

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

AGENDA RIGHT OF WAY COMMITTEE MEETING

July 17th, 2024

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 MAY 15, 2024 RIGHT OF WAY COMMITTEE MEETING MINUTES (action item)

D. AGENDA ITEM

1. **AMENDED AND RESTATED RESOLUTION OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY DECLARING PROPERTY AS NECESSARY FOR ACQUISITION FOR EXPRESSWAY SYSTEM
PROJECT: SR 538 POINCIANA PARKWAY EXTENSION (PROJECT NOS. 538-234, 538-235 AND 538-235A)**

Angela J. Wallace, General Counsel (action item)

2. **UTILITY RELOCATION AGREEMENT BETWEEN THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND DUKE ENERGY, LLC
PROJECT: SR 516 LAKE/ORANGE EXPRESSWAY (PROJECT NO. 516-236)**

Angela J. Wallace, General Counsel (action item)

3. **UTILITY RELOCATION AGREEMENT BETWEEN THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND AT&T ENTERPRISES FLORIDA, LLC
PROJECT: SR 516 LAKE/ORANGE EXPRESSWAY (PROJECT NO. 516-236)**

Angela J. Wallace, General Counsel (action item)

(CONTINUED ON PAGE 2)

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 Malaya.Bryan@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
May 15, 2024

Committee Members Present:

Mindy Cummings, Orange County Representative, Chairman
Laurie Botts, City of Orlando Representative
Tad Calkins, Brevard County Representative Alternate
Juan F. Diaz, Citizen Representative
Neil Newton, Seminole County Representative Alternate
Paul Satchfield, Osceola County Representative
Brian Sheahan, Lake County Representative
Christopher Murvin, Citizen Representative

CFX Staff Present:

Michelle Maikisch, Executive Director
Angela Wallace, General Counsel
Mimi Lamaute, Recording Secretary/Manager of Executive and Board Services
Glenn Pressimone, Chief of Infrastructure
Cristina Berrios, Deputy General Counsel

Item A: CALL TO ORDER

The meeting was called to order at 2:00 p.m. by Chairman Cummings. Recording Secretary, Mimi Lamaute, announced there was a quorum.

Item B: PUBLIC COMMENT

There was no public comment.

Item C: APPROVAL OF JANUARY 17, 2024 RIGHT OF WAY COMMITTEE MEETING MINUTES

A motion was made by Mr. Satchfield and seconded by Mr. Calkins to approve the January 17, 2024 minutes.

Vote: The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.

D.1. CFX PROJECTS OVERVIEW

Mr. Glenn Pressimone, Chief of Infrastructure, provided a summary of the projects that will come before the Committee in the next few months, including SR 516 Lake/Orange Expressway, SR 538 Poinciana Parkway Extension, SR 408 Capacity Improvements (Project No. 408-315), SR 414 Maitland Boulevard Extension (Project No. 415-208), SR 534 Osceola Parkway Extension and SR 429 Binion Road Interchange (Project No. 429-309).

The Committee Members asked questions which were answered by Mr. Pressimone.

(This item was presented for information only. No action was taken by the Committee.)

D.2. AMENDED AND RESTATED RESOLUTION OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY DECLARING PROPERTY AS NECESSARY FOR THE EXPRESSWAY SYSTEM PROJECT: SR 516 LAKE/ORANGE EXPRESSWAY (PROJECT NOS.: 516-236/516-237) 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

Mr. Brendan Lynch, Esquire and Mr. Brian Smith, Esquire with Lowndes, Drosdick, Doster, Kantor & Reed, P.A. ("Lowndes") are requesting the Committee's recommendation for Board approval of the amended and restated resolution. Mr. Lynch provided a recap of the prior resolution presented to the Committee in May of 2023 and subsequently to the CFX Governing Board in June 8, 2023. The legal descriptions of the Property, as defined in the Resolution, have been revised and corrected to accurately reflect the interests being sought by CFX. There is no change to the size of the takings on any of these parcels.

Mr. Lynch provided an overview of the Lowndes portion of the SR 516 Lake/Orange Expressway project, which is a four-lane limited access expressway project providing east/west connectivity between US 27 and SR 429. Mr. Lynch also 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.

A motion was made by Ms. Botts and seconded by Mr. Sheahan to recommend approval to the Board of the Amended and Restated Resolution Declaring Property as Necessary for SR 516 Lake/Orange Expressway. 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.

Vote: The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.

**D.3: RESOLUTION OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY DECLARING
PROPERTY AS NECESSARY FOR ACQUISITION FOR EXPRESSWAY SYSTEM
PROJECT: SR 538 POINCIANA PARKWAY EXTENSION (PROJECT NOS. 538-234, 538-
235 AND 538-235A)**

Mr. Richard Milian, Esquire with Nelson Mullins Riley & Scarborough, LLP provided an overview of the SR 538 Poinciana Parkway Extension Project. He explained that as part of the right of way acquisition required for this project, CFX needs to acquire the right of way and provided the committee with an overview of the parcels in the resolution. Mr. Milian requested the Committee make a recommendation for the Board's approval of the resolution declaring the subject parcels as necessary for the SR 538 Poinciana Parkway Extension Project.

The Committee Members asked questions which were answered by Mr. Milian.

A motion was made by Mr. Murvin and seconded by Ms. Botts for a recommendation by the Right of Way Committee for CFX's Board approval and adoption of the Resolution for acquisition of real property interests for SR 538 Poinciana Parkway Extension, Projects 538-234, 538-235 and 538-235A, subject to any minor modifications or revisions approved by CFX's General Counsel and general engineering consultant.

Vote: The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.

**D.4. RIGHT-OF-WAY AND MITIGATION CREDIT PURCHASE AGREEMENT FOR REEDY
CREEK MITIGATION BANK, PROJECT: SR 538 POINCIANA PARKWAY EXTENSION
PARCEL NOS. 53-110, 53-115, 53-116, 53-240 and 53-241**

Mr. Richard Milian with Nelson Mullins Riley & Scarborough, LLP explained that CFX needs to acquire property from TCP II Reedy Creek, LLC for the SR 538 Poinciana Parkway Extension Project. The Property is part of a larger tract used for the Reedy Creek Mitigation Bank. CFX must obtain permits and approvals from SFWMD and the U.S. Army Corps of Engineers, which may impact the Mitigation Bank's operation and credits. CFX and Seller have negotiated a Right-of-Way and Mitigation Credit Purchase Agreement.

The key terms of the Agreement are as follows:

1. Cooperation and Mitigation Credits:
 - Seller will cooperate with CFX in obtaining approvals.
 - Seller will sell all released mitigation credits not previously sold, with a minimum 41.134 state UMAM credits and 201.33 Federal M-WRAP credits.

2. Purchase Price:
 - Total payment: \$17,750,000.
 - Payments structured as:
 - \$14,040,250 for mitigation credits and cooperation, adjusted for previously paid credits.
 - Adjustments if minimum credit amounts are not met.
 - \$1,250,000 upon obtaining approvals or expiration of the approval period.
 - \$2,000,000 if all approvals are obtained within 60 days of notification.
3. Approvals Deadline:
 - Two-year period for CFX to obtain approvals, extendable by four six-month periods for \$100,000 each.
4. Indemnification:
 - CFX indemnifies Seller against costs related to permit modifications, conservation easement releases, replacement credits, acquisition impacts, and increased long-term management costs.
 - Seller covers the first \$395,000 of any increase in the long-term management fund; CFX covers any excess.
5. Limitations:
 - Indemnified losses exclude incidental, punitive, consequential, or speculative damages.
 - Claims for loss of credits capped at the cost of replacement credits.
 - Seller waives other claims for severance or business damages.

The Committee Members asked questions which were answered by Mr. Milian and Mr. Pressimone.

A motion was made by Ms. Botts and seconded by Mr. Satchfield for recommendation by the Right of Way Committee for CFX Board's approval of the Right of Way and Mitigation Credit Purchase Agreement for Reedy Creek Mitigation Bank and authorizing the Executive Director to execute all documents necessary to complete the transaction contemplated by the Agreement, subject to final approval of the final transaction by legal counsel.

Vote: The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.

D.5. UTILITY RELOCATION AGREEMENT BETWEEN THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND FLORIDA SOUTHEAST CONNECTION, LLC
PROJECT: SR 538 POINCIANA PARKWAY EXTENSION (PROJECT NO. 538-235)

Mr. Keith A. Graham with Marchena and Graham, P.A. explained that in connection with the construction of the Poinciana Parkway SR 538 Extension Project, CFX has identified the need to relocate certain utilities facilities located on parcels that will be needed for the proposed right of way of the SR 538 Extension Project. One of the utilities requiring relocation of facilities is Florida Southeast Connection, LLC ("FSC"), a subsidiary of NextEra Energy.

Pursuant to the terms of the Agreement, CFX will be responsible for funding the costs of relocation of the utilities, which are currently estimated to be \$14,000,000.00 ("Estimated Relocation Costs"). The Estimated Relocation Costs shall not exceed 110% of \$14,000,000.00 without the prior written consent of CFX. The Estimated Relocation Costs include the cost to finalize the engineering, secure the permits and construct the relocated utilities. CFX will be responsible for securing the easement interests over the relocated utility corridor and granting an easement to FSC prior to FSC's construction of the relocated utilities in the proposed new pipeline utility corridor.

A motion was made by Mr. Satchfield and seconded by Mr. Murvin to recommend approval to the Board of the Utility Relocation Agreement Between the Central Florida Expressway Authority and Florida Southeast Connection, LLC for the SR 538 Extension Project, subject to minor or clerical modifications or revisions approved by counsel.

Vote: The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.

**D.6. REIMBURSEMENT FOR UTILITY RELOCATION AGREEMENT BETWEEN THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND CENTRAL FLORIDA PIPELINE, LLC
PROJECT: SR 538 POINCIANA PARKWAY EXTENSION (PROJECT NO. 538-235)**

Mr. Keith A. Graham with Marchena and Graham, P.A. explained that in connection with the construction of the Poinciana Parkway SR 538 Extension Project, CFX has identified the need to relocate certain utilities facilities located on parcels that will be needed for the proposed right of way of the SR 538 Extension Project. One of the utilities requiring relocation of facilities is Central Florida Pipeline, LLC ("CFPL"), a subsidiary of Kinder Morgan.

Pursuant to the terms of the Agreement, CFX will be responsible for funding the costs of relocation of the utilities, which are currently estimated to be \$5,235,652.00 ("Estimated Relocation Costs"). The Estimated Relocation Costs shall not exceed 110% of \$5,235,652.00 without the prior written consent of CFX. The Estimated Relocation Costs include the cost to finalize the engineering, secure the permits and construct the relocated utilities. CFX will be responsible for securing the easement interests over the relocated utility corridor and granting an easement to CFPL prior to CFPL's construction of the relocated utilities in the proposed new pipeline utility corridor.

A motion was made by Mr. Jreij and seconded by Mr. Satchfield to recommend to the Board, approval of the CFX-Duke Energy Utility Relocation Agreement between CFX and Duke Energy Florida, LLC, subject to any minor modifications or revisions approved by the General Counsel or designee.

Vote: The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.

D.7. SALE OF CFX SURPLUS REAL ESTATE PARCEL NOS. 62-161, PART A, PORTION 1 (TRACT D), 62-161 PART B, PORTION 2 (TRACT C), 62-161 PART A, PORTION 2, AND 62-161 PART B, PORTION 3 TO KONOVER ACQUISITIONS CORPORATION

Ms. Angela Wallace, General Counsel, stated that the CFX Property Acquisition, Disposition, & Permitting Procedures Manual states that CFX may engage in an inequitable sale of Surplus Property to an adjacent property owner by a negotiated sale, regardless of price, if the sale of Surplus Property to another property owner would unfairly or unjustly impact the adjacent affected property owner. If more than one adjacent property owner desires to purchase the property, it shall be sold by a public sale.

The Board on February 10, 2022 declared Parcel Nos. 62-161, Part A Portion 1 (Tract D) and 62-161, Part B, Portion 2 (Tract C) to be surplus property and on February 10, 2022 (Item 12) and Parcel Nos. 62-161 Part A, Portion 2 and 62-161 Part B, Portion 3 were declared to be surplus property by the CFX Board, on February 8, 2024. Konover has submitted a written request and is seeking approval to purchase the CFX Surplus Property for the sum of \$730,790, as the sole adjacent property owner.

A motion was made by Ms. Botts and seconded by Mr. Calkins for a recommendation of the Right of Way Committee for CFX Board's approval of the Real Estate Purchase Agreement between CFX and Konover Acquisitions Corporation for CFX Surplus Real Estate Parcel Nos. 62-161, Part A, Portion 1 (Tract D), 62-161, Part B, Portion 2 (Tract C), 62-161, Part A, Portion 2 and 62-161 Part B, Portion 3 for \$730,790, subject to minor or clerical modifications or revisions approved by General Counsel.

Vote: The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.

Item E: OTHER BUSINESS

Ms. Maikisch introduced the new CFX Deputy General Counsel, Cristina Berrios.

Ms. Wallace polled the Committee about shifting the dates of the 2024 Committee meetings to the 4th week of the month. By consensus the Committee agreed to hold the 2024 Right of Way Committee meetings on the 4th week of the month, commencing on January 22, 2024.

Item F: ADJOURNMENT

Chairman Cummings reminded everyone that there is no meeting scheduled for July. The next Right of Way Committee meeting is scheduled for July 17th, 2024.

Chairman Cummings adjourned the meeting at approximately 3:07 p.m.

Minutes approved on _____, 2024

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: CFX Right of Way Committee Members

FROM: Angela J. Wallace *Angela Wallace*
General Counsel

DATE: July 8, 2024

SUBJECT: Amended and Restated Resolution of Central Florida Expressway Authority ("CFX") Declaring Property as Necessary for acquisition for Expressway System Project: State Road 538, Poinciana Parkway Extension, Segments 538-234, 538-235 and 538-235A

BACKGROUND

As part of the right-of-way acquisition required for the Poinciana Parkway/State Road 538 project (the "Project"), CFX needs to acquire the right of way from the property interests listed on **Attachment "A"** attached hereto (collectively, the "Parcels"). The General Counsel submits the Amended and Restated Resolution of Central Florida Expressway Authority ("CFX") Declaring Property as Necessary for Acquisition for Expressway System ("Amended Resolution") attached hereto as **Attachment "B"** and is seeking the Right of Way Committee's recommendation for Board approval of the Amended Resolution. The Amended Resolution is being submitted in accordance with applicable Florida law governing eminent domain and acquisition of property interests by public bodies having eminent domain authority. The Amended Resolution is also being sought as a step in the process of acquisition of real property interests consistent with the CFX Property Acquisition and Disposition Manual.

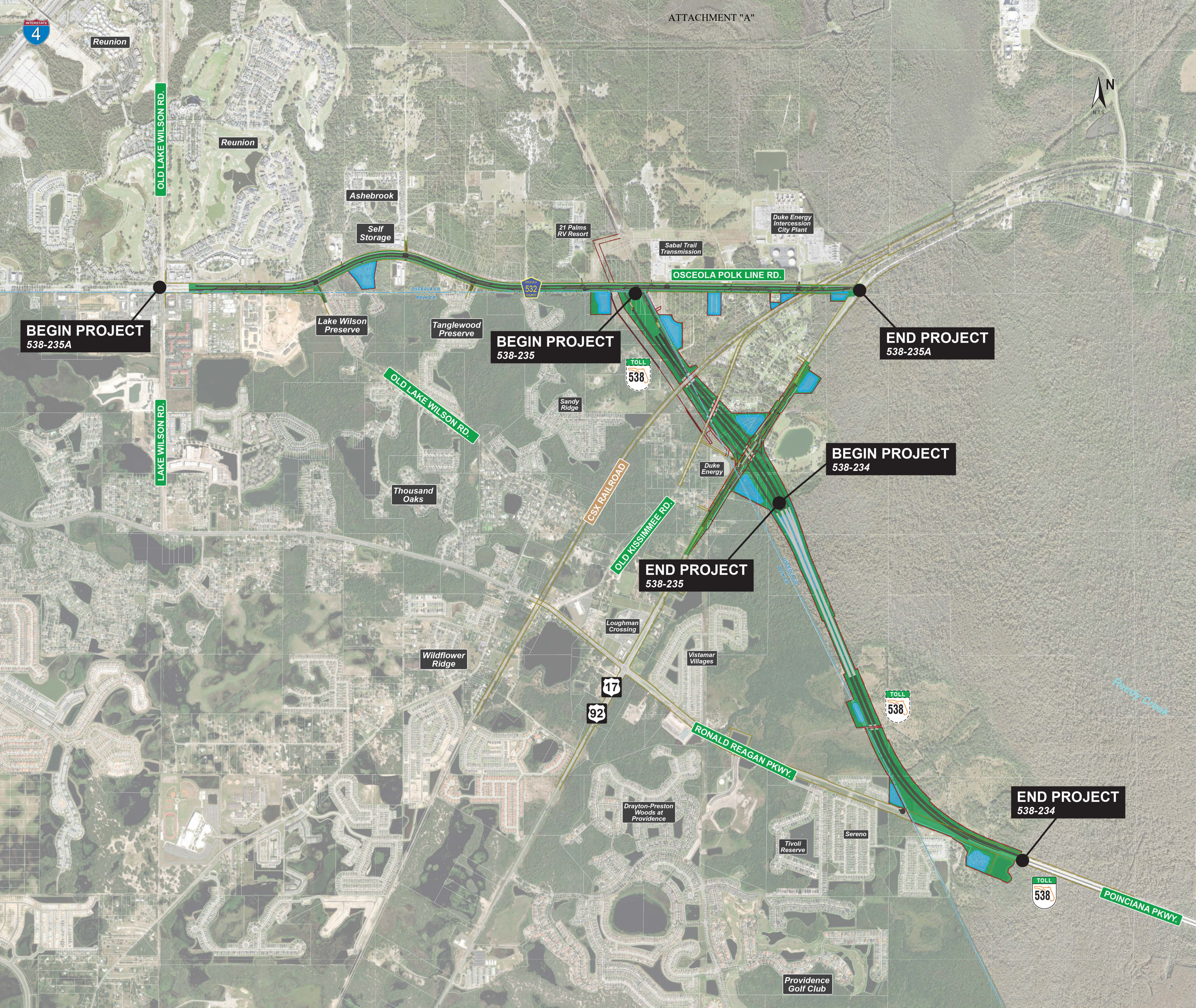
REQUEST

A recommendation of the Right-of-Way Committee for CFX Board's approval and adoption of the attached Amended Resolution for acquisition of real property interests for State Road 538, Poinciana Parkway Extension, Segments 538-234, 538-235 and 538-235A, subject to minor or clerical modifications or revisions approved by CFX's General Counsel.

ATTACHMENTS

- A. Map
- B. Amended and Restated Resolution with Exhibits

ATTACHMENT A



ATTACHMENT B

Resolution No. 2024 - _____
Project Nos. 538-234, 538-235 and 538-235A

**AMENDED AND RESTATED 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 it is necessary and in the public interest to make certain additions, extensions and improvements to the Expressway System, including the State Road 538 Poinciana Parkway Extension Project 538-234, 538-235 and 538-235A, and CFX has determined that to do so it is necessary and in the public interest that CFX obtain certain parcels of land in Osceola and Polk County, Florida in fee simple, easement, temporary construction easement, and water retention areas, as listed in **Exhibit "A"** ("Property").

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

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 "B"** 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 Osceola and Polk County, Florida heretofore as described in the **Exhibits "A" and "B"** 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 **Exhibits "A" and "B"** 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 _____ 2024.

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

Brandon Arrington, Chairman

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

Angela J. Wallace, General Counsel

EXHIBIT A

REVISED

SR 538 - Poinciana Parkway Extension - Projects 538-234, 538-235 and 538-235 A

Number	County	Project	Project Parcel #	Parts	Tax ID
1	Osceola	538-235	53-100	A - C, E	
2	Osceola	538-235	53-100 D		
3	Osceola	538-235	53-100 F		
4	Polk	538-235	53-101 A		
5	Polk	538-235	53-101 B		
6	Osceola	538-235	53-109 A		
7	Osceola	538-235	53-109 B		
8	Osceola	538-234	53-110		17-26-28-0000-0010-0000
9	Osceola	538-234	53-115	Parts A-B/53-815	08-26-28-0000-0020-0000
10	Osceola	538-234	53-116		07-26-28-3180-000D-0010
11	Osceola	538-234	53-117	Parts A-B	07-26-28-0000-0010-0000
12	Osceola	538-235	53-117 C	Parts 1-2	06-26-28-0000-0030-0000
13	Osceola	538-235	53-119	Parts A-B	06-26-28-3180-000C-0010
14	Osceola	538-235	53-120	Parts A-B	06-26-28-3180-000C-0020
15	Osceola	538-235	53-123 A	Parts 1-3	06-26-28-3180-000C-0035
16	Osceola	538-235	53-123 B	Parts 1-2	06-26-28-3180-000C-0035
17	Osceola	538-235	53-124		06-26-28-0000-0040-0000
18	Osceola	538-235	53-125		06-26-28-5148-0001-0080
19	Osceola	538-235	53-126		06-26-28-5149-0001-0040
20	Osceola	538-235	53-127		06-26-28-5149-0001-0030
21	Osceola	538-235	53-128	Parts A-B	06-26-28-5149-0001-0020
22	Osceola	538-235	53-129		06-26-28-0000-0120-0000
23	Osceola	538-235	53-130	Parts A-C	06-26-28-5400-0009-0010
24	Osceola	538-235	53-131	Parts A-B	06-26-28-5400-0008-0010
25	Osceola	538-235	53-132 A		06-26-28-5400-0007-0010
26	Osceola	538-235	53-132 B	Parts 1-2	06-26-28-5400-0007-0010
27	Osceola	538-235	53-133		06-26-28-5400-0007-0110
28	Osceola	538-235	53-134	Parts A-B	06-26-28-5400-0007-0120
29	Osceola	538-235	53-135	Parts A-B	06-26-28-5400-0007-0130
30	Osceola	538-235	53-136		06-26-28-5400-0006-0010
31	Osceola	538-235	53-137		06-26-28-5400-0005-0010
32	Osceola	538-235	53-138		06-26-28-5400-0003-0010
33	Osceola	538-235	53-139		06-26-28-5400-0002-0010
34	Osceola	538-235	53-140		06-26-28-5400-0001-0010
35	Osceola	538-235	53-141		06-26-28-3313-0001-0140
36	Osceola	538-235	53-142		06-26-28-3313-0001-0150
37	Osceola	538-235	53-143		06-26-28-3313-0001-0160
38	Osceola	538-235	53-144		06-26-28-3313-0001-0060
39	Osceola	538-235	53-145		06-26-28-3313-0001-0050
40	Osceola	538-235	53-146		06-26-28-3313-0001-0040
41	Osceola	538-235	53-149		06-26-28-5400-0004-0010
42	Osceola	538-235	53-150		06-26-28-5400-0001-0240
43	Osceola	538-235	53-151		06-26-28-0000-0105-0000
44	Osceola	538-235	53-152		06-26-28-0000-0100-0000
45	Osceola	538-235	53-153		06-26-28-0000-0104-0000

SR 538 - Poinciana Parkway Extension - Projects 538-234, 538-235 and 538-235 A

7/16/2024

Number	County	Project	Project Parcel #	Parts	Tax ID
46	Osceola	538-235	53-160 A		06-26-28-0000-0070-0000
47	Osceola	538-235	53-160 B		06-26-28-0000-0071-0000
48	Osceola	538-235	53-162	Parts A-B	06-26-28-4785-0001-0010
49	Osceola	538-235	53-168		36-25-27-4782-0001-0060
50	Osceola	538-235	53-169		36-25-27-4782-0001-0050
51	Osceola	538-235	53-175		36-25-27-4782-0001-0040
52	Osceola	538-235	53-176		36-25-27-4782-0001-0030
53	Osceola	538-235	53-179		36-25-27-0000-0165-0000
54	Osceola	538-235	53-180		36-25-27-0000-0162-0000
55	Osceola	538-234	53-199		06-26-28-5149-0001-0010
56	Polk	538-235	53-201 A		28-26-06-000000-044140
57	Polk	538-235	53-201 B		28-26-06-000000-044180
58	Polk	538-235	53-202		GAP Parcel - no Tax ID
59	Polk	538-235	53-203		28-26-06-000000-042050
60	Polk	538-235	53-204		28-26-06-000000-042080
61	Polk	538-235	53-205		28-26-06-000000-042160
62	Polk	538-235	53-206	Parts A-C	28-26-06-000000-042130
63	Polk	538-235	53-207	Parts A-B	28-26-06-000000-042100
64	Polk	538-235	53-208 A	Parts 1-4	28-26-06-000000-041010
65	Polk	538-235	53-208 B		
66	Polk	538-235	53-209	Parts A-C	28-26-06-000000-043020
67	Polk	538-235	53-210		28-26-06-000000-034070
68	Polk	538-235	53-211	Parts A-C	28-26-06-000000-034060 & 28-26-06-000000-034080
69	Polk	538-235	53-213		28-26-06-000000-034010
70	Polk	538-235	53-215		28-26-06-000000-034020
71	Polk	538-235	53-216	Parts A-B	28-26-06-000000-034040
72	Polk	538-235	53-217	Parts A-B	28-26-06-000000-033040
73	Polk	538-235	53-218	Parts A-B	28-26-06-000000-033050
74	Polk	538-235	53-219	Parts A-B	27-26-01-000000-011060
75	Polk	538-235	53-220	Parts A-C	27-26-01-000000-011030
76	Polk	538-235	53-221		27-26-01-000000-011040
77	Polk	538-235	53-222	Parts A-B	27-26-01-000000-011140
78	Polk	538-235	53-223		28-26-06-000000-034030
79	Polk	538-235	53-225	Parts A-B	28-26-06-000000-042010
80	Polk	538-235 A	53-229 A		27-26-01-000000-011150
81	Polk	538-235	53-229 B	Parts 1-3	27-26-01-000000-011080
82	Polk	538-235	53-231	Parts A-B	27-26-01-000000-011100
83	Polk	538-235	53-232		27-26-01-000000-011070
84	Polk	538-235	53-233		27-26-01-000000-011090
85	Polk	538-235	53-234		27-26-01-000000-011020
86	Polk	538-235	53-235 A		27-26-01-000000-011050
87	Polk	538-235	53-235 B		28-26-06-000000-033020
88	Polk	538-235	53-240	Parts A-B	28-26-07-000000-014010
89	Polk	538-235	53-241		28-26-07-000000-014010

SR 538 - Poinciana Parkway Extension - Projects 538-234, 538-235 and 538-235 A

Number	County	Project	Project Parcel #	Parts	Tax ID
90	Polk	538-235	53-259		28-26-06-000000-042040
91	Polk	538-235	53-260 A		28-26-06-000000-042140
92	Polk	538-235	53-260 B		28-26-06-000000-042170
93	Polk	538-235	53-262		28-26-06-000000-042020
94	Polk	538-235	53-263		28-26-06-000000-042120
95	Polk	538-235	53-264 A		27-26-12-702500-003010
96	Polk	538-235	53-264 B		27-26-12-702500-003020
97	Osceola	538-235A	53-410		35-25-27-0000-0095-0000
98	Osceola	538-235A	53-450		06-26-28-4785-0001-0120 & 06-26-28-4785-0001-0130 & 06-26-28-4785-0001-0140
99	Osceola	538-235A	53-480		06-26-28-0000-0055-0000
100	Osceola	538-235A	53-490		06-26-28-0000-0030-0000
101	Osceola	538-235 A	53-700		
102	Polk	538-235A	53-701		27-26-02-701017-001270
103	Polk	538-235A	53-702	Parts A-B	27-26-02-000000-031030 & 35-25-27-4894-PRCL-
104	Osceola	538-235A	53-704		
105	Polk	538-235A	53-705		27-26-02-000000-013040
106	Osceola	538-235A	53-708		35-25-27-3160-000D-0135
107	Polk	538-235A	53-709		27-26-02-000000-013050
108	Osceola	538-235A	53-711		36-25-27-2545-000B-0110
109	Polk	538-235A	53-717	Parts A-B	27-26-01-700502-002620 & 27-26-01-700502-002630
110	Polk	538-235A	53-719		27-26-01-000000-011110
111	Osceola	538-235	53-723		06-26-28-3180-000C-0035
112	Osceola	538-235A	53-760		31-25-28-0000-0040-0000
113	Polk	538-235	53-762		28-26-06-000000-042020
114	Polk	538-235	53-766		27-26-12-702500-003050
115	Polk	538-235	53-770		27-26-12-702500-004010
116	Osceola	538-235 A	53-784	Parts A-B	31-25-28-3170-000C-0110
117	Osceola	538-235 A	53-785		36-25-27-0000-0155-0000
118	Osceola	538-235 A	53-791		31-25-28-0000-0050-0000
119	Osceola	538-235 A	53-811		36-25-27-2545-000B-0110
120	Polk	538-235	53-814		28-26-06-000000-034050
121	Osceola	538-235 A	53-818		35-25-27-0000-0090-0000
122	Osceola	538-235 A	53-854		21-25-29-0000-RAIL-ROAD
123	Polk	538-235	53-101 C		

EXHIBIT B

Number 1

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100 PARTS A-C, E
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PORTION OF THE EXISTING RIGHT OF WAY OF OSCEOLA POLK ROAD, GRANT STREET, RAY STREET, LANIER STREET, AND POUND STREET AS SHOWN ON THE PLAT OF WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 133.53 FEET TO THE NORTHWEST CORNER OF LOT 23, BLOCK 1, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD TAMPA HIGHWAY, A 66 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE SOUTH 24°18'47" WEST, A DISTANCE OF 112.98 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF OSCEOLA POLK ROAD, A 33.0 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 432.29 FEET TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 1 OF SAID PLAT, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GRANT STREET, A 60.0 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 63°48'46" EAST, A DISTANCE OF 201.75 FEET TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 1 OF SAID PLAT, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF RAY STREET, A 60 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 26°11'04" WEST, A DISTANCE OF 448.87 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID PLAT, SAID POINT BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE NORTH 89°24'55" EAST, A DISTANCE OF 66.53 FEET TO THE NORTHWEST CORNER OF LOT 17, BLOCK 2 OF SAID PLAT, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID RAY STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 26°11'04" EAST, A DISTANCE OF 420.12 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 2 OF SAID PLAT, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID GRANT STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 63°48'46" EAST, A DISTANCE OF 206.44 FEET TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 2 OF SAID PLAT, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF LANIER STREET, A 60 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT;

CONTINUED ON SHEET 2

SEE SHEETS 7-9 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 10 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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 10
REVISED SHEET NUMBERS	J. J PIERRE	01/17/2024	DRAWN	J. J PIERRE	07/12/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	07/12/2023	SECTION N/A	SHEET 1 OF 10

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100 PARTS A-C, E
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A (CONTINUED FROM SHEET 1)

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 26°14'16" WEST, A DISTANCE OF 321.35 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF SAID PLAT, SAID POINT BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE NORTH 89°24'55" EAST, A DISTANCE OF 66.56 FEET TO THE NORTHWEST CORNER OF LOT 11, BLOCK 3 OF SAID PLAT, SAID POINT BEING ON EASTERLY RIGHT OF WAY LINE OF SAID LANIER STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 26°14'16" EAST, A DISTANCE OF 292.58 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 3 OF SAID PLAT, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID GRANT STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 63°48'46" EAST, A DISTANCE OF 206.13 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 3 OF SAID PLAT, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF POUND STREET, A 60 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 26°16'12" WEST, A DISTANCE OF 193.82 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID PLAT, SAID POINT BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE NORTH 89°24'55" EAST, A DISTANCE OF 66.58 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 4 OF SAID PLAT, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID POUND STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 26°16'12" EAST, A DISTANCE OF 165.05 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 4 OF SAID PLAT, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID GRANT STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 63°48'46" EAST, A DISTANCE OF 130.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 4, SAID POINT BEING ON THE WESTERLY LINE OF BLOCK 8 OF SAID PLAT; THENCE ALONG SAID WESTERLY LINE SOUTH 33°22'07" WEST, A DISTANCE OF 118.41 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5 OF SAID PLAT, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID GRANT STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 63°48'46" WEST, A DISTANCE OF 294.28 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 5 OF SAID PLAT, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID LANIER STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 26°14'16" EAST, A DISTANCE OF 172.87 FEET TO THE SOUTHERLY CORNER OF LOT 5, BLOCK 5 OF SAID PLAT, SAID POINT BEING ON THE WESTERLY LINE OF BLOCK 8 OF SAID PLAT; THENCE ALONG SAID WESTERLY LINE SOUTH 33°22'07" WEST, A DISTANCE OF 69.56 FEET TO THE EASTERNMOST SOUTHEAST CORNER OF LOT 7, BLOCK 6 OF SAID PLAT, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAID LANIER STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 26°14'16" WEST, A DISTANCE OF 208.12 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 6 OF SAID PLAT, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID GRANT STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 63°48'46" WEST, A DISTANCE OF 206.49 FEET TO THE NORTHWEST CORNER OF LOT 11, BLOCK 6 OF SAID PLAT, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID RAY STREET;

CONTINUED ON SHEET 3

SEE SHEETS 7-9 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 10 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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 10
REVISED SHEET NUMBERS	J. J PIERRE	01/17/2024	DRAWN	J. J PIERRE	07/12/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	07/12/2023	SECTION N/A	SHEET 2 OF 10

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100 PARTS A-C, E
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A (CONTINUED FROM SHEET 2)

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 26°11'04" EAST, A DISTANCE OF 329.60 FEET TO THE SOUTHERLY CORNER OF LOT 6, BLOCK 6 OF SAID PLAT, SAID POINT BEING ON THE WESTERLY LINE OF BLOCK 8 OF SAID PLAT; THENCE ALONG SAID WESTERLY LINE SOUTH 33°22'07" WEST, A DISTANCE OF 69.60 FEET TO THE TO THE EASTERNMOST SOUTHEAST CORNER OF LOT 11, BLOCK 7 OF SAID PLAT, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAY STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, NORTH 26°11'04" WEST, A DISTANCE OF 364.86 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7 OF SAID PLAT, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID GRANT STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 63°48'46" WEST, A DISTANCE OF 201.64 TO THE NORTHWEST CORNER OF LOT 19, BLOCK 7 OF SAID PLAT, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID OSCEOLA POLK ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 98.94 FEET; THENCE NORTH 40°54'08" WEST, A DISTANCE OF 130.82 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID OSCEOLA POLK ROAD AND AFORESAID OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND SAID COUNTY LINE NORTH 26°17'27" WEST, A DISTANCE OF 441.48 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID OLD TAMPA HIGHWAY; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 28°38'49" EAST, A DISTANCE OF 40.32 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 3.602 ACRES, MORE OR LESS.

SEE SHEETS 7-9 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 10 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J. PIERRE	05/08/2024		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 10
REVISED SHEET NUMBERS	J. J. PIERRE	01/17/2024	DRAWN	J. J. PIERRE	07/12/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	07/12/2023	SECTION N/A	SHEET 3 OF 10

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100 PARTS A-C, E
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PORTION OF CLAY STREET, A 66.0 FEET WIDE RIGHT OF WAY AS SHOWN ON THE PLAT OF WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 1124.94 FEET TO THE WESTERLY CORNER OF BLOCK 9, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 9 NORTH 33°03'38" EAST, A DISTANCE OF 4.83 FEET TO THE NORTHERLY CORNER OF SAID BLOCK 9, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CLAY STREET, A 66.0 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 59°45'18" EAST, A DISTANCE OF 129.07 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 493.49 FEET, A CHORD BEARING OF NORTH 11°23'11" WEST AND A CHORD DISTANCE OF 88.30 FEET; THENCE FROM A TANGENT BEARING OF NORTH 06°15'13" WEST, RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'57", A DISTANCE OF 88.42 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID CLAY STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 59°45'18" EAST, A DISTANCE OF 109.14 FEET; THENCE SOUTH 33°37'03" WEST, A DISTANCE OF 66.11 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 59°45'18" WEST, A DISTANCE OF 46.59 FEET TO THE POINT OF BEGINNING.

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

CONTAINING 5022 SQUARE FEET, MORE OR LESS.

SEE SHEETS 7-9 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 10 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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 10
REVISED SHEET NUMBERS	J. J PIERRE	01/17/2024	DRAWN	J. J PIERRE	07/12/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	07/12/2023	SECTION N/A	SHEET 4 OF 10

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100 PARTS A-C, E
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART C

A PORTION OF CLAY STREET, A 66.0 FEET WIDE RIGHT OF WAY AS SHOWN ON THE PLAT OF WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 1124.94 FEET TO THE WESTERLY CORNER OF BLOCK 9, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 9 NORTH 33°03'38" EAST, A DISTANCE OF 4.83 FEET TO THE NORTHERLY CORNER OF SAID BLOCK 9, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF CLAY STREET, A 66.0 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 59°45'18" EAST, A DISTANCE OF 175.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 33°37'03" EAST, A DISTANCE OF 66.11 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID CLAY STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 59°45'18" EAST, A DISTANCE OF 24.05 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF SOUTH 33°09'03" WEST AND A CHORD DISTANCE OF 66.08 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 33°13'00" WEST, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°07'54", A DISTANCE OF 66.08 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 59°45'18" WEST, A DISTANCE OF 24.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1604 SQUARE FEET, MORE OR LESS.

SEE SHEETS 7-9 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 10 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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 10
REVISED SHEET NUMBERS	J. J PIERRE	01/17/2024	DRAWN	J. J PIERRE	07/12/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	07/12/2023	SECTION N/A	SHEET 5 OF 10

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100 PARTS A-C, E
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART E

A PORTION OF OSCEOLA POLK ROAD, A 33.0 FEET WIDE RIGHT OF WAY AS SHOWN ON THE PLAT OF WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

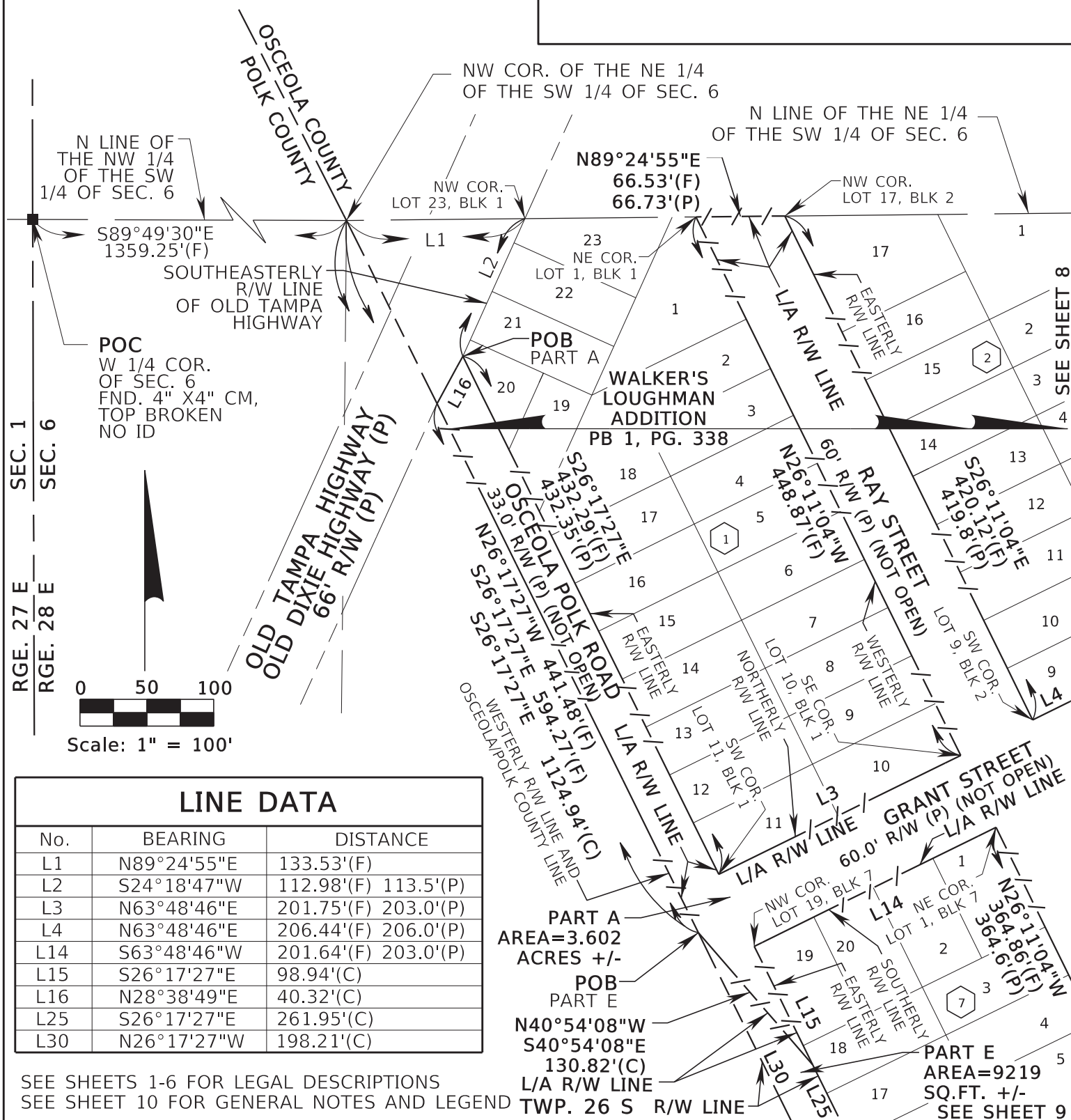
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 594.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 40°54'08" EAST, A DISTANCE OF 130.82 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OSCEOLA POLK ROAD, A 33.0 FEET WIDE RIGHT OF WAY, AS SHOWN ON THE PLAT OF WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 261.95 FEET; THENCE SOUTH 11°11'21" WEST, A DISTANCE OF 54.23 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID OSCEOLA POLK ROAD AND AFORESAID OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND SAID COUNTY LINE NORTH 26°17'27" WEST, A DISTANCE OF 82.17 FEET; THENCE NORTH 11°11'21" EAST, A DISTANCE OF 48.34 FEET; THENCE NORTH 40°54'08" WEST, A DISTANCE OF 116.61 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT OF WAY LINE AND AFORESAID OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND SAID COUNTY LINE NORTH 26°17'27" WEST, A DISTANCE OF 198.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 9219 SQUARE FEET, MORE OR LESS.

SEE SHEETS 7-9 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 10 FOR GENERAL NOTES AND LEGEND

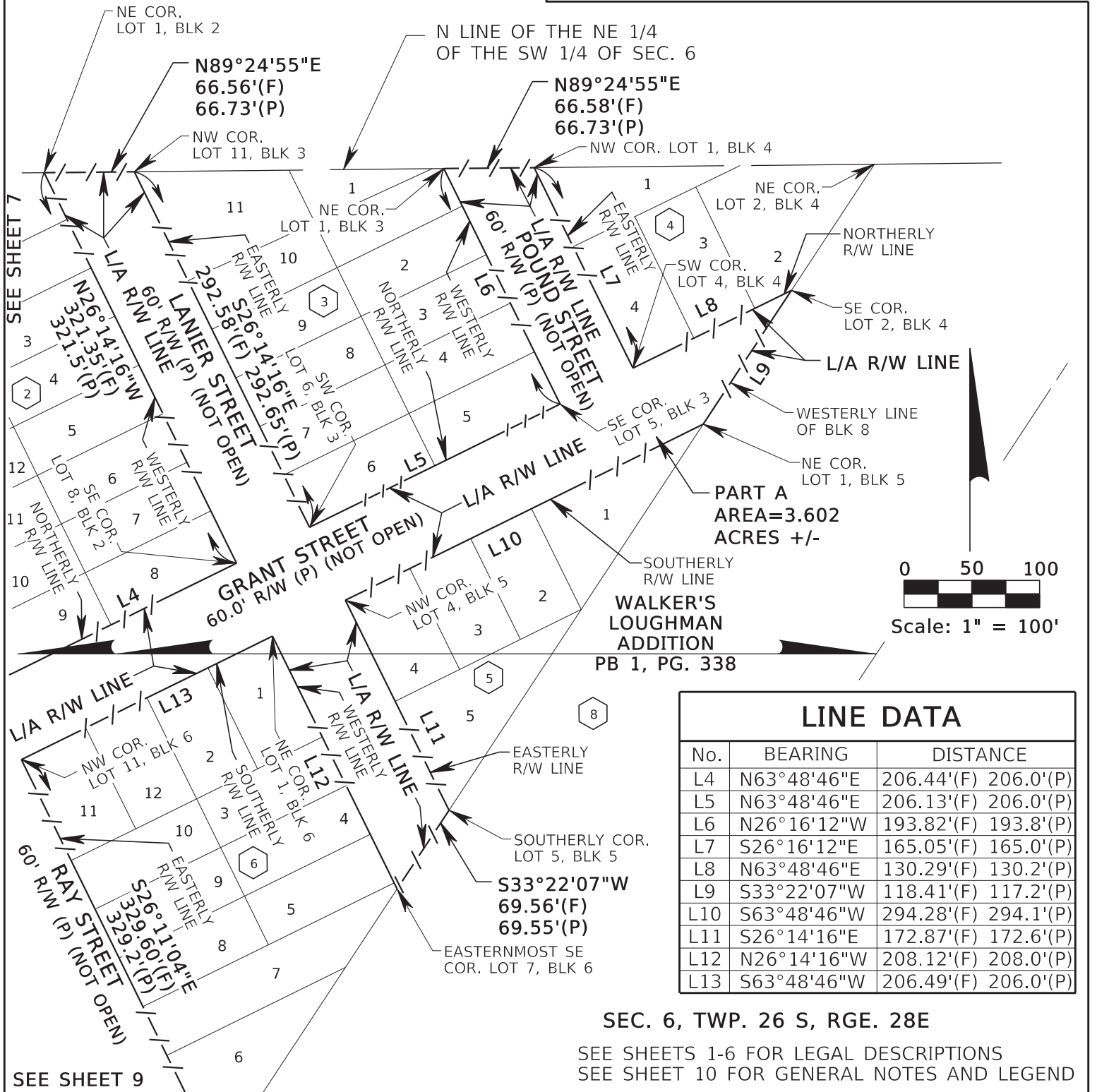
			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 10
ADDED PART E, REVISED SHEET NUMBERS	J. J PIERRE	01/17/2024	DRAWN	J. J PIERRE	07/12/2023	SECTION N/A SHEET 6 OF 10	
REVISION	BY	DATE	CHECKED	M. SHATTO	07/12/2023		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100 PARTS A-C, E



CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
ADD PARTS TO PARCEL NO.	J. J. PIERRE	05/08/2024	BY DATE
ADDED PART E, REVISED SHEET NUMBERS	J. J. PIERRE	01/17/2024	DRAWN J. J. PIERRE 07/12/2023
REVISION	BY	DATE	CHECKED M. SHATTO 07/12/2023
WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300			DATA SOURCE: SEE GENERAL NOTES, SHEET 10
SECTION N/A			SHEET 7 OF 10

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100 PARTS A-C, E



LINE DATA

No.	BEARING	DISTANCE
L4	N63°48'46"E	206.44'(F) 206.0'(P)
L5	N63°48'46"E	206.13'(F) 206.0'(P)
L6	N26°16'12"W	193.82'(F) 193.8'(P)
L7	S26°16'12"E	165.05'(F) 165.0'(P)
L8	N63°48'46"E	130.29'(F) 130.2'(P)
L9	S33°22'07"W	118.41'(F) 117.2'(P)
L10	S63°48'46"W	294.28'(F) 294.1'(P)
L11	S26°14'16"E	172.87'(F) 172.6'(P)
L12	N26°14'16"W	208.12'(F) 208.0'(P)
L13	S63°48'46"W	206.49'(F) 206.0'(P)

SEC. 6, TWP. 26 S, RGE. 28E

SEE SHEETS 1-6 FOR LEGAL DESCRIPTIONS
SEE SHEET 10 FOR GENERAL NOTES AND LEGEND

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024	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 10
REVISED SHEET NUMBERS	J. J PIERRE	01/17/2024	DRAWN	J. J PIERRE 07/12/2023	SECTION N/A	SHEET 8 OF 10
REVISION	BY	DATE	CHECKED	M. SHATTO 07/12/2023		

L/A R/W LINE



LINE DATA		
No.	BEARING	DISTANCE
L17	N33°03'38"E	4.83'(F) 5.4'(P)
L18	S59°45'18"E	129.07'(C)
L19	S59°45'18"E	109.14'(C)
L20	S33°37'03"W N33°37'03"E	66.11'(C) 66.11'(C)
L21	N59°45'18"W	46.59'(C)
L22	S59°45'18"E	24.05'(C)
L23	N59°45'18"W	24.58'(C)
L24	S59°45'18"E	175.66'(C)
L25	S26°17'27"E	261.95'(C)
L26	S11°11'21"W	54.23'(C)
L27	N26°17'27"W	82.17'(C)
L28	N11°11'21"E	48.34'(C)
L29	N40°54'08"W	116.61'(C)
L30	N26°17'27"W	198.21'(C)

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 10	
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024						
ADDED PART E, REVISED SHEET NUMBERS	J. J PIERRE	01/17/2024	DRAWN	J. J PIERRE	07/12/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	07/12/2023	SECTION N/A		SHEET 9 OF 10

SECTION N/A | SHEET 9 OF 10

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100 PARTS A-C, E

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°24'55" EAST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

LEGEND

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

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.

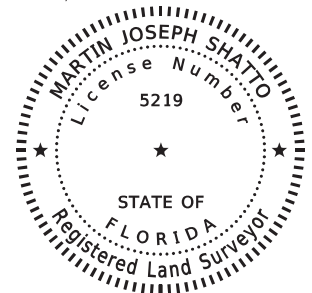
Martin J Shatto

Digitally signed by Martin J
Shatto
Date: 2024.05.14 13:42:23 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



SEE SHEETS 1-6 FOR LEGAL DESCRIPTIONS
SEE SHEETS 7-9 FOR SKETCH OF DESCRIPTIONS

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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		
UPDATE SIGNATURE	MJS	04/03/2024							
REVISED SHEET NUMBERS	J. J PIERRE	01/17/2024	DRAWN	J. J PIERRE	07/12/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	07/12/2023	SECTION N/A		SHEET 10 OF 10	

Number 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100D
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

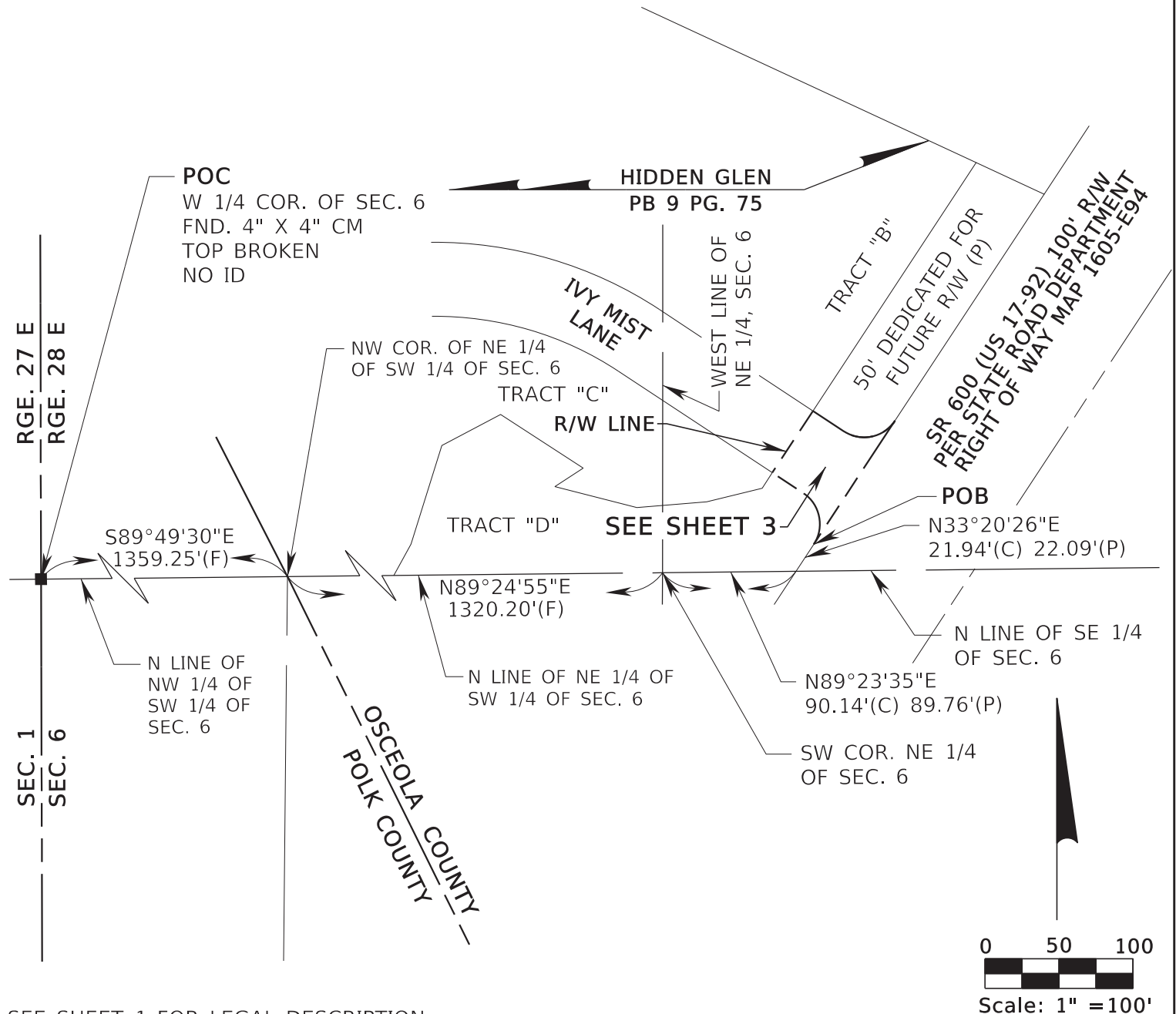
A PORTION OF IVY MIST LANE, A 50 FEET WIDE RIGHT OF WAY AS SHOWN ON THE PLAT OF HIDDEN GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 90.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE NORTH 33°20'26" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 21.94 FEET TO THE POINT OF BEGINNING AND THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 11°37'19" WEST AND A CHORD DISTANCE OF 35.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF IVY MIST LANE, A 50 FEET WIDE RIGHT OF WAY AS SHOWN ON THE PLAT OF HIDDEN GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, THROUGH A CENTRAL ANGLE OF 89°55'31", A DISTANCE OF 39.24 FEET TO THE POINT OF TANGENCY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 56°35'05" WEST, A DISTANCE OF 25.03 FEET; THENCE NORTH 33°20'26" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID IVY MIST LANE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 56°35'05" EAST, A DISTANCE OF 24.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 78°22'41" EAST AND A CHORD DISTANCE OF 35.38 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 90°04'29", A DISTANCE OF 39.30 FEET TO THE POINT OF CUSP, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 600; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 33°20'26" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2768 SQUARE FEET, MORE OR LESS.

SEE SHEETS 2 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R. REBELLO	01/05/2024	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO	01/24/2024	SECTION N/A
						SHEET 1 OF 4



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

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
			BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
			DRAWN	R. REBELLO	01/05/2024	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
			CHECKED	M. SHATTO	01/24/2024	
REVISION	BY	DATE			SECTION N/A	SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100D

CURVE 1
 $\Delta = 89^{\circ}55'31''(C)$
 $90^{\circ}00'00''(P)$
 $R = 25.00'(C)(P)$
 $L = 39.24'(C) 39.27'(P)$
 $CHD. = 35.33'(C) 35.36'(P)$
 $CB = N11^{\circ}37'19''W$

LOT 8
SUNDOWN VILLAGE
UNIT TWO
PB 2, PG. 281

HIDDEN GLEN
PB 9 PG. 75

CURVE 2
 $\Delta = 90^{\circ}04'29''(C)$
 $90^{\circ}00'00''(P)$
 $R = 25.00'(C)(P)$
 $L = 39.30'(C) 39.27'(P)$
 $CHD. = 35.38'(C) 35.36'(P)$
 $CB = N78^{\circ}22'41''E$

TRACT "B"
CONSERVATION AREA(P)

WEST LINE OF THE,
NE 1/4, SEC. 6

IVY MIST LANE
50' R/W (P)

TRACT "C"
CONSERVATION AREA(P)

NLY R/W LINE
 $N33^{\circ}20'26''E$
50.00'(C)
SLY R/W LINE

AREA=2768
SQ. FT.+/-

SW COR. NE 1/4
OF SEC. 6

N LINE OF
NE 1/4 OF
SW 1/4 OF SEC. 6

$N89^{\circ}24'55''E$
1320.20'(F)

SEE SHEET 2

$N56^{\circ}35'05''W$
25.03'(C) 25.00'(P)

TRACT "D"
POTABLE WATER
PLANT AREA(P)

$N89^{\circ}23'35''E$
90.14'(C)
89.76'(P)

N LINE OF SE 1/4
OF SEC. 6

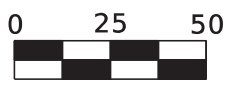
CURVE 1

PC
PT
POB
PC

$N33^{\circ}20'26''E$
21.94'(C) 22.09'(P)

CURVE 2 50' DEDICATED FOR FUTURE
RIGHT OF WAY (P)

POINT OF CUSP
NLY R/W LINE
SR 600 (US 17-92) 100' R/W
PER STATE ROAD DEPARTMENT
RIGHT OF WAY MAP 1605-E94



Scale: 1" = 50'

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

DRAWN R. REBELLO 01/05/2024
CHECKED M. SHATTO 01/24/2024

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

REVISION

BY

DATE

CHECKED

M. SHATTO

01/24/2024

SECTION N/A

SHEET 3 OF 4

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 NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°23'35" EAST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

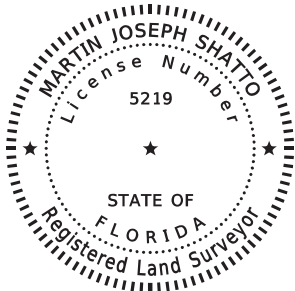
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	P.O.T. = POINT ON TANGENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	PT = POINT OF TANGENCY
CO. = COUNTY	L/A = LIMITED ACCESS	PROJ. = PROJECT
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	R = RADIUS
CM = CONCRETE MONUMENT	NO. = NUMBER	RR = RAILROAD
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RGE. = RANGE
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	REF. = REFERENCE
D = DEGREE	N&D = NAIL & DISK	R/W = RIGHT OF WAY
(D) = DEED DATA	NT = NON-TANGENT	SEC. = SECTION
DB = DEED BOOK	NTS = NOT TO SCALE	SLY = SOUTHERLY
DR. = DRIVE	NLY = NORTHERLY	SR = STATE ROAD
ESMT. = EASEMENT	OR = OFFICIAL RECORD	SQ. FT. = SQUARE FEET
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	T = TANGENT
FND. = FOUND	PG. = PAGE	TB = TANGENT BEARING
(F) = FIELD DATA	PLS = PROFESSIONAL LAND SURVEYOR	TC = TANGENT TO CURVE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	TWP. = TOWNSHIP
	(P) = PLAT DATA	UE = UTILITY EASEMENT
	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: 2024.04.03 15:15:10 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE SIGNATURE	MJS	4/03/2024	DRAWN	R. REBELLO	01/05/2024	
REVISION	BY	DATE	CHECKED	M. SHATTO	01/24/2024	
					SECTION N/A	SHEET 4 OF 4

Number 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100F
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF SUNDOWN DRIVE, A 60 FEET WIDE RIGHT OF WAY AS SHOWN ON THE PLAT OF SUNDOWN VILLAGE UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 281, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

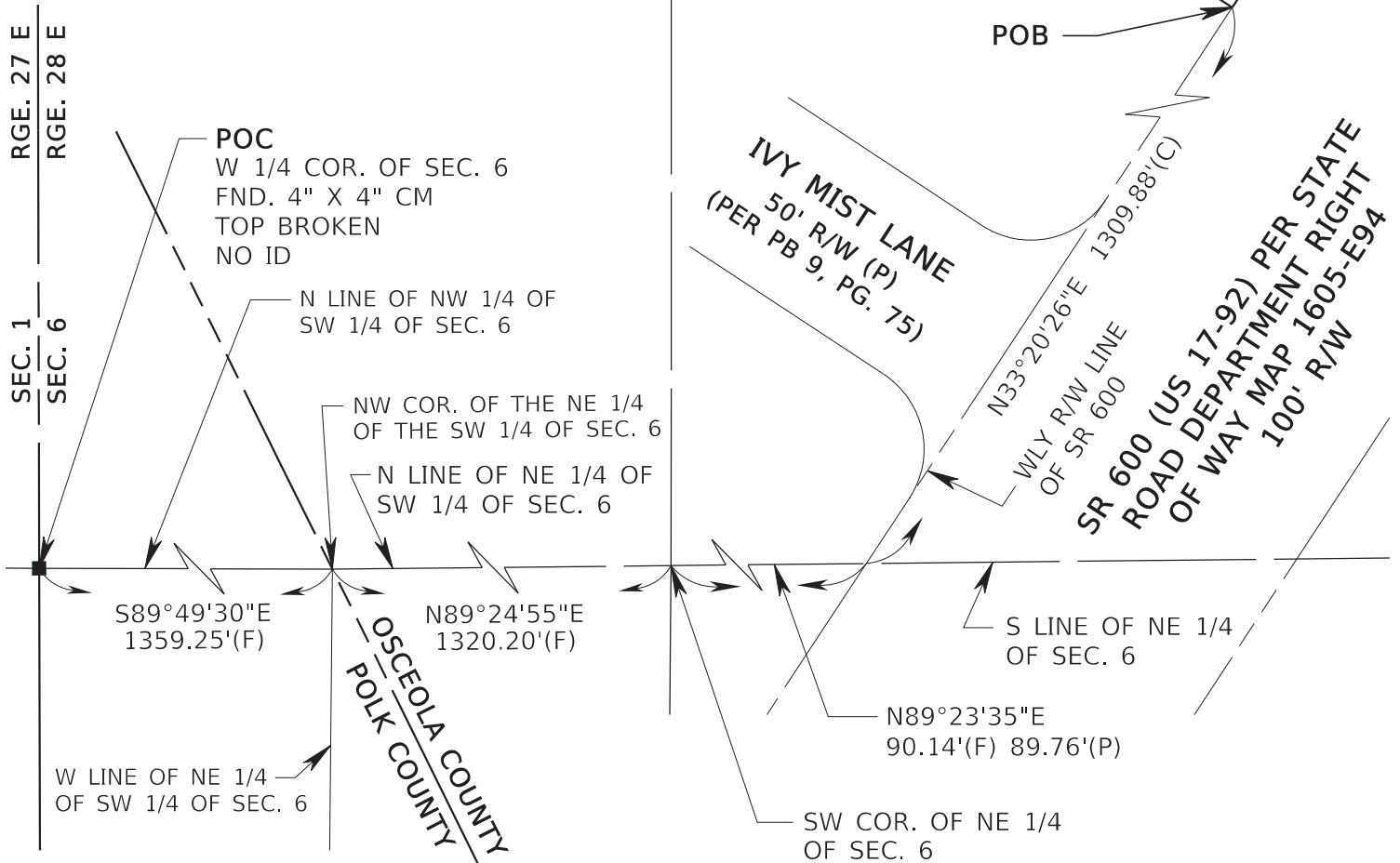
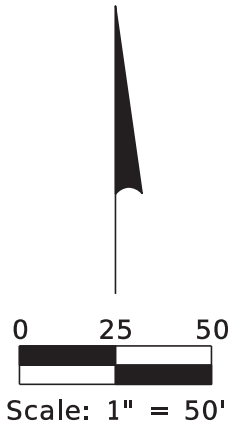
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 90.14 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600 (US 17-92), A 100 FEET WIDE RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 33°20'26" EAST, A DISTANCE OF 1309.88 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SUNDOWN DRIVE, A 60 FEET WIDE RIGHT OF WAY AS SHOWN ON THE PLAT OF SUNDOWN VILLAGE UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 281, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 56°39'34" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 33°20'26" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SUNDOWN DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 56°39'34" EAST, A DISTANCE OF 15.00 FEET TO AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 33°20'26" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 900 SQUARE FEET, MORE OR LESS.

SEE SHEETS 2 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R. REBELLO	01/16/2024	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO	01/17/2024	SECTION N/A
						SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100F



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

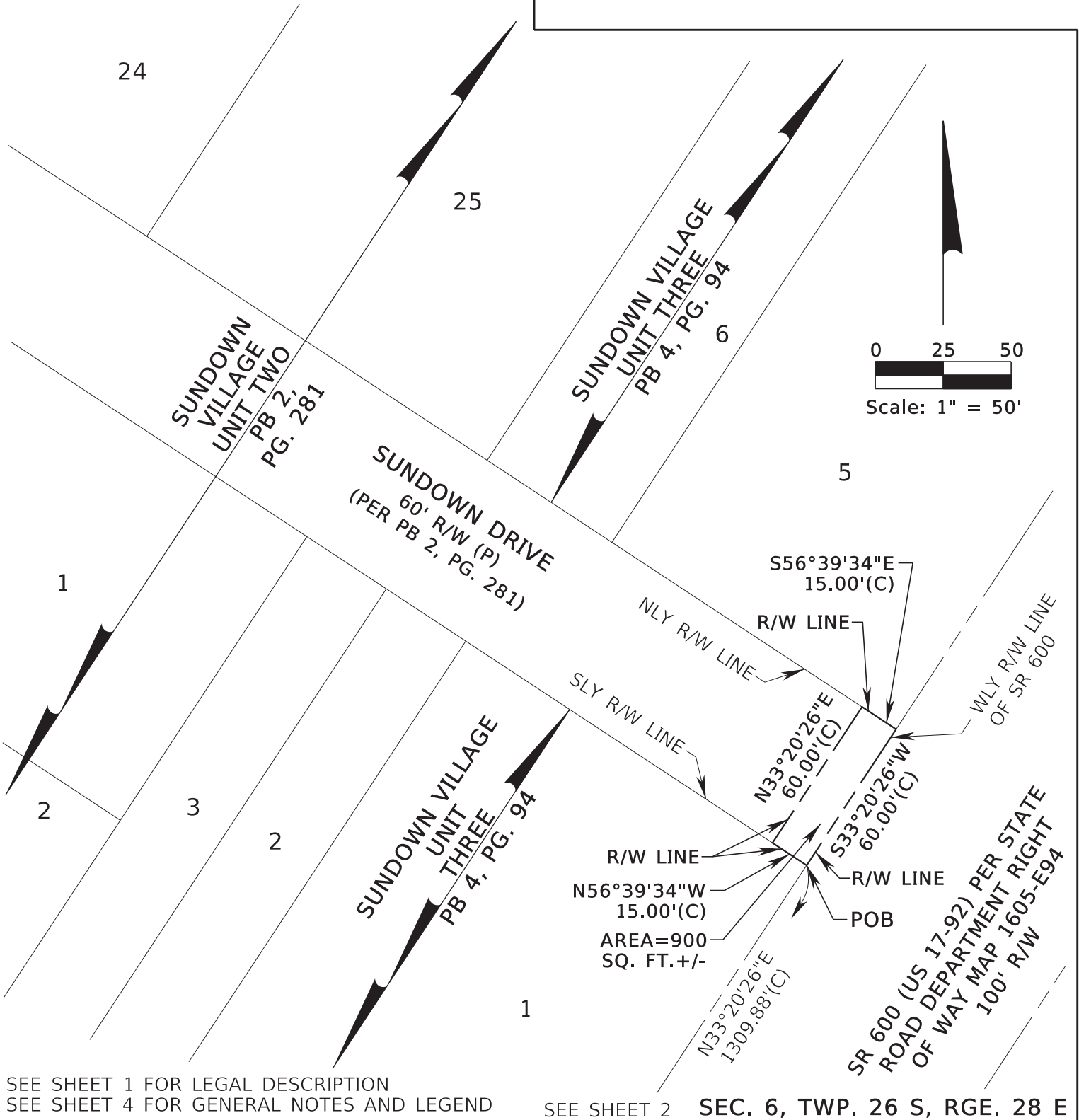
TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	01/16/2024		
CHECKED	M. SHATTO	01/17/2024		
REVISION	BY	DATE	SECTION N/A	SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100F



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

SEE SHEET 2 SEC. 6, TWP. 26 S, RGE. 28 E

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	01/16/2024		
CHECKED	M. SHATTO	01/17/2024		

REVISION

BY

DATE

SECTION N/A

SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-100F

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" EAST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

LEGEND

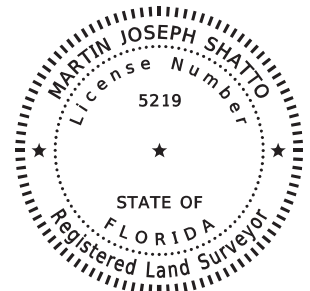
BLK = BLOCK	FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PEF = PROGRESS ENERGY FLORIDA
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC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

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: 2024.04.03 15:16:21 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
UPDATE SIGNATURE	MJS	4/03/2024	DRAWN	R. REBELLO	01/16/2024	
REVISION	BY	DATE	CHECKED	M. SHATTO	01/17/2024	
SECTION N/A					SHEET 4 OF 4	

Number 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-101A
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LABOR CAMP ROAD, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF LABOR CAMP ROAD AS RECORDED IN MAP BOOK 11, PAGES 3 AND 4, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

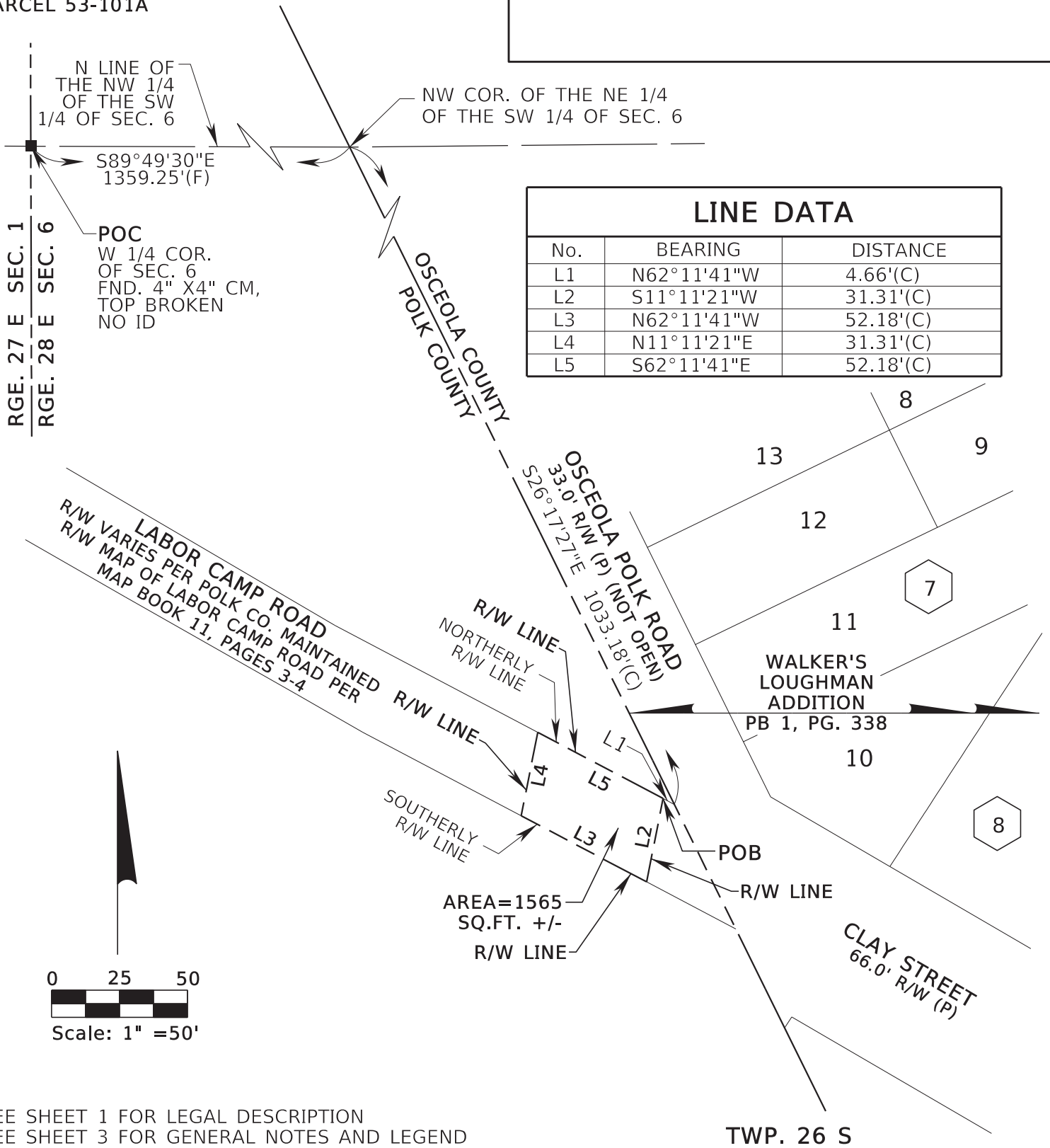
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG SAID POLK/OSCEOLA COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 1033.18 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LABOR CAMP ROAD, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF LABOR CAMP ROAD AS RECORDED IN MAP BOOK 11, PAGES 3 AND 4, SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 62°11'41" WEST, A DISTANCE OF 4.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 11°11'21" WEST, A DISTANCE OF 31.31 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID LABOR CAMP ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 62°11'41" WEST, A DISTANCE OF 52.18 FEET; THENCE NORTH 11°11'21" EAST, A DISTANCE OF 31.31 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 62°11'41" EAST, A DISTANCE OF 52.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1565 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
REVISED TO BE PART A	R. REBELLO	02/21/2024	DRAWN	R. REBELLO	01/16/2024		
REVISION	BY	DATE	CHECKED	M. SHATTO	01/17/2024	SECTION N/A	SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-101A



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
REVISED TO BE PART A	R. REBELLO	02/21/2024	DRAWN	R. REBELLO	01/16/2024		
REVISION	BY	DATE	CHECKED	M. SHATTO	01/17/2024	SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-101A

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 NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING SOUTH 89°49'30" EAST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

LEGEND

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

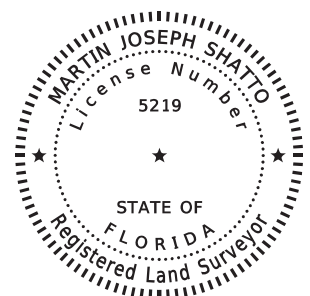
Martin J Shatto

Digitally signed by Martin J Shatto
Date: 2024.04.03 15:17:33 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
UPDATE SIGNATURE	MJS	4/03/2024		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
REVISED TO BE PART A	R. REBELLO	02/21/2024	DRAWN	R. REBELLO	01/16/2024		
REVISION	BY	DATE	CHECKED	M. SHATTO	01/17/2024	SECTION N/A	SHEET 3 OF 3

Number 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-101B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF PARKER ROAD, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF PARKER ROAD AS RECORDED IN MAP BOOK 11, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

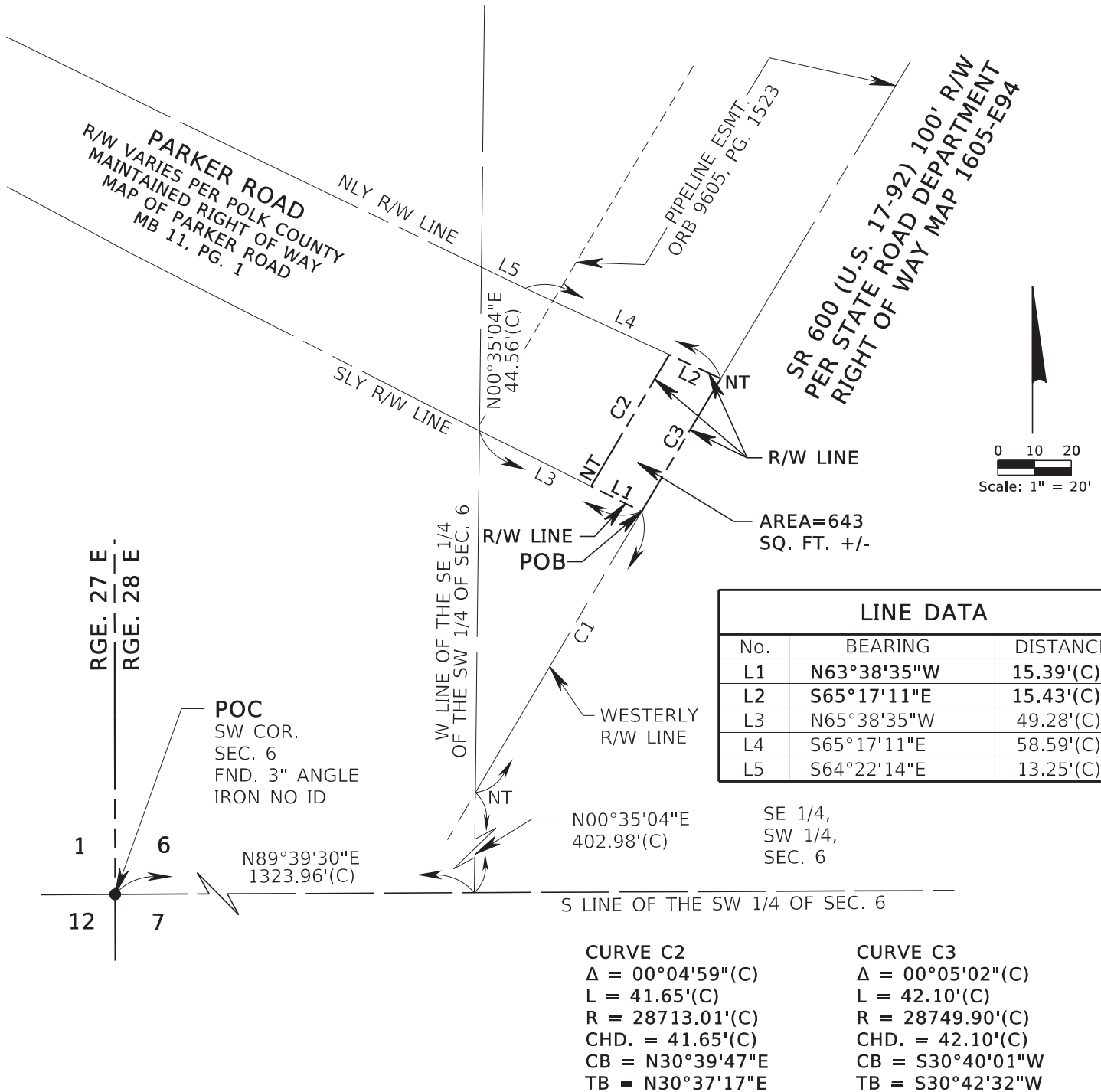
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1323.96 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°35'04" EAST, A DISTANCE OF 402.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF NORTH 30°32'11" EAST AND A CHORD DISTANCE OF 88.89 FEET; THENCE FROM A TANGENT BEARING OF NORTH 30°26'52" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°10'38", A DISTANCE OF 88.89 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PARKER ROAD, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF PARKER ROAD, AS RECORDED IN MAP BOOK 11, PAGE 1, SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 63°38'35" WEST, A DISTANCE OF 15.39 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28713.01 FEET, A CHORD BEARING OF NORTH 30°39'47" EAST AND A CHORD DISTANCE OF 41.65 FEET; THENCE FROM A TANGENT BEARING OF NORTH 30°37'17" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°04'59", A DISTANCE OF 41.65 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID PARKER ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 65°17'11" EAST, A DISTANCE OF 15.43 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF SOUTH 30°40'01" WEST AND A CHORD DISTANCE OF 42.10 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 30°42'32" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°05'02", A DISTANCE OF 42.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 643 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	02/21/2024		
REVISION	BY	DATE	CHECKED	M. SHATTO	02/22/2024	SECTION N/A	SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-101B



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

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	02/21/2024		
REVISION	BY	DATE	CHECKED	M. SHATTO	02/22/2024	SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-101B

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING NORTH 89°39'30" EAST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

LEGEND

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

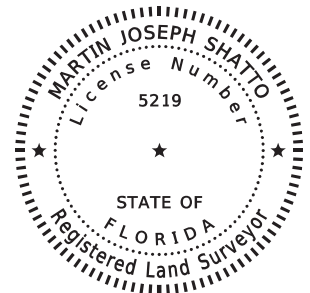
Martin J Shatto

Digitally signed by Martin J Shatto
Date: 2024.04.03 15:18:45 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE SIGNATURE	MJS	4/03/2024	DRAWN	R. REBELLO	02/21/2024	
REVISION	BY	DATE	CHECKED	M. SHATTO	02/22/2024	
					SECTION N/A	SHEET 3 OF 3

Number 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-109A
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF TRACT "D", HIDDEN GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1175, PAGE 922, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

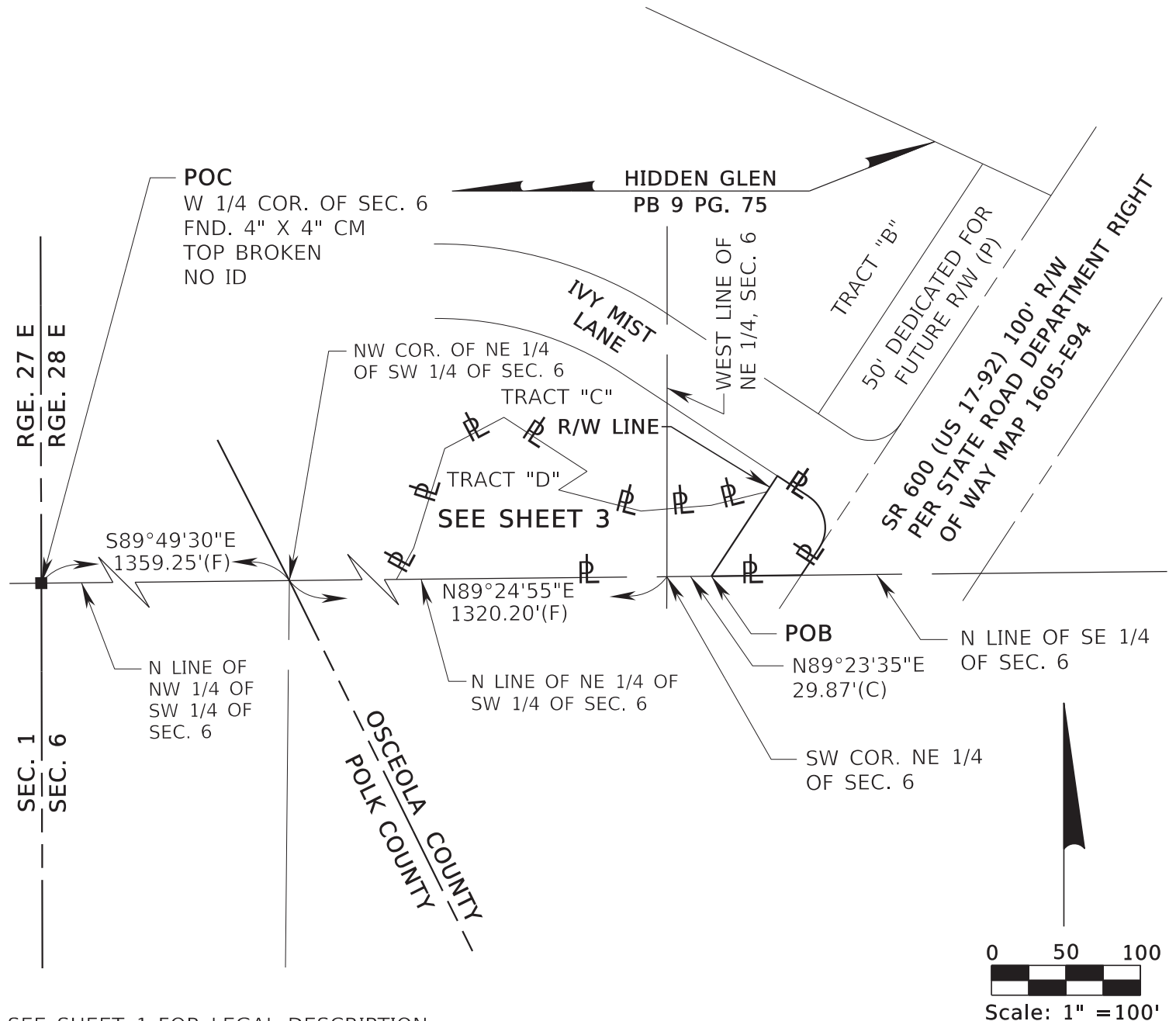
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 29.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 33°20'26" EAST, A DISTANCE OF 80.63 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF IVY MIST LANE, A 50 FEET WIDE RIGHT OF WAY AS SHOWN ON THE PLAT OF HIDDEN GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 56°35'05" EAST, A DISTANCE OF 25.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 11°37'19" EAST AND A CHORD DISTANCE OF 35.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 89°55'31", A DISTANCE OF 39.24 FEET TO THE POINT OF TANGENCY AND A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE SOUTH 33°20'26" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 21.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE SOUTH 89°23'35" WEST, A DISTANCE OF 60.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 3055 SQUARE FEET, MORE OR LESS.

SEE SHEETS 2 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R. REBELLO	01/02/2024	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO	01/24/2024	SECTION N/A
						SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-109A



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

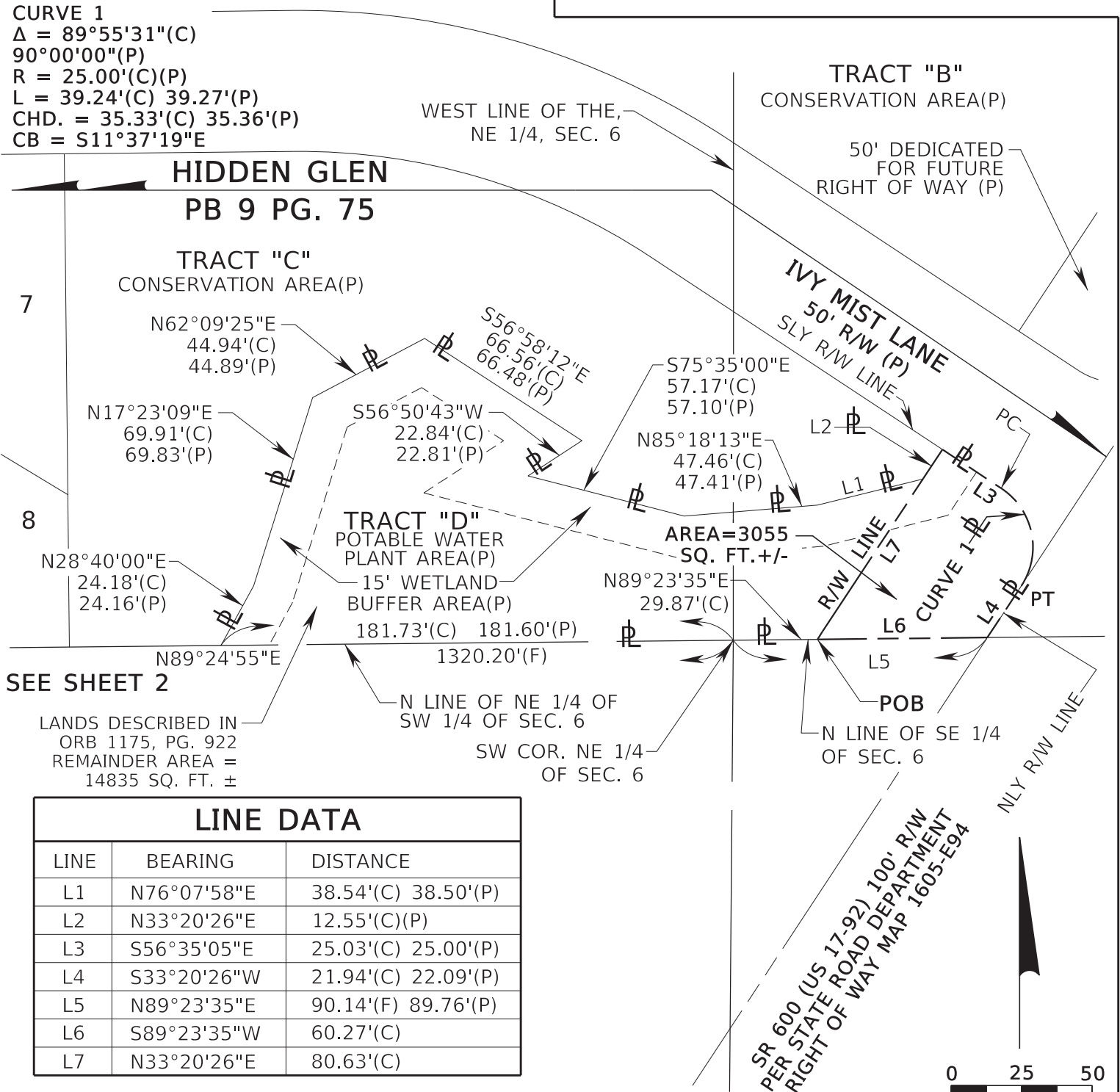
TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
			BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
			DRAWN	R. REBELLO	01/02/2024	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
			CHECKED	M. SHATTO	01/24/2024	
REVISION	BY	DATE	SECTION N/A			
			SHEET 2 OF 4			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-109A

CURVE 1

$\Delta = 89^{\circ}55'31''(C)$
 $90^{\circ}00'00''(P)$
 $R = 25.00'(C)(P)$
 $L = 39.24'(C) 39.27'(P)$
 $CHD. = 35.33'(C) 35.36'(P)$
 $CB = S11^{\circ}37'19''E$



HIDDEN GLEN
PB 9 PG. 75

TRACT "C"
CONSERVATION AREA(P)

7

8

SEE SHEET 2

LANDS DESCRIBED IN
ORB 1175, PG. 922
REMAINDER AREA =
14835 SQ. FT. ±

LINE DATA

LINE	BEARING	DISTANCE
L1	N76°07'58"E	38.54'(C) 38.50'(P)
L2	N33°20'26"E	12.55'(C)(P)
L3	S56°35'05"E	25.03'(C) 25.00'(P)
L4	S33°20'26"W	21.94'(C) 22.09'(P)
L5	N89°23'35"E	90.14'(F) 89.76'(P)
L6	S89°23'35"W	60.27'(C)
L7	N33°20'26"E	80.63'(C)

SEE SHEET 1 FOR LEGAL DESCRIPTION

SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SEC. 6, TWP. 26 S, RGE. 28 E

Scale: 1" = 50'

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	01/02/2024		
CHECKED	M. SHATTO	01/24/2024		
REVISION	BY	DATE		

SECTION N/A

SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-109A

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 NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°23'35" 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 TITLE SEARCH REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 32649-3 DATED 11/19/2023 AT 8:00 A.M. AND PROPERTY INFORMATION REPORT FILE NO. 32649-1 DATED 04/08/2024 AT 8:00 A.M.

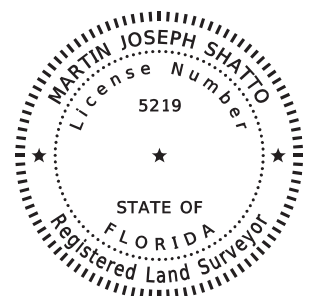
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	P.O.T. = POINT ON TANGENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	PT = POINT OF TANGENCY
CO. = COUNTY	L/A = LIMITED ACCESS	PROJ. = PROJECT
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	R = RADIUS
CM = CONCRETE MONUMENT	NO. = NUMBER	RR = RAILROAD
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RGE. = RANGE
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	REF. = REFERENCE
D = DEGREE	N&D = NAIL & DISK	R/W = RIGHT OF WAY
(D) = DEED DATA	NT = NON-TANGENT	SEC. = SECTION
DB = DEED BOOK	NTS = NOT TO SCALE	SLY = SOUTHERLY
DR. = DRIVE	NLY = NORTHERLY	SR = STATE ROAD
ESMT. = EASEMENT	OR = OFFICIAL RECORD	SQ. FT. = SQUARE FEET
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	T = TANGENT
FND. = FOUND	PG. = PAGE	TB = TANGENT BEARING
(F) = FIELD DATA	PLS = PROFESSIONAL LAND SURVEYOR	TC = TANGENT TO CURVE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	TWP. = TOWNSHIP
	(P) = PLAT DATA	UE = UTILITY EASEMENT
	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: 2024.04.18 16:58:18 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/18/2024	DRAWN	R. REBELLO	01/02/2024	
REVISION	BY	DATE	CHECKED	M. SHATTO	01/24/2024	
					SECTION N/A	SHEET 4 OF 4

Number 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-109B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

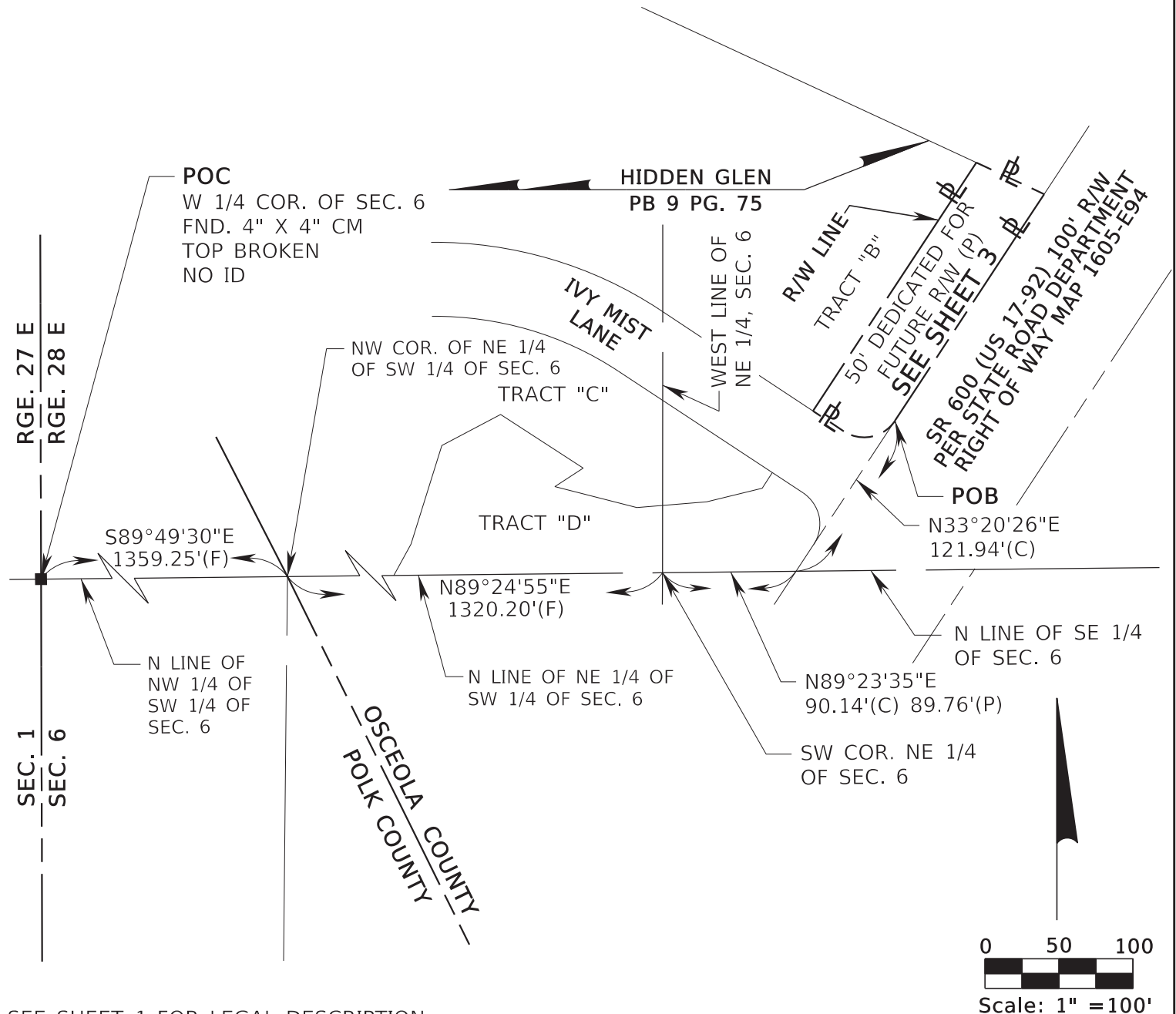
THE 50' DEDICATED FOR FUTURE RIGHT OF WAY PARCEL, HIDDEN GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 90.14 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE NORTH 33°20'26" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 121.94 FEET TO THE POINT OF BEGINNING AND THE POINT OF CUSP OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 78°22'41" WEST AND A CHORD DISTANCE OF 35.38 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF IVY MIST LANE, A 50 FEET WIDE RIGHT OF WAY AS SHOWN ON THE PLAT OF HIDDEN GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, THROUGH A CENTRAL ANGLE OF 90°04'29", A DISTANCE OF 39.30 FEET TO THE POINT OF TANGENCY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 56°35'05" WEST, A DISTANCE OF 24.97 FEET TO THE SOUTHEAST CORNER OF TRACT "B" PER SAID PLAT OF HIDDEN GLEN; THENCE ALONG THE EASTERLY LINE OF SAID TRACT "B" NORTH 33°20'26" EAST, A DISTANCE OF 200.94 FEET TO THE NORTHERLY LINE OF SAID PLAT OF HIDDEN GLEN; THENCE ALONG SAID NORTHERLY LINE SOUTH 65°06'00" EAST, A DISTANCE OF 50.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 600; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 33°20'26" WEST, A DISTANCE OF 183.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 10099 SQUARE FEET, MORE OR LESS.

SEE SHEETS 2 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R. REBELLO	01/02/2024	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO	01/24/2024	SECTION N/A
						SHEET 1 OF 4

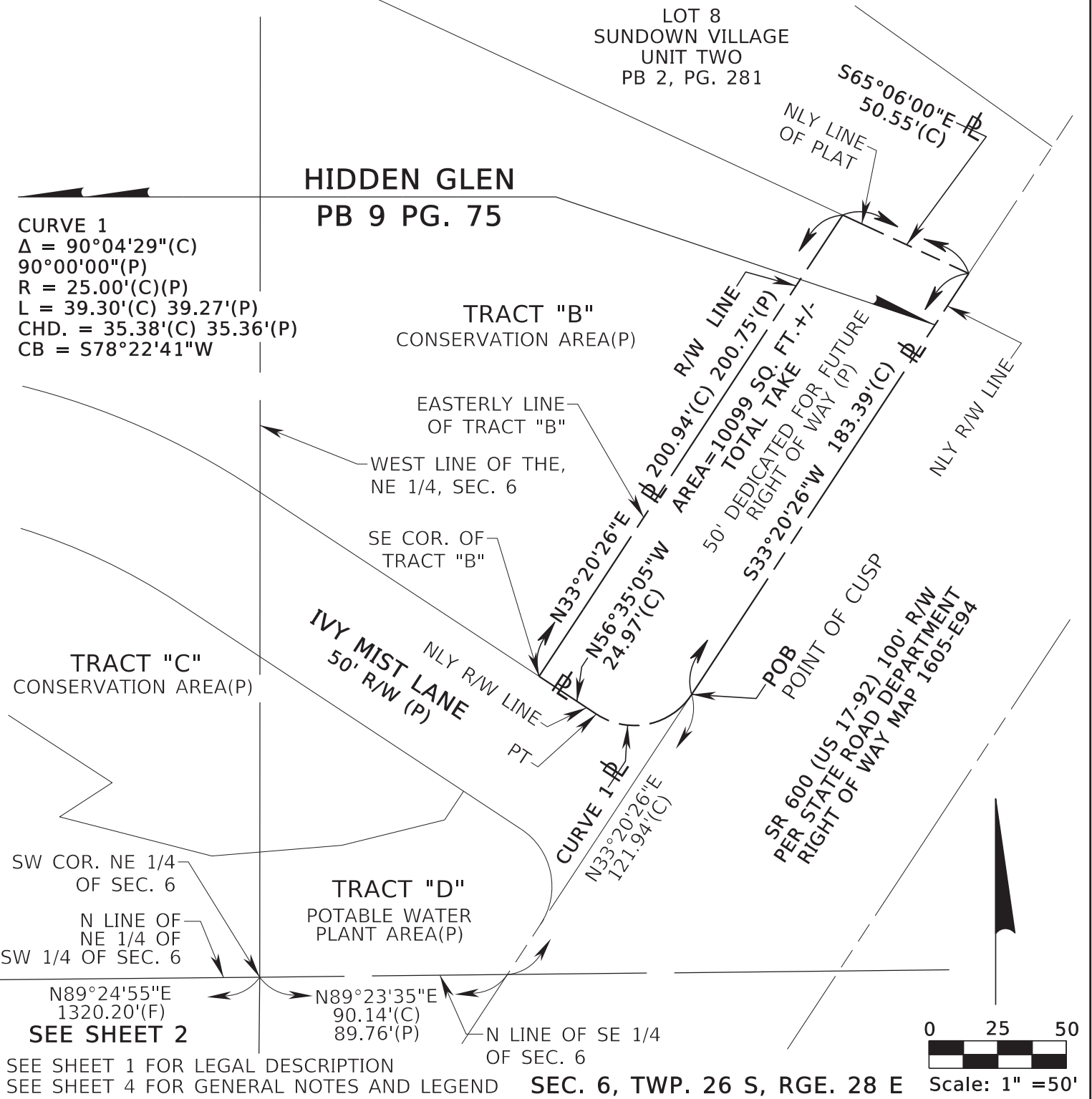


SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
				BY	DATE	WBQ DESIGN & ENGINEERING, INC.	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-109B



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	01/02/2024		
CHECKED	M. SHATTO	01/24/2024		

SECTION N/A SHEET 3 OF 4

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 NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°23'35" EAST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

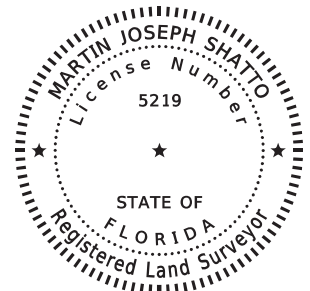
LEGEND

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

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Martin J Shatto Digitally signed by Martin J Shatto
Date: 2024.04.04 10:31:18 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE SIGNATURE	MJS	4/03/2024	DRAWN	R. REBELLO	01/02/2024		
REVISION	BY	DATE	CHECKED	M. SHATTO	01/24/2024		
						SECTION N/A	SHEET 4 OF 4

Number 8

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 538
(POINCIANA PARKWAY EXTENSION)
PROJECT NO. 538-234
PARCEL NO. 53-110
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

That portion of:

The Northwest quarter of Section 17, Township 26 South, Range 28 East, Osceola County, Florida

Being a portion of the lands described in Official Records Book 4184, Page 2959, of the Public Records of Osceola County, Florida.

Lying within the following described boundaries described as follows:

COMMENCE at a broken 4" by 4" concrete monument with no identification marking the Northeast corner of the Southeast quarter of Section 7, Township 26 South, Range 28 East; thence South 00°00'56" East, along the East line of said Southeast quarter, a distance of 2645.32 feet to a 4" by 4" concrete monument with a nail and disk stamped "PRM BD LB4980" marking the Southeast corner of Section 7, Township 26 South, Range 28 East, Osceola County, Florida, also being the Northwest corner of Section 17, Township 26 South, Range 28 East, Osceola County, Florida, said point lying on the County line between Osceola and Polk Counties; thence South 26°24'29" East, along said County line, a distance of 1128.91 feet to a point on the Southerly existing right of way line of Poinciana Parkway, as shown on the Plat of Poinciana Parkway - Osceola County Portion, according to the plat thereof as recorded in Plat Book 22, Pages 163 through 177 of the public records of Osceola County, Florida, said point being on a non-tangent curve concave North erly, having a radius of 11559.00 feet and chord which bears South 68°54'09" East, a distance of 234.67 feet; thence from a tangent bearing of South 69°29'03" East, run Southeasterly along said Southerly right of way line and the arc of said curve through a central angle of 01°09'48" for a length of 234.68 feet to the end of said curve; thence South 69°29'03" East, continuing along said Southerly right of way line, a distance of 704.31 feet to the POINT OF BEGINNING. Thence continue South 69°29'03" East, along said Southerly right of way line, a distance of 1044.29 feet to the Northwest corner of Tract P-1 of said plat of Poinciana Parkway - Osceola County Portion; thence South 21°19'17" West, along the Westerly line of said Tract P-1, a distance of 491.91 feet to the Southwest corner of said Tract P-1; thence North 67°53'39" West, departing said Westerly line of Tract P-1, a distance of 535.57 feet; thence North 00°00'00" East, a distance of 197.09 feet; thence North 25°16'35" East, a distance of 98.12 feet; thence North 34°20'46" West, a distance of 236.97 feet to the beginning of a non-tangent curve concave Northeasterly and having a radius of 4395.00 feet and a chord which bears North 60°34'41" West, a distance of 226.92 feet; thence from a tangent bearing of North 62°03'26" West, run Northwesterly along the arc of said curve through a central angle of 02°57'31" for a length of 226.94 feet to the end of said curve; thence North 24°29'35" West, a distance of 32.69 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 7.340 Acres, more or less.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				OSCEOLA COUNTY
				BY	DATE	PREPARED BY:	
						WGI, INC.	
			DRAWN	MSK	12/12/22		
REVISION	BY	DATE	CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234	SHEET 1 OF 3

**TOWNSHIP 26 SOUTH,
RANGE 28 EAST**

P.O.C.
NE CORNER OF
SE 1/4 OF SEC. 7
FND. BROKEN 4"X4" C.M.
W/ REBAR, NO ID

SE CORNER OF SEC. 7
FND. 4"X4" C.M. W/
N&D "PRM BD LB4980"

T.B. S 69° 29' 03" E
 $\Delta = 01^\circ 09' 48''$ (F)
 $R = 11559.00'$ (F)
 $L = 234.68'$ (F)
 $C.D. = 234.67'$ (F)
 $C.B. = S 68^\circ 54' 09'' E$

S 69° 29' 03" E
704.31'(C)

P.O.B.

SEE
DETAIL "A"

T.B. N 62° 03' 26" W

NE 1/4

NW 1/4

NW COR. TRACT P-1

WEST LINE TRACT P-1

**POINCIANA PARKWAY-
OSCEOLA COUNTY PORTION**
P.B. 22, PGS. 163-177

SE CORNER OF
NE 1/4 SEC. 17

S 69° 29' 02" E
2723.92'(C)

**SAME
LINE**

NW CORNER
OF SE 1/4
OF SEC. 17

OSCEOLA COUNTY PARCEL ID#
17-26-28-0000-0010-0000

SE 1/4

SE CORNER
OF SEC. 17

**ABBREVIATED
PARENT TRACT**
S 1° 15' 49" W
2539.76'

N 89° 12' 59" W 2676.87'(F)
ABBREVIATED PARENT TRACT

SW 1/4

SW COR. TRACT P-1

SEE
DETAIL "B"

L.A.

7.340 AC.±

53-110

OSCEOLA COUNTY

POLK COUNTY

SERENO PHASE 6
P.B. 29, PGS. 61-62

DETAIL "B"
NOT TO SCALE

DETAIL "A"
NOT TO SCALE

1"=600'

SE 1/4 OF SEC. 17

SW 1/4 OF SEC. 17

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)			OSCEOLA COUNTY	
				BY	DATE	PREPARED BY: WGI, INC.	
REV PER COMMENTS	ALQ	04/15/24	DRAWN	MSK	12/12/22	CFX PROJECT# 538-234	
REVISION	BY	DATE	CHECKED	ALQ	12/14/22		
						SHEET 2 OF 3	

SKETCH OF DESCRIPTION

LEGEND:

AC	=	ACRES
C.B.	=	CHORD BEARING
C.D.	=	CHORD DISTANCE
COR	=	CORNER
C.M.	=	CONCRETE MONUMENT
EXIST	=	EXISTING
FND	=	FOUND
ID	=	IDENTIFICATION
L	=	CURVE LENGTH
L.A.	=	LIMITED ACCESS RIGHT OF WAY
LB	=	LICENSED BUSINESS
NAD83	=	NORTH AMERICAN DATUM OF 1983
N&D	=	NAIL & DISK
O.R.B.	=	OFFICIAL RECORDS BOOK
PL	=	PROPERTY LINE
P.B.	=	PLAT BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
PRM	=	PERMANENT REFERENCE MONUMENT
PG./PGS.	=	PAGE/PAGES
R	=	RADIUS
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
T.B.	=	TANGENT BEARING
W/	=	WITH
Δ	=	DELTA/CENTRAL ANGLE
—/—/—/—	=	LIMITED ACCESS R/W LINE
— — — —	=	R/W LINE
— — — —	=	PERPETUAL EASEMENT LINE

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 28 EAST AS BEING SOUTH 00°00'56" EAST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY THE PROPERTY INFORMATION REPORT AGSC FILE NUMBER 30361-110/115/116 DATED OCTOBER 23, 2020 AT 8:00 AM, UPDATED BY AGSC FILE NUMBER 30361-110/115, DATED MARCH 1, 2023 AT 8:00 AM AND UPDATED MARCH 11, 2024 AT 8:00 AM, AS PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION.

LINE DATA:

L1	N 24° 29' 35" W	32.69'(C)
L2	S 69° 29' 03" E	1044.29'(C)
L3	S 21° 19' 17" W	491.91'(C)
L4	N 67° 53' 39" W	535.57'(C)
L5	N 00° 00' 00" E	197.09'(C)
L6	N 25° 16' 35" E	98.12'(C)
L7	N 34° 20' 46" W	236.97'(C)
L8	S 66° 34' 58" E	117.09'(C)(P)
L9	S 71° 02' 15" E	157.23'(C)(P)
L10	S 59° 17' 17" E	96.19'(C)(P)
L11	S 67° 36' 41" E	82.33'(C)(P)
L12	N 55° 05' 40" E	107.27'(C)(P)
L13	N 04° 12' 47" E	66.73'(C)(P)
L14	N 33° 07' 55" W	67.87'(C)(P)
L15	N 47° 30' 35" W	65.26'(C)(P)
L16	N 11° 30' 17" E	90.40'(C)(P)
L17	N 55° 27' 41" E	76.38'(C)(P)
L18	N 51° 24' 17" E	48.27'(C)(P)
L19	N 20° 30' 56" E	102.91'(C)(P)
L20	S 69° 29' 03" E	70.33'(C)(P)
L21	N 20° 31' 00" E	12.00'(C)(P)
L22	N 00° 33' 58" E	20.57'(C)(P)
L23	S 89° 11' 38" E	33.98'(C)(P)

CURVE C1

Δ = 02° 57' 31"(C)

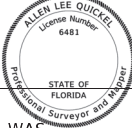
L = 226.94'(C)

R = 4395.00'(C)

C.B. = N 60° 34' 41" W

C.D. = 226.92'(C)

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

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.		REV PER COMMENTS		ALQ	04/15/24	CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY PARCEL SKETCH			
		REVISION		BY	DATE				
Allen Quickel 2024.04.19 14:31:27-04'00'		STATE ROAD NO. 538 (POINCIANA PARKWAY)				OSCEOLA COUNTY			
 ALLEN L. QUICKEL FLORIDA PSM# 6481 THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR ON THE DATE OF DIGITAL SIGNATURE		BY		DATE		PREPARED BY:			
		DRAWN		MSK		12/12/22		WGI, INC.	
		CHECKED		ALQ		12/14/22		CFX PROJECT# 538-234	
						SHEET 3 OF 3			

Number 9

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 538
(POINCIANA PARKWAY EXTENSION)
PROJECT NO. 538-234
PARCEL NO. 53-115 PARTS A-B/53-815
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION
PART A

That portion of:

The Southeast quarter of Section 7, Township 26 South, Range 28 East, Osceola County, Florida

Being a portion of the lands described in Official Records Book 4184, Page 2959, of the Public Records of Osceola County, Florida.

Lying within the following described boundaries described as follows:

Commence at a broken 4" by 4" concrete monument with no identification marking the Northeast corner of the Southeast quarter of Section 7, Township 26 South, Range 28 East; thence North 89°54'06" West, along the North line of said Southeast quarter, a distance of 867.60 feet to the POINT OF BEGINNING; thence South 22°26'04" East, a distance of 338.39 feet; thence North 67°33'56" East, a distance of 45.00 feet; thence South 22°26'04" East, a distance of 1100.00 feet; thence North 67°33'56" East, a distance of 8.00 feet; thence South 22°26'04" East, a distance of 261.11 feet; thence South 85°18'47" West, a distance of 369.96 feet to a point on the County Line between Osceola and Polk Counties; thence North 26°50'40" West, along said Osceola-Polk County Line, a distance of 663.10 feet; thence North 67°33'56" East, a distance of 65.34 feet, thence North 22°26'04" West, a distance of 587.19 feet; thence North 67°33'56" East, a distance of 51.00 feet; thence North 22°26'04" West, a distance of 435.47 feet, to a point on the aforementioned North line of the Southeast quarter of said Section 7; thence South 89°54'06" East, along said North line, a distance of 253.34 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 12.624 Acres, more or less.

