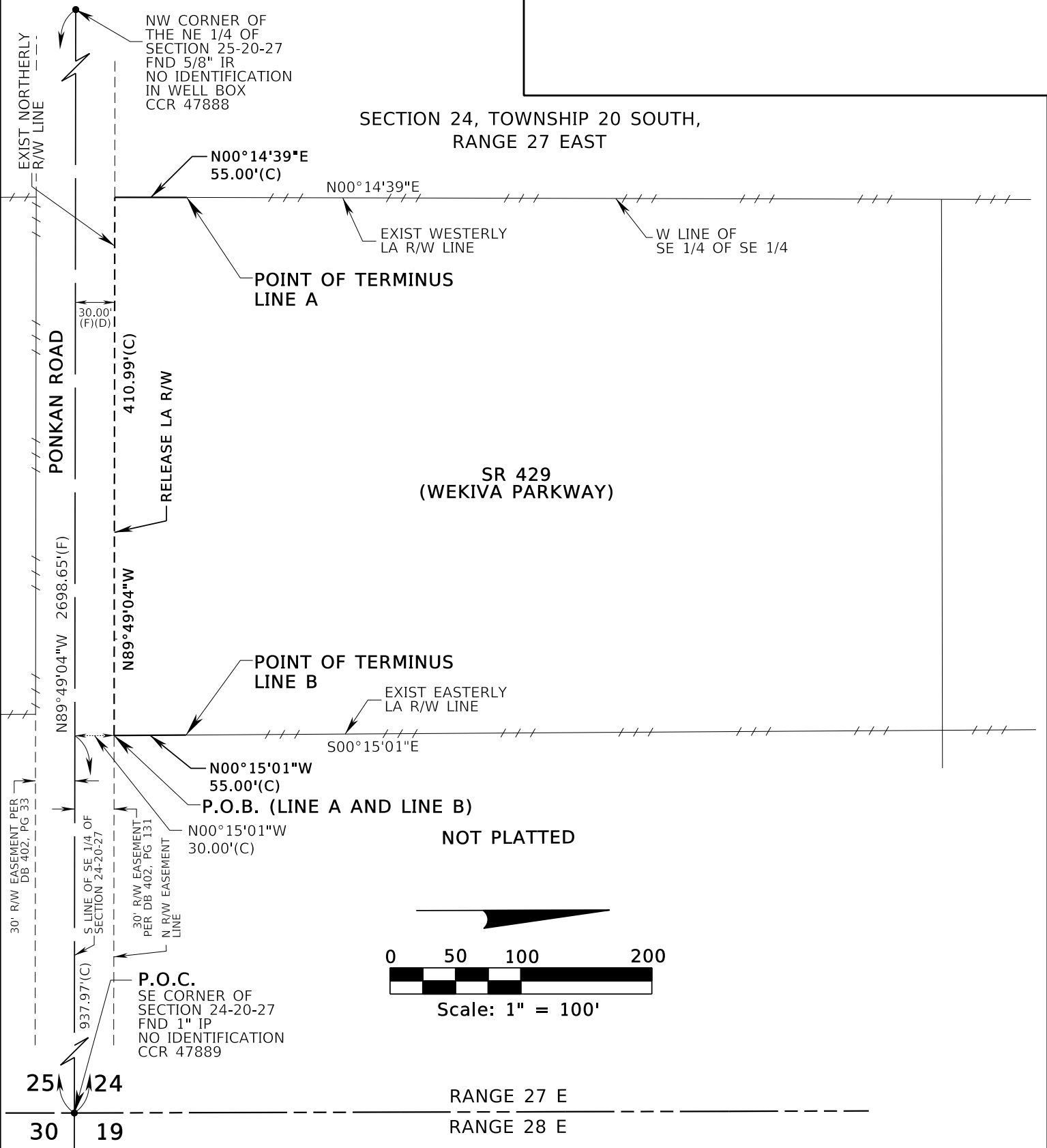
SUITE 2401

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 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



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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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
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E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SQ	= SQUARE
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" 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.

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

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		<div>STATE ROAD 429 CFX PROJECT NO. 429-202</div> <div> 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</div>	
DATE: <u>MAY 29, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429

PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: RELEASE OF LIMITED ACCESS RIGHTS
PLYMOUTH SORRENTO ROAD

A PORTION OF PARCEL 275, PROJECT NO. 429-204

LEGAL DESCRIPTION

RELEASE OF ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELL BOX WITH NO IDENTIFICATION; THENCE NORTH 87°59'58" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 39.20 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EXISTING EAST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°06'57" WEST ALONG SAID SOUTHERLY PROLONGATION LINE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 445.23 FEET TO THE POINT OF BEGINNING FOR LINE A AND LINE B; THENCE CONTINUE NORTH 00°06'57" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 783.53 FEET; THENCE NORTH 69°21'50" EAST, A DISTANCE OF 2.98 FEET TO THE POINT OF TERMINUS OF LINE A; THENCE BEGIN AT THE POINT OF BEGINNING FOR LINE A AND LINE B AND RUN NORTH 55°37'47" EAST, A DISTANCE OF 1.86 FEET TO THE POINT OF TERMINUS OF LINE B.

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

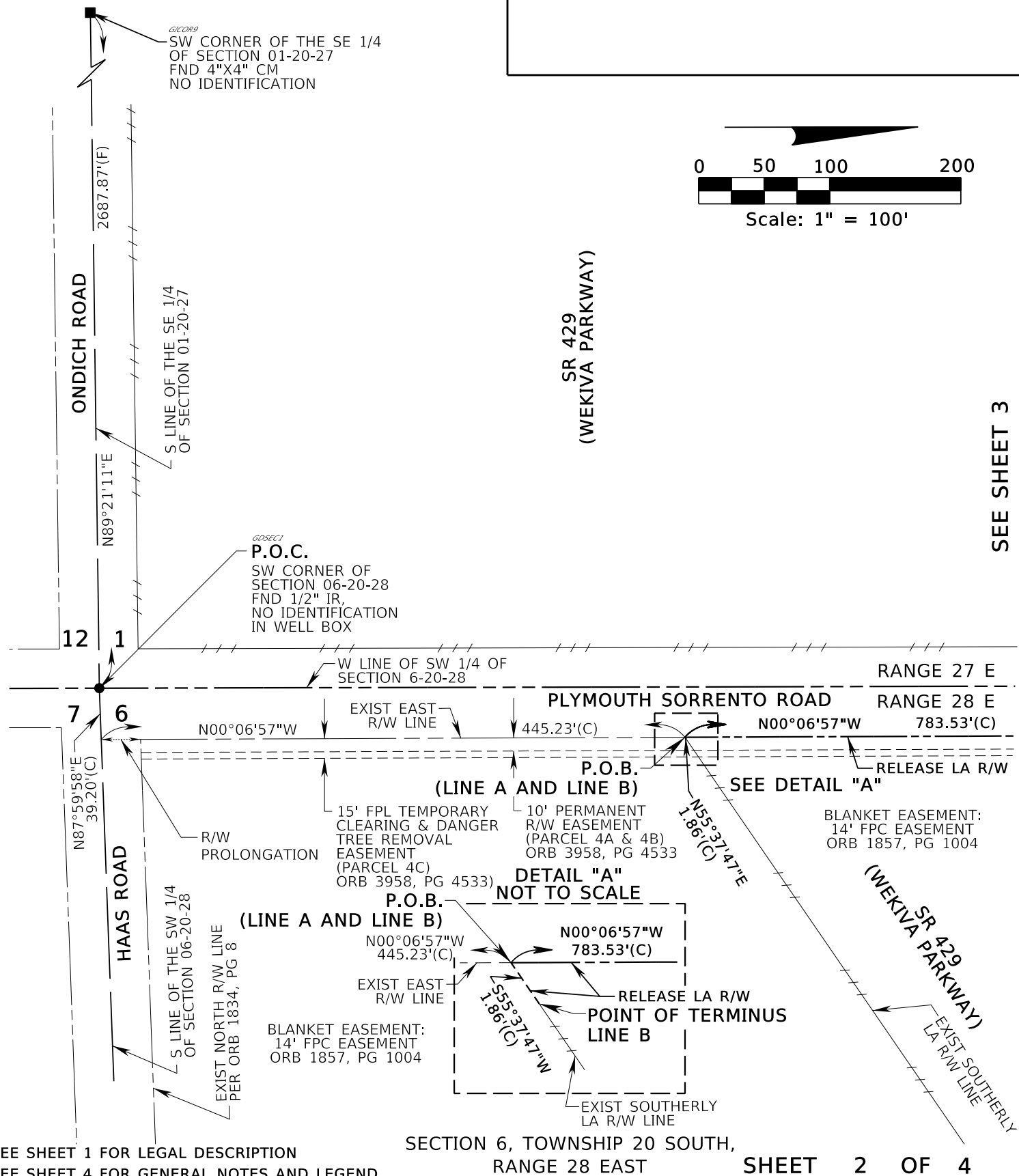
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

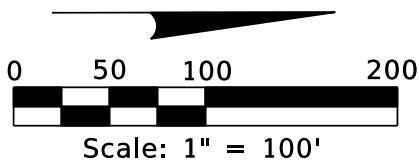
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SHEET 2 OF 4

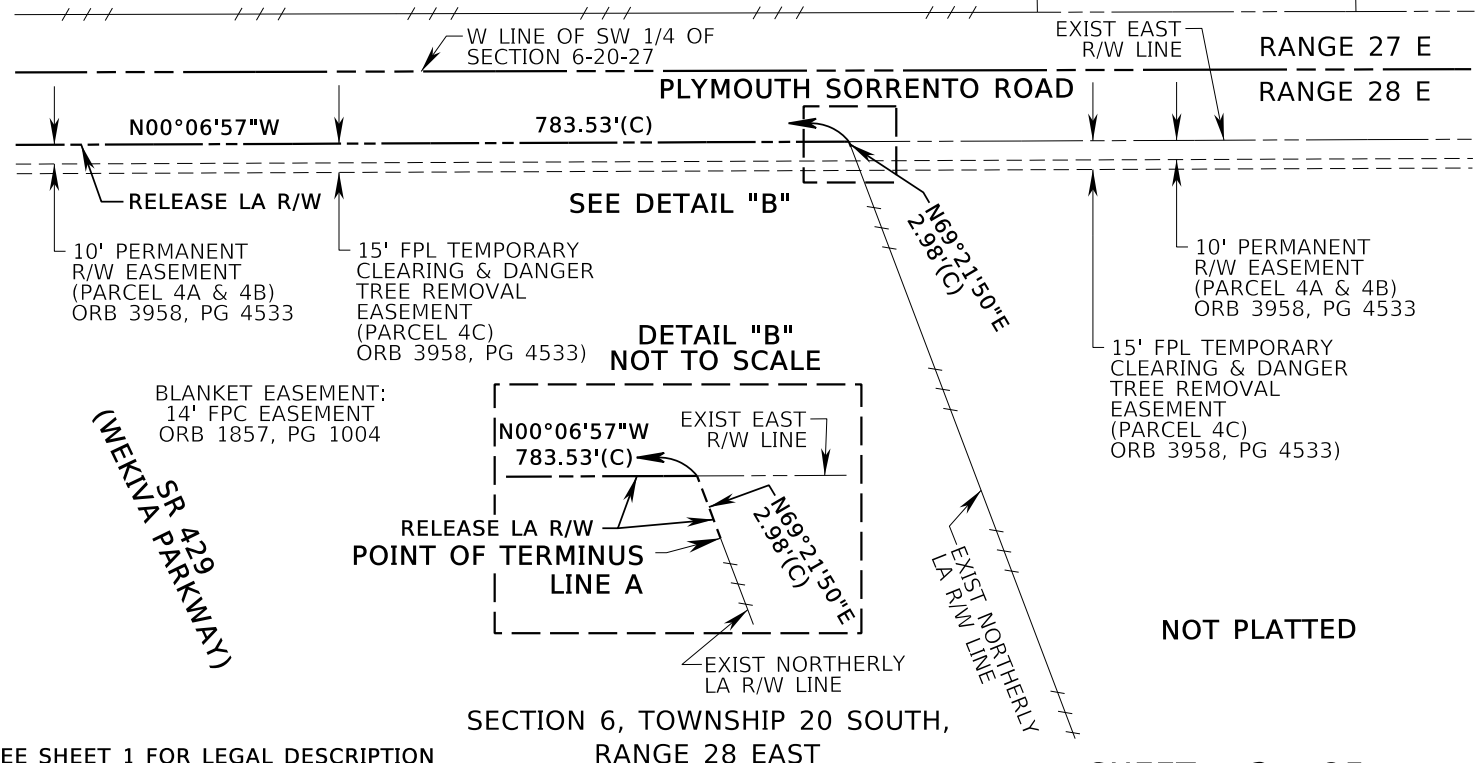
SKETCH OF DESCRIPTION



SEE SHEET 2

SR 429
(WEKIVA PARKWAY)

NOT PLATTED



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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CM	= CONCRETE MONUMENT	ORB	= OFFICIAL RECORDS BOOK
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
FPC	= FLORIDA POWER CORPORATION	R/W	= RIGHT OF WAY
FPL	= FLORIDA POWER & LIGHT	SQ	= SQUARE
ID	= IDENTIFICATION	SR	= STATE ROAD
IP	= IRON PIPE	STA	= STATION
IR	= IRON ROD		
IRC	= IRON ROD AND CAP		

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 SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 06, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 87°59'58" 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.
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7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4


			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY DATE: <u>JULY 01, 2019</u> PROJECT NO.: <u>D08-01</u> DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>	STATE ROAD 429 CFX PROJECT NO. 429-204		 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

EXHIBIT "D"
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

Project Nos. 429-202, 429-203, 429-204, 429-205
Parcels 156, 157, 158, 258, 259, 260, 261, 262, 264, 265, 266, and 275

NOTICE OF PARTIAL RELEASE OF LIMITED ACCESS LINE

THIS NOTICE OF PARTIAL RELEASE OF LIMITED ACCESS LINES ("Notice") is hereby executed the _____ day of _____ 2021 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 along Ponkan Road and Plymouth Sorrento Road, both more particularly described as Limited Access Right of Way Parcels 156, 157, 158, 258, 259, 260, 261, 262, 264, 265, 266, and 275, as acquired pursuant to that certain Warranty Deed from Hubbs of Florida, Incorporated dated August 27, 2014, and recorded August 29, 2014 in Official Records Book 10797, Page 9199, Public Records of Orange County, Florida, that certain Stipulated Order of Taking, Case No. 2014-CA-003373-O in the Circuit Court of the Ninth Judicial Circuit, Orange County, Florida entered July 18, 2014, that certain Stipulated Order of Taking, Case No. 2014-CA-001972-O in the Circuit Court of the Ninth Judicial Circuit, Orange County, Florida entered July 10, 2014, and that certain Authority Deed Warranty Deed from Barn LLP dated February 28, 2007, and recorded March 8, 2007 in Official Records Book 9147, Page 1851, Public Records of Orange County, Florida ("Existing Limited Access Lines"); and

WHEREAS, new limited access lines along Ponkan Road and Plymouth Sorrento Road have been established in that certain 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 _____ 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]

Witnesses:

Print Name: _____

Print Name: _____

“CFX”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

By: _____
Buddy Dyer, 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 _____, 2021 for its
exclusive use and reliance.

By: _____
Diego “Woody” Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or []
online notarization this ____ day of _____, 2021, by Buddy Dyer, as Chairman of the Central
Florida Expressway Authority, on behalf of the organization. He 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 “E”
NEW L/A LINES

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202 PONKAN ROAD
PORTION OF PARCEL 156

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 937.97 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°15'01" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 89°49'04" WEST ALONG SAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 73.55 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH RIGHT OF WAY EASEMENT LINE, RUN NORTH 00°09'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 73.16 FEET; THENCE SOUTH 00°15'01" EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,034 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF NORTH LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

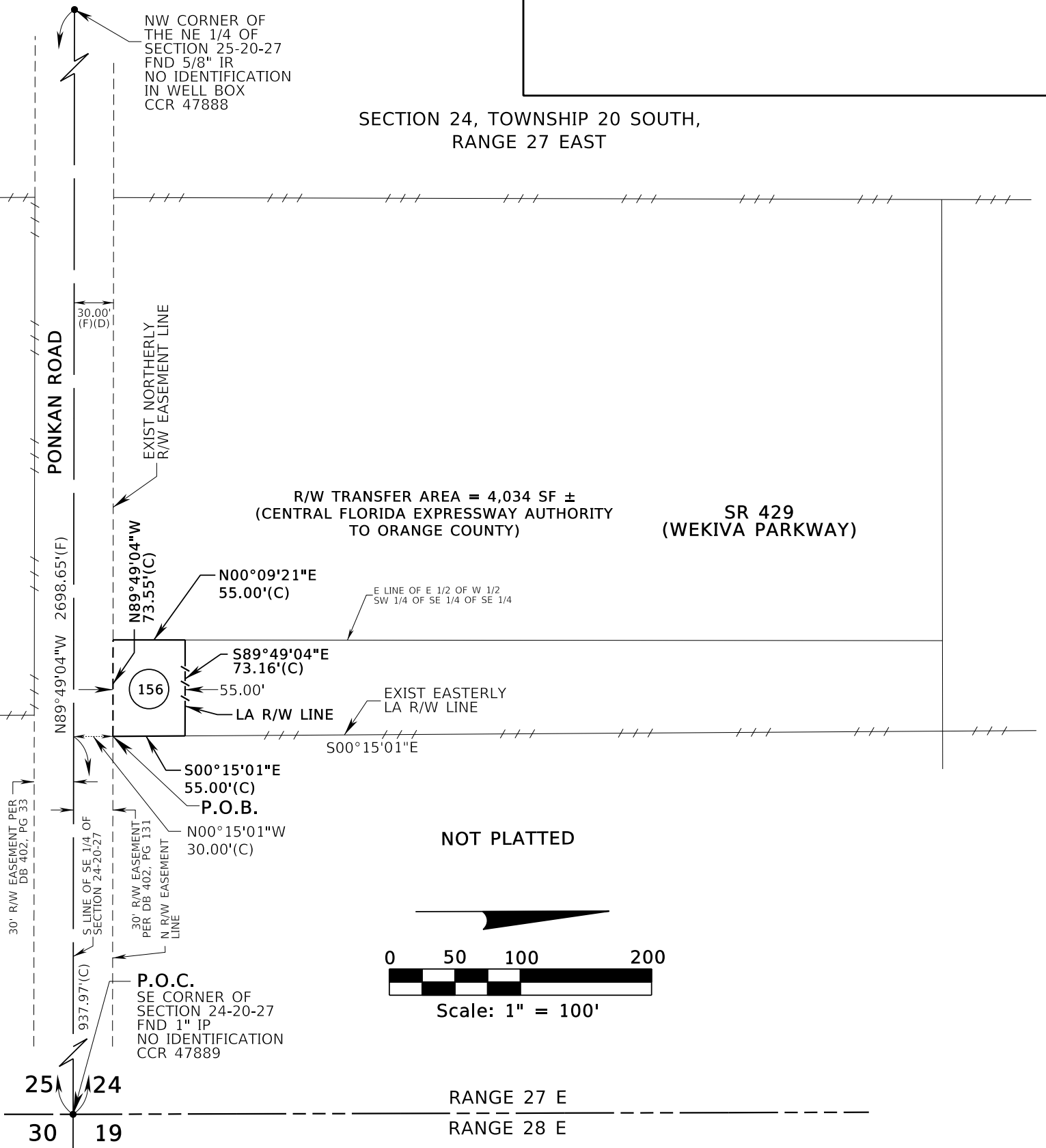
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 24, TOWNSHIP 20 SOUTH,
RANGE 27 EAST



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
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E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" 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

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429 CFX PROJECT NO. 429-202	
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
		 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
STATE ROAD 429
PROJECT NO. 429-202 PONKAN ROAD
PORTION OF PARCEL 157

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY,
FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE
SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1011.73 FEET TO THE INTERSECTION WITH
THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°09'21" EAST ALONG SAID
EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD
PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF
BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°49'04" WEST ALONG SAID NORTH LINE, A
DISTANCE OF 168.92 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID
NORTH LINE, RUN NORTH 00°13'06" EAST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING
SAID EAST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF
WAY EASEMENT LINE, A DISTANCE OF 168.86 FEET TO THE INTERSECTION WITH THE AFORESAID EAST LINE OF THE
EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH
00°09'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,289 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE
OF NORTH LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

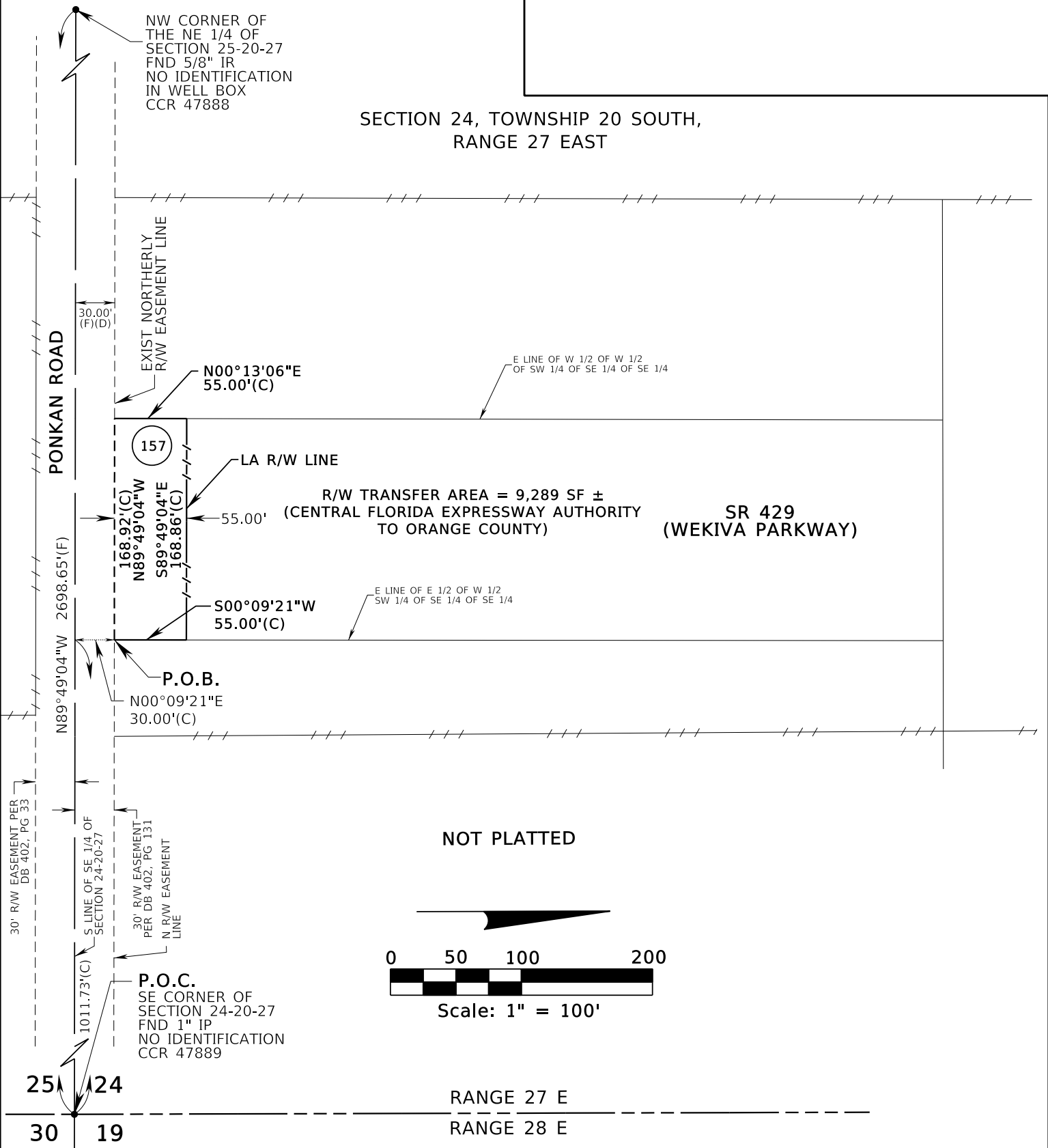
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 24, TOWNSHIP 20 SOUTH,
RANGE 27 EAST



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" 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.

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

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY			 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
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
STATE ROAD 429 CFX PROJECT NO. 429-202			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202 PONKAN ROAD
PORTION OF PARCEL 158

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY,
FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH
LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1180.69 FEET TO THE INTERSECTION WITH THE
EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST
1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°13'06" EAST ALONG SAID EAST LINE,
A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED
BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING;
THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°49'04" WEST ALONG SAID NORTH RIGHT OF WAY EASEMENT
LINE, A DISTANCE OF 168.52 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH RIGHT OF WAY EASEMENT LINE, RUN NORTH
00°14'39" EAST ALONG SAID WEST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN
SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE,
A DISTANCE OF 168.49 FEET TO THE INTERSECTION WITH THE AFORESAID EAST LINE; THENCE SOUTH 00°13'06" WEST
ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,268 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE
OF NORTH LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

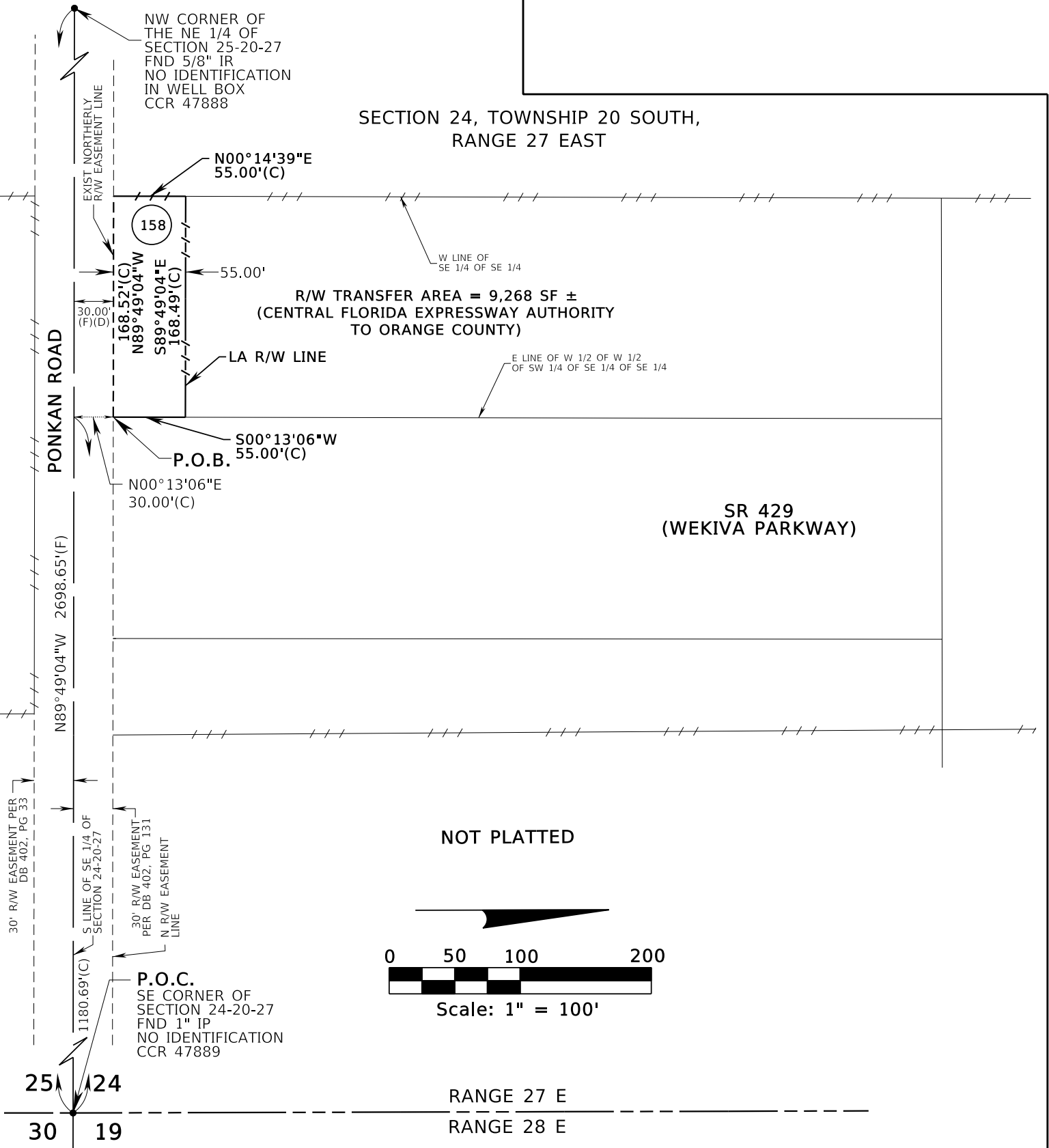
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 24, TOWNSHIP 20 SOUTH,
RANGE 27 EAST



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
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IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" 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.

