

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

**AGENDA
RIGHT OF WAY COMMITTEE MEETING
May 17, 2023
2:00 p.m.**

**Meeting location: Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807
Pelican Conference Room**

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. Public Comment speakers that are present and have submitted their completed Public Comment form to the Recording Secretary at least 5 minutes prior to the scheduled start of the meeting will be called to speak. 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 members in advance of the meeting.

C. APPROVAL OF MARCH 22, 2023 RIGHT OF WAY COMMITTEE MEETING MINUTES (action item)

D. AGENDA ITEMS

1. **RESOLUTION OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY DECLARING PROPERTY AS NECESSARY FOR THE EXPRESSWAY SYSTEM
PROJECT: STATE ROAD 516 LAKE/ORANGE EXPRESSWAY, 516-236 AND 516-237
PARCEL NOS: 51-112A, 51-112B, 51-112C, 51-114A, 51-114B, 51-120A, 51-120B, 51-122A, 51-122B, 51-124, 51-127A, 51-127B, 51-128A, 51-128B, 51-130, 51-730 AND 51-830
*Brendan Lynch and Brian Smith, Lowndes, Drosdick, Doster, Kantor & Reed, P.A. (action item)***
2. **LICENSE AGREEMENT BETWEEN CENTRAL FLORIDA EXPRESSWAY AUTHORITY, CENTRAL FLORIDA PROPERTY HOLDINGS 600 LLC, CENTRAL FLORIDA PROPERTY HOLDINGS 500 LLC AND ORLANDO UTILITIES COMMISSION
PROJECT: STATE ROAD 534
PARCEL NOS: 534-843 AND 534-844
*Laura Newlin Kelly, Associate General Counsel (action item)***
3. **UPDATE ON SELECTION OF OUTSIDE COUNSEL FOR RIGHT OF WAY ACQUISITION
*Diego "Woody" Rodriguez, General Counsel (info item)***

(CONTINUED ON PAGE 2)

4. **PROPERTY ACQUISITION, DISPOSITION & PERMITTING PROCEDURES MANUAL**
Diego "Woody" Rodriguez, General Counsel (info 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.

MINUTES
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
Right of Way Committee Meeting
March 22, 2023

Committee Members Present:

John Denninghoff, Brevard County Representative, Chairman
Laurie Botts, City of Orlando Representative
Mindy Cummings, Orange County Representative
Jean Jreij, Seminole County Representative
Juan Diaz, Citizen Representative
Ghassan Choueiry, Osceola County Representative, Alternate

Committee Members Not Present:

Christopher Murvin, Citizen Representative
Brian Sheahan, Lake County Representative

CFX Staff Present:

Diego "Woody" Rodriguez, General Counsel
Laura Newlin Kelly, Associate General Counsel
Michelle Maikisch, Executive Director
Glenn Pressimone, Chief of Infrastructure
Sandy Kemraj, Recording Secretary

Item A: CALL TO ORDER

The meeting was called to order at 2:00 p.m. by Chairman John Denninghoff. Recording Secretary, Sandy Kemraj, called the roll and announced there was a quorum.

Item B: PUBLIC COMMENT

There was no public comment.

Item C: APPROVAL OF NOVEMBER 16, 2022 RIGHT OF WAY COMMITTEE MEETING MINUTES

A motion was made by Ms. Botts and seconded by Ms. Cummings to approve the November 16, 2022 minutes as presented.

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

Item D.1: RESOLUTION OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY DECLARING PROPERTY AS NECESSARY FOR EXPRESSWAY SYSTEM, STATE ROAD 516 LAKE/ORANGE EXPRESSWAY, STATE ROAD 516-237 and 516-238
PARCEL NUMBERS: 51-131, 51-132A, 51-132B, 51-832, 51-135, 51-137, 51-202, 51-203, 51-204, and 51-208

Attorney David Shontz of Shutts and Bowen LLP provided the Committee with an overview of the SR 516 Lake/Orange Expressway, which is a new four-lane limited access expressway project providing east/west connectivity between US 27 and SR 429. Attorney Shontz provided the Committee with an overview of the parcels in the resolution, including the acreage of each parcel and the proposed purpose of the acquisition. The resolution to declare the subject parcels as necessary for the Lake/Orange Expressway project was presented to the Committee. Certain minor revisions to the legal descriptions of the parcels, as attached to the resolution, were noted.

Attorney Shontz respectfully requested the Committee make a recommendation for the Board's approval of the resolution declaring the subject parcels, as revised, necessary for the Lake/Orange Expressway project.

A motion was made by Ms. Cummings and seconded by Mr. Jreij to recommend to the Board, approval of the resolution of CFX declaring the property necessary for the Lake/Orange Expressway project.

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

Item D.2.: JOINT PARTICIPATION AGREEMENT BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT: STATE ROAD 516 LAKE/ORANGE EXPRESSWAY, 516-236

Associate General Counsel Kelly provided the Committee with a brief overview of the SR 516 Lake/Orange Expressway project. Associate Counsel Kelly indicated that in order to proceed with the project, CFX has coordinated with the Florida Department of Transportation ("FDOT") to plan, design and construct the connection between the Lake/Orange Expressway project and US 27. Since US 27 is currently owned and operated by FDOT, the parties have agreed to enter into the Joint Participation Agreement ("JPA") setting forth the responsibilities of each of the parties for the project. The JPA sets forth the obligations of each party as to the acquisition and conveyance of properties necessary for the project and the relocation of existing utility infrastructure.

A motion was made by Ms. Cummings and seconded by Ms. Botts to recommend to the Board, approval of the Joint Participation Agreement between the Central Florida Expressway Authority and the State of Florida Department of Transportation, subject to any minor or clerical modifications or revisions approved by the General Engineering Consultant, General Counsel or designee.

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

Item D.3.: PROPERTY ACQUISITION, DISPOSITION & PERMITTING POLICY

General Counsel Rodriguez provided the Committee with a summary of the current Property Acquisition, Disposition & Permitting Procedures Manual (“Existing Policy”). The Existing Policy contained both policies and procedures and required Board approval for all acquisitions and dispositions, regardless of the value of the property. General Counsel Rodriguez presented a recap of the November 2022 meeting where CFX auditor, Protiviti Inc., discussed recommended changes to the Existing Policy. The recommendations of the audit were to (1) separate the Existing Policy into two documents- a policy providing guidance and a procedural manual governing the day-to-day activities; (2) to delegate authority to the Executive Director to streamline the right of way process; (3) to revise criteria for appraisals; and (4) to revise the requirements for other property interests, including licenses, easements and permits.

General Counsel Rodriguez detailed the proposed revisions to the Property Acquisition, Disposition & Permitting Policy incorporated the recommendations from the audit. General Counsel Rodriguez requested the Committee’s recommendation to the Board for approval of the revised Property Acquisition, Disposition & Permitting Policy.

A motion was made by Ms. Cummings and seconded by Mr. Jreij to recommend to the Board, approval of the revised Property Acquisition, Disposition and Permitting Policy, subject to any minor or clerical modifications or revisions approved by General Counsel or designee.

Item D.4: BOARD APPROVED ITEM: RIGHT-OF-WAY ACQUISITION AGREEMENT BETWEEN SUBURBAN LAND RESERVE, INC. AND CENTRAL FLORIDA EXPRESSWAY AUTHORITY PROJECT: NORTHEAST CONNECTOR EXPRESSWAY

General Counsel Rodriguez advised the Committee that Suburban Land Reserve, Inc. (“SLR”) agreed to donate approximately 260 acres of real property to CFX for use in connection with the Northeast Connector Expressway project. The donation was accepted by the Board for approval. The SLR donation is scheduled to close in less than 5 years.

Item E1: OTHER BUSINESS

In other business, General Counsel Rodriguez requested a volunteer to serve on the evaluation committee for CFX’s Request for Proposals for Right of Way Counsel. Ms. Mindy Cummings volunteered to serve on the evaluation committee.

In other business, CFX newly appointed Executive Director introduced herself to the Committee and thanked them for their services.

Chairman Denninghoff announced that the next Right of Way Committee meeting is scheduled for Wednesday, April 19, 2023 at 2:00 p.m. and future right of way meetings will be in the Pelican room.

Item F: ADJOURNMENT

Chairman Denninghoff adjourned the meeting at approximately 2:33 p.m.

Minutes approved on _____, 2023.

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.

DRAFT



MEMORANDUM

TO: CFX Right of Way Committee Members

FROM: Brendan Lynch, Esq., Brian Smith, Esq., Logan J. Opsahl, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

DATE: May 9, 2023

RE: Resolution of the Central Florida Expressway Authority Declaring Property as Necessary for the Expressway System

Project: State Road 516, Lake/Orange Expressway, 516-236/516-237

Parcel Numbers: 51-112A, 51-112B, 51-112C, 51-114A, 51-114B, 51-120A, 51-120B, 51-122A, 51-122B, 51-124, 51-127A, 51-127B, 51-128A, 51-128B, 51-130, 51-730, and 51-830

I. BACKGROUND

In September 2020, the Central Florida Expressway Authority (“CFX”) began design of a new four-lane limited access expressway from US 27 to SR 429 which has been designated as the SR 516 Lake/Orange Expressway Project. The SR 516 Lake/Orange Expressway Project is divided into three segments, identified as segments 516-236, 516-237 and 516-238, for design and construction purposes. The new expressway is expected to improve connectivity between Lake and Orange counties, as well as meet future traffic needs.

The approval of the Resolution of the Central Florida Expressway Authority Declaring Property as Necessary for the Expressway System attached hereto as Attachment “A” (“Resolution”) is being sought in accordance with applicable Florida law governing eminent domain and property acquisition procedures. Additionally, the Resolution is being sought as a step in the process of property acquisition consistent with the requirements of the CFX Property Acquisition and Disposition Procedures Manual.

This Resolution is for all the parcels in the segment identified as 516-236, as well as additional parcels in the segment identified as 516-237.

Acquisition of the following Lake County parcels is necessary for the construction of the segment of the SR 516 Lake/Orange Expressway Project identified as 516-236, as more particularly depicted on Attachment “B” attached hereto:

1. Parcel 51-112A is a fee simple acquisition of 2,629 square feet for right of way.
2. Parcel 51-112B is a fee simple acquisition of 0.868 acres for right of way.



3. Parcel 51-112C is a fee simple acquisition of 3.643 acres for limited access right of way.
4. Parcel 51-114A is a fee simple acquisition of 1.310 acres in Part 1 for right of way and 10,227 square feet in Part 2 for fee simple right of way, for an aggregate total of 1.545 acres.
5. Parcel 51-114B is a fee simple acquisition of 1.648 acres in Part 1 for right of way and 0.733 acres in Part 2 for fee simple right of way, for an aggregate total of 2.382 acres.
6. Parcel 51-120A is a fee simple acquisition of 26.409 acres in Part 1 for limited access right of way, 3.665 acres in Part 2 for fee simple right of way, 6.867 acres in Part 3 for fee simple right of way, and 15,976 square feet in Part 4 for fee simple right of way, for an aggregate total of 37.308 acres.
7. Parcel 51-120B is a fee simple acquisition of 1.308 acres in Part 1 for limited access right of way, 13,313 square feet in Part 2 for fee simple right of way, and 1.688 acres in Part 3 for fee simple right of way, for an aggregate total of 3.302 acres.
8. Parcel 51-122A is a fee simple acquisition of 16.405 acres in Part 1 for limited access right of way, 5.331 acres in Part 2 for fee simple right of way, 1.373 acres in Part 3 for fee simple right of way, 14,193 square feet in Part 4 for fee simple right of way, 10.351 acres in Part 5 for fee simple right of way, 7.656 acres in Part 6 for fee simple right of way, 3,139 square feet in Part 7 for fee simple right of way, and along a line without area in Part 8 for limited access rights only, for an aggregate total of 41.514 acres.
9. Parcel 51-122B is a fee simple acquisition of 145 square feet in Part 1 for limited access right of way and 1.118 acres in Part 2 for fee simple right of way, for an aggregate total of 1.121 acres.
10. Parcel 51-124 is a fee simple acquisition of 6.509 acres in Part 1 for limited access right of way and 778 square feet in Part 2 for fee simple right of way, for an aggregate total of 6.527 acres.
11. Parcel 51-127A is a fee simple acquisition of 1.303 acres for right of way.
12. Parcel 51-127B is a fee simple acquisition of 19,935 square feet for right of way.
13. Parcel 51-128A is a fee simple acquisition of 8.766 acres in Part 1 for limited access right of way, 2.014 acres in Part 2 for fee simple right of way, and 4.882 acres in Part 3 for fee simple right of way, for an aggregate total of 15.662 acres.
14. Parcel 51-128B is a fee simple acquisition of 7,016 square feet in Part 1 for limited access right of way, 0.780 acres in Part 2 for fee simple right of way, and 18,594



square feet in Part 3 for fee simple right of way, for an aggregate total of 1.368 acres.

Acquisition of the following Lake County parcels is necessary for the construction of the segment of the SR 516 Lake/Orange Expressway Project identified as 516-237, also as more particularly depicted on Attachment “B” attached hereto:

1. Parcel 51-130 is a fee simple acquisition of 14.452 acres in Part A for limited access right of way, 10.591 acres in Part B for limited access right of way, 2.640 acres in Part C for limited access right of way, 2.224 acres in Part D for fee simple right of way, 1.334 acres in Part E for fee simple right of way, 13.263 acres in Part F for fee simple right of way, 1.529 acres in Part G for fee simple right of way, 173 square feet in Part H for fee simple right of way, 4.170 acres in Part I for fee simple right of way, 2.563 acres in Part J for fee simple right of way, and 3.943 acres in Part K for fee simple right of way, for an aggregate total of 56.713 acres.
2. Parcel 51-730 is an easement acquisition of 1,891 square feet for a temporary construction easement being acquired for entry upon and grading of and to the existing driveway.
3. Parcel 51-830 is an easement acquisition of 203 square feet for a perpetual easement being acquired for constructing, accessing, and maintain the Conserv II utility line.

II. REQUEST

A recommendation of the Right-of-Way Committee for the Board’s approval and adoption of the attached Resolution to allow the acquisition of Parcels 51-112A, 51-112B, 51-112C, 51-114A, 51-114B, 51-120A, 51-120B, 51-122A, 51-122B, 51-124, 51-127A, 51-127B, 51-128A, 51-128B, 51-130, 51-730, and 51-830 for the construction of the SR 516 Lake/Orange Expressway Project. This approval is subject to any minor or clerical revisions approved by the General Counsel, General Engineering Consultant, or designee.

III. ATTACHMENTS

- A. Resolution for Parcels 51-112A, 51-112B, 51-112C, 51-114A, 51-114B, 51-120A, 51-120B, 51-122A, 51-122B, 51-124, 51-127A, 51-127B, 51-128A, 51-128B, 51-130, 51-730, and 51-830 (with Exhibits to Resolution of all Sketches of Description)
- B. Map for parcels identified in Segments 516-236 and 516-237

Parcel Nos. 51-112A, 51-112B, 51-112C, 51-114A, 51-114B, 51-120A, 51-120B, 51-122A, 51-122B, 51-124, 51-127A, 51-127B, 51-128A, 51-128B, 51-130, 51-730, and 51-830

**A RESOLUTION OF THE
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DECLARING PROPERTY AS NECESSARY FOR THE
EXPRESSWAY SYSTEM**

WHEREAS, the Central Florida Expressway Authority (“CFX”), is empowered by Chapter 348, Part III, Florida Statutes, to acquire, hold, construct, improve, maintain, and operate the Central Florida Expressway System (the “Expressway System”), and is further authorized to construct any extensions, additions or improvements to the Expressway System or appurtenant facilities, including all necessary approaches, roads, bridges and avenues of access, with such changes, modifications, or revisions of the project as shall be deemed desirable and proper; and

WHEREAS, the Expressway System is defined under Section 348.752(5), Florida Statutes, as any and all expressways and appurtenant facilities thereto, but not limited to, all approaches, roads, bridges, and avenues of access for the expressway or expressways. Furthermore, Section 348.759(1), Florida Statutes, empowers CFX to acquire private or public property and property rights as CFX may deem necessary for any purpose, including, but not limited to, areas necessary for management of access and water retention areas. Section 348.754(1)(b), Florida Statutes, also empowers CFX to construct any extensions, additions or improvements to the Expressway System or appurtenant facilities, including all necessary approaches, roads, bridges and avenues of access, with such changes, modifications or revisions of the project as shall be deemed desirable and proper; and

WHEREAS, in furtherance of such authorization, CFX has been granted the right to acquire private and public property and property rights, including rights of access, air, view, and light, by gift, devise, purchase, or condemnation by eminent domain proceedings; and

WHEREAS, CFX has determined that is it necessary and in the public interest to make certain additions, extensions and improvements to the Expressway System, including the State Road 516 Lake/Orange Expressway Project 516-236 and 516-237, and CFX has determined that to do so it is necessary and in the public interest that CFX obtain certain parcels of land in Lake County, Florida in fee simple, easement, temporary construction easement, and water retention areas, the legal descriptions with the property interest sought being attached hereto as **Exhibit “A”** (“**Property**”).

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

Parcel Nos. 51-112A, 51-112B, 51-112C, 51-114A, 51-114B, 51-120A, 51-120B, 51-122A, 51-122B, 51-124, 51-127A, 51-127B, 51-128A, 51-128B, 51-130, 51-730, and 51-830

Section 1. That for the above reasons, CFX hereby declares it is reasonably necessary, practical and in the best interest of the public and CFX that the fee simple interest, easement, temporary construction easement, water retention areas, and such other property interests as may be within the scope of the descriptions set forth in **Exhibit “A”** attached hereto be acquired in the name of CFX by gift, devise, purchase, eminent domain proceedings, or otherwise over and upon those certain parcels or tracts of land, situated, lying and being in Lake County, Florida heretofore as described in the **Exhibit “A”** attached hereto and incorporated herein by reference.

Section 2. CFX, its officers, employees, agents, and attorneys are hereby authorized and directed to proceed to take the necessary steps to institute and prosecute such necessary actions and proceedings as may be proper for the acquisition of the fee simple interest, easement, temporary construction easement, water retention areas, and such other property interests as described in the attached **Exhibit “A”** by gift, devise, purchase, eminent domain proceedings or otherwise, and to prepare, sign, execute, serve, publish, and file in the name of CFX all eminent domain papers, affidavits and pleadings, and its attorneys are authorized to have prepared such other instruments and documents as may be necessary in connection herewith.

Section 3. This Resolution shall take effect immediately upon adoption by the CFX governing Board.

ADOPTED this _____ day of _____ 2023.

Jerry Demings, Chairman

ATTEST: _____
Regla (“Mimi”) Lamaute
Manager of Board Services

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

Diego “Woody” Rodriguez
General Counsel

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-112A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

EXHIBIT "A" TO ATTACHMENT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5073, PAGE 970 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

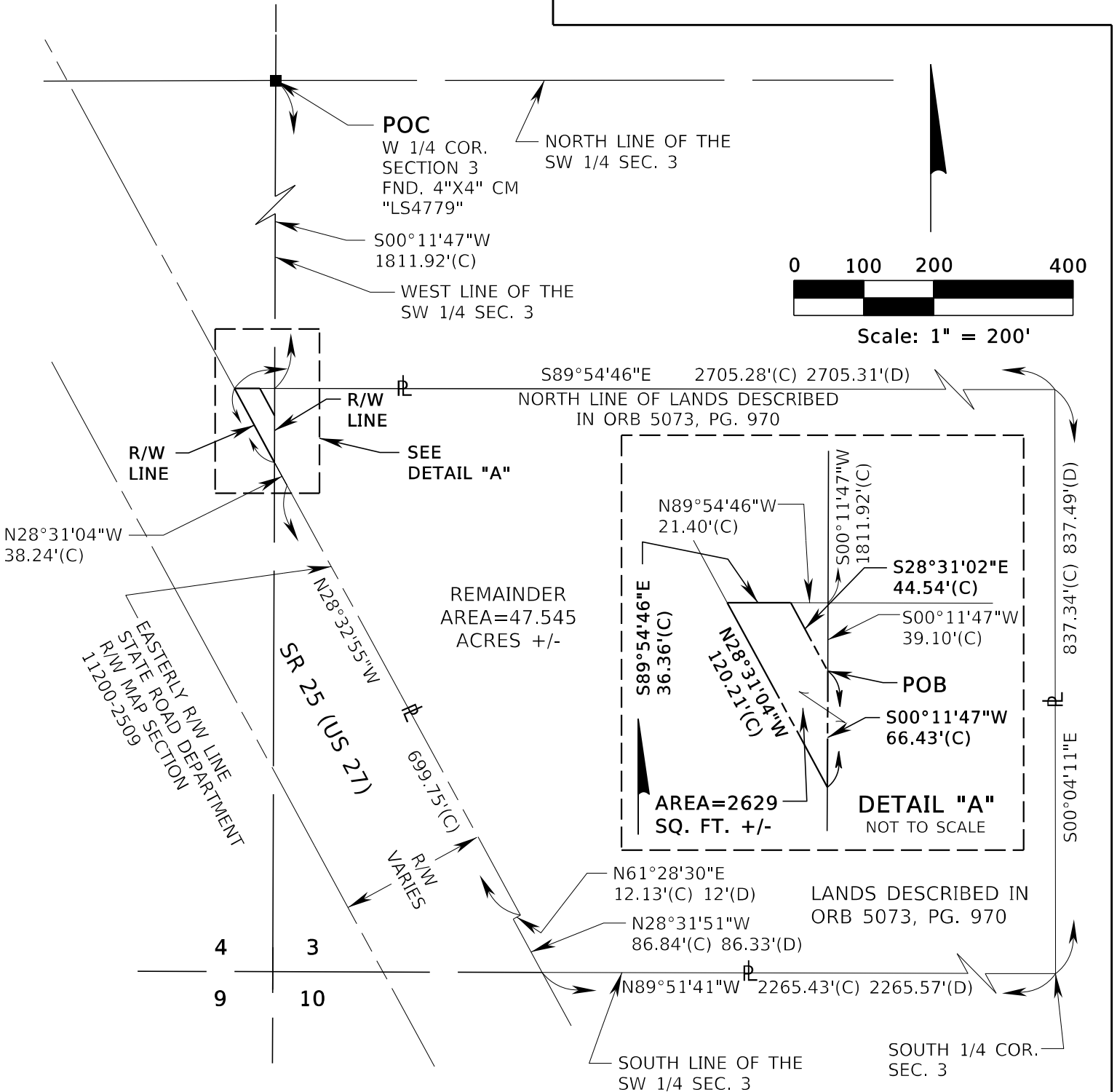
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 SOUTH 00°11'47" WEST, A DISTANCE OF 1811.92 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5073, PAGE 970; THENCE CONTINUE ALONG SAID WEST LINE SOUTH 00°11'47" WEST, A DISTANCE OF 39.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE SOUTH 00°11'47" WEST, A DISTANCE OF 66.43 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 11200-2509; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 28°31'04" WEST, A DISTANCE OF 120.21 FEET TO AFOREMENTIONED NORTH LINE OF LANDS DESCRIBED; THENCE ALONG SAID NORTH LINE SOUTH 89°54'46" EAST, A DISTANCE OF 36.36 FEET; THENCE SOUTH 28°31'02" EAST, A DISTANCE OF 44.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 2629 SQUARE FEET, MORE OR LESS.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY - SEGMENT 1)		LAKE COUNTY	
			BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
			DRAWN	R. REBELLO	03/08/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-112A



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

TWP. 24 S, RGE. 26 E

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY	
				WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300 DATA SOURCE: SEE GENERAL NOTES, SHEET 3	
		DRAWN R. REBELLO 03/08/2023 CHECKED M. SHATTO 03/21/2023		SECTION N/A SHEET 2 OF 3	
REVISION	BY	DATE			

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-112A**

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 BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING SOUTH 00°11'47" WEST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-5086566 DATED 01/14/2021 AT 8:00 A.M.

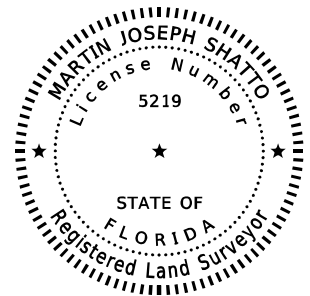
LEGEND

CHD. = CHORD DISTANCE	FPID = FINANCIAL PROJECT IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
☉ = CENTERLINE	IP = IRON PIPE	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	PT = POINT OF TANGENCY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	PROJ. = PROJECT
CO. = COUNTY	LB = LICENSED BUSINESS	R = RADIUS
COR. = CORNER	L/A = LIMITED ACCESS	RR = RAILROAD
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	RGE. = RANGE
CR = COUNTY ROAD	NO. = NUMBER	REF. = REFERENCE
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	R/W = RIGHT OF WAY
D = DEGREE	NL = NAIL	SEC. = SECTION
(D) = DEED DATA	N&D = NAIL & DISK	SELY = SOUTHEASTERLY
DB = DEED BOOK	NT = NON-TANGENT	SR = STATE ROAD
DR. = DRIVE	NTS = NOT TO SCALE	SQ.FT. = SQUARE FEET
ESMT = EASEMENT	OR = OFFICIAL RECORD	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
FND. = FOUND	PG. = PAGE	TC = TANGENT TO CURVE
(F) = FIELD	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	UE = UTILITY EASEMENT
	(P) = PLAT DATA	
	PB = PLAT BOOK	

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto Digitally signed by Martin J Shatto
Date: 2023.05.01 14:29:43 -04'00' DATE: 05/01/2023

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
NOT VALID WITHOUT DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



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

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
	BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	R. REBELLO 03/08/2023	DATA SOURCE: SEE NOTE 3 ABOVE
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
		SECTION N/A	SHEET 3 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-112B
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5073, PAGE 970, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

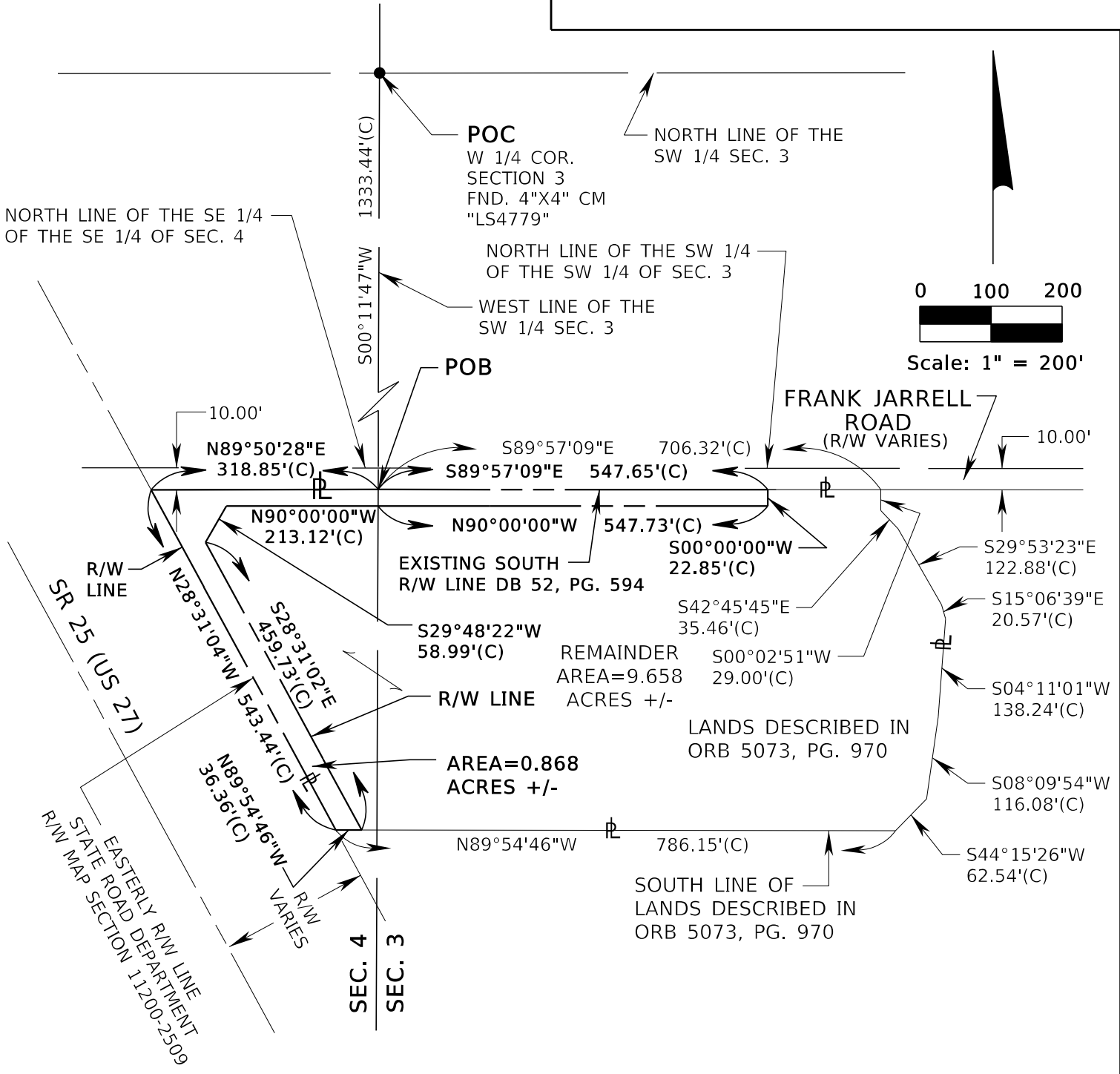
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS 4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 SOUTH 00°11'47" WEST, A DISTANCE OF 1333.44 FEET TO THE EXISTING SOUTH RIGHT OF WAY LINE OF FRANK JARRELL ROAD, A VARIED WIDTH RIGHT OF WAY AS DESCRIBED IN DEED BOOK 52, PAGE 594 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE, BEING 10.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 SOUTH 89°57'09" EAST, A DISTANCE OF 547.65 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 22.85 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 547.73 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 213.12 FEET; THENCE SOUTH 29°48'22" WEST, A DISTANCE OF 58.99 FEET; THENCE SOUTH 28°31'02" EAST, A DISTANCE OF 459.73 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 5073, PAGE 970; THENCE ALONG SAID SOUTH LINE NORTH 89°54'46" WEST, A DISTANCE OF 36.36 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 11200-2509; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 28°31'04" WEST, A DISTANCE OF 543.44 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF FRANK JARRELL ROAD; THENCE ALONG SAID SOUTH LINE, BEING 10.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4 NORTH 89°50'28" EAST, A DISTANCE OF 318.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.868 ACRE, MORE OR LESS.

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

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY - SEGMENT 1) LAKE COUNTY	
				WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
				DATA SOURCE: SEE GENERAL NOTES, SHEET 3	
		BY	DATE		
		DRAWN	R. REBELLO	03/08/2023	
		CHECKED	M. SHATTO	03/21/2023	
REVISION	BY	DATE			SECTION N/A
					SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-112B



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

TWP. 24 S, RGE. 26 E

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
DRAWN	R. REBELLO 03/08/2023		

REVISION	BY	DATE	CHECKED	M. SHATTO 03/21/2023	SECTION N/A	SHEET 2 OF 3
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**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-112B**

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 BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING SOUTH 00°11'47" WEST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-5564837 DATED 09/21/2022 AT 8:00 A.M.

LEGEND

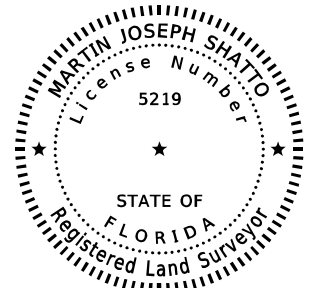
CHD. = CHORD DISTANCE	FPID = FINANCIAL PROJECT IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CL = CENTERLINE	IP = IRON PIPE	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	PT = POINT OF TANGENCY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	PROJ. = PROJECT
CO. = COUNTY	LB = LICENSED BUSINESS	R = RADIUS
COR. = CORNER	L/A = LIMITED ACCESS	RR = RAILROAD
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	RGE. = RANGE
CR = COUNTY ROAD	NO. = NUMBER	REF. = REFERENCE
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	R/W = RIGHT OF WAY
D = DEGREE	NL = NAIL	SEC. = SECTION
(D) = DEED DATA	N&D = NAIL & DISK	SELY = SOUTHEASTERLY
DB = DEED BOOK	NT = NON-TANGENT	SR = STATE ROAD
DR. = DRIVE	NTS = NOT TO SCALE	SQ.FT. = SQUARE FEET
ESMT = EASEMENT	OR = OFFICIAL RECORD	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
FND. = FOUND	PG. = PAGE	TC = TANGENT TO CURVE
(F) = FIELD	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	UE = UTILITY EASEMENT
	(P) = PLAT DATA	
	PB = PLAT BOOK	

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto Digitally signed by Martin J Shatto
Date: 2023.05.01 14:31:15 -04'00'

DATE: 05/01/2023

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
NOT VALID WITHOUT DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



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

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY	
	BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	R. REBELLO 03/08/2023	DATA SOURCE: SEE NOTE 3 ABOVE
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
			SECTION N/A SHEET 3 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-112C
 PURPOSE: LIMITED ACCESS RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5073, PAGE 970, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE EAST QUARTER CORNER OF SAID SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 SOUTH 89°57'23" WEST, A DISTANCE OF 2653.76 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 CONTINUE SOUTH 89°57'23" WEST, A DISTANCE OF 663.47 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTH QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG SAID EAST LINE NORTH 00°14'10" EAST, A DISTANCE OF 357.27 FEET TO THE NORTH LINE OF THE WEST HALF OF THE SOUTH QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG SAID NORTH LINE SOUTH 89°58'30" WEST, A DISTANCE OF 663.56 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG SAID WEST LINE NORTH 00°13'22" EAST, A DISTANCE OF 669.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°13'22" EAST, A DISTANCE OF 403.07 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG SAID NORTH LINE SOUTH 89°58'09" EAST, A DISTANCE OF 348.46 FEET; THENCE SOUTH 11°06'42" EAST, A DISTANCE OF 420.07 FEET; THENCE NORTH 88°45'44" WEST, A DISTANCE OF 431.09 FEET TO THE POINT OF BEGINNING.

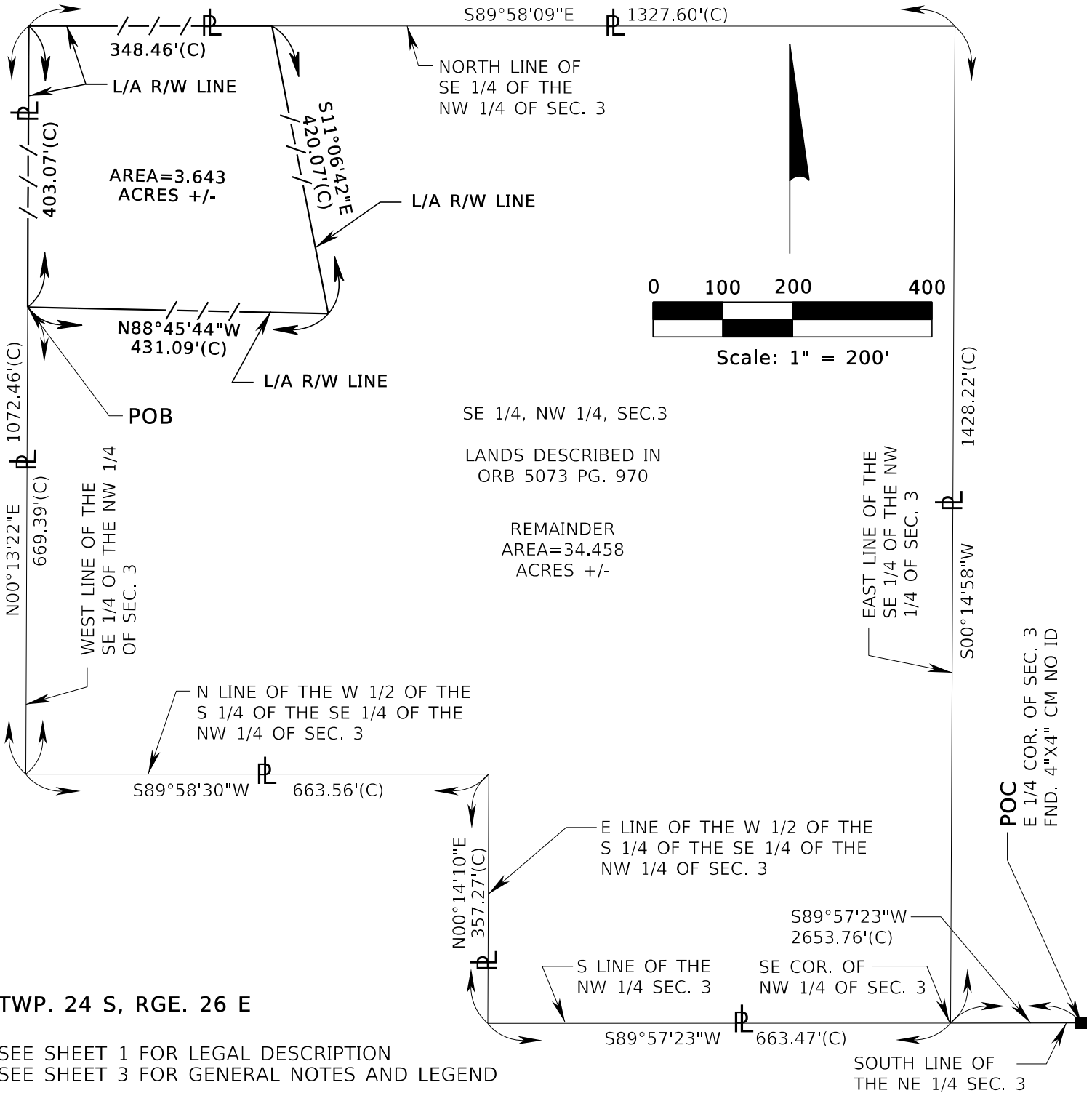
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 3.643 ACRES, MORE OR LESS.

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

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
			BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300 DATA SOURCE: SEE GENERAL NOTES, SHEET 3
		DRAWN	J. J PIERRE	03/08/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A	SHEET 1 OF 3

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-112C**



**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

			WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300		DATA SOURCE: SEE GENERAL NOTES, SHEET 3
	BY	DATE			
	DRAWN	J. J PIERRE	03/08/2023		
	CHECKED	M. SHATTO	03/21/2023		
REVISION	BY	DATE		SECTION N/A	SHEET 2 OF 3

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-112C**

GENERAL NOTES

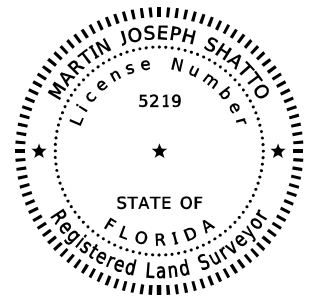
1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING SOUTH 89°57'23" WEST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-6182397 DATED SEPTEMBER 5, 2022 AT 8:00 A.M.

LEGEND

CHD. = CHORD DISTANCE	FPID = FINANCIAL PROJECT IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CL = CENTERLINE	IP = IRON PIPE	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	PT = POINT OF TANGENCY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	PROJ. = PROJECT
CO. = COUNTY	LB = LICENSED BUSINESS	R = RADIUS
COR. = CORNER	L/A = LIMITED ACCESS	RR = RAILROAD
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	RGE. = RANGE
CR = COUNTY ROAD	NO. = NUMBER	REF. = REFERENCE
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	R/W = RIGHT OF WAY
D = DEGREE	NL = NAIL	SEC. = SECTION
(D) = DEED DATA	N&D = NAIL & DISK	SELY = SOUTHEASTERLY
DB = DEED BOOK	NT = NON-TANGENT	SR = STATE ROAD
DR. = DRIVE	NTS = NOT TO SCALE	SQ.FT. = SQUARE FEET
ESMT. = EASEMENT	OR = OFFICIAL RECORD	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
FND. = FOUND	PG. = PAGE	TC = TANGENT TO CURVE
(F) = FIELD DATA	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	UE = UTILITY EASEMENT
	(P) = PLAT DATA	
	PB = PLAT BOOK	

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto Digitally signed by Martin J Shatto
Date: 2023.05.01 14:32:56 -04'00' DATE: 05/01/2023



MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
NOT VALID WITHOUT DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
	BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	J. J PIERRE 03/08/2023	DATA SOURCE: SEE NOTE 3 ABOVE
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
		SECTION N/A	SHEET 3 OF 3

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-114A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

PART 1

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4126, PAGE 821, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE EAST LINE OF SOUTHEAST QUARTER OF SAID SECTION 4 SOUTH 00°11'47" WEST, A DISTANCE OF 670.47 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4126, PAGE 821 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°11'47" WEST, A DISTANCE OF 632.97 FEET TO THE SOUTH LINE OF SAID DESCRIBED LANDS AND THE NORTH RIGHT OF WAY LINE OF FRANK JARRELL ROAD, A VARIED WIDTH RIGHT OF WAY AS DESCRIBED IN DEED BOOK 52, PAGE 594; THENCE ALONG SAID SOUTH LINE AND NORTH RIGHT OF WAY LINE SOUTH 89°50'28" WEST, A DISTANCE OF 335.23 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 11200-2509; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 28°31'04" WEST, A DISTANCE OF 382.51 FEET TO THE SOUTHERLY LINE OF WATER RETENTION AREA POND C AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE ALONG SAID SOUTHERLY LINE NORTH 55°11'38" EAST, A DISTANCE OF 71.48 FEET; THENCE SOUTH 32°24'25" EAST, A DISTANCE OF 24.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 26520.37 FEET, A CHORD BEARING OF SOUTH 28°03' 55" EAST AND A CHORD DISTANCE OF 62.10 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 28°07'56" EAST, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'03", A DISTANCE OF 62.10 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 24659.77 FEET, A CHORD BEARING OF SOUTH 27°30'43" EAST AND A CHORD DISTANCE OF 246.62 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 27°47'55" EAST, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°34'23", A DISTANCE OF 246.62 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 24595.56 FEET, A CHORD BEARING OF SOUTH 26°53'26" EAST AND A CHORD DISTANCE OF 36.82 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 26°56'00" EAST, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°05'09", A DISTANCE OF 36.82 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 260.05 FEET; THENCE NORTH 00°11'58" EAST, A DISTANCE OF 584.26 FEET TO AFOREMENTIONED NORTH LINE OF DESCRIBED LANDS; THENCE ALONG SAID NORTH LINE NORTH 89°58'23" EAST, A DISTANCE OF 26.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.310 ACRES, MORE OR LESS.

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

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
		BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
		DRAWN	J. J PIERRE	03/08/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-114A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 2

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4126, PAGE 821, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE EAST LINE OF SOUTHEAST QUARTER OF SAID SECTION 4 SOUTH 00°11'47" WEST, A DISTANCE OF 670.47 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4126, PAGE 821; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°11'47" WEST, A DISTANCE OF 632.97 FEET TO THE SOUTH LINE OF SAID DESCRIBED LANDS AND THE NORTH RIGHT OF WAY LINE OF FRANK JARRELL ROAD, A VARIED WIDTH RIGHT OF WAY AS DESCRIBED IN DEED BOOK 52, PAGE 594; THENCE ALONG SAID SOUTH LINE AND NORTH RIGHT OF WAY LINE SOUTH 89°50'28" WEST, A DISTANCE OF 335.23 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 11200-2509; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 28°31'04" WEST, A DISTANCE OF 382.51 FEET TO THE SOUTHERLY LINE OF WATER RETENTION AREA POND C AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE ALONG SAID SOUTHERLY LINE NORTH 55°11'38" EAST, A DISTANCE OF 71.48 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE CONTINUE NORTH 55°11'38" EAST, A DISTANCE OF 122.29 FEET TO THE EAST LINE OF SAID POND C; THENCE ALONG SAID EAST LINE NORTH 00°04'39" WEST, A DISTANCE OF 187.03 FEET TO AFOREMENTIONED NORTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID NORTH LINE NORTH 89°58'23" EAST, A DISTANCE OF 25.48 FEET; THENCE SOUTH 12°41'01" EAST, A DISTANCE OF 156.35 FEET; THENCE SOUTH 49°30'56" WEST, A DISTANCE OF 192.87 FEET; THENCE NORTH 32°24'25" WEST, A DISTANCE OF 24.76 FEET TO THE POINT OF BEGINNING.

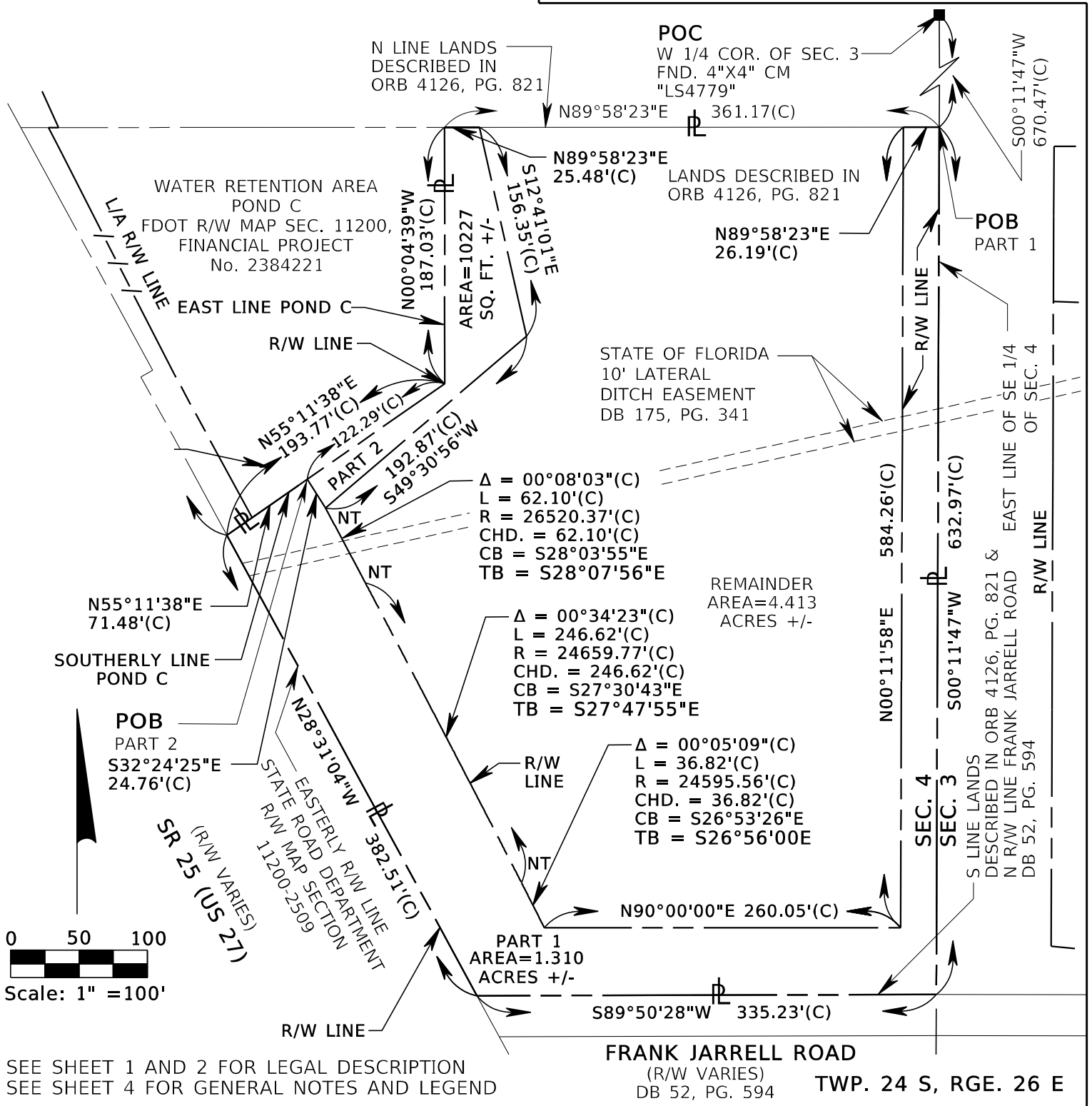
CONTAINING 10227 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 1.545 ACRES, MORE OR LESS.