SEE SHEETS 5-7 OF 7 FOR SKETCH OF DESCRIPTION
SEE SHEET 7 OF 7 FOR LEGEND AND NOTES

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				OSCEOLA COUNTY
				BY	DATE	PREPARED BY:	
						WGI, INC.	
ADD PARTS TO PARCEL NUMBER	ALQ	05/14/24	DRAWN	MSK	11/16/22	CFX PROJECT# 538-234	
REVISION	BY	DATE	CHECKED	ALQ	12/14/22		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 538
(POINCIANA PARKWAY EXTENSION)
PROJECT NO. 538-234
PARCEL NO. 53-115 PARTS A-B/53-815
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION
PART B

That portion of:

The Southeast quarter of Section 7, the Southwest quarter of Section 8, and the North half of Section 17, Township 26 South, Range 28 East, Osceola County, Florida

Being a portion of the lands described in Official Records Book 4184, Page 2959, of the Public Records of Osceola County, Florida.

Lying within the following described boundaries described as follows:

Commence at a broken 4" by 4" concrete monument with no identification marking the Northeast corner of the Southeast quarter of Section 7, Township 26 South, Range 28 East; thence South 00°00'56" East, along the East line of said Southeast quarter, a distance of 1891.44 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 4005.00 feet and a chord which bears South 35°30'56" East, a distance of 1564.43 feet to the POINT OF BEGINNING; thence from a tangent bearing of South 24°15'10" East, run Southeasterly along the arc of said curve through a central angle of 22°31'32" for a length of 1574.55 feet to the end of said curve; thence South 43°13'18" West, a distance of 45.00 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 4050.00 feet and a chord which bears South 58°07'51" East, a distance of 1594.42 feet; thence from a tangent bearing of South 46°46'42" East, run Southeasterly along the arc of said curve through a central angle of 22°42'17" for a length of 1604.90 feet to a Point of Tangency; thence South 69°29'00" East, a distance of 724.80 feet; thence South 20°31'00" West, a distance of 49.88 feet to a point on the Northerly existing right of way line of Poinciana Parkway, as shown on the Plat of Poinciana Parkway - Osceola County Portion, according to the plat thereof as recorded in Plat Book 22, Pages 163 through 177 of the public records of Osceola County, Florida; thence North 69°29'03" West, along said Northerly right of way line, a distance of 2244.44 feet to the beginning of a tangent curve concave Northerly having a radius of 11359.00 feet and a chord which bears North 69°20'03" West, a distance of 455.89 feet; thence run Westerly along the arc of said curve and along said Northerly right of way line through a central angle of 02°17'59" for a length of 455.92 feet a point lying on the County line between Osceola and Polk Counties and the end of said curve; thence North 26°24'29" West, along said Osceola-Polk County Line, a distance of 826.16 feet to a 4" by 4" concrete monument with a nail and disk stamped "PRM BD LB4980" marking the Southeast corner of Section 7, Township 26 South, Range 28 East, Osceola County, Florida; thence North 26°50'40" West, along said Osceola-Polk County Line, a distance of 1162.91 feet; thence North 85°18'47" East, a distance of 367.40 feet; thence South 22°26'04" East, a distance of 223.50 feet to a point on a non-tangent curve concave Easterly and having a radius of 4030.00 feet and a chord which bears South 23°00'39" East, a distance of 81.08 feet; thence from a tangent bearing of South 22°26'04" East, run along the arc of said curve through a central angle of 01°09'10" for a length of 81.08 feet to the end of said curve; thence North 66°24'46" East, a distance of 25.00 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 4005.00 feet and a chord which bears South 23°55'12" East, a distance of 46.52 feet; thence from a tangent bearing of South 23°35'14" East, run Southeasterly along the arc of said curve through a central angle of 00°39'56" for a length of 46.52 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 25.545 Acres, more or less.

SEE SHEETS 5-7 OF 7 FOR SKETCH OF DESCRIPTION
SEE SHEET 7 OF 7 FOR LEGEND AND NOTES

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				OSCEOLA COUNTY
				BY	DATE	PREPARED BY:	
						WGI, INC.	
ADD PARTS TO PARCEL NUMBER	ALQ	05/14/24	DRAWN	MSK	11/16/22	CFX PROJECT# 538-234	
REVISION	BY	DATE	CHECKED	ALQ	12/14/22		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 538
(POINCIANA PARKWAY EXTENSION)
PROJECT NO. 538-234
PARCEL NO. 53-115 PARTS A-B/53-815
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION
53-815

That portion of:

The Southeast quarter of Section 7, Township 26 South, Range 28 East, Osceola County, Florida;

Being a portion of the lands described in Official Records Book 4184, Page 2959, of the Public Records of Osceola County, Florida.

Lying within the following described boundaries described as follows:

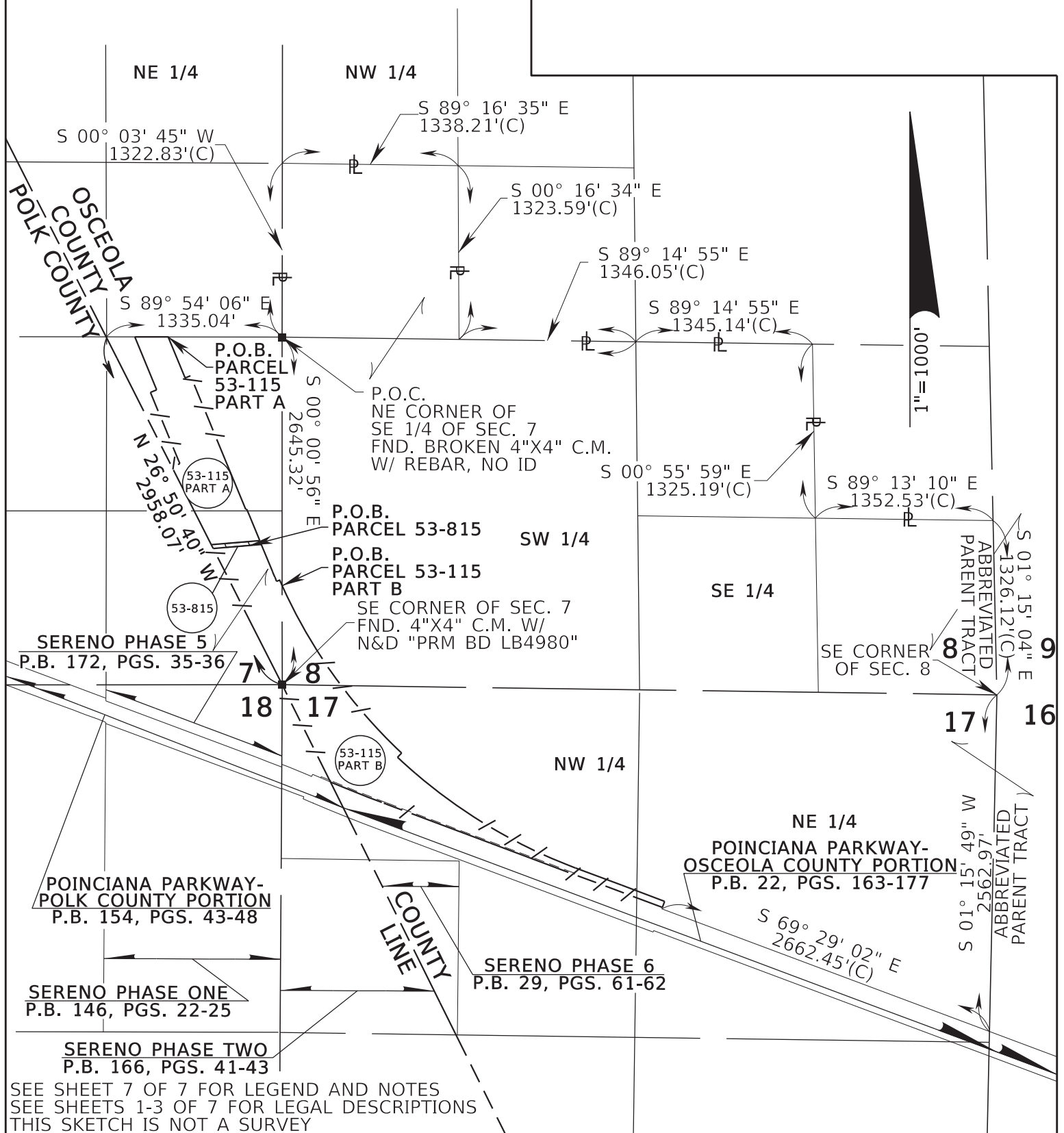
Commence at a broken 4" by 4" concrete monument with no identification marking the Northeast corner of the Southeast quarter of Section 7, Township 26 South, Range 28 East; thence South 00°00'56" East, along the East line of said Southeast quarter, a distance of 1891.44 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 4005.00 feet and a chord which bears North 23°55'12" West, a distance of 46.52 feet; thence from a tangent bearing of North 24°15'10" West, run Northwesterly along the arc of said curve through a central angle of 00°39'56" for a length of 46.52 feet to the end of said curve; thence South 66°24'46" West, a distance of 25.00 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 4030.00 feet and a chord which bears North 23°00'39" West, a distance of 81.08 feet; thence from a tangent bearing of North 23°35'14" West, run Northwesterly along the arc of said curve through a central angle of 01°09'10" for a length of 81.08 feet to the end of said curve; thence North 22°26'04" West, a distance of 223.50 feet; thence South 85°18'47" West, a distance of 89.25 feet to the POINT OF BEGINNING; thence South 85°18'47" West, a distance of 178.49 feet; thence North 22°26'04" West, a distance of 30.90 feet; thence North 85°18'47" East, a distance of 178.49 feet; thence South 22°26'04" East, a distance of 30.90 feet to the POINT OF BEGINNING

Containing 5252 Square Feet, more or less.

SEE SHEETS 5-7 OF 7 FOR SKETCH OF DESCRIPTION
SEE SHEET 7 OF 7 FOR LEGEND AND NOTES

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				OSCEOLA COUNTY
				BY	DATE	PREPARED BY:	
						WGI, INC.	
ADD PARTS TO PARCEL NUMBER	ALQ	05/14/24	DRAWN	MSK	11/16/22		
REVISION	BY	DATE	CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234	SHEET 3 OF 7

SKETCH OF DESCRIPTION TOWNSHIP 26 SOUTH, RANGE 28 EAST



SEE SHEET 7 OF 7 FOR LEGEND AND NOTES
SEE SHEETS 1-3 OF 7 FOR LEGAL DESCRIPTIONS
THIS SKETCH IS NOT A SURVEY

CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY PARCEL SKETCH

STATE ROAD NO. 538 (POINCIANA PARKWAY)

OSCEOLA COUNTY

ADD PARTS TO PARCEL NUMBER	ALQ	05/14/24	BY	DATE	PREPARED BY:	CFX PROJECT# 538-234		SHEET 4 OF 7
REV PER COMMENTS	ALQ	04/15/24	DRAWN	MSK	11/16/22			
REVISION	BY	DATE	CHECKED	ALQ	12/14/22			

SEE
DETAIL

NORTH LINE OF SE 1/4 SEC. 7
S 89° 54' 06" E 1335.04'

867.60'
P.O.B.
PARCEL
53-115
PART A

P.O.C.
-NE CORNER OF SE 1/4 OF SEC. 7
FND. BROKEN 4"X4" C.M. W/ REBAR, NO ID

DETAIL "A"
NOT TO SCALE

3-815

189

1"-300"

NORTH LINE OF
SE 1/4 SEC. 7
S 89° 54' 06" E
1335.04'

N 00° 05' 56" E
8 31'

0151

DETAIL "B"
NOT TO
SCALE

SEE DETAIL "A"

POINCIANA PARKWAY-
POLK COUNTY PORTION
P.B. 154, PGS. 43-48

SE CORNER OF SEC. 7
FND. 4"X4" C.M. W/
N&D "PRM BD LB4980"

P.O.B.
PARCEL 53-815

TANGENT BEARINGS:

T.B. #1 S 24° 15' 10" E
T.B. #2 S 23° 35' 14" E
T.B. #3 N 23° 35' 14" W
T.B. #4 S 22° 26' 04" E

P.O.B.
PARCEL 53-115
-PART B
T.B. S 24° 15' 10" E

SW 1/4

$\Delta = 22^{\circ} 31' 32''$
 $L = 1574.55'$
 $R = 4005.00'$
 $C.D. = 1564.43'$
 $C.B. = S 35^{\circ} 30' 56'' E$

SERENO PHASE 5
B. 172, PGS. 35-36

SEE SHEET 7 OF 7 FOR LEGEND AND NOTES
SEE SHEETS 1-3 OF 7 FOR LEGAL DESCRIPTIONS
THIS SKETCH IS NOT A SURVEY

STATE ROAD NO. 538 (POINCIANA PARKWAY)

OSCEOLA COUNTY

ADD PARTS TO
PARCEL NUMBER

ALO

05/14/24

BY

DATE _____

PREPARED BY:
WGI, INC.

REV PER COMMENTS

ALO

04/15/24

CHECKED

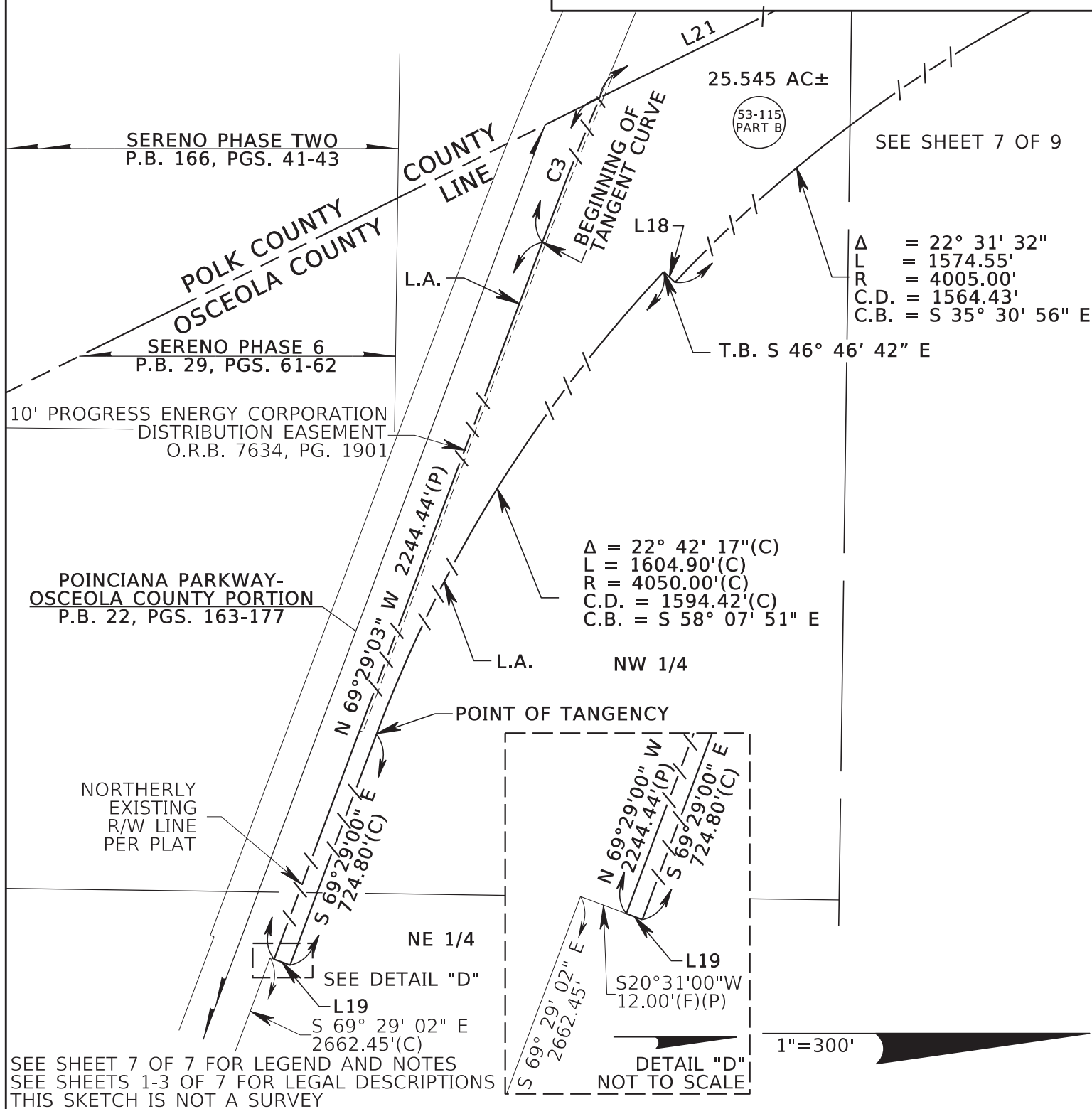
ALO

12/14/22

CFX PROJECT# 538-234

SHEET 5 OF 7

SKETCH OF DESCRIPTION
TOWNSHIP 26 SOUTH, RANGE 28 EAST



			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				OSCEOLA COUNTY
ADD PARTS TO PARCEL NUMBER	ALQ	05/14/24		BY	DATE	PREPARED BY: WGI, INC.	
REV PER COMMENTS	ALQ	04/15/24	DRAWN	MSK	11/16/22		
REVISION	BY	DATE	CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234	SHEET 6 OF 7

SKETCH OF DESCRIPTION

LEGEND:

AC = ACRES
 C.B. = CHORD BEARING
 C.D. = CHORD DISTANCE
 COR = CORNER
 C.M. = CONCRETE MONUMENT
 EXIST = EXISTING
 FND = FOUND
 ID = IDENTIFICATION
 L = CURVE LENGTH/
 LINE NUMBER
 L.A. = LIMITED ACCESS RIGHT
 OF WAY
 LB = LICENSED BUSINESS
 NAD83 = NORTH AMERICAN DATUM
 OF 1983
 N&D = NAIL & DISK
 O.R.B. = OFFICIAL RECORDS BOOK
 PL = PROPERTY LINE
 P.B. = PLAT BOOK
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PRM = PERMANENT REFERENCE
 MONUMENT
 PG./PGS. = PAGE/PAGES
 R = RADIUS
 R/W = RIGHT OF WAY
 SEC. = SECTION
 S.F. = SQUARE FEET
 T.B. = TANGENT BEARING
 W/ = WITH
 Δ = DELTA/CENTRAL ANGLE

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 28 EAST AS BEING SOUTH 00°00'56" EAST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY THE PROPERTY INFORMATION REPORT AGSC FILE NUMBER 30361-110/115/116 DATED OCTOBER 23, 2020 AT 8:00 AM, UPDATED BY AGSC FILE NUMBER 30361-110/115 DATED MARCH 1, 2023 AT 8:00 AM, AND UPDATED MARCH 11, 2024 AT 8:00 AM, AS PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION.

SEE SHEETS 4-6 OF 7 FOR SKETCH OF DESCRIPTION
 SEE SHEETS 1-3 OF 7 FOR LEGAL DESCRIPTIONS
 THIS SKETCH IS NOT A SURVEY

LEGEND:

—/—/—/— = LIMITED ACCESS R/W LINE
 — — — — = R/W LINE
 — — — — = PERPETUAL EASEMENT LINE

LINE DATA:

L1 S 22° 26' 04" E 338.39'(C)
 L2 N 67° 33' 56" E 45.00'(C)
 L3 N 67° 33' 56" E 8.00'(C)
 L4 S 22° 26' 04" E 261.11'(C) CURVE C1
 L5 S 85° 18' 47" W 369.96'(C) Δ = 01° 09' 10"(C)
 L6 N 67° 33' 56" E 65.34'(C) L = 81.08'(C)
 L7 N 67° 33' 56" E 51.00'(C) R = 4030.00'(C)
 L8 N 22° 26' 04" W 435.47'(C) C.D. = 81.08'(C)
 L9 S 89° 54' 06" E 253.34'(C) C.B. = S 23° 00' 39" E
 L10 S 85° 18' 47" W 89.25'(C) CURVE C2
 L11 S 85° 18' 47" W 178.49'(C) Δ = 00° 39' 56"(C)
 L12 N 22° 26' 04" W 30.90'(C) L = 46.52'(C)
 L13 N 85° 18' 47" E 178.49'(C) R = 4005.00'(C)
 L14 S 22° 26' 04" E 30.90'(C) C.D. = 46.52'(C)
 L15 S 26° 50' 40" E 31.77'(C) C.B. = S 23° 55' 12" E
 L16 S 22° 26' 04" E 223.50'(C) CURVE C3
 L17 N 66° 24' 46" E 25.00'(C) Δ = 02° 17' 59"(F)
 L18 S 43° 13' 18" W 45.00'(C) R = 11359.00'(F)
 L19 S 20° 31' 00" W 49.88'(C) L = 455.92'(F)
 L20 N 85° 18' 47" E 367.40'(C) C.D. = 455.89'(F)
 L21 N 26° 24' 29" W 826.16'(C) C.B. = N 68° 20' 03" W

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Allen Quickel 2024.05.15
 10:12:31-04'00"

ALLEN L. QUICKEL
 FLORIDA PSM# 6481
 THE SEAL ON THIS DOCUMENT WAS
 AUTHORIZED BY THE SIGNING SURVEYOR
 ON THE DATE OF DIGITAL SIGNATURE

REV PER COMMENTS	ALQ	04/15/24
REVISION	BY	DATE

CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY PARCEL SKETCH

STATE ROAD NO. 538 (POINCIANA PARKWAY)

OSCEOLA COUNTY

BY	DATE	PREPARED BY:	
DRAWN	MSK	11/16/22	WGI, INC.
CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234
			SHEET 7 OF 7

Number 10

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 538
(POINCIANA PARKWAY EXTENSION)
PROJECT NO. 538-234
PARCEL NO. 53-116
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

That portion of:

The Northeast quarter of Section 7, Township 26 South, Range 28 East, Osceola County, Florida;

Being a portion of the lands described in Official Records Book 4184, Page 2959, of the Public Records of Osceola County, Florida.

Lying within the following described boundaries described as follows:

COMMENCE at a 4" by 4" concrete monument with a 5/8" iron rod with no identification marking the Southwest corner of the Northeast quarter of Section 7, Township 26 South, Range 28 East, Polk County, Florida, also being the Northwest corner of the Southeast quarter of said Section 7; thence South 89°54'06" East, along the North line of said Southeast quarter, a distance of 1335.04 feet to the Southeast corner of the Southwest quarter of said Northeast quarter of Section 7; thence North 00°11'04" West, along the East line of said Southwest quarter, a distance of 522.26 feet to the POINT OF BEGINNING; thence North 22°26'04" West, a distance of 249.11 feet; thence South 67°33'56" West, a distance of 33.00 feet; thence North 22°26'04" West, a distance of 638.56 feet to a point on the North line of said Southwest quarter of the Northeast quarter of Section 7; thence South 89°40'39" East, along said North line, a distance of 326.41 feet; thence South 22°26'04" East, a distance of 106.34 feet to a point on the aforesaid East line of the Southwest quarter of the Northeast quarter of Section 7; thence South 00°11'04" East, along said East line, a distance of 707.77 feet to the POINT OF BEGINNING.

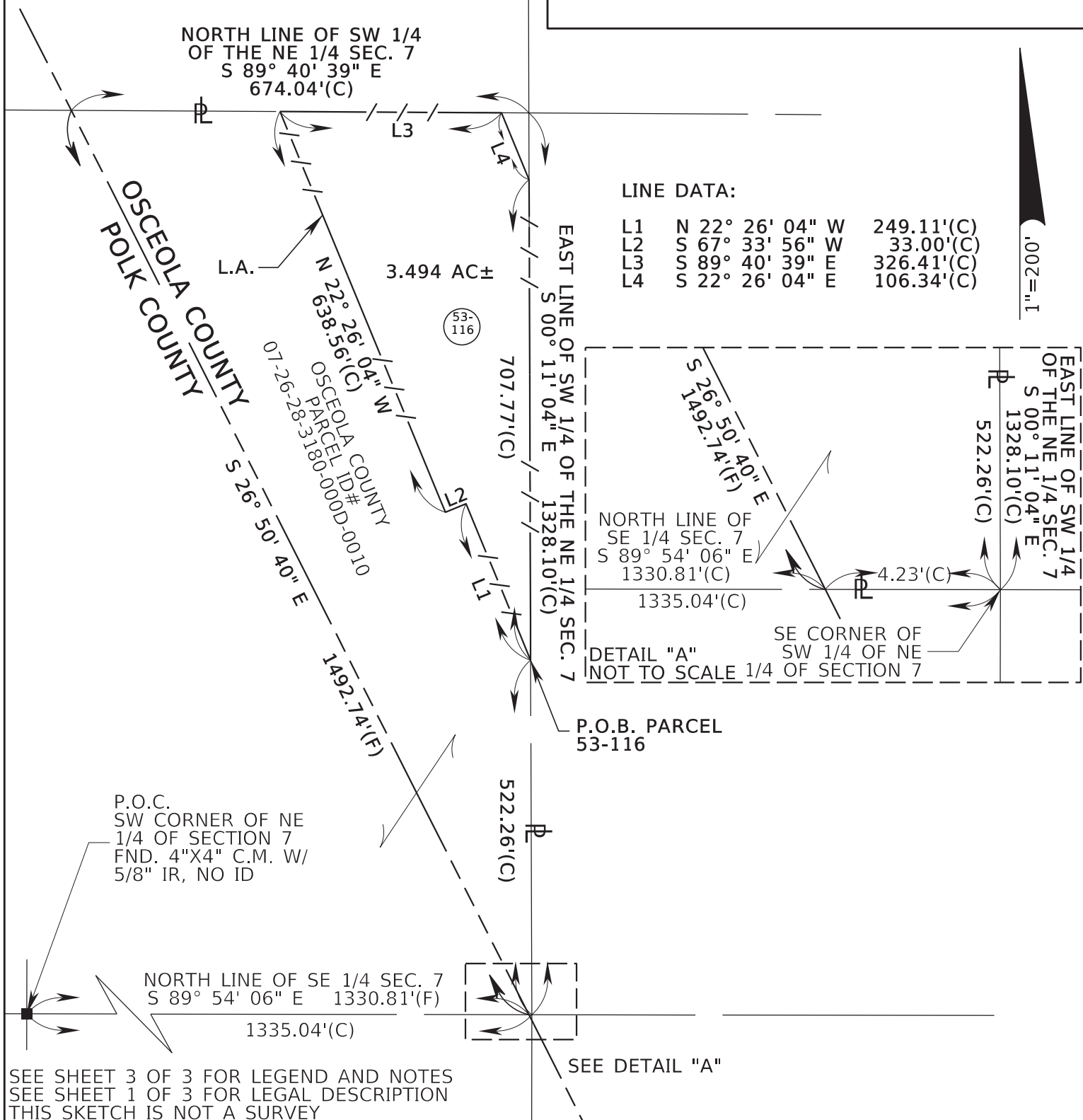
Together with all rights of ingress, egress, light, air and view to, from or across any State Road 538 Right of Way property which may otherwise accrue to any property adjoining said Right of Way.

Containing 3.494 Acres, more or less.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				OSCEOLA COUNTY
UPDATE DESCRIPTION	ALQ	04/03/24		BY	DATE	PREPARED BY:	
REVISED R/W	MSK	11/03/23	DRAWN	MSK	09/26/22	WGI, INC.	
REVISION	BY	DATE	CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234	SHEET 1 OF 3

SKETCH OF DESCRIPTION
TOWNSHIP 26 SOUTH, RANGE 28 EAST



			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				OSCEOLA COUNTY
REVISED BEARINGS	ALQ	04/03/24		BY	DATE	PREPARED BY:	
REVISED R/W	MSK	11/3/23	DRAWN	MSK	09/26/22	WGI, INC.	
REVISION	BY	DATE	CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234	SHEET 2 OF 3

SKETCH OF DESCRIPTION

LEGEND:

AC	= ACRES
CB	= CHORD BEARING
CD	= CHORD DISTANCE
COR	= CORNER
C.M.	= CONCRETE MONUMENT
EXIST	= EXISTING
FND	= FOUND
ID	= IDENTIFICATION
L	= CURVE LENGTH
L.A.	= LIMITED ACCESS RIGHT OF WAY
LB	= LICENSED BUSINESS
O.R.B	= OFFICIAL RECORDS BOOK
PL	= PROPERTY LINE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.B.	= PLAT BOOK
PG.	= PAGE
R	= RADIUS
R/W	= RIGHT OF WAY
SEC.	= SECTION
T.B.	= TANGENT BEARING
Δ	= DELTA/CENTRAL ANGLE
—/—/—/—	= LIMITED ACCESS R/W LINE
— — — —	= R/W LINE
—— ———	= PERPETUAL EASEMENT LINE

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 28 EAST AS BEING SOUTH 89°54'06" EAST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY THE PROPERTY INFORMATION REPORT AGSC FILE NUMBER 30361-110/115/116 DATED OCTOBER 23, 2020 AT 8:00 AM, UPDATED BY AGSC FILE NUMBER 30361-110/115, DATED MARCH 1, 2023 AT 8:00 AM, AND UPDATED BY AGSC FILE NUMBER 30361-116, DATED MARCH 11, 2024 AT 8:00 AM, AS PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION.

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

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.		REV PER COMMENTS	ALQ	04/15/24	CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY PARCEL SKETCH	
		REVISION	BY	DATE		
OSCEOLA COUNTY						
Allen Quickel 2024.04.19 14:31:38-04'00"		BY	DATE	PREPARED BY:		
ALLEN L. QUICKEL FLORIDA PSM# 6481 THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR ON THE DATE OF DIGITAL SIGNATURE		DRAWN	MSK	09/26/22	WGI, INC.	
		CHECKED	ALQ	12/14/22		
CFX PROJECT# 538-234					SHEET 3 OF 3	

Number 11

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 538
(POINCIANA PARKWAY EXTENSION)
PROJECT NO. 538-234
PARCEL NO. 53-117 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION
PART A

That portion of:
The Northeast quarter of Section 7, Township 26 South, Range 28 East, Osceola County, Florida;

Being a portion of the lands described in Official Records Book 1256, Pages 2273, 2292, and 2310, and Official Records Book 1257, Pages 585, 605, and 623, all of the Public Records of Osceola County, Florida.

Lying within the following described boundaries described as follows:

COMMENCE at a 4" by 4" concrete monument with a 5/8" iron rod with no identification marking the Southwest corner of the Northeast quarter of Section 7, Township 26 South, Range 28 East, Polk County, Florida; thence South 89°54'06" East, along the South line of said Northeast quarter, a distance of 1549.14 feet to the POINT OF BEGINNING; thence North 22°26'04" West, a distance of 565.42 feet to a point on the East line of the Southwest quarter of said Northeast quarter of Section 7; thence North 00°11'04" West, along said East line, a distance 707.78 feet; thence South 22°26'04" East, a distance of 405.96 feet; thence South 67°33'56" West, a distance of 34.00 feet; thence South 22°26'04" East, a distance of 911.61 feet to a point on the aforesaid South line of the Northeast quarter; thence North 89°54'06" West, along said South line, a distance of 253.34 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 5.119 Acres, more or less.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				
			OSCEOLA COUNTY				
ADD PARTS TO PARCEL NUMBER	ALQ	05/14/24		BY	DATE	PREPARED BY:	
REVISED DESCRIPTIONS	ALQ	04/03/24				WGI, INC.	
REVISED R/W	MSK	11/3/23	DRAWN	MSK	11/16/22		
REVISION	BY	DATE	CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234	SHEET 1 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 538
(POINCIANA PARKWAY EXTENSION)
PROJECT NO. 538-234
PARCEL NO. 53-117 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION
PART B

That portion of:
The Northeast quarter of Section 7, Township 26 South, Range 28 East, Osceola County, Florida.

Being a portion of the lands described in Official Records Book 1256, Pages 2273, 2292, and 2310, and Official Records Book 1257, Pages 585, 605, and 623, all of the Public Records of Osceola County, Florida.

Lying within the following described boundaries described as follows:

COMMENCE at a 4" by 4" concrete monument with a 5/8" iron rod with no identification marking the Southwest corner of the Northeast quarter of Section 7, Township 26 South, Range 28 East, Polk County, Florida; thence North 00°25'46" West, along the West line of said Northeast quarter, a distance of 2666.78 feet to the Northwest corner of said Northeast quarter; thence South 89°27'18" East, along the North line of said Northeast quarter, a distance of 367.63 feet to the POINT OF BEGINNING; thence continue South 89°27'18" East, along said North line, a distance of 431.84 feet; thence South 18°26'04" East, a distance of 521.38 feet; thence South 22°26'04" East, a distance of 907.10 feet to a point on the South line of the Northwest quarter of said Northeast quarter of Section 7; thence North 89°40'39" West, along said South line, a distance of 326.41 feet; thence North 22°26'04" West, a distance of 210.17 feet; thence North 24°43'31" West, a distance of 425.34 feet; thence North 22°26'04" West, a distance of 181.95 feet to a point of curvature of a curve concave Southwesterly having a radius of 4948.00 feet and a chord which bears North 26°13'23" West, a distance of 653.84 feet; thence run Northwesterly along the arc of said curve through a central angle of 07°34'36" for a length of 654.32 feet to the end of said curve and the POINT OF BEGINNING.

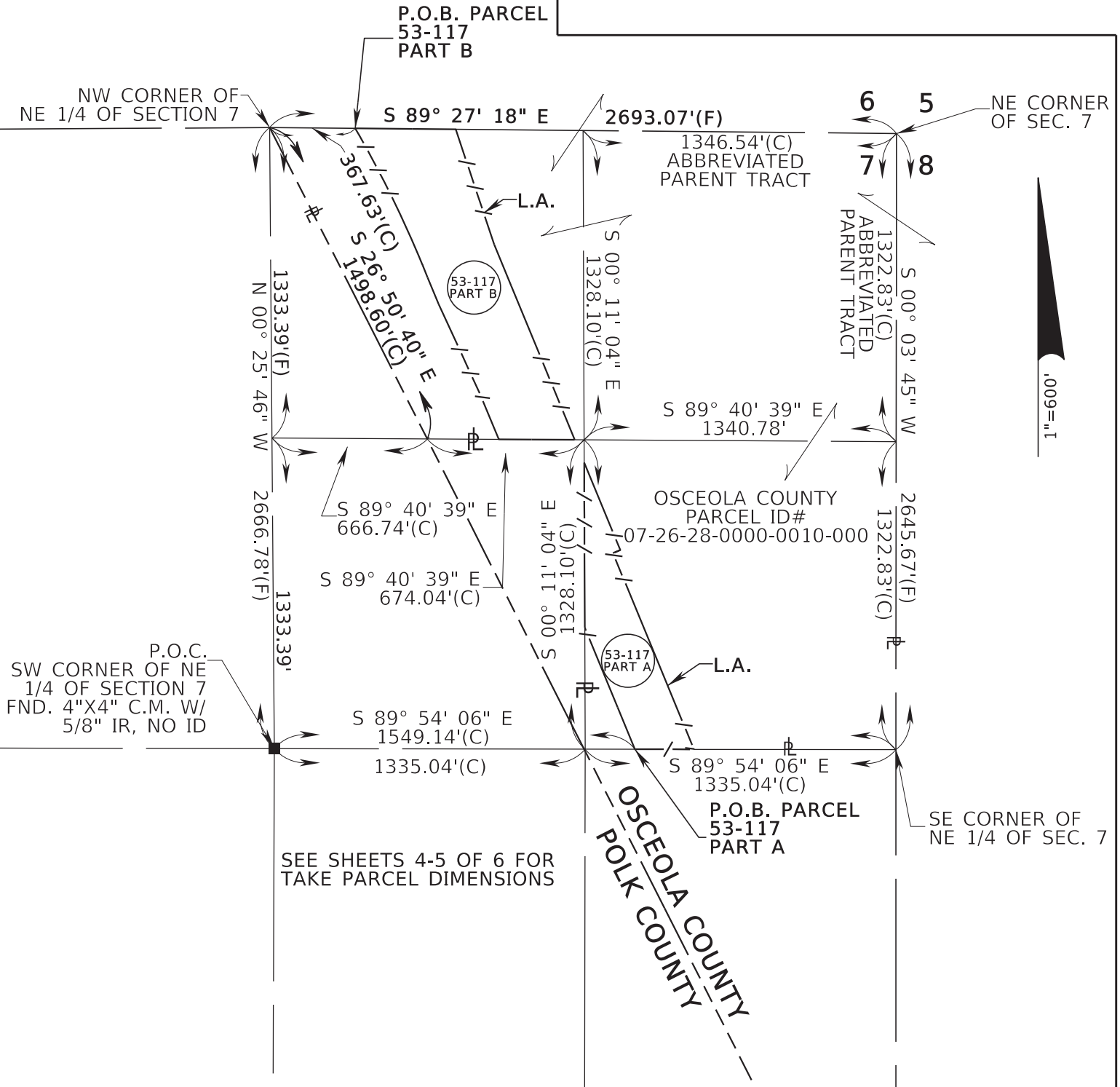
Together with all rights of ingress, egress, light, air and view to, from or across any State Road 538 Right of Way property which may otherwise accrue to any property adjoining said Right of Way.

Containing 10.803 Acres, more or less.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				
			OSCEOLA COUNTY				
ADD PARTS TO PARCEL NUMBER	ALQ	05/14/24		BY	DATE	PREPARED BY:	
REVISED DESCRIPTIONS	ALQ	04/03/24				WGI, INC.	
REVISED R/W	MSK	11/3/23	DRAWN	MSK	11/16/22		
REVISION	BY	DATE	CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234	SHEET 2 OF 6

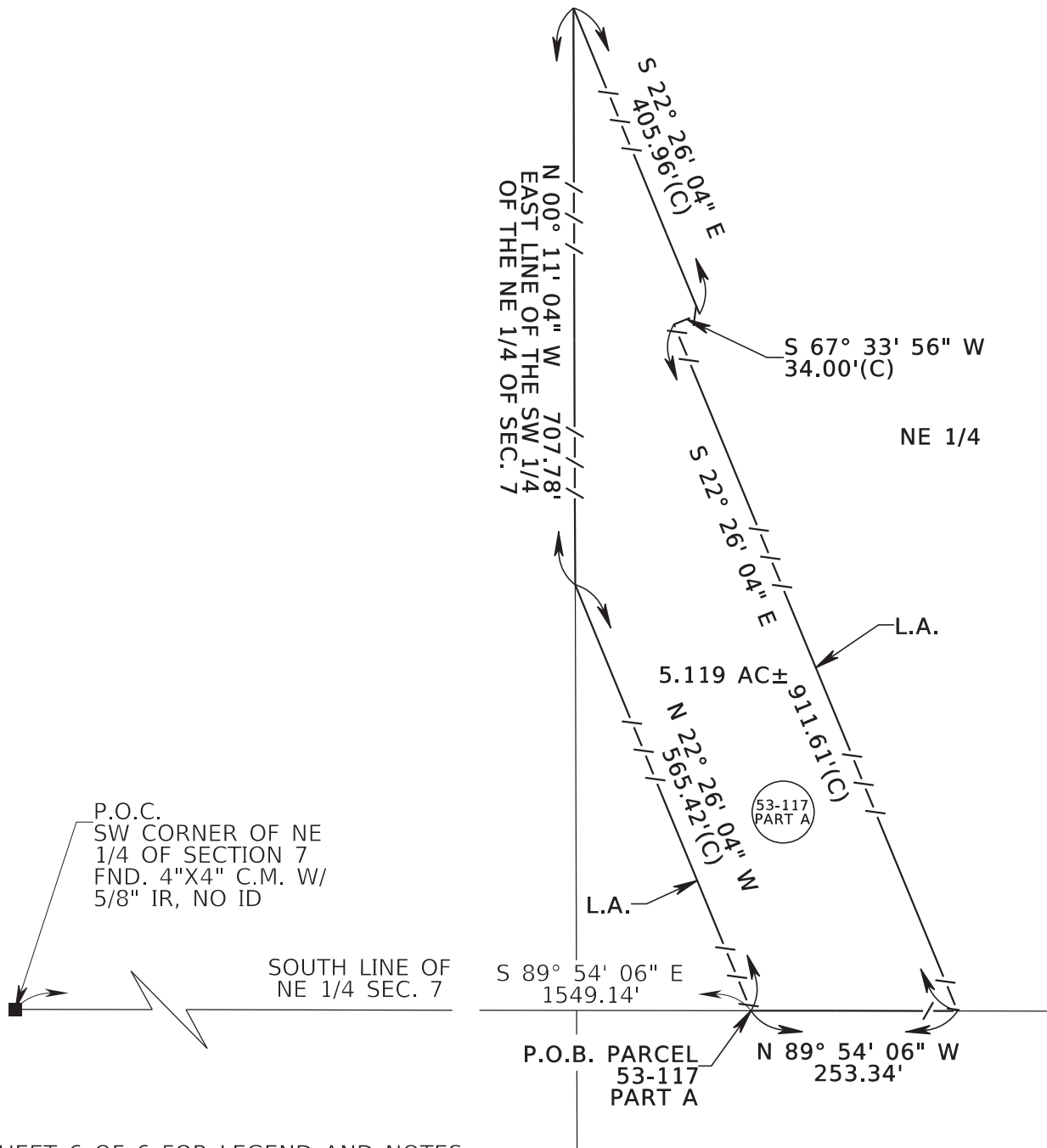
SKETCH OF DESCRIPTION
TOWNSHIP 26 SOUTH, RANGE 28 EAST



SEE SHEET 6 OF 6 FOR LEGEND AND NOTES
SEE SHEETS 1-2 OF 6 FOR LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				OSCEOLA COUNTY
ADD PARTS TO PARCEL NUMBER	ALQ	05/14/24		BY	DATE	PREPARED BY: WGI, INC.	
REVISED LINE CALLS	ALQ	04/03/24					
REVISED R/W	MSK	11/3/23	DRAWN	MSK	11/16/22		
REVISION	BY	DATE	CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234	SHEET 3 OF 6

SKETCH OF DESCRIPTION
TOWNSHIP 26 SOUTH, RANGE 28 EAST



SEE SHEET 6 OF 6 FOR LEGEND AND NOTES
SEE SHEETS 1-2 OF 6 FOR LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				OSCEOLA COUNTY
ADD PARTS TO PARCEL NUMBER	ALQ	05/14/24		BY	DATE	PREPARED BY: WGI, INC.	
REVISED LINE CALLS	ALQ	04/03/24					
REVISED R/W	MSK	11/3/23	DRAWN	MSK	11/16/22		
REVISION	BY	DATE	CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234	SHEET 4 OF 6

P.O.B. PARCEL
53-117-
PART B

S 89° 27' 18" E
367.63'(C)

NW CORNER
- OF NE 1/4 OF
SECTION 7

N 00° 25' 46" W 2666.78(F)
WEST LINE OF THE NE 1/4 OF SEC. 7

C1.

L.A.

S 18° 26' 04" E
521.38 (C)

NE 1/4

10.803 AC±

P.C.

N 22° 26' 04" W
181.95'(C)

(53-117
PART B)

—L.A.

N 24° 43' 31" W
425.34'(C)

P.O.C.
SW CORNER OF NE
1/4 OF SECTION 7
FND. 4"X4" C.M. W/
5/8" IR, NO ID

607.10' (C)
S 22° 26' 04" E

N 22° 26' 04" W
210.17'(C) —

SOUTH LINE OF NW
1/4 OF NE 1/4 SEC. 7

 $\alpha = 0.07 = 7\%$

$\Delta = 07^{\circ} 34' 36''(C)$
 $L = 654.32'(C)$
 $R = 4948.00'(C)$
 $C.D. = 653.84'(C)$
 $C.B. = N 26^{\circ} 13' 23'' W$

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

RIGHT OF WAY PARCEL SKETCH

OSCEOLA COUNTY

ADD PARTS TO PARCEL NUMBER	ALQ	05/14/24
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REVISED LINE CALLS	ALQ	04/03/24
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REVISED R/W	MSK	11/3/23
-------------	-----	---------

REVISION	BY	DATE
----------	----	------

BY	DATE
----	------

DATE _____

11/16/22

ALQ	12/14/22
-----	----------

PREPARED BY:


WGI, INC.

CFX PROJECT# 538-234

SHEET 5 OF 6

SKETCH OF DESCRIPTION

LEGEND:

AC	=	ACRES
C.B.	=	CHORD BEARING
C.D.	=	CHORD DISTANCE
COR	=	CORNER
C.M.	=	CONCRETE MONUMENT
EXIST	=	EXISTING
FND	=	FOUND
ID	=	IDENTIFICATION
L	=	CURVE LENGTH/
L.A.	=	LIMITED ACCESS RIGHT OF WAY
LB	=	LICENSED BUSINESS
NAD83	=	NORTH AMERICAN DATUM OF 1983
N&D	=	NAIL & DISK
O.R.B.	=	OFFICIAL RECORDS BOOK
	=	PROPERTY LINE
P.B.	=	PLAT BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.C.	=	POINT OF CURVATURE
PG./PGS.	=	PAGE/PAGES
R	=	RADIUS
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
T.B.	=	TANGENT BEARING
W/	=	WITH
Δ	=	DELTA/CENTRAL ANGLE
—/—/—/—	=	LIMITED ACCESS R/W LINE
— — — —	=	R/W LINE
— — — —	=	PERPETUAL EASEMENT LINE

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 28 EAST AS BEING SOUTH 00°03'45" WEST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY THE PROPERTY INFORMATION REPORT AGSC FILE NUMBER 30361-117/118 DATED OCTOBER 26, 2020 AT 8:00 AM, UPDATED BY AGSC FILE NUMBER 30361-117 A, B, C, & D, DATED MARCH 1, 2023 AT 8:00 AM AND UPDATED MARCH 11, 2024 AT 8:00 AM, AS PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION.

SEE SHEETS 3-5 OF 6 FOR SKETCH OF DESCRIPTION
SEE SHEETS 1-2 OF 6 FOR LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.				CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY PARCEL SKETCH	
		REV PER COMMENTS	ALQ		
		REVISION	BY	DATE	
Allen Quickel 2024.05.15 10:12:43-04'00"		STATE ROAD NO. 538 (POINCIANA PARKWAY)			OSCEOLA COUNTY
ALLEN L. QUICKEL FLORIDA PSM# 6481 THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR ON THE DATE OF DIGITAL SIGNATURE			BY	DATE	PREPARED BY:
			MSK	11/16/22	WGI, INC.
		CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234

Number 12

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-117C PARTS 1-2
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 1

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1391, PAGE 1832, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 2647.91 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 SOUTH 89°27'18" EAST, A DISTANCE OF 363.37 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5891.00 FEET, A CHORD BEARING OF NORTH 29°55'45" WEST AND A CHORD DISTANCE OF 228.50 FEET; THENCE FROM A TANGENT BEARING OF NORTH 28°49'05" WEST, RUN NORTHWESTERLY 228.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'21" TO THE POINT OF TANGENCY; THENCE NORTH 31°02'26" WEST, A DISTANCE OF 370.76 FEET; THENCE NORTH 63°18'35" WEST, A DISTANCE OF 59.54 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°31'42" EAST, A DISTANCE OF 744.89 FEET; THENCE SOUTH 89°33'26" WEST, A DISTANCE OF 556.22 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 27917.00 FEET, A CHORD BEARING OF NORTH 32°49'53" EAST AND A CHORD DISTANCE OF 25.09 FEET; THENCE FROM A TANGENT BEARING OF NORTH 32°48'20" EAST, RUN NORTHEASTERLY 25.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'05" TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 7322.00 FEET, A CHORD BEARING OF NORTH 37°26'51" EAST AND A CHORD DISTANCE OF 15.11 FEET; THENCE FROM A TANGENT BEARING OF NORTH 37°23'18" EAST, RUN NORTHEASTERLY 15.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°07'06" TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE NORTH 89°50'48" EAST, A DISTANCE OF 533.69 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 NORTH 89°25'25" EAST, A DISTANCE OF 218.75 FEET; THENCE SOUTH 28°06'52" EAST, A DISTANCE OF 173.28 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 6435.80 FEET, A CHORD BEARING OF SOUTH 23°16'28" EAST AND A CHORD DISTANCE OF 1086.02 FEET; THENCE SOUTHEASTERLY 1087.31 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°40'48" TO THE POINT OF TANGENCY; THENCE SOUTH 18°26'04" EAST, A DISTANCE OF 182.76 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG SAID SOUTH LINE NORTH 89°27'18" WEST, A DISTANCE OF 436.10 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 14.118 ACRES, MORE OR LESS.

SEE SHEETS 3, 4, 5, & 6 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
REVISED PART 1	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	03/24/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A	SHEET 1 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-117C PARTS 1-2
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 2

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1391, PAGE 1832, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 2647.91 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID OSCEOLA/POLK COUNTY LINE NORTH 26°17'27" WEST, A DISTANCE OF 1426.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID COUNTY LINE NORTH 26°17'27" WEST, A DISTANCE OF 27.68 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 32°42'36" EAST AND A CHORD DISTANCE OF 10.26 FEET; THENCE FROM A TANGENT BEARING OF NORTH 32°41'59" EAST, RUN NORTHEASTERLY 10.26 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°01'14" TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE NORTH 89°50'48" EAST, A DISTANCE OF 116.95 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 7322.00 FEET, A CHORD BEARING OF SOUTH 37°26'51" WEST AND A CHORD DISTANCE OF 15.11 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 37°30'24" WEST, RUN SOUTHWESTERLY 15.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°07'06" TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 27917.00 FEET, A CHORD BEARING OF SOUTH 32°49'53" WEST AND A CHORD DISTANCE OF 25.09 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 32°51'26" WEST, RUN SOUTHWESTERLY 25.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°03'05"; THENCE SOUTH 89°33'26" WEST, A DISTANCE OF 87.44 FEET TO THE POINT OF BEGINNING.

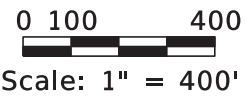
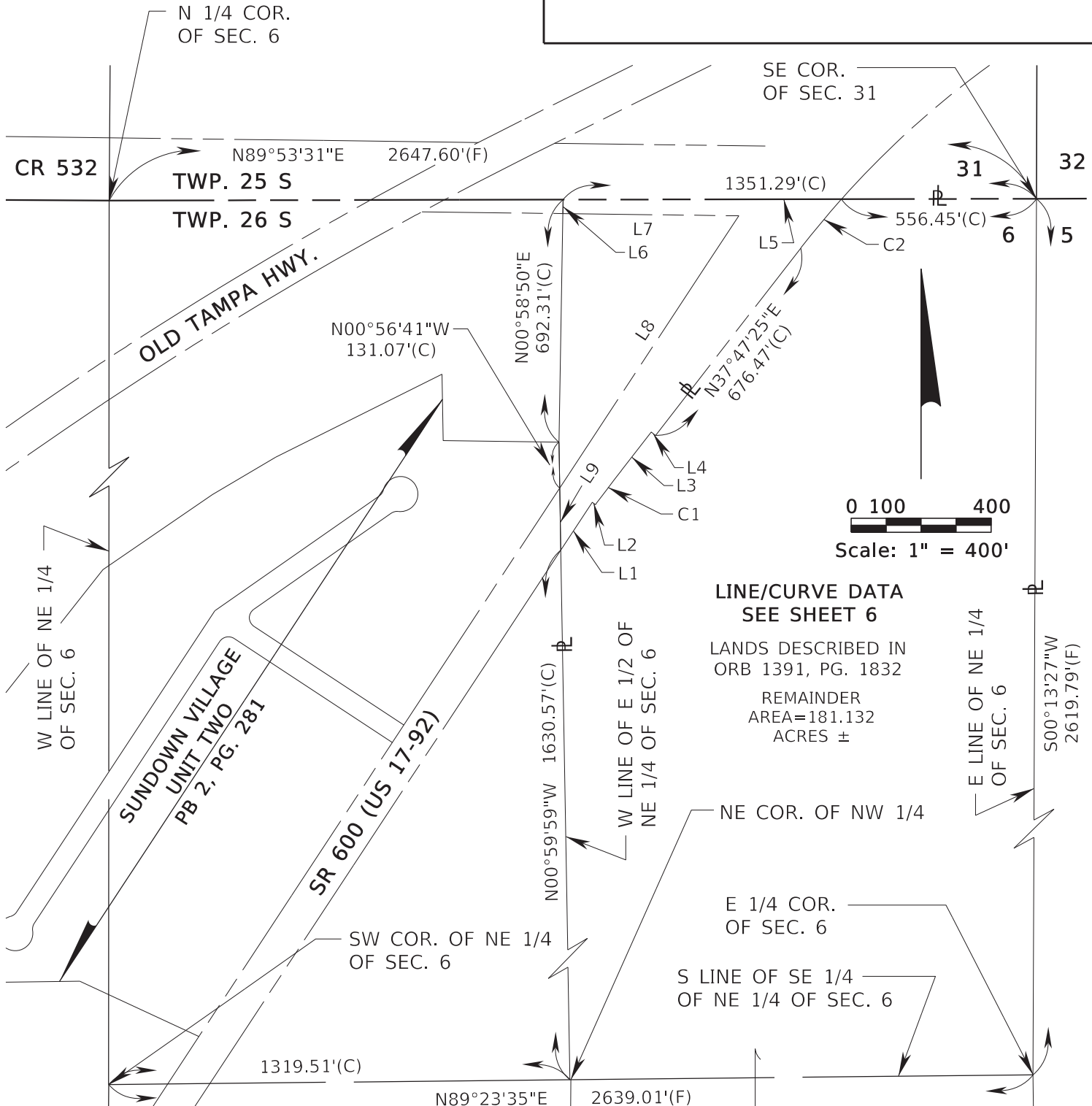
CONTAINING 3502 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 14.199 ACRES, MORE OR LESS.

SEE SHEETS 3, 4, 5, & 6 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
REVISED AGGREGATE AREA	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	03/24/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A	SHEET 2 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-117C PARTS 1-2



LINE/CURVE DATA
 SEE SHEET 6
 LANDS DESCRIBED IN
 ORB 1391, PG. 1832
 REMAINDER
 AREA=181.132
 ACRES ±

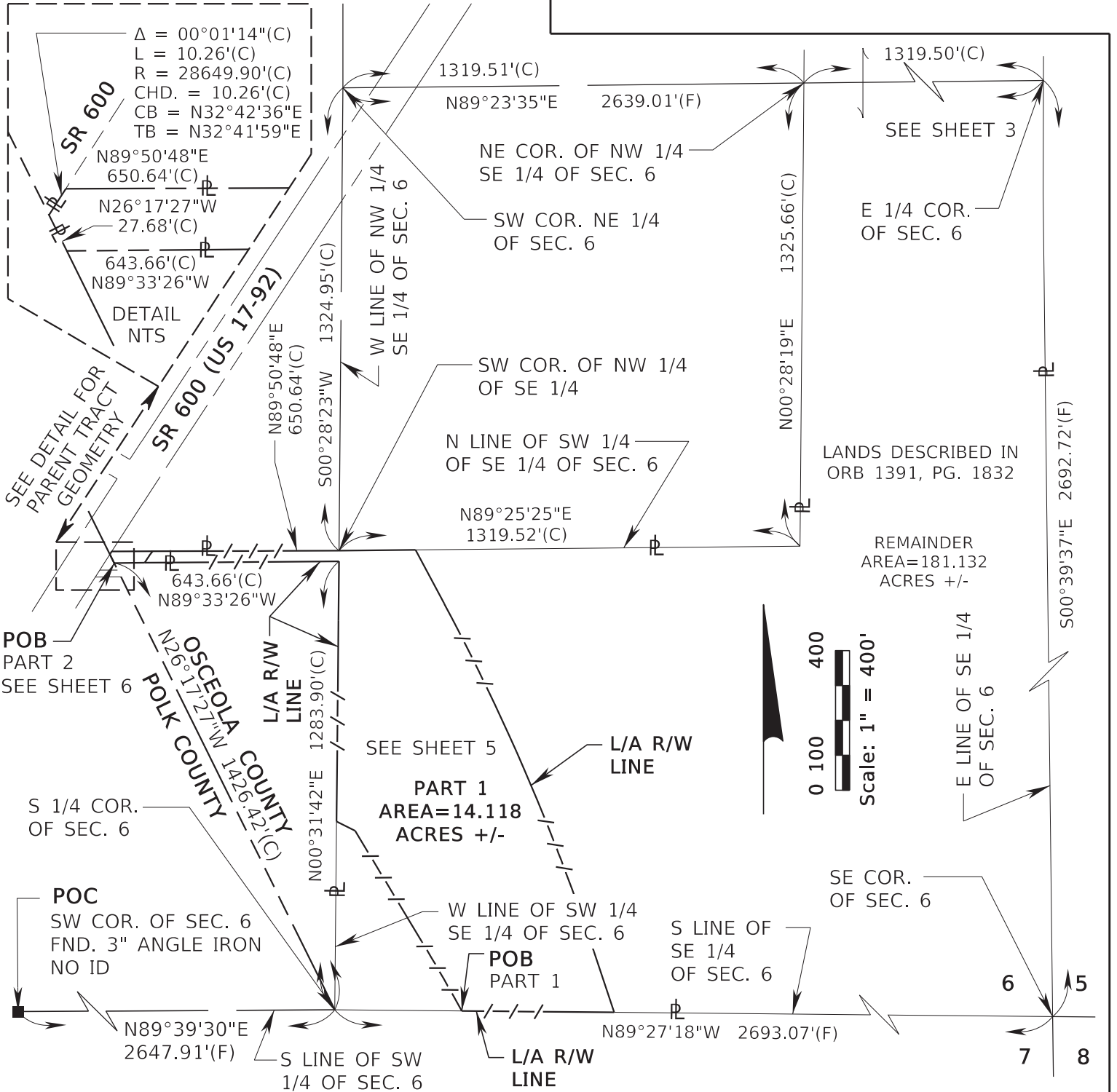
SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTIONS
 SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

SEE SHEET 4

RGE. 28 E

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024					
REVISED SHEET NUMBER	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	03/24/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A	SHEET 3 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-117C PARTS 1-2



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	J. J. PIERRE	05/08/2024
REVISED PART 1 & SHEET NUMBER	R. REBELLO	12/01/2023
REVISION	BY	DATE

BY	DATE
DRAWN R. REBELLO	03/24/2023
CHECKED M. SHATTO	03/30/2023

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

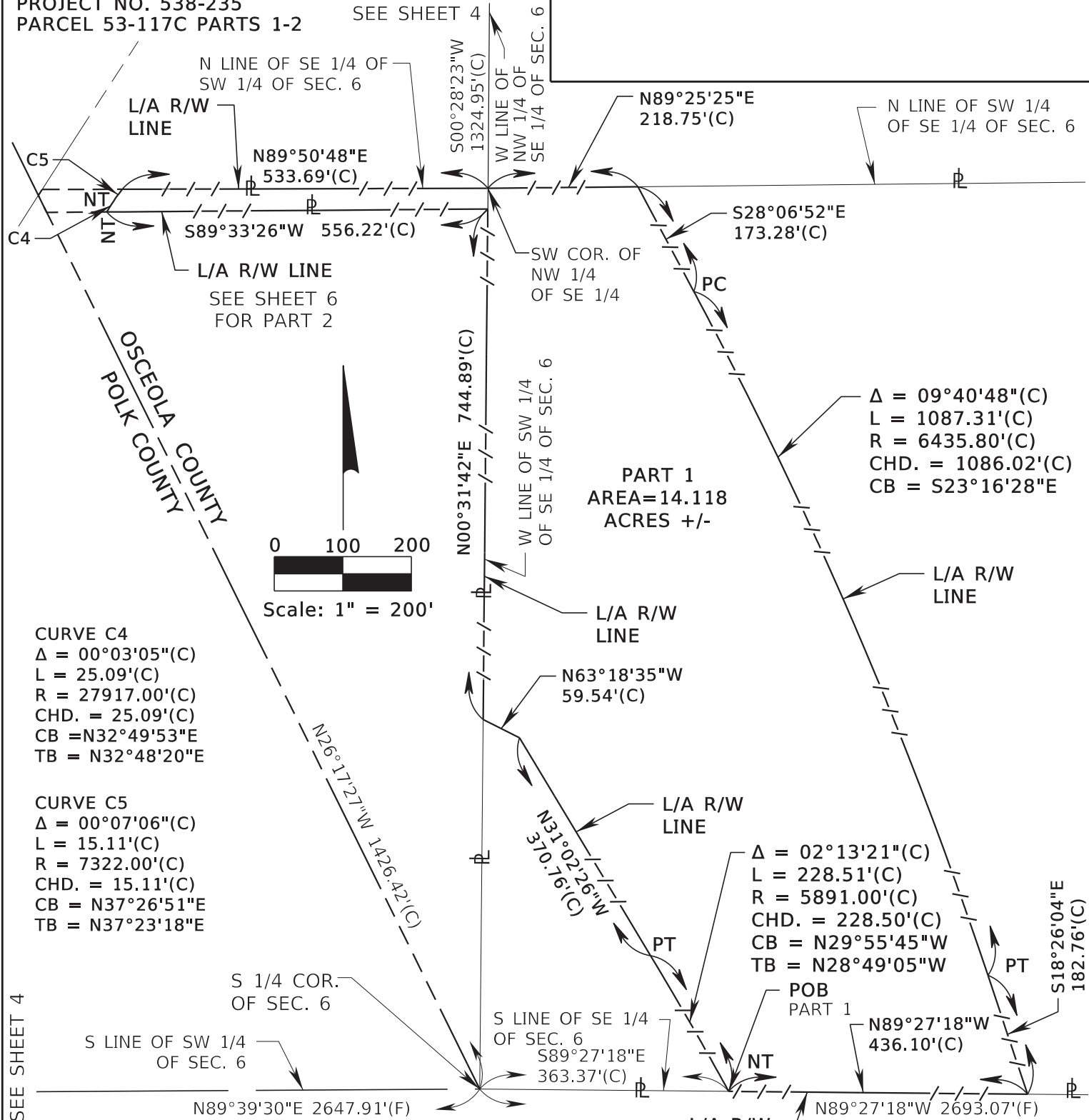
DATA SOURCE:
 SEE GENERAL NOTES, SHEET 7

SECTION N/A

SHEET 4 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-117C PARTS 1-2

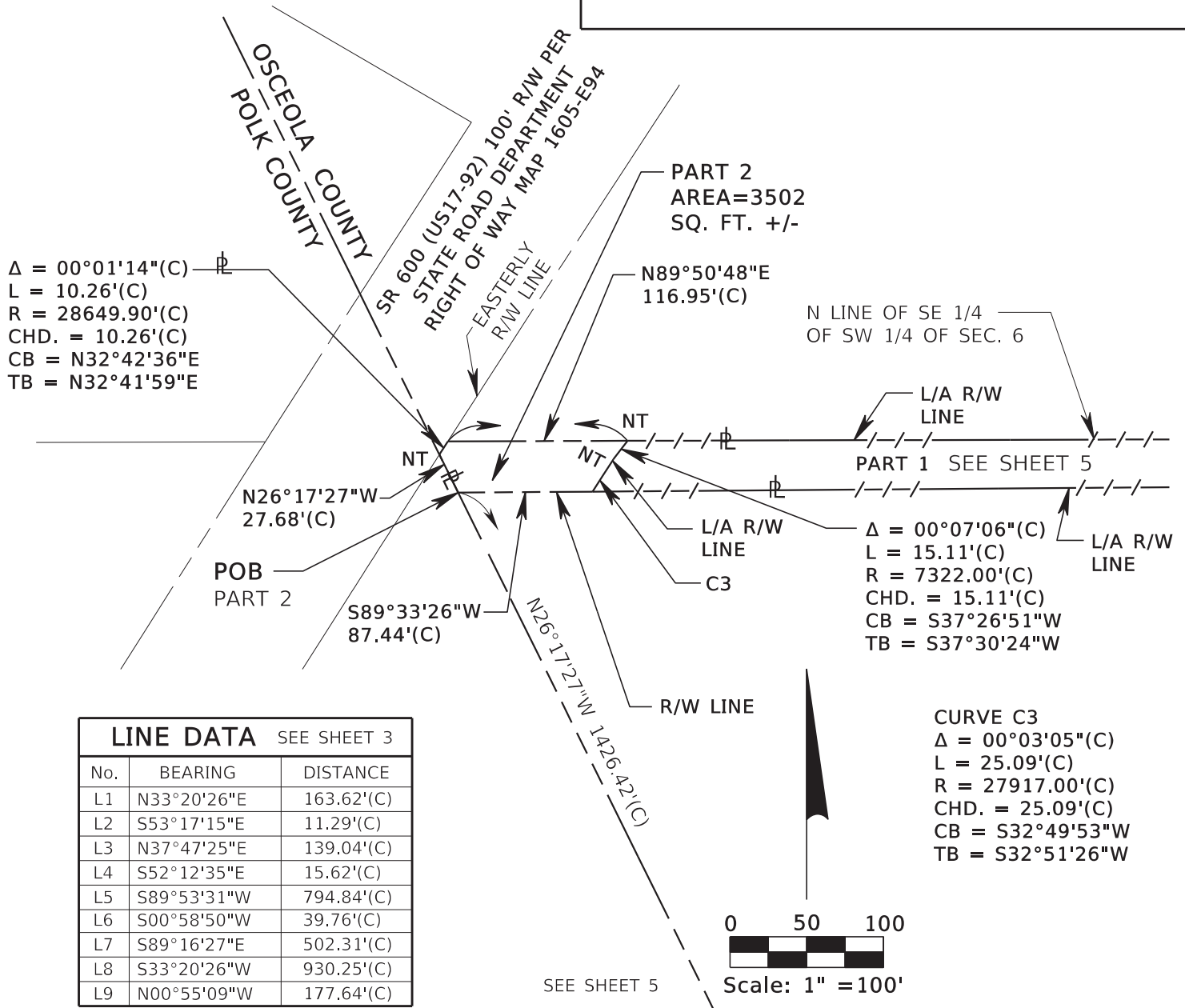
SEE SHEET 4



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2				POLK/OSCEOLA COUNTY			
ADD PARTS TO PARCEL NO.	J. J. PIERRE	05/08/2024	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963	DATA SOURCE:	
REVISED PART 1 & SHEET NUMBER	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	03/24/2023	201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SEE GENERAL NOTES, SHEET 7	
						SECTION N/A	SHEET 5 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-117C PARTS 1-2



CURVE DATA SEE SHEET 3					
CURVE	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	01°04'40"(C)	6511.67'(C)	122.48'(C)	122.48'(C)	N37°15'05"E
C2	03°55'42"(C)	2657.47'(C)	182.20'(C)	182.16'(C)	N39°45'16"E

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

TWP. 26 S, RGE. 28 E

CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
ADD PARTS TO PARCEL NO.	J. J. PIERRE	05/08/2024	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
REVISED PART 1 & SHEET NUMBER	R. REBELLO	12/01/2023	DRAWN	R. REBELLO 03/24/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 7
REVISION	BY	DATE	CHECKED	M. SHATTO 03/30/2023	SECTION N/A
					SHEET 6 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-117C PARTS 1-2

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-117/118 DATED 10/26/2020 AT 8:00 A.M. AND FILE NO. 30361-117 A,B,C, & D DATED 03/01/2023 AT 8:00 A.M. AND UPDATED 03/11/2024 AT 8:00 A.M.

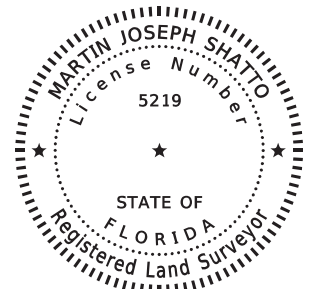
LEGEND

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

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: 2024.05.14 13:43:55 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTIONS
SEE SHEETS 3, 4, 5, & 6 FOR SKETCH OF DESCRIPTIONS

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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	
TITLE UPDATED	MJS	03/26/2024							
REVISED GENERAL NOTE 3 & SHEET NUMBER	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	03/24/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A			SHEET 7 OF 7

Number 13

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-119 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5001, PAGE 1446 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 2647.91 FEET TO A POINT ON THE OSCEOLA/POLK COUNTY LINE, SAID POINT BEING THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5001, PAGE 1446, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA NORTH 00°31'42" EAST, A DISTANCE OF 539.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 63°18'35" WEST, A DISTANCE OF 209.05 FEET TO A POINT ON THE WEST LINE OF SAID LANDS; THENCE ALONG SAID WEST LINE NORTH 04°38'38" WEST, A DISTANCE OF 129.51 FEET; THENCE ALONG SAID WEST LINE NORTH 00°28'30" EAST, A DISTANCE OF 500.35 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°33'26" WEST, A DISTANCE OF 369.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27917.00 FEET, A CHORD BEARING OF NORTH 32°46'52" EAST AND A CHORD DISTANCE OF 23.91 FEET; THENCE FROM A TANGENT BEARING OF NORTH 32°45'23" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°02'57", A DISTANCE OF 23.91 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS; THENCE ALONG SAID NORTH LINE NORTH 89°33'26" EAST, A DISTANCE OF 556.22 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 00°31'42" WEST, A DISTANCE OF 744.89 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 3.329 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
REVISED PART A	J. J PIERRE	12/01/2023	DRAWN	J. J PIERRE	03/15/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/28/2023	SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-119 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY AND POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5001, PAGE 1446 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 2647.91 FEET TO A POINT ON THE OSCEOLA/POLK COUNTY LINE SAID POINT BEING THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5001, PAGE 1446, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, NORTH 00°31'42" EAST, A DISTANCE OF 1283.90 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 89°33'26" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 556.22 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27917.00 FEET, A CHORD BEARING OF SOUTH 32°46'52" WEST AND A CHORD DISTANCE OF 23.91 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 32°48'20" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°02'57", A DISTANCE OF 23.91 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°33'26" WEST, A DISTANCE OF 64.65 FEET TO A POINT ON THE OSCEOLA/POLK COUNTY LINE; THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89°33'26" WEST, A DISTANCE OF 51.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 32°38' 46" EAST AND A CHORD DISTANCE OF 53.60 FEET; THENCE FROM A TANGENT BEARING OF NORTH 32°35'33" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'26", A DISTANCE OF 53.60 FEET TO A POINT ON SAID COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 27.68 FEET TO A POINT ON AFORESAID NORTH LINE; THENCE ALONG SAID NORTH LINE NORTH 89°33'26" EAST, A DISTANCE OF 87.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 2667 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 3.391 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
REVISED AGGREGATE AREA	J. J PIERRE	12/01/2023	DRAWN	J. J PIERRE	03/15/2023	SECTION N/A SHEET 2 OF 4	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/28/2023		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-119 PARTS A-B

$\Delta = 00^{\circ}06'26''(C)$
 $\Delta = 00^{\circ}06'18''(D)$
 $L = 53.60'(C) \ 52.35'(D)$
 $R = 28649.90'(C)$
 $R = 28597.90'(D)$
 $CHD. = 53.60'(C)$
 $CHD. = 52.35'(D)$
 $CB = N32^{\circ}38'46''E$
 $TB = N32^{\circ}35'33''E$

PART B
AREA=2667
SQ. FT. +/-

0 100 200



Scale: 1" = 200'

EASTERLY R/W
LINE OF SR 600

SR 600 (US 17-92) 100' R/W PER
STATE ROAD DEPARTMENT
RIGHT OF WAY MAP 1605-E94

CURVE C1
 $\Delta = 00^{\circ}02'57''(C)$
 $L = 23.91'(C)$
 $R = 27917.00'(C)$
 $CHD. = 23.91'(C)$
 $CB = N32^{\circ}46'52''E$ (PART A)
 $CB = S32^{\circ}46'52''W$ (PART B)
 $TB = N32^{\circ}45'23''E$ (PART A)
 $TB = S32^{\circ}48'20''W$ (PART B)

POC
SW CORNER
OF SECTION 6
FND. 3" ANGLE IRON
NO ID

RGE. 27 E
RGE. 28 E
1
12
6
7

TWP. 26 S

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

SEE DETAIL "A" NORTH LINE OF LANDS DESCRIBED
IN ORB 5001, PG. 1446

S26°17'27"E 27.68'(C) 26.57'(D)
N89°33'26"E 643.66'(C) 646.30'(D)
S89°33'26"W 433.83'(C) 436.22'(D)
L3
L4
L6
E2
E1
L/A R/W LINE

NE COR.
OF LANDS
DESCRIBED
IN ORB 5001,
PG. 1446

EAST LINE
OF THE
SW 1/4 OF
SEC. 6

WEST LINE OF LANDS
DESCRIBED IN
ORB 5001, PG. 1446

LINE DATA		
NO.	BEARING	DISTANCE
L1	N63°18'35"W	209.05'(C)
L2	N04°38'38"W	129.51'(C)
L3	S89°33'26"W	369.18'(C)
L4	N89°33'26"E	556.22'(C)
L5	S89°33'26"W	64.65'(C)
L6	S89°33'26"W	51.02'(C) 49.88'(D)
L7	N89°33'26"E	87.44'(C)

OSCEOLA COUNTY
POLK COUNTY

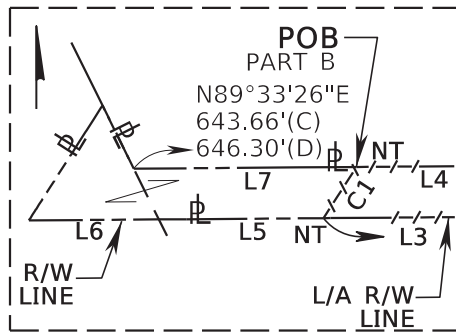
N00°28'30"E 447.55'(C) 448.32'(D)
N04°38'38"W 447.55'(C) 448.32'(D)
L2
L3
L4
L5
L6
L7
L/A R/W LINE

PART A
AREA=3.329 ACRES +/-

L/A R/W LINE

500°31'42"W 744.89'(C)
1283.90'(C) 1285.91'(D)

POB
PART A



DETAIL "A" NOT TO SCALE
N89°39'30"E 2647.91'(F)

S LINE OF THE SW 1/4 OF SEC. 6

E1= PEF DISTRIBUTION ESMT. PER ORB 2933, PG. 1146
E2= ACCESS ESMT. PER ORB 4694, PG. 402
E3= OSCEOLA COUNTY CONSERVATION ESMT.
PER ORB 2770, PG. 110

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	J. J. PIERRE	05/08/2024	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
PART A & SHEET NUMBER	J. J. PIERRE	12/01/2023	DRAWN	J. J. PIERRE	03/15/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/28/2023	

SECTION N/A

SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-119 PARTS A-B

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-119 DATED 10/27/2020 AT 8:00 A.M., AND UPDATED 03/07/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

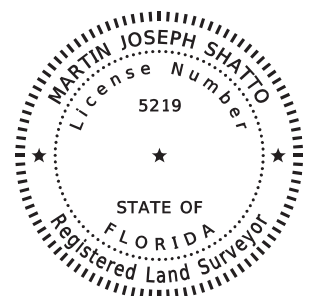
LEGEND

CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
C _L =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH OF CURVE	P.O.T. =	POINT ON TANGENT
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB =	LICENSED BUSINESS	PT =	POINT OF TANGENCY
CO. =	COUNTY	L/A =	LIMITED ACCESS	PROJ. =	PROJECT
COR. =	CORNER	MON. =	MONUMENTATION/MONUMENT	R =	RADIUS
CM =	CONCRETE MONUMENT	NO. =	NUMBER	RR =	RAILROAD
CR =	COUNTY ROAD	N/A =	NOT APPLICABLE	RGE. =	RANGE
CSX =	CHESSIE SEABOARD CONSOLIDATED	NL =	NAIL	REF. =	REFERENCE
D =	DEGREE	N&D =	NAIL & DISK	R/W =	RIGHT OF WAY
(D) =	DEED DATA	NT =	NON-TANGENT	SEC. =	SECTION
DB =	DEED BOOK	NTS =	NOT TO SCALE	SR =	STATE ROAD
DR. =	DRIVE	OR =	OFFICIAL RECORD	SQ. FT. =	SQUARE FEET
ESMT. =	EASEMENT	ORB =	OFFICIAL RECORD BOOK	T =	TANGENT
Δ =	DELTA (CENTRAL ANGLE)	PEF =	PROGRESS ENERGY FLORIDA	TB =	TANGENT BEARING
FND. =	FOUND	PG. =	PAGE	TC =	TANGENT TO CURVE
(F) =	FIELD DATA	PLS =	PROFESSIONAL LAND SURVEYOR	TWP. =	TOWNSHIP
F.P. =	FINANCIAL PROJECT	PL =	PROPERTY LINE	UE =	UTILITY EASEMENT
FDOT =	FLORIDA DEPARTMENT OF TRANSPORTATION	(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: 2024.05.14 13:45:06 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 3 FOR SKETCH OF DESCRIPTIONS

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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		
TITLE UPDATED	MJS	03/26/2024							
REVISED GENERAL NOTE 3 & SHEET NUMBER	J. J PIERRE	12/01/2023	DRAWN	J. J PIERRE	03/15/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/28/2023	SECTION N/A		SHEET 4 OF 4	

Number 14

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-120 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5736, PAGE 547 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 2647.91 FEET TO A POINT ON THE OSCEOLA/POLK COUNTY LINE, SAID POINT BEING THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE ALONG SAID COUNTY LINE NORTH 26°17'27" WEST, A DISTANCE OF 352.33 FEET TO THE SOUTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5736, PAGE 547 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID COUNTY LINE AND THE WESTERLY LINE OF SAID LANDS NORTH 26°17'27" WEST, A DISTANCE OF 451.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID COUNTY LINE AND THE WESTERLY LINE OF SAID LANDS NORTH 26°17'27" WEST, A DISTANCE OF 537.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27917.00 FEET, A CHORD BEARING OF NORTH 32°41'13" EAST AND A CHORD DISTANCE OF 67.89 FEET; THENCE FROM A TANGENT BEARING OF NORTH 32°37'02" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'22", A DISTANCE OF 67.89 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS; THENCE ALONG SAID NORTH LINE NORTH 89°33'26" EAST, A DISTANCE OF 369.18 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE ALONG THE EAST LINE OF SAID LANDS SOUTH 00°28'30" WEST, A DISTANCE OF 500.35 FEET; THENCE ALONG THE EAST LINE OF SAID LANDS SOUTH 04°38'38" EAST, A DISTANCE OF 129.51 FEET; THENCE NORTH 63°18'35" WEST, A DISTANCE OF 194.86 FEET TO THE POINT OF BEGINNING.

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

CONTAINING 3.835 ACRES, MORE OR LESS.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
REVISED PART A	J. J PIERRE	12/01/2023	DRAWN	J. J PIERRE	03/15/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-120 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY AND POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5736, PAGE 547 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 2647.91 FEET TO A POINT ON THE OSCEOLA/POLK COUNTY LINE, SAID POINT BEING THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE ALONG SAID COUNTY LINE NORTH 26°17'27" WEST, A DISTANCE OF 352.33 FEET TO THE SOUTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5736, PAGE 547 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID COUNTY LINE AND THE WESTERLY LINE OF SAID LANDS NORTH 26°17'27" WEST, A DISTANCE OF 988.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID COUNTY LINE AND SAID WESTERLY LINE NORTH 26°17'27" WEST, A DISTANCE OF 40.95 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°33'26" WEST, A DISTANCE OF 73.70 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 32°34'07" EAST AND A CHORD DISTANCE OF 23.85 FEET; THENCE FROM A TANGENT BEARING OF NORTH 32°32'41" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°02'52", A DISTANCE OF 23.85 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS; THENCE ALONG SAID NORTH LINE NORTH 89°33'26" EAST, A DISTANCE OF 115.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27917.00 FEET, A CHORD BEARING OF SOUTH 32°41'13" WEST AND A CHORD DISTANCE OF 67.89 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 32°45'23" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'22", A DISTANCE OF 67.89 FEET TO THE POINT OF BEGINNING.

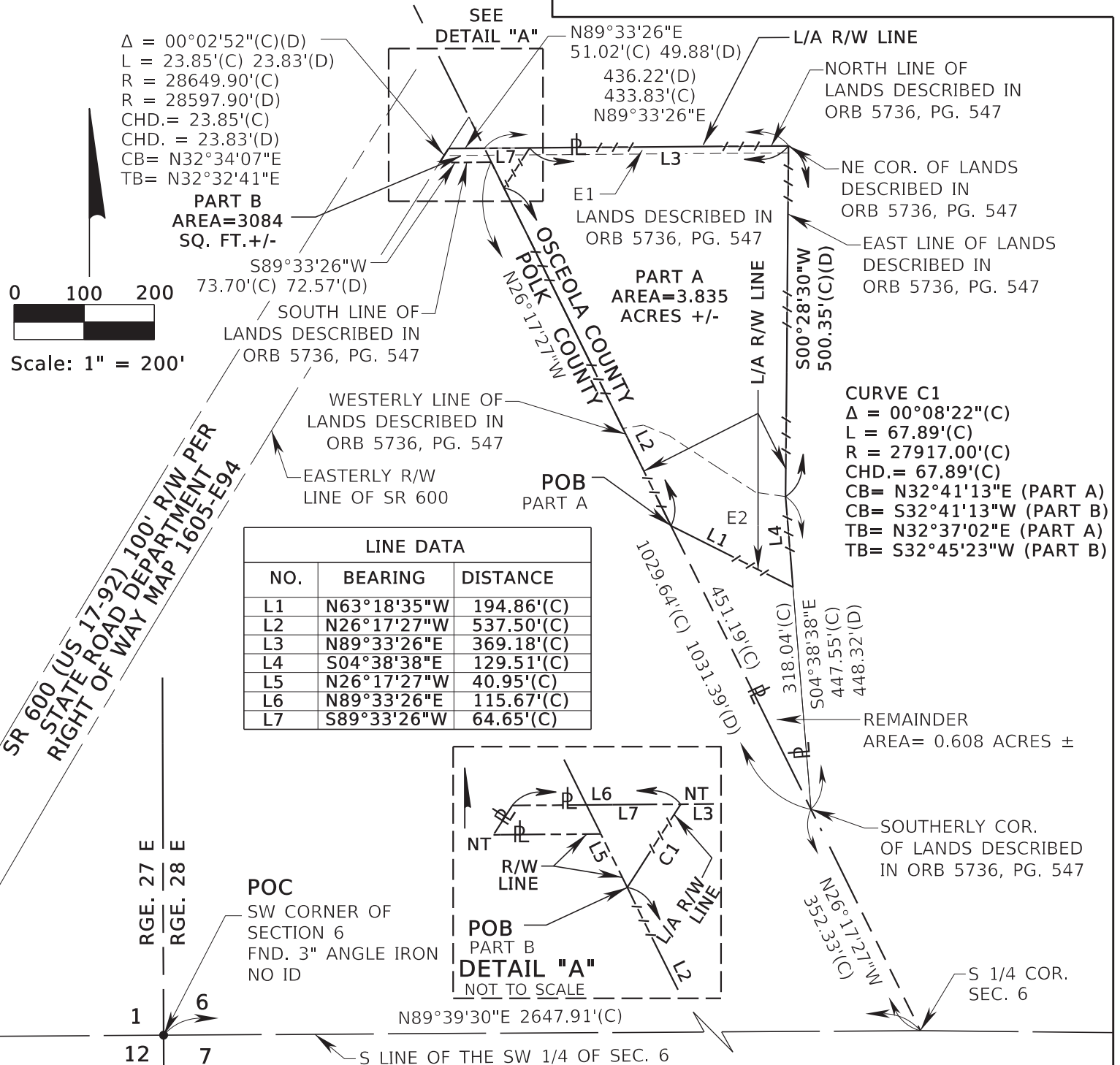
CONTAINING 3084 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 3.906 ACRES, MORE OR LESS.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
REVISED AGGREGATE AREA	J. J PIERRE	12/01/2023	DRAWN	J. J PIERRE	03/15/2023	SECTION N/A SHEET 2 OF 4	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-120 PARTS A-B



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
				BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024				DATA SOURCE: SEE GENERAL NOTES, SHEET 4	
REVISED PART A & SHEET NUMBER	J. J PIERRE	12/01/2023	DRAWN	J. J PIERRE	03/15/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-120 PARTS A-B

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-120 DATED 10/30/2020 AT 8:00 A.M., AND UPDATED 03/07/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

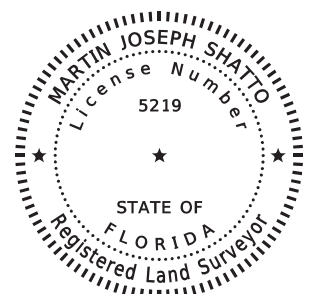
CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
CL =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH OF CURVE	P.O.T. =	POINT ON TANGENT
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB =	LICENSED BUSINESS	PT =	POINT OF TANGENCY
CO. =	COUNTY	L/A =	LIMITED ACCESS	PROJ. =	PROJECT
COR. =	CORNER	LARO =	LIMITED ACCESS RIGHTS ONLY	R =	RADIUS
CM =	CONCRETE MONUMENT	MON. =	MONUMENTATION/MONUMENT	RR =	RAILROAD
CR =	COUNTY ROAD	NO. =	NUMBER	RGE. =	RANGE
CSX =	CHESSIE SEABOARD CONSOLIDATED	N/A =	NOT APPLICABLE	REF. =	REFERENCE
D =	DEGREE	NL =	NAIL	R/W =	RIGHT OF WAY
(D) =	DEED DATA	N&D =	NAIL & DISK	SEC. =	SECTION
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	PEF =	PROGRESS ENERGY FLORIDA	TC =	TANGENT TO CURVE
(F) =	FIELD DATA	PG. =	PAGE	TWP. =	TOWNSHIP
F.P. =	FINANCIAL PROJECT	PLS =	PROFESSIONAL LAND SURVEYOR	UE =	UTILITY EASEMENT
FDOT =	FLORIDA DEPARTMENT OF TRANSPORTATION	PL =	PROPERTY LINE		
		(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: 2024.05.14 13:46:25 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 3 FOR SKETCH OF DESCRIPTIONS

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
TITLE UPDATED	MJS	03/26/2024					
REVISED GENERAL NOTE 3 & SHEET NUMBER	J. J PIERRE	12/01/2023	DRAWN	J. J PIERRE	03/15/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	
						SHEET 4 OF 4	

Number 15

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-123A PARTS 1-3
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 1
A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5189, PAGE 2215, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH BROKEN TOP AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 210.69 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE CONTINUE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 79.56 FEET; THENCE SOUTH 33°20'26" WEST, A DISTANCE OF 79.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 7322.00 FEET, A CHORD BEARING OF SOUTH 30°48'07" WEST AND A CHORD DISTANCE OF 648.64 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°04'38", A DISTANCE OF 648.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 550.89 FEET, A CHORD BEARING OF SOUTH 13°16'47" EAST AND A CHORD DISTANCE OF 330.42 FEET AND THE POINT OF BEGINNING; THENCE FROM A TANGENT BEARING OF SOUTH 04°10'17" WEST, SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'08", A DISTANCE OF 335.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 30°43'51" EAST, A DISTANCE OF 267.80 FEET; THENCE SOUTH 28°06'52" EAST, A DISTANCE OF 170.85 FEET TO A POINT ON THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID SOUTH LINE SOUTH 89°25'25" WEST, A DISTANCE OF 218.75 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°50'48" WEST, A DISTANCE OF 533.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 7322.00 FEET, A CHORD BEARING OF NORTH 37°41'09" EAST AND A CHORD DISTANCE OF 45.75 FEET; THENCE FROM A TANGENT BEARING OF NORTH 37°30'24" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°21'29", A DISTANCE OF 45.75 FEET; THENCE NORTH 32°46'10" EAST, A DISTANCE OF 266.23 FEET; THENCE NORTH 35°38'21" WEST, A DISTANCE OF 33.42 FEET; THENCE NORTH 33°20'13" EAST, A DISTANCE OF 161.05 FEET; THENCE SOUTH 57°13' 50" EAST, A DISTANCE OF 29.48 FEET; THENCE NORTH 32°46'10" EAST, A DISTANCE OF 357.10 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 5.594 ACRES, MORE OR LESS. SEE SHEETS 4 AND 5 FOR SKETCH OF DESCRIPTION
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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 6
REVISED PART 1	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	04/07/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	04/07/2023	SECTION N/A	SHEET 1 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-123A PARTS 1-3
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 2

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5189, PAGE 2215, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH BROKEN TOP AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 210.69 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 79.56 FEET; THENCE SOUTH 33°20'26" WEST, A DISTANCE OF 79.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 7322.00 FEET, A CHORD BEARING OF SOUTH 30°48'07" WEST AND A CHORD DISTANCE OF 648.64 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°04'38", A DISTANCE OF 648.85 FEET; THENCE SOUTH 32°46'10" WEST, A DISTANCE OF 357.10 FEET; THENCE NORTH 57°13'50" WEST, A DISTANCE OF 29.48 FEET; THENCE SOUTH 33°20'13" WEST, A DISTANCE OF 161.05 FEET; THENCE SOUTH 35°38'21" EAST, A DISTANCE OF 33.42 FEET; THENCE SOUTH 32°46'10" WEST, A DISTANCE OF 266.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 7322.00 FEET, A CHORD BEARING OF SOUTH 37°41'09" WEST AND A CHORD DISTANCE OF 45.75 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 37°51'53" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°21'29", A DISTANCE OF 45.75 FEET TO THE SOUTH LINE OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID SOUTH LINE SOUTH 89°50'48" WEST, A DISTANCE OF 116.95 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 600 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 33°01'49" EAST AND A CHORD DISTANCE OF 310.26 FEET; THENCE FROM A TANGENT BEARING OF NORTH 32°43'13" EAST, NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°37'14", A DISTANCE OF 310.26 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 33°20'26" EAST, A DISTANCE OF 1279.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.076 ACRES, MORE OR LESS.

CONTAINING IN THE AGGREGATE 8.670 ACRES, MORE OR LESS.

SEE SHEETS 4 AND 5 FOR SKETCH OF DESCRIPTION
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024	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 6	
REVISED AGGREGATE AREA	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	04/07/2023	SECTION N/A SHEET 2 OF 6	
REVISION	BY	DATE	CHECKED	M. SHATTO	04/07/2023		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-123A PARTS 1-3
PURPOSE: LIMITED ACCESS RIGHTS ONLY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 3

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 SOUTH HALF OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5189, PAGE 2215, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

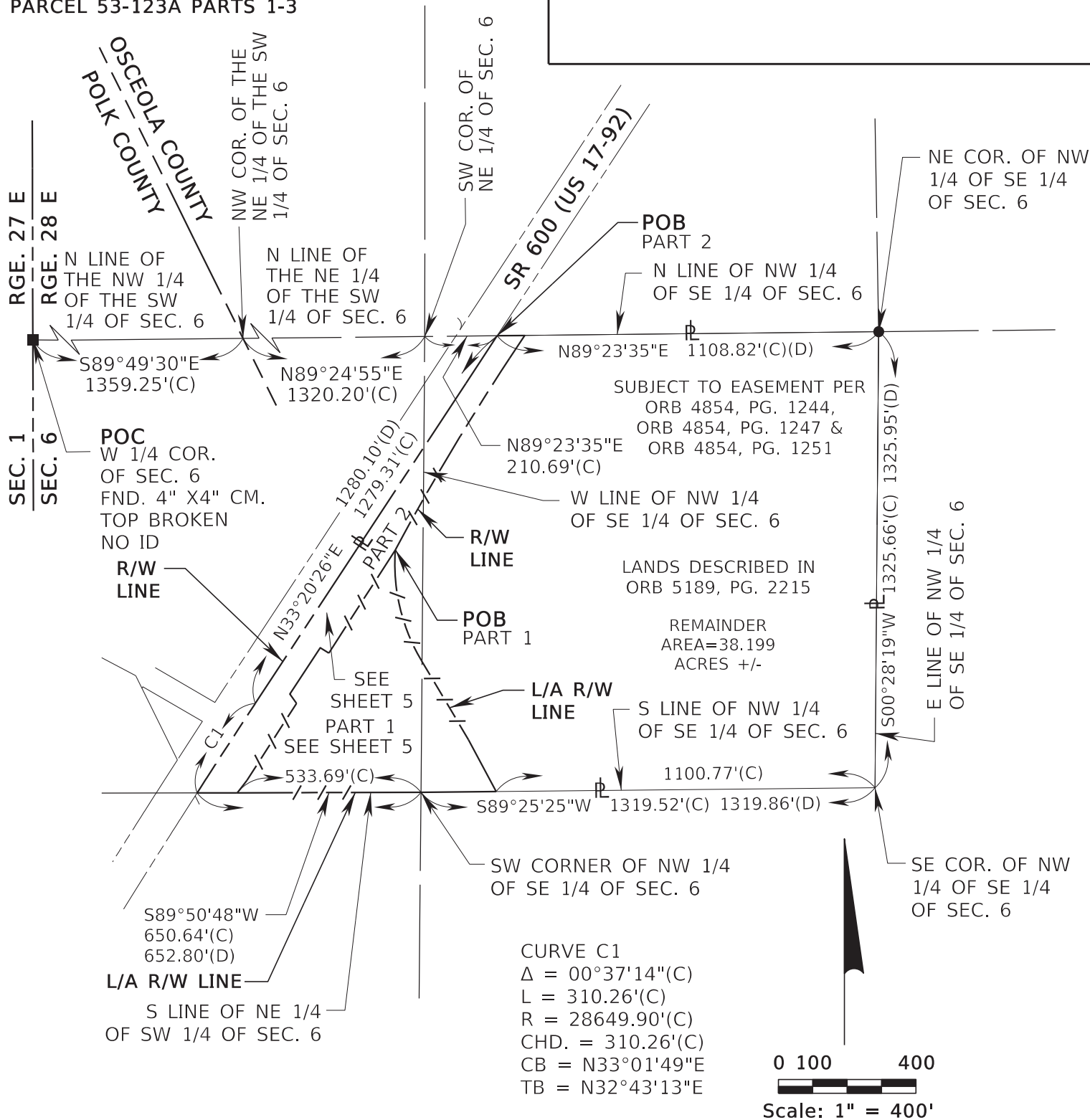
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH BROKEN TOP AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 210.69 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE CONTINUE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 79.56 FEET; THENCE SOUTH 33°20'26" WEST, A DISTANCE OF 79.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 7322.00 FEET, A CHORD BEARING OF SOUTH 32°17'47" WEST AND A CHORD DISTANCE OF 266.86 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°05'18", A DISTANCE OF 266.88 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 7322.00 FEET, A CHORD BEARING OF SOUTH 29°45'28" WEST AND A CHORD DISTANCE OF 381.93 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°59'20", A DISTANCE OF 381.98 FEET TO THE POINT OF TERMINUS.

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

SEE SHEETS 4 AND 5 FOR SKETCH OF DESCRIPTION
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024	DRAWN	R. REBELLO	04/07/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 6
REVISION	BY	DATE	CHECKED	M. SHATTO	04/07/2023	SECTION N/A
						SHEET 3 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-123A PARTS 1-3



SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTION
 SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

TWP. 26 S

CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
REVISED PART 1	R. REBELLO	12/01/2023	DRAWN	R. REBELLO 04/07/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 6
REVISION	BY	DATE	CHECKED	M. SHATTO 04/07/2023	SECTION N/A
					SHEET 4 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-123A PARTS 1-3

CURVE C2
 $\Delta = 34^{\circ}54'08''(C)$
 $L = 335.58'(C)$
 $R = 550.89'(C)$
 $CHD. = 330.42'(C)$
 $CB = S13^{\circ}16'47''E$
 $TB = S04^{\circ}10'17''W$

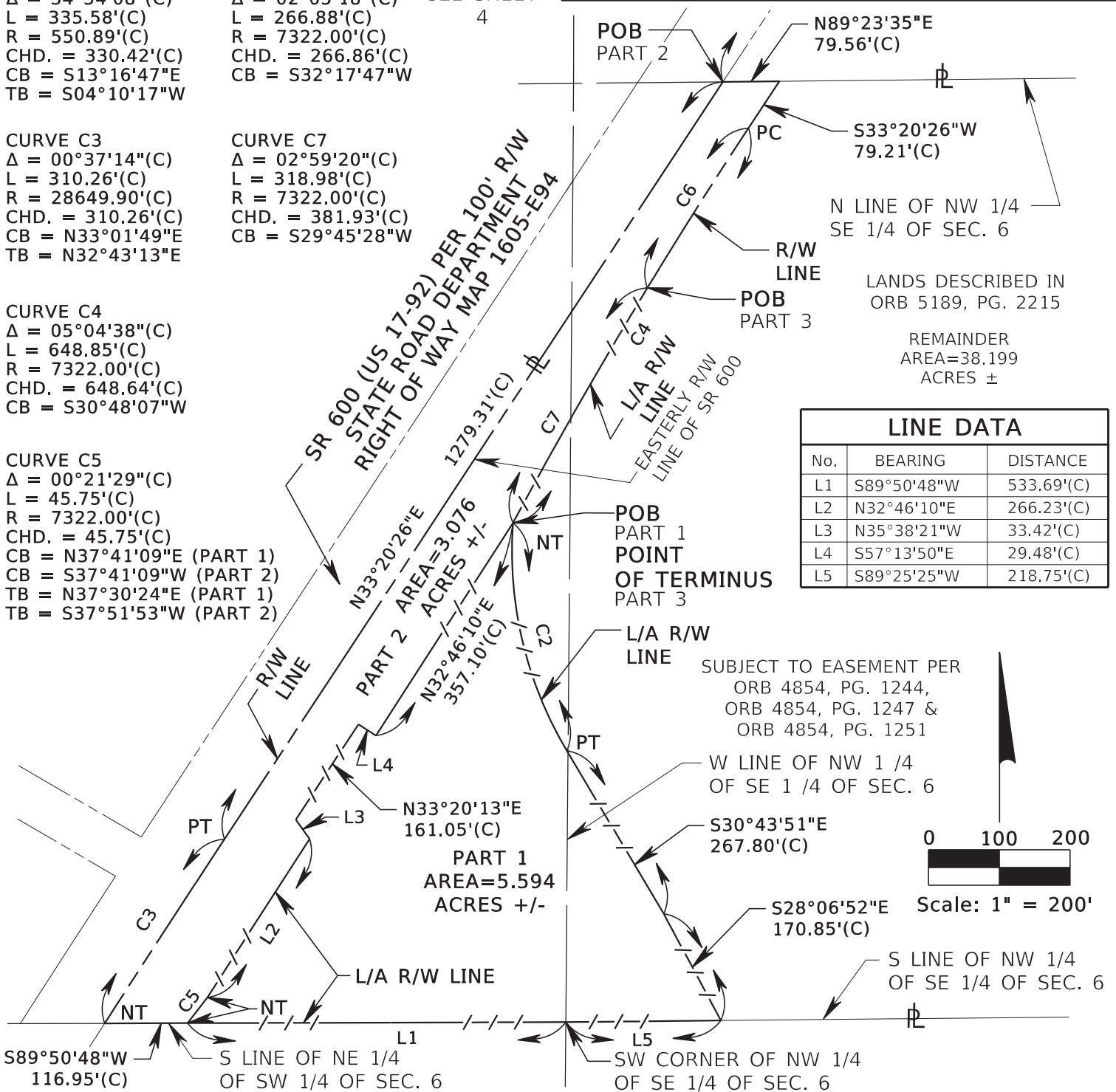
CURVE C3
 $\Delta = 00^{\circ}37'14''(C)$
 $L = 310.26'(C)$
 $R = 28649.90'(C)$
 $CHD. = 310.26'(C)$
 $CB = N33^{\circ}01'49''E$
 $TB = N32^{\circ}43'13''E$

CURVE C4
 $\Delta = 05^{\circ}04'38''(C)$
 $L = 648.85'(C)$
 $R = 7322.00'(C)$
 $CHD. = 648.64'(C)$
 $CB = S30^{\circ}48'07''W$

CURVE C5
 $\Delta = 00^{\circ}21'29''(C)$
 $L = 45.75'(C)$
 $R = 7322.00'(C)$
 $CHD. = 45.75'(C)$
 $CB = N37^{\circ}41'09''E$ (PART 1)
 $CB = S37^{\circ}41'09''W$ (PART 2)
 $TB = N37^{\circ}30'24''E$ (PART 1)
 $TB = S37^{\circ}51'53''W$ (PART 2)

CURVE C6
 $\Delta = 02^{\circ}05'18''(C)$ SEE SHEET 4
 $L = 266.88'(C)$
 $R = 7322.00'(C)$
 $CHD. = 266.86'(C)$
 $CB = S32^{\circ}17'47''W$

CURVE C7
 $\Delta = 02^{\circ}59'20''(C)$
 $L = 318.98'(C)$
 $R = 7322.00'(C)$
 $CHD. = 381.93'(C)$
 $CB = S29^{\circ}45'28''W$



LANDS DESCRIBED IN
ORB 5189, PG. 2215

REMAINDER
AREA=38.199
ACRES \pm

LINE DATA		
No.	BEARING	DISTANCE
L1	S89°50'48"W	533.69'(C)
L2	N32°46'10"E	266.23'(C)
L3	N35°38'21"W	33.42'(C)
L4	S57°13'50"E	29.48'(C)
L5	S89°25'25"W	218.75'(C)

S89°50'48"W
116.95'(C)
SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTION
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

TWP. 26 S, RGE. 28 E

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	J. J. PIERRE	05/08/2024	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 6
REVISED PART 1	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	04/07/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	04/07/2023	

SECTION N/A SHEET 5 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-123A PARTS 1-3

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 NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING SOUTH 89°49'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-121-122-123 DATED 10/30/2020 AT 8:00 A.M., UPDATED 03/07/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

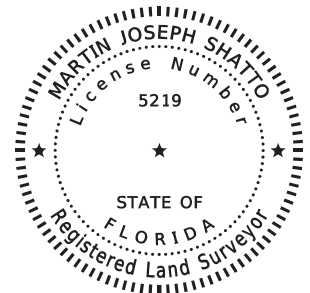
BLK = BLOCK	FT. = FEET	PEF = PROGRESS ENERGY FLORIDA
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT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

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: 2024.05.14 13:47:40 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTION
SEE SHEETS 4 AND 5 FOR SKETCH OF DESCRIPTION

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
TITLE UPDATED	MJS	04/02/2024		BY	DATE	DATA SOURCE: SEE NOTE 3 ABOVE
REVISED GENERAL NOTE 3	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	04/07/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	04/07/2023	SECTION N/A
						SHEET 6 OF 6

Number 16

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-123B PARTS 1-2
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 1

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5189, PAGE 2215, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 72.06 FEET; THENCE SOUTH 38°36'13" WEST, A DISTANCE OF 116.68 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°28'23" EAST, A DISTANCE OF 90.42 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 3257 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
REVISE R/W	D. WILLIAMS	07/18/2023	DRAWN	R. REBELLO	03/15/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-123B PARTS 1-2
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 2

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5189, PAGE 2215, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 72.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89°23'35" EAST, A DISTANCE OF 18.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 33°20'26" WEST, A DISTANCE OF 166.07 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°28'23" EAST, A DISTANCE OF 47.36 FEET; THENCE NORTH 38°36'13" EAST, A DISTANCE OF 116.68 FEET TO THE POINT OF BEGINNING.

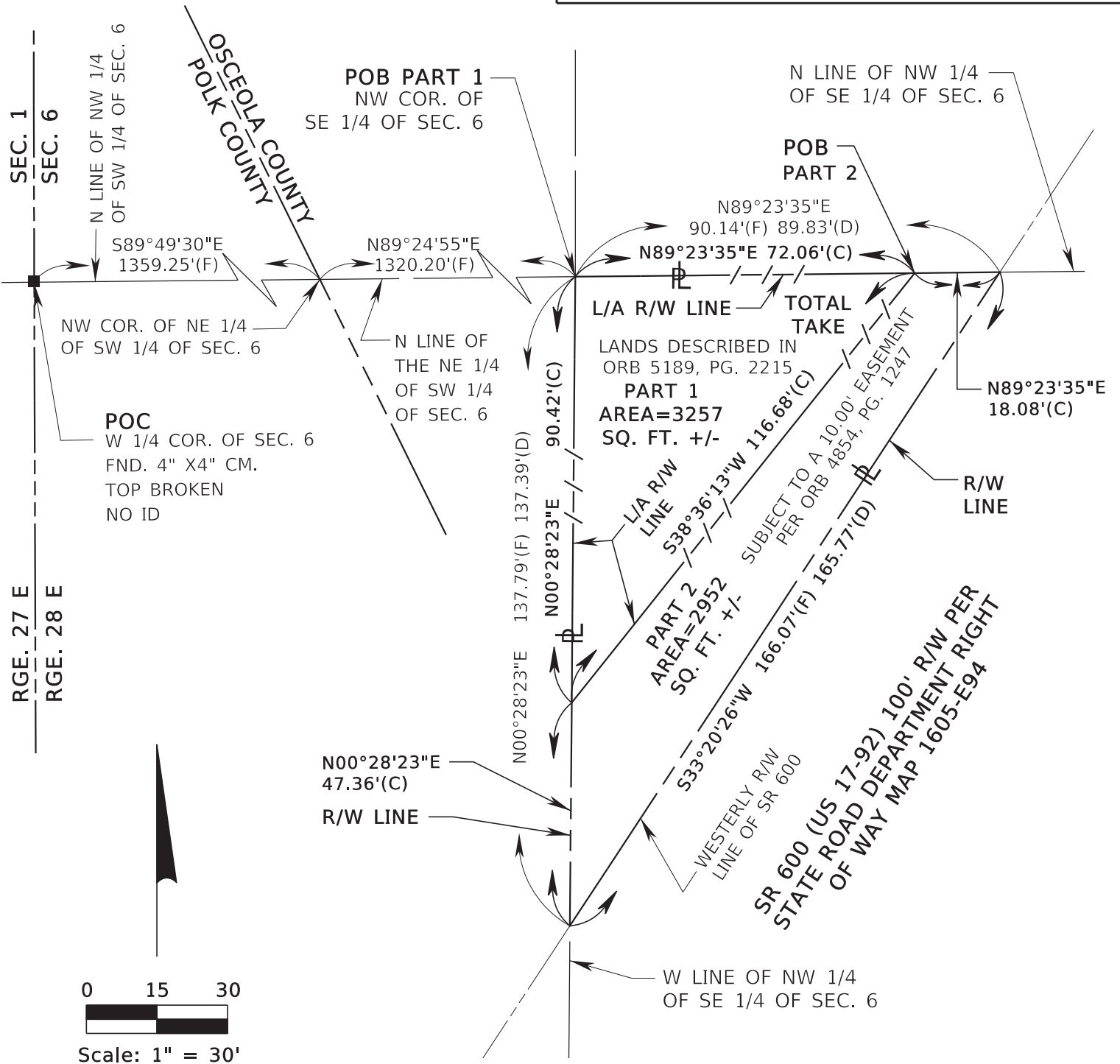
CONTAINING 2952 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 6209 SQUARE FEET, MORE OR LESS.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
REVISE R/W	D. WILLIAMS	07/18/2023	DRAWN	R. REBELLO	03/15/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-123B PARTS 1-2



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

TWP. 26 S

CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
ADD PARTS TO PARCEL NO.	J. J. PIERRE	05/08/2024	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
REVISE R/W	D. WILLIAMS	07/18/2023	DRAWN	R. REBELLO	03/15/2023
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023
					DATA SOURCE: SEE GENERAL NOTES, SHEET 4
					SECTION N/A
					SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-123B PARTS 1-2

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 NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°23'35" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-121-122-123 DATED 10/30/2020 AT 8:00 A.M., UPDATED 3/07/2023 AT 8:00 A.M., AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

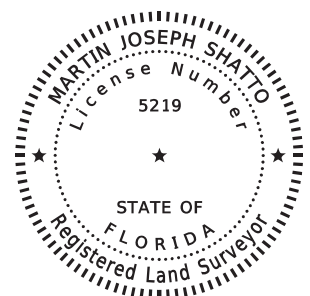
BLK = BLOCK	F.T = FEET	PB= PLAT BOOK
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PEF = PROGRESS ENERGY FLORIDA
CB = CHORD BEARING	IP = IRON PIPE	PC = POINT OF CURVATURE
CL = CENTERLINE	IR = IRON ROD OR REBAR	PI = POINT OF INTERSECTION
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POB = POINT OF BEGINNING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

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: 2024.05.14 13:48:49 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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	
TITLE UPDATED	MJS	04/02/2024							
REVISE R/W	D. WILLIAMS	07/18/2023	DRAWN	R. REBELLO	03/15/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A			SHEET 4 OF 4

Number 17

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-124
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE WEST HALF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5933, PAGE 2787, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

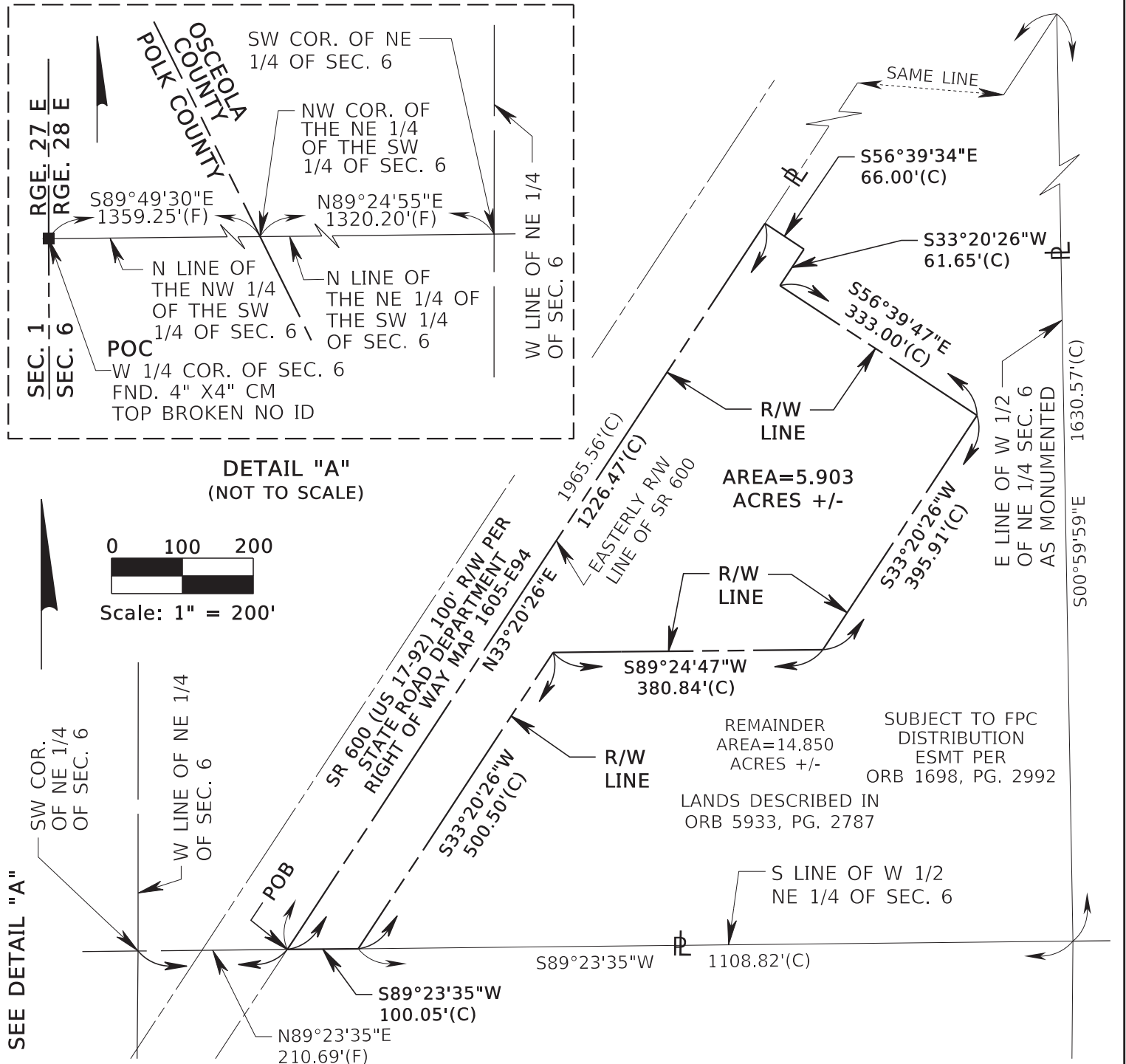
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF NORTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 210.69 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 33°20'26" EAST, A DISTANCE OF 1226.47 FEET; THENCE SOUTH 56°39'34" EAST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 33°20'26" WEST, A DISTANCE OF 61.65 FEET; THENCE SOUTH 56°39'47" EAST, A DISTANCE OF 333.00 FEET; THENCE SOUTH 33°20'26" WEST, A DISTANCE OF 395.91 FEET; THENCE SOUTH 89°24'47" WEST, A DISTANCE OF 380.84 FEET; THENCE SOUTH 33°20'26" WEST, A DISTANCE OF 500.50 FEET TO A POINT ON AFORESAID SOUTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89°23'35" WEST, A DISTANCE OF 100.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.903 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R. REBELLO	03/17/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-124



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

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/17/2023		
CHECKED	M. SHATTO	03/23/2023		
REVISION	BY	DATE		

SECTION N/A

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-124

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 SOUTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING SOUTH 89°23'35" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-124 DATED 10/23/2020 AT 8:00 A.M., UPDATE 3/07/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

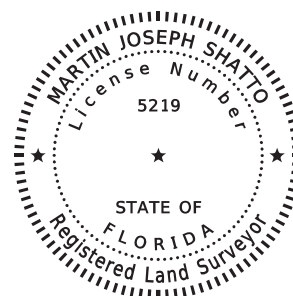
BLK = BLOCK	FT. = FEET	PEF = PROGRESS ENERGY FLORIDA
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT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

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: 2024.04.02 13:21:40 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
TITLE UPDATED	MJS	4/02/2024	DRAWN	R. REBELLO	03/17/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	
						SECTION N/A
						SHEET 3 OF 3

Number 18

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-125
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 8, SUNDOWN VILLAGE UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 281, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4583, PAGE 1017, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

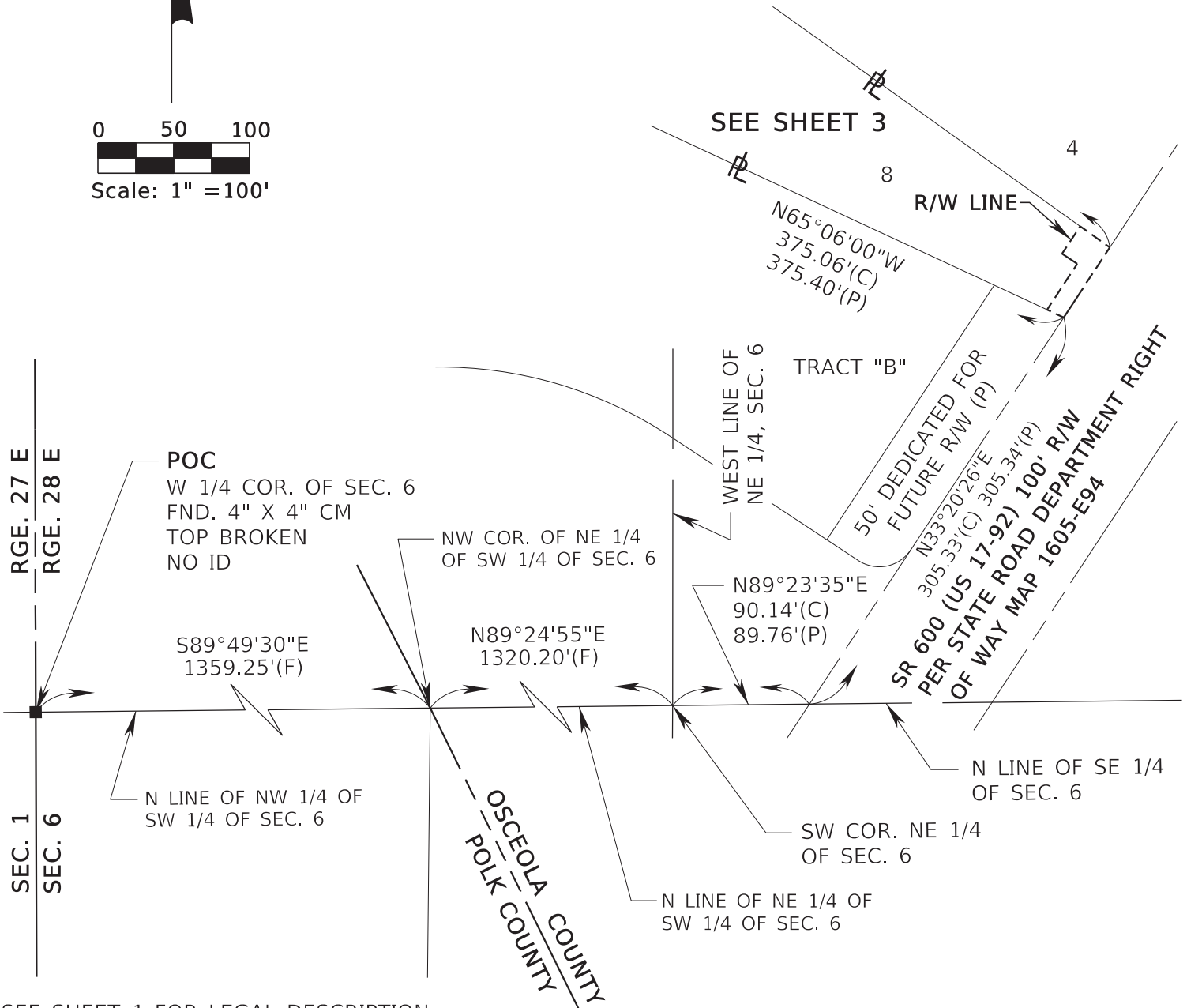
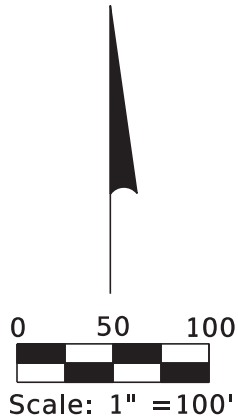
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 90.14 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE NORTH 33°20'26" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 305.33 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 8 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE NORTH 65°06'00" WEST ALONG SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 15.16 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF LOT 8 NORTH 33°20'26" EAST, A DISTANCE OF 36.72 FEET; THENCE NORTH 56°39'29" WEST, A DISTANCE OF 9.00 FEET; THENCE NORTH 33°20'26" EAST, A DISTANCE OF 21.71 FEET TO THE NORTHERLY LINE OF SAID LOT 8; THENCE SOUTH 54°26'59" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 24.02 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 33°20'26" WEST A DISTANCE OF 55.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 1044 SQUARE FEET, MORE OR LESS.