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

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		STATE ROAD 429 CFX PROJECT NO. 429-202	
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
		 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
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 258

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WEST RIGHT OF WAY LINE, A DISTANCE OF 136.07 FEET; THENCE NORTH 89°19'38" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 136.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,443 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

SR 429
(WEKIVA PARKWAY)

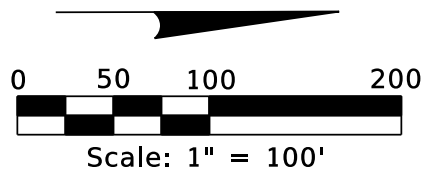
1'26"W
'(C)
W LINE
N89°19'38"E
40.00'(C)

RANGE 27 E	
<hr/>	<hr/>
RANGE 28 E	

P.O.B. ↑ EXIST WESTERLY R/W LINE
PER DB 402, PG 116

N00°01'26"W
30.00'(C)

P.O.C.
SE CORNER OF SECTION 01-20-27
FND 1/2" IR,
NO IDENTIFICATION
IN WELL BOX



SR 429
(WEKIVA PARKWAY)

SHEET 2 OF 3

STATE ROAD 429
CFX PROJECT NO. 429-204



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
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FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" 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.

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

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY			DATE
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
STATE ROAD 429 CFX PROJECT NO. 429-204			 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
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 259

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 136.09 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°19'38" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.07 FEET; THENCE NORTH 89°18'06" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,643 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

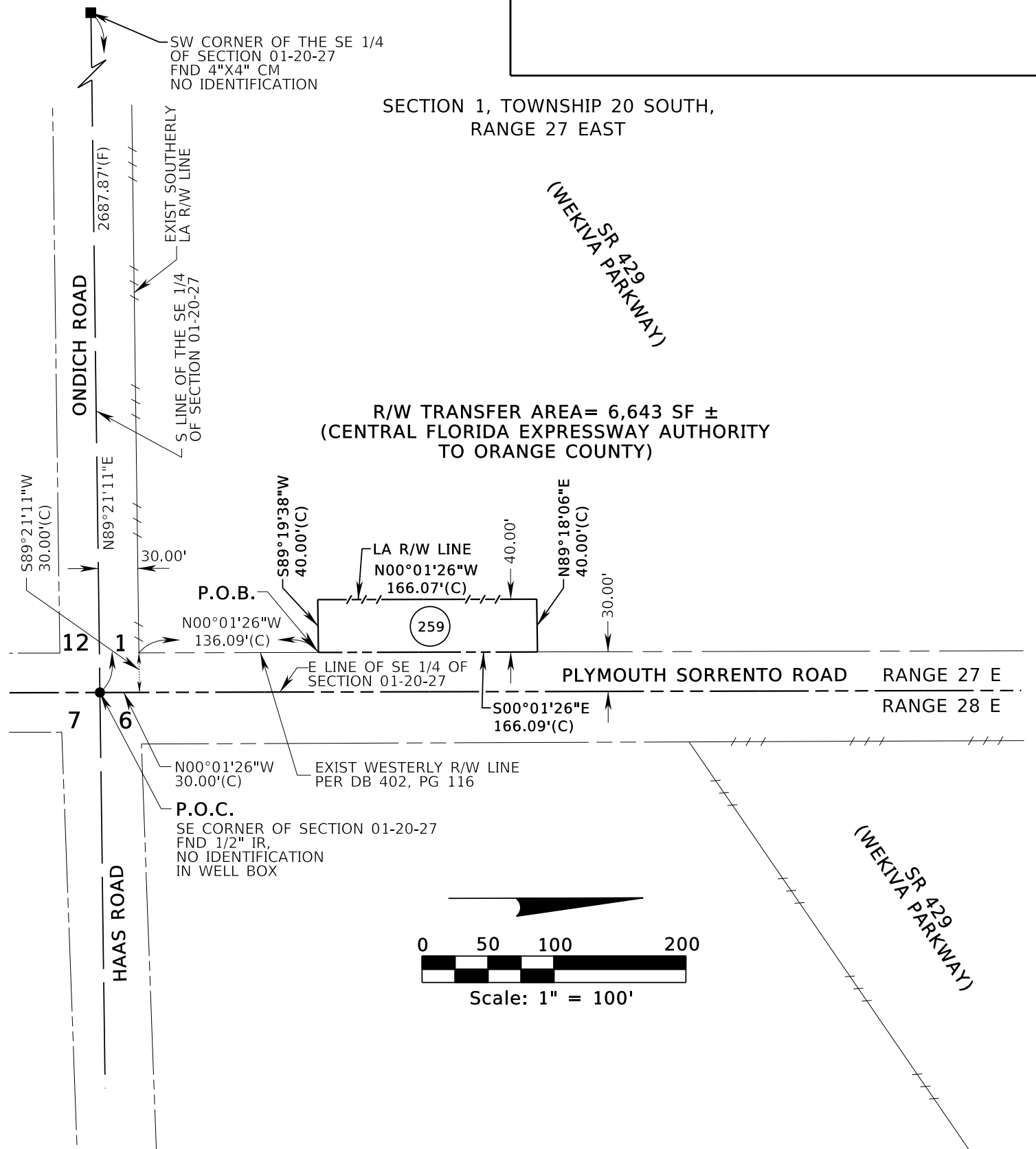
SUITE 2401

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 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
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GENERAL NOTES:

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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 SKETCH OF DESCRIPTION

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY			 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
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
STATE ROAD 429 CFX PROJECT NO. 429-204			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 260

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 302.18 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°18'06" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.07 FEET; THENCE NORTH 89°16'33" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,643 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

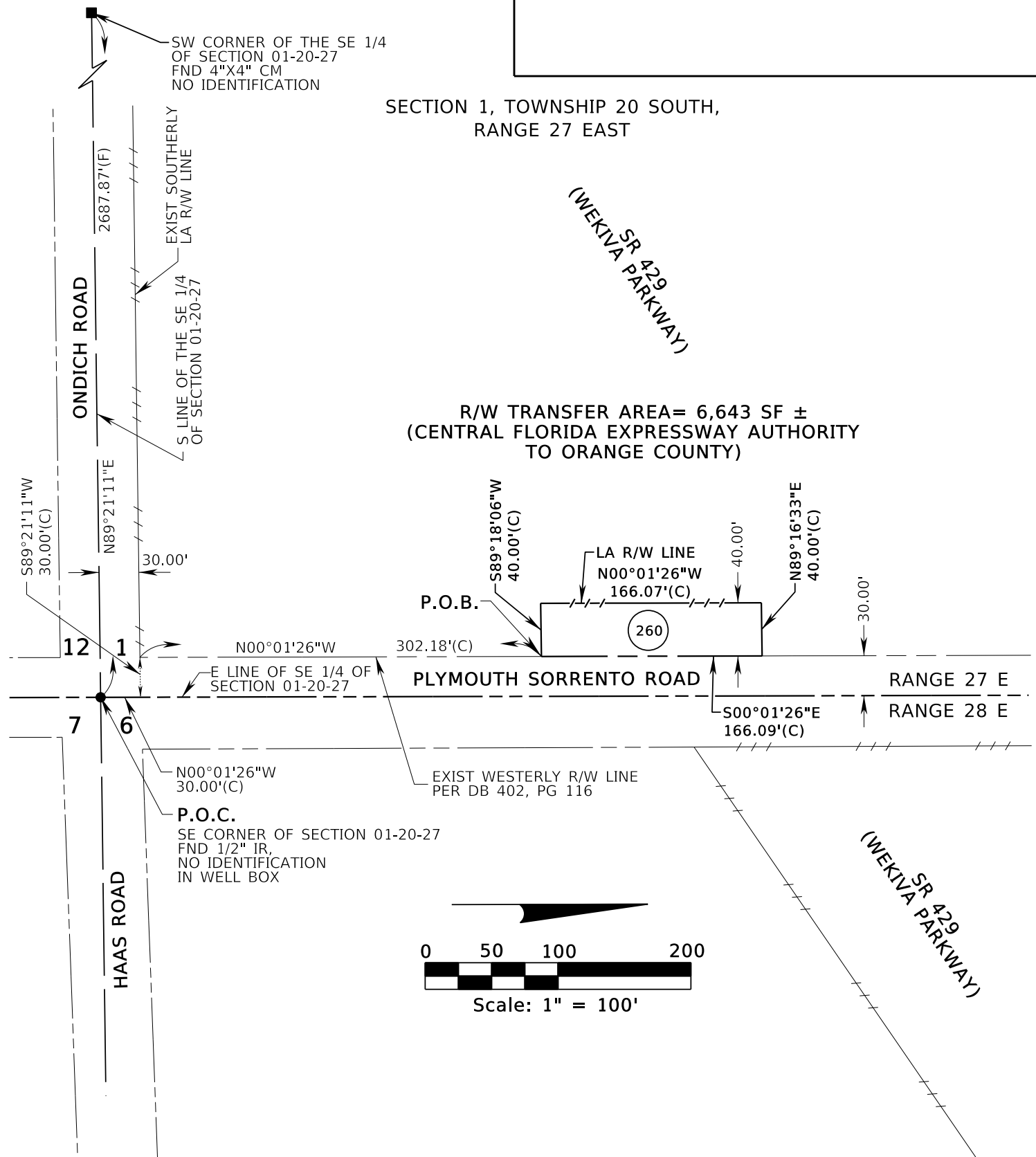
SUITE 2401

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 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" 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.

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

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY			 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
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
STATE ROAD 429 CFX PROJECT NO. 429-204			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 261

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 468.27 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°16'33" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.08 FEET; THENCE NORTH 89°15'01" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,644 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

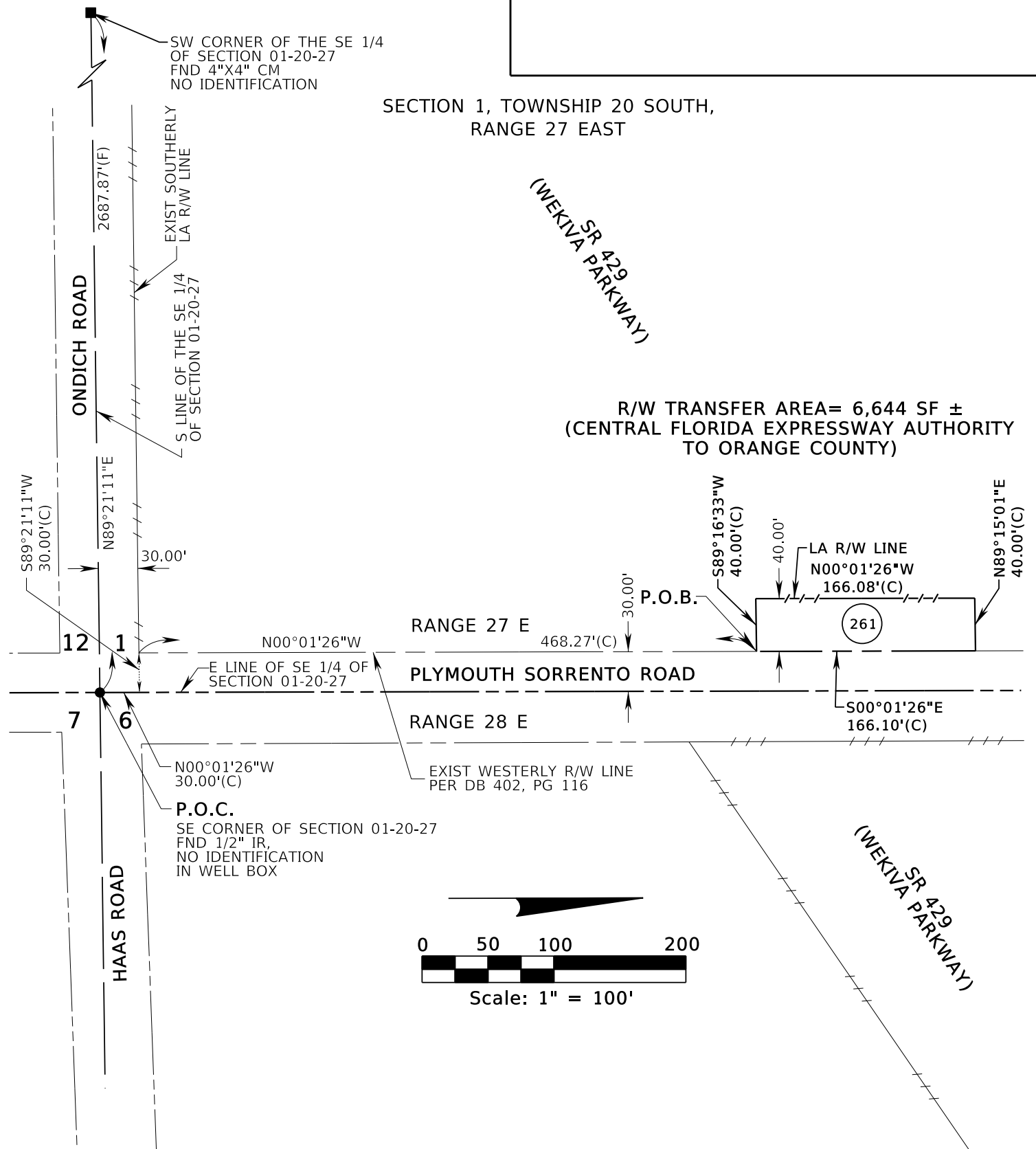
SUITE 2401

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 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
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ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" 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.

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

SHEET 3 OF 3

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY			 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
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
STATE ROAD 429 CFX PROJECT NO. 429-204			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 262

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 664.42 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°15'01" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°15'01" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 326.41 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 326.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,058 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

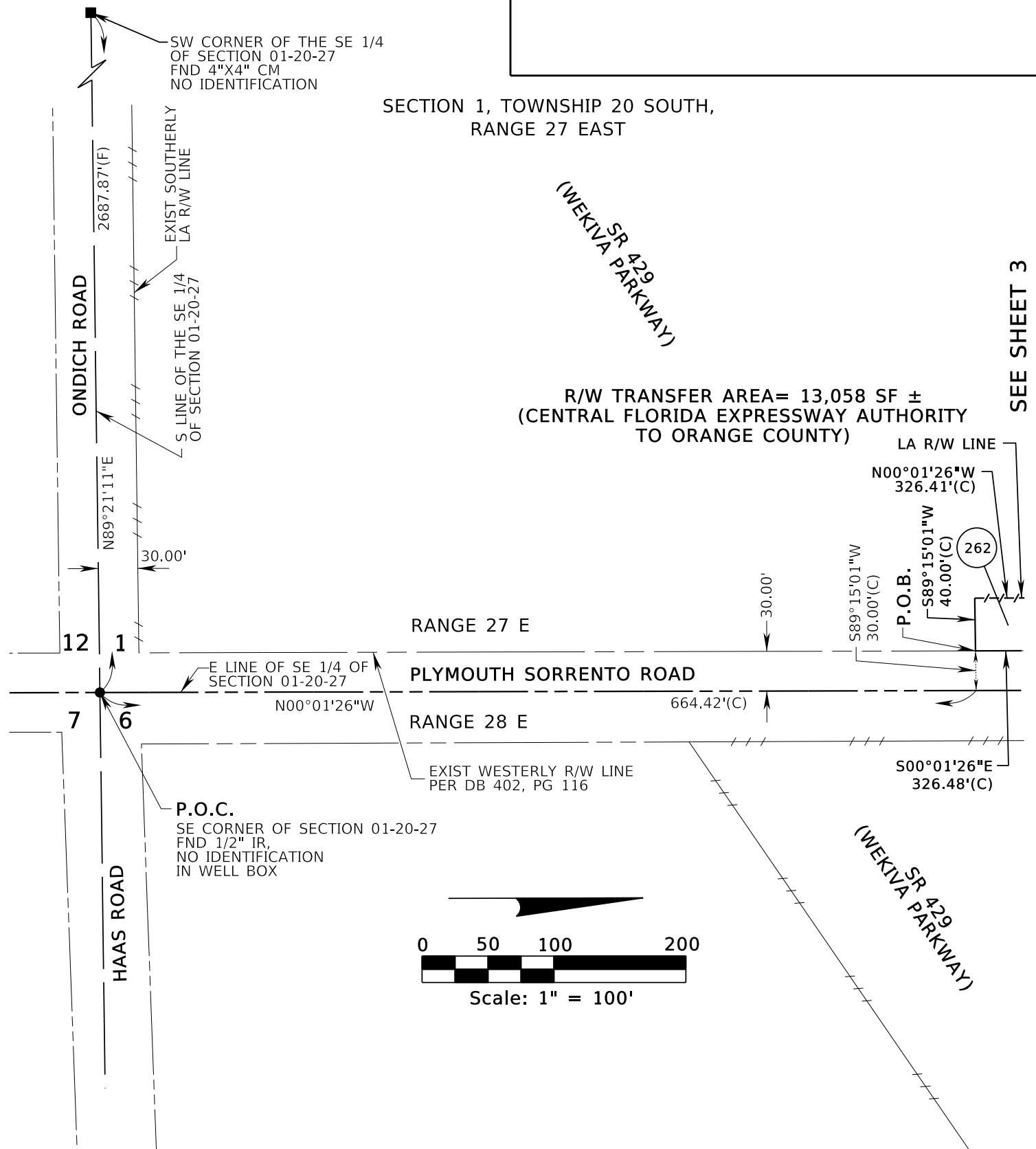
SUITE 2401

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 4 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

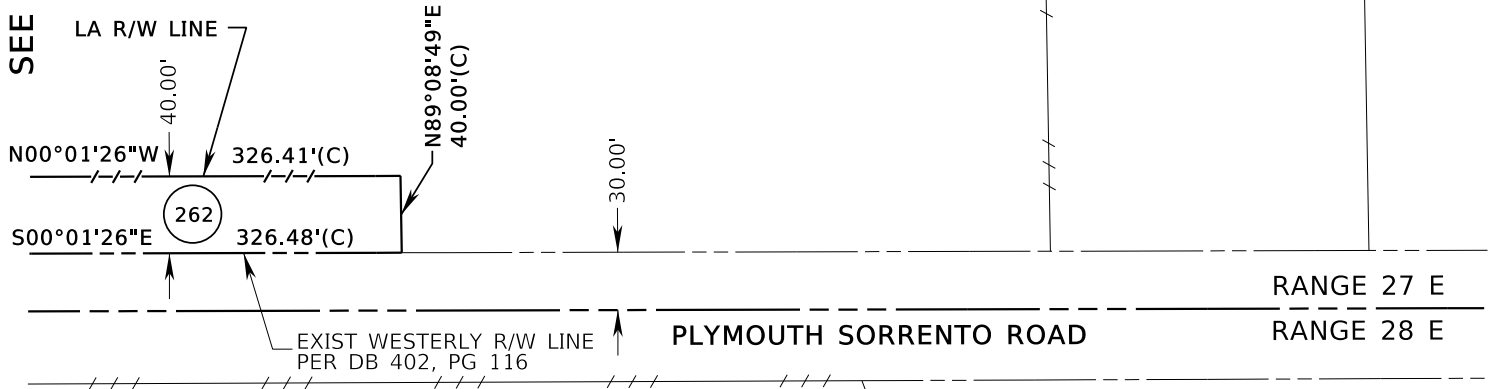
(WEKIVA PARKWAY)
SR 429

EXIST NORTHERLY
LA R/W LINE

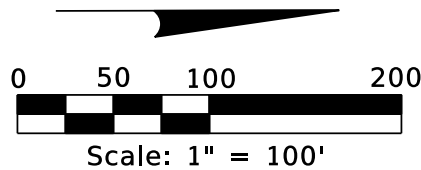
NOT PLATTED

R/W TRANSFER AREA = 13,058 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2



(WEKIVA PARKWAY)
SR 429



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" 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.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		 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	
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
STATE ROAD 429 CFX PROJECT NO. 429-204			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 264

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1010.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,520 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

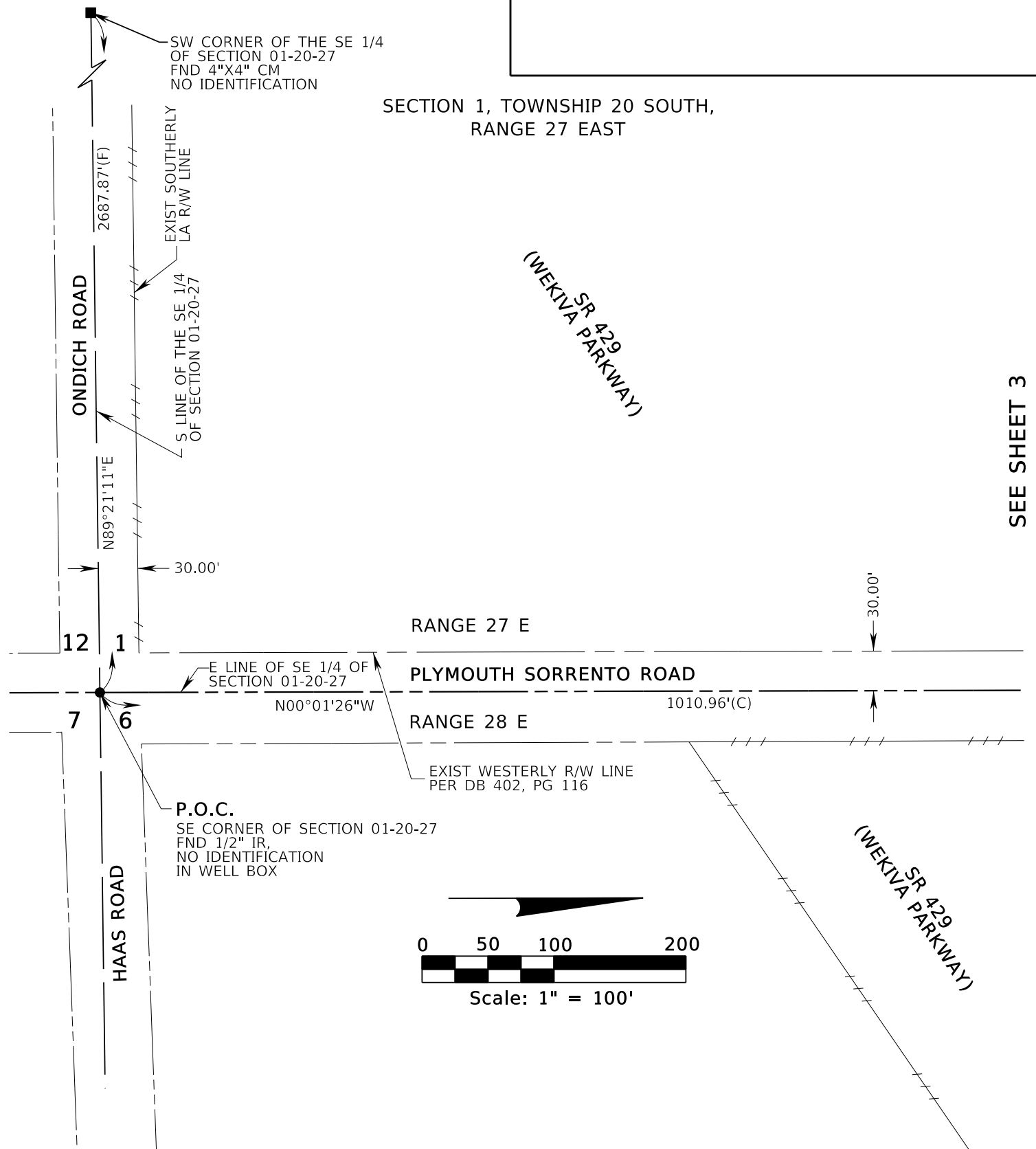
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

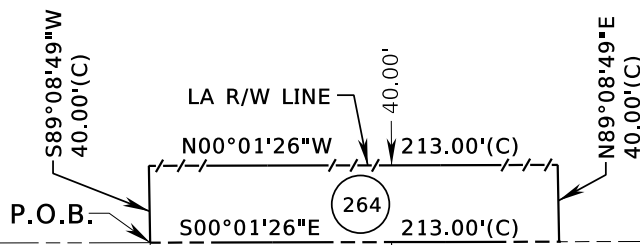
SR 429
(WEKIVA PARKWAY)

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

R/W TRANSFER AREA = 8,520 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2



1010.96'(C)
N00°01'26\"W

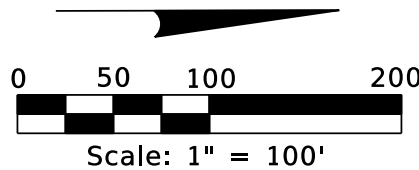
S89°08'49\"W
30.00'(C)

PLYMOUTH SORRENTO ROAD

RANGE 27 E
RANGE 28 E

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

SR 429
(WEKIVA PARKWAY)



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
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CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" 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.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

			<p>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.</p> <p>H. Paul deVivero, Professional Land Surveyor No. 4990</p> <p>DATE</p>	
REVISION	BY	DATE		
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY			<p>STATE ROAD 429 CFX PROJECT NO. 429-204</p>	 <p>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</p>
DATE: <u>SEPTEMBER 10, 2019</u>				
PROJECT NO.: <u>D08-01</u>				
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>				

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 265

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1010.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 104.89 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 104.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,196 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

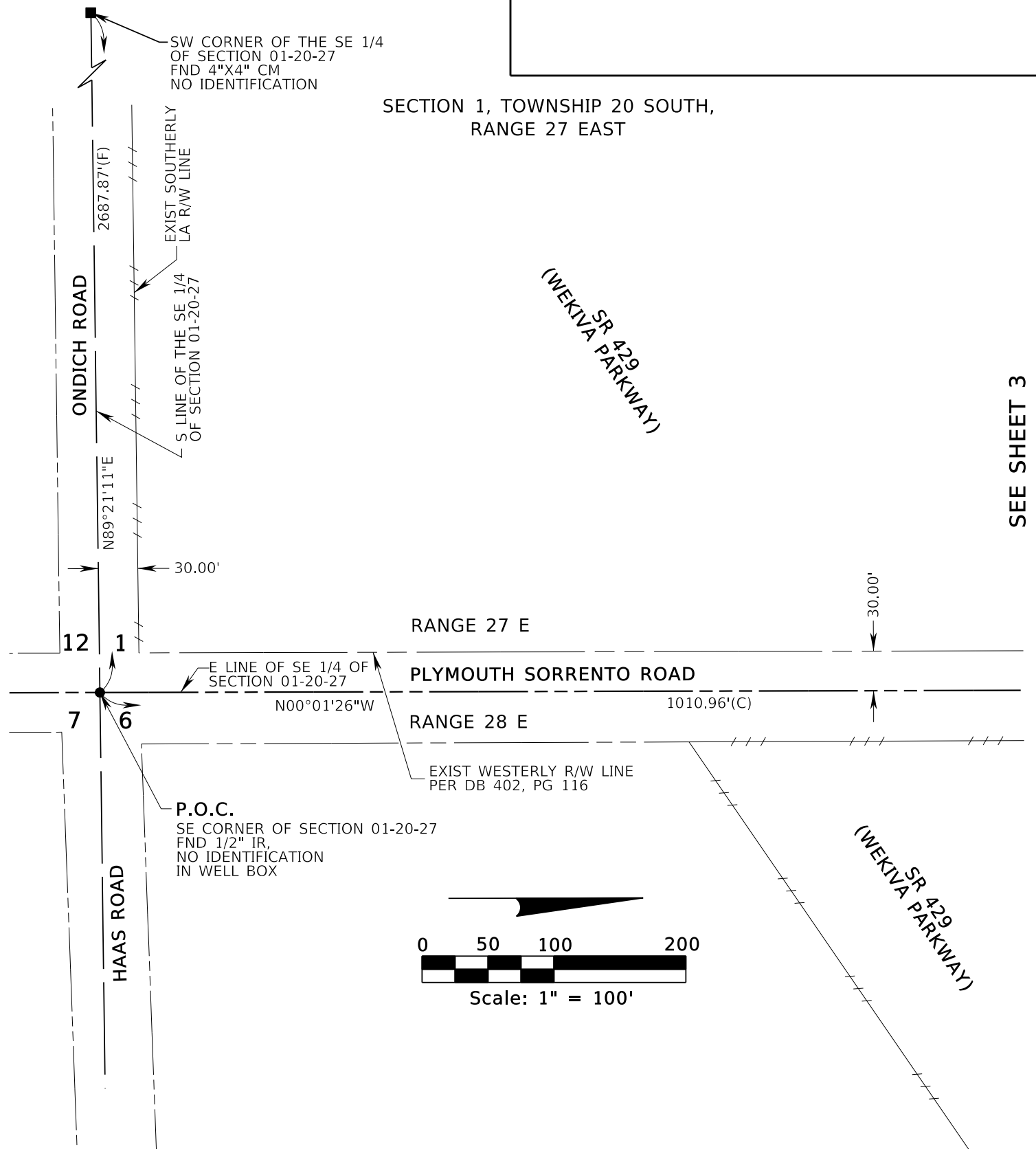
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

(WEKIVA PARKWAY)
SR 429

R/W TRANSFER AREA = 4,196 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2

LA R/W LINE

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

P.O.B.