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

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
		DRAWN	J. J PIERRE	03/08/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A	SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-114A



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

FRANK JARRELL ROAD
 (R/W VARIES)
 DB 52, PG. 594
 TWP. 24 S, RGE. 26 E

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
DRAWN	J. J PIERRE 03/08/2023		
CHECKED	M. SHATTO 03/21/2023		

REVISION	BY	DATE
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**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-114A**

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 BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING SOUTH 00°11'47" WEST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-5589320 DATED 09/13/2022 AT 8:00 A.M.

LEGEND

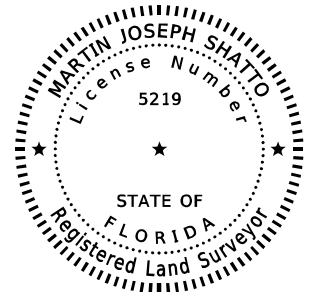
CHD. = CHORD DISTANCE	FPID = FINANCIAL PROJECT IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
☉ = CENTERLINE	IP = IRON PIPE	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	PT = POINT OF TANGENCY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	PROJ. = PROJECT
CO. = COUNTY	LB = LICENSED BUSINESS	R = RADIUS
COR. = CORNER	L/A = LIMITED ACCESS	RR = RAILROAD
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	RGE. = RANGE
CR = COUNTY ROAD	NO. = NUMBER	REF. = REFERENCE
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	R/W = RIGHT OF WAY
D = DEGREE	NL = NAIL	SEC. = SECTION
(D) = DEED DATA	N&D = NAIL & DISK	SELY = SOUTHEASTERLY
DB = DEED BOOK	NT = NON-TANGENT	SR = STATE ROAD
DR. = DRIVE	NTS = NOT TO SCALE	SQ.FT. = SQUARE FEET
ESMT. = EASEMENT	OR = OFFICIAL RECORD	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
FND. = FOUND	PG. = PAGE	TC = TANGENT TO CURVE
(F) = FIELD DATA	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	ℙ = PROPERTY LINE	UE = UTILITY EASEMENT
	(P) = PLAT DATA	
	PB = PLAT BOOK	

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto Digitally signed by Martin J Shatto
Date: 2023.05.01 14:34:04 -04'00'

DATE: 05/01/2023

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
NOT VALID WITHOUT DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 3 FOR SKETCH OF DESCRIPTION

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	J. J PIERRE 03/08/2023	DATA SOURCE: SEE NOTE 3 ABOVE
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
		SECTION N/A	SHEET 4 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-114B
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 1

A PARCEL OF LAND LYING IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4126, PAGE 821, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE SOUTH 00°11'47" WEST ALONG THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 661.72 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 SOUTH 89°59'53" EAST, A DISTANCE OF 594.89 FEET; THENCE SOUTH 26°41'19" WEST, A DISTANCE OF 25.47 FEET; THENCE NORTH 89°59'55" WEST, A DISTANCE OF 499.72 FEET; THENCE SOUTH 00°11'58" WEST, A DISTANCE OF 583.85 FEET; THENCE SOUTH 84°31'56" EAST, A DISTANCE OF 372.39 FEET TO THE NORTH RIGHT OF WAY LINE OF FRANK JARRELL ROAD, A VARIED WIDTH RIGHT OF WAY AS DESCRIBED IN DEED BOOK 52, PAGE 594; SAID POINT BEING 20 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°57'09" WEST, A DISTANCE OF 454.60 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG SAID WEST LINE NORTH 00°11'47" EAST, A DISTANCE OF 641.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.648 ACRES, MORE OR LESS.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)		LAKE COUNTY		
			BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 4	
			DRAWN	J. J PIERRE	03/08/2023		
			CHECKED	M. SHATTO	03/21/2023		
REVISION	BY	DATE				SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-114B
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 2

A PARCEL OF LAND LYING IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4126, PAGE 821, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE SOUTH 00°11'47" WEST ALONG THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 661.72 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 SOUTH 89°59'53" EAST, A DISTANCE OF 594.89 FEET; THENCE SOUTH 26°41'19" WEST, A DISTANCE OF 25.47 FEET; THENCE NORTH 89°59'55" WEST, A DISTANCE OF 173.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42°45'34" WEST, A DISTANCE OF 164.81 FEET; THENCE NORTH 87°55'36" WEST, A DISTANCE OF 215.22 FEET; THENCE NORTH 00°11'58" EAST, A DISTANCE OF 113.23 FEET; SOUTH 89°59'55" EAST, A DISTANCE OF 326.58 FEET TO THE POINT OF BEGINNING.

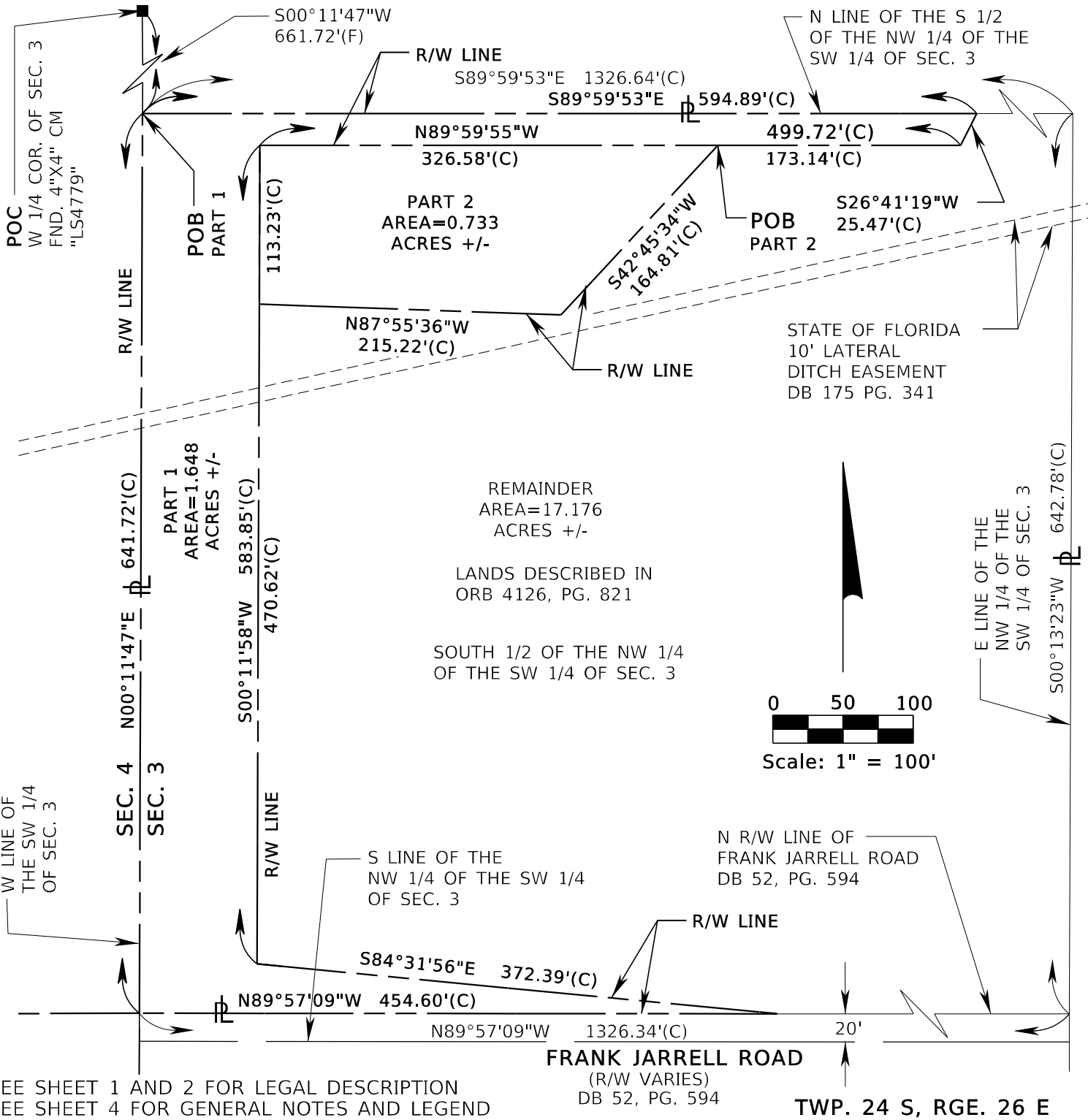
CONTAINING 0.733 ACRES, MORE OR LESS.

CONTAINING IN THE AGGREGATE 2.382 ACRES, MORE OR LESS.

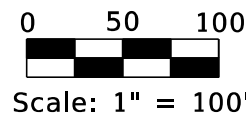
SEE SHEET 3 FOR SKETCH OF DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)		LAKE COUNTY	
			BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
			DRAWN	J. J PIERRE 03/08/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO 03/21/2023	SECTION N/A	
					SHEET 2 OF 4	

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-114B**



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



**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
DRAWN	J. J PIERRE 03/08/2023		
CHECKED	M. SHATTO 03/21/2023	SECTION N/A	SHEET 3 OF 4

REVISION	BY	DATE

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-114B**

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 BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, BEING SOUTH 00°11'47" WEST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-5086650 DATED JANUARY 15, 2021 AT 8:00 A.M.

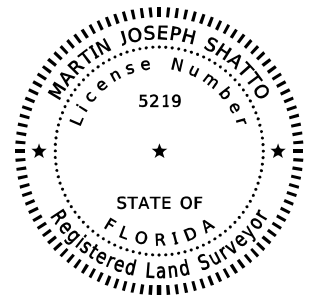
LEGEND

CHD. = CHORD DISTANCE	FPID = FINANCIAL PROJECT IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
℄ = CENTERLINE	IP = IRON PIPE	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	PT = POINT OF TANGENCY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	PROJ. = PROJECT
CO. = COUNTY	LB = LICENSED BUSINESS	R = RADIUS
COR. = CORNER	L/A = LIMITED ACCESS	RR = RAILROAD
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	RGE. = RANGE
CR = COUNTY ROAD	NO. = NUMBER	REF. = REFERENCE
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	R/W = RIGHT OF WAY
D = DEGREE	NL = NAIL	SEC. = SECTION
(D) = DEED DATA	N&D = NAIL & DISK	SELY = SOUTHEASTERLY
DB = DEED BOOK	NT = NON-TANGENT	SR = STATE ROAD
DR. = DRIVE	NTS = NOT TO SCALE	SQ.FT. = SQUARE FEET
ESMT. = EASEMENT	OR = OFFICIAL RECORD	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
FND. = FOUND	PG. = PAGE	TC = TANGENT TO CURVE
(F) = FIELD DATA	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	℄ = PROPERTY LINE	UE = UTILITY EASEMENT
	(P) = PLAT DATA	
	PB = PLAT BOOK	

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto Digitally signed by Martin J Shatto
Date: 2023.05.01 14:35:12 -04'00' DATE: 05/01/2023

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
NOT VALID WITHOUT DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SEE SHEET 1 AND 2 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR SKETCH OF DESCRIPTION

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
	BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	J. J PIERRE 03/08/2023	DATA SOURCE: SEE NOTE 3 ABOVE
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
			SECTION N/A SHEET 4 OF 4

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-120A
 PURPOSE: LIMITED ACCESS RIGHT OF WAY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

PART 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2160, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, NORTH 00°11'47" EAST, A DISTANCE OF 686.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°11'47" EAST, A DISTANCE OF 546.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2435.00 FEET, A CHORD BEARING OF NORTH 72°35'56" EAST AND A CHORD DISTANCE OF 661.79 FEET; THENCE FROM A TANGENT BEARING OF NORTH 80°24'33" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°37'13", A DISTANCE OF 663.84 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE CONTINUE ALONG SAID CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2435.00 FEET, A CHORD BEARING OF NORTH 63°07'55" EAST AND A CHORD DISTANCE OF 140.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°18'50", A DISTANCE OF 140.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 61°28'30" EAST, A DISTANCE OF 84.80 FEET; THENCE NORTH 77°16'29" EAST, A DISTANCE OF 95.49 FEET; THENCE NORTH 61°28'30" EAST, A DISTANCE OF 460.80 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE CONTINUE NORTH 61°28'30" EAST, A DISTANCE OF 1514.80 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG SAID EAST LINE SOUTH 00°14'58" WEST, A DISTANCE OF 251.94 FEET; THENCE SOUTH 61°28'30" WEST, A DISTANCE OF 1175.66 FEET; THENCE SOUTH 11°06'42" EAST, A DISTANCE OF 260.69 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG SAID SOUTH LINE NORTH 89°58'09" WEST, A DISTANCE OF 348.46 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 SOUTH 00°13'22" WEST, A DISTANCE OF 403.07 FEET; THENCE NORTH 88°45'44" WEST, A DISTANCE OF 535.54 FEET; THENCE SOUTH 51°30'17" WEST, A DISTANCE OF 141.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1517.00 FEET, A CHORD BEARING OF SOUTH 61°40'34" WEST AND A CHORD DISTANCE OF 535.41 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 51°30'43" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'42", A DISTANCE OF 538.23 FEET; THENCE SOUTH 79°41'43" WEST, A DISTANCE OF 204.23 FEET; THENCE NORTH 21°48'37" WEST, A DISTANCE OF 27.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 516 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 26.409 ACRES, MORE OR LESS.

SEE SHEET 5 FOR SKETCH OF DESCRIPTION
 SEE SHEET 9 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
		DRAWN	R. REBELLO	03/08/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 9
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A	SHEET 1 OF 9

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-120A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

PART 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2160, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 NORTH 00°11'47" EAST, A DISTANCE OF 1233.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°11'47" EAST, A DISTANCE OF 60.91 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2375.00 FEET, A CHORD BEARING OF NORTH 74°06'32" EAST AND A CHORD DISTANCE OF 500.66 FEET; THENCE FROM A TANGENT BEARING OF NORTH 80°09'34" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°06'02", A DISTANCE OF 501.59 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE CONTINUE ALONG SAID CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 2375.00 FEET, A CHORD BEARING OF NORTH 64°46'01" EAST AND A CHORD DISTANCE OF 272.76 FEET; THENCE FROM A TANGENT BEARING OF NORTH 68°03'31" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°35'01", A DISTANCE OF 272.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 61°28'30" EAST, A DISTANCE OF 232.66 FEET; THENCE NORTH 75°25'49" EAST, A DISTANCE OF 157.57 FEET; THENCE NORTH 61°28'30" EAST, A DISTANCE OF 278.23 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE CONTINUE NORTH 61°28'30" EAST, A DISTANCE OF 1514.83 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG SAID EAST LINE SOUTH 00°14'58" WEST, A DISTANCE OF 54.76 FEET; THENCE SOUTH 61°28'30" WEST, A DISTANCE OF 1514.80 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE CONTINUE SOUTH 61°28'30" WEST, A DISTANCE OF 460.80 FEET; THENCE SOUTH 77°16'29" WEST, A DISTANCE OF 95.49 FEET; THENCE SOUTH 61°28'30" WEST, A DISTANCE OF 84.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2435.00 FEET, A CHORD BEARING OF SOUTH 63°07'55" WEST AND A CHORD DISTANCE OF 140.82 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°18'50", A DISTANCE OF 140.84 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE CONTINUE ALONG SAID CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2435.00 FEET, A CHORD BEARING OF SOUTH 72°35'56" WEST AND A CHORD DISTANCE OF 661.79 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°37'13", A DISTANCE OF 663.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.665 ACRES, MORE OR LESS.

SEE SHEET 6 FOR SKETCH OF DESCRIPTION
 SEE SHEET 9 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
		BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
		DRAWN	R. REBELLO	03/08/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 9
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A	SHEET 2 OF 9

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-120A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 3

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2160, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 NORTH 00°11'47" EAST, A DISTANCE OF 1294.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°11'47" EAST, A DISTANCE OF 137.34 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°11'47" EAST, A DISTANCE OF 196.22 FEET; THENCE NORTH 77°56'58" EAST, A DISTANCE OF 151.72 FEET; THENCE NORTH 69°43'24" EAST, A DISTANCE OF 738.84 FEET; THENCE SOUTH 19°19'55" EAST, A DISTANCE OF 272.16 FEET; THENCE SOUTH 61°28'30" WEST, A DISTANCE OF 232.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2375.00 FEET, A CHORD BEARING OF SOUTH 64°46'01" WEST, AND A CHORD DISTANCE OF 272.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°35'01", A DISTANCE OF 272.91 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE CONTINUE ALONG SAID CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2375.00 FEET, A CHORD BEARING OF SOUTH 74°06'32" WEST, AND A CHORD DISTANCE OF 500.66 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°06'02", A DISTANCE OF 501.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.867 ACRES, MORE OR LESS.

SEE SHEET 7 FOR SKETCH OF DESCRIPTION
 SEE SHEET 9 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY	
				WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
				DATA SOURCE: SEE GENERAL NOTES, SHEET 9	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A SHEET 3 OF 9	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-120A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 4

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2160, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 NORTH 89°57'23" EAST, A DISTANCE OF 277.12 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2160; THENCE ALONG SAID WESTERLY LINE SOUTH 21°48'37" EAST, A DISTANCE OF 542.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83°40'21" EAST, A DISTANCE OF 100.73 FEET; THENCE SOUTH 28°39'07" EAST, A DISTANCE OF 81.92 FEET; THENCE SOUTH 00°00'05" WEST, A DISTANCE OF 46.66 FEET; THENCE SOUTH 26°41'19" WEST, A DISTANCE OF 56.76 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG SAID SOUTH LINE NORTH 89°59'53" WEST, A DISTANCE OF 50.61 FEET TO AFORESAID WESTERLY LINE OF DESCRIBED LANDS; THENCE ALONG SAID WESTERLY LINE NORTH 21°48'37" WEST, A DISTANCE OF 170.36 FEET TO THE POINT OF BEGINNING.

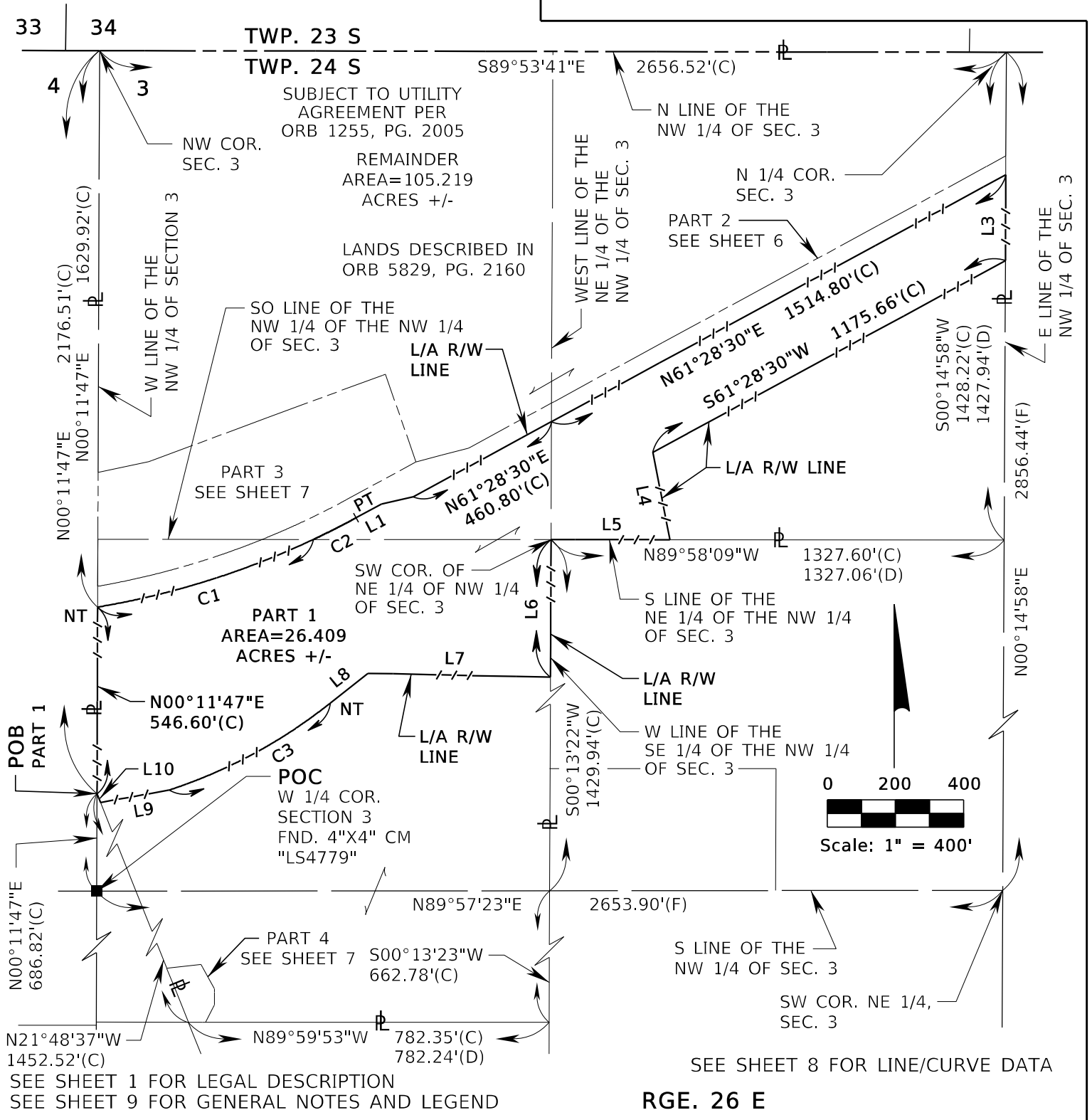
CONTAINING 15976 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 37.308 ACRES, MORE OR LESS.

SEE SHEET 7 FOR SKETCH OF DESCRIPTION
 SEE SHEET 9 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)			LAKE COUNTY
			BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 9
			DRAWN	R. REBELLO	03/08/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A
						SHEET 4 OF 9

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-120A**



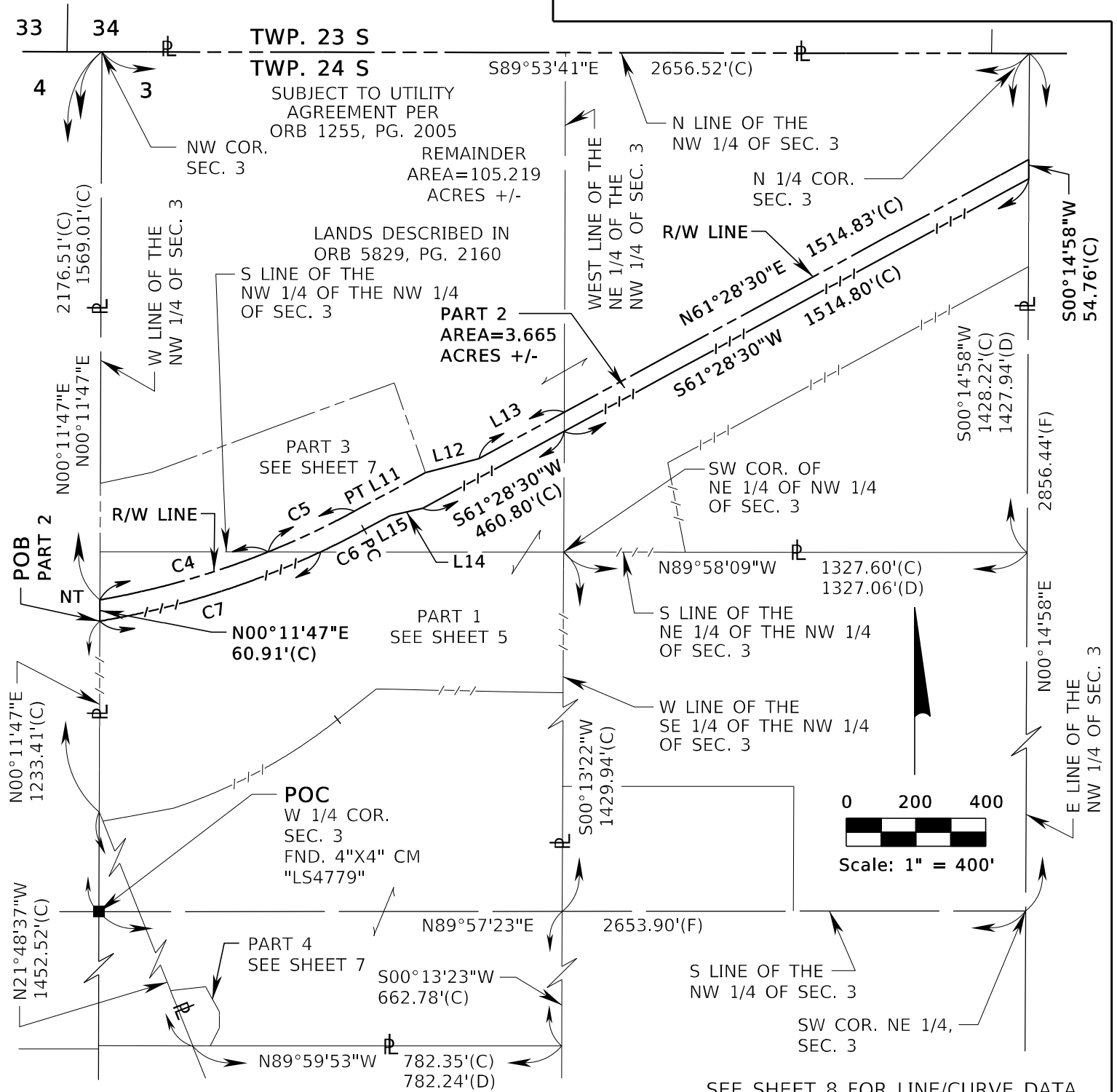
**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 9
DRAWN	R. REBELLO 03/08/2023		
CHECKED	M. SHATTO 03/21/2023	SECTION N/A	SHEET 5 OF 9

REVISION	BY	DATE
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**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-120A**



SEE SHEET 2 FOR LEGAL DESCRIPTION
 SEE SHEET 9 FOR GENERAL NOTES AND LEGEND

SEE SHEET 8 FOR LINE/CURVE DATA
RGE. 26 E

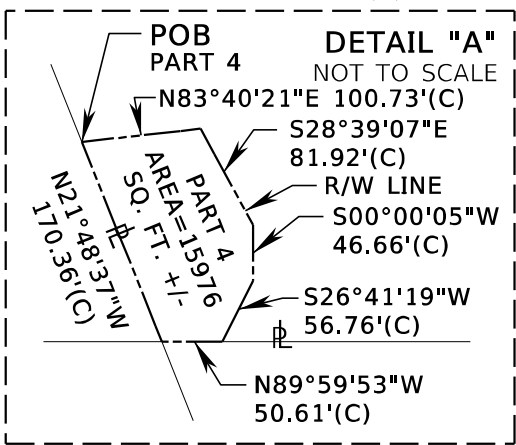
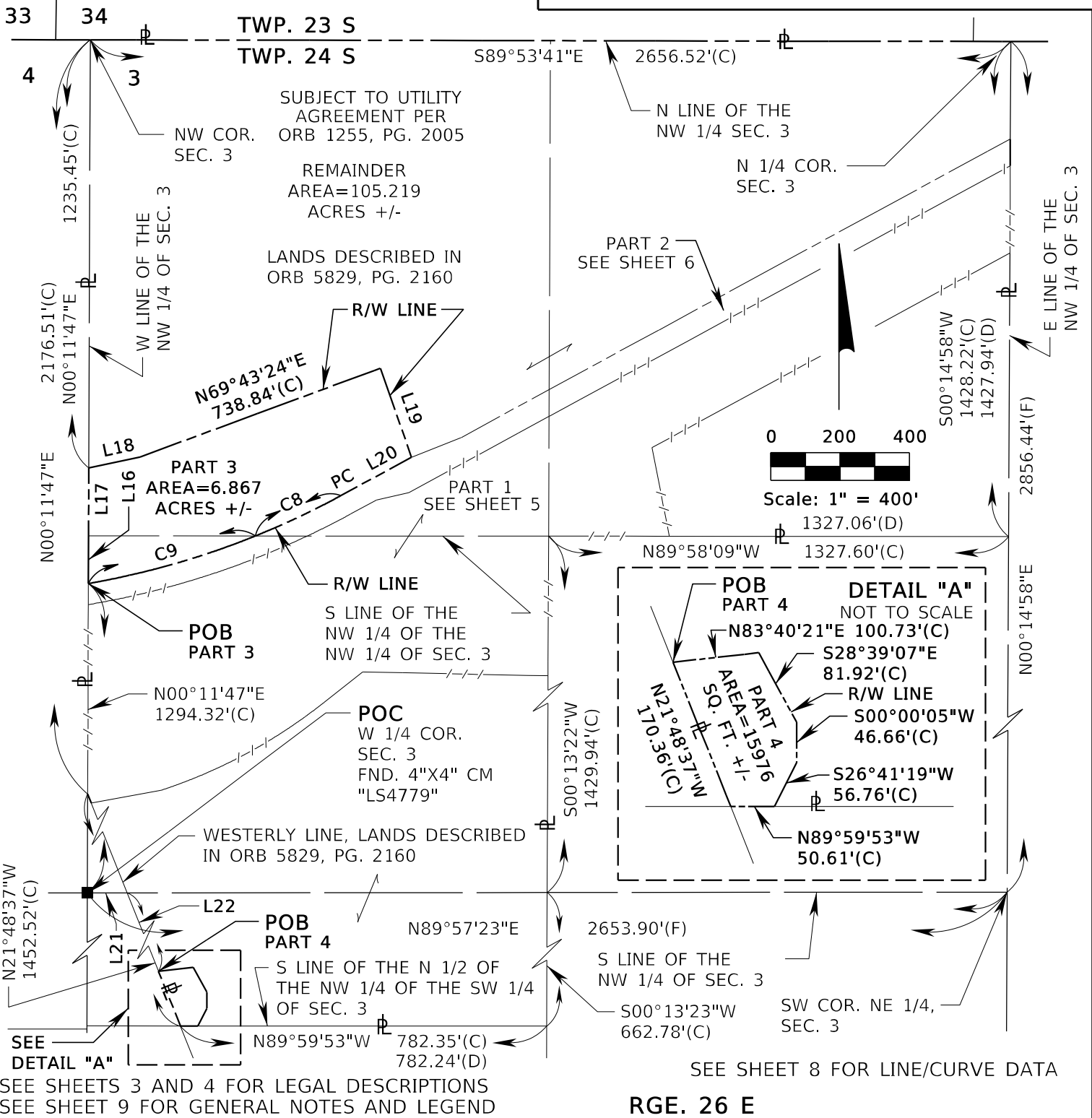
**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 9
DRAWN	R. REBELLO 03/08/2023		
CHECKED	M. SHATTO 03/21/2023	SECTION N/A	SHEET 6 OF 9

REVISION	BY	DATE
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CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-120A



		CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)		LAKE COUNTY	
	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300		DATA SOURCE: SEE GENERAL NOTES, SHEET 9
	DRAWN	R. REBELLO	03/08/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A	SHEET 7 OF 9

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-120A

LINE DATA		
No.	BEARING	DISTANCE
L1	N 61°28'30" E	84.80'(C)
L2	N 77°16'29" E	95.49'(C)
L3	S 00°14'58" W	251.94'(C)
L4	S 11°06'42" E	260.69'(C)
L5	N 89°58'09" W	348.46'(C)
L6	S 00°13'22" W	403.07'(C)
L7	N 88°45'44" W	535.54'(C)
L8	S 51°30'17" W	141.28'(C)
L9	S 79°41'43" W	204.23'(C)
L10	N 21°48'37" W	27.86'(C)
L11	N 61°28'30" E	232.66'(C)

LINE DATA		
No.	BEARING	DISTANCE
L12	N 75°25'49" E	157.57'(C)
L13	N 61°28'30" E	278.23'(C)
L14	S 77°16'29" W	95.49'(C)
L15	S 61°28'30" W	84.80'(C)
L16	N 00°11'47" E	137.34'(C)
L17	N 00°11'47" E	196.22'(C)
L18	N 77°56'58" E	151.72'(C)
L19	S 19°19'55" E	272.16'(C)
L20	S 61°28'30" W	232.66'(C)
L21	N 89°57'23" E	277.12'(C)
L22	S 21°48'37" E	542.63'(C)

CURVE DATA						
CURVE	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING	TANGENT BEARING
C1	15°37'13"(C)	2435.00'(C)	663.84'(C)	661.79'(C)	N72°35'56"E(C)	N80°24'33"E(C)
C2	03°18'50"(C)	2435.00'(C)	140.84'(C)	140.82'(C)	N63°07'55"E(C)	
C3	20°19'42"(C)	1517.00'(C)	538.23'(C)	535.41'(C)	S61°40'34"W(C)	S51°30'43"W(C)
C4	12°06'02"(C)	2375.00'(C)	501.59'(C)	500.66'(C)	N74°06'32"E(C)	N80°09'34"E(C)
C5	06°35'01"(C)	2375.00'(C)	272.91'(C)	272.76'(C)	N64°46'01"E(C)	N68°03'31"E(C)
C6	03°18'50"(C)	2435.00'(C)	140.84'(C)	140.82'(C)	S63°07'55"W(C)	
C7	15°37'13"(C)	2435.00'(C)	663.84'(C)	661.79'(C)	S72°35'56"W(C)	
C8	06°35'01"(C)	2375.00'(C)	272.91'(C)	272.76'(C)	S64°46'01"W(C)	
C9	12°06'02"(C)	2375.00'(C)	501.59'(C)	500.66'(C)	S74°06'32"W(C)	

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)		LAKE COUNTY	
			BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE:
			DRAWN	R. REBELLO 03/08/2023		SEE GENERAL NOTES, SHEET 9
REVISION	BY	DATE	CHECKED	M. SHATTO 03/21/2023	SECTION N/A	
					SHEET 8 OF 9	

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-120A**

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 BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, BEING NORTH 00°11'47" EAST, BASED ON THE FLORIDA STATE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-5589739 DATED 09/15/2022 AT 8:00 A.M.

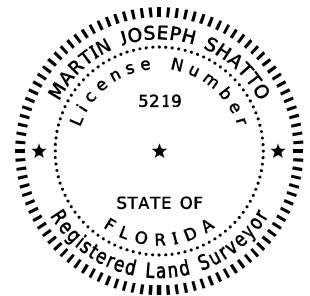
LEGEND

CHD. = CHORD DISTANCE	FPID = FINANCIAL PROJECT IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CL = CENTERLINE	IP = IRON PIPE	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	PT = POINT OF TANGENCY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	PROJ. = PROJECT
CO. = COUNTY	LB = LICENSED BUSINESS	R = RADIUS
COR. = CORNER	L/A = LIMITED ACCESS	RR = RAILROAD
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	RGE. = RANGE
CR = COUNTY ROAD	NO. = NUMBER	REF. = REFERENCE
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	R/W = RIGHT OF WAY
D = DEGREE	NL = NAIL	SEC. = SECTION
(D) = DEED DATA	N&D = NAIL & DISK	SELY = SOUTHEASTERLY
DB = DEED BOOK	NT = NON-TANGENT	SR = STATE ROAD
DR. = DRIVE	NTS = NOT TO SCALE	SQ.FT. = SQUARE FEET
ESMT. = EASEMENT	OR = OFFICIAL RECORD	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
FND. = FOUND	PG. = PAGE	TC = TANGENT TO CURVE
(F) = FIELD DATA	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	UE = UTILITY EASEMENT
	(P) = PLAT DATA	
	PB = PLAT BOOK	

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto Digitally signed by Martin J Shatto
Date: 2023.05.01 14:36:25 -04'00' DATE: 05/01/2023

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
NOT VALID WITHOUT DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SEE SHEETS 1 THRU 4 FOR LEGAL DESCRIPTIONS
SEE SHEETS 5 THRU 7 FOR SKETCH OF DESCRIPTIONS

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
	BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	R. REBELLO 03/08/2023	DATA SOURCE: SEE NOTE 3 ABOVE
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
			SECTION N/A SHEET 9 OF 9

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-120B
 PURPOSE: LIMITED ACCESS RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2160, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 NORTH 00°11'47" EAST, A DISTANCE OF 686.82 FEET TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2160 AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE NORTH 21°48'37" WEST, A DISTANCE OF 558.12 FEET; THENCE NORTH 82°52'46" EAST, A DISTANCE OF 106.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2435.00 FEET, A CHORD BEARING OF NORTH 81°38'39" EAST AND A CHORD DISTANCE OF 104.98 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°28'13", A DISTANCE OF 104.99 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE ALONG SAID EAST LINE SOUTH 00°11'47" WEST, A DISTANCE OF 546.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 516 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1.308 ACRES, MORE OR LESS.

SEE SHEET 4 FOR SKETCH OF DESCRIPTION
 SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
			BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
		DRAWN	R. REBELLO	03/09/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 7
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A	SHEET 1 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-120B
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2160, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 NORTH 00°11'47" EAST, A DISTANCE OF 1233.41 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2435.00 FEET, A CHORD BEARING OF SOUTH 81°38'39" WEST AND A CHORD DISTANCE OF 104.98 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 80°24'33" WEST WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°28'13", A DISTANCE OF 104.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°52'46" WEST, A DISTANCE OF 106.19 FEET TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2160; THENCE ALONG SAID WESTERLY LINE NORTH 21°48'37" WEST, A DISTANCE OF 58.89 FEET; THENCE NORTH 78°33'31" EAST, A DISTANCE OF 40.26 FEET; THENCE NORTH 82°52'46" EAST, A DISTANCE OF 80.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2375.00 FEET, A CHORD BEARING OF NORTH 81°31'10" EAST AND A CHORD DISTANCE OF 112.74 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°43'13", A DISTANCE OF 112.75 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE ALONG SAID EAST LINE SOUTH 00°11'47" WEST, A DISTANCE OF 60.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 13313 SQUARE FEET, MORE OR LESS.

SEE SHEET 5 FOR SKETCH OF DESCRIPTION
 SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)			LAKE COUNTY
				BY	DATE	DATA SOURCE:
			DRAWN	R. REBELLO	03/09/2023	SEE GENERAL NOTES, SHEET 7
			CHECKED	M. SHATTO	03/21/2023	
REVISION	BY	DATE				SECTION N/A
						SHEET 2 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-120B
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 3

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2160, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 NORTH 00°11'47" EAST, A DISTANCE OF 1294.32 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2375.00 FEET, A CHORD BEARING OF SOUTH 81°31'10" WEST AND A CHORD DISTANCE OF 112.74 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 80°09'34" WEST WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°43'13", A DISTANCE OF 112.75 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°52'46" WEST, A DISTANCE OF 80.98 FEET; THENCE SOUTH 78°33'31" WEST, A DISTANCE OF 40.26 FEET TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2160; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO COURSES: THENCE NORTH 21°48'37" WEST, A DISTANCE OF 77.57 FEET; THENCE NORTH 11°06'22" WEST, A DISTANCE OF 74.97 FEET; THENCE NORTH 38°42'41" EAST, A DISTANCE OF 253.19 FEET; THENCE NORTH 77°56'58" EAST, A DISTANCE OF 120.03 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE ALONG SAID EAST LINE SOUTH 00°11'47" WEST, A DISTANCE OF 333.56 FEET TO THE POINT OF BEGINNING.

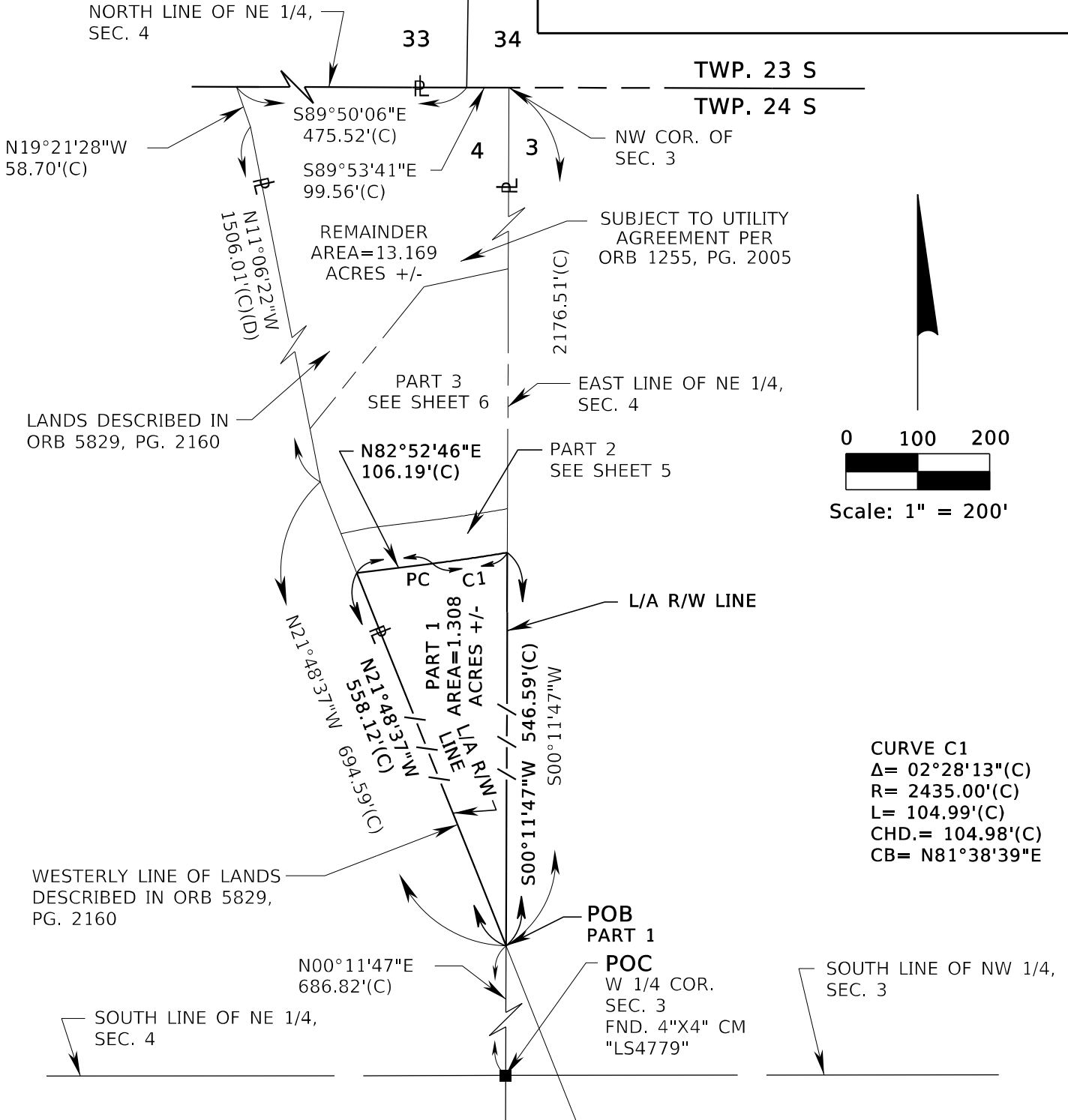
CONTAINING 1.688 ACRES, MORE OR LESS.

CONTAINING IN THE AGGREGATE 3.302 ACRES, MORE OR LESS.