SEE SHEETS 2 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
REVISE R/W TYPE	R.REBELLO	10/05/2023		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
REVISE R/W	D.WILLIAMS	07/18/2023	DRAWN	R. REBELLO	04/07/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	04/07/2023		
						SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-125



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

TWP. 26 S

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

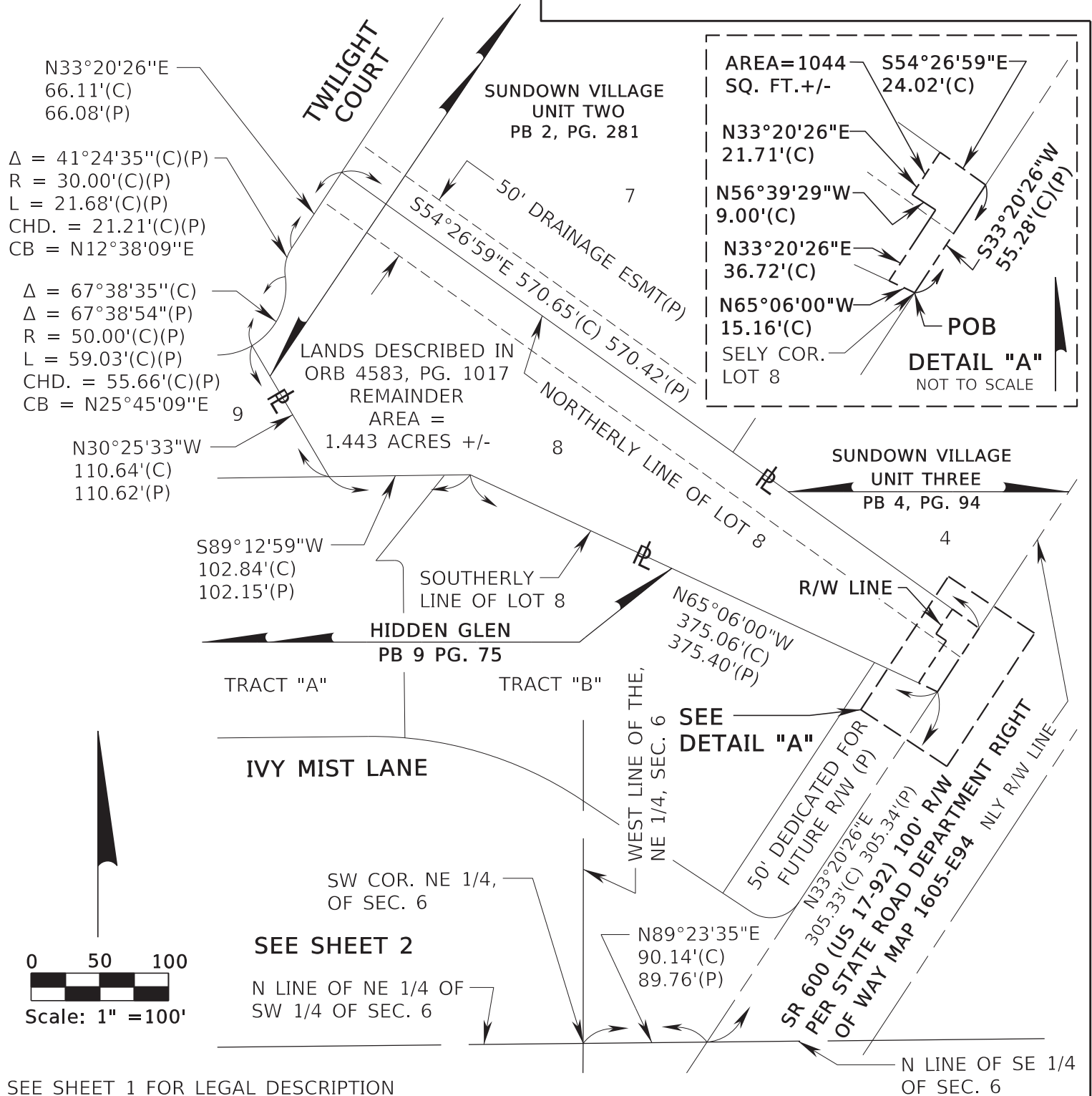
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

REVISE R/W TYPE	R.REBELLO	10/05/2023	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
REVISE R/W	D.WILLIAMS	07/18/2023	DRAWN	R. REBELLO	04/07/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	04/07/2023	

SECTION N/A

SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-125



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

TWP. 26 S, RGE. 28 E, SEC. 6

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
REVISE R/W TYPE	R.REBELLO	10/05/2023		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
REVISE R/W	D.WILLIAMS	07/18/2023	DRAWN	R. REBELLO	04/07/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	04/07/2023	SECTION N/A	SHEET 3 OF 4

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 NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°23'35" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-125 DATED 03/02/2021 AT 8:00 A.M., UPDATED 3/07/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

CHD. = CHORD DISTANCE
CB = CHORD BEARING
CL = CENTERLINE
(C) = CALCULATED DATA
CCR = CERTIFIED CORNER RECORD
CFX = CENTRAL FLORIDA EXPRESSWAY
AUTHORITY
CO. = COUNTY
COR. = CORNER
CM = CONCRETE MONUMENT
CR = COUNTY ROAD
CSX = CHESSIE SEABOARD CONSOLIDATED
D = DEGREE
(D) = DEED DATA
DB = DEED BOOK
DR. = DRIVE
ESMT. = EASEMENT
Δ = DELTA (CENTRAL ANGLE)
FND. = FOUND
(F) = FIELD DATA
FDOT = FLORIDA DEPARTMENT OF
TRANSPORTATION

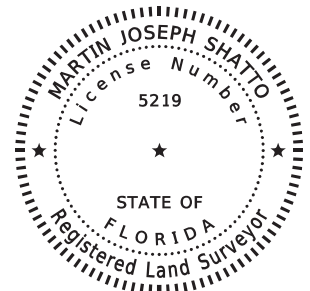
ID = IDENTIFICATION
IP = IRON PIPE
IR = IRON ROD OR REBAR
IRC = IRON ROD AND CAP
L = LENGTH OF CURVE
LB = LICENSED BUSINESS
L/A = LIMITED ACCESS
MON. = MONUMENTATION/MONUMENT
NO. = NUMBER
N/A = NOT APPLICABLE
NL = NAIL
N&D = NAIL & DISK
NT = NON-TANGENT
NTS = NOT TO SCALE
NLY = NORTHERLY
OR = OFFICIAL RECORD
ORB = OFFICIAL RECORD BOOK
PG. = PAGE
PLS = PROFESSIONAL LAND SURVEYOR
PL = PROPERTY LINE
(P) = PLAT DATA
PB = PLAT BOOK

PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.O.T. = POINT ON TANGENT
PT = POINT OF TANGENCY
PROJ. = PROJECT
R = RADIUS
RR = RAILROAD
RGE. = RANGE
REF. = REFERENCE
R/W = RIGHT OF WAY
SEC. = SECTION
SELY = SOUTHEASTERLY
SR = STATE ROAD
SQ. FT. = SQUARE FEET
T = TANGENT
TB = TANGENT BEARING
TC = TANGENT TO CURVE
TWP. = TOWNSHIP
UE = UTILITY EASEMENT

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: 2024.04.02 13:22:48 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
TITLE UPDATED	MJS	4/02/2024		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
REVISE R/W TYPE	R.REBELLO	10/05/2023	DRAWN	R. REBELLO	07/17/2023		
REVISE R/W	D.WILLIAMS	07/18/2023					
REVISION	BY	DATE	CHECKED	M. SHATTO	07/18/2023	SECTION N/A	SHEET 4 OF 4

Number 19

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-126
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 4, SUNDOWN VILLAGE UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 94, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5139, PAGE 1622 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

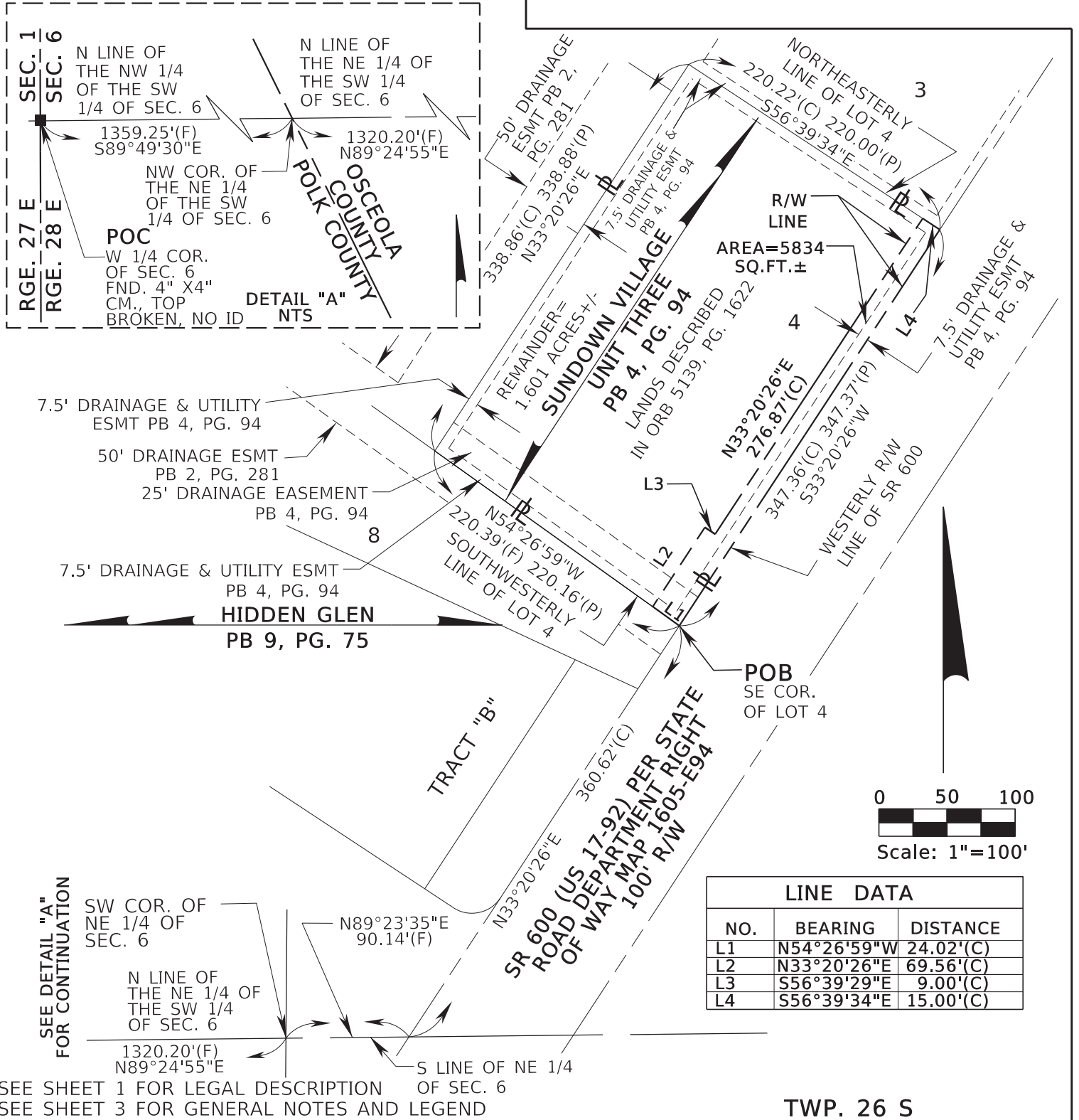
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 90.14 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600 (US 17-92), A 100 FEET WIDE RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 33°20'26" EAST, A DISTANCE OF 360.62 FEET TO THE SOUTHEAST CORNER OF LOT 4, SUNDOWN VILLAGE UNIT THREE, AS RECORDED IN PLAT BOOK 4, PAGE 94, PUBLIC RECORDS OF OSCEOLA, COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4 NORTH 54°26'59" WEST, A DISTANCE OF 24.02 FEET; THENCE NORTH 33°20'26" EAST, A DISTANCE OF 69.56 FEET; THENCE SOUTH 56°39'29" EAST, A DISTANCE OF 9.00 FEET; THENCE NORTH 33°20'26" EAST, A DISTANCE OF 276.87 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 4; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 56°39'34" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 33°20'26" WEST, A DISTANCE OF 347.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 5834 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	J. J PIERRE	03/10/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A	SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-126



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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		
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	J. J PIERRE	03/10/2023									
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023									

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-126

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 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°23'35" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-126 DATED 03/03/2021 AT 8:00 A.M., UPDATED 3/09/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

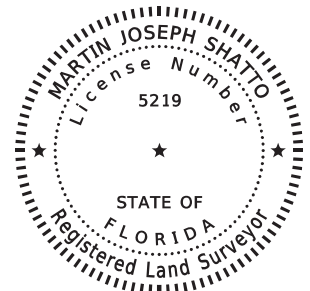
LEGEND

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

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: 2024.04.02 13:23:57 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
TITLE UPDATED	MJS	4/02/2024		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	
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	J. J PIERRE	03/10/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A			SHEET 3 OF 3

Number 20

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-127
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 3, SUNDOWN VILLAGE UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 94, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3920, PAGE 2273 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

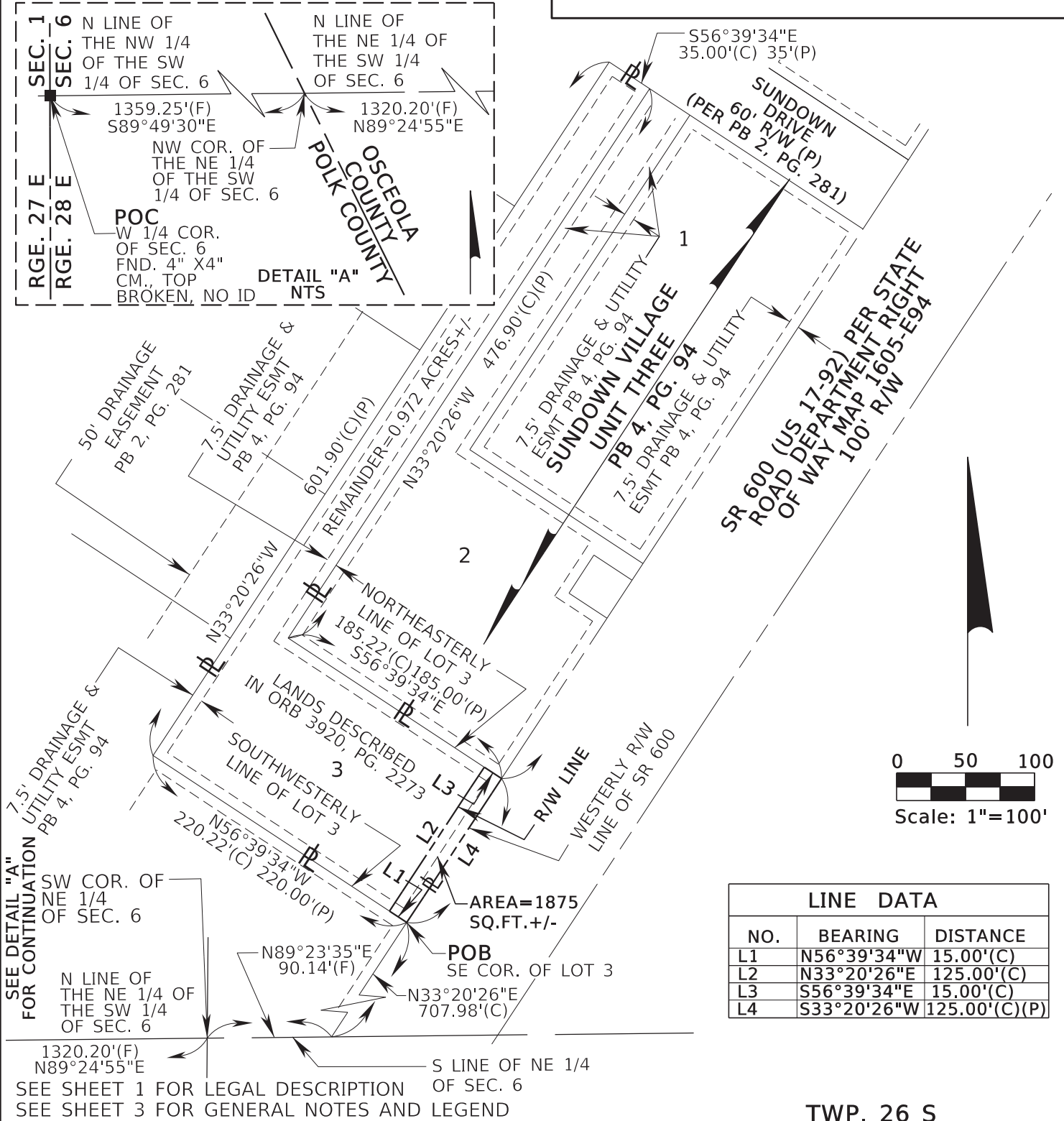
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 90.14 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600 (US 17-92), A 100 FEET WIDE RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 33°20'26" EAST, A DISTANCE OF 707.98 FEET TO THE SOUTHEAST CORNER OF LOT 3, SUNDOWN VILLAGE UNIT THREE, AS RECORDED IN PLAT BOOK 4, PAGE 94, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3 NORTH 56°39'34" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 33°20'26" EAST, A DISTANCE OF 125.00 FEET A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 3; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 56°39'34" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 33°20'26" WEST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1875 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	J. J PIERRE	03/10/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A		
						SHEET 1 OF 3		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-127



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	J. J PIERRE	03/10/2023	SECTION N/A		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-127

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 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°23'35" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-127 DATED 03/04/2021 AT 8:00 A.M., UPDATED 3/09/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

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

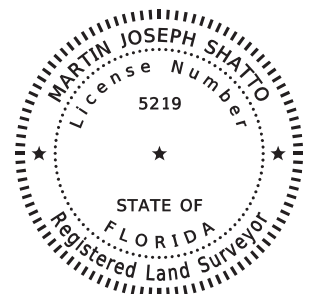
Martin J Shatto

Digitally signed by Martin J Shatto
Date: 2024.04.02 13:25:04 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY									
TITLE UPDATED	MJS	4/02/2024	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			
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	J. J PIERRE	03/10/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A		SHEET 3 OF 3	

Number 21

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-128 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PORTION OF LOT 2, SUNDOWN VILLAGE UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 94, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3255, PAGE 812 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 90.14 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600 (US 17-92), A 100 FEET WIDE RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 33°20'26" EAST, A DISTANCE OF 832.98 FEET TO THE SOUTHEAST CORNER OF LOT 2, SUNDOWN VILLAGE UNIT THREE, AS RECORDED IN PLAT BOOK 4, PAGE 94, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2 N56°39'34" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 33°20'26" EAST, A DISTANCE OF 139.16 FEET; THENCE SOUTH 56°39'34" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 33°20'26" WEST, A DISTANCE OF 139.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 2087 SQUARE FEET, MORE OR LESS.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	J. J PIERRE	03/10/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-128 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PORTION OF LOT 2, SUNDOWN VILLAGE UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 94, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3255, PAGE 812 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 90.14 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600 (US 17-92), A 100 FEET WIDE RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 33°20'26" EAST, A DISTANCE OF 832.98 FEET TO THE SOUTHEAST CORNER OF LOT 2, SUNDOWN VILLAGE UNIT THREE, AS RECORDED IN PLAT BOOK 4, PAGE 94, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 33°20'26" EAST, A DISTANCE OF 172.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 56°39'34" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 33°20'26" EAST, A DISTANCE OF 14.34 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 56°39'34" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 33°20'26" WEST, A DISTANCE OF 14.34 FEET TO THE POINT OF BEGINNING.

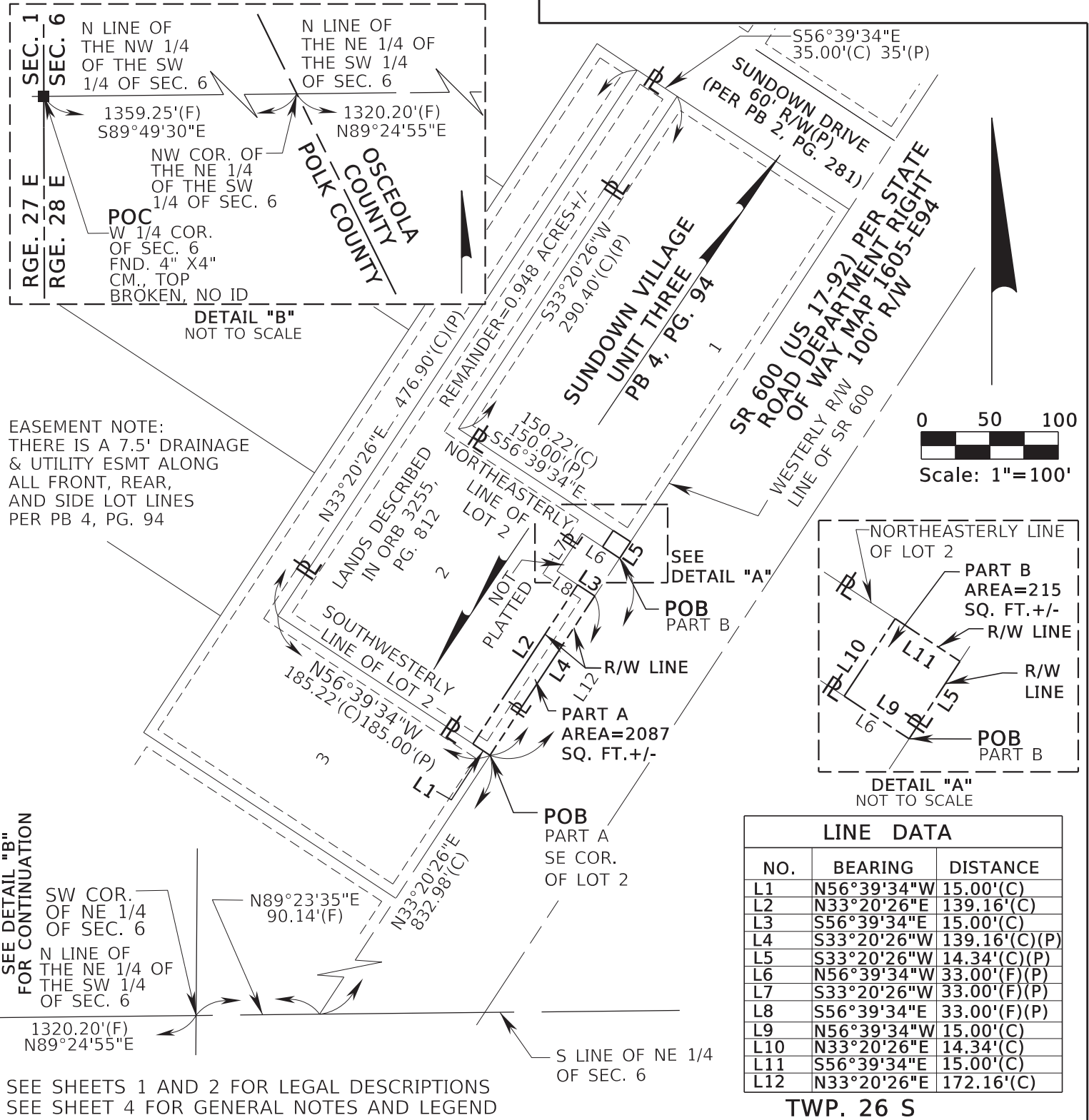
CONTAINING 215 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 2302 SQUARE FEET, MORE OR LESS.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	J. J PIERRE	03/10/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A	SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-128 PARTS A-B



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024	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
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	J. J PIERRE	03/10/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-128 PARTS A-B

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 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°23'35" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-128 DATED 03/04/2021 AT 8:00 A.M., UPDATED 3/09/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

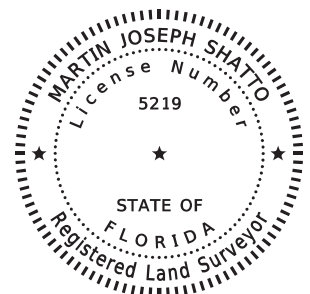
LEGEND

CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
CL =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH OF CURVE	P.O.T. =	POINT ON TANGENT
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB =	LICENSED BUSINESS	PT =	POINT OF TANGENCY
CO. =	COUNTY	L/A =	LIMITED ACCESS	PROJ. =	PROJECT
COR. =	CORNER	MON. =	MONUMENTATION/MONUMENT	R =	RADIUS
CM =	CONCRETE MONUMENT	NO. =	NUMBER	RR =	RAILROAD
CR =	COUNTY ROAD	N/A =	NOT APPLICABLE	RGE. =	RANGE
CSX =	CHESSIE SEABOARD CONSOLIDATED	NL =	NAIL	REF. =	REFERENCE
D =	DEGREE	N&D =	NAIL & DISK	R/W =	RIGHT OF WAY
(D) =	DEED DATA	NT =	NON-TANGENT	SEC. =	SECTION
DB =	DEED BOOK	NTS =	NOT TO SCALE	SQ.FT. =	SQUARE FEET
DR. =	DRIVE	OR =	OFFICIAL RECORD	SR =	STATE ROAD
ESMT. =	EASEMENT	ORB =	OFFICIAL RECORD BOOK	T =	TANGENT
Δ =	DELTA (CENTRAL ANGLE)	PG. =	PAGE	TB =	TANGENT BEARING
FND. =	FOUND	PLS =	PROFESSIONAL LAND SURVEYOR	TC =	TANGENT TO CURVE
(F) =	FIELD DATA	PL =	PROPERTY LINE	TWP. =	TOWNSHIP
F.P. =	FINANCIAL PROJECT	(P) =	PLAT DATA	UE =	UTILITY EASEMENT
FDOT =	FLORIDA DEPARTMENT OF TRANSPORTATION	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: 2024.05.14 13:50:04 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300		
TITLE UPDATED	MJS	04/02/2024	DATA SOURCE:	SEE NOTE 3 ABOVE	
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	J. J PIERRE	03/10/2023
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023
				SECTION N/A	SHEET 4 OF 4

Number 22

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-129
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1372, PAGE 757 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

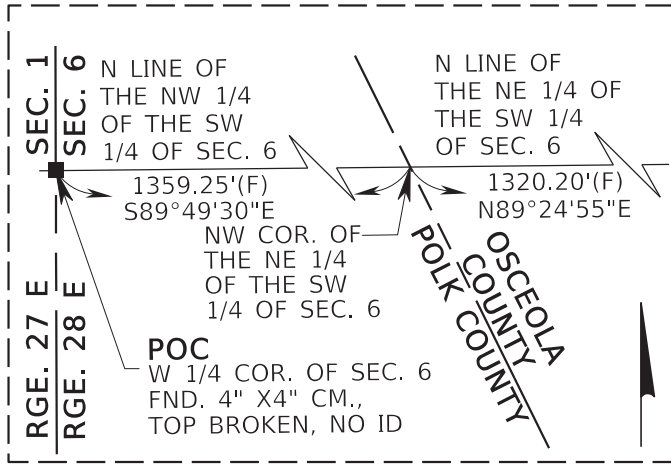
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 90.14 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600 (US 17-92), A 100 FEET WIDE RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 33°20'26" EAST, A DISTANCE OF 972.14 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1372, PAGE 757 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE ALONG THE NORTHEASTERLY LINE OF LOT 2, SUNDOWN VILLAGE UNIT THREE, AS RECORDED IN PLAT BOOK 4, PAGE 94, SAID PUBLIC RECORDS, NORTH 56°39'34" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 33°20'26" EAST, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 56°39'34" EAST, A DISTANCE OF 15.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 33°20'26" WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 495 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	J. J PIERRE	03/10/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A		SHEET 1 OF 3

LINE DATA		
NO.	BEARING	DISTANCE
L1	N56°39'34"W	15.00'(C)
L2	N33°20'26"E	33.00'(C)
L3	S56°39'34"E	15.00'(C)
L4	S33°20'26"W	33.00'(C)33'(D)



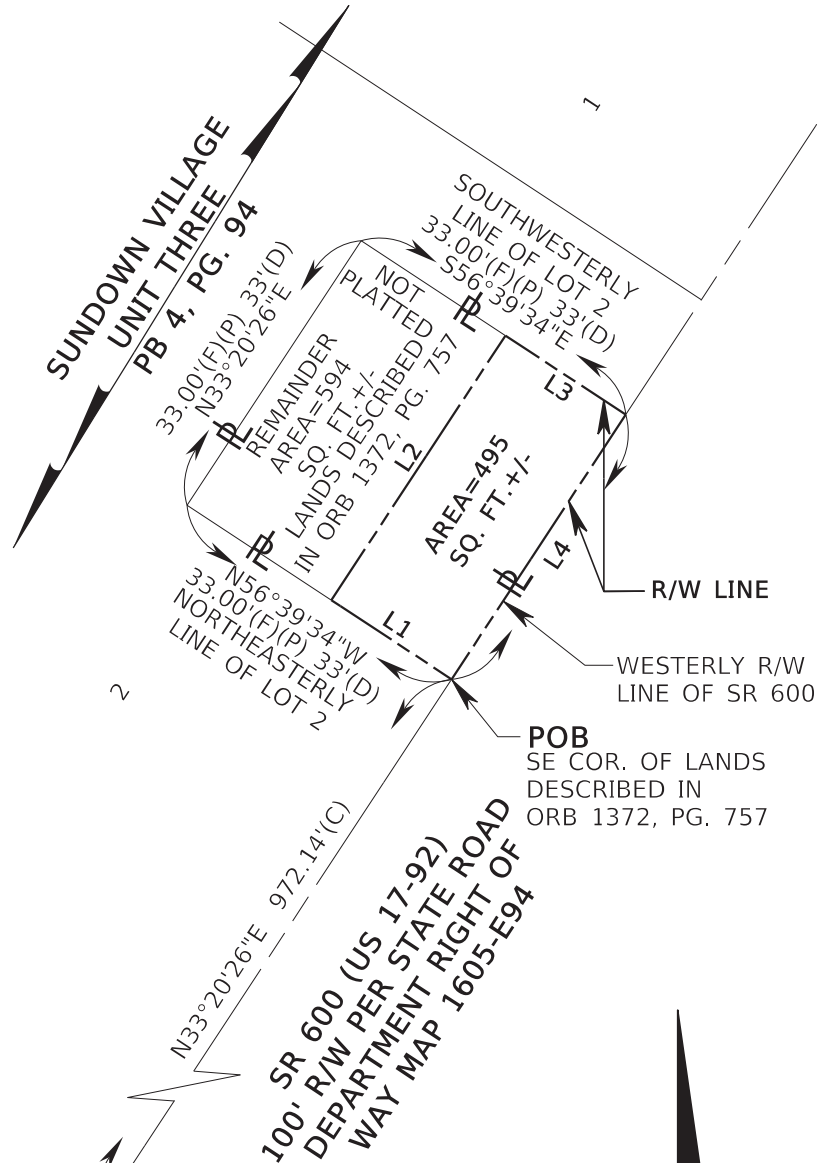
N LINE OF
THE NE 1/4 OF
THE SW 1/4
OF SEC. 6

N89°23'35"E
90.14'(F)

1320.20'(F)
N89°24'55"E

SEE DETAIL "A"
FOR CONTINUATION

SW COR. OF
NE 1/4
OF SEC. 6



TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 3
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	J. J PIERRE	03/10/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-129

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 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°23'35" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-129 DATED 03/04/2021 AT 8:00 A.M., UPDATED 3/09/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

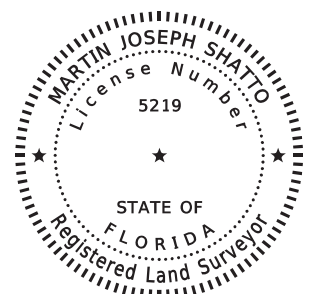
LEGEND

CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
C =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH OF CURVE	P.O.T. =	POINT ON TANGENT
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB =	LICENSED BUSINESS	PT =	POINT OF TANGENCY
CO. =	COUNTY	L/A =	LIMITED ACCESS	PROJ. =	PROJECT
COR. =	CORNER	MON. =	MONUMENTATION/MONUMENT	R =	RADIUS
CM =	CONCRETE MONUMENT	NO. =	NUMBER	RR =	RAILROAD
CR =	COUNTY ROAD	N/A =	NOT APPLICABLE	RGE. =	RANGE
CSX =	CHESSIE SEABOARD CONSOLIDATED	NL =	NAIL	REF. =	REFERENCE
D =	DEGREE	N&D =	NAIL & DISK	R/W =	RIGHT OF WAY
(D) =	DEED DATA	NT =	NON-TANGENT	SEC. =	SECTION
DB =	DEED BOOK	NTS =	NOT TO SCALE	SQ.FT. =	SQUARE FEET
DR. =	DRIVE	OR =	OFFICIAL RECORD	SR =	STATE ROAD
ESMT. =	EASEMENT	ORB =	OFFICIAL RECORD BOOK	T =	TANGENT
Δ =	DELTA (CENTRAL ANGLE)	PG. =	PAGE	TB =	TANGENT BEARING
FND. =	FOUND	PLS =	PROFESSIONAL LAND SURVEYOR	TC =	TANGENT TO CURVE
(F) =	FIELD DATA	PL =	PROPERTY LINE	TWP. =	TOWNSHIP
F.P. =	FINANCIAL PROJECT	(P) =	PLAT DATA	UE =	UTILITY EASEMENT
FDOT =	FLORIDA DEPARTMENT OF TRANSPORTATION	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: 2024.04.02 13:27:15 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
TITLE UPDATED	MJS	4/02/2024	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	
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	J. J PIERRE	03/10/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A	SHEET 3 OF 3

Number 23

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-130 PARTS A-C
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PORTION OF BLOCK 9, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4503, PAGE 1832, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 1124.94 FEET TO THE WESTERLY CORNER OF BLOCK 9, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 9 NORTH 33°03'38" EAST, A DISTANCE OF 4.83 FEET TO THE NORTHERLY CORNER OF SAID BLOCK 9; THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 9 SOUTH 59°45'18" EAST, A DISTANCE OF 129.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHEASTERLY LINE SOUTH 59°45'18" EAST, A DISTANCE OF 46.59 FEET; THENCE SOUTH 33°37'03" WEST, A DISTANCE OF 68.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 493.49 FEET, A CHORD BEARING OF NORTH 01°33'45" WEST AND A CHORD DISTANCE OF 80.72 FEET; THENCE FROM A TANGENT BEARING OF NORTH 03°07'44" EAST, RUN NORTHERLY ALONG THE ARC OF SAID CURVE THOUGH A CENTRAL ANGLE OF 09°22'56", A DISTANCE OF 80.81 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 1509 SQUARE FEET, MORE OR LESS.

SEE SHEET 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024	DRAWN	J. J PIERRE	03/17/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 1 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-130 PARTS A-C
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PORTION OF BLOCK 9, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4503, PAGE 1832 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 1124.94 FEET TO THE WESTERLY CORNER OF BLOCK 9, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 9 NORTH 33°03'38" EAST, A DISTANCE OF 4.83 FEET TO THE NORTHERLY CORNER OF SAID BLOCK 9; THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 9 SOUTH 59°45'18" EAST, A DISTANCE OF 175.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHEASTERLY LINE SOUTH 59°45'18" EAST, A DISTANCE OF 24.58 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF SOUTH 32°57'08" WEST AND A CHORD DISTANCE OF 133.33 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 33°05'06" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°15'57", A DISTANCE OF 133.33 FEET TO A POINT ON AFORESAID COUNTY LINE; THENCE ALONG SAID COUNTY LINE NORTH 26°17'27" WEST, A DISTANCE OF 27.96 FEET; THENCE NORTH 31°24'20" EAST, A DISTANCE OF 49.17 FEET; THENCE NORTH 33°37'03" EAST, A DISTANCE OF 68.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 3108 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 4617 SQUARE FEET, MORE OR LESS.

SEE SHEET 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024	DRAWN	J. J PIERRE	03/17/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 2 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-130 PARTS A-C
PURPOSE: LIMITED ACCESS RIGHTS ONLY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART C

ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN BLOCK 9, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4503, PAGE 1832 OF SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

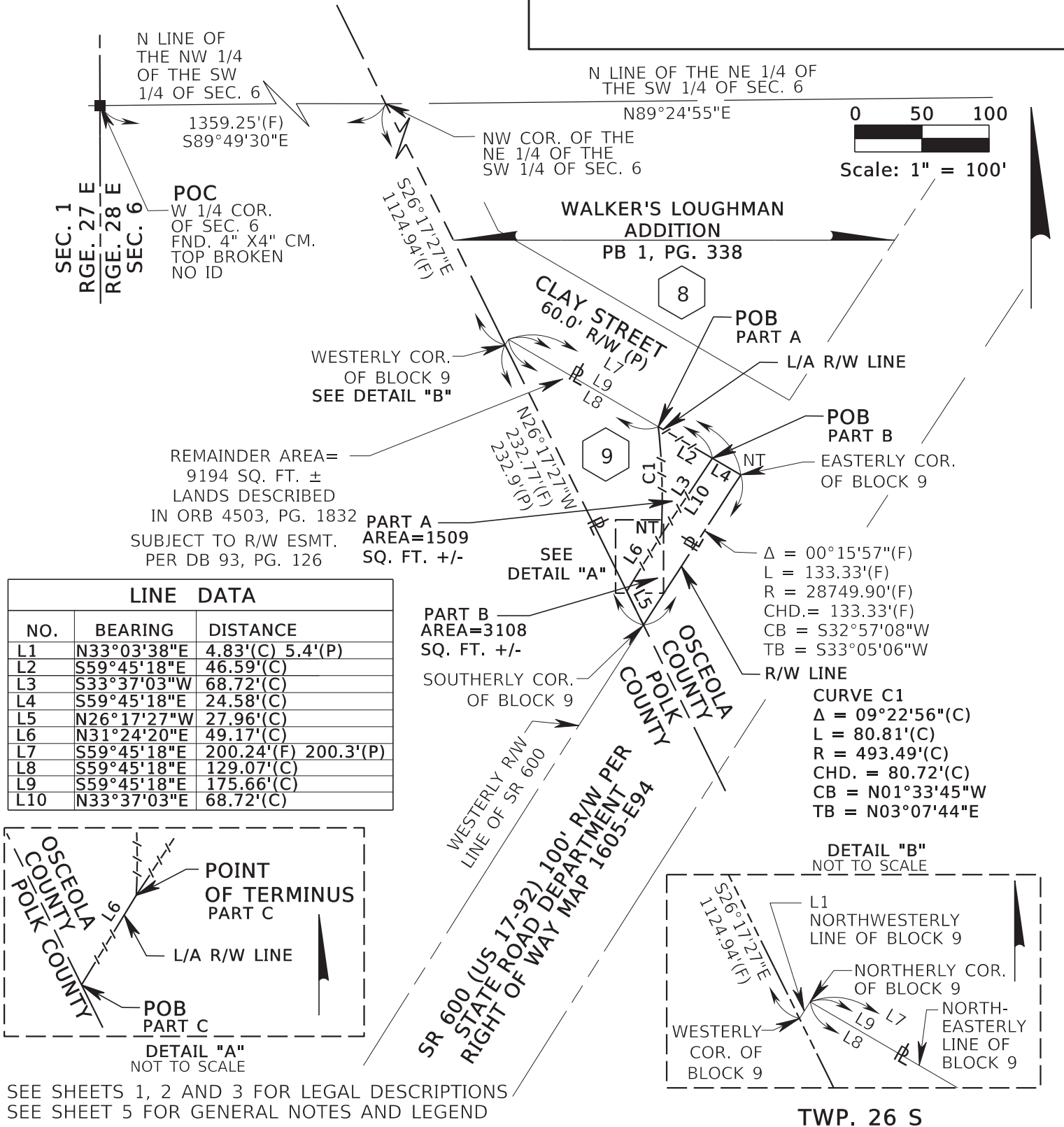
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 1124.94 FEET TO THE WESTERLY CORNER OF BLOCK 9, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 9 NORTH 33°03'38" EAST, A DISTANCE OF 4.83 FEET TO THE NORTHERLY CORNER OF SAID BLOCK 9; THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 9 SOUTH 59°45'18" EAST, A DISTANCE OF 175.66 FEET; THENCE CONTINUE ALONG SAID NORTHEASTERLY LINE SOUTH 59°45'18" EAST, A DISTANCE OF 24.58 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF SOUTH 32°57'08" WEST AND A CHORD DISTANCE OF 133.33 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 33°05'06" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°15'57", A DISTANCE OF 133.33 FEET TO A POINT ON AFORESAID COUNTY LINE; THENCE ALONG SAID COUNTY LINE NORTH 26°17'27" WEST, A DISTANCE OF 27.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 31°24'20" EAST, A DISTANCE OF 49.17 FEET TO THE POINT OF TERMINUS.

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

SEE SHEET 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024	DRAWN	J. J PIERRE	03/17/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A		SHEET 3 OF 5

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-130 PARTS A-C**



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	J. J PIERRE	03/17/2023			
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024						
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A		SHEET 4 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-130 PARTS A-C

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA, COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-130 DATED 10/23/2020 AT 8:00 A.M., UPDATED 3/09/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

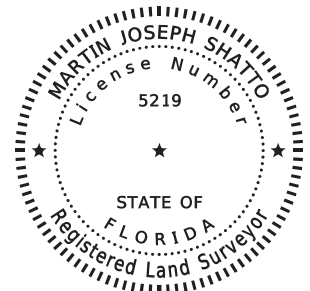
CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
CL =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH OF CURVE	P.O.T. =	POINT ON TANGENT
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB =	LICENSED BUSINESS	PT =	POINT OF TANGENCY
CO. =	COUNTY	L/A =	LIMITED ACCESS	PROJ. =	PROJECT
COR. =	CORNER	LARO =	LIMITED ACCESS RIGHTS ONLY	R =	RADIUS
CM =	CONCRETE MONUMENT	MON. =	MONUMENTATION/MONUMENT	RR =	RAILROAD
CR =	COUNTY ROAD	NO. =	NUMBER	RGE. =	RANGE
CSX =	CHESSIE SEABOARD CONSOLIDATED	N/A =	NOT APPLICABLE	REF. =	REFERENCE
D =	DEGREE	NL =	NAIL	R/W =	RIGHT OF WAY
(D) =	DEED DATA	N&D =	NAIL & DISK	SEC. =	SECTION
DB =	DEED BOOK	NT =	NON-TANGENT	SQ.FT. =	SQUARE FEET
DR. =	DRIVE	NTS =	NOT TO SCALE	SR =	STATE ROAD
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
F.P. =	FINANCIAL PROJECT	PL =	PROPERTY LINE	UE =	UTILITY EASEMENT
FDOT =	FLORIDA DEPARTMENT OF TRANSPORTATION	(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: 2024.05.14 13:51:31 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTIONS
SEE SHEET 4 FOR SKETCH OF DESCRIPTION

CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
TITLE UPDATED	MJS	04/02/2024	DRAWN	J. J PIERRE 03/17/2023	DATA SOURCE: SEE NOTE 3 ABOVE
REVISION	BY	DATE	CHECKED	M. SHATTO 03/23/2023	SECTION N/A
					SHEET 5 OF 5

Number 24

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-131 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PORTION OF BLOCK 8, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3426, PAGE 2207 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1169.54 FEET TO THE NORTHWEST CORNER OF BLOCK 8, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89°24'55" EAST, A DISTANCE OF 150.66 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 00°28'23" WEST, A DISTANCE OF 90.42 FEET; THENCE SOUTH 38°36'13" WEST, A DISTANCE OF 118.51 FEET; THENCE SOUTH 36°49'31" WEST, A DISTANCE OF 632.45 FEET; THENCE SOUTH 56°39'47" EAST, A DISTANCE OF 52.09 FEET; THENCE SOUTH 33°20'13" WEST, A DISTANCE OF 187.19 FEET; THENCE SOUTH 33°37'03" WEST, A DISTANCE OF 212.69 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 8; THENCE ALONG SAID SOUTHERLY LINE NORTH 59°45'18" WEST, A DISTANCE OF 109.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 493.49 FEET, A CHORD BEARING OF NORTH 21°18'50" WEST AND A CHORD DISTANCE OF 82.50 FEET; THENCE FROM A TANGENT BEARING OF NORTH 16°31'10" WEST, RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°35'21", A DISTANCE OF 82.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 8 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28949.90 FEET, A CHORD BEARING OF NORTH 33°04'14" EAST, AND A CHORD DISTANCE OF 21.26 FEET; THENCE FROM A TANGENT BEARING OF NORTH 33°02'58" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 00°02'31", A DISTANCE OF 21.26 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY LINE NORTH 33°22'07" EAST, A DISTANCE OF 1077.94 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 4.289 ACRES, MORE OR LESS.

SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
REVISE PART A	J. J PIERRE	10/20/2023		BY	DATE		
REVISE R/W	D. WILLIAMS	07/18/2023	DRAWN	J. J PIERRE	03/09/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A SHEET 1 OF 5	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-131 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PORTION OF BLOCK 8, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3426, PAGE 2207 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1169.54 FEET TO THE NORTHWEST CORNER OF BLOCK 8, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89°24'55" EAST, A DISTANCE OF 150.66 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 00°28'23" WEST, A DISTANCE OF 90.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°28'23" WEST, A DISTANCE OF 47.36 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600 (US 17-92), A 100 FEET WIDE RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 33°20'26" WEST, A DISTANCE OF 1045.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF SOUTH 33°16'43" WEST AND A CHORD DISTANCE OF 62.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°07'26", A DISTANCE OF 62.16 FEET; THENCE NORTH 59°45'18" WEST, A DISTANCE OF 24.05 FEET; THENCE NORTH 33°37'03" EAST, A DISTANCE OF 212.69 FEET; THENCE NORTH 33°20'13" EAST, A DISTANCE OF 187.19 FEET; THENCE NORTH 56°39'47" WEST, A DISTANCE OF 52.09 FEET; THENCE NORTH 36°49'31" EAST, A DISTANCE OF 632.45 FEET; THENCE NORTH 38°36'13" EAST, A DISTANCE OF 118.51 FEET TO THE POINT OF BEGINNING.

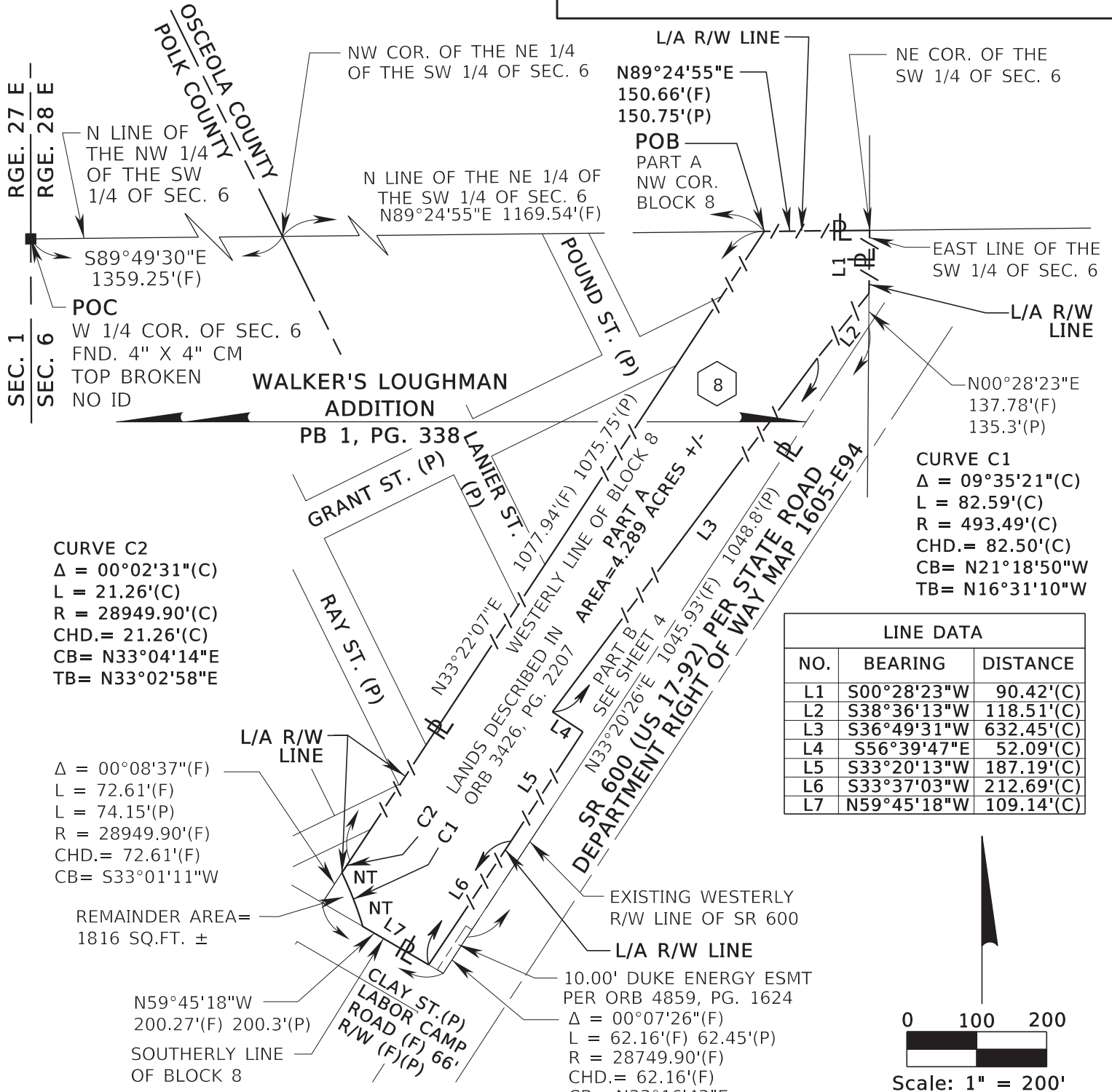
CONTAINING 1.094 ACRES, MORE OR LESS.

CONTAINING IN THE AGGREGATE 5.383 ACRES, MORE OR LESS.

SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
REVISE R/W	D. WILLIAMS	07/18/2023	DRAWN	J. J PIERRE	03/09/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A	SHEET 2 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-131 PARTS A-B



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024
REVISE PART A	J. J PIERRE	10/20/2023
REVISE R/W	D. WILLIAMS	07/18/2023
REVISION	BY	DATE

BY	DATE
DRAWN J. J PIERRE	03/09/2023
CHECKED M. SHATTO	03/20/2023

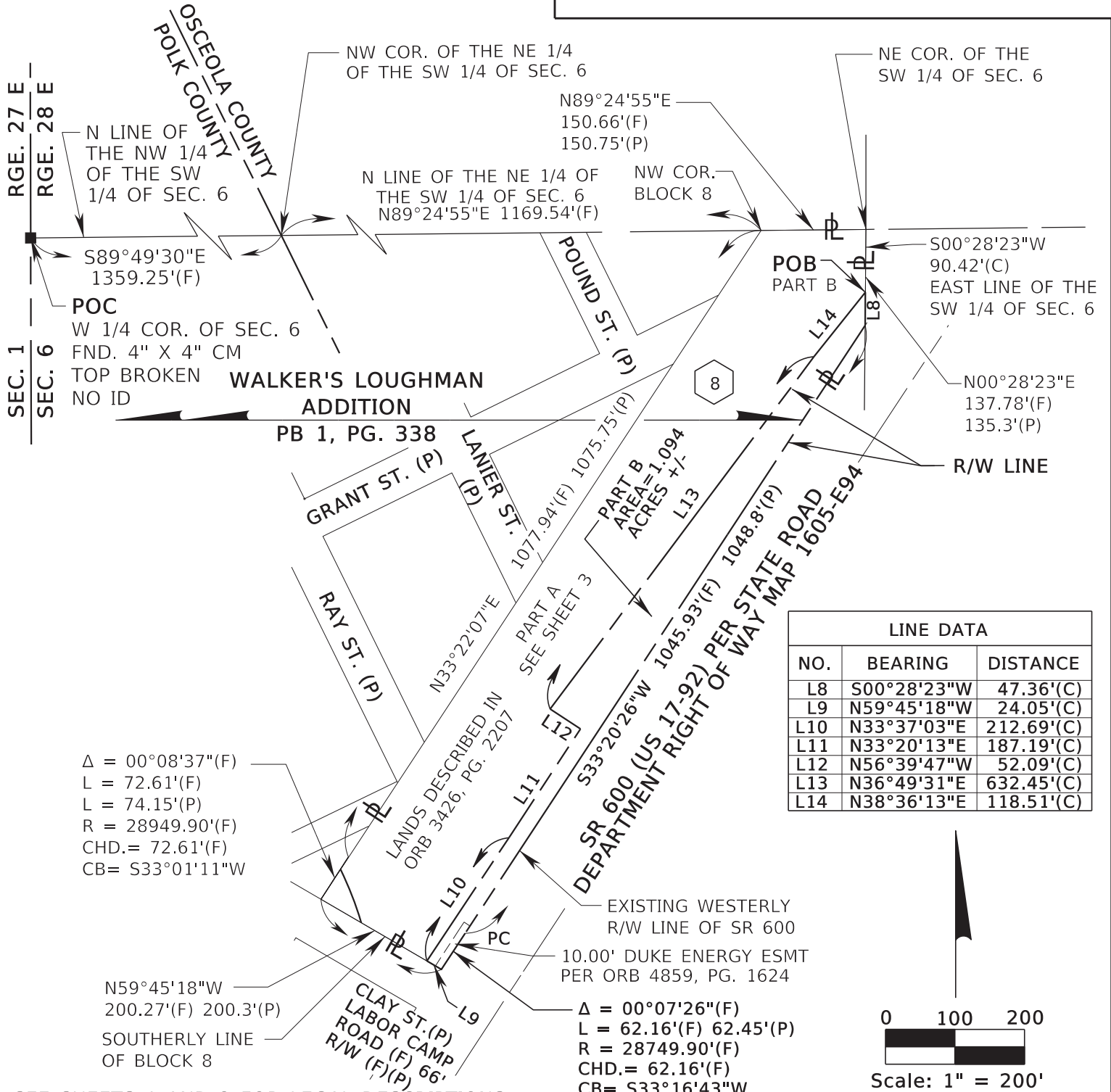
WBQ DESIGN & ENGINEERING, INC. LB7963
201 N MAGNOLIA AVE, SUITE 200, ORLANDO,
FLORIDA, 32801, PHONE: (407) 839-4300

DATA SOURCE:
SEE GENERAL NOTES, SHEET 5

SECTION N/A

SHEET 3 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-131 PARTS A-B



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	J. J. PIERRE	05/08/2024	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
REVISE R/W	D. WILLIAMS	07/18/2023	DRAWN	J. J. PIERRE	03/09/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/13/2023	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-131 PARTS A-B

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-131 DATED 10/27/2020 AT 8:00 A.M., UPDATED 3/09/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

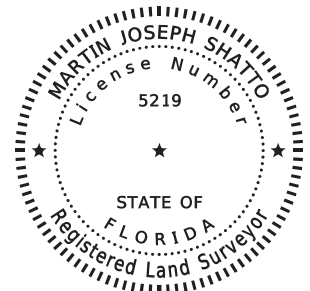
BLK = BLOCK	FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PEF = PROGRESS ENERGY FLORIDA
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC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

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: 2024.05.14 13:52:41 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
TITLE UPDATED	MJS	04/02/2024		DRAWN	J. J PIERRE 03/09/2023	DATA SOURCE: SEE NOTE 3 ABOVE
REVISE R/W	D. WILLIAMS	07/18/2023		CHECKED	M. SHATTO 03/20/2023	
REVISION	BY	DATE				SECTION N/A SHEET 5 OF 5

Number 25

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-132A
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 10, BLOCK 7, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN THE SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1192, PAGE 949 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO A POINT ON THE POLK/OSCEOLA COUNTY LINE, ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 133.53 FEET TO NORTHWEST CORNER OF LOT 23, BLOCK 1 OF SAID PLAT; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 1 SOUTH 24°18'47" WEST, A DISTANCE OF 112.98 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OSCEOLA POLK ROAD, A 33.0 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 894.16 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 7 OF SAID PLAT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 10, BLOCK 7 NORTH 64°16'06" EAST, A DISTANCE OF 70.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE NORTH 64°16'06" EAST, A DISTANCE OF 65.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 7; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10, BLOCK 7 SOUTH 33°22'07" WEST, A DISTANCE OF 52.83 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28949.90 FEET, A CHORD BEARING OF SOUTH 33°04'14" WEST AND A CHORD DISTANCE OF 21.26 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 33°05'30" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEASTERLY LINE OF LOT 10 THROUGH A CENTRAL ANGLE OF 00°02'31", A DISTANCE OF 21.26 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 493.49 FEET, A CHORD BEARING OF NORTH 28°19'32" WEST AND A CHORD DISTANCE OF 38.18 FEET; THENCE FROM A TANGENT BEARING OF NORTH 26°06'31" WEST, NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'02", A DISTANCE OF 38.19 FEET TO THE POINT OF BEGINNING.

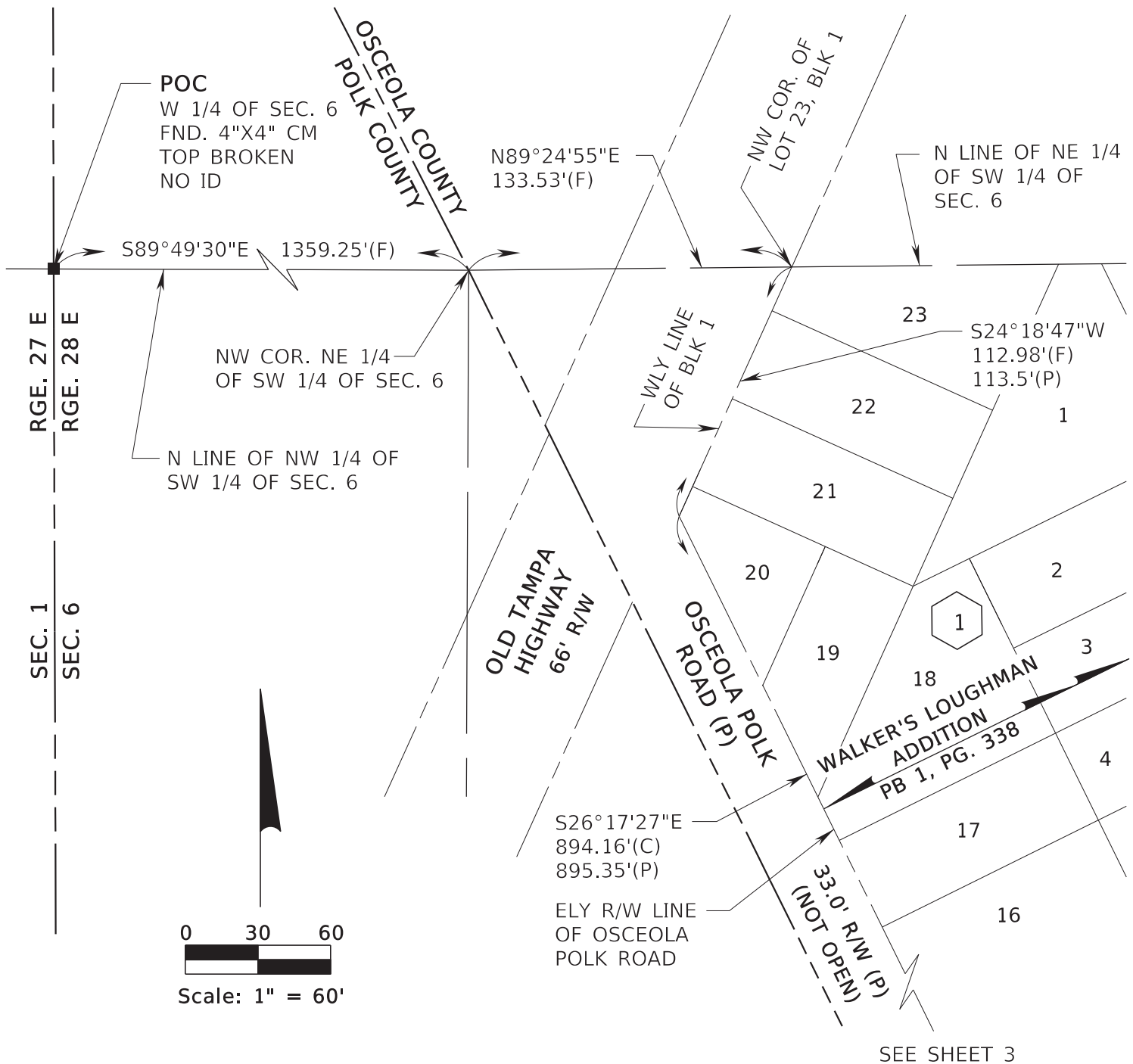
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1232 SQUARE FEET, MORE OR LESS.

SEE SHEETS 2 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	03/17/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-132A

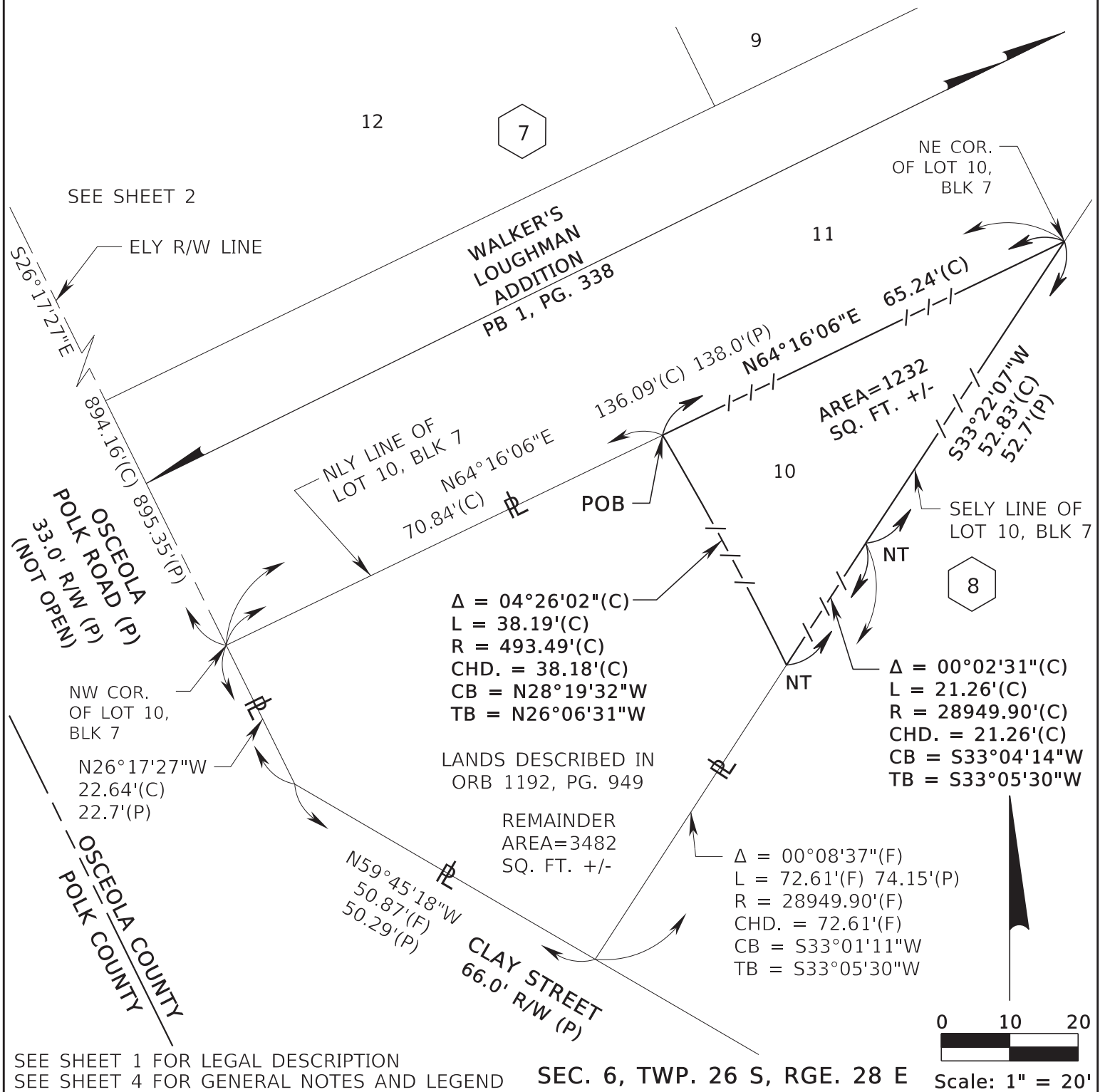


SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	03/17/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-132A



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	03/17/2023		
CHECKED	M. SHATTO	03/23/2023		
REVISION	BY	DATE	SECTION N/A	SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-132A

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-132 DATED 10/30/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

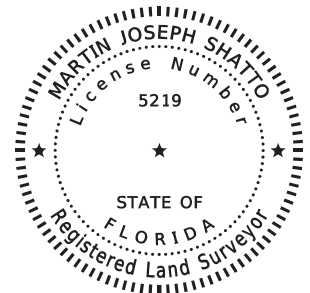
BLK = BLOCK	FDOT = FLORIDA DEPARTMENT OF	PEF = PROGRESS ENERGY FLORIDA
CHD. = CHORD DISTANCE	TRANSPORTATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CL = CENTERLINE	IP = IRON PIPE	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POC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

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: 2024.03.29 08:08:58 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
TITLE UPDATED	MJS	3/26/2024	DRAWN	R. REBELLO	03/17/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	
					SECTION N/A	SHEET 4 OF 4

Number 26

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-132B PARTS 1-2
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 1

A PORTION OF LOTS 1 THROUGH 9 AND 15 THROUGH 20, BLOCK 7, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1192, PAGE 949 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO A POINT ON THE POLK/OSCEOLA COUNTY LINE, ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 133.53 FEET TO NORTHWEST CORNER OF LOT 23, BLOCK 1 OF SAID PLAT; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 1 SOUTH 24°18'47" WEST, A DISTANCE OF 112.98 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OSCEOLA POLK ROAD, A 33.0 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 492.29 FEET TO THE NORTHWEST CORNER OF LOT 19, BLOCK 7 OF SAID PLAT AND THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 7 NORTH 63°48'46" EAST, A DISTANCE OF 201.64 TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7 OF SAID PLAT; THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 7 SOUTH 26°11'04" EAST, A DISTANCE OF 363.26 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 7 OF SAID PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 9, BLOCK 7 SOUTH 64°10'35" WEST, A DISTANCE OF 101.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK 7; THENCE ALONG THE WESTERLY LINE OF LOTS 7, 8 AND 9, BLOCK 7 OF SAID PLAT NORTH 26°14'18" WEST, A DISTANCE OF 119.87 FEET TO THE SOUTHEAST CORNER OF LOT 15, BLOCK 7 OF SAID PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 15, BLOCK 7 SOUTH 64°03'21" WEST, A DISTANCE OF 61.67 FEET; THENCE NORTH 40°54'08" WEST, A DISTANCE OF 148.41 FEET TO AFORESAID EASTERLY RIGHT OF WAY LINE OF OSCEOLA POLK ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 26°17'27" WEST, A DISTANCE OF 98.94 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 1.342 ACRES, MORE OR LESS.

SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
REVISED SHEET NUMBERS	R. REBELLO	01/17/2024	DRAWN	R. REBELLO	03/17/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 1 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-132B PARTS 1-2
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 2

A PORTION OF LOTS 15 THROUGH 18, BLOCK 7, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1192, PAGE 949 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO A POINT ON THE POLK/OSCEOLA COUNTY LINE, ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 133.53 FEET TO NORTHWEST CORNER OF LOT 23, BLOCK 1 OF SAID PLAT; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 1 SOUTH 24°18'47" WEST, A DISTANCE OF 112.98 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OSCEOLA POLK ROAD, A 33.0 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 492.29 FEET TO THE NORTHWEST CORNER OF LOT 19, BLOCK 7 OF SAID PLAT; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 98.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 40°54'08" EAST, A DISTANCE OF 148.41 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 15, BLOCK 7 OF SAID PLAT; THENCE ALONG SAID SOUTHERLY LINE SOUTH 64°03'21" WEST, A DISTANCE OF 37.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE ALONG AFORESAID EASTERLY RIGHT OF WAY LINE NORTH 26°17'27" WEST, A DISTANCE OF 143.38 FEET TO THE POINT OF BEGINNING.

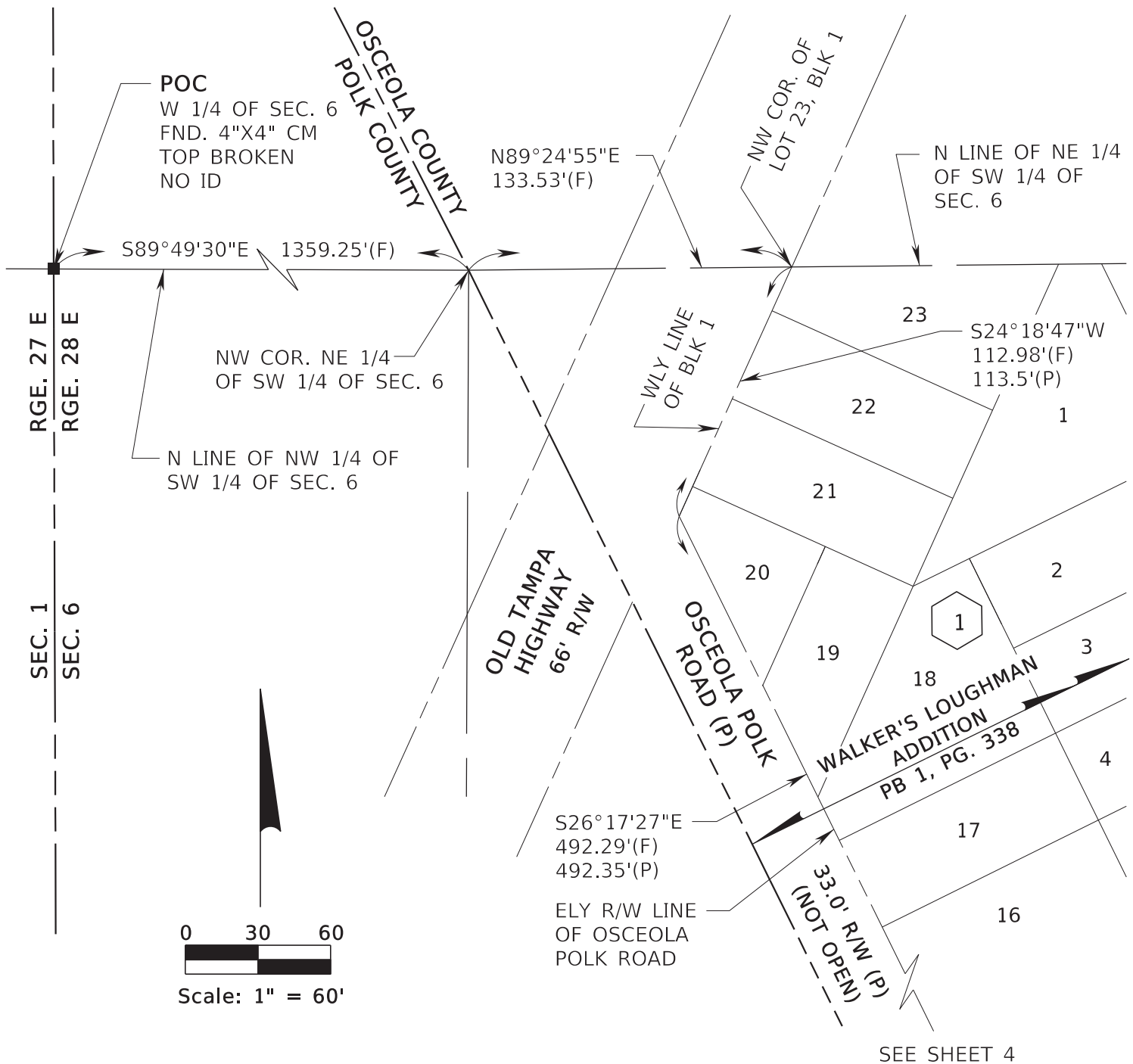
CONTAINING 2684 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 1.403 ACRES, MORE OR LESS.

SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024		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
ADDED PART 2, REVISED SHEET NUMBERS	R. REBELLO	01/17/2024	DRAWN	R. REBELLO	03/17/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 2 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-132B PARTS 1-2

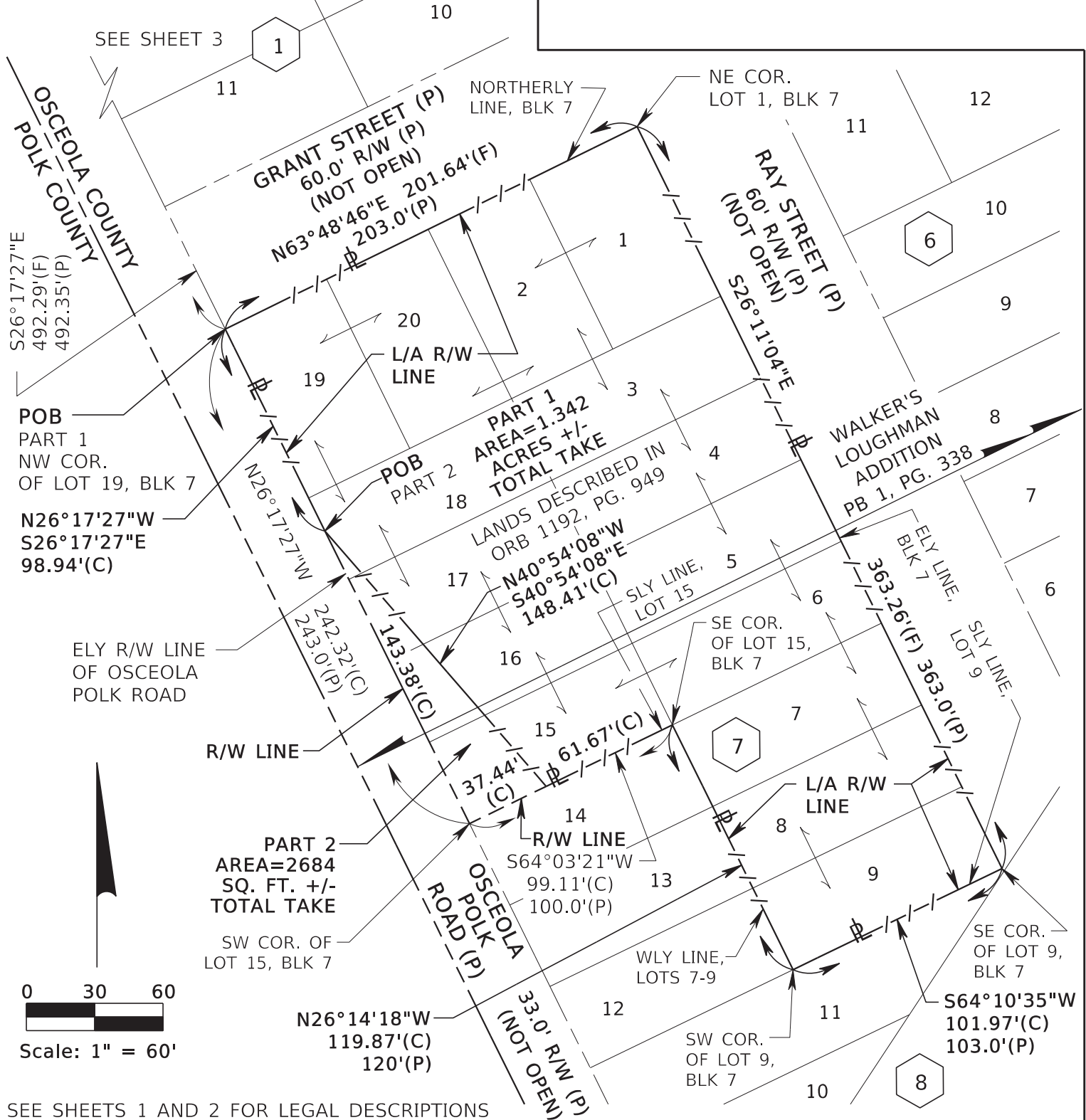


SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
				BY	DATE	WBQ DESIGN & ENGINEERING, INC.			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-132B PARTS 1-2



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SEC. 6, TWP. 26 S, RGE. 28 E

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	J. J. PIERRE	05/08/2024	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
ADDED PART 2, REVISED SHEET NUMBERS	R. REBELLO	01/17/2024	DRAWN	R. REBELLO	03/17/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	

SECTION N/A SHEET 4 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-132B PARTS 1-2

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-132 DATED 10/30/2020 AT 8:00 A.M., UPDATED 03/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

BLK = BLOCK	FDOT = FLORIDA DEPARTMENT OF	PC = POINT OF CURVATURE
CHD. = CHORD DISTANCE	TRANSPORTATION	PI = POINT OF INTERSECTION
CB = CHORD BEARING	ID = IDENTIFICATION	POB = POINT OF BEGINNING
CL = CENTERLINE	IP = IRON PIPE	POC = POINT OF COMMENCEMENT
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	P.O.T. = POINT ON TANGENT
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	PT = POINT OF TANGENCY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	PROJ. = PROJECT
COR. = CORNER	LB = LICENSED BUSINESS	R = RADIUS
CO. = COUNTY	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	SLY = SOUTHERLY
DB = DEED BOOK	NT = NON-TANGENT	SELY = SOUTHEASTERLY
DR. = DRIVE	NTS = NOT TO SCALE	SQ. FT. = SQUARE FEET
Δ = DELTA (CENTRAL ANGLE)	OR = OFFICIAL RECORD	SR = STATE ROAD
ELY = EASTERLY	ORB = OFFICIAL RECORD BOOK	ST. = STREET
ESMT = EASEMENT	PG. = PAGE	T = TANGENT
FND. = FOUND	PLS = PROFESSIONAL LAND SURVEYOR	TB = TANGENT BEARING
(F) = FIELD	PL = PROPERTY LINE	TC = TANGENT TO CURVE
F.P. = FINANCIAL PROJECT	(P) = PLAT DATA	TWP. = TOWNSHIP
	PB = PLAT BOOK	UE = UTILITY EASEMENT
	PEF = PROGRESS ENERGY FLORIDA	WLY = WESTERLY

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.

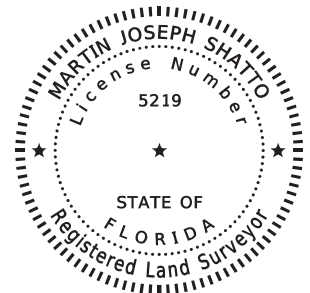
Martin J Shatto

Digitally signed by Martin J Shatto
Date: 2024.05.14 13:53:52 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
ADD PARTS TO PARCEL NO.	J. J PIERRE	05/08/2024	STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
TITLE UPDATED	MJS	03/26/2024		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	
REVISED GENERAL NOTE 3	R. REBELLO	02/14/2024							
REVISED SHEET NUMBERS	R. REBELLO	01/17/2024	DRAWN	R. REBELLO	03/17/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A			SHEET 5 OF 5

Number 27

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-133
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 11, BLOCK 7, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 131, PAGE 308 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1169.54 FEET TO THE NORTHWEST CORNER OF BLOCK 8, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 8 SOUTH 33°22'07" WEST, A DISTANCE OF 949.93 FEET TO THE EASTERNMOST SOUTHEAST CORNER OF LOT 11, BLOCK 7 OF SAID PLAT AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY LINE SOUTH 33°22'07" WEST, A DISTANCE OF 75.18 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11, BLOCK 7; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 11, BLOCK 7 SOUTH 64°16'06" WEST, A DISTANCE OF 65.24 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 493.49 FEET, A CHORD BEARING OF NORTH 32°52'59" WEST AND A CHORD DISTANCE OF 40.31 FEET; THENCE FROM A TANGENT BEARING OF NORTH 30°32'34" WEST, NORTHWESTERLY 40.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°40'51" TO A POINT ON THE NORTHERLY LINE OF SAID LOT 11, BLOCK 7; THENCE ALONG SAID NORTHERLY LINE NORTH 64°10'35" EAST, A DISTANCE OF 134.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 11, BLOCK 7; THENCE ALONG THE EASTERLY LINE OF SAID LOT 11, BLOCK 7 SOUTH 26°11'04" EAST, A DISTANCE OF 1.60 TO THE POINT OF BEGINNING.

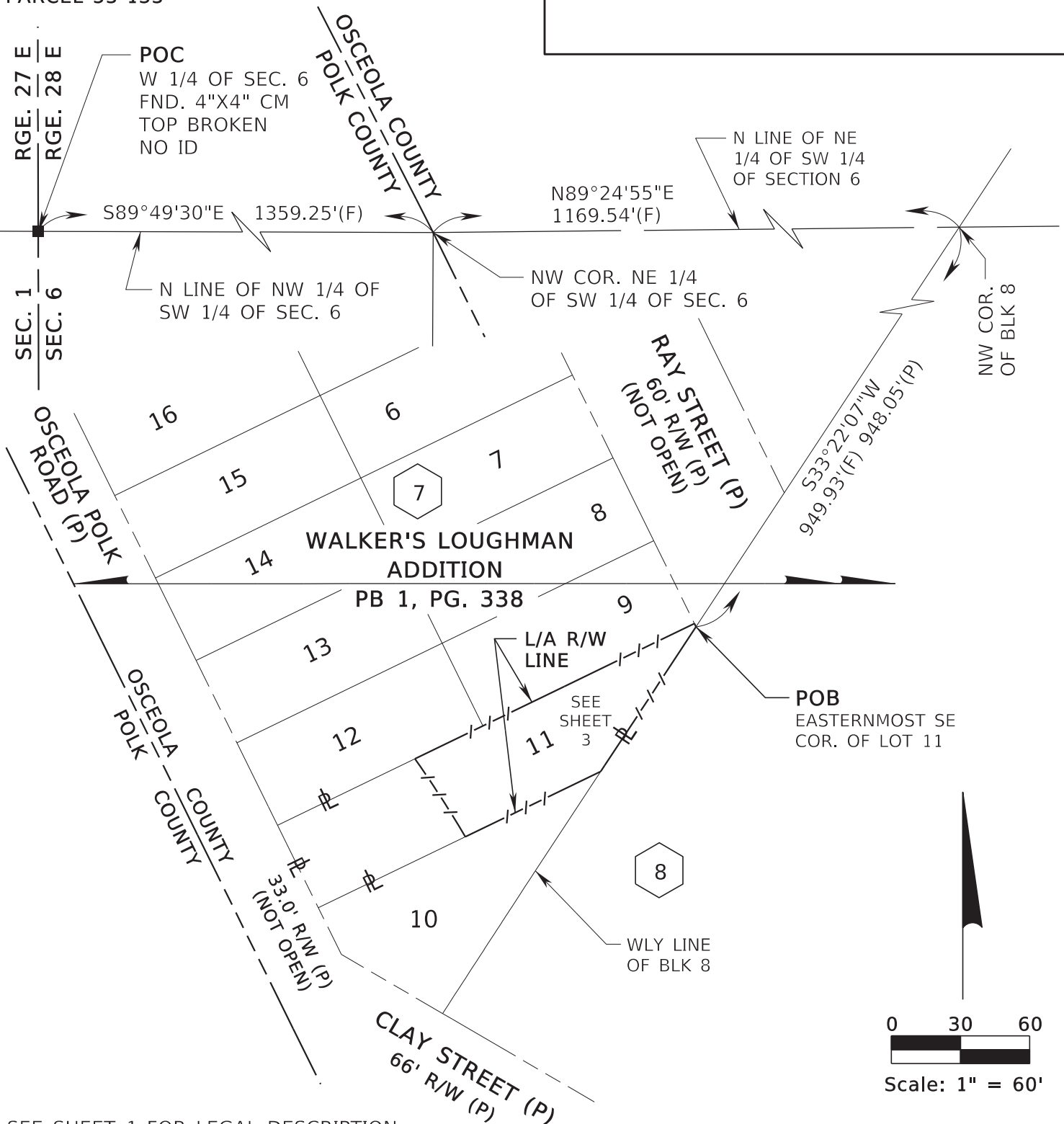
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 4048 SQUARE FEET, MORE OR LESS.

SEE SHEETS 2 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R. REBELLO	03/20/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A
						SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-133



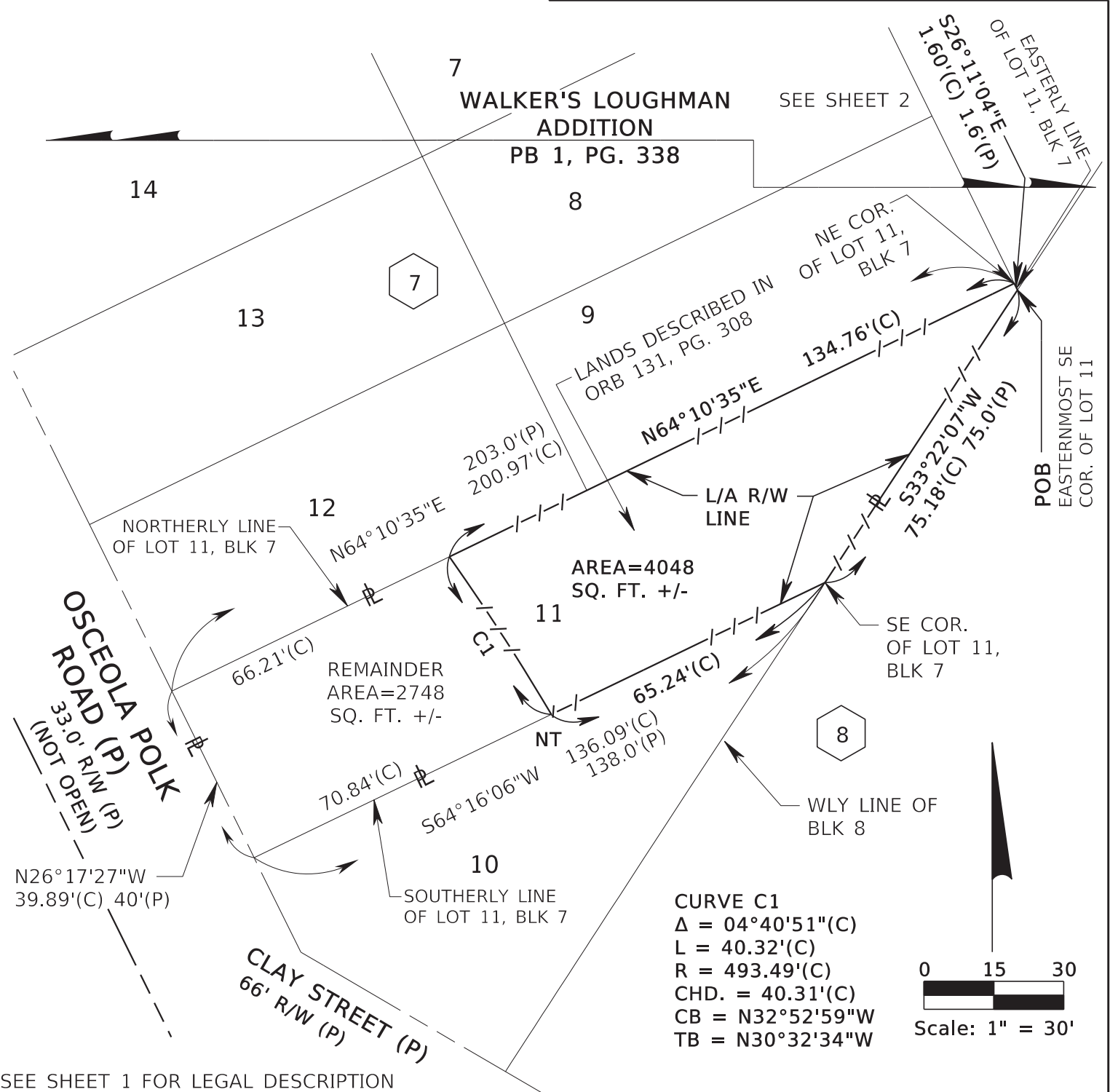
SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	03/20/2023		
CHECKED	M. SHATTO	03/23/2023		
REVISION	BY	DATE	SECTION N/A	SHEET 2 OF 4



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

TWP. 26 S, RGE. 28 E

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	03/20/2023		
CHECKED	M. SHATTO	03/23/2023		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-133

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-133 DATED 10/27/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

BLK = BLOCK
CHD. = CHORD DISTANCE
CB = CHORD BEARING
CL = CENTERLINE
(C) = CALCULATED DATA
CCR = CERTIFIED CORNER RECORD
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY
CO. = COUNTY
CM = CONCRETE MONUMENT
COR. = CORNER
CR = COUNTY ROAD
CSX = CHESSIE SEABOARD CONSOLIDATED
D = DEGREE
(D) = DEED DATA
DB = DEED BOOK
DR. = DRIVE
Δ = DELTA (CENTRAL ANGLE)
FND. = FOUND
ELY = EASTERLY
(F) = FIELD
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
F.P. = FINANCIAL PROJECT

FT. = FEET
ID = IDENTIFICATION
IP = IRON PIPE
IR = IRON ROD OR REBAR
IRC = IRON ROD AND CAP
L = LENGTH OF CURVE
LB = LICENSED BUSINESS
L/A = LIMITED ACCESS
MON. = MONUMENTATION/MONUMENT
NO. = NUMBER
N/A = NOT APPLICABLE
NELY = NORTHEASTERLY
NL = NAIL
NLY = NORTHERLY
N&D = NAIL & DISK
NT = NON-TANGENT
NTS = NOT TO SCALE
NWLY = NORTHWESTERLY
OR = OFFICIAL RECORD
ORB = OFFICIAL RECORD BOOK
PG. = PAGE
PLS = PROFESSIONAL LAND SURVEYOR
PL = PROPERTY LINE
(P) = PLAT DATA
PB = PLAT BOOK

PEF = PROGRESS ENERGY FLORIDA
PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.O.T. = POINT ON TANGENT
PT = POINT OF TANGENCY
PROJ. = PROJECT
R = RADIUS
RD. = ROAD
RR = RAILROAD
RGE. = RANGE
REF. = REFERENCE
R/W = RIGHT OF WAY
SEC. = SECTION
SLY = SOUTHERLY
SELY = SOUTHEASTERLY
SQ. FT. = SQUARE FEET
SR = STATE ROAD
ST. = STREET
T = TANGENT
TB = TANGENT BEARING
TC = TANGENT TO CURVE
TWP. = TOWNSHIP
UE = UTILITY EASEMENT
WLY = WESTERLY

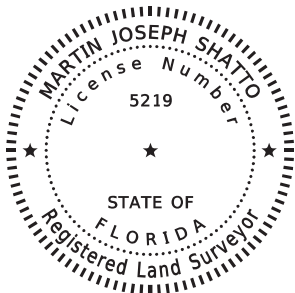
I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Martin J Shatto

Digitally signed by Martin J Shatto
Date: 2024.04.02 13:30:44 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.

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



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
TITLE UPDATED	MJS	4/02/2024	DRAWN	R. REBELLO	03/20/2023	SECTION N/A			SHEET 4 OF 4
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023				

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-134 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PORTION OF LOT 12, BLOCK 7, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5406, PAGE 279 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1169.54 FEET TO THE NORTHWEST CORNER OF BLOCK 8, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 8 SOUTH 33°22'07" WEST, A DISTANCE OF 1077.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28949.90 FEET, A CHORD BEARING OF SOUTH 33°01'11" WEST AND A CHORD DISTANCE OF 72.61 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 33°05'30" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 00°08'37", A DISTANCE OF 72.61 FEET TO THE SOUTH CORNER OF LOT 10, BLOCK 7 OF SAID PLAT; THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID BLOCK 7 THE FOLLOWING TWO COURSES: THENCE NORTH 59°45'18" WEST, A DISTANCE OF 50.87 FEET; THENCE NORTH 26°17'27" WEST, A DISTANCE OF 62.52 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 7 OF SAID PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 12, BLOCK 7 NORTH 64°10'35" EAST, A DISTANCE OF 66.21 FEET TO THE POINT OF BEGINNING AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 493.49 FEET, A CHORD BEARING OF NORTH 37°35'31" WEST AND A CHORD DISTANCE OF 40.78 FEET; THENCE FROM A TANGENT BEARING OF NORTH 35°13'25" WEST, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'12", A DISTANCE OF 40.80 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 12, BLOCK 7; THENCE ALONG SAID NORTHERLY LINE NORTH 64°08'10" EAST, A DISTANCE OF 40.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 7; THENCE ALONG THE EASTERLY LINE OF SAID LOT 12, BLOCK 7 SOUTH 26°14'18" EAST, A DISTANCE OF 39.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12, BLOCK 7; THENCE ALONG AFORESAID SOUTHERLY LINE SOUTH 64°10'35" WEST, A DISTANCE OF 32.79 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 1458 SQUARE FEET, MORE OR LESS.

SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
REVISED SHEET NUMBERS	R. REBELLO	01/17/2024	DRAWN	R. REBELLO	03/20/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 1 OF 5

Number 28

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-134 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PORTION OF LOT 12, BLOCK 7, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5406, PAGE 279 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1169.54 FEET TO THE NORTHWEST CORNER OF BLOCK 8, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 8 SOUTH 33°22'07" WEST, A DISTANCE OF 1077.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28949.90 FEET, A CHORD BEARING OF SOUTH 33°01'11" WEST AND A CHORD DISTANCE OF 72.61 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 33°05'30" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 00°08'37", A DISTANCE OF 72.61 FEET TO THE SOUTH CORNER OF LOT 10, BLOCK 7 OF SAID PLAT; THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID BLOCK 7 THE FOLLOWING TWO COURSES: THENCE NORTH 59°45'18" WEST, A DISTANCE OF 50.87 FEET; THENCE NORTH 26°17'27" WEST, A DISTANCE OF 62.52 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 7 OF SAID PLAT; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID BLOCK 7 NORTH 26°17'27" WEST, A DISTANCE OF 1.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY LINE NORTH 26°17'27" WEST, A DISTANCE OF 38.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 7; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 12, BLOCK 7 NORTH 64°08'10" EAST, A DISTANCE OF 29.58 FEET; THENCE SOUTH 11°11'21" WEST, A DISTANCE OF 48.61 FEET TO THE POINT OF BEGINNING.

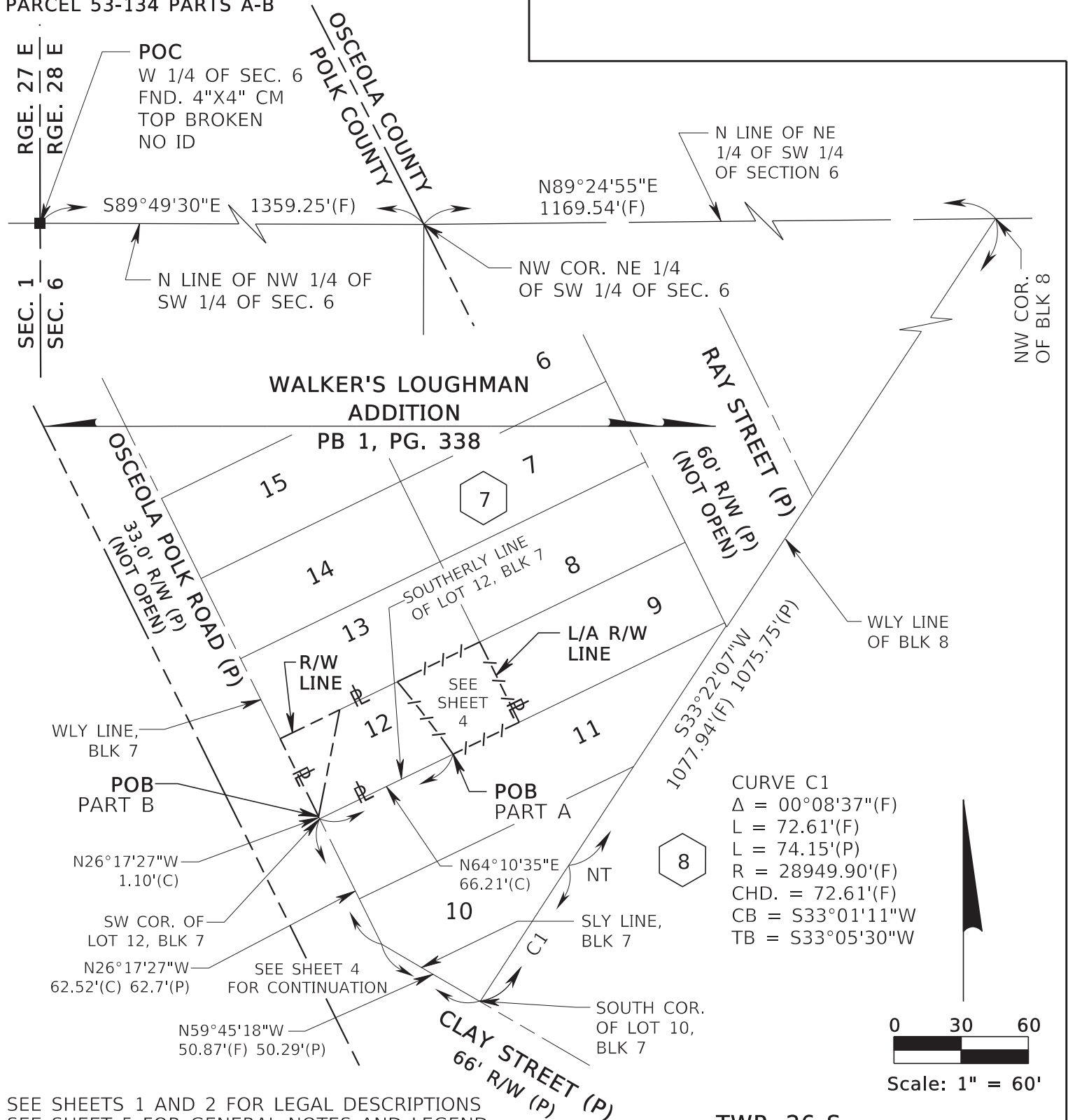
CONTAINING 574 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 2032 SQUARE FEET, MORE OR LESS.

SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
ADDED PART B, REVISED SHEET NUMBERS	R. REBELLO	01/17/2024	DRAWN	R. REBELLO	03/20/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 2 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-134 PARTS A-B



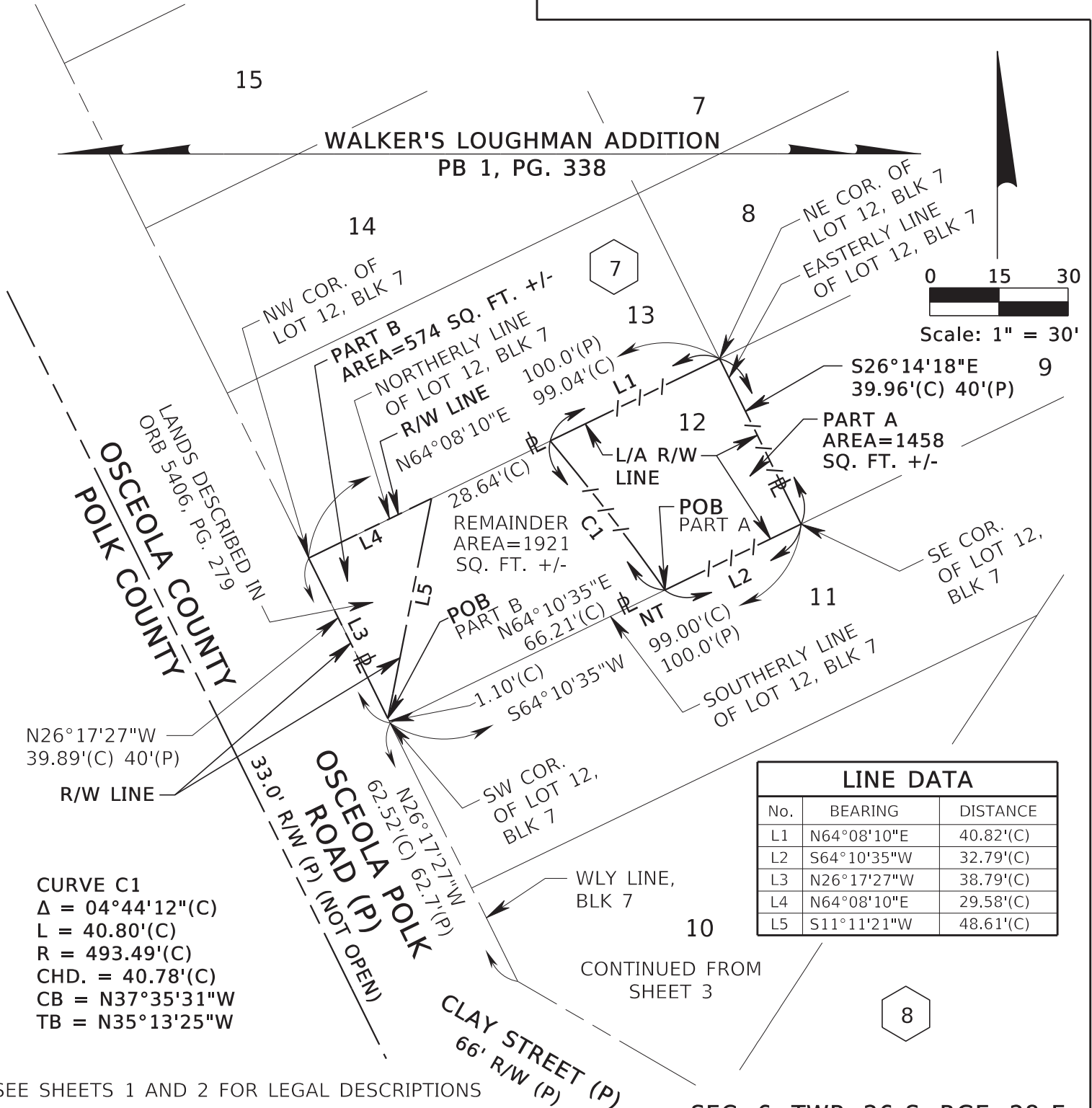
SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	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
ADDED PART B, REVISED SHEET NUMBERS	R. REBELLO	01/17/2024	DRAWN	R. REBELLO 03/20/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO 03/23/2023	SECTION N/A	SHEET 3 OF 5



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SEC. 6, TWP. 26 S, RGE. 28 E

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	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
ADDED PART B, REVISED SHEET NUMBERS	R. REBELLO	01/17/2024	DRAWN	R. REBELLO 03/20/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO 03/23/2023	SECTION N/A	SHEET 4 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-134 PARTS A-B

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-134 DATED 10/27/2020 AT 8:00 A.M., UPDATED 03/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

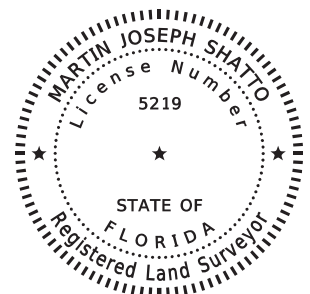
BLK = BLOCK	FT. = FEET	PEF = PROGRESS ENERGY FLORIDA
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT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

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: 2024.05.14 13:55:02 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS

CENTRAL FLORIDA EXPRESSWAY AUTHORITY									
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY									
ADD PARTS TO PARCEL NO.		R. REBELLO	05/08/2024		STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
TITLE UPDATED		MJS	3/26/2024						
REVISED GENERAL NOTE 3		R. REBELLO	02/14/2024				LB7963		
REVISED SHEET NUMBERS		R. REBELLO	01/17/2024				201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300		
REVISION		BY	DATE		DRAWN		DATA SOURCE:		
					R. REBELLO		SEE NOTE 3 ABOVE		
					03/20/2023				
					CHECKED		SECTION N/A		
					M. SHATTO		SHEET 5 OF 5		
					03/23/2023				

Number 29

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-135 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PORTION OF LOTS 13 AND 14, BLOCK 7, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3524, PAGE 189 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1169.54 FEET TO THE NORTHWEST CORNER OF BLOCK 8, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 8 SOUTH 33°22'07" WEST, A DISTANCE OF 1077.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28949.90 FEET, A CHORD BEARING OF SOUTH 33°01'11" WEST AND A CHORD DISTANCE OF 72.61 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 33°05'30" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 00°08'37", A DISTANCE OF 72.61 FEET TO THE SOUTH CORNER OF LOT 10, BLOCK 7 OF SAID PLAT; THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID BLOCK 7 THE FOLLOWING TWO COURSES: THENCE NORTH 59°45'18" WEST, A DISTANCE OF 50.87 FEET; THENCE NORTH 26°17'27" WEST, A DISTANCE OF 102.41 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 7 OF SAID PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 13, BLOCK 7 NORTH 64°08'10" EAST, A DISTANCE OF 58.22 FEET TO THE POINT OF BEGINNING AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 493.49 FEET, A CHORD BEARING OF NORTH 40°25'52" WEST AND A CHORD DISTANCE OF 8.11 FEET; THENCE FROM A TANGENT BEARING OF NORTH 39°57'37" WEST, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'32", A DISTANCE OF 8.11 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40°54'08" WEST, A DISTANCE OF 74.53 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 14, BLOCK 7 OF SAID PLAT; THENCE ALONG SAID NORTHERLY LINE NORTH 64°03'21" EAST, A DISTANCE OF 61.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 14, BLOCK 7; THENCE ALONG THE EASTERLY LINE OF SAID LOT 13, BLOCK 7 AND SAID LOT 14, BLOCK 7 SOUTH 26°14'18" EAST, A DISTANCE OF 79.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13, BLOCK 7; THENCE ALONG AFORESAID SOUTHERLY LINE SOUTH 64°08'10" WEST, A DISTANCE OF 40.82 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 4091 SQUARE FEET, MORE OR LESS.

SEE SHEETS 3 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
REVISED SHEET NUMBERS	R. REBELLO	01/17/2024	DRAWN	R. REBELLO	03/21/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 1 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-135 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PORTION OF LOTS 13 AND 14, BLOCK 7, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3524, PAGE 189 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1169.54 FEET TO THE NORTHWEST CORNER OF BLOCK 8, WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 8 SOUTH 33°22'07" WEST, A DISTANCE OF 1077.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28949.90 FEET, A CHORD BEARING OF SOUTH 33°01'11" WEST AND A CHORD DISTANCE OF 72.61 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 33°05'30" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 00°08'37", A DISTANCE OF 72.61 FEET TO THE SOUTH CORNER OF LOT 10, BLOCK 7 OF SAID PLAT; THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID BLOCK 7 THE FOLLOWING TWO COURSES: THENCE NORTH 59°45'18" WEST, A DISTANCE OF 50.87 FEET; THENCE NORTH 26°17'27" WEST, A DISTANCE OF 102.41 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 7 OF SAID PLAT AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID BLOCK 7, NORTH 26°17'27" WEST, A DISTANCE OF 79.78 FEET TO THE NORTHWEST CORNER OF LOT 14, BLOCK 7 OF SAID PLAT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 14, BLOCK 7 NORTH 64°03'21" EAST, A DISTANCE OF 37.44 FEET; THENCE SOUTH 40°54'08" EAST, A DISTANCE OF 53.61 FEET; THENCE SOUTH 11°11'21" WEST, A DISTANCE OF 35.15 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 13, BLOCK 7; THENCE ALONG SAID SOUTHERLY LINE SOUTH 64°08'10" WEST, A DISTANCE OF 29.58 FEET TO THE POINT OF BEGINNING.