N00°01'26"W
104.89'(C)

N89°08'49"E
40.00'(C)

213.00'(C)

PLYMOUTH SORRENTO ROAD

RANGE 27 E
RANGE 28 E

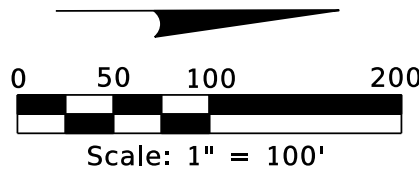
1010.96'(C)
N00°01'26"W

S00°01'26"E
104.89'(C)

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

S89°08'49"W
30.00'(C)

(WEKIVA PARKWAY)
SR 429



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
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REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		 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	
DATE: <u>SEPTEMBER 10, 2019</u>			
PROJECT NO.: <u>D08-01</u>			
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			
STATE ROAD 429 CFX PROJECT NO. 429-204			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 266

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 990.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 800 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

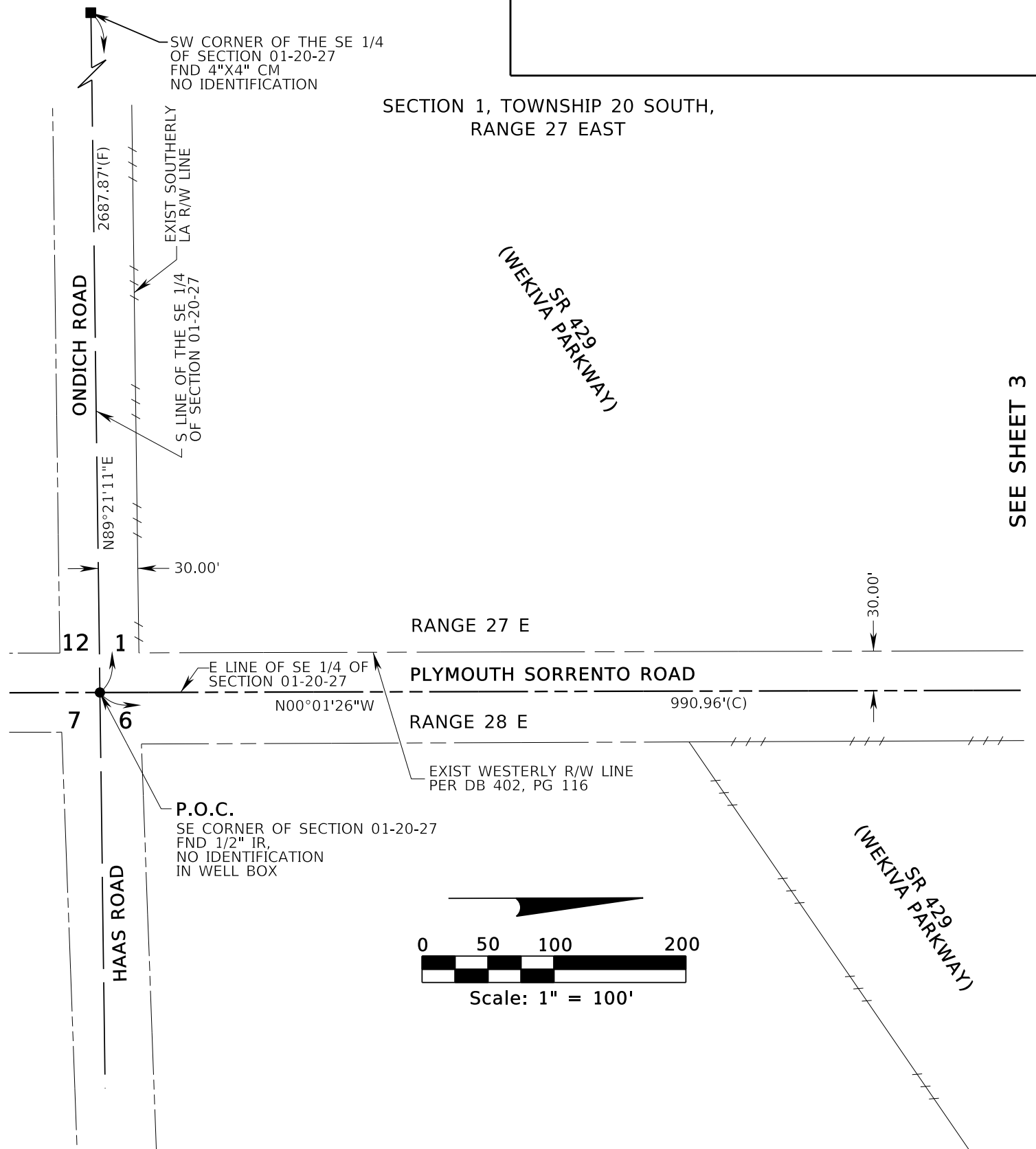
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

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STATE ROAD 429
CFX PROJECT NO. 429-204



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 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

(WEKIVA PARKWAY)
SR 429

R/W TRANSFER AREA = 800 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

SEE SHEET 2

N00°01'26"W
20.00'(C)
LA R/W LINE

S89°08'49"W
40.00'(C)

N89°08'49"E
40.00'(C)

266

30.00'

P.O.B.

PLYMOUTH SORRENTO ROAD

RANGE 27 E

RANGE 28 E

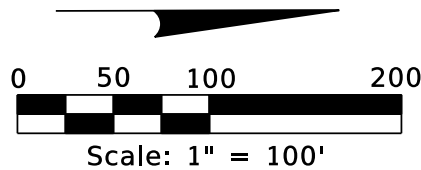
990.96'(C)
N00°01'26"W

S00°01'26"E
20.00'(C)

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

S89°08'49"W
30.00'(C)

(WEKIVA PARKWAY)
SR 429



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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


(C)	= CALCULATED	LA	= LIMITED ACCESS
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

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REVISION	BY	DATE		
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY			<p>STATE ROAD 429 CFX PROJECT NO. 429-204</p>	 <p>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</p>
DATE: <u>SEPTEMBER 10, 2019</u>				
PROJECT NO.: <u>D08-01</u>				
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>				

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 275

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 THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELL BOX WITH NO IDENTIFICATION; THENCE NORTH 87°59'58" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 39.20 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EXISTING EAST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°06'57" WEST ALONG SAID SOUTHERLY PROLONGATION LINE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 445.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°06'57" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 783.53 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 69°21'50"EAST, A DISTANCE OF 2.98 FEET; THENCE SOUTH 00°01'26"EAST, A DISTANCE OF 783.53 FEET; THENCE SOUTH 55°37'47" WEST, A DISTANCE OF 1.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,694 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF EAST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

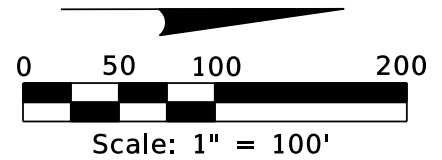
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SW CORNER OF THE SE 1/4
OF SECTION 01-20-27
FND 4"x4" CM
NO IDENTIFICATION



ONDICH ROAD

S LINE OF THE SE 1/4
OF SECTION 01-20-27

SR 429
(WEKIVA PARKWAY)

SEE SHEET 3

P.O.C.
SW CORNER OF
SECTION 06-20-28
FND 1/2" IR,
NO IDENTIFICATION
IN WELL BOX

R/W TRANSFER AREA = 1,694 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

12

1

W LINE OF SW 1/4 OF
SECTION 6-20-28

RANGE 27 E

PLYMOUTH SORRENTO ROAD

RANGE 28 E

N00°06'57"W

EXIST EAST
R/W LINE

445.23'(C)

N00°06'57"W

783.53'(C)

S00°01'26"E 783.53'(C)

SEE DETAIL "A"

P.O.B.

10' PERMANENT
R/W EASEMENT
(PARCEL 4A & 4B)
ORB 3958, PG 4533

BLANKET EASEMENT:
14' FPC EASEMENT
ORB 1857, PG 1004

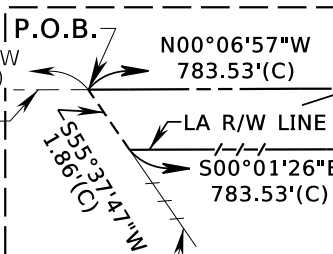
N87°59'58"E
39.20'(C)

HAAS ROAD

R/W
PROLONGATION

15' FPL TEMPORARY
CLEARING & DANGER
TREE REMOVAL
EASEMENT
(PARCEL 4C)
ORB 3958, PG 4533

DETAIL "A"
NOT TO SCALE



BLANKET EASEMENT:
14' FPC EASEMENT
ORB 1857, PG 1004

N00°06'57"W
445.23'(C)

EXIST EAST
R/W LINE

N00°06'57"W
783.53'(C)

LA R/W LINE

S00°01'26"E
783.53'(C)

S55°37'47"W
1.86'(C)

EXIST SOUTHERLY
LA R/W LINE

SR 429
(WEKIVA PARKWAY)

EXIST SOUTHERLY
LA R/W LINE

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

SECTION 6, TOWNSHIP 20 SOUTH,
RANGE 28 EAST

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

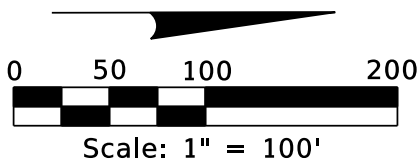
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

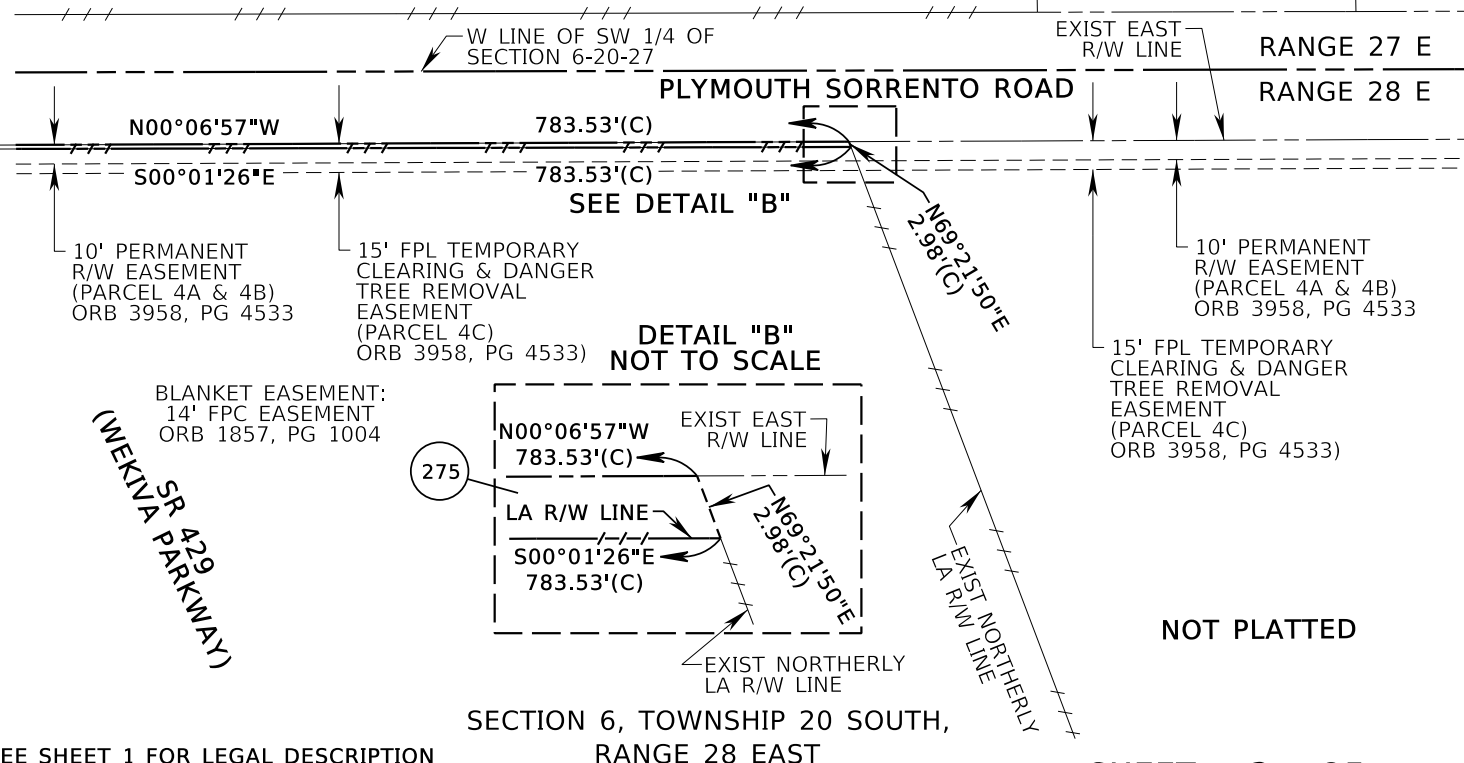


SEE SHEET 2

(WEKIVA PARKWAY)
SR 429

NOT PLATTED

R/W TRANSFER AREA = 1,694 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CM	= CONCRETE MONUMENT	ORB	= OFFICIAL RECORDS BOOK
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
FPC	= FLORIDA POWER CORPORATION	R/W	= RIGHT OF WAY
FPL	= FLORIDA POWER & LIGHT	SF	= SQUARE FEET
ID	= IDENTIFICATION	SR	= STATE ROAD
IP	= IRON PIPE	STA	= STATION
IR	= IRON ROD		
IRC	= IRON ROD AND CAP		

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 SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 06, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 87°59'58" 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.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4


			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.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY DATE: <u>JULY 01, 2019</u> PROJECT NO.: <u>D08-01</u> DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>	STATE ROAD 429 CFX PROJECT NO. 429-204		 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

EXHIBIT “F”
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 LIA 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 LIA 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 “G” MAINTENANCE RESPONSIBILITY
See Exhibit “F” for the Detailed Maintenance Functions

Project	Location	Local Agency Responsibility	CFX Responsibility
429-202	Access Road	7b	
429-202	S.R. 429 over Ponkan Road	2b	2a
429-203	Phils Lane	7b	
429-203	Plymouth Sorrento Road	7b	
429-204	Ondich Road	7b	
429-204	S.R. 429 over Plymouth Sorrento Road	2b	2a
429-205	S.R. 429 over Mt. Plymouth Road	2b	2a

ATTACHMENT "C"



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

August 25, 2021

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

RE: TRANSFER OF PROPERTY

SR 429, Projects 429-202, 429-203, 429-204, and 429-205
CFX Parcels – 132 Part C, 134 Part C, 156 Partial, 157 Partial, 158 Partial, 169 Part B, 869,
170, 185 Part B, 186 Part B, 188 Part B, 207 Partial, 228, 229, 230, 233, 250 Part B, 252 Part
B, 258 Partial, 259 Partial, 260 Partial, 261 Partial, 262 Partial, 264 Partial, 265 Partial, 266
Partial, 275 Partial, and 291 Partial.

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 Access Road, Ponkan Road, Phils Lane, Plymouth Sorrento Road, Ondich Road, and Mt. Plymouth Road described in Exhibits "A1" through A5 attached. The SR 429 Projects 429-202, 429-203, 429-204, and 429-205 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, we certify that the CFX Parcels listed above are no longer essential for the current or future construction, operation or maintenance of the CFX Expressway System and the transfer of the subject parcels to Orange County would not impede or restrict the current or future construction, operation or maintenance of the CFX System.
2. The release of Limited Access Lines as described in Exhibit "A" is required and would not materially affect or interfere with the present or future construction, use, operation, repair or maintenance of the Expressway Facilities, or otherwise impair traffic operations or maintenance of any portion of the Expressway System. The reestablishment of the Limited Access Lines is shown in the transfer documents.
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.)

ATTACHMENT "D"

Resolution No. 2021-_____

S.R. 429, Project 429-202, 429-203, 429-204, 429-205

Portions of Parcels 132 Part C, 134 Part C, 156 Partial, 157 Partial, 158 Partial, 169 Part B, 869, 170, 185 Part B, 186 Part B, 188 Part B, 207 Partial, 228, 229, 230, 233, 250 Part B, 252 Part B, 258 Partial, 259 Partial, 260 Partial, 261 Partial, 262 Partial, 264 Partial, 265 Partial, 266 Partial, 275 Partial, and 291 Partial

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 “Row Manual”), which Row Manual provides for the disposal of real property unnecessary or unsuitable for CFX’s use; and

WHEREAS, pursuant to the Row Manual, “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 Row Manual, 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 Row Manual 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 Row Manual, 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

Portions of Parcels 132 Part C, 134 Part C, 156 Partial, 157 Partial, 158 Partial, 169 Part B, 869, 170, 185 Part B, 186 Part B, 188 Part B, 207 Partial, 228, 229, 230, 233, 250 Part B, 252 Part B, 258 Partial, 259 Partial, 260 Partial, 261 Partial, 262 Partial, 264 Partial, 265 Partial, 266 Partial, 275 Partial, and 291 Partial

WHEREAS, CFX staff and its General Engineering Consultant has examined the Expressway Facilities for State Road (“S.R.”) 429 and determined that the real property referred to as portions of Parcels 132 Part C, 134 Part C, 156 Partial, 157 Partial, 158 Partial, 169 Part B, 869, 170, 185 Part B, 186 Part B, 188 Part B, 207 Partial, 228, 229, 230, 233, 250 Part B, 252 Part B, 258 Partial, 259 Partial, 260 Partial, 261 Partial, 262 Partial, 264 Partial, 265 Partial, 266 Partial, 275 Partial, and 291 Partial, 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 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 requested a donation of the CFX Parcels from CFX to the County for public right-of-way purposes; 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 County’s assumption of the continuing maintenance obligations associated with the CFX Parcels 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 are encumbered with limited access lines held by CFX as more particularly identified in **Exhibit “B”** attached hereto and incorporated herein by reference (“Existing L/A Lines”); and

WHEREAS, 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

Portions of Parcels 132 Part C, 134 Part C, 156 Partial, 157 Partial, 158 Partial, 169 Part B, 869, 170, 185 Part B, 186 Part B, 188 Part B, 207 Partial, 228, 229, 230, 233, 250 Part B, 252 Part B, 258 Partial, 259 Partial, 260 Partial, 261 Partial, 262 Partial, 264 Partial, 265 Partial, 266 Partial, 275 Partial, and 291 Partial

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 the County prior to the release of the Existing L/A Lines; and

WHEREAS, 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 Row Manual, 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 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 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 is 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 CFX Parcels as Surplus Property, 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 County's assumption of the continuing maintenance obligations associated with the CFX Parcels 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 Row Manual, except for the following conditions or modifications: (1) separate notice to the local government in which the CFX Parcels are located is not required; and (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.

5. CFX hereby declares that after the limited access lines are re-established in the deed to the County, the release of the Existing L/A Lines identified in **Exhibit "B"** 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

Portions of Parcels 132 Part C, 134 Part C, 156 Partial, 157 Partial, 158 Partial, 169 Part B, 869, 170, 185 Part B, 186 Part B, 188 Part B, 207 Partial, 228, 229, 230, 233, 250 Part B, 252 Part B, 258 Partial, 259 Partial, 260 Partial, 261 Partial, 262 Partial, 264 Partial, 265 Partial, 266 Partial, 275 Partial, and 291 Partial

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.

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 Row Manual.

7. Accordingly, CFX hereby declares that the Existing L/A Lines may be released in accordance with the Row Manual, 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 deed to 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 _____ 2021.

Buddy Dyer, 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

MEMORANDUM

TO: CFX Right-of-Way Committee Members

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

DATE: August 18, 2021

SUBJECT: Right-of-Way Transfer and Continuing Maintenance Agreement Between the Central Florida Expressway Authority and Orange County, Florida (Clarcona-Ocoee Road/West Road)
Project Number 429-603
Parcels 62-100, 62-150, Part A and B, 62-850, 62-161 Partial 2, 62-171 Part A, 62-172, Part B, 62-174 Part A and B, 62-175, 62-176

BACKGROUND

Central Florida Expressway Authority's predecessor in interest (now "CFX") acquired various real properties for the construction of State Road 429 and associated facilities (collectively, the "Expressway Facilities"). In the course of the construction of the Expressway Facilities and related improvements to Clarcona-Ocoee Road, Ocoee-Apopka Road and West Road, CFX acquired certain real property for the benefit of the local jurisdictions and constructed thereon certain roadways and other improvements and relocated, reconfigured and realigned local roadways to ensure a minimal disruption of traffic to the citizens and to provide for a smooth transition to the Expressway System, thus making both the Expressway System and the local road system compatible. 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 and real property that were intended to be a part of Orange County, Florida's ("County") local road network. Those portions of parcels 62-150, Part A and B, 62-850, 62-161 Partial 2, 62-171A, 62-172 Part B, 62-174 Part A and B, 62-175, and 62-176 (collectively, the "CFX Parcels") that are intended to be a part of the County roadway system 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 Continuing Maintenance Agreement to effectuate the transfer of certain ownership interests. The proposed Right-of-Way Transfer and Continuing Maintenance Agreement is attached hereto as **Attachment "B"** ("Agreement"). Pursuant to the terms of the proposed Agreement, CFX agrees to transfer the CFX Parcels to the County for ownership and maintenance and the release and reestablishment of the limited access right-of-way lines along the CFX Parcels.

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 will agree to undertake the continuing maintenance of the CFX Parcels and to transfer to CFX those portions of the right-of-way currently owned by the County identified as Parcel 62-100 for use as a part of CFX's Expressway System ("County Parcel"). The County Parcel is more specifically depicted on the Map.

A portion of the CFX Parcels is encumbered with limited access lines held by CFX running along the boundaries of the CFX Parcels ("Existing L/A Lines"). With the transfer of the CFX Parcels to the County, it is in the best interest of CFX to relocate and reestablish the location of the Existing L/A Lines to align with the boundary lines of the CFX Parcels 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.

Pursuant to CFX's Property Acquisition, Disposition & Permitting Procedures Manual, 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. 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"**.

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 the Orange County, Florida 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 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) the Existing L/A Lines will not be released until CFX Parcels are conveyed to, and accepted by, the County; and (4) 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, Florida and Release and Reestablishment of Limited Access Lines Pursuant to a Right of Way Transfer and Continuing Maintenance Agreement

ATTACHMENT "B"

Project No. 429-603

Parcels 62-100, 62-150, Part A and B, 62-850, 62-161 Partial 2, 62-171 Part A, 62-172 Part B, 62-174 Part A and B, 62-175, 62-176

County Project: Clarcona-Ocoee Road/West Road Right-of-Way Transfer (CFX)

RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT BETWEEN

CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND ORANGE COUNTY, FLORIDA

(Clarcona-Ocoee Road/West 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 of State Road 429 and improvements to Clarcona-Ocoee Road, Ocoee-Apopka Road and West Road, CFX 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 System, thus making both the Expressway System and the local road system compatible; and

WHEREAS, the construction of State Road 429 and improvements to Clarcona-Ocoee Road, Ocoee-Apopka Road and West Road are 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, 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. **Recitals.** 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. 429 Project 429-603.
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 62-150, Part A and B, 62-161 Partial 2, 62-171A, 62-172 Part B, 62-174 Part A and B, 62-175, 62-176, and 62-850, 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 parcel 62-100 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. **Release and Establishment of Limited Access Lines.** Upon delivery of the County Deed 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 “E”** 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 “F”** and incorporated herein by reference (**“Release”**). The Parties agree and acknowledge that the limited access lines shall be established as more particularly depicted in **Exhibit “G”** attached hereto and incorporated herein by reference (**“New L/A Lines”**) and attached as an exhibit and identified in the County Deed, which establishment shall occur upon acceptance and recording of the County Deed and the legal descriptions referenced therein. 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.

6. **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 Lines 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.

7. **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 “H”** 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 “I”** 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 “H” and “I,”** respectively, are necessary and properly defined and allocated. CFX does hereby agree to assume the future and continuing maintenance responsibility as outlined on

Exhibits “H” and “I” 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 “H” and “I”** and to perform such maintenance in a timely, workmanlike manner. Said maintenance responsibilities shall commence as of the date of this Agreement.

8. **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 to the release and reestablishment of the Existing L/A Lines and New L/A Lines, the removal and replacement of fences, light poles, and walls, and the continuing and future obligations to maintain the Property.

9. **Evidence of Title.** At any time before Closing, either Party, 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.

10. **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.

11. **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.

12. **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.

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

14. **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 Owners 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.

15. **Recording.** County agrees to record the CFX Deed, County Deed, 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.

16. **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.

17. **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.

18. 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

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

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

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.

19. **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.

20. **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.

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

22. **Survival of Provisions.** All representations and warranties and the future and continuing maintenance responsibilities 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.

23. **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.