SEE SHEET 6 FOR SKETCH OF DESCRIPTION
 SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
		DRAWN	R. REBELLO	03/09/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 7
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A	SHEET 3 OF 7

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-120B**



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

RGE. 26 E

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

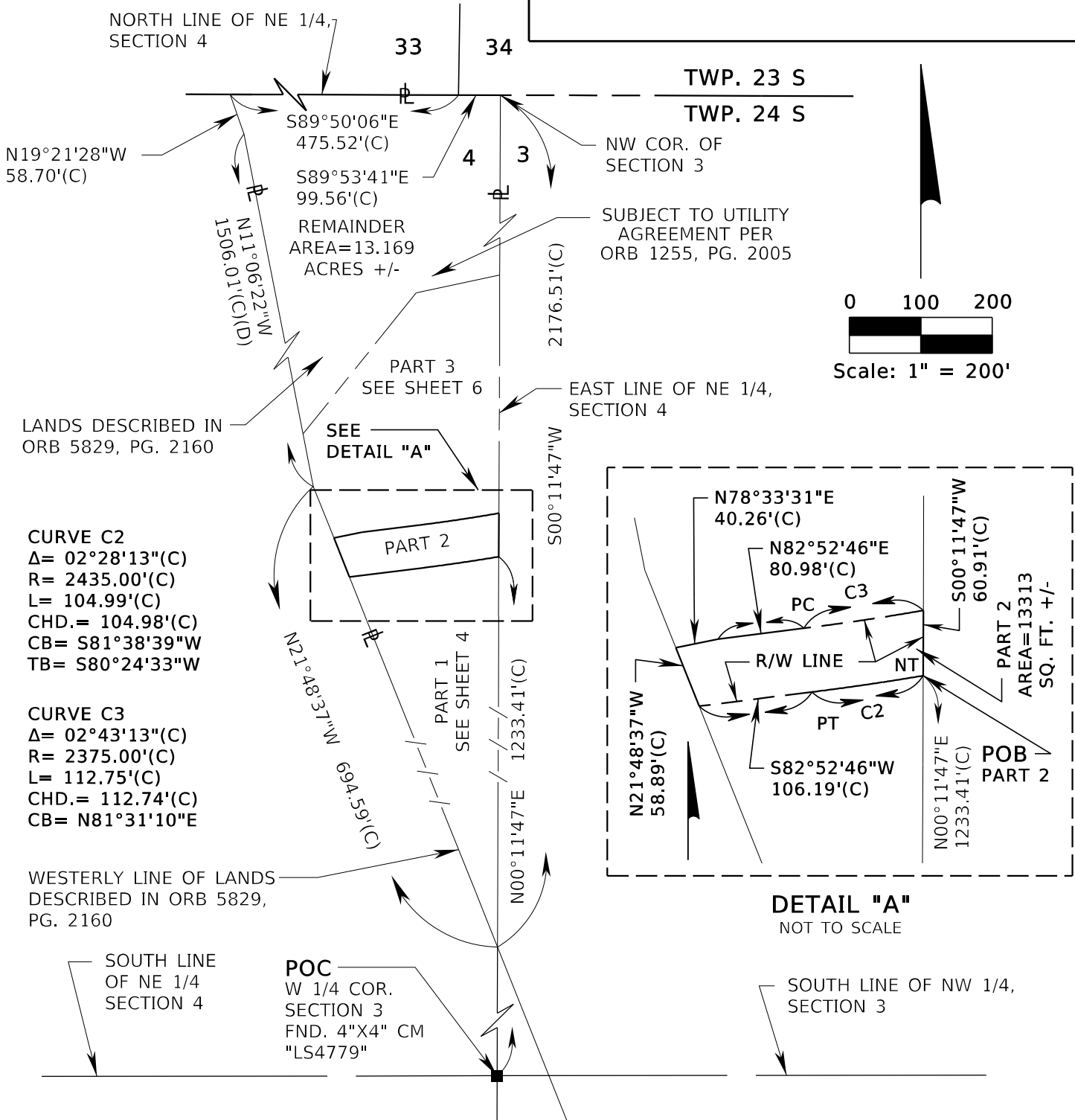
BY: WBO DESIGN & ENGINEERING, INC. LB7963
201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
DATE: 03/09/2023
DATA SOURCE: SEE GENERAL NOTES, SHEET 7

DRAWN: R. REBELLO
CHECKED: M. SHATTO
DATE: 03/21/2023

SECTION N/A SHEET 4 OF 7

REVISION BY DATE

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-120B**

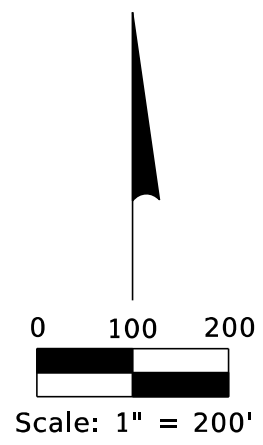
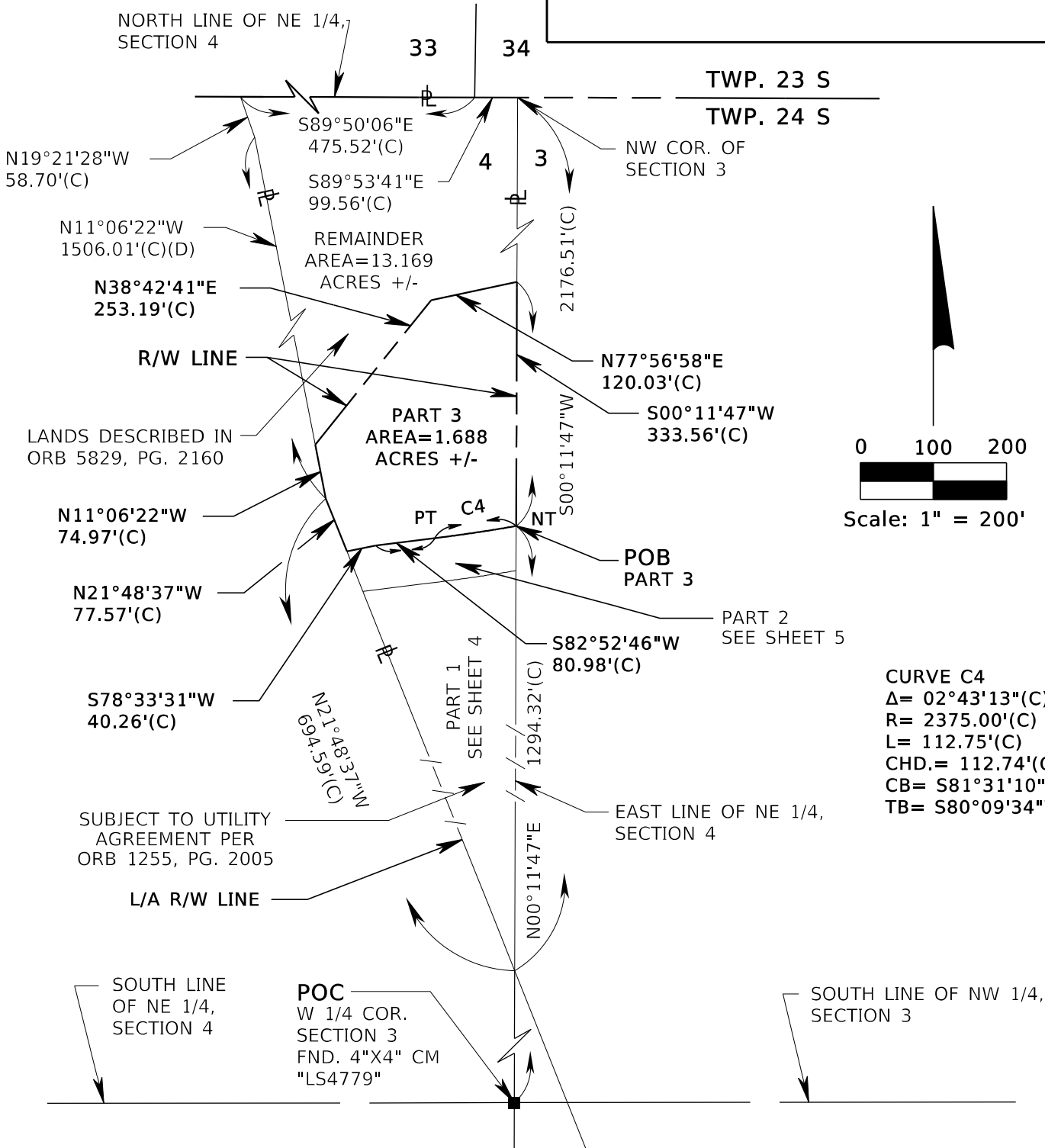


SEE SHEET 2 FOR LEGAL DESCRIPTION
SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

RGE. 26 E

CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)			LAKE COUNTY
	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	R. REBELLO 03/09/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 7
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
			SECTION N/A SHEET 5 OF 7

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-120B**



SEE SHEET 3 FOR LEGAL DESCRIPTION
SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

RGE. 26 E

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY	
	BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	R. REBELLO 03/09/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 7
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
		SECTION N/A	SHEET 6 OF 7

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-120B**

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 BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, BEING SOUTH 00°11'47" WEST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-5589487/R1 DATED SEPTEMBER 19, 2022 AT 8:00 A.M.

LEGEND

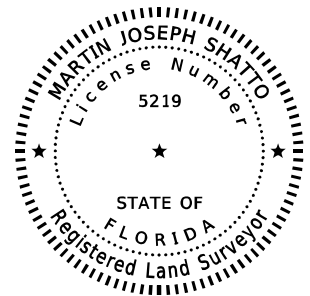
CHD. = CHORD DISTANCE	FPID = FINANCIAL PROJECT IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CL = CENTERLINE	IP = IRON PIPE	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	PT = POINT OF TANGENCY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	PROJ. = PROJECT
CO. = COUNTY	LB = LICENSED BUSINESS	R = RADIUS
COR. = CORNER	L/A = LIMITED ACCESS	RR = RAILROAD
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	RGE. = RANGE
CR = COUNTY ROAD	NO. = NUMBER	REF. = REFERENCE
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	R/W = RIGHT OF WAY
D = DEGREE	NL = NAIL	SEC. = SECTION
(D) = DEED DATA	N&D = NAIL & DISK	SELY = SOUTHEASTERLY
DB = DEED BOOK	NT = NON-TANGENT	SR = STATE ROAD
DR. = DRIVE	NTS = NOT TO SCALE	SQ.FT. = SQUARE FEET
ESMT. = EASEMENT	OR = OFFICIAL RECORD	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
FND. = FOUND	PG. = PAGE	TC = TANGENT TO CURVE
(F) = FIELD DATA	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	UE = UTILITY EASEMENT
	(P) = PLAT DATA	
	PB = PLAT BOOK	

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto Digitally signed by Martin J Shatto
Date: 2023.05.01 14:37:36 -04'00'

DATE: 05/01/2023

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
NOT VALID WITHOUT DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SEE SHEET 1-3 FOR LEGAL DESCRIPTIONS
SEE SHEET 4-6 FOR SKETCH OF DESCRIPTIONS

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
		BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE NOTE 3 ABOVE
		DRAWN	R. REBELLO 03/09/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO 03/21/2023	SECTION N/A
					SHEET 7 OF 7

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122A
 PURPOSE: LIMITED ACCESS RIGHT OF WAY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

PART 1

A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH IRON PIPE FILLED WITH CONCRETE AND NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST SOUTH 00°11'47" WEST, A DISTANCE OF 2176.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°11'47" WEST, A DISTANCE OF 27.77 FEET; THENCE SOUTH 79°41'43" WEST, A DISTANCE OF 1.83 FEET; THENCE SOUTH 73°45'23" WEST, A DISTANCE OF 488.24 FEET; THENCE SOUTH 67°00'37" WEST, A DISTANCE OF 142.18 FEET; THENCE SOUTH 82°25'22" WEST, A DISTANCE OF 209.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING OF SOUTH 59°10'51" WEST AND A CHORD DISTANCE OF 35.52 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°29'02", A DISTANCE OF 36.51 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 35°56'20" WEST, A DISTANCE OF 144.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING OF SOUTH 24°42'05" WEST AND A CHORD DISTANCE OF 17.54 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°28'31", A DISTANCE OF 17.65 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°27'49" WEST, A DISTANCE OF 127.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING OF SOUTH 01°39'35" EAST AND A CHORD DISTANCE OF 23.48 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°14'49", A DISTANCE OF 23.76 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 16°46'59" EAST, A DISTANCE OF 148.45 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE SOUTH 16°46'59" EAST, A DISTANCE OF 212.44 FEET; THENCE SOUTH 43°40'15" EAST, A DISTANCE OF 98.45 FEET; THENCE SOUTH 24°28'59" EAST, A DISTANCE OF 423.89 FEET; THENCE SOUTH 27°01'30" EAST, A DISTANCE OF 9.75 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°58'23" WEST, A DISTANCE OF 66.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 11200-2509; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: THENCE NORTH 28°31'04" WEST, A DISTANCE OF 498.83 FEET; THENCE SOUTH 60°38'13" WEST, A DISTANCE OF 22.16 FEET; THENCE NORTH 28°30'58" WEST, A DISTANCE OF 274.70 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

CONTINUED ON SHEET 2

SEE SHEET 11 FOR SKETCH OF DESCRIPTION
 SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
			BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
		DRAWN	J. J PIERRE	03/21/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 18
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A	SHEET 1 OF 18

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122A
 PURPOSE: LIMITED ACCESS RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 1: CONTINUED FROM SHEET 1

THENCE NORTH 28°30'58" WEST, A DISTANCE OF 145.88 FEET; THENCE NORTH 61°28'12" EAST, A DISTANCE OF 107.91 FEET; THENCE NORTH 12°16'11" WEST, A DISTANCE OF 40.25 FEET; THENCE NORTH 07°17'11" EAST, A DISTANCE OF 179.70 FEET; THENCE NORTH 17°25'19" EAST, A DISTANCE OF 294.56 FEET; THENCE NORTH 28°31'48" WEST, A DISTANCE OF 344.37 FEET; THENCE NORTH 78°23'07" WEST, A DISTANCE OF 101.58 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 384.00 FEET, A CHORD BEARING OF NORTH 76°28'47" EAST AND A CHORD DISTANCE OF 32.36 FEET; THENCE FROM A TANGENT BEARING OF NORTH 78°53'42" EAST, EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°49'49", A DISTANCE OF 32.37 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°03'53" EAST, A DISTANCE OF 300.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2657.00 FEET, A CHORD BEARING OF NORTH 78°28'20" EAST AND A CHORD DISTANCE OF 408.37 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°48'53", A DISTANCE OF 408.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 82°52'46" EAST, A DISTANCE OF 274.79 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51; THENCE ALONG SAID EASTERLY LINE SOUTH 21°48'37" EAST, A DISTANCE OF 558.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 516 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 16.405 ACRES, MORE OR LESS.

SEE SHEET 11 FOR SKETCH OF DESCRIPTION
 SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)			LAKE COUNTY
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	J. J PIERRE	03/21/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 18
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A
						SHEET 2 OF 18

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

PART 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH IRON PIPE FILLED WITH CONCRETE AND NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST NORTH 89°53'41" WEST, A DISTANCE OF 99.56 FEET TO SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 4 NORTH 89°50'06" WEST, A DISTANCE OF 475.52 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 4 NORTH 89°50'06" WEST, A DISTANCE 1822.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 20°22'16" EAST, A DISTANCE OF 196.56 FEET; THENCE SOUTH 62°43'57" EAST, A DISTANCE OF 37.01 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14840.00 FEET, A CHORD BEARING OF SOUTH 23°45'46" EAST AND A CHORD DISTANCE OF 472.29 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 22°51'04" EAST SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°49'25", A DISTANCE OF 472.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14867.00 FEET, A CHORD BEARING OF SOUTH 24°50'45" EAST AND A CHORD DISTANCE OF 76.73 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 24°41'52" EAST SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'45", A DISTANCE OF 76.73 FEET; THENCE CONTINUE ALONG SAID CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14867.00 FEET, A CHORD BEARING OF SOUTH 26°29'09" EAST, AND A CHORD DISTANCE OF 774.35 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°59'05", OF A DISTANCE OF 774.44 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°58'41" EAST, A DISTANCE OF 374.36 FEET; THENCE SOUTH 85°42' 39" WEST, A DISTANCE OF 32.40 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 384.00 FEET, A CHORD BEARING OF SOUTH 62°13'18" EAST AND A CHORD DISTANCE OF 317.71 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 37°47'05" EAST SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°52'25", A DISTANCE OF 327.55 FEET TO THE WESTERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE COURSES: THENCE SOUTH 73°20'46" WEST, A DISTANCE OF 49.70 FEET; THENCE SOUTH 66°24'21" WEST, A DISTANCE OF 126.57 FEET; THENCE SOUTH 61°27'47" WEST, A DISTANCE OF 83.84 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 11200-2509;

CONTINUED ON SHEET 4

SEE SHEET 12 FOR SKETCH OF DESCRIPTION
 SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)			LAKE COUNTY
		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300 DATA SOURCE: SEE GENERAL NOTES, SHEET 18	
		DRAWN	J. J PIERRE 03/21/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO 03/21/2023	SECTION N/A
					SHEET 3 OF 18

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 2: CONTINUED FROM SHEET 3

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT COURSES: THENCE NORTH 28°31'48" WEST, A DISTANCE OF 527.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 11327.71 FEET A CHORD BEARING OF NORTH 26°55'12" WEST AND A CHORD DISTANCE OF 636.53 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°13'12", A DISTANCE OF 636.61 FEET; THENCE NORTH 64°41'24" EAST, A DISTANCE OF 9.86 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 11317.85 FEET, A CHORD BEARING OF NORTH 24°33'29" WEST AND A CHORD DISTANCE OF 297.01 FEET; THENCE FROM A TANGENT BEARING OF NORTH 25°18'36" WEST, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°30'13", A DISTANCE OF 297.01 FEET; THENCE SOUTH 67°30'49" WEST, A DISTANCE OF 4.95 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 11322.80 FEET, A CHORD BEARING OF NORTH 22°18'09" WEST AND A CHORD DISTANCE OF 594.11 FEET; THENCE FROM A TANGENT BEARING OF NORTH 23°48'21" WEST, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'24", A DISTANCE OF 594.18 FEET; THENCE NORTH 69°12'03" EAST, A DISTANCE OF 15.09 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 11307.71 FEET, A CHORD BEARING OF NORTH 20°27'47" WEST AND A CHORD DISTANCE OF 132.61 FEET; THENCE FROM A TANGENT BEARING OF NORTH 20°47'57" WEST, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'19", A DISTANCE OF 132.61 FEET TO THE NORTH LINE OF AFOREMENTIONED SECTION 4; THENCE ALONG SAID NORTH LINE SOUTH 89°50'06" EAST, A DISTANCE OF 60.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.331 ACRES, MORE OR LESS.

SEE SHEET 12 FOR SKETCH OF DESCRIPTION
 SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY	
				WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
				DATA SOURCE: SEE GENERAL NOTES, SHEET 18	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A SHEET 4 OF 18	

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

PART 3

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH IRON PIPE FILLED WITH CONCRETE AND NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST NORTH 89°53'41" WEST, A DISTANCE OF 99.56 FEET TO SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89°50'06" WEST, A DISTANCE 475.52 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51; THENCE ALONG THE EASTERLY LINE OF SAID LANDS SOUTH 19°21'28" EAST, A DISTANCE OF 58.70 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE SOUTH 11°06'22" EAST, A DISTANCE OF 1506.01 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE SOUTH 21°48'37" EAST, A DISTANCE OF 77.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY LINE SOUTH 21°48'37" EAST, A DISTANCE OF 58.89 FEET; THENCE SOUTH 82°52'46" WEST, A DISTANCE OF 274.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2657.00 FEET, A CHORD BEARING OF SOUTH 78°28'20" WEST AND A CHORD DISTANCE OF 408.37 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°48'53", A DISTANCE OF 408.77 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74°03'53" WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 384.00 FEET A CHORD BEARING OF SOUTH 76°28'47" WEST AND A CHORD DISTANCE OF 32.36 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°49'49", A DISTANCE OF 32.37 FEET TO A POINT ON TO THE WESTERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID WESTERLY LINE NORTH 78°23'07" WEST, A DISTANCE OF 45.08 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE SOUTH 73°20'46" WEST, A DISTANCE OF 54.48 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 384.00 FEET, A CHORD BEARING OF NORTH 62°13'18" WEST AND A CHORD DISTANCE OF 317.71 FEET; THENCE FROM A TANGENT BEARING OF NORTH 86°39'30" WEST NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°52'25", A DISTANCE OF 327.55 FEET; THENCE NORTH 85°42'39" EAST, A DISTANCE OF 52.17 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 341.71 FEET, A CHORD BEARING OF SOUTH 74°16' 36" EAST AND A CHORD DISTANCE OF 358.70 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 42°37'05" EAST, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°19'02", A DISTANCE OF 377.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°03'53" EAST, A DISTANCE OF 300.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2699.29 FEET, A CHORD BEARING OF NORTH 78°28'20" EAST AND A CHORD DISTANCE OF 414.87 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°48'53", A DISTANCE OF 415.28 FEET TO THE POINT OF TANGENCY; THENCE NORTH 82°52'46" EAST, A DISTANCE OF 65.63 FEET; THENCE NORTH 78°33'31" EAST, A DISTANCE OF 194.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.373 ACRES, MORE OR LESS.

SEE SHEET 13 FOR SKETCH OF DESCRIPTION
 SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY	
		BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE:
		DRAWN	J. J PIERRE 03/21/2023		SEE GENERAL NOTES, SHEET 18
REVISION	BY	DATE	CHECKED	M. SHATTO 03/21/2023	SECTION N/A SHEET 5 OF 18

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 4

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH IRON PIPE FILLED WITH CONCRETE AND NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 24 EAST, RANGE 26 EAST NORTH 89°53'41" WEST, A DISTANCE OF 99.56 FEET TO SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89°50'06" WEST, A DISTANCE 475.52 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3788, PAGE 51; THENCE ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3788, PAGE 51 SOUTH 19°21'28' EAST, A DISTANCE OF 58.70 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE SOUTH 11°06'22" EAST, A DISTANCE OF 1431.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY LINE SOUTH 11°06'22" EAST, A DISTANCE OF 74.97 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE SOUTH 21°48'37" EAST, A DISTANCE OF 77.57 FEET; THENCE SOUTH 78°33'31" WEST, A DISTANCE OF 194.78 FEET; THENCE NORTH 38°42'41" EAST, A DISTANCE OF 236.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 14193 SQUARE FEET, MORE OR LESS.

SEE SHEET 14 FOR SKETCH OF DESCRIPTION
 SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)			LAKE COUNTY
				BY	DATE	DATA SOURCE:
			DRAWN	J. J PIERRE	03/21/2023	SEE GENERAL NOTES, SHEET 18
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A
						SHEET 6 OF 18

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 5

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH IRON PIPE FILLED WITH CONCRETE AND NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST SOUTH 00°11'47" WEST, A DISTANCE OF 2204.28; THENCE SOUTH 79°41'43" WEST, A DISTANCE 1.83 FEET; THENCE SOUTH 73°45'23" EAST, A DISTANCE OF 488.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42°29'20" EAST, A DISTANCE OF 360.92 FEET; THENCE SOUTH 10°39'32" EAST, A DISTANCE OF 140.75 FEET; THENCE SOUTH 22°48'30" WEST, A DISTANCE OF 128.16 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE SOUTH 22°48'30" WEST, A DISTANCE OF 133.56 FEET; THENCE SOUTH 49°08'13" WEST, A DISTANCE OF 251.52 FEET; THENCE NORTH 83°27'15" WEST, A DISTANCE OF 281.25 FEET; THENCE SOUTH 39°46'47" WEST, A DISTANCE OF 26.31 FEET; THENCE NORTH 43°40'15" WEST, A DISTANCE OF 98.45 FEET; THENCE NORTH 16°46'59" WEST, A DISTANCE OF 212.44 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE NORTH 16°46'59" WEST, A DISTANCE OF 148.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING OF NORTH 01°39'35" WEST AND A CHORD DISTANCE OF 23.48 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°14'49", A DISTANCE OF 23.76 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13°27'49" EAST, A DISTANCE OF 127.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING OF NORTH 24°42'05" EAST AND A CHORD DISTANCE OF 17.54 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°28'31", A DISTANCE OF 17.65 FEET TO THE POINT OF TANGENCY; THENCE NORTH 35°56'20" EAST, A DISTANCE OF 144.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING OF NORTH 59°10'51" EAST AND A CHORD DISTANCE OF 35.52 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°29'02", A DISTANCE OF 36.51 FEET TO THE POINT OF TANGENCY; THENCE NORTH 82°25'22" EAST, A DISTANCE OF 209.49 FEET; THENCE NORTH 67°00'37" EAST, A DISTANCE OF 142.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.351 ACRES, MORE OR LESS.

SEE SHEET 15 FOR SKETCH OF DESCRIPTION
 SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY	
				WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
				DATA SOURCE: SEE GENERAL NOTES, SHEET 18	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A SHEET 7 OF 18	

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

PART 6

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH IRON PIPE FILLED WITH CONCRETE AND NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST NORTH 89°53'41" WEST, A DISTANCE OF 99.56 FEET TO SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89°50'06" WEST, A DISTANCE OF 475.52 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 4 NORTH 89°50'06" WEST A DISTANCE OF 1822.45 FEET; THENCE SOUTH 20°22'16" EAST, A DISTANCE OF 196.56 FEET; THENCE SOUTH 62°43'57" EAST, A DISTANCE OF 37.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67°08'56" EAST, A DISTANCE OF 363.64 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 413.38 FEET; THENCE SOUTH 03°59'03" EAST, A DISTANCE OF 136.58 FEET; THENCE SOUTH 12°19'44" WEST, A DISTANCE OF 312.91 FEET; THENCE SOUTH 54°08'29" WEST, A DISTANCE OF 188.35 FEET; THENCE SOUTH 81°09'50" WEST, A DISTANCE OF 160.39 FEET; THENCE NORTH 71°49'33" WEST, A DISTANCE OF 142.92 FEET; THENCE SOUTH 52°40'26" WEST, A DISTANCE OF 67.82 FEET; THENCE NORTH 23°45'46" WEST, A DISTANCE OF 472.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.656 ACRES, MORE OR LESS.

PART 7

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH IRON PIPE FILLED WITH CONCRETE AND NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST SOUTH 00°11'47" WEST, A DISTANCE OF 2863.33 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 CONTINUE SOUTH 00°11'47" WEST, A DISTANCE OF 576.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°11'47" WEST, A DISTANCE OF 93.99 FEET TO THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51; THENCE ALONG SAID SOUTH LINE SOUTH 89°58'23" WEST, A DISTANCE OF 33.24 FEET; THENCE NORTH 00°00'05" EAST, A DISTANCE OF 94.00 FEET; THENCE SOUTH 89°59'55" EAST A DISTANCE OF 33.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 3139 SQUARE FEET, MORE OR LESS

CONTAINING IN THE AGGREGATE 41.514 ACRES, MORE OR LESS.

SEE SHEETS 16 & 17 FOR SKETCH OF DESCRIPTION
 SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
		BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 18
		DRAWN	J. J PIERRE 03/21/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO 03/21/2023	SECTION N/A
					SHEET 8 OF 18

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122A
 PURPOSE: LIMITED ACCESS RIGHTS ONLY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 8:

ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

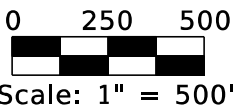
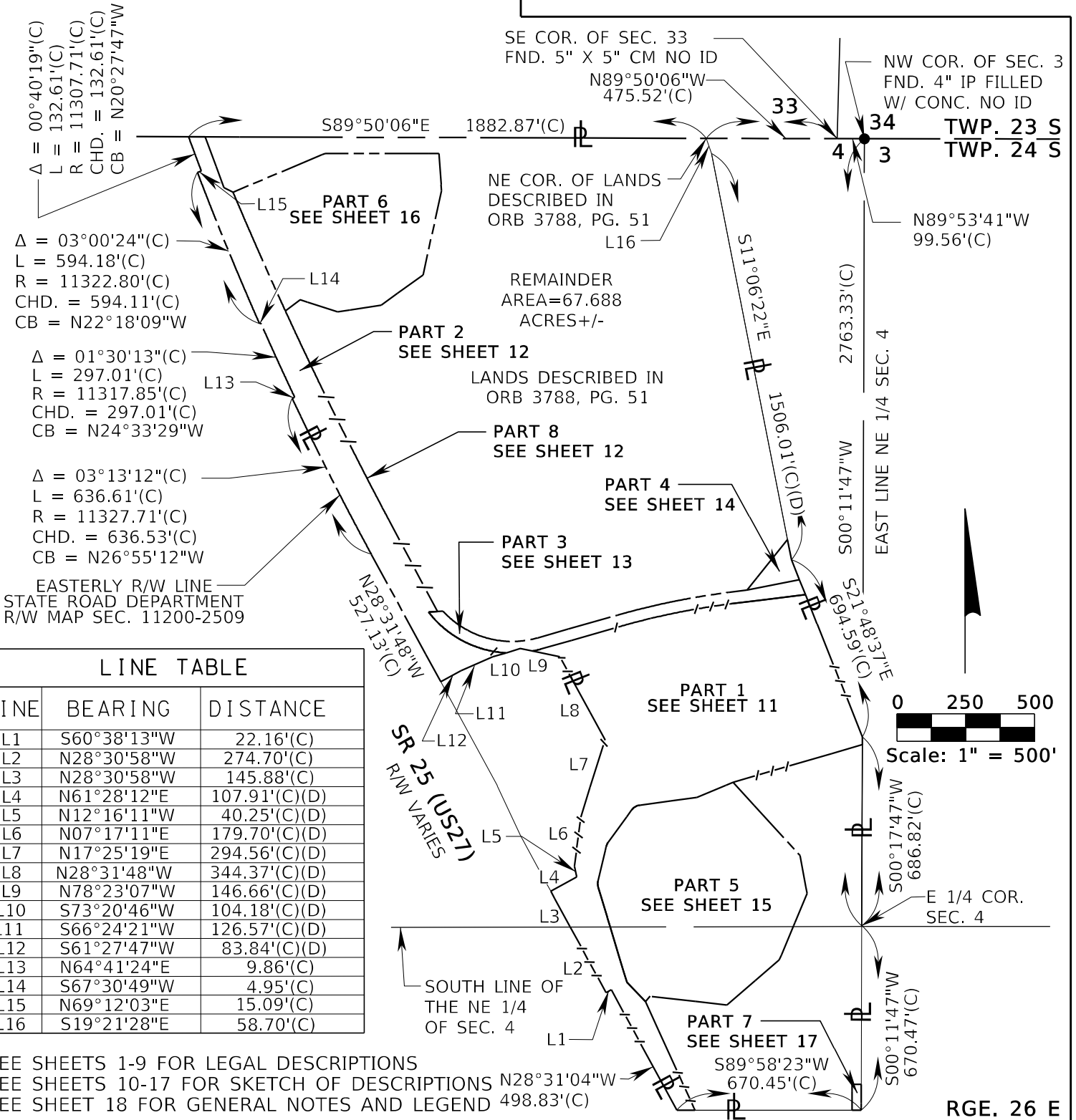
COMMENCE AT A FOUND 4-INCH IRON PIPE FILLED WITH CONCRETE AND NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE NORTH LINE OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST NORTH 89°53'41" WEST, A DISTANCE OF 99.56 FEET TO SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 4 NORTH 89°50'06" WEST, A DISTANCE OF 475.52 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 4 NORTH 89°50'06" WEST, A DISTANCE 1822.45 FEET; THENCE SOUTH 20°22'16" EAST, A DISTANCE OF 196.56 FEET; THENCE SOUTH 62°43'57" EAST, A DISTANCE OF 37.01 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14840.00 FEET, A CHORD BEARING OF SOUTH 23°45'46" EAST AND A CHORD DISTANCE OF 472.29 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 22°51'04" EAST SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°49'25", A DISTANCE OF 472.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14867.00 FEET, A CHORD BEARING OF SOUTH 24°50'45" EAST AND A CHORD DISTANCE OF 76.73 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 24°41'52" EAST SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'45", A DISTANCE OF 76.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14867.00 FEET, A CHORD BEARING OF SOUTH 26°29'09" EAST, AND A CHORD DISTANCE OF 774.35 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°59'05", OF A DISTANCE OF 774.44 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°58'41" EAST, A DISTANCE OF 374.36 FEET TO THE POINT OF TERMINUS.

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

SEE SHEET 12 FOR SKETCH OF DESCRIPTION
 SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 18
		DRAWN	J. J PIERRE 03/21/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO 03/21/2023	SECTION N/A
					SHEET 9 OF 18

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-122A**



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S60°38'13"W	22.16'(C)
L2	N28°30'58"W	274.70'(C)
L3	N28°30'58"W	145.88'(C)
L4	N61°28'12"E	107.91'(C)(D)
L5	N12°16'11"W	40.25'(C)(D)
L6	N07°17'11"E	179.70'(C)(D)
L7	N17°25'19"E	294.56'(C)(D)
L8	N28°31'48"W	344.37'(C)(D)
L9	N78°23'07"W	146.66'(C)(D)
L10	S73°20'46"W	104.18'(C)(D)
L11	S66°24'21"W	126.57'(C)(D)
L12	S61°27'47"W	83.84'(C)(D)
L13	N64°41'24"E	9.86'(C)
L14	S67°30'49"W	4.95'(C)
L15	N69°12'03"E	15.09'(C)
L16	S19°21'28"E	58.70'(C)

SEE SHEETS 1-9 FOR LEGAL DESCRIPTIONS
SEE SHEETS 10-17 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

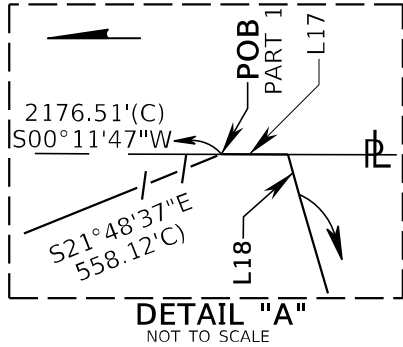
RGE. 26 E

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 18
			DRAWN	J. J PIERRE	03/21/2023		
						SECTION N/A	SHEET 10 OF 18

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-122A**



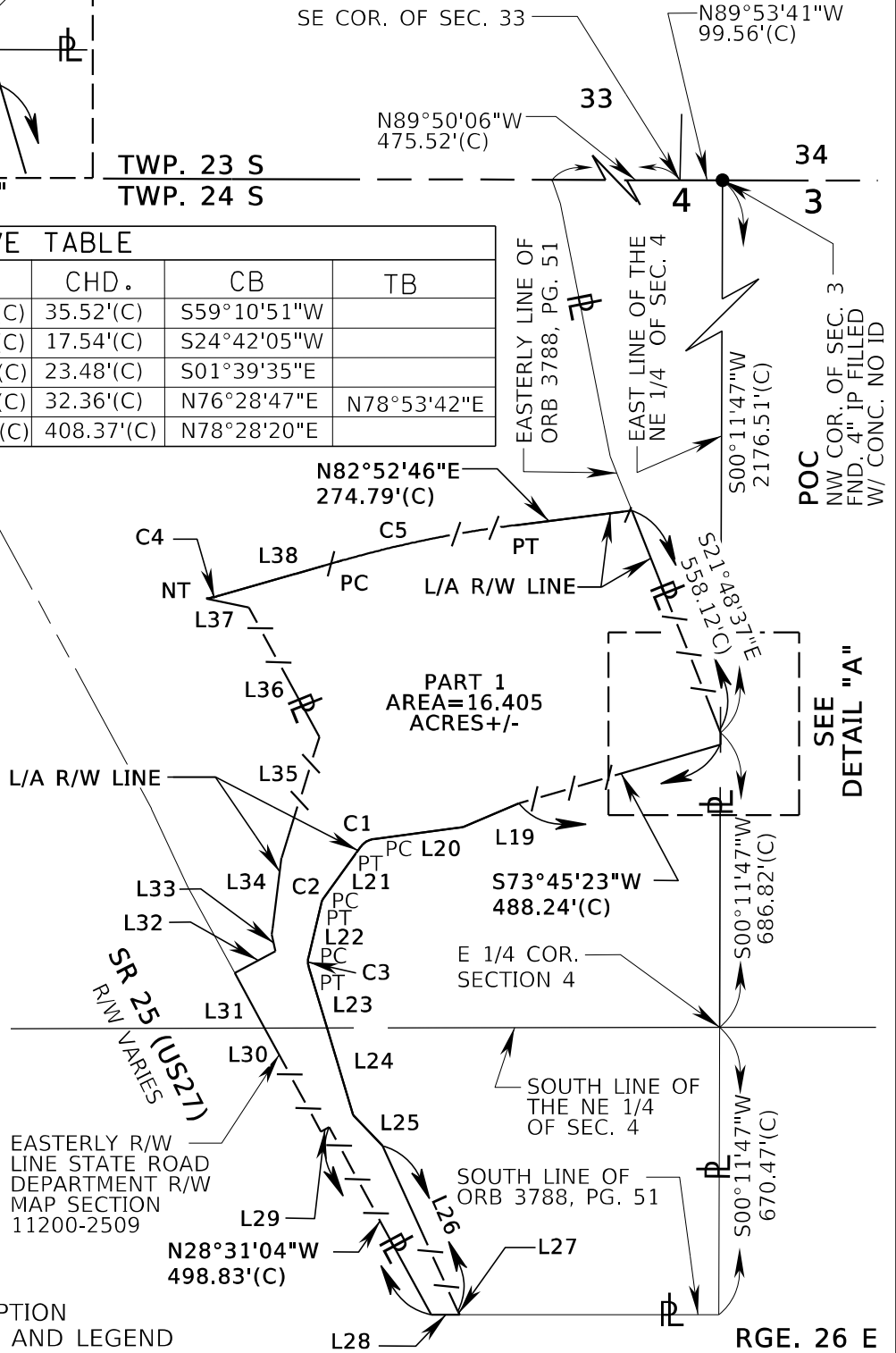
TWP. 23 S
TWP. 24 S

SE COR. OF SEC. 33
N89°53'41"W
99.56'(C)

N89°50'06"W
475.52'(C)

CURVE TABLE						
NO.	DELTA	R	L	CHD.	CB	TB
C1	46°29'02"(C)	45.00'(C)	36.51'(C)	35.52'(C)	S59°10'51"W	
C2	22°28'31"(C)	45.00'(C)	17.65'(C)	17.54'(C)	S24°42'05"W	
C3	30°14'49"(C)	45.00'(C)	23.76'(C)	23.48'(C)	S01°39'35"E	
C4	04°49'49"(C)	384.00'(C)	32.37'(C)	32.36'(C)	N76°28'47"E	N78°53'42"E
C5	08°48'53"(C)	2657.00'(C)	408.77'(C)	408.37'(C)	N78°28'20"E	

LINE TABLE		
LINE	BEARING	DISTANCE
L17	S00°11'47"W	27.77'(C)
L18	S79°41'43"W	1.83'(C)
L19	S67°00'37"W	142.18'(C)
L20	S82°25'22"W	209.49'(C)
L21	S35°56'20"W	144.77'(C)
L22	S13°27'49"W	127.24'(C)
L23	S16°46'59"E	148.45'(C)
L24	S16°46'59"E	212.44'(C)
L25	S43°40'15"E	98.45'(C)
L26	S24°28'59"E	423.89'(C)
L27	S27°01'30"E	9.75'(C)
L28	S89°58'23"W	66.45'(C)
L29	S60°38'13"W	22.16'(C)
L30	N28°30'58"W	274.70'(C)
L31	N28°30'58"W	145.88'(C)
L32	N61°28'12"E	107.91'(C)(D)
L33	N12°16'11"W	40.25'(C)(D)
L34	N07°17'11"E	179.70'(C)(D)
L35	N17°25'19"E	294.56'(C)(D)
L36	N28°31'48"W	344.37'(C)(D)
L37	N78°23'07"W	101.58'(C)
L38	N74°03'53"E	300.00'(C)



SEE SHEETS 1-2 FOR LEGAL DESCRIPTION
SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

BY: J. J. PIERRE DATE: 03/21/2023
DRAWN: J. J. PIERRE DATE: 03/21/2023
CHECKED: M. SHATTO DATE: 03/21/2023

WBQ DESIGN & ENGINEERING, INC. LB7963
201 N MAGNOLIA AVE, SUITE 200, ORLANDO,
FLORIDA, 32801, PHONE: (407) 839-4300

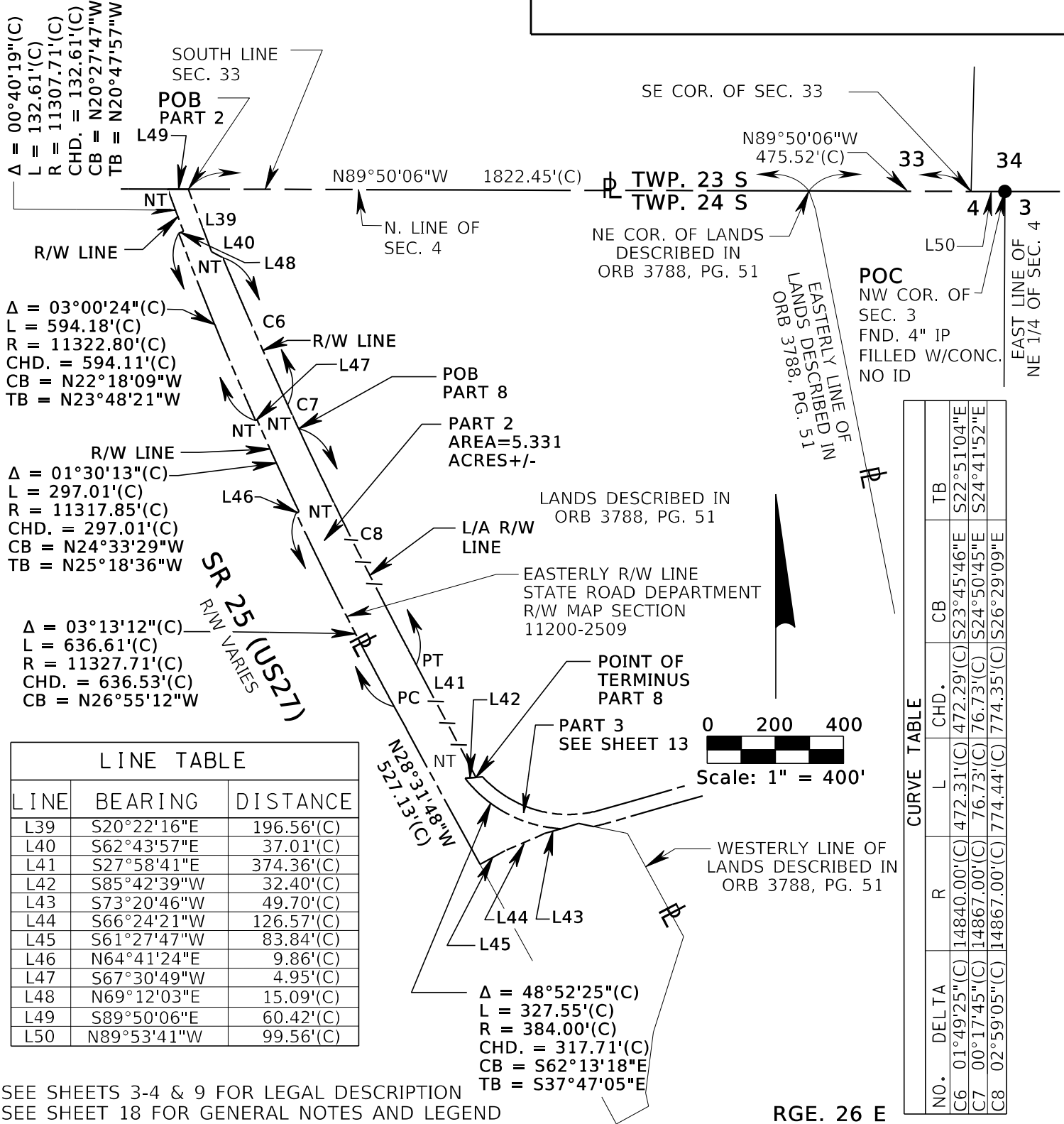
DATA SOURCE:
SEE GENERAL NOTES, SHEET 18

REVISION BY DATE

CHECKED M. SHATTO 03/21/2023

SECTION N/A SHEET 11 OF 18

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-122A**



LINE TABLE		
LINE	BEARING	DISTANCE
L39	S20°22'16"E	196.56'(C)
L40	S62°43'57"E	37.01'(C)
L41	S27°58'41"E	374.36'(C)
L42	S85°42'39"W	32.40'(C)
L43	S73°20'46"W	49.70'(C)
L44	S66°24'21"W	126.57'(C)
L45	S61°27'47"W	83.84'(C)
L46	N64°41'24"E	9.86'(C)
L47	S67°30'49"W	4.95'(C)
L48	N69°12'03"E	15.09'(C)
L49	S89°50'06"E	60.42'(C)
L50	N89°53'41"W	99.56'(C)

CURVE TABLE				
NO.	DELTA	R	CHD.	TB
C6	01°49'25"(C)	14840.00'(C)	472.29'(C)	S23°45'46"E S22°51'04"E
C7	00°17'45"(C)	14867.00'(C)	76.73'(C)	S24°50'45"E S24°41'52"E
C8	02°59'05"(C)	14867.00'(C)	774.44'(C)	S26°29'09"E S26°29'09"E

SEE SHEETS 3-4 & 9 FOR LEGAL DESCRIPTION
SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

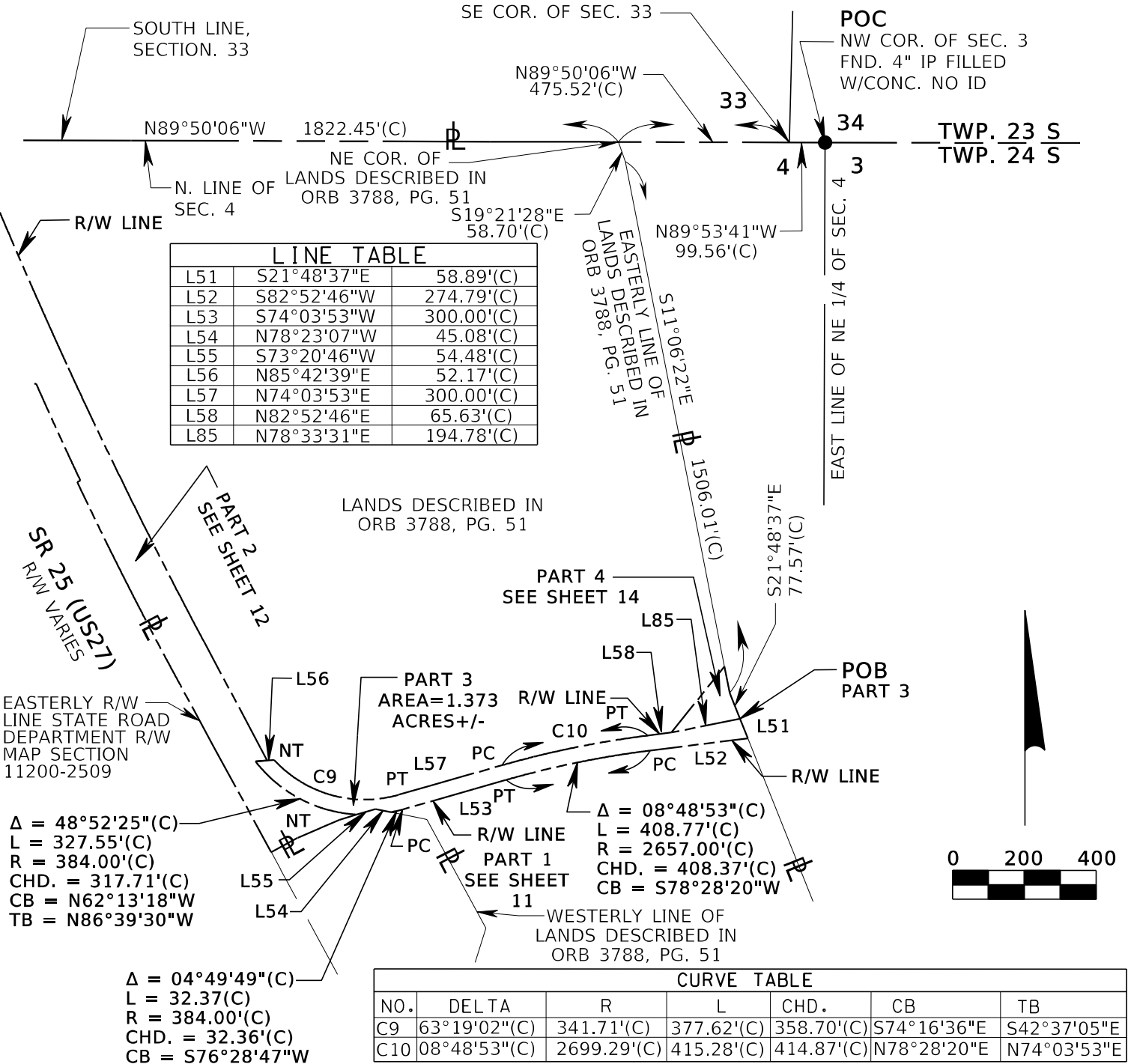
RGE. 26 E

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

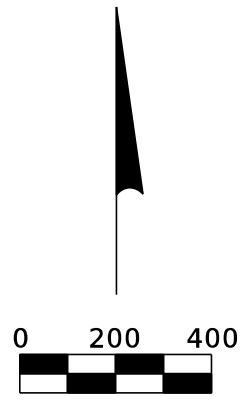
STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 18
DRAWN	J. J PIERRE 03/21/2023		
CHECKED	M. SHATTO 03/21/2023		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122A