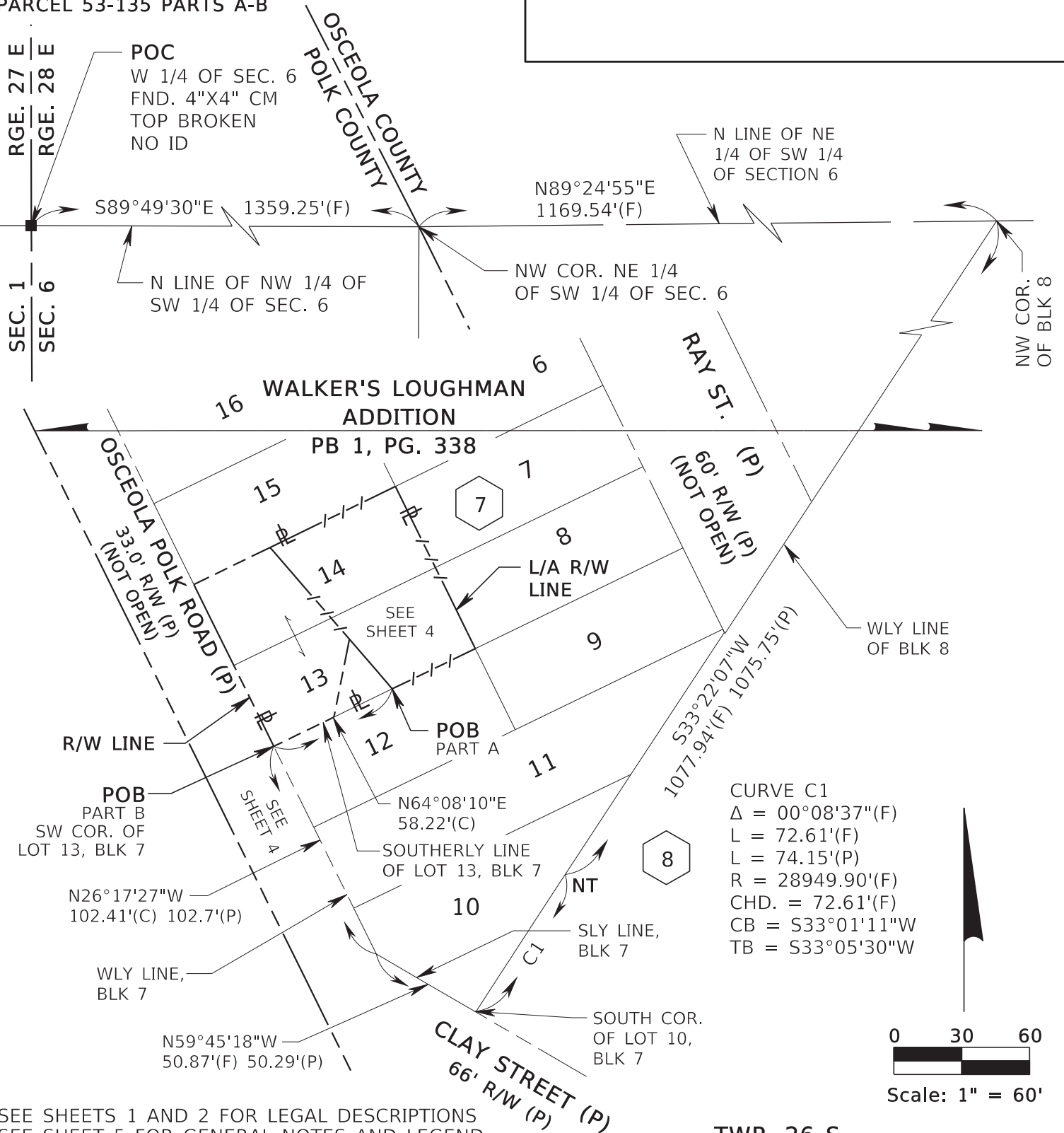
CONTAINING 3417 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 7508 SQUARE FEET, MORE OR LESS.

SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
ADDED PART B, REVISED SHEET NUMBERS	R. REBELLO	01/17/2024	DRAWN	R. REBELLO	03/21/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 2 OF 5

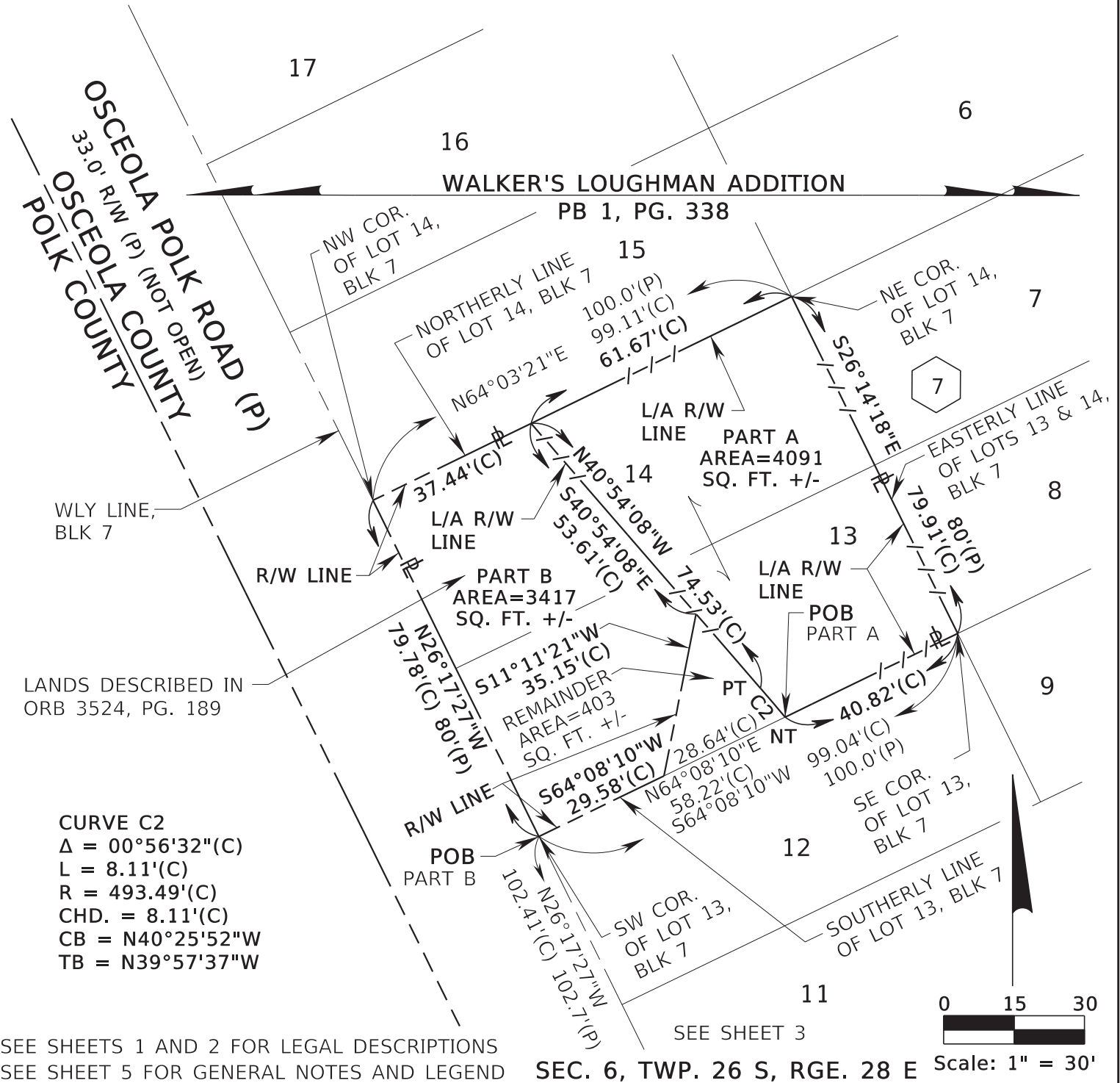
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-135 PARTS A-B



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
				BY	DATE	WBQ DESIGN & ENGINEERING, INC.		



			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	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
ADDED PART B, REVISED SHEET NUMBERS	R. REBELLO	01/17/2024	DRAWN	R. REBELLO 03/21/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO 03/23/2023	SECTION N/A	SHEET 4 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-135 PARTS A-B

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-135 DATED 10/27/2020 AT 8:00 A.M., UPDATED 03/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

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

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.

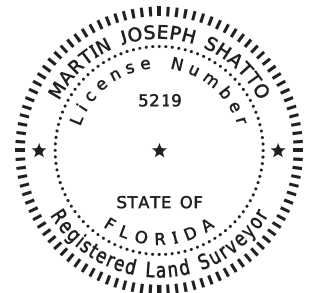
Martin J Shatto

Digitally signed by Martin J Shatto
Date: 2024.05.14 13:56:17 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS

CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300			
TITLE UPDATED	MJS	3/26/2024	DATA SOURCE:	SEE NOTE 3 ABOVE		
REVISED GENERAL NOTE 3	R. REBELLO	02/14/2024	BY	DATE		
REVISED SHEET NUMBERS	R. REBELLO	01/17/2024	DRAWN	R. REBELLO	03/21/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	
					SECTION N/A	SHEET 5 OF 5

Number 30

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-136
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

LOTS 1 THROUGH 12, BLOCK 6, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1192, PAGE 955 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1169.54 FEET TO THE NORTHWEST CORNER OF BLOCK 8, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 8 SOUTH 33°22'07" WEST, A DISTANCE OF 640.58 FEET TO THE SOUTHEASTERLY CORNER OF LOT 7, BLOCK 6 OF SAID PLAT AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY LINE SOUTH 33°22'07" WEST, A DISTANCE OF 239.75 FEET TO THE SOUTHERLY CORNER OF LOT 6, BLOCK 6 OF SAID PLAT, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF RAY STREET, A 60 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 26°11'04" WEST, A DISTANCE OF 329.60 FEET TO THE NORTHWEST CORNER OF LOT 11, BLOCK 6 OF SAID PLAT, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF GRANT STREET, A 60.0 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 63°48'46" EAST, A DISTANCE OF 206.49 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 6 OF SAID PLAT, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF LANIER STREET, A 60 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 26°14'16" EAST, A DISTANCE OF 208.12 FEET TO THE POINT OF BEGINNING.

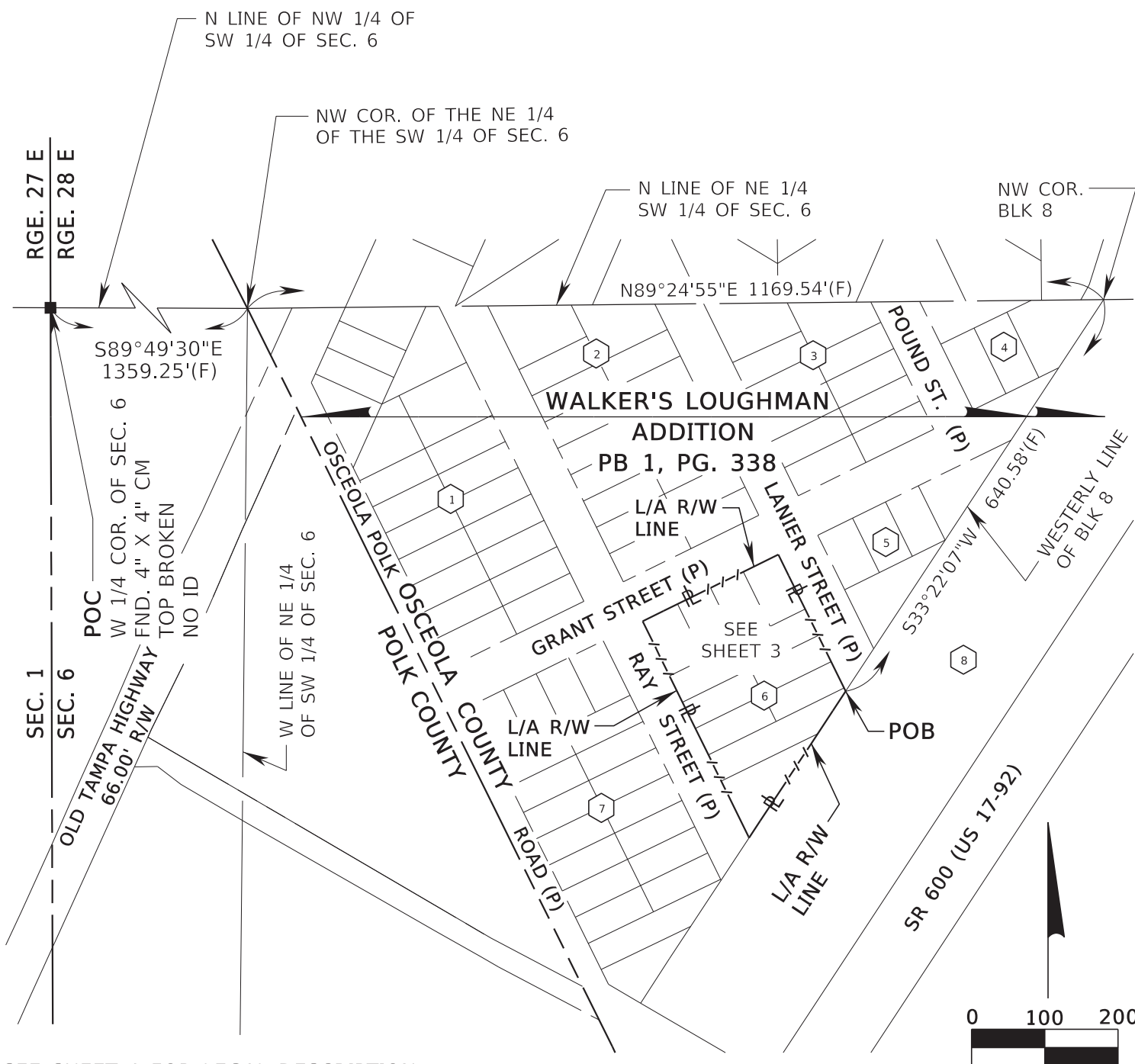
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1.275 ACRES, MORE OR LESS.

SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	03/10/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-136



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

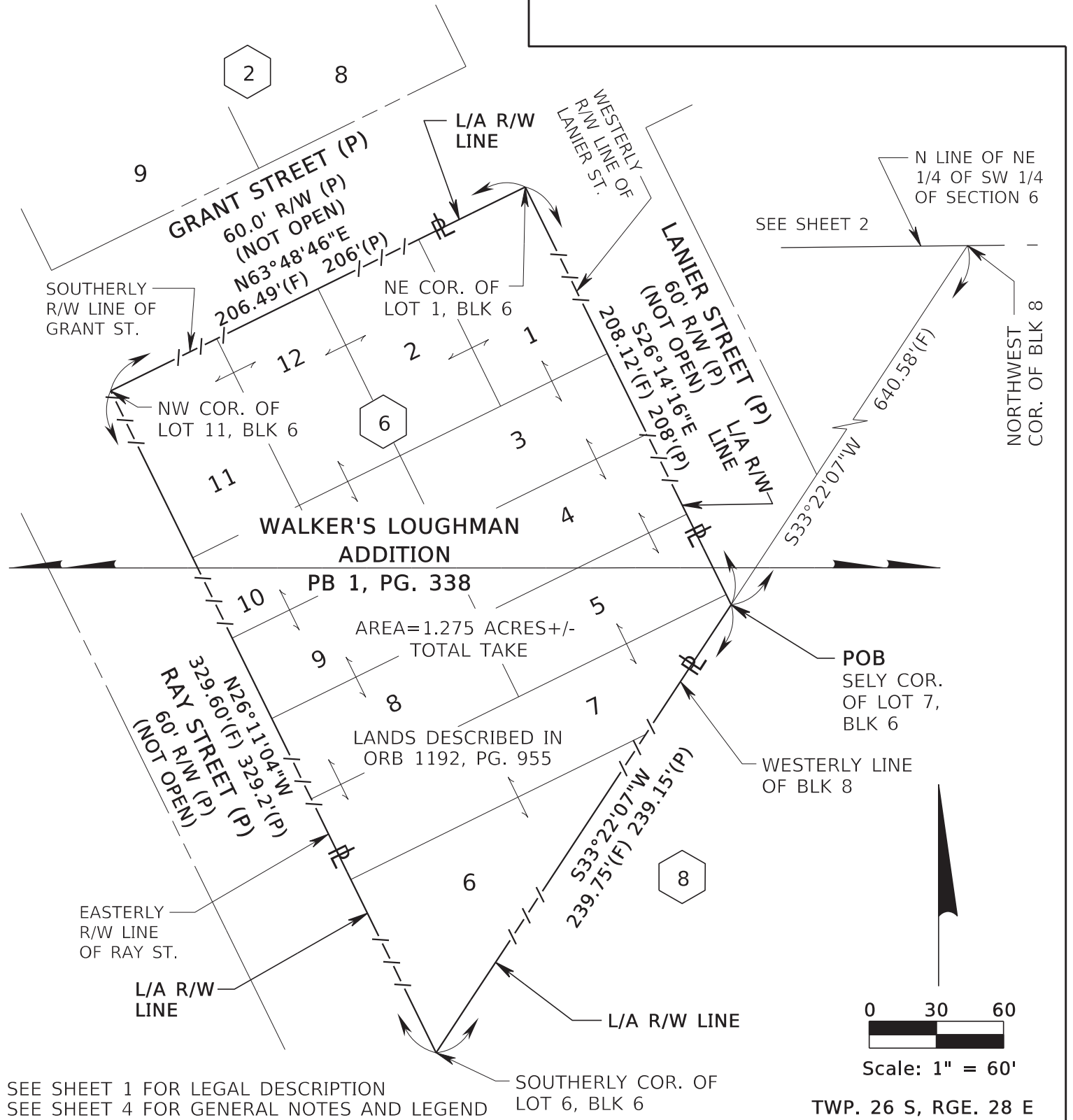
TWP. 26 S

0 100 200

 Scale: 1" = 200'

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	03/10/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A	SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-136



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	03/10/2023	SECTION N/A	SHEET 3 OF 4
CHECKED	M. SHATTO	03/20/2023		

REVISION BY DATE

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-136

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-136 DATED 10/30/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

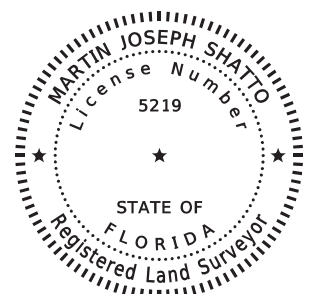
BLK = BLOCK	ID = IDENTIFICATION	PEF = PROGRESS ENERGY FLORIDA
CHD. = CHORD DISTANCE	IP = IRON PIPE	PC = POINT OF CURVATURE
CB = CHORD BEARING	IR = IRON ROD OR REBAR	PI = POINT OF INTERSECTION
CL = CENTERLINE	IRC = IRON ROD AND CAP	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	L = LENGTH OF CURVE	POC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

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: 2024.04.02 13:32:04 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
TITLE UPDATED	MJS	4/02/2024	DRAWN	R.REBELLO	03/10/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	
						SECTION N/A
						SHEET 4 OF 4

Number 31

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-137
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

LOTS 1 THROUGH 5, BLOCK 5, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1192, PAGE 957 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1169.54 FEET TO THE NORTHWEST CORNER OF BLOCK 8, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 8 SOUTH 33°22'07" WEST, A DISTANCE OF 229.85 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5 OF SAID PLAT AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY LINE SOUTH 33°22'07" WEST, A DISTANCE OF 341.17 FEET TO THE SOUTHERLY CORNER OF LOT 5, BLOCK 5 OF SAID PLAT, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF LANIER STREET, A 60 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 26°14'16" WEST, A DISTANCE OF 172.87 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 5 OF SAID PLAT, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF GRANT STREET, A 60.0 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 63°48'46" EAST, A DISTANCE OF 294.28 FEET TO THE POINT OF BEGINNING.

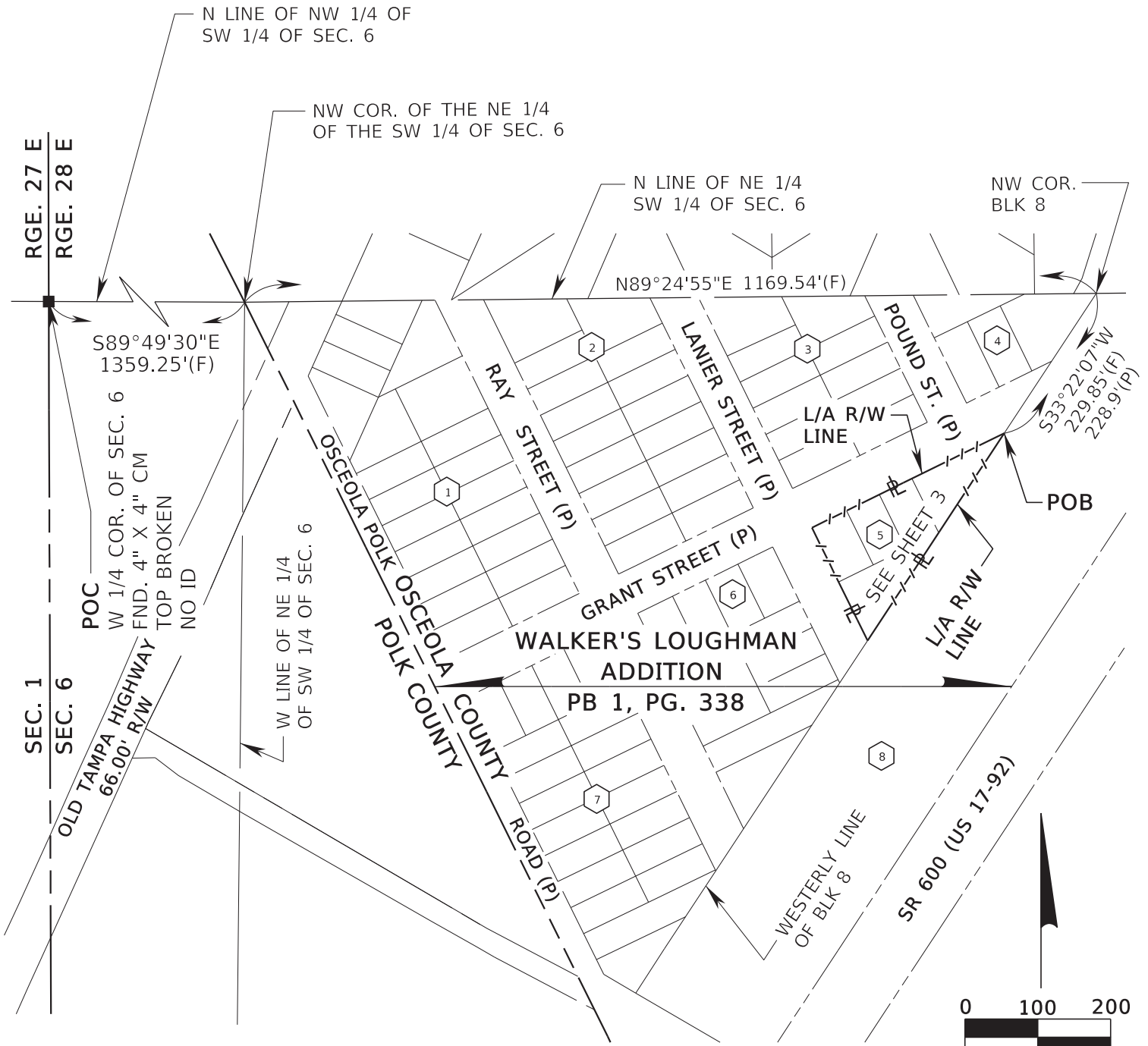
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 0.584 ACRES, MORE OR LESS.

SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	03/10/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A		
						SHEET 1 OF 4		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-137



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

TWP. 26 S



Scale: 1" = 200'

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	03/10/2023		
CHECKED	M. SHATTO	03/20/2023		
			SECTION N/A	SHEET 2 OF 4

REVISION

BY

DATE

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-137

SEE SHEET 2

N LINE OF NE 1/4 OF
 SW 1/4 OF SEC. 6

NW COR.
 OF BLK 8

SOUTHERLY R/W LINE
 OF GRANT ST.

GRANT STREET (P)
 60.0' R/W (P)
 (NOT OPEN)

L/A R/W
 LINE

533°22'07"W
 229.85'(F)
 228.9'(P)

POB
 NE COR.
 LOT 1, BLK 5

N63°48'46"E 294.28'(F) 249.1'(P)
 WALKER'S LOUGHMAN
 ADDITION
 PB 1, PG. 338

AREA=0.584 ACRES +/-
 TOTAL TAKE

NW COR. OF
 LOT 4, BLK 5

LANDS DESCRIBED IN
 ORB 1192, PG. 957

LANIER STREET (P)
 60' R/W (P)
 (NOT OPEN)

N26°14'16"W
 172.6'(P)
 172.87'(F)

L/A R/W
 LINE

WESTERLY LINE
 OF BLK 8

L/A R/W LINE

EASTERLY R/W
 LINE OF LANIER ST.

SOUTHERLY COR. OF
 LOT 5, BLK 5

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

TWP. 26 S, RGE. 28 E



Scale: 1" = 50'

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	03/10/2023		
CHECKED	M. SHATTO	03/20/2023		
			SECTION N/A	SHEET 3 OF 4

REVISION

BY

DATE

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-137 DATED 10/30/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

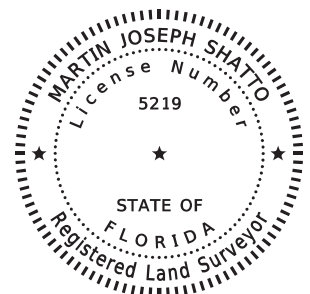
LEGEND

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

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: 2024.04.02 13:33:09 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY							
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY							
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
TITLE UPDATED	MJS	4/02/2024	DRAWN	R.REBELLO	03/10/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A	
						SHEET 4 OF 4	

Number 32

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-138
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

LOTS 1 THROUGH 11, BLOCK 3, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1104, PAGE 2892 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 632.13 FEET TO THE NORTHWEST CORNER OF LOT 11, BLOCK 3, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE POINT OF BEGINNING, SAID POINT BEING ON EASTERLY RIGHT OF WAY LINE OF LANIER STREET, A 60 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89°24'55" EAST, A DISTANCE OF 228.55 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID PLAT, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF POUND STREET, A 60 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 26°16'12" EAST, A DISTANCE OF 193.82 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 3 OF SAID PLAT, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GRANT STREET, A 60.0 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 63°48'46" WEST, A DISTANCE OF 206.13 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 3 OF SAID PLAT, SAID POINT BEING ON AFORESAID EASTERLY RIGHT OF WAY LINE OF LANIER STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 26°14'16" WEST, A DISTANCE OF 292.58 FEET TO THE POINT OF BEGINNING.

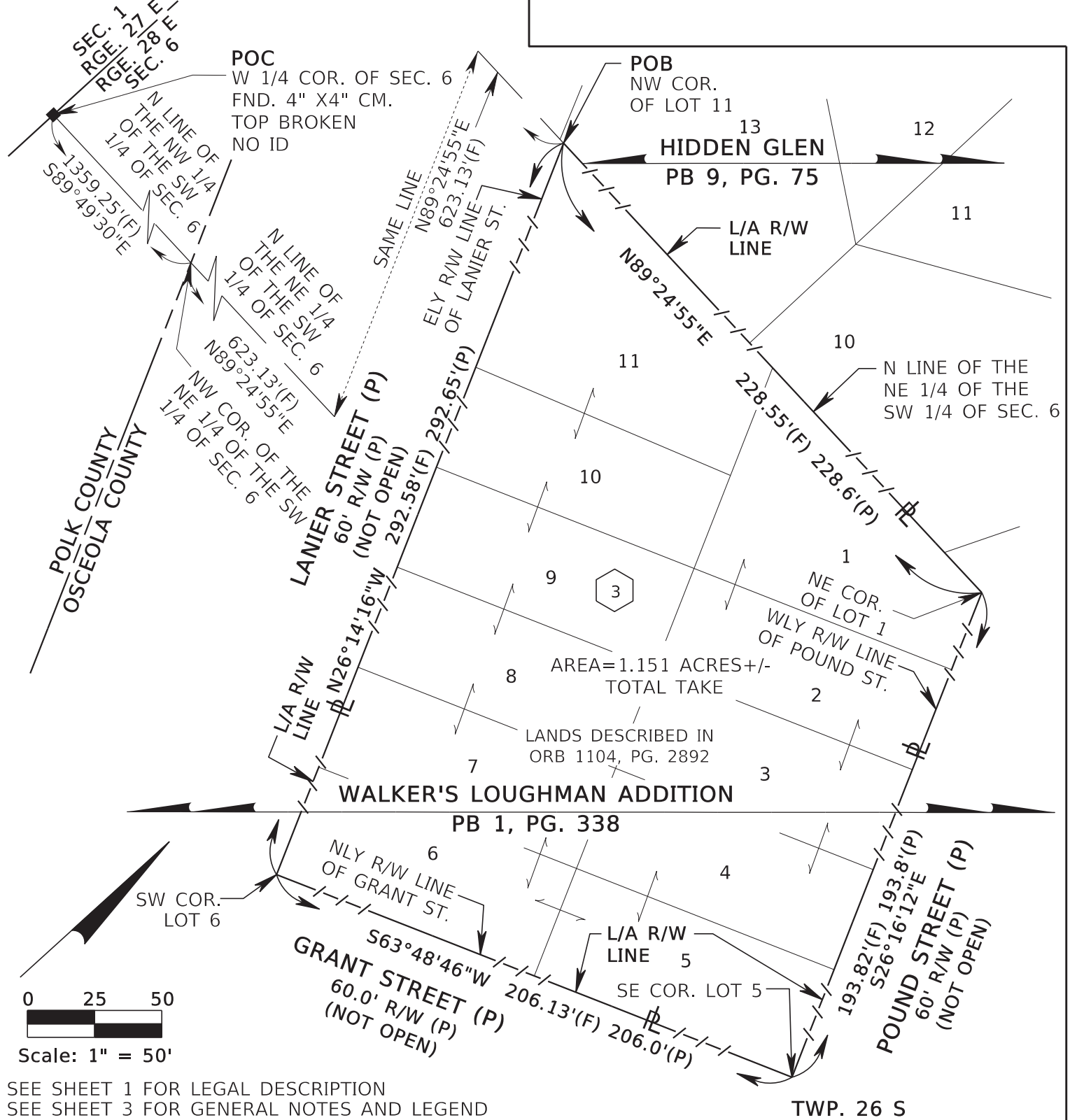
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1.151 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/06/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-138



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 3
DRAWN	J. J PIERRE	03/06/2023		
CHECKED	M. SHATTO	03/20/2023		
REVISION	BY	DATE		SECTION N/A SHEET 2 OF 3

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-138 DATED 10/27/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

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

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.

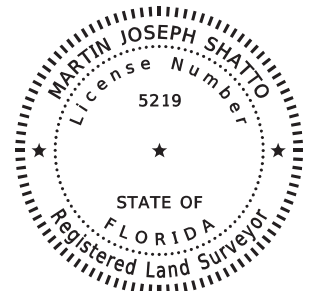
Martin J Shatto

Digitally signed by Martin J Shatto
Date: 2024.04.02 13:34:17 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
TITLE UPDATED	MJS	4/02/2024	DRAWN	J. J PIERRE	03/06/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	
SECTION N/A						SHEET 3 OF 3

Number 35

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-139
PURPOSE: LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

LOTS 1 THROUGH 17, BLOCK 2, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 338 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5274, PAGE 1402 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 327.99 FEET TO THE NORTHWEST CORNER OF LOT 17, BLOCK 2, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF RAY STREET, A 60 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 228.58 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF SAID PLAT, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF LANIER STREET, A 60 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 26°14'16" EAST, A DISTANCE OF 321.35 FEET TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 2 OF SAID PLAT, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GRANT STREET, A 60.0 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 63° 48'46" WEST, A DISTANCE OF 206.44 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 2 OF SAID PLAT, SAID POINT BEING ON AFORESAID EASTERLY RIGHT OF WAY LINE OF RAY STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 26°11'04" WEST, A DISTANCE OF 420.12 FEET TO THE POINT OF BEGINNING.

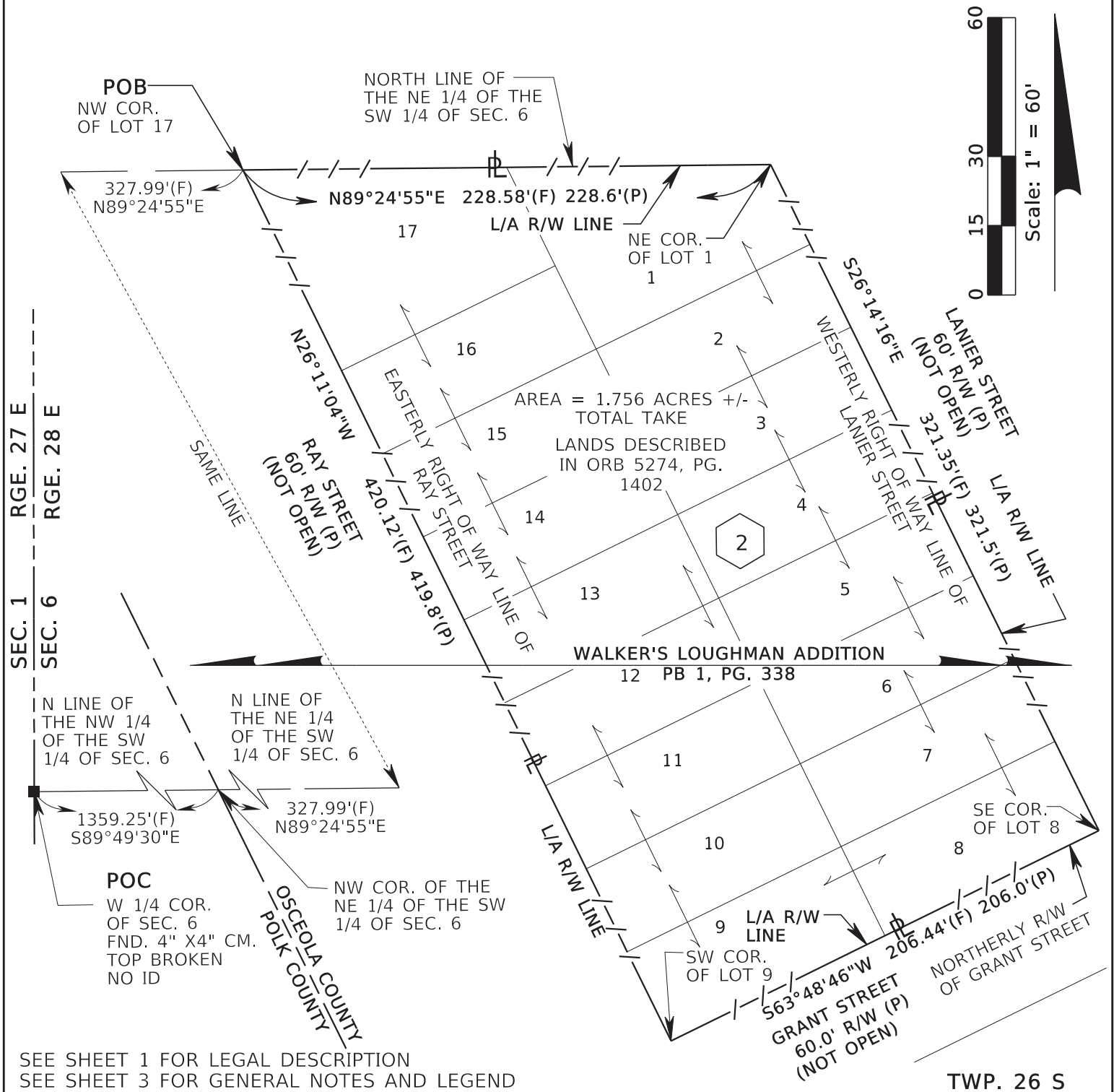
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1.756 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 3
			DRAWN	J. J PIERRE	03/07/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A	SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-139



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY				CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2				POLK/OSCEOLA 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	03/07/2023				
CHECKED		M. SHATTO	03/20/2023				
REVISION	BY	DATE		SECTION N/A		SHEET 2 OF 3	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-139

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-139 DATED 10/27/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

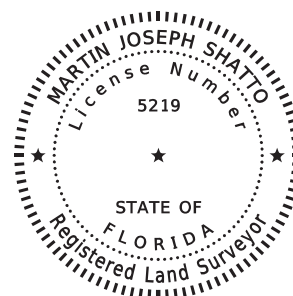
BLK = BLOCK	FT. = FEET	PEF = PROGRESS ENERGY FLORIDA
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT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

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: 2024.04.02 13:35:23 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/26/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
TITLE UPDATED	MJS	4/02/2024	DRAWN	J. J PIERRE	03/07/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	
						SECTION N/A
						SHEET 3 OF 3

Number 34

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-140
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

LOTS 1 THROUGH 23, BLOCK 1, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1192, PAGE 959 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 133.53 FEET TO THE NORTHWEST CORNER OF LOT 23, BLOCK 1, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE POINT OF BEGINNING, SAID POINT BEING ON SOUTHEASTERLY RIGHT OF WAY LINE OF OLD TAMPA HIGHWAY, A 66 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 127.94 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID PLAT, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF RAY STREET, A 60 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 26°11'04" EAST, A DISTANCE OF 448.87 FEET TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 1 OF SAID PLAT, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GRANT STREET, A 60.0 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 63°48'46" WEST, A DISTANCE OF 201.75 FEET TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 1 OF SAID PLAT, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF OSCEOLA POLK ROAD, A 33 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 26°17'27" WEST, A DISTANCE OF 432.29 FEET TO A POINT ON AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF OLD TAMPA HIGHWAY; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 24°18'47" EAST, A DISTANCE OF 112.98 FEET TO THE POINT OF BEGINNING.

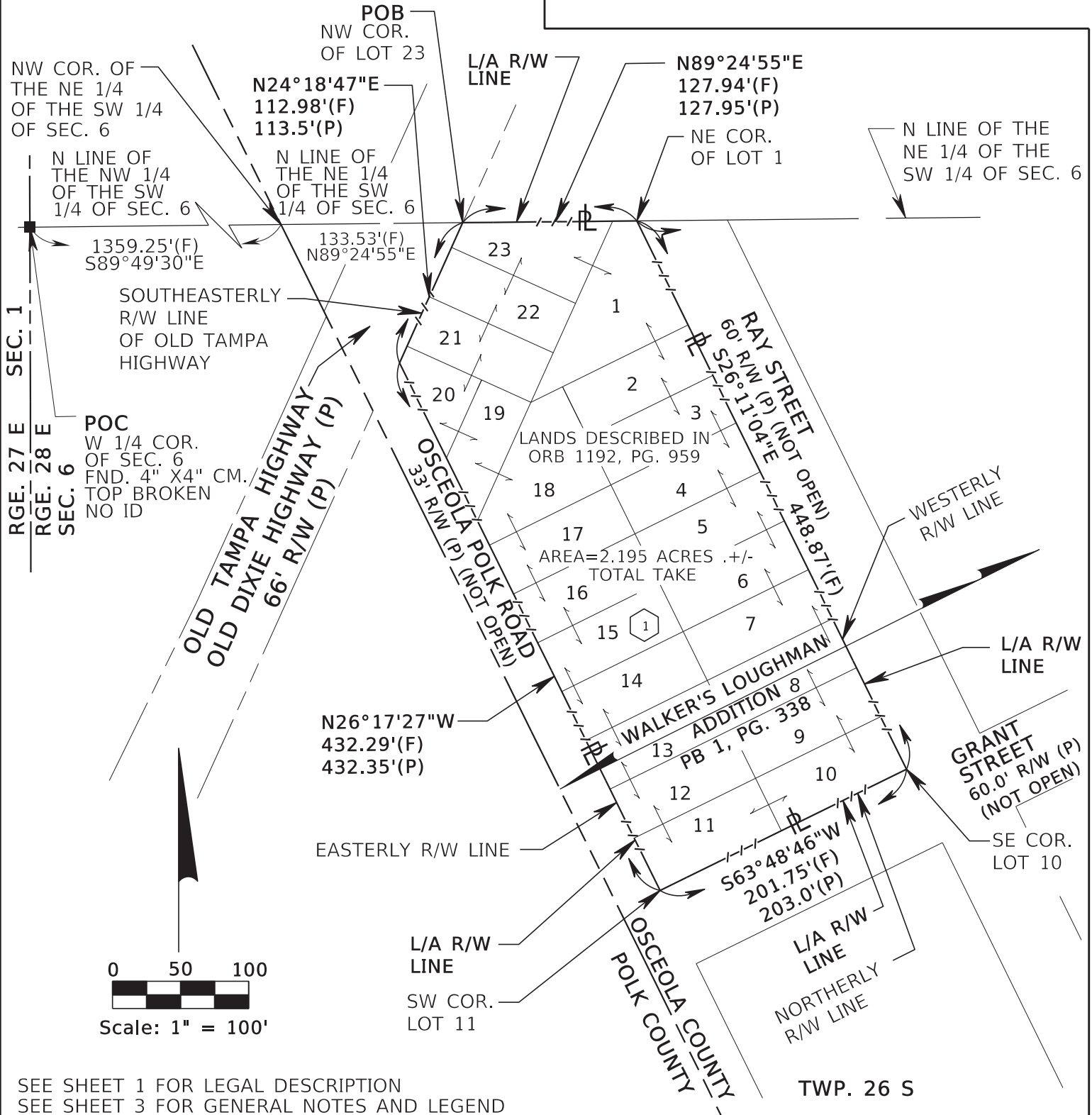
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 2.195 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/07/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A	
						SHEET 1 OF 3	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-140



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 3
			DRAWN	J. J PIERRE	03/07/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-140

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-140 DATED 10/30/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

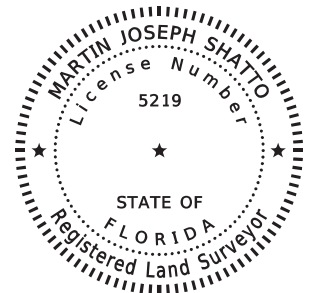
LEGEND

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

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: 2024.04.02 16:41:40 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/02/2024	DRAWN	J. J PIERRE	03/07/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	
					SECTION N/A	SHEET 3 OF 3

Number 35

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-141
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 14, HIDDEN GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2485, PAGE 1415, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

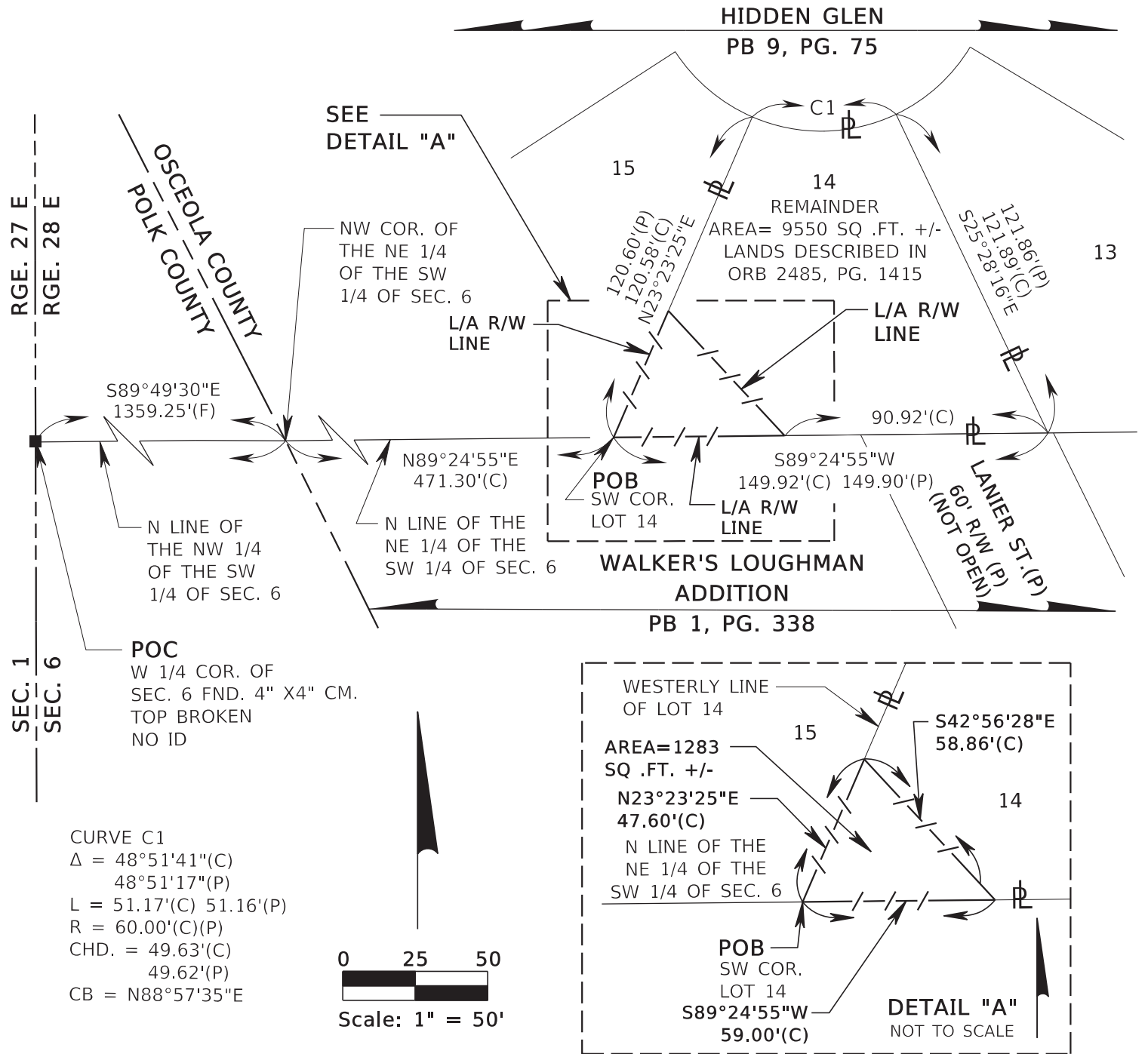
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 471.30 FEET TO THE SOUTHWEST CORNER OF LOT 14, HIDDEN GLEN, AS RECORDED IN PLAT BOOK 9, PAGE 75, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID LOT 14 NORTH 23°23'25" EAST, A DISTANCE OF 47.60 FEET; THENCE SOUTH 42°56'28" EAST, A DISTANCE OF 58.86 FEET TO A POINT ON AFORESAID NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6; THENCE ALONG SAID NORTH LINE NORTH 89°24'55" WEST, A DISTANCE OF 59.00 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 1283 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A
						SHEET 1 OF 3



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

TWP. 26 S

CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 3
REVISION	BY	DATE	CHECKED M. SHATTO 03/23/2023
			SECTION N/A
			SHEET 2 OF 3

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-141 DATED 10/30/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

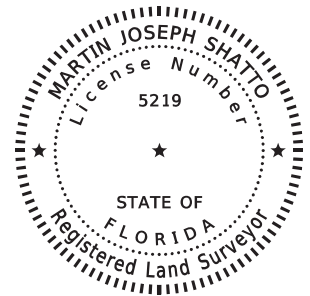
LEGEND

CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
CL =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH OF CURVE	P.O.T. =	POINT ON TANGENT
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB =	LICENSED BUSINESS	PT =	POINT OF TANGENCY
CO. =	COUNTY	L/A =	LIMITED ACCESS	PROJ. =	PROJECT
COR. =	CORNER	MON. =	MONUMENTATION/MONUMENT	R =	RADIUS
CM =	CONCRETE MONUMENT	NO. =	NUMBER	RR =	RAILROAD
CR =	COUNTY ROAD	N/A =	NOT APPLICABLE	RGE. =	RANGE
CSX =	CHESSIE SEABOARD CONSOLIDATED	NL =	NAIL	REF. =	REFERENCE
D =	DEGREE	N&D =	NAIL & DISK	R/W =	RIGHT OF WAY
(D) =	DEED DATA	NT =	NON-TANGENT	SEC. =	SECTION
DB =	DEED BOOK	NTS =	NOT TO SCALE	SQ. FT. =	SQUARE FEET
DR. =	DRIVE	OR =	OFFICIAL RECORD	SR =	STATE ROAD
ESMT. =	EASEMENT	ORB =	OFFICIAL RECORD BOOK	T =	TANGENT
Δ =	DELTA (CENTRAL ANGLE)	PG. =	PAGE	TB =	TANGENT BEARING
FND. =	FOUND	PLS =	PROFESSIONAL LAND SURVEYOR	TC =	TANGENT TO CURVE
(F) =	FIELD DATA	PL =	PROPERTY LINE	TWP. =	TOWNSHIP
F.P. =	FINANCIAL PROJECT	(P) =	PLAT DATA	UE =	UTILITY EASEMENT
FDOT =	FLORIDA DEPARTMENT OF TRANSPORTATION	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: 2024.04.02 16:42:53 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/02/2024	DRAWN	J. J PIERRE	03/21/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 3 OF 3

Number 36

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-142
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 15, HIDDEN GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6125, PAGE 1731 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 283.75 FEET TO THE SOUTHWEST CORNER OF LOT 15, HIDDEN GLEN, AS RECORDED IN PLAT BOOK 9, PAGE 75, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 15 NORTH 57°06'29" EAST, A DISTANCE OF 185.03 FEET; THENCE SOUTH 42°56'28" EAST, A DISTANCE OF 74.97 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 15; THENCE ALONG SAID EASTERLY LINE SOUTH 23°23'25" WEST, A DISTANCE OF 47.60 FEET TO A POINT ON AFORESAID NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6; THENCE ALONG SAID NORTH LINE SOUTH 89°24'55" WEST, A DISTANCE OF 187.56 FEET TO THE POINT OF BEGINNING.

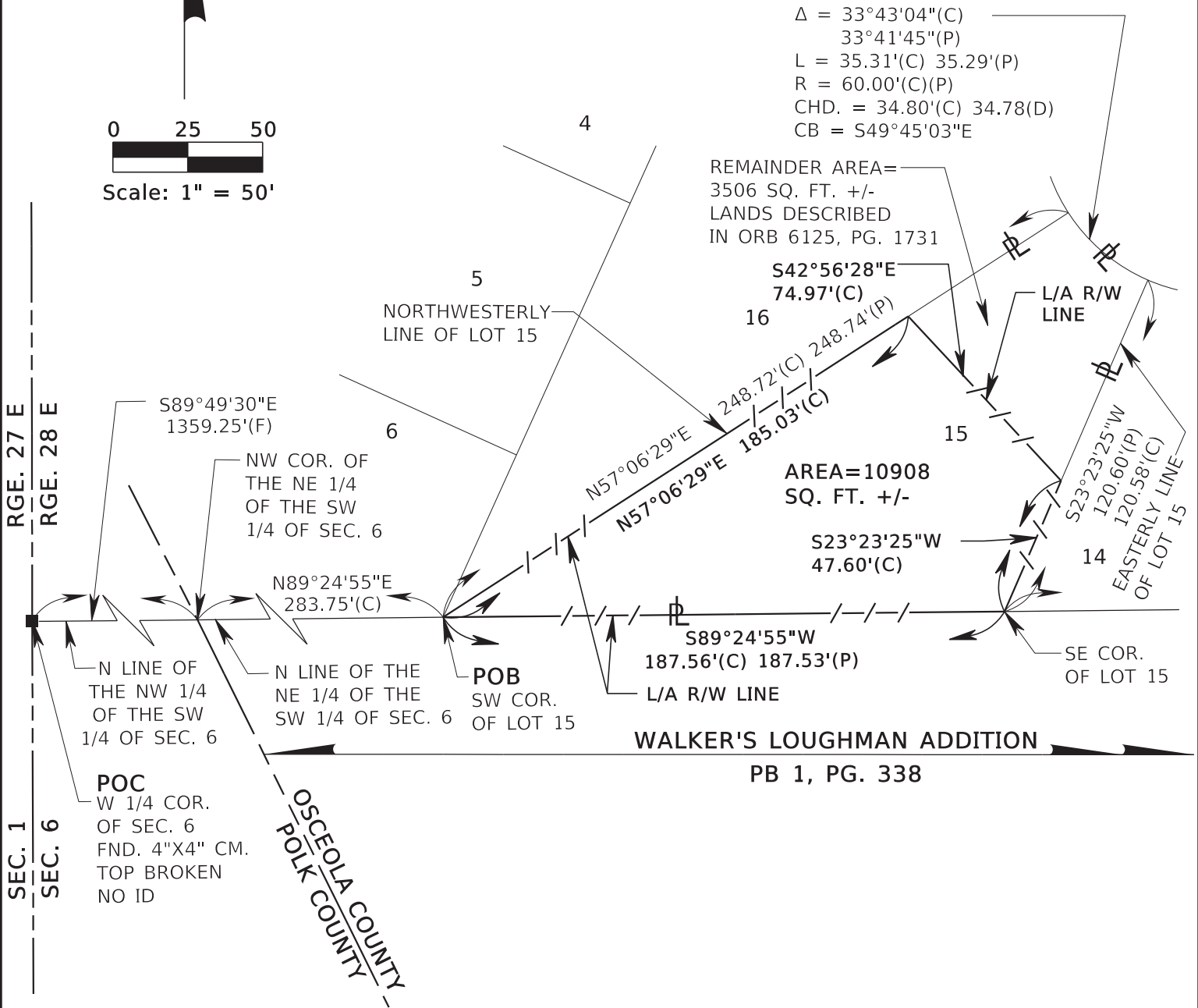
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 10908 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
UPDATE ORB & PG.	MJS	4/02/2024	DRAWN	J. J PIERRE	03/14/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A		
						SHEET 1 OF 3		

HIDDEN GLEN
PB 9, PG. 75



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

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE ORB & PG.	MJS	4/02/2024	DRAWN	J. J PIERRE	03/14/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-142

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 NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 TITLE INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-142 DATED 10/30/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

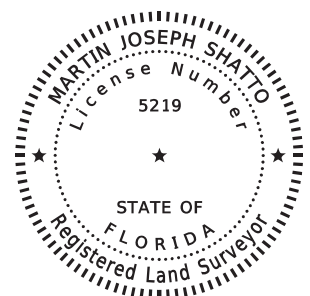
CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
CL =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH OF CURVE	P.O.T. =	POINT ON TANGENT
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB =	LICENSED BUSINESS	PT =	POINT OF TANGENCY
CO. =	COUNTY	L/A =	LIMITED ACCESS	PROJ. =	PROJECT
COR. =	CORNER	MON. =	MONUMENTATION/MONUMENT	R =	RADIUS
CM =	CONCRETE MONUMENT	NO. =	NUMBER	RR =	RAILROAD
CR =	COUNTY ROAD	N/A =	NOT APPLICABLE	RGE. =	RANGE
CSX =	CHESSIE SEABOARD CONSOLIDATED	NL =	NAIL	REF. =	REFERENCE
D =	DEGREE	N&D =	NAIL & DISK	R/W =	RIGHT OF WAY
(D) =	DEED DATA	NT =	NON-TANGENT	SEC. =	SECTION
DB =	DEED BOOK	NTS =	NOT TO SCALE	SQ .FT. =	SQUARE FEET
DR. =	DRIVE	OR =	OFFICIAL RECORD	SR =	STATE ROAD
ESMT. =	EASEMENT	ORB =	OFFICIAL RECORD BOOK	T =	TANGENT
Δ =	DELTA (CENTRAL ANGLE)	PG. =	PAGE	TB =	TANGENT BEARING
FND. =	FOUND	PLS =	PROFESSIONAL LAND SURVEYOR	TC =	TANGENT TO CURVE
(F) =	FIELD DATA	PL =	PROPERTY LINE	TWP. =	TOWNSHIP
F.P. =	FINANCIAL PROJECT	(P) =	PLAT DATA	UE =	UTILITY EASEMENT
FDOT =	FLORIDA DEPARTMENT OF TRANSPORTATION	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: 2024.04.02 16:44:03 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/02/2024	DRAWN	J. J PIERRE	03/14/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 3 OF 3

Number 37

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-143
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 16, HIDDEN GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2008 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; SAID POINT BEING ON THE POLK/ OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, OSCEOLA COUNTY, FLORIDA NORTH 89°24'55" EAST, A DISTANCE OF 283.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16 AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID LOT 16 NORTH 24°18'47" EAST, A DISTANCE OF 187.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE ALONG THE NORTH LINE OF SAID LOT 16 SOUTH 89°07'35" EAST, A DISTANCE OF 13.47 FEET; THENCE SOUTH 42°56'28" EAST, A DISTANCE OF 95.27 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 16; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 57°06'29" WEST, A DISTANCE OF 185.03 FEET TO THE POINT OF BEGINNING.

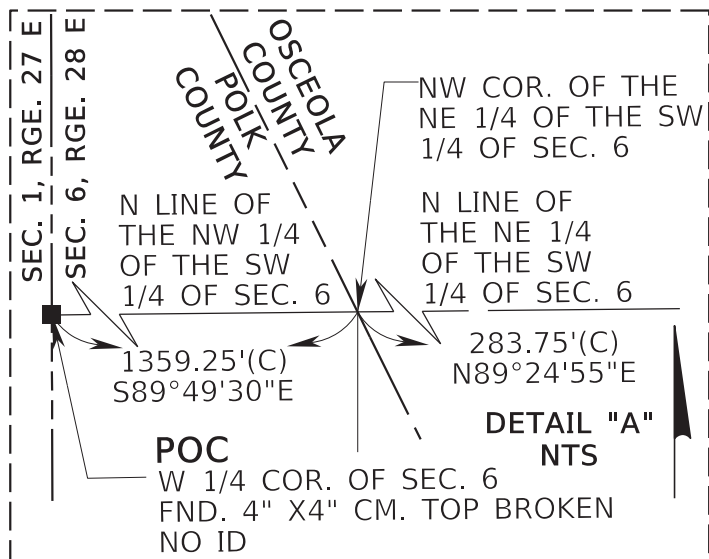
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 9835 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R.REBELLO	03/17/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/17/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-143

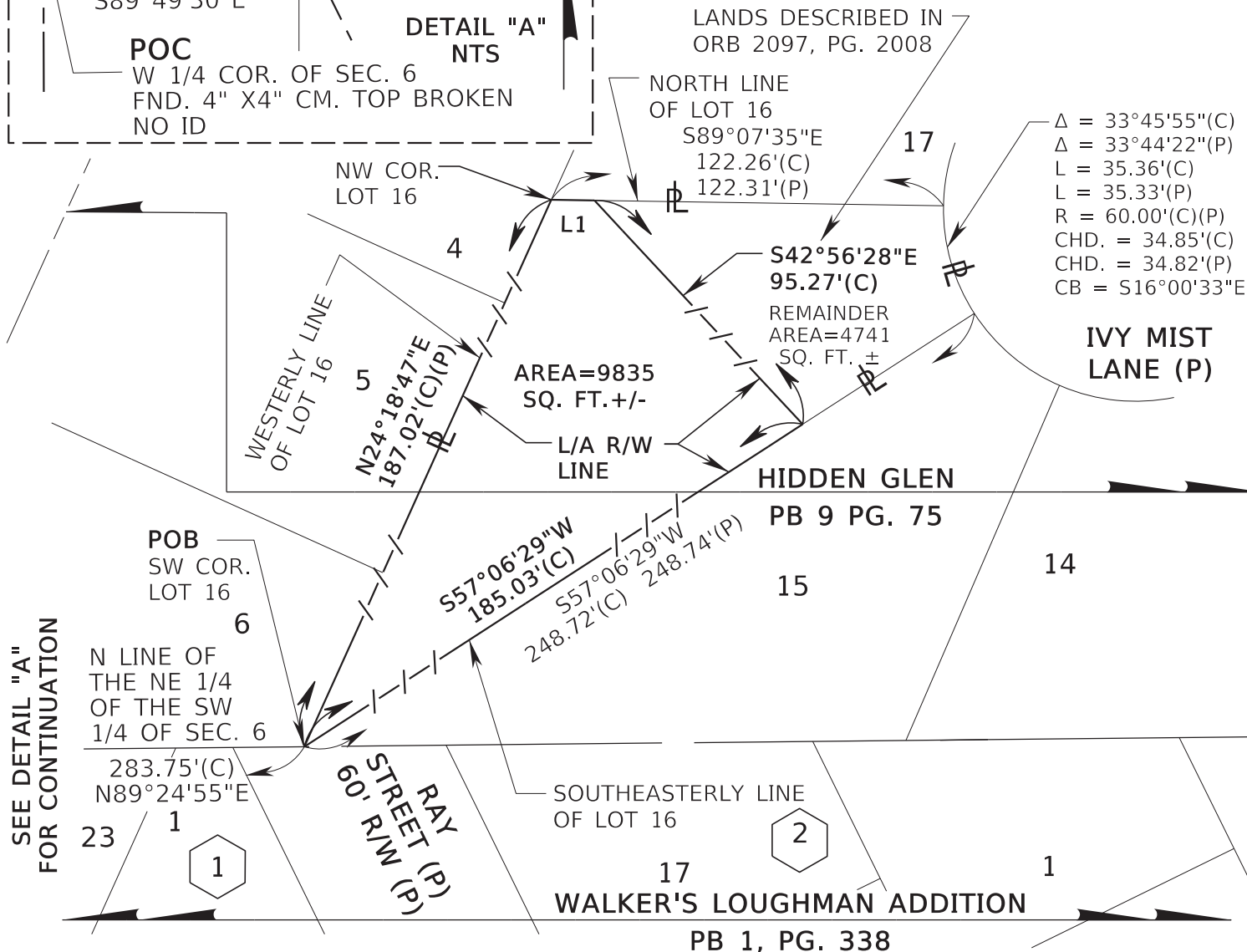


Scale: 1" = 50'

LINE DATA

No.	BEARING	DISTANCE
L1	S89°07'35"E	13.47'(C)

LANDS DESCRIBED IN
ORB 2097, PG. 2008



SEE DETAIL "A"
FOR CONTINUATION

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

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/17/2023	
CHECKED	M. SHATTO	03/17/2023	

REVISION

BY

DATE

SECTION N/A

SHEET 2 OF 3

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 SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-143 DATED 10/30/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

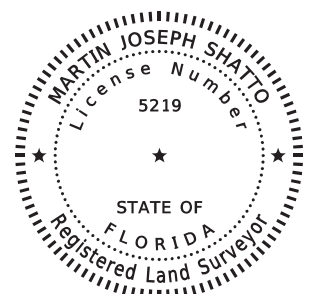
LEGEND

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

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: 2024.04.02 16:45:04 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/02/2024	DRAWN	R.REBELLO	03/17/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/17/2023	
					SECTION N/A	SHEET 3 OF 3

Number 38

PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LOT 6, HIDDEN GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4817, PAGE 2899 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 133.53 FEET TO THE SOUTHWEST CORNER OF LOT 6, HIDDEN GLEN, AS RECORDED IN PLAT BOOK 9, PAGE 75, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID LOT 6 NORTH 24°18'47" EAST, A DISTANCE OF 122.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 6 SOUTH 65°40'50" EAST, A DISTANCE OF 136.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE EASTERLY LINE OF SAID LOT 6 SOUTH 24°18'47" WEST, A DISTANCE OF 59.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG AFORESAID NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6 SOUTH 89°24'55" WEST, A DISTANCE OF 150.22 FEET TO THE POINT OF BEGINNING.

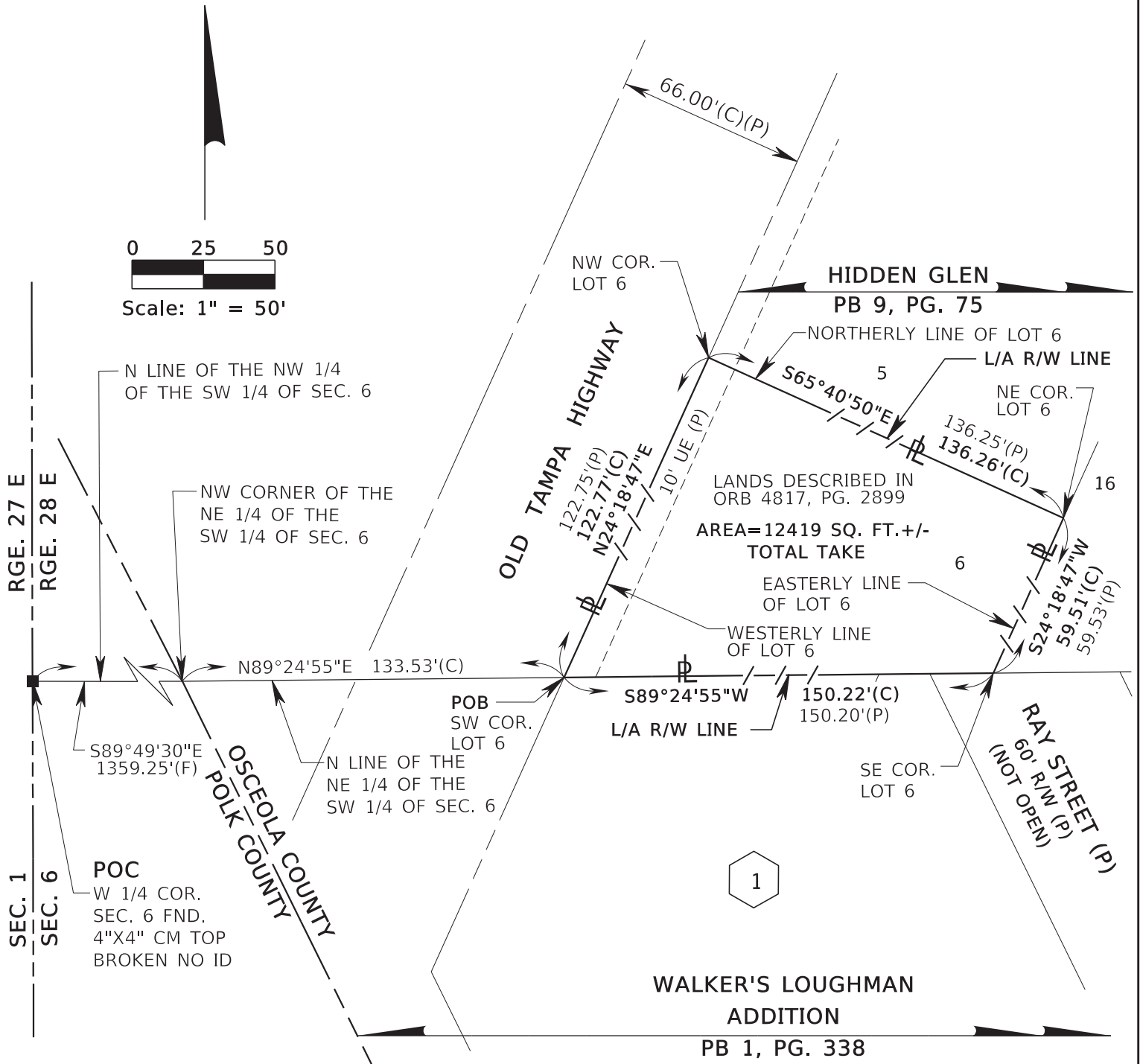
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 12419 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 3
			DRAWN	R. REBELLO	03/14/2023	SECTION N/A	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023		
						SHEET 1 OF 3	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-144



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

TWP. 26 S, RGE. 28 E

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/14/2023		
CHECKED	M. SHATTO	03/23/2023		

SECTION N/A

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-144

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 NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NO. 30361-144 DATED 10/30/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

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

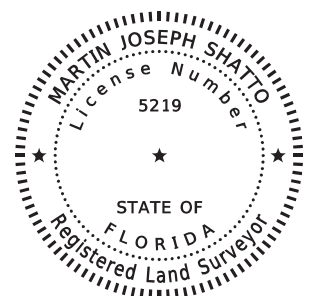
Martin J Shatto

Digitally signed by Martin J Shatto
Date: 2024.04.02 16:46:08 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/02/2024	DRAWN	R. REBELLO	03/14/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A	SHEET 3 OF 3

Number 39

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-145
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

LOT 5, HIDDEN GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5239, PAGE 1361 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 133.53 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD TAMPA HIGHWAY, A 66.00 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID HIDDEN GLEN; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 24°18'47" EAST, A DISTANCE OF 122.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 24°18'47" EAST, A DISTANCE OF 92.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5 SOUTH 65°40'13" EAST, A DISTANCE OF 136.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE EASTERLY LINE OF SAID LOT 5 SOUTH 24°18'47" WEST, A DISTANCE OF 92.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 5 NORTH 65°40'50" WEST, A DISTANCE OF 136.26 FEET TO THE POINT OF BEGINNING.

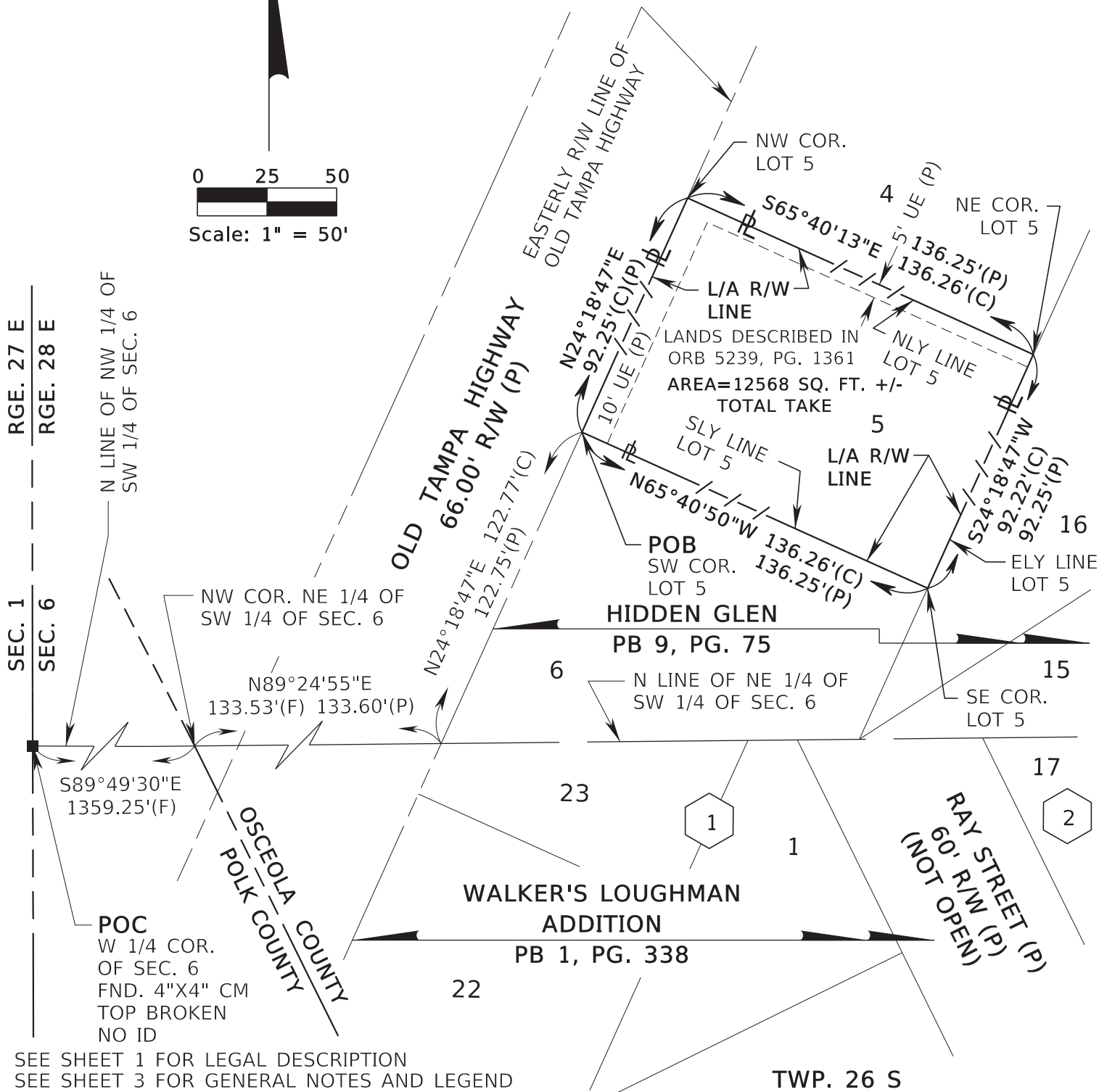
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 12568 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R.REBELLO	03/13/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-145



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/13/2023		
CHECKED	M. SHATTO	03/20/2023		
REVISION	BY	DATE	SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-145

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-145 DATED 10/30/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

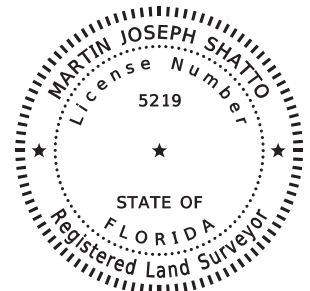
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PEF = PROGRESS ENERGY FLORIDA
CB = CHORD BEARING	IP = IRON PIPE	PC = POINT OF CURVATURE
CL = CENTERLINE	IR = IRON ROD OR REBAR	PI = POINT OF INTERSECTION
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POB = POINT OF BEGINNING
CCR = CERTIFIED CORNER RECORD	L = LENGTH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

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: 2024.04.02 16:47:15 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/02/2024	DRAWN	R.REBELLO	03/13/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	
						SECTION N/A
						SHEET 3 OF 3

Number 40

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-146
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 4, HIDDEN GLEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 75, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4979, PAGE 1478 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH BROKEN TOP AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SAID POINT BEING ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 133.53 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD TAMPA HIGHWAY A 66.00 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID HIDDEN GLEN; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 24°18'47" EAST, A DISTANCE OF 215.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 24°18'47" EAST, A DISTANCE OF 92.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4 SOUTH 65°39'37" EAST, A DISTANCE OF 25.46 FEET; THENCE SOUTH 42°56'28" EAST, A DISTANCE OF 120.14 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 4; THENCE ALONG SAID EASTERLY LINE SOUTH 24°18'47" WEST, A DISTANCE OF 45.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4 NORTH 65°40'13" WEST, A DISTANCE OF 136.26 FEET TO THE POINT OF BEGINNING.

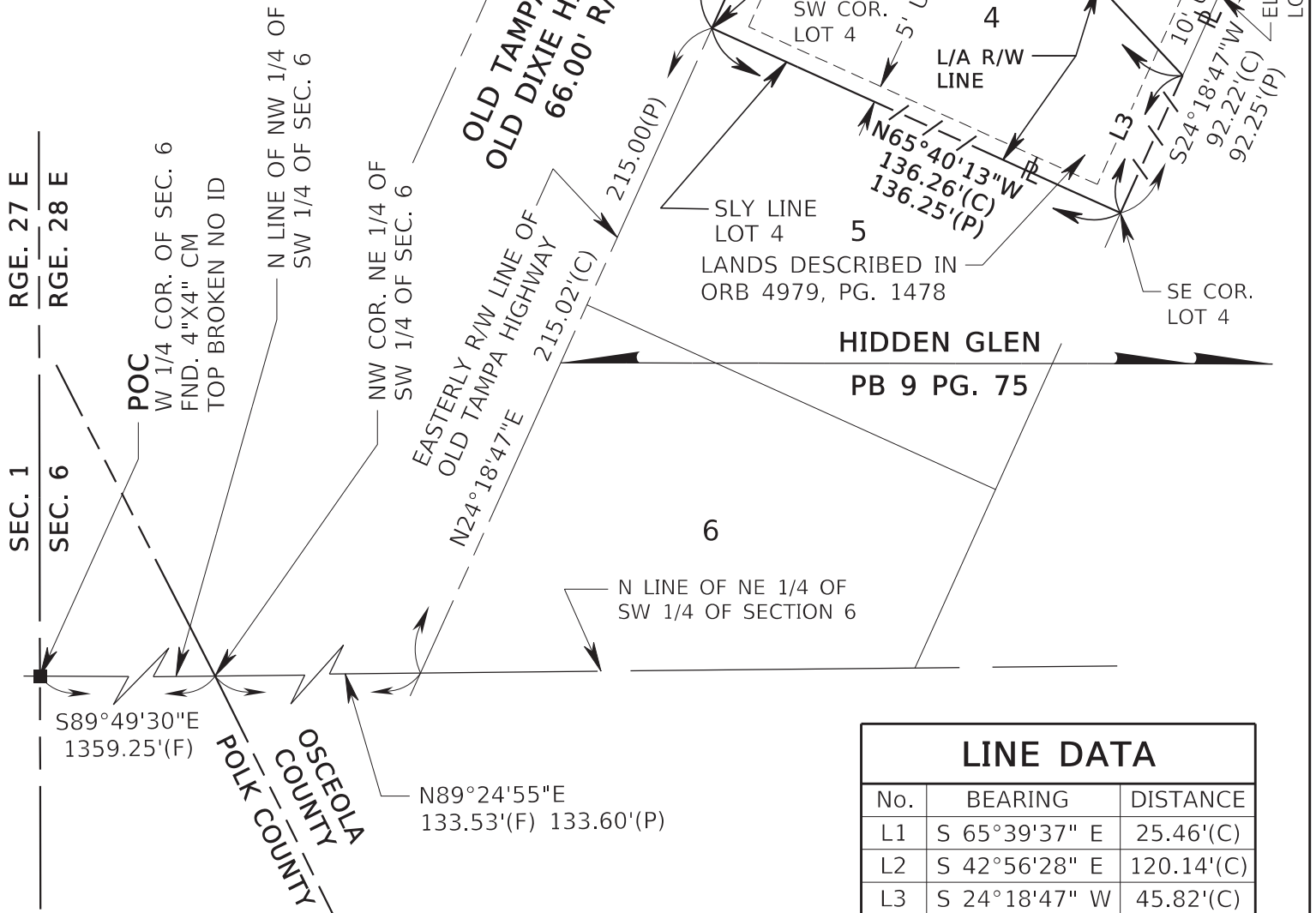
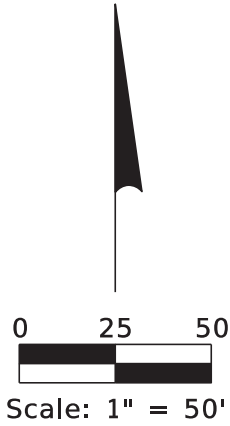
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 9997 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/13/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	F.P. NO. N/A	SECTION N/A SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-146



LINE DATA		
No.	BEARING	DISTANCE
L1	S 65°39'37" E	25.46'(C)
L2	S 42°56'28" E	120.14'(C)
L3	S 24°18'47" W	45.82'(C)

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

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/13/2023		
CHECKED	M. SHATTO	03/20/2023		
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-146

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-146 DATED 10/30/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

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

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.

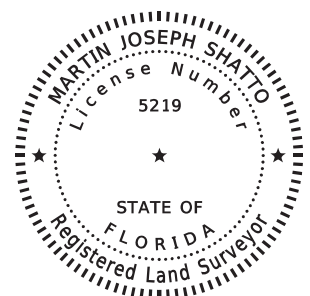
Martin J Shatto

Digitally signed by Martin J Shatto
Date: 2024.04.02 16:48:15 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/02/2024	DRAWN	R.REBELLO	03/13/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	
					SECTION N/A	SHEET 3 OF 3

Number 41

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-149
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

LOTS 1 THROUGH 4, BLOCK 4, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1192, PAGE 953 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 918.26 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 4, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89°24'55" EAST, A DISTANCE OF 251.28 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 4 OF SAID PLAT; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, BLOCK 4 SOUTH 33°22'07" WEST, A DISTANCE OF 111.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 4, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GRANT STREET, A 60.0 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 63°48'46" WEST, A DISTANCE OF 130.29 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 4 OF SAID PLAT, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF POUND STREET, A 60 FEET WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 26°16'12" WEST, A DISTANCE OF 165.05 FEET TO THE POINT OF BEGINNING.

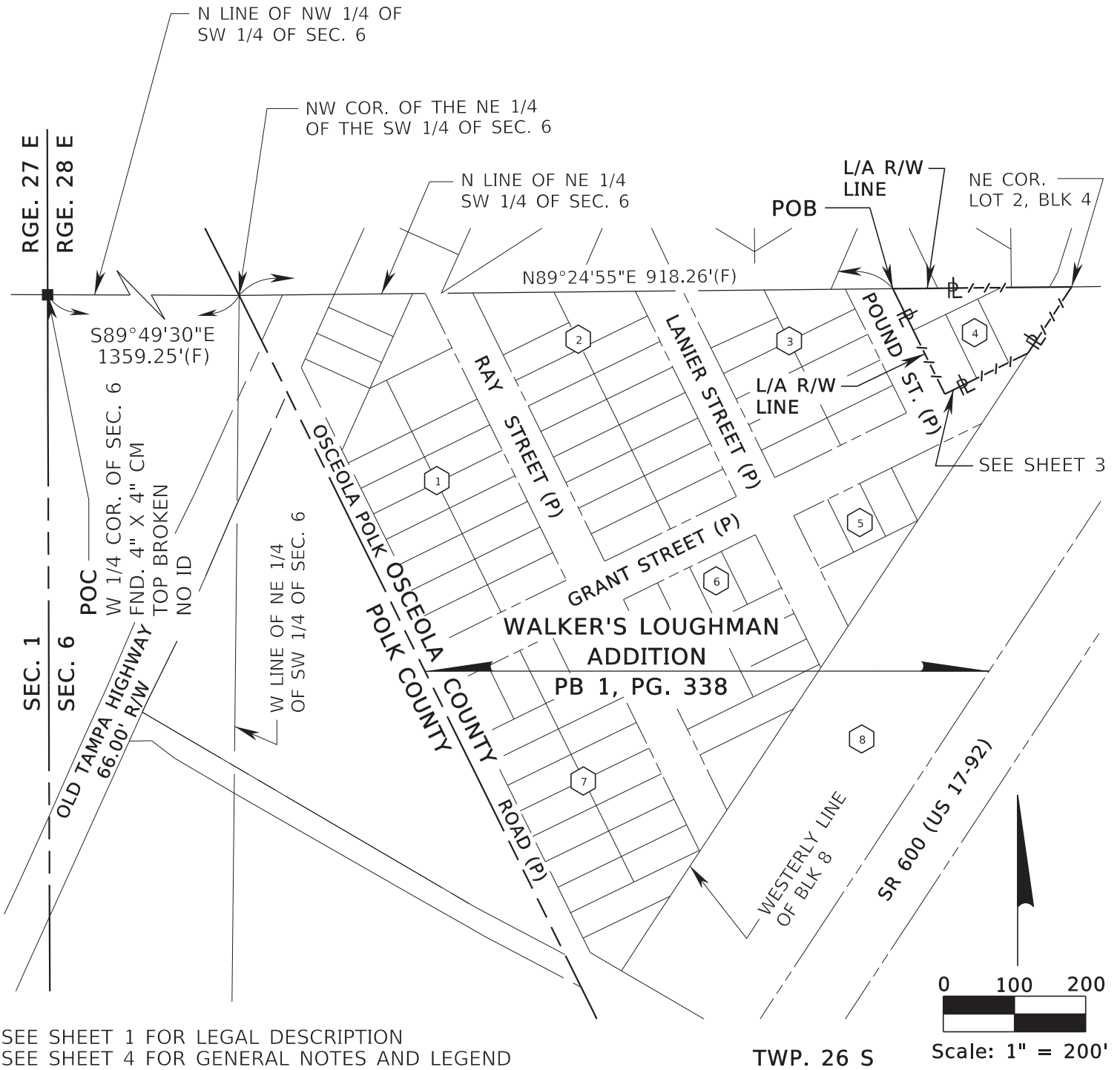
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 0.513 ACRES, MORE OR LESS.

SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/11/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A
						SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-149

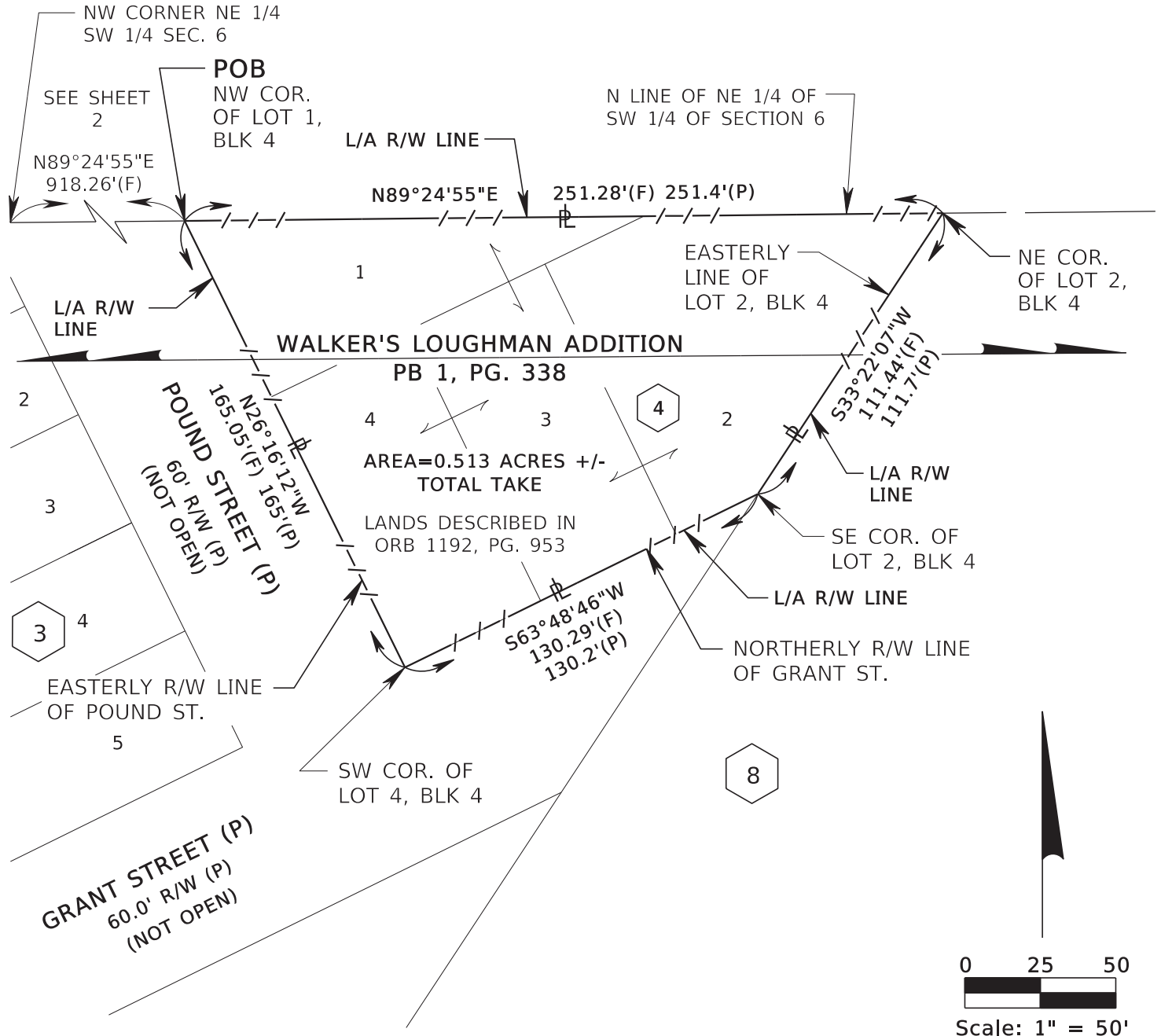


CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	03/11/2023		
CHECKED	M. SHATTO	03/20/2023		
			SECTION N/A	SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-149



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

TWP. 26 S, RGE. 28 E

		CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
		SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
		STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/11/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A
						SHEET 3 OF 4

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-149 DATED 10/30/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

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

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.

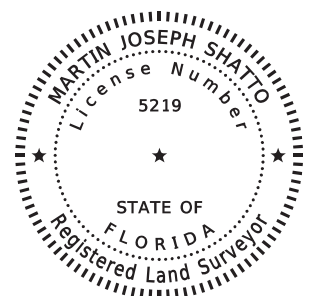
Martin J Shatto

Digitally signed by Martin J Shatto
Date: 2024.04.02 16:49:24 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/02/2024	DRAWN	J. J PIERRE	03/11/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/20/2023	SECTION N/A	SHEET 4 OF 4

Number 42

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-150
PURPOSE: LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

LOT 24, BLOCK 1, WALKER'S LOUGHMAN ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 84, PAGE 229, AND IN OFFICIAL RECORDS BOOK 516, PAGE 345 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE POLK/OSCEOLA COUNTY LINE AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 60.76 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD TAMPA HIGHWAY, A 66 FEET WIDE RIGHT OF WAY AS SHOWN ON WALKER'S LOUGHMAN ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 338, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 24°18'47" WEST, A DISTANCE OF 70.85 FEET TO A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG SAID COUNTY LINE NORTH 26°17'27" WEST A DISTANCE OF 71.32 FEET TO THE POINT OF BEGINNING.

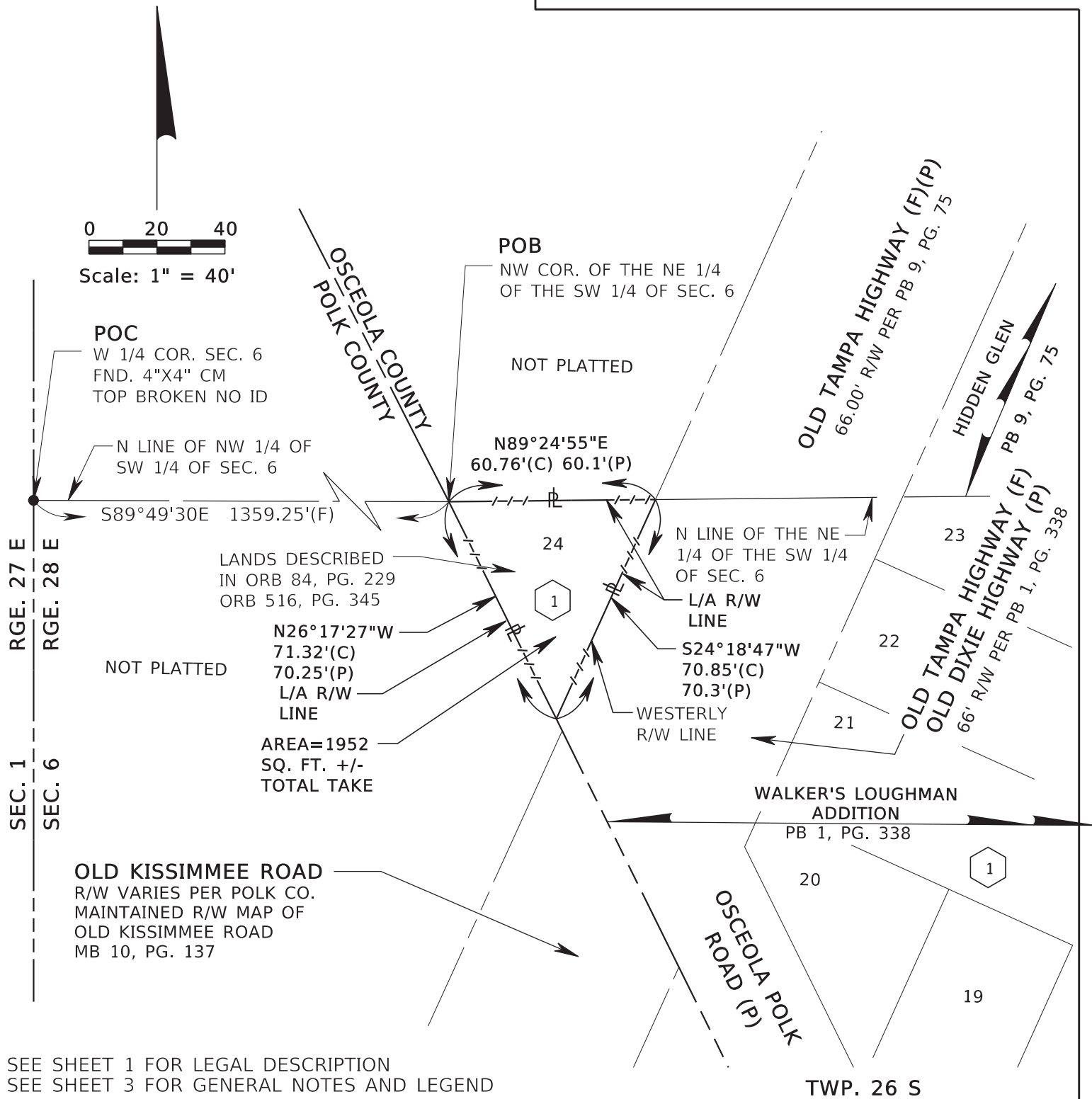
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1952 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/15/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-150



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/15/2023		
CHECKED	M. SHATTO	03/23/2023		
REVISION	BY	DATE	SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-150

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NO. 30361-150 DATED 11/04/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

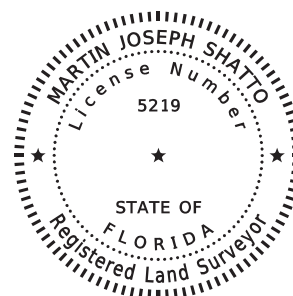
LEGEND

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

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: 2024.04.02 16:50:26 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/02/2024	DRAWN	J. J PIERRE	03/15/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	
					SECTION N/A	SHEET 3 OF 3

Number 43

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-151
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3609, PAGE 731 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

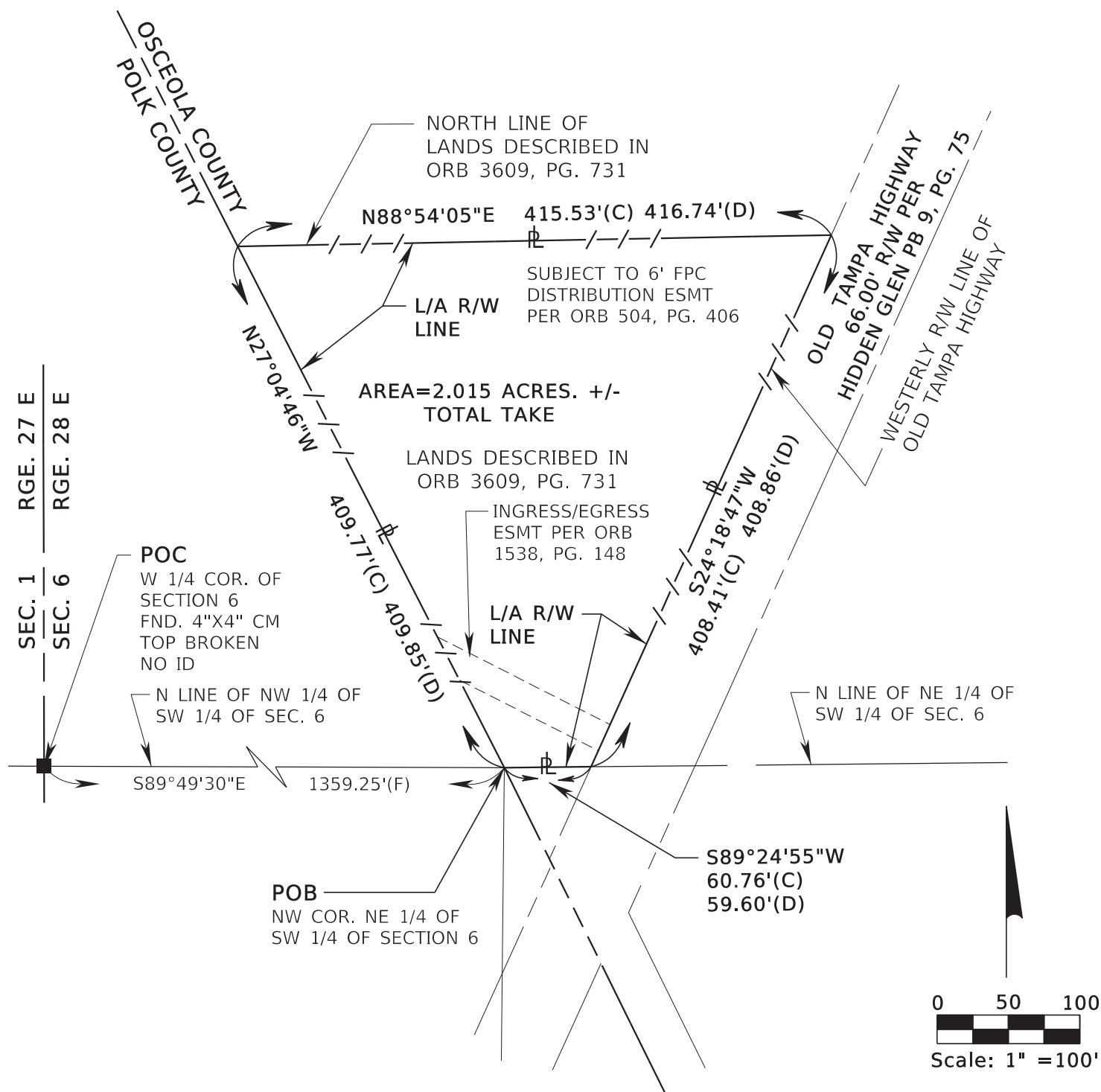
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH BROKEN TOP AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE AND THE POINT OF BEGINNING; THENCE ALONG SAID OSCEOLA/POLK COUNTY LINE NORTH 27°04'46" WEST, A DISTANCE OF 409.77 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3609, PAGE 731, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE NORTH 88°54'05" EAST, A DISTANCE OF 415.53 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD TAMPA HIGHWAY, A 66.00 FEET WIDE RIGHT OF WAY AS SHOWN ON HIDDEN GLEN, AS RECORDED IN PLAT BOOK 9, PAGE 75 OF SAID PUBLIC RECORDS; THENCE SOUTH 24°18'47" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 408.41 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE SOUTH 89°24'55" WEST, A DISTANCE OF 60.76 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 2.015 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R.REBELLO	03/14/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A
						SHEET 1 OF 3



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

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/14/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-151

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 NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING SOUTH 89°49'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-151 DATED 11/04/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

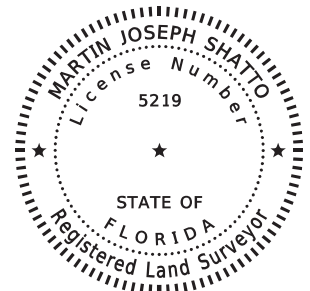
LEGEND

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

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: 2024.04.02 16:51:31 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/02/2024	DRAWN	R.REBELLO	03/14/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	
						SECTION N/A
						SHEET 3 OF 3

Number 44

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-152
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4750, PAGE 2563 AND OFFICIAL RECORDS BOOK 6492, PAGE 1522 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH BROKEN TOP AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID OSCEOLA/POLK COUNTY LINE NORTH 27°04'46" WEST, A DISTANCE OF 409.77 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID POLK/OSCEOLA COUNTY LINE NORTH 27°04'46" WEST, A DISTANCE OF 222.72 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4750, PAGE 2563, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE NORTH 89°13'40" EAST, A DISTANCE OF 287.19 FEET; THENCE SOUTH 43°48'01" EAST, A DISTANCE OF 270.21 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS; THENCE ALONG SAID SOUTH LINE SOUTH 88°54'05" WEST, A DISTANCE OF 372.87 FEET TO THE POINT OF BEGINNING.

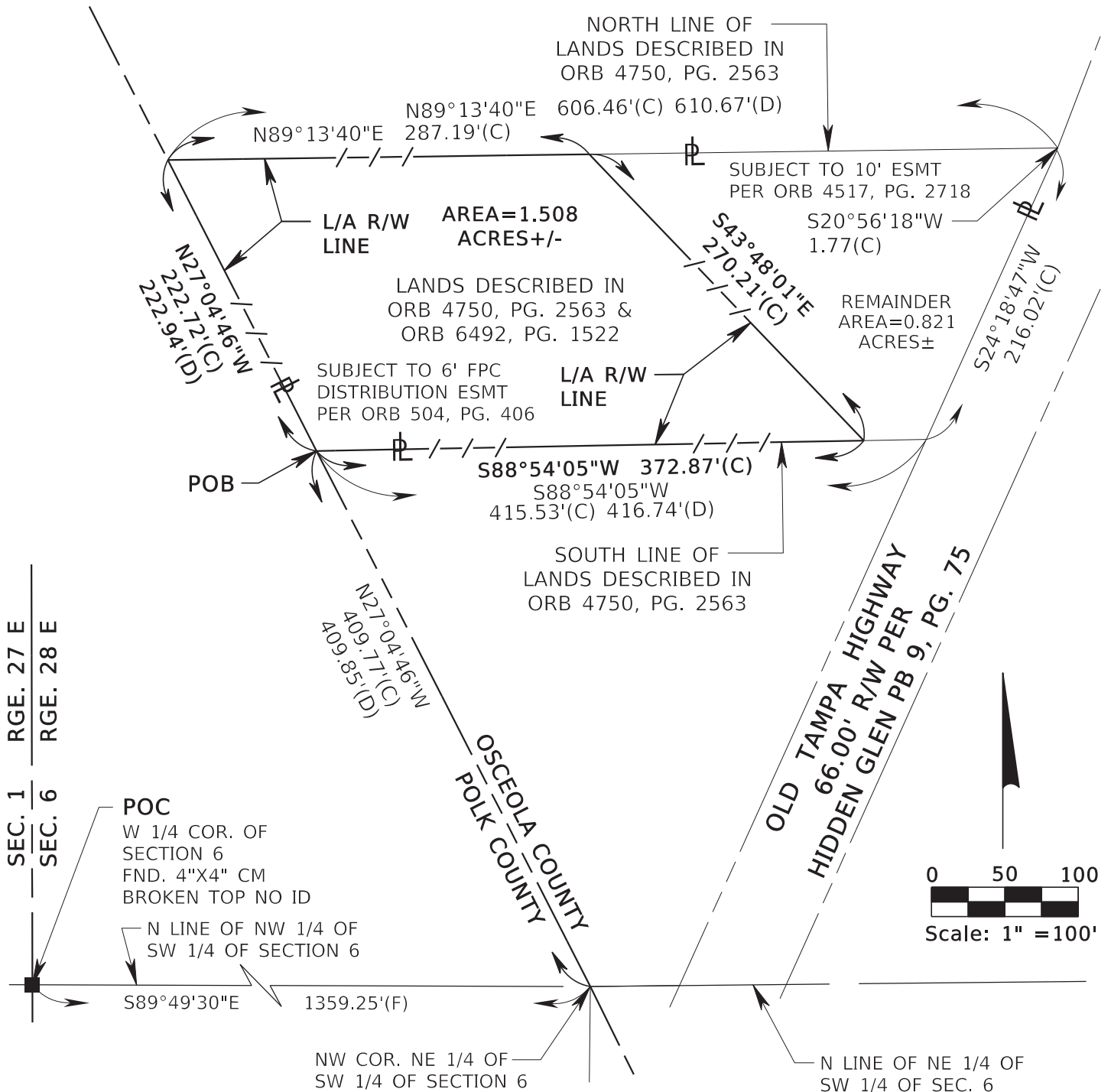
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1.508 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADD NEW ORB	MJS	4/01/2024	DRAWN	R.REBELLO	03/14/2023	SECTION N/A	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-152



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

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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		
ADD NEW ORB	MJS	4/01/2024	DRAWN	R.REBELLO	03/14/2023									
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023									

SECTION N/A

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-152

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 NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING SOUTH 89°49'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-152 DATED 11/04/2020 AT 8:00 A.M., AND UPDATED 3/09/2023 AT 8:00 A.M., AND UPDATED 3/11/2024 AT 8:00 A.M.

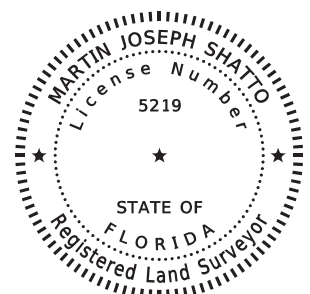
LEGEND

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

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: 2024.04.02 12:10:26 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/02/2024	DRAWN	R.REBELLO	03/14/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	
						SECTION N/A
						SHEET 3 OF 3

Number 45

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-153
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4599, PAGE 1718 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH BROKEN TOP AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID OSCEOLA/POLK COUNTY LINE NORTH 27°04'46" WEST, A DISTANCE OF 632.49 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID OSCEOLA/POLK COUNTY LINE NORTH 27°04'46" WEST, A DISTANCE OF 172.83 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CHESSIE SEABOARD CONSOLIDATED (CSX) RAILROAD, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON TRACK MAP V.3 S43-44 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11409.19 FEET, A CHORD BEARING OF NORTH 45°52'41" EAST, AND A CHORD DISTANCE OF 165.55 FEET; THENCE FROM A TANGENT BEARING OF NORTH 45°27'44" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'53", A DISTANCE OF 165.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5456.00 FEET, A CHORD BEARING OF SOUTH 42°01'39" EAST, AND A CHORD DISTANCE OF 172.56 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 41°07'17" EAST, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°48'44", A DISTANCE OF 172.57 FEET; THENCE SOUTH 43°48'01" EAST, A DISTANCE OF 189.94 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4599, PAGE 1718, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE SOUTH 89°13'40" WEST, A DISTANCE OF 287.19 FEET TO THE POINT OF BEGINNING.

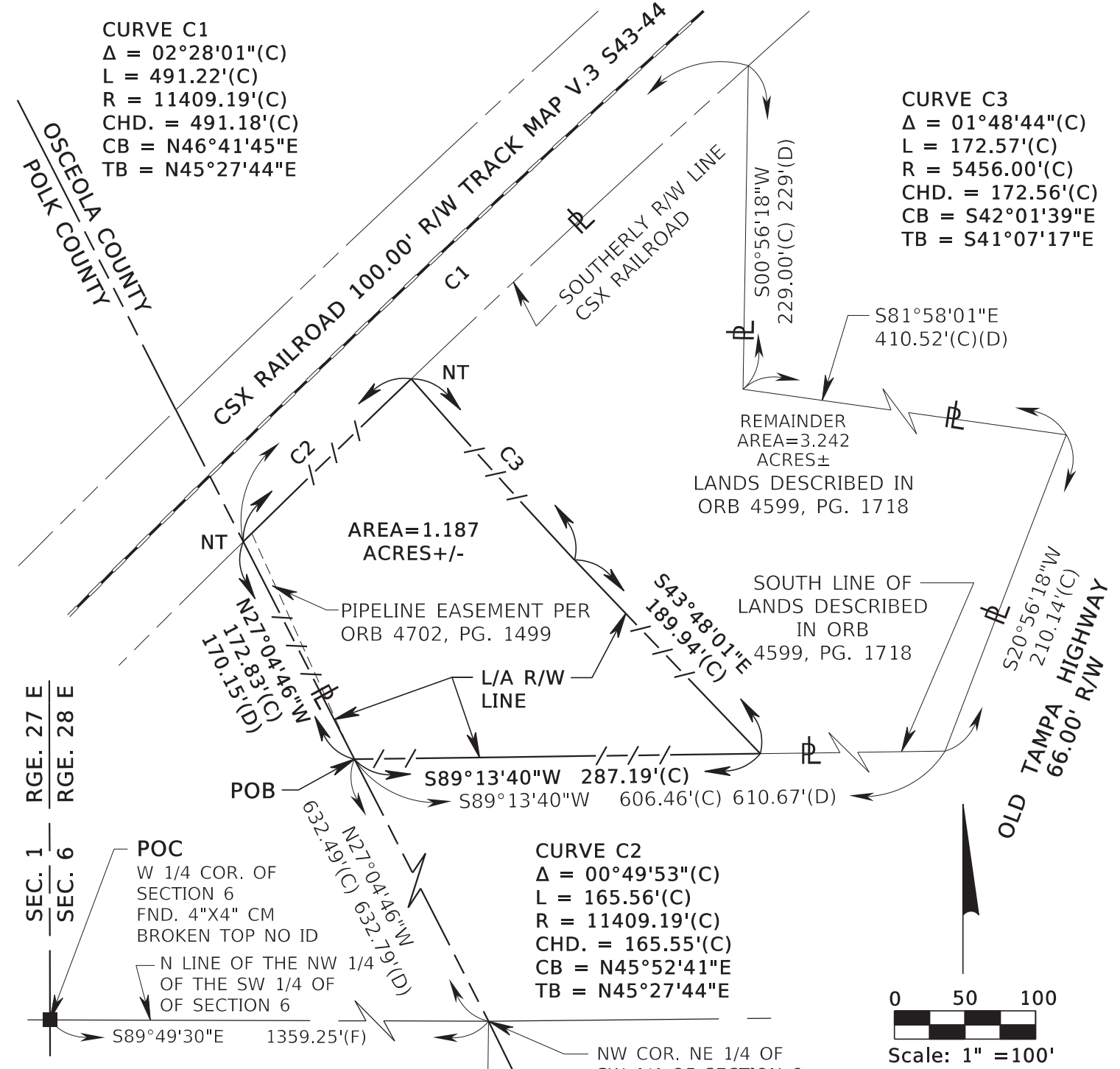
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1.187 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/14/2023		
			CHECKED	M. SHATTO	03/21/2023	SECTION N/A	
REVISION	BY	DATE	SHEET 1 OF 3				

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-153



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

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/14/2023		
CHECKED	M. SHATTO	03/21/2023		
REVISION	BY	DATE	SECTION N/A	SHEET 2 OF 3

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 NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING SOUTH 89°49'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-153 DATED 11/04/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

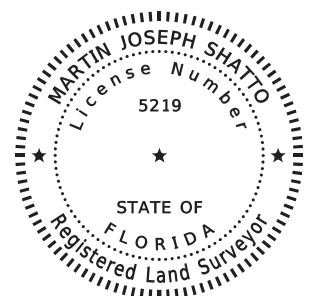
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PEF = PROGRESS ENERGY FLORIDA
CB = CHORD BEARING	IP = IRON PIPE	PC = POINT OF CURVATURE
CL = CENTERLINE	IR = IRON ROD OR REBAR	PI = POINT OF INTERSECTION
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POB = POINT OF BEGINNING
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	POC = POINT OF COMMENCEMENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	P.O.T. = POINT ON TANGENT
CO. = COUNTY	L/A = LIMITED ACCESS	PT = POINT OF TANGENCY
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	PROJ. = PROJECT
COR. = CORNER	NO. = NUMBER	R = RADIUS
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RR = RAILROAD
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	RGE. = RANGE
D = DEGREE	N&D = NAIL & DISK	REF. = REFERENCE
(D) = DEED DATA	NT = NON-TANGENT	R/W = RIGHT OF WAY
DB = DEED BOOK	NTS = NOT TO SCALE	SEC. = SECTION
DR. = DRIVE	OR = OFFICIAL RECORD	SR = STATE ROAD
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	T = TANGENT
FND. = FOUND	PG. = PAGE	TB = TANGENT BEARING
(F) = FIELD	PLS = PROFESSIONAL LAND SURVEYOR	TC = TANGENT TO CURVE
F.P. = FINANCIAL PROJECT	PL = PROPERTY LINE	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	(P) = PLAT DATA	UE = UTILITY EASEMENT
	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: 2024.04.02 16:53:25 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE NOTE 3 ABOVE
UPDATE TITLE	MJS	4/02/2024	DRAWN	R.REBELLO	03/14/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A	SHEET 3 OF 3

Number 46

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-160A
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6307, PAGE 2148 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST; THENCE ALONG THE POLK/OSCEOLA COUNTY LINE AND THE WESTERLY LINE OF POMERANCE PARK UNIT TWO, AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA SOUTH 27°04'46" EAST, A DISTANCE OF 565.46 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID PLAT; THENCE CONTINUE ALONG SAID POLK/OSCEOLA COUNTY LINE SOUTH 27°04'46" EAST, A DISTANCE OF 1118.46 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID POLK/OSCEOLA COUNTY LINE NORTH 67°55'13" EAST, A DISTANCE OF 68.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4102.00 FEET, A CHORD BEARING OF SOUTH 36°45'45" EAST AND A CHORD DISTANCE OF 237.28 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 35°06'18" EAST SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°18'53", A DISTANCE OF 237.31 FEET; THENCE NORTH 67°51'54" EAST, A DISTANCE OF 144.70 FEET; THENCE SOUTH 43°04'49" EAST, A DISTANCE OF 73.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CHESSIE SEABOARD CONSOLIDATED (CSX) RAILROAD, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON TRACK MAP V.3 S43-44 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11509.19 FEET, A CHORD BEARING OF SOUTH 46°19'37" WEST AND A CHORD DISTANCE OF 284.47 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 47°02'06" WEST SOUTHWESTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF CSX RAILROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°24'58", A DISTANCE OF 284.47 FEET TO A POINT ON AFOREMENTIONED POLK/OSCEOLA COUNTY LINE; THENCE ALONG SAID COUNTY LINE NORTH 27°04'46" WEST, A DISTANCE OF 403.96 FEET TO THE POINT OF BEGINNING.