24. **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]

“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]

“CFX”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

By: _____
Buddy Dyer, 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 _____,
2021 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 CFX Property**
- Exhibit “D” – County Deed**
- Exhibit “E” - Existing L/A Lines**
- Exhibit “F” - Release**
- Exhibit “G” - New L/A Lines**
- Exhibit “H” – Detailed Maintenance Function**
- Exhibit “I” - Maintenance Responsibility**

EXHIBIT “A”
Legal Description of the CFX Property

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-150 - PORTION

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

LEGAL DESCRIPTION

PART A

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE NORTH 86°38'31" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2207.52 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 28°17'59" WEST ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 35.26 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY PROJECTION, RUN NORTH 86°38'31" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.24 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 28°17'59" WEST ALONG THE NORTHERLY PROJECTION OF THE PROPOSED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AND ALONG THE PROPOSED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP, A DISTANCE OF 212.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2211.83 FEET, A CHORD BEARING OF SOUTH 26°40'07" WEST AND A CHORD DISTANCE OF 125.93 FEET; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY LINE THE FOLLOWING THREE COURSES; RUN SOUTHERLY 125.94 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°15'45"; THENCE NORTH 64°57'46" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2231.83 FEET, A CHORD BEARING OF SOUTH 22°30'23" WEST AND A CHORD DISTANCE OF 197.09 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 25°02'14" WEST, RUN SOUTHERLY 197.16 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°03'41"; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, RUN THE FOLLOWING THREE COURSES ALONG THE AFORESAID EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437; RUN NORTH 70°01'27" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2241.83 FEET, A CHORD BEARING OF NORTH 24°08'16" EAST AND A CHORD DISTANCE OF 325.41 FEET; THENCE FROM A TANGENT BEARING OF NORTH 19°58'33" EAST, RUN NORTHERLY 325.69 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°19'26" TO A POINT OF TANGENCY; THENCE NORTH 28°17'59" EAST, A DISTANCE OF 194.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,890 SQUARE FEET, MORE OR LESS.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

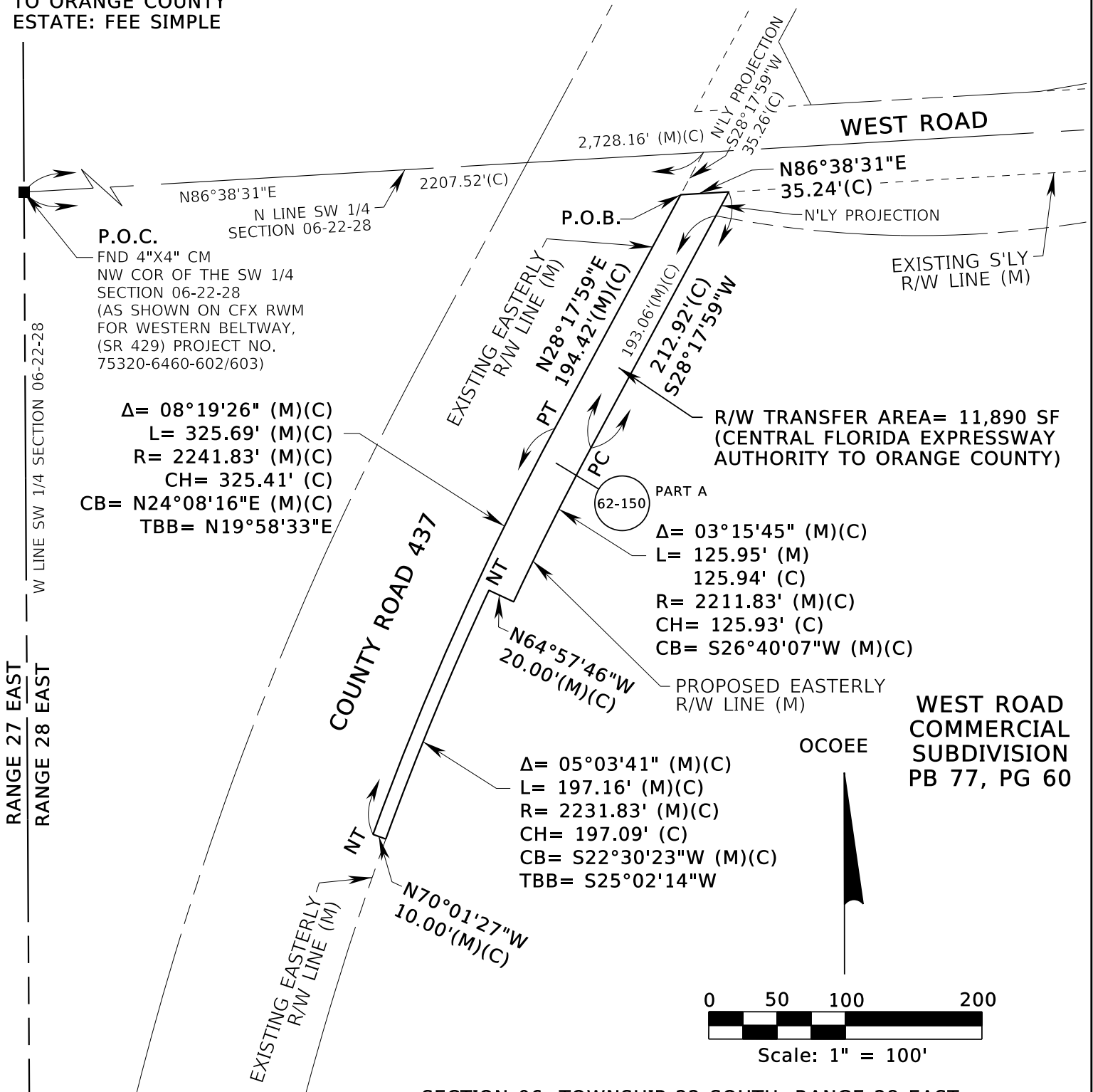
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-150 - PORTION

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



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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
CB = CHORD BEARING
CH = CHORD LENGTH
CM = CONCRETE MONUMENT
COR = CORNER
CFX = CENTRAL FLORIDA EXPRESSWAY
AUTHORITY
 Δ = DELTA (CENTRAL ANGLE)
FDOT = FLORIDA DEPARTMENT OF
TRANSPORTATION
FND = FOUND
L = LENGTH
LA = LIMITED ACCESS


N'LY = NORTHERLY
NO. = NUMBER
NT = NON TANGENT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PG = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PT = POINT OF TANGENCY
R = RADIUS
R/W = RIGHT OF WAY
(RWM) OR (M) = RIGHT OF WAY MAP
SEC = SECTION
SF = SQUARE FEET
S'LY = SOUTHERLY
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, EAST ZONE, WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 86°38'31" 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. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

				<p>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.</p> <p>_____ H. Paul deVivero, Professional Land Surveyor No. 4990</p> <p>_____ DATE</p>	
REVISION		BY	DATE		
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		<p>SR 429 CFX PROJECT NO. 429-603</p>		<p> 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</p>	
DATE: <u>MARCH 16, 2020</u>					
PROJECT NO.: <u>D08-01</u>					
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>					

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-150

LIMITED ACCESS RIGHT OF WAY

LEGAL DESCRIPTION

A portion of the Southwest 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of said Section 6; thence run N.00°48'40"E. along the east line of the Southwest 1/4 of said Section 6 a distance of 2,030.68 feet for a POINT OF BEGINNING; thence departing said east line of the Southwest 1/4 of Section 6 run S.86°18'40"W. 47.67 feet; thence run N.20°56'43"W. 87.33 feet; thence run N.60°04'40"W. 72.63 feet; thence run N.58°38'25"W. 65.83 feet; thence run N.41°23'15"W. 42.15 feet; thence run N.04°22'21"W. 70.63 feet; thence run N.20°52'40"W. 47.14 feet; thence run N.21°31'35"E. 68.18 feet; thence run N.86°18'40"E. a distance of 228.75 feet to an intersection with the aforementioned east line of the Southwest 1/4 of Section 6; thence run S.00°48'40"W. along said east line of the Southwest 1/4 of Section 6 a distance of 373.26 feet to the POINT OF BEGINNING.

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.

Containing 1.510 acres, more or less.

October 9, 1997

SHEET 3 OF 6

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-150

RIGHT OF WAY 'B'

LEGAL DESCRIPTION

A portion of the Southwest 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of said Section 6; thence run N.00°48'40"E. along the east line of the Southwest 1/4 of said Section 6 a distance of 2,792.09 feet to the northeast corner of the Southwest 1/4 of said Section 6; thence run S.86°38'31"W. along the north line of the Southwest 1/4 of said Section 6 a distance of 638.12 feet for a POINT OF BEGINNING, said point also being a point on the existing westerly right of way line of County Road 437 (as now established); thence departing said north line of the Southwest 1/4 of Section 6 run S.28°17'59"W. along said westerly right of way line of County Road 437 a distance of 168.02 feet to the point of curvature of a curve, concave southeasterly, having a radius of 2,341.83 feet and a central angle of 08°19'26"; thence run southwesterly along the arc of said curve a distance of 340.22 feet to a point on said curve; thence departing said curve, continue along said existing westerly right of way line of County Road 437 N.70°01'27"W. a distance of 10.00 feet to a point on a curve, concave southeasterly, having a radius of 2,351.83 feet and a central angle of 08°19'26"; thence departing said westerly right of way line of County Road 437 from a chord bearing of N.24°08'16"E. run northeasterly along the arc of said curve a distance of 341.67 feet to the point of tangency; thence run N.28°17'59"E. a distance of 161.85 feet to an intersection with the aforementioned north line of the Southwest 1/4 of Section 6; thence run N.86°38'31"E. along said north line of the Southwest 1/4 of Section 6 a distance of 11.75 feet to the POINT OF BEGINNING.

Containing 5,059 square feet, more or less.

October 9, 1997

SHEET 2 OF 4

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-850

DRAINAGE EASEMENT

LEGAL DESCRIPTION

A portion of the Southwest 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of said Section 6; thence run N.00°48'40"E. along the east line of said Southwest 1/4 of Section 6 a distance of 2,403.94 feet for a POINT OF BEGINNING; thence departing said east line of the Southwest 1/4 of Section 6 run S.86°18'40"W. 20.06 feet; thence run N.00°48'40"E. 345.48 feet; thence run N.80°14'05"E. a distance of 20.35 feet to an intersection with the aforementioned east line of the Southwest 1/4 of Section 6; thence run S.00°48'40"W. along said east line of the Southwest 1/4 of Section 6 a distance of 347.65 feet to the POINT OF BEGINNING.

Containing 6,931 square feet, more or less.

October 9, 1997

SHEET 6 OF 6

6" FLORIDA POWER
CORP. EASEMENT
(O.R. BK. - 2751,
P. 730)

62-150

62-850

62-150

LEGEND:
BK. - BOOK
(C) - CALCULATED
C.B. - CHORD BEARING
C.L. - CENTERLINE
CHKD. - CHECKED
C.R. - COUNTY ROAD
Δ - DELTA
E - EAST
E.L.Y. - EASTERLY
FLA. - FLORIDA
INC. - INCORPORATED
L.A. - LIMITED ACCESS
L - ARC LENGTH
O.R. - OFFICIAL RECORDS
N - NORTH
N.E. - NORTHEAST
N.T.S. - NOT TO SCALE
° - DEGREES
' - MINUTES/FEET
" - SECONDS/INCH

NO. - NUMBER
P. - PLAT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R - RADIUS
REG. - REGISTERED
R/W - RIGHT OF WAY
S - SOUTH
S.W. - SOUTHWEST
S'L.Y. - SOUTHERLY
SEC. - SECTION
S.E. - SOUTHEAST
N.W. - NORTHWEST
W - WEST
W'L.Y. - WESTERLY

	DELTA	LENGTH	RADIUS	CHORD BEARING	BEARING	DISTANCE
C1	20°56'12"	279.98'	766.19'	N89°17'49"W	L1 S86°18'40"W	47.67'
C2	03°15'45"	125.95'	2211.83'	S26°40'07"W	L2 N20°56'43"W	87.33'
C3	05°03'41"	197.15'	2231.83'	S22°30'23"W	L3 N60°04'40"W	72.63'
C4	08°19'26"	325.69'	2241.83'	N24°08'16"E	L4 N58°38'25"W	65.83'
C5	08°19'26"	340.22'	2341.83'	S24°08'16"W	L5 N41°23'15"W	42.15'
C6	08°19'26"	341.67'	2351.83'	N24°08'16"E	L6 N04°22'21"W	70.63'
					L7 N20°52'40"W	47.14'
					L8 N21°31'35"E	68.18'

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-161 - PORTION (PARTIAL 2)

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 00°53'06" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 958.32 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROJECTION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE (WEST OF WEST ROAD) OF WESTERN BELTWAY (SR 429) AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN NORTH 77°03'49" EAST ALONG SAID NORTHEASTERLY PROJECTION, A DISTANCE OF 42.09 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PROJECTION LINE, RUN NORTH 18°37'58" EAST, A DISTANCE OF 83.37 FEET TO THE INTERSECTION WITH THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE (EAST OF WEST ROAD) OF SAID WESTERN BELTWAY (SR 429); THENCE RUN SOUTH 19°42'11" EAST ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 154.61 FEET; THENCE DEPARTING SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 49°48'07" WEST, A DISTANCE OF 103.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,998 SQUARE FEET, MORE OR LESS.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

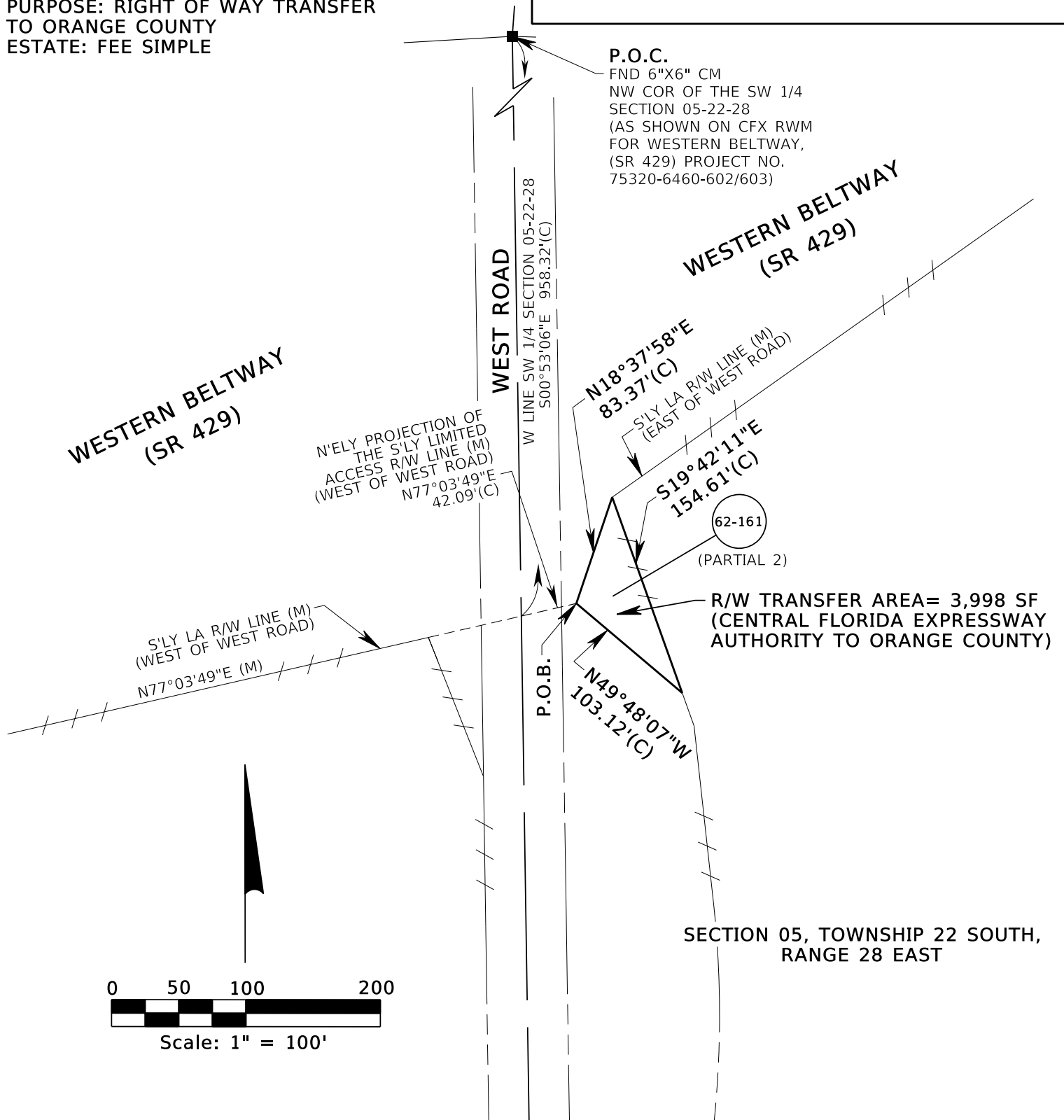
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-161 - PORTION (PARTIAL 2)

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



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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	N'LY	= NORTHERLY
(C)	= CALCULATED	N'ELY	= NORTHEASTERLY
CB	= CHORD BEARING	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	NT	= NON TANGENT
CH	= CHORD LENGTH	PB	= PLAT BOOK
CM	= CONCRETE MONUMENT	PC	= POINT OF CURVATURE
(D)	= DEED	PG	= PAGE
Δ	= DELTA	\overline{PL}	= PROPERTY LINE
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.B.	= POINT OF BEGINNING
FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
L	= LENGTH	PT	= POINT OF TANGENCY
LA	= LIMITED ACCESS	R	= RADIUS
ORB	= OFFICIAL RECORDS BOOK	R/W	= RIGHT OF WAY
		(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

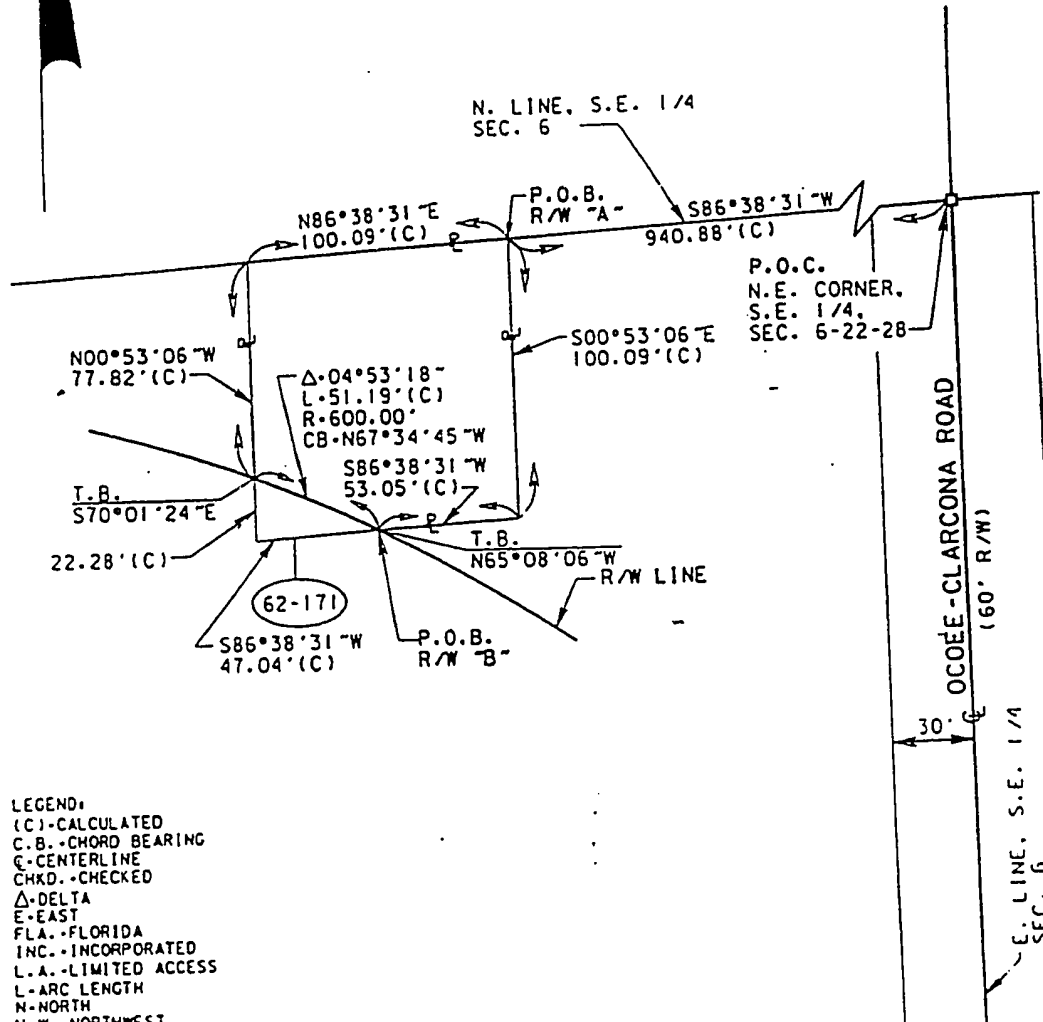
1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 05, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 00°53'06" 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. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

			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.	
REVISION		BY	DATE	
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SR 429 CFX PROJECT NO. 429-603		 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
DATE: <u>MARCH 16, 2020</u>				
PROJECT NO.: <u>D08-01</u>				
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>				

OR Pk 6093 Pg 620
Orange Co FL 2000-0402348

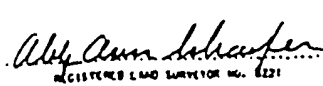



LEGEND:
(C) - CALCULATED
C.B. - CHORD BEARING
C - CENTERLINE
CHKD. - CHECKED
Δ - DELTA
E - EAST
FLA. - FLORIDA
INC. - INCORPORATED
L.A. - LIMITED ACCESS
L - ARC LENGTH
N - NORTH
N.W. - NORTHWEST
N.T.S. - NOT TO SCALE
° - DEGREES
' - MINUTES/FEET
\" - SECONDS/INCH
NO. - NUMBER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R - RADIUS
REG. - REGISTERED
R/W - RIGHT OF WAY
S - SOUTH
S'LY - SOUTHERLY
SEC. - SECTION
S.E. - SOUTHEAST
T.B. - TANGENT BEARING
W - WEST

- NOTES:
1. BEARINGS AND DISTANCES BASED ON THE FLORIDA STATE PLANE COORDINATES SYSTEM - EAST ZONE MEAN SCALE FACTOR: 0.99997293
 2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
 3. OWNER: SYDNEY HART
 4. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.

SKETCH OF DESCRIPTION
NOT A PLAT OF SURVEY

NOT VALID UNLESS SIGNED AND SEALED

RIGHT OF WAY PARCEL SKETCH	WESTERN BELTWAY PART A ORANGE COUNTY, FLORIDA	PARCEL NO. 62-171	PROJECT NO.
 REGISTERED LAND SURVEYOR NO. 6221		DATE: 10/1/97	SCALE: 1" = 50'
SHEET 1 OF 2 ORDP PROJECT NO. 97-0079.000		CHECKED: AAS	 ORDP, INC. 1000 N. ORANGE BLVD. ORANGE, FLORIDA 32838 (407) 888-0000
REVISION	BY	DATE	DRAWN: GRR



ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603

PARCEL 62-171

RIGHT-OF-WAY 'A'

OR Bk 6093 Pg 621
Orange Co FL 2000-0402348

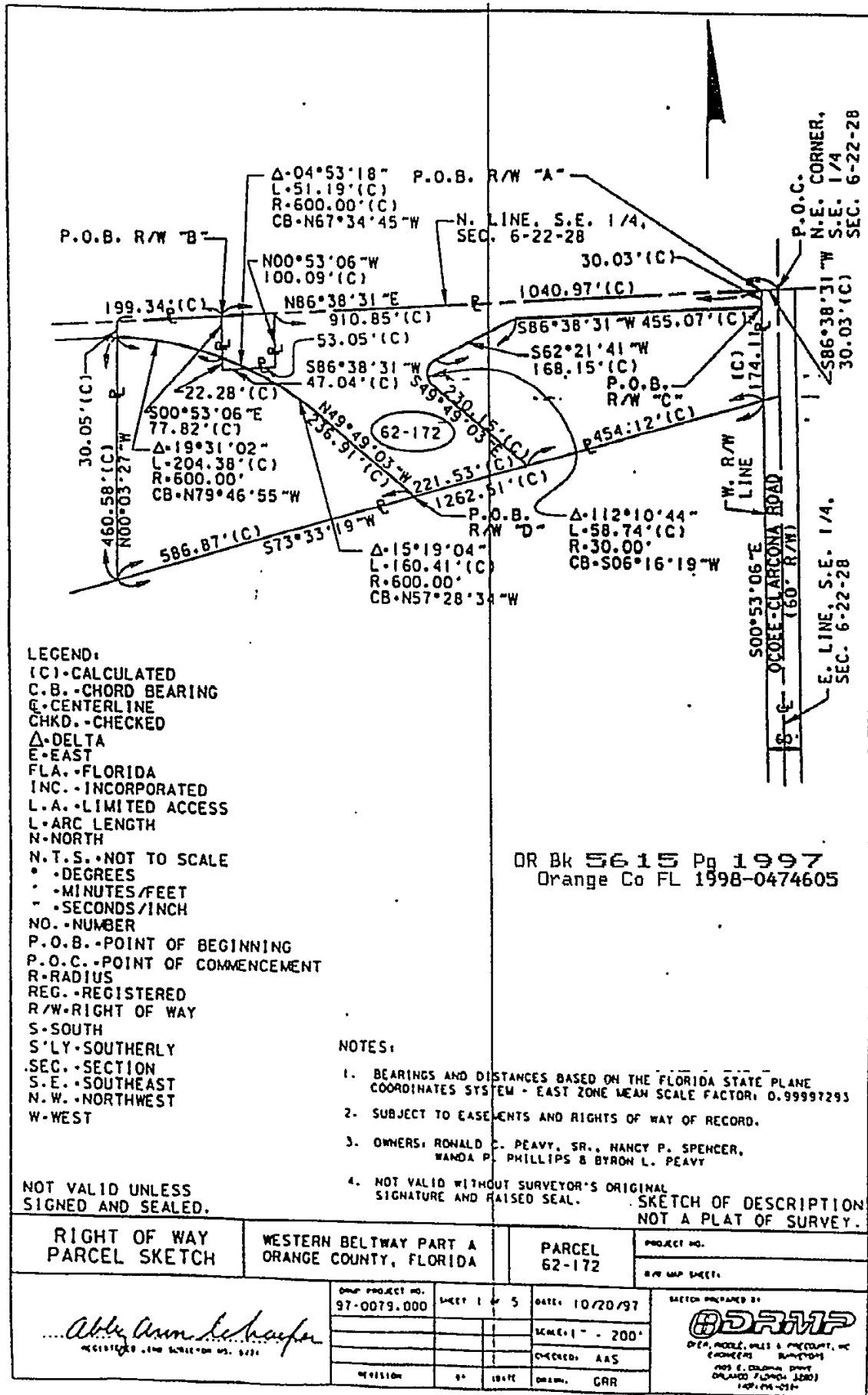
LEGAL DESCRIPTION

A portion of the Southeast 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the northeast corner of the Southeast 1/4 of said Section 6; thence run South 86°38'31" West along the north line of the Southeast 1/4 of said Section 6, a distance of 940.88 feet for a POINT OF BEGINNING; thence departing said north line of the Southeast 1/4 of Section 6, run South 00°53'06" East 100.09 feet; thence run South 86°38'31" West 53.05 feet to a point on a curve, concave southwesterly, having a radius of 600.00 feet and a central angle of 04°53'18"; thence from a tangent bearing of North 65°08'06" West run northwesterly along the arc of said curve a distance of 51.19 feet to a point on said curve; thence departing said curve run North 00°53'06" West 77.82 feet to an intersection with the aforementioned north line of the Southeast 1/4 of Section 6; thence run North 86°38'31" East along said north line of the Southeast 1/4 of Section 6, a distance of 100.09 feet to the POINT OF BEGINNING.