SEE SHEET 5 FOR LEGAL DESCRIPTION
 SEE SHEET 18 FOR GENERAL NOTES AND LEGEND



RGE. 26 E

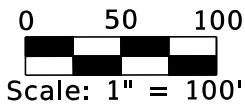
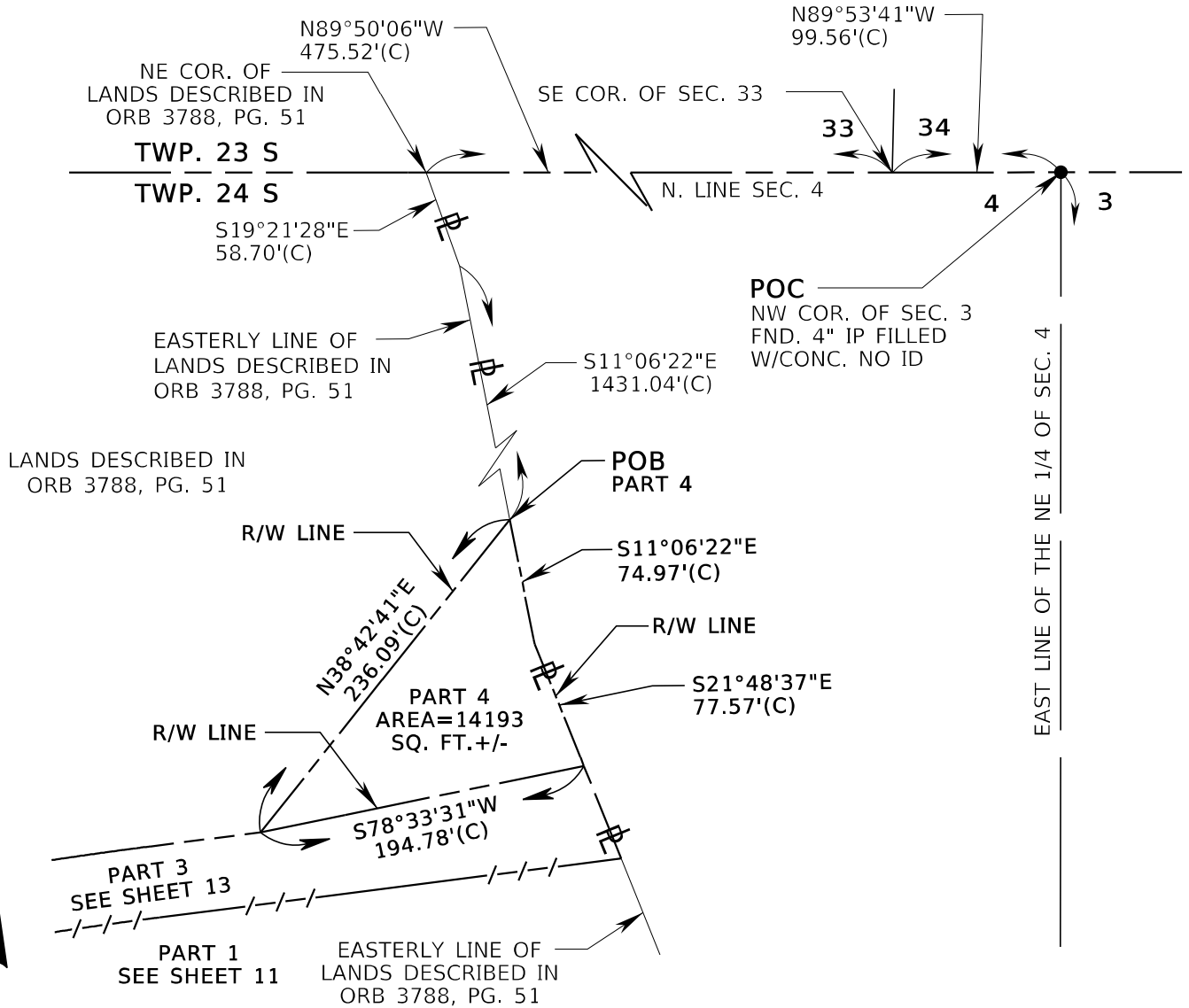
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 18
DRAWN	J. J PIERRE 03/21/2023		
CHECKED	M. SHATTO 03/21/2023	SECTION N/A	SHEET 13 OF 18

REVISION	BY	DATE

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122A



SEE SHEET 6 FOR LEGAL DESCRIPTION
 SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

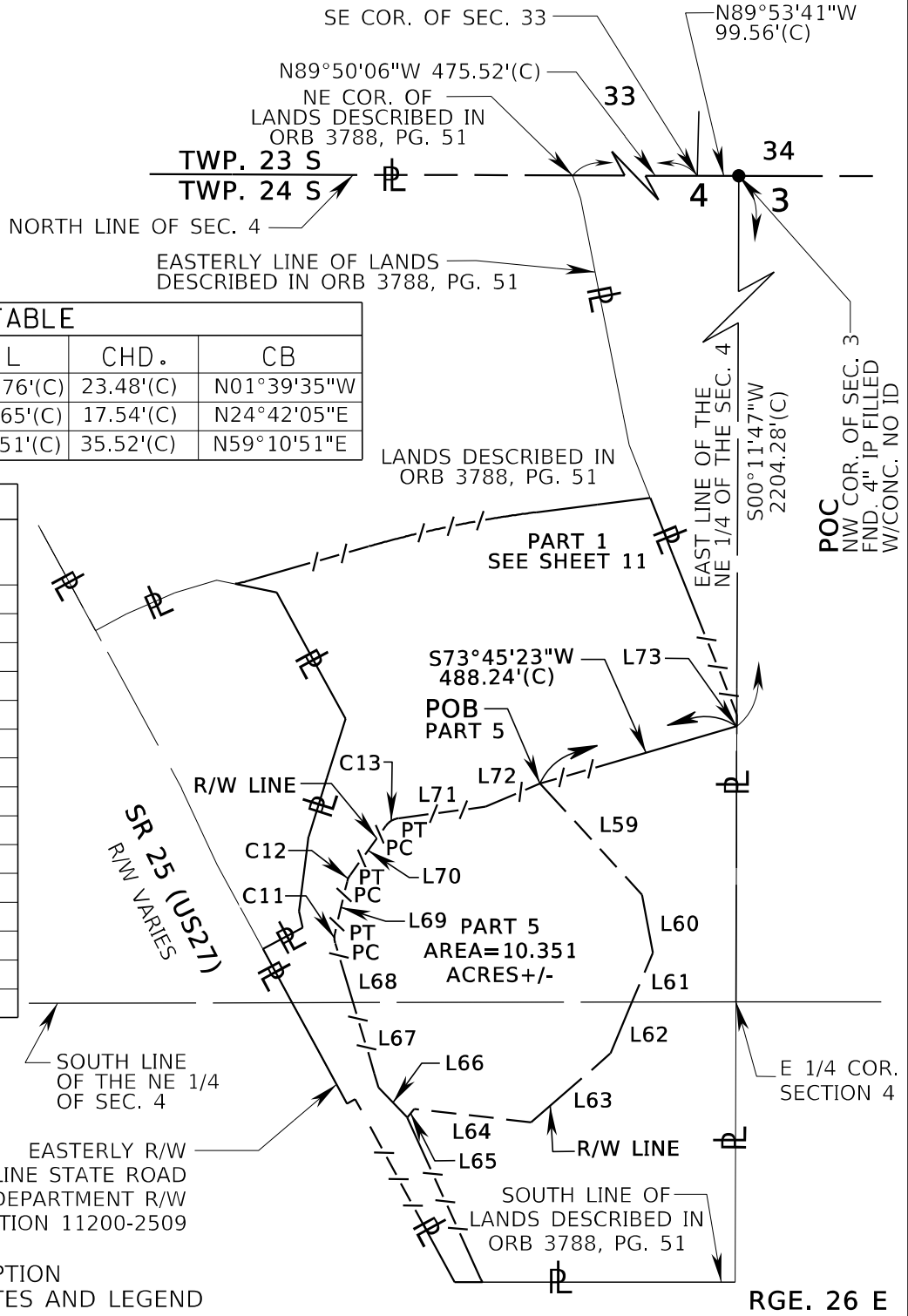
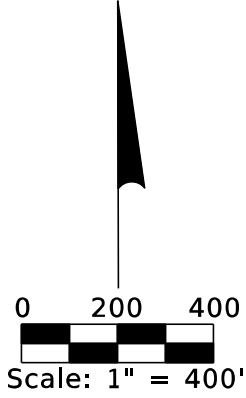
RGE. 26 E

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

DRAWN		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801. PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 18
CHECKED		M. SHATTO	03/21/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A	SHEET 14 OF 18

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-122A**



CURVE TABLE

NO.	DELTA	R	L	CHD.	CB
C11	30°14'49"(C)	45.00'(C)	23.76'(C)	23.48'(C)	N01°39'35"W
C12	22°28'31"(C)	45.00'(C)	17.65'(C)	17.54'(C)	N24°42'05"E
C13	46°29'02"(C)	45.00'(C)	36.51'(C)	35.52'(C)	N59°10'51"E

LINE TABLE

LINE	BEARING	DISTANCE
L59	S42°29'20"E	360.92'(C)
L60	S10°39'32"E	140.75'(C)
L61	S22°48'30"W	128.16'(C)
L62	S22°48'30"W	133.56'(C)
L63	S49°08'13"W	251.52'(C)
L64	N83°27'15"W	281.25'(C)
L65	S39°46'47"W	26.31'(C)
L66	N43°40'15"W	98.45'(C)
L67	N16°46'59"W	212.44'(C)
L68	N16°46'59"W	148.45'(C)
L69	N13°27'49"E	127.24'(C)
L70	N35°56'20"E	144.77'(C)
L71	N82°25'22"E	209.49'(C)
L72	N67°00'37"E	142.18'(C)
L73	S79°41'43"W	1.83'(C)

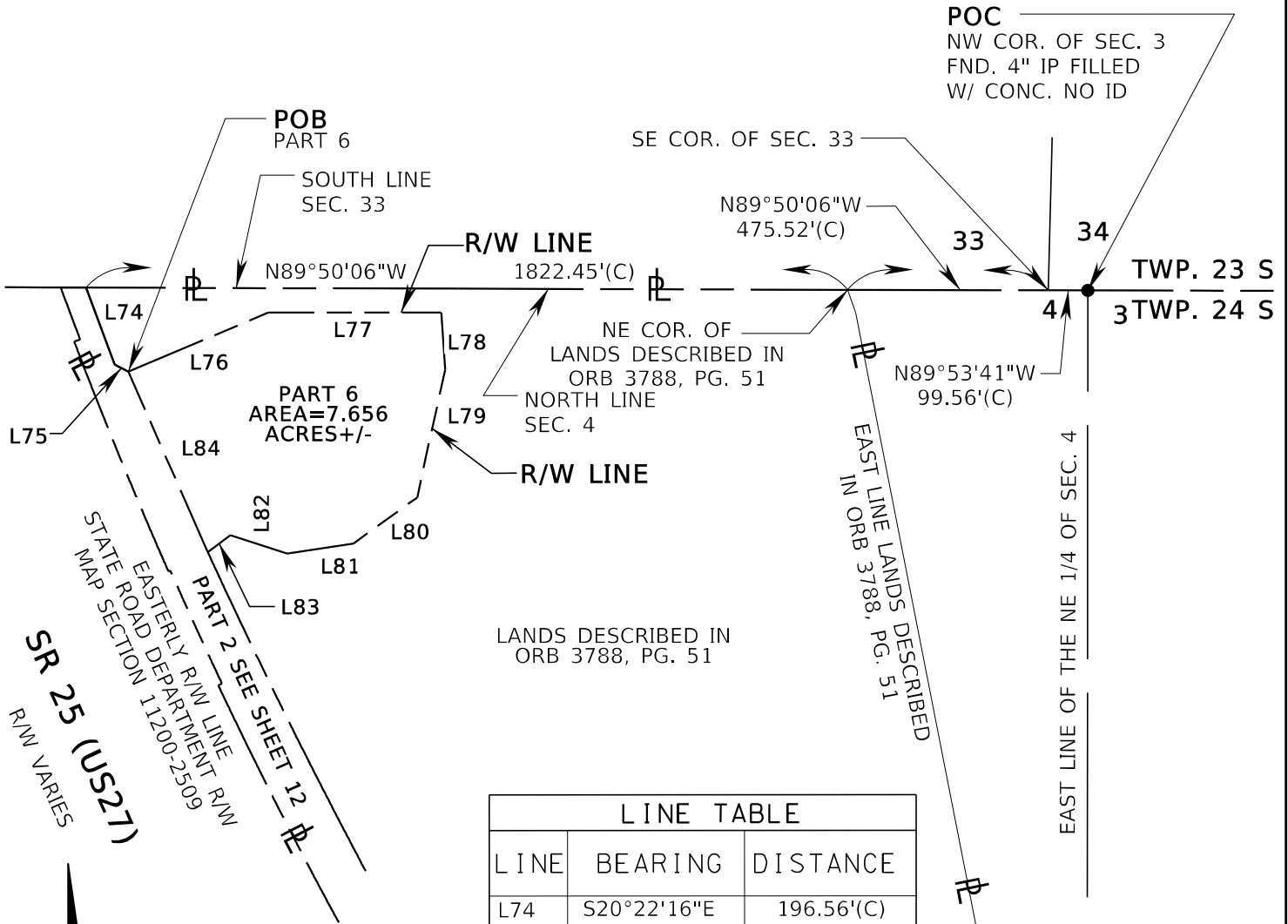
SEE SHEET 7 FOR LEGAL DESCRIPTION
SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

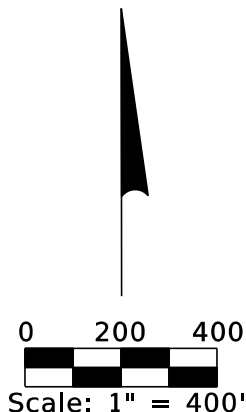
BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 18
DRAWN	J. J PIERRE 03/21/2023	CHECKED	M. SHATTO 03/21/2023
REVISION	BY	DATE	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122A



LANDS DESCRIBED IN
ORB 3788, PG. 51

LINE TABLE		
LINE	BEARING	DISTANCE
L74	S20°22'16"E	196.56'(C)
L75	S62°43'57"E	37.01'(C)
L76	N67°08'56"E	363.64'(C)
L77	S90°00'00"E	413.38'(C)
L78	S03°59'03"E	136.58'(C)
L79	S12°19'44"W	312.91'(C)
L80	S54°08'29"W	188.35'(C)
L81	S81°09'50"W	160.39'(C)
L82	N71°49'33"W	142.92'(C)
L83	S52°40'26"W	67.82'(C)
L84	N23°45'46"W	472.29'(C)

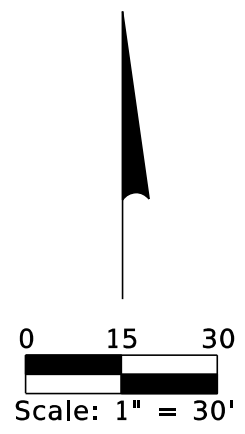
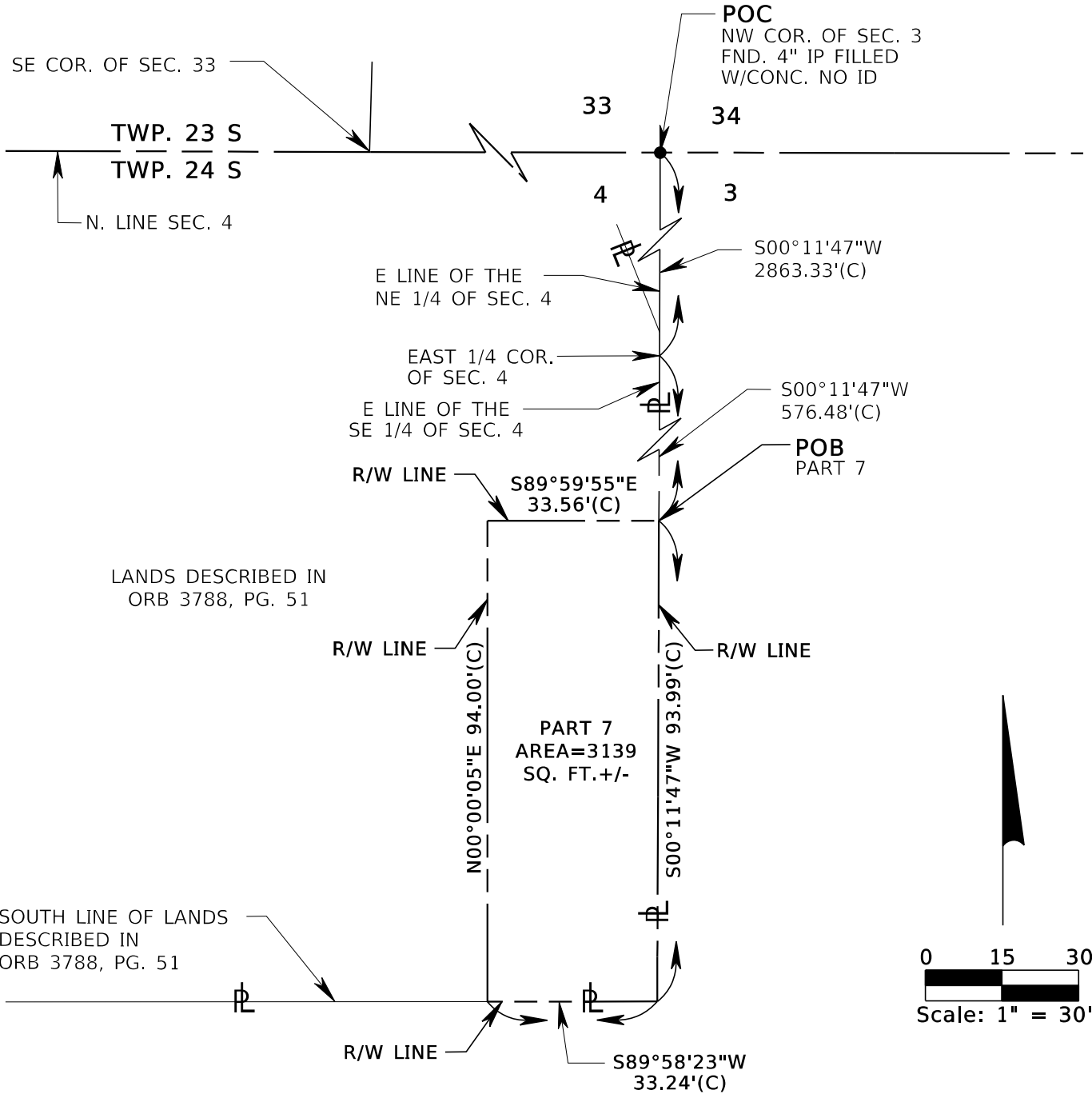


SEE SHEET 8 FOR LEGAL DESCRIPTION
 SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

RGE. 26 E

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY	
	BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	J. J PIERRE 03/21/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 18
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
		SECTION N/A	SHEET 16 OF 18

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122A



SEE SHEET 8 FOR LEGAL DESCRIPTION
 SEE SHEET 18 FOR GENERAL NOTES AND LEGEND

RGE. 26 E

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
	BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	J. J PIERRE 03/21/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 18
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
			SECTION N/A SHEET 17 OF 18

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122A**

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 BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, BEING SOUTH 00°11'47" WEST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-5589558 DATED SEPTEMBER 22, 2022 AT 8:00 A.M.

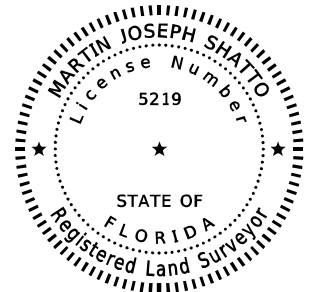
LEGEND

CHD. = CHORD DISTANCE	FPID = FINANCIAL PROJECT IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CL = CENTERLINE	IP = IRON PIPE	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	PT = POINT OF TANGENCY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	PROJ. = PROJECT
CO. = COUNTY	LB = LICENSED BUSINESS	R = RADIUS
COR. = CORNER	L/A = LIMITED ACCESS	RR = RAILROAD
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	RGE. = RANGE
CR = COUNTY ROAD	NO. = NUMBER	REF. = REFERENCE
CSX = CHESSE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	R/W = RIGHT OF WAY
D = DEGREE	NL = NAIL	SEC. = SECTION
(D) = DEED DATA	N&D = NAIL & DISK	SELY = SOUTHEASTERLY
DB = DEED BOOK	NT = NON-TANGENT	SR = STATE ROAD
DR. = DRIVE	NTS = NOT TO SCALE	SQ.FT. = SQUARE FEET
ESMT. = EASEMENT	OR = OFFICIAL RECORD	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
FND. = FOUND	PG. = PAGE	TC = TANGENT TO CURVE
(F) = FIELD DATA	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	UE = UTILITY EASEMENT
	(P) = PLAT DATA	
	PB = PLAT BOOK	

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto Digitally signed by Martin J Shatto
 Date: 2023.05.01 14:38:47 -04'00' DATE: 05/01/2023

MARTIN J. SHATTO, PSM
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
 NOT VALID WITHOUT DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SEE SHEETS 1-9 FOR LEGAL DESCRIPTIONS
 SEE SHEETS 10-17 FOR SKETCH OF DESCRIPTIONS

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY	
	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	J. J PIERRE 03/21/2023	DATA SOURCE: SEE NOTE 3 ABOVE
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
			SECTION N/A SHEET 18 OF 18

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122B
 PURPOSE: LIMITED ACCESS RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4 TOWNSHIP 24 SOUTH, RANGE 26 EAST, NORTH 00°11'47" EAST, A DISTANCE OF 659.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE NORTH 00°11'47" EAST, A DISTANCE OF 27.77 FEET TO THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51; THENCE ALONG SAID EASTERLY LINE SOUTH 21°48'37" EAST, A DISTANCE OF 27.86 FEET; THENCE SOUTH 79°41'43" WEST, A DISTANCE OF 10.62 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 516 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 145 SQUARE FEET, MORE OR LESS.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)			LAKE COUNTY
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	J. J PIERRE	03/09/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A
						SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-122B
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4 TOWNSHIP 24 SOUTH, RANGE 26 EAST, SOUTH 00°11'47" WEST, A DISTANCE OF 576.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°59'55" EAST, A DISTANCE OF 420.57 FEET; THENCE NORTH 32°20'01" EAST, A DISTANCE OF 84.33 FEET; THENCE NORTH 83°40'21" EAST, A DISTANCE OF 15.12 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51; THENCE ALONG SAID EASTERLY LINE SOUTH 21°48'37" EAST, A DISTANCE OF 170.36 FEET TO THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 51; THENCE ALONG SAID SOUTH LINE NORTH 89°59'53" WEST, A DISTANCE OF 544.28 FEET TO A POINT ON EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE ALONG SAID EAST LINE NORTH 00°11'47" EAST, A DISTANCE OF 85.24 FEET TO THE POINT OF BEGINNING.

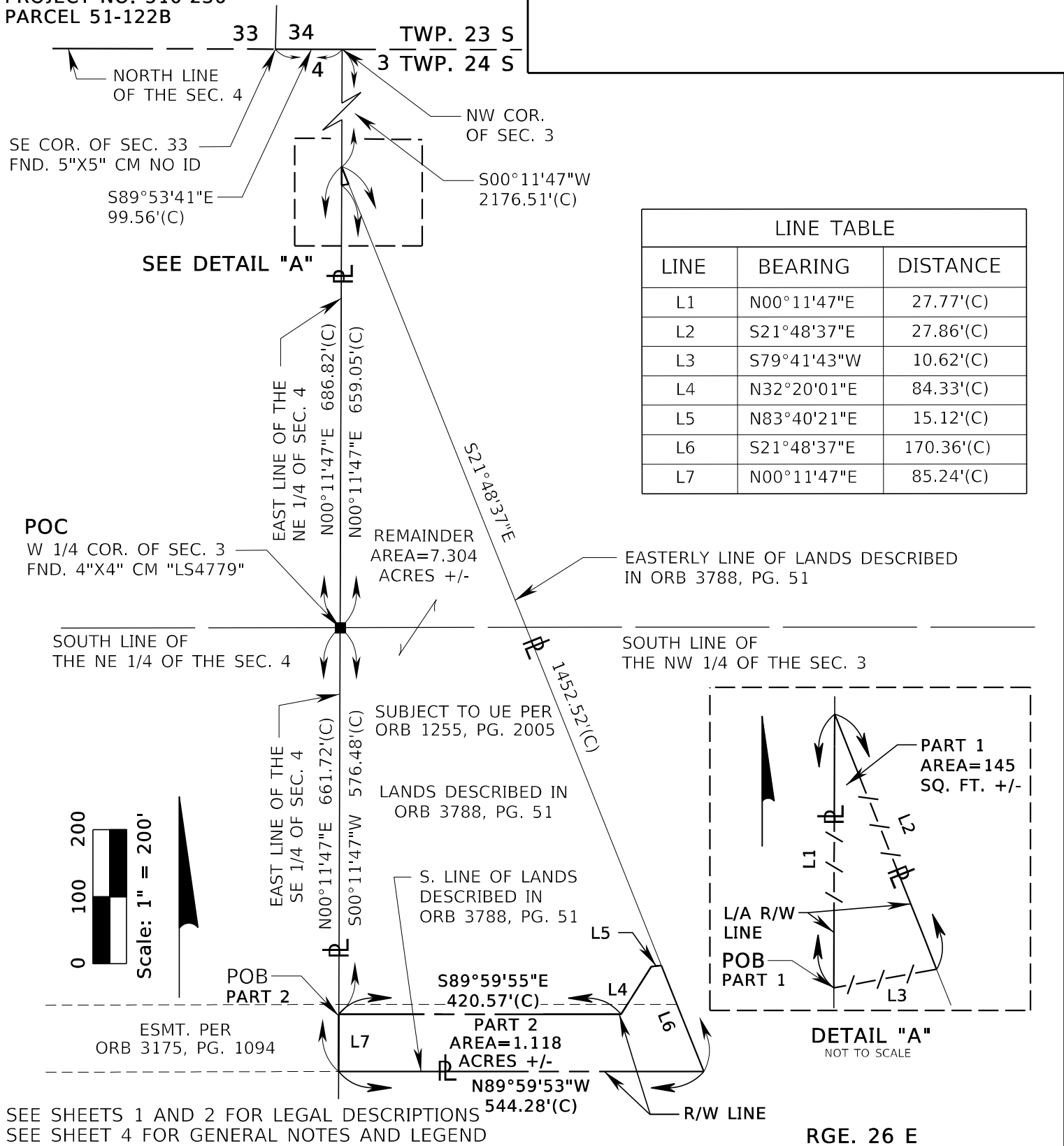
CONTAINING 1.118 ACRES, MORE OR LESS.

CONTAINING IN THE AGGREGATE 1.121 ACRES, MORE OR LESS

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)		LAKE COUNTY	
			BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
			DRAWN	J. J PIERRE	03/09/2023	
			CHECKED	M. SHATTO	03/21/2023	
REVISION	BY	DATE			SECTION N/A	
					SHEET 2 OF 4	

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-122B**



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°11'47"E	27.77'(C)
L2	S21°48'37"E	27.86'(C)
L3	S79°41'43"W	10.62'(C)
L4	N32°20'01"E	84.33'(C)
L5	N83°40'21"E	15.12'(C)
L6	S21°48'37"E	170.36'(C)
L7	N00°11'47"E	85.24'(C)

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY	
	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	J. J PIERRE 03/09/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
		SECTION N/A	SHEET 3 OF 4

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-122B**

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 BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, BEING NORTH 00°11'47" EAST, BASED ON THE FLORIDA STATE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-5589592 DATED 09/22/2022 AT 8:00 A.M.

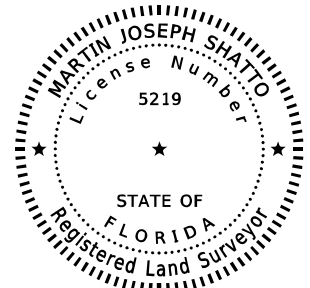
LEGEND

CHD. = CHORD DISTANCE	FPID = FINANCIAL PROJECT IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CL = CENTERLINE	IP = IRON PIPE	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	PT = POINT OF TANGENCY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	PROJ. = PROJECT
CO. = COUNTY	LB = LICENSED BUSINESS	R = RADIUS
COR. = CORNER	L/A = LIMITED ACCESS	RR = RAILROAD
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	RGE. = RANGE
CR = COUNTY ROAD	NO. = NUMBER	REF. = REFERENCE
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	R/W = RIGHT OF WAY
D = DEGREE	NL = NAIL	SEC. = SECTION
(D) = DEED DATA	N&D = NAIL & DISK	SELY = SOUTHEASTERLY
DB = DEED BOOK	NT = NON-TANGENT	SR = STATE ROAD
DR. = DRIVE	NTS = NOT TO SCALE	SQ.FT. = SQUARE FEET
ESMT. = EASEMENT	OR = OFFICIAL RECORD	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
FND. = FOUND	PG. = PAGE	TC = TANGENT TO CURVE
(F) = FIELD DATA	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	UE = UTILITY EASEMENT
	(P) = PLAT DATA	
	PB = PLAT BOOK	

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto Digitally signed by Martin J Shatto
Date: 2023.05.01 14:39:59 -04'00' DATE: 05/01/2023

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
NOT VALID WITHOUT DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 3 FOR SKETCH OF DESCRIPTION

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
	BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	J. J PIERRE 03/09/2023	DATA SOURCE: SEE NOTE 3 ABOVE
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
		SECTION N/A	SHEET 4 OF 4

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 LAKE-ORANGE EXPRESSWAY - SEGMENT 1
 PROJECT NO. 516-236
 PARCEL 51-124
 PURPOSE: LIMITED ACCESS RIGHT OF WAY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

PART 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3401, PAGE 1583, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 4 SOUTH 89°53'38" WEST, A DISTANCE OF 1061.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 11200-2509; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 28°30'58" WEST, A DISTANCE OF 145.88 FEET TO A POINT ON THE WESTERLY LINE OF WATER RETENTION AREA POND D AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11200, FINANCIAL PROJECT IDENTIFICATION 238422 1 AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF SAID POND D THE FOLLOWING THREE COURSES: THENCE NORTH 28°30'58" WEST, A DISTANCE OF 229.67 FEET; THENCE NORTH 25°05'47" WEST, A DISTANCE OF 200.36 FEET; THENCE NORTH 28°31'48" WEST, A DISTANCE OF 430.73 FEET TO A POINT ON THE NORTHERLY LINE OF SAID POND D; THENCE ALONG THE NORTHERLY LINE OF SAID POND D THE FOLLOWING THREE COURSES: THENCE NORTH 61°27'47" EAST, A DISTANCE OF 83.84 FEET; THENCE NORTH 66°24'21" EAST, A DISTANCE OF 126.57 FEET; THENCE NORTH 73°20'46" EAST, A DISTANCE OF 49.70 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 384.00 FEET, A CHORD BEARING OF NORTH 86°07'06" EAST AND A CHORD DISTANCE OF 96.57 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 86°39'30" EAST EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°26'48", A DISTANCE OF 96.82 FEET TO A POINT ON THE AFORESAID NORTHERLY LINE OF SAID POND D; THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINE OF SAID POND D THE FOLLOWING SIX COURSES: THENCE SOUTH 78°23'07" EAST, A DISTANCE OF 101.58 FEET; THENCE SOUTH 28°31'48" EAST, A DISTANCE OF 344.37 FEET; THENCE SOUTH 17°25'19" WEST, A DISTANCE OF 294.56 FEET; THENCE SOUTH 07°17'11" WEST, A DISTANCE OF 179.70 FEET; THENCE SOUTH 12°16'11" EAST, A DISTANCE OF 40.25 FEET; THENCE SOUTH 61°28'12" WEST A DISTANCE OF 107.91 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 516 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY

CONTAINING 6.509 ACRES, MORE OR LESS.

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

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY	
				BY DATE WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300 DATA SOURCE: SEE GENERAL NOTES, SHEET 4	
		DRAWN J. J PIERRE 03/21/2023			
		CHECKED M. SHATTO 03/21/2023			
REVISION	BY	DATE	SECTION N/A		SHEET 1 OF 4

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 LAKE-ORANGE EXPRESSWAY - SEGMENT 1
 PROJECT NO. 516-236
 PARCEL 51-124
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

PART 2

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3401, PAGE 1583, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH DISK STAMPED "LS4779" MARKING THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 4 SOUTH 89°53'38" WEST, A DISTANCE OF 1061.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 11200-2509; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 28°30'58" WEST, A DISTANCE OF 145.88 FEET TO A POINT ON THE WESTERLY LINE OF WATER RETENTION AREA POND D AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 11200, FINANCIAL PROJECT IDENTIFICATION 238422 1; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF SAID POND D THE FOLLOWING THREE COURSES: THENCE NORTH 28°30'58" WEST, A DISTANCE OF 229.67 FEET; THENCE NORTH 25°05'47" WEST, A DISTANCE OF 200.36 FEET; THENCE NORTH 28°31'48" WEST, A DISTANCE OF 430.73 FEET TO A POINT ON THE NORTHERLY LINE OF SAID WATER RETENTION AREA POND D; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FIVE COURSES: THENCE NORTH 61°27'47" EAST, A DISTANCE OF 83.84 FEET; THENCE NORTH 66°24'21" EAST, A DISTANCE OF 126.57 FEET; THENCE NORTH 73°20'46" EAST, A DISTANCE OF 49.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 73°20'46" EAST, A DISTANCE OF 54.48 FEET; THENCE SOUTH 78°23'07" EAST, A DISTANCE OF 45.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTH HAVING A RADIUS OF 384.00 FEET, A CHORD BEARING OF SOUTH 86°07'06" WEST AND A CHORD DISTANCE OF 96.57 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 78°53'42" WEST, WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°26'48", A DISTANCE OF 96.82 FEET TO THE POINT OF BEGINNING.

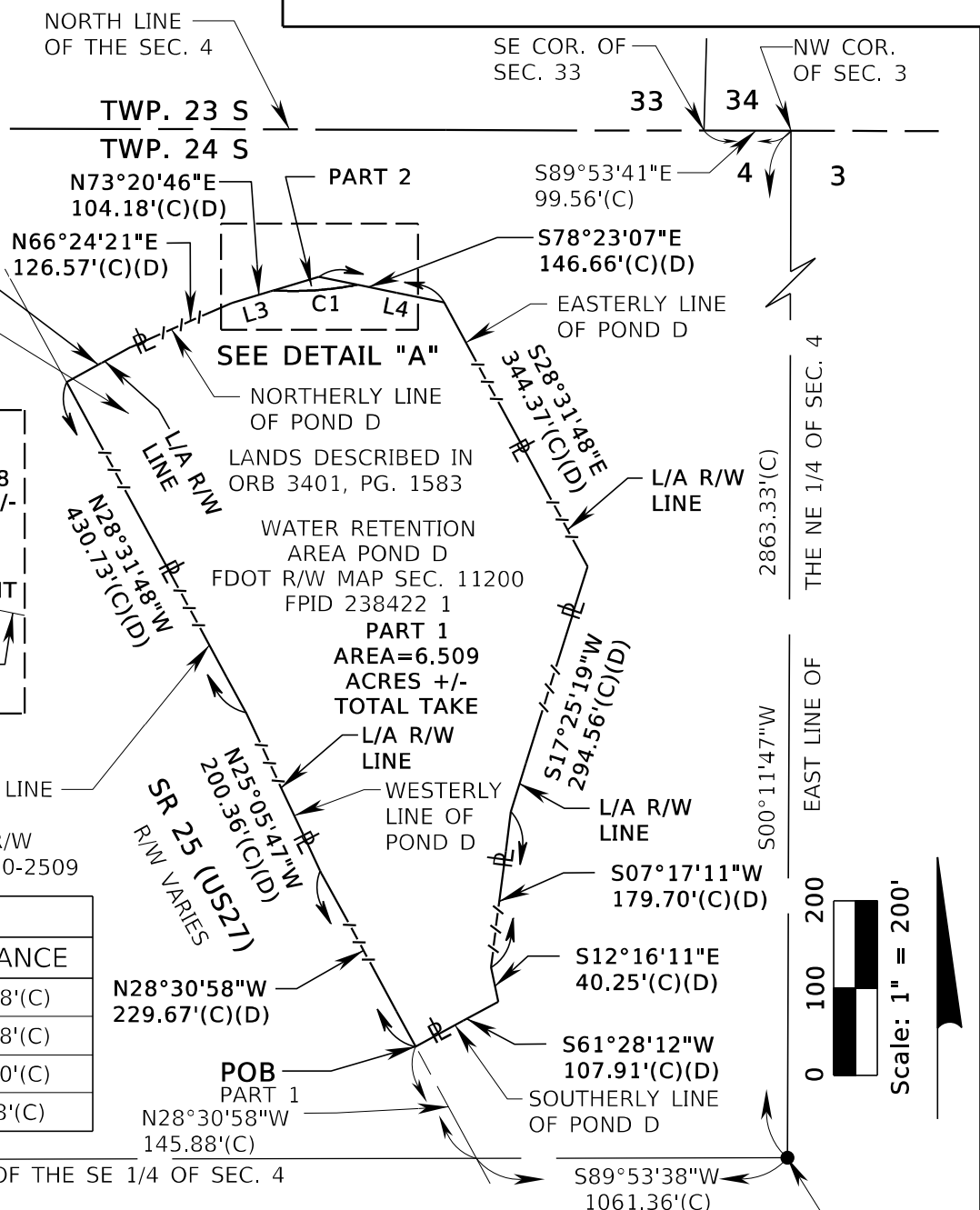
CONTAINING 778 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 6.527 ACRES, MORE OR LESS

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

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
		DRAWN	J. J PIERRE	03/21/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A	SHEET 2 OF 4

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-124**



LINE TABLE

LINE	BEARING	DISTANCE
L1	N73°20'46"E	54.48'(C)
L2	S78°23'07"E	45.08'(C)
L3	N73°20'46"E	49.70'(C)
L4	S78°23'07"E	101.58'(C)

CURVE TABLE

CURVE	Δ	R	L	CHD.	CB	TB
C1	14°26'48"(C)	384.00'(C)	96.82'(C)	96.57'(C)	N86°07'06"E	S86°39'30"E
C2	14°26'48"(C)	384.00'(C)	96.82'(C)	96.57'(C)	S86°07'06"W	S78°53'42"W

POC
W 1/4 COR. OF
SEC. 3 FND. 4"X4"
CM "LS4779"

SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

RGE. 26 E

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
DRAWN	J. J PIERRE 03/21/2023	CHECKED	M. SHATTO 03/21/2023
REVISION	BY	DATE	

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-124**

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 BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, BEING SOUTH 00°11'47" WEST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-5589629 DATED SEPTEMBER 15, 2022 AT 8:00 A.M.

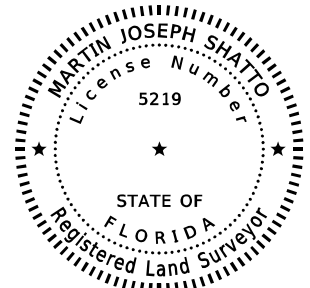
LEGEND

CHD. = CHORD DISTANCE	FPID = FINANCIAL PROJECT IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CL = CENTERLINE	IP = IRON PIPE	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	PT = POINT OF TANGENCY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	PROJ. = PROJECT
CO. = COUNTY	LB = LICENSED BUSINESS	R = RADIUS
CM = CONCRETE MONUMENT	L/A = LIMITED ACCESS	RR = RAILROAD
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	RGE. = RANGE
CR = COUNTY ROAD	NO. = NUMBER	REF. = REFERENCE
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	R/W = RIGHT OF WAY
D = DEGREE	NL = NAIL	SEC. = SECTION
(D) = DEED DATA	N&D = NAIL & DISK	SELY = SOUTHEASTERLY
DB = DEED BOOK	NT = NON-TANGENT	SR = STATE ROAD
DR. = DRIVE	NTS = NOT TO SCALE	SQ.FT. = SQUARE FEET
ESMT = EASEMENT	OR = OFFICIAL RECORD	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
FND. = FOUND	PG. = PAGE	TC = TANGENT TO CURVE
(F) = FIELD	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	UE = UTILITY EASEMENT
FPID = FINANCIAL PROJECT IDENTIFICATION	(P) = PLAT DATA	
	PB = PLAT BOOK	

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto Digitally signed by Martin J Shatto
Date: 2023.05.01 14:41:11 -04'00' DATE: 05/01/2023

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
NOT VALID WITHOUT DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 3 FOR SKETCH OF DESCRIPTION

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	J. J PIERRE 03/21/2023	DATA SOURCE: SEE NOTE 3 ABOVE
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
		SECTION N/A	SHEET 4 OF 4

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-127A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 55 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH IRON PIPE WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33 SOUTH 89°35'05" EAST, A DISTANCE OF 1371.84 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 11200-2509; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING NINETEEN COURSES: THENCE SOUTH 16°23'32" EAST, A DISTANCE OF 381.89 FEET; THENCE SOUTH 73°37'13" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 73°47'32" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 499.83 FEET; THENCE SOUTH 73°30'21" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 450.15 FEET; THENCE NORTH 73°39'31" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 650.33 FEET; THENCE SOUTH 74°13'53" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 650.19 FEET; THENCE NORTH 74°32'13" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 400.02 FEET; THENCE SOUTH 73°02'51" WEST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 700.06 FEET; THENCE NORTH 73°51'23" EAST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 600.00 FEET; THENCE SOUTH 73°51'23" WEST, A DISTANCE 17.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE 101.61 TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 AND THE POINT OF BEGINNING; THENCE ALONG THE SAID EAST LINE NORTH 01°01'00" EAST, A DISTANCE OF 207.37 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 146.23 FEET; THENCE SOUTH 73°37'13" WEST, A DISTANCE OF 5.52 FEET; THENCE SOUTH 20°22'16" EAST, A DISTANCE OF 827.69 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE ALONG SAID SOUTH LINE NORTH 89°50'06" WEST, A DISTANCE OF 60.42 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 11307.71 FEET, A CHORD BEARING OF NORTH 19°42'35" WEST AND A CHORD DISTANCE OF 164.79 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT COURSES: THENCE FROM A TANGENT BEARING OF NORTH 20°07'38" WEST, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°50'06", A DISTANCE OF 164.79 FEET; THENCE SOUTH 70°42'28" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 11317.71 FEET, A CHORD BEARING OF NORTH 19°02'29" WEST AND A CHORD DISTANCE OF 99.04 FEET;

CONTINUED ON SHEET 2

SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION
 SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY - SEGMENT 1) LAKE COUNTY	
		BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 7
		DRAWN	R. REBELLO	03/09/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023
				SECTION N/A	SHEET 1 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-127A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

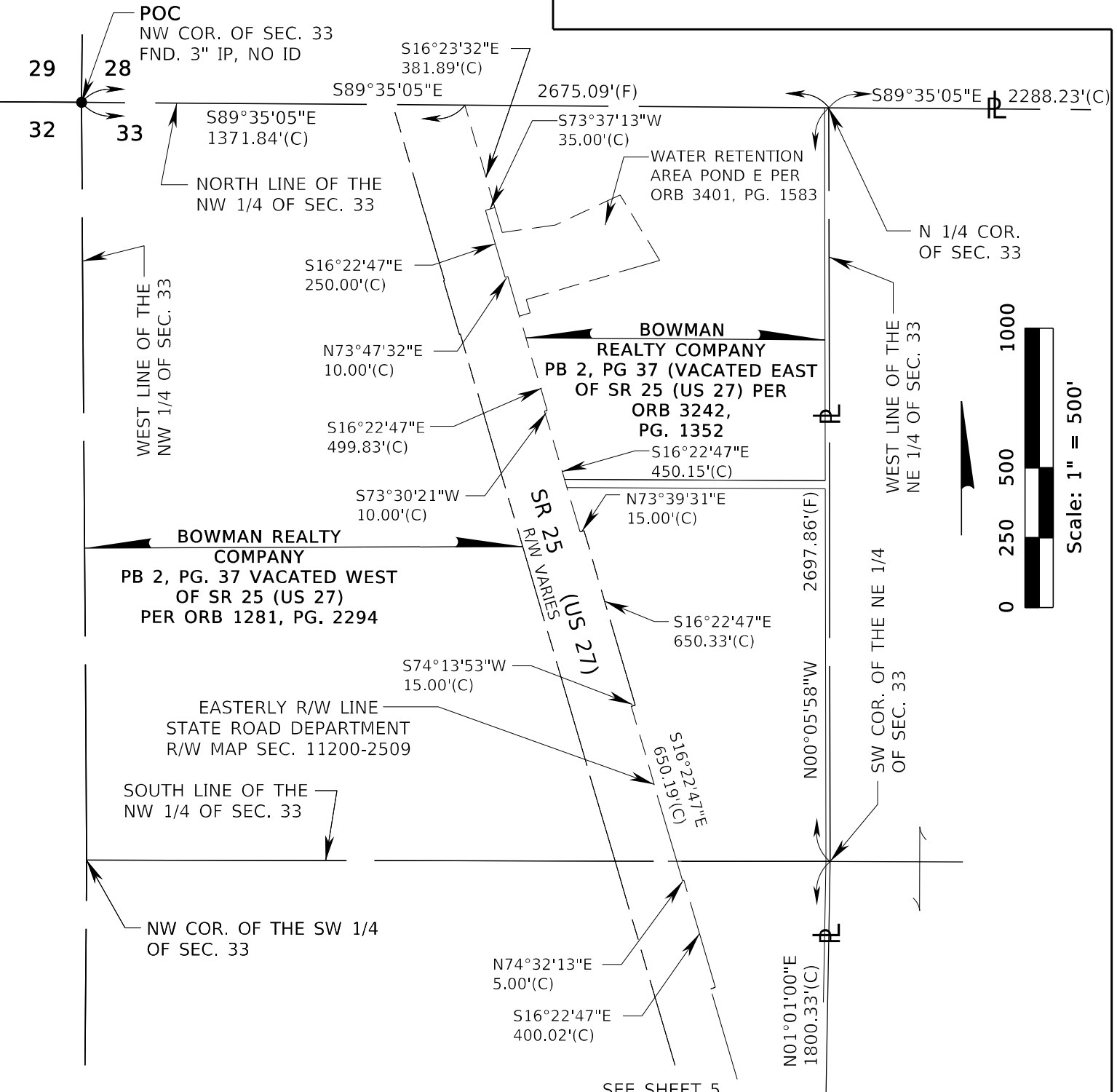
THENCE FROM A TANGENT BEARING OF NORTH 19°17'32" WEST, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'05", A DISTANCE OF 99.04 FEET; THENCE SOUTH 71°12'33" WEST, A DISTANCE OF 10.12 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 11327.83 FEET, A CHORD BEARING OF NORTH 18°24'54" WEST AND A CHORD DISTANCE OF 148.61 FEET; THENCE FROM A TANGENT BEARING OF NORTH 18°47'27" WEST, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'06", A DISTANCE OF 148.61 FEET; THENCE SOUTH 72°09'14" WEST, A DISTANCE OF 11.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 11339.71 FEET, A CHORD BEARING OF NORTH 17°12'33" WEST AND A CHORD DISTANCE OF 328.39 FEET; THENCE FROM A TANGENT BEARING OF NORTH 18°02'20" WEST, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'33", A DISTANCE OF 328.40 FEET TO THE POINT OF TANGENCY; THENCE NORTH 16°22'47" WEST, A DISTANCE OF 17.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.303 ACRES, MORE OR LESS.

SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION
 SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY - SEGMENT 1)			LAKE COUNTY		
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 7	
			DRAWN	R. REBELLO	03/09/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A		SHEET 2 OF 7

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-127A**



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION
SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

TWP. 23 S, RGE. 26 E

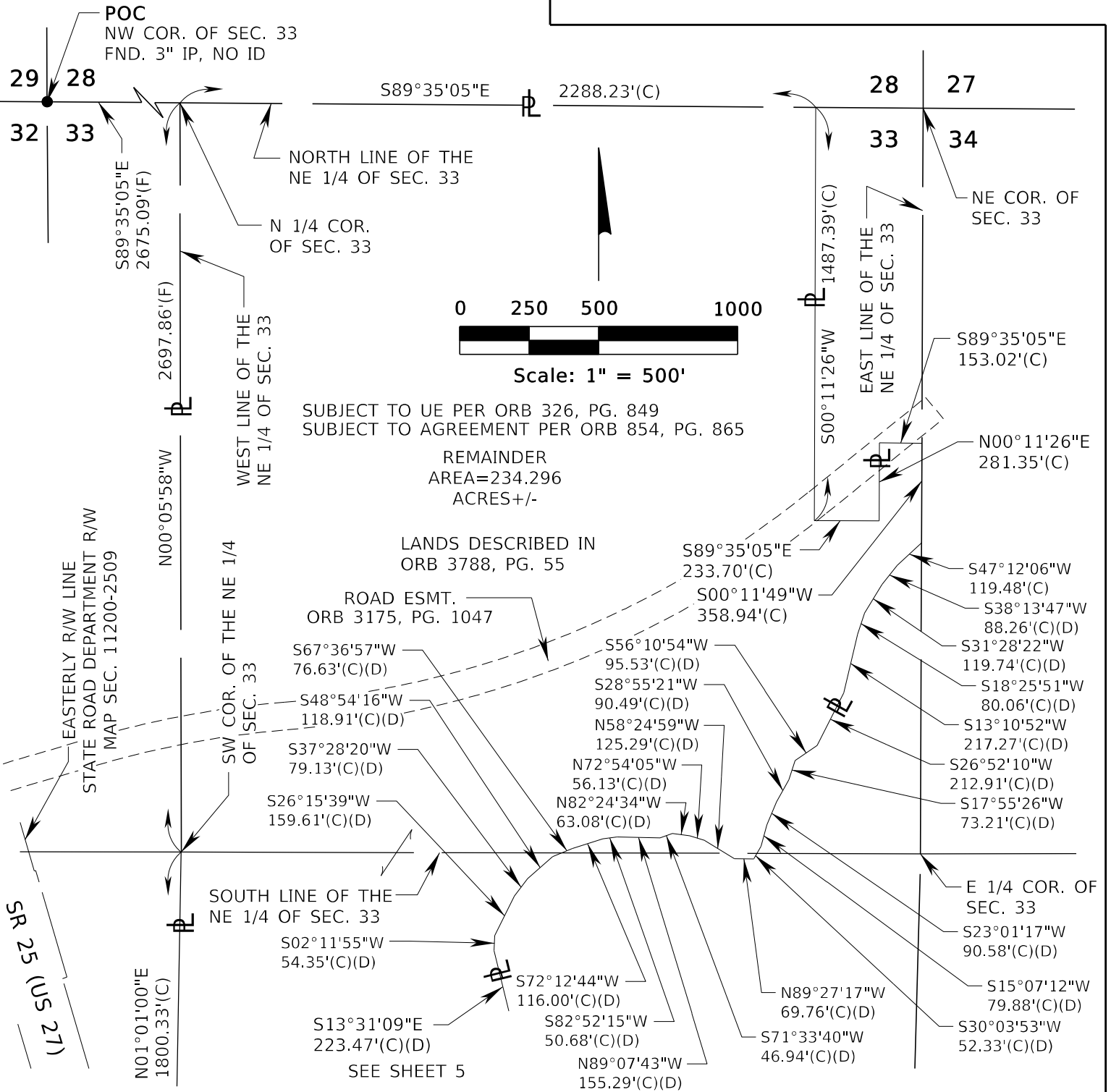
**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 7
DRAWN	R. REBELLO 03/09/2023		

REVISION	BY	DATE	CHECKED	M. SHATTO 03/21/2023	SECTION N/A	SHEET 3 OF 7
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**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-127A**



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION
 SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

TWP. 23 S, RGE. 26 E

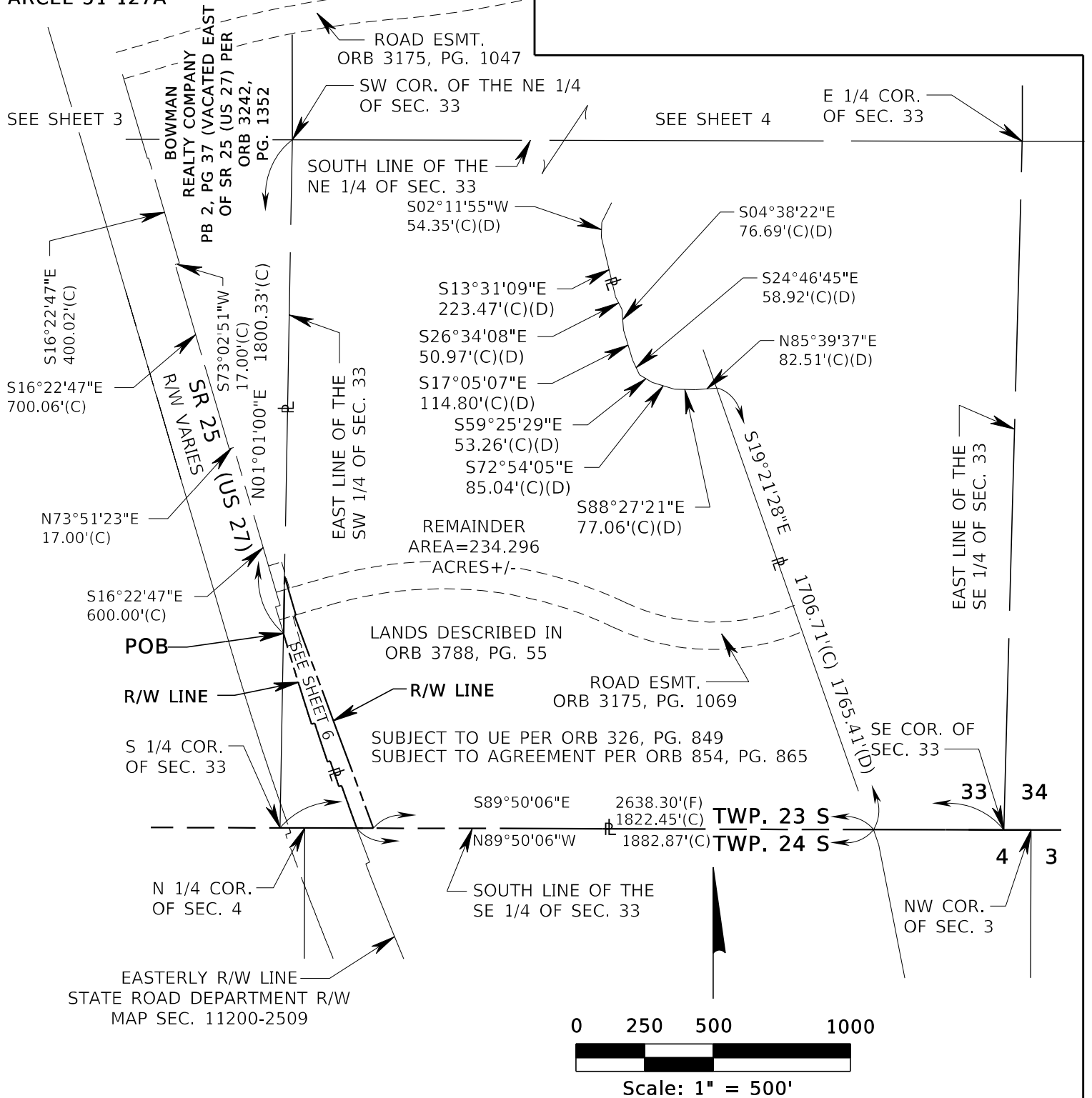
**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 7
DRAWN	R. REBELLO 03/08/2023		

REVISION	BY	DATE	CHECKED	M. SHATTO 03/21/2023	SECTION N/A	SHEET 4 OF 7
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**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-127A**



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION
SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

RGE. 26 E

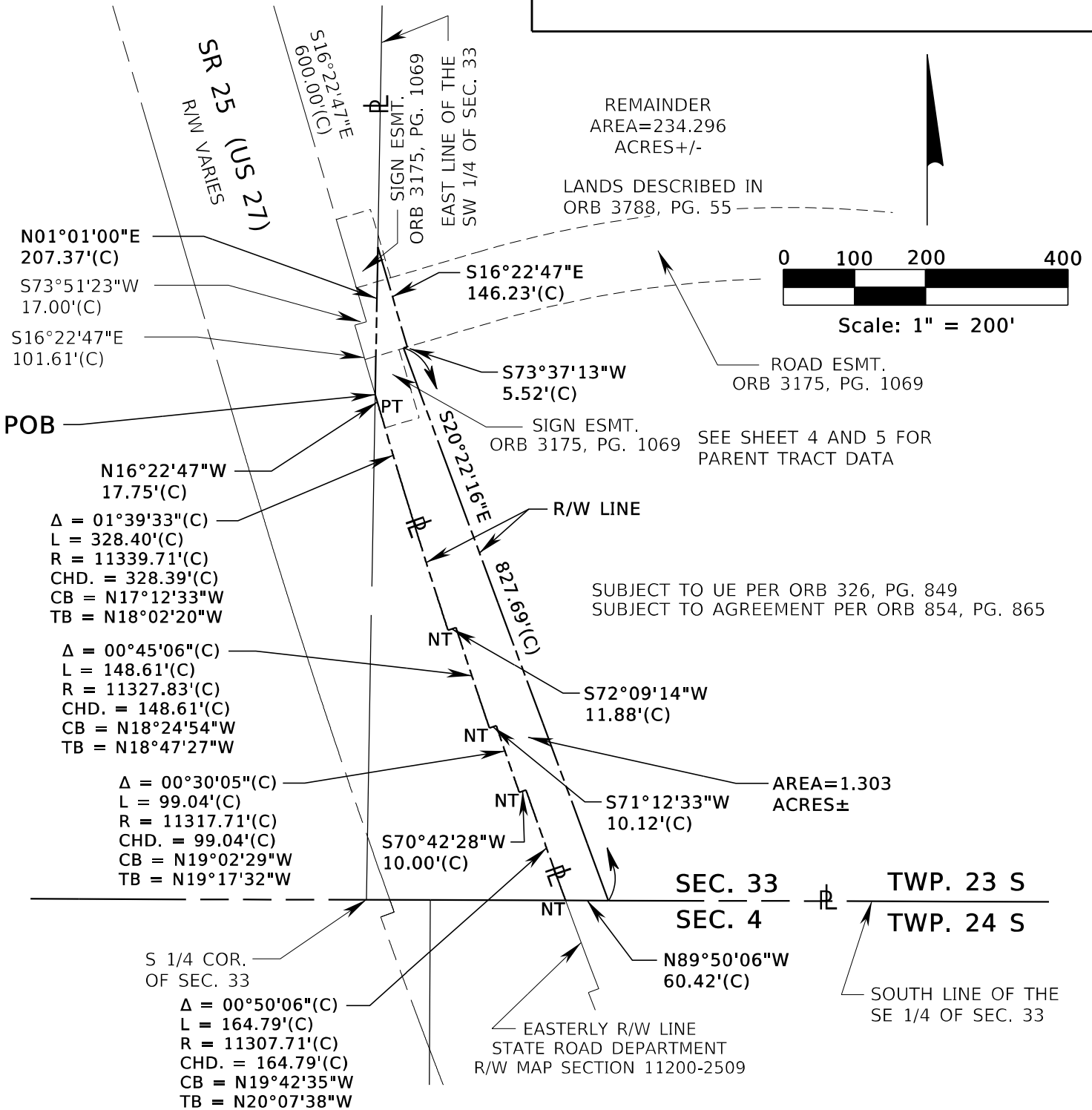
**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY

BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 7
DRAWN	R. REBELLO 03/09/2023		
CHECKED	M. SHATTO 03/21/2023	SECTION N/A	SHEET 5 OF 7

REVISION	BY	DATE

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-127A**



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION
SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

RGE. 26 E

CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)				LAKE COUNTY	
	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 7	
	DRAWN	R. REBELLO	03/09/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023
				SECTION N/A	SHEET 6 OF 7

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-127A**

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 BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 26 EAST, BEING NORTH 00°05'58" WEST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-5589768 DATED 09/15/2022 AT 8:00 A.M.

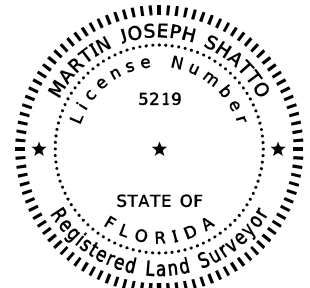
LEGEND

CHD. = CHORD DISTANCE	FPID = FINANCIAL PROJECT IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CL = CENTERLINE	IP = IRON PIPE	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	PT = POINT OF TANGENCY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	PROJ. = PROJECT
CO. = COUNTY	LB = LICENSED BUSINESS	R = RADIUS
COR. = CORNER	L/A = LIMITED ACCESS	RR = RAILROAD
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	RGE. = RANGE
CR = COUNTY ROAD	NO. = NUMBER	REF. = REFERENCE
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	R/W = RIGHT OF WAY
D = DEGREE	NL = NAIL	SEC. = SECTION
(D) = DEED DATA	N&D = NAIL & DISK	SELY = SOUTHEASTERLY
DB = DEED BOOK	NT = NON-TANGENT	SR = STATE ROAD
DR. = DRIVE	NTS = NOT TO SCALE	SQ.FT. = SQUARE FEET
ESMT = EASEMENT	OR = OFFICIAL RECORD	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
FND. = FOUND	PG. = PAGE	TC = TANGENT TO CURVE
(F) = FIELD	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	UE = UTILITY EASEMENT
	(P) = PLAT DATA	
	PB = PLAT BOOK	

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto Digitally signed by Martin J Shatto
Date: 2023.05.01 14:42:27 -04'00' DATE: 05/01/2023

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
NOT VALID WITHOUT DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SEE SHEETS 1-2 FOR LEGAL DESCRIPTION
SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
	BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	R. REBELLO 03/09/2023	DATA SOURCE: SEE NOTE 3 ABOVE
REVISION	BY	DATE	CHECKED M. SHATTO 03/21/2023
			SECTION N/A SHEET 7 OF 7

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-127B
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 55 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

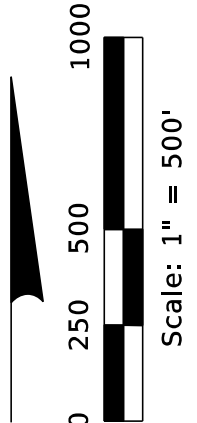
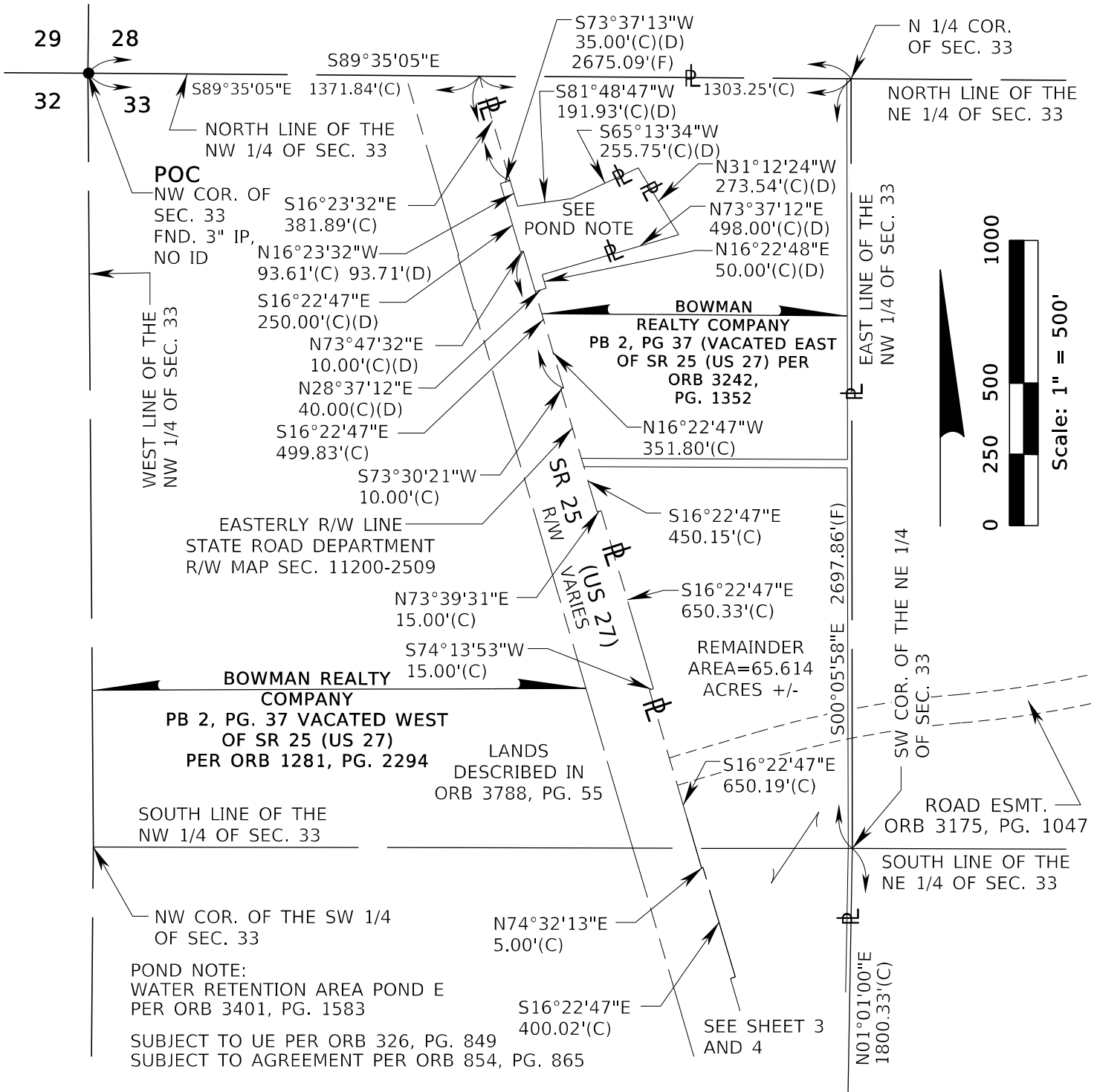
COMMENCE AT A FOUND 3-INCH IRON PIPE WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33 SOUTH 89°35'05" EAST, A DISTANCE OF 1371.84 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 11200-2509; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SEVENTEEN COURSES: THENCE SOUTH 16°23'32" EAST, A DISTANCE OF 381.89 FEET; THENCE SOUTH 73°37'13" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 73°47'32" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 499.83 FEET; THENCE SOUTH 73°30'21" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 450.15 FEET; THENCE NORTH 73°39'31" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 650.33 FEET; THENCE SOUTH 74°13'53" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 650.19 FEET; THENCE NORTH 74°32'13" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 400.02 FEET; THENCE SOUTH 73°02'51" WEST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 700.06 FEET; THENCE NORTH 73°51'23" EAST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 30.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 26°09'47" EAST, A DISTANCE OF 264.83 FEET; THENCE SOUTH 16°22'47" EAST, A DISTANCE OF 212.58 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE ALONG SAID EAST LINE SOUTH 01°01'00" WEST, A DISTANCE OF 207.37 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: THENCE NORTH 16°22'47" WEST, A DISTANCE OF 101.61 FEET; THENCE NORTH 73°51'23" EAST, A DISTANCE OF 17.00 FEET; THENCE NORTH 16°22'47" WEST, A DISTANCE OF 569.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 19935 SQUARE FEET, MORE OR LESS.

SEE SHEETS 2-4 FOR SKETCH OF DESCRIPTION
 SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY - SEGMENT 1)		LAKE COUNTY	
			BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
			DRAWN	R. REBELLO	03/09/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 5
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023	SECTION N/A
						SHEET 1 OF 5

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-127B**

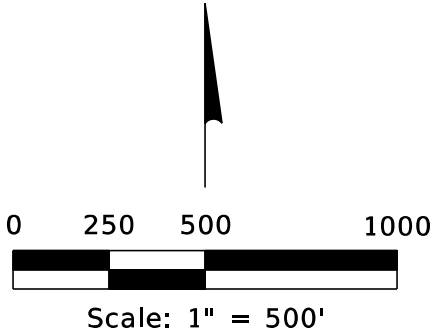
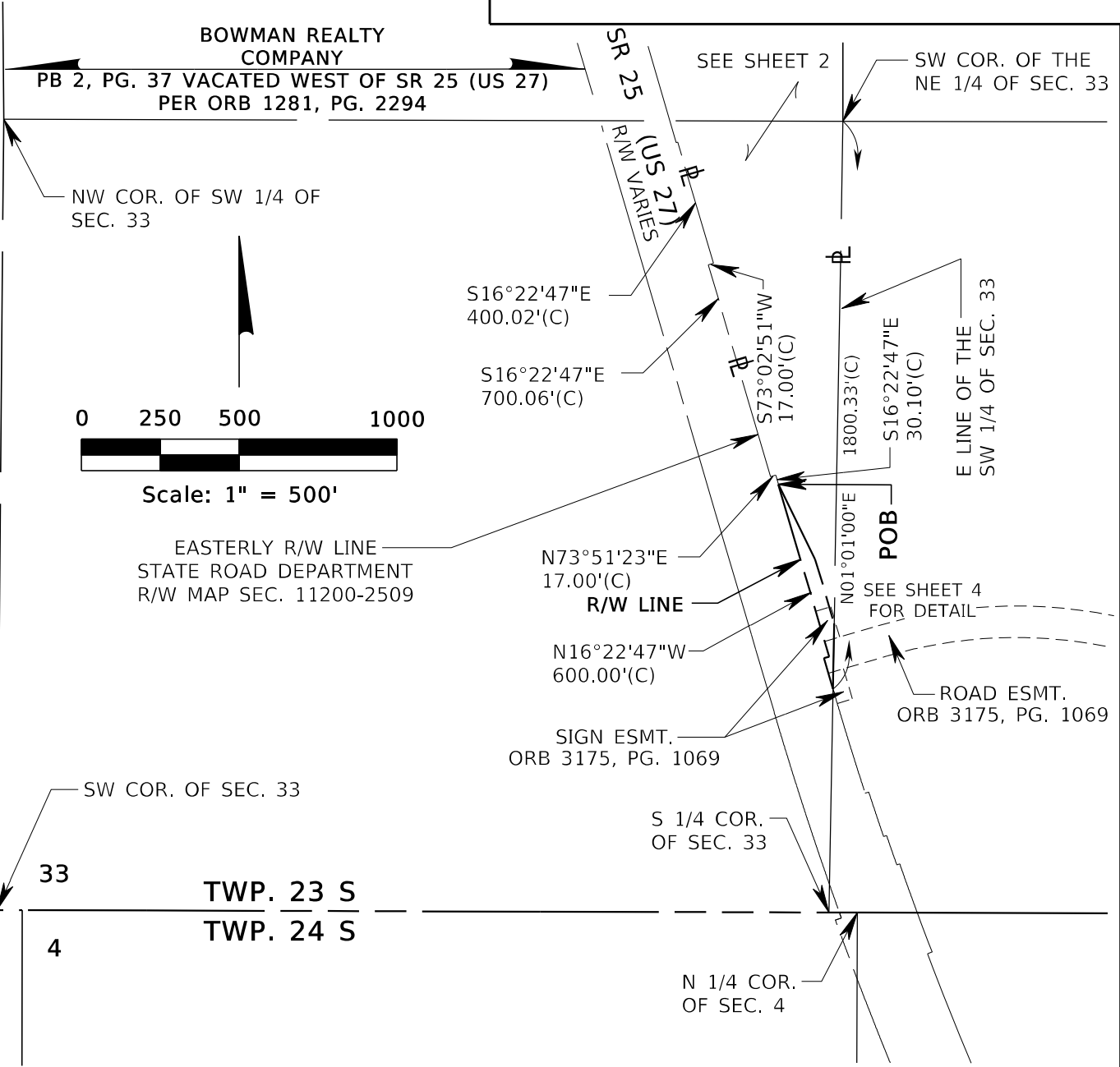


SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

TWP. 23 S, RGE. 26 E

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)		LAKE COUNTY	
	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300		DATA SOURCE: SEE GENERAL NOTES, SHEET 5
	DRAWN	R. REBELLO	03/09/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023
				SECTION N/A	SHEET 2 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-127B



EASTERLY R/W LINE
 STATE ROAD DEPARTMENT
 R/W MAP SEC. 11200-2509

N73°51'23"E
 17.00'(C)
 R/W LINE
 N16°22'47"W
 600.00'(C)
 SIGN ESMT.
 ORB 3175, PG. 1069

ROAD ESMT.
 ORB 3175, PG. 1069

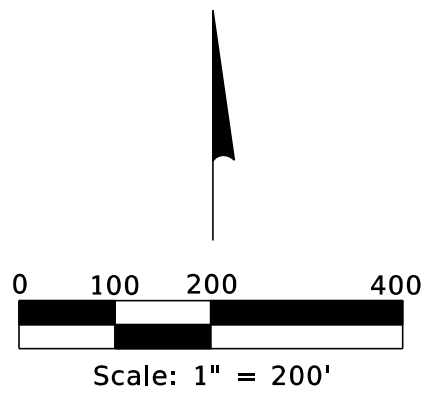
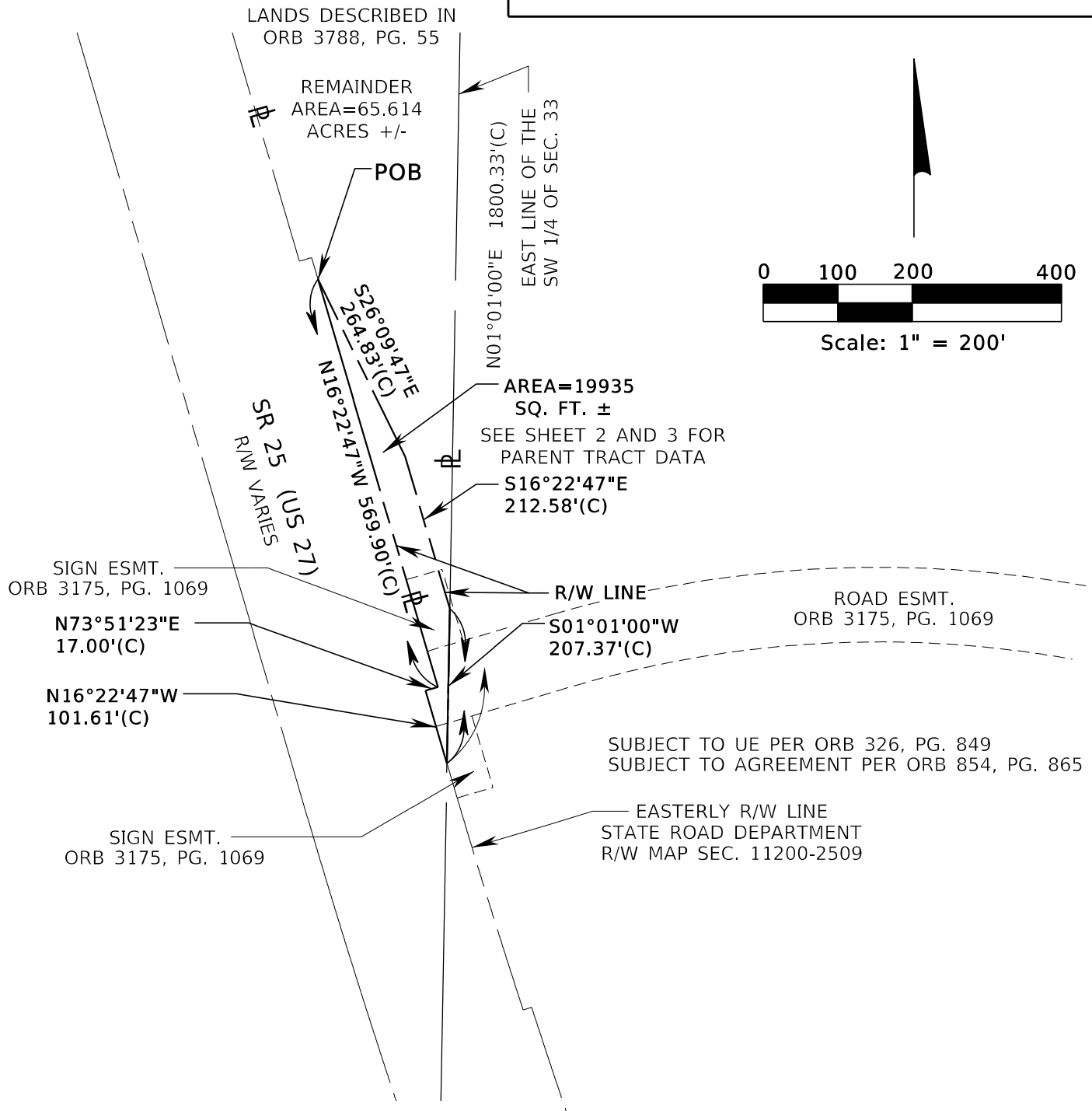
SUBJECT TO UE PER ORB 326, PG. 849
 SUBJECT TO AGREEMENT PER ORB 854, PG. 865

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

RGE. 26 E

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1) LAKE COUNTY	
	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	R. REBELLO 03/09/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 5
REVISION	BY	DATE	CHECKED M. SHATTO 03/22/2023
			SECTION N/A SHEET 3 OF 5

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-127B**



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

TWP. 23 S, RGE. 26 E

CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)			LAKE COUNTY
	BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	R. REBELLO 03/09/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 5
REVISION	BY	DATE	CHECKED M. SHATTO 03/22/2023
			SECTION N/A
			SHEET 4 OF 5

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-127B**

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 BASED ON THE THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 33, TOWNSHIP 23 SOUTH, RANGE 26 EAST, BEING SOUTH 89°35'05" EAST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-5589809 DATED 09/16/2022 AT 8:00 A.M.

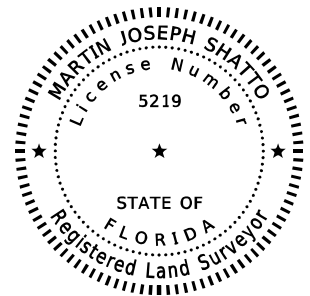
LEGEND

CHD. =	CHORD DISTANCE	FPID =	FINANCIAL PROJECT IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	ID =	IDENTIFICATION	PI =	POINT OF INTERSECTION
C =	CENTERLINE	IP =	IRON PIPE	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IR =	IRON ROD OR REBAR	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	IRC =	IRON ROD AND CAP	PT =	POINT OF TANGENCY
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L =	LENGTH OF CURVE	PROJ. =	PROJECT
CO. =	COUNTY	LB =	LICENSED BUSINESS	R =	RADIUS
COR. =	CORNER	L/A =	LIMITED ACCESS	RR =	RAILROAD
CM =	CONCRETE MONUMENT	MON. =	MONUMENTATION/MONUMENT	RGE. =	RANGE
CR =	COUNTY ROAD	NO. =	NUMBER	REF. =	REFERENCE
CSX =	CHESSIE SEABOARD CONSOLIDATED	N/A =	NOT APPLICABLE	R/W =	RIGHT OF WAY
D =	DEGREE	NL =	NAIL	SEC. =	SECTION
(D) =	DEED DATA	N&D =	NAIL & DISK	SELY =	SOUTHEASTERLY
DB =	DEED BOOK	NT =	NON-TANGENT	SR =	STATE ROAD
DR. =	DRIVE	NTS =	NOT TO SCALE	SQ.FT. =	SQUARE FEET
ESMT. =	EASEMENT	OR =	OFFICIAL RECORD	T =	TANGENT
Δ =	DELTA (CENTRAL ANGLE)	ORB =	OFFICIAL RECORD BOOK	TB =	TANGENT BEARING
FND. =	FOUND	PG. =	PAGE	TC =	TANGENT TO CURVE
(F) =	FIELD DATA	PLS =	PROFESSIONAL LAND SURVEYOR	TWP. =	TOWNSHIP
FDOT =	FLORIDA DEPARTMENT OF TRANSPORTATION	PL =	PROPERTY LINE	UE =	UTILITY EASEMENT
		(P) =	PLAT DATA		
		PB =	PLAT BOOK		

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto Digitally signed by Martin J Shatto
Date: 2023.05.01 14:43:32 -04'00' DATE: 05/01/2023

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
NOT VALID WITHOUT DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2-4 FOR SKETCH OF DESCRIPTIONS

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY - SEGMENT 1) LAKE COUNTY	
		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE NOTE 3 ABOVE
		DRAWN	R. REBELLO 03/09/2023		
		CHECKED	M. SHATTO 03/22/2023		
REVISION	BY	DATE		SECTION N/A	SHEET 5 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-128A
 PURPOSE: LIMITED ACCESS RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2175, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 BY OCCUPATION SOUTH 00°25'37" EAST, A DISTANCE OF 1593.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°25'37" EAST, A DISTANCE OF 544.59 FEET TO A POINT ON A LINE 386.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG SAID PARALLEL LINE NORTH 89°53'41" WEST, A DISTANCE OF 99.26 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AS SHOWN ON GOVERNMENT LAND OFFICE SURVEY NOTES; THENCE CONTINUE ALONG SAID PARALLEL LINE NORTH 89°53'41" WEST, A DISTANCE OF 1242.46 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15165.00 FEET, A CHORD BEARING OF NORTH 67°47'19" EAST AND A CHORD DISTANCE OF 1368.84 FEET; THENCE FROM A TANGENT BEARING OF NORTH 65°12'40" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°09'16", A DISTANCE OF 1364.30 FEET TO THE AFOREMENTIONED EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 AS SHOWN ON SAID GOVERNMENT LAND OFFICE SURVEY NOTES; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15165.00 FEET, A CHORD BEARING OF NORTH 70°30'58" EAST AND A CHORD DISTANCE OF 79.58 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°18'02", A DISTANCE OF 79.58 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 516 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 8.766 ACRES, MORE OR LESS.

SEE SHEET 4 FOR SKETCH OF DESCRIPTION
 SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY - SEGMENT 1) LAKE COUNTY	
		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE:
		DRAWN	J. J PIERRE 03/09/2023		SEE GENERAL NOTES, SHEET 7
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023
				SECTION N/A	SHEET 1 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-128A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2175, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 BY OCCUPATION SOUTH 00°25'37" EAST, A DISTANCE OF 1519.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°25'37" EAST, A DISTANCE OF 75.09 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15165.00 FEET, A CHORD BEARING OF SOUTH 70°30'58" WEST AND A CHORD DISTANCE OF 79.58 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 70°39'59" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°18'02", A DISTANCE OF 79.58 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AS SHOWN ON GOVERNMENT LAND OFFICE SURVEY NOTES; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15165.00 FEET, A CHORD BEARING OF SOUTH 67°47'19" WEST AND A CHORD DISTANCE OF 1363.84 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°09'16", A DISTANCE OF 1364.30 FEET TO A POINT ON A LINE 386.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG SAID PARALLEL LINE NORTH 89°53'41" WEST, A DISTANCE OF 141.26 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15225.00 FEET, A CHORD BEARING OF NORTH 65°21'02" EAST AND A CHORD DISTANCE OF 330.33 FEET; THENCE FROM A TANGENT BEARING OF NORTH 64°43'44" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°14'35", A DISTANCE OF 330.33 FEET; THENCE NORTH 69°01'20" EAST, A DISTANCE OF 100.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15220.00 FEET, A CHORD BEARING OF NORTH 67°53'24" EAST AND A CHORD DISTANCE OF 818.87 FEET; THENCE FROM A TANGENT BEARING OF NORTH 66°20'55" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'59", A DISTANCE OF 818.97 FEET; THENCE NORTH 67°29'10" EAST, A DISTANCE OF 275.30 FEET TO THE AFOREMENTIONED EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 AS SHOWN ON SAID GOVERNMENT LAND OFFICE SURVEY NOTES; THENCE CONTINUE NORTH 67°29'10" EAST, A DISTANCE OF 77.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.014 ACRES, MORE OR LESS.

SEE SHEET 5 FOR SKETCH OF DESCRIPTION
 SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
		DRAWN	J. J PIERRE	03/09/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 7
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023
				SECTION N/A	SHEET 2 OF 7

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-128A
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

PART 3

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2175, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 BY OCCUPATION SOUTH 00°25'37" EAST, A DISTANCE OF 1262.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°25'37" EAST, A DISTANCE OF 256.55 FEET; THENCE SOUTH 67°29'10" WEST, A DISTANCE OF 77.57 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AS SHOWN ON GOVERNMENT LAND OFFICE SURVEY NOTES; THENCE CONTINUE SOUTH 67°29'10" WEST, A DISTANCE OF 275.30 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15220.00 FEET, A CHORD BEARING OF SOUTH 67°53'24" WEST AND A CHORD DISTANCE OF 818.87 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 69°25' 54" WEST, WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'59", A DISTANCE OF 818.97 FEET; THENCE SOUTH 69°01'20" WEST, A DISTANCE OF 100.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15225.00 FEET, A CHORD BEARING OF SOUTH 65°21'02" WEST AND A CHORD DISTANCE OF 330.33 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 65°58' 20" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°14' 35", A DISTANCE OF 330.33 FEET TO A POINT ON A LINE 386.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG SAID PARALLEL LINE NORTH 89°53' 41" WEST, A DISTANCE OF 682.36 FEET; THENCE NORTH 62°09'27" EAST, A DISTANCE OF 665.95 FEET; THENCE SOUTH 79°03'04" EAST, A DISTANCE OF 172.19 FEET; THENCE SOUTH 47°56'13" EAST, A DISTANCE OF 219.99 TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15245.00 FEET, A CHORD BEARING OF NORTH 65°51'45" EAST AND A CHORD DISTANCE OF 58.31 FEET; THENCE FROM A TANGENT BEARING OF NORTH 65°45'11" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°13'09", A DISTANCE OF 58.31 FEET; THENCE NORTH 69°00'22" EAST, A DISTANCE OF 100.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15240.00 FEET, A CHORD BEARING OF NORTH 67°53'25" EAST AND A CHORD DISTANCE OF 819.14 FEET; THENCE FROM A TANGENT BEARING OF NORTH 66°21'01" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'48", A DISTANCE OF 819.23 FEET; THENCE NORTH 67°29' 10" EAST, A DISTANCE OF 232.54 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 165.69 FEET; THENCE NORTH 44°34'45" EAST, A DISTANCE OF 79.20 FEET TO THE AFOREMENTIONED EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 AS SHOWN ON SAID GOVERNMENT LAND OFFICE SURVEY NOTES; THENCE CONTINUE NORTH 44°34'45" EAST, A DISTANCE OF 86.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.882 ACRES, MORE OR LESS.

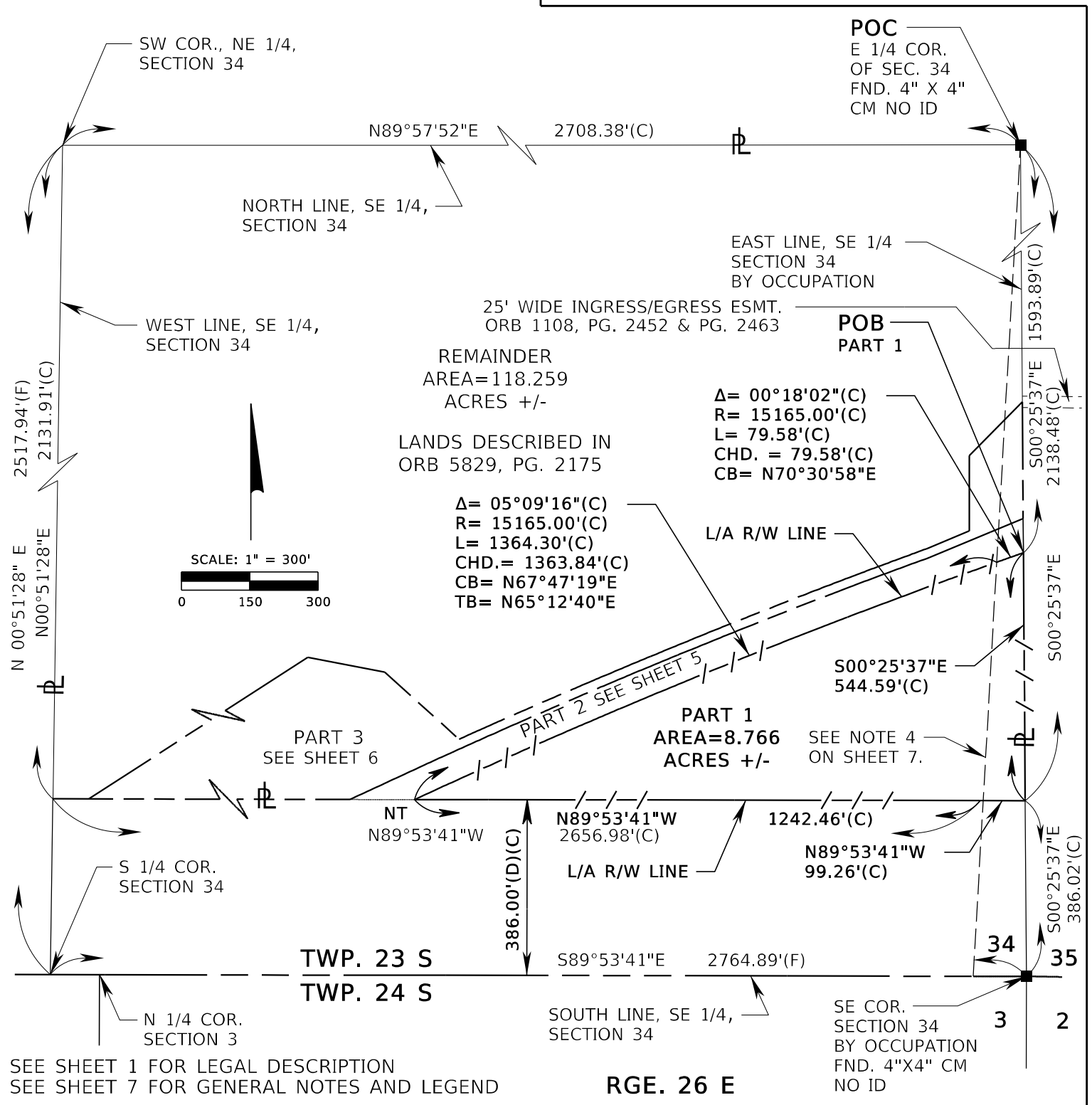
CONTAINING IN THE AGGREGATE 15.662 ACRES, MORE OR LESS.

SEE SHEET 6 FOR SKETCH OF DESCRIPTION
 SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)		LAKE COUNTY	
				BY DRAWN J. J PIERRE		DATE 03/08/2023	
				CHECKED M. SHATTO		DATE 03/22/2023	
REVISION		BY		DATE		SECTION N/A	
						SHEET 3 OF 7	

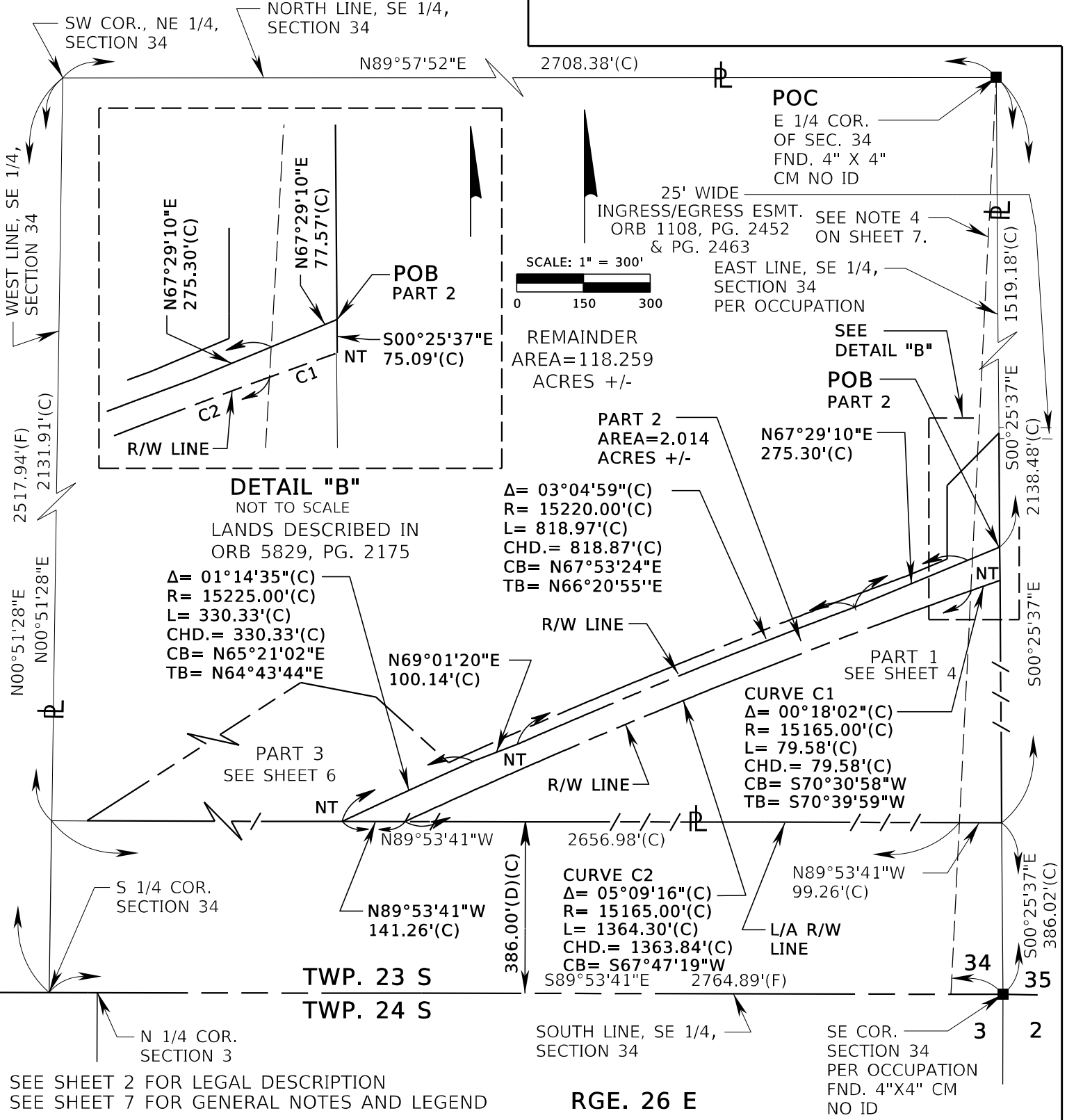
WBQ DESIGN & ENGINEERING, INC. LB7963
 201 N MAGNOLIA AVE, SUITE 200, ORLANDO,
 FLORIDA, 32801, PHONE: (407) 839-4300
 DATA SOURCE:
 SEE GENERAL NOTES, SHEET 7

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-128A**



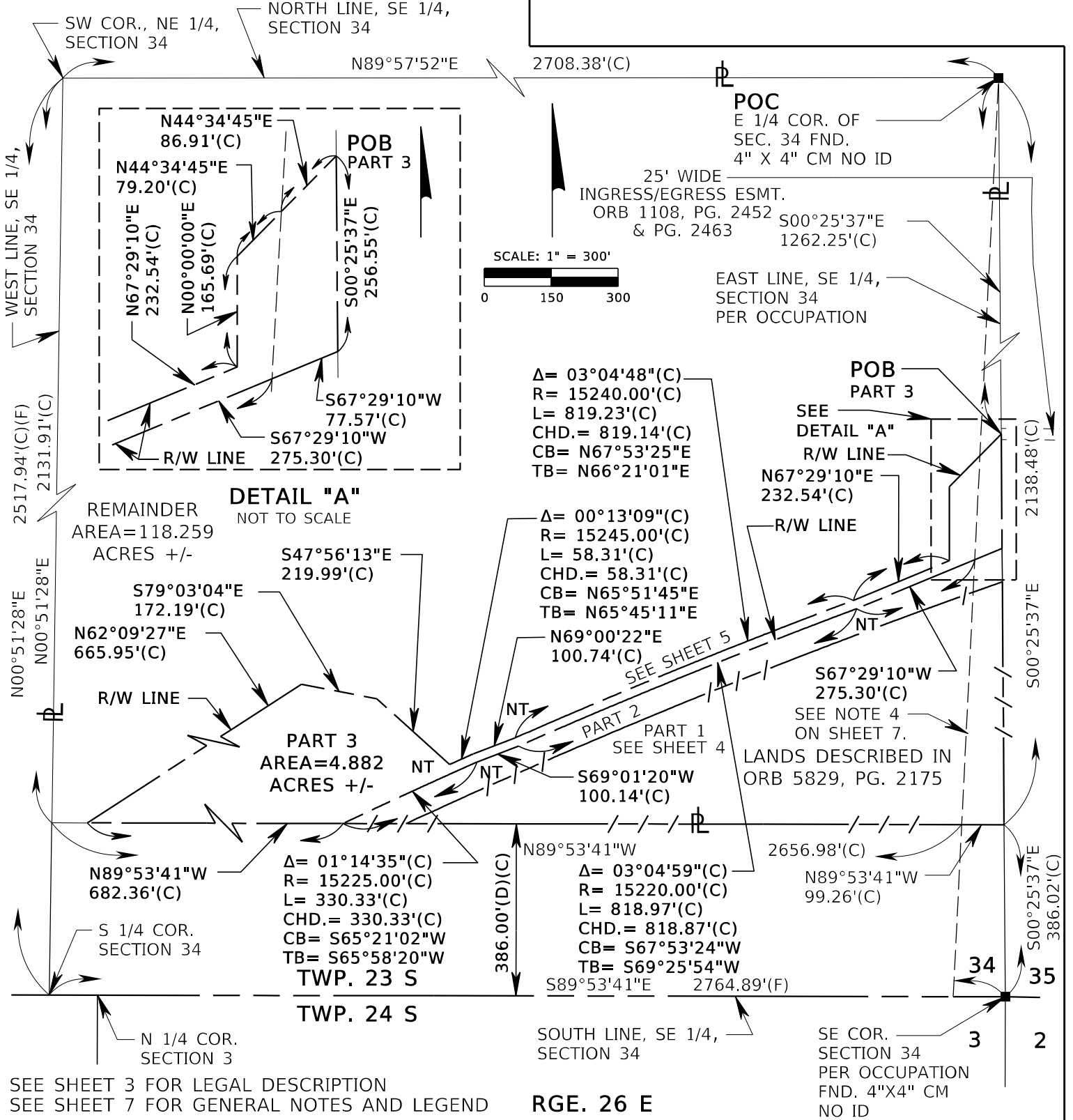
		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	J. J PIERRE 03/08/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 7
REVISION	BY	DATE	CHECKED M. SHATTO 03/22/2023
		SECTION N/A	SHEET 4 OF 7

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-128A**



CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)				LAKE COUNTY	
BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300		DATA SOURCE: SEE GENERAL NOTES, SHEET 7	
DRAWN	J. J PIERRE	03/08/2023			
CHECKED	M. SHATTO	03/22/2023	SECTION N/A		SHEET 5 OF 7
REVISION	BY	DATE			

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-128A**



CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)				LAKE COUNTY	
	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 7	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023
				SECTION N/A	SHEET 6 OF 7

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-128A**

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 BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST BY OCCUPATION, BEING SOUTH 00°25'37" EAST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-5590163 DATED 09/20/2022 AT 8:00 A.M.
4. EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 34 AS SHOWN ON GOVERNMENT LAND OFFICE SURVEY NOTES.