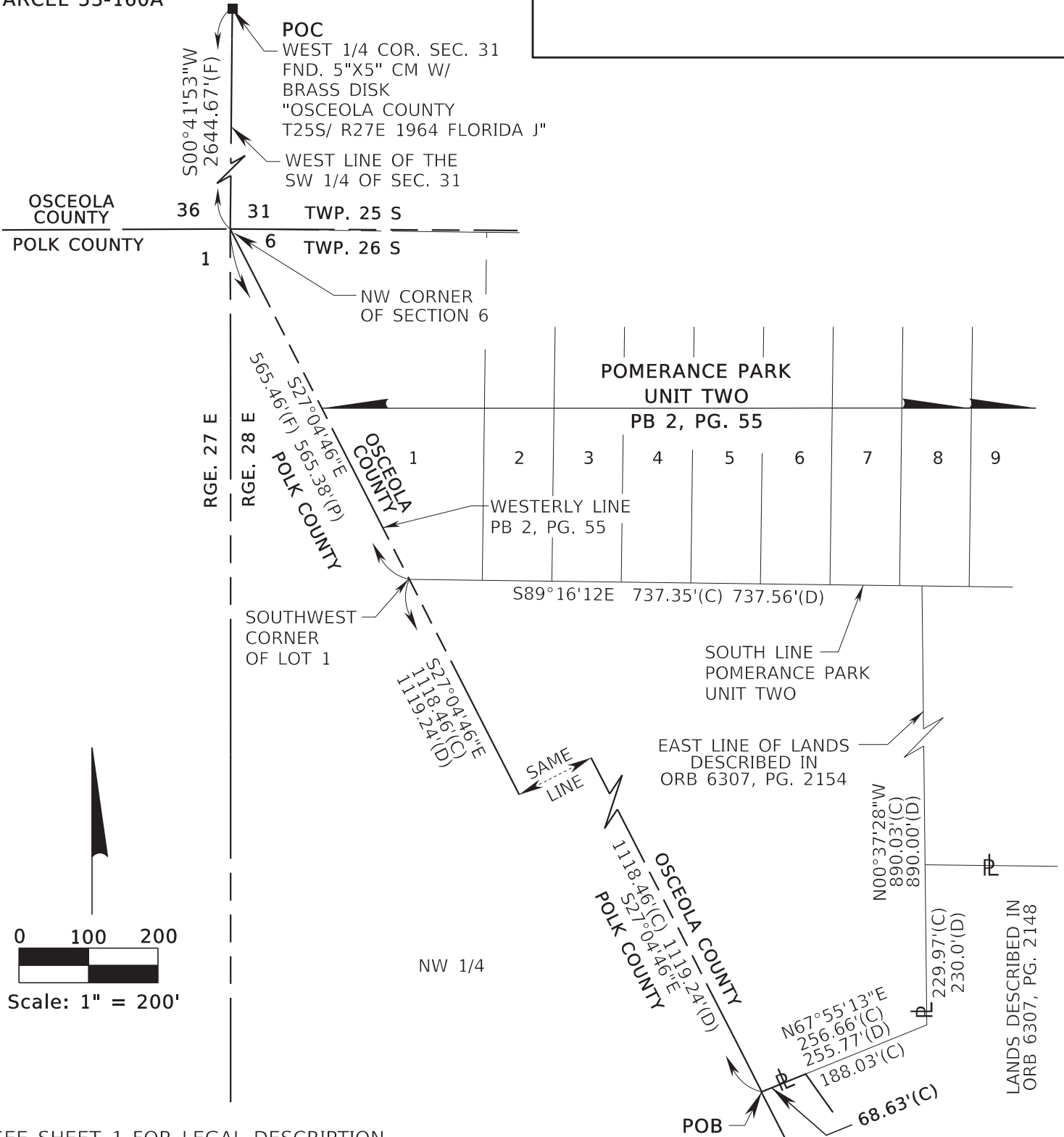
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1.199 ACRES, MORE OR LESS.

SEE SHEET 2 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
ADDED R/W EASEMENTS	J. J. PIERRE	08/21/2023	DRAWN	J. J. PIERRE	03/16/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO	03/28/2023	SECTION N/A
						SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-160A

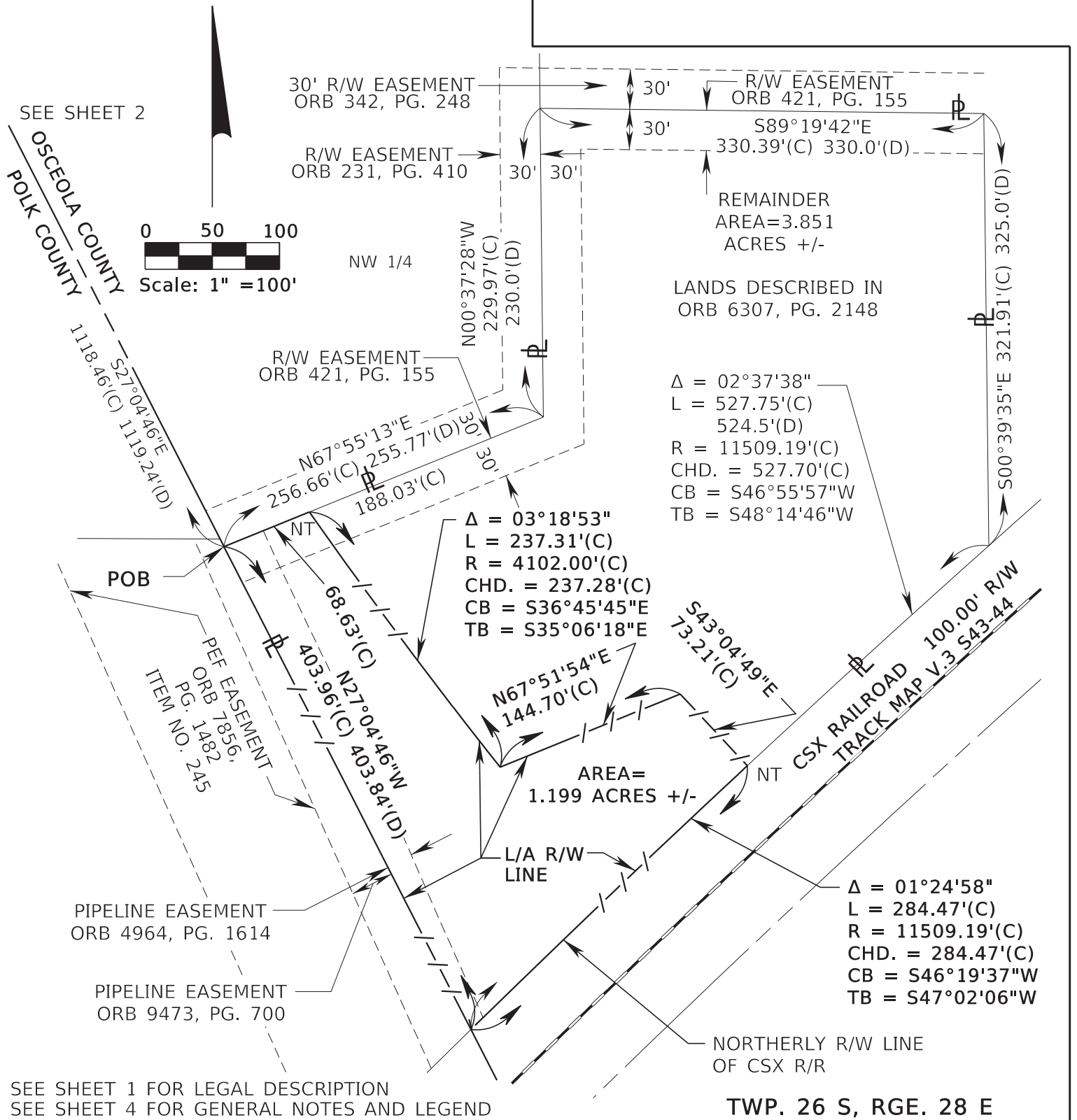


SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SEE SHEET 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
ADDED R/W EASEMENTS	J. J. PIERRE	08/21/2023	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	J. J. PIERRE 03/16/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO 03/28/2023	SECTION N/A
					SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-160A



			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
ADDED R/W EASEMENTS	J.J. PIERRE	08/21/2023	DRAWN	J. J. PIERRE	03/16/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/28/2023	SECTION N/A	SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-160A

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 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, BEING SOUTH 00°41'53" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-160 DATED 11/16/2022 AT 8:00 A.M., UPDATED 05/16/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

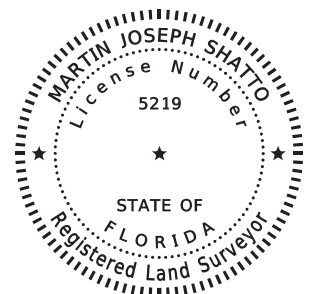
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PEF = PROGRESS ENERGY FLORIDA
CB = CHORD BEARING	IP = IRON PIPE	PC = POINT OF CURVATURE
CL = CENTERLINE	IR = IRON ROD OR REBAR	PI = POINT OF INTERSECTION
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POB = POINT OF BEGINNING
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	POC = POINT OF COMMENCEMENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	P.O.T. = POINT ON TANGENT
CO. = COUNTY	L/A = LIMITED ACCESS	PT = POINT OF TANGENCY
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	PROJ. = PROJECT
CR = COUNTY ROAD	NO. = NUMBER	R = RADIUS
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	R/R = RAILROAD
D = DEGREE	NL = NAIL	RGE. = RANGE
(D) = DEED DATA	N&D = NAIL & DISK	REF. = REFERENCE
DB = DEED BOOK	NT = NON-TANGENT	R/W = RIGHT OF WAY
DR. = DRIVE	NTS = NOT TO SCALE	SEC. = SECTION
Δ = DELTA (CENTRAL ANGLE)	OR = OFFICIAL RECORD	SR = STATE ROAD
FND. = FOUND	ORB = OFFICIAL RECORD BOOK	T = TANGENT
(F) = FIELD	PG. = PAGE	TB = TANGENT BEARING
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PLS = PROFESSIONAL LAND SURVEYOR	TC = TANGENT TO CURVE
F.P. = FINANCIAL PROJECT	PL = PROPERTY LINE	TWP. = TOWNSHIP
	(P) = PLAT DATA	UE = UTILITY EASEMENT
	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: 2024.03.28 14:22:21 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
UPDATE TITLE	MJS	3/28/2024	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	
ADDED R/W EASEMENTS	J. J. PIERRE	08/21/2023	DRAWN	J. J. PIERRE	03/16/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/28/2023	SECTION N/A	SHEET 4 OF 4

Number 47

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-160B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6307, PAGE 2154, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST; THENCE ALONG THE POLK/OSCEOLA COUNTY LINE AND THE WESTERLY LINE OF POMERANCE PARK UNIT TWO, AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA SOUTH 27°04'46" EAST, A DISTANCE OF 565.46 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID PLAT AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID PLAT SOUTH 89°16'12" EAST, A DISTANCE OF 327.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 179.00 FEET, A CHORD BEARING OF SOUTH 45°43'59" EAST AND A CHORD DISTANCE OF 249.88 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 01°27'59" EAST, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°32'01", A DISTANCE OF 276.59 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 54.71 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 536.05 FEET; THENCE SOUTH 56°33'36" WEST, A DISTANCE OF 131.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4102.00 FEET, A CHORD BEARING OF SOUTH 33°34'23" EAST AND A CHORD DISTANCE OF 219.36 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 32°02'27" EAST, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°03'52", A DISTANCE OF 219.38 FEET TO A POINT ON THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6307, PAGE 2154 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH BOUNDARY SOUTH 67°55'13" WEST, A DISTANCE OF 68.63 FEET TO A POINT ON AFOREMENTIONED POLK/OSCEOLA COUNTY LINE; THENCE ALONG SAID COUNTY LINE NORTH 27°04'46" WEST, A DISTANCE OF 1118.46 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.

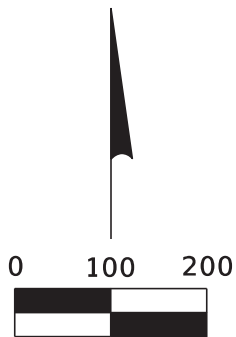
CONTAINING 5.884 ACRES, MORE OR LESS

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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
REVISED LEGAL DESCRIPTION	J. J. PIERRE	02/21/2024		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	
REVISED EASEMENT ORB 7939, PG. 169	J. J. PIERRE	10/05/2023						
ADDED R/W EASEMENTS	J. J. PIERRE	08/21/2023	DRAWN	J. J. PIERRE	07/04/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	07/17/2023	SECTION N/A		SHEET 1 OF 3

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-160B**

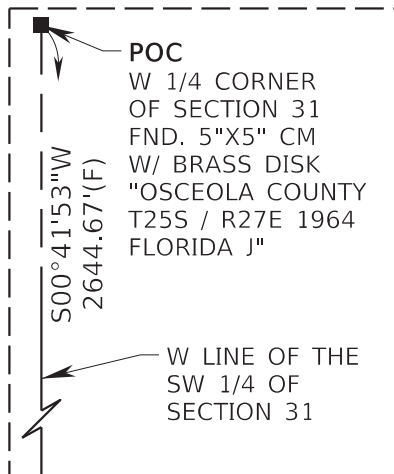
SEE DETAIL "A"
W LINE OF THE SW 1/4
OF SECTION 31
OSCEOLA COUNTY
POLK COUNTY
TWP. 25 S
TWP. 26 S



Scale: 1" = 200'

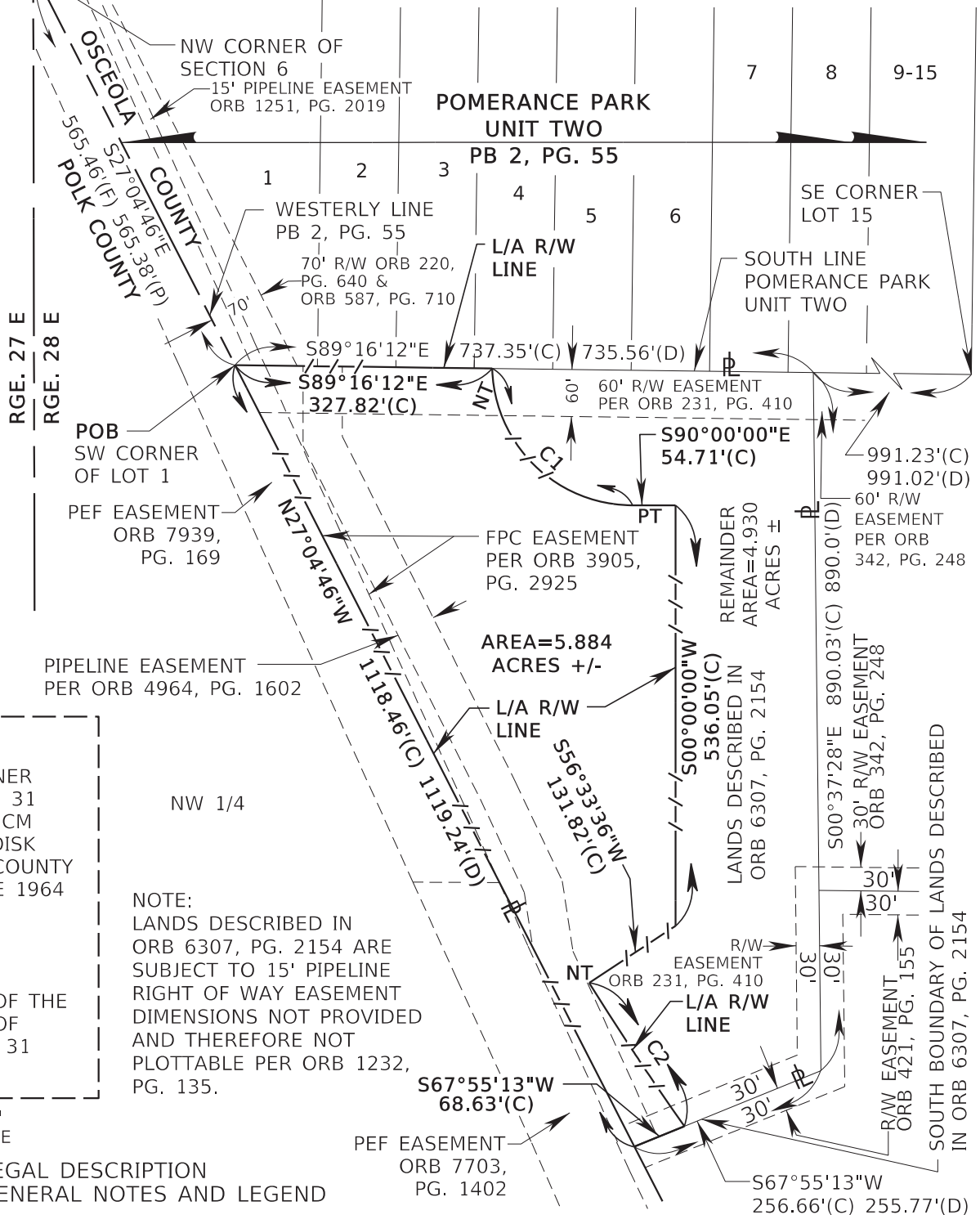
CURVE C1
Δ = 88°32'01"(C)
L = 276.59'(C)
R = 179.00'(C)
CHD. = 249.88'(C)
CB = S45°43'59"E
TB = S01°27'59"E

CURVE C2
Δ = 03°03'52"(C)
L = 219.38'(C)
R = 4102.00'(C)
CHD. = 219.36'(C)
CB = S33°34'23"E
TB = S32°02'27"E



DETAIL "A"
NOT TO SCALE

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



NOTE:
LANDS DESCRIBED IN
ORB 6307, PG. 2154 ARE
SUBJECT TO 15' PIPELINE
RIGHT OF WAY EASEMENT
DIMENSIONS NOT PROVIDED
AND THEREFORE NOT
PLOTTABLE PER ORB 1232,
PG. 135.

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

REVISED PARCEL CONFIGURATION	J. J. PIERRE	02/21/2024				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
REVISED EASEMENT ORB 7939, PG. 169	J. J. PIERRE	10/05/2023		BY	DATE		
ADDED R/W EASEMENTS	J. J. PIERRE	08/21/2023	DRAWN	J. J. PIERRE	07/14/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	07/17/2023		
						SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-160B

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 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, BEING SOUTH 00°41'53" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-161 DATED 11/04/2020 AT 8:00 A.M., UPDATED 11/15/2022 AT 8:00 A.M., REVISED ON 5/17/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

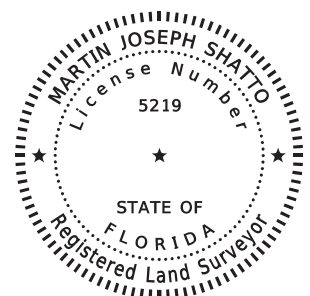
LEGEND

CHD. = CHORD DISTANCE	F.P. = FINANCIAL PROJECT	PEF = PROGRESS ENERGY FLORIDA
CB = CHORD BEARING	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CL = CENTERLINE	IP = IRON PIPE	PI = POINT OF INTERSECTION
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
CCR = CERTIFIED CORNER RECORD	IRC = IRON ROD AND CAP	POC = POINT OF COMMENCEMENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	L = LENGTH OF CURVE	P.O.T. = POINT ON TANGENT
CO. = COUNTY	LB = LICENSED BUSINESS	PT = POINT OF TANGENCY
CM = CONCRETE MONUMENT	L/A = LIMITED ACCESS	PROJ. = PROJECT
CR = COUNTY ROAD	MON. = MONUMENTATION/MONUMENT	R = RADIUS
CSX = CHESSIE SEABOARD CONSOLIDATED	NO. = NUMBER	RR = RAILROAD
D = DEGREE	N/A = NOT APPLICABLE	RGE. = RANGE
(D) = DEED DATA	NL = NAIL	REF. = REFERENCE
DB = DEED BOOK	N&D = NAIL & DISK	R/W = RIGHT OF WAY
DR. = DRIVE	NT = NON-TANGENT	SEC. = SECTION
Δ = DELTA (CENTRAL ANGLE)	NTS = NOT TO SCALE	SR = STATE ROAD
FND. = FOUND	OR = OFFICIAL RECORD	T = TANGENT
(F) = FIELD	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PG. = PAGE	TC = TANGENT TO CURVE
FPC = FLORIDA POWER CORPORATION	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
	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: 2024.04.02 16:54:32 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
UPDATE TITLE	MJS	4/02/2024		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		
REVISED EASEMENT ORB 7939, PG. 169	J. J. PIERRE	10/05/2023	DRAWN	J. J. PIERRE	07/14/2023				
ADDED R/W EASEMENTS	J. J. PIERRE	08/21/2023	CHECKED	M. SHATTO	07/17/2023	SECTION N/A		SHEET 3 OF 3	
REVISION	BY	DATE							

Number 48

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-162 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PORTION OF LOT 1, POMERANCE PARK UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3693, PAGE 2148 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST SAID POINT BEING ON THE POLK/OSCEOLA COUNTY LINE AND THE POINT OF BEGINNING, SAID POINT BEING ON THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532, A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 AND SAID SOUTH RIGHT OF WAY LINE SOUTH 89°16'27" EAST, A DISTANCE OF 55.87 FEET; THENCE SOUTH 30°50'19" WEST, A DISTANCE OF 52.28 TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 14752.00 FEET, A CHORD BEARING OF SOUTH 29°13'33" EAST, AND A CHORD DISTANCE OF 305.82 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 28°37'55" EAST, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°11'16", A DISTANCE OF 305.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 9138.00 FEET, A CHORD BEARING OF SOUTH 29°07'59" EAST, AND A CHORD DISTANCE OF 219.05 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°22'25", A DISTANCE OF 219.06 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3693, PAGE 2148, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE NORTH 89°16'12" WEST, A DISTANCE OF 27.61 FEET TO A POINT ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID OSCEOLA/POLK COUNTY LINE NORTH 27°04'46" WEST, A DISTANCE OF 565.46 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 8981 SQUARE FEET, MORE OR LESS.

SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
REVISED SHEET NUMBERS	R. REBELLO	02/01/2024	DRAWN	R. REBELLO	03/14/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A	SHEET 1 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-162 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PORTION OF LOT 1, POMERANCE PARK UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3693, PAGE 2148 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST SAID POINT BEING ON THE POLK/OSCEOLA COUNTY LINE, SAID POINT BEING ON THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532, A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG SAID OSCEOLA/POLK COUNTY LINE SOUTH 27°04'46" EAST, A DISTANCE OF 565.46 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3693, PAGE 2148, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE SOUTH 89°16'12" EAST, A DISTANCE OF 27.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 9138.00 FEET, A CHORD BEARING OF NORTH 28°41'48" WEST, AND A CHORD DISTANCE OF 79.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'03", A DISTANCE OF 79.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 9138.00 FEET, A CHORD BEARING OF NORTH 29°06'14" WEST, AND A CHORD DISTANCE OF 50.01 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°18'49", A DISTANCE OF 50.01 FEET; THENCE NORTH 60°04'36" EAST, A DISTANCE OF 140.40 FEET TO A POINT ON THE WEST LINE OF AN EXISTING PIPELINE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4940, PAGE 466, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE SOUTH 00°02'12" EAST, A DISTANCE OF 57.67 FEET; THENCE SOUTH 60°04'36" WEST, A DISTANCE OF 112.38 FEET TO THE POINT OF BEGINNING.

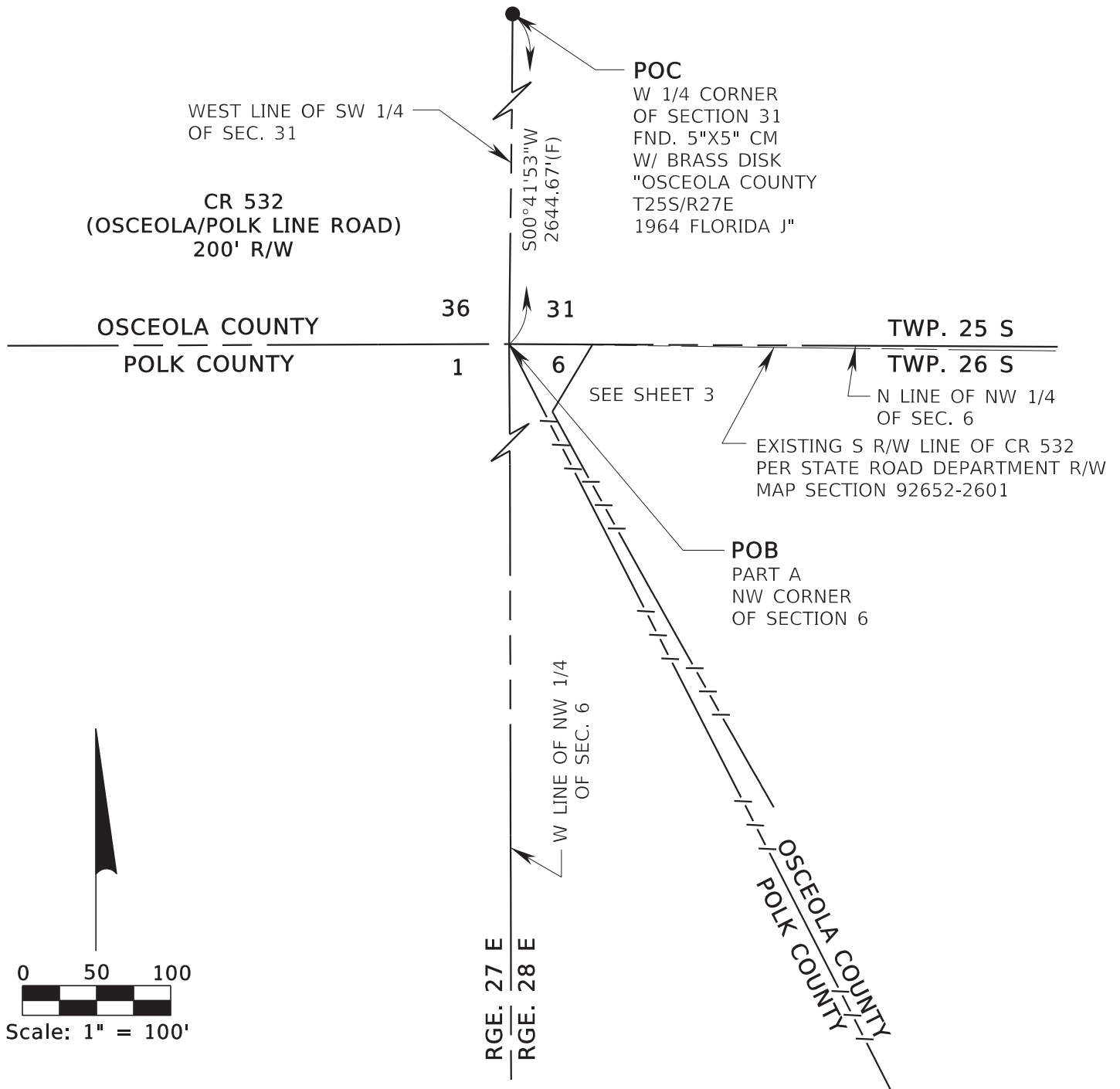
CONTAINING 6319 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 15300 SQUARE FEET, MORE OR LESS.

SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
ADDED PART B, REVISED SHEET NUMBERS	R. REBELLO	02/01/2024	DRAWN	R. REBELLO	03/14/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A	SHEET 2 OF 5

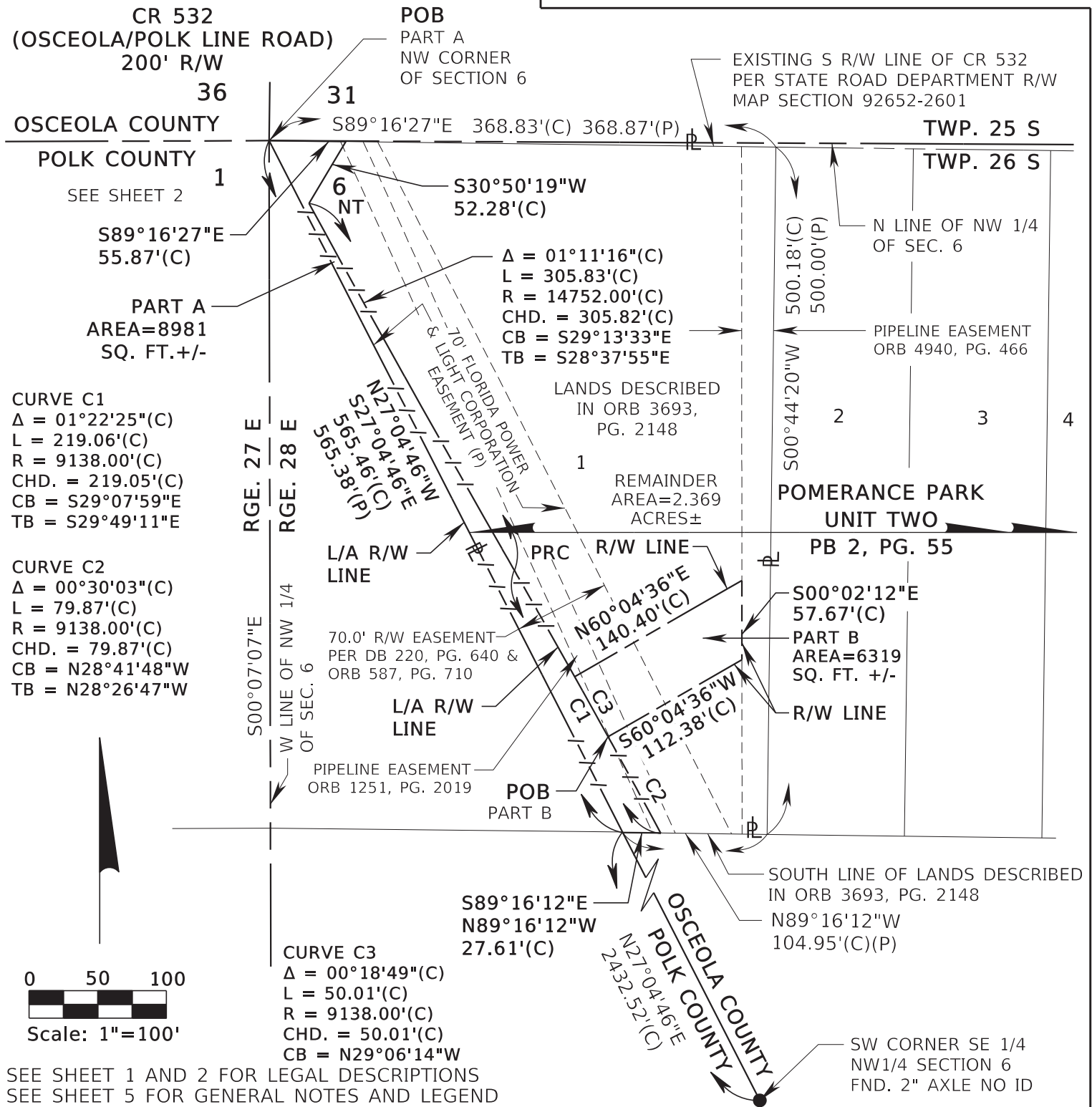
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-162 PARTS A-B



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
REVISED SHEET NUMBERS	R. REBELLO	02/01/2024					
ADDED R/W LINE AND UPDATED LABEL LOCATION	R. REBELLO	12/18/2023	DRAWN	R.REBELLO	03/14/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A	SHEET 3 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-162 PARTS A-B



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024
ADDED PART B, REVISED SHEET NUMBERS	R. REBELLO	02/01/2024
REVISED LABEL LOCATION FOR QUALIFIERS	R. REBELLO	12/18/2023
REVISION	BY	DATE

BY	DATE
DRAWN R. REBELLO	03/14/2023
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 5

SECTION N/A

SHEET 4 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-162 PARTS A-B

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 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, BEING SOUTH 00°41'53" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-162 DATED 11/04/2020 AT 8:00 A.M., UPDATED 05/10/2022 AT 8:00 A.M., AND UPDATED 03/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

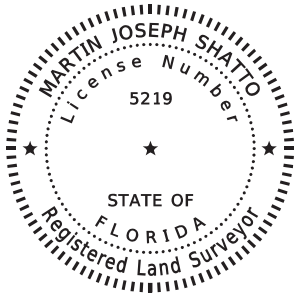
LEGEND

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

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: 2024.05.14 13:58:06 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



SEE SHEET 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
UPDATE TITLE	MJS	3/28/2024				
REVISED SHEET NUMBERS	R. REBELLO	02/01/2024				
REVISED GENERAL NOTE 3	R. REBELLO	01/02/2024				
REVISED GENERAL NOTE 3	R. REBELLO	12/21/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	
					SECTION N/A	SHEET 5 OF 5

Number 49

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-168
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 6, POMERANCE PARK UNIT ONE, AS RECORDED IN PLAT BOOK 2, PAGE 54, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 610, PAGE 243, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, SOUTH 00°41'53" WEST, A DISTANCE OF 2444.64 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532, A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532 SOUTH 89°47'42" WEST, A DISTANCE OF 684.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 532, SOUTH 89°47'42" WEST, A DISTANCE OF A 65.31 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF SAID PLAT OF POMERANCE PARK UNIT ONE; THENCE ALONG THE WEST LINE OF SAID LOT 6, NORTH 00°12'18" WEST, A DISTANCE OF 168.18 FEET; THENCE SOUTH 21°25'34" EAST, A DISTANCE OF 180.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 5492 SQUARE FEET, MORE OR LESS.

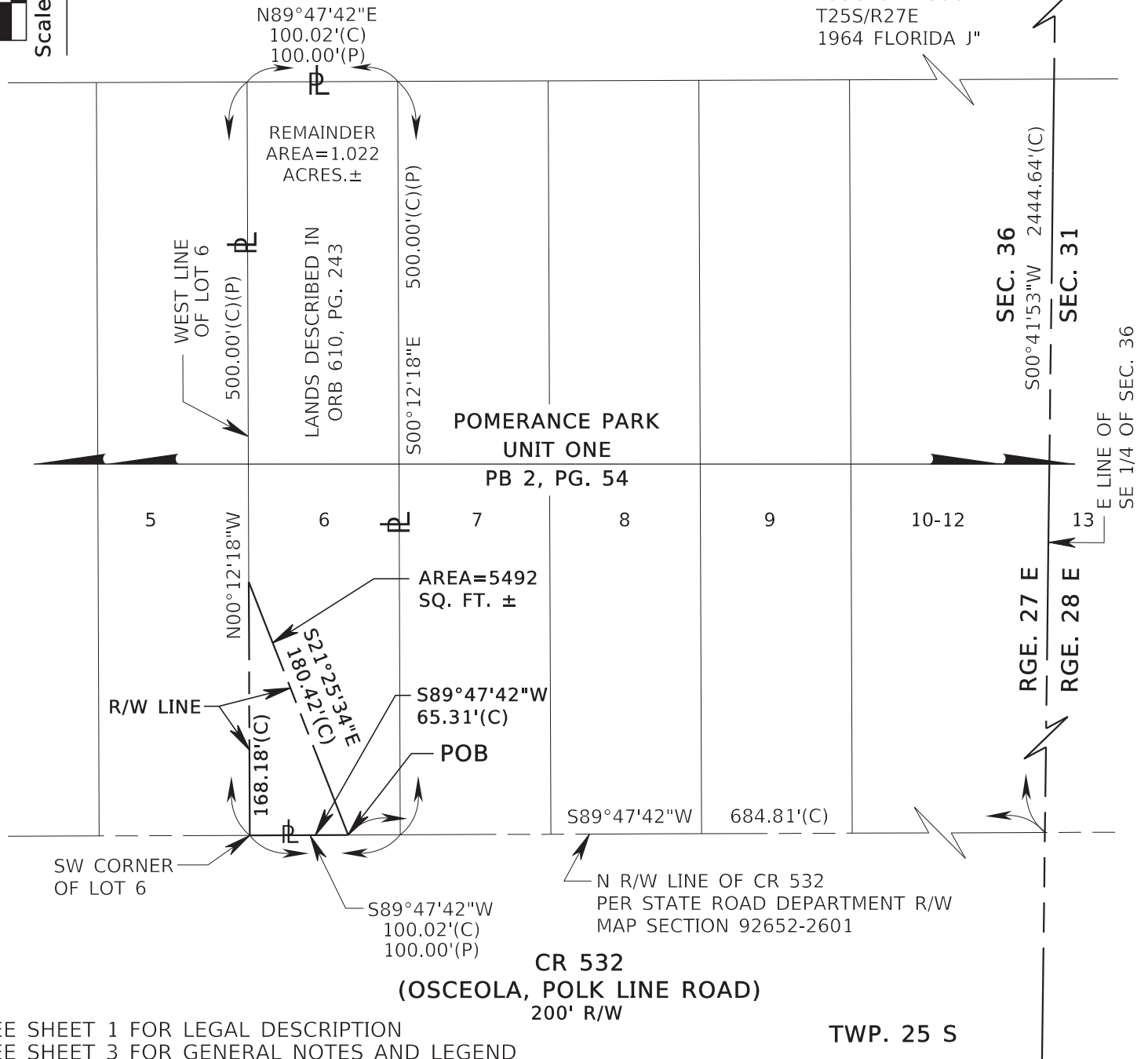
SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	02/27/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-168



POC
E 1/4 COR.
OF SEC. 36
FND. 5"X5" CM
W/BRASS DISK
"OSCEOLA COUNTY
T25S/R27E
1964 FLORIDA J"



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	02/27/2023		
CHECKED	M. SHATTO	03/08/2023		
REVISION	BY	DATE	SECTION N/A	SHEET 2 OF 3

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 QUARTER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, BEING SOUTH 00°41'53" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-53-168 DATED 11/30/2020 AT 8:00 A.M., UPDATED 5/10/2022 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

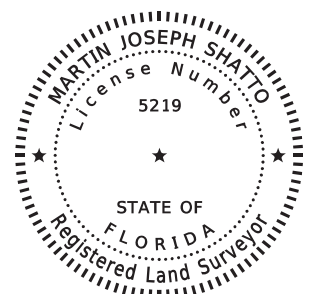
LEGEND

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

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: 2024.04.02 16:55:48 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/02/2024	DRAWN	J. J PIERRE	02/27/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A	SHEET 3 OF 3

Number 50

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-169
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 5, POMERANCE PARK UNIT ONE, AS RECORDED IN PLAT BOOK 2, PAGE 54, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4721, PAGE 2686, AND 4797, PAGE 550, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, SOUTH 00°41'53" WEST, A DISTANCE OF 2444.64 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532, A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 532 SOUTH 89°47'42" WEST, A DISTANCE OF 750.12 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID PLAT OF POMERANCE PARK UNIT ONE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 532, SOUTH 89°47'42" WEST, A DISTANCE OF A 41.97 FEET; THENCE NORTH 21°25'34" WEST, A DISTANCE OF 160.37 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5; THENCE ALONG SAID WEST LINE NORTH 00°12'18" WEST, A DISTANCE OF 276.27 FEET; THENCE SOUTH 21°25'34" EAST, A DISTANCE OF 276.31 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE ALONG SAID EAST LINE SOUTH 00°12'18" EAST, A DISTANCE OF 168.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.582 ACRES, MORE OR LESS.

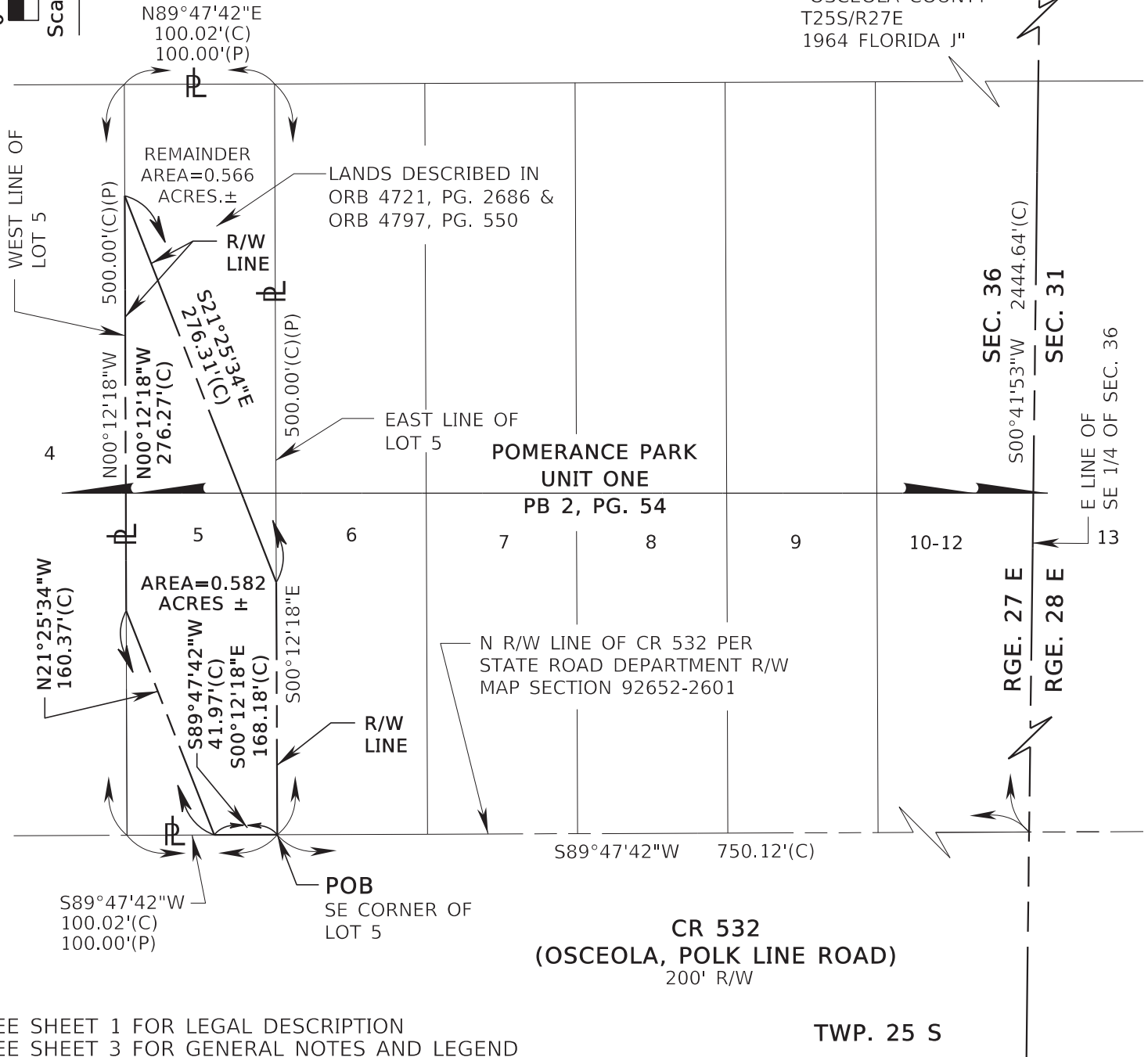
SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	02/27/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-169



POC
E 1/4 COR.
OF SEC. 36
FND. 5"X5" CM
W/BRASS DISK
"OSCEOLA COUNTY
T25S/R27E
1964 FLORIDA J"



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

TWP. 25 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	02/27/2023		
CHECKED	M. SHATTO	03/08/2023		
REVISION	BY	DATE		

SECTION N/A

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-169

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 QUARTER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, BEING SOUTH 00°41'53" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-53-169 DATED 11/30/2020 AT 8:00 A.M., UPDATED 5/10/2022 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

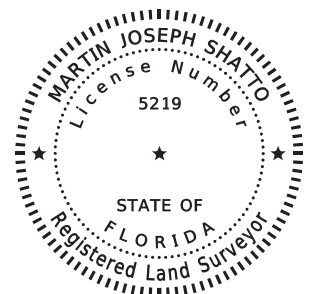
LEGEND

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

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: 2024.04.02 16:56:58 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	LB7963	DATA SOURCE: SEE NOTE 3 ABOVE	
UPDATE TITLE	MJS	4/02/2024	DRAWN	J. J PIERRE	02/27/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023				
						SECTION N/A		SHEET 3 OF 3	

Number 51

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-175
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 4, POMERANCE PARK UNIT ONE, AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 298, PAGE 166, AND OFFICIAL RECORDS BOOK 1083, PAGE 2471, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

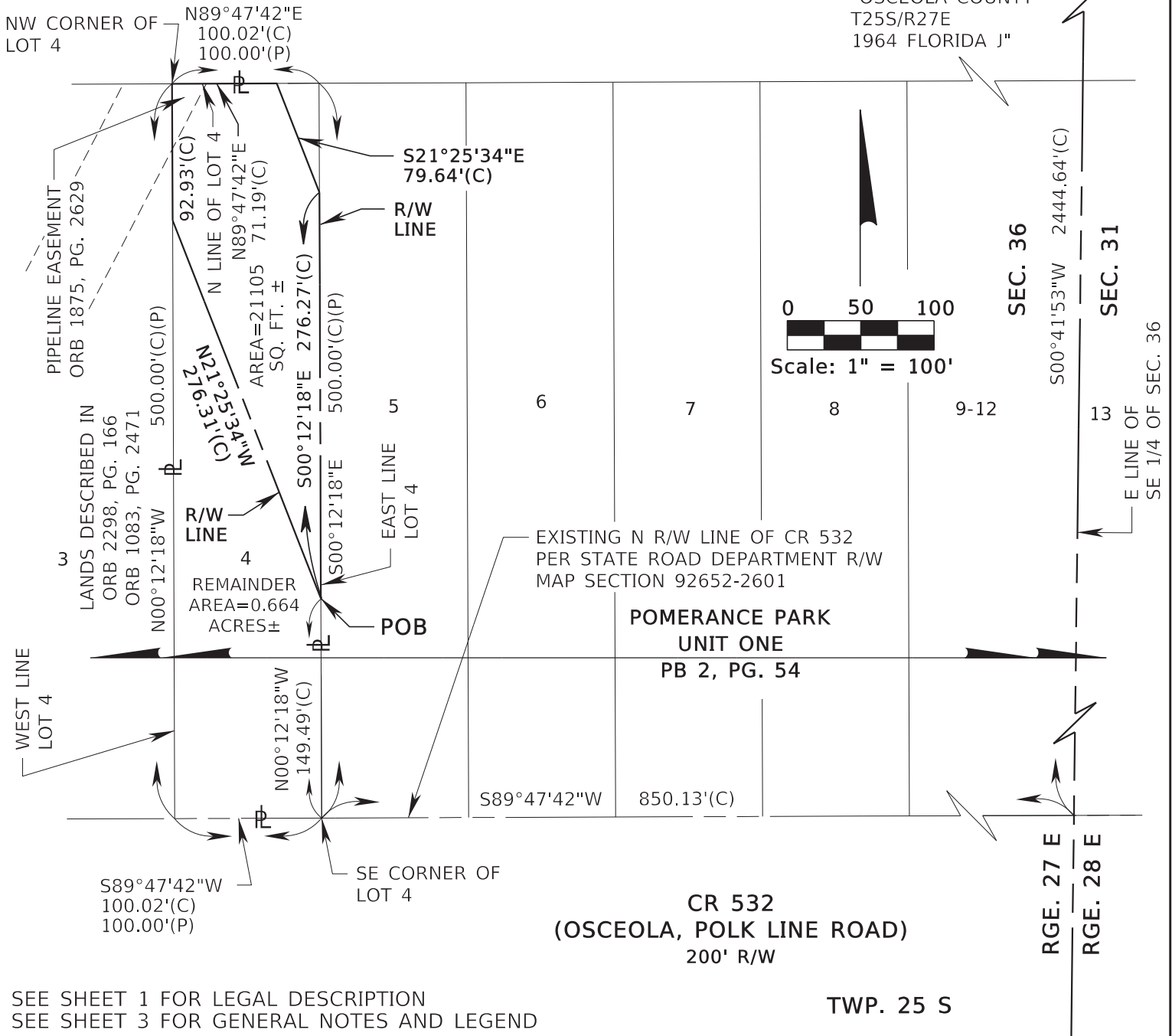
COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, SOUTH 00°41'53" WEST, A DISTANCE OF 2444.64 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532, A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89°47'42" WEST, A DISTANCE OF 850.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EAST LINE OF SAID LOT 4 NORTH 00°12'18" WEST, A DISTANCE OF 149.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 21°25'34" WEST, A DISTANCE OF 276.31 FEET TO THE WEST LINE OF SAID LOT 4; THENCE ALONG SAID WEST LINE NORTH 00°12'18" WEST, A DISTANCE OF 92.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE NORTH LINE OF SAID LOT 4 NORTH 89°47'42" EAST, A DISTANCE OF 71.19 FEET; THENCE SOUTH 21°25'34" EAST, A DISTANCE OF 79.64 FEET TO THE EAST LINE OF SAID LOT 4; THENCE ALONG SAID EAST LINE SOUTH 00°12'18" EAST, A DISTANCE OF 276.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 21105 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R.REBELLO	02/28/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A
						SHEET 1 OF 3

POC
E 1/4 COR. _____
OF SEC. 36
FND. 5"X5" CM
W/BRASS DISK
"OSCEOLA COUNTY
T25S/R27E
1964 FLORIDA J"



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

TWP. 25 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 3
			DRAWN	R. REBELLO	02/28/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A	SHEET 2 OF 3

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 QUARTER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, BEING SOUTH 00°41'53" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-53-175 DATED 11/30/2020 AT 8:00 A.M., UPDATED 5/10/2022 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

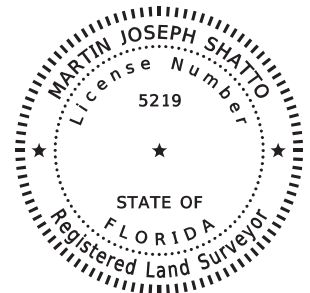
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CB = CHORD BEARING	IP = IRON PIPE	POB = POINT OF BEGINNING
CL = CENTERLINE	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	P.O.T. = POINT ON TANGENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH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

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: 2024.04.02 16:57:59 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
UPDATE TITLE	MJS	4/02/2024	DRAWN	R.REBELLO	02/28/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A			SHEET 3 OF 3

Number 52

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-176
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 3, POMERANCE PARK UNIT ONE, AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 468, PAGE 203, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

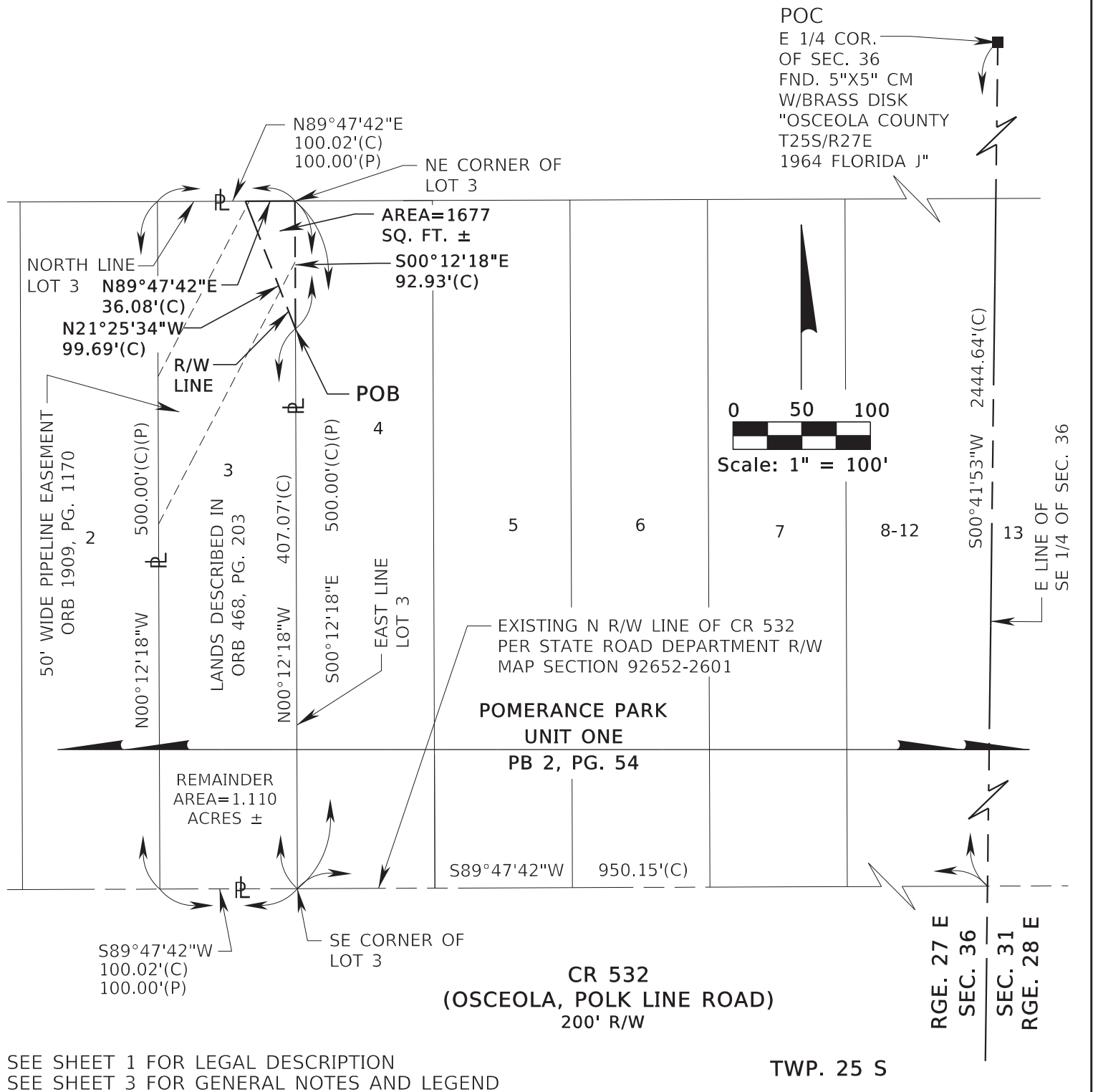
COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, SOUTH 00°41'53" WEST, A DISTANCE OF 2444.64 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532, A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89°47'42" WEST, A DISTANCE OF 950.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOT 3 NORTH 00°12'18" WEST, A DISTANCE OF 407.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 21°25'34" WEST, A DISTANCE OF 99.69 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE NORTH 89°47'42" EAST, A DISTANCE OF 36.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOT 3 SOUTH 00°12'18" EAST, A DISTANCE OF 92.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1677 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R.REBELLO	02/28/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-176



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	02/28/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-176

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 QUARTER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, BEING SOUTH 00°41'53" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-53-176 DATED 11/30/2020 AT 8:00 A.M., UPDATED 5/10/2022 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

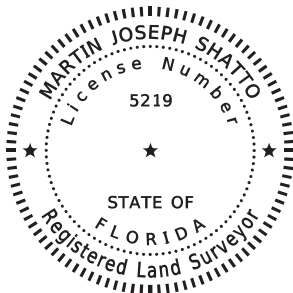
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CB = CHORD BEARING	IP = IRON PIPE	POB = POINT OF BEGINNING
CL = CENTERLINE	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	P.O.T. = POINT ON TANGENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH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

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: 2024.04.04 13:01:17 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/04/2024	DRAWN	R.REBELLO	02/28/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	
						SECTION N/A
						SHEET 3 OF 3

Number 53

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-179
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4650, PAGE 2056 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

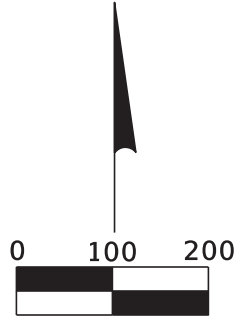
COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 1944.67 FEET TO A POINT ON THE NORTH LINE OF POMERANCE PARK UNIT ONE, AS RECORDED IN PLAT BOOK 2, PAGE 54, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: NORTH 89°16'27" WEST, A DISTANCE OF 5.35 FEET; THENCE SOUTH 89°47'42" WEST, A DISTANCE OF 615.55 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4650, PAGE 2056; THENCE SOUTH 89°47'42" WEST, A DISTANCE OF 265.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°47'42" WEST, A DISTANCE OF A 107.27 FEET; THENCE DEPARTING SAID NORTH LINE NORTH 21°25'34" WEST, A DISTANCE OF 441.86 FEET; THENCE NORTH 74°59'58" EAST, A DISTANCE OF 551.53 FEET TO THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4650, PAGE 2056; THENCE ALONG SAID EAST LINE SOUTH 00°11'47" EAST, A DISTANCE OF 103.43 FEET; THENCE SOUTH 74°59'58" WEST, A DISTANCE OF 413.20 FEET; THENCE SOUTH 21°25'34" EAST, A DISTANCE OF 368.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.038 ACRES, MORE OR LESS.

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

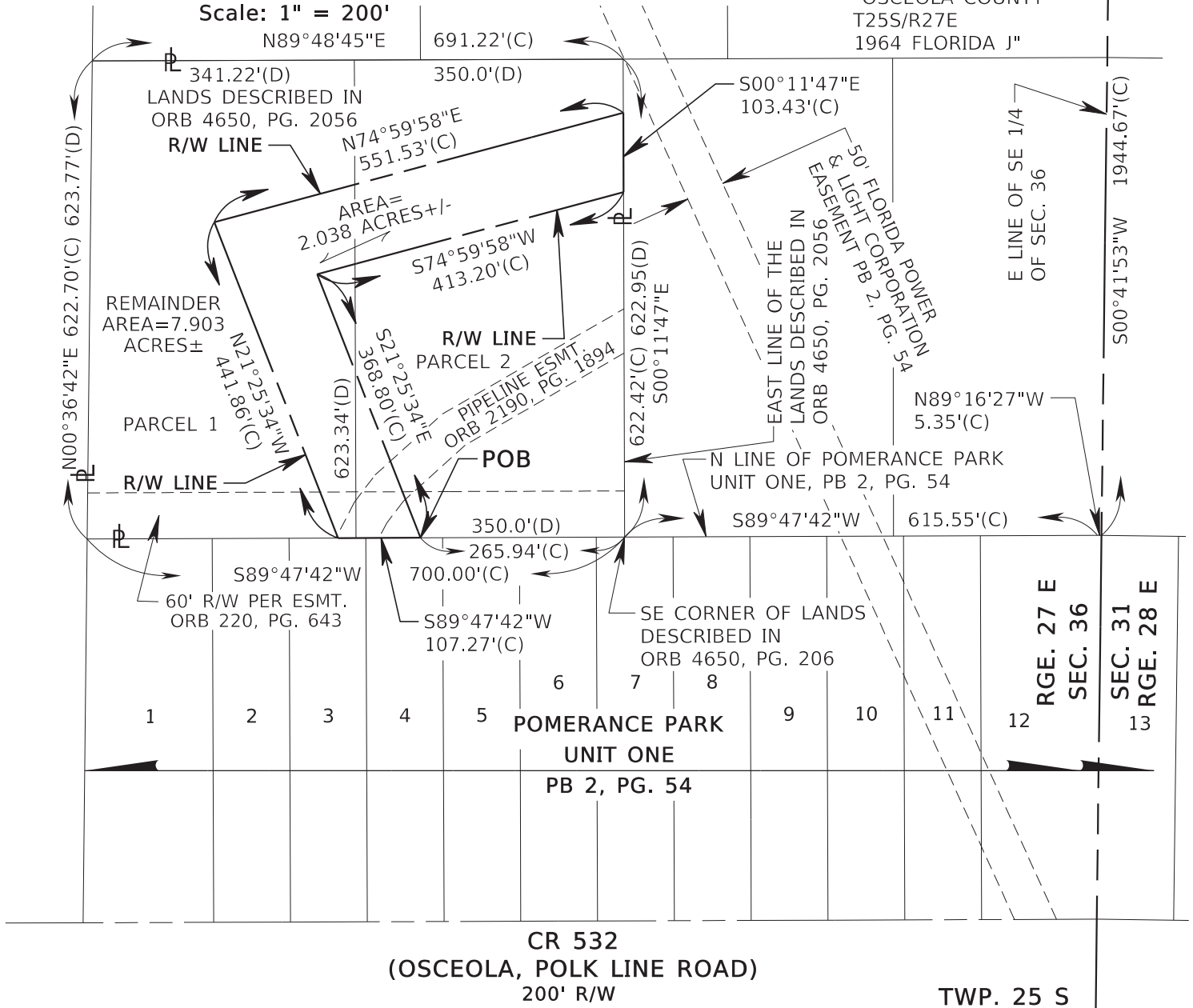
			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
			DRAWN	R.REBELLO	02/28/2023		
			CHECKED	M. SHATTO	03/08/2023	SECTION N/A	
REVISION	BY	DATE	SHEET 1 OF 3				

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-179



Scale: 1" = 200'

POC
 E 1/4 COR.
 OF SEC. 36
 FND. 5"X5" CM
 W/BRASS DISK
 "OSCEOLA COUNTY
 T25S/R27E
 1964 FLORIDA J"



CR 532
 (OSCEOLA, POLK LINE ROAD)
 200' R/W

TWP. 25 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	02/28/2023		
CHECKED	M. SHATTO	03/08/2023		
REVISION	BY	DATE	SECTION N/A	SHEET 2 OF 3

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 QUARTER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, BEING SOUTH 00°41'53" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-53-179/184 DATED 11/30/2020 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND 3/11/2024 AT 8:00 A.M.

LEGEND

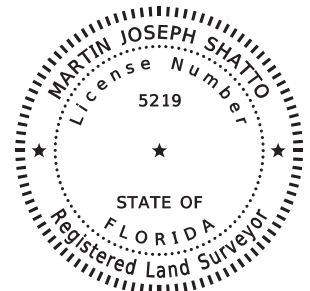
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CB = CHORD BEARING	IP = IRON PIPE	POB = POINT OF BEGINNING
CL = CENTERLINE	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	P.O.T. = POINT ON TANGENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH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

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: 2024.04.04 13:02:26 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/04/2024	DRAWN	R.REBELLO	02/28/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	
					SECTION N/A	SHEET 3 OF 3

Number 54

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-180
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5181, PAGE 2898 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

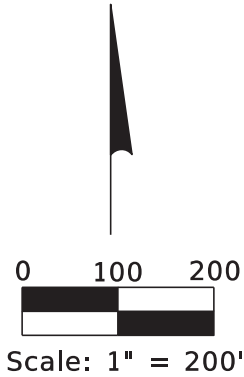
COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 1944.67 FEET TO A POINT ON THE NORTH LINE OF POMERANCE PARK UNIT ONE, AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: THENCE NORTH 89°16'27" WEST, A DISTANCE OF 5.35 FEET; THENCE SOUTH 89°47'42" WEST, A DISTANCE OF 615.55 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5181, PAGE 2898 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID LANDS THE FOLLOWING TWO (2) COURSES: THENCE NORTH 00°11'47" WEST, A DISTANCE OF 449.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°11'47" WEST, A DISTANCE OF A 103.43 FEET; THENCE NORTH 74°59'58" EAST, A DISTANCE OF 30.38 FEET TO A POINT ON THE WESTERLY LINE OF A 50 FEET FLORIDA POWER AND LIGHT EASEMENT AS SHOWN ON SAID PLAT OF POMERANCE PARK UNIT ONE; THENCE ALONG SAID WESTERLY LINE SOUTH 24°23'35" EAST, A DISTANCE OF 101.36 FEET; THENCE SOUTH 74°59'58" WEST, A DISTANCE OF 73.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 5187 SQUARE FEET, MORE OR LESS.

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

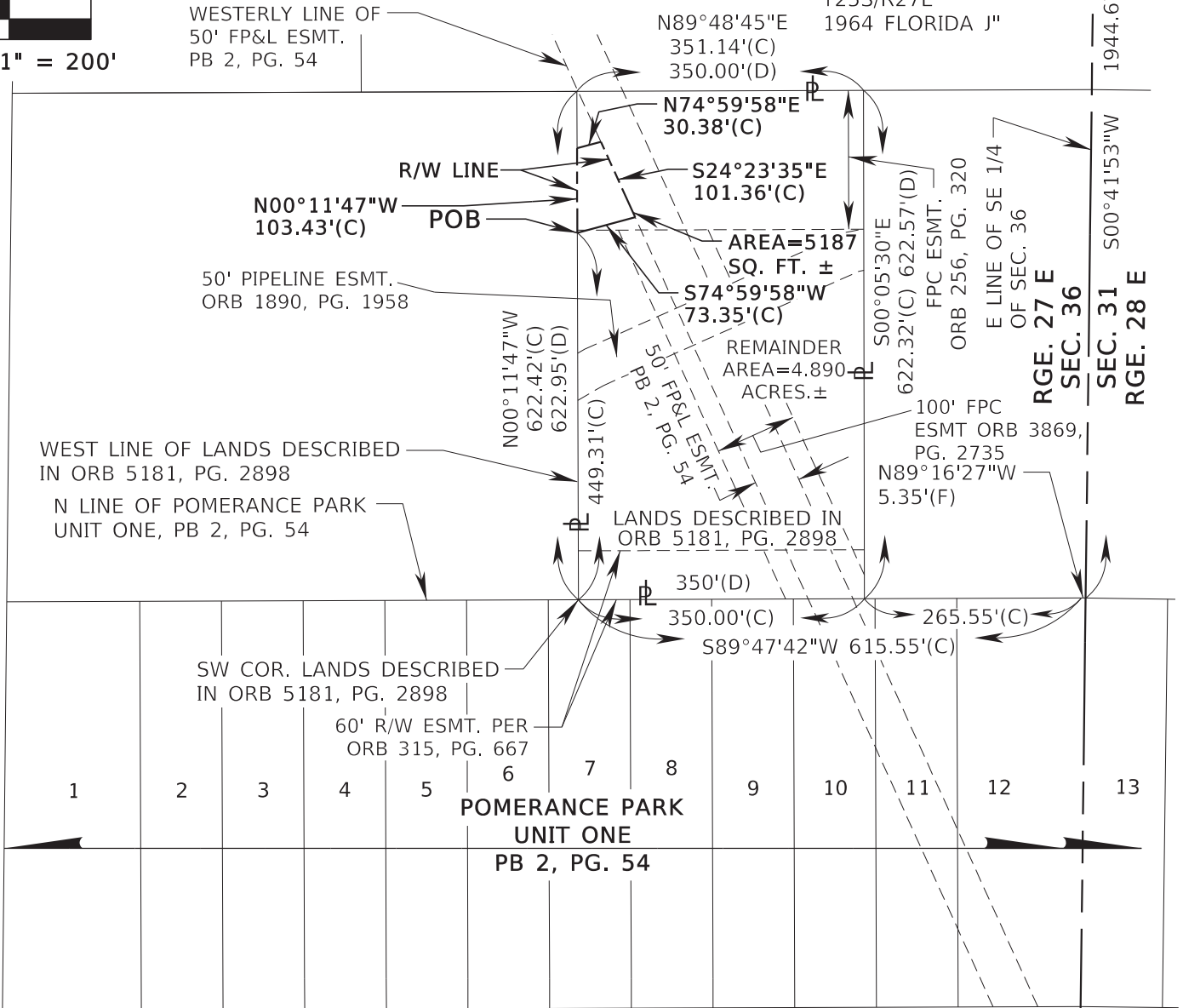
			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R.REBELLO	03/13/2023	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 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-180



WESTERLY LINE OF
50' FP&L ESMT.
PB 2, PG. 54

POC
E 1/4 COR.
OF SEC. 36
FND. 5"X5" CM
W/ BRASS DISK
"OSCEOLA COUNTY
T25S/R27E
1964 FLORIDA J"



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

TWP. 25 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
REVISED EASEMENTS	R. REBELLO	03/14/2024	DRAWN	R. REBELLO	03/13/2023					
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023				SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-180

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 QUARTER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, BEING SOUTH 00°41'53" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-53-180 DATED 11/30/2020 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

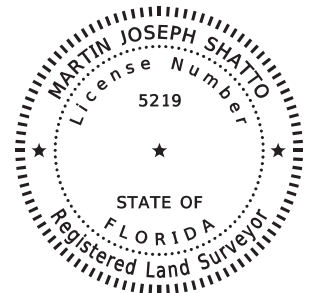
LEGEND

CHD. = CHORD DISTANCE	FPC = FLORIDA POWER CORPORATION	PI = POINT OF INTERSECTION
CB = CHORD BEARING	ID = IDENTIFICATION	POB = POINT OF BEGINNING
CL = CENTERLINE	IP = IRON PIPE	POC = POINT OF COMMENCEMENT
(C) = CALCULATED DATA	IR = IRON ROD OR REBAR	P.O.T. = POINT ON TANGENT
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	SR = STATE ROAD
DB = DEED BOOK	NT = NON-TANGENT	SQ. FT. = SQUARE FEET
DR. = DRIVE	NTS = NOT TO SCALE	T = TANGENT
ESMT. = EASEMENT	OR = OFFICIAL RECORD	TB = TANGENT BEARING
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	TC = TANGENT TO CURVE
FND. = FOUND	PG. = PAGE	TWP. = TOWNSHIP
(F) = FIELD DATA	PLS = PROFESSIONAL LAND SURVEYOR	UE = UTILITY EASEMENT
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	
FP&L = FLORIDA POWER & LIGHT	(P) = PLAT DATA	
	PB = PLAT BOOK	
	PC = POINT OF CURVATURE	

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: 2024.04.04 10:14:06 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/04/2024	DRAWN	R.REBELLO	03/13/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	
					SECTION N/A	SHEET 3 OF 3

Number 55

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-199
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 1, SUNDOWN VILLAGE UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 94, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5974, PAGE 950 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

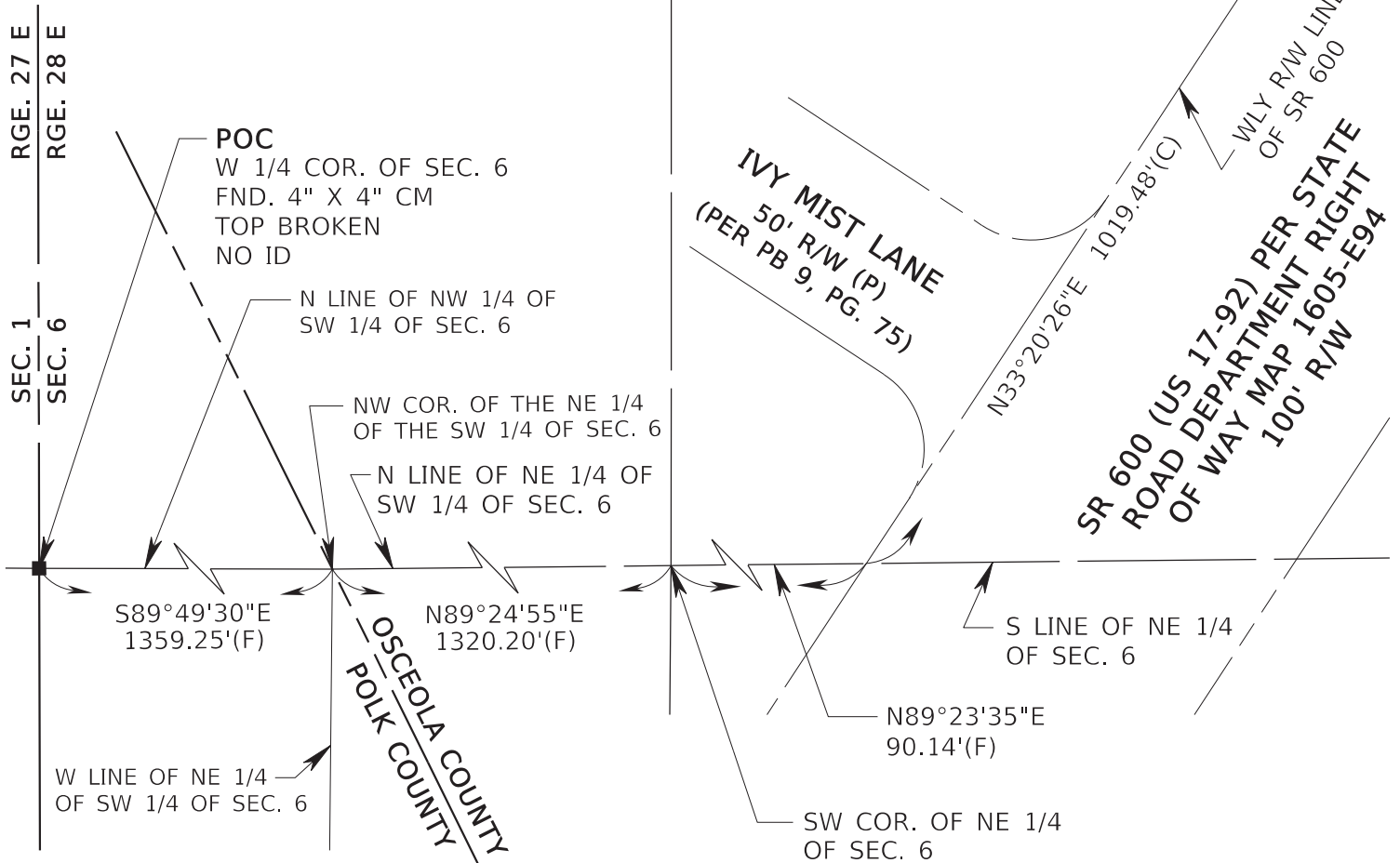
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°24'55" EAST, A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 NORTH 89°23'35" EAST, A DISTANCE OF 90.14 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600 (US 17-92), A 100 FEET WIDE RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 33°20'26" EAST, A DISTANCE OF 1019.48 FEET TO THE SOUTHEAST CORNER OF LOT 1, SUNDOWN VILLAGE UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 94, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 NORTH 56°39'34" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 33°20'26" EAST, A DISTANCE OF 290.40 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 56°39'34" EAST, A DISTANCE OF 15.00 FEET TO AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 33°20'26" WEST, A DISTANCE OF 290.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 4356 SQUARE FEET, MORE OR LESS.

SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	R. REBELLO	03/11/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-199



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

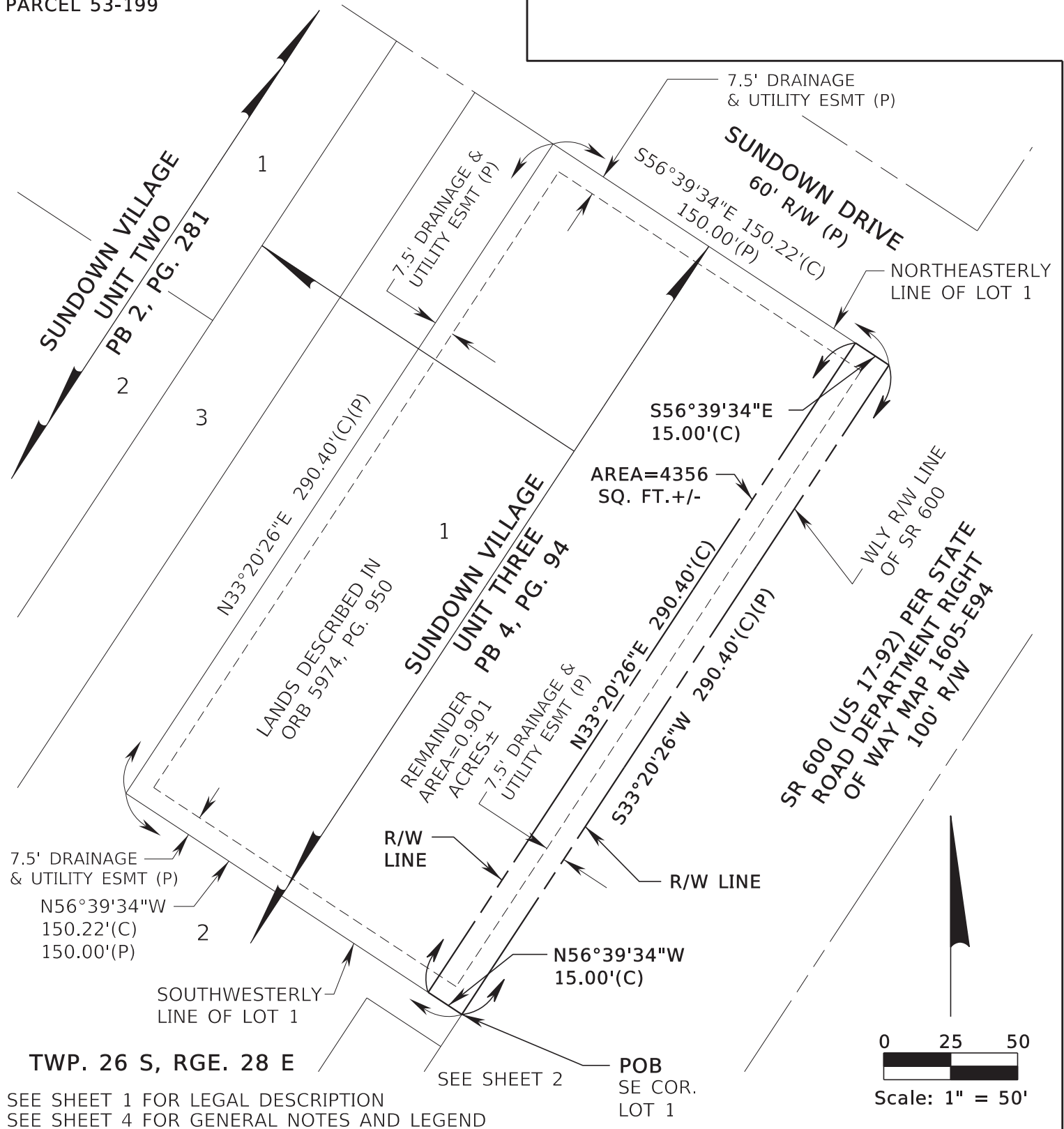
TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	R. REBELLO	03/11/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A	SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-199



			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	R. REBELLO	03/11/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A	SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-199

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 NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING NORTH 89°24'55" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-199 DATED 03/02/2021 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

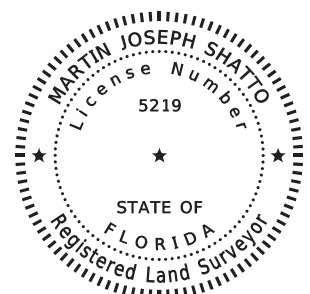
LEGEND

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

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: 2024.04.04 10:15:12 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
UPDATE TITLE	MJS	4/04/2024		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	
REVISE R/W	D. WILLIAMS	07/17/2023	DRAWN	R. REBELLO	03/11/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/21/2023	SECTION N/A		SHEET 4 OF 4	

Number 56

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-201A
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

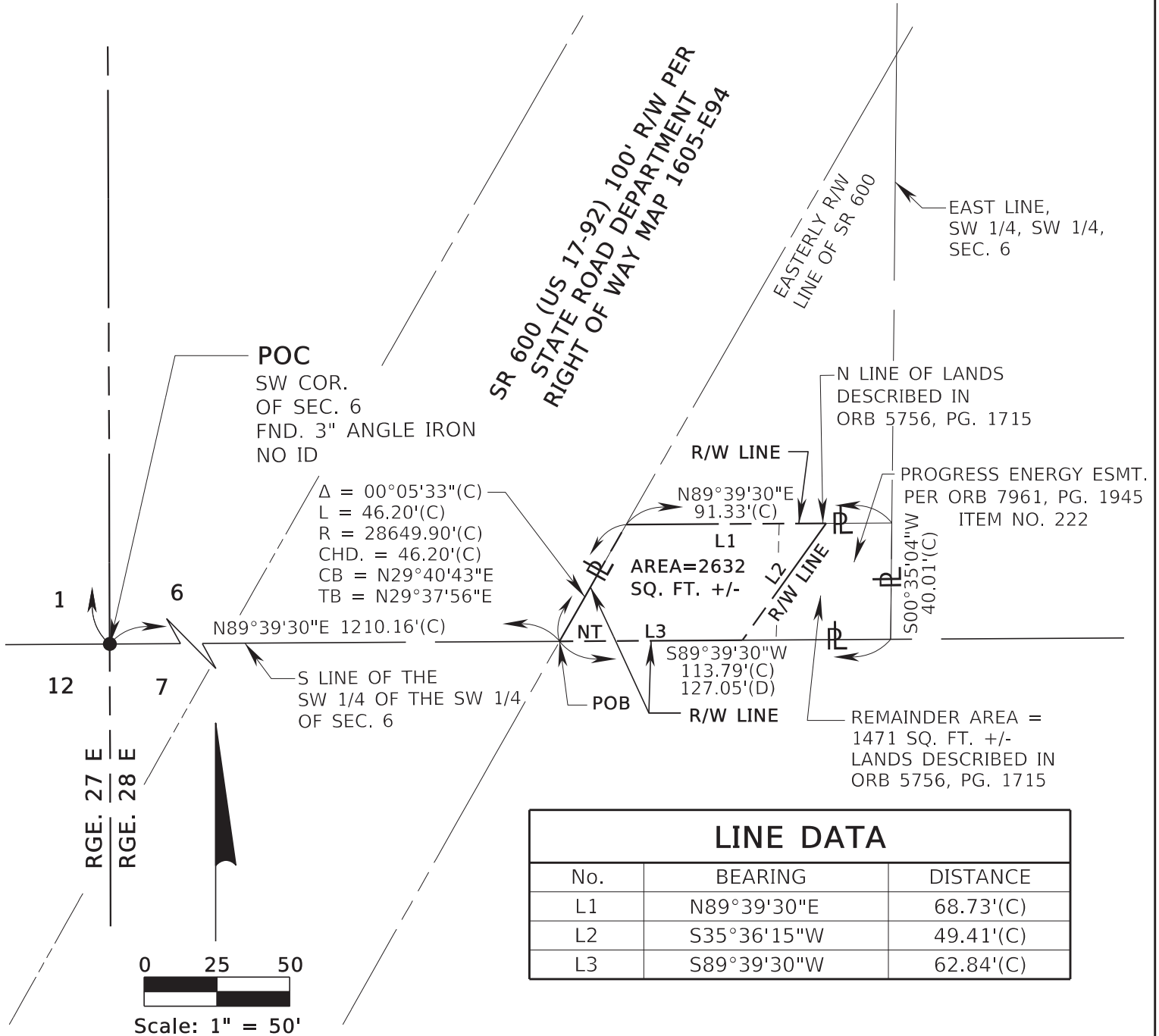
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5756, PAGE 1715 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1210.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND THE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 29°40'43" EAST AND A CHORD DISTANCE OF 46.20 FEET; THENCE FROM A TANGENT BEARING OF NORTH 29°37'56" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°05'33", A DISTANCE OF 46.20 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5756, PAGE 1715, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE NORTH 89°39'30" EAST, A DISTANCE OF 68.73 FEET; THENCE SOUTH 35°36'15" WEST, A DISTANCE OF 49.41 FEET TO A POINT ON AFORESAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6; THENCE ALONG SAID SOUTH LINE SOUTH 89°39'30" WEST, A DISTANCE OF 62.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 2632 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R. REBELLO	06/05/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	06/05/2023	SECTION N/A
						SHEET 1 OF 3



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

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	06/05/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	06/05/2023	SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-201A

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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-201 DATED 11/18/2020 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND FILE NO. 30362-53-201A DATED 3/11/2024 AT 8:00 A.M.

LEGEND

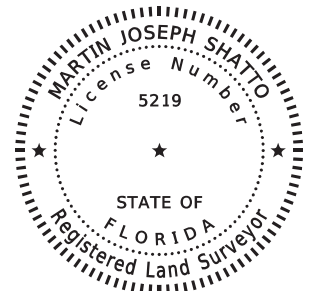
CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
CL =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH OF CURVE	P.O.T. =	POINT ON TANGENT
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB =	LICENSED BUSINESS	PT =	POINT OF TANGENCY
CO. =	COUNTY	L/A =	LIMITED ACCESS	PROJ. =	PROJECT
COR. =	CORNER	MON. =	MONUMENTATION/MONUMENT	R =	RADIUS
CM =	CONCRETE MONUMENT	NELY =	NORTHEASTERLY	RR =	RAILROAD
CR =	COUNTY ROAD	NO. =	NUMBER	RGE. =	RANGE
CSX =	CHESSIE SEABOARD CONSOLIDATED	N/A =	NOT APPLICABLE	REF. =	REFERENCE
D =	DEGREE	NL =	NAIL	R/W =	RIGHT OF WAY
(D) =	DEED DATA	N&D =	NAIL & DISK	SEC. =	SECTION
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	PEF =	PROGRESS ENERGY FLORIDA	TC =	TANGENT TO CURVE
(F) =	FIELD DATA	PG. =	PAGE	TWP. =	TOWNSHIP
F.P. =	FINANCIAL PROJECT	PLS =	PROFESSIONAL LAND SURVEYOR	UE =	UTILITY EASEMENT
FDOT =	FLORIDA DEPARTMENT OF TRANSPORTATION	PL =	PROPERTY LINE		
		(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: 2024.04.04 10:16:24 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/04/2024	DRAWN	REBELLO	06/05/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	06/05/2023	
					SECTION N/A	SHEET 3 OF 3

Number 57

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-201B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 924, PAGE 415 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

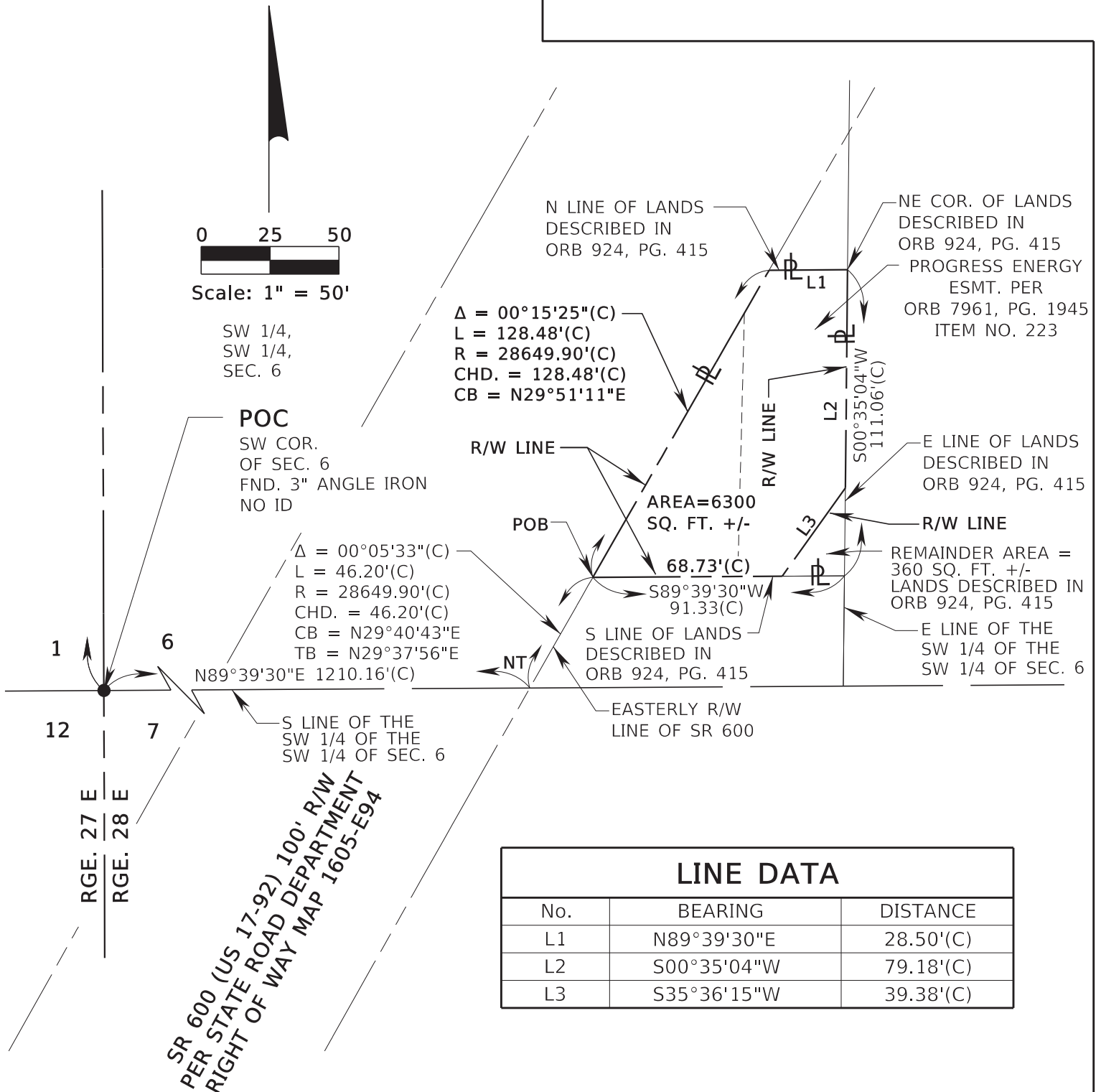
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1210.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 29°40'43" EAST AND A CHORD DISTANCE OF 46.20 FEET; THENCE FROM A TANGENT BEARING OF NORTH 29°37'56" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°05'33", A DISTANCE OF 46.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 29°51'11" EAST AND A CHORD DISTANCE OF 128.48 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°15'25", A DISTANCE OF 128.48 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 924, PAGE 415, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE NORTH 89°39'30" EAST, A DISTANCE OF 28.50 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE ALONG THE EAST LINE OF SAID LANDS SOUTH 00°35'04" WEST, A DISTANCE OF 79.18 FEET; THENCE SOUTH 35°36'15" WEST, A DISTANCE OF 39.38 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°39'30" WEST, A DISTANCE OF 68.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 6300 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 3
			DRAWN	R. REBELLO	06/05/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	06/05/2023	SECTION N/A	SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-201B



LINE DATA

No.	BEARING	DISTANCE
L1	N89°39'30"E	28.50'(C)
L2	S00°35'04"W	79.18'(C)
L3	S35°36'15"W	39.38'(C)

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

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	06/05/2023		
CHECKED	M. SHATTO	06/05/2023		
REVISION	BY	DATE		

SECTION N/A

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-201B

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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-202 DATED 11/18/2020 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

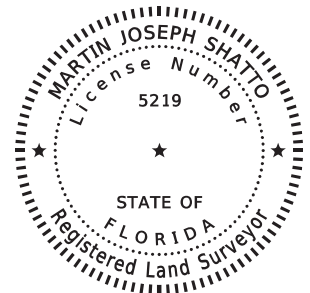
CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
CL =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH OF CURVE	P.O.T. =	POINT ON TANGENT
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB =	LICENSED BUSINESS	PT =	POINT OF TANGENCY
CO. =	COUNTY	L/A =	LIMITED ACCESS	PROJ. =	PROJECT
COR. =	CORNER	MON. =	MONUMENTATION/MONUMENT	R =	RADIUS
CM =	CONCRETE MONUMENT	NELY =	NORTHEASTERLY	RR =	RAILROAD
CR =	COUNTY ROAD	NO. =	NUMBER	RGE. =	RANGE
CSX =	CHESSIE SEABOARD CONSOLIDATED	N/A =	NOT APPLICABLE	REF. =	REFERENCE
D =	DEGREE	NL =	NAIL	R/W =	RIGHT OF WAY
(D) =	DEED DATA	N&D =	NAIL & DISK	SEC. =	SECTION
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	PEF =	PROGRESS ENERGY FLORIDA	TC =	TANGENT TO CURVE
(F) =	FIELD DATA	PG. =	PAGE	TWP. =	TOWNSHIP
FDOT =	FLORIDA DEPARTMENT OF TRANSPORTATION	PLS =	PROFESSIONAL LAND SURVEYOR	UE =	UTILITY EASEMENT
		PL =	PROPERTY LINE		
		(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: 2024.04.04 10:17:42 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/04/2024	DRAWN	REBELLO	06/05/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	06/05/2023	
					SECTION N/A	SHEET 3 OF 3

Number 58

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-202
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

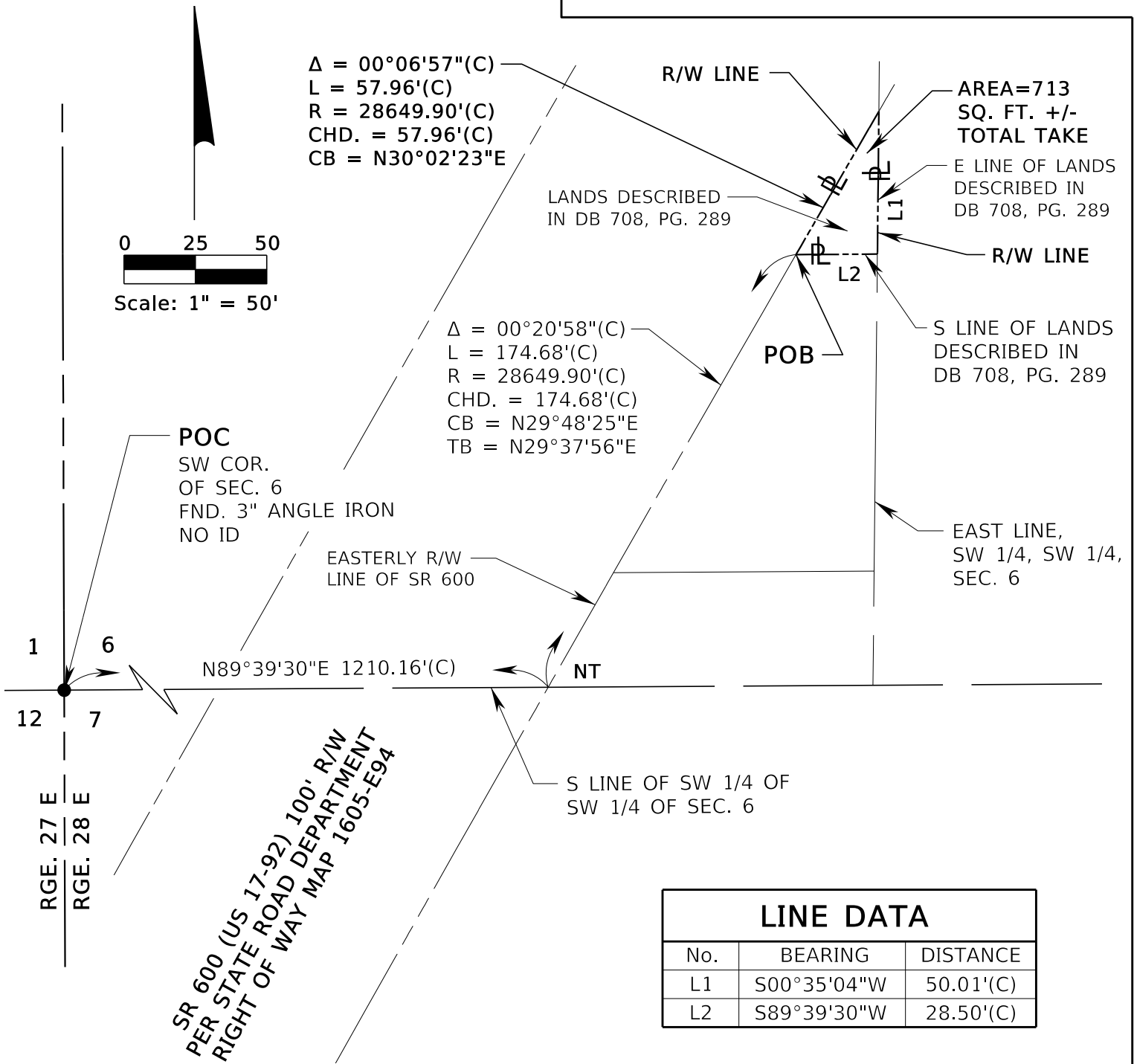
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 708, PAGE 289 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1210.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 29°48'25" EAST AND A CHORD DISTANCE OF 174.68 FEET; THENCE FROM A TANGENT BEARING OF NORTH 29°37'56" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°20'58", A DISTANCE OF 174.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 30°02'23" EAST AND A CHORD DISTANCE OF 57.96 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'57", A DISTANCE OF 57.96 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 708, PAGE 289, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE SOUTH 00°35'04" WEST, A DISTANCE OF 50.01 FEET TO A POINT ON SOUTH LINE OF SAID LANDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°39'30" WEST, A DISTANCE OF 28.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 713 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
LEGAL	D.WILLIAMS	06/28/2024		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	
PARCEL NO.	D.WILLIAMS	06/28/2024	DRAWN	R. REBELLO	04/24/2023	SECTION N/A			SHEET 1 OF 3
REVISION	BY	DATE	CHECKED	M. SHATTO	04/25/2023				



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

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ORB TO DB	D.WILLIAMS	6/28/2024
PARCEL NO.	D.WILLIAMS	6/28/2024
REVISION	BY	DATE

BY	DATE
DRAWN R. REBELLO	04/24/2023
CHECKED M. SHATTO	04/25/2023

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

DATA SOURCE:
SEE GENERAL NOTES, SHEET 3

SECTION N/A

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-202

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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-GAP-062628 DATED 03/08/2023 AT 8:00 A.M., UPDATED 04/18/2024 AT 8:00 A.M.

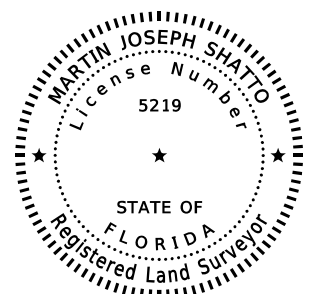
LEGEND

CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
CL =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH OF CURVE	P.O.T. =	POINT ON TANGENT
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB =	LICENSED BUSINESS	PT =	POINT OF TANGENCY
CO. =	COUNTY	L/A =	LIMITED ACCESS	PROJ. =	PROJECT
COR. =	CORNER	MON. =	MONUMENTATION/MONUMENT	R =	RADIUS
CM =	CONCRETE MONUMENT	NELY =	NORTHEASTERLY	RR =	RAILROAD
CR =	COUNTY ROAD	NO. =	NUMBER	RGE. =	RANGE
CSX =	CHESSIE SEABOARD CONSOLIDATED	N/A =	NOT APPLICABLE	REF. =	REFERENCE
D =	DEGREE	NL =	NAIL	R/W =	RIGHT OF WAY
(D) =	DEED DATA	N&D =	NAIL & DISK	SEC. =	SECTION
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	PEF =	PROGRESS ENERGY FLORIDA	TC =	TANGENT TO CURVE
(F) =	FIELD DATA	PG. =	PAGE	TWP. =	TOWNSHIP
F.P. =	FINANCIAL PROJECT	PLS =	PROFESSIONAL LAND SURVEYOR	UE =	UTILITY EASEMENT
FDOT =	FLORIDA DEPARTMENT OF TRANSPORTATION	PL =	PROPERTY LINE		
		(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: 2024.07.01 06:59:53 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
PARCEL NO.	D.WILLIAMS	6/28/2024		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	
UPDATE TITLE	MJS	4/23/2024	DRAWN	REBELLO	04/24/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	04/25/2023	SECTION N/A			SHEET 3 OF 3

Number 59

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-203
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10191, PAGE 2116 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

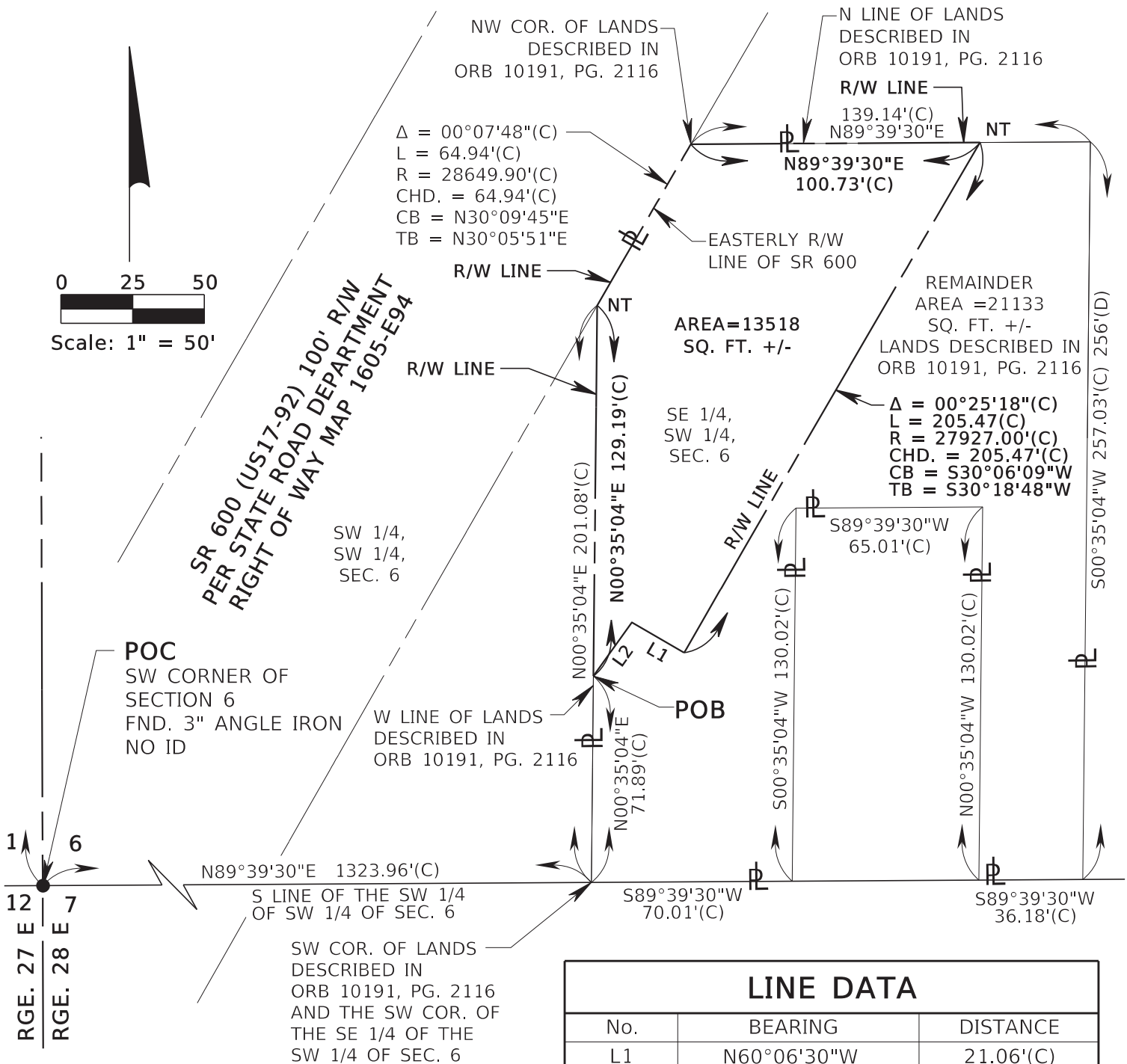
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1323.96 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10191, PAGE 2116, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG THE WEST LINE OF SAID LANDS NORTH 00°35'04" EAST, A DISTANCE OF 71.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°35'04" EAST, A DISTANCE OF 129.19 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 30°09'45" EAST AND A CHORD DISTANCE OF 64.94 FEET; THENCE FROM A TANGENT BEARING OF NORTH 30°05'51" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°07'48", A DISTANCE 64.94 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE ALONG THE NORTH LINE OF SAID LANDS NORTH 89°39'30" EAST, A DISTANCE OF 100.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27927.00 FEET, A CHORD BEARING OF SOUTH 30°06'09" WEST AND A CHORD DISTANCE OF 205.47 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 30°18'48" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°25'18", A DISTANCE OF 205.47 FEET; THENCE NORTH 60°06'30" WEST, A DISTANCE OF 21.06 FEET; THENCE SOUTH 35°36'15" WEST, A DISTANCE OF 22.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 13518 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/22/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-203



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

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/22/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-203

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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-203 DATED 11/19/2020 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

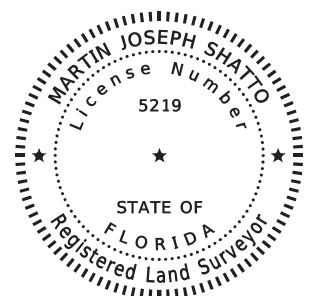
LEGEND

CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
CL =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH OF CURVE	P.O.T. =	POINT ON TANGENT
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB =	LICENSED BUSINESS	PT =	POINT OF TANGENCY
CO. =	COUNTY	L/A =	LIMITED ACCESS	PROJ. =	PROJECT
COR. =	CORNER	MON. =	MONUMENTATION/MONUMENT	R =	RADIUS
CM =	CONCRETE MONUMENT	NELY =	NORTHEASTERLY	RR =	RAILROAD
CR =	COUNTY ROAD	NO. =	NUMBER	RGE. =	RANGE
CSX =	CHESSIE SEABOARD CONSOLIDATED	N/A =	NOT APPLICABLE	REF. =	REFERENCE
D =	DEGREE	NL =	NAIL	R/W =	RIGHT OF WAY
(D) =	DEED DATA	N&D =	NAIL & DISK	SEC. =	SECTION
DB =	DEED BOOK	NT =	NON-TANGENT	SR =	STATE ROAD
DR. =	DRIVE	NTS =	NOT TO SCALE	SQ. FT. =	SQUARE FEET
ESMT. =	EASEMENT	OR =	OFFICIAL RECORD	SWLY =	SOUTHWESTERLY
Δ =	DELTA (CENTRAL ANGLE)	ORB =	OFFICIAL RECORD BOOK	T =	TANGENT
FND. =	FOUND	PEF =	PROGRESS ENERGY FLORIDA	TB =	TANGENT BEARING
(F) =	FIELD DATA	PG. =	PAGE	TC =	TANGENT TO CURVE
F.P. =	FINANCIAL PROJECT	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: 2024.04.04 10:18:55 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/04/2024	DRAWN	J. J PIERRE	03/22/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	
						SECTION N/A
						SHEET 3 OF 3

Number 60

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-204
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11003, PAGE 1462 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

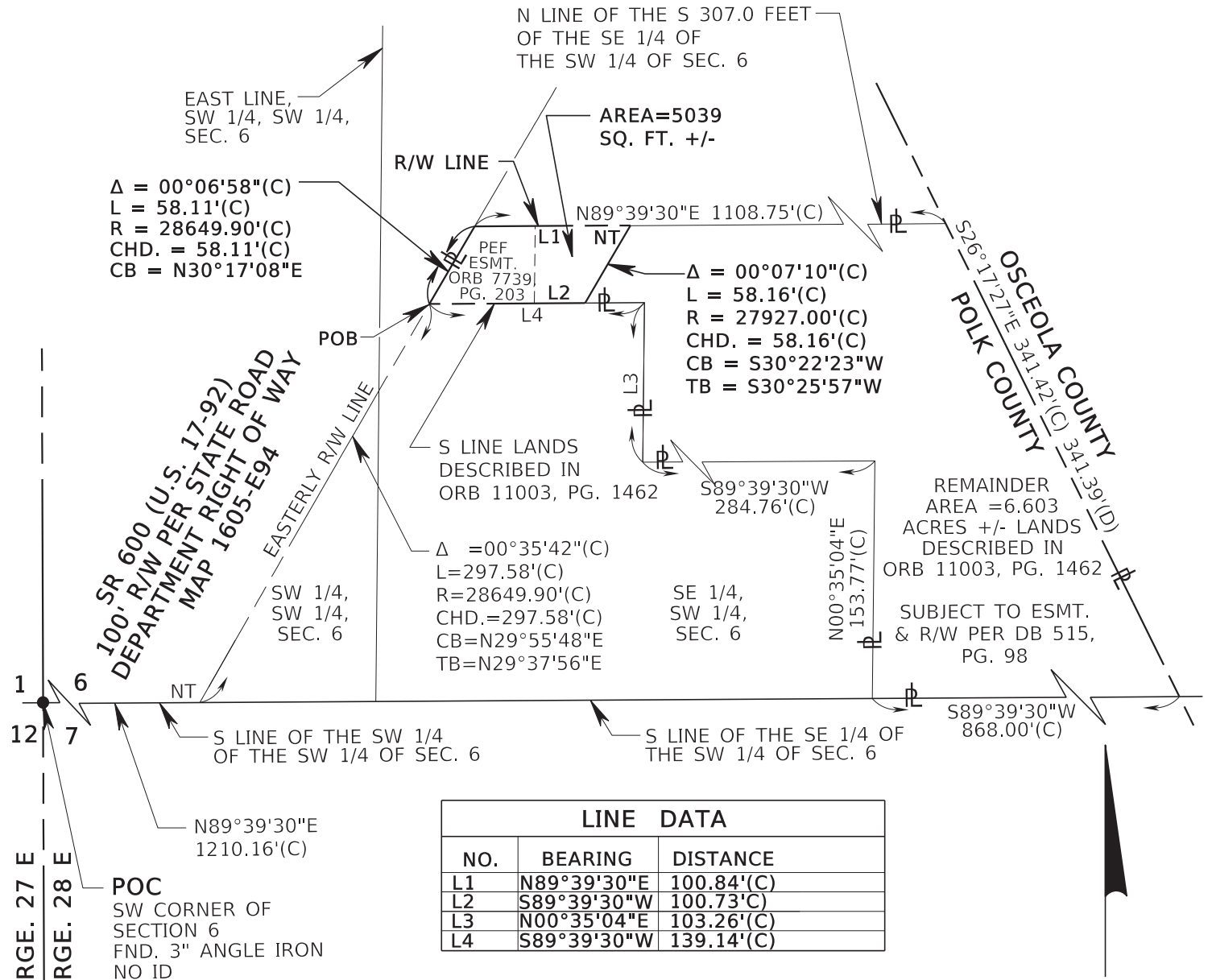
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1210.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 29°55'48" EAST AND A CHORD DISTANCE OF 297.58 FEET; THENCE FROM A TANGENT BEARING OF NORTH 29°37'56" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°35'42", A DISTANCE OF 297.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 30°17'08" EAST AND A CHORD DISTANCE OF 58.11 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'58", A DISTANCE OF 58.11 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 307.0 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE NORTH 89°39'30" EAST, A DISTANCE OF 100.84 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27927.00 FEET, A CHORD BEARING OF SOUTH 30°22'23" WEST AND A CHORD DISTANCE OF 58.16 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 30°25'57" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°07'10", A DISTANCE OF 58.16 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID DESCRIBED LANDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°39'30" WEST, A DISTANCE OF 100.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 5039 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/22/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A		SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-204



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

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 3
			DRAWN	J. J PIERRE	03/22/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-204

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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-204 DATED 11/19/2020 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

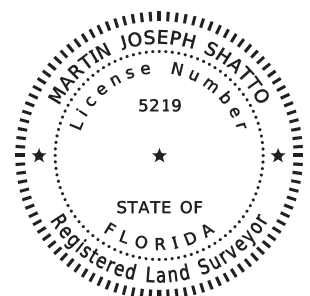
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	P.O.T. = POINT ON TANGENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	PT = POINT OF TANGENCY
CO. = COUNTY	L/A = LIMITED ACCESS	PROJ. = PROJECT
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	R = RADIUS
CM = CONCRETE MONUMENT	NO. = NUMBER	RR = RAILROAD
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RGE. = RANGE
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	REF. = REFERENCE
D = DEGREE	N&D = NAIL & DISK	R/W = RIGHT OF WAY
(D) = DEED DATA	NT = NON-TANGENT	SEC. = SECTION
DB = DEED BOOK	NTS = NOT TO SCALE	SR = STATE ROAD
DR. = DRIVE	OR = OFFICIAL RECORD	SQ. FT.= SQUARE FEET
ESMT.= EASEMENT	ORB = OFFICIAL RECORD BOOK	SWLY = SOUTHWESTERLY
Δ = DELTA (CENTRAL ANGLE)	PEF = PROGRESS ENERGY FLORIDA	T = TANGENT
FND. = FOUND	PG. = PAGE	TB = TANGENT BEARING
(F) = FIELD DATA	PLS = PROFESSIONAL LAND SURVEYOR	TC = TANGENT TO CURVE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PL = PROPERTY LINE	TWP. = TOWNSHIP
	(P) = PLAT DATA	UE = UTILITY EASEMENT
	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: 2024.04.04 10:20:01 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/04/2024	DRAWN	J. J PIERRE	03/22/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A	SHEET 3 OF 3

Number 61

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-205
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8449, PAGE 2268 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

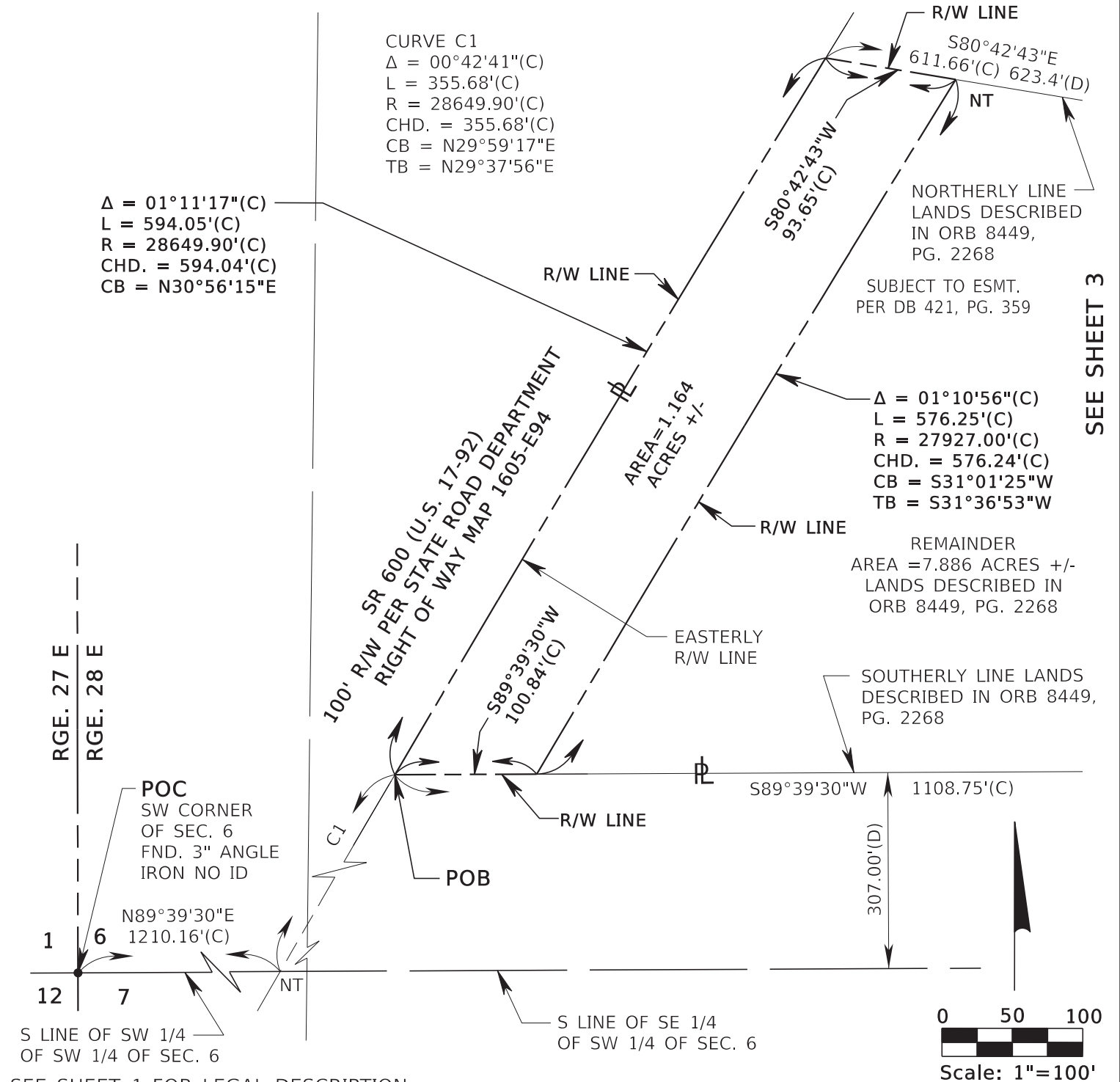
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1210.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 29°59'17" EAST AND A CHORD DISTANCE OF 355.68 FEET; THENCE FROM A TANGENT BEARING OF NORTH 29°37'56" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°42'41", A DISTANCE OF 355.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 30°56'15" EAST AND A CHORD DISTANCE OF 594.04 FEET; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 01°11'17", A DISTANCE OF 594.05 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8449, PAGE 2268 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE SOUTH 80°42'43" EAST, A DISTANCE OF 93.65 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27927.00 FEET, A CHORD BEARING OF SOUTH 31°01'25" WEST AND A CHORD DISTANCE OF 576.24 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 31°36'53" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°10'56", A DISTANCE OF 576.25 FEET A POINT ON THE SOUTHERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°39'30" WEST, A DISTANCE OF 100.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.164 ACRES, MORE OR LESS.