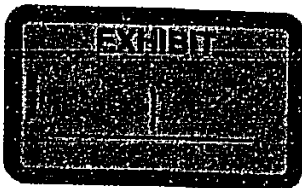
Containing 9467 square feet, more or less.

October 1, 1997

SHEET 2 OF 2



SHEET 1 of 2



ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603

OR Bk 5615 Pg 1999
Orange Co FL 1998-0474605

PARCEL 62-172

RIGHT-OF-WAY 'B'

LEGAL DESCRIPTION

A portion of the Southeast 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the northeast corner of the Southeast 1/4 of said Section 6; thence run South 86°38'31" West along the north line of the Southeast 1/4 of said Section 6, a distance of 1,040.97 feet for a POINT OF BEGINNING; thence departing said north line of the Southeast 1/4 of Section 6, run South 00°53'06" East a distance of 77.82 feet to a point on a curve, concave southwesterly, having a radius of 600.00 feet and a central angle of 19°31'02"; thence from a chord bearing of North 79°46'55" West run northwesterly along the arc of said curve 204.38 feet to a point on said curve; thence departing said curve run North 00°03'27" West, a distance of 30.05 feet to an intersection with the aforesaid north line of the Southeast 1/4 of Section 6; thence run North 86°38'31" East along said north line of the Southeast 1/4 of Section 6, a distance of 199.34 feet to the POINT OF BEGINNING.

Containing 9,583 square feet, more or less.

October 20, 1997

SHEET 2 of 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-172 - PORTION (PARTIAL 1)

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 86°38'31" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 30.03 FEET TO THE INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°53'06" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.03 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 86°38'31" WEST, A DISTANCE OF 455.07 FEET; THENCE SOUTH 62°21'41" WEST, A DISTANCE OF 168.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 06°58'19" WEST AND A CHORD DISTANCE OF 49.38 FEET; THENCE RUN 58.00 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 110°46'45" TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 49°49'03" EAST, A DISTANCE OF 230.89 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ORANGE TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4814, PAGE 3829 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 73°33'19" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 221.54 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 49°49'03" WEST, A DISTANCE OF 232.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.38 FEET, A CHORD BEARING OF NORTH 57°48'12" WEST AND A CHORD DISTANCE OF 166.82 FEET; THENCE RUN 167.36 FEET IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°58'18"; THENCE NORTH 86°38'31" EAST, A DISTANCE OF 55.75 FEET; THENCE NORTH 00°53'06" WEST, A DISTANCE OF 100.10 FEET TO THE INTERSECTION WITH THE AFORESAID NORTH LINE; THENCE NORTH 86°38'31" EAST ALONG SAID NORTH LINE, A DISTANCE OF 66.77 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF NORTH 86°38'31" EAST AND A CHORD DISTANCE OF 130.01 FEET; THENCE DEPARTING SAID NORTH LINE, FROM A TANGENT BEARING OF SOUTH 74°23'27" EAST, RUN EASTERLY 132.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°56'03" TO THE INTERSECTION WITH SAID NORTH LINE; THENCE NORTH 86°38'31" EAST ALONG SAID NORTH LINE, A DISTANCE OF 714.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.690 ACRES, MORE OR LESS.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JUNE 11, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

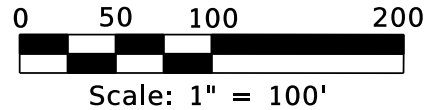
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

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



TRACT 1
FOUNTAINS WEST
PB 72, PG 111

P.O.C.
FND 6"X6" CM
NE COR OF THE SE 1/4
SECTION 06-22-28
(AS SHOWN ON CFX RWM
FOR WESTERN BELTWAY,
(SR 429) PROJECT NO.
75320-6460-602/603)

NOT
PLATTED

$\Delta = 37^{\circ}56'03''$ (C)
 $L = 132.42'$ (C)
 $R = 200.00'$ (C)
 $CH = 130.01'$ (C)
 $CB = N86^{\circ}38'31''E$ (C)
 $TBB = S74^{\circ}23'27''E$

R/W TRANSFER AREA= 2.690 AC
(CENTRAL FLORIDA EXPRESSWAY
AUTHORITY TO ORANGE COUNTY)

WEST ROAD

EXISTING S'LY
R/W LINE (M)

N LINE SE 1/4 SECTION 06-22-28

N86°38'31"E
66.77'(C)

N86°38'31"E
55.75'(C)

NT

$\Delta = 15^\circ 58' 18''$ (C)
 $L = 167.36'$ (C)
 $R = 600.38'$ (D)(C)
 $CH = 166.82'$ (C)
 $CB = N57^\circ 48' 12'' W$ (C)

(PARTIAL 1)

PC

1



CFX PARCEL

$\Delta = 110^{\circ}46'45''$ (D)(C)
 $L = 58.00'$ (D)(C)
 $R = 30.00'$ (D)(C)
 $CH = 49.38'$ (C)
 $CB = S06^{\circ}58'19''W$ (C)

- ORB 7436,
PG 3963

ORB 7436, PG 3963

SECTION 06, TOWNSHIP 22 SOUTH,
RANGE 28 EAST

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JUNE 11, 2020

PROJECT NO.: D08-01DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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
CB	= CHORD BEARING
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY
CH	= CHORD LENGTH
CM	= CONCRETE MONUMENT
COR	= CORNER
(D)	= DEED
Δ	= DELTA
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
L	= LENGTH
LA	= LIMITED ACCESS


N'LY	= NORTHERLY
NO.	= NUMBER
NT	= NON TANGENT
ORB	= OFFICIAL RECORDS BOOK
PB	= PLAT BOOK
PC	= POINT OF CURVATURE
PG	= PAGE
\overline{PL}	= PROPERTY LINE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
PT	= POINT OF TANGENCY
R	= RADIUS
R/W	= RIGHT OF WAY
(RWM) OR (M)	= RIGHT OF WAY MAP
SEC	= SECTION
S'LY	= SOUTHERLY
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, EAST ZONE, WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 86°38'31" 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. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

			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.	
REVISION		BY	DATE	
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SR 429		 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
DATE: JUNE 11, 2020		CFX PROJECT NO.		
PROJECT NO.: D08-01		429-603		
DRAWN: RTS CHECKED: RJH				

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-174 - PORTION (PARTS A & B)

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

LEGAL DESCRIPTION

PART A

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE NORTH 86°38'31" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2728.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 6 AS SHOWN ON SAID MAP; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°48'40" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 30.08 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°48'40" EAST ALONG SAID WEST LINE, A DISTANCE OF 31.14 FEET TO THE INTERSECTION WITH THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN THE FOLLOWING THREE COURSES ALONG SAID PROPOSED NORTHERLY RIGHT OF WAY LINE; RUN NORTH 80°14'05" EAST, A DISTANCE OF 13.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1195.91 FEET, A CHORD BEARING OF NORTH 83°26'18" EAST AND A CHORD DISTANCE OF 133.67 FEET; THENCE RUN 133.74 FEET IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°24'26" TO A POINT OF TANGENCY; THENCE NORTH 86°38'31" EAST, A DISTANCE OF 1051.87 FEET; THENCE DEPARTING SAID PROPOSED NORTHERLY RIGHT OF WAY LINE, RUN SOUTH 05°13'58" EAST, A DISTANCE OF 40.02 FEET TO THE INTERSECTION WITH THE AFORESAID EXISTING NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 86°38'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1201.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.092 ACRES, MORE OR LESS.

AND

PART B

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE NORTH 86°38'31" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2184.02 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 28°17'59"

SEE SHEETS 3 & 4 FOR SKETCH OF DESCRIPTION
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 5

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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
SR 429
PROJECT NO. 429-603
PARCEL 62-174 - PORTION (PARTS A & B)

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

LEGAL DESCRIPTION

EAST ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 35.24 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY PROJECTION, RUN NORTH 28°17'59" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 531.89 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN SOUTH 87°42'04" EAST, A DISTANCE OF 33.38 FEET TO THE INTERSECTION WITH THE PROPOSED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP; THENCE SOUTH 28°17'59" WEST ALONG SAID PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 528.02 FEET TO THE INTERSECTION WITH THE AFORESAID NORTHERLY EXISTING RIGHT OF WAY LINE OF WEST ROAD; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, RUN SOUTH 86°38'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,900 SQUARE FEET, MORE OR LESS.

SEE SHEETS 3 & 4 FOR SKETCH OF DESCRIPTION
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 5

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

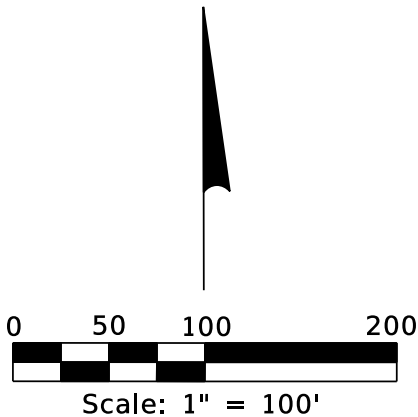
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

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



OCOE

FND 4"x4" CM
NW COR OF THE SW 1/4
SECTION 06-22-28
(AS SHOWN ON CFX RWM
FOR WESTERN BELTWAY,
(SR 429) PROJECT NO.
75320-6460-602/603)

S LINE NW 1/4
SECTION 06-22-28

P.O.B.
(PART B)

COUNTY ROAD 437
EX

PART B

62-174
PART B
PROPOSED EASTERLY
R/W LINE (M)
R/W
(CE
AUT

S87°42'04"E
33.38'(M)(C)

- R/W TRANSFER AREA= 15,900 SF
(CENTRAL FLORIDA EXPRESSWAY
AUTHORITY TO ORANGE COUNTY)

$\Delta = 06^{\circ}24'26''$ (M)(C)
 $L = 133.74'$ (M)(C)
 $R = 1195.91'$ (M)(C)
 $CH = 133.67'$ (C)
 $CB = N83^{\circ}26'18''E$ (M)(C)

PROPOSED N'LY R/W LINE
N80°14'05"E
13.15'(C)

R/W TRANSFER AREA= 1.092 AC
(CENTRAL FLORIDA EXPRESSWAY
AUTHORITY TO ORANGE COUNTY)

N00°48'40"E
31.14'(C)

— — — P.O.B.
(PART A)

N00°48'40"E
- 30.08'(C)

S86°38'31"W
1201.96'(C)
EXISTING N'LY
R/W LINE (M)

CALCULATED
NE COR, SW 1/4
SEC 06-22-28
(AS SHOWN ON CFX RWM
FOR WESTERN BELTWAY,
(SR 429) PROJECT NO.
75320-6460-602/603)

SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST

SEE SHEET 1 & 2 FOR LEGAL DESCRIPTION
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 5

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

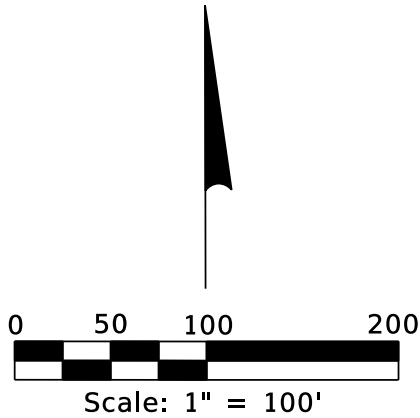
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LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-174 - PORTION (PARTS A & B)

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



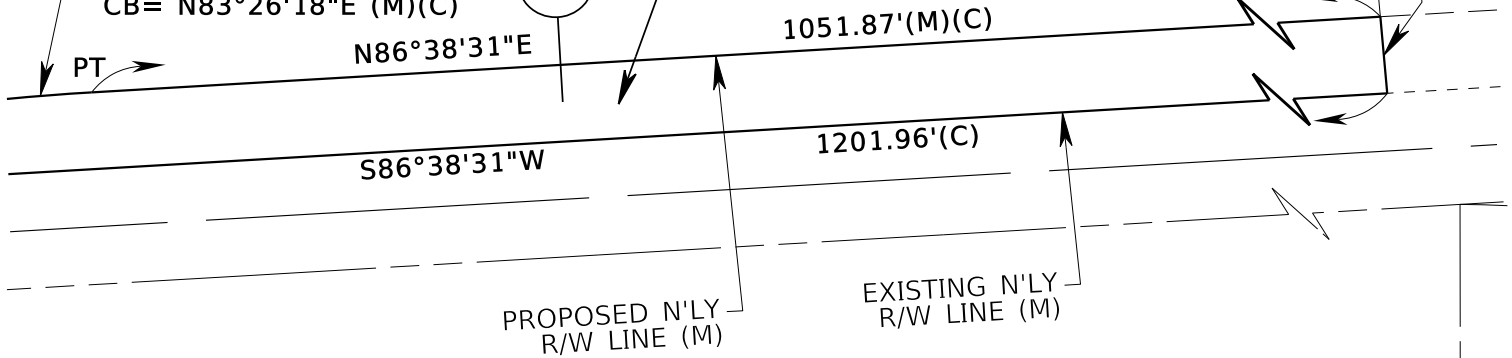
FOUNTAINS WEST
PB 72, PG 111

SEE SHEET 3

$\Delta = 06^{\circ}24'26''$ (M)(C)
 $L = 133.74'$ (M)(C)
 $R = 1195.91'$ (M)(C)
 $CH = 133.67'$ (C)
 $CB = N83^{\circ}26'18''E$ (M)(C)

PART A
62-174

R/W TRANSFER AREA = 1.092 AC
(CENTRAL FLORIDA EXPRESSWAY
AUTHORITY TO ORANGE COUNTY)



SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SHEET 4 OF 5

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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	N'LY	= NORTHERLY
(C)	= CALCULATED	NO.	= NUMBER
CB	= CHORD BEARING	PB	= PLAT BOOK
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PC	= POINT OF CURVATURE
CH	= CHORD LENGTH	PG	= PAGE
CM	= CONCRETE MONUMENT	\overline{P}	= PROPERTY LINE
COR	= CORNER	P.O.B.	= POINT OF BEGINNING
Δ	= DELTA	P.O.C.	= POINT OF COMMENCEMENT
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	PT	= POINT OF TANGENCY
FND	= FOUND	R	= RADIUS
L	= LENGTH	R/W	= RIGHT OF WAY
LA	= LIMITED ACCESS	(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		SF	= SQUARE FEET
		SR	= STATE ROAD

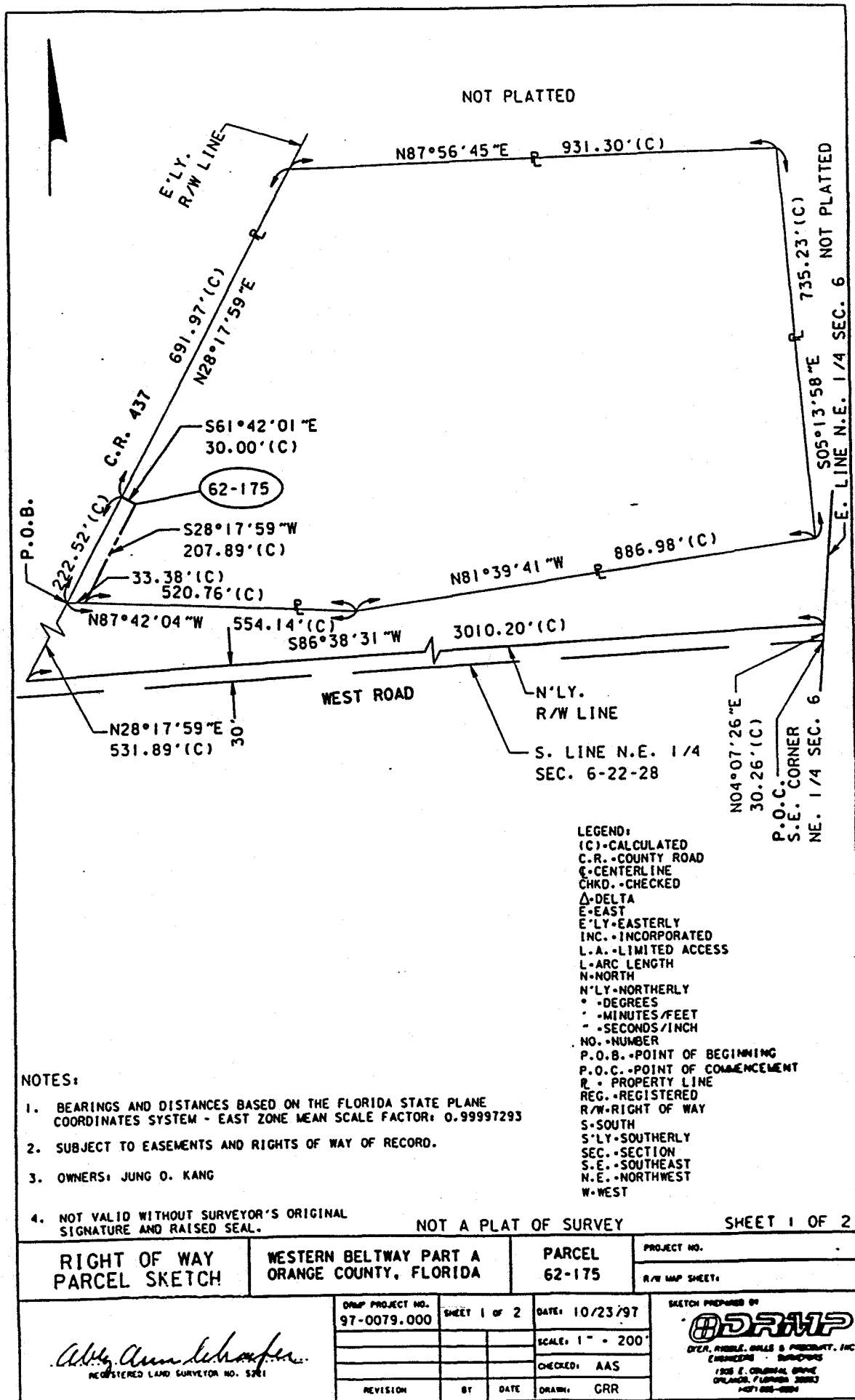
GENERAL NOTES:

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, EAST ZONE, WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 86°38'31" 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. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION
SEE SHEETS 3 & 4 FOR SKETCH OF DESCRIPTION

SHEET 5 OF 5

			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.	
REVISION		BY	DATE	
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SR 429		 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
DATE: <u>MARCH 16, 2020</u>		CFX PROJECT NO.		
PROJECT NO.: <u>D08-01</u>		429-603		
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>				



NOTES:

1. BEARINGS AND DISTANCES BASED ON THE FLORIDA STATE PLANE COORDINATES SYSTEM - EAST ZONE MEAN SCALE FACTOR: 0.99997293
2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
3. OWNERS: JUNG O. KANG
4. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.

LEGEND:
 (C) - CALCULATED
 C.R. - COUNTY ROAD
 C - CENTERLINE
 CHKD. - CHECKED
 Δ - DELTA
 E - EAST
 E'LY - EASTERLY
 INC. - INCORPORATED
 L.A. - LIMITED ACCESS
 L - ARC LENGTH
 N - NORTH
 N'LY - NORTHERLY
 ° - DEGREES
 ' - MINUTES/FEET
 " - SECONDS/INCH
 NO. - NUMBER
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 R - PROPERTY LINE
 REG. - REGISTERED
 R/W - RIGHT OF WAY
 S - SOUTH
 S'LY - SOUTHERLY
 SEC. - SECTION
 S.E. - SOUTHEAST
 N.E. - NORTHWEST
 W - WEST

NOT A PLAT OF SURVEY

SHEET 1 OF 2

RIGHT OF WAY PARCEL SKETCH	WESTERN BELTWAY PART A ORANGE COUNTY, FLORIDA	PARCEL 62-175	PROJECT NO.
			R/W MAP SHEET:
<i>Abby Ann Schaefer</i> REGISTERED LAND SURVEYOR NO. 5261	DRMP PROJECT NO. 97-0079.000	SHEET 1 OF 2	DATE: 10/23/97
			SCALE: 1" = 200'
			CHECKED: AAS
	REVISION	BY	DATE

SKETCH PREPARED BY
DRMP
 DEER, FISKE, GILES & PREWITT, INC.
 ENGINEERS & SURVEYORS
 1205 E. CENTRAL AVENUE
 ORLANDO, FLORIDA 32801
 (407) 252-0004

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-175

RIGHT-OF-WAY

LEGAL DESCRIPTION

A portion of the North 1/2 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the southeast corner of the Northeast 1/4 of said Section 6; thence run North 04°07'26" East along the east line of the Northeast 1/4 of said Section 6 a distance of 30.26 feet to an intersection with the northerly right of way line of West Road (as now established); thence departing said east line of the Northeast 1/4 of Section 6 run South 86°38'31" West along said northerly right of way line of West Road a distance of 3,010.20 feet to an intersection with the easterly right of way line of County Road 437; thence departing said northerly right of way line of West Road run North 28°17'59" East along said easterly right of way line of County Road 437 a distance of 531.89 feet for a POINT OF BEGINNING; thence continue North 28°17'59" East along said easterly right of way line a distance of 222.52 feet; thence departing said easterly right of way line run South 61°42'01" East a distance of 30.00 feet; thence run South 28°17'59" West a distance of 207.89 feet; thence run North 87°42'04" West a distance of 33.38 feet to the POINT OF BEGINNING.

Containing 6,456 square feet, more or less.

October 24, 1997

SHEET 2 OF 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-176 - PORTION (PARTIAL 1)

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 86°38'31" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 967.93 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 03°21'29" WEST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE SOUTH 86°38'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 308.54 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 05°13'58" WEST, A DISTANCE OF 40.02 FEET TO THE INTERSECTION WITH THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP; THENCE THE FOLLOWING TWO COURSES ALONG SAID PROPOSED RIGHT OF WAY LINE; RUN NORTH 86°38'31" EAST, A DISTANCE OF 240.88 FEET; THENCE SOUTH 77°11'15" EAST, A DISTANCE OF 71.81 FEET; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, RUN SOUTH 03°21'29" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,678 SQUARE FEET, MORE OR LESS.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

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LAND SURVEYOR BUSINESS LICENSE NO. 6556

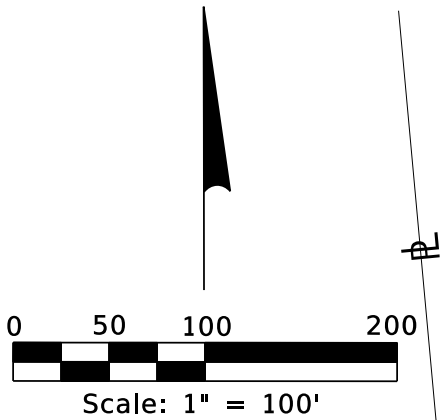
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-176 - PORTION (PARTIAL 1)

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

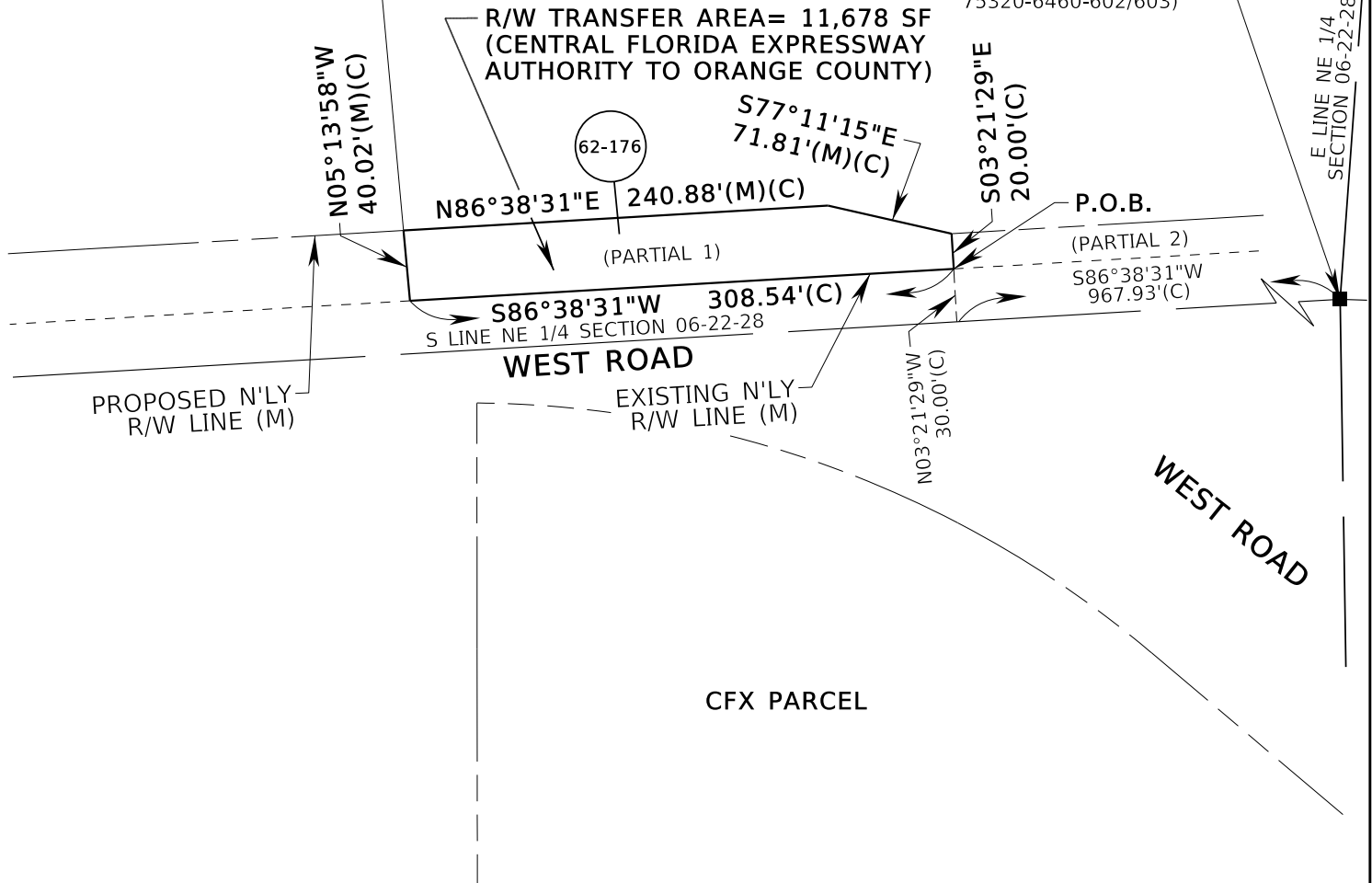
CITY OF OCOEE

TRACT 1
FOUNTAINS WEST
PB 72, PG 111

P.O.C.
FND 6"X6" CM
SE COR OF THE NE 1/4
SECTION 06-22-28
(AS SHOWN ON CFX RWM
FOR WESTERN BELTWAY,
(SR 429) PROJECT NO.
75320-6460-602/603)



R/W TRANSFER AREA= 11,678 SF
(CENTRAL FLORIDA EXPRESSWAY
AUTHORITY TO ORANGE COUNTY)



SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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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

AC	= ACRES	N'LY	= NORTHERLY
(C)	= CALCULATED	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PB	= PLAT BOOK
CM	= CONCRETE MONUMENT	PG	= PAGE
COR	= CORNER	\overline{PL}	= PROPERTY LINE
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.B.	= POINT OF BEGINNING
FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
		(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		SF	= SQUARE FEET
		SR	= STATE ROAD

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, EAST ZONE, WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 86°38'31" 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. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

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.