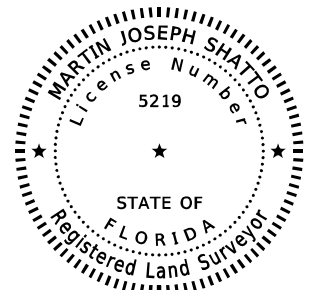
LEGEND

CHD. = CHORD DISTANCE	FPID = FINANCIAL PROJECT IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CL = CENTERLINE	IP = IRON PIPE	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	PT = POINT OF TANGENCY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	PROJ. = PROJECT
CO. = COUNTY	LB = LICENSED BUSINESS	R = RADIUS
COR. = CORNER	L/A = LIMITED ACCESS	RR = RAILROAD
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	RGE. = RANGE
CR = COUNTY ROAD	NO. = NUMBER	REF. = REFERENCE
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	R/W = RIGHT OF WAY
D = DEGREE	NL = NAIL	SEC. = SECTION
(D) = DEED DATA	N&D = NAIL & DISK	SELY = SOUTHEASTERLY
DB = DEED BOOK	NT = NON-TANGENT	SR = STATE ROAD
DR. = DRIVE	NTS = NOT TO SCALE	SQ.FT. = SQUARE FEET
ESMT. = EASEMENT	OR = OFFICIAL RECORD	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
FND. = FOUND	PG. = PAGE	TC = TANGENT TO CURVE
(F) = FIELD DATA	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	UE = UTILITY EASEMENT
	(P) = PLAT DATA	
	PB = PLAT BOOK	

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto Digitally signed by Martin J Shatto
Date: 2023.05.01 14:44:45 -04'00' DATE: 05/01/2023

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
NOT VALID WITHOUT DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SEE SHEETS 1-3 FOR LEGAL DESCRIPTIONS
SEE SHEETS 4-6 FOR SKETCH OF DESCRIPTIONS

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	J. J PIERRE 03/08/2023	DATA SOURCE: SEE NOTE 3 ABOVE
REVISION	BY	DATE	CHECKED M. SHATTO 03/22/2023
		SECTION N/A	SHEET 7 OF 7

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-128B
 PURPOSE: LIMITED ACCESS RIGHT OF WAY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

PART 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2175, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35 SOUTH 89°36'59" EAST, A DISTANCE OF 1286.86 FEET TO THE WEST RIGHT OF WAY LINE OF COOK ROAD PER DEED BOOK 357, PAGE 10 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°23'54" EAST, A DISTANCE OF 1238.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°23'54" EAST, A DISTANCE OF 25.61 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE ALONG SAID SOUTH LINE NORTH 89°32'24" WEST, A DISTANCE OF 197.24 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11165.00 FEET, A CHORD BEARING OF NORTH 76°31'55" EAST AND A CHORD DISTANCE OF 69.70 FEET; THENCE FROM A TANGENT BEARING OF NORTH 76°21'11" EAST NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°21'28", A DISTANCE OF 69.70; THENCE NORTH 58°42'27" EAST, A DISTANCE OF 91.61 FEET; THENCE NORTH 84°23'13" EAST, A DISTANCE OF 44.85 FEET; THENCE SOUTH 00°31'17" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.50 FEET, A CHORD BEARING OF SOUTH 17°41'25" EAST AND A CHORD DISTANCE OF 20.14 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 23°26'23" EAST SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'55", A DISTANCE OF 20.17 TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 516 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 7016 SQUARE FEET, MORE OR LESS.

SEE SHEET 4 FOR SKETCH OF DESCRIPTION
 SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY - SEGMENT 1)		LAKE COUNTY	
			BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
			DRAWN	J. J PIERRE	04/28/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 8
REVISION	BY	DATE	CHECKED	M. SHATTO	04/30/2023	SECTION N/A
						SHEET 1 OF 8

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-128B
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2175, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35 SOUTH 89°36'59" EAST, A DISTANCE OF 1286.86 FEET TO THE WEST RIGHT OF WAY LINE OF COOK ROAD PER DEED BOOK 357, PAGE 10 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°23'54" EAST, A DISTANCE OF 801.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°23'54" EAST, A DISTANCE OF 436.36 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100.50 FEET, A CHORD BEARING OF NORTH 17°41'25" WEST AND A CHORD DISTANCE OF 20.14 FEET; THENCE FROM A TANGENT BEARING OF NORTH 11°56'28" WEST, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'55", A DISTANCE OF 20.17 FEET; THENCE NORTH 00°31'17" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 84°23'13" WEST, A DISTANCE OF 44.85 FEET; THENCE SOUTH 58°42'27" WEST, A DISTANCE OF 91.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 11165.00 FEET, A CHORD BEARING OF SOUTH 76°31'55" WEST AND A CHORD DISTANCE OF 69.70 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 76°42'39" WEST, WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°21'28", A DISTANCE OF 69.70 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE ALONG SAID SOUTH LINE NORTH 89°32'24" WEST, A DISTANCE OF 217.52 FEET TO A POINT ON NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 11220.00 FEET, A CHORD BEARING OF NORTH 75°42'46" EAST AND A CHORD DISTANCE OF 171.18 FEET; THENCE FROM A TANGENT BEARING OF NORTH 75°16'32" EAST, EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°52'27", A DISTANCE OF 171.18 FEET; THENCE NORTH 55°41'10" EAST, A DISTANCE OF 248.10 FEET; THENCE NORTH 08°22'46" EAST A DISTANCE OF 279.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.780 ACRES, MORE OR LESS.

SEE SHEET 5 FOR SKETCH OF DESCRIPTION
 SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY - SEGMENT 1) LAKE COUNTY	
		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 8
		DRAWN	J. J PIERRE 04/28/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO 04/30/2023	SECTION N/A
					SHEET 2 OF 8

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-128B
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 3

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5829, PAGE 2175, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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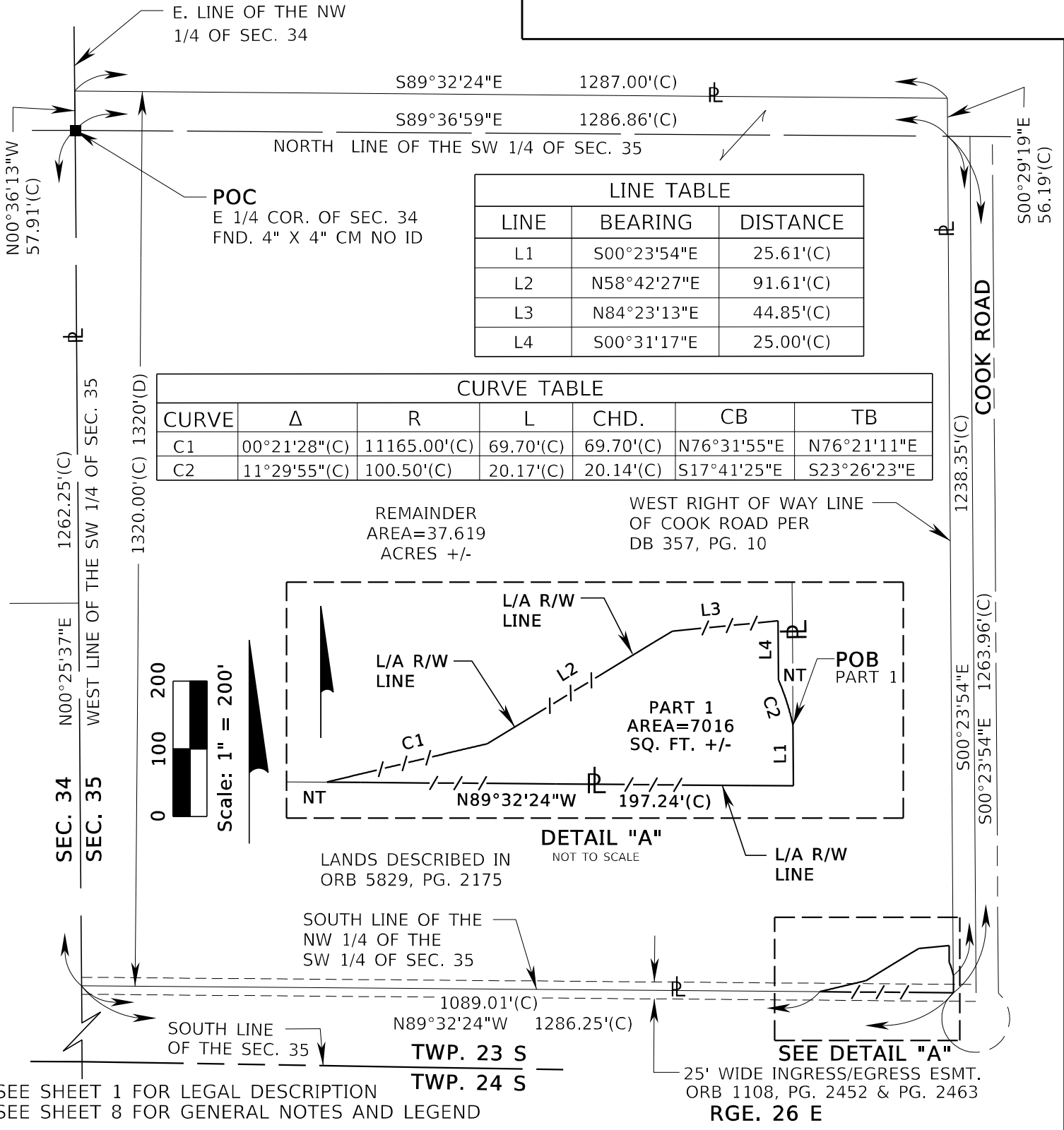
CONTAINING 18594 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 1.368 ACRES, MORE OR LESS.

SEE SHEETS 6 & 7 FOR SKETCH OF DESCRIPTION
 SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY - SEGMENT 1) LAKE COUNTY	
				WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
				DATA SOURCE: SEE GENERAL NOTES, SHEET 8	
		BY	DATE		
		DRAWN	J. J PIERRE	04/28/2023	
		CHECKED	M. SHATTO	04/30/2023	
REVISION	BY	DATE			SECTION N/A
					SHEET 3 OF 8

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-128B**



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

25' WIDE INGRESS/EGRESS ESMT.
ORB 1108, PG. 2452 & PG. 2463
RGE. 26 E

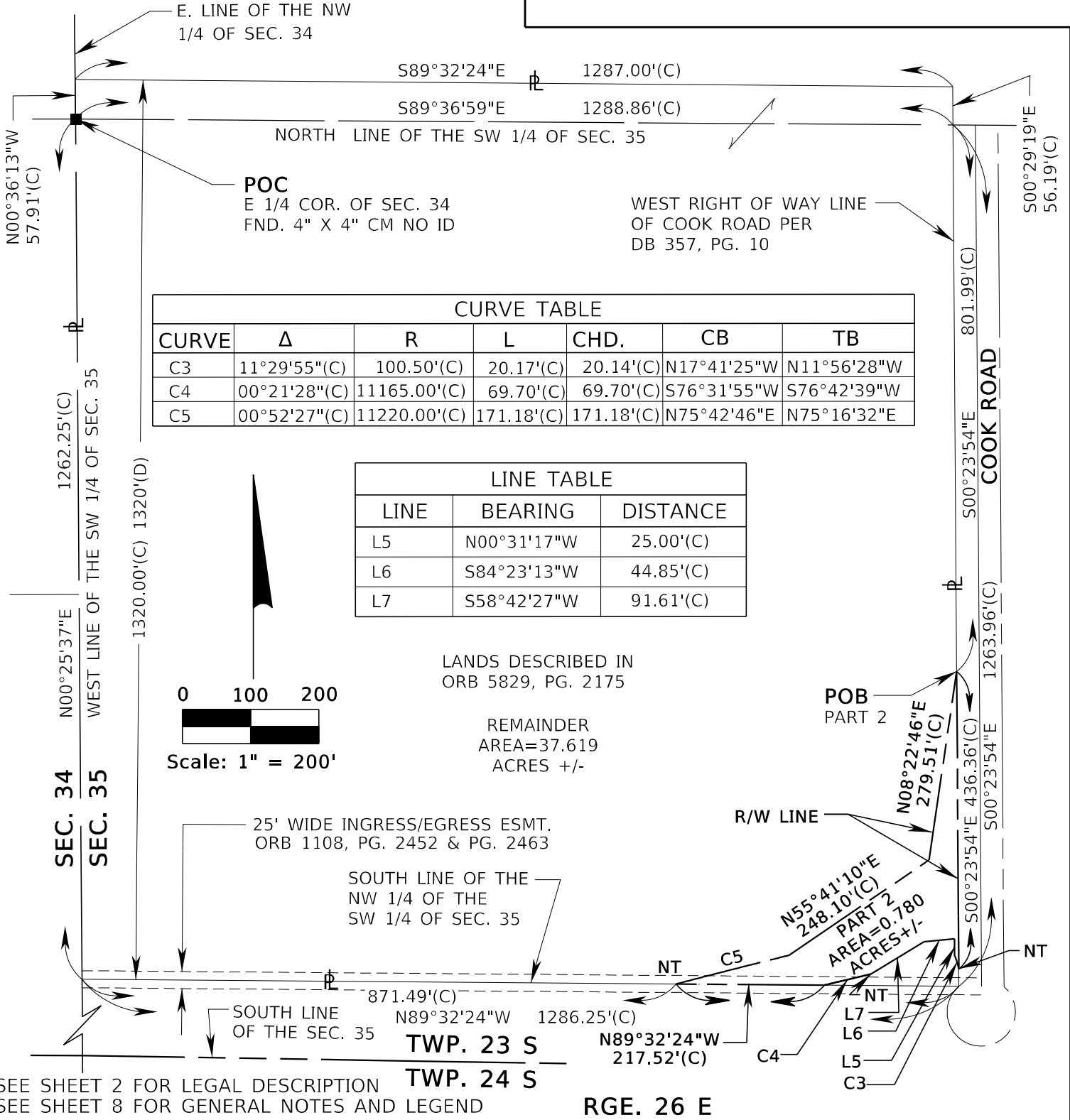
**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY - SEGMENT 1) LAKE COUNTY

BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 8
DRAWN	J. J PIERRE 04/28/2023		
CHECKED	M. SHATTO 04/30/2023	SECTION N/A	SHEET 4 OF 8

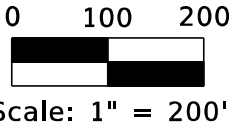
REVISION	BY	DATE
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**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-128B**



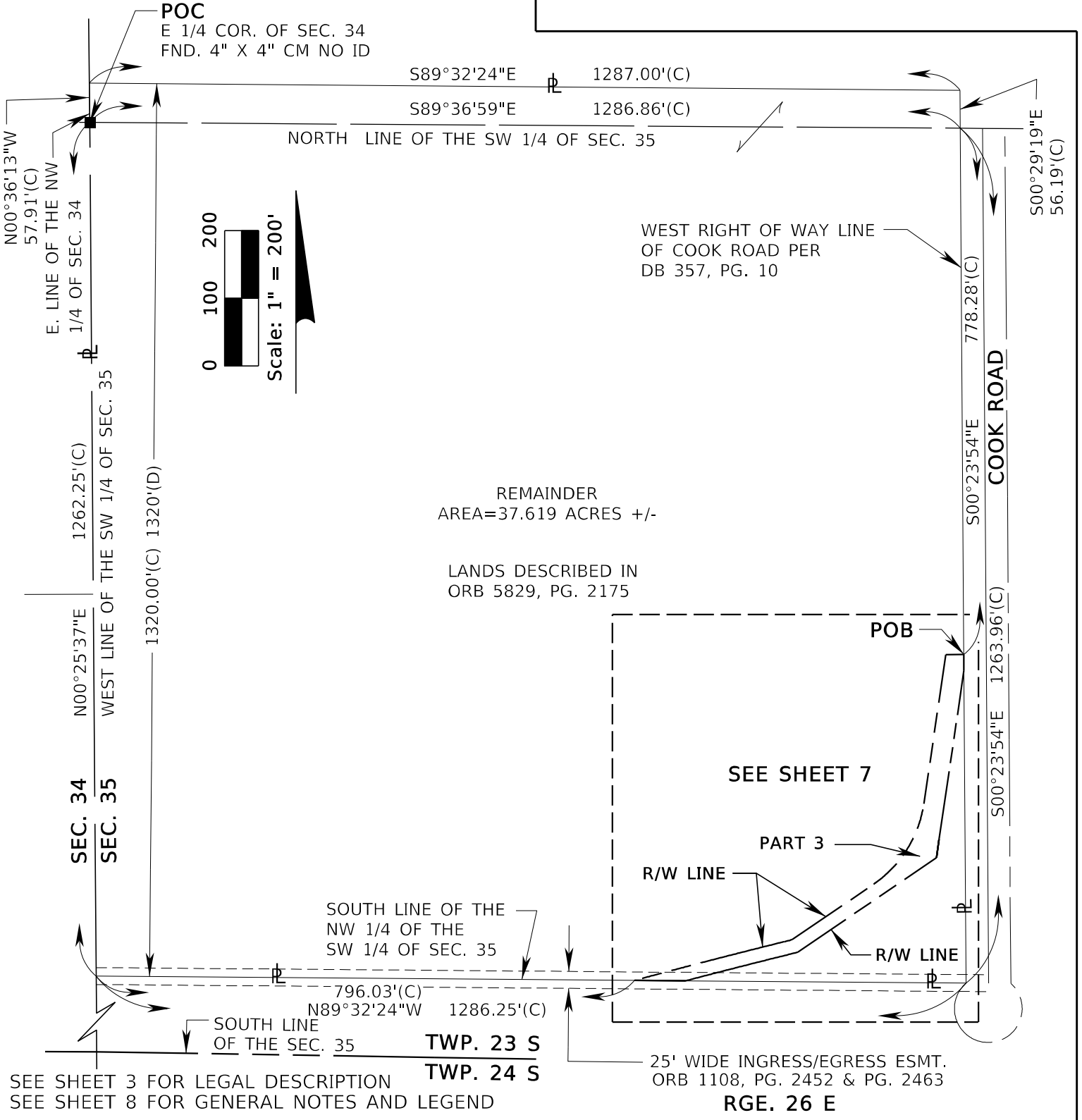
CURVE TABLE						
CURVE	Δ	R	L	CHD.	CB	TB
C3	11°29'55"(C)	100.50'(C)	20.17'(C)	20.14'(C)	N17°41'25"W	N11°56'28"W
C4	00°21'28"(C)	11165.00'(C)	69.70'(C)	69.70'(C)	S76°31'55"W	S76°42'39"W
C5	00°52'27"(C)	11220.00'(C)	171.18'(C)	171.18'(C)	N75°42'46"E	N75°16'32"E

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N00°31'17"W	25.00'(C)
L6	S84°23'13"W	44.85'(C)
L7	S58°42'27"W	91.61'(C)



		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY - SEGMENT 1) LAKE COUNTY	
	BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	J. J PIERRE 04/28/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 8
REVISION	BY	DATE	CHECKED M. SHATTO 04/30/2023
		SECTION N/A	SHEET 5 OF 8

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-128B**



**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY**

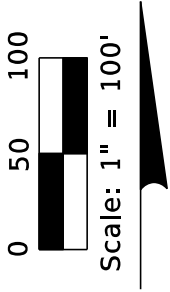
STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY - SEGMENT 1) LAKE COUNTY

BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 8
DRAWN	J. J PIERRE 04/28/2023		

CHECKED	M. SHATTO 04/30/2023	SECTION N/A	SHEET 6 OF 8
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REVISION	BY	DATE

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
 PROJECT NO. 516-236
 PARCEL 51-128B



WEST RIGHT OF WAY LINE
 OF COOK ROAD PER
 DB 357, PG. 10

N 89°36'06" E
 26.69'(C)

S 00°23'54" E
 23.71'(C)

POB

S 00°23'54" E
 778.28'(C)

REMAINDER
 AREA=37.619 ACRES +/-

LANDS DESCRIBED IN
 ORB 5829, PG. 2175

PART 3
 AREA=18594 SQ. FT. +/-

$\Delta = 47^{\circ}18'24''(C)$
 $R = 175.00'(C)$
 $L = 144.49'(C)$
 $CHD. = 140.42'(C)$
 $CB = N 32^{\circ}01'58'' E$

$\Delta = 01^{\circ}13'37''(C)$
 $R = 11240.00'(C)$
 $L = 240.69'(C)$
 $CHD. = 240.69'(C)$
 $CB = N 75^{\circ}31'05'' E$
 $TB = N 74^{\circ}54'16'' E$

SOUTH LINE OF THE
 NW 1/4 OF THE
 SW 1/4 OF SEC. 35

R/W LINE

N 55°41'10" E PC
 145.47'(C)

S 55°41'10" W
 248.10'(C)

N 89°32'24" W
 75.46'(C)

25' WIDE INGRESS/EGRESS ESMT.
 ORB 1108, PG. 2452 & PG. 2463

$\Delta = 00^{\circ}52'27''(C)$
 $R = 11220.00'(C)$
 $L = 171.18'(C)$
 $CHD. = 171.18'(C)$
 $CB = S 75^{\circ}42'46'' W$
 $TB = S 76^{\circ}08'59'' W$

COOK ROAD

SEE SHEET 3 FOR LEGAL DESCRIPTION
 SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

SEC. 35, TWP. 23 S, RGE. 26 E

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY - SEGMENT 1) LAKE COUNTY

BY DATE
 DRAWN J. J. PIERRE 04/28/2023
 WBO DESIGN & ENGINEERING, INC. LB7963
 201 N MAGNOLIA AVE, SUITE 200, ORLANDO,
 FLORIDA, 32801, PHONE: (407) 839-4300
 DATA SOURCE:
 SEE GENERAL NOTES, SHEET 8

CHECKED M. SHATTO 04/30/2023

SECTION N/A SHEET 7 OF 8

REVISION BY DATE

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)
PROJECT NO. 516-236
PARCEL 51-128B**

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 BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST, BEING NORTH 89°32'24" WEST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-5590225 DATED SEPTEMBER 20, 2022 AT 8:00 A.M.

LEGEND

CHD. = CHORD DISTANCE	FPID = FINANCIAL PROJECT IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CL = CENTERLINE	IP = IRON PIPE	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	PT = POINT OF TANGENCY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	PROJ. = PROJECT
CO. = COUNTY	LB = LICENSED BUSINESS	R = RADIUS
CM = CONCRETE MONUMENT	L/A = LIMITED ACCESS	RR = RAILROAD
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	RGE. = RANGE
CR = COUNTY ROAD	NO. = NUMBER	REF. = REFERENCE
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	R/W = RIGHT OF WAY
D = DEGREE	NL = NAIL	SEC. = SECTION
(D) = DEED DATA	N&D = NAIL & DISK	SELY = SOUTHEASTERLY
DB = DEED BOOK	NT = NON-TANGENT	SR = STATE ROAD
DR. = DRIVE	NTS = NOT TO SCALE	SQ.FT. = SQUARE FEET
Δ = DELTA (CENTRAL ANGLE)	OR = OFFICIAL RECORD	T = TANGENT
FND. = FOUND	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
ELY = EASTERLY	PG. = PAGE	TC = TANGENT TO CURVE
(F) = FIELD	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	UE = UTILITY EASEMENT
	(P) = PLAT DATA	
	PB = PLAT BOOK	

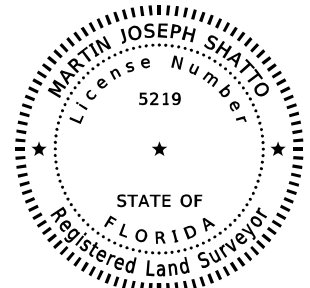
I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto

Digitally signed by Martin J Shatto
Date: 2023.05.01 13:00:53 -04'00'

DATE: 05/01/2023

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
NOT VALID WITHOUT DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



SEE SHEETS 1 THRU 3 FOR LEGAL DESCRIPTIONS
SEE SHEETS 4 THRU 7 FOR SKETCH OF DESCRIPTIONS

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
		STATE ROAD NO. 516 (LAKE-ORANGE EXPRESSWAY SEGMENT 1)	LAKE COUNTY
	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
	DRAWN	J. J. PIERRE 04/28/2023	DATA SOURCE: SEE NOTE 3 ABOVE
REVISION	BY	DATE	CHECKED M. SHATTO 04/30/2023
			SECTION N/A SHEET 8 OF 8

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY)
 PROJECT NO. 516-236/516-237
 PARCEL NO. 51-130
 PURPOSE: LIMITED ACCESS RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

PART A:

That part of the South 386 feet of the Southeast 1/4 of Section 34, Township 23 South, Range 26 East, and the North 1/2 of the Northeast 1/4 of Section 3, Township 24 South, Range 26 East, Lake County, Florida, being a portion of those lands described in Official Records Book 674, page 1646 of the Public Records of Lake County, Florida, and more particularly described as follows:

Commence at a 4-inch by 4-inch concrete monument without identification marking the Southeast corner of the Southeast 1/4 of Section 34, Township 23 South, Range 26 East, Lake County, Florida; thence run thence North 00°25'37" West along the East line of said Southeast 1/4 a distance of 386.02 feet to a point on the North line of the South 386 feet of the Southeast 1/4 of said Section 34; thence departing said East line run North 89°53'41" West along said North line a distance of 458.79 feet for a POINT OF BEGINNING, said point being the beginning of a non-tangent curve concave Southeasterly, having a radius of 14815.00 feet, a chord bearing of South 64°53'33" West and a chord distance of 1766.32 feet; thence departing from said North line from a tangent bearing of South 68°18'36" West, run Southwesterly along the arc of said curve through a central angle of 06°50'07" a distance of 1767.37 feet to the point of tangency; thence South 61°28' 30" West a distance of 189.66 feet; thence South 84°47'01" West a distance of 182.39 feet; thence South 61°28'30" West a distance of 284.33 feet to a point on the West line of the Northeast 1/4 of Section 3, Township 24 South, Range 26 East, Lake County, Florida; thence North 00°14'58" East along said West line a distance of 251.94 feet; thence departing said West line run North 61°28'30" East a distance of 433.49 feet; thence North 31°28'30" East a distance of 113.99 feet to the beginning of a non-tangent curve concave Southeasterly, having a radius of 15165.00 feet, a chord bearing of North 63°21'57" East and a chord distance of 976.75 feet; thence from a tangent bearing of North 61°31'13" East, run Northeasterly along the arc of said curve through a central angle of 03°41'27" a distance of 976.91 feet to a point on the aforesaid North line of the South 386 feet of the Southeast 1/4 of said Section 34; thence South 89°53'41" East along said North line a distance of 882.93 feet to the POINT OF BEGINNING.

Containing 14.452 acres, more or less.

Together with all rights of ingress, egress, light, air and view to, from or across any State Road 516 Right of Way property which may otherwise accrue to any property adjoining said Right of Way.

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 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST, HAVING A BEARING OF NORTH 00°25'37" WEST.
3. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER J. LEFTAKIS ON MAY 9, 2023.
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 LAKE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2037-5087788, EFFECTIVE DATE JANUARY 19, 2021, UPDATED MARCH 10, 2023.
7. THIS SKETCH IS NOT A SURVEY.

SURVEYOR'S CERTIFICATION


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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

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

CHRISTOPHER J. LEFTAKIS,
 PROFESSIONAL SURVEYOR & MAPPER No. 6556

SEE SHEETS 10-14 FOR SKETCH OF DESCRIPTION

DATE	MARCH 16, 2023	 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	PARCEL 51-130/730/830
DRAWN BY	P. MCANALLY			
CHECKED BY	J. CAMPBELL		SR 516 (LAKE-ORANGE EXPRESSWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY LAKE COUNTY, FLORIDA	SCALE: N/A
GEODATA PROJECT NO.	B40-01			SHEET 1 OF 14
TITLE UPDATE, SHEET NUMBERS, ADDED 51-830	JJC	03/30/2023		
REVISION	BY	DATE		

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 516 (LAKE-ORANGE EXPRESSWAY)
 PROJECT NO. 516-236/516-237
 PARCEL NO. 51-130
 PURPOSE: LIMITED ACCESS RIGHT OF WAY
 ESTATE: FEE SIMPLE
 LEGAL DESCRIPTION:

PART B:


That part of the South 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida, being a portion of those lands described in Official Records Book 674, page 1644 of the Public Records of Lake County, Florida, and more particularly described as follows:

Commence at a 4-inch by 4-inch concrete monument without identification marking the Southwest corner of the Southwest 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida; thence run North 00°25'37" West along the West line of said Southwest 1/4 a distance of 544.24 feet for a POINT OF BEGINNING; thence continue North 00°25'37" West along said West line a distance of 386.38 feet to the beginning of a non-tangent curve concave Southeasterly, having a radius of 15165.00 feet, a chord bearing of North 70°51'05" East and a chord distance of 97.88 feet; thence departing said West line from a tangent bearing of North 70°39'59" East, run Northeasterly along the arc of said curve through a central angle of 00°22'11" a distance of 97.88 feet to the point of compound curvature of a curve concave Southeasterly and having a radius of 11165.00 feet, a chord bearing of North 73°41'41" East and a chord distance of 1035.69 feet; thence run Northeasterly along the arc of said curve through a central angle of 05°19'00" a distance of 1036.06 feet to a point on the North line of the South 1/4 of said Section 35; thence South 89°32'24" East a distance of 197.27 feet to a point on the existing Right of Way line of Cook Road according to Official Records Book 5640, page 2326 of the Public Records of Lake County, Florida and the beginning of a non-tangent curve concave Easterly, having a radius of 50.00 feet, a chord bearing of South 02°00'22" East and a chord distance of 77.89 feet; thence departing said North line from a tangent bearing of South 49°09'16" West, run Southerly along the arc of said curve and along said existing Right of Way line through a central angle of 102°19'17" a distance of 89.29 feet; thence departing said curve and said existing Right of Way line run South 00°31'17" East a distance of 172.84 feet to the point of curvature of a curve concave to the Westerly and having a radius of 100.50 feet, a chord bearing of South 10°56'16" West and a chord distance of 39.93 feet; thence run Southerly along the arc of said curve through a central angle of 22°55'05" a distance of 40.20 feet to the end of said curve; thence departing said curve run South 19°00'44" West a distance of 22.00 feet; thence North 70°59'16" West a distance of 31.92 feet to the beginning of a non-tangent curve concave to the Southerly, having a radius of 10835.00 feet, a chord bearing of South 75°59'33" West and a chord distance of 298.36 feet; thence from a tangent bearing of South 76°46'53" West, run Westerly along the arc of said curve through a central angle of 01°34'40" a distance of 298.37 feet to the end of said curve; thence departing said curve run South 70°36'14" West a distance of 884.07 feet to the beginning of a non-tangent curve concave Southeasterly, having a radius of 14800.00 feet, a chord bearing of South 70°25'19" West and a chord distance of 124.04 feet; thence from a tangent bearing of South 70°39'43" West, run Southwesterly along the arc of said curve through a central angle of 00°28'49" a distance of 124.04 feet to a point on the aforesaid West line of the Southwest 1/4 of said Section 35 and the POINT OF BEGINNING.

Containing 10.591 acres, more or less.

Together with all rights of ingress, egress, light, air and view to, from or across any State Road 516 Right of Way property which may otherwise accrue to any property adjoining said Right of Way.

SEE SHEETS 10-14 FOR SKETCH OF DESCRIPTION

DATE	MARCH 16, 2023	 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	PARCEL 51-130/730/830
DRAWN BY	P. MCANALLY			
CHECKED BY	J. CAMPBELL		SR 516 (LAKE-ORANGE EXPRESSWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY LAKE COUNTY, FLORIDA	SCALE: N/A
GEODATA PROJECT NO.	B40-01			SHEET 2 OF 14
SHEET NUMBERS	JJC 03/30/2023	1349 S INTERNATIONAL PKWY SUITE 2401 LAKE MARY, FLORIDA 32746 VOICE: (407) 732-6965 FAX: 878-0841 LAND SURVEYOR BUSINESS LICENSE NO. 6556		
REVISION	BY DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY)
 PROJECT NO. 516-236/516-237
 PARCEL NO. 51-130
 PURPOSE: LIMITED ACCESS RIGHT OF WAY
 ESTATE: FEE SIMPLE
 LEGAL DESCRIPTION:

PART C:


That part of the South 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida, being a portion of those lands described in Official Records Book 674, page 1644 of the Public Records of Lake County, Florida, and more particularly described as follows:

Commence at a 4-inch by 4-inch concrete monument without identification marking the Southwest corner of the Southwest 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida; thence run North 00°25'37" West along the West line of said Southwest 1/4 a distance of 1262.25 feet to a point on the North line of the South 1/4 of said Section 35; thence departing said West line run South 89°32'24" East along said North line a distance of 1368.31 feet for a POINT OF BEGINNING; thence departing said North line run South 00°31'17" East a distance of 30.92 feet to a point on the existing Right of Way line of Cook Road according to Official Records Book 5640, page 2326 of the Public Records of Lake County, Florida, and a point on a non-tangent curve concave Westerly, having a radius of 50.00 feet, a chord bearing of South 00°31'17" East and a chord distance of 11.59 feet; thence from a tangent bearing of South 07°10'45" East, run Southerly along the arc of said curve through a central angle of 13°18'56" a distance of 11.62 feet; thence departing said curve and said existing Right of Way line run South 00°31'17" East a distance of 177.60 feet; thence North 64°09'36" East a distance of 44.49 feet to the beginning of a non-tangent curve concave Southerly, having a radius of 10895.17 feet, a chord bearing of North 80°06'10" East and a chord distance of 896.99 feet; thence from a tangent bearing of North 77°44'37" East, run Easterly along the arc of said curve through a central angle of 04°43'06" a distance of 897.24 feet to the end of said curve; thence departing said curve run North 85°27'31" East a distance of 50.01 feet; thence North 82°51'22" East a distance of 50.00 feet; thence North 80°15'13" East a distance of 50.01 feet to the beginning of a non-tangent curve concave to the Southerly, having a radius of 10895.17 feet, a chord bearing of North 83°40'45" East and a chord distance of 163.15 feet; thence from a tangent bearing of North 83°15'01" East, run Easterly along the arc of said curve through a central angle of 00°51'29" a distance of 163.15 feet to a point on the aforesaid North line of the South 1/4 of said Section 35; thence North 89°32'24" West along said North line a distance of 1236.63 feet to the POINT OF BEGINNING.

Containing 2.640 acres, more or less.

Together with all rights of ingress, egress, light, air and view to, from or across any State Road 516 Right of Way property which may otherwise accrue to any property adjoining said Right of Way.

SEE SHEETS 10-14 FOR SKETCH OF DESCRIPTION

DATE	MARCH 16, 2023	 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	PARCEL 51-130/730/830
DRAWN BY	P. MCANALLY			
CHECKED BY	J. CAMPBELL			
GEODATA PROJECT NO.	B40-01			
SHEET NUMBERS	JJC	03/30/2023		
REVISION	BY	DATE		

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 516 (LAKE-ORANGE EXPRESSWAY)
 PROJECT NO. 516-236/516-237
 PARCEL NO. 51-130
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

PART D:

That part of the South 386 feet of the Southeast 1/4 Section 34, Township 23 South, Range 26 East, and the North 1/2 of the Northeast 1/4 of Section 3, Township 24 South Range 26 East, Lake County, Florida, being a portion of those lands described in Official Records Book 674, page 1646 of the Public Records of Lake County, Florida, and more particularly described as follows:

Commence at a 4-inch by 4-inch concrete monument without identification marking the Southeast corner of the Southeast 1/4 of Section 34, Township 23 South, Range 26 East, Lake County, Florida; thence run thence North 00°25'37" West along the East line of said Southeast 1/4 a distance of 386.02 feet to a point on the North line of the South 386 feet of the Southeast 1/4 of said Section 34; thence departing said East line run North 89°53'41" West along said North line a distance of 1341.71 feet for a POINT OF BEGINNING; thence continue North 89°53'41" West along said North line a distance of 141.26 feet to the beginning of a non-tangent curve concave Southeasterly, having a radius of 15225.00 feet, a chord bearing of South 62°43'59" West and a chord distance of 1060.53 feet; thence departing said North line from a tangent bearing of South 64°43'44" West, run Southwesterly along the arc of said curve through a central angle of 03°59'31" a distance of 1060.75 feet to the end of said curve; thence departing said curve run South 39°16'29" West a distance of 179.27 feet; thence South 61°28'30" West a distance of 131.82 feet to a point on the West line of Northeast 1/4 of Section 3, Township 24 South, Range 26 East; thence South 00°14'58" West along said West line a distance of 54.76 feet; thence departing said West line run North 61°28'30" East a distance of 433.49 feet; thence North 31°28'30" East a distance of 113.99 feet to the beginning of a non-tangent curve concave Southeasterly, having a radius of 15165.00 feet, a chord bearing of North 63°21'57" East and a chord distance of 976.75 feet; thence from a tangent bearing of North 61°31'13" East, run Northeasterly along the arc of said curve through a central angle of 03°41'27" a distance of 976.91 feet to the POINT OF BEGINNING.

Containing 2.224 acres, more or less.


PART E:

That part of the South 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida, being a portion of those lands described in Official Records Book 674, page 1644 of the Public Records of Lake County, Florida, and more particularly described as follows:

Commence at a 4-inch by 4-inch concrete monument without identification marking the Southwest corner of the Southwest 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida; thence run North 00°25'37" West along the West line of said Southwest 1/4 a distance of 930.62 feet for a POINT OF BEGINNING, said point being the beginning of a non-tangent curve concave Southeasterly, having a radius of 15165.00 feet, a chord bearing of North 70°51'05" East and a chord distance of 97.88 feet; thence departing said West line from a tangent bearing of North 70°39'59" East, run Northeasterly along the arc of said curve through a central angle of 00°22'11" a distance of 97.88 feet to the point of compound curvature of a curve concave Southeasterly and having a radius of 11165.00 feet, a chord bearing of North 73°41'41" East and a chord distance of 1035.69 feet; thence run Northeasterly along the arc of said curve through a central angle of 05°19'00" a distance of 1036.06 feet to a point on the North line of the South 1/4 of said Section 35; thence run North 89°32'24" West along said North line a distance of 217.52 feet to the beginning of a non-tangent curve concave Southeasterly, having a radius of 11220.00 feet, a chord bearing of South 73°58'20" West and a chord distance of 510.49 feet; thence departing said North line from a tangent bearing of South 75°16'32" West, run Southwesterly along the arc of said curve through a central angle of 02°36'25" a distance of 510.53 feet to the end of said curve; thence departing said curve run North 61°18'51" West a distance of 6.95 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 11225.00 feet, a chord bearing of South 71°20'24" West and a chord distance of 314.97 feet; thence from a tangent bearing of South 72°38'38" West run Southwesterly along the arc of said curve through a central angle of 01°36'28" a distance of 314.98 to the point of compound curvature of a curve concave Southeasterly having a radius of 15225.00 feet, a chord bearing of South 70°53'24" West and a chord distance of 77.72 feet; thence run Southwesterly along the arc of said curve through a central angle of 00°17'33" a distance of 77.72 feet to a point on the aforesaid West line of the Southwest 1/4 of said Section 35; thence South 00°25'37" East along said West line a distance of 63.41 feet to the POINT OF BEGINNING.

Containing 1.334 acres, more or less.

SEE SHEETS 10-14 FOR SKETCH OF DESCRIPTION

DATE	MARCH 16, 2023	 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 (THIS IS NOT A BOUNDARY SURVEY) SR 516 (LAKE-ORANGE EXPRESSWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY LAKE COUNTY, FLORIDA	PARCEL 51-130/730/830
DRAWN BY	P. MCANALLY			
CHECKED BY	J. CAMPBELL			
GEODATA PROJECT NO.	B40-01			
SHEET NUMBERS	JJC	03/30/2023		SHEET 4 OF 14
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY)
 PROJECT NO. 516-236/516-237
 PARCEL NO. 51-130
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION


PART F:

That part of the South 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida, being a portion of those lands described in Official Records Book 674, page 1644 of the Public Records of Lake County, Florida, and more particularly described as follows:

Commence at a 4-inch by 4-inch concrete monument without identification marking the Southwest corner of the Southwest 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida; thence run North 00°25'37" West along the West line of said Southwest 1/4 a distance of 1262.25 feet to a point on the North line of the South 1/4 of said Section 35; thence departing said West line run South 89°32'24" East along said North line a distance of 1368.31 feet; thence departing said North line run South 00°31'17" East a distance of 30.92 feet to a point on the existing Right of Way line of Cook Road according to Official Records Book 5640, page 2326 of the Public Records of Lake County, Florida, and a point on a non-tangent curve concave Westerly, having a radius of 50.00 feet, a chord bearing of South 00°31'17" East and a chord distance of 11.59 feet; thence from a tangent bearing of South 07°10'45" East, run Southerly along the arc of said curve through a central angle of 13°18'56" a distance of 11.62 feet; thence departing said curve and said Existing Right of Way line run South 00°31'17" East a distance of 177.60 feet for a POINT OF BEGINNING; thence North 64°09'36" East a distance of 44.49 feet to the beginning of a non-tangent curve concave Southerly, having a radius of 10895.17 feet, a chord bearing of North 80°06'10" East and a chord distance of 896.99 feet; thence from a tangent bearing of North 77°44'37" East, run Easterly along the arc of said curve through a central angle of 04°43'06" a distance of 897.24 feet to the end of said curve; thence departing said curve run North 85°27'31" East a distance of 50.01 feet; thence North 82°51'22" East a distance of 50.00 feet; thence North 80°15'13" East a distance of 50.01 feet to the beginning of a non-tangent curve concave Southerly, having a radius of 10895.17 feet, a chord bearing of North 83°40'45" East and a chord distance of 163.15 feet; thence from a tangent bearing of North 83°15'01" East, run Easterly along the arc of said curve through a central angle of 00°51'29" a distance of 163.15 feet to a point on the aforesaid North line of the South 1/4 of said Section 35; thence departing said curve run South 89°32'24" East along said North line a distance of 33.62 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 35; thence run South 89°07'15" East and continue along said North line a distance of 2638.68 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of said Section 35; thence run South 00°16'58" East along the East line of the Southeast 1/4 of said Section 35 a distance of 190.04 feet to a point lying 190.00 feet as measured perpendicularly to said North line; thence departing said East line run North 89°07'15" West parallel with said North line a distance of 2638.38 feet to a point on the East line of the Southwest 1/4 of said Section 35; thence run North 89°32'24" West parallel with the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 35 a distance of 258.93 feet; thence run North 55°11'32" East a distance of 143.51 feet; thence run North 06°30'37" West a distance of 54.22 feet to the beginning of a non-tangent curve concave Southerly, having a radius of 10855.17 feet, a chord bearing of South 80°29'10" West and a chord distance of 1137.59 feet; thence from a tangent bearing of South 83°29'23" West, run Westerly along the arc of said curve through a central angle of 06°00'26" a distance of 1138.11 feet to the end of said curve and a point on a non-tangent curve concave Westerly, having a radius of 238.00 feet, a chord bearing of North 00°17'10" West and a chord distance of 1.95 feet; thence departing said curve from a tangent bearing of North 00°03'03" West, run Northerly along the arc of said curve through a central angle of 00°28'13" a distance of 1.95 feet to the point of tangency; thence North 00°31'17" West a distance of 28.34 feet to the POINT OF BEGINNING.