SEE SHEETS 2 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/23/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-205

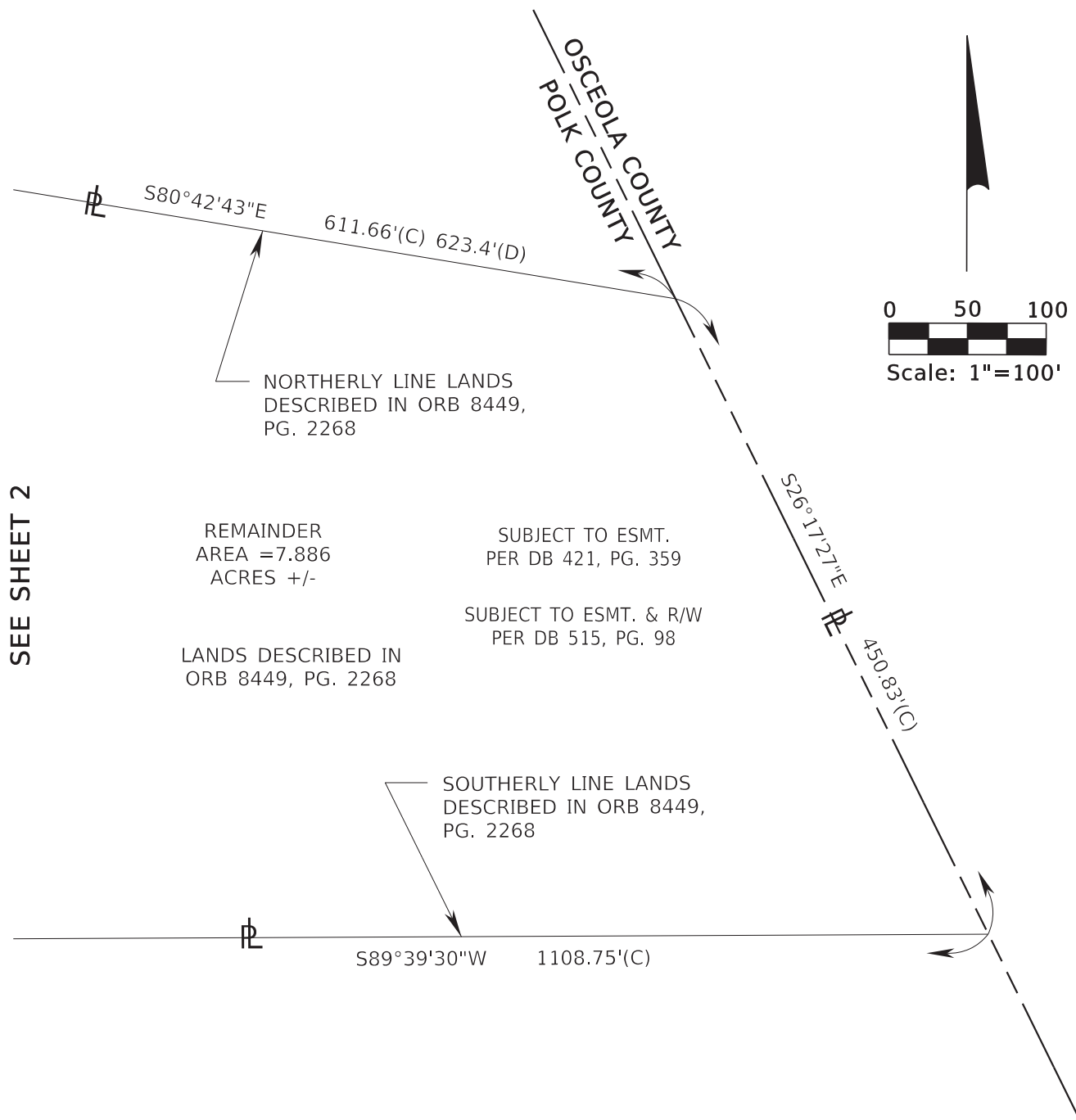


CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/23/2023		
CHECKED	M. SHATTO	03/30/2023		
REVISION	BY	DATE		

SECTION N/A SHEET 2 OF 4



SEE SHEET 1 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 03/23/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 4	
			CHECKED	M. SHATTO 03/30/2023	SECTION N/A	
			REVISION	BY	DATE	SHEET 3 OF 4

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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-205 DATED 11/19/2020 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

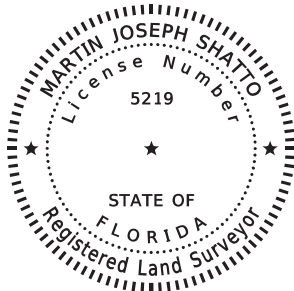
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	P.O.T. = POINT ON TANGENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	PT = POINT OF TANGENCY
CO. = COUNTY	L/A = LIMITED ACCESS	PROJ. = PROJECT
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	R = RADIUS
CM = CONCRETE MONUMENT	NO. = NUMBER	RR = RAILROAD
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RGE. = RANGE
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	REF. = REFERENCE
D = DEGREE	N&D = NAIL & DISK	R/W = RIGHT OF WAY
(D) = DEED DATA	NT = NON-TANGENT	SEC. = SECTION
DB = DEED BOOK	NTS = NOT TO SCALE	SR = STATE ROAD
DR. = DRIVE	OR = OFFICIAL RECORD	SQ. FT.= SQUARE FEET
ESMT.= EASEMENT	ORB = OFFICIAL RECORD BOOK	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	PEF = PROGRESS ENERGY FLORIDA	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: 2024.04.04 10:21:12 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/04/2024	DRAWN	J. J PIERRE	03/23/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	
						SECTION N/A
						SHEET 4 OF 4

Number 62

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-206 PARTS A-C
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1871, PAGE 491 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1210.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 30°34'55" EAST AND A CHORD DISTANCE OF 949.69 FEET; THENCE FROM A TANGENT BEARING OF NORTH 29°37'56" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 01°53'58", A DISTANCE OF 949.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 31°43'35" EAST AND A CHORD DISTANCE OF 194.83 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°23'23", A DISTANCE OF 194.83 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1871, PAGE 491 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE SOUTH 80°42'42" EAST, A DISTANCE OF 104.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27917.00 FEET, A CHORD BEARING OF SOUTH 31°58'46" WEST AND A CHORD DISTANCE OF 42.92 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 32°01'24" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°05'17", A DISTANCE OF 42.92 FEET; THENCE SOUTH 43°14'22" WEST, A DISTANCE OF 50.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27927.00 FEET, A CHORD BEARING OF SOUTH 31°43'26" WEST AND A CHORD DISTANCE OF 106.40 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 31°49'59" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°13'06", A DISTANCE OF 106.40 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID DESCRIBED LANDS; THENCE ALONG SAID SOUTH LINE NORTH 80°42'43" WEST, A DISTANCE OF 93.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 17551 SQUARE FEET, MORE OR LESS.

SEE SHEETS 4 AND 5 FOR SKETCH OF DESCRIPTION
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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 6
REVISED SHEET NUMBER	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	03/22/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A	SHEET 1 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-206 PARTS A-C
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1871, PAGE 491 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1210.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 30°34'55" EAST AND A CHORD DISTANCE OF 949.69 FEET; THENCE FROM A TANGENT BEARING OF NORTH 29°37'56" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 01°53'58", A DISTANCE OF 949.74 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1871, PAGE 491 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 31°43'35" EAST AND A CHORD DISTANCE OF 194.83 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°23'23", A DISTANCE OF 194.83 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1871, PAGE 491 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE SOUTH 80°42'42" EAST, A DISTANCE OF 104.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 80°42'42" EAST, A DISTANCE OF 303.66 FEET TO A POINT ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 210.14 FEET; THENCE NORTH 63°18'35" WEST, A DISTANCE OF 460.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27917.00 FEET, A CHORD BEARING OF NORTH 31°59'12" EAST AND A CHORD DISTANCE OF 35.86 FEET; THENCE FROM A TANGENT BEARING OF NORTH 31°56'59" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°04'25", A DISTANCE OF 35.86 FEET TO THE POINT OF BEGINNING.

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

CONTAINING 0.785 ACRES, MORE OR LESS.

CONTAINING IN THE AGGREGATE 1.187 ACRES, MORE OR LESS.

SEE SHEETS 4 AND 5 FOR SKETCH OF DESCRIPTION
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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 6
REVISED PART B	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	03/22/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A	SHEET 2 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-206 PARTS A-C
PURPOSE: LIMITED ACCESS RIGHTS ONLY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART C

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 SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1871, PAGE 491 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

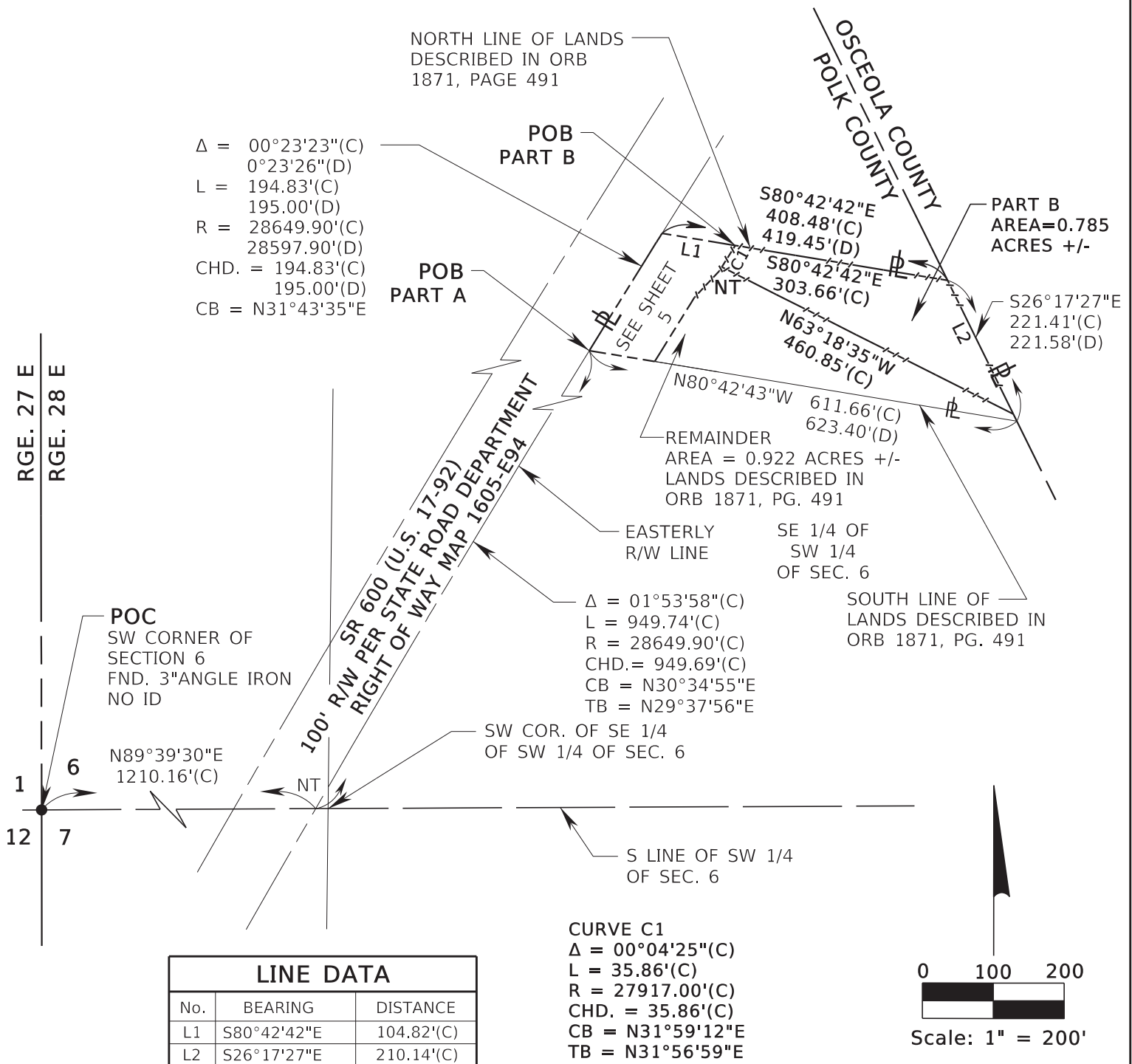
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1210.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 30°34'55" EAST AND A CHORD DISTANCE OF 949.69 FEET; THENCE FROM A TANGENT BEARING OF NORTH 29°37'56" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 01°53'58", A DISTANCE OF 949.74 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1871, PAGE 491 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 31°43'35" EAST AND A CHORD DISTANCE OF 194.83 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°23'23", A DISTANCE OF 194.83 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1871, PAGE 491 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE SOUTH 80°42'42" EAST, A DISTANCE OF 104.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27917.00 FEET, A CHORD BEARING OF SOUTH 31°59'12" WEST AND A CHORD DISTANCE OF 35.86 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 32°01'24" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°04'25", A DISTANCE OF 35.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27917.00 FEET, A CHORD BEARING OF SOUTH 31°56'33" WEST AND A CHORD DISTANCE OF 7.07 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°00'52", A DISTANCE OF 7.07 FEET; THENCE SOUTH 43°14'22" WEST, A DISTANCE OF 50.79 FEET TO THE POINT OF TERMINUS.

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

SEE SHEETS 4 AND 5 FOR SKETCH OF DESCRIPTION
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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 6
ADDED PART C	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	03/22/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A	SHEET 3 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-206 PARTS A-C

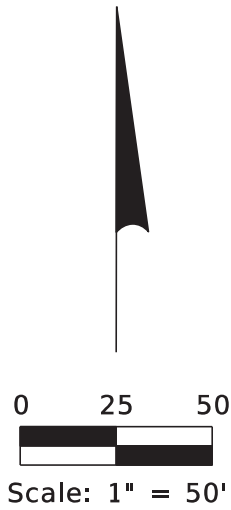


SEE SHEETS 1-3 FOR LEGAL DESCRIPTIONS
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

TWP. 26 S

CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
REVISED PART B & SHEET NUMBER	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	03/22/2023
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023
SECTION N/A					SHEET 4 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-206 PARTS A-C



SR 600 (U.S. 17-92)
100' R/W PER
STATE ROAD DEPARTMENT
RIGHT OF WAY MAP 1605-E94

NORTH LINE OF LANDS
DESCRIBED IN ORB
1871, PG. 491

$\Delta = 00^\circ 23' 23''$ (C)
 $0^\circ 23' 26''$ (D)
L = 194.83'(C)
195.00'(D)
R = 28649.90'(C)
28597.90'(D)
CHD. = 194.83'(C)
195.00'(D)
CB = $N31^\circ 43' 35''$ E

L/A R/W LINE
PART A
AREA=17551
SQ. FT. +/-

SUBJECT TO ESMT. & R/W
PER DB 515, PG. 98

POB
PART C

POB
PART B

L/A R/W
LINE

PART B
AREA=0.785
ACRES +/-

POINT OF
TERMINUS
PART C

LANDS DESCRIBED IN
ORB 1871, PG. 491

REMAINDER
AREA=0.922
ACRES +/-

POB
PART A

EASTERLY
R/W LINE

R/W LINE

CURVE C4
 $\Delta = 00^\circ 05' 17''$ (C)
L = 42.92'(C)
R = 27917.00'(C)
CHD. = 42.92'(C)
CB = $S31^\circ 58' 46''$ W
TB = $S32^\circ 01' 24''$ W

SEE SHEET 4

SOUTH LINE OF LANDS
DESCRIBED IN ORB
1871, PG. 491

$\Delta = 01^\circ 53' 58''$ (C)
L = 949.74'(C)
R = 28649.90'(C)
CHD.= 949.69'(C)
CB = $N30^\circ 34' 55''$ E
TB = $N29^\circ 37' 56''$ E

CURVE C1
 $\Delta = 00^\circ 04' 25''$ (C)
L = 35.86'(C)
R = 27917.00'(C)
CHD. = 35.86'(C)
CB = $N31^\circ 59' 12''$ E
TB = $N31^\circ 56' 59''$ E

CURVE C2
 $\Delta = 00^\circ 00' 52''$ (C)
L = 7.07'(C)
R = 27917.00'(C)
CHD. = 7.07'(C)
CB = $S31^\circ 56' 33''$ W

CURVE C3
 $\Delta = 00^\circ 04' 25''$ (C)
L = 35.86'(C)
R = 27917.00'(C)
CHD. = 35.86'(C)
CB = $S31^\circ 59' 12''$ W
TB = $S32^\circ 01' 24''$ W

SEE SHEETS 1-3 FOR LEGAL DESCRIPTIONS
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

SEC. 6, TWP. 26 S, RGE. 28 E

CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
ADDED PART C	R. REBELLO	12/01/2023	DRAWN	R. REBELLO 03/22/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 6
REVISED PART B & SHEET NUMBER	R. REBELLO	12/01/2023	CHECKED	M. SHATTO 03/30/2023	
REVISION	BY	DATE	SECTION N/A		
					SHEET 5 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-206 PARTS A-C

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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-206 DATED 11/30/2020 AT 8:00 A.M., UPDATED 03/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

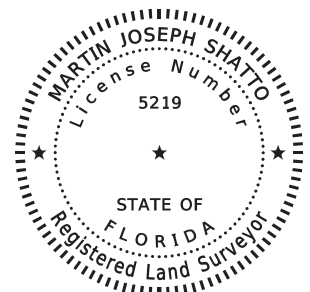
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	P.O.T. = POINT ON TANGENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	PT = POINT OF TANGENCY
CO. = COUNTY	L/A = LIMITED ACCESS	PROJ. = PROJECT
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	R = RADIUS
CM = CONCRETE MONUMENT	NO. = NUMBER	RR = RAILROAD
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RGE. = RANGE
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	REF. = REFERENCE
D = DEGREE	N&D = NAIL & DISK	R/W = RIGHT OF WAY
(D) = DEED DATA	NT = NON-TANGENT	SEC. = SECTION
DB = DEED BOOK	NTS = NOT TO SCALE	SR = STATE ROAD
DR. = DRIVE	OR = OFFICIAL RECORD	SQ. FT. = SQUARE FEET
ESMT. = EASEMENT	ORB = OFFICIAL RECORD BOOK	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	PEF = PROGRESS ENERGY FLORIDA	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: 2024.05.14 13:59:23 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



SEE SHEETS 1-3 FOR LEGAL DESCRIPTIONS
SEE SHEETS 4 AND 5 FOR SKETCH OF DESCRIPTION

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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	
UPDATE TITLE	MJS	4/04/2024							
REVISED GENERAL NOTE 3 & SHEET NUMBER	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	03/22/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A			SHEET 6 OF 6

Number 63

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-207 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PARCEL OF LAND LYING IN SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7669, PAGE 226 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1210.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 30°46'36" EAST AND A CHORD DISTANCE OF 1144.49 FEET; THENCE FROM A TANGENT BEARING OF NORTH 29°37'56" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 02°17'20", A DISTANCE OF 1144.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 32°13'59" EAST AND A CHORD DISTANCE OF 311.76 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°37'25", A DISTANCE OF 311.76 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7669, PAGE 226 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE NORTH 89°33'25" EAST, A DISTANCE OF 73.70 FEET TO A POINT ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 40.95 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27917.00 FEET, A CHORD BEARING OF SOUTH 32°19'13" WEST AND A CHORD DISTANCE OF 289.31 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 32°37'02" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'38", A DISTANCE OF 289.31 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID DESCRIBED LANDS; THENCE ALONG SAID SOUTH LINE NORTH 80°42'42" WEST, A DISTANCE OF 104.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.699 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R. REBELLO	03/24/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-207 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PARCEL OF LAND LYING IN SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7669, PAGE 226 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1210.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 30°46'36" EAST AND A CHORD DISTANCE OF 1144.49 FEET; THENCE FROM A TANGENT BEARING OF NORTH 29°37'56" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 02°17'20", A DISTANCE OF 1144.56 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7669, PAGE 226 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 32°13'59" EAST AND A CHORD DISTANCE OF 311.76 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°37'25", A DISTANCE OF 311.76 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7669, PAGE 226 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE NORTH 89°33'25" EAST, A DISTANCE OF 73.70 FEET TO A POINT ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 40.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 327.36 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID DESCRIBED LANDS; THENCE ALONG SAID SOUTH LINE NORTH 80°42'42" WEST, A DISTANCE OF 303.66 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27917.00 FEET, A CHORD BEARING OF NORTH 32°19'13" EAST AND A CHORD DISTANCE OF 289.31 FEET; THENCE FROM A TANGENT BEARING OF NORTH 32°01'24" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'38", A DISTANCE OF 289.31 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 0.930 ACRES, MORE OR LESS.

CONTAINING IN THE AGGREGATE 1.629 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
REVISED PART B	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	03/24/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A	SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-207 PARTS A-B

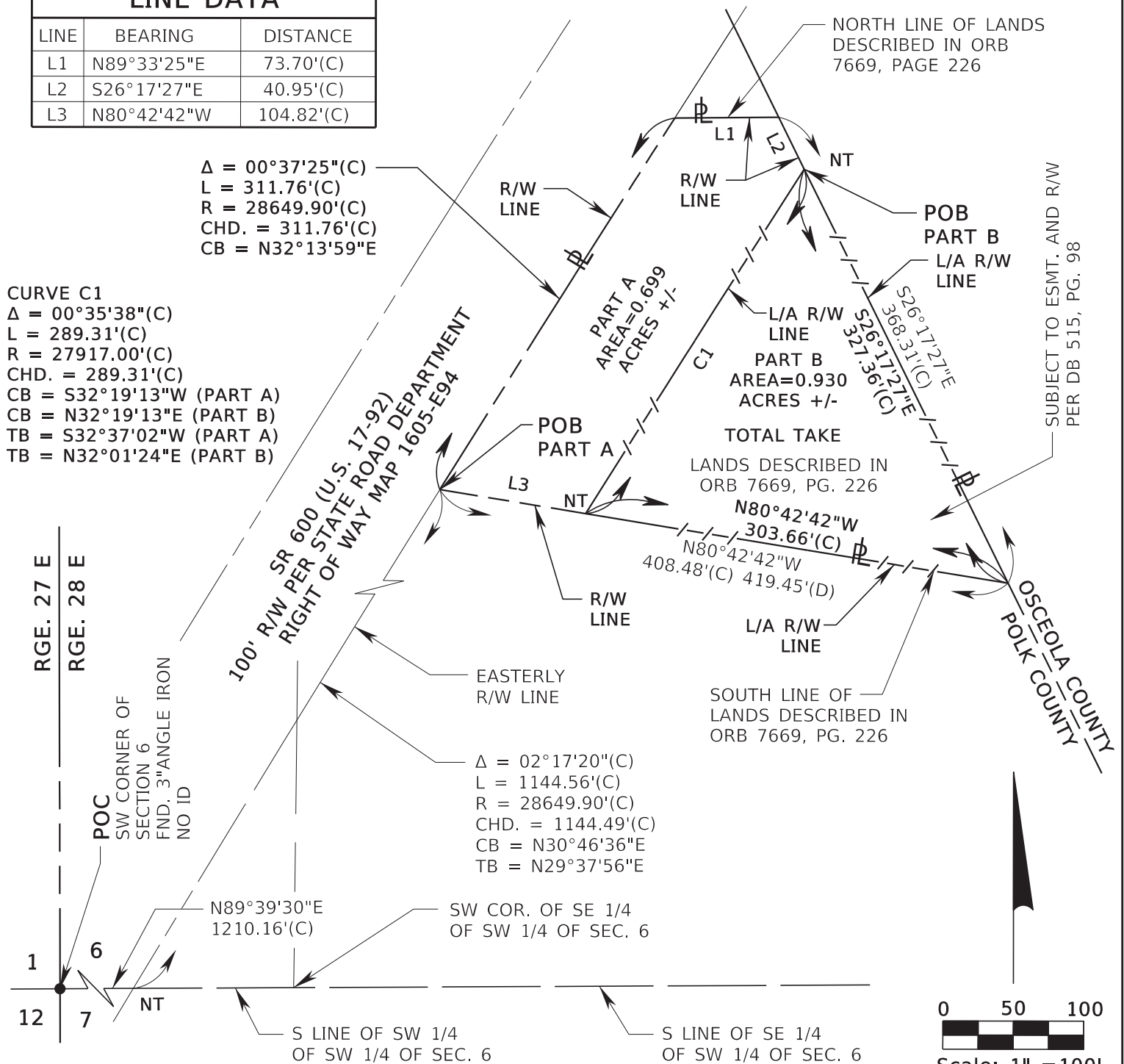
LINE DATA

LINE	BEARING	DISTANCE
L1	N89°33'25"E	73.70'(C)
L2	S26°17'27"E	40.95'(C)
L3	N80°42'42"W	104.82'(C)

Δ = 00°37'25"(C)
L = 311.76'(C)
R = 28649.90'(C)
CHD. = 311.76'(C)
CB = N32°13'59"E

CURVE C1

Δ = 00°35'38"(C)
L = 289.31'(C)
R = 27917.00'(C)
CHD. = 289.31'(C)
CB = S32°19'13"W (PART A)
CB = N32°19'13"E (PART B)
TB = S32°37'02"W (PART A)
TB = N32°01'24"E (PART B)



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

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	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
REVISED PART B	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	03/24/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	

SECTION N/A SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-207 PARTS A-B

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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-207 DATED 11/30/2020 AT 8:00 A.M., UPDATED 03/13/2023 AT 8:00 A.M., UPDATED 3/11/2024 AT 8:00 A.M. AND FILE NO. 31495-2 DATED 02/25/2022 AT 8:00 A.M.

LEGEND

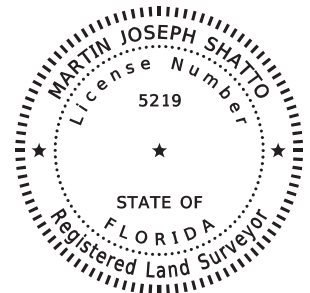
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	P.O.T. = POINT ON TANGENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	PT = POINT OF TANGENCY
CO. = COUNTY	L/A = LIMITED ACCESS	PROJ. = PROJECT
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	R = RADIUS
CM = CONCRETE MONUMENT	NO. = NUMBER	RR = RAILROAD
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RGE. = RANGE
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	REF. = REFERENCE
D = DEGREE	N&D = NAIL & DISK	R/W = RIGHT OF WAY
(D) = DEED DATA	NT = NON-TANGENT	SEC. = SECTION
DB = DEED BOOK	NTS = NOT TO SCALE	SR = STATE ROAD
DR. = DRIVE	NWLY = NORTHWESTERLY	SQ. FT. = SQUARE FEET
ESMT. = EASEMENT	OR = OFFICIAL RECORD	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
FND. = FOUND	PEF = PROGRESS ENERGY FLORIDA	TC = TANGENT TO CURVE
(F) = FIELD DATA	PG. = PAGE	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PLS = PROFESSIONAL LAND SURVEYOR	UE = UTILITY EASEMENT
	PL = PROPERTY LINE	
	(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: 2024.05.14 14:00:43 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



SEE SHEETS 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
UPDATE TITLE	MJS	4/04/2024		BY	DATE	DATA SOURCE: SEE NOTE 3 ABOVE
REVISED GENERAL NOTE 3	R. REBELLO	12/01/2023	DRAWN	R. REBELLO	03/24/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	
					SECTION N/A	SHEET 4 OF 4

Number 64

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-208A PARTS 1-4
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 1

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG SAID POLK/OSCEOLA COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 152.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OLD KISSIMMEE ROAD, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF OLD KISSIMMEE ROAD AS RECORDED IN MAP BOOK 10, PAGE 137, SAID PUBLIC RECORDS AND THE NORTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 441.48 FEET; THENCE NORTH 40°54'08" WEST, A DISTANCE OF 7.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 9109.00 FEET, A CHORD BEARING OF NORTH 39°43'51" WEST AND A CHORD DISTANCE OF 372.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°20'35", A DISTANCE OF 372.50 FEET TO A POINT ON AFORESAID EASTERLY RIGHT OF WAY LINE OF OLD KISSIMMEE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 24°24'48" EAST, A DISTANCE OF 114.19 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 20006 SQUARE FEET, MORE OR LESS.

SEE SHEETS 5 AND 6 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
REVISED SHEET NUMBERS	R. REBELLO	01/17/2024	DRAWN	R. REBELLO	03/24/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A	SHEET 1 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-208A PARTS 1-4
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 2

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG SAID POLK/OSCEOLA COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 152.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OLD KISSIMMEE ROAD, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF OLD KISSIMMEE ROAD AS RECORDED IN MAP BOOK 10, PAGE 137, SAID PUBLIC RECORDS AND THE NORTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 24°24'48" WEST, A DISTANCE OF 145.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34°09'18" EAST, A DISTANCE OF 118.54 FEET TO A POINT ON THE EAST LINE OF PROGRESS ENERGY FLORIDA EASEMENT ITEM NUMBER 237 AS RECORDED IN OFFICIAL RECORDS BOOK 7856, PAGE 1492, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 55°50'42" WEST, A DISTANCE OF 123.28 FEET TO A POINT ON THE WEST LINE OF PROGRESS ENERGY FLORIDA EASEMENT ITEM NUMBER 240; THENCE ALONG SAID WEST LINE SOUTH 01°38'07" WEST, A DISTANCE OF 11.49 FEET; THENCE SOUTH 34°09'18" EAST, A DISTANCE OF 237.83 FEET TO A POINT ON THE EAST LINE OF A PIPELINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 9761, PAGE 739, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 52°57'55" WEST, A DISTANCE OF 50.06 FEET TO A POINT ON AFORESAID EAST LINE OF PROGRESS ENERGY FLORIDA EASEMENT ITEM NUMBER 237; THENCE NORTH 34°09'18" WEST, A DISTANCE OF 254.96 FEET TO A POINT ON AFORESAID EASTERLY RIGHT OF WAY LINE OF OLD KISSIMMEE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: THENCE NORTH 23°50'26" EAST, A DISTANCE OF 76.59 FEET; THENCE NORTH 23°16'03" EAST, A DISTANCE OF 100.02 FEET; THENCE NORTH 24°24'48" EAST, A DISTANCE OF 36.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.542 ACRES, MORE OR LESS.

SEE SHEETS 5 AND 6 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
REVISED SHEET NUMBERS	R.REBELLO	01/17/2024					
REVISED PART 2	R.REBELLO	10/05/2023	DRAWN	R. REBELLO	03/24/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A SHEET 2 OF 7	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-208A PARTS 1-4
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 3

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 21307 SQUARE FEET, MORE OR LESS.

SEE SHEETS 5 AND 6 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
REVISED SHEET NUMBERS	R. REBELLO	01/17/2024		BY	DATE		
ADDED PART 3	R. REBELLO	01/17/2024	DRAWN	R. REBELLO	03/24/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A SHEET 3 OF 7	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-208A PARTS 1-4
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 4

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG SAID POLK/OSCEOLA COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 152.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OLD KISSIMMEE ROAD, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF OLD KISSIMMEE ROAD AS RECORDED IN MAP BOOK 10, PAGE 137, SAID PUBLIC RECORDS AND THE NORTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 790.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 89.51 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LABOR CAMP ROAD, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF LABOR CAMP ROAD AS RECORDED IN MAP BOOK 11, PAGES 3 AND 4, SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 62°11'41" WEST, A DISTANCE OF 56.84 FEET; THENCE NORTH 11°11'21" EAST, A DISTANCE OF 54.78 FEET TO THE POINT OF BEGINNING.

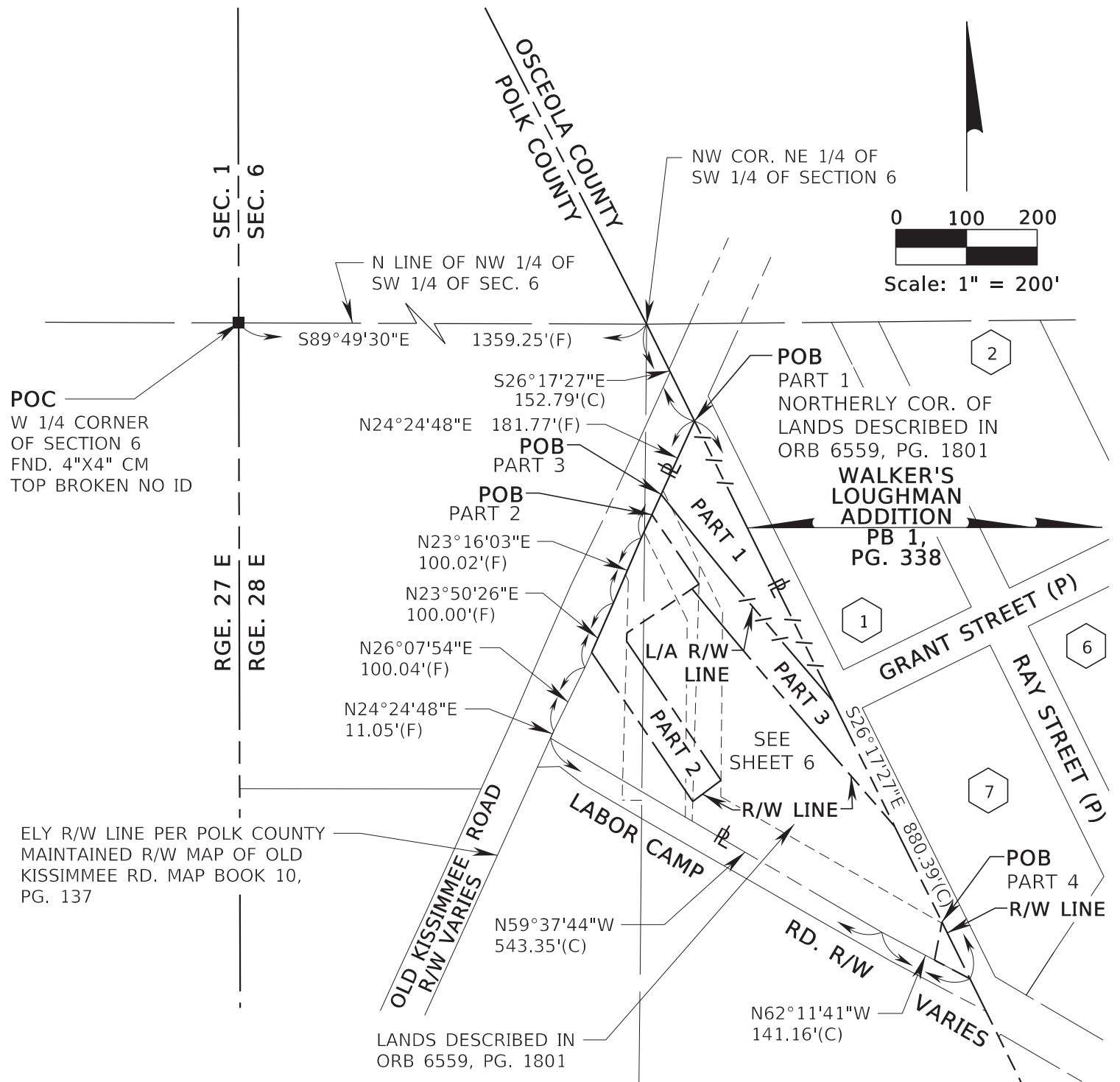
CONTAINING 1492 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 1.525 ACRES, MORE OR LESS.

SEE SHEETS 5 AND 6 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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	
REVISED SHEET NUMBERS	R.REBELLO	01/17/2024						
ADDED PART 4	R.REBELLO	01/17/2024	DRAWN	R. REBELLO	03/24/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A		SHEET 4 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-208A PARTS 1-4

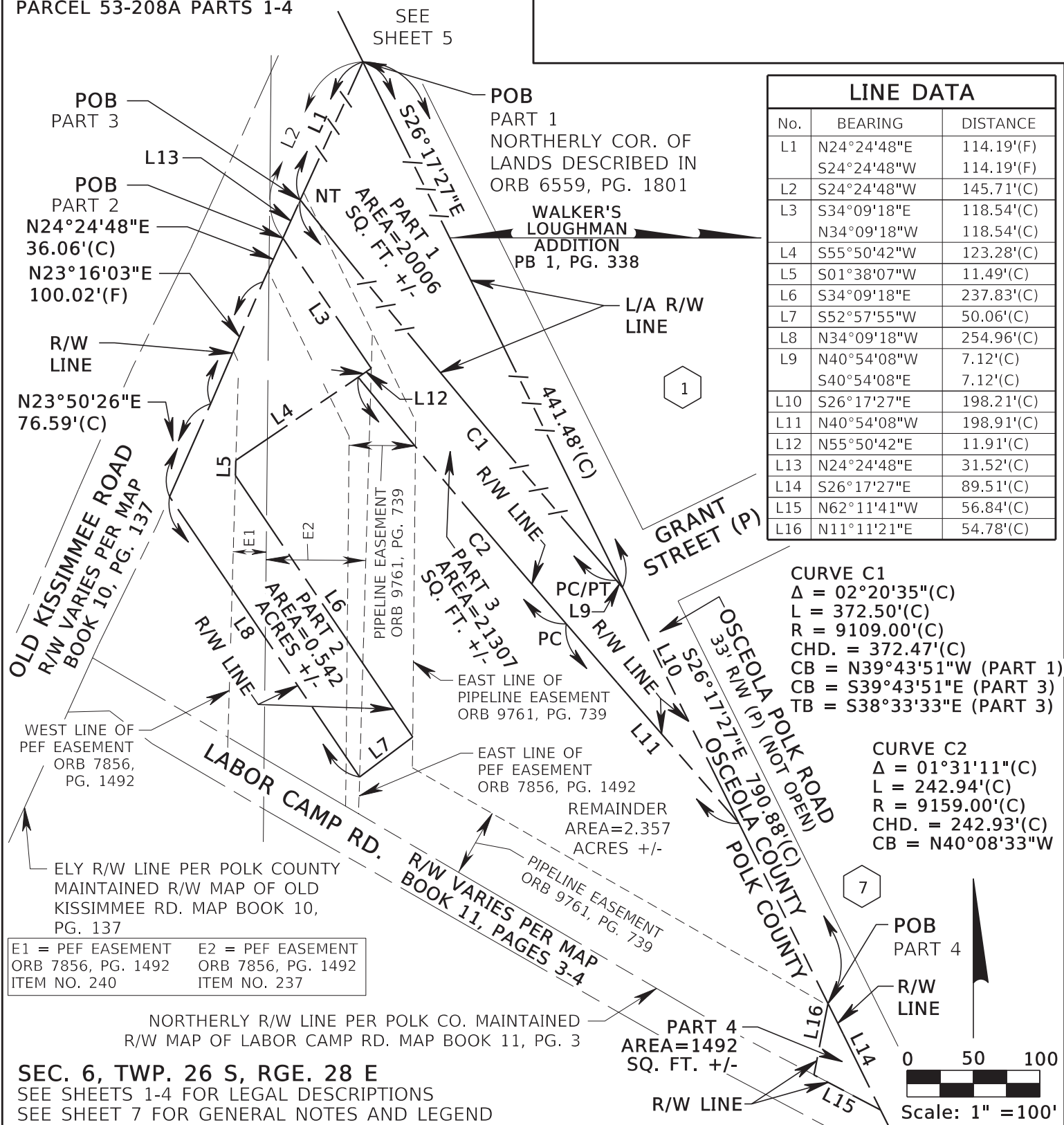


SEE SHEETS 1-4 FOR LEGAL DESCRIPTIONS
SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADDED PARTS 3 & 4	R.REBELLO	01/17/2024		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
REVISED SHEET NUMBERS	R.REBELLO	01/17/2024					
REVISED PART 2	R.REBELLO	10/05/2023	DRAWN	R. REBELLO	03/24/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A	SHEET 5 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-208A PARTS 1-4 SEE



LINE DATA		
No.	BEARING	DISTANCE
L1	N24°24'48"E	114.19'(F)
	S24°24'48"W	114.19'(F)
L2	S24°24'48"W	145.71'(C)
L3	S34°09'18"E	118.54'(C)
	N34°09'18"W	118.54'(C)
L4	S55°50'42"W	123.28'(C)
L5	S01°38'07"W	11.49'(C)
L6	S34°09'18"E	237.83'(C)
L7	S52°57'55"W	50.06'(C)
L8	N34°09'18"W	254.96'(C)
L9	N40°54'08"W	7.12'(C)
	S40°54'08"E	7.12'(C)
L10	S26°17'27"E	198.21'(C)
L11	N40°54'08"W	198.91'(C)
L12	N55°50'42"E	11.91'(C)
L13	N24°24'48"E	31.52'(C)
L14	S26°17'27"E	89.51'(C)
L15	N62°11'41"W	56.84'(C)
L16	N11°11'21"E	54.78'(C)

CURVE C1
 $\Delta = 02^{\circ}20'35''(C)$
 $L = 372.50'(C)$
 $R = 9109.00'(C)$
 $CHD. = 372.47'(C)$
 $CB = N39^{\circ}43'51''W \text{ (PART 1)}$
 $CB = S39^{\circ}43'51''E \text{ (PART 3)}$
 $TB = S38^{\circ}33'33''E \text{ (PART 3)}$

CURVE C2
 $\Delta = 01^{\circ}31'11''(C)$
 $L = 242.94'(C)$
 $R = 9159.00'(C)$
 $CHD. = 242.93'(C)$
 $CB = N40^{\circ}08'33''W$

E1 = PEF EASEMENT ORB 7856, PG. 1492 ITEM NO. 240	E2 = PEF EASEMENT ORB 7856, PG. 1492 ITEM NO. 237
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NORTHERLY R/W LINE PER POLK CO. MAINTAINED
R/W MAP OF LABOR CAMP RD. MAP BOOK 11, PG. 3

SEC. 6, TWP. 26 S, RGE. 28 E
SEE SHEETS 1-4 FOR LEGAL DESCRIPTIONS
SEE SHEET 7 FOR GENERAL NOTES AND LEGEND

			<p style="text-align: center;">CENTRAL FLORIDA EXPRESSWAY AUTHORITY</p> <p style="text-align: center;">SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY</p>				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	<p style="text-align: center;">STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY</p>				
ADDED PARTS 3 & 4	R.REBELLO	01/17/2024					
REVISED SHEET NUMBERS	R.REBELLO	01/17/2024		BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801. PHONE: (407) 839-4300	DATA SOURCE:
REVISED PART 2	R.REBELLO	10/05/2023	DRAWN	R. REBELLO	03/24/2023		SEE GENERAL NOTES, SHEET 7
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	<div style="display: flex; justify-content: space-between;"> SECTION N/A SHEET 6 OF 7 </div>	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-208A PARTS 1-4

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 NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING SOUTH 89°49'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-208 DATED 11/30/2020 AT 8:00 A.M., UPDATED 03/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

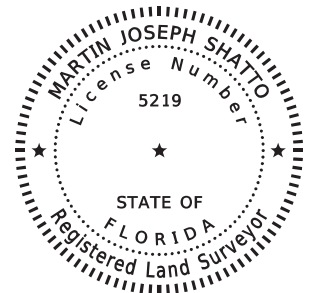
LEGEND

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

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: 2024.05.14 14:01:59 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



SEE SHEETS 1-4 FOR LEGAL DESCRIPTIONS
SEE SHEETS 5 AND 6 FOR SKETCH OF DESCRIPTIONS

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
UPDATE TITLE	MJS	4/04/2024		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	
REVISED GENERAL NOTE 3	R. REBELLO	02/14/2024							
REVISED SHEET NUMBERS	R. REBELLO	01/17/2024	DRAWN	R.REBELLO	03/24/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A			SHEET 7 OF 7

Number 65

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-208B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE AND THE POINT OF BEGINNING; THENCE ALONG SAID POLK/OSCEOLA COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 75.26 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD KISSIMMEE ROAD, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF OLD KISSIMMEE ROAD AS RECORDED IN MAP BOOK 10, PAGE 137, SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 24°24'48" WEST, A DISTANCE OF 84.20 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°35'04" EAST, A DISTANCE OF 144.15 FEET TO THE POINT OF BEGINNING.

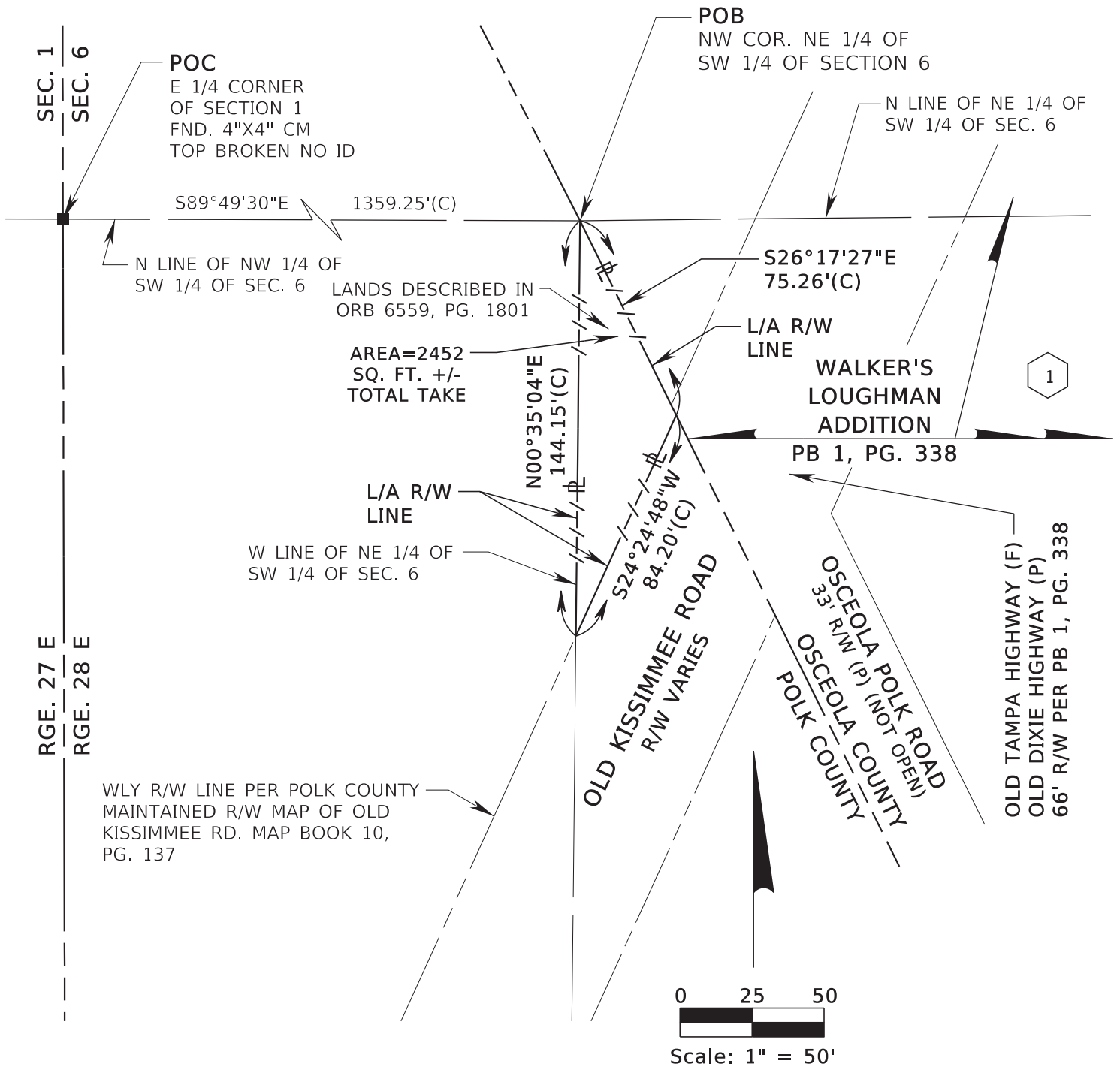
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 2452 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R. REBELLO	04/07/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	04/07/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-208B



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

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
				BY	DATE	WBQ DESIGN & ENGINEERING, INC.	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-208B

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 NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING SOUTH 89°49'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-208 DATED 11/30/2020 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8: A.M.

LEGEND

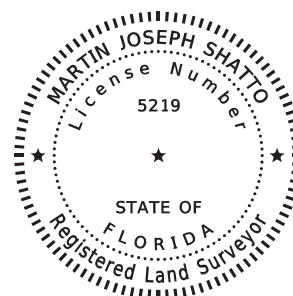
BLK = BLOCK	ID = IDENTIFICATION	PI = POINT OF INTERSECTION
CHD. = CHORD DISTANCE	IP = IRON PIPE	POB = POINT OF BEGINNING
CB = CHORD BEARING	IR = IRON ROD OR REBAR	POC = POINT OF COMMENCEMENT
CL = CENTERLINE	IRC = IRON ROD AND CAP	P.O.T. = POINT ON TANGENT
(C) = CALCULATED DATA	L = LENGTH OF CURVE	PT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

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: 2024.04.04 10:25:40 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/04/2024	DRAWN	R.REBELLO	04/07/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	04/07/2023	
					SECTION N/A	SHEET 3 OF 3

Number 66

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-209 PARTS A-C
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11958, PAGE 511 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1183.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89°49'30" EAST, A DISTANCE OF 175.87 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 00°35'04" WEST, A DISTANCE OF 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD KISSIMMEE ROAD, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF OLD KISSIMMEE ROAD, AS RECORDED IN MAP BOOK 10, PAGE 137, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 24°24'48" WEST, A DISTANCE OF 73.94 FEET; THENCE NORTH 34°09'18" WEST, A DISTANCE OF 256.20 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 20758 SQUARE FEET, MORE OR LESS.

SEE SHEETS 4 AND 5 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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 6
UPDATED ORB/PG.	MJS	4/04/2024	DRAWN	J. J PIERRE	06/07/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	06/07/2023	SECTION N/A	SHEET 1 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-209 PARTS A-C
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11958, PAGE 511 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 965.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89°49'30" EAST, A DISTANCE OF 217.97 FEET; THENCE SOUTH 34°09'18" EAST, A DISTANCE OF 256.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD KISSIMMEE ROAD, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF OLD KISSIMMEE ROAD, AS RECORDED IN MAP BOOK 10, PAGE 137, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 24°24'48" WEST, A DISTANCE OF 72.73 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 26°07'54" WEST, A DISTANCE OF 100.04 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 23°50'26" WEST, A DISTANCE OF 36.62 FEET; THENCE NORTH 34°09'18" WEST, A DISTANCE OF 486.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.534 ACRES, MORE OR LESS.

SEE SHEETS 4 AND 5 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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 6
UPDATED ORB/PG.	MJS	4/04/2024	DRAWN	J. J PIERRE	06/07/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	06/07/2023	SECTION N/A	SHEET 2 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-209 PARTS A-C
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART C

A PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11958, PAGE 511 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 935.13 FEET THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89°49'30" EAST, A DISTANCE OF 30.27 FEET; THENCE SOUTH 34°09'18" EAST, A DISTANCE OF 486.05 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD KISSIMMEE ROAD, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF OLD KISSIMMEE ROAD, AS RECORDED IN MAP BOOK 10, PAGE 137, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 23°50'26" WEST, A DISTANCE OF 29.48 FEET; THENCE NORTH 34°09'18" WEST, A DISTANCE OF 518.75 FEET TO THE POINT OF BEGINNING.

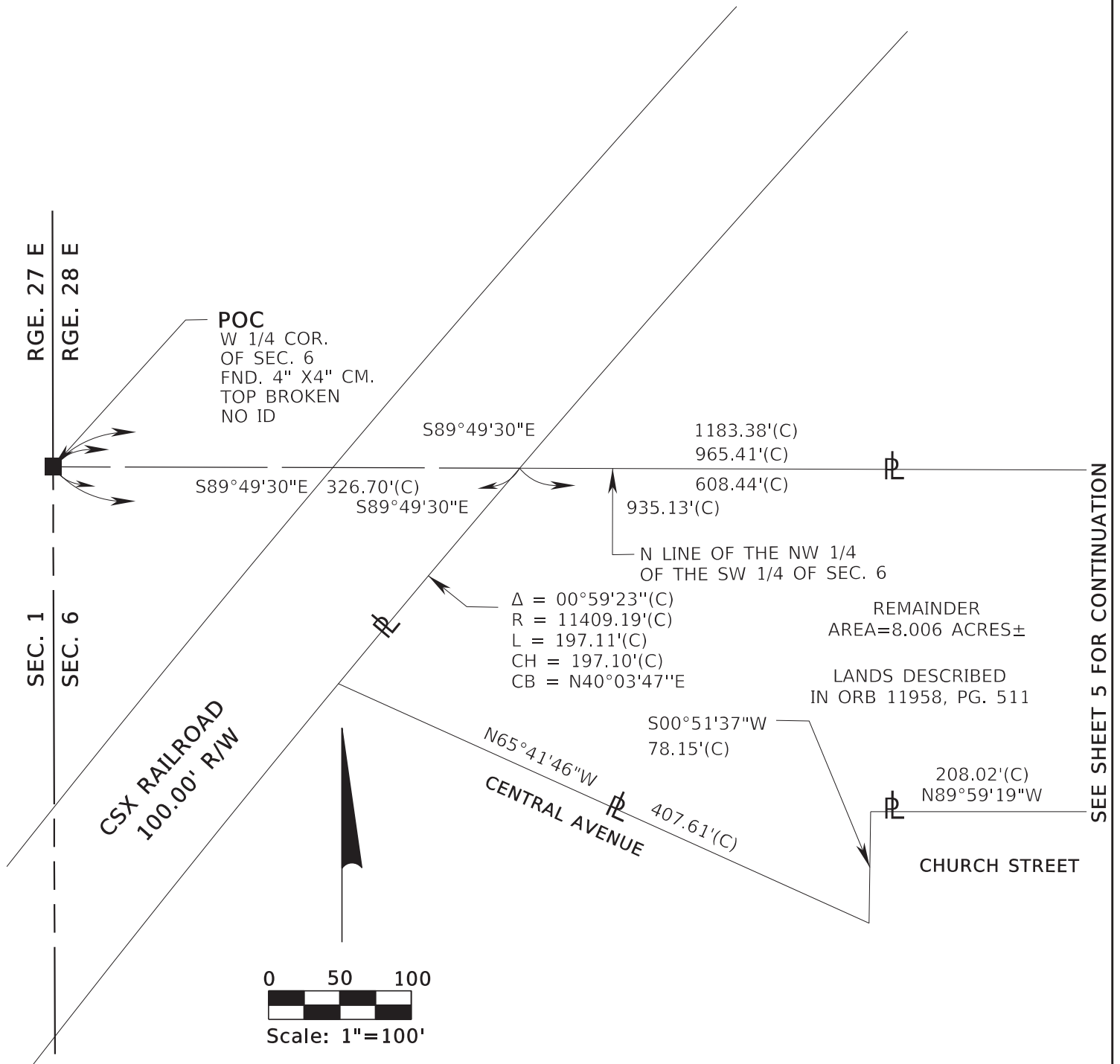
CONTAINING 12560 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 2.299 ACRES, MORE OR LESS.

SEE SHEETS 4 AND 5 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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 6
UPDATE ORB/PG.	MJS	4/04/2024	DRAWN	J. J PIERRE	06/07/2023	SECTION N/A SHEET 3 OF 6	
REVISION	BY	DATE	CHECKED	M. SHATTO	06/07/2023		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-209 PARTS A-C

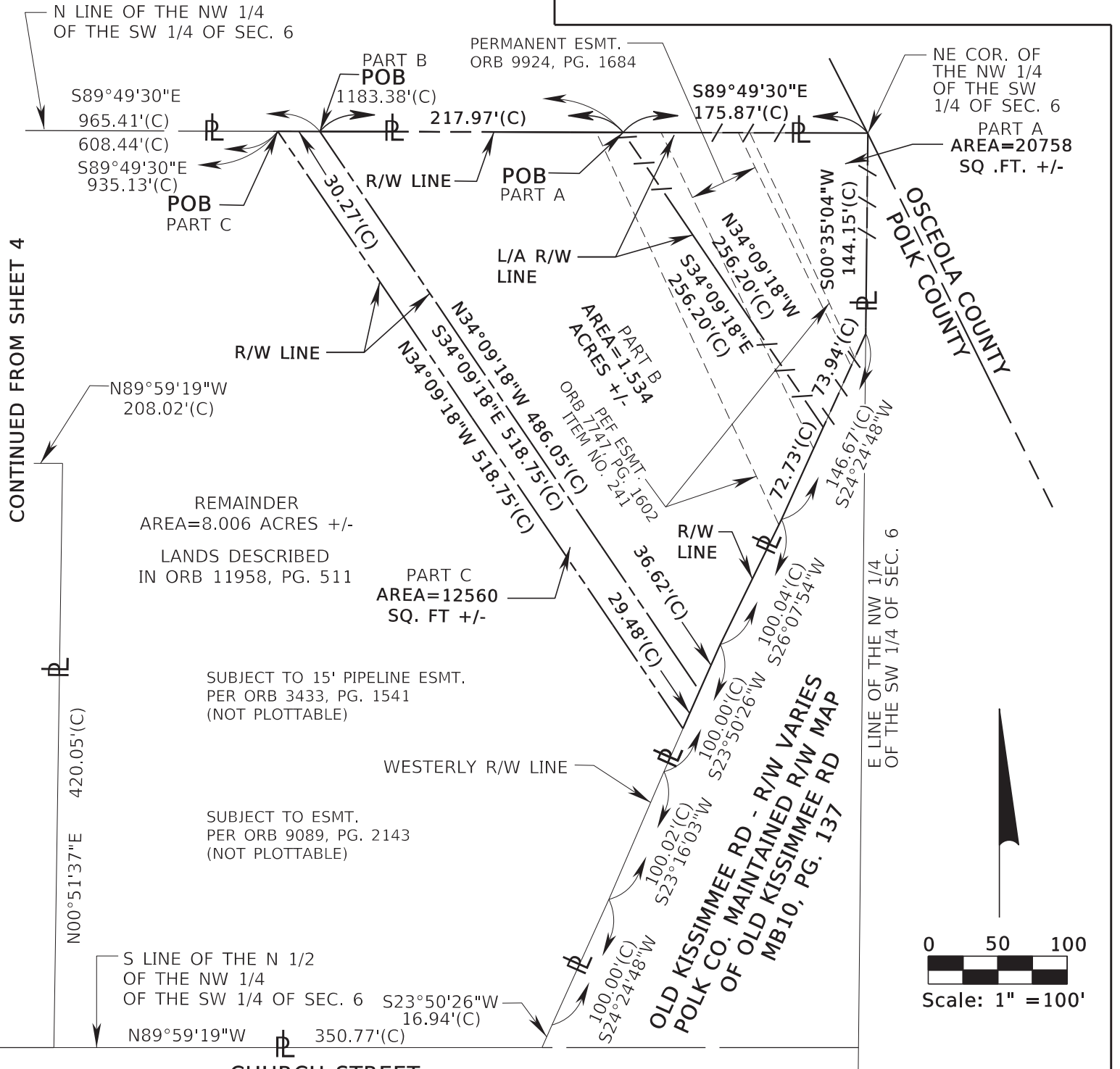


SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTIONS
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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 6
UPDATE ORB/PG.	MJS	4/04/2024	DRAWN	J. J PIERRE	06/07/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	06/07/2023	SECTION N/A	SHEET 4 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-209 PARTS A-C



SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTIONS
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

SEC. 6, TWP. 26 S, RGE. 28 E

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	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 6
UPDATE ORB/PG.	MJS	4/04/2024	DRAWN	J. J PIERRE	06/07/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	06/07/2023	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-209 PARTS A-C

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 NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING SOUTH 89°49'30" 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 PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 30362-209 DATED NOVEMBER 30, 2020 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

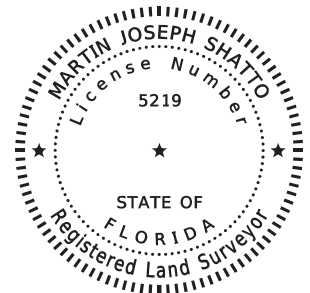
CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
CL =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH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

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: 2024.05.14 14:03:20 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTIONS
SEE SHEETS 4 AND 5 FOR SKETCH OF DESCRIPTIONS

CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
UPDATE TITLE	MJS	4/04/2024	DRAWN	J. J PIERRE	06/07/2023
REVISION	BY	DATE	CHECKED	M. SHATTO	06/07/2023
DATA SOURCE: SEE NOTE 3 ABOVE					SECTION N/A
					SHEET 6 OF 6

Number 67

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-210
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12297, PAGE 2298 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

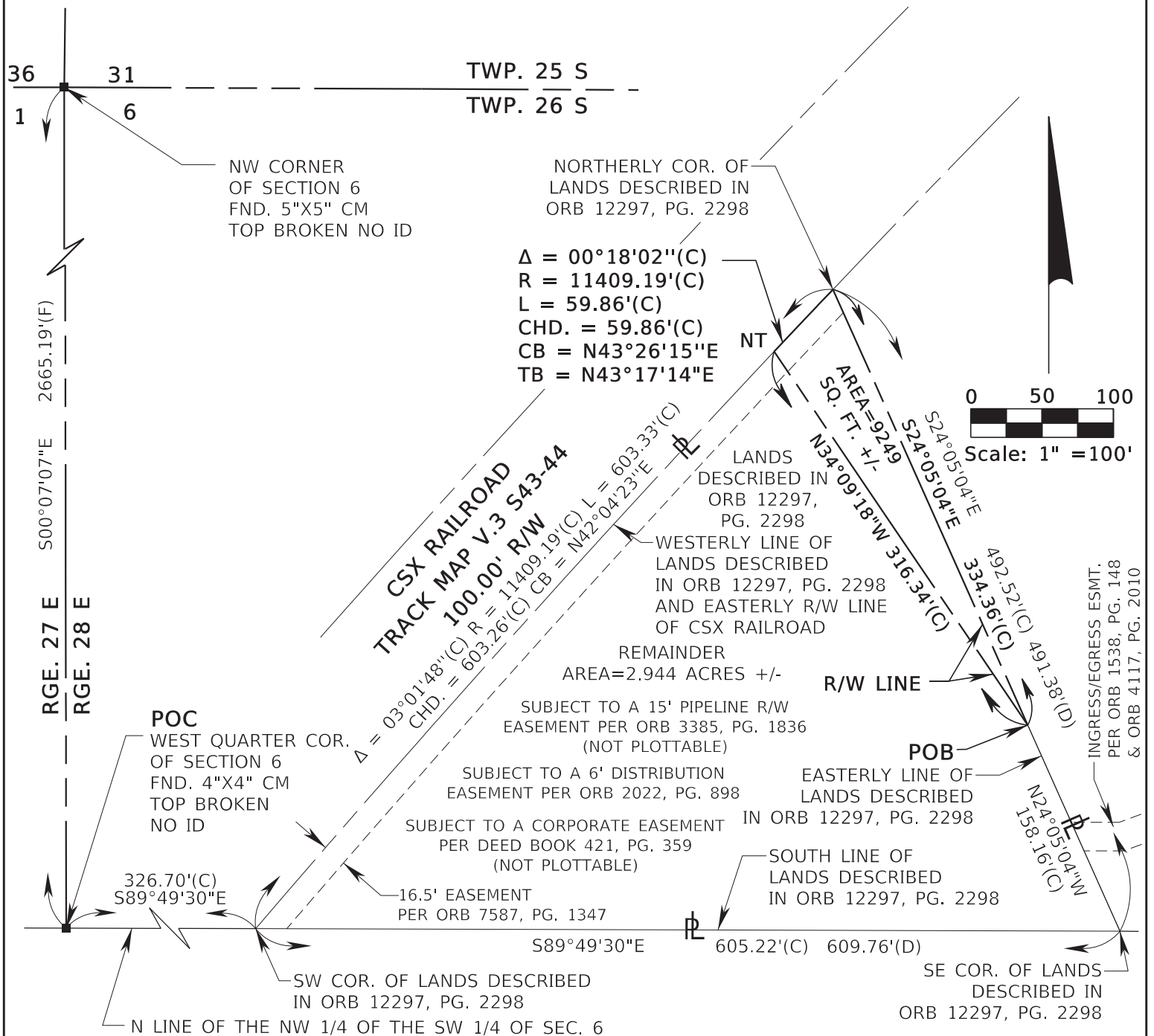
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 326.70 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12297, PAGE 2298, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID LANDS SOUTH 89°49'30" EAST, A DISTANCE OF 605.22 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE ALONG THE EASTERLY LINE OF SAID LANDS NORTH 24°05'04" WEST, A DISTANCE OF 158.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34°09'18" WEST, A DISTANCE OF 316.34 FEET TO A POINT ON THE WESTERLY LINE OF SAID LANDS AND THE EASTERLY RIGHT OF WAY LINE OF CHESSIE SEABOARD CONSOLIDATED (CSX) RAILROAD, A 100.00 FEET WIDE RIGHT OF WAY AS SHOWN ON TRACK MAP V.3 S43-44, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11409.19 FEET, A CHORD BEARING OF NORTH 43°26'15" EAST AND A CHORD DISTANCE OF 59.86 FEET; THENCE FROM A TANGENT BEARING OF NORTH 43°17'14" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°18'02", A DISTANCE OF 59.86 FEET TO THE NORTHERLY CORNER OF SAID LANDS; THENCE ALONG THE EASTERLY LINE OF SAID LANDS SOUTH 24°05'04" EAST, A DISTANCE OF 334.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 9249 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
REVISED EASEMENT ORB 7587, PG. 1347	J. J PIERRE	10/05/2023	DRAWN	J. J PIERRE	03/09/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023	SECTION N/A		SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-210



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300		
REVISED EASEMENT ORB 7587, PG. 1347	J. J PIERRE	10/05/2023	DRAWN	J. J PIERRE	03/09/2023
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023
SECTION N/A					SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-210

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 NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING SOUTH 89°49'30" 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 PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 30362-210 DATED 11/18/2020 AT 8:00 A.M., UPDATED 3/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

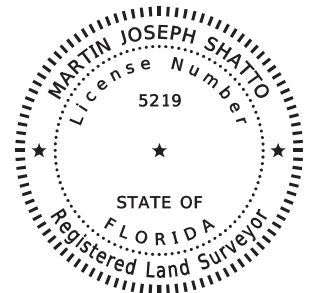
LEGEND

CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
CL =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH OF CURVE	P.O.T. =	POINT ON TANGENT
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB =	LICENSED BUSINESS	PT =	POINT OF TANGENCY
CO. =	COUNTY	L/A =	LIMITED ACCESS	PROJ. =	PROJECT
COR. =	CORNER	MON. =	MONUMENTATION/MONUMENT	R =	RADIUS
CM =	CONCRETE MONUMENT	NO. =	NUMBER	RR =	RAILROAD
CR =	COUNTY ROAD	N/A =	NOT APPLICABLE	RGE. =	RANGE
CSX =	CHESSIE SEABOARD CONSOLIDATED	NL =	NAIL	REF. =	REFERENCE
D =	DEGREE	N&D =	NAIL & DISK	R/W =	RIGHT OF WAY
(D) =	DEED DATA	NT =	NON-TANGENT	SEC. =	SECTION
DB =	DEED BOOK	NTS =	NOT TO SCALE	SR =	STATE ROAD
DR. =	DRIVE	OR =	OFFICIAL RECORD	SQ. FT. =	SQUARE FEET
ESMT. =	EASEMENT	ORB =	OFFICIAL RECORD BOOK	T =	TANGENT
Δ =	DELTA (CENTRAL ANGLE)	PG. =	PAGE	TB =	TANGENT BEARING
FND. =	FOUND	PLS =	PROFESSIONAL LAND SURVEYOR	TC =	TANGENT TO CURVE
(F) =	FIELD DATA	PL =	PROPERTY LINE	TWP. =	TOWNSHIP
F.P. =	FINANCIAL PROJECT	(P) =	PLAT DATA	UE =	UTILITY EASEMENT
FDOT =	FLORIDA DEPARTMENT OF TRANSPORTATION	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: 2024.04.04 10:27:47 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
UPDATE TITLE	MJS	4/04/2024	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
REVISED EASEMENT ORB 7587, PG. 1347	J. J PIERRE	10/05/2023	DRAWN	J. J PIERRE 03/09/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO 03/22/2023	SECTION N/A	SHEET 3 OF 3

Number 68

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-211 PARTS A-C
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11515, PAGE 1267 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 931.92 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11515, PAGE 1267 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89°49'30" EAST, A DISTANCE OF 251.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34°09'18" WEST, A DISTANCE OF 652.46 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHESSIE SEABOARD CONSOLIDATED (CSX) RAILROAD, A 100.00 FEET WIDE RIGHT OF WAY AS SHOWN ON TRACK MAP V.3 S43-44 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11409.19 FEET, A CHORD BEARING OF NORTH 44°31'48" EAST AND A CHORD DISTANCE OF 126.71 FEET; THENCE FROM A TANGENT BEARING OF NORTH 44°12'42" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°38'11", A DISTANCE OF 126.71 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS; THENCE ALONG SAID EASTERLY LINE SOUTH 24°05'04" EAST, A DISTANCE OF 690.36 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°49'30" WEST, A DISTANCE OF 4.27 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 0.962 ACRES, MORE OR LESS.

SEE SHEET 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	J. J PIERRE	03/09/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023	SECTION N/A		SHEET 1 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-211 PARTS A-C
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11515, PAGE 1267 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 965.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34°09'18" WEST, A DISTANCE OF 174.62 FEET TO A POINT ON THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11515, PAGE 1267, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE NORTH 24°05'04" WEST, A DISTANCE OF 334.36 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHESSIE SEABOARD CONSOLIDATED (CSX) RAILROAD, A 100.00 FEET WIDE RIGHT OF WAY AS SHOWN ON TRACK MAP V.3 S43-44 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11409.19 FEET, A CHORD BEARING OF NORTH 43°53'59" EAST AND A CHORD DISTANCE OF 124.22 FEET; THENCE FROM A TANGENT BEARING OF NORTH 43°35'17" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°37'26", A DISTANCE OF 124.22 FEET; THENCE SOUTH 34°09'18" EAST, A DISTANCE OF 652.46 FEET TO A POINT ON AFOREMENTIONED NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE NORTH 89°49'30" WEST, A DISTANCE OF 217.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.151 ACRES, MORE OR LESS

SEE SHEET 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	J. J PIERRE	03/09/2023	SECTION N/A	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023		
						SHEET 2 OF 5	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-211 PARTS A-C
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART C

PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11515, PAGE 1267 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 931.92 FEET TO A POINT ON THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11515, PAGE 1267, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE NORTH 24°05'04" WEST, A DISTANCE OF 158.16 FEET; THENCE SOUTH 34°09'18" EAST, A DISTANCE OF 174.62 FEET TO A POINT ON AFOREMENTIONED NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE NORTH 89°49'30" WEST, A DISTANCE OF 33.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 2415 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 3.168 ACRES, MORE OR LESS.

SEE SHEET 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	J. J PIERRE	03/09/2023	SECTION N/A	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023		
						SHEET 3 OF 5	

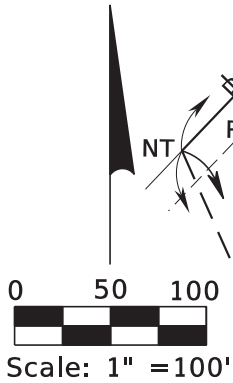
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-211 PARTS A-C

CURVE C2

$\Delta = 00^\circ 38' 11''$ (C)
 $L = 126.71'$ (C)
 $R = 11409.19'$ (C)
 $CHD. = 126.71'$ (C)
 $CB = N44^\circ 31' 48''E$
 $TB = N44^\circ 12' 42''E$

CURVE C3

$\Delta = 00^\circ 37' 26''$ (C)
 $L = 124.22'$ (C)
 $R = 11409.19'$ (C)
 $CHD. = 124.22'$ (C)
 $CB = N43^\circ 53' 59''E$
 $TB = N43^\circ 35' 17''E$



SEC. 1, RGE. 27 E
SEC. 6, RGE. 28 E

WESTERLY LINE
OF LANDS
DESCRIBED
IN ORB 11515,
PG. 1267

POC
WEST 1/4 COR.
SECTION 6
FND. 4"X4" CM
TOP BROKEN NO ID

N LINE OF THE NW 1/4 OF
THE SW 1/4 OF SEC. 6
S89°49'30"E 965.41'(C)

SW COR. OF
LANDS DESCRIBED IN
ORB 11515, PG. 1267

SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTION
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

CSX RAILROAD
TRACK MAP
V.3 543-44
100.00' R/W

SELY
R/W LINE
C1

NT
R/W LINE

LANDS
DESCRIBED
IN ORB 11515,
PG. 1267

PART B
AREA=2.151
ACRES +/-
TOTAL TAKE

SUBJECT TO A
15' PIPELINE R/W
EASEMENT PER
ORB 3385, PG. 1836
(NOT PLOTTABLE)

SUBJECT TO A CORPORATE
EASEMENT PER
DEED BOOK 421, PG. 359
(NOT PLOTTABLE)

SUBJECT TO A 10' DISTRIBUTION
EASEMENT PER ORB 5917, PG. 1407

R/W LINE

N34°09'18"W
174.62'(C)

POB
PART B

PIPELINE ESMT.
ORB 9340,
PG. 2072

N89°49'30"W
217.97'(C)

N89°49'30"W 251.46'(C)
255.73'(C) 255.13'(D)

POB
PART C
SEE
DETAIL "A"

10' WIDE DISTRIBUTION EASEMENT
PER ORB 5917, PG. 1407

OSCEOLA COUNTY
POLK COUNTY

16.5' EASEMENT
PER ORB 7587,
PG. 1347
SUBJECT TO A
6' DISTRIBUTION
EASEMENT PER
ORB 2022, PG. 898

ORB 7915, PG. 2033
PARCEL 242
690.36'(C) 688.50'(D)
REF EASEMENT
ITEM NO. 243
ORB 7703, PG. 1388

INGRESS/EGRESS
ESMT. PER ORB
1538, PG. 148
& ORB 4117,
PG. 2010

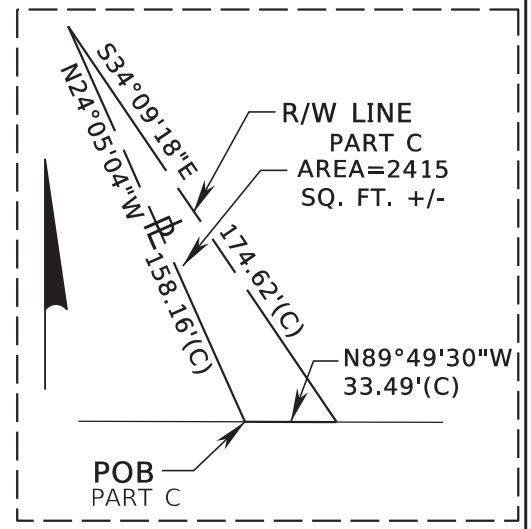
EASTERLY LINE OF
LANDS DESCRIBED
IN ORB 11515,
PG. 1267

R/W LINE
L/A R/W
LINE

SE COR. OF
LANDS DESCRIBED
IN ORB 11515,
PG. 1267
N89°49'30"W
4.27'(C)

POB
PART A

TWP. 26 S



DETAIL "A"
(NOT TO SCALE)

CURVE C1

$\Delta = 01^\circ 15' 37''$ (C)
 $\Delta = 01^\circ 18' 12''$ (D)
 $L = 250.93'$ (C)
 $L = 251.21'$ (D)
 $R = 11409.19'$ (C)
 $R = 11044.45'$ (D)
 $CHD. = 250.93'$ (C)
 $CB = N44^\circ 13' 05''E$
 $TB = N43^\circ 35' 17''E$

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		BY	DATE	WBQ DESIGN & ENGINEERING, INC.			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-211 PARTS A-C

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 NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING SOUTH 89°49'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 31495-3 DATED 2/25/2022 AT 8:00 A.M. AND FILE NO. 30362-211A DATED 11/18/2020 AT 8:00 A.M., UPDATED 4/05/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M. AND FILE NO. 30362-211B DATED 11/18/2020 AT 8:00 A.M., UPDATED 3/16/2023 AT 8:00 A.M. AND 3/11/2024 AT 8:00 A.M.

LEGEND

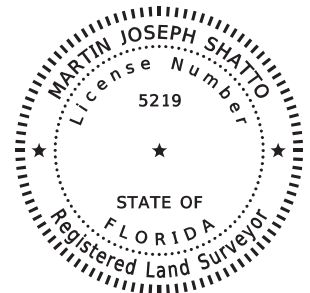
CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
C =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH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

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: 2024.05.14 14:04:29 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTION
SEE SHEET 4 FOR SKETCH OF DESCRIPTION

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		BY	DATE	WBQ DESIGN & ENGINEERING, INC.			

Number 69

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-213
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9457, PAGE 830, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1187.65 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9457, PAGE 830 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID LANDS NORTH 24°05'04" WEST, A DISTANCE OF 690.36 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF CHESSIE SEABOARD CONSOLIDATED (CSX) RAILROAD, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON TRACK MAP V.3 S43-44 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 11409.19 FEET, A CHORD BEARING OF NORTH 45°09'19" EAST AND A CHORD DISTANCE OF 122.31 FEET; THENCE FROM A TANGENT BEARING OF NORTH 44°50'53" EAST, NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°36'51", A DISTANCE OF 122.31 FEET TO THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 27°04'46" EAST, A DISTANCE OF 805.32 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG AFORESAID NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°49'30" WEST, A DISTANCE OF 171.60 FEET TO THE POINT OF BEGINNING.

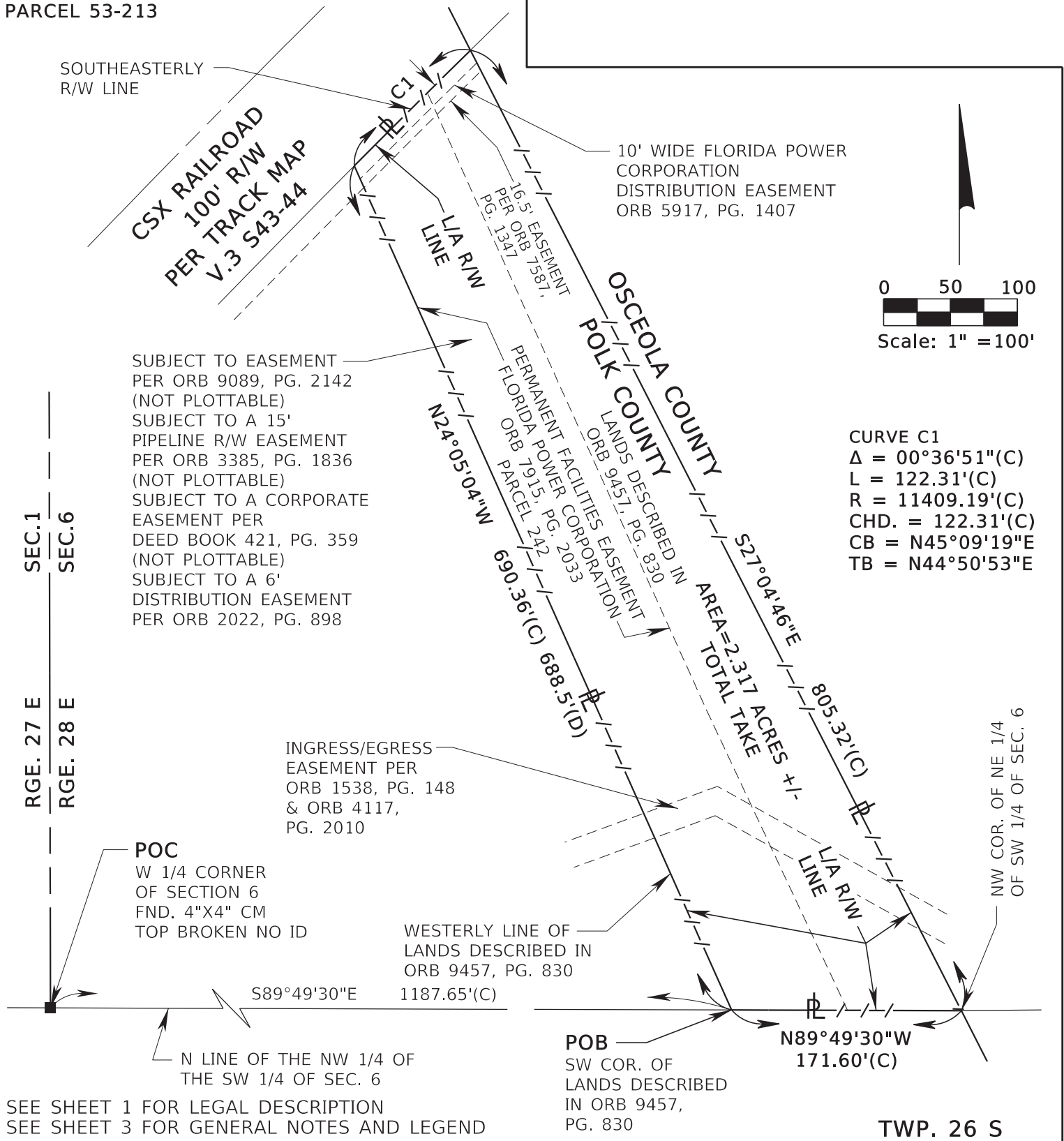
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 2.317 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/20/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/28/2023	SECTION N/A		
						SHEET 1 OF 3		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-213



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
ADDED EASEMENT PER ORB 7587, PG. 1347	J. J PIERRE	01/11/2024	DRAWN	R. REBELLO	03/20/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/28/2023	SECTION N/A		SHEET 2 OF 3

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 NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING SOUTH 89°49'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-213 DATED 11/19/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND 3/11/2024 AT 8:00 A.M.

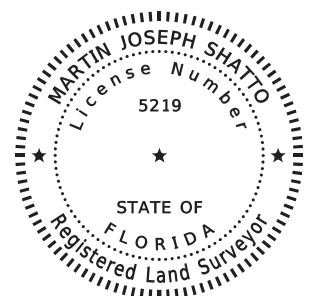
LEGEND

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

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: 2024.04.04 10:29:58 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/04/2024	DRAWN	R.REBELLO	03/20/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/28/2023	
					SECTION N/A	SHEET 3 OF 3

Number 70

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-215
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5856, PAGE 1870 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

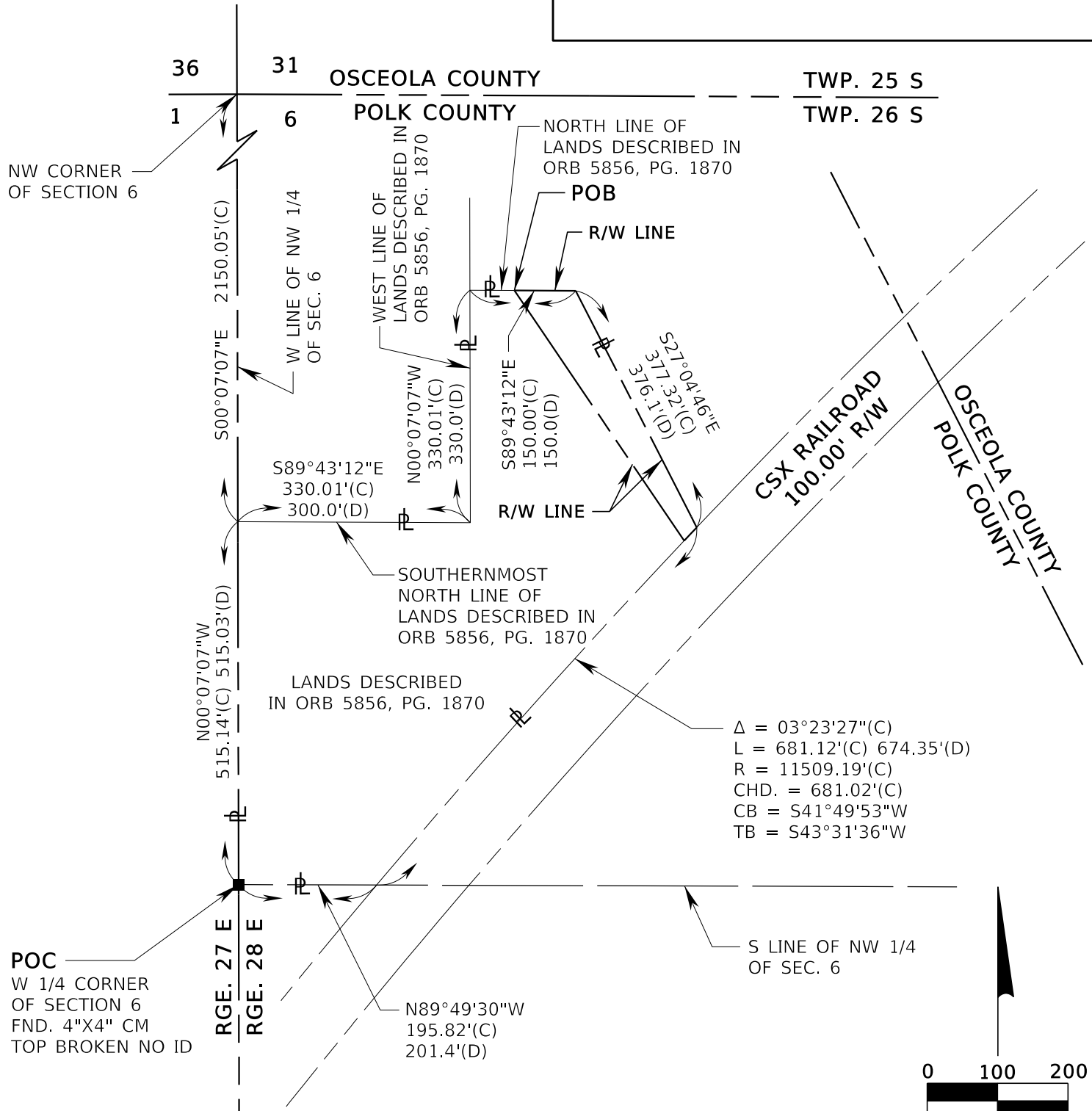
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 NORTH 00°07'07" WEST, A DISTANCE OF 515.14 FEET TO THE SOUTHERNMOST NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5856, PAGE 1870 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°43'12" EAST ALONG SAID SOUTHERNMOST NORTH LINE, A DISTANCE OF 330.01 FEET TO A POINT ON THE WEST LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID WEST LINE NORTH 00°07'07" WEST, A DISTANCE OF 330.01 FEET TO A POINT ON THE NORTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID NORTH LINE SOUTH 89°43'12" EAST, A DISTANCE OF 63.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89°43'12" EAST, A DISTANCE OF 86.94 FEET TO A POINT ON THE EASTERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID EASTERLY LINE SOUTH 27°04'46" EAST, A DISTANCE OF 377.32 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF CHESSIE SEABOARD CONSOLIDATED (CSX) RAILROAD, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON TRACK MAP V.3 S43-44, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11509.19 FEET, A CHORD BEARING OF SOUTH 43°27'45" WEST, AND A CHORD DISTANCE OF 25.83 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 43°31'36" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°07'43", A DISTANCE OF 25.83 FEET; THENCE NORTH 34°09'18" WEST, A DISTANCE OF 429.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 19981 SQUARE FEET, MORE OR LESS.

SEE SHEETS 2 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R.REBELLO	03/13/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023	SECTION N/A		SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-215



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

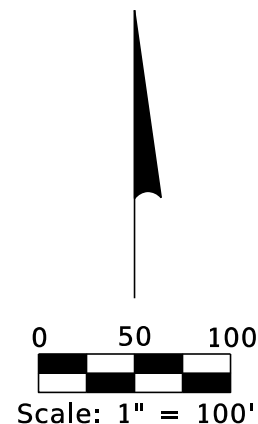
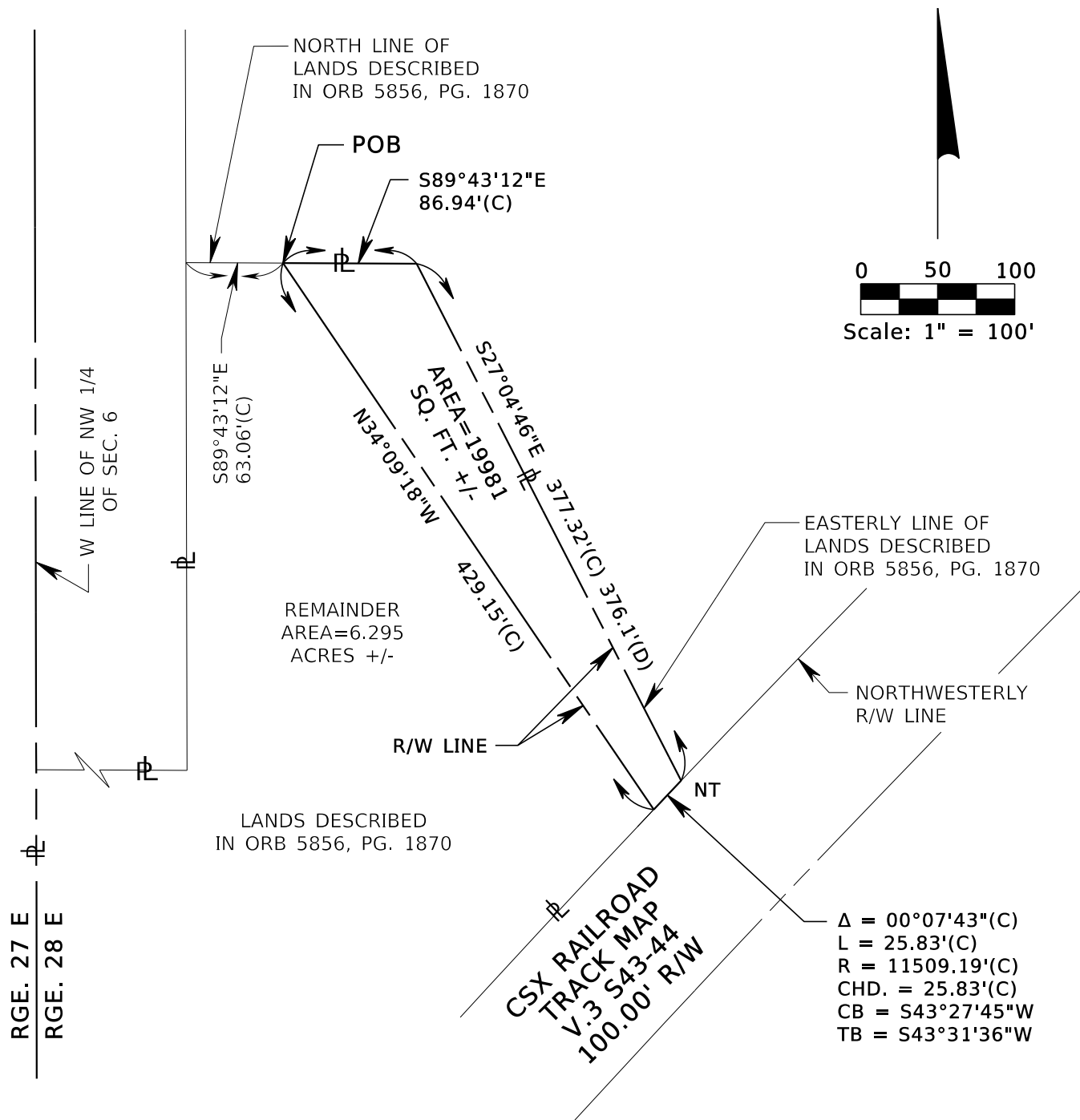
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	03/13/2023		
CHECKED	M. SHATTO	03/22/2023		
REVISION	BY	DATE		

SECTION N/A SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-215



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

SEC. 6, TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY							
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY							
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	R. REBELLO	03/13/2023	SECTION N/A			SHEET 3 OF 4	
			CHECKED	M. SHATTO	03/22/2023					
REVISION	BY	DATE								

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-215

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 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST BEING SOUTH 00°07'07" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-215 DATED 12/01/2020 AT 8:00 A.M., UPDATED 3/16/2023 AT 8:00 A.M. AND FILE NO. 30362-215B DATED 3/11/2024 AT 8:00 A.M.

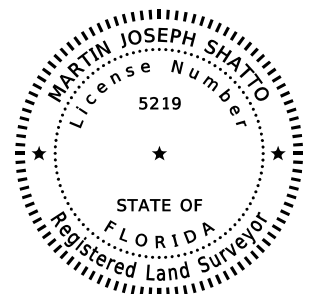
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PEF = PROGRESS ENERGY FLORIDA
CB = CHORD BEARING	IP = IRON PIPE	PC = POINT OF CURVATURE
CL = CENTERLINE	IR = IRON ROD OR REBAR	PI = POINT OF INTERSECTION
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POB = POINT OF BEGINNING
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	POC = POINT OF COMMENCEMENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	P.O.T. = POINT ON TANGENT
CO. = COUNTY	L/A = LIMITED ACCESS	PT = POINT OF TANGENCY
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	PROJ. = PROJECT
CR = COUNTY ROAD	NO. = NUMBER	R = RADIUS
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	RR = RAILROAD
D = DEGREE	NL = NAIL	RGE. = RANGE
(D) = DEED DATA	N&D = NAIL & DISK	REF. = REFERENCE
DB = DEED BOOK	NT = NON-TANGENT	R/W = RIGHT OF WAY
DR. = DRIVE	NTS = NOT TO SCALE	SEC. = SECTION
Δ = DELTA (CENTRAL ANGLE)	NWLY = NORTHWESTERLY	SQ .FT.= SQUARE FEET
FND. = FOUND	OR = OFFICIAL RECORD	SR = STATE ROAD
(F) = FIELD	ORB = OFFICIAL RECORD BOOK	T = TANGENT
F.P. = FINANCIAL PROJECT	PG. = PAGE	TB = TANGENT BEARING
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PLS = PROFESSIONAL LAND SURVEYOR	TC = TANGENT TO CURVE
	PL = PROPERTY LINE	TWP. = TOWNSHIP
	(P) = PLAT DATA	UE = UTILITY EASEMENT
	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: 2024.07.01 07:01:09 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
GENERAL NOTE 3	D.WILLIAMS	6/28/2024	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	
UPDATE TITLE	MJS	4/02/2024	DRAWN	R.REBELLO	03/13/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023	SECTION N/A	SHEET 4 OF 4

Number 71

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-216 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6074, PAGE 84 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°41'53" WEST, A DISTANCE OF 2664.67 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 SOUTH 00°07'07" EAST, A DISTANCE OF 1490.04 FEET; THENCE SOUTH 89°43'12" EAST, A DISTANCE OF 330.01 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6074, PAGE 84, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID DESCRIBED LANDS SOUTH 89°43'12" EAST, A DISTANCE OF 50.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89°43'12" EAST, A DISTANCE OF 379.78 FEET TO A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 27°04'46" EAST, A DISTANCE OF 410.22 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF CHESSIE SEABOARD CONSOLIDATED (CSX) RAILROAD, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON TRACK MAP V.3 S4-44, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11509.19 FEET, A CHORD BEARING OF SOUTH 44°58'00" WEST, AND A CHORD DISTANCE OF 262.05 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 45°37'08" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°18'16", A DISTANCE OF 262.06 FEET; THENCE NORTH 34°09'18" WEST, A DISTANCE OF 562.58 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 108.86 FEET TO THE POINT OF BEGINNING.

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

CONTAINING 3.537 ACRES, MORE OR LESS.

SEE SHEETS 3, 4 AND 5 FOR SKETCH OF DESCRIPTION
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 6
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R. REBELLO	03/14//2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023	SECTION N/A	SHEET 1 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-216 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6074, PAGE 84 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°41'53" WEST, A DISTANCE OF 2664.67 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 SOUTH 00°07'07" EAST, A DISTANCE OF 1490.04 FEET; THENCE SOUTH 89°43'12" EAST, A DISTANCE OF 330.01 FEET TO THE NORTHWEST CORNER OF SAID DESCRIBED LANDS AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID DESCRIBED LANDS SOUTH 89°43'12" EAST, A DISTANCE OF 50.85 FEET; THENCE SOUTH 36°58'40" EAST, A DISTANCE OF 108.86 FEET; THENCE SOUTH 34°09'18" EAST, A DISTANCE OF 562.58 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF CHESSIE SEABOARD CONSOLIDATED (CSX) RAILROAD, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON TRACK MAP V.3 S4-44, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11509.19 FEET, A CHORD BEARING OF SOUTH 43°55'14" WEST, AND A CHORD DISTANCE OF 158.19 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 44°18'51" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°47'15", A DISTANCE OF 158.19 FEET TO A POINT ON THE WESTERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID WESTERLY LINE NORTH 27°04'46" WEST, A DISTANCE OF 377.32 FEET TO A POINT ON THE SOUTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTH LINE NORTH 89°43'12" WEST, A DISTANCE OF 86.94 FEET; THENCE NORTH 34°09'18" WEST, A DISTANCE OF 112.66 FEET TO A POINT ON THE WEST LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID WEST LINE NORTH 00°07'07" WEST, A DISTANCE OF 237.08 FEET TO THE POINT OF BEGINNING.

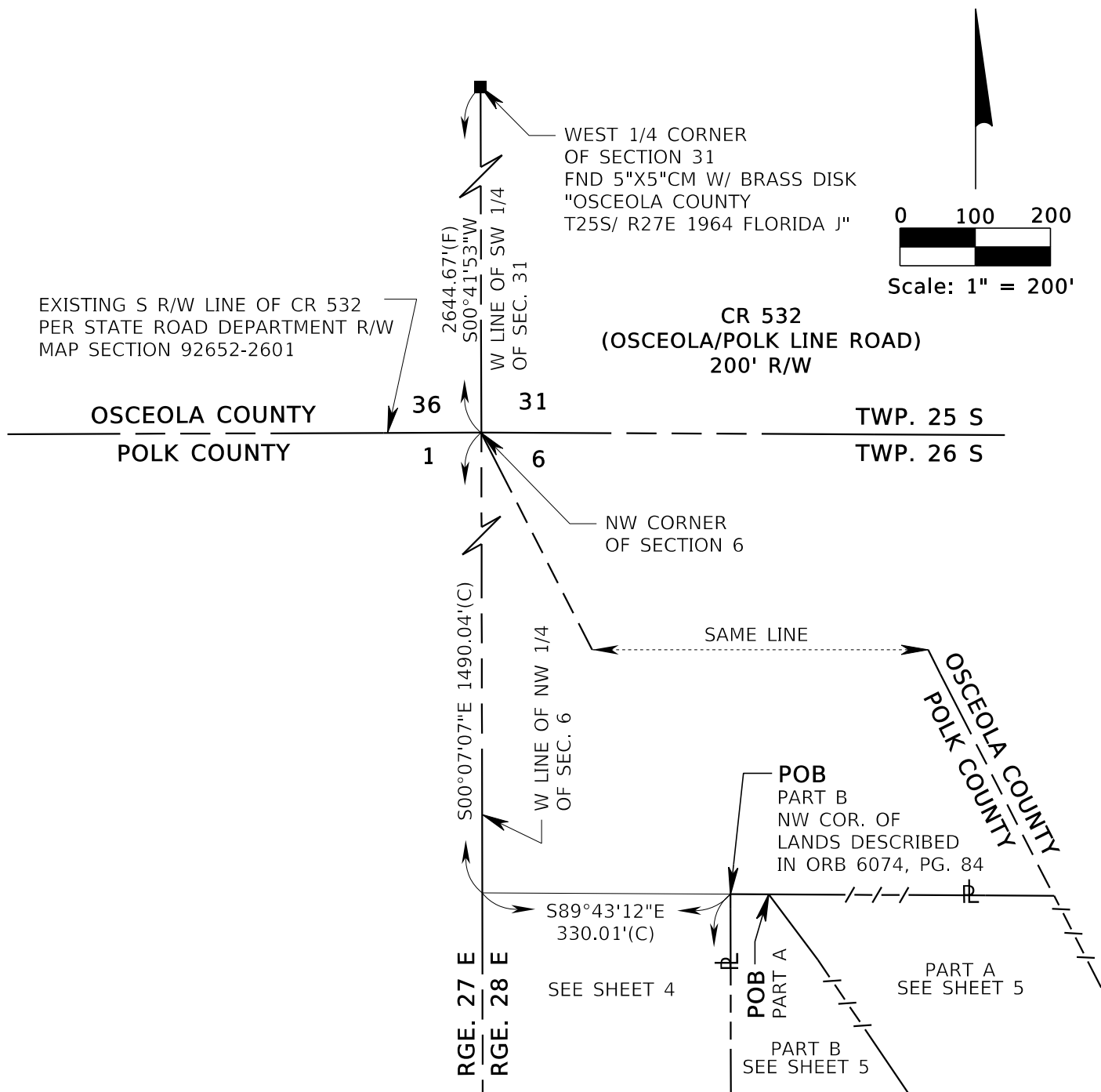
CONTAINING 2.189 ACRES, MORE OR LESS.

CONTAINING IN THE AGGREGATE 5.725 ACRES, MORE OR LESS.

SEE SHEETS 3, 4 AND 5 FOR SKETCH OF DESCRIPTION
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R. REBELLO	03/14/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 6
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023	SECTION N/A
						SHEET 2 OF 6

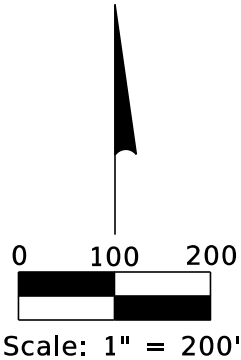
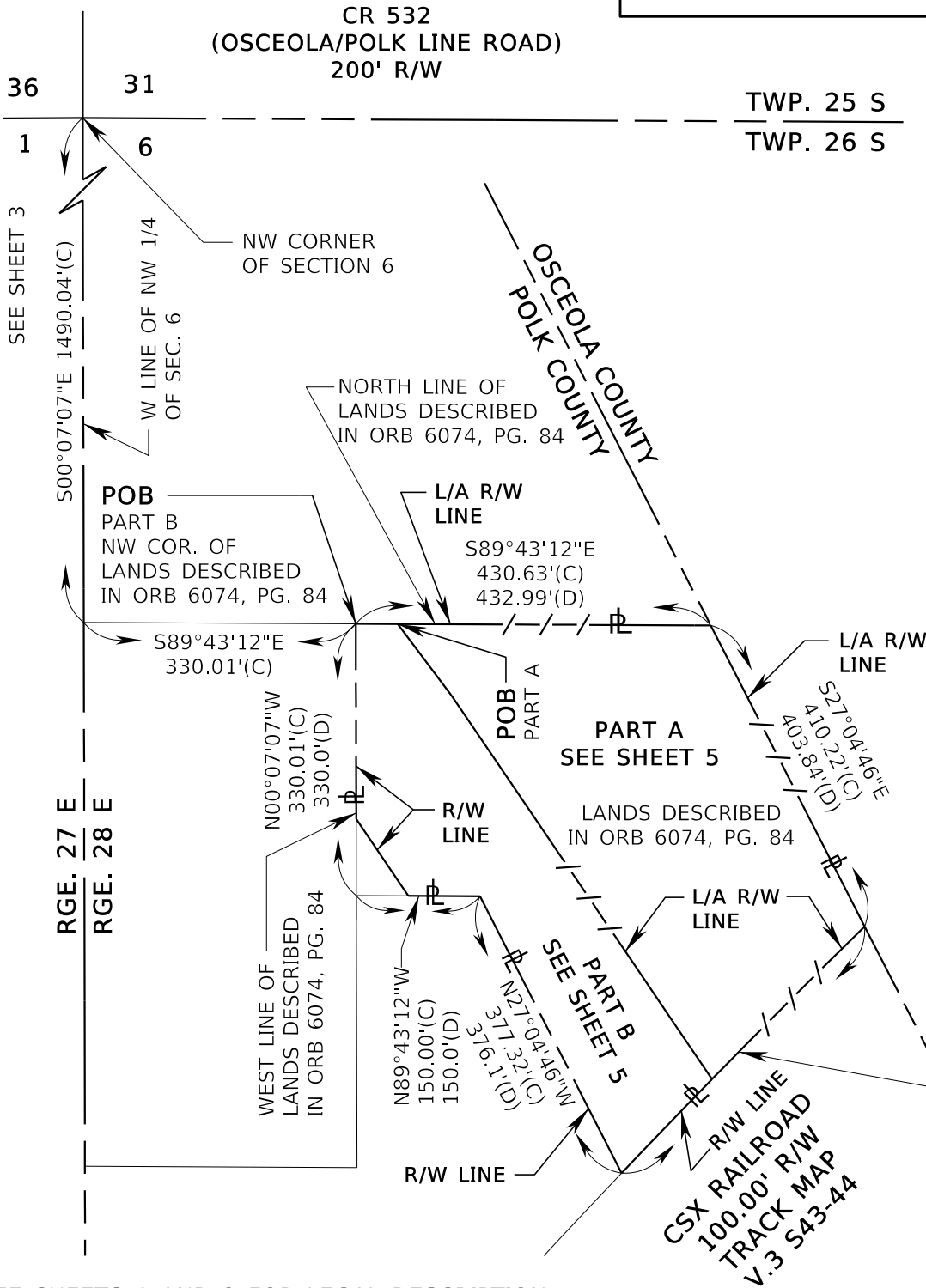
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-216 PARTS A-B



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
			BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	
			DRAWN	R. REBELLO 03/14/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 6	
			CHECKED	M. SHATTO 03/22/2023		
						SECTION N/A
						SHEET 3 OF 6
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024				
REVISION	BY	DATE				

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-216 PARTS A-B



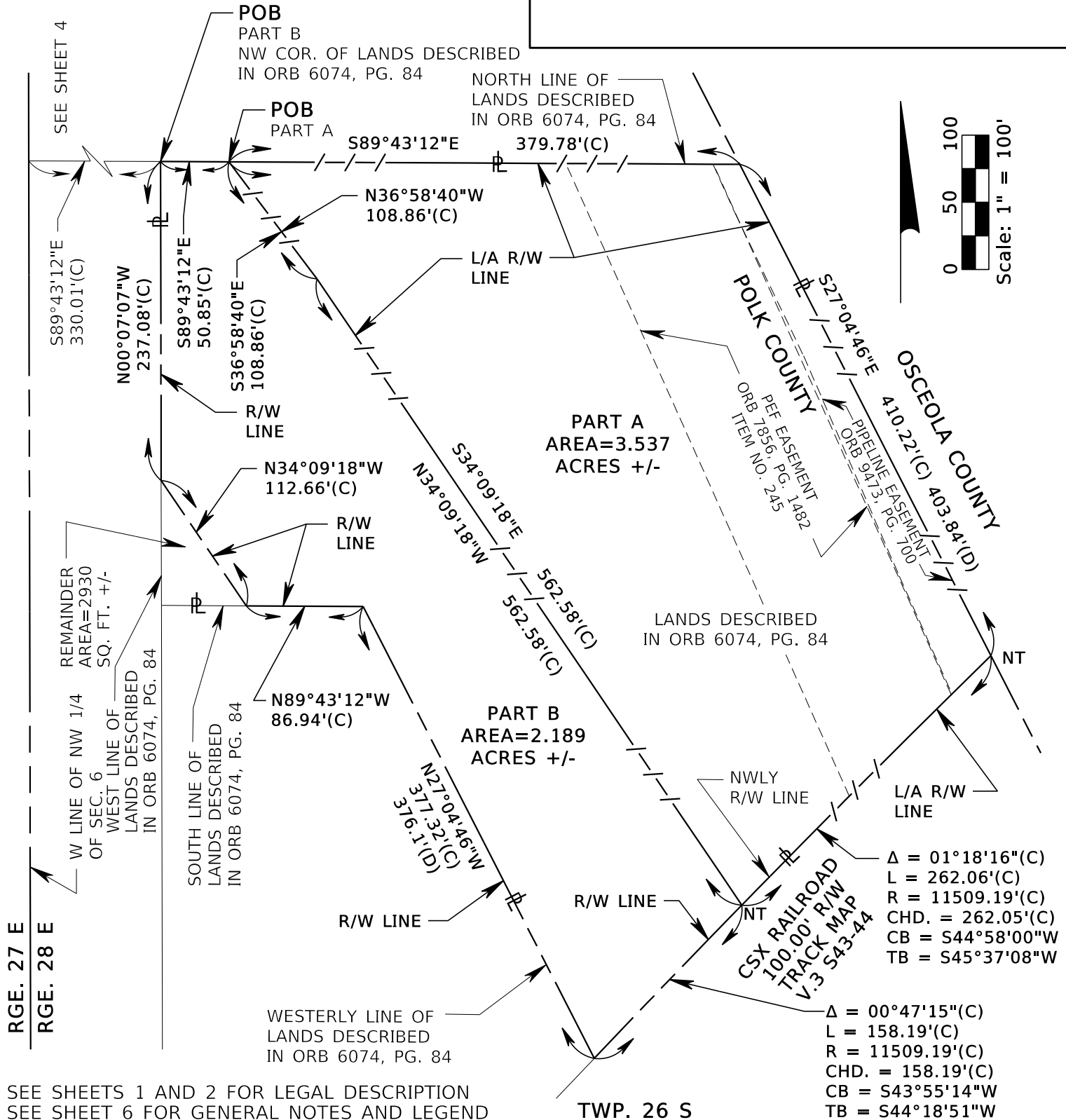
SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 6		
ADD PARTS TO PARCEL NO.			R. REBELLO			05/08/2024			DRAWN			R. REBELLO		
REVISION			BY			DATE			CHECKED			M. SHATTO		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-216 PARTS A-B



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 6
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R. REBELLO	03/14/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/22/2023	
						SECTION N/A
						SHEET 5 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-216 PARTS A-B

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 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST BEING SOUTH 00°07'07" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-216 DATED 12/01/2020 AT 8:00 A.M., UPDATED 3/16/2023 AT 8:00 A.M. AND FILE NO. 30362-215A DATED 3/11/2024 AT 8:00 A.M.