REVISION

BY

DATE

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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

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 No. 429-603

Parcels 62-150, Part A and B, 62-850, 62-161 Partial 2, 62-171 Part A, 62-172 Part B, 62-174 Part A and B, 62-175, and 62-176

County Project: West 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 are 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”

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.) 429 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. 429 from the Property, nor does Grantee have any rights of light, air or view from S.R. 429 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. 429 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 across the Property, including, without limitation, any air rights reasonably necessary for bridges or infrastructure required for S.R. 429.
- 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. 429 or otherwise constitute a hazard for S.R. 429 or any related system or structure.
- d) By acceptance of this deed, Grantee acknowledges that portions of the Property were acquired via eminent domain and are 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 2021 and subsequent years.

Commission No.: _____
My Commission Expires: _____

EXHIBIT “C”
Legal Description of County Property

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-100 - 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 NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 00°53'06" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 255.21 FEET TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF WESTERN BELTWAY (SR 429) AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN NORTH 73°33'19" EAST ALONG SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 31.14 FEET TO THE INTERSECTION WITH THE EXISTING EAST RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP; THENCE DEPARTING SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN SOUTH 00°53'06" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 705.06 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROJECTION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF WESTERN BELTWAY (SR 429) AS SHOWN ON SAID MAP; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN SOUTH 77°03'49" WEST ALONG SAID NORTHEASTERLY PROJECTION, A DISTANCE OF 61.35 FEET TO THE INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF SAID WEST ROAD; THENCE DEPARTING SAID PROJECTION LINE, RUN NORTH 00°53'06" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 701.16 FEET TO THE INTERSECTION WITH THE AFORESAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN NORTH 73°33'19" EAST ALONG SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 31.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.968 ACRES, MORE OR LESS.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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
SR 429
PROJECT NO. 429-603
PARCEL 62-100 - PORTION

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

P.O.C.
FND 6"X6" CM
NE COR OF THE SE 1/4
SECTION 06-22-28
(AS SHOWN ON CFX RWM
FOR WESTERN BELTWAY,
(SR 429) PROJECT NO.
75320-6460-602/603)

WEST ORANGE TRAIL

N'LY LIMITED ACCESS
R/W LINE (M)

N73°33'19"E
31.14'(M)(C)

S00°53'06"E
255.21'(C)

N73°33'19"E
31.14'(M)(C)

P.O.B.

0 50 100 200
Scale: 1" = 100'

WESTERN BELTWAY
(SR 429)

WESTERN BELTWAY
(SR 429)

R/W TRANSFER AREA= 0.968 AC
(ORANGE COUNTY TO CENTRAL
FLORIDA EXPRESSWAY AUTHORITY)

SECTION 06, TOWNSHIP 22 SOUTH,
RANGE 28 EAST

SECTION 05, TOWNSHIP 22 SOUTH,
RANGE 28 EAST

N'ELY PROJECTION OF
THE S'LY LIMITED ACCESS
R/W LINE (M)
S77°03'49"W
61.35'(C)

62-100

701.16'(C)
E LINE SE 1/4 SECTION 06-22-28

WEST ROAD

705.06'(C)
EXISTING EAST R/W LINE (M)

S00°53'06"E

N00°53'06"W

EXISTING WEST R/W LINE (M)

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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	N'LY	= NORTHERLY
(C)	= CALCULATED	N'ELY	= NORTHEASTERLY
CB	= CHORD BEARING	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	NT	= NON TANGENT
CH	= CHORD LENGTH	PB	= PLAT BOOK
CM	= CONCRETE MONUMENT	PC	= POINT OF CURVATURE
COR	= CORNER	PG	= PAGE
(D)	= DEED	PL	= PROPERTY LINE
Δ	= DELTA	P.O.B.	= POINT OF BEGINNING
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	PT	= POINT OF TANGENCY
L	= LENGTH	R	= RADIUS
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
ORB	= OFFICIAL RECORDS BOOK	(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		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, EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 00°53'06" 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. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

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

DATE

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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

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 No. 429-603
Parcel 62-100
County Project: West 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”

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: _____

EXHIBIT “E”
Existing L/A Lines

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-161 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

RELEASE OF ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 00°53'06" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 1185.92 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 83°44'02" EAST, A DISTANCE OF 140.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 06°15'58" WEST, A DISTANCE OF 131.33 FEET; THENCE NORTH 19°42'11" WEST, A DISTANCE OF 180.72 FEET; THENCE NORTH 54°40'57" EAST, A DISTANCE OF 56.22 FEET TO THE POINT OF TERMINUS.

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

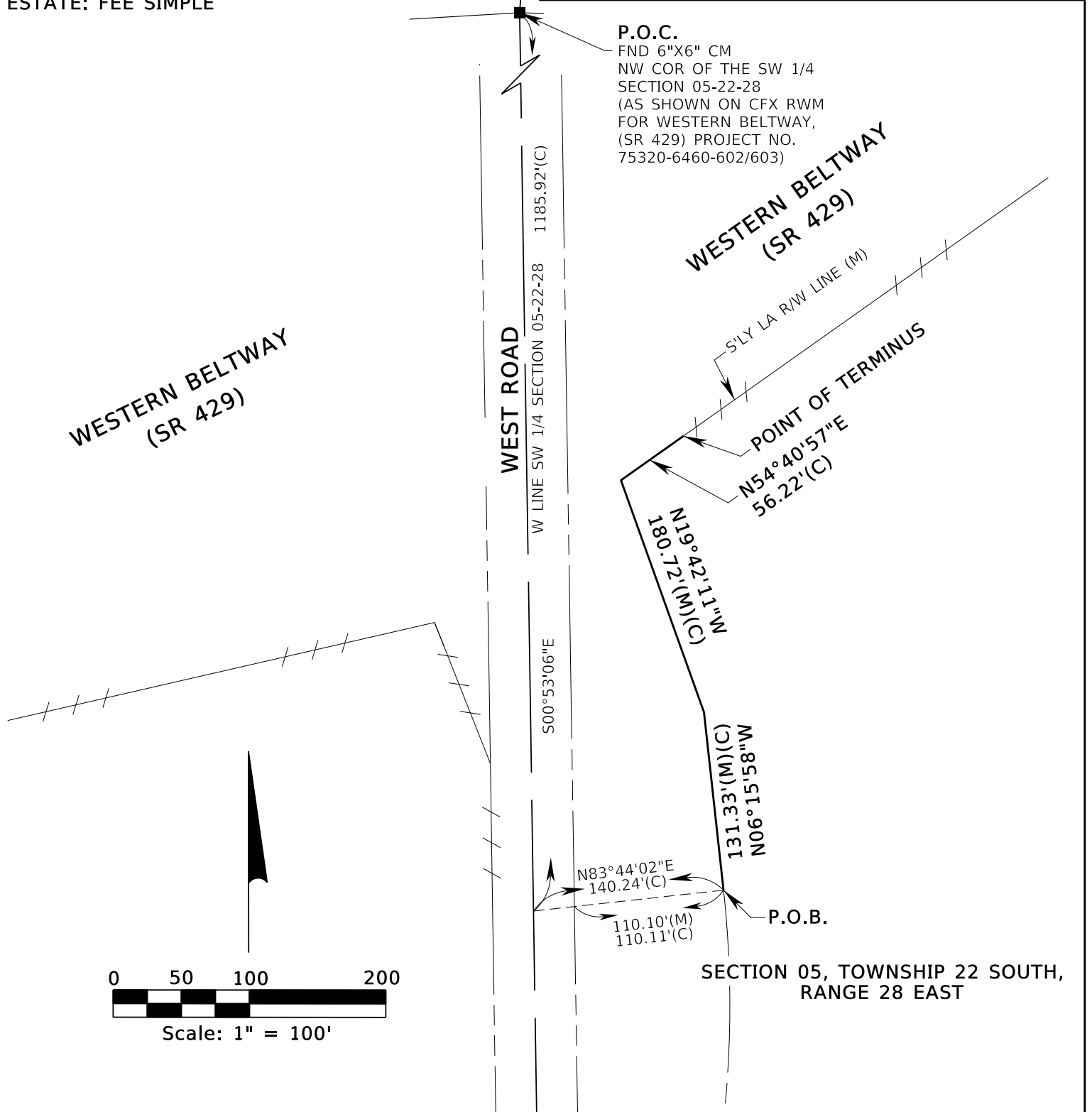
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-161 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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	N'LY	= NORTHERLY
(C)	= CALCULATED	N'ELY	= NORTHEASTERLY
CB	= CHORD BEARING	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	NT	= NON TANGENT
CH	= CHORD LENGTH	PB	= PLAT BOOK
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L	= LENGTH	R	= RADIUS
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
ORB	= OFFICIAL RECORDS BOOK	(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		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, EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 05, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 00°53'06" 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. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3


			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.	
REVISION		BY	DATE	
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SR 429 CFX PROJECT NO. 429-603		 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
DATE: MARCH 16, 2020				
PROJECT NO.: D08-01				
DRAWN: RTS CHECKED: RJH				

EXHIBIT "F"
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 429, Project No. 429-603 West Road
Parcel 62-161
County Project: West 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 _____ 2021 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 West Road, and north along Clarcona-Ocoee Road, both as more particularly described as Limited Access Right of Way Parcel 62-161 as acquired pursuant to that certain Stipulated Order of Taking, Case No. CI98-1671 in the Circuit Court of the Ninth Judicial Circuit, Orange County, Florida entered April 9, 1998, respectively ("Existing Limited Access Lines"); and

WHEREAS, Orange County has conveyed to CFX new limited access lines also along the West Road, 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 West 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:

Print Name: _____

Print Name: _____

“CFX”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

By: _____
Buddy Dyer, 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 _____, 2021 for its
exclusive use and reliance.

By: _____
Diego “Woody” Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or []
online notarization on this ____ day of _____, 2021, by _____, as
Chairman of the Central Florida Expressway Authority, on behalf of the organization. He 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”
NEW L/A LINES

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-100 - PORTION

PURPOSE: ESTABLISH LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 00°53'06" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 958.32 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROJECTION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF WESTERN BELTWAY (SR 429) AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING FOR LINE "A" AND LINE "B"; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 77°03'49" WEST ALONG SAID NORTHEASTERLY PROJECTION, A DISTANCE OF 30.68 FEET TO THE INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF TERMINUS FOR LINE "A". BEGIN AGAIN AT POINT OF BEGINNING FOR LINE "A" AND LINE "B"; THENCE RUN NORTH 77°03'49" EAST ALONG SAID NORTHEASTERLY PROJECTION, A DISTANCE OF 30.68 FEET TO THE INTERSECTION WITH THE EXISTING EAST RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF TERMINUS FOR LINE "B".

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

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

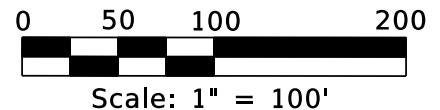
LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-100 - PORTION

PURPOSE: ESTABLISH LIMITED
ACCESS RIGHTS
ESTATE: FEE SIMPLE

P.O.C.
FND 6"X6" CM
NE COR OF THE SE 1/4
SECTION 06-22-28
(AS SHOWN ON CFX RWM
FOR WESTERN BELTWAY,
(SR 429) PROJECT NO.
75320-6460-602/603)

WEST ORANGE TRAIL



958.32'(C)

E LINE SE 1/4 SECTION 06-22-28

WEST ROAD

WESTERN BELTWAY
(SR 429)

WESTERN BELTWAY
(SR 429)

SECTION 06, TOWNSHIP 22 SOUTH,
RANGE 28 EAST

EXISTING WEST R/W LINE (M)

S00°53'06"E

EXISTING EAST R/W LINE (M)

SECTION 05, TOWNSHIP 22 SOUTH,
RANGE 28 EAST

P.O.B.
(LINE "A",
LINE "B")

N'ELY PROJECTION OF
THE S'LY LIMITED ACCESS
R/W LINE (M)

LINE "A"
S77°03'49"W
30.68'(C)

POINT OF TERMINUS
LINE "A"

LINE "B"
N77°03'49"E
30.68'(C)
POINT OF TERMINUS
LINE "B"

LA R/W LINE

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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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	N'LY	= NORTHERLY
(C)	= CALCULATED	N'ELY	= NORTHEASTERLY
CB	= CHORD BEARING	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	NT	= NON TANGENT
CH	= CHORD LENGTH	PB	= PLAT BOOK
CM	= CONCRETE MONUMENT	PC	= POINT OF CURVATURE
COR	= CORNER	PG	= PAGE
(D)	= DEED	PL	= PROPERTY LINE
Δ	= DELTA	P.O.B.	= POINT OF BEGINNING
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	PT	= POINT OF TANGENCY
L	= LENGTH	R	= RADIUS
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
ORB	= OFFICIAL RECORDS BOOK	(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		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, EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 00°53'06" 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. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

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

DATE

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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
SR 429
PROJECT NO. 429-603
PARCEL 62-161 - PORTION

PURPOSE: ESTABLISH LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE "A"

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 00°53'06" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 918.27 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY PROJECTION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE (EAST OF WEST ROAD) OF WESTERN BELTWAY (SR 429) AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN NORTH 54°40'57" EAST ALONG SAID SOUTHWESTERLY PROJECTION, A DISTANCE OF 139.89 FEET TO THE POINT OF BEGINNING FOR LINE "A"; THENCE DEPARTING SAID PROJECTION LINE, RUN SOUTH 49°49'02" EAST, A DISTANCE OF 186.16 FEET; THENCE SOUTH 36°19'17" EAST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 49°49'11" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF TERMINUS FOR LINE "A".

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

AND

LINE "B"

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 00°53'06" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 958.32 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROJECTION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE (WEST OF WEST ROAD) OF WESTERN BELTWAY (SR 429) AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN NORTH 77°03'49" EAST ALONG SAID NORTHEASTERLY PROJECTION, A DISTANCE OF 42.09 FEET TO THE POINT OF BEGINNING FOR LINE "B"; THENCE DEPARTING SAID PROJECTION LINE, RUN SOUTH 49°48'07" EAST, A DISTANCE OF 319.62 FEET TO THE POINT OF TERMINUS FOR LINE "B".

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603
PARCEL 62-161



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

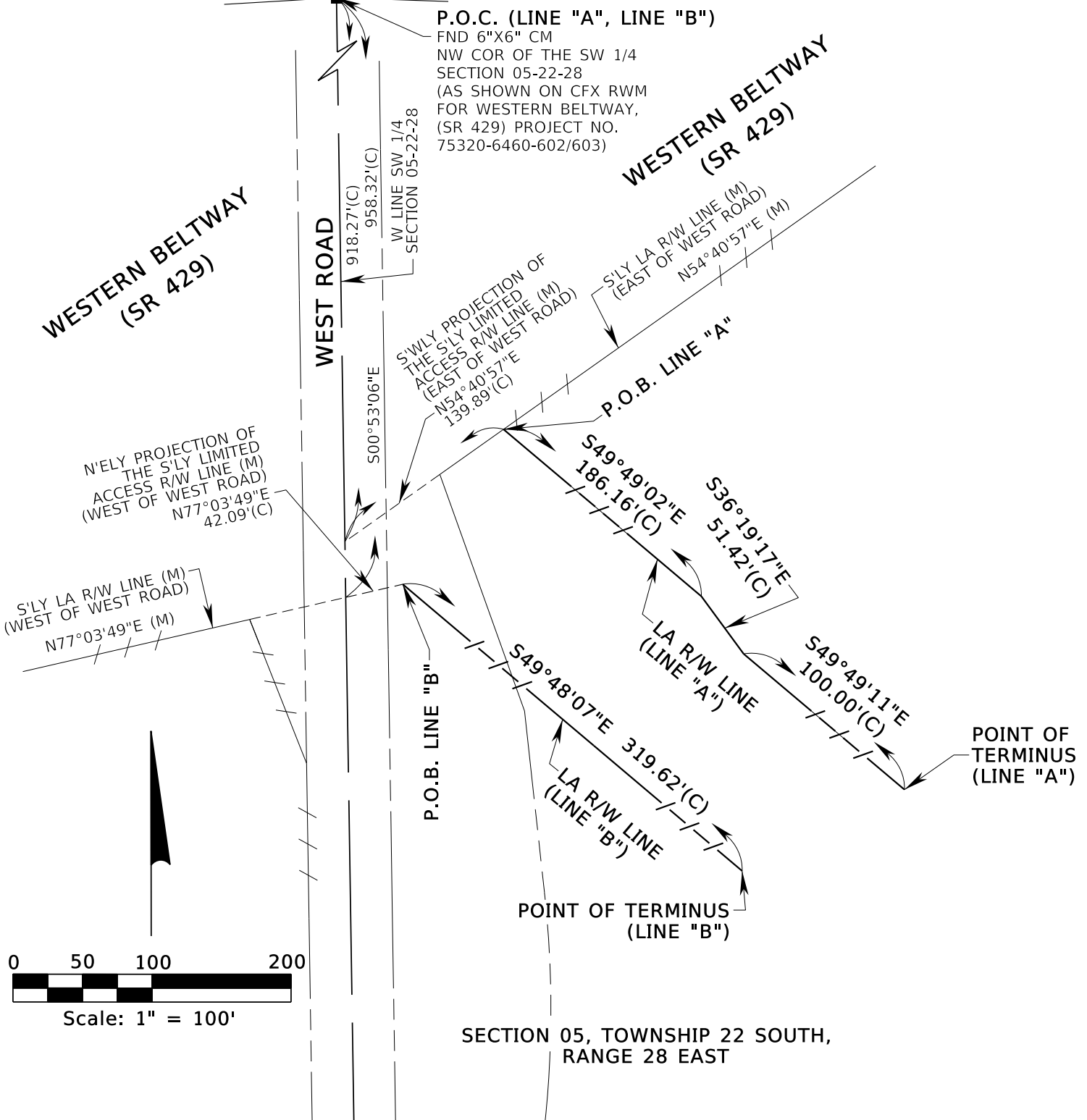
SR 429

PROJECT NO. 429-603

PARCEL 62-161 - PORTION

PURPOSE: ESTABLISH LIMITED ACCESS RIGHTS

ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603
PARCEL 62-161



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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	N'LY	= NORTHERLY
(C)	= CALCULATED	N'ELY	= NORTHEASTERLY
CB	= CHORD BEARING	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	NT	= NON TANGENT
CH	= CHORD LENGTH	PB	= PLAT BOOK
CM	= CONCRETE MONUMENT	PC	= POINT OF CURVATURE
COR	= CORNER	PG	= PAGE
(D)	= DEED	ℙ	= PROPERTY LINE
Δ	= DELTA	P.O.B.	= POINT OF BEGINNING
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	PT	= POINT OF TANGENCY
L	= LENGTH	R	= RADIUS
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
ORB	= OFFICIAL RECORDS BOOK	(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		SF	= SQUARE FEET
		SR	= STATE ROAD
		S'WLY	= SOUTHWESTERLY
		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, EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 05, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 00°53'06" 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. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

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

DATE

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603
PARCEL 62-161



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
SR 429
PROJECT NO. 429-603
PARCEL 62-172 - PORTION

PURPOSE: ESTABLISH LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

LINE "A"

ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6"CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 86°38'31" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 30.03 FEET TO THE INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°53'06" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.15 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ORANGE TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4814, PAGE 3829 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN SOUTH 73°33'19" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 393.94 FEET TO THE POINT OF BEGINNING FOR LINE "A"; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 49°46'57" WEST, A DISTANCE OF 80.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1437.33 FEET, A CHORD BEARING OF NORTH 54°01'30" WEST AND A CHORD DISTANCE OF 212.67 FEET; THENCE RUN 212.86 FEET IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°29'07" TO THE POINT OF TERMINUS FOR LINE "A".

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

AND

LINE "B"

ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6"CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 86°38'31" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 30.03 FEET TO THE INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY LINE OF

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: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
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SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

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

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CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-172 - PORTION

PURPOSE: ESTABLISH LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

WEST ROAD AS SHOWN ON SAID MAP; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°53'06" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.15 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ORANGE TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4814, PAGE 3829 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN SOUTH 73°33'19" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 715.84 FEET TO THE POINT OF BEGINNING FOR LINE "B"; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 57°50'47" WEST, A DISTANCE OF 126.00 FEET TO A POINT OF TERMINUS.

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
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GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

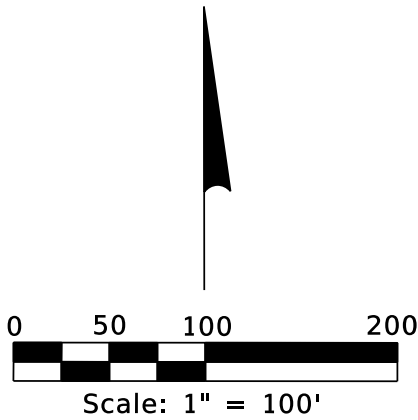
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-172 - PORTION

PURPOSE: ESTABLISH LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE



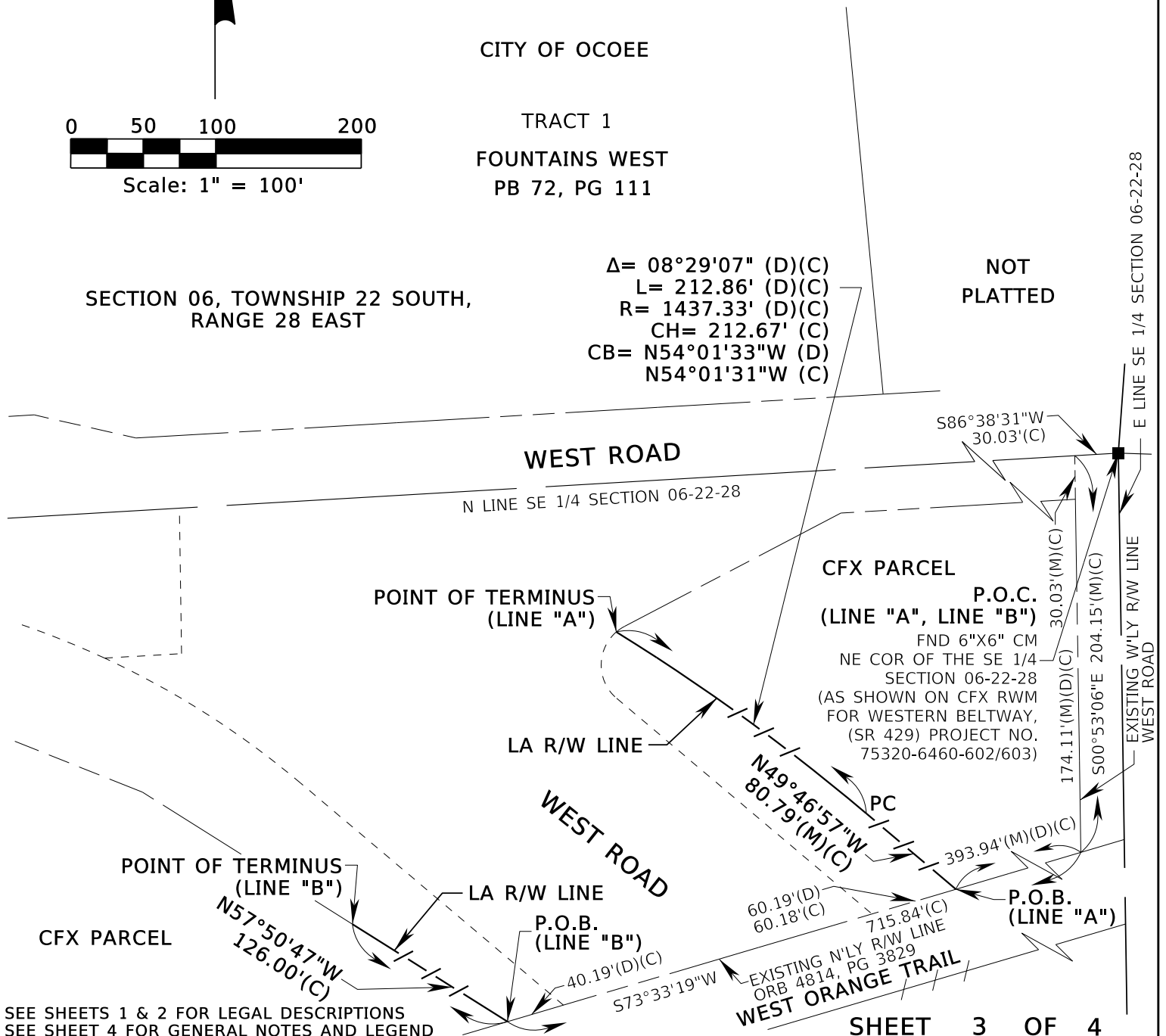
CITY OF OCOEE

TRACT 1
FOUNTAINS WEST
PB 72, PG 111

SECTION 06, TOWNSHIP 22 SOUTH,
RANGE 28 EAST

$\Delta = 08^{\circ}29'07''$ (D)(C)
 $L = 212.86'$ (D)(C)
 $R = 1437.33'$ (D)(C)
 $CH = 212.67'$ (C)
 $CB = N54^{\circ}01'33''W$ (D)
 $N54^{\circ}01'31''W$ (C)

NOT
PLATTED



SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

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CFX PROJECT NO.
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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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FND	= FOUND	R	= RADIUS
L	= LENGTH	R/W	= RIGHT OF WAY
LA	= LIMITED ACCESS	(RWM) OR (M)	= RIGHT OF WAY MAP
ORB	= OFFICIAL RECORDS BOOK	SEC	= SECTION
		S'LY	= SOUTHERLY
		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, EAST ZONE, WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 86°38'31" 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. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

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

DATE

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

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1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

EXHIBIT “H”
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 LIA 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 LIA 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 “I”
MAINTENANCE RESPONSIBILITY
 See **Exhibit “H”** for the Detailed Maintenance Functions

Project	Location	Local Agency Responsibility	CFX Responsibility
429-603	abandoned road within expressway	None	7a
429-602/603	along Ocoee-Apopka Rd and West Rd.	7b	None
429-603	along Ocoee-Apopka Rd and West Rd.	5b	None
429-603	at Clarcona-Ocoee intersection with SR 429	7b	None
429-602/603	along West Rd.	7b	None
429-603	along West Rd.	7b	None
429-603	along West Rd.	7b	None
429-603	along Ocoee-Apopka Rd and West Rd.	7b	None
429-602/603	along Ocoee-Apopka Rd and West Rd.	7b	None
429-603	along West Rd.	7b	None

ATTACHMENT "C"



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

August 25, 2021

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

RE: TRANSFER OF PROPERTY

SR 429, Project 603

CFX to Orange County – Parcels 62-150, 62-850, 62-150 Part A Partial, 62-150 Part B, 62-161 Partial, 62-171 Part A, 62-172 Part B, 62-174 Part A, 62-174 Part B, 62-175, and 62-176.