Containing 13.263 acres, more or less.

SEE SHEETS 10-14 FOR SKETCH OF DESCRIPTION

DATE	MARCH 16, 2023	 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 (THIS IS NOT A BOUNDARY SURVEY) SR 516 (LAKE-ORANGE EXPRESSWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY LAKE COUNTY, FLORIDA	PARCEL 51-130/730/830
DRAWN BY	P. MCANALLY			
CHECKED BY	J. CAMPBELL			
GEODATA PROJECT NO.	B40-01			
SHEET NUMBERS	JJC 03/30/2023			SHEET 5 OF 14
REVISION	BY DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY)
 PROJECT NO. 516-236/516-237
 PARCEL NO. 51-130
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

Part G:

That part of the South 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida, being a portion of those lands described in Official Records Book 674, page 1644 of the Public Records of Lake County, Florida, and more particularly described as follows:

Commence at a 4-inch by 4-inch concrete monument without identification marking the Southwest corner of the Southwest 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida; thence run North 00°25'37" West along the West line of said Southwest 1/4 a distance of 1262.25 feet to a point on the North line of the South 1/4 of said Section 35; thence departing said West line run South 89°32'24" East along said North line a distance of 1286.28 feet to a point on the existing Right of Way line of Cook Road according to Official Records Book 5640, page 2326 of the Public Records of Lake County, Florida and the beginning of a non-tangent curve concave Easterly, having a radius of 50.00 feet, a chord bearing of South 02°00'22" East and a chord distance of 77.89 feet; thence departing said North line from a tangent bearing of South 49°09'16" West, run Southerly along the arc of said curve through a central angle of 102°19'17" a distance of 89.29 feet for a POINT OF BEGINNING; thence departing said curve and said existing Right of Way line run South 00°31'17" East a distance of 172.84 feet to the point of curvature of a curve concave Westerly and having a radius of 100.50 feet, a chord bearing of South 10°56'16" West and a chord distance of 39.93 feet; thence run Southerly along the arc of said curve through a central angle of 22°55'05" a distance of 40.20 feet to the end of said curve; thence departing said curve run South 19°00'44" West a distance of 22.00 feet; thence North 70°59'16" West a distance of 31.92 feet to the beginning of a non-tangent curve concave Southerly, having a radius of 10835.00 feet, a chord bearing of South 76°16'11" West and a chord distance of 193.49 feet; thence from a tangent bearing of South 76°46'53" West, run Westerly along the arc of said curve through a central angle of 01°01'23" a distance of 193.49 feet; thence departing said curve run South 23°39'28" East a distance of 98.63 feet to beginning a non-tangent curve concave Southeasterly, having a radius of 403.00 feet, a chord bearing of South 64°29'26" West and a chord distance of 26.04 feet; thence from a tangent bearing of South 66°20'32" West run Southwesterly along the arc of said curve through a central angle of 03°42'10" a distance of 26.04 feet to the point of reverse curvature of a curve concave Northerly having a radius of 25.00 feet, a chord bearing of South 85°45'20" West and a chord distance of 19.63 feet; thence run Westerly along the arc of said curve through a central angle of 46°13'58" a distance of 20.17 feet to the point of reverse curvature of a curve concave Easterly having a radius of 50.00 feet, a chord bearing of South 08°20'29" East and a chord distance of 88.93 feet; thence run Southerly along the arc of said curve through a central angle of 234°25'38" a distance of 204.58 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 330.00 feet, a chord bearing of North 64°26'49" East and a chord distance of 114.63 feet; thence run Northeasterly along the arc of said curve through a central angle 20°00'14" a distance of 115.21 feet to the point of tangency; thence North 74°26'55" East a distance of 26.85 feet to the point of curvature of a curve concave Northwesterly and having a radius of 238.00 feet, a chord bearing of North 36°57'49" East and a chord distance of 289.67 feet; thence run Northeasterly along the arc of said curve through a central angle of 74°58'12" a distance of 311.42 feet to the point of tangency; thence North 00°31'17" West a distance of 205.95 feet to a point on the aforesaid existing Right of Way line of Cook Road and a point on a curve concave Northwesterly, having a radius of 50.00 feet, a chord bearing of South 66°29'05" West and a chord distance of 86.90 feet; thence from a tangent bearing of South 06°08'11" West, run Southwesterly along the arc of said curve through a central angle of 120°41'48" a distance of 105.33 feet to the POINT OF BEGINNING.

Containing 1.529 acres, more or less.


PART H:

That part of the South 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida, being a portion of those lands described in Official Records Book 674, page 1644 of the Public Records of Lake County, Florida, and more particularly described as follows:

Commence at a 4-inch by 4-inch concrete monument without identification marking the Southwest corner of the Southwest 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida; thence run North 00°25'37" West along the West line of said Southwest 1/4 a distance of 1262.25 feet to a point on the North line of the South 1/4 of said Section 35; thence departing said West line run South 89°32'24" East along said North line a distance of 1352.29 feet to a point on the existing Right of Way line of Cook Road according to Official Records Book 5640, page 2326 of the Public Records of Lake County, Florida for a POINT OF BEGINNING; thence continue South 89°32'24" East along said North line a distance of 16.02 feet; thence departing said North line run South 00°31'17" East a distance of 30.92 feet to a point on the aforesaid existing Right of Way line of Cook Road, and a point on a non-tangent curve concave Southwesterly, having a radius of 50.00 feet, a chord bearing of North 27°42'24" West and a chord distance of 35.07 feet; thence from a tangent bearing of North 07°10'45" West, run Northwesterly along the arc of said curve and along said existing Right of Way line through a central angle of 41°03'19" a distance of 35.83 feet to the end of said curve and the POINT OF BEGINNING.

Containing 173 square feet, more or less

SEE SHEETS 10-14 FOR SKETCH OF DESCRIPTION

DATE	MARCH 16, 2023	 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 (THIS IS NOT A BOUNDARY SURVEY) SR 516 (LAKE-ORANGE EXPRESSWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY LAKE COUNTY, FLORIDA	PARCEL 51-130/730/830
DRAWN BY	P. MCANALLY			
CHECKED BY	J. CAMPBELL		SCALE: N/A	
GEODATA PROJECT NO.	B40-01		SHEET 6 OF 14	
REV. PART G, SHEET NUMBERS	JJC 03/30/2023			
REVISION	BY DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY)
 PROJECT NO. 516-236/516-237
 PARCEL NO. 51-130
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

PART I:

That part of the South 386 feet of the Southeast 1/4 Section 34, Township 23 South, Range 26 East, and the North 1/2 of the Northeast 1/4 of Section 3, Township 24 South Range 26 East, Lake County, Florida, being a portion of those lands described in Official Records Book 674, page 1646 of the Public Records of Lake County, Florida, and more particularly described as follows:

Commence at a 4-inch by 4-inch concrete monument without identification marking the Southeast corner of the Southeast 1/4 of Section 34, Township 23 South, Range 26 East, Lake County, Florida; thence run North 00°25'37" West along the East line of said Southeast 1/4 a distance of 386.02 feet to a point on the North line of the South 386 feet of the Southeast 1/4 of said Section 34; thence departing said East line run North 89°53'41" West along said North line a distance of 1482.97 feet for a POINT OF BEGINNING, also being the beginning of a non-tangent curve concave Southeasterly, having a radius of 15225.00 feet, a chord bearing of South 62°43'59" West and a chord distance of 1060.53 feet; thence departing said North line from a tangent bearing of South 64°43'44" West, run Southwesterly along the arc of said curve through a central angle of 03°59'31" a distance of 1060.75 feet to the end of said curve; thence departing said curve run North 13°10'51" East a distance of 236.13 feet; thence North 32°03'32" East a distance of 261.23 feet; thence North 62°09'27" East a distance of 76.70 feet to a point on the aforesaid North line of the South 386 feet of the Southeast 1/4 of said Section 34; thence South 89°53'41" East along said North line a distance of 682.36 feet to the POINT OF BEGINNING.

Containing 4.170 acres, more or less.

PART J:

That part of the South 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida, being a portion of those lands described in Official Records Book 674, page 1644 of the Public Records of Lake County, Florida, and more particularly described as follows:

Commence at a 4-inch by 4-inch concrete monument without identification marking the Southwest corner of the Southwest 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida; thence run North 00°25'37" West along the West line of said Southwest 1/4 a distance of 1262.25 feet to the Northwest corner of the South 1/4 of said Section 35 for a POINT OF BEGINNING; thence run departing said West line run South 89°32'24" East along said North line distance of 871.49 feet to the beginning of a non-tangent curve concave Southeasterly, having a radius of 11220.00 feet, a chord bearing of South 73°58'20" West and a chord distance of 510.49 feet; thence departing said North line from a tangent bearing of South 75°16'32" West, run Southwesterly along the arc of said curve through a central angle of 02°36'25" a distance of 510.53 feet to the end of said curve; thence departing said curve run North 61°18'51" West a distance of 6.95 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 11225.00 feet, a chord bearing of South 71°20'24" West and a chord distance of 314.97 feet; thence from a tangent bearing of South 72°38'38" West run Southwesterly along the arc of said curve through a central angle of 01°36'28" a distance of 314.98 to the point of compound curvature of a curve concave Southeasterly having a radius of 15225.00 feet, a chord bearing of South 70°53'24" West and a chord distance of 77.72 feet; thence run Southwesterly along the arc of said curve through a central angle of 00°17'33" a distance of 77.72 feet to a point on the aforesaid West line of the Southwest 1/4 of said Section 35; thence departing said curve run North 00°25'37" West along said West line a distance of 268.23 feet to the POINT OF BEGINNING.

Containing 2.563 acres, more or less.

PART K:


That part of the South 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida, being a portion of those lands described in Official Records Book 674, page 1644 of the Public Records of Lake County, Florida, and more particularly described as follows:

Commence at a 4-inch by 4-inch concrete monument without identification marking the Southwest corner of the Southwest 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida; thence run North 00°25'37" West along the West line of said Southwest 1/4 a distance of 1262.25 feet to a point on the North line of the South 1/4 of said Section 35; thence departing said West line run South 89°32'24" East along said North line a distance of 1368.31 feet; thence South 00°31'17" East a distance of 30.92 feet to a point on the existing Right of Way line of Cook Road according to Official Records Book 5640, page 2326 of the Public Records of Lake County, Florida, and a point on a non-tangent curve concave Westerly, having a radius of 50.00 feet, a chord bearing of South 00°31'17" East and a chord distance of 11.59 feet; thence from a tangent bearing of South 07°10'45" East, run Southerly along the arc of said curve through a central angle of 13°18'56" a distance of 11.62 feet; thence departing said curve and said Right of Way line run South 00°31'17" East a distance of 205.95 feet to the point of curvature of a curve concave Westerly, having a radius of 238.00 feet, a chord bearing of South 00°17'10" East and a chord distance of 1.95 feet; thence run Southerly along the arc of said curve through a central angle of 00°28'13" a distance of 1.95 feet for a POINT OF BEGINNING; thence continue along the arc of said curve having a chord bearing of South 11°58'09" West and a chord distance of 99.13 feet through a central angle of 24°02'25" a distance of 99.86 feet; thence departing said curve run South 63°36'09" East a distance of 10.87 feet; thence South 86°32'20" East a distance of 255.17 feet; thence North 63°08'59" East a distance of 177.62 feet; thence North 87°51'36" East a distance of 232.52 feet; thence South 54°23'13" East a distance of 135.50 feet; thence South 89°35'50" East a distance of 35.68 feet; thence North 55°11'32" East a distance of 423.28 feet; thence North 06°30'37" West a distance of 54.22 feet to the beginning of a non-tangent curve concave Southerly, having a radius of 10855.17 feet, a chord bearing of South 80°29'10" West and a chord distance of 1137.59 feet; thence from a tangent bearing of South 83°29'23" West, run Westerly along the arc of said curve through a central angle of 06°00'26" a distance of 1138.11 feet to the POINT OF BEGINNING.

Containing 3.943 acres, more or less.

Containing an aggregate total of 56.713 acres, more or less.

SEE SHEETS 10-14 FOR SKETCH OF DESCRIPTION

DATE	MARCH 16, 2023	 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 (THIS IS NOT A BOUNDARY SURVEY) SR 516 (LAKE-ORANGE EXPRESSWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY LAKE COUNTY, FLORIDA	PARCEL 51-130/730/830
DRAWN BY	P. MCANALLY			
CHECKED BY	J. CAMPBELL		SCALE: N/A	
GEOGRAPHIC PROJECT NO.	B40-01		SHEET 7 OF 14	
SHEET NUMBERS, REV. AGGREGATE AREA	JJC 03/30/2023			
REVISION	BY DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY)
 PROJECT NO. 516-236/516-237
 PARCEL NO. 51-730
 PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
 ESTATE: EASEMENT

LEGAL DESCRIPTION:


That part of the South 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida, being a portion of those lands described in Official Records Book 674, page 1644 of the Public Records of Lake County, Florida, and more particularly described as follows:

Commence at a 4-inch by 4-inch concrete monument without identification marking the Southwest corner of the Southwest 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida; thence run North 00°25'37" West along the West line of said Southwest 1/4 a distance of 1262.25 feet to a point on the North line of the South 1/4 of said Section 35; thence departing said West line run South 89°32'24" East along said North line a distance of 1368.31 feet; thence South 00°31'17" East a distance of 30.92 feet to a point on the existing Right of Way line of Cook Road according to Official Records Book 5640, page 2326 of the Public Records of Lake County, Florida, and a point on a non-tangent curve concave Westerly, having a radius of 50.00 feet, a chord bearing of South 00°31'17" East and a chord distance of 11.59 feet; thence from a tangent bearing of South 07°10'45" East, run Southerly along the arc of said curve through a central angle of 13°18'56" a distance of 11.62 feet; thence departing said curve and said Right of Way line run South 00°31'17" East a distance of 205.95 feet to the point of curvature of a curve concave Westerly, having a radius of 238.00 feet, a chord bearing of South 11°44'02" West and a chord distance of 101.04 feet; thence run Southerly along the arc of said curve through a central angle of 24°30'38" a distance of 101.81 feet for a POINT OF BEGINNING; thence departing said curve run South 63°36'09" East a distance of 10.87 feet; thence South 86°32'20" East a distance of 18.61 feet; thence South 03°27'40" West a distance of 30.19 feet; thence North 85°49'13" West a distance of 7.74 feet; thence South 61°05'50" West a distance of 81.60 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 238.00 feet, a chord bearing of North 35° 05' 09" East and a chord distance of 91.61 feet; thence from a tangent bearing of North 46°10'57" East, run Northeasterly along the arc of said curve through a central angle of 22°11'36" a distance of 92.19 feet to the POINT OF BEGINNING.

Containing 1891 square feet, more or less.

PARCEL 51-730 IS BEING ACQUIRED AS A TEMPORARY, NON-EXCLUSIVE EASEMENT WITH FULL AUTHORITY TO ENTER UPON THE LANDS DESCRIBED ABOVE FOR A TEMPORARY CONSTRUCTION EASEMENT FOR GRADING TO EXISTING DRIVEWAY. AT ALL TIMES DURING CONSTRUCTION THE GRANTEE WILL MAINTAIN ACCESS TO THE GRANTOR'S REMAINING LANDS. AFTER THE CONSTRUCTION ON THE PARCEL IS COMPLETED THE GRANTEE SHALL RESTORE THE PARCEL TO A CONDITION AS GOOD AS OR BETTER THAN THE ONE EXISTING BEFORE BEING DISTURBED BY THE GRANTEE. THIS EASEMENT SHALL EXPIRE UPON THE COMPLETION OF THE CONSTRUCTION ACTIVITIES ON THE PROJECT ADJACENT TO THE LANDS DESCRIBED ABOVE OR AFTER FIVE (5) YEARS, WHICHEVER OCCURS FIRST.

SEE SHEETS 10-14 FOR SKETCH OF DESCRIPTION

DATE	MARCH 16, 2023		 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	PARCEL 51-130/730/830
DRAWN BY	P. MCANALLY				
CHECKED BY	J. CAMPBELL			SR 516 (LAKE-ORANGE EXPRESSWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY LAKE COUNTY, FLORIDA	SCALE: N/A
GEODATA PROJECT NO.	B40-01				SHEET 8 OF 14
REVISE TCE NOTE	JJC	05/09/2023	1349 S INTERNATIONAL PKWY SUITE 2401 LAKE MARY, FLORIDA 32746 VOICE: (407) 732-6965 FAX: 878-0841 LAND SURVEYOR BUSINESS LICENSE NO. 6556		
REV 51-730, ADDED 51-930 & TCE NOTE, REV SHEET NUMBERS	JJC	03/30/2023			
REVISION	BY	DATE			


CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY)
 PROJECT NO. 516-236/516-237
 PARCEL NO. 51-830
 PURPOSE: PERMANENT EASEMENT REQUIRED TO
 CONSTRUCT, ACCESS AND MAINTAIN
 CONSERV II UTILITY LINE
 ESTATE: EASEMENT

That part of the South 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida, being a portion of those lands described in Official Records Book 674, page 1644 of the Public Records of Lake County, Florida, and more particularly described as follows:

Commence at a 4-inch by 4-inch concrete monument without identification marking the Southwest corner of the Southwest 1/4 of Section 35, Township 23 South, Range 26 East, Lake County, Florida; thence run North 00°25'37" West along the West line of said Southwest 1/4 a distance of 1262.25 feet to a point on the North line of the South 1/4 of said Section 35; thence departing said West line run South 89°32'24" East along said North line a distance of 1286.28 feet to a point on the existing Right of Way line of Cook Road according to Official Records Book 5640, page 2326 of the Public Records of Lake County, Florida and the beginning of a non-tangent curve concave Easterly, having a radius of 50.00 feet, a chord bearing of South 02°00'22" East and a chord distance of 77.89 feet; thence departing said North line from a tangent bearing of South 49°09'16" West, run Southerly along the arc of said curve through a central angle of 102°19'17" a distance of 89.29 feet; thence departing said curve and said existing Right of Way line run South 00°31'17" East a distance of 172.84 feet to the point of curvature of a curve concave Westerly and having a radius of 100.50 feet, a chord bearing of South 10°56'16" West and a chord distance of 39.93 feet; thence run Southerly along the arc of said curve through a central angle of 22°55'05" a distance of 40.20 feet to the end of said curve; thence departing said curve run South 19°00'44" West a distance of 22.00 feet; thence North 70°59'16" West a distance of 31.92 feet to the beginning of a non-tangent curve concave Southerly, having a radius of 10835.00 feet, a chord bearing of South 76°16'11" West and a chord distance of 193.49 feet; thence from a tangent bearing of South 76°46'53" West, run Westerly along the arc of said curve through a central angle of 01°01'23" a distance of 193.49 feet; thence departing said curve run South 23°39'28" East a distance of 88.63 feet for a POINT OF BEGINNING; thence continue South 23°39'28" East a distance of 10.00 feet to beginning a non-tangent curve concave Southeasterly, having a radius of 403.00 feet, a chord bearing of South 64°55'11" West and a chord distance of 20.01 feet; thence from a tangent bearing of South 66°20'32" West run Southwesterly along the arc of said curve through a central angle of 02°50'41" a distance of 20.01 feet; thence departing said curve run North 26°49'51" West a distance of 10.00 feet to the beginning of a non-tangent curve concave Southeasterly, having a radius of 413.00 feet, a chord bearing of North 64°54'57" East and a chord distance of 20.56 feet; thence from a tangent bearing of North 63°29'22" East run Northeasterly along the arc of said curve through a central angle of 02°51'10" a distance of 20.56 feet to the POINT OF BEGINNING.

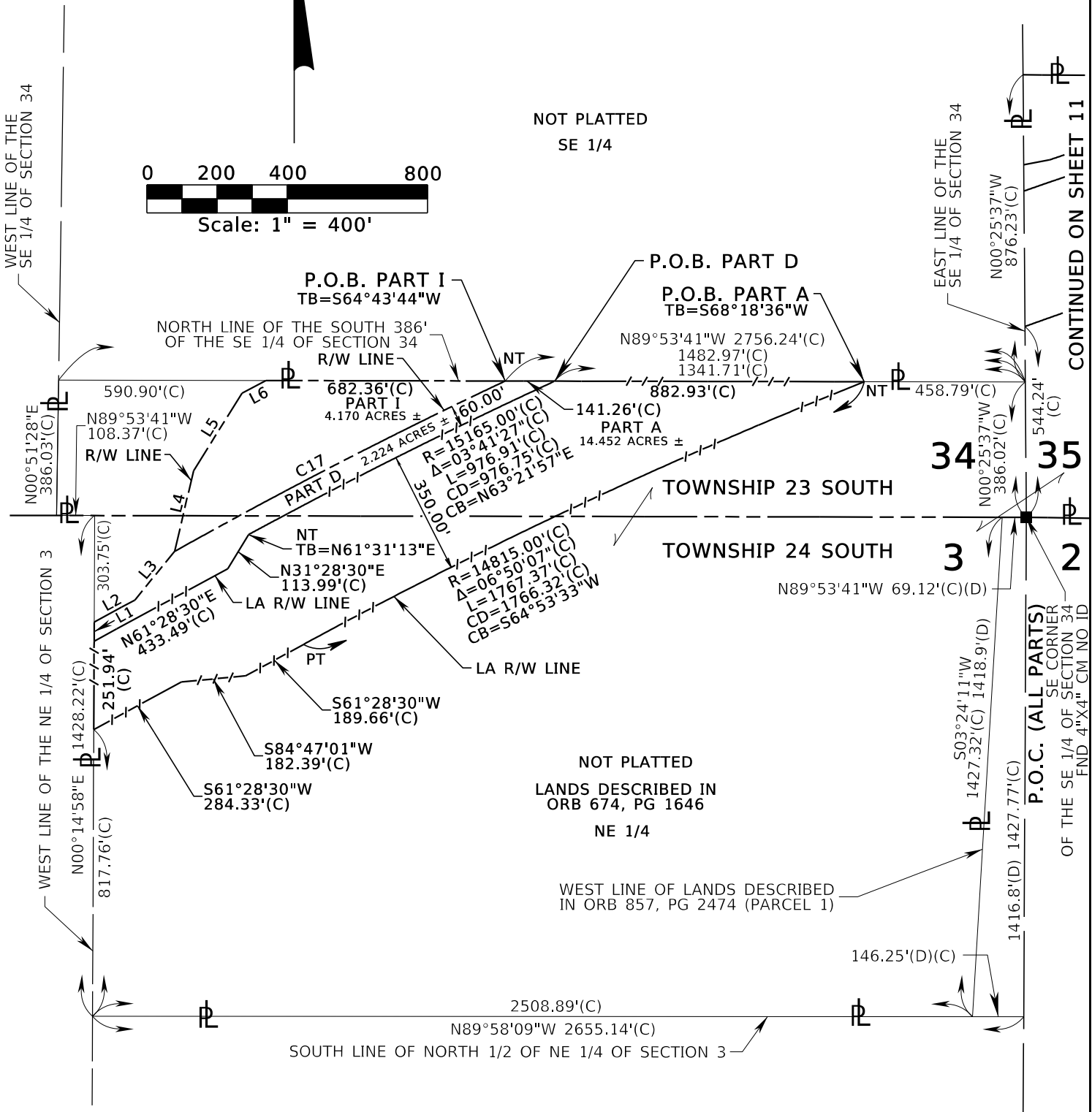
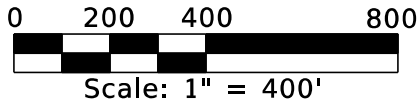
Containing 203 square feet, more or less.

SEE SHEETS 10-14 FOR SKETCH OF DESCRIPTION

DATE	MARCH 16, 2023		 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	PARCEL 51-130/730/830
DRAWN BY	P. MCANALLY				
CHECKED BY	J. CAMPBELL			SR 516 (LAKE-ORANGE EXPRESSWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY LAKE COUNTY, FLORIDA	SCALE: N/A
GEODATA PROJECT NO.	B40-01				SHEET 9 OF 14
CHANGE PURPOSE LABEL	JJC	05/09/2023	1349 S INTERNATIONAL PKWY SUITE 2401 LAKE MARY, FLORIDA 32746 VOICE: (407) 732-6965 FAX: 878-0841 LAND SURVEYOR BUSINESS LICENSE NO. 6556		
SHEET NUMBERS ADDED 51-830	JJC	03/30/2023			
REVISION	BY	DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY)
 PROJECT NO. 516-236/516-237
 PARCEL NO. 51-130

NOT PLATTED
 SE 1/4



CONTINUED ON SHEET 11

P.O.C. (ALL PARTS)
 SE CORNER
 OF THE SE 1/4 OF SECTION 34
 FND 4"X4" CM NO. ID

SEE SHEETS 1-9 FOR LEGAL DESCRIPTION
 SEE SHEET 14 FOR LINE & CURVE TABLES

DATE	MARCH 16, 2023	
DRAWN BY	P. MCANALLY	
CHECKED BY	J. CAMPBELL	
GEODATA PROJECT NO.	B40-01	
SHEET NUMBERS	JJC	03/30/2023
REVISION	BY	DATE

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
 (THIS IS NOT A BOUNDARY SURVEY)

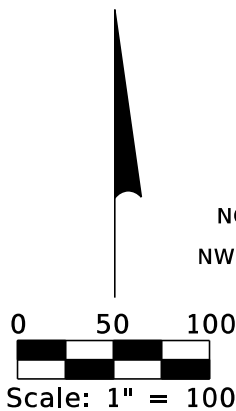
SR 516 (LAKE-ORANGE EXPRESSWAY)
 CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 LAKE COUNTY, FLORIDA

PARCEL
51-130/730/830

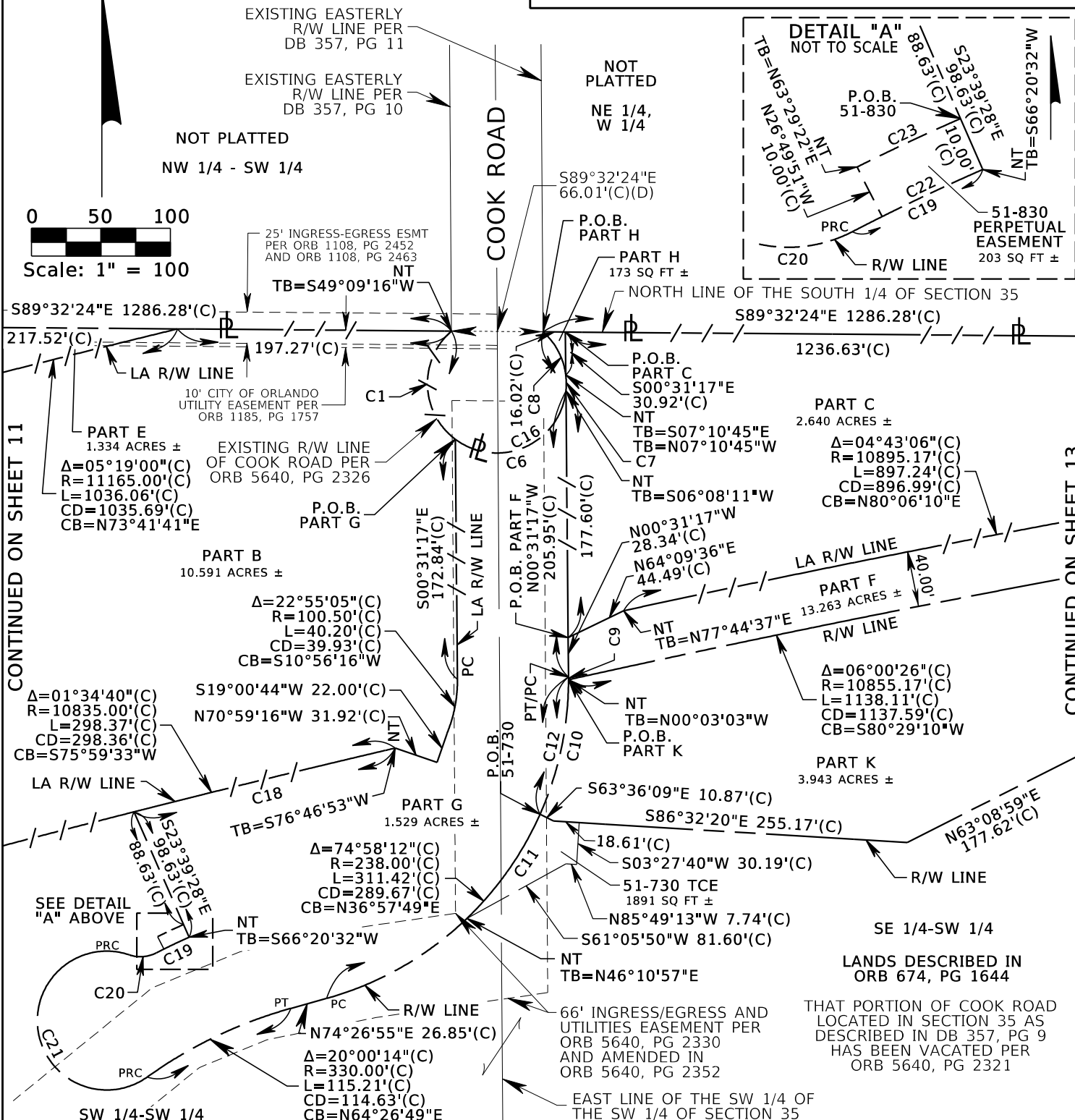
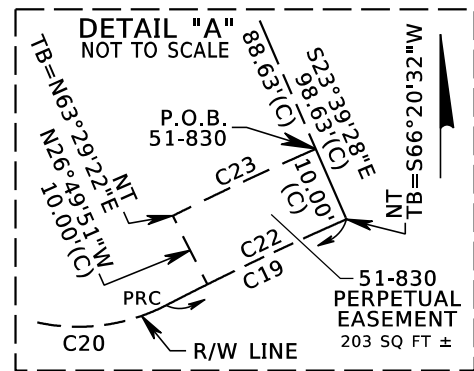
SCALE: 1"=400'

SHEET 10 OF 14

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY)
 PROJECT NO. 516-236/516-237
 PARCEL NO. 51-130



EXISTING EASTERLY R/W LINE PER DB 357, PG 11
 EXISTING EASTERLY R/W LINE PER DB 357, PG 10
 NOT PLATTED
 NW 1/4 - SW 1/4



SEE SHEETS 1-9 FOR LEGAL DESCRIPTION; SEE SHEET 14 FOR LINE & CURVE TABLES

DATE	MARCH 16, 2023
DRAWN BY	P. MCANALLY
CHECKED BY	J. CAMPBELL
GEODATA PROJECT NO.	B40-01
PART G AND 51-730, ADD 51-830 & 66' EASEMENT, REV SHEET NUMBERS	JJC 03/30/2023
REVISION	BY DATE

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
 (THIS IS NOT A BOUNDARY SURVEY)

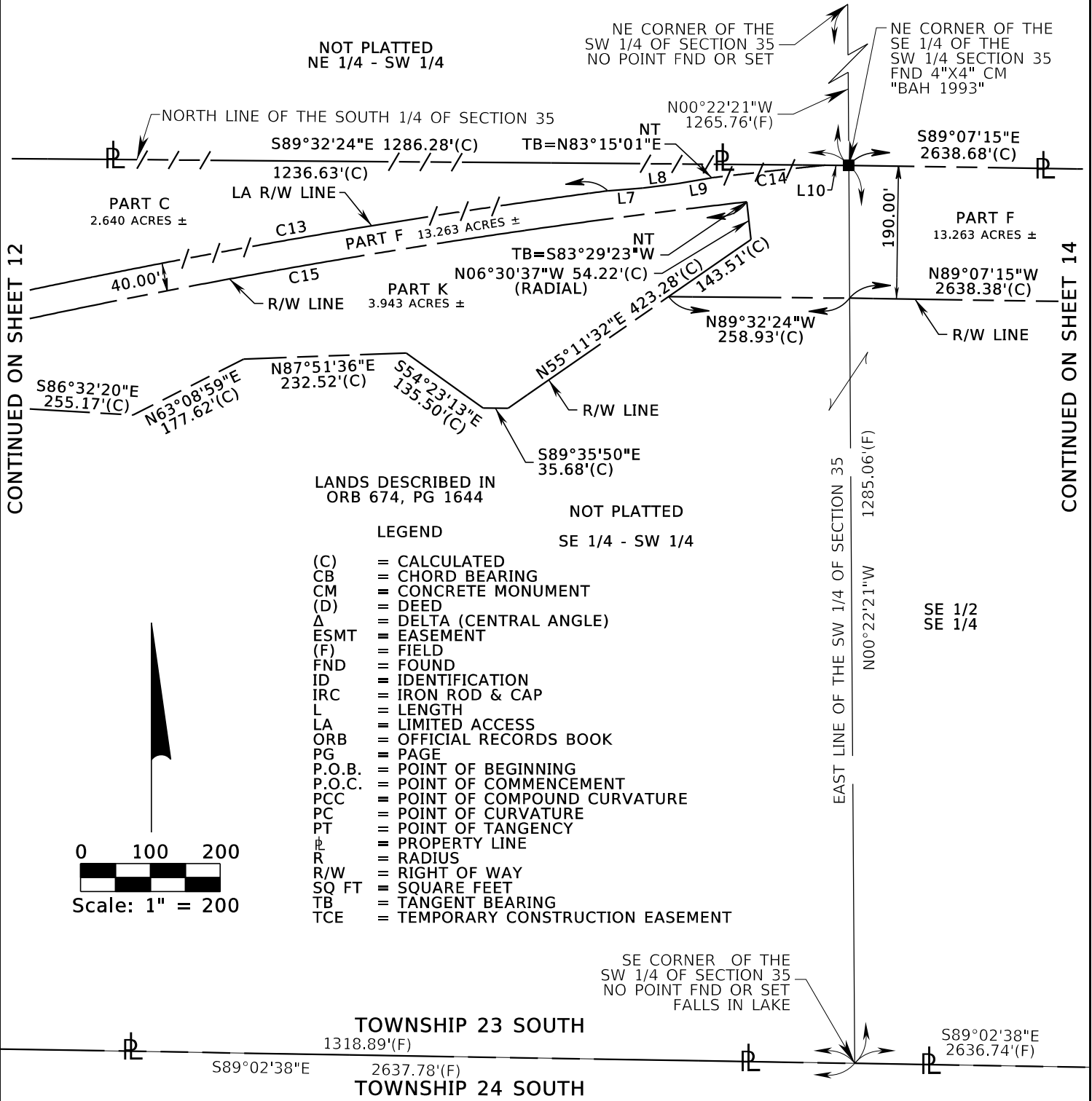
SR 516 (LAKE-ORANGE EXPRESSWAY)
 CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 LAKE COUNTY, FLORIDA

PARCEL
 51-130/730/830

SCALE: 1"=100'

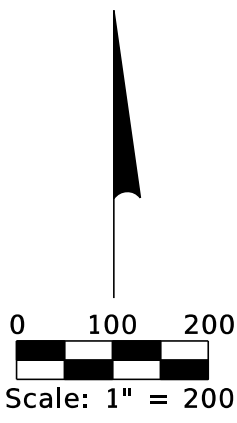
SHEET 12 OF 14

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY)
 PROJECT NO. 516-236/516-237
 PARCEL NO. 51-130



CONTINUED ON SHEET 12


CONTINUED ON SHEET 14



- LEGEND
- (C) = CALCULATED
 - CB = CHORD BEARING
 - CM = CONCRETE MONUMENT
 - (D) = DEED
 - Δ = DELTA (CENTRAL ANGLE)
 - ESMT = EASEMENT
 - (F) = FIELD
 - FND = FOUND
 - ID = IDENTIFICATION
 - IRC = IRON ROD & CAP
 - L = LENGTH
 - LA = LIMITED ACCESS
 - ORB = OFFICIAL RECORDS BOOK
 - PG = PAGE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - PCC = POINT OF COMPOUND CURVATURE
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - ϕ = PROPERTY LINE
 - R = RADIUS
 - R/W = RIGHT OF WAY
 - SQ FT = SQUARE FEET
 - TB = TANGENT BEARING
 - TCE = TEMPORARY CONSTRUCTION EASEMENT

SEE SHEETS 1-9 FOR LEGAL DESCRIPTION
 SEE SHEET 14 FOR LINE & CURVE TABLES

DATE	MARCH 16, 2023	
DRAWN BY	P. MCANALLY	
CHECKED BY	J. CAMPBELL	
GEODATA PROJECT NO.	B40-01	
REMOVE 51-730, ADD 51-830 REV SHEET NUMBERS	JJC	03/30/2023
REVISION	BY	DATE

 **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

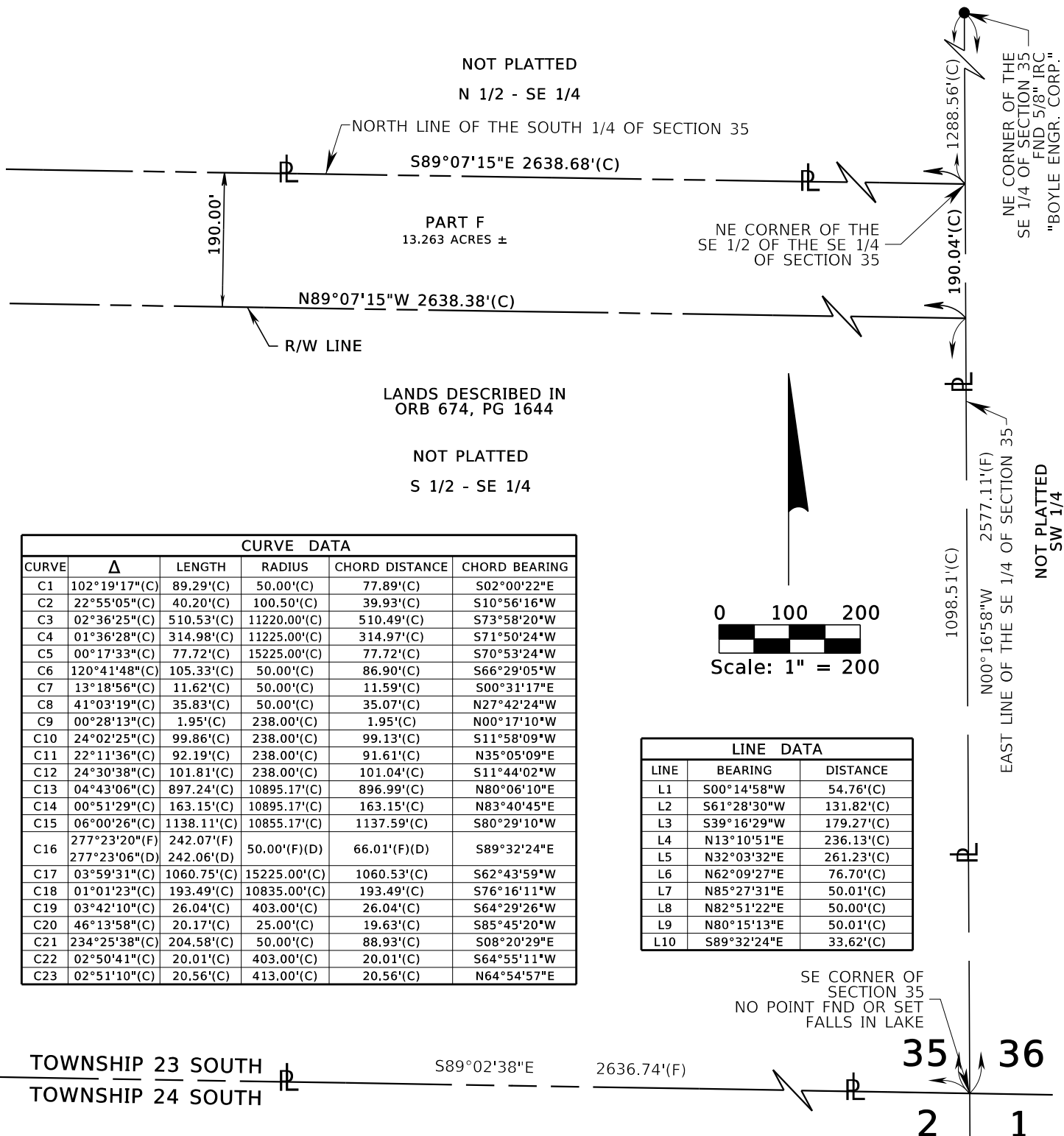
SKETCH OF DESCRIPTION
 (THIS IS NOT A BOUNDARY SURVEY)

SR 516 (LAKE-ORANGE EXPRESSWAY)
 CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 LAKE COUNTY, FLORIDA

PARCEL 51-130/730/830
SCALE: 1"=200'
SHEET 13 OF 14

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 516 (LAKE-ORANGE EXPRESSWAY)
 PROJECT NO. 516-236/516-237
 PARCEL NO. 51-130

CONTINUED ON SHEET 13



CURVE DATA					
CURVE	Δ	LENGTH	RADIUS	CHORD DISTANCE	CHORD BEARING
C1	102°19'17"(C)	89.29'(C)	50.00'(C)	77.89'(C)	S02°00'22"E
C2	22°55'05"(C)	40.20'(C)	100.50'(C)	39.93'(C)	S10°56'16"W
C3	02°36'25"(C)	510.53'(C)	11220.00'(C)	510.49'(C)	S73°58'20"W
C4	01°36'28"(C)	314.98'(C)	11225.00'(C)	314.97'(C)	S71°50'24"W
C5	00°17'33"(C)	77.72'(C)	15225.00'(C)	77.72'(C)	S70°53'24"W
C6	120°41'48"(C)	105.33'(C)	50.00'(C)	86.90'(C)	S66°29'05"W
C7	13°18'56"(C)	11.62'(C)	50.00'(C)	11.59'(C)	S00°31'17"E
C8	41°03'19"(C)	35.83'(C)	50.00'(C)	35.07'(C)	N27°42'24"W
C9	00°28'13"(C)	1.95'(C)	238.00'(C)	1.95'(C)	N00°17'10"W
C10	24°02'25"(C)	99.86'(C)	238.00'(C)	99.13'(C)	S11°58'09"W
C11	22°11'36"(C)	92.19'(C)	238.00'(C)	91.61'(C)	N35°05'09"E
C12	24°30'38"(C)	101.81'(C)	238.00'(C)	101.04'(C)	S11°44'02"W
C13	04°43'06"(C)	897.24'(C)	10895.17'(C)	896.99'(C)	N80°06'10"E
C14	00°51'29"(C)	163.15'(C)	10895.17'(C)	163.15'(C)	N83°40'45"E
C15	06°00'26"(C)	1138.11'(C)	10855.17'(C)	1137.59'(C)	S80°29'10"W
C16	277°23'20"(F) 277°23'06"(D)	242.07'(F) 242.06'(D)	50.00'(F)(D)	66.01'(F)(D)	S89°32'24"E
C17	03°59'31"(C)	1060.75'(C)	15225.00'(C)	1060.53'(C)	S62°43'59"W
C18	01°01'23"(C)	193.49'(C)	10835.00'(C)	193.49'(C)	S76°16'11"W
C19	03°42'10"(C)	26.04'(C)	403.00'(C)	26.04'(C)	S64°29'26"W
C20	46°13'58"(C)	20.17'(C)	25.00'(C)	19.63'(C)	S85°45'20"W
C21	234°25'38"(C)	204.58'(C)	50.00'(C)	88.93'(C)	S08°20'29"E
C22	02°50'41"(C)	20.01'(C)	403.00'(C)	20.01'(C)	S64°55'11"W
C23	02°51'10"(C)	20.56'(C)	413.00'(C)	20.56'(C)	N64°54'57"E

LINE DATA		
LINE	BEARING	DISTANCE
L1	S00°14'58"W	54.76'(C)
L2	S61°28'30"W	131.82'(C)
L3	S39°16'29"W	179.27'(C)
L4	N13°10'51"E	236.13'(C)
L5	N32°03'32"E	261.23'(C)
L6	N62°09'27"E	76.70'(C)
L7	N85°27'31"E	50.01'(C)
L8	N82°51'22"E	50.00'(C)
L9	N80°15'13"E	50.01'(C)
L10	S89°32'24"E	33.62'(C)

SEE SHEETS 1-9 FOR LEGAL DESCRIPTIONS

DATE	MARCH 16, 2023	
DRAWN BY	P. MCANALLY	
CHECKED BY	J. CAMPBELL	
GEODATA PROJECT NO.	B40-01	
SHEET NUMBERS, CURVE TABLE DATA	JJC	03/30/2023
REVISION	BY	DATE

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

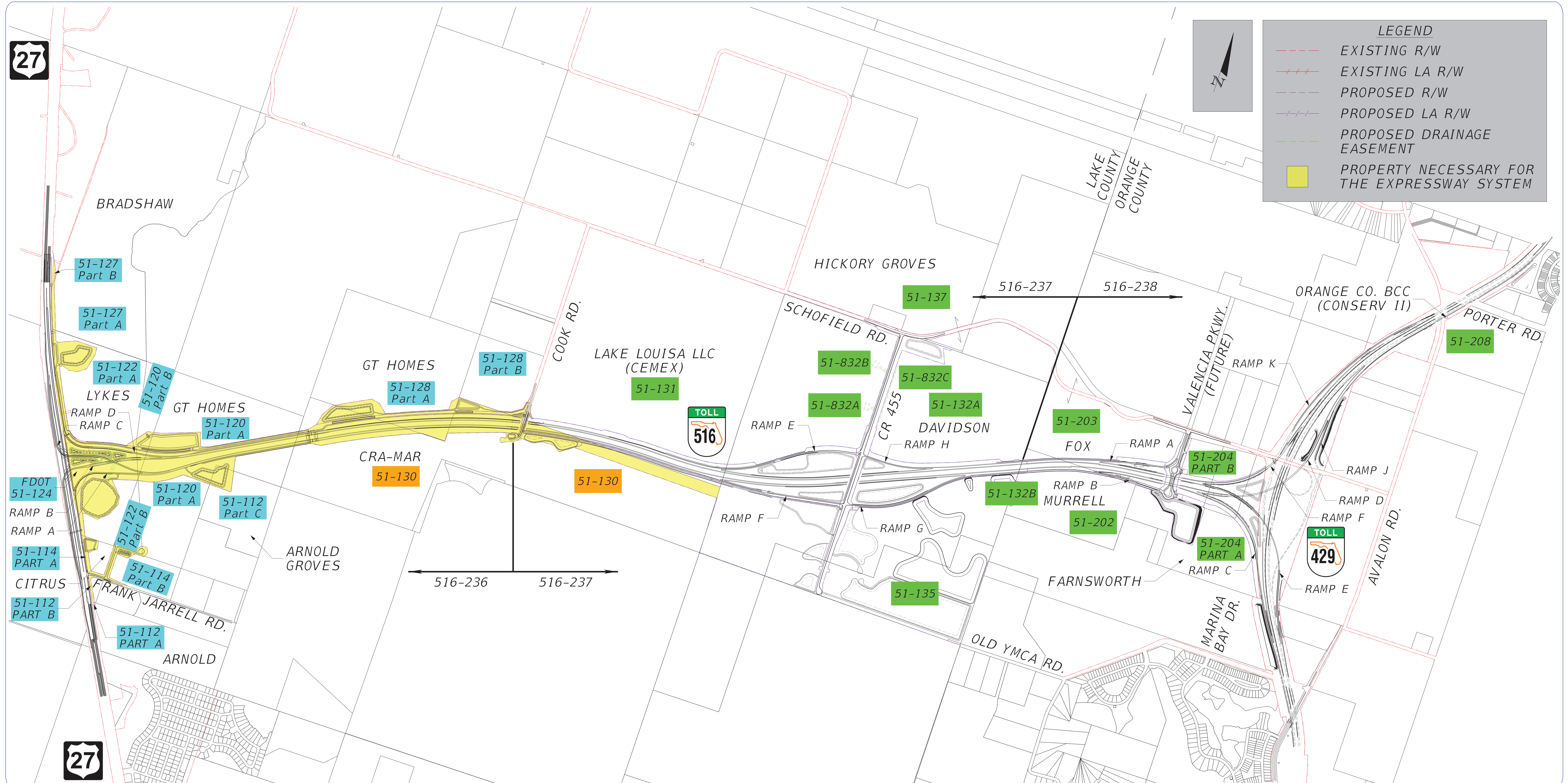
SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

SR 516 (LAKE-ORANGE EXPRESSWAY)
CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
LAKE COUNTY, FLORIDA

PARCEL
51-130/730/830

SCALE: 1"=200'

SHEET 14 OF 14



LEGEND

- EXISTING R/W
- - - EXISTING LA R/W
- PROPOSED R/W
- - - PROPOSED LA R/W
- PROPOSED DRAINAGE EASEMENT
- PROPERTY NECESSARY FOR THE EXPRESSWAY SYSTEM



LAKE/ORANGE EXPRESSWAY

51-1XX SHUTTS PARCELS APPROVED IN APRIL'S CFX BOARD MEETING

51-1XX LOWNDES PARCELS PENDING APPROVAL IN MAY'S CFX ROW COMMITTEE MEETING

51-1XX SHUTTS PARCELS PENDING APPROVAL IN MAY'S CFX ROW COMMITTEE MEETING

ROAD NUMBER	PROJECT NUMBER
SR 516	516-236, 516-237 & 516-238

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: CFX Right of Way Committee Members

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

DATE: May 9, 2023

SUBJECT: License Agreement between the Central Florida Expressway Authority, Central Florida Property Holdings 600 LLC, Central Florida Property Holdings 500 LLC and Orlando Utilities Commission
Project: State Road 534
Parcel Numbers: 534-843 and 534-844

BACKGROUND

On March 30, 2022, the Central Florida Expressway Authority (“CFX”) acquired in escrow from Central Florida Property Holdings 500 LLC and Central Florida Property Holdings 600 LLC (collectively, “CFPH”) certain real property rights over Parcel 534-341 (“CFX Parcel”) for the construction of State Road 534. Title to the CFX Parcel is currently being held in escrow pending satisfaction of certain requirements under the Escrow Agreement dated March 30, 2022, between CFX, Nelson Mullins Riley & Scarborough LLP, CFPH and Springhead North, LLC (“Escrow Agreement”).