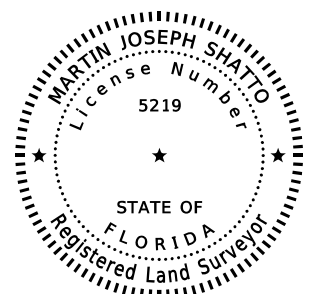
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PEF = PROGRESS ENERGY FLORIDA
CB = CHORD BEARING	IP = IRON PIPE	PC = POINT OF CURVATURE
CL = CENTERLINE	IR = IRON ROD OR REBAR	PI = POINT OF INTERSECTION
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POB = POINT OF BEGINNING
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	POC = POINT OF COMMENCEMENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	P.O.T. = POINT ON TANGENT
CO. = COUNTY	L/A = LIMITED ACCESS	PT = POINT OF TANGENCY
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	PROJ. = PROJECT
CR = COUNTY ROAD	NO. = NUMBER	R = RADIUS
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	RR = RAILROAD
D = DEGREE	NL = NAIL	RGE. = RANGE
(D) = DEED DATA	N&D = NAIL & DISK	REF. = REFERENCE
DB = DEED BOOK	NT = NON-TANGENT	R/W = RIGHT OF WAY
DR. = DRIVE	NTS = NOT TO SCALE	SEC. = SECTION
Δ = DELTA (CENTRAL ANGLE)	NWLY = NORTHWESTERLY	SQ .FT.= SQUARE FEET
FND. = FOUND	OR = OFFICIAL RECORD	SR = STATE ROAD
(F) = FIELD	ORB = OFFICIAL RECORD BOOK	T = TANGENT
F.P. = FINANCIAL PROJECT	PG. = PAGE	TB = TANGENT BEARING
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PLS = PROFESSIONAL LAND SURVEYOR	TC = TANGENT TO CURVE
	PL = PROPERTY LINE	TWP. = TOWNSHIP
	(P) = PLAT DATA	UE = UTILITY EASEMENT
	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: 2024.07.01 07:02:18 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION
SEE SHEETS 3, 4 AND 5 FOR SKETCH OF DESCRIPTION

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
GENERAL NOTE 3	D.WILLIAMS	06/28/2024		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		DRAWN	R. REBELLO 03/14/2023	DATA SOURCE: SEE NOTE 3 ABOVE
UPDATE TITLE	MJS	4/02/2024		CHECKED	M. SHATTO 03/22/2023	
REVISION	BY	DATE				SECTION N/A SHEET 6 OF 6

Number 72

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-217 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8898, PAGE 2107 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 SOUTH 00°07'07" EAST, A DISTANCE OF 1160.03 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8898, PAGE 2107; THENCE ALONG SAID NORTH LINE SOUTH 89°43'12" WEST, A DISTANCE OF 132.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89°43'12" EAST, A DISTANCE OF 460.03 FEET TO A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 27°04'46" EAST, A DISTANCE OF 371.56 FEET TO A POINT ON THE SOUTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTH LINE NORTH 89°43'12" WEST, A DISTANCE OF 379.78 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 414.61 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 3.181 ACRES, MORE OR LESS.

SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R. REBELLO	02/28/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A		SHEET 1 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-217 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8898, PAGE 2107 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 SOUTH 00°07'07" EAST, A DISTANCE OF 1160.03 FEET TO A POINT ON THE NORTH LINE OF SAID DESCRIBED LANDS AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE SOUTH 89°43'12" EAST, A DISTANCE OF 132.14 FEET; THENCE SOUTH 36°58'40" EAST, A DISTANCE OF 414.61 FEET TO A POINT ON THE SOUTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTH LINE NORTH 89°43'12" WEST, A DISTANCE OF 226.15 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 257.90 FEET TO AFOREMENTIONED WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°07'07" WEST, A DISTANCE OF 124.74 FEET TO THE POINT OF BEGINNING.

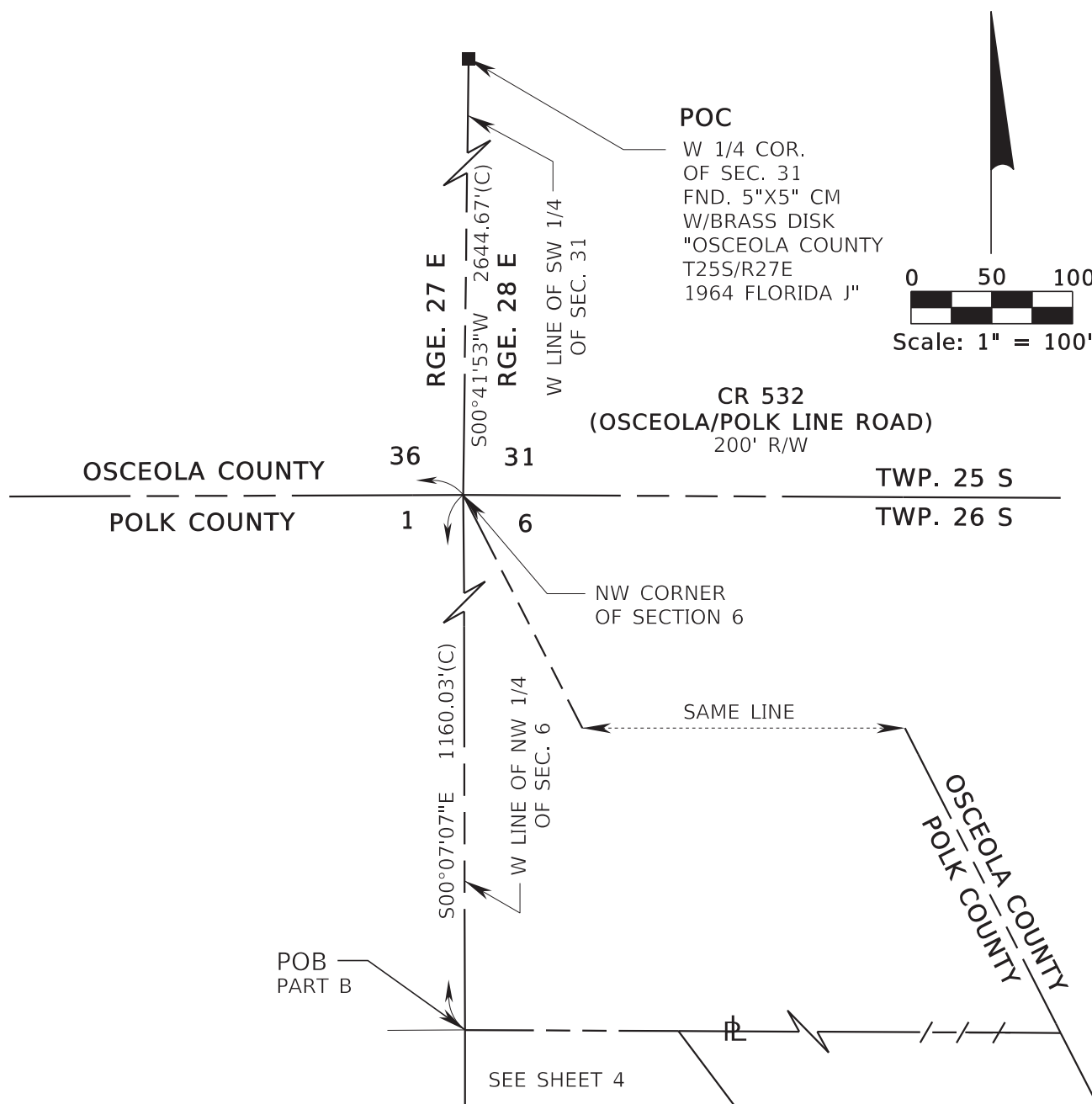
CONTAINING 1.579 ACRES, MORE OR LESS.

CONTAINING IN THE AGGREGATE 4.760 ACRES, MORE OR LESS.

SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

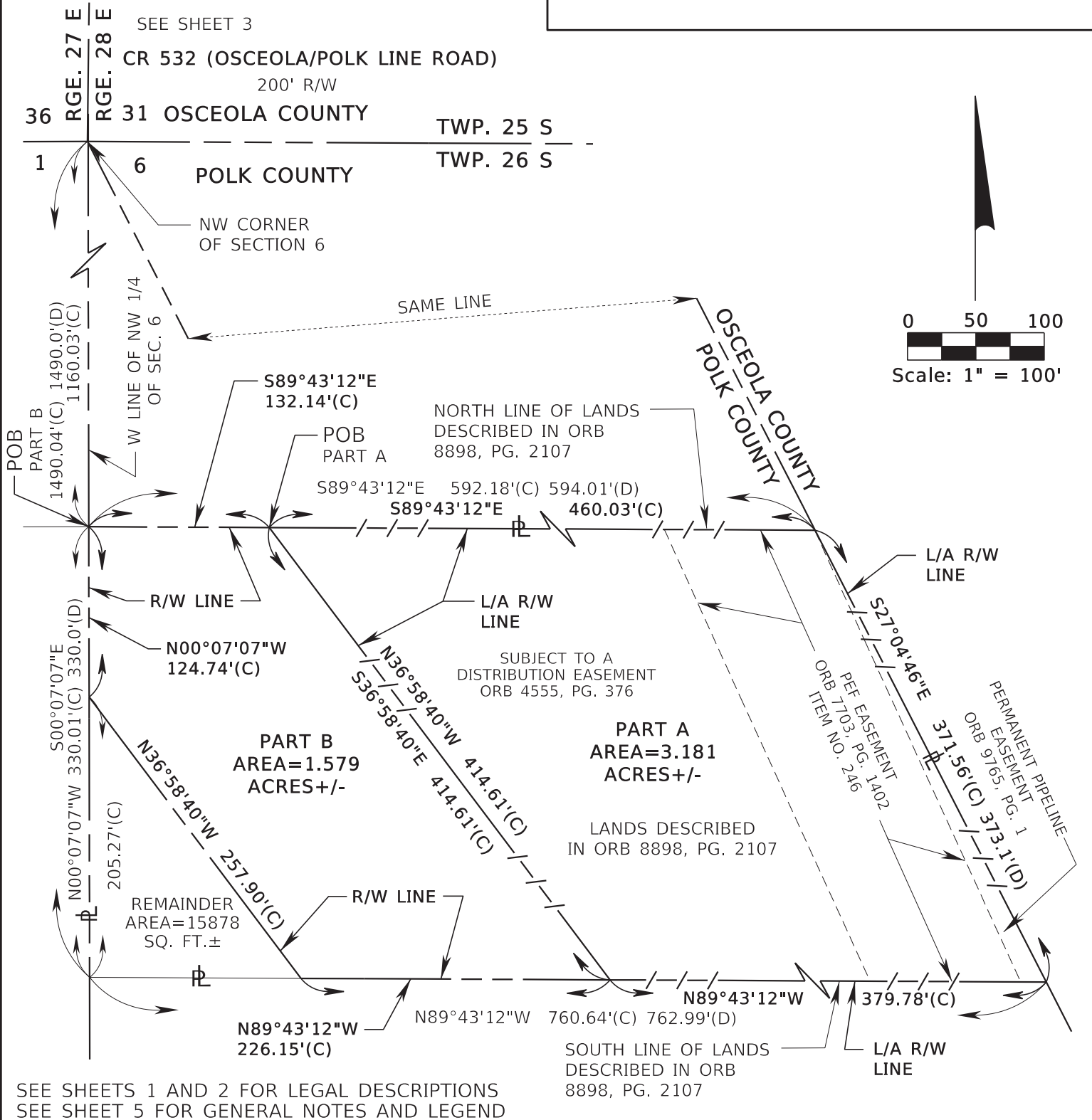
			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 5
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R. REBELLO	02/28/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A	SHEET 2 OF 5

SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND



			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R. REBELLO	02/28/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A			SHEET 3 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-217 PARTS A-B



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	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
REVISE AREA PART B	D. WILLIAMS	09/07/2023	DRAWN	R. REBELLO	02/28/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A
						SHEET 4 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-217 PARTS A-B

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 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING SOUTH 00°07'07" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-217 DATED 12/01/2020 AT 8:00 A.M., UPDATED 3/16/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

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

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

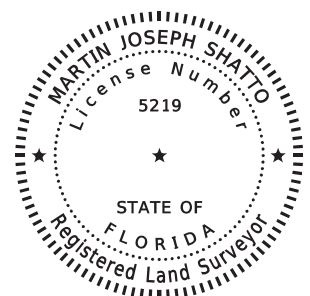
Shatto

Date: 2024.05.14 14:07:39 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 3 AND 4 FOR SKETCH OF DESCRIPTION

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	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
UPDATE TITLE	MJS	4/02/2024	DRAWN	R. REBELLO	02/28/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	
						SECTION N/A
						SHEET 5 OF 5

Number 73

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-218 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PORTION OF LOT 14, POMERANCE PARK UNIT THREE AN UNRECORDED SUBDIVISION LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED AS PARCEL I IN OFFICIAL RECORDS BOOK 5820, PAGE 898, AND OFFICIAL RECORDS BOOK 6457, PAGE 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 SOUTH 00°07'07" EAST, A DISTANCE OF 500.32 FEET TO A POINT ON THE NORTH LINE OF SAID DESCRIBED LANDS AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE SOUTH 89°17'43" EAST, A DISTANCE OF 256.40 FEET TO THE SOUTHWEST CORNER OF POMERANCE PARK UNIT TWO ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 27°04'46" EAST, A DISTANCE OF 740.64 FEET TO A POINT ON THE SOUTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTH LINE NORTH 89°43'12" WEST, A DISTANCE OF 460.03 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 220.29 FEET TO A POINT ON AFOREMENTIONED WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°07'07" WEST, A DISTANCE OF 484.37 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 6.147 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R. REBELLO	02/28/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A
						SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-218 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PORTION OF LOT 14, POMERANCE PARK UNIT THREE AN UNRECORDED SUBDIVISION LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED AS PARCEL I IN OFFICIAL RECORDS BOOK 5820, PAGE 898, AND OFFICIAL RECORDS BOOK 6457, PAGE 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 SOUTH 00°07'07" EAST, A DISTANCE OF 500.32 FEET; THENCE CONTINUE ALONG SAID WEST LINE SOUTH 00°07'07" WEST, A DISTANCE OF 484.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 36°58'40" EAST, A DISTANCE OF 220.29 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID DESCRIBED LANDS; THENCE ALONG SAID SOUNTH LINE NORTH 89°43'12" WEST, A DISTANCE OF 132.14 FEET TO A POINT ON AFOREMENTIONED WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°07'07" WEST, A DISTANCE OF 175.34 FEET TO THE POINT OF BEGINNING.

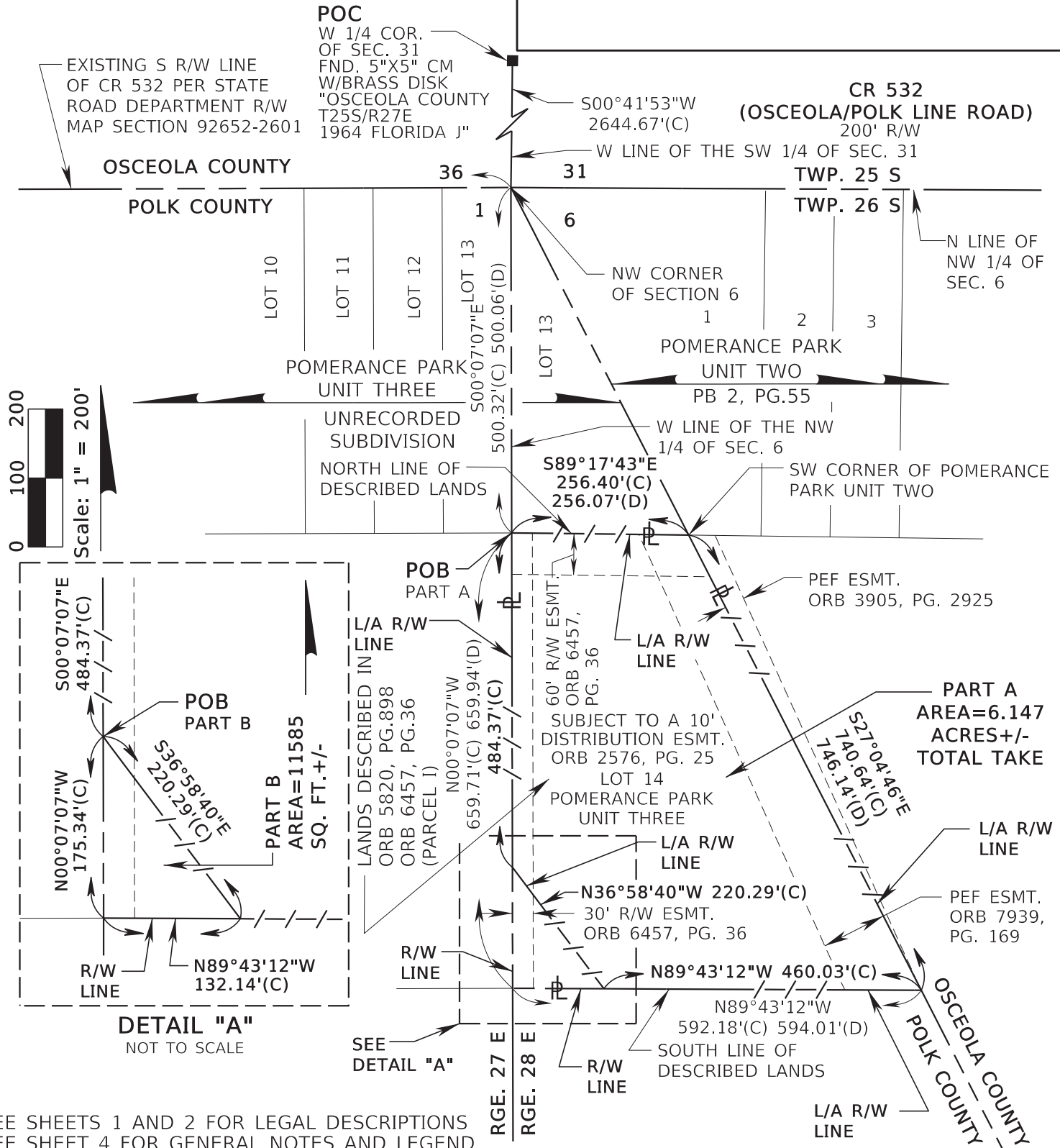
CONTAINING 11585 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 6.412 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R. REBELLO	02/28/2023	SECTION N/A	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023		
						SHEET 2 OF 4	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-218 PARTS A-B



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R. REBELLO	02/28/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A	SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-218 PARTS A-B

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 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING SOUTH 00°07'07" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-218 DATED 12/01/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

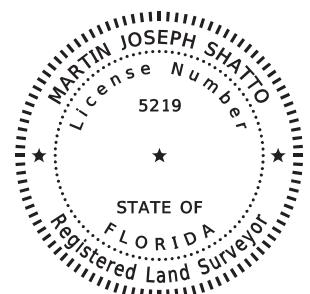
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	P.O.T. = POINT ON TANGENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	PT = POINT OF TANGENCY
CO. = COUNTY	L/A = LIMITED ACCESS	PROJ. = PROJECT
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	R = RADIUS
CM = CONCRETE MONUMENT	NO. = NUMBER	RR = RAILROAD
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RGE. = RANGE
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	REF. = REFERENCE
D = DEGREE	N&D = NAIL & DISK	R/W = RIGHT OF WAY
(D) = DEED DATA	NT = NON-TANGENT	SEC. = SECTION
DB = DEED BOOK	NTS = NOT TO SCALE	SR = STATE ROAD
DR. = DRIVE	OR = OFFICIAL RECORD	SQ. FT. = SQUARE FEET
ESMT. = EASEMENT	ORB = OFFICIAL RECORD BOOK	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	PEF = PROGRESS ENERGY FLORIDA	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: 2024.05.14 14:08:49 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	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
UPDATE TITLE	MJS	4/02/2024	DRAWN	R. REBELLO	02/28/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	
						SECTION N/A
						SHEET 4 OF 4

Number 74

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-219 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PORTION OF LOT 18, POMERANCE PARK UNIT THREE AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11143, PAGE 671 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 SOUTH 00°07'07" EAST, A DISTANCE OF 830.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°07'07" EAST, A DISTANCE OF 154.69 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 193.12 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 300.0 FEET OF THE NORTH 1160.0 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1; THENCE ALONG SAID NORTH LINE NORTH 89°47'42" EAST, A DISTANCE OF 115.84 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 8960 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	J. J PIERRE	03/01/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-219 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PORTION OF LOT 18, POMERANCE PARK UNIT THREE AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11143, PAGE 671 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 SOUTH 00°07'07" EAST, A DISTANCE OF 984.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°07'07" EAST, A DISTANCE OF 175.31 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 300.0 FEET OF THE NORTH 1160.0 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE ALONG SAID SOUTH LINE SOUTH 89°47'42" WEST, A DISTANCE OF 93.43 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 411.98 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 300.0 FEET OF THE NORTH 1160.0 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE ALONG SAID NORTH LINE NORTH 89°47'42" EAST, A DISTANCE OF 224.71 FEET; THENCE SOUTH 36°58'40" EAST, A DISTANCE OF 193.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.438 ACRES, MORE OR LESS.

CONTAINING IN THE AGGREGATE 1.644 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	J. J PIERRE	03/01/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A	SHEET 2 OF 4



			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	J. J PIERRE	03/01/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A	SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-219 PARTS A-B

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 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING SOUTH 00°07'07" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-219 DATED 11/16/2020 AT 8:00 A.M., UPDATED 3/16/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

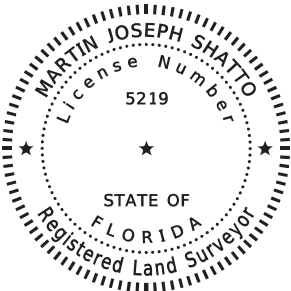
LEGEND

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

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: 2024.05.14 14:10:07 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	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
UPDATE TITLE	MJS	4/03/2024	DRAWN	J. J PIERRE	03/01/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	
					SECTION N/A	SHEET 4 OF 4

Number 75

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-220 PARTS A-C
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PORTION OF LOT 15, POMERANCE PARK UNIT THREE AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 2113 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 SOUTH 00°07'07" EAST, A DISTANCE OF 500.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°07'07" EAST, A DISTANCE OF 329.68 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 2113; THENCE ALONG SAID SOUTH LINE SOUTH 89°47'42" WEST, A DISTANCE OF 115.84 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 411.61 FEET TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 2113; THENCE ALONG SAID NORTH LINE NORTH 89°47'56" EAST, A DISTANCE OF 362.74 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 1.811 ACRES, MORE OR LESS.

SEE SHEET 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
ADDED PART C	J. J PIERRE	07/27/2023	DRAWN	J. J PIERRE	03/01/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A	SHEET 1 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-220 PARTS A-C
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PORTION OF LOT 15, POMERANCE PARK UNIT THREE AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 2113 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 SOUTH 00°07'07" EAST, A DISTANCE OF 830.00 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 2113; THENCE ALONG SAID SOUTH LINE SOUTH 89°47'42" WEST, A DISTANCE OF 115.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89°47'42" WEST, A DISTANCE OF 224.71 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 103.18 FEET; THENCE NORTH 60°04'36" EAST, A DISTANCE OF 50.38 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 71.63 FEET TO A POINT ON THE NORTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID NORTH LINE NORTH 89°47'42" EAST, A DISTANCE OF 5.85 FEET TO A POINT ON THE WEST LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID WEST LINE NORTH 00°07'00" WEST, A DISTANCE OF 164.71 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 2113; THENCE ALONG SAID NORTH LINE NORTH 89°47'56" EAST, A DISTANCE OF 33.10 FEET; THENCE SOUTH 36°58'40" EAST, A DISTANCE OF 411.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.109 ACRES, MORE OR LESS.

SEE SHEET 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
ADDED PART C	J. J PIERRE	07/27/2023	DRAWN	J. J PIERRE	03/01/2023	SECTION N/A SHEET 2 OF 5	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-220 PARTS A-C
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART C

A PORTION OF LOT 15, POMERANCE PARK UNIT THREE AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 2113 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 SOUTH 00°07'07" EAST, A DISTANCE OF 830.00 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4001, PAGE 2113; THENCE ALONG SAID SOUTH LINE SOUTH 89°47'42" WEST, A DISTANCE OF 340.55 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 103.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 36°58'40" WEST, A DISTANCE OF 102.81 FEET TO A POINT ON THE NORTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID NORTH LINE NORTH 89°47'42" EAST, A DISTANCE OF 62.42 FEET; THENCE SOUTH 36°58'40" EAST, A DISTANCE OF 71.63 FEET; THENCE SOUTH 60°04'36" WEST, A DISTANCE OF 50.38 FEET TO THE POINT OF BEGINNING.

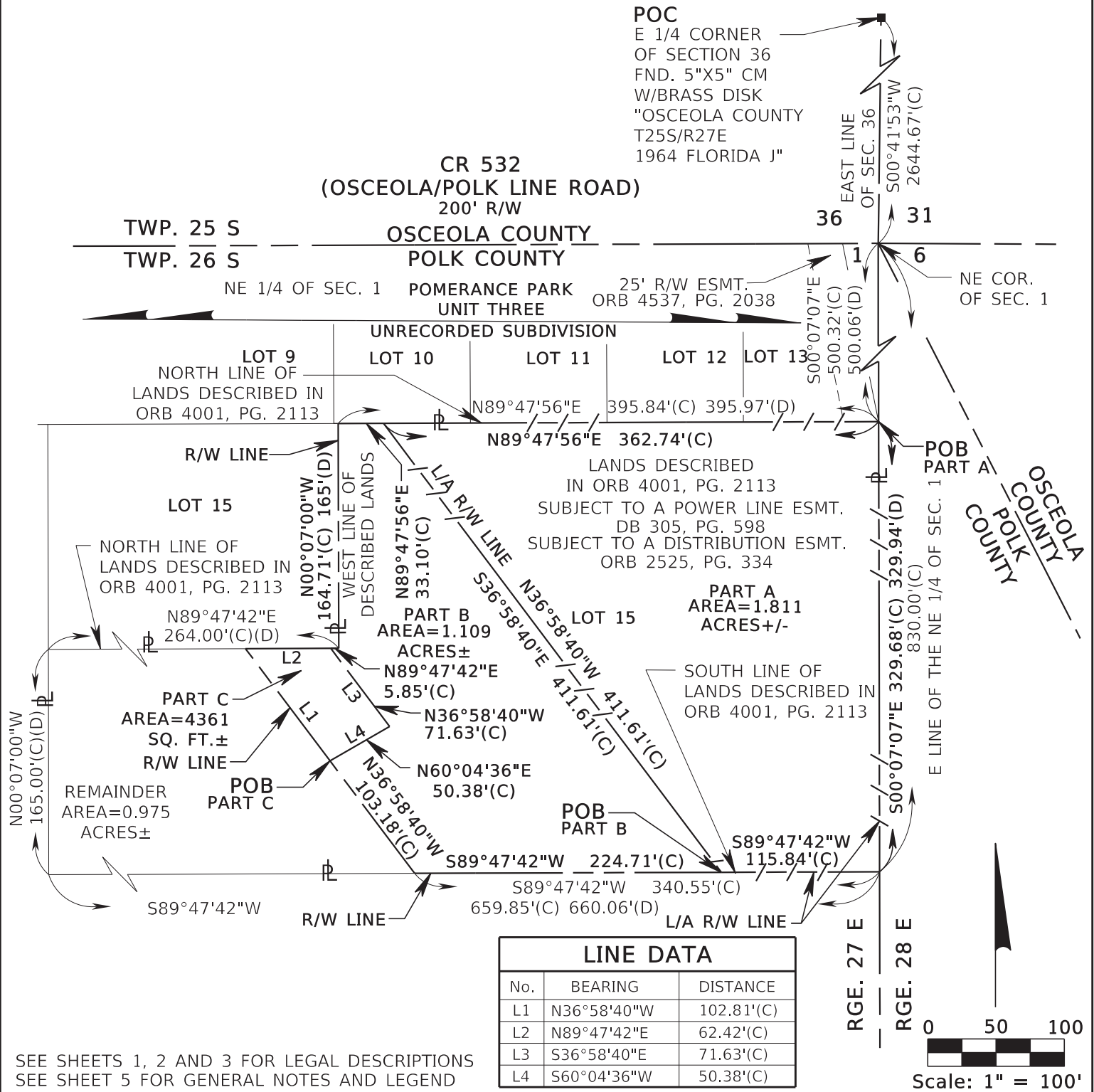
CONTAINING 4361 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 3.021 ACRES, MORE OR LESS.

SEE SHEET 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
ADDED PART C	J. J PIERRE	07/27/2023	DRAWN	J. J PIERRE	03/01/2023	SECTION N/A SHEET 3 OF 5	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-220 PARTS A-C



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO. R. REBELLO 05/08/2024

ADDED PART C J. J PIERRE 07/27/2023

REVISION BY DATE

BY DATE

DRAWN J. J PIERRE 03/01/2023

CHECKED M. SHATTO 03/08/2023

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

DATA SOURCE:
SEE GENERAL NOTES, SHEET 5

SECTION N/A

SHEET 4 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-220 PARTS A-C

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 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING SOUTH 00°07'07" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-220 DATED 11/16/2020 AT 8:00 A.M., UPDATED 3/16/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

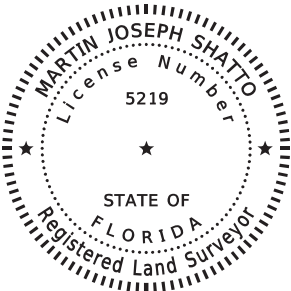
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
C = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	P.O.T. = POINT ON TANGENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	PT = POINT OF TANGENCY
CO. = COUNTY	L/A = LIMITED ACCESS	PROJ. = PROJECT
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	R = RADIUS
CM = CONCRETE MONUMENT	NO. = NUMBER	RR = RAILROAD
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RGE. = RANGE
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	REF. = REFERENCE
D = DEGREE	N&D = NAIL & DISK	R/W = RIGHT OF WAY
(D) = DEED DATA	NT = NON-TANGENT	SEC. = SECTION
DB = DEED BOOK	NTS = NOT TO SCALE	SR = STATE ROAD
DR. = DRIVE	OR = OFFICIAL RECORD	T = TANGENT
ESMT. = EASEMENT	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
Δ = DELTA (CENTRAL ANGLE)	PG. = PAGE	TC = TANGENT TO CURVE
FND. = FOUND	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
(F) = FIELD DATA	PL = PROPERTY LINE	UE = UTILITY EASEMENT
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	(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: 2024.05.14 14:11:19 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTIONS
SEE SHEET 4 FOR SKETCH OF DESCRIPTION

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
UPDATE TITLE	MJS	4/02/2024	DRAWN	J. J PIERRE	03/01/2023	DATA SOURCE: SEE NOTE 3 ABOVE
ADDED PART C	J. J PIERRE	07/27/2023	CHECKED	M. SHATTO	03/08/2023	
REVISION	BY	DATE			SECTION N/A	SHEET 5 OF 5

Number 76

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-221
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 19, POMERANCE PARK UNIT THREE AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8580, PAGE 744 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

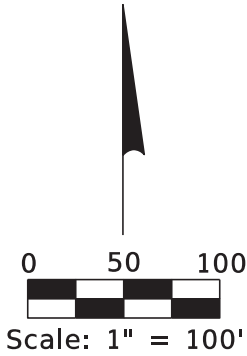
COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 SOUTH 00°07'07" EAST, A DISTANCE OF 1160.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°07'07" EAST, A DISTANCE OF 124.77 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 155.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330.0 FEET OF THE NORTH 1490 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE ALONG SAID NORTH LINE NORTH 89°47'42" EAST, A DISTANCE OF 93.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 5828 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/02/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-221



CR 532
 (OSCEOLA/POLK LINE ROAD)
 200' R/W

TWP. 25 S OSCEOLA COUNTY
 TWP. 26 S POLK COUNTY

POMERANCE PARK
 UNIT THREE

UNRECORDED SUBDIVISION

NE 1/4 SEC. 1

POC
 E 1/4 CORNER
 OF SECTION 36
 FND. 5"X5" CM
 W/BRASS DISK
 "OSCEOLA COUNTY
 T25S/R27E
 1964 FLORIDA J"

RGE. 27 E
 E LINE OF SEC. 36
 500°41'53"W
 2644.67'(C)
 RGE. 28 E

36 31

NE CORNER
 OF SEC. 1

OSCEOLA
 COUNTY
 POLK
 COUNTY

N LINE OF THE S 330.0' OF THE
 N 1490' OF THE E 1/2 OF THE E 1/2
 OF THE NE 1/4 OF SEC. 1

LOT 18

N89°47'42"E
 93.43'(C)

N89°47'42"E 659.86'(C)

AREA=5828
 SQ. FT.±

LOT 19

REMAINDER
 AREA=14.863 ACRES±

SUBJECT TO A
 POWER LINE ESMT.
 DB 305, PG. 598

R/W LINE

E LINE OF THE
 NE 1/4 OF SEC. 1

POB

LOT 20

N00°07'00"W
 330.00'(C)

N89°47'42"E
 659.87'(C)

LOT 21

N00°06'54"W 330.00'(C)

LOT 22
 LANDS DESCRIBED IN
 ORB 8580, PG. 744

S89°47'42"W 1319.77'(C)

500°07'07"E 1160.00'(C)
 500°07'07"E 124.77'(C)
 500°07'07"E 660.00'(C)

N36°58'40"W
 135.76'(C)

30.0' R/W EASEMENT
 ORB 8580, PG. 744

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

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

BY J. J. PIERRE
 DATE 03/02/2023

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

DATA SOURCE:
 SEE GENERAL NOTES, SHEET 3

REVISION

BY

DATE

CHECKED

M. SHATTO 03/08/2023

SECTION N/A

SHEET 2 OF 3

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 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING SOUTH 00°07'07" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-221 DATED 11/16/2020 AT 8:00 A.M., UPDATED 3/16/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

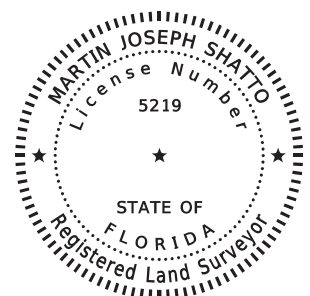
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	P.O.T. = POINT ON TANGENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	PT = POINT OF TANGENCY
CO. = COUNTY	L/A = LIMITED ACCESS	PROJ. = PROJECT
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	R = RADIUS
CM = CONCRETE MONUMENT	NO. = NUMBER	RR = RAILROAD
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RGE. = RANGE
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	REF. = REFERENCE
D = DEGREE	N&D = NAIL & DISK	R/W = RIGHT OF WAY
(D) = DEED DATA	NT = NON-TANGENT	SEC. = SECTION
DB = DEED BOOK	NTS = NOT TO SCALE	SR = STATE ROAD
DR. = DRIVE	OR = OFFICIAL RECORD	SQ. FT. = SQUARE FEET
ESMT. = EASEMENT	ORB = OFFICIAL RECORD BOOK	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	PG. = PAGE	TB = TANGENT BEARING
FND. = FOUND	PLS = PROFESSIONAL LAND SURVEYOR	TC = TANGENT TO CURVE
(F) = FIELD DATA	PL = PROPERTY LINE	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	(P) = PLAT DATA	UE = UTILITY EASEMENT
	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: 2024.04.02 17:04:23 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/02/2024	DRAWN	J. J PIERRE	03/02/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A	SHEET 3 OF 3

Number 77

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-222 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PORTION OF LOT 15, POMERANCE PARK UNIT THREE AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4753, PAGE 1880 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 SOUTH 00°07'07" EAST, A DISTANCE OF 500.32 FEET; THENCE SOUTH 89°47'56" WEST, A DISTANCE OF 395.84 FEET TO A POINT ON THE EAST LINE OF SAID DESCRIBED LANDS AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE SOUTH 00°07'00" EAST, A DISTANCE OF 164.71 FEET TO A POINT ON THE SOUTH LINE OF SAID DESCRIBED LANDS ; THENCE ALONG SAID SOUTH LINE SOUTH 89°47'42" WEST, A DISTANCE OF 5.85 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 205.63 FEET TO A POINT ON THE NORTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID NORTH LINE NORTH 89°47'56" EAST, A DISTANCE OF 129.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 11123 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
ADDED PART B	J. J PIERRE	07/28/2023	DRAWN	J. J PIERRE	03/02/2023	SECTION N/A SHEET 1 OF 4	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-222 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PORTION OF LOT 15, POMERANCE PARK UNIT THREE AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4753, PAGE 1880 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 SOUTH 00°07'07" EAST, A DISTANCE OF 500.32 FEET; THENCE SOUTH 89°47'56" WEST, A DISTANCE OF 395.84 FEET TO A POINT ON THE EAST LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID EAST LINE SOUTH 00°07'00" EAST, A DISTANCE OF 164.71 FEET TO A POINT ON THE SOUTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°47'42" WEST, A DISTANCE OF 5.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89°47'42" WEST, A DISTANCE OF 62.42 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 205.64 FEET TO A POINT ON THE NORTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID NORTH LINE NORTH 89°47'56" EAST, A DISTANCE OF 62.42 FEET; THENCE SOUTH 36°58'40" EAST, A DISTANCE OF 205.63 FEET TO THE POINT OF BEGINNING.

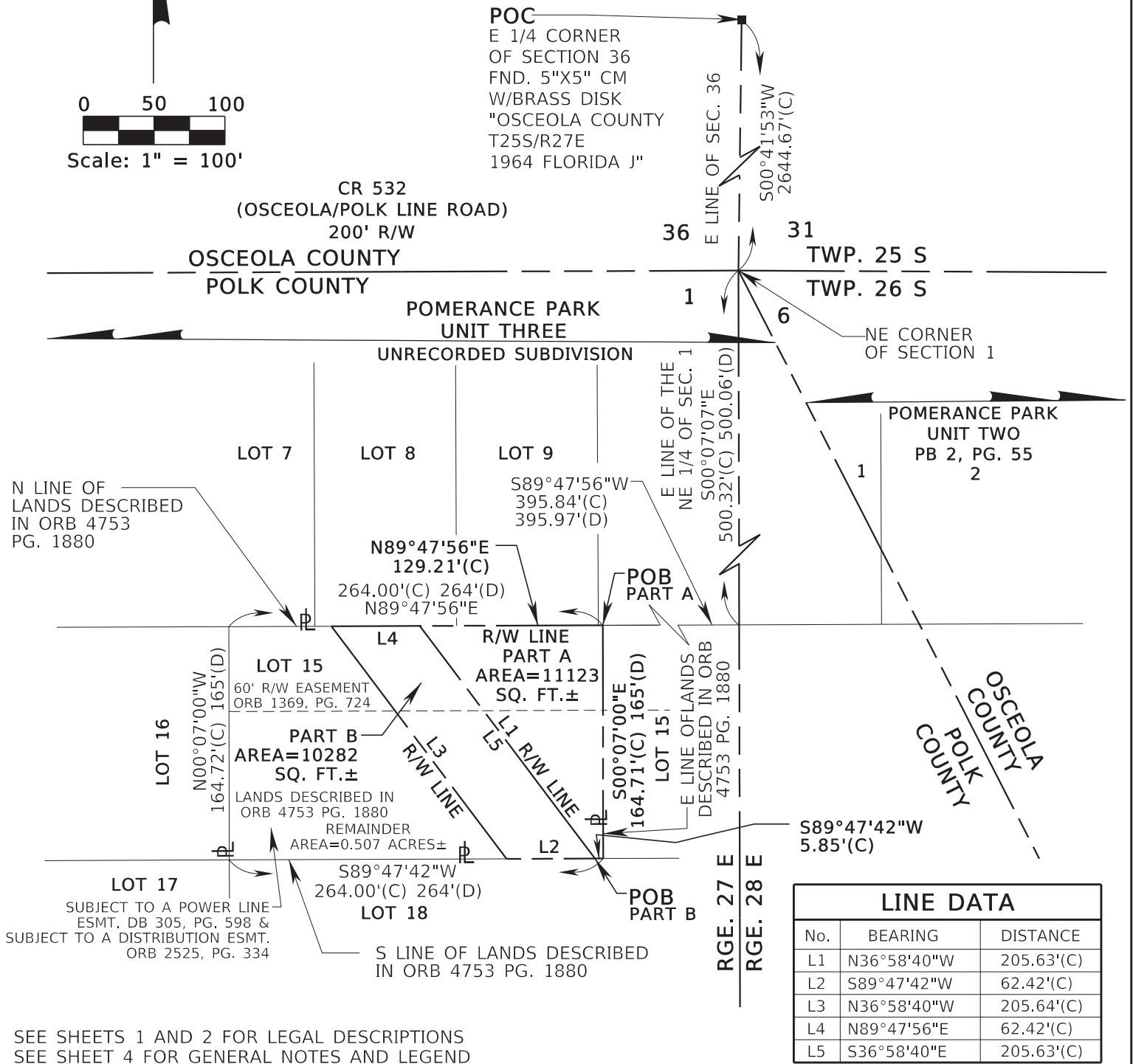
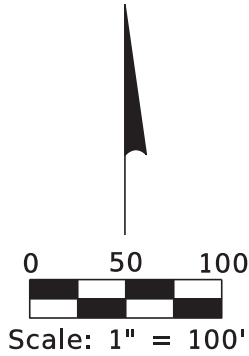
CONTAINING 10282 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 21405 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
ADDED PART B	J. J PIERRE	07/28/2023	DRAWN	J. J PIERRE	03/02/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A	SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-222 PARTS A-B



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

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	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
ADDED PART B	J. J PIERRE	07/28/2023	DRAWN	J. J PIERRE	03/02/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-222 PARTS A-B

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 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING SOUTH 00°07'07" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 31495-4 DATED 02/25/2022 AT 8:00 A.M. AND FILE NO. 30362-222 DATED 3/20/2023 AT 8:00 A.M., UPDATED 3/11/2024 AT 8:00 A.M.

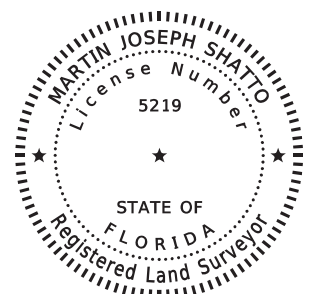
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	RGE. = RANGE
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	REF. = REFERENCE
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	R/W = RIGHT OF WAY
CO. = COUNTY	L/A = LIMITED ACCESS	SEC. = SECTION
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	SR = STATE ROAD
CM = CONCRETE MONUMENT	NO. = NUMBER	SQ. FT. = SQUARE FEET
CR = COUNTY ROAD	N/A = NOT APPLICABLE	T = TANGENT
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	TB = TANGENT BEARING
D = DEGREE	N&D = NAIL & DISK	TC = TANGENT TO CURVE
(D) = DEED DATA	NT = NON-TANGENT	TWP. = TOWNSHIP
DB = DEED BOOK	NTS = NOT TO SCALE	UE = UTILITY EASEMENT/ENNING
DR. = DRIVE	OR = OFFICIAL RECORD	POC = POINT OF COMMENCEMENT
ESMT. = EASEMENT	ORB = OFFICIAL RECORD BOOK	P.O.T. = POINT ON TANGENT
Δ = DELTA (CENTRAL ANGLE)	PG. = PAGE	PT = POINT OF TANGENCY
FND. = FOUND	PLS = PROFESSIONAL LAND SURVEYOR	PROJ. = PROJECT
(F) = FIELD DATA	PL = PROPERTY LINE	R = RADIUS
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	(P) = PLAT DATA	RR = RAILROAD
	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: 2024.05.14 14:12:27 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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	
UPDATE TITLE	MJS	3/28/2024							
ADDED PART B	J. J PIERRE	07/28/2023	DRAWN	J. J PIERRE	03/02/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A			SHEET 4 OF 4

Number 78

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-223
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4195, PAGE 686, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

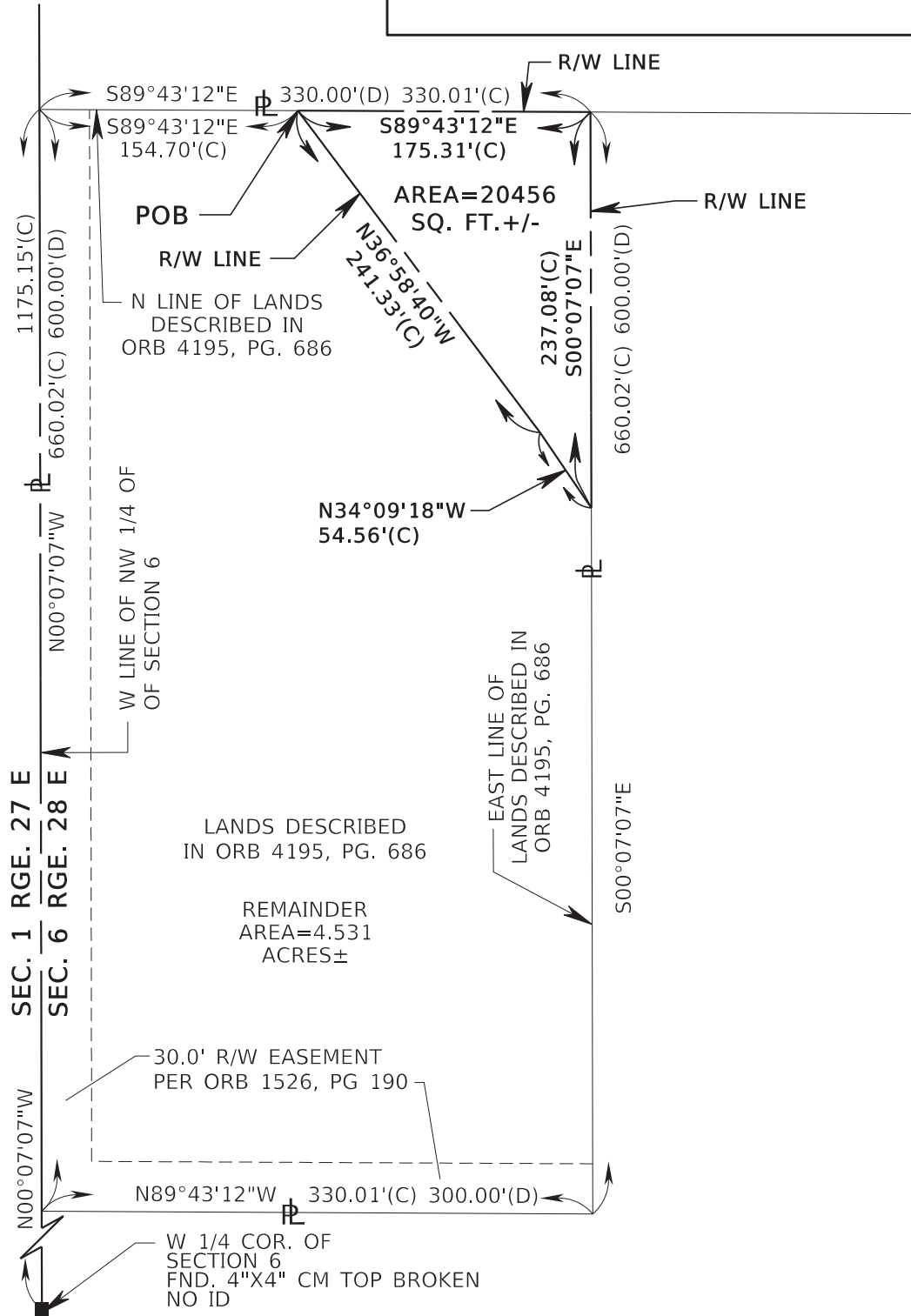
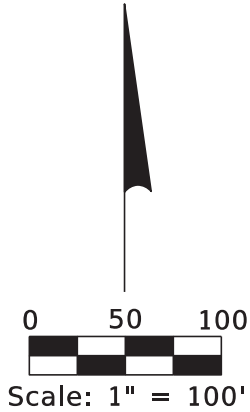
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT TOP BROKEN WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST; POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 NORTH 00°07'07" WEST, A DISTANCE OF 1175.15 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4195, PAGE 686, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE SOUTH 89°43'12" EAST, A DISTANCE OF 154.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89°43'12" EAST, A DISTANCE OF 175.31 FEET TO A POINT ON THE EAST LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID EAST LINE SOUTH 00°07'07" EAST, A DISTANCE OF 237.08 FEET; THENCE NORTH 34°09'18" WEST, A DISTANCE OF 54.56 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 241.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 20456 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/02/2023		
			CHECKED	M. SHATTO	03/08/2023	SECTION N/A	
REVISION	BY	DATE	SHEET 1 OF 3				

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-223



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

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/02/2023		
CHECKED	M. SHATTO	03/08/2023		
REVISION	BY	DATE		

SECTION N/A

SHEET 2 OF 3

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 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST BEING NORTH 00°07'07" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-223 DATED 11/13/2020 AT 8:00 A.M., UPDATED 3/16/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

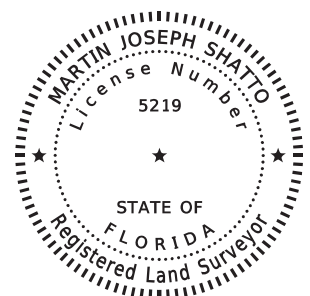
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PEF = PROGRESS ENERGY FLORIDA
CB = CHORD BEARING	IP = IRON PIPE	PC = POINT OF CURVATURE
CL = CENTERLINE	IR = IRON ROD OR REBAR	PI = POINT OF INTERSECTION
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POB = POINT OF BEGINNING
CCR = CERTIFIED CORNER RECORD	L = LENGTH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

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: 2024.04.02 17:05:50 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
UPDATE TITLE	MJS	4/02/2024	DRAWN	R.REBELLO	03/02/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A			SHEET 3 OF 3

Number 79

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-225 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8255, PAGE 662 AND OFFICIAL RECORDS BOOK 9039, PAGE 835 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG SAID POLK/OSCEOLA COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 1329.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 27.96 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF SOUTH 32°42'20" WEST AND A CHORD DISTANCE OF 114.36 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 32°49'10" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°13'40", A DISTANCE OF 114.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF SOUTH 32°21'19" WEST AND A CHORD DISTANCE OF 237.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°28'21", A DISTANCE OF 237.16 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9039, PAGE 835 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE SOUTH 89°50'48" WEST, A DISTANCE OF 20.08 FEET; THENCE NORTH 31°24'46" EAST, A DISTANCE OF 9.28 FEET; THENCE NORTH 31°24'20" EAST, A DISTANCE OF 225.43 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE CONTINUE NORTH 31°24'20" EAST, A DISTANCE OF 142.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 7300 SQUARE FEET, MORE OR LESS.

SEE SHEETS 3 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R.REBELLO	06/07/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	06/07/2023	SECTION N/A		SHEET 1 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-225 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHTS ONLY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8255, PAGE 662 AND OFFICIAL RECORDS BOOK 9039, PAGE 835 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

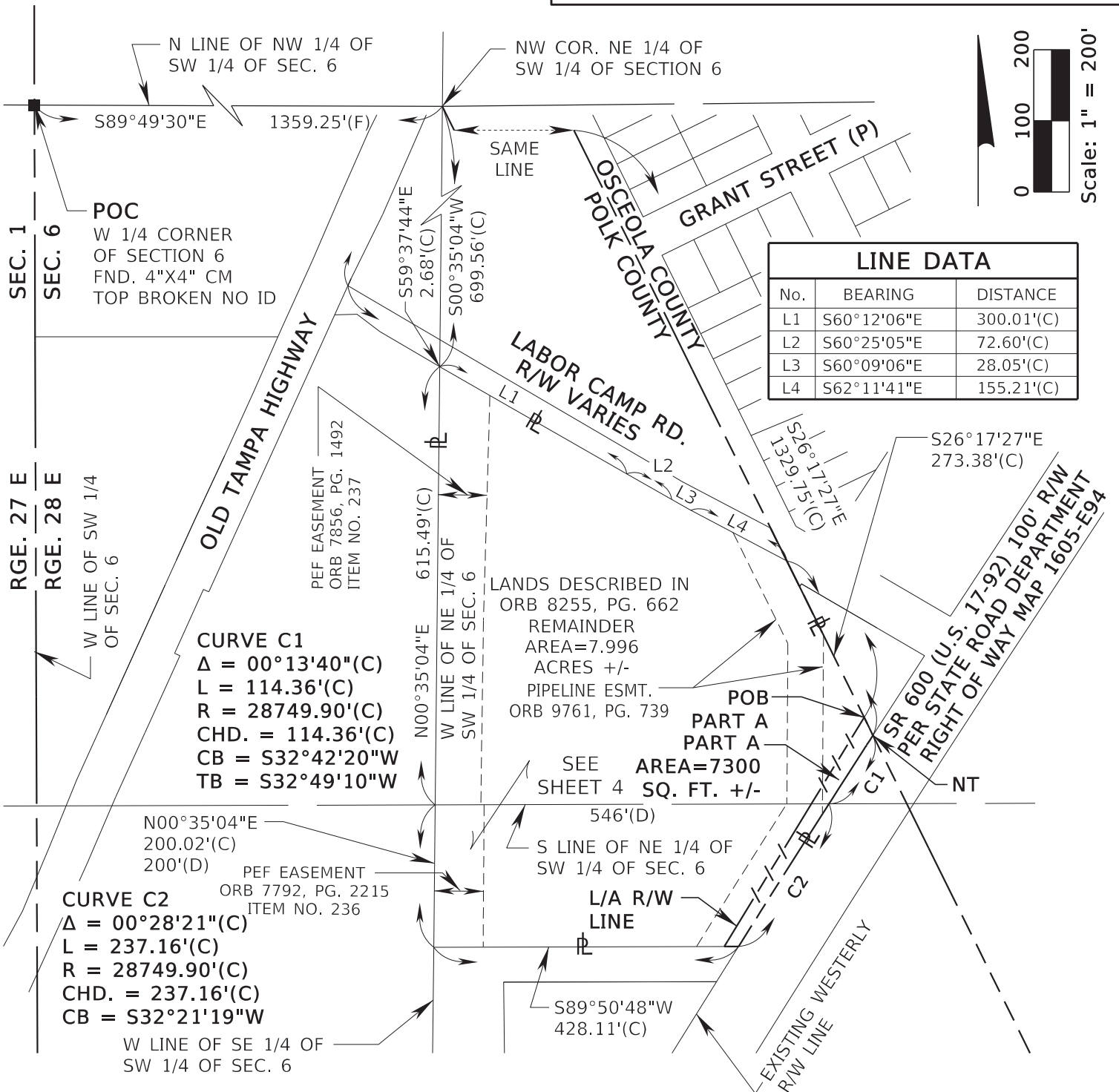
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 1359.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6 AND A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG SAID POLK/OSCEOLA COUNTY LINE SOUTH 26°17'27" EAST, A DISTANCE OF 1329.75 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 31°24'20" WEST, A DISTANCE OF 142.19 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE CONTINUE SOUTH 31°24'20" WEST, A DISTANCE OF 225.43 FEET TO THE POINT OF TERMINUS.

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

SEE SHEETS 3 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R.REBELLO	06/07/2023	SECTION N/A	
REVISION	BY	DATE	CHECKED	M. SHATTO	06/07/2023		
						SHEET 2 OF 5	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-225 PARTS A-B



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 5
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R. REBELLO	06/07/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	06/07/2023	SECTION N/A	SHEET 3 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)
 PROJECT NO. 538-235
 PARCEL 53-225 PARTS A-B

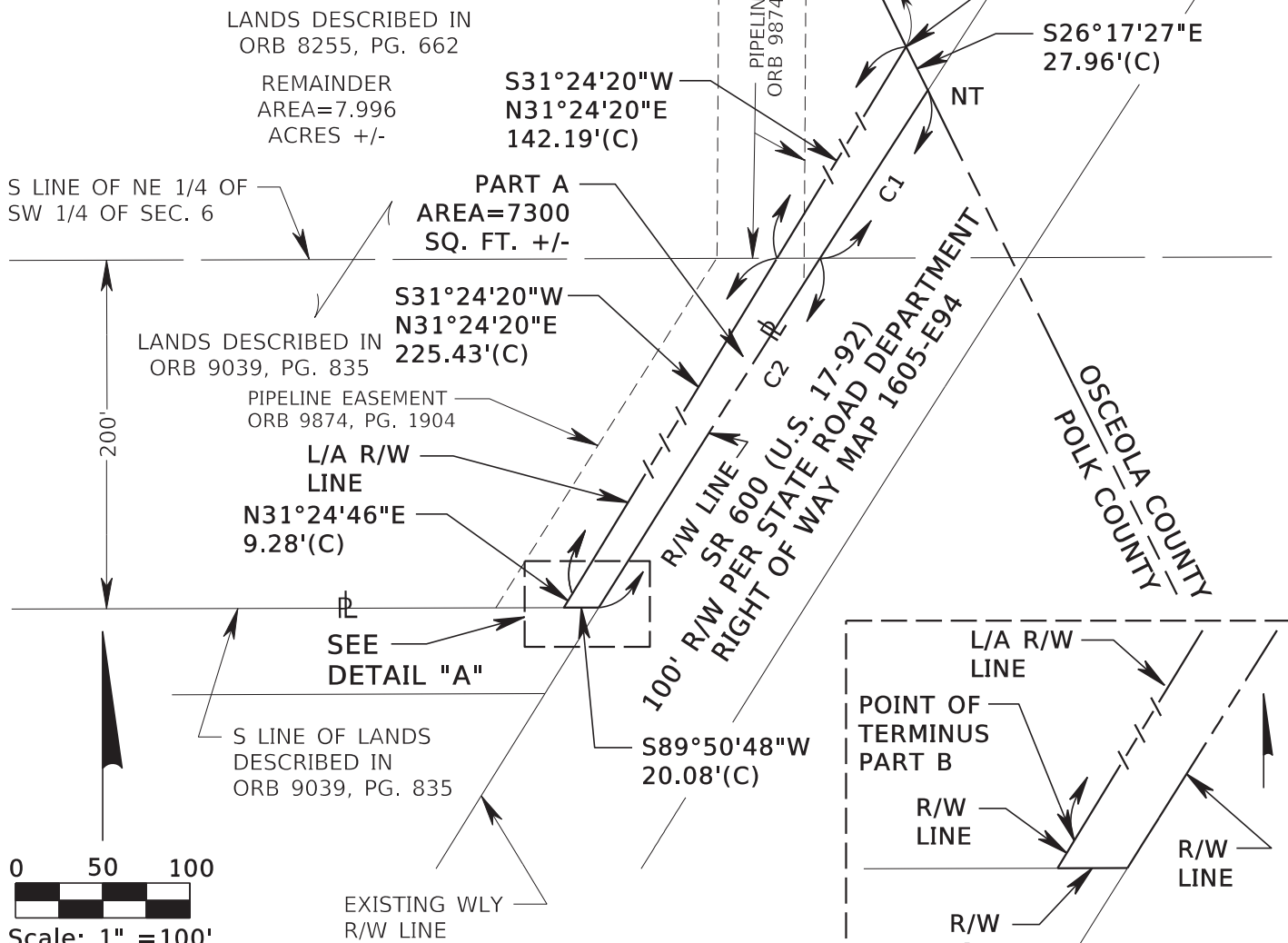
SEE SHEET 3

CURVE C1

$\Delta = 00^{\circ}13'40''(C)$
 $L = 114.36'(C)$
 $R = 28749.90'(C)$
 $CHD. = 114.36'(C)$
 $CB = S32^{\circ}42'20''W$
 $TB = S32^{\circ}49'10''W$

CURVE C2

$\Delta = 00^{\circ}28'21''(C)$
 $L = 237.16'(C)$
 $R = 28749.90'(C)$
 $CHD. = 237.16'(C)$
 $CB = S32^{\circ}21'19''W$



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION
 SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

TWP. 26 S, RGE. 28 E

DETAIL "A"
 (NOT TO SCALE)

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R. REBELLO	06/07/2023	SECTION N/A		
REVISION	BY	DATE	CHECKED	M. SHATTO	06/07/2023			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-225 PARTS A-B

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 NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING SOUTH 89°49'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-225 DATED 10/19/2020 AT 8:00 A.M., REVISED 3/17/2023 AND UPDATED 3/11/2024 AT 8:00 A.M.

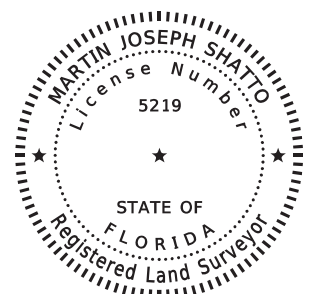
LEGEND

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

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: 2024.05.14 14:13:38 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.



SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTION

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	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
UPDATE TITLE	MJS	4/02/2024	DRAWN	R. REBELLO	06/07/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	06/07/2023	
					SECTION N/A	SHEET 5 OF 5

Number 80

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-229A
PURPOSE: RIGHT-OF-WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL OF LOTS 2 THROUGH 5 AND THE WEST HALF OF LOT 6 OF POMERANCE PARK, UNIT 3, AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, ALSO BEING THE LANDS DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 12337, PAGE 585, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5" BY 5" CONCRETE MONUMENT WITH A BRASS DISK STAMPED "OSCEOLA COUNTY T25S / R27E 1964 FLORIDA J", MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE SOUTH 00°41'53" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST; THENCE SOUTH 89°47'42" WEST, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 532, A 200 FOOT RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601, A DISTANCE OF 750.00 FEET TO THE EAST LINE OF PARCEL 1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 12337, PAGE 585, PUBLIC RECORDS OF POLK COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 00°13'37" EAST, ALONG SAID EAST LINE, A DISTANCE OF 500.27 FEET TO THE SOUTH LINE OF SAID PARCEL 1; THENCE SOUTH 89°47'56" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 450.00 FEET TO THE WEST LINE OF SAID PARCEL 1; THENCE NORTH 00°13'37" WEST, ALONG SAID WEST LINE, A DISTANCE OF 500.24 FEET TO SAID NORTH LINE OF SECTION 1 AND SAID EXISTING SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 89°47'42" EAST, ALONG SAID SECTION LINE AND SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.168 ACRES, MORE OR LESS.

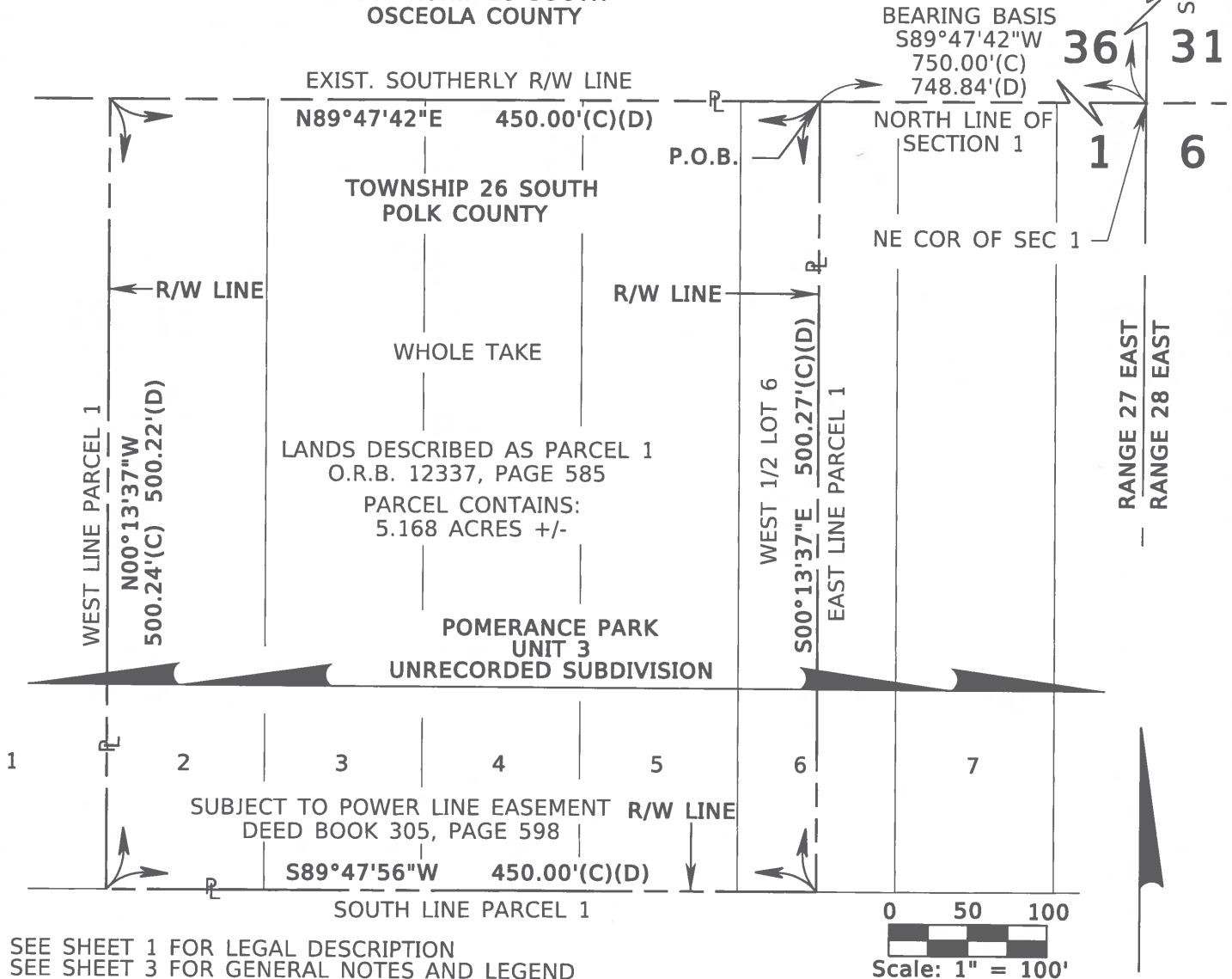
SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)					
			POLK COUNTY					
			BY	DATE	PREPARED BY:	DATA SOURCE:		
					ECHO UES, INC.	SEE GENERAL NOTES, SHEET 3		
REVISE DESCRIPTION	JCS	04/05/24	DRAWN	TKB	12/04/22			
REVISION	BY	DATE	CHECKED	JCS	04/13/23	CFX PROJECT# 538-235A	SECTION N/A	SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 PROJECT NO. 538-235A
 C.R. 532 (OSCEOLA, POLK LINE ROAD)
 PARCEL: 53-229A

P.O.C.
 EAST QUARTER CORNER OF SECTION 36
 FND 5"X5" CM W/ BRASS DISK
 STAMPED "OSCEOLA COUNTY
 T25S / R27E 1964 FLORIDA J"
 PER CCR #094138

C.R. 532
 (OSCEOLA, POLK LINE RD.)
 200' R/W PER SRD R/W MAP SEC 92652-2601
 TOWNSHIP 25 SOUTH
 OSCEOLA COUNTY



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

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

POLK COUNTY

BY DATE

PREPARED BY:
 ECHO UES, INC.

DATA SOURCE:
 SEE GENERAL NOTES, SHEET 3

EASEMENT NOTE JCS 04/05/24

DRAWN TKB 12/04/22

CFX PROJECT# 538-235A

SHEET 2 OF 3

REVISION BY DATE

CHECKED JCS 04/13/23

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-229A

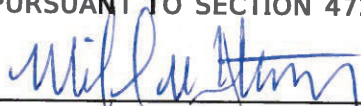
GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST AS BEING SOUTH 89°47'42" WEST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF TITLE SEARCH REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2037-6244650, DATED OCTOBER 24, 2022 AT 8:00 A.M. AND PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30362-53-229 A, DATED JULY 19, 2023 AT 8:00 A.M., UPDATED MARCH 11, 2024 AT 8:00 A.M.

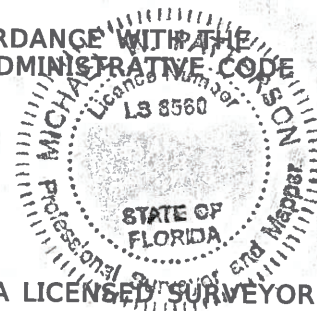
LEGEND:

AC	= ACRES	N&D	= NAIL & DISK
(C)	= CALCULATED DATA	O.R.B.	= OFFICIAL RECORDS BOOK
CCR	= CERTIFIED CORNER RECORD	P.L.	= PROPERTY LINE
COR	= CORNER	P.O.B.	= POINT OF BEGINNING
CM	= CONCRETE MONUMENT	P.O.C.	= POINT OF COMMENCEMENT
(D)	= DEED DATA	R/W	= RIGHT OF WAY
EXIST.	= EXISTING	W/	= WITH
(F)	= FIELD DATA	SEC	= SECTION
FND	= FOUND	S.R.	= STATE ROAD
ID	= IDENTIFICATION	C.R.	= COUNTY ROAD
LB	= LICENSED BUSINESS	RD.	= ROAD
NAD83	= NORTH AMERICAN DATUM OF 1983	SRD	= STATE ROAD DEPARTMENT
		+/-	= MORE OR LESS

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


MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

DATE: 4/16/2024



NOT VALID WITHOUT ORIGINAL 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				
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				POLK COUNTY
				BY	DATE	PREPARED BY:	DATA SOURCE:
GENERAL NOTE 3	JCS	04/05/24	DRAWN	TKB	12/04/22	ECHO UES, INC.	SEE GENERAL NOTE 3
REVISION	BY	DATE	CHECKED	JCS	04/13/23	CFX PROJECT# 538-235A	
						SHEET 3 OF 3	

Number 81

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-229B PARTS 1-3
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 1

A PORTION OF LOTS 7, 8 AND 9 POMERANCE PARK UNIT THREE AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12337, PAGE 585 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST; SAID POINT BEING ON THE POLK/OSCEOLA COUNTY LINE AND THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA/POLK LINE ROAD), A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, ALONG SAID COUNTY LINE AND ALONG SAID RIGHT OF WAY LINE SOUTH 89°47'42" WEST, A DISTANCE OF 400.00 FEET TO THE EAST LINE OF SAID LOT 9 AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE SOUTH 00°13'37" EAST, A DISTANCE OF 451.69 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 100.08 FEET; THENCE NORTH 21°25'34" WEST, A DISTANCE OF 398.55 FEET TO AFOREMENTIONED NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, THE POLK/OSCEOLA COUNTY LINE AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532; THENCE ALONG SAID LINES NORTH 89°47'42" EAST, A DISTANCE OF 204.00 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 1.180 ACRES, MORE OR LESS.

SEE SHEET 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
ADDED PART 3	J. J PIERRE	07/28/2023	DRAWN	J. J PIERRE	03/03/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A	SHEET 1 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-229B PARTS 1-3
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 2

A PORTION OF EAST HALF LOT 6, LOTS 7, 8, AND 9 POMERANCE PARK UNIT THREE AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12337, PAGE 585 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST; SAID POINT BEING ON THE POLK/OSCEOLA COUNTY LINE AND THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA/POLK LINE ROAD), A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, ALONG SAID COUNTY LINE AND ALONG SAID RIGHT OF WAY LINE SOUTH 89°47'42" WEST, A DISTANCE OF 604.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 21°25'34" EAST, A DISTANCE OF 398.55 FEET; THENCE SOUTH 36°58'40" EAST, A DISTANCE OF 100.08 FEET TO THE EAST LINE OF AFOREMENTIONED LOT 9; THENCE ALONG SAID EAST LINE SOUTH 00°13'37" EAST, A DISTANCE OF 48.61 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 9; THENCE ALONG THE SOUTH LINE OF SAID LOTS 8 AND 9 SOUTH 89°47'56" WEST, A DISTANCE OF 125.99 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 81.34 FEET; THENCE NORTH 21°25'34" WEST, A DISTANCE OF 466.78 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, SAID POLK/OSCEOLA COUNTY LINE AND SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532; THENCE ALONG SAID LINES NORTH 89°47'42" EAST, A DISTANCE OF 139.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.632 ACRES, MORE OR LESS.

SEE SHEET 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
ADDED PART 3	J. J PIERRE	07/28/2023	DRAWN	J. J PIERRE	03/03/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A	SHEET 2 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-229B PARTS 1-3
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART 3

A PORTION OF EAST HALF LOT 6, LOTS 7 AND 8 POMERANCE PARK UNIT THREE AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12337, PAGE 585 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST; SAID POINT BEING ON THE POLK/OSCEOLA COUNTY LINE AND THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA/POLK LINE ROAD), A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, ALONG SAID COUNTY LINE AND ALONG SAID RIGHT OF WAY LINE SOUTH 89°47'42" WEST, A DISTANCE OF 743.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 21°25'34" EAST, A DISTANCE OF 466.78 FEET; THENCE SOUTH 36°58'40" EAST, A DISTANCE OF 81.34 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 8; THENCE ALONG THE SOUTH LINE OF SAID LOT 8 SOUTH 89°47'56" WEST, A DISTANCE OF 62.42 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 50.80 FEET; THENCE NORTH 21°25'34" WEST, A DISTANCE OF 362.79 FEET TO THE EAST LINE OF THE WEST 1/2 OF AFOREMENTIONED LOT 6; THENCE ALONG SAID EAST LINE NORTH 00°13'37" WEST, A DISTANCE OF 121.40 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, SAID POLK/OSCEOLA COUNTY LINE AND SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532; THENCE ALONG SAID LINES NORTH 89°47'42" EAST, A DISTANCE OF 6.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.561 ACRES, MORE OR LESS.

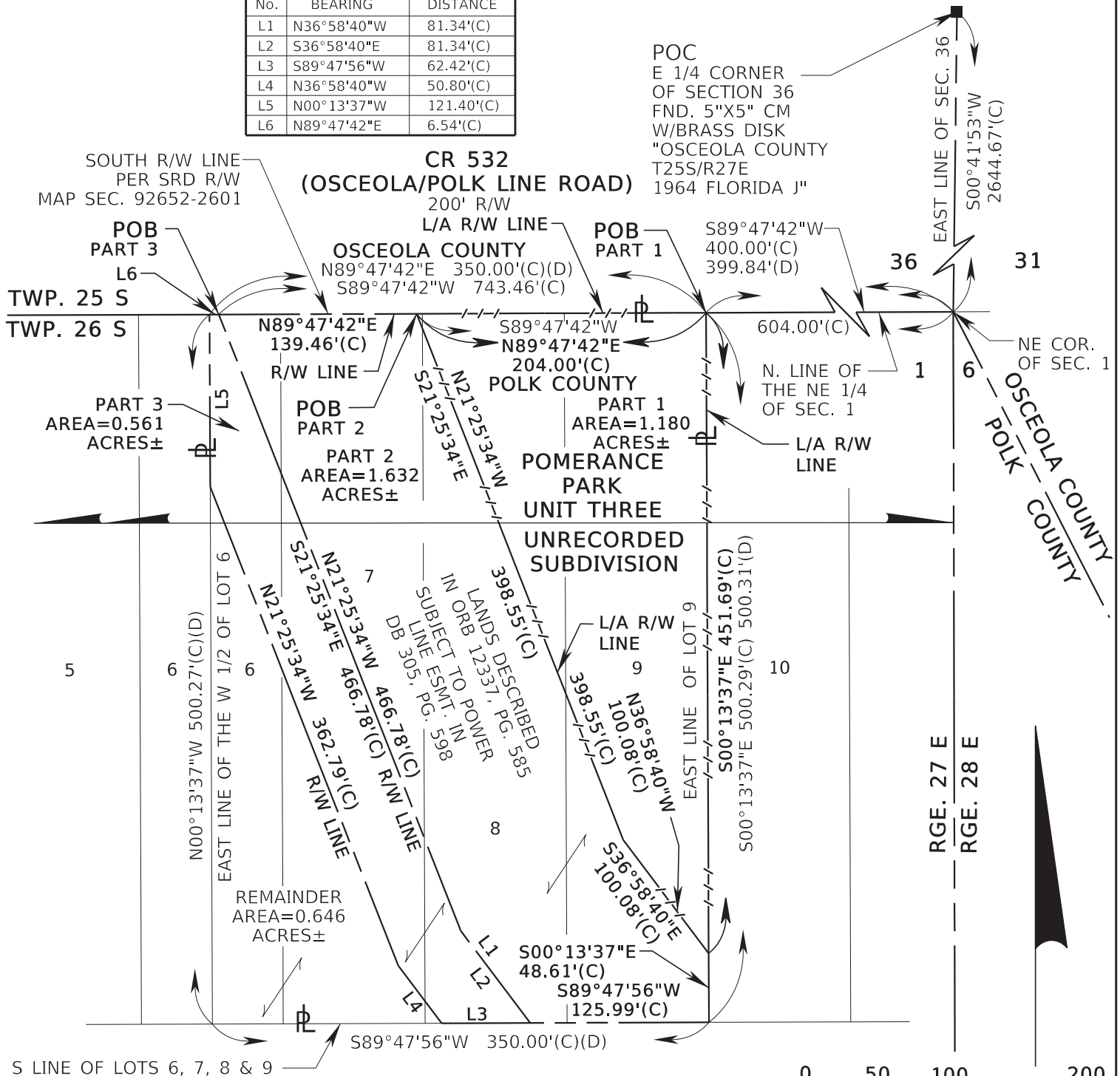
CONTAINING IN THE AGGREGATE 3.374 ACRES, MORE OR LESS.

SEE SHEET 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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
ADDED PART 3	J. J PIERRE	07/28/2023	DRAWN	J. J PIERRE	03/03/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A	SHEET 3 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-229B PARTS 1-3

LINE DATA		
No.	BEARING	DISTANCE
L1	N36°58'40"W	81.34'(C)
L2	S36°58'40"E	81.34'(C)
L3	S89°47'56"W	62.42'(C)
L4	N36°58'40"W	50.80'(C)
L5	N00°13'37"W	121.40'(C)
L6	N89°47'42"E	6.54'(C)



SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTIONS
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
ADDED PART 3	J. J PIERRE	07/28/2023	DRAWN	J. J PIERRE	03/03/2023
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023
SECTION N/A					SHEET 4 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-229B PARTS 1-3

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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST AND THE POLK/OSCEOLA COUNTY LINE, BEING NORTH 89°47'42" 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 TITLE SEARCH REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 2037-6244650 DATED OCTOBER 24, 2022 AT 8:00 A.M. AND FILE NO. 30362-53-229B DATED 7/19/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

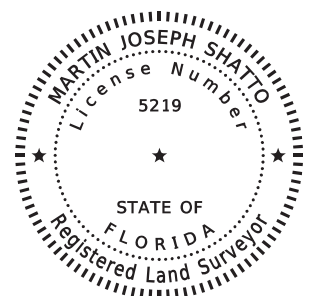
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
C = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	P.O.T. = POINT ON TANGENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	PT = POINT OF TANGENCY
CO. = COUNTY	L/A = LIMITED ACCESS	PROJ. = PROJECT
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	R = RADIUS
CM = CONCRETE MONUMENT	NO. = NUMBER	RR = RAILROAD
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RGE. = RANGE
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	REF. = REFERENCE
D = DEGREE	N&D = NAIL & DISK	R/W = RIGHT OF WAY
(D) = DEED DATA	NT = NON-TANGENT	SEC. = SECTION
DB = DEED BOOK	NTS = NOT TO SCALE	SRD = STATE ROAD DEPARTMENT
DR. = DRIVE	OR = OFFICIAL RECORD	T = TANGENT
ESMT. = EASEMENT	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
Δ = DELTA (CENTRAL ANGLE)	PG. = PAGE	TC = TANGENT TO CURVE
FND. = FOUND	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
(F) = FIELD DATA	PL = PROPERTY LINE	UE = UTILITY EASEMENT
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	(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: 2024.05.14 14:14:47 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



SEE SHEETS 1, 2 AND 3 FOR LEGAL DESCRIPTIONS
SEE SHEET 4 FOR SKETCH OF DESCRIPTION

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024		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	
UPDATE TITLE	MJS	4/04/2024							
ADDED PART 3	J. J PIERRE	07/28/2023	DRAWN	J. J PIERRE	03/03/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A			SHEET 5 OF 5

Number 82

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-231 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

A PORTION OF LOT 10 OF POMERANCE PARK, UNIT THREE, AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3954, PAGE 837, OFFICIAL RECORDS BOOK 3954, PAGE 838 AND OFFICIAL RECORDS BOOK 3954, PAGE 839 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST; SAID POINT BEING ON THE POLK/OSCEOLA COUNTY LINE AND THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA/POLK LINE ROAD), A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, ALONG SAID COUNTY LINE AND ALONG SAID RIGHT OF WAY LINE SOUTH 89°47'42" WEST, A DISTANCE OF 300.00 FEET TO THE EAST LINE OF AFORESAID LOT 10 AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE SOUTH 00°13'37" EAST, A DISTANCE OF 500.30 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE ALONG SAID SOUTH LINE SOUTH 89°47'56" WEST, A DISTANCE OF 63.69 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 60.68 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10; THENCE ALONG SAID WEST LINE NORTH 00°13'37" WEST, A DISTANCE OF 451.69 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, SAID POLK/OSCEOLA COUNTY LINE AND SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532; THENCE ALONG SAID LINES NORTH 89°47'42" EAST, A DISTANCE OF 100.00 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 1.128 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
				BY	DATE	WBQ DESIGN & ENGINEERING, INC.	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-231 PARTS A-B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B

A PORTION OF LOT 10 OF POMERANCE PARK, UNIT THREE, AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3954, PAGE 837, OFFICIAL RECORDS BOOK 3954, PAGE 838 AND OFFICIAL RECORDS BOOK 3954, PAGE 839 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST; SAID POINT BEING ON THE POLK/OSCEOLA COUNTY LINE AND THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA/POLK LINE ROAD), A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, ALONG SAID COUNTY LINE AND ALONG SAID RIGHT OF WAY LINE SOUTH 89°47'42" WEST, A DISTANCE OF 300.00 FEET TO THE EAST LINE OF AFORESAID LOT 10; THENCE ALONG SAID EAST LINE SOUTH 00°13'37" EAST, A DISTANCE OF 500.30 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE ALONG SAID SOUTH LINE SOUTH 89°47'56" WEST, A DISTANCE OF 63.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89°47'56" WEST, A DISTANCE OF 36.31 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10; THENCE ALONG SAID WEST LINE NORTH 00°13'37" WEST, A DISTANCE OF 48.61 FEET; THENCE SOUTH 36°58'40" EAST, A DISTANCE OF 60.68 FEET TO THE POINT OF BEGINNING.

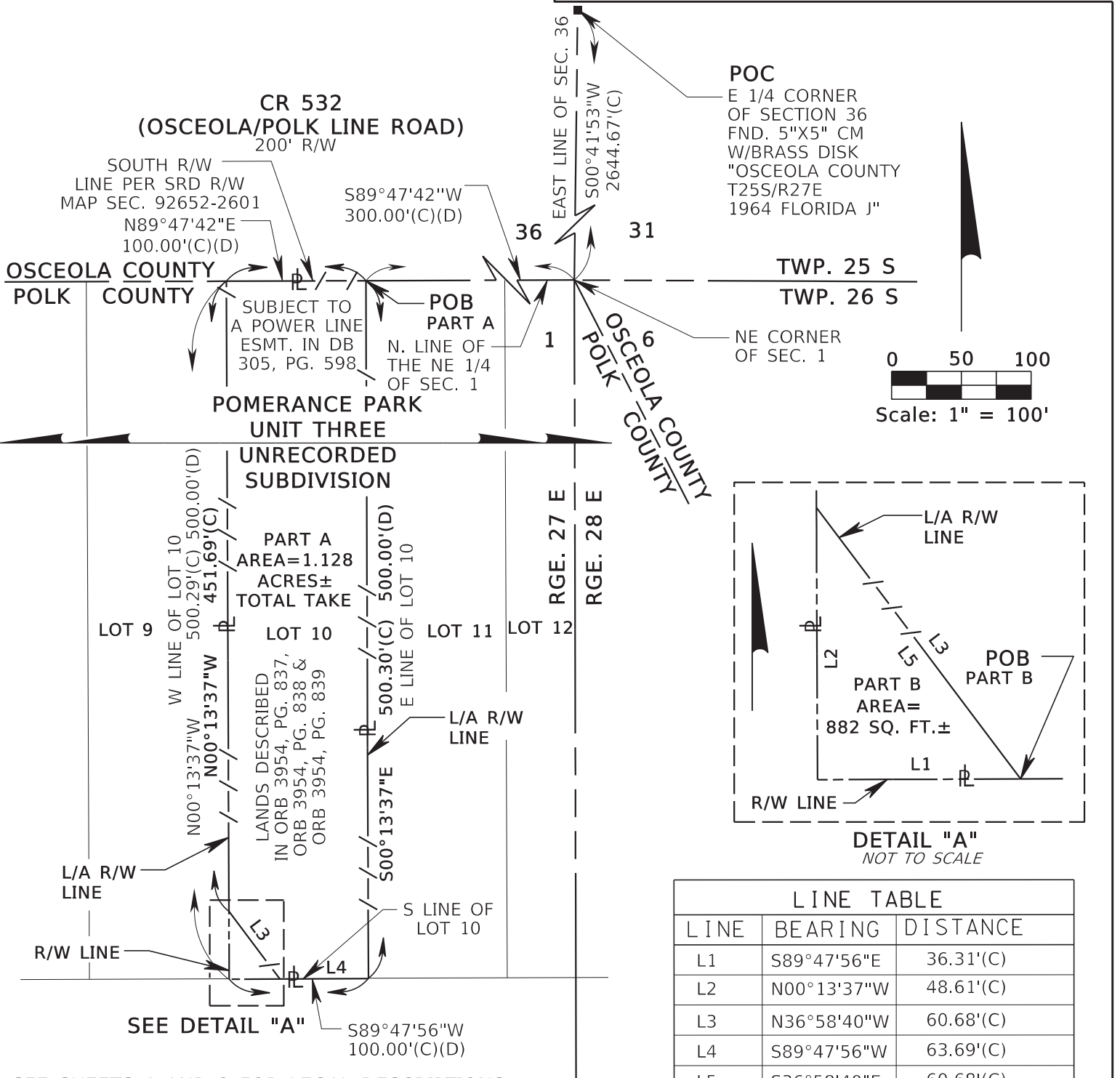
CONTAINING 882 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 1.148 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	J. J PIERRE	03/03/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A		SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-231 PARTS A-B



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

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	J. J PIERRE	03/03/2023	SECTION N/A SHEET 3 OF 4		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-231 PARTS A-B

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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST AND THE POLK/OSCEOLA COUNTY LINE, BEING SOUTH 89°47'42" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-231 DATED 11/17/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

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

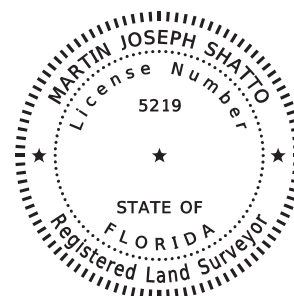
Martin J Shatto

Digitally signed by Martin J Shatto
Date: 2024.05.14 14:15:51 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



SEE SHEETS 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	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
UPDATE TITLE	MJS	4/03/2024	DRAWN	J. J PIERRE	03/03/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	
					SECTION N/A	SHEET 4 OF 4

Number 83

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-232
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

LOT 11 OF POMERANCE PARK, UNIT THREE, AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3160, PAGE 1199 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST; SAID POINT BEING ON THE POLK/OSCEOLA COUNTY LINE AND THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA/POLK LINE ROAD), A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, ALONG SAID COUNTY LINE AND ALONG SAID RIGHT OF WAY LINE SOUTH 89°47'42" WEST, A DISTANCE OF 200.00 FEET TO THE EAST LINE OF SAID LOT 11 AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE SOUTH 00°13'37" EAST, A DISTANCE OF 500.31 FEET TO THE SOUTH LINE OF SAID LOT 11; THENCE ALONG SAID SOUTH LINE SOUTH 89°47'56" WEST, A DISTANCE OF 100.00 FEET TO THE WEST LINE OF SAID LOT 11; THENCE ALONG SAID WEST LINE NORTH 00°13'37" WEST, A DISTANCE OF 500.30 FEET TO AFOREMENTIONED NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, THE POLK/OSCEOLA COUNTY LINE AND THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532; THENCE ALONG SAID LINES NORTH 89°47'42" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

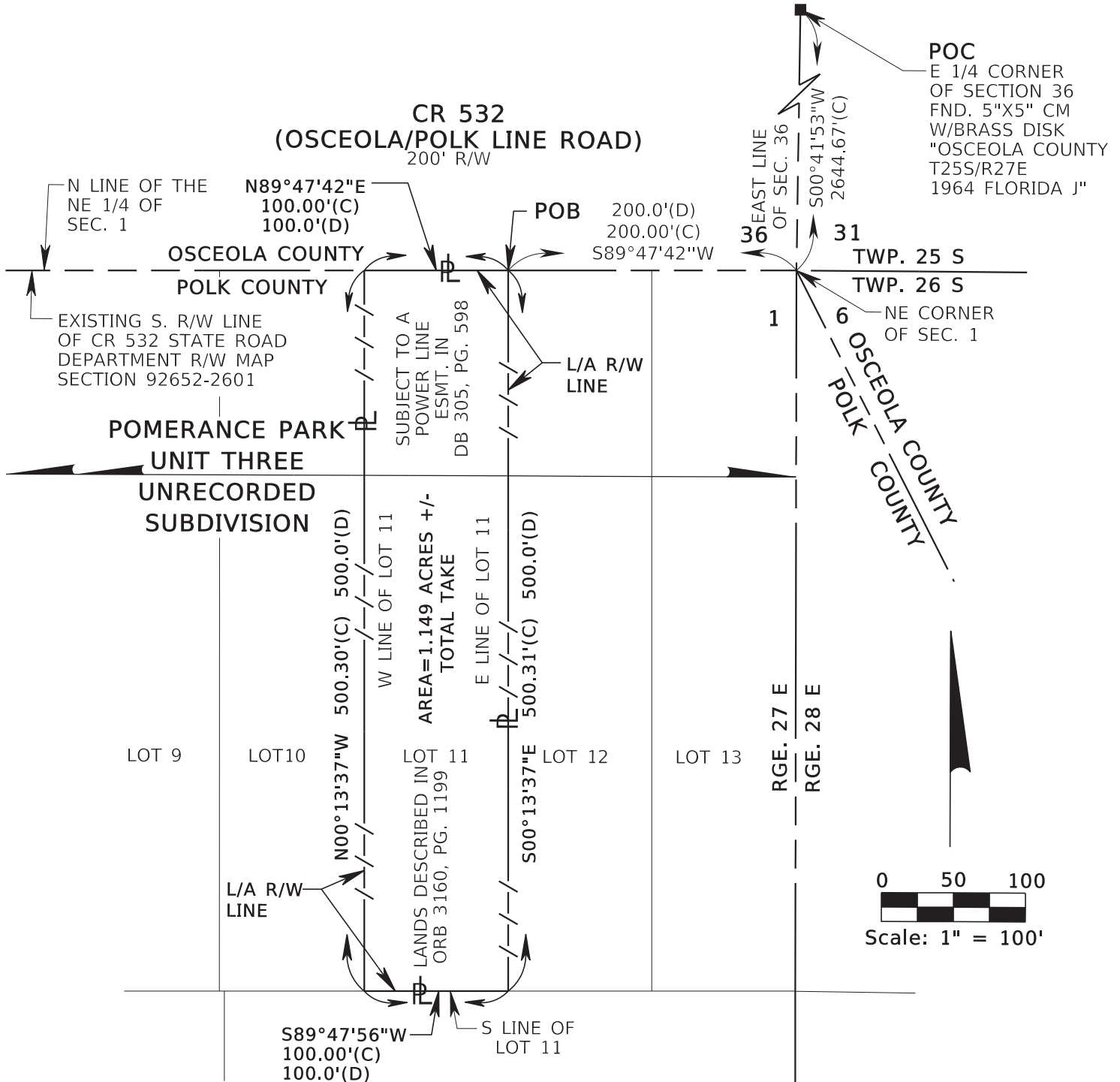
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1.149 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R. REBELLO	03/03/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-232



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
				BY	DATE	WBO DESIGN & ENGINEERING, INC.	

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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST AND THE POLK/OSCEOLA COUNTY LINE, BEING NORTH 89°47'42" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-232 DATED 11/22/2020 AT 8:00 A.M., UPDATED 3/16/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

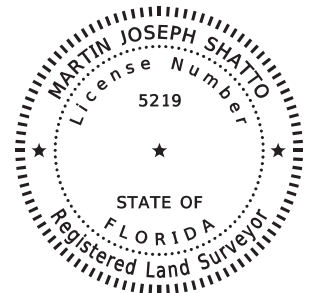
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	P.O.T. = POINT ON TANGENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	PT = POINT OF TANGENCY
CO. = COUNTY	L/A = LIMITED ACCESS	PROJ. = PROJECT
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	R = RADIUS
CM = CONCRETE MONUMENT	NO. = NUMBER	RR = RAILROAD
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RGE. = RANGE
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	REF. = REFERENCE
D = DEGREE	N&D = NAIL & DISK	R/W = RIGHT OF WAY
(D) = DEED DATA	NT = NON-TANGENT	SEC. = SECTION
DB = DEED BOOK	NTS = NOT TO SCALE	SR = STATE ROAD
DR. = DRIVE	OR = OFFICIAL RECORD	T = TANGENT
ESMT. = EASEMENT	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
Δ = DELTA (CENTRAL ANGLE)	PG. = PAGE	TC = TANGENT TO CURVE
FND. = FOUND	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
(F) = FIELD DATA	PL = PROPERTY LINE	UE = UTILITY EASEMENT
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	(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: 2024.04.03 07:26:03 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/03/2024	DRAWN	R. REBELLO	03/03/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	
					SECTION N/A	SHEET 3 OF 3

Number 84

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-233
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

LOT 12 OF POMERANCE PARK, UNIT THREE, AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8683, PAGE 135 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST; SAID POINT BEING ON THE POLK/OSCEOLA COUNTY LINE AND THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA/POLK LINE ROAD), A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, ALONG SAID COUNTY LINE AND ALONG SAID RIGHT OF WAY LINE SOUTH 89°47'42" WEST, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID LOT 12 AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE SOUTH 00°13'37" EAST, A DISTANCE OF 500.31 FEET TO THE SOUTH LINE OF SAID LOT 12; THENCE ALONG SAID SOUTH LINE SOUTH 89°47'56" WEST, A DISTANCE OF 100.00 FEET TO THE WEST LINE OF SAID LOT 12; THENCE ALONG SAID WEST LINE NORTH 00°13'37" WEST, A DISTANCE OF 500.31 FEET TO AFOREMENTIONED NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, THE POLK/OSCEOLA COUNTY LINE AND THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532; THENCE ALONG SAID LINES NORTH 89°47'42" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

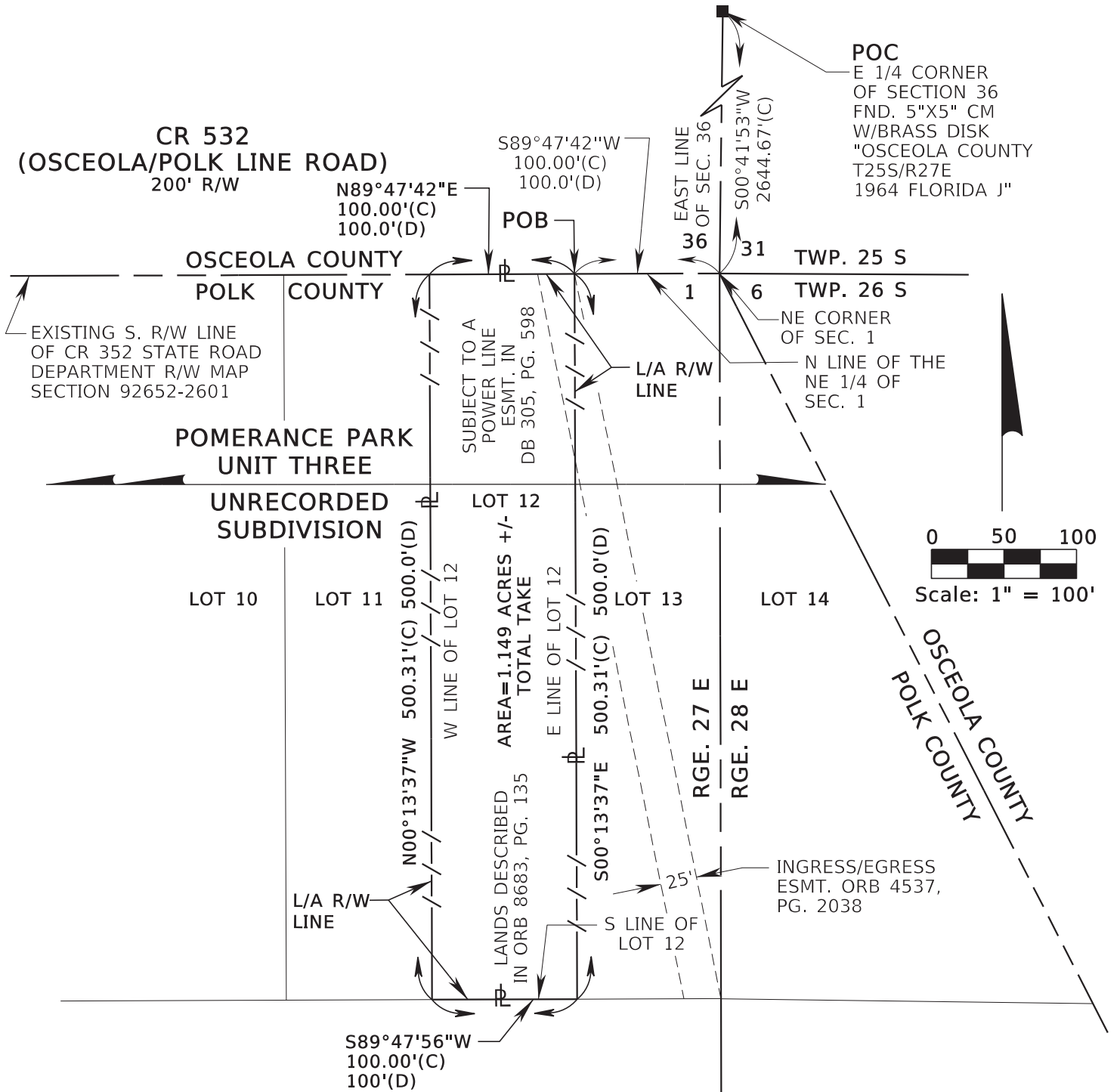
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1.149 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R. REBELLO	03/03/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-233



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

TWP. 26 S, RGE. 27 E

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/03/2023		
CHECKED	M. SHATTO	03/08/2023		
REVISION	BY	DATE		SECTION N/A SHEET 2 OF 3

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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST AND THE POLK/OSCEOLA COUNTY LINE, BEING NORTH 89°47'42" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-233 DATED 11/22/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

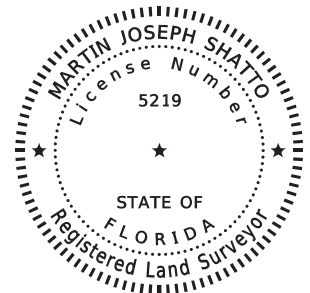
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	P.O.T. = POINT ON TANGENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	PT = POINT OF TANGENCY
CO. = COUNTY	L/A = LIMITED ACCESS	PROJ. = PROJECT
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	R = RADIUS
CM = CONCRETE MONUMENT	NO. = NUMBER	RR = RAILROAD
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RGE. = RANGE
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	REF. = REFERENCE
D = DEGREE	N&D = NAIL & DISK	R/W = RIGHT OF WAY
(D) = DEED DATA	NT = NON-TANGENT	SEC. = SECTION
DB = DEED BOOK	NTS = NOT TO SCALE	SR = STATE ROAD
DR. = DRIVE	OR = OFFICIAL RECORD	T = TANGENT
ESMT. = EASEMENT	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
Δ = DELTA (CENTRAL ANGLE)	PG. = PAGE	TC = TANGENT TO CURVE
FND. = FOUND	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
(F) = FIELD DATA	PL = PROPERTY LINE	UE = UTILITY EASEMENT
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	(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: 2024.04.03 07:27:08 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/03/2024	DRAWN	R. REBELLO	03/03/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	
					SECTION N/A	SHEET 3 OF 3

Number 85

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-234
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 13 OF POMERANCE PARK, UNIT THREE, AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4202, PAGE 539 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST; SAID POINT BEING ON THE POLK/OSCEOLA COUNTY LINE AND THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA/POLK LINE ROAD), A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, ALONG SAID COUNTY LINE AND ALONG SAID RIGHT OF WAY LINE SOUTH 89°47'42" WEST, A DISTANCE OF 100.00 FEET TO THE EASTERLY LINE OF SAID DESCRIBED LANDS AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY LINE SOUTH 11°25'29" EAST, A DISTANCE OF 510.07 FEET TO THE SOUTH LINE OF SAID LOT 13; THENCE ALONG SAID SOUTH LINE SOUTH 89°47'56" WEST, A DISTANCE OF 99.05 FEET TO THE WEST LINE OF SAID LOT 13; THENCE ALONG SAID WEST LINE NORTH 00°13'37" WEST, A DISTANCE OF 500.31 FEET TO THE POINT OF BEGINNING.

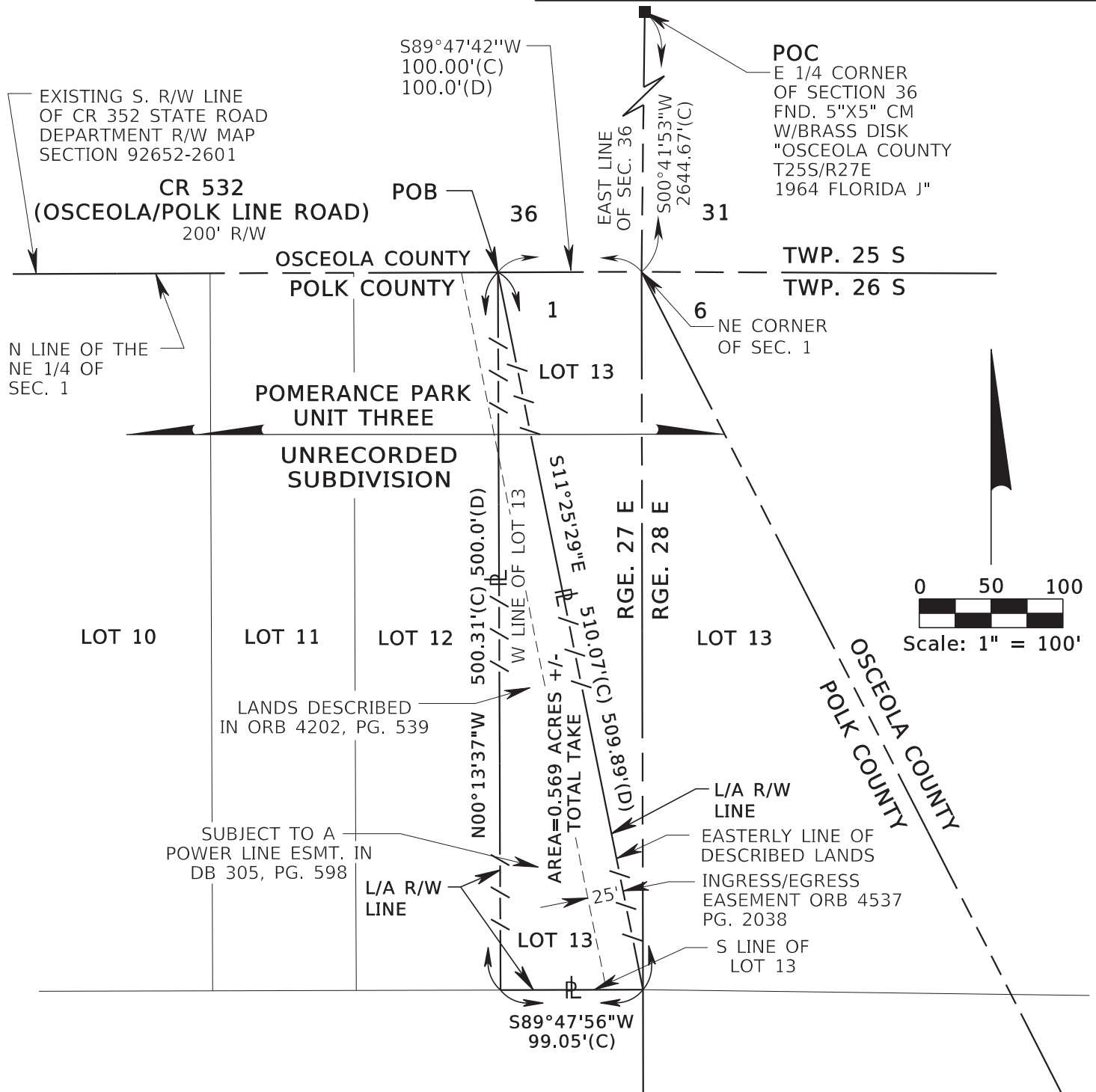
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 0.569 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/03/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A		SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-234



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

TWP. 26 S, RGE. 27 E

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/03/2023		
CHECKED	M. SHATTO	03/08/2023		
REVISION	BY	DATE		

SECTION N/A

SHEET 2 OF 3

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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST AND THE POLK/OSCEOLA COUNTY LINE, BEING SOUTH 89°47'42" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-234 DATED 11/22/2020 AT 8:00 A.M., UPDATED 3/16/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

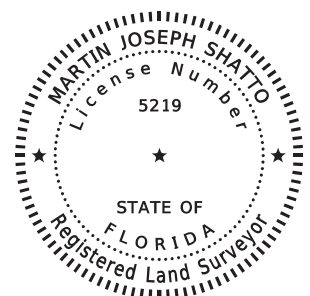
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PI = POINT OF INTERSECTION
CL = CENTERLINE	IR = IRON ROD OR REBAR	POB = POINT OF BEGINNING
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POC = POINT OF COMMENCEMENT
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	P.O.T. = POINT ON TANGENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	PT = POINT OF TANGENCY
CO. = COUNTY	L/A = LIMITED ACCESS	PROJ. = PROJECT
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	R = RADIUS
CM = CONCRETE MONUMENT	NO. = NUMBER	RR = RAILROAD
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RGE. = RANGE
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	REF. = REFERENCE
D = DEGREE	N&D = NAIL & DISK	R/W = RIGHT OF WAY
(D) = DEED DATA	NT = NON-TANGENT	SEC. = SECTION
DB = DEED BOOK	NTS = NOT TO SCALE	SR = STATE ROAD
DR. = DRIVE	OR = OFFICIAL RECORD	T = TANGENT
ESMT. = EASEMENT	ORB = OFFICIAL RECORD BOOK	TB = TANGENT BEARING
Δ = DELTA (CENTRAL ANGLE)	PG. = PAGE	TC = TANGENT TO CURVE
FND. = FOUND	PLS = PROFESSIONAL LAND SURVEYOR	TWP. = TOWNSHIP
(F) = FIELD DATA	PL = PROPERTY LINE	UE = UTILITY EASEMENT
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	(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: 2024.04.18 14:21:48 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/18/2024	DRAWN	R. REBELLO	03/03/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	
					SECTION N/A	SHEET 3 OF 3

Number 86

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-235A
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 13 OF POMERANCE PARK, UNIT THREE, AN UNRECORDED SUBDIVISION LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED AS PARCEL II IN OFFICIAL RECORDS BOOK 5820, PAGE 898 AND OFFICIAL RECORDS BOOK 6457, PAGE 36 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 SOUTH 00°07'07" EAST, A DISTANCE OF 500.32 FEET TO A POINT ON THE WESTERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID WESTERLY LINE NORTH 11°25'29" WEST, A DISTANCE OF 510.07 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1, THE POLK/OSCEOLA COUNTY LINE AND THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA/POLK LINE ROAD), A 200 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE ALONG SAID NORTH AND SOUTH LINES AND SAID COUNTY LINE NORTH 89°47'42" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

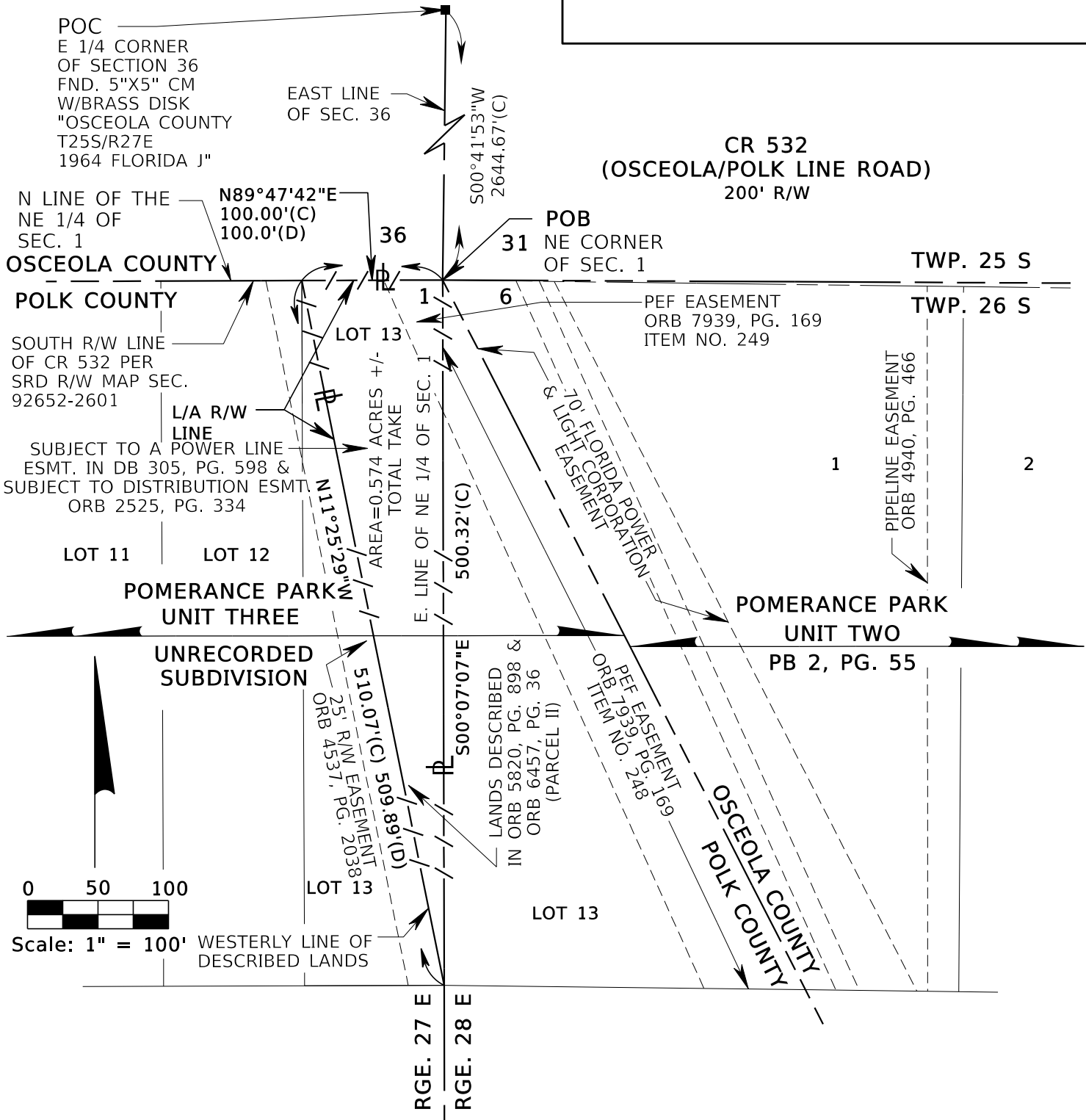
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 0.574 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
PARCEL I TO PARCEL II	D.WILLIAMS	06-28-2024	DRAWN	J. J PIERRE	03/03/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A		SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-235A



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

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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		
PARCEL I TO PARCEL II			D.WILLIAMS			06/28/2024			DRAWN			J. J PIERRE		
REVISION			BY			DATE			CHECKED			M. SHATTO		

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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST AND THE POLK/OSCEOLA COUNTY LINE, BEING SOUTH 89°47'42" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-235 DATED 11/22/2020 AT 8:00 A.M., UPDATED 3/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

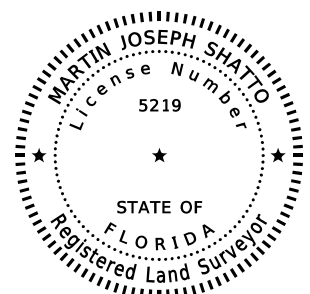
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PC = POINT OF CURVATURE
CB = CHORD BEARING	IP = IRON PIPE	PEF = PROGRESS ENERGY FLORIDA
C = CENTERLINE	IR = IRON ROD OR REBAR	PI = POINT OF INTERSECTION
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POB = POINT OF BEGINNING
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	POC = POINT OF COMMENCEMENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	P.O.T. = POINT ON TANGENT
CO. = COUNTY	L/A = LIMITED ACCESS	PT = POINT OF TANGENCY
COR. = CORNER	MON. = MONUMENTATION/MONUMENT	PROJ. = PROJECT
CM = CONCRETE MONUMENT	NO. = NUMBER	R = RADIUS
CR = COUNTY ROAD	N/A = NOT APPLICABLE	RR = RAILROAD
CSX = CHESSIE SEABOARD CONSOLIDATED	NL = NAIL	RGE. = RANGE
D = DEGREE	N&D = NAIL & DISK	REF. = REFERENCE
(D) = DEED DATA	NT = NON-TANGENT	R/W = RIGHT OF WAY
DB = DEED BOOK	NTS = NOT TO SCALE	SEC. = SECTION
DR. = DRIVE	OR = OFFICIAL RECORD	SR = STATE ROAD DEPARTMENT
ESMT. = EASEMENT	ORB = OFFICIAL RECORD BOOK	T = TANGENT
Δ = DELTA (CENTRAL ANGLE)	PG. = PAGE	TB = TANGENT BEARING
FND. = FOUND	PLS = PROFESSIONAL LAND SURVEYOR	TC = TANGENT TO CURVE
(F) = FIELD DATA	PL = PROPERTY LINE	TWP. = TOWNSHIP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	(P) = PLAT DATA	UE = UTILITY EASEMENT
	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: 2024.07.01 07:03:17 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/03/2024	DRAWN	J. J PIERRE	03/03/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	
					SECTION N/A	SHEET 3 OF 3

Number 89

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-235B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 13 OF POMERANCE PARK, UNIT THREE, AN UNRECORDED SUBDIVISION LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED AS PARCEL II IN OFFICIAL RECORDS BOOK 5820, PAGE 898 AND OFFICIAL RECORDS BOOK 6457, PAGE 36 OF SAID PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 36 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO NORTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, AND THE POINT OF BEGINNING; SAID POINT BEING ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG THE OSCEOLA/POLK COUNTY LINE SOUTH 27°04'46" EAST, A DISTANCE OF 565.46 FEET TO THE SOUTHWEST CORNER OF POMERANCE PARK UNIT TWO AS RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID LOT 13 NORTH 89°17'43" WEST, A DISTANCE OF 256.40 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°07'07" WEST, A DISTANCE OF 500.32 FEET TO THE POINT OF BEGINNING.