Orange County to CFX – 62-100

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 associated with West Road, Ocoee-Apopka Road, Clarcona-Ocoee Road and Lakewood Avenue described in Exhibit "A" attached heret. The SR 429 Project 603 interchange with West Road and Clarcona-Ocoee Road is completed. It was anticipated the ownership and maintenance of the local roads, would be transferred to the local jurisdiction upon completion of the project. In our opinion, we certify that the CFX Parcels listed above are no longer essential for the current or future construction, operation or maintenance of the CFX Expressway System and the transfer of the subject parcels to Orange County would not impede or restrict the current or future construction, operation or maintenance of the CFX Expressway System.
2. It is necessary for Orange County to transfer the parcel 62-100 Partial described in Exhibit "A" attached hereto to CFX for the continued use, maintenance and operation of the CFX Expressway System.
3. The release of Limited Access Lines described in Exhibit "A" is required and would not materially affect or interfere with the present or future construction, use, operation, repair or maintenance of the Expressway Facilities, or otherwise impair traffic operations or maintenance of any portion of the Expressway System. The reestablishment of the Limited Access Lines is shown in the transfer documents.
4. 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.)

ATTACHMENT "D"

Resolution No. 2021-_____

S.R. 429, Project 429-603

Portions of Parcels 62-100, 62-150, Part A and B, 62-161 Partial 2, 62-171 Part A, 62-172 Part B, 62-174 Part A and B, 62-175, 62-176

**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 "Row Manual"), which Row Manual provides for the disposal of real property unnecessary or unsuitable for CFX's use; and

WHEREAS, pursuant to the Row Manual, "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 Row Manual, 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 Row Manual 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 Row Manual, 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.") 429 adjacent to West Road and determined that the

Portions of Parcels 62-100, 62-150, Part A and B, 62-161 Partial 2, 62-171 Part A, 62-172 Part B, 62-174 Part A and B, 62-175, 62-176

real property referred to as portions of Parcels 62-100, 62-150, Part A and B, 62-161 Partial 2, 62-171 Part A, 62-172 Part B, 62-174 Part A and B, 62-175, 62-176, 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 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 requested 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 62-100, as more particularly described in **Exhibit “B”** attached hereto and incorporated herein by reference (“County Parcel”); and

WHEREAS, the General Engineering Consultant has determined the County Parcel is 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 Parcel to CFX for public right-of-way and the County’s assumption of the continuing maintenance obligations associated with the CFX Parcels, 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 Parcel are encumbered with limited access lines held by CFX as more particularly identified in **Exhibit “C”** attached hereto and incorporated herein by reference (“Existing L/A Lines”); and

WHEREAS, 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

Portions of Parcels 62-100, 62-150, Part A and B, 62-161 Partial 2, 62-171 Part A, 62-172 Part B, 62-174 Part A and B, 62-175, 62-176

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, 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 Row Manual, 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 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 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 is 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 CFX Parcels as Surplus Property, 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 Parcel to CFX and the County's assumption of the continuing maintenance obligations associated with the CFX Parcels 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 Row Manual, except for the following conditions or modifications: (1) separate notice to the local government in which the CFX Parcels are located is not required; and (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.

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 (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

Portions of Parcels 62-100, 62-150, Part A and B, 62-161 Partial 2, 62-171 Part A, 62-172 Part B, 62-174 Part A and B, 62-175, 62-176

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.

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 Row Manual.

7. Accordingly, CFX hereby declares that the Existing L/A Lines may be released in accordance with the Row Manual, 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 _____ 2021.

Buddy Dyer, 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

MEMORANDUM

TO: CFX Right-of-Way Committee Members

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

DATE: August 18, 2021

SUBJECT: Amended and Restated Railroad Reimbursement Agreement, Grade Separation, and Right of Way Utilization Agreement Between the Central Florida Expressway Authority, Orlando Utilities Commission, and the City of Orlando
Project No. 417-150

BACKGROUND

On or about December 10, 1991, Central Florida Expressway Authority's predecessor in interest (now "CFX"), the City of Orlando, Florida ("City"), and the Orlando Utilities Commission ("OUC") entered into that certain Orlando/Orange County Expressway Authority Railroad Reimbursement Agreement Grade Separation and Right of Way Utilization Agreement ("Original Agreement") setting forth certain rights and obligations of CFX to construct bridge improvements ("Existing Bridge Improvements") within right-of-way owned by OUC ("OUC ROW"). CFX intends to expand State Road ("S.R.") 417 requiring additional improvements and modifications to the Existing Bridge Improvements. A map depicting the location of the Existing Bridge Improvements is attached hereto as **Attachment "A"** ("Map").

In order to provide for the expansion of the Existing Bridge Improvements, OUC, City and CFX (collectively, the "Parties") desire to amend and restate the Original Agreement in accordance with the terms and conditions of the proposed Amended and Restated Railroad Reimbursement Agreement, Grade Separation, and Right of Way Utilization Agreement. The proposed Amended and Restated Railroad Reimbursement Agreement, Grade Separation, and Right of Way Utilization Agreement is attached hereto as **Attachment "B"** ("Amended Agreement"). Pursuant to the terms of the Amended Agreement, OUC and the City are willing to grant perpetual, non-exclusive easements to CFX over and upon portions of the OUC ROW for air rights, pier foundations, fill slope, and a retaining wall (collectively, the "Easements"). Additionally, OUC and the City are willing to grant to CFX licenses over the OUC ROW for temporary construction activities, temporary construction access, utilities, signage and vegetation, as well as a permanent access license along an existing OUC owned access road (collectively, the "Licenses"). The Easements and Licenses are more specifically identified on the Map. In exchange for the grant of Easements and Licenses, CFX is required to ensure that all activities conducted by CFX, or its contractors, within the OUC ROW shall comply with the terms and conditions of the Amended Agreement, including, without limitation, the safety requirements, emergency notification requirements, railroad flagging requirements, utility coordination and de-energization requirements, and any other requirements set forth in the Amended Agreement. Further, CFX shall

be responsible, at its sole cost and expense, for removing and relocating an existing stabilized pad that was previously constructed on a small portion of CFX owned right-of-way by OUC.

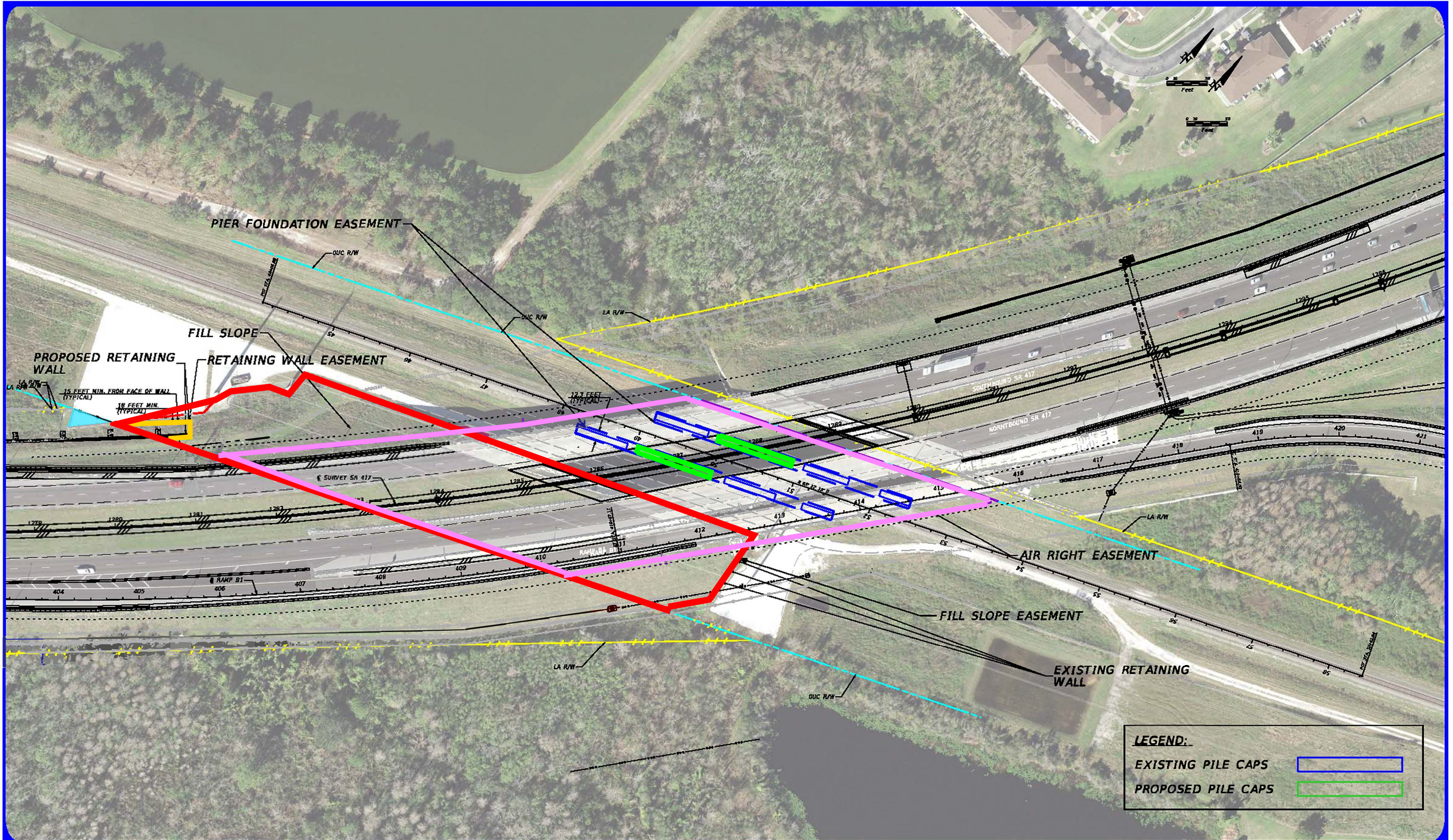
The proposed Amended Agreement was prepared and provided to the City and OUC for review and consideration. OUC and the City have reviewed the Amended Agreement and agrees with its form, subject to confirmation of the exact legal descriptions and the technical portions of the Amended Agreement. The legal descriptions and exhibits will be finalized prior to execution by the Parties.

REQUEST

A recommendation by the Right-of-Way Committee for CFX Board's approval of the Amended and Restated Railroad Reimbursement Agreement, Grade Separation, and Right of Way Utilization Agreement between CFX, OUC and the City in a form substantially similar to the attached Amended Agreement, subject to approval of the legal descriptions by CFX's General Engineering Consultant and any minor or clerical revisions approved by the General Counsel or designee.

ATTACHMENTS

- A. Map
- B. Amended and Restated Railroad Reimbursement Agreement, Grade Separation, and Right of Way Utilization Agreement



ATTACHMENT "B"

Prepared By:

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

Reserved for Recording

Project 417-150

AMENDED AND RESTATED RAILROAD REIMBURSEMENT AGREEMENT, GRADE SEPARATION, AND RIGHT OF WAY UTILIZATION AGREEMENT

THIS AMENDED AND RESTATED RAILROAD REIMBURSEMENT AGREEMENT, GRADE SEPARATION, AND RIGHT OF WAY UTILIZATION AGREEMENT ("Amended Agreement") is made and entered into as of the Effective Date (hereinafter defined) by and between 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 32801-4414 ("CFX"), ORLANDO UTILITIES COMMISSION, a statutory commission existing under the laws of the State of Florida, whose address is 100 West Anderson Street, Orlando, Florida 32801 ("OUC"), and CITY OF ORLANDO, a municipality of the State of Florida, whose address is 400 S. Orange Avenue, Orlando, Florida 32801 ("City"). CFX, City and OUC are referred to herein sometimes as a "Party" or the "Parties".

RECITALS

WHEREAS, City, OUC and the Orlando/Orange County Expressway Authority ("OOCEA") entered into that certain Orlando/Orange County Expressway Authority Railroad Reimbursement Agreement Grade Separation and Right of Way Utilization Agreement dated December 10, 1991, setting for certain rights and obligations of OOCEA to construct improvements within right-of-way owned by OUC ("Original Agreement"); and

WHEREAS, CFX, the successor in interest to OOCEA, was created pursuant to Part III, Chapter 348, Florida Statutes ("CFX Act") to, among other things, construct, improve, maintain and operate a limited access toll road known as the Central Florida Expressway System, as defined in the CFX Act, and was granted all powers necessary and convenient to conduct its business, including the power to contract with other public agencies; and

WHEREAS, pursuant to the terms of the Original Agreement, OOCEA constructed a bridge to carry a public highway previously designed by OOCEA and identified as Job No. 75301-6445-457 on State Road ("SR") 417, OOCEA Eastern Beltway Expressway between SR 527 and SR 528, in east Orange

County, Florida, across that certain OUC and City property and over the tracks of OUC (“OUC ROW”) as shown on the map attached hereto as **Exhibit “A”** and incorporated herein by reference (“Existing Improvements”); and

WHEREAS, CFX desires to expand the bridge for SR 417 over the OUC ROW in accordance with the plans attached hereto as **Exhibit “B”** and incorporated herein by reference (“Plans for the Bridge Expansion Improvements”); and

WHEREAS, CFX’s expansion of the bridge for SR 417 will require additional improvements and/or modifications to the Existing Improvements consistent with the Plans for the Bridge Expansion Improvements (“Bridge Expansion Improvements”); and

WHEREAS, the Parties are desirous of amending and restating the Original Agreement to clarify the rights and responsibilities set forth therein in accordance with the terms and conditions more specifically provided herein; and

WHEREAS, the Parties are amending and restating the Original Agreement to more specifically memorialize and describe the location, type, and dimension of the improvements located and to be located at the OUC ROW, as provided herein; and

WHEREAS, the Parties desire to place this Amended Agreement of record for the purpose of amending, restating, and replacing the Original Agreement.

NOW THEREFORE, for and in consideration of the premises hereof, the sums of money to be paid hereunder, the mutual covenants herein contained and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals/Effect of Amended Agreement.** The foregoing recitals are true and correct and are incorporated herein by this reference. This Amended Agreement shall amend, restate, and replace the Original Agreement.

2. **CFX as Successor In Interest.** Any and all references to OOCEA in the Original Agreement shall be amended to refer to CFX and any and all references to the Orlando-Orange County Expressway System in the Original Agreement shall be amended to refer to the Central Florida Expressway System.

3. **Grant of Air Rights Easement.** OUC and City hereby grant unto CFX a perpetual non-exclusive air-rights easement (“Air Rights Easement”) over the real property more particularly described in **Exhibit “C-1”** attached hereto and incorporated herein by reference (“Air Rights Easement Area”), for the purpose of constructing, repairing, replacing, operating and maintaining from time to time the Central Florida Expressway System bridge, and interchange ramps, including, without limitation, the Existing Improvements and Bridge Expansion Improvements, but specifically excluding over-head signs, utilities, and vegetation, all in accordance with and as shown on the Plans for the Bridge Expansion Improvements. The use of the Air Rights Easement shall be subject to the Safety Requirements (hereinafter defined), and all work, including but not limited to future work performed or to be performed at CFX’s direction, shall be performed in a manner that the then existing electrical, railroad, telecommunication and other utility improvements shall not be damaged and be able to co-exist with the remaining Existing Improvements and the Bridge Expansion Improvements. The Parties agree that if OUC and the City grant any air right easement(s) to third parties, said parties’ use of the Air Rights Easement Area shall be consistent with CFX’s rights under this Amended Agreement. Notwithstanding anything herein to the contrary, CFX acknowledges that OUC has existing overhead utilities in the Air Rights Easement Area and specifically

reserves the right to expand the number and types of facilities traversing the Air Rights Easement Area. The installation and placement of any types of vertical facilities or improvements (including but not limited to traffic signage, utilities, and vegetation) on or upon the improvements lying within the Air Rights Easement Area shall be coordinated with OUC and approved by OUC, in its reasonable sole judgement, in order to avoid any conflicts between OUC's overhead existing and future facilities traversing, now or in the future, the Air Rights Easement Area. The footprint and types of Existing Improvements and Bridge Expansion Improvements shall not be changed or expanded beyond the expansion contemplated in the Bridge Improvement Plans as to place additional burdens on the OUC ROW, unless otherwise mutually agreed upon between the Parties in writing.

4. **Grant of Pier Foundation Easement.** OUC and City hereby grant unto CFX a perpetual non-exclusive pier foundation easement ("Pier Foundation Easement") under, on, through and over the real property more particularly described in **Exhibit "C-2"** attached hereto and incorporated herein by reference ("Pier Foundation Easement Area"), for the purpose of constructing, repairing, replacing, operating and maintaining from time to time the pier foundations for the Central Florida Expressway System bridge, interchange ramps, and other appurtenant improvements, including, without limitation, the Existing Improvements and Bridge Expansion Improvements, all in accordance with and as shown on the Plans for the Bridge Expansion Improvements. The use of the Pier Foundation Easement shall be subject to the Safety Requirements, and all work, including but not limited to future work performed or to be performed at CFX's direction, shall be performed in a manner that the then existing electrical, railroad, telecommunication and other utility improvements shall not be damaged and be able to co-exist with the remaining Existing Improvements and the Bridge Expansion Improvements. The Parties agree that if OUC and the City grant any easement rights to third parties, said parties' use of the Pier Foundation Easement Area shall be consistent with CFX's rights under this Amended Agreement. The pier foundations allowed under this Agreement shall be limited to those pier foundations shown and described on Exhibit "C-2" hereof.

5. **Grant of Fill Slope Easement and Wall Easement.** OUC and City hereby grant unto CFX a perpetual non-exclusive: (i) fill slope easement ("Fill Slope Easement") over the real property more particularly described in **Exhibit "C-3"** attached hereto and incorporated herein by reference ("Fill Slope Easement Area"), and (ii) a wall easement ("Wall Easement") over the real property within a portion of the Fill Slope Easement Area, all as more particularly described in **Exhibit "C-4"** attached hereto and incorporated herein by reference ("Wall Easement Area"). The Fill Slope Easement and Wall Easement shall each be used for the purpose of constructing, repairing, replacing, operating and maintaining from time to time the Central Florida Expressway System bridge, interchange ramps, and other appurtenant improvements, including, without limitation, the Existing Improvements and Bridge Expansion Improvements, all in accordance with and as shown on the Plans for the Bridge Expansion Improvements, provided the facilities within the Fill Slope Easement Area and Wall Easement Area can coexist with OUC's reasonable use and enjoyment of the existing OUC facilities, including but not limited to the rail road line, rail road improvements, and utilities. The slope(s) and wall(s) within the respective Fill Slope Easement and the Wall Easement shall be located and as otherwise be as shown and described in the corresponding Exhibit "C-3" and Exhibit "C-4" hereof (including but not limited to dimensions, incline, type of facility/structure, and overall footprint of said slope and wall). The Parties recognize that the footprint of the existing south wall of Exhibit "C-4" is at the edge of the herein granted easement area for said wall. In the event CFX needs to perform minor maintenance on said wall, CFX shall contact OUC to coordinate a right of access to address such wall maintenance, but only to the extent it cannot be performed within the Wall Easement Area or the Slope Easement Area. Should said need for maintenance be of a nature that requires more than basic, foot traffic or light work (such as replacement or construction work), then CFX may request and OUC may, at its sole discretion, grant the request and appropriate license for said work, as appropriate. The use of the Fill Slope Easement and Wall Easement shall be subject to the Safety Requirements, and all work, including but not limited to future work performed or to be performed at CFX's

direction, shall be performed in a manner that the then existing electrical, railroad, telecommunication and other utility improvements shall not be damaged and (consistent with the provisions of this Section for future additional cost(s) and expense(s) associated with future OUC improvements) shall be able to co-exist with the Existing Improvements and the Bridge Expansion Improvements. Notwithstanding anything herein to the contrary, as a part of the specific consideration bargained and exchanged for the grant of this Fill Slope Easement and Wall Easement, the Parties agree that CFX shall be liable to OUC for any additional cost(s) and expense(s) that OUC may incur for existing or future improvements due to the existence of the Fill Slope Easements and/or Wall Easement. Should OUC incur or reasonably believe it will incur said additional cost(s) and expense(s) associated with OUC's activities or plan for activities related to but not limited to inspecting, accessing, constructing, operating, repairing, replacing, expanding, augmenting, using, and/or maintaining current and future above-ground, grade-level and/or underground: (i) current and future rail road improvements, including but not limited to, rail bed, rail lines, crossing facilities or equipment, (ii) current and future utility improvements, including but not limited to, electrical transmission improvements, electrical distribution improvements, potable water or waste water distribution and/or transmission improvements, and any other type of utility improvements and related facilities or equipment, and (iii) current and future access service road(s) along the OUC rails (collectively, the "Future OUC Improvements"), then OUC, in good faith, shall provide written notice to CFX of said additional cost(s) and expense(s). Said additional cost(s) and expense(s) shall consist of those costs and expenses above and beyond the costs and expenses of the activities to be performed by OUC and attributable to the existence of CFX's facilities within the CFX Wall Easement Area and CFX Fill Slope Easement Area ("Proposed Expenses"). Notwithstanding any 'notice' provision in this Amended Agreement to the contrary, upon thirty (30) calendar days of CFX receiving said notice for additional Proposed Expenses ("Election Period"), CFX shall, in good faith, (x) ask for clarification; (y) agree to pay OUC said amounts of the Proposed Expenses requested in the OUC notice; or (z) elect to relocate the CFX's facilities within the CFX Wall Easement Area and CFX Fill Slope Easement Area to a mutually agreeable location to mitigate, avoid or minimize any impact on the Future OUC Improvements. In the event CFX elects option (z) option, CFX shall work in good faith with OUC to identify a mutually agreeable location within thirty (30) days from the date CFX provides OUC notice of CFX's election. In the event the parties do not reach agreement within the Election Period as to the amounts requested by OUC or a mutually agreed location to relocate CFX's improvements within the CFX Wall Easement Area and CFX Fill Slope, then CFX and OUC shall each, respectively, designate a senior management level representative to meet and resolve the conflict within sixty (60) calendar days from the expiration of the Election Period. If there is resolution of the amounts due within said sixty (60) day period, OUC shall issue an invoice to CFX for the agreed upon estimated Proposed Expenses, and CFX shall deposit in escrow the amount of the estimated Proposed Expenses ("Advance Payment") with OUC per the terms of the invoice within thirty (30) days of receipt of the invoice. OUC may then draw from the Advance Payment to pay for invoices directly related to the Future OUC Improvements and for which the Advance Payment may be used, consistent with this Amended Agreement. Within ninety (90) days from the receipt of the Advance Payment, and every ninety (90) days thereafter, OUC will provide a written accounting outlining any and all costs and expenses incurred by OUC against the Advance Payment, which accounting shall include copies of any and all invoices received by OUC, whether such invoices are paid or outstanding, and documentation of the internal costs incurred by OUC. Within sixty (60) business days of completing the Future OUC Improvement and OUC's acceptance of same, OUC will provide a final accounting of the costs and expenses incurred by OUC for the Future OUC Improvements with sufficient detail for CFX to determine that the costs are directly related to the Future OUC Improvements, including, without limitation, copies of any and all invoices not previously provided to CFX (collectively, the "Final Accounting"). OUC and CFX shall coordinate, in good faith, any needed adjustments to the estimated Advanced Payment held in escrow. Should OUC's costs for the Future OUC Improvements be less than the estimated Advance Payment, OUC will return the remaining balance of the Advance Payment to CFX within sixty (60) business days of providing the Final Accounting to CFX. Should OUC's costs for the Future OUC Improvements be more than the estimated Advance Payment, CFX shall pay OUC the remaining unpaid balance for work directly related to the Future OUC

Improvements within sixty (60) business days of OUC providing the Final Accounting to CFX. In the event CFX elects to relocate the CFX's improvements within the CFX Wall Easement Area and CFX Fill Slope, but CFX and OUC fail to agree upon a mutually agreeable location, CFX shall remove the CFX's improvements within the CFX Wall Easement Area and CFX Fill Slope within a reasonable amount of time, consistent with OUC's needs for its construction. If there is no resolution within said sixty (60) days or such issued OUC invoice is not paid by CFX in accordance with the terms of the invoice for payment, then OUC may exercise any all rights and remedies available to OUC, including but not limited to declaring a CFX default of the Amended Agreement and seeking specific performance relief.

6. **INTENTIONALLY LEFT BLANK**

7. **Grant of Signage, Utility, and Vegetation License.** OUC and City hereby agree to grant unto CFX a non-exclusive terminable license or licenses for those OUC approved locations and types of traffic signage, over-head utilities, and vegetation through and on the Central Florida Expressway System bridge and interchange ramps lying within the Air Rights Easement Area ("Signage, Utility, and Vegetation License"), for the purpose of constructing, repairing, replacing, operating and maintaining from time to time said facilities. Notwithstanding anything herein to the contrary, CFX acknowledges that OUC has existing overhead utilities in the Air Rights Easement Area and specifically reserves the right to expand the number and types of facilities traversing the Air Rights Easement Area. The installation and placement of any types of vertical facilities or improvements (including but not limited to traffic signage, utilities, and vegetation) on or upon the improvements lying within the Air Rights Easement Area shall be coordinated with OUC and approved by OUC, in its reasonable sole judgement, in order to avoid any conflicts between OUC's overhead existing and future facilities traversing, now or in the future, the Air Rights Easement Area. The process for granting a Signage, Utility, and Vegetation License shall commence upon CFX providing OUC a written request letter associated with a desired traffic signage, over-head utilities, and/or vegetation improvement to be placed within the Air Rights Easement Area, including the location and specifications (type, height and width) of said improvement. Upon receipt by OUC of said request, OUC shall review the request and issue a letter granting the request for approval of said improvements, granting but limiting the approved improvements' specification and/or location, or otherwise denying the request. In the event OUC denies the request, OUC shall provide a written notice to CFX outlining with specificity the reasons for the denial to enable CFX to cure any objections or defects outlined in the notice, if possible, to the reasonable satisfaction of OUC. In the event in the future there is a conflict between signage, utility, and/or vegetation previously permitted hereunder but conflicting with newly proposed OUC overhead facilities, OUC shall notify CFX and CFX shall, at its expense, relocate the facilities or modify the conflicting facilities with non-conflicting facilities and OUC shall then, as may have been approved, re-issue a replacement license for the modified or relocated facilities. OUC may terminate any Signage, Utility, and Vegetation License, in its reasonable discretion, upon ninety (90) calendar days written notice should OUC plan to install overhead facilities that conflict with CFX's licensed facilities hereunder.

8. **Grant of Temporary Construction Access License.** OUC and City hereby grant unto CFX a non-exclusive temporary construction access license ("Temporary Access License") over the herein designated southern portion of the OUC rail outside the southern boundary of the existing rail road track and rail road bed and within the portions of the real property currently accessed from Moss Park Road and used by OUC as its access road, as more particularly shown on and described in **Exhibit "D"** attached hereto and incorporated herein by reference ("South of RR Track Temporary Construction Access Area"), for the purpose of accessing CFX's construction site area associated with the construction shown on the Plans for the Bridge Expansion improvements. Except as specifically permitted in this Amended Agreement, no other access across or other disturbance of the OUC rail road track and rail road bed is permitted. The entrance and exit access points and route for the South of RR Track Temporary Construction Access Area shall be as designated on **Exhibit "D"** and CFX shall be responsible for securing (closing gates) those access points during the CFX construction activities. Heavy construction equipment,

construction vehicles, smaller vehicles and pedestrian traffic shall access through the South of RR Track Temporary Construction Access Area only. CFX accepts the conditions of the areas for the Temporary Access License in “as-is” conditions, and OUC and City do not warranty that said area is fit for the intended purpose(s), as said areas are narrow and encumbered by OUC facilities. CFX shall inspect and take appropriate precautions when accessing via the South of RR Track Temporary Construction Access Area. CFX, or its contractors, shall have the right to construct and install improvements on, or otherwise conduct any required maintenance to the improvements in the South of RR Track Temporary Construction Area, provided; however, any improvements, stabilization, and/or maintenance to said areas shall be coordinated with OUC prior to performing said work and performed at no cost to OUC. During the use of said access area, CFX shall be responsible for maintaining the areas for the Temporary Access License in the condition said access route was prior to CFX using said route or in better conditions, at CFX’s sole cost and expense and in a manner consistent with OUC’s use of the areas. The use of the Temporary Construction Easement shall be subject to the Safety Requirements, and all access and work related with the Temporary Construction License shall be coordinated with OUC and performed in a manner that the then existing and future electrical, railroad, telecommunication and utility improvements shall not be damaged. Notwithstanding anything contained herein, all rights not granted to Grantee are hereby expressly reserved to OUC and the City. CFX acknowledges and agrees that OUC has existing improvements in the areas for the Temporary Access License and OUC shall not be required to relocate any of its improvements. For the sake of clarity, OUC and City shall have continuous access to, and the uninterrupted use of, the rail lines, service road, utility lines and other improvements within and in the vicinity of the areas described in Exhibit “D”, unless specific interruptions or outages are scheduled and approved by OUC. This Temporary Construction License shall automatically expire upon the earlier of: (i) four (4) years from the Effective Date hereof (herein after defined) or (ii) upon completion of the Bridge Expansion Improvements.