Orlando Utilities Commission has requested from CFX and CFPH a non-exclusive temporary, construction license and access license (“License”) over portions of the CFX Parcel more particularly depicted in the map attached hereto as **Attachment “A”** (“License Area”). The grant of the License would (1) facilitate and enable OUC to install, construct, and otherwise complete certain utility improvements on the real property adjacent to the License Area; and (b) provide ingress and egress for inspection and emergency maintenance and repair of the OUC utility improvements in accordance with the terms and conditions of the proposed License Agreement attached hereto as **Attachment “B”** (“Agreement”). Pursuant to the terms of the Agreement, the initial license for the construction would expire no later than December 31, 2025, and the access license would continue until such time as OUC provides thirty (30) days prior written notice of such termination to CFX, or CFX provides three hundred sixty-five (365) days prior written notice of such termination to OUC. OUC agrees to maintain the License Area at its sole cost and expense. To the extent the License Area is still owned by CFPH, CFPH consents and agrees to the provisions of the Agreement until such time as the CFX Parcel is released from escrow.

CFX staff and CFX’s General Engineering Consultant (“GEC”) have examined the proposed License Area and determined that the grant of the license would not (1) impede or restrict

the operation of the Expressway System, (2) materially affect or interfere with the present or future construction, use, operation, repair or maintenance of any portion of the Expressway System, (3) otherwise impair traffic operations or public safety, or (4) be prohibited by or conflict with any other laws, regulations, requirements, covenants or agreements binding upon CFX. A copy of the certification is attached hereto as **Attachment "C"**.

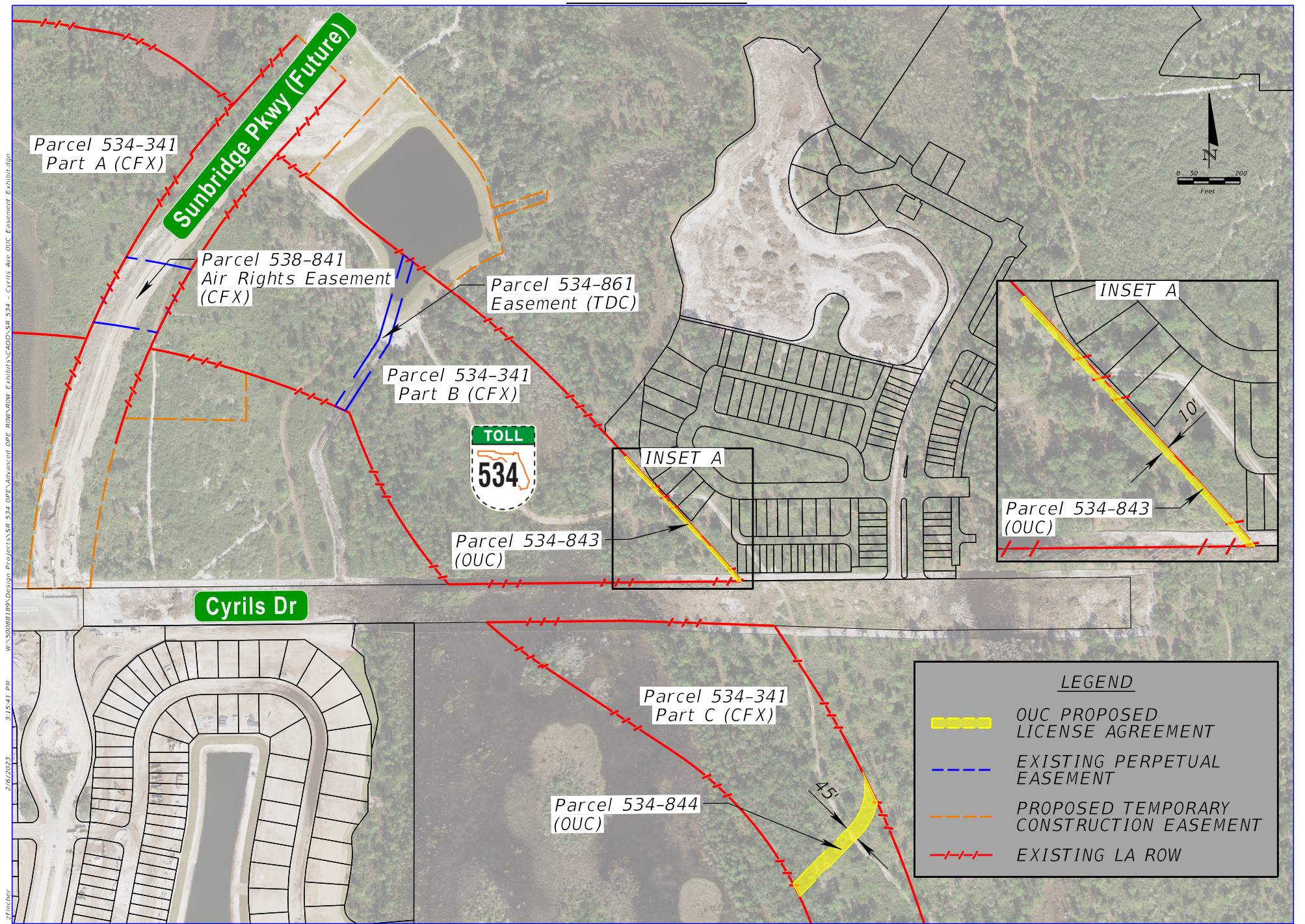
REQUEST

A recommendation by the Right of Way Committee for CFX Board's approval of the Agreement between CFX, CFPH and OUC in a form substantially similar to the attached Agreement, subject to any minor or clerical modifications or revisions approved by the GEC, General Counsel or designee.

ATTACHMENTS

- A. Map of License Areas
- B. License Agreement
- C. Certificate from CFX's General Engineering Consultant

ATTACHMENT "A"



W:\50088\BPO\Drawings\Projects\SR_534_OPE\Advanced_OPE_ROW\Aerial_Utilities\CADD\SR_534_Cyrils_Anc_OUC_Easement_Exhibit.dwg
 3/15/21 PM
 2/16/2023
 2:16:07 PM

REVISIONS	
DATE	DESCRIPTION

THE IMAGES AND DATA ON THIS AERIAL ARE PROVIDED BY DEWBERRY FOR INFORMATION PURPOSES ONLY, AND REPRESENT ONLY APPROXIMATE LOCATIONS AND DISTANCES SINCE FINAL DETAILED SURVEY AND RELATED FIELD WORK HAS NOT YET BEEN COMPLETED. DEWBERRY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY OF THE IMAGES OR INFORMATION REFLECTED IN THIS AERIAL PHOTOGRAPH. THE PROPERTY LINES SHOWN ON THIS PHOTOGRAPH ARE BASED ON TAX PARCEL DATA OBTAINED FROM THE RELEVANT COUNTIES AND DO NOT CONSTITUTE LEGAL DESCRIPTION OF ANY OF THE APPLICABLE LAND PARCELS.

SR 534 OSCEOLA PARKWAY EXTENSION	
ROAD NO.	PROJECT NO.
SR 534	534-246



**PROPOSED OUC UTILITY
LICENSE AGREEMENTS**

SHEET NO.

ATTACHMENT "B"

Prepared By:

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

Reserved for Recording

Project SR 534

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (“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”), CENTRAL FLORIDA PROPERTY HOLDINGS 600 LLC and CENTRAL FLORIDA PROPERTY HOLDINGS 500 LLC (“Developer”), and 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”). CFX, Developer, and OUC are referred to herein sometimes as a “Party” or the “Parties”.

RECITALS

WHEREAS, CFX 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, Osceola County, CFX, and the Osceola County Expressway Authority (“OCX”) previously entered into an Interlocal Agreement dated as of August 15, 2016 (the “Transition Agreement”), relating to various projects included in the OCX 2040 Master Plan, including extension of the Osceola Parkway from west of Boggy Creek Road to the proposed Northeast Connector Expressway, together with a proposed additional extension of Osceola Parkway commencing at the original terminus of the Osceola Parkway extension proposed in the OCX 2040 Master Plan and extending east approximately two miles to a point of intersection with a proposed new north-south arterial, which project is the subject of a project development and

environment study conducted under FPID 432134-1-22-01, in Fiscal Year 2016/2017 (which entire extension project from west of Boggy Creek Road to the point of intersection with the new north-south arterial is known as FM #439193-1-38-01 and FM #439193-1-48-01), as re-evaluated by CFX and approved by the governing board of CFX on December 12, 2019 (the “Osceola Parkway Extension”, the “Project”, or the “Extension”); and

WHEREAS, on or about December 12, 2019, CFX approved the alignment more particularly depicted in **Exhibit “A”** attached hereto and incorporated herein by reference as CFX’s preferred alignment for the Osceola Parkway Extension (“Alignment”); and

WHEREAS, CFX is acquiring from Developer right-of-way for a portion of the Alignment located east of Narcoosee Road (“CFX ROW”); and

WHEREAS, OUC is designing, permitting, constructing, operating, and maintaining certain utility improvements on real property located adjacent to the CFX ROW (“OUC Utility Improvements”) as more particularly depicted in **Exhibit “B”** attached hereto and incorporated herein by reference; and

WHEREAS, OUC has requested, and CFX is willing to grant to OUC, a license for temporary, initial construction of the OUC Utility Improvements and emergency access over, upon, across and through a portion of the CFX ROW to permit OUC to access the OUC Utility Improvements in the event of an emergency and in accordance with the terms and conditions more specifically set forth herein; and

WHEREAS, the License Area (hereinafter defined) being acquired herein is part of the CFX ROW being acquired by CFX from Developer; and

WHEREAS, this Agreement is being executed prior to the formal closing and acquisition of the CFX ROW by CFX from Developer and Developer is willing to grant to OUC the same Access License (hereinafter defined) and Temporary Construction License (hereinafter defined) for the License Area under the terms set out herein during the period between this Agreement’s Effective Date and the formal closing and acquisition of the CFX ROW by CFX; and

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.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Grant of License.** CFX hereby grants unto OUC a non-exclusive temporary, initial construction license (“Temporary Construction License”) and access license (“Access License”) over, under, across and through that portion of the CFX ROW more particularly described in **Exhibit “C”** attached hereto and incorporated herein by reference (“License Area”), for the purpose of (a) facilitating and enabling OUC to install, construct, and otherwise complete the OUC Utility Improvements in the real property adjacent to the License Area; and (b) providing ingress

and egress for inspection and emergency maintenance and repair of the OUC Utility Improvements. The Access License and Temporary Construction License may be collectively referred to herein as the "License". OUC accepts the conditions of the areas for the License Area in "as-is" conditions, and CFX does not warranty that said License Area is fit for the intended purpose(s). OUC shall inspect and take appropriate precautions when accessing the License Area. Notwithstanding anything contained herein to the contrary, OUC, or its contractors, shall not have the right to construct or install the OUC Utility Improvements or any other improvements on, or otherwise damage or disturb any existing or future improvements of CFX in the License Area. During the use of said License Area, OUC shall be responsible, at its sole cost and expense, for maintaining the License Area in the condition said access route was prior to OUC using said route or in better conditions, at OUC's sole cost and expense. All access and work related with the License Area shall be coordinated with CFX and performed in a manner that the then existing and future right-of-way, utility or communications improvements shall not be damaged. Notwithstanding anything contained herein, all rights not granted to OUC are hereby expressly reserved to CFX. For the sake of clarity, CFX shall have continuous access to, and the uninterrupted use of, the area and any improvements within and in the vicinity of the License Area. CFX reserves the right, from time to time, to reasonably re-route the area for the License Area so as to allow CFX's use of its property. To the extent feasible, OUC's access to the OUC Utility Improvements shall be gained by exercising OUC's license rights over the real property located adjacent to the CFX ROW. OUC acknowledges and agrees that CFX may now or in the future have improvements in the areas and near the License Area and CFX shall not be required to relocate any of its existing improvements or future improvements to accommodate the OUC Utility Improvements. All access through the License Area 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.

3. **Termination of License.** The rights granted under OUC's Temporary Construction License shall expire upon completion of the construction of the initial OUC Utility Improvements by OUC, or December 31, 2025, whichever is earlier. The rights granted under the Access License shall automatically terminate upon the earlier of: (i) within thirty (30) days of OUC providing written notice to CFX no longer needs to the Access License; (ii) upon thirty (30) days written notice from CFX to OUC that an Event of Default has occurred and not otherwise been cured in accordance with Section 12 hereof; (iii) upon three hundred sixty-five (365) days prior written notice from CFX to OUC.

4. **Requirements for Work in CFX ROW.** OUC, or its contractors, agents, or employees, shall take any and all actions reasonably necessary to ensure that all access, work, and activities conducted in the CFX ROW by OUC, its employees, contractors, subcontractors, or agents shall be performed in such a manner that the then existing or future improvements shall not be damaged or the use thereof shall not be limited, unless otherwise specifically agreed to by CFX in writing. OUC, its employees, contractors, subcontractors, or agents shall access and otherwise utilize the License Area and perform all work related thereto compliance with all of the applicable present and future local, municipal, county, state federal, 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"). OUC shall also obtain,

maintain and comply with all applicable permits in connection with its activities on the CFX ROW. OUC shall not, by any act or omission, render CFX liable for any violation thereof. OUC shall coordinate, for itself, its employees, contractors, subcontractors, or agents, with CFX in advance of any access or work pursuant to this Agreement in order to avoid or minimize any potential disruptions. OUC understands and acknowledges 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.

5. **Coordination Requirement.** OUC hereby acknowledges and agrees that CFX intends to design and construct a limited access expressway system on, over, across and through the CFX ROW. In no event shall OUC take any action, or commit any omission or failure to act, that would otherwise interfere, impede, or disrupt CFX's right to design, permit, construct, operate and maintain the Project. OUC acknowledges and agrees that any and all rights granted to OUC hereunder are secondary and subordinate to CFX's right to design, permit, construct, operate and maintain the Project.

6. **Relocation of License and Utility Improvements.** CFX reserves the right, from time to time, to reasonably relocate or reconfigure the License Area as may be necessitated by CFX for the development of the CFX ROW. CFX may exercise the right to relocate the License Area, at no cost or expense to CFX, by providing one hundred eight (180) days prior written notice to OUC. OUC shall be responsible, at its sole cost and expense, for relocating any and all OUC Utility Improvements or any impact on the OUC Utility Improvements resulting from the relocation of the License Area. In the event CFX elects to exercise its right to relocate the License Area pursuant to this Section 6, CFX shall deliver to OUC an amendment to this Agreement evidencing the location of the relocated or reconfigured License Area.

7. **Reserved Rights of CFX.** Notwithstanding anything contained herein, all rights not granted to OUC herein are reserved to CFX. Notwithstanding anything herein to the contrary, CFX hereby expressly reserves the right to construct, install, maintain, repair, replace, add to, expand and modify roadway improvements, 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 CFX deems appropriate, at its reasonable discretion, all consistent with this Agreement.

8. **Maintenance.** OUC, at its sole cost and expense, shall maintain and replace, to the extent necessary, the areas within the License Area in (i) a good state of repair and condition; and (ii) accordance with all applicable governmental regulations and Laws. In the event that OUC, its respective employees, agents, contractors or subcontractors cause damage to the License Area or any other area within the CFX ROW or any improvements located on said property, in the exercise of the rights and obligation set forth herein, OUC, 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 OUC shall allow no lien to attach to the License Area or CFX ROW, arising out of work performed by, for, or on behalf of OUC. In the event that OUC fails to commence and

then diligently pursue any such restoration, repair, or replacement as required hereunder, CFX shall have the right, but not the obligation, to cause any such restoration, repair, or replacement and to thereafter obtain a reimbursement from OUC, or its successors or assigns within a forty-five (45) day period after receipt by OUC 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.

9. **Compliance with all Legal Rules.** The Parties shall, at its sole expense, comply with all applicable Laws.

10. **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

Developer: CENTRAL FLORIDA PROPERTY HOLDINGS, 600, LLC and
CENTRAL FLORIDA PROPERTY HOLDINGS, 500, LLC
David Cannon, Manager
51 S. Main Street, Suite 301
Salt Lake City, UT 84111

Copy to: Kirton McConkie
Attn: Eric Robinson
50 E. South Temple, Suite 400
Salt Lake City, UT 84111

Copy to: Holland & Knight LLP
Attn: Sara W. Bernard, Esq.
200 South Orange Avenue, Suite 2600
Orlando, Florida 32801

Other notices may be delivered by email to the CFX Director of Construction or his designee and OUC's designated representative or designee.

11. **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 (30) days from the date of receipt to cure such default ("Event of 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 (120) 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 Agreement and 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.

12. **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 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 either Party unless such amendment is in writing and executed by the Parties. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their successors. Nothing in this 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 Agreement shall be executed and delivered by each Party. This 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 licenses be abandoned, then all rights hereby granted to OUC shall thereupon cease, terminate and revert back to CFX, and OUC will, at its sole cost and in a manner satisfactory of CFX, remove and restore the CFX ROW to the condition previously found provided CFX may, at its option, restore its property and OUC will, in such an event, upon invoice rendered, pay to CFX the entire cost incurred by such removal and restoration. For purposes of the section, the license will be deemed abandoned if OUC fails to begin utilizing the license for any permitted purpose under this Agreement within ten (10) years after the Effective Date.

13. **Recording.** OUC shall cause this Agreement to be recorded in the Public Records of Osceola County, Florida.

14. **Waiver of Jury Trial.** THE PARTIES VOLUNTARILY WAIVE A TRIAL BY JURY IN ANY LITIGATION OR ACTION ARISING FROM THIS AGREEMENT.

15. **Severability.** If any court finds part of this 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.

16. **Sovereign Immunity/Insurance.** OUC shall require any of its contractors or subcontractors that enter the CFX ROW pursuant to this Agreement to indemnify and defend CFX, its successors and assigns (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, OUC shall maintain its statutory self-insurance program, and shall require its contractors, subcontractors and agents to maintain, at no costs to CFX for the benefit of CFX, (a) general commercial liability insurance against claims for bodily injury, death, or property damage occurring in or about the CFX 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); (b) business auto liability on an occurrence form policy for all owned, non-owned and hired vehicles issued on ISO form CA 00 01 or its equivalent. The limits shall be not less than One Million Dollars (\$1,000,000) per occurrence, Combined Single Limits (CSL) or its equivalent. In the event OUC or its contractors, subcontractors or agents do not own automobiles, OUC, contractors, subcontractors and agents shall maintain coverage for hired and non-owned auto liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy; and (c) Workers' Compensation and Employer's Liability Insurance shall be provided as required by law or regulation (statutory requirements). Employer's Liability insurance shall be provided in amounts not less than \$100,000 per accident for bodily injury by accident, \$100,000 per employee for bodily injury by disease, and \$500,000 policy limit by disease. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of CFX for all work performed by OUC, its employees, contractors, agents and sub-contractors. The insurance liability insurance must be reviewed by CFX's Risk management prior to the commencement of any such entry into the License Area and must remain in effect for the duration of the same.

17. **Effective Date.** The effective date of this Agreement shall be the date upon which the last of the Parties executes this Agreement ("Effective Date").

18. **Joinder of Developer.** Developer agrees to grant OUC the Temporary Construction License and Access License, and OUC and Developer agree to abide by the terms set out herein from the Agreement's Effective Date through the formal closing and acquisition of the CFX ROW by CFX from Developer. Should CFX ultimately not acquire the CFX ROW associated with the License Area, Developer and OUC agree to execute a new license agreement between Developer and OUC in substantial conformance with the terms set out herein. Upon closing and acquisition of the CFX ROW by CFX from Developer, Developer shall be relieved of any further obligations under this Agreement.

[SIGNATURE PAGES TO FOLLOW]

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.

Signed, sealed, and delivered
in the presence of:

“CFX”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

Print Name: _____

By: _____
Michelle Maikisch, Executive Director

Print Name: _____

Date: _____

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

Approved as to form and legality by legal
counsel to the Central Florida Expressway
Authority on this ___ day of _____,
2023 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 _____, 2023, by Michelle Maikisch,
as Executive Director of the Central Florida Expressway Authority, on behalf of the
organization. She is personally known to me OR produced
_____ as identification.

NOTARY PUBLIC

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

Signed, sealed, and delivered
in the presence of:

“OUC”

Paula Velasquez
Print Name: Paula Velasquez

Patricia A. Notariola
Print Name: PATRICIA A. NOTAROLA

ORLANDO UTILITIES COMMISSION

By: Clint Bullock

Name: Clint Bullock

Title: General Manager and CEO

Date: 4/4/23

Approved as to form and legality
OUC Legal Department
Date: 3/30/23 By: WJB

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization on this 4th day of April, 2023, by Clint Bullock, as General Manager, CEO of the Orlando Utilities Commission, on behalf of the organization. He/she is personally known to me OR produced _____ as identification.

NOTARY PUBLIC

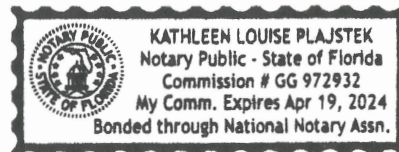
Kathleen L. Plajstek

Signature of Notary Public - State of Florida

Print Name: Kathleen L. Plajstek

Commission No.: GG 972932

My Commission Expires: 4-19-2024



Signed, sealed, and delivered
in the presence of:

“DEVELOPER”

Marilyn F. Nielson
Print Name: Marilyn F. Nielson

Brian Brunt
Print Name: Brian Brunt

CENTRAL FLORIDA PROPERTY
HOLDINGS 600, LLC

By: David Cannon
David Cannon, Manager
Date: 4/3/23

N/A

Marilyn F. Nielson
Print Name: Marilyn F. Nielson

Brian Brunt
Print Name: Brian Brunt

CENTRAL FLORIDA PROPERTY
HOLDINGS 500, LLC

By: David Cannon
David Cannon, Manager
Date: 4/3/23

N/A

STATE OF UTAH)
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization on this 3 day of April, 2023, by David Cannon, as Manager
of Central Florida Property Holdings 600, LLC and Manager of Central Florida Property Holdings
500, LLC, on behalf of the companies. He/she is personally known to me OR produced _____
_____ as identification.

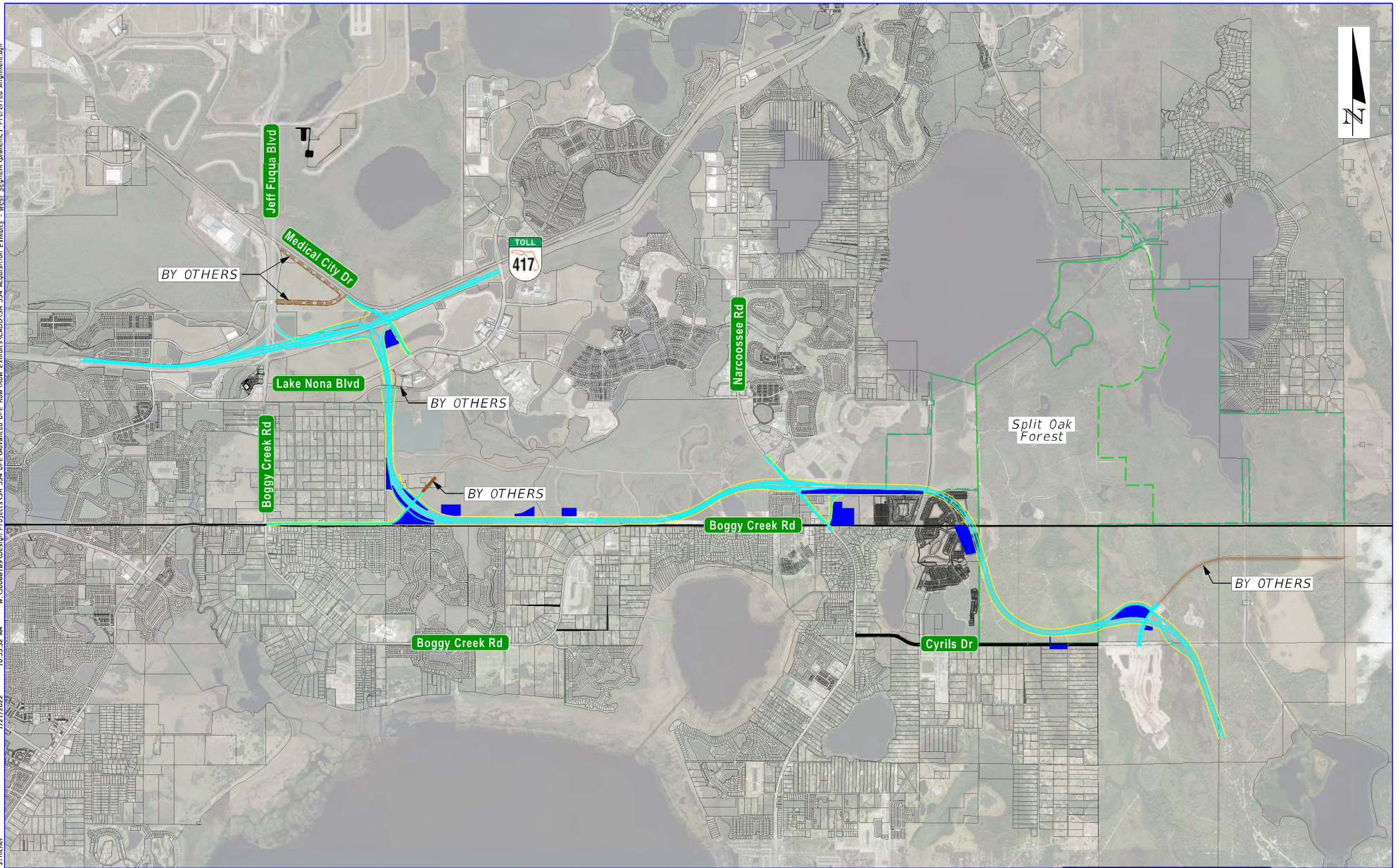
NOTARY PUBLIC



Marilyn F. Nielson
Signature of Notary Public - State of Utah
Print Name: Marilyn F. Nielson
Commission No.: 718951
My Commission Expires: Aug. 9, 2025

Exhibit "A"

1/21/2022 10:53:32 AM W:\S008189\Design Projects\SR 534 DP\Advanced DP\Drawings\Exhibits\SR 534 Acquisition Exhibit - West Segment\Main\CI Preferred Alignment.dwg rfrschr



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ROAD NO.	PROJECT NO.
SR 534	---



EXHIBIT "A"
Preferred Alignment

SHEET NO.

Exhibit “B”



LEGEND

- UNDERGROUND CORRIDOR
- OVERHEAD CORRIDOR
- ▨ AREAS ADJACENT OR CROSSING CFX ROW

ITEM 157.3-UG

CYRILS DR

ITEM 154.1-UG

**CONCEPTUAL-
NOT FOR CONSTRUCTION**



date	03/24/23	detailed	DMT
designed	GAC	checked	GAC



ST. CLOUD EAST - MAGNOLIA RANCH NORTH
230KV TRANSMISSION LINE
EXHIBIT B - UG TRANSMISSION CORRIDOR

project	7-29(41)34		
drawing	UNDERGROUND TRANSMISSION CORRIDOR	rev.	A
sheet	- 1 of - 1	sheets	
file	7-29(41)34 - EXHIBIT B - UG TRANSMISSION CORRIDOR.DWG		

Exhibit “C”

EXHIBIT "A"
ITEM 154.1-UG

DESCRIPTION:

A portion of Section 11, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 11, Township 25 South, Range 31 East, Osceola County, Florida; thence South 89°23'51" West, a distance of 1,041.11 feet along the North line of said Section 11; thence departing said North line, South 00°36'09" East, a distance of 572.32 feet to the POINT OF BEGINNING; said point also being the beginning of a curve concave Southwesterly, having a radius of 3,165.00 feet and a central angle of 01°59'16"; thence run the following six (6) courses and distances: Southeasterly along the arc of said curve a distance of 109.80 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 222.49 feet, a central angle of 31°21'08" and a chord bearing of South 27°51'49" West; thence from a tangent bearing South 12°11'15" West, Southwesterly 121.75 feet along the arc of said curve; thence South 44°44'06" West, a distance of 274.10 feet; thence North 26°44'20" West, a distance of 47.46 feet; thence North 44°44'11" East, a distance of 258.50 feet to a point on a non-tangent curve concave Westerly, having a radius of 177.50 feet, a central angle of 60°24'13" and a chord bearing of North 13°12'00" East; thence from a tangent bearing North 43°24'07" East, Northerly 187.13 feet along the arc of said curve to the POINT OF BEGINNING.

Containing 18,537 square feet more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of Section 11, Township 25 South, Range 31 East, Osceola County, Florida, being South 89°23'51" West (assumed).
2. 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 Florida Administration Code.

66344053 - ITEM 154.1-UG

DESCRIPTION	Date:	OCTOBER 06, 2022	AA	Certification Number LB2108
	Job Number:	66344	Scale:	AS SHOWN
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that			
	THIS IS NOT A SURVEY.			
	REVISED 11/29/2022			
FOR BURNS & MCDONNELL CENTRAL FLORIDA PROPERTY HOLDINGS 500 LLC	SHEET 1 OF 2			EDWIN MUNOZ JR., PSM
	SEE SHEETS 2-2 FOR SKETCH			Registered Land Surveyor Number 7288



SSMC[™]
SUE • SURVEY • GIS
SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
e-mail: info@southeasternsurveying.com

Exhibit C

SKETCH OF DESCRIPTION

ITEM 154.1-UG



PARCEL ID:
02-25-31-0000-0010-0000
CENTRAL FLORIDA PROPERTY
HOLDINGS 600 LLC

CYRILS DRIVE
RIGHT OF WAY VARIES
OFFICIAL RECORDS BOOK
5472 PAGE 2448

POINT OF COMMENCEMENT
THE NORTHEAST CORNER OF
SECTION 11, TOWNSHIP 25
SOUTH, RANGE 31 EAST,
OSCEOLA COUNTY, FLORIDA

EAST LINE
SECTION 2-25-31

PARCEL ID:
11-25-31-0000-0010-0000
CENTRAL FLORIDA PROPERTY
HOLDINGS 500 LLC

PARCEL ID:
12-25-31-0000-0010-0000
CENTRAL FLORIDA PROPERTY
HOLDINGS 500 LLC

10' PERMANENT UTILITY
EASEMENT OFFICIAL
RECORDS BOOK 5472
PAGE 2487

NORTH LINE
SECTION 11-25-31

NORTH RIGHT OF WAY LINE
S89°23'51"W 1041.11'
SOUTH RIGHT OF WAY LINE

ITEM 154.1-UG

LEGEND & ABBREVIATIONS
NT = NON-TANGENT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°36'09"E	572.32'
L2	S44°44'06"W	274.10'
L3	N26°44'20"W	47.46'
L4	N44°44'11"E	258.50'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3165.00'	1°59'16"	109.80'	S25°46'34"E	109.79'
C2	222.49'	31°21'08"	121.75'	S27°51'49"W	120.23'
C3	177.50'	60°24'13"	187.13'	N13°12'00"E	178.58'

Drawing No. 66344053 - ITEM 154.1-UG
Job No. 66344
Date: OCTOBER 06, 2022
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com

Exhibit C

EXHIBIT "A"
ITEM 157.3-UG

DESCRIPTION:

A portion of Section 2, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 2, Township 25 South, Range 31 East, Osceola County, Florida; thence South 89°23'51" West, a distance of 1,422.28 feet along the South line of said Section 2; thence departing said South line, North 00°36'09" West, a distance of 43.00 feet to the North right of way line of Cyrils Drive, per Official Records Book 5472 Page 2448, Public Records of Osceola County, Florida and the POINT OF BEGINNING; thence South 89°23'51" West, a distance of 12.84 feet along said North right of way line to a point on a non-tangent curve concave Southwesterly, having a radius of 3,247.46 feet, a central angle of 03°06'31" and a chord bearing of North 41°38'22" West; thence departing said North right of way line the following five (5) courses and distances: from a tangent bearing North 40°05'06" West, Northwestery 176.19 feet along the arc of said curve; thence North 43°12'35" West, a distance of 360.14 feet; thence North 46°47'25" East, a distance of 10.00 feet; thence South 43°12'35" East, a distance of 360.14 feet to a point of curvature of a curve concave Southwesterly, having a radius of 3,177.00 feet and a central angle of 03°20'04"; thence Southeasterly along the arc of said curve a distance of 184.90 feet to the aforementioned North right of way line of Cyrils Drive, and the POINT OF BEGINNING.

Containing 5,404 square feet more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of Section 2, Township 25 South, Range 31 East, Osceola County, Florida, being South 89°23'51" West (assumed).
2. 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 Florida Administration Code.

66344052 - ITEM 157.3-UG


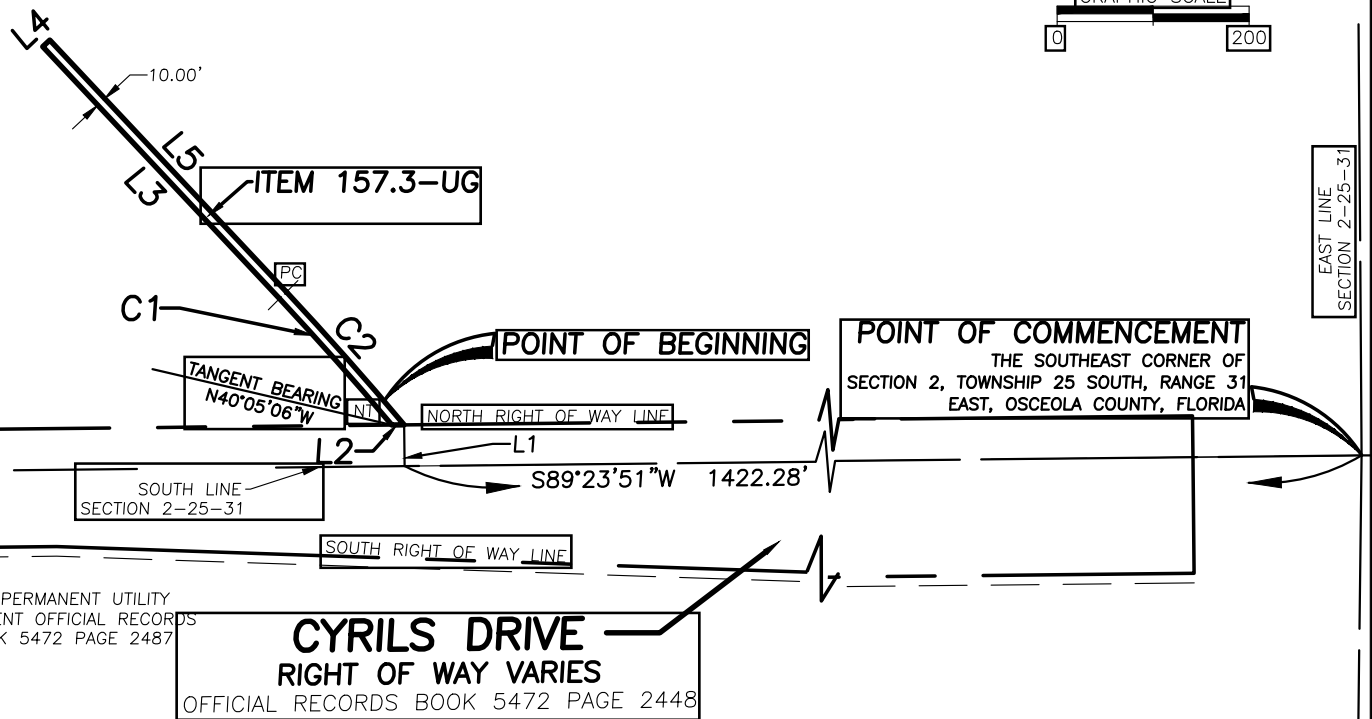
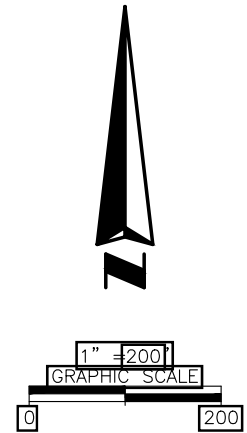
DESCRIPTION	Date:	SEPTEMBER 14, 2022	AA	Certification Number LB2108
	Job Number:	66344	Scale:	AS SHOWN
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that			
	THIS IS NOT A SURVEY.			
	REVISED: 11/03/2022			
FOR BURNS & MCDONNELL CENTRAL FLORIDA PROPERTY HOLDINGS 600 LLC	SHEET 1 OF 2		EDWIN MUNOZ JR., PSM	
	SEE SHEET 2 OF 2 FOR SKETCH		Registered Land Surveyor Number 7288	
	 <p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com</p>			

Exhibit C

SKETCH OF DESCRIPTION

ITEM 157.3-UG

PARCEL ID:
02-25-31-0000-0010-0000
CENTRAL FLORIDA PROPERTY
HOLDINGS 600 LLC



EAST LINE
SECTION 2-25-31

POINT OF COMMENCEMENT
THE SOUTHEAST CORNER OF
SECTION 2, TOWNSHIP 25 SOUTH, RANGE 31
EAST, OSCEOLA COUNTY, FLORIDA

CYRILS DRIVE
RIGHT OF WAY VARIES
OFFICIAL RECORDS BOOK 5472 PAGE 2448

LEGEND & ABBREVIATIONS
NT = NON TANGENT
PC = POINT OF CURVATURE

PARCEL ID:
11-25-31-0000-0010-0000
CENTRAL FLORIDA PROPERTY
HOLDINGS 500 LLC

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°36'09"W	43.00'
L2	S89°23'51"W	12.84'
L3	N43°12'35"W	360.14'
L4	N46°47'25"E	10.00'
L5	S43°12'35"E	360.14'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3247.46'	3°06'31"	176.19'	N41°38'22"W	176.17'
C2	3177.00'	3°20'04"	184.90'	S41°32'33"E	184.87'



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com

Drawing No. 66344052 - ITEM 157.3-UG
Job No. 66344
Date: SEPTEMBER 14, 2022
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET'S 1 THROUGH 2

Exhibit C



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

May 10, 2023

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

RE: License Areas for Construction and Access
SR 534 Project 534-246
Parcels 534-843 and 534-844

Dear Mr. Pressimone:

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 license area parcels referred to as Parcels 534-843 and 534-844 along SR 534 described in the attached Exhibit A ("License Areas"). The proposed License Agreement with Orlando Utilities Commission ("OUC") will initially provide a temporary license to OUC to construct and install utility improvements on property adjacent to the License Areas and then provide access over the License Areas for OUC to inspect and conduct emergency maintenance or repairs to their utility improvements. We certify that granting the license over the License Areas and the installation of the utility improvements will not impede or restrict the operation of the Expressway System, does not materially affect or interfere with the present or future construction, use, operation, repair or maintenance of any portion of the Expressway System, does not impair traffic operations or public safety, and is not prohibited by or conflict with any other laws, regulations, requirements, covenants or agreements binding upon CFX.
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 Right of Way Procedure and may not be relied on by any other person or party for any other purpose.

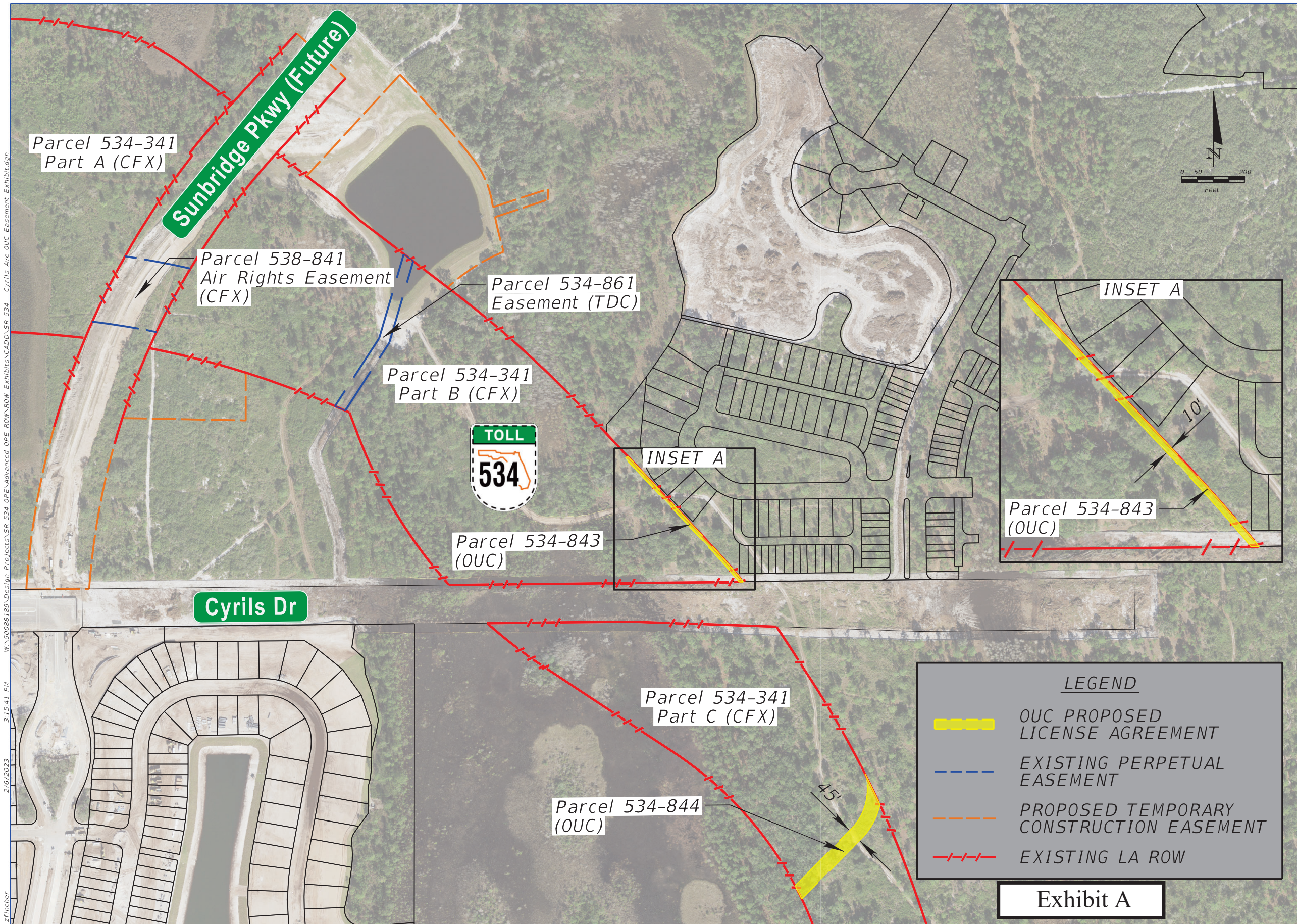
Sincerely,

A handwritten signature in blue ink that reads "R. Keith Jackson".

R. Keith Jackson, P.E.
Program Manager

Attachments

cc: Woody Rodriguez, Esq. CFX (w/ enc.)
Laura N. Kelly, Esq. CFX (W/ enc.)
Glenn Pressimone, CFX (w/ enc.)



W:\50088189\Design Projects\SR 534 OPE\Advanced OPE ROW\ROW Exhibits\CADD\SR 534 - Cyrils Ave OUC Easement Exhibit.dgn
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 2/16/2023
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REVISIONS	
DATE	DESCRIPTION

THE IMAGES AND DATA ON THIS AERIAL ARE PROVIDED BY DEWBERRY FOR INFORMATION PURPOSES ONLY, AND REPRESENT ONLY APPROXIMATE LOCATIONS AND DISTANCES SINCE FINAL DETAILED SURVEY AND RELATED FIELD WORK HAS NOT YET BEEN COMPLETED. DEWBERRY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY OF THE IMAGES OR INFORMATION REFLECTED IN THIS AERIAL PHOTOGRAPH. THE PROPERTY LINES SHOWN ON THIS PHOTOGRAPH ARE BASED ON TAX PARCEL DATA OBTAINED FROM THE RELEVANT COUNTIES AND DO NOT CONSTITUTE LEGAL DESCRIPTION OF ANY OF THE APPLICABLE LAND PARCELS.

SR 534 OSCEOLA PARKWAY EXTENSION	
ROAD NO.	PROJECT NO.
SR 534	534-246



**PROPOSED OUC UTILITY
 LICENSE AGREEMENTS**

SHEET NO.

Exhibit A

THERE ARE NO
BACKUP
MATERIALS FOR
THIS ITEM