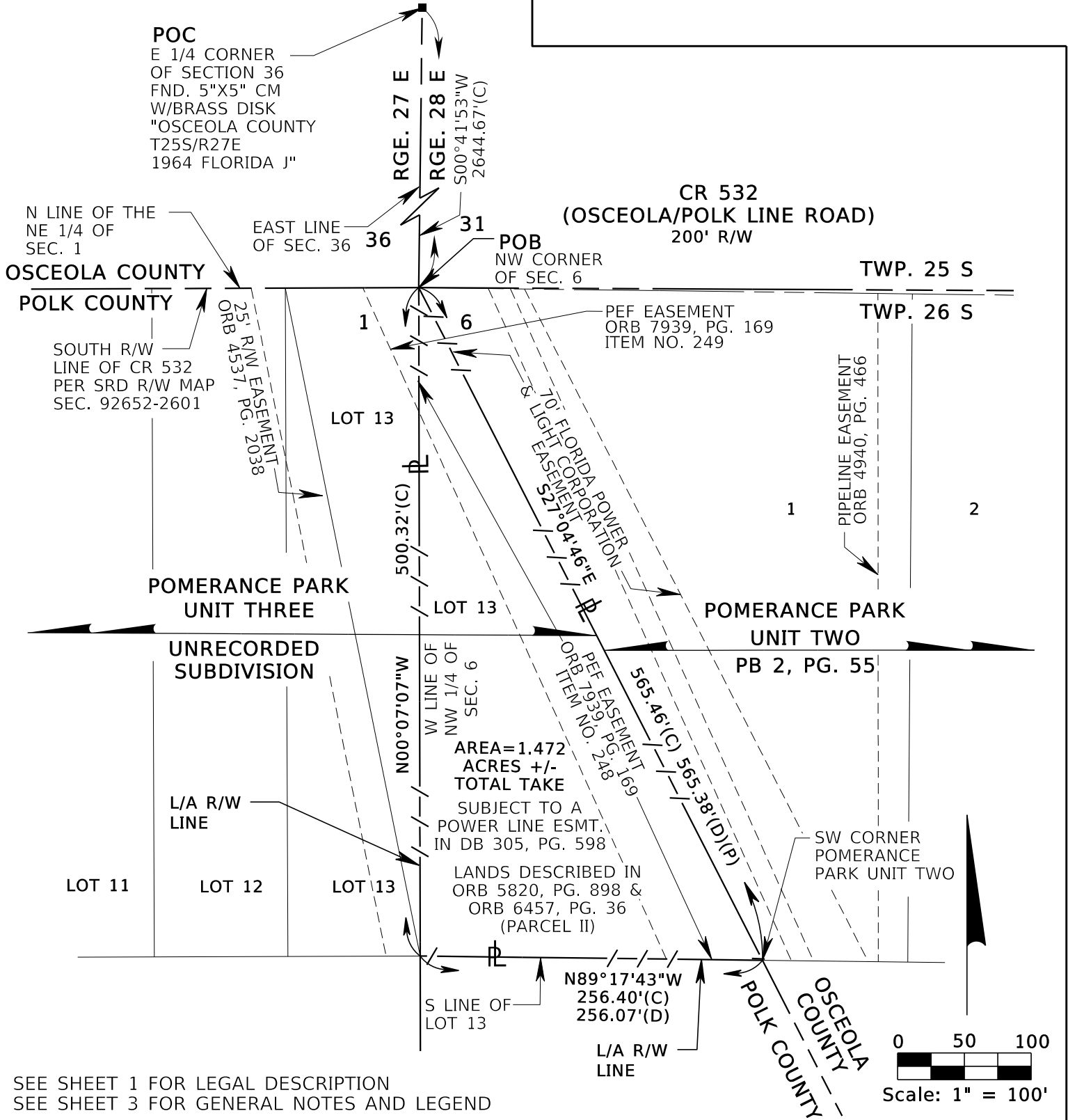
TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 538 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

CONTAINING 1.472 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
PARCEL I TO PARCEL II	D.WILLIAMS	06/28/2024	DRAWN	J. J PIERRE	03/06/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/14/2023	SECTION N/A	SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-235B



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

BY
J. J PIERRE

DATE
03/06/2023

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

DATA SOURCE:
SEE GENERAL NOTES, SHEET 3

PARCEL I TO PARCEL II
D.WILLIAMS
06/28/2024

DRAWN
J. J PIERRE
03/06/2023

REVISION
BY
DATE

CHECKED
M. SHATTO
03/14/2023

SECTION N/A

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-235B

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 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 00°07'07" WEST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-236 DATED 11/22/2020 AT 8:00 A.M. AND FILE NO. 30362-235 DATED 3/11/2024 AT 8:00 A.M.

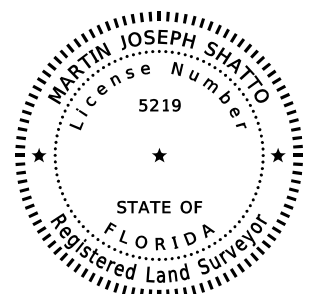
LEGEND

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

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: 2024.07.01 07:04:15 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/02/2024	DRAWN	J. J PIERRE	03/06/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/14/2023	
					SECTION N/A	SHEET 3 OF 3

Number 8:

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 538
(POINCIANA PARKWAY EXTENSION)
PROJECT NO. 538-234
PARCEL NO. 53-240 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION
PART A

That portion of:
The Southeast quarter of Section 7 and the Northwest quarter of Section 17, Township 26 South, Range 28 East, Polk County, Florida

Being a portion of the lands described in Official Records Book 8491, Page 1246, of the Public Records of Polk County, Florida.

Lying within the following described boundaries described as follows:

COMMENCE at a broken 4" by 4" concrete monument with no identification marking the Northeast corner of the Southeast quarter of Section 7, Township 26 South, Range 28 East, Osceola County, Florida; thence South 00°00'56" East, along the East line of said Southeast quarter, a distance of 2645.32 feet to a 4" by 4" concrete monument with a nail and disk stamped "PRM BD LB4980" marking the Southeast corner of Section 7, Township 26 South, Range 28 East, Polk County, Florida, said point lying on the County line between Osceola and Polk Counties and the POINT OF BEGINNING; thence South 89°57'31" West, along the South line of said Southeast quarter of Section 7, a distance of 13.27 feet to a point on a non-tangent curve concave Northeasterly and having a radius of 4380.00 feet and a chord which bears North 27°49'21" West, a distance of 822.56 feet; thence from a tangent bearing of North 33°12'38" West run Northwesterly along the arc of said parallel curve through a central angle of 10°46'33" for a length of 823.77 feet to a point of tangency; thence North 22°26'04" West, a distance of 335.52 feet; thence North 85°18'47" East, a distance of 0.09 feet to a point on the aforementioned Osceola-Polk County Line; thence South 26°50'40" East, along said County Line, a distance of 1162.91 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view to, from or across any State Road 538 Right of Way property which may otherwise accrue to any property adjoining said Right of Way.

Containing 0.700 Acres, more or less.

SEE SHEETS 3-4 OF 5 FOR SKETCH OF DESCRIPTION
SEE SHEET 5 OF 5 FOR LEGEND AND NOTES

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				OSCEOLA COUNTY
				BY	DATE	PREPARED BY:	
						WGI, INC.	
ADD PARTS TO PARCEL NUMBER	ALQ	05/14/24	DRAWN	MSK	11/16/22	CFX PROJECT# 538-234	
REVISION	BY	DATE	CHECKED	ALQ	12/14/22		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 538
(POINCIANA PARKWAY EXTENSION)
PROJECT NO. 538-234
PARCEL NO. 53-240 PARTS A-B
PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION
PART B

That portion of:
The Southeast quarter of Section 7, Township 26 South, Range 28 East, Polk County, Florida;
Being a portion of the lands described in Official Records Book 8491, Page 1246, of the Public Records of Polk County, Florida.

Lying within the following described boundaries described as follows:

COMMENCE at a broken 4" by 4" concrete monument with no identification marking the Northeast corner of the Southeast quarter of Section 7, Township 26 South, Range 28 East; thence South 00°00'56" East, along the East line of said Southeast quarter, a distance of 1322.66 feet to the Northeast corner of the Southeast quarter of said Southeast quarter of Section 7; thence North 89°58'18" West, along the North line of said Southeast quarter of the Southeast quarter, a distance of 669.22 feet to a point on the County line between Osceola and Polk Counties and the POINT OF BEGINNING; thence South 26°50'40" East, along said Osceola-Polk County Line, a distance of 288.10 feet; thence South 85°18'47" West, a distance of 178.12 feet; thence North 22°26'04" West, a distance of 606.84 feet; thence North 67°33'56" East, a distance of 118.66 feet to a point on the aforementioned Osceola-Polk County Line; thence South 26°50'40" East, along said Osceola-Polk County Line, a distance of 375.00 feet to the POINT OF BEGINNING.

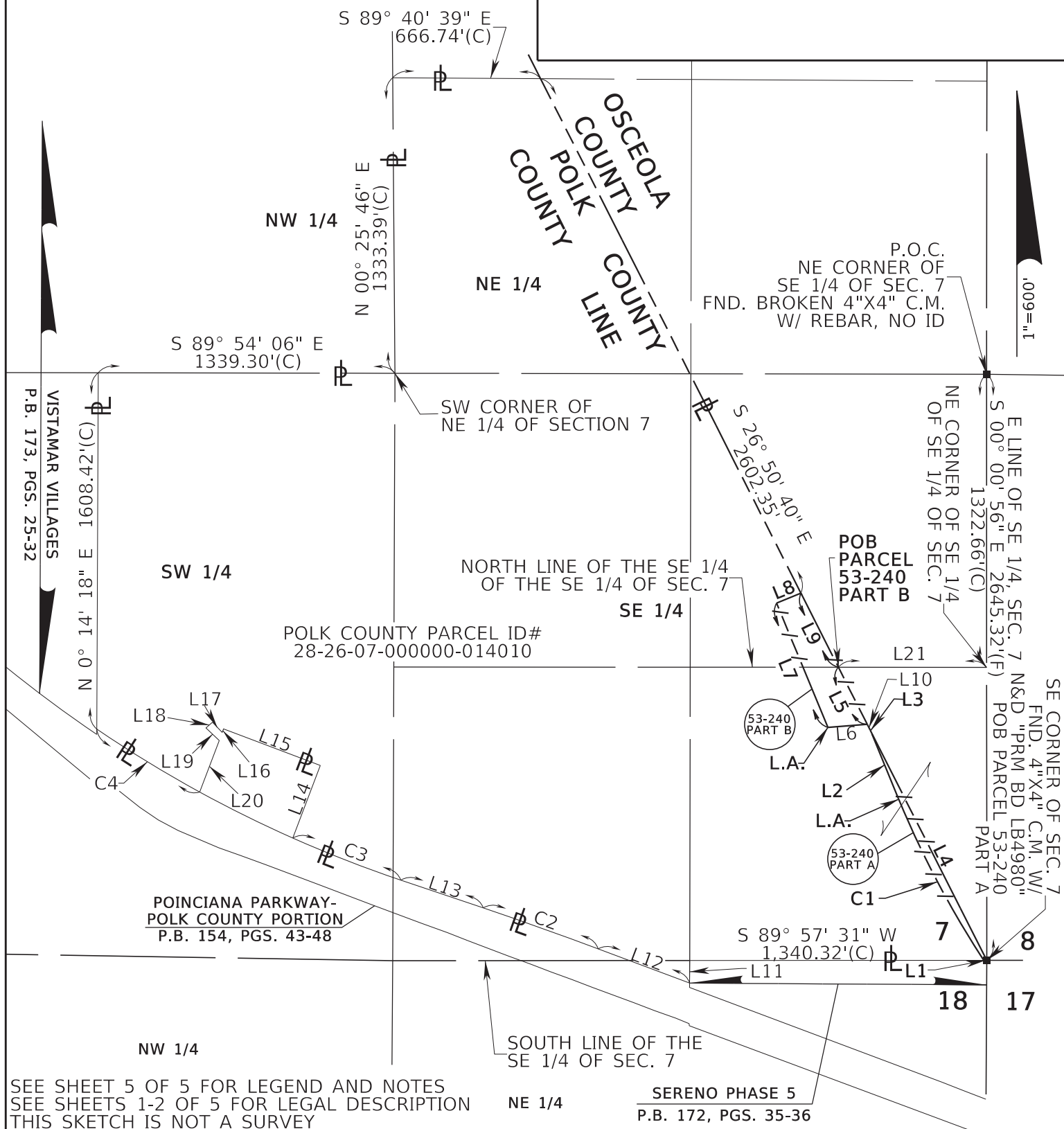
Together with all rights of ingress, egress, light, air and view to, from or across any State Road 538 Right of Way property which may otherwise accrue to any property adjoining said Right of Way.

Containing 2.082 Acres, more or less.

SEE SHEETS 3-4 OF 5 FOR SKETCH OF DESCRIPTION
SEE SHEET 5 OF 5 FOR LEGEND AND NOTES

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				OSCEOLA COUNTY
				BY	DATE	PREPARED BY:	
						WGI, INC.	
ADD PARTS TO PARCEL NUMBER	ALQ	05/14/24	DRAWN	MSK	11/16/22		
REVISION	BY	DATE	CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234	SHEET 2 OF 5

SKETCH OF DESCRIPTION
TOWNSHIP 26 SOUTH, RANGE 28 EAST



			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			RIGHT OF WAY PARCEL SKETCH					
			STATE ROAD NO. 538 (POINCIANA PARKWAY)					POLK COUNTY
ADD PARTS TO PARCEL NUMBER	ALQ	05/14/24		BY	DATE	PREPARED BY: WGI, INC.		
ADD TOWNSHIP & RANGE	ALQ	04/03/24	DRAWN	MSK	11/16/22			
REVISION	BY	DATE	CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234		SHEET 3 OF 5

OSCEOLA
COUNTY
POLK
COUNTY
LINE
COUNTY







SEE SHEET 5 OF 5 FOR LEGEND AND NOTES
SEE SHEETS 1-2 OF 5 FOR LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				POLK COUNTY
ADD PARTS TO PARCEL NUMBER	ALQ	05/14/24		BY	DATE	PREPARED BY: WGI, INC.	
ADD TOWNSHIP & RANGE	ALQ	04/03/24	DRAWN	MSK	11/16/22	CFX PROJECT# 538-234	SHEET 4 OF 5
REVISION	BY	DATE	CHECKED	ALQ	12/14/22		

SKETCH OF DESCRIPTION

LEGEND:

AC	=	ACRES
(C)	=	CALCULATED DATA
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
COR	=	CORNER
C.M.	=	CONCRETE MONUMENT
EXIST	=	EXISTING
F	=	FIELD DIMENSION
FND	=	FOUND
ID	=	IDENTIFICATION
L	=	CURVE LENGTH
L.A.	=	LIMITED ACCESS RIGHT OF WAY
LB	=	LICENSED BUSINESS
O.R.B.	=	OFFICIAL RECORDS BOOK
	=	PROPERTY LINE
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
P.B.	=	PLAT BOOK
PG.	=	PAGE
R	=	RADIUS
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
T.B.	=	TANGENT BEARING
Δ	=	DELTA/CENTRAL ANGLE
	=	LIMITED ACCESS R/W LINE
	=	R/W LINE
	=	PERPETUAL EASEMENT LINE

LINE DATA:

L1	S 89° 57' 31" W	13.27'(C)
L2	N 22° 26' 04" W	335.52'(C)
L3	N 85° 18' 47" E	0.09'(C)
L4	S 26° 50' 40" E	1162.91(C)
L5	S 26° 50' 40" E	288.10'(C)
L6	S 85° 18' 47" W	178.12'(C)
L7	N 22° 26' 04" W	606.84'(C)
L8	N 67° 33' 56" E	118.66'(C)
L9	S 26° 50' 40" E	375.00'(C)
L10	S 26° 50' 40" E	31.77'(C)
L11	S 0° 31' 55" W	101.78'(C)
L12	N 69° 26' 29" W	440.48'(F)(P)
L13	N 71° 22' 34" W	392.95'(F)(P)
L14	N 20° 41' 48" E	350.50'(F)(P)
L15	N 69° 18' 12" W	466.69'(F)(P)
L16	S 20° 41' 48" W	16.89'(F)(P)
L17	N 43° 55' 32" W	64.06'(F)(P)
L18	S 48° 06' 10" W	38.90'(F)(P)
L19	S 46° 29' 27" E	82.22'(F)(P)
L20	S 20° 41' 48" W	248.79'(F)(P)
L21	N 89° 58' 18" W	669.22'

CURVE C1

Δ = 10° 46' 33"(C)
L = 823.77'(C)
R = 4380.00'(C)
C.D. = 822.56'(C)
C.B. = N 27° 49' 21" W

CURVE C2

Δ = 01° 56' 04"(F)(P)
L = 550.41'(F)(P)
R = 16302.40'(F)(P)
C.D. = 550.38'(F)(P)
C.B. = N 70° 24' 32" W

CURVE C3

Δ = 05° 18' 20"(F)(P)
L = 522.87'(F)(P)
R = 5646.58'(F)(P)
C.D. = 522.69'(F)(P)
C.B. = N 68° 43' 24" W

CURVE C4

Δ = 05° 31' 50"(F)
L = 545.05'(F)
R = 5646.58'(F)
C.D. = 544.84'(F)
C.B. = N 58° 32' 44" W

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 28 EAST AS BEING SOUTH 00°00'56" EAST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
- THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
- PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY THE PROPERTY INFORMATION REPORT AGSC FILE NUMBER 30361-240 DATED OCTOBER 29, 2020 AT 8:00 AM, UPDATED MARCH 1, 2023 AT 8:00 AM, AND UPDATED MARCH 11, 2024 AT 8:00 AM, AS PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION.

SEE SHEETS 3-4 OF 5 FOR SKETCH OF DESCRIPTION
SEE SHEETS 1-2 OF 5 FOR LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.		REV PER COMMENTS		ALQ	04/15/24	CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY PARCEL SKETCH	
		REVISION		BY	DATE		
Allen Quickel 2024.05.15 10:12:19-04'00"		STATE ROAD NO. 538 (POINCIANA PARKWAY)				POLK COUNTY	
ALLEN L. QUICKEL FLORIDA PSM# 6481 THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR ON THE DATE OF DIGITAL SIGNATURE		BY		DATE		PREPARED BY:	
		DRAWN		MSK		11/16/22	
		CHECKED		ALQ		12/14/22	
		CFX PROJECT# 538-234				SHEET 5 OF 5	

Number 89

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 538
(POINCIANA PARKWAY EXTENSION)
PROJECT NO. 538-234
PARCEL NO. 53-241
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

That portion of:

The Northwest quarter of Section 17, Township 26 South, Range 28 East, Polk County, Florida;

Being a portion of the lands described in Official Records Book 8491, Page 1246, of the Public Records of Polk County, Florida.

Lying within the following described boundaries described as follows:

COMMENCE at a broken 4" by 4" concrete monument with no identification marking the Northeast corner of the Southeast quarter of Section 7, Township 26 South, Range 28 East; thence South 00°00'56" East, along the East line of said Southeast quarter, a distance of 2645.32 feet to a 4" by 4" concrete monument with a nail and disk stamped "PRM BD LB4980" marking the Southeast corner of Section 7, Township 26 South, Range 28 East, Osceola County, Florida, also being the Northwest corner of Section 17, Township 26 South, Range 28 East, Osceola County, Florida, said point lying on the County line between Osceola and Polk Counties and the POINT OF BEGINNING; thence South 26°24'29" East, along said Osceola-Polk County Line, a distance of 826.16 feet to a point on the Northerly existing right of way line of Poinciana Parkway, as shown on the Plat of Poinciana Parkway - Polk County Portion, according to the plat thereof as recorded in Plat Book 154, Pages 43 through 48 of the public records of Polk County, Florida, being a point on a non-tangent curve concave Northerly and having a radius of 11359.00 feet and a chord which bears North 67°00'29" West, a distance of 69.86 feet; thence from a tangent bearing of North 67°11'04" West run Northwesterly along said Northerly right of way line and the arc of said curve through a central angle of 00°21'09" for a length of 69.86 feet to a point of reverse curvature with a curve concave Southwesterly having a radius of 11559.00 feet and a chord which bears North 67°01'36" West, a distance of 78.51 feet; thence run Northwesterly along said Northerly right of way line and the arc of said curve through a central angle of 00°23'21" for a length of 78.51 feet to the end of said curve; thence South 21°13'38" West, along said Northerly right of way line, a distance of 17.01 feet to a point on a non-tangent curve concave Southwesterly having a radius of 11542.00 feet and a chord which bears North 67°49'51" West, a distance of 246.44 feet; thence from a tangent bearing of North 67°13'08" West run Northwesterly along said Northerly right of way line and the arc of said curve through a central angle of 01°13'24" for a length of 246.45 feet to a point on the aforesaid West line of said Northwest quarter of said Section 17 and the end of said curve; thence North 00°20'02" East, along said West line of said Northwest quarter of Section 17, a distance of 604.89 feet to the POINT OF BEGINNING.

Containing 2.592 Acres, more or less.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			RIGHT OF WAY PARCEL SKETCH				
			STATE ROAD NO. 538 (POINCIANA PARKWAY)				OSCEOLA COUNTY
				BY	DATE	PREPARED BY:	
						WGI, INC.	
			DRAWN	MSK	09/26/22		
REVISION	BY	DATE	CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234	SHEET 1 OF 3

SKETCH OF DESCRIPTION
TOWNSHIP 26 SOUTH,
RANGE 28 EAST

P.O.C.
NE CORNER OF
SE 1/4 OF SEC. 7
FND. BROKEN 4"X4" C.M.
W/ REBAR, NO ID

7
18

8
17

E LINE OF SE 1/4, SEC. 7
S 00° 00' 56" E 2645.32'(C)

SE CORNER OF SEC. 7
FND. 4"X4" C.M. W/
N&D "PRM BD LB4980"
P.O.B. PARCEL 53-241A

CURVE C1
 $\Delta = 00^\circ 21' 09''(C)$
 $L = 69.86'(C)$
 $R = 11359.00'(C)$
 $C.D. = 69.86'(C)$
 $C.B. = N 67^\circ 00' 29'' W$

CURVE C2
 $\Delta = 00^\circ 23' 21''(C)$
 $L = 78.51'(C)$
 $R = 11559.00'(C)$
 $C.D. = 78.51'(C)$
 $C.B. = N 67^\circ 01' 36'' W$

CURVE C3
 $\Delta = 01^\circ 13' 24''(C)$
 $L = 246.45'(C)$
 $R = 11542.00'(C)$
 $C.D. = 246.44'(C)$
 $C.B. = N 67^\circ 49' 51'' W$

R/W

SERENO PHASE 5
P.B. 172, PGS. 35-36

N 00° 20' 02" E 604.89'(C)
WEST LINE OF NW 1/4 OF SEC. 17

2.592 AC±

53-
241

POLK COUNTY PARCEL ID#
28-26-07-000000-014010

OSCEOLA COUNTY
POLK COUNTY

L.A. R/W

S 26° 24' 29" E
COUNTY LINE

826.16'(C)

NORTHERLY
R/W LINE

POINT OF
REVERSE
CURVATURE

S 21° 13' 38" W
17.01'(C)(P)

C3

C2

NORTHERLY
R/W LINE
C1

T.B. N 67° 13' 08" W

T.B. N 67° 11' 04" W

POINCIANA PARKWAY-
POLK COUNTY PORTION
P.B. 154, PGS. 43-48

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
RIGHT OF WAY PARCEL SKETCH

STATE ROAD NO. 538 (POINCIANA PARKWAY)

POLK COUNTY

BY DATE

PREPARED BY:
WGI, INC.

ADD TOWNSHIP/RANGE ALQ 04/03/24

DRAWN MSK 09/26/22

CFX PROJECT# 538-234

SHEET 2 OF 3

REVISION BY DATE

CHECKED ALQ 12/14/22

SKETCH OF DESCRIPTION

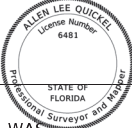
LEGEND:

AC	= ACRES
C.B.	= CHORD BEARING
C.D.	= CHORD DISTANCE
COR	= CORNER
C.M.	= CONCRETE MONUMENT
EXIST	= EXISTING
FND	= FOUND
ID	= IDENTIFICATION
L	= CURVE LENGTH
L.A.	= LIMITED ACCESS RIGHT OF WAY
LB	= LICENSED BUSINESS
NAD83	= NORTH AMERICAN DATUM OF 1983
N&D	= NAIL & DISK
O.R.B.	= OFFICIAL RECORDS BOOK
PL	= PROPERTY LINE
P.B.	= PLAT BOOK
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
PG./PGS.	= PAGE/PAGES
R	= RADIUS
R/W	= RIGHT OF WAY
SEC.	= SECTION
S.F.	= SQUARE FEET
T.B.	= TANGENT BEARING
W/	= WITH
Δ	= DELTA/CENTRAL ANGLE
—/—/—/—	= LIMITED ACCESS R/W LINE
— — — —	= R/W LINE
— — — —	= PERPETUAL EASEMENT LINE

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 28 EAST AS BEING SOUTH 00°00'56" EAST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARCEL INFORMATION SHOWN HEREON IS SUPPORTED BY THE PROPERTY INFORMATION REPORT AGSC FILE NUMBER 30361-240 DATED OCTOBER 29, 2020 AT 8:00 AM, UPDATED MARCH 1, 2023 AT 8:00 AM, AND UPDATED MARCH 11, 2024 AT 8:00 AM, AS PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION.

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

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.				CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY PARCEL SKETCH		
		REV PER COMMENTS	ALQ			04/15/24
		REVISION	BY	DATE		
Allen Quickel 2024.04.19 14:32:15-04'00'		STATE ROAD NO. 538 (POINCIANA PARKWAY) POLK COUNTY				
 ALLEN L. QUICKEL FLORIDA PSM# 6481 THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR ON THE DATE OF DIGITAL SIGNATURE		BY	DATE	PREPARED BY:		
		DRAWN	MSK	09/26/22	WGI, INC.	
		CHECKED	ALQ	12/14/22	CFX PROJECT# 538-234	
				SHEET 3 OF 3		

Number 90

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-259
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12411, PAGE 211 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

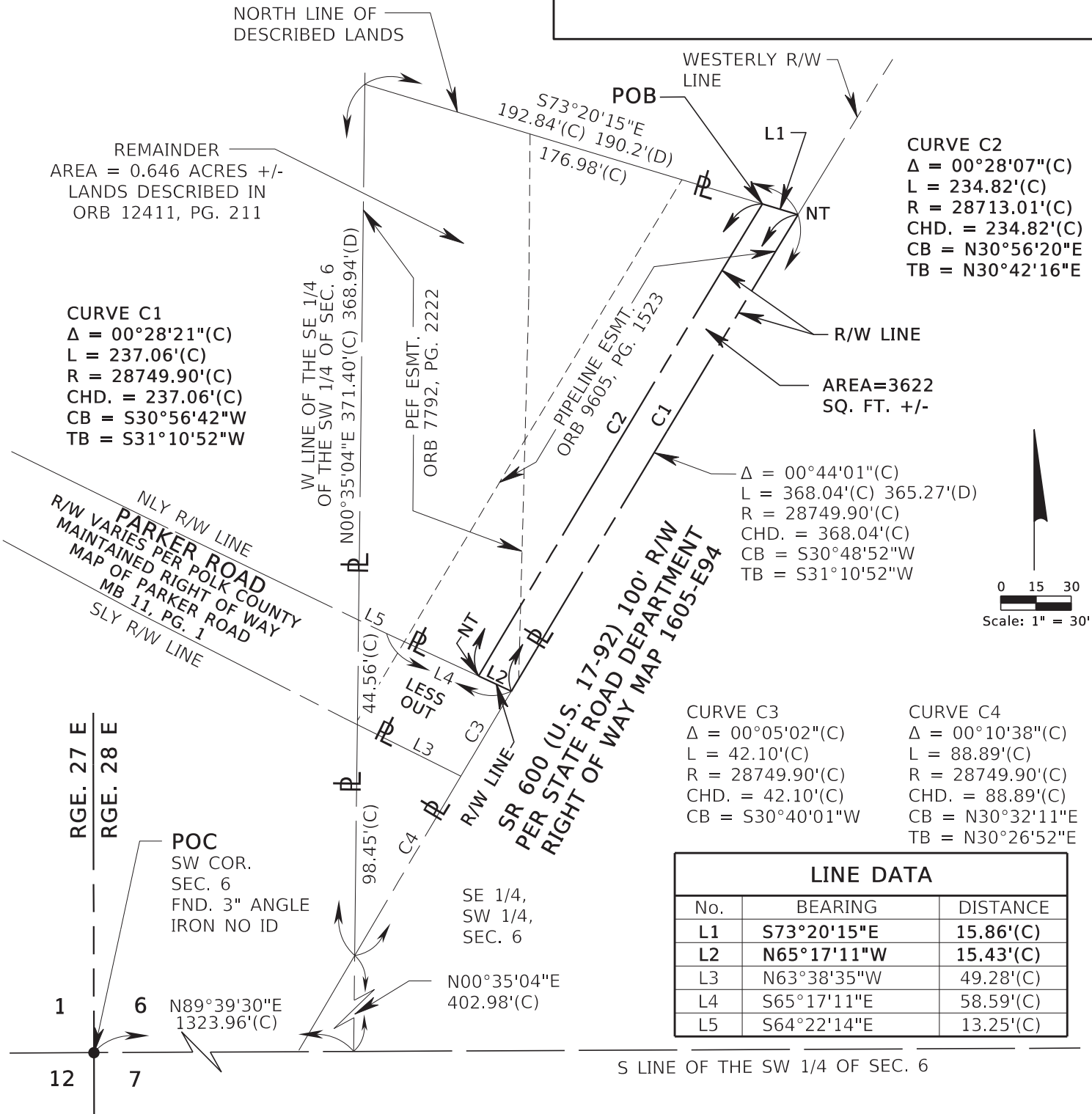
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1323.96 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°35'04" EAST, A DISTANCE OF 402.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°35'04" EAST, A DISTANCE OF 371.40 FEET TO A POINT ON THE NORTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID NORTH LINE SOUTH 73°20'15" EAST, A DISTANCE OF 176.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 73°20'15" EAST, A DISTANCE OF 15.86 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF SOUTH 30°56'42" WEST AND A CHORD DISTANCE OF 237.06 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 31°10'52" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°28'21", A DISTANCE OF 237.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PARKER ROAD, A VARIED WIDTH RIGHT OF WAY AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF PARKER ROAD, AS RECORDED IN MAP BOOK 11, PAGE 1, SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 65°17'11" WEST, A DISTANCE OF 15.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28713.01 FEET, A CHORD BEARING OF NORTH 30°56'20" EAST AND A CHORD DISTANCE OF 234.82 FEET; THENCE FROM A TANGENT BEARING OF NORTH 30°42'16" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°28'07", A DISTANCE OF 234.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 3622 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
REVISED LEGAL DESCRIPTION	J. J PIERRE	02/21/2024	DRAWN	J. J PIERRE	03/28/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/29/2023	SECTION N/A		SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-259



LINE DATA		
No.	BEARING	DISTANCE
L1	S73°20'15"E	15.86'(C)
L2	N65°17'11"W	15.43'(C)
L3	N63°38'35"W	49.28'(C)
L4	S65°17'11"E	58.59'(C)
L5	S64°22'14"E	13.25'(C)

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

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
REVISED PARENT TRACT & PARCEL CONFIGURATION	J. J PIERRE	02/21/2024	DRAWN	J. J PIERRE	03/28/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/29/2023	SECTION N/A	SHEET 2 OF 3

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-259 DATED 03/18/2021 AT 8:00 A.M., UPDATED 03/19/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

CHD. = CHORD DISTANCE
CB = CHORD BEARING
CL = CENTERLINE
(C) = CALCULATED DATA
CCR = CERTIFIED CORNER RECORD
CFX = CENTRAL FLORIDA EXPRESSWAY
AUTHORITY
CO. = COUNTY
COR. = CORNER
CM = CONCRETE MONUMENT
CR = COUNTY ROAD
CSX = CHESSIE SEABOARD CONSOLIDATED
D = DEGREE
(D) = DEED DATA
DB = DEED BOOK
DR. = DRIVE
ESMT. = EASEMENT
Δ = DELTA (CENTRAL ANGLE)
FND. = FOUND
(F) = FIELD DATA
FDOT = FLORIDA DEPARTMENT OF
TRANSPORTATION

ID = IDENTIFICATION
IP = IRON PIPE
IR = IRON ROD OR REBAR
IRC = IRON ROD AND CAP
L = LENGTH OF CURVE
LB = LICENSED BUSINESS
L/A = LIMITED ACCESS
MB = MAP BOOK
MON. = MONUMENTATION/MONUMENT
NO. = NUMBER
N/A = NOT APPLICABLE
NL = NAIL
N&D = NAIL & DISK
NT = NON-TANGENT
NTS = NOT TO SCALE
NLY = NORTHERLY
OR = OFFICIAL RECORD
ORB = OFFICIAL RECORD BOOK
PG. = PAGE
PLS = PROFESSIONAL LAND SURVEYOR
PL = PROPERTY LINE
(P) = PLAT DATA
PB = PLAT BOOK

PEF = PROGRESS ENERGY FLORIDA
PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.O.T. = POINT ON TANGENT
PT = POINT OF TANGENCY
PROJ. = PROJECT
R = RADIUS
RR = RAILROAD
RGE. = RANGE
REF. = REFERENCE
R/W = RIGHT OF WAY
SEC. = SECTION
SLY = SOUTHERLY
SQ. FT. = SQUARE FEET
SR = STATE ROAD
ST. = STREET
T = TANGENT
TB = TANGENT BEARING
TC = TANGENT TO CURVE
TWP. = TOWNSHIP
UE = UTILITY EASEMENT

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.

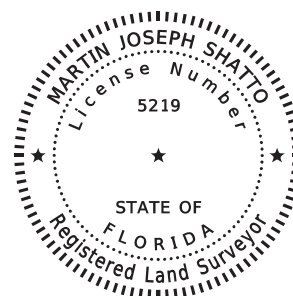
Martin J Shatto

Digitally signed by Martin J Shatto
Date: 2024.03.29 12:09:01 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY				
UPDATE TITLE	MJS	3/29/2024	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	
REVISED GENERAL NOTE 3	J. J PIERRE	02/21/2024	DRAWN	J. J PIERRE	03/28/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/29/2023	SECTION N/A	SHEET 3 OF 3

Number 93

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-260A
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED OFFICIAL RECORDS BOOK 9375, PAGE 1343 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

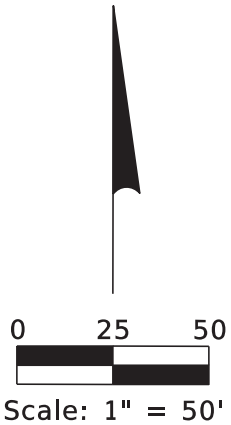
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1323.96 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°35'04" EAST, A DISTANCE OF 814.38 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9375, PAGE 1343; THENCE ALONG SAID NORTH LINE SOUTH 83°25'56" EAST, A DISTANCE OF 210.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 83°25'56" EAST, A DISTANCE OF 16.91 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF SOUTH 31°15'43" WEST AND A CHORD DISTANCE OF 80.99 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 31°20'33" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°09'41", A DISTANCE OF 80.99 FEET TO A POINT ON THE SOUTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTH LINE NORTH 73°20'15" WEST, A DISTANCE OF 15.86 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28713.01 FEET, A CHORD BEARING OF NORTH 31°15'03" EAST AND A CHORD DISTANCE OF 77.92 FEET; THENCE FROM A TANGENT BEARING OF NORTH 31°10'23" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'20", A DISTANCE OF 77.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 1220 SQUARE FEET, MORE OR LESS.

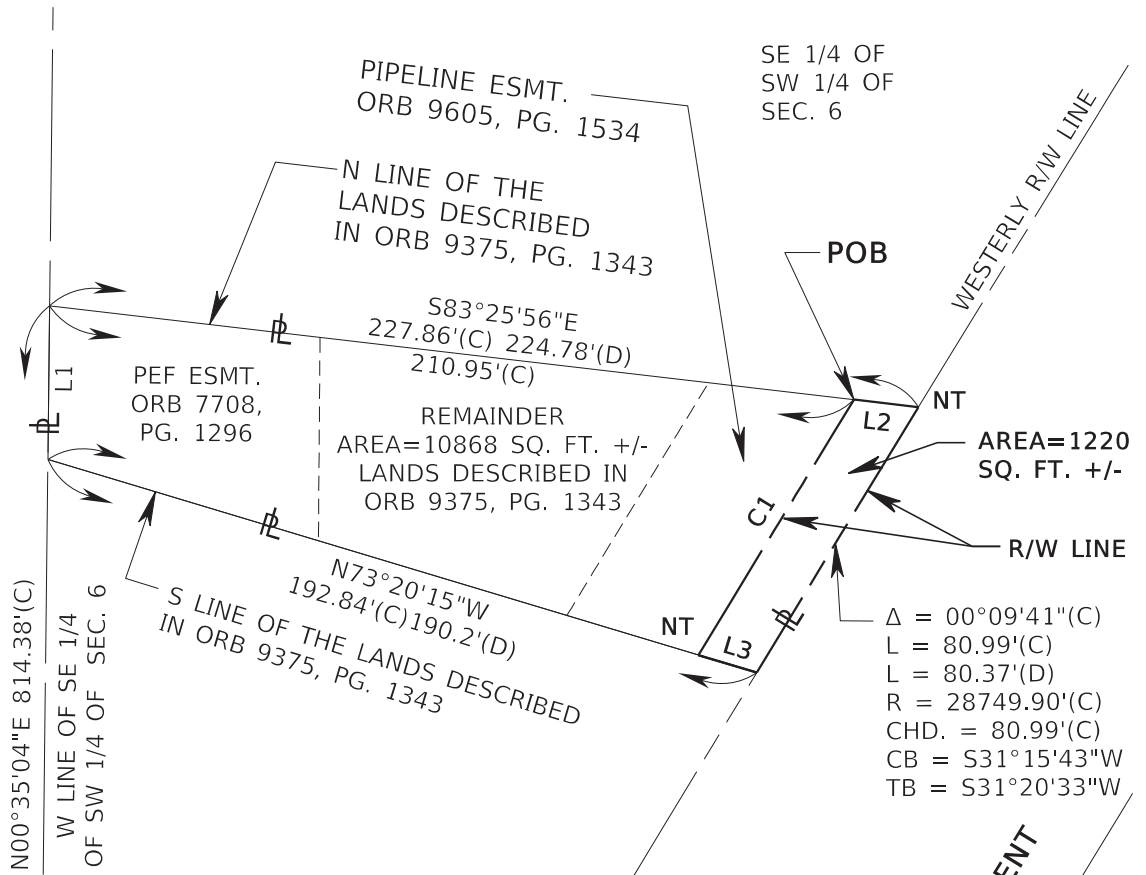
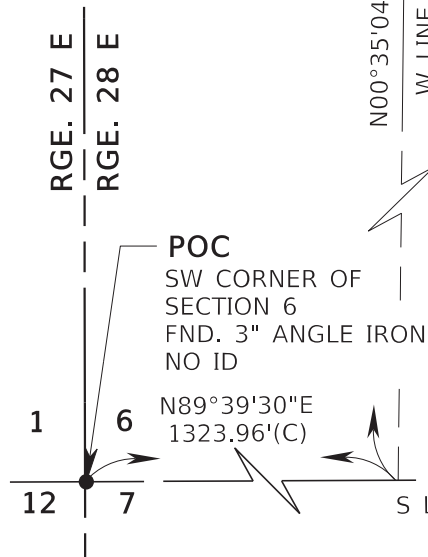
SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/28/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/29/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-260A



CURVE C1
 $\Delta = 00^{\circ}09'20''(C)$
 $L = 77.92'(C)$
 $R = 28713.01'(C)$
 $CHD. = 77.92'(C)$
 $CB = N31^{\circ}15'03''E$
 $TB = N31^{\circ}10'23''E$



LINE DATA		
No.	BEARING	DISTANCE
L1	$N00^{\circ}35'04''E$	40.00'(C) 40'(D)
L2	$S83^{\circ}25'56''E$	16.91'(C)
L3	$N73^{\circ}20'15''W$	15.86'(C)

SR 600 (U.S. 17-92)
 100' R/W PER STATE ROAD DEPARTMENT
 RIGHT OF WAY MAP 1605-E94
 EASTERLY R/W LINE

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

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/28/2023		
CHECKED	M. SHATTO	03/29/2023		
REVISION	BY	DATE		

SECTION N/A

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-260A

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-260 DATED 03/18/2021 AT 8:00 A.M., UPDATED 3/19/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

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

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.

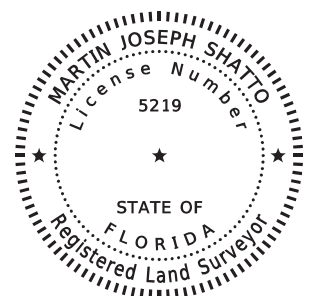
Martin J Shatto

Digitally signed by Martin J Shatto
Date: 2024.04.03 07:30:10 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/03/2024	DRAWN	J. J PIERRE	03/28/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/29/2023	
						SECTION N/A
						SHEET 3 OF 3

Number 94

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-260B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10313, PAGE 703 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

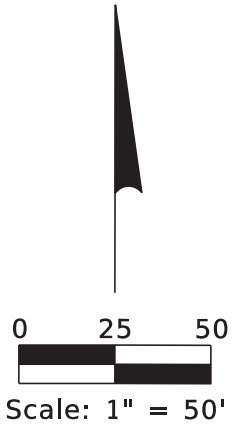
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1323.96 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°35'04" EAST, A DISTANCE OF 854.38 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10313, PAGE 703; THENCE ALONG SAID NORTH LINE NORTH 89°18'49" EAST, A DISTANCE OF 250.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89°18'49" EAST, A DISTANCE OF 18.14 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF SOUTH 31°25'25" WEST AND A CHORD DISTANCE OF 81.18 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 31°30'16" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°09'42", A DISTANCE OF 81.18 FEET TO A POINT ON THE SOUTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTH LINE NORTH 83°25'56" WEST, A DISTANCE OF 16.91 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28713.01 FEET, A CHORD BEARING OF NORTH 31°24'26" EAST AND A CHORD DISTANCE OF 78.65 FEET; THENCE FROM A TANGENT BEARING OF NORTH 31°19'43" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'25", A DISTANCE OF 78.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 1227 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/28/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/29/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-260B

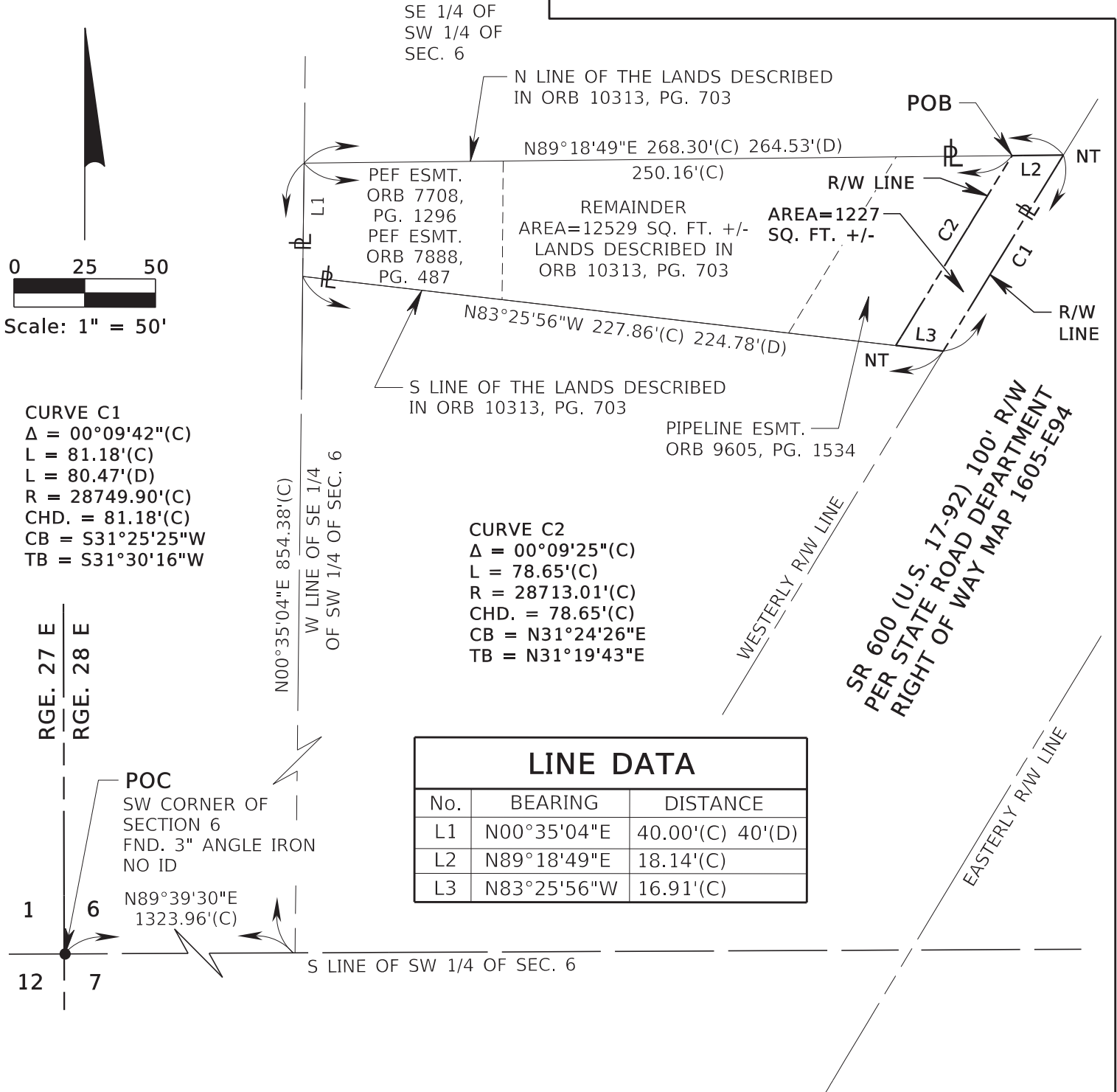


CURVE C1
 $\Delta = 00^{\circ}09'42''(C)$
 $L = 81.18'(C)$
 $L = 80.47'(D)$
 $R = 28749.90'(C)$
 $CHD. = 81.18'(C)$
 $CB = S31^{\circ}25'25''W$
 $TB = S31^{\circ}30'16''W$

CURVE C2
 $\Delta = 00^{\circ}09'25''(C)$
 $L = 78.65'(C)$
 $R = 28713.01'(C)$
 $CHD. = 78.65'(C)$
 $CB = N31^{\circ}24'26''E$
 $TB = N31^{\circ}19'43''E$

LINE DATA

No.	BEARING	DISTANCE
L1	N00°35'04"E	40.00'(C) 40'(D)
L2	N89°18'49"E	18.14'(C)
L3	N83°25'56"W	16.91'(C)



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

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/28/2023		
CHECKED	M. SHATTO	03/29/2023		
REVISION	BY	DATE		

SECTION N/A

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-260B

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-261 DATED 03/18/2021 AT 8:00 A.M., UPDATED 3/16/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

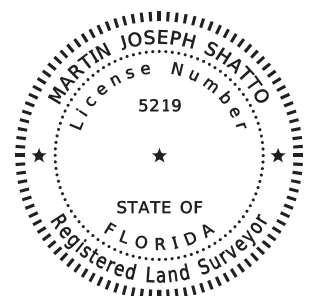
LEGEND

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

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: 2024.04.03 07:31:24 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/03/2024	DRAWN	J. J PIERRE	03/28/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/29/2023	SECTION N/A	SHEET 3 OF 3

Number 95

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-262
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

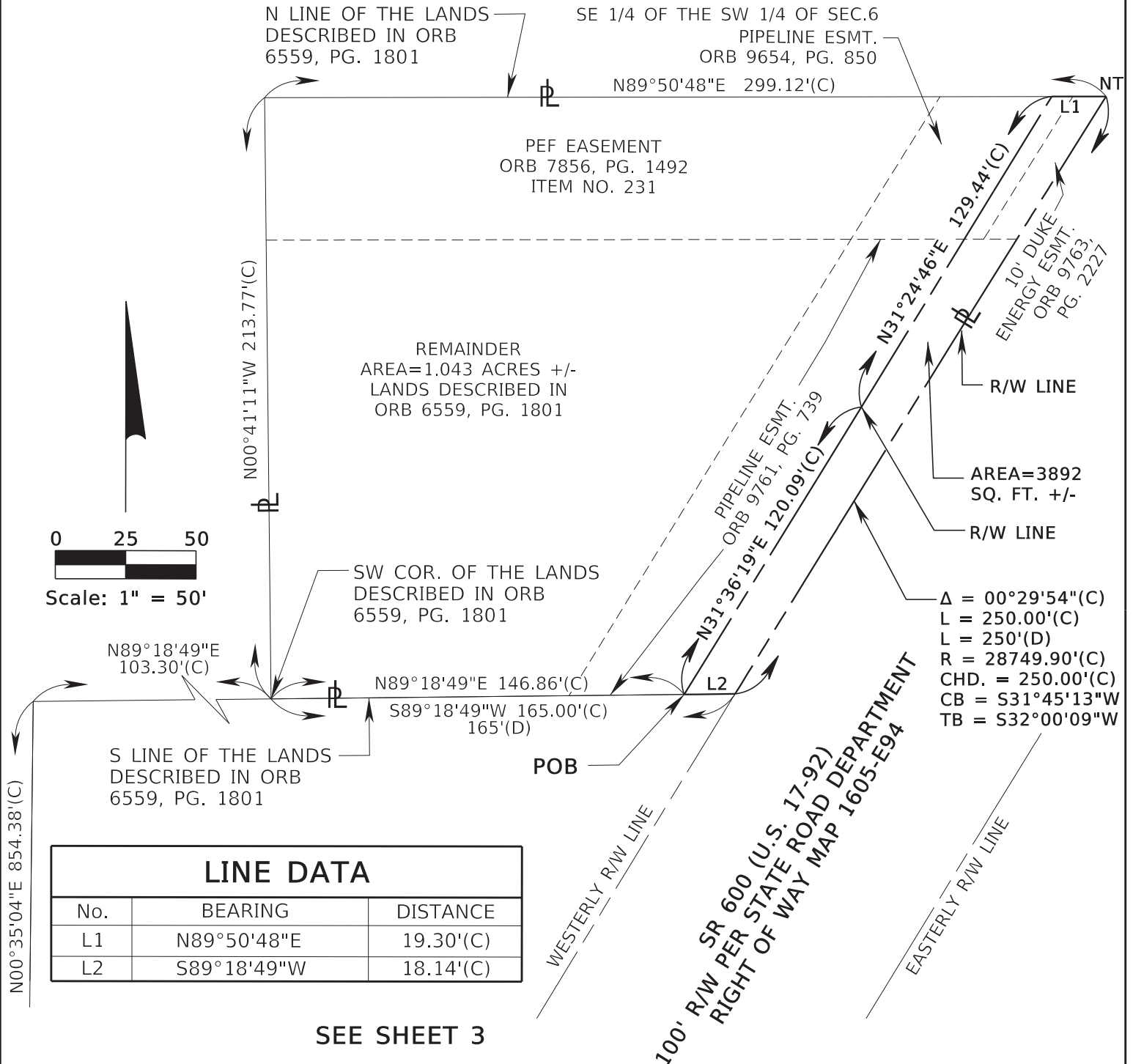
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1323.96 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°35'04" EAST, A DISTANCE OF 854.38 FEET; THENCE NORTH 89°18'49" EAST, A DISTANCE OF 103.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801; THENCE ALONG SAID SOUTH LINE NORTH 89°18'49" EAST, A DISTANCE OF 146.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 31°36'19" EAST, A DISTANCE OF 120.09 FEET; THENCE NORTH 31°24'46" EAST, A DISTANCE OF 129.44 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801; THENCE ALONG SAID NORTH LINE NORTH 89°50'48" EAST, A DISTANCE OF 19.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF SOUTH 31°45'13" WEST AND A CHORD DISTANCE OF 250.00 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 32°00'09" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°29'54", A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801; THENCE ALONG SAID SOUTH LINE SOUTH 89°18'49" WEST, A DISTANCE OF 18.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 3892 SQUARE FEET, MORE OR LESS.

SEE SHEETS 2 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADDED EASEMENTS	J. J PIERRE	08/23/2023	DRAWN	J. J PIERRE	03/22/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	03/29/2023	SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-262



SEE SHEET 3

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

TWP. 26 S, RGE. 28 E

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
ADDED EASEMENTS	J. J PIERRE	08/23/2023	DRAWN	J. J PIERRE	03/22/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/29/2023	

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

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-262 DATED 03/18/2021 AT 8:00 A.M., UPDATED 03/19/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

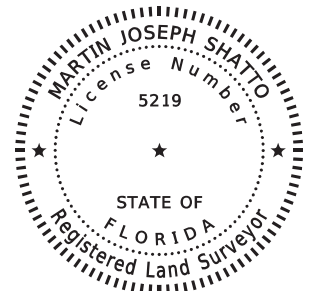
LEGEND

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

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: 2024.03.29 12:12:48 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
UPDATE TITLE	MJS	3/29/2024		BY	DATE	WBQ DESIGN & ENGINEERING, INC.			

Number 96

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-263
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2447, PAGE 783 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

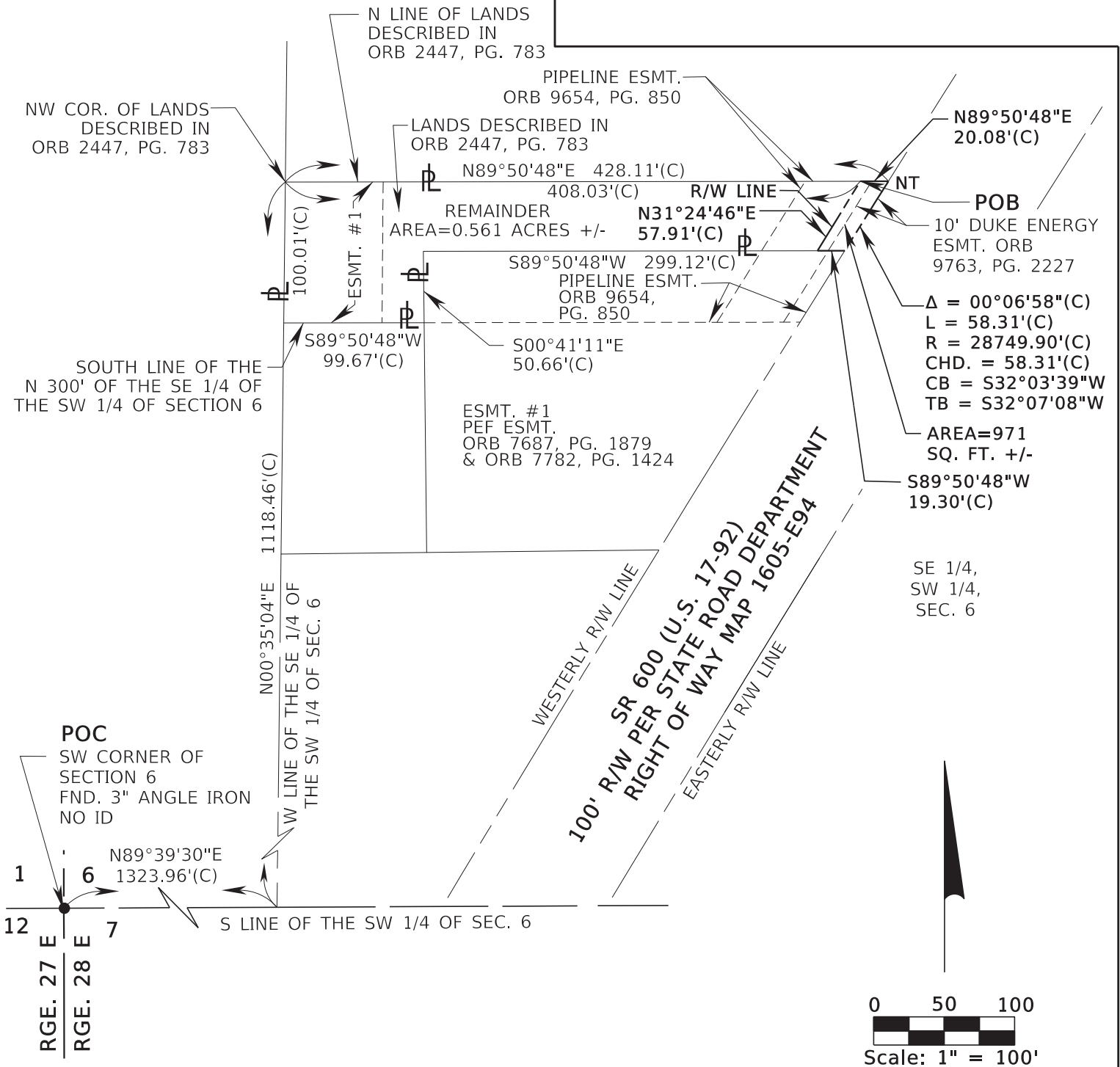
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1323.96 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°35'04" EAST, A DISTANCE OF 1118.46 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2447, PAGE 783; THENCE ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2447, PAGE 783 NORTH 89°50'48" EAST, A DISTANCE OF 408.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89°50'48" EAST, A DISTANCE OF 20.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF SOUTH 32°03'39" WEST AND A CHORD DISTANCE OF 58.31 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 32°07'08" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'58", A DISTANCE OF 58.31 FEET; THENCE SOUTH 89°50'48" WEST, A DISTANCE OF 19.30 FEET; THENCE NORTH 31°24'46" EAST, A DISTANCE OF 57.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 971 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
REVISED PARENT TRACT & LEGAL DESCRIPTION	J. J. PIERRE	08/21/2023	DRAWN	J. J. PIERRE	03/22/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A		SHEET 1 OF 3

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-263**



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

TWP. 26 S

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
REVISED PARENT TRACT & LEGAL DESCRIPTION	J. J. PIERRE	08/21/2023	DRAWN	J. J. PIERRE	03/22/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	
					SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-263

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 31495-7 DATED 02/25/2022 AT 8:00 A.M. AND FILE NO. 30362-263 DATED 03/19/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

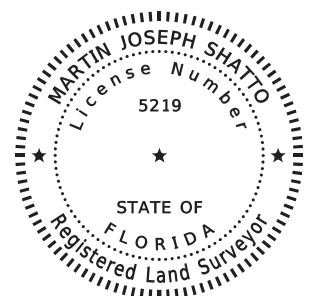
LEGEND

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

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: 2024.04.03 07:32:55 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY									
UPDATE TITLE	MJS	4/02/2024	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			
REVISED PARENT TRACT & LEGAL DESCRIPTION	J. J. PIERRE	08/21/2023	DRAWN	J. J. PIERRE	03/22/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A		SHEET 3 OF 3	

Number 97

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-264A
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK C, ROY A. MILLER'S SUBDIVISION AT LOUGHMAN, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 50 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5756, PAGE 1715, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

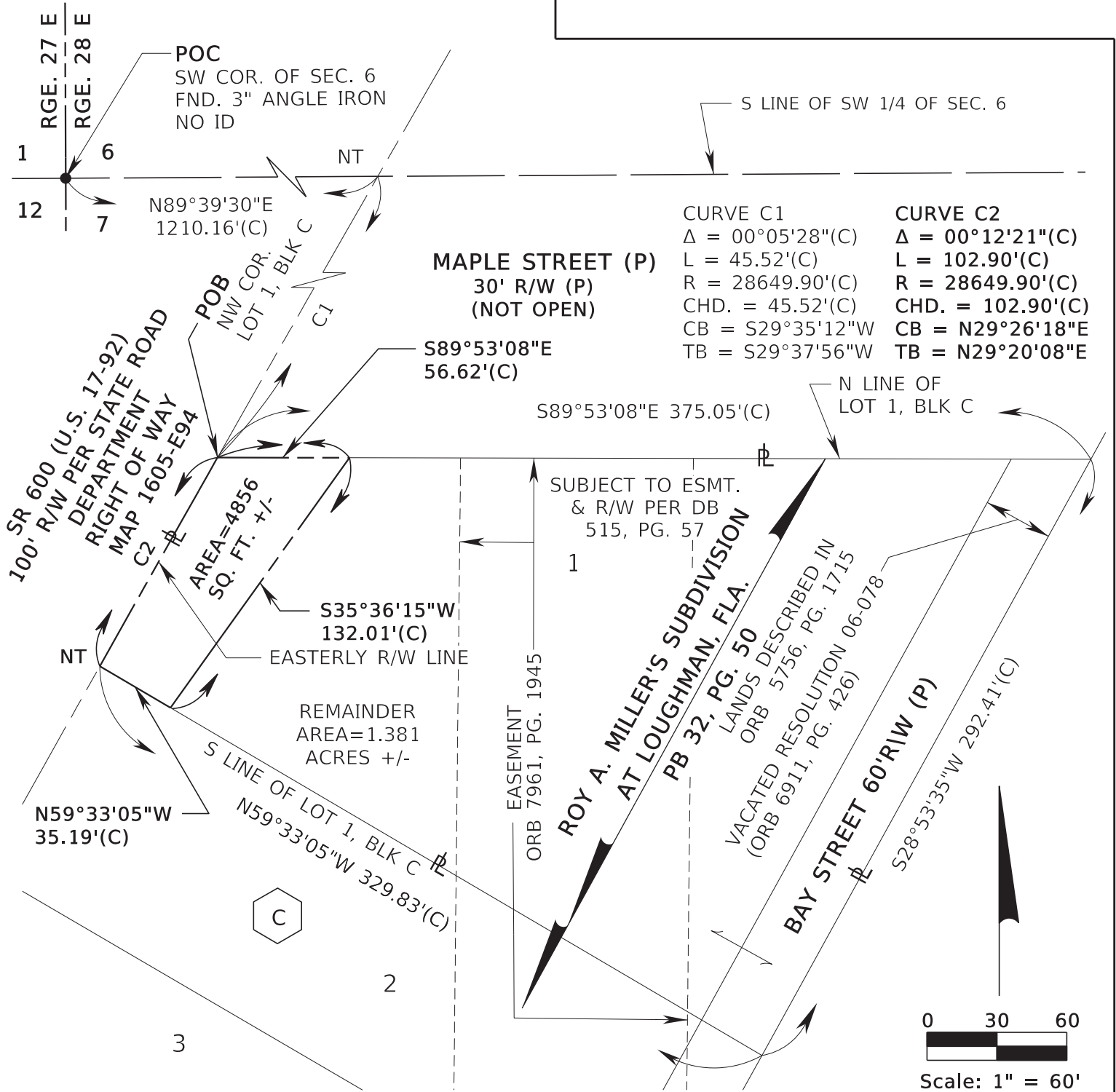
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1210.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF SOUTH 29°35'12" WEST AND A CHORD DISTANCE OF 45.52 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 29°37'56" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°05'28", A DISTANCE OF 45.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK C AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK C SOUTH 89°53'08" EAST, A DISTANCE OF 56.62 FEET; THENCE SOUTH 35°36'15" WEST, A DISTANCE OF 132.01 FEET TO THE SOUTH LINE OF SAID LOT 1, BLOCK C; THENCE ALONG SAID SOUTH LINE NORTH 59°33'05" WEST, A DISTANCE OF 35.19 FEET TO AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 29°26'18" EAST AND A CHORD DISTANCE OF 102.90 FEET; THENCE FROM A TANGENT BEARING OF NORTH 29°20'08" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°12'21", A DISTANCE OF 102.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 4856 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R. REBELLO	03/22/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-264A



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

TWP. 26 S

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	03/22/2023		
CHECKED	M. SHATTO	03/30/2023		
REVISION	BY	DATE	SECTION N/A	SHEET 2 OF 3

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 31495-8 DATED 03/01/2022 AT 8:00 A.M. AND FILE NO. 30362-53-264 DATED 3/19/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

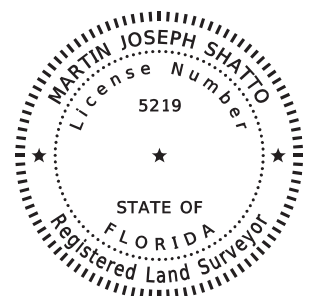
LEGEND

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

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: 2024.04.03 09:34:31 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/03/2024	DRAWN	R. REBELLO	03/22/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/30/2023	
					SECTION N/A	SHEET 3 OF 3

Number 98

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-264B
PURPOSE: RIGHT OF WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOTS 2, 3 AND 4, BLOCK C, OF ROY A. MILLER'S SUBDIVISION AT LOUGHMAN, FLA., AS RECORDED IN PLAT BOOK 32, PAGE 50, PUBLIC RECORDS OF POLK COUNTY, FLORIDA LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1403, PAGE 435 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

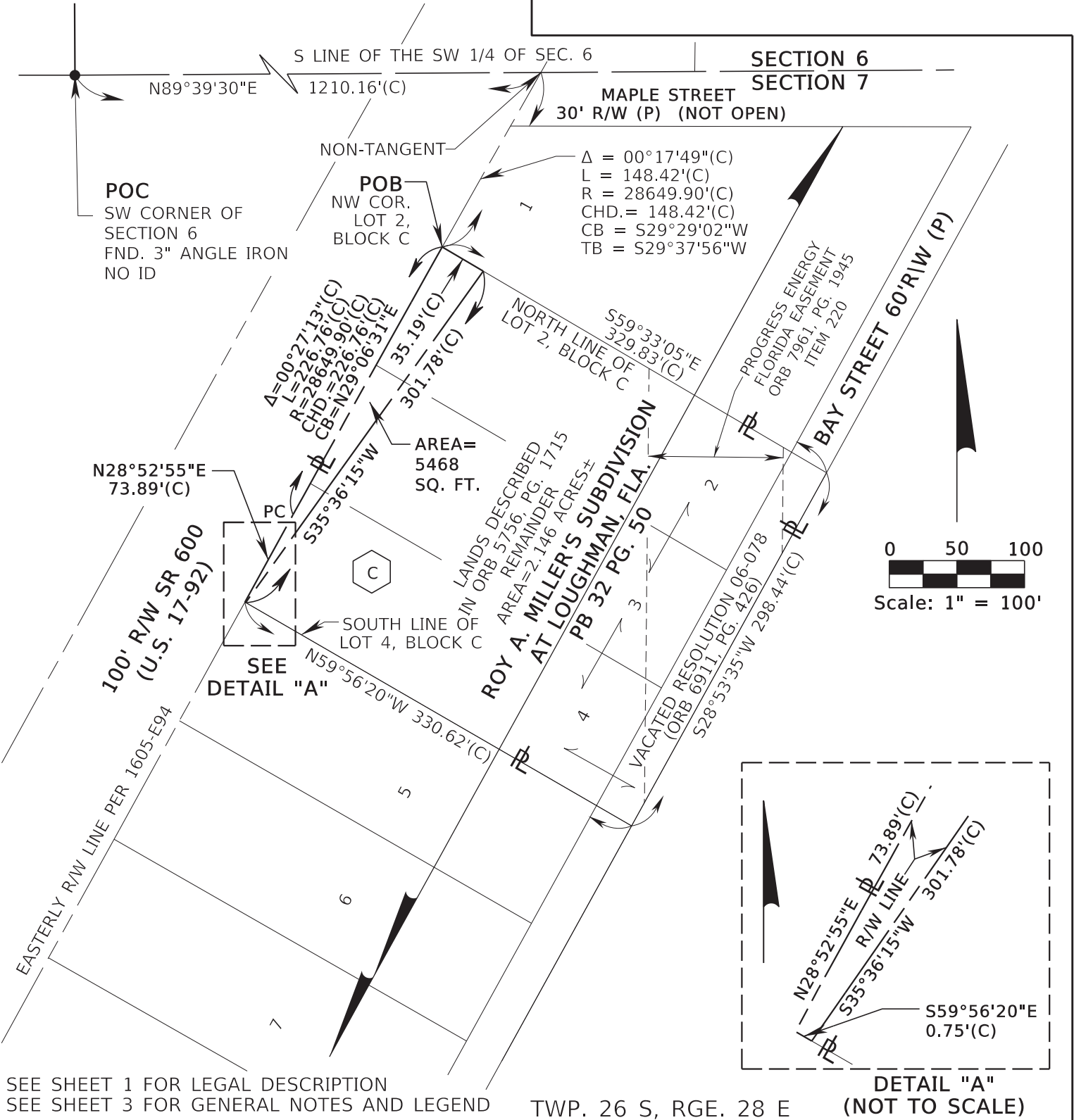
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1210.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600 (U.S. 17-92), A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF SOUTH 29°29'02" WEST, AND A CHORD DISTANCE OF 148.42 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 29°37'56" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°17'49", A DISTANCE OF 148.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOT 2 SOUTH 59°33'05" EAST, A DISTANCE OF 35.19 FEET; THENCE SOUTH 35°36'15" WEST, A DISTANCE OF 301.78 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, BLOCK C OF SAID PLAT; THENCE ALONG SAID SOUTH LINE NORTH 59°56'20" WEST, A DISTANCE OF 0.75 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: THENCE NORTH 28°52'55" EAST, A DISTANCE OF 73.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF NORTH 29°06'31" EAST, AND A CHORD DISTANCE OF 226.76 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°27'13", A DISTANCE OF 226.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 5468 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
REMOVED EXTRA ARROW	J. J PIERRE	08/23/2023	DRAWN	J. J PIERRE	06/05/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	06/05/2023	SECTION N/A	SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-264B



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

TWP. 26 S, RGE. 28 E

DETAIL "A"
(NOT TO SCALE)

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

LANDS DESCRIBED IN	MJS	4/02/2024	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
REMOVED EXTRA ARROW	J. J PIERRE	08/23/2023	DRAWN	J. J PIERRE	06/05/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	06/05/2023	

SECTION N/A

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-264B

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°39'30" 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 CERTIFICATE OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-53-265 DATED 06/13/2021 AT 8:00 A.M., UPDATED 3/19/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

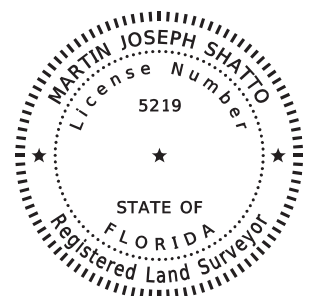
LEGEND

CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
C =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH OF CURVE	P.O.T. =	POINT ON TANGENT
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB =	LICENSED BUSINESS	PT =	POINT OF TANGENCY
CO. =	COUNTY	L/A =	LIMITED ACCESS	PROJ. =	PROJECT
COR. =	CORNER	MON. =	MONUMENTATION/MONUMENT	R =	RADIUS
CM =	CONCRETE MONUMENT	NO. =	NUMBER	RR =	RAILROAD
CR =	COUNTY ROAD	N/A =	NOT APPLICABLE	RGE. =	RANGE
CSX =	CHESSIE SEABOARD CONSOLIDATED	NL =	NAIL	REF. =	REFERENCE
D =	DEGREE	N&D =	NAIL & DISK	R/W =	RIGHT OF WAY
(D) =	DEED DATA	NT =	NON-TANGENT	SEC. =	SECTION
DB =	DEED BOOK	NTS =	NOT TO SCALE	SQ.FT. =	SQUARE FEET
DR. =	DRIVE	OR =	OFFICIAL RECORD	SR =	STATE ROAD
ESMT. =	EASEMENT	ORB =	OFFICIAL RECORD BOOK	T =	TANGENT
Δ =	DELTA (CENTRAL ANGLE)	PG. =	PAGE	TB =	TANGENT BEARING
FND. =	FOUND	PLS =	PROFESSIONAL LAND SURVEYOR	TC =	TANGENT TO CURVE
(F) =	FIELD DATA	PL =	PROPERTY LINE	TWP. =	TOWNSHIP
F.P. =	FINANCIAL PROJECT	(P) =	PLAT DATA	UE =	UTILITY EASEMENT
FDOT =	FLORIDA DEPARTMENT OF TRANSPORTATION	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: 2024.04.03 09:36:07 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY						
UPDATE TITLE	MJS	4/03/2024		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	
REVISED EXTRA ARROW	J. J PIERRE	08/23/2023	DRAWN	J. J PIERRE	06/05/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	06/05/2023	SECTION N/A			SHEET 3 OF 3

Number 99

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-410
PURPOSE: RIGHT-OF-WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LOTS 1, 2, 15, AND 16, BLOCK D, OF FLORIDA FRUIT & TRUCK LAND COMPANY AT LOUGHMAN FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 68, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING SOUTH OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD) IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 27 EAST, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5464, PAGE 1154, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5" BY 5" CONCRETE MONUMENT WITH A 2" BRASS DISK STAMPED "OSCEOLA COUNTY", MARKING THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 25 SOUTH RANGE 27 EAST; THENCE NORTH 00°06'29" EAST, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 694.10 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), A 200 FOOT WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601, AND A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1810.08 FEET AND A CENTRAL ANGLE OF 19°17'59" (CHORD BEARING = SOUTH 89°55'49" WEST, CHORD DISTANCE = 606.84 FEET); THENCE FROM A TANGENT BEARING OF NORTH 80°25'12" WEST, RUN SOUTHWESTERLY ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 609.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07°46'22" WEST, A DISTANCE OF 57.47 FEET; THENCE SOUTH 10°11'56" WEST, A DISTANCE OF 121.43 FEET; THENCE SOUTH 08°48'22" WEST, A DISTANCE OF 189.20 FEET; THENCE SOUTH 05°10'22" EAST, A DISTANCE OF 240.67 FEET; THENCE SOUTH 84°44'10" WEST, A DISTANCE OF 295.12 FEET; THENCE NORTH 29°16'38" WEST, A DISTANCE OF 88.37 FEET; THENCE NORTH 31°37'03" WEST, A DISTANCE OF 84.15 FEET; THENCE NORTH 37°57'22" WEST, A DISTANCE OF 102.74 FEET; THENCE NORTH 42°56'47" WEST, A DISTANCE OF 105.26 FEET; THENCE NORTH 40°28'57" WEST, A DISTANCE OF 123.47 FEET TO SAID EXISTING SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 63°28'09" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 145.17 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1810.08 FEET AND A CENTRAL ANGLE OF 16°48'40" (CHORD BEARING = NORTH 71°52'29" EAST, CHORD DISTANCE = 529.19 FEET); THENCE NORTHEASTERLY ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 531.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.636 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				
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				POLK COUNTY
			BY	DATE	PREPARED BY:	DATA SOURCE:	
					ECHO UES, INC.	SEE GENERAL NOTES, SHEET 3	
			DRAWN	TKB	12/12/22		
REVISION	BY	DATE	CHECKED	JCS	04/13/23	CFX PROJECT# 538-235A	SECTION N/A SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-410

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°46'22"W	57.47'
L2	S10°11'56"W	121.43'
L3	S08°48'22"W	189.20'
L4	S05°10'22"E	240.67'
L5	N29°16'38"W	88.37'
L6	N31°37'03"W	84.15'
L7	N37°57'22"W	102.74'
L8	N42°56'47"W	105.26'
L9	N40°28'57"W	123.47'
L10	N63°28'09"E	96.36'

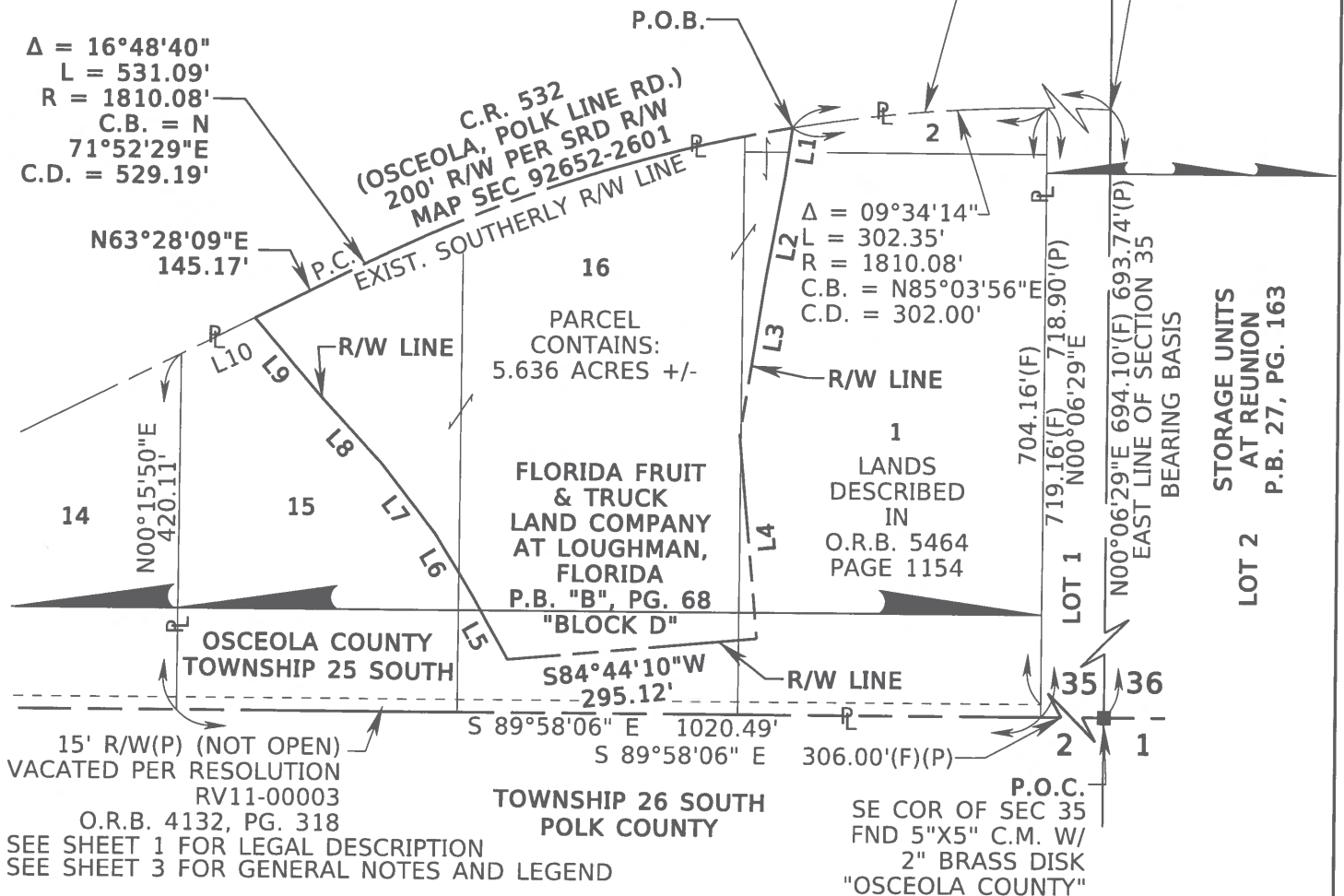
0 100 200
Scale: 1" = 200'

SECTION 35
TOWNSHIP 25 SOUTH
RANGE 27 EAST

NON-TANGENT
T.B. = N80°25'12"W

$\Delta = 19^\circ 17' 59''$
L = 609.72'
R = 1810.08'
C.B. = S89°55'49"W
C.D. = 606.84'

$\Delta = 16^\circ 48' 40''$
L = 531.09'
R = 1810.08'
C.B. = N
71°52'29"E
C.D. = 529.19'



CENTRAL FLORIDA EXPRESSWAY AUTHORITY

SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

OSCEOLA COUNTY

BY

DATE

PREPARED BY:

DATA SOURCE:

ECHO UES, INC.

SEE GENERAL NOTES, SHEET 3

DRAWN

TKB

12/12/22

CHECKED

JCS

04/13/23

CFX PROJECT# 538-235A

SHEET 2 OF 3

REVISION

BY

DATE

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 PROJECT NO. 538-235A
 C.R. 532 (OSCEOLA, POLK LINE ROAD)
 PARCEL: 53-410

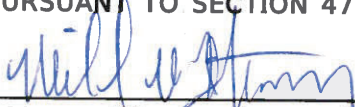
LEGEND:

AC	=	ACRES	P.B.	=	PLAT BOOK
COR	=	CORNER	PG.	=	PAGE
(C)	=	CALCULATED DATA	P.C.	=	POINT OF CURVATURE
C.B.	=	CHORD BEARING	P.O.B.	=	POINT OF BEGINNING
C.D.	=	CHORD DISTANCE	P.O.C.	=	POINT OF COMMENCEMENT
C.M.	=	CONCRETE MONUMENT	PSM	=	PROFESSIONAL SURVEYOR & MAPPER
C.R.	=	COUNTY ROAD	R	=	RADIUS
EXIST.	=	EXISTING	RD.	=	ROAD
(F)	=	FIELD DATA	R/W	=	RIGHT OF WAY
FND	=	FOUND	SEC	=	SECTION
ID	=	IDENTIFICATION	S.R.	=	STATE ROAD
LB	=	LICENSED BUSINESS	SRD	=	STATE ROAD DEPARTMENT
L	=	LENGTH	T.B.	=	TANGENT BEARING
NAD83	=	NORTH AMERICAN DATUM OF 1983	W/	=	WITH
N&D	=	NAIL & DISK	Δ	=	DELTA
O.R.B.	=	OFFICIAL RECORDS BOOK	+/-	=	MORE OR LESS
P	=	PROPERTY LINE	— — — —	=	R/W LINE
(P)	=	PLAT DATA			

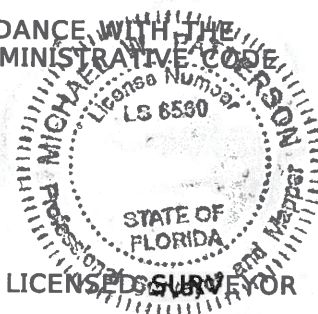
GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 27 EAST AS BEING NORTH 00°06'29" EAST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-410, DATED JUNE 21, 2022 AT 8:00 A.M., UPDATED MARCH 13, 2023 AT 8:00 A.M. AND UPDATED MARCH 11, 2024 AT 8:00 A.M.

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


 MICHAEL W. PATTERSON, PSM
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

DATE: 4/16/2024



NOT VALID WITHOUT ORIGINAL 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									
COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)						OSCEOLA COUNTY			
			BY	DATE	PREPARED BY:	DATA SOURCE:			
GENERAL NOTE 3			JCS	04/05/24	ECHO UES, INC.	SEE GENERAL NOTE 3			
REVISION			BY	DATE	CHECKED	JCS	04/13/23	CFX PROJECT# 538-235A	
								SHEET 3 OF 3	

Number 9:

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-450
PURPOSE: RIGHT-OF-WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

LOTS 12, 13, AND 14, POMERANCE PARK UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, ALSO BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5803, PAGE 298, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

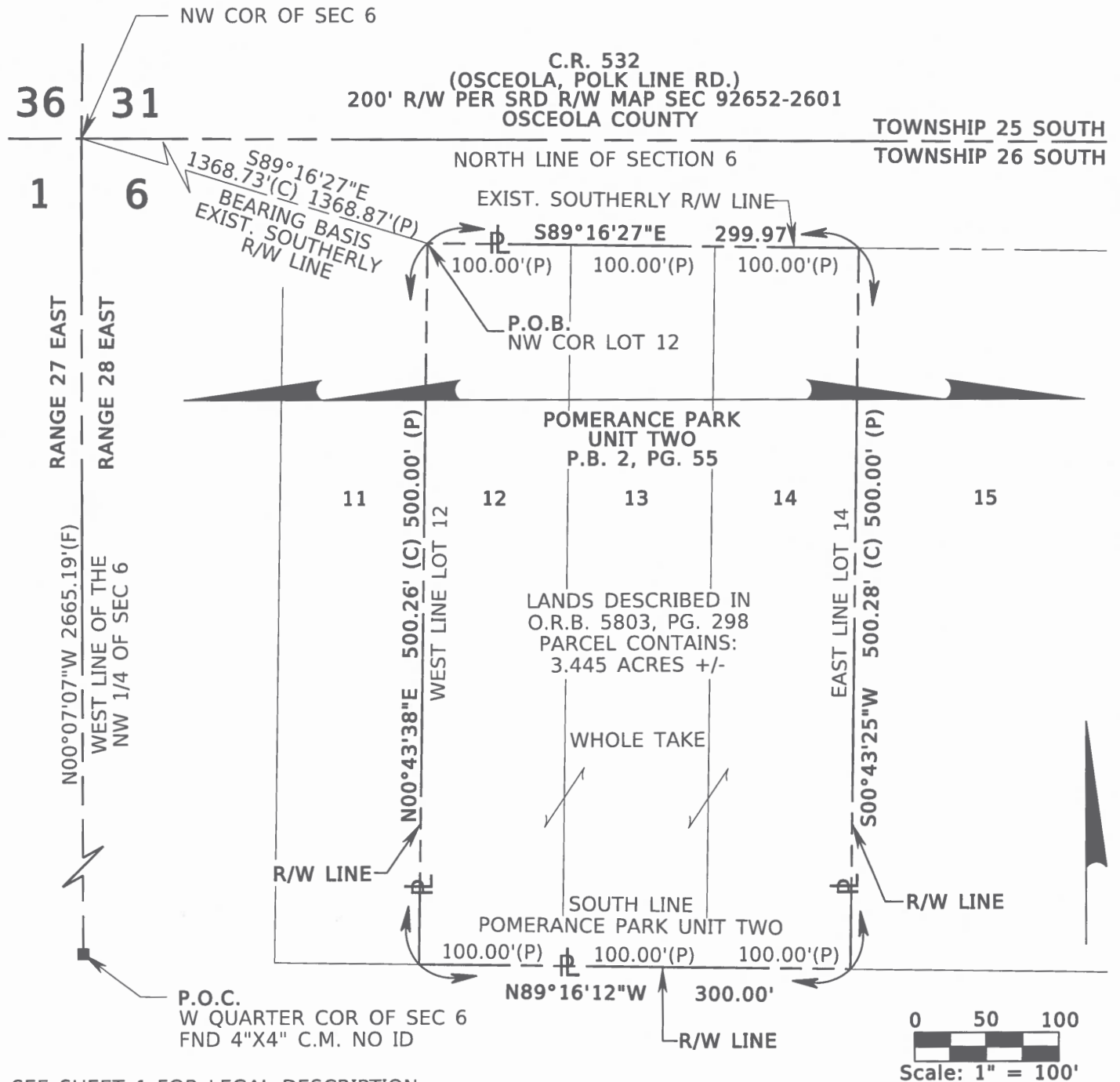
COMMENCE AT A 4" BY 4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST; THENCE NORTH 00°07'07" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2665.19 FEET TO THE NORTHWEST CORNER OF SAID SECTION 6; SAID POINT ALSO BEING ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 532, A 200 FOOT WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE SOUTH 89°16'27" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1368.73 FEET TO THE NORTHWEST CORNER OF LOT 12, POMERANCE PARK UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°16'27" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 299.97 FEET TO THE EAST LINE OF LOT 14 OF SAID POMERANCE PARK UNIT TWO; THENCE SOUTH 00°43'25" WEST, ALONG SAID EAST LINE, A DISTANCE OF 500.28 FEET TO THE SOUTH LINE OF SAID POMERANCE PARK UNIT TWO; THENCE NORTH 89°16'12" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 300.00 FEET TO THE WEST LINE OF SAID LOT 12; THENCE NORTH 00°43'38" EAST, ALONG SAID WEST LINE, A DISTANCE OF 500.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.445 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					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)					
			POLK COUNTY					
				BY	DATE	PREPARED BY:	DATA SOURCE:	
						ECHO UES, INC.	SEE GENERAL NOTES, SHEET 3	
			DRAWN	TKB	12/04/22			
REVISION	BY	DATE	CHECKED	JCS	03/23/23	CFX PROJECT# 538-235A	SECTION N/A	SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 PROJECT NO. 538-235A
 C.R. 532 (OSCEOLA, POLK LINE ROAD)
 PARCEL: 53-450



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

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
				COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)		OSCEOLA COUNTY	
		BY	DATE	PREPARED BY:		DATA SOURCE:	
		TKB	12/09/22	ECHO UES, INC.		SEE GENERAL NOTES, SHEET 3	
REVISION		BY	DATE	CFX PROJECT# 538-235A			SHEET 2 OF 3
		JCS	03/23/23				

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-450

LEGEND:

AC	=	ACRES	O.R.B.	=	OFFICIAL RECORDS BOOK
(C)	=	CALCULATED DATA	P.B.	=	PLAT BOOK
COR	=	CORNER	PG.	=	PAGE
C.M.	=	CONCRETE MONUMENT	P.O.B.	=	POINT OF BEGINNING
C.R.	=	COUNTY ROAD	P.O.C.	=	POINT OF COMMENCEMENT
EXIST.	=	EXISTING	PSM	=	PROFESSIONAL SURVEYOR & MAPPER
(F)	=	FIELD DATA	RD.	=	ROAD
FND	=	FOUND	R/W	=	RIGHT OF WAY
ID	=	IDENTIFICATION	SEC	=	SECTION
LB	=	LICENSED BUSINESS	S.R.	=	STATE ROAD
NAD83	=	NORTH AMERICAN DATUM OF 1983	SRD	=	STATE ROAD DEPARTMENT
N&D	=	NAIL & DISK	W/	=	WITH
$\overline{\text{P}}$	=	PROPERTY LINE	+/-	=	MORE OR LESS
(P)	=	PLAT DATA	— — — —	=	R/W LINE

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD) AS BEING SOUTH 89°16'27" EAST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-450-A-B-C, DATED JULY 28, 2022 AT 8:00 A.M., UPDATED MARCH 01, 2023 AT 8:00 A.M. AND UPDATED MARCH 11, 2024 AT 8:00 A.M.

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


MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

DATE: 4/16/2024



NOT VALID WITHOUT ORIGINAL 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	
				COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD) OSCEOLA COUNTY	
				PREPARED BY: ECHO UES, INC.	
				DATA SOURCE: SEE GENERAL NOTE 3	
GENERAL NOTE 3	JCS	04/05/24	DRAWN	TKB	12/09/22
REVISION	BY	DATE	CHECKED	JCS	03/23/23
CFX PROJECT# 538-235A					SHEET 3 OF 3

Number 9;

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-480
PURPOSE: RIGHT-OF-WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LAND IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA ALSO BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2780, PAGE 332, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 3" IRON AXLE, WITH NO IDENTIFICATION, MARKING THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST; THENCE SOUTH 89°53'31" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2600.81 FEET; THENCE SOUTH 00°43'33" WEST, A DISTANCE OF 21.58 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), A 200 FOOT RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601, AND THE POINT OF BEGINNING; THENCE SOUTH 89°16'27" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°43'33" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 89°16'27" EAST, A DISTANCE OF 218.00 FEET; THENCE NORTH 00°43'33" EAST, A DISTANCE OF 200.00 FEET TO SAID EXISTING SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 89°16'27" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 406.08 FEET TO THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF THE CHESSIE SEABOARD CONSOLIDATED (CSX) RAILROAD, A 100 FOOT WIDE RIGHT OF WAY AS SHOWN ON TRACK MAP V.3 S43-44 AND A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 11509.19 FEET AND A CENTRAL ANGLE OF 03°34'11" (CHORD BEARING = SOUTH 58°58'00" WEST, CHORD DISTANCE = 716.95 FEET); THENCE FROM A TANGENT BEARING OF SOUTH 60°45'05" WEST, RUN SOUTHWESTERLY ALONG SAID EXISTING NORTHWESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 717.07 FEET; THENCE NORTH 10°16'27" WEST, A DISTANCE OF 180.69 FEET; THENCE NORTH 00°43'33" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.807 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			
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)			OSCEOLA COUNTY
			BY	DATE	PREPARED BY:	DATA SOURCE:
			DRAWN	TKB	12/12/22	ECHO UES, INC.
			CHECKED	JCS	05/16/23	SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CFX PROJECT# 538-235A			SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 PROJECT NO. 538-235A
 C.R. 532 (OSCEOLA, POLK LINE ROAD)
 PARCEL: 53-480

RANGE 28 EAST

C.R. 532
 (OSCEOLA, POLK LINE RD.)
 200' R/W PER SRD R/W
 MAP SEC 92652-2601

ORIGINAL LOT LINE
 PUBLIC HIGHWAY 30' WIDE(P)

P.O.C.
 NE COR OF SEC 6
 FND 3" IRON
 AXLE NO ID

31/32

BASIS OF BEARINGS
 NORTH LINE OF THE
 NORTHEAST QUARTER
 SECTION 6

RANGE 28 EAST

TOWNSHIP 25 SOUTH
 TOWNSHIP 26 SOUTH

6/5

S00°43'33"W
 21.58'(C)

S89°16'27"E
 20.00'(C)
 20'(D)

P.O.B.

S89°53'31"W 2600.81'(C)

EXIST. SOUTHERLY R/W LINE

S89°16'27"E 406.08'(C)(D)

PUBLIC HIGHWAY 30' WIDE(P)
 (NOT OPEN)

N00°43'33"E
 200.00'(C) 200'(D)

S00°43'33"W
 200.00'(C) 200'(D)

9
 A

R/W LINE

S89°16'27"E
 218.00'(C) 218'(D)

LANDS DESCRIBED IN
 O.R.B. 2780, PAGE 332
 PARCEL CONTAINS:
 1.807 ACRES +/-

WHOLE TAKE

Δ = 03°34'11"(C) 3°(D)
 L = 717.07'(C) 717.79'(D)
 R = 11509.19'(C) 14031.4'(D)
 C.B. = S58°58'00"W
 C.D. = 716.95'
 T.B. = S60°45'05"W

NON-TANGENT

R/W LINE

N10°16'27"W
 180.69'(C)
 186.25'(D)

R/W LINE

EXIST. NORTHWESTERLY R/W LINE

CSX RAILROAD R/W
 100' R/W PER TRACK MAP V.3 S43-44

WEST LINE OF THE
 NE 1/4 SECTION 6

B
 4

FLORIDA FRUIT & TRUCK
 LAND COMPANY
 AT LOUGHMAN, FLORIDA
 P.B. "B", PG. 68

SECTION 6
 RANGE 28 EAST

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

0 50 100
 Scale: 1" = 100'

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

OSCEOLA COUNTY

ADD PLAT INFO JCS 06/10/24

DRAWN TB 12/12/22

PREPARED BY:
 ECHO UES, INC.

DATA SOURCE:
 SEE GENERAL NOTES, SHEET 3

REVISION BY DATE

CHECKED JCS 05/16/23

CFX PROJECT# 538-235A

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-480

LEGEND:

AC = ACRES
(C) = CALCULATED DATA
C.B. = CHORD BEARING
C.D. = CHORD DISTANCE
COR = CORNER
C.R. = COUNTY ROAD
CSX = CHESSIE SEABOARD
CONSOLIDATED
(D) = DEED DATA
EXIST. = EXISTING
(F) = FIELD DATA
FND = FOUND
ID = IDENTIFICATION
L = LENGTH
LB = LICENSED BUSINESS
NAD83 = NORTH AMERICAN
DATUM OF 1983
O.R.B. = OFFICIAL RECORDS BOOK

PL = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR &
MAPPER
R = RADIUS
RD. = ROAD
R/W = RIGHT OF WAY
SEC = SECTION
SRD = STATE ROAD DEPARTMENT
T.B. = TANGENT BEARING
W/ = WITH
Δ = DELTA
+/- = MORE OR LESS
— — — — = R/W LINE

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST AS BEING SOUTH 89°53'31" WEST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-480, DATED JULY 28, 2022 AT 8:00 A.M., UPDATED MARCH 01, 2023 AT 8:00 A.M. AND UPDATED MARCH 11, 2024 AT 8:00 A.M.

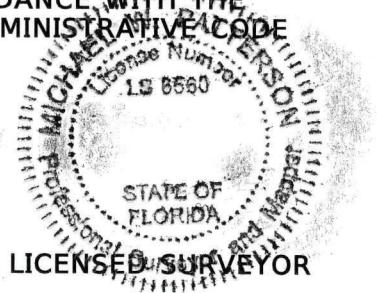
I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



DATE: 6/12/2024

MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

NOT VALID WITHOUT ORIGINAL 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			
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)		OSCEOLA COUNTY	
			BY	DATE	PREPARED BY:	DATA SOURCE:
			DRAWN	TB	12/12/22	ECHO UES, INC.
GENERAL NOTE 3			JCS	04/05/24	SEE GENERAL NOTE 3	
REVISION			BY	DATE	CFX PROJECT# 538-235A	SHEET 3 OF 3
			CHECKED	JCS	05/16/23	

Number 322

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-490
PURPOSE: RIGHT-OF-WAY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

A PORTION OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1257, PAGE 585, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 3" IRON AXLE, WITH NO IDENTIFICATION, MARKING THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST; THENCE SOUTH 89°53'31" WEST, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 1271.38 FEET; THENCE SOUTH 00°58'43" EAST, A DISTANCE OF 40.94 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), A 200 FOOT RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601, AND THE POINT OF BEGINNING; THENCE SOUTH 89°16'27" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 421.02 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600 (U.S. 17/92), A 100.00 FOOT RIGHT OF WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 92010-2520; THENCE SOUTH 33°20'26" WEST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 187.45 FEET; THENCE SOUTH 89°52'09" WEST, A DISTANCE OF 315.18 FEET; THENCE NORTH 00°58'43" WEST, A DISTANCE OF 162.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.351 ACRES, MORE OR LESS.

GENERAL NOTES:

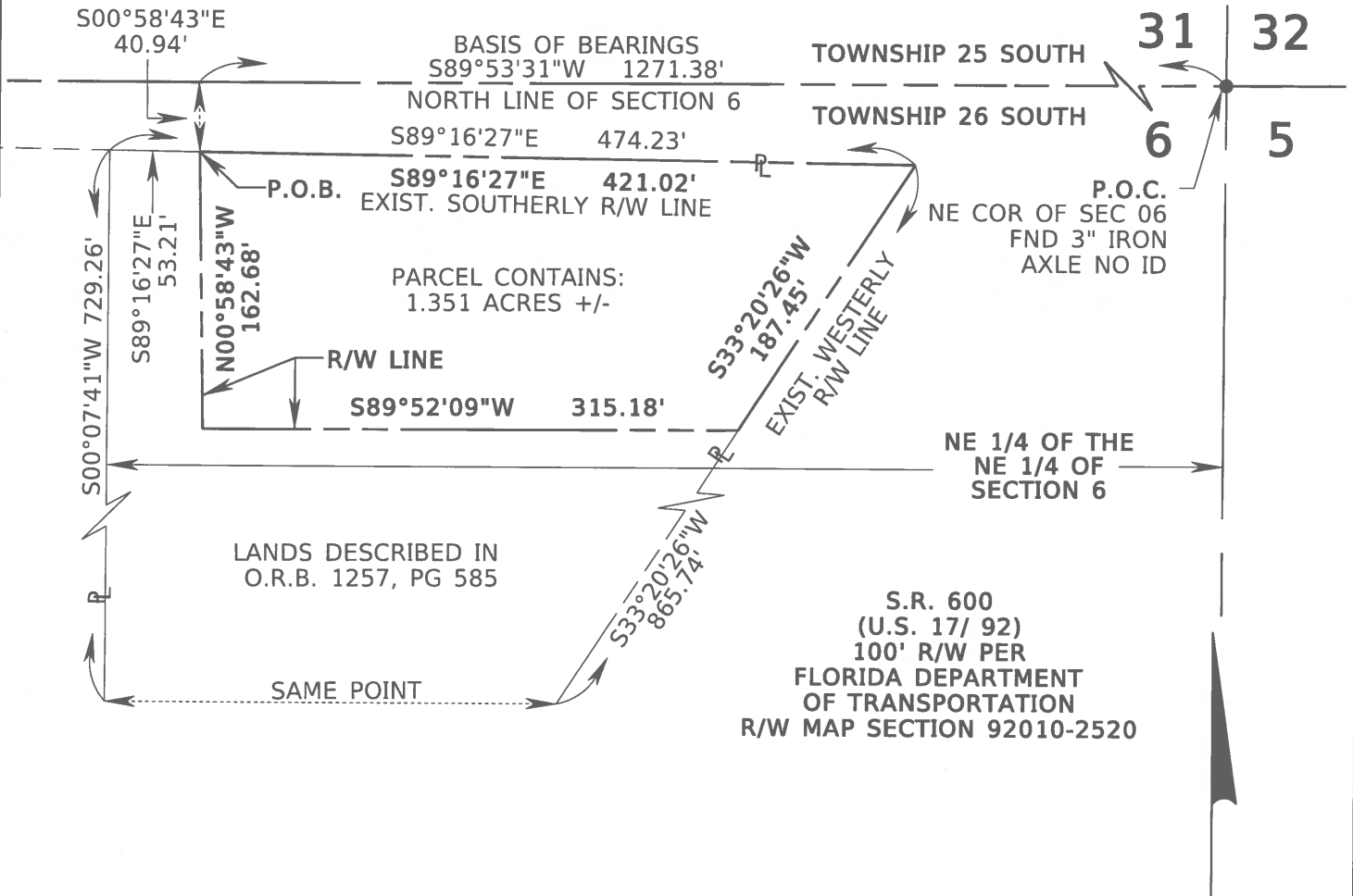
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST AS BEING SOUTH 89°53'31" WEST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-490, DATED AUGUST 1, 2022 AT 8:00 A.M., UPDATED APRIL 13, 2023 AT 8:00 A.M. AND UPDATED MARCH 11, 2024 AT 8:00 A.M.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)					
			POLK COUNTY					
			BY	DATE	PREPARED BY:	DATA SOURCE:		
					ECHO UES, INC.	SEE GENERAL NOTE 3		
GENERAL NOTE 3	JCS	04/05/24	DRAWN	TKB	12/04/22			
REVISION	BY	DATE	CHECKED	JCS	04/13/23	CFX PROJECT# 538-235A	SECTION N/A	SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 PROJECT NO. 538-235A
 C.R. 532 (OSCEOLA, POLK LINE ROAD)
 PARCEL: 53-490

RANGE 28 EAST
 C.R. 532
 (OSCEOLA, POLK LINE RD.)
 200' R/W PER SRD R/W MAP
 SECTION 92652-2601



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

0 50 100
 Scale: 1" = 100'

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				OSCEOLA COUNTY	
	BY	DATE	PREPARED BY: ECHO UES, INC.	DATA SOURCE: SEE GENERAL NOTES, SHEET 1	
DRAWN	TB	12/04/22			
CHECKED	JCS	04/13/23	CFX PROJECT# 538-235A		SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 PROJECT NO. 538-235A
 C.R. 532 (OSCEOLA, POLK LINE ROAD)
 PARCEL: 53-490

LEGEND:

AC	= ACRES	R	= PROPERTY LINE
COR	= CORNER	PG	= PAGE
C.M.	= CONCRETE MONUMENT	P.O.B.	= POINT OF BEGINNING
C.R.	= COUNTY ROAD	P.O.C.	= POINT OF COMMENCEMENT
EXIST.	= EXISTING	PSM	= PROFESSIONAL SURVEYOR & MAPPER
FND	= FOUND	RD.	= ROAD
ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
LB	= LICENSED BUSINESS	SEC	= SECTION
NAD83	= NORTH AMERICAN DATUM OF 1983	S.R.	= STATE ROAD
O.R.B.	= OFFICIAL RECORDS BOOK	SRD	= STATE ROAD DEPARTMENT
		U.S.	= UNITED STATES
		W/	= WITH
		+/-	= MORE OR LESS
		---	= R/W LINE

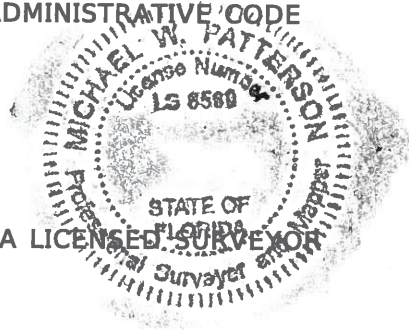
I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Michael W. Patterson

DATE: 4/16/2024

MICHAEL W. PATTERSON, PSM
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

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



SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES
 SEE SHEET 2 FOR SKETCH OF DESCRIPTION

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
				COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)		OSCEOLA COUNTY	
		BY	DATE	PREPARED BY:		DATA SOURCE:	
		DRAWN	TB	12/04/22		ECHO UES, INC.	
		CHECKED	JCS	04/13/23		SEE GENERAL NOTES, SHEET 1	
REVISION	BY	DATE	CFX PROJECT# 538-235A				SHEET 3 OF 3

Number 323

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-700
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN A 15 FOOT WIDE UNNAMED PLATTED RIGHT OF WAY LYING EASTERLY OF AND ADJACENT TO LOT 2, BLOCK D, FLORIDA FRUIT & TRUCK LAND COMPANY AT LOUGHMAN, FLORIDA, RECORDED IN PLAT BOOK "B", PAGE 68, PUBLIC RECORDS OF OSCEOLA COUNTY, LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5" BY 5" CONCRETE MONUMENT WITH A 2" BRASS DISK, STAMPED "OSCEOLA COUNTY", MARKING THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE NORTH 00°06'29" EAST, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 896.58 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), A 200 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601, ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2010.08 FEET AND A CENTRAL ANGLE OF 00°25'56" (CHORD BEARING = NORTH 81°35'09" WEST, CHORD DISTANCE = 15.16 FEET) AND THE POINT OF BEGINNING; THENCE FROM A TANGENT BEARING OF NORTH 81°22'11" WEST, NORTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 15.16 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AFOREMENTIONED 15 FOOT WIDE UNNAMED PLATTED RIGHT OF WAY; THENCE NORTH 00°06'29" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 30.28 FEET; THENCE NORTH 08°30'53" EAST, A DISTANCE OF 102.60 FEET TO THE EAST LINE OF AFOREMENTIONED SECTION 35 AND THE WEST RIGHT OF WAY LINE OF SULLIVAN ROAD, A 60 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF ALEMAN ACRES, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE SOUTH 00°06'29" WEST ALONG SAID EAST AND WEST LINES, A DISTANCE OF 133.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 1232 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					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				OSCEOLA COUNTY	
				BY	DATE	PREPARED BY:	DATA SOURCE:	
						ECHO UES, INC.	SEE GENERAL NOTES, SHEET 3	
PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23			
REVISION	BY	DATE	CHECKED	JCS	04/18/24	CFX PROJECT# 538-235A	SHEET 1 OF 3	

RANGE 27 EAST

FLORIDA FRUIT & TRUCK
LAND COMPANY
AT LOUGHMAN, FLORIDA
P.B. "B", PG. 68

UTILITY EASEMENT PER
O.R.B. 5664, PG. 2838

15' UNNAMED PLATTED R/W
PUBLIC HIGHWAY (P)
NOT OPEN

50' PIPELINE EASEMENT PER
O.R.B. 1909, PG. 1160

1232 SQUARE FEET +/-

WEST R/W LINE

EAST LINE
OF SEC 35
(BEARING BASIS)
N00°06'29"E
896.58'(C)

OSCEOLA COUNTY
TOWNSHIP 25 SOUTH
TOWNSHIP 26 SOUTH
POLK COUNTY

10' UTILITY EASEMENT PER
O.R.B. 5511, PG. 2390
SULLIVAN RD.(P)
60' R/W PER P.B. 2, PG. 45

WEST R/W
LINE

P.O.B.
NON-TANGENT

P.O.C.
SE COR
OF SEC 35
FND 5"X5" CM
W/ 2" BRASS
DISK "OSCEOLA
COUNTY"

LINE TABLE		
LINE	BEARING	DISTANCE
L1(C)	N00°06'29"E	30.28'
L2(C)	N08°30'53"E	102.60'

ALEMAN ACRES
P.B. 2, PG. 45

50' GAS PIPELINE EASEMENT
O.R.B. 1875, PG. 2634

NORTH R/W LINE

C.R. 532
(OSCEOLA, POLK LINE RD.)
200' R/W PER SRD R/W
MAP SEC 92652-2601

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT BEARING
C1(C)	00°25'56"	15.16'	2010.08'	N81°35'09"W	15.16'	N81°22'11"W

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

0 20 40
Scale: 1" = 40'

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

OSCEOLA COUNTY

PARCEL NUMBER JCS 05/07/24

DRAWN TKB 01/17/23

PREPARED BY:
ECHO UES, INC.

DATA SOURCE:
SEE GENERAL NOTES, SHEET 3

REVISION BY DATE

CHECKED JCS 04/18/24

CFX PROJECT# 538-235A

SHEET 2 OF 3

LEGEND:

AC	= ACRES	P	= PROPERTY LINE
(C)	= CALCULATED DATA	(P)	= PLAT DATA
C.B.	= CHORD BEARING	P.B.	= PLAT BOOK
C.D.	= CHORD DISTANCE	PG.	= PAGE
COR	= CORNER	P.O.B.	= POINT OF BEGINNING
C.R.	= COUNTY ROAD	P.O.C.	= POINT OF COMMENCEMENT
CM	= CONCRETE MONUMENT	PSM	= PROFESSIONAL SURVEYOR & MAPPER
(D)	= DEED DATA		
EXIST	= EXISTING	R	= RADIUS
(F)	= FIELD DATA	RD.	= ROAD
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SEC	= SECTION
L	= LENGTH	SRD	= STATE ROAD DEPARTMENT
LB	= LICENSED BUSINESS	T.B.	= TANGENT BEARING
M.B.	= MAP BOOK	W/	= WITH
NAD83	= NORTH AMERICAN DATUM OF 1983	Δ	= DELTA
NTS	= NOT TO SCALE	+/-	= MORE OR LESS
O.R.B.	= OFFICIAL RECORDS BOOK	— — —	= TEMPORARY EASEMENT LINE

GENERAL NOTES:

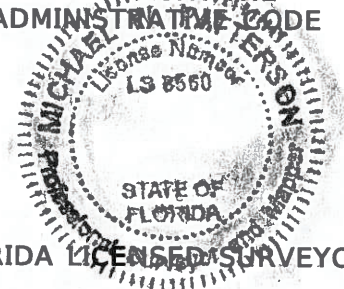
1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 27 EAST AS BEING NORTH 00°06'29" EAST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

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

Michael W. Patterson

DATE: 5/13/2024

MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560



NOT VALID WITHOUT ORIGINAL 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											
				COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)		OSCEOLA COUNTY									
				<table border="1"> <tr> <td>BY</td> <td>DATE</td> </tr> <tr> <td>TKB</td> <td>01/17/23</td> </tr> </table>		BY	DATE	TKB	01/17/23	<table border="1"> <tr> <td>PREPARED BY:</td> <td>DATA SOURCE:</td> </tr> <tr> <td>ECHO UES, INC.</td> <td>SEE GENERAL NOTE 3</td> </tr> </table>		PREPARED BY:	DATA SOURCE:	ECHO UES, INC.	SEE GENERAL NOTE 3
BY	DATE														
TKB	01/17/23														
PREPARED BY:	DATA SOURCE:														
ECHO UES, INC.	SEE GENERAL NOTE 3														
PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23										
REVISION	BY	DATE	CHECKED	JCS	04/18/24	CFX PROJECT# 538-235A	SHEET 3 OF 3								

Number 324

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-701
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PORTION OF FAMAGUSTA DRIVE, AS SHOWN ON THE PLAT OF AZUR RESORT, AS RECORDED IN PLAT BOOK 184, PAGE 16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9805, PAGE 857, SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" BY 4" CONCRETE MONUMENT WITH A NAIL AND DISK, STAMPED "PRM LB 2396", MARKING THE SOUTHWEST CORNER OF AZUR RESORT, AS RECORDED IN PLAT BOOK 184, PAGE 16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST; THENCE NORTH 00°02'07" WEST, ALONG THE WEST LINE OF SAID PLAT AND THE WEST LINE OF SAID WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1294.61 FEET TO THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD) HAVING A VARYING RIGHT OF WAY WIDTH AS SHOWN ON SAID PLAT; THENCE SOUTH 89°58'43" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 132.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°58'43" EAST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE A DISTANCE OF 58.44 FEET; THENCE SOUTH 00°01'17" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°58'43" WEST, A DISTANCE OF 58.44 FEET; THENCE NORTH 00°01'17" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1169 SQUARE FEET, MORE OR LESS.

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

REVISE DESCRIPTION	JCS	11/22/23	CENTRAL FLORIDA EXPRESSWAY AUTHORITY SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD) POLK COUNTY					
			BY	DATE	PREPARED BY:	DATA SOURCE:		
			DRAWN	TKB	01/17/23	ECHO UES, INC.		
			CHECKED	JCS	05/18/23	CFX PROJECT# 538-235A		
REVISION	BY	DATE				SECTION N/A	SHEET 1 OF 3	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-701

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°01'17"W	20.00'(C)
L2	N00°01'17"E	20.00'(C)
L3	S89°58'43"E	13.06'(C)

OSCEOLA COUNTY