9. **Grant of Temporary Construction License and Temporary Rail Road Crossing License.** OUC and City hereby grant unto CFX a non-exclusive temporary construction license (“Temporary Construction License”) over the real property more particularly described in **Exhibit “E”** attached hereto and incorporated herein by reference (“Temporary Construction License Area”), for the construction of the Bridge Expansion Improvements and those certain improvements, including, but not limited to, the bridge foundation and piers, crash walls for existing and proposed piers, beam placement for the bridge, retaining walls, slope and grading all in accordance with the Plans for the Bridge Expansion Improvements and in accordance with applicable facilities or structures as specifically detailed in the corresponding exhibit of this Amended Agreement. Further, the lands adjacent to the Temporary Construction License Area (excluding the areas for the rail road track and rail road bed) may be used for a construction lay-down area, as coordinated with OUC and approved by OUC from time to time during the construction activities herein anticipated. In addition and in order to facilitate access to the Temporary Construction License Area and the herein activities related to the construction of the appropriate facilities (such as the walls, slopes, piers/foundation for piers, and bridge) contemplated in this Amended Agreement, OUC and City hereby grant unto CFX a non-exclusive temporary rail road crossing license (“Temporary RR Crossing License”) over the real property more particularly described in **Exhibit “F”** attached hereto and incorporated herein by reference (“Temporary RR Crossing License Area”). The use of the Temporary Construction License and the Temporary RR Crossing License shall be subject to the Safety Requirements, and all work shall be coordinated with OUC and performed in a manner that the then existing and future electrical, railroad, telecommunication and utility improvements shall not be damaged. CFX shall coordinate with OUC and its designated rail road contractor the construction of the improvements necessary to facilitate construction traffic over the portion of the OUC ROW containing certain OUC rail road lines and other related improvements at the Temporary RR Crossing License Area. Said construction needed for the Temporary RR Crossing License, shall be performed in accordance with plans to be designed or caused to be designed by CFX, or CFX’s contractor, and submitted by CFX, or CFX’s contractor, to OUC, using OUC’s approved rail road contractor, and approved by OUC and its rail road contractor, all at CFX’s sole expense. CFX shall contract directly with the OUC contractor for the design and work to be performed

under the Temporary RR Crossing License. Notwithstanding anything contained herein to the contrary, all rights not granted to CFX are hereby expressly reserved to OUC and City. CFX acknowledges and agrees that OUC has existing improvements in the areas for the Temporary Construction License and the Temporary RR Crossing License and OUC shall not be required to relocate any of its improvements. For the sake of clarity, OUC and City shall have continuous access to, and the uninterrupted use of, the rail lines, service road, utility lines and other improvements within and in the vicinity of the areas described in Exhibits “E” and “F”, unless specific interruptions or outages are scheduled and approved by OUC. The Temporary Construction License and the Temporary RR Crossing License shall each, as appropriate, automatically expire upon the earlier of: (i) four (4) years from the Effective Date hereof (herein after defined) or (ii) upon completion of the Bridge Expansion Improvements.

10. **Grant of Permanent Access License.** OUC and City hereby grant unto CFX a perpetual, limited, and non-exclusive access license (“Access License”) over the real property more particularly described in **Exhibit “G”** attached hereto and incorporated herein by reference (“Access License Area”), for the purpose of providing ingress and egress for visual inspection and routine maintenance from the south side of the existing OUC rail road line and those facilities as may be reasonably maintained by accessing through the Access License Area from time to time. OUC reserves the right, from time to time, to reasonably re-route the area for the Access License Area so as to allow OUC’s use of its property. The Parties agree that should CFX’s improvements located on the OUC ROW need construction related repairs or other work requiring access to perform work outside visual inspection or routine maintenance without having to cross the OUC rail road line, CFX shall coordinate with OUC to gain temporary access for said work. To the extent feasible, CFX’s access to the CFX improvements from the north side of the OUC ROW shall be gained by utilizing CFX’s adjacent property to the OUC ROW and by using the improvements existing in the Air Rights Easement Area. The use of the Access License shall be subject to that certain access that is possible given the improvements existing in the OUC ROW at the time of CFX’s desired access. CFX acknowledges and agrees that OUC has existing improvements in the areas and near the areas for the Access License and OUC shall not be required to relocate any of its existing improvements or future improvements. For the sake of clarity, OUC and City shall have continuous access to, and the uninterrupted use of, the rail lines, service road, utility lines and other improvements within and in the vicinity of the areas described in **Exhibit “G”**, unless specific and temporary interruptions or outages are scheduled and approved by OUC. The use of the Access License shall be subject to the Safety Requirements, and all work shall be performed in a manner that the then existing electrical, railroad, telecommunication and utility improvements shall not be damaged. Notwithstanding anything contained herein, all rights not granted to CFX are hereby expressly reserved to OUC and City. All access through the Access License Area (north or south of the track) shall be coordinated with OUC prior to entering upon said area by CFX providing OUC, at least, forty-eight (48) hours prior written notice, except in the event of an emergency.

11. **Requirements for Work in OUC ROW.** CFX, or its contractor, agent or employee, shall take any and all actions reasonably necessary to comply with the requirements more particularly set forth in the section for Safety Requirements set forth in **Exhibit “H”** attached hereto and incorporated herein by reference (“Safety Requirements”) for any and all construction, operation, maintenance or repair activities occurring within the OUC ROW or the use by CFX of those certain areas within the OUC ROW where OUC and City have granted rights and privileges pursuant to this Amended Agreement (collectively, the “Rights of Use Areas”) for the purposes and in the manners set forth herein. All access, work, and activities conducted in the OUC ROW by CFX, its employees, contractors, subcontractors, or agents shall be performed in such a manner that the then existing electrical, railroad, telecommunication, utility improvements, and other improvements shall not be damaged or the use thereof shall not be limited, unless otherwise specifically agreed to by OUC in writing. In addition, CFX, its employees, contractors, subcontractors, or agents shall access, construct, work and otherwise utilize the Rights of Use Areas and perform all work related thereto in compliance with all applicable Laws (hereinafter defined), all applicable permits, standards, and specifications (including but not limited to, any applicable CSX (hereinafter

defined) standards and specifications for working and traversing the OUC rail road line), and in accordance with the Plans for the Bridge Expansion Improvements. To the extent CFX will be required to de-energize and restore electrical transmission lines or systems in order to access, operate and construct the Bridge Expansion Improvements in the OUC ROW, CFX shall comply with the Safety Requirements, applicable OUC requirements as adopted by OUC from time to time, the National Electric Safety Code, and applicable OSHA regulations. CFX, its employees, contractors, subcontractors, or agents agree to conduct all activities within the OUC ROW and work performed within the Rights of Use Areas in compliance with all of the applicable present and future local, municipal, county, state federal (including but not limited to those rules and regulations of the Federal Railroad Administration), environmental, and other applicable laws, statutes, governmental constitution, ordinances, codes, rules, regulations, resolutions, requirements, standards, applications and directives, as well as all applicable decision judgments, writs, injunctions, orders, decrees or demands of court or administrative bodies and other authorities constituting any of the foregoing (collectively, "Laws"). CFX shall also obtain, maintain and comply with all applicable permits in connection with its activities on the OUC ROW. CFX shall not, by any act or omission, render OUC or the City liable for any violation thereof. CFX shall coordinate, for itself, its employees, contractors, subcontractors, or agents, with OUC in advance of any access or work pursuant to this Amended Agreement in order to avoid or minimize any potential service disruptions and OUC and CFX shall each provide the other Party in writing the name of a designated person as the respective agency's representative responsible for the coordination of any and all such work in the OUC ROW.

12. **Safety 25 Foot Requirement and Utility Coordination Requirement.** CFX hereby acknowledges and agrees that all work under this Amended Agreement shall be coordinated with OUC, as the work is being performed in and around an operating railroad track and in close proximity and around energized electrical facilities. In accordance with prudent procedures and applicable Laws, certain requirements apply to work being performed at or near said rail road and electrical facilities. CFX is notified that pursuant to the CSX Transportation Safety Requirements, the minimum safe distance for certain contractors conducting work in and around live operating railroad track is twenty-five feet of each side of the rail road lines' centerline ("25 Foot Requirement"). Under no circumstance (other than in conformance of the requirements of appropriate flagging and safety measures), shall CFX or its employees, contractors, subcontractors, or agents cause or allow any person or equipment to come within 25 feet of each side of the centerline of the rail road lines. In the event it is necessary for CFX to cause any work requiring persons or equipment within twenty-five feet of the center line of the rail road lines, CFX shall first seek the written approval of OUC (which written approval shall include a specific authorization number obtained from the OUC employee giving the authorization). CFX acknowledges that the written authorization requested hereunder must first be obtained by OUC from CSX Rail Road ("CSX") and that requests for the authorization required hereunder from OUC shall allow OUC a reasonable time within which to obtain authorization. CFX shall also coordinate with OUC all work to determine if there is any need for stand-by personnel or for de-energizing of OUC electrical lines when working near transmission electrical lines. CFX acknowledges and agrees that OUC may not be able to maintain a scheduled outage for an electrical transmission line facility, and the work needing said outage may need to be re-scheduled until such time as OUC is able to schedule an outage for CFX's work. OUC shall not be held liable for any damages, including delay damages, related to a change in scheduled for a CFX coordinated outage. The current OUC representative, as of the Effective Date (hereinafter defined), whom CFX shall obtain the written approval required herein for rail road coordination is: Robert Pollack, at (407) 434-4312 (work) or (407) 274-2340 (mobile). The current OUC representative, as of the Effective Date, whom CFX shall coordinate the work near transmission power lines is: Xama Joshi, at (407) 434-4128 (work) or (407) 427-6349 (mobile).

13. **Rail Road Flagging and Utility Stand-by/De-energizing.** CFX acknowledges and agrees that, in particular such work that will require the services of a flagman for the rail road and/or the services of utility stand-by personnel/de-energizing of electrical lines, as appropriate, includes but may not be

limited to any and all work that will: (A) require CFX, its employees, contractors subcontractors, or agents to come within 25 feet of each side of the centerline of the rail road lines; (B) require CFX employees, contractors subcontractors, or agents to use equipment that may potentially reach within said twenty-five foot area; or (C) require CFX its employees, contractors subcontractors, or agents to come near OUC's power lines and structures. In such event or at any other time as required by OUC, CFX shall reimburse OUC for the services of a flagman or stand-by personnel required pursuant to the work being performed under this Amended Agreement. CFX shall pay OUC for said services within forty-five (45) calendar days after receipt of an itemized invoice from OUC, to reimburse OUC for the cost of any such services. Any such stand-by personnel that may be required hereunder may be a contractor of OUC or an employee of OUC, at OUC's sole discretion; and any such flagman may be a contractor of OUC or an employee of OUC, at OUC's sole discretion and in accordance with applicable rules and regulations, including but not limited to those of CSX or Florida Department of Transportation. In the event of any emergency where the 25 Foot Requirement is accidentally violated, CFX shall follow the Emergency Notification Procedure section as detailed in **Exhibit "I"** hereof.

14. **Removal and Replacement of OUC Improvements.** CFX agrees, at its own cost and expense, to remove and relocate, if necessary, the existing stabilized pad and fence constructed by OUC on real property owned by CFX as more particularly depicted in **Exhibit "J"** attached hereto and incorporated herein by reference ("OUC Improvements"). CFX shall relocate the OUC Improvements to the location identified on **Exhibit "J"** attached hereto and shall regrade any remaining dirt to the grade reasonably required by CFX for the Bridge Expansion Improvements and as approved in the Plans for the Bridge Expansion Improvements.

15. **Reserved Rights of OUC and City.** Notwithstanding anything contained herein, all rights not granted to CFX herein are reserved to OUC and City; provided, such exercise of any rights granted herein by OUC and City are subject to this Amended Agreement for the applicable granted easement, license, or right therein granted to CFX. Notwithstanding anything herein to the contrary, OUC and City hereby expressly reserve the right to construct, install, maintain, repair, replace, add to, expand and modify railroad tracks, electric transmission and distribution lines, telecommunications and fiber lines, water and sewer lines and any other improvements and appurtenant improvements thereto or in addition thereof that OUC and the City deem appropriate, at its reasonable discretion, all consistent with this Amended Agreement. Notwithstanding the foregoing, OUC and City understand and acknowledge that any such improvements installed under the Central Florida Expressway System are subject to the applicable Laws governing the design, installation, and construction of improvements within, under, and over the Central Florida Expressway System, and any such improvements cannot impede or impair the safe operation and maintenance of the Central Florida Expressway System. Should such applicable Laws prohibit OUC from utilizing its property as intended by OUC, CFX shall work in good faith with OUC to modify CFX's conflicting facilities, at CFX's costs, in order to allow OUC the right to use its property consistent with this Amended Agreement.

16. **Maintenance of the Easements.** CFX, at its sole cost and expense, shall maintain and replace, to the extent necessary, the CFX improvements, facilities, and areas within the OUC ROW in (i) a good state of repair and condition; and (ii) accordance with all applicable governmental regulations and Laws. In the event that CFX, its respective employees, agents, contractors or subcontractors cause damage to the OUC ROW or any improvements located on said property, in the exercise of the rights and obligation set forth herein, CFX, as its sole cost and expense, agrees to commence and then diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical the original condition and grade including without limitation, repair and replacement within a reasonable period of time after receiving written notice of the occurrence of an such damage, and CFX shall allow no lien to attach to the OUC ROW, arising out of work performed by, for, or on behalf of CFX. In the event that CFX fails to commence and then diligently pursue any such restoration, repair, or replacement as required hereunder,

OUC or City shall have the right, but not the obligation, to cause any such restoration, repair, or replacement and to thereafter obtain a reimbursement from CFX, or its successors or assigns within a forty-five (45) day period after receipt by CFX of detailed invoices and bills for the reasonable out-of-pocket costs incurred thereby, together with interest at the maximum allowable rate pursuant to and in accordance with applicable law. The City, OUC, and the CFX acknowledge that the work being performed by, for, or at the direction of CFX or otherwise for CFX under this Amended Agreement, may cause settling of the OUC railroad lines and railroad bed within and in the vicinity of said work. The Parties further acknowledge that any such settling would require periodic stabilization of the OUC railroad lines and railroad bed for an undetermined period after completion of said work. During the term of this Agreement, CFX shall reimburse OUC for the costs incurred by OUC in order to stabilize the railroad lines and railroad bed within and in the vicinity of such CFX work that caused the need for said stabilization work. CFX shall pay OUC for said stabilization work within forty-five (45) calendar days after receipt of an itemized invoice from OUC, to reimburse OUC for the cost of any such work.

17. **No Liability.** Nothing in this Amended Agreement shall operate to impose any obligation on the City with respect to the operation and maintenance of any OUC or CFX facilities, nor does this Amended Agreement operate to create or impose any liability with respect to the City arising from the activities of CFX or OUC.

18. **Compliance with all Legal Rules.** The Parties shall, at its sole expense, comply with all applicable Laws.

19. **Notices.** Any formal notice, consent, approval or rejection required or allowed in accordance with the terms of this Agreement shall be in writing and be deemed to be delivered (a) when hand delivered to the official hereinafter designated, (b) one (1) days after deposited with an overnight carrier; or (c) three (3) days from when such notice is deposited in the United States mail, postage prepaid, certified mail return receipt requested, addressed to a Party at the address set forth opposite the Party's name below, or at such other address as the Party shall have specified in written notice to the other Party in accordance herewith.

CFX: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
4974 ORL Tower Road
Orlando, Florida 32807 Attn:
Executive Director

Copy to: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
4974 ORL Tower Road Orlando,
Florida 32807 Attn: Chief of
Infrastructure

Copy to: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
4974 ORL Tower Road
Orlando, Florida 32807 Attn:
General Counsel

OUC: ORLANDO UTILITIES COMMISSION
Clint Bullock
General Manager and CEO
Orlando Utilities Commission
100 West Anderson Street
Orlando, Florida 32801

Copy to: ORLANDO UTILITIES COMMISSION
W. Christopher Browder
Chief Legal Officer
Orlando Utilities Commission
100 West Anderson Street
Orlando, Florida 32801

City: CITY OF ORLANDO
Chief Administrative Officer
City of Orlando
400 S. Orange Avenue
Orlando, Florida 32901

Copy to: CITY OF ORLANDO
City Attorney
City of Orlando
400 S. Orange Avenue
Orlando, Florida 32901

Other notices may be delivered by email to the CFX Director of Construction or his designee and OUC and City's designated representative or designee.

20. **Defaults and Remedies.** Each of the Parties hereto shall give the other Party notice of any alleged default hereunder and shall allow the defaulting Party thirty days from the date of receipt to cure such default, provided; however, that if the default is not reasonably capable of being cured with commercially reasonable efforts within thirty days, the Party shall have such longer time to cure such default as may be reasonably necessary, not to exceed one hundred twenty days ("Cure Period"). In the event either of the Parties fails to cure such non-performance or breach within the Cure Period, the other Party, in its sole discretion, shall be entitled to (a) exercise the right of specific performance with respect to such non-performance or breach; (b) pursue all other rights and remedies available to said Party; or (c) terminate this Amended Agreement and upon any such termination, this Amended Agreement and all rights and obligations created hereunder shall be deemed null and void and of no further force or effect.

21. **General Provisions/Reverter.** 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 Amended 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 Amended Agreement shall not be binding upon either Party unless such amendment is in writing and executed by the Parties. The provisions of this Amended Agreement shall inure to the benefit of and be binding upon the parties hereto and their successors. Nothing in this Amended Agreement is intended to confer any rights, privileges, benefits, obligations or remedies upon any other person or entity except as expressly provided for herein. Whenever 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 or digital signatures 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. The Parties do hereby agree that such documents as may be legally

necessary or otherwise appropriate to carry out the terms of this Amended Agreement shall be executed and delivered by each Party. This Amended Agreement shall be interpreted under the laws of the State of Florida. The Parties acknowledge that this Agreement was prepared after substantial negotiations between the Parties and this Agreement shall not be interpreted against either Party solely because such Party or its counsel drafted the Agreement. The Parties agree that venue for any legal action authorized hereunder shall be exclusively in the courts of Ninth Judicial Circuit of Florida. Unless otherwise specified herein, any references to “days” shall refer to calendar days. Should the use of any of the easements or licenses be abandoned, then all rights hereby granted to CFX shall thereupon cease, terminate and revert back to the OUC and the City of Orlando (its successors and assigns), and CFX will, at its sole cost and in a manner satisfactory of OUC, remove said structures /facilities and restore the OUC ROW to the condition previously found provided OUC may, at its option, remove the structures/facilities located in the OUC ROW pursuant to this Amended Agreement and restore its property and CFX will, in such an event, upon invoice rendered, pay to OUC the entire cost incurred by such removal and restoration.

22. **Recording.** CFX shall cause this Amended Agreement to be recorded in the Public Records of Orange County, Florida.

23. **Waiver of Jury Trial.** THE PARTIES VOLUNTARILY WAIVE A TRIAL BY JURY IN ANY LITIGATION OR ACTION ARISING FROM THIS AGREEMENT.

24. **Severability.** If any court finds part of this Amended Agreement invalid or unenforceable, such invalidity or unenforceability shall not affect the other parts of the Agreement (a) if the rights and obligations of the Parties contained therein are not materially prejudiced and (b) if the intentions of the Parties can continue to be effective. To that end, this Agreement is declared severable.

25. **Sovereign Immunity/Insurance.** CFX shall require any of its contractors or subcontractors that enter the OUC ROW pursuant to this Amended Agreement to indemnify and defend OUC and the City and the successors and assigns of each of them (the “Indemnified Parties”) from and against any and all losses, costs, damages, injuries, liabilities, claims, demands, penalties, and interest including reasonable attorneys’ fees (“Damages”), arising out of the activities of said contractor or subcontractor. CFX and OUC, are each an agency of the State of Florida subject to the liability limits set forth in Section 768.28, Florida Statutes. Nothing herein is intended as a waiver of CFX’s or OUC’s sovereign immunity under Section 768.28, Florida Statutes. Nothing hereby shall inure to the benefit of any third party for any purpose, which might allow claims otherwise barred by sovereign immunity or operation of law. Notwithstanding anything herein to the contrary, CFX shall require its contractors, subcontractors and agents to maintain, at no costs to OUC or City, for the mutual benefit of CFX, OUC and City, (a) general commercial liability insurance against claims for bodily injury, death, or property damage occurring in or about the OUC ROW throughout the ongoing construction, for at least One Million and No/100 Dollars (\$1,000,000.00) per occurrence and an aggregate limit of Two Million and No/100 Dollars (\$2,000,000.00), and (b) railroad protective liability insurance for all operations relating to such CFX construction, repair or maintenance occurring at the OUC ROW. Such insurance shall name OUC and the City as insureds, and be written using the ISO Railroad Protective Form CG 0035, with a carrier acceptable to OUC with a combined single coverage limit of not less than Five Million and No/100 Dollars (\$5,000,000.00) per occurrence, and an aggregate limit of Ten Million and No/100 Dollars (\$10,000,000.00). The insurance liability insurance must be reviewed by OUC Risk management prior to the commencement of any such work and must remain in effect for the duration of the same.

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

27. **Conveyance by City/Limitations on Obligations of the City.** CFX acknowledges and

agrees that the City's obligation under this Amended Agreement are strictly limited to its conveyance of the land rights, licenses and easements, granted pursuant to the terms of this Amended Agreement. The City does not otherwise assume any contractual obligations described in this Amended Agreement and CFX so acknowledges and agrees to same.

[SIGNATURE PAGES TO FOLLOW]

DRAFT

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

Signed, sealed, and delivered
in the presence of:

“CFX”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

Print Name: _____

Print Name: _____

By: _____
Buddy Dyer, 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 _____, 2021 for its
exclusive use and reliance.

By: _____
Diego “Woody” Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or []
online notarization on this ____ day of _____, 2021, by _____, as
Chairman of the Central Florida Expressway Authority, on behalf of the organization. He 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: _____

Signed, sealed, and delivered
in the presence of:

“OUC”

ORLANDO UTILITIES COMMISSION

Print Name: _____

Print Name: _____

By: _____

Name: _____

Title: _____

Date: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization on this ____ day of _____, 2021, by _____, as _____ of the Orlando Utilities Commission, on behalf of the organization. He/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: _____

JOINDER

The City of Orlando hereby joins and consents to this Amended Agreement dated _____, 2021 between Central Florida Expressway Authority and Orlando Utilities Commission to acknowledge the City's consent to the terms of this Amended Agreement, but solely with respect to the conveyance of property interests.

Signed, sealed, and delivered
in the presence of:

"CITY"

CITY OF ORLANDO

Print Name: _____

Print Name: _____

By: _____

Name: _____

Title: _____

Date: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization on this _____ day of _____, 2021, by _____, as _____ of the City of Orlando, on behalf of the organization. He/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 “A”

[To be inserted upon approval of the GEC]

DRAFT

Exhibit “B”

[To be inserted upon approval of the GEC]

DRAFT

Exhibits “C-1” through “C-4”

[To be inserted upon approval of the GEC]

DRAFT

Exhibit “D”

[To be inserted upon approval of the GEC]

DRAFT

Exhibit “E”

[To be inserted upon approval of the GEC]

DRAFT

Exhibit “F”

[To be inserted upon approval of the GEC]

DRAFT

Exhibit “G”

[To be inserted upon approval of the GEC]

DRAFT

Exhibit “H”
Safety Requirements
&
Emergency Notification Procedure

Safety Requirements:

The Railroad is the only viable means of delivering coal to the Curtis Stanton Energy Plant (the “Stanton Plant”); it is imperative that the integrity of the railroad be maintained to the highest degree. To that end, the lists below set forth certain actions that CFX, its agents, employees, or contractors shall not undertake, and certain other actions that CFX, its agents, employees, contractor, or subcontractors must undertake. CFX shall be solely responsible for any damage to the OUC railroad improvements and for all effects of such damage, including, but not limited to, damage that results from cessation of rail services by CSX based on violation of the 25 Foot Requirement.

CFX SHALL NOT:

1. Allow low clearance vehicles or “low-boy” type equipment to traverse the temporary construction crossing without first providing twenty-two (22) hours advance notice to OUC.
2. Allow any metal tracked or non-rubber tired equipment to traverse the temporary construction crossing.
3. Allow any equipment to cross the railroad at any point other than the temporary construction crossing.
4. Allow the railroad flange way to fill up and compact from spillage.
5. Allow equipment or personnel to be within the area for the 25 Foot Requirement (within 25 feet of either side of the centerline of the rail road’s line) without express permission from OUC given after notification and coordination as required under the Amended Agreement. **IT IS IMPERATIVE THAT THE 25 FOOT REQUIREMENT BE STRICTLY COMPLIED WITH AT ALL TIMES, BECAUSE VIOLATION OF THE 25 FOOT REQUIREMENT WILL ENTITLE CSX TO CEASE RAIL SERVICES TO THE STANTON PLANT, POTENTIALLY LEAVING OUC WITHOUT A SOURCE OF FUEL FOR THE STANTON PLANT.**
6. Allow dirt or debris to foul the ballast section of the tracks.
7. Allow any pedestrian traffic on the track without the presence of an OUC flagman.

CFX MUST:

1. Allow only rubber tired vehicles to traverse the temporary construction crossing.
2. Keep the railroad flange clean and clear at all times.
3. Stop all work and remove all equipment within 25 feet of the centerline of the railroad prior to trains passing.

Exhibit “I”

EMERGENCY NOTIFICATION PROCEDURE:

In the event of suspected or actual track damage, security situations, or any other situation that could negatively affect safe train operations, please call for the existing project one of the following, in order of priority:

Name:

Charles Merritt, OUC Contractor President

R.W. Summers, OUC contractor

Walter Graves

Clint Lalla, OUC Contractor Engineer

Bob Pollack, OUC

Bob Pollack, OUC

Lanna Vaughan, OUC

Lanna Vaughan, OUC

Mia Torres, OUC

Mia Torres, OUC

CSX Police

Phone:

(863) 581-6525 (cell) after hours only (i.e. after 5:30 pm weekdays, weekends and holidays)

(863) 533-8107 office (business hours only)

(863) 581-3833 cell

(863) 956-7440 cell

(407) 434-4312 office

(407) 274-2340 cell

(407) 434-4314 office

(321) 332-8186 cell

(407) 321-230-6746 cell

(407) 434-4313 office

(800) 232-0144

NOTE: Notification listing is in order of priority. Only one person/company needs to be notified. The names and number stated above should be reviewed, verified, and updated by OUC and CFX's request for all work or project coordinated under this Amended Agreement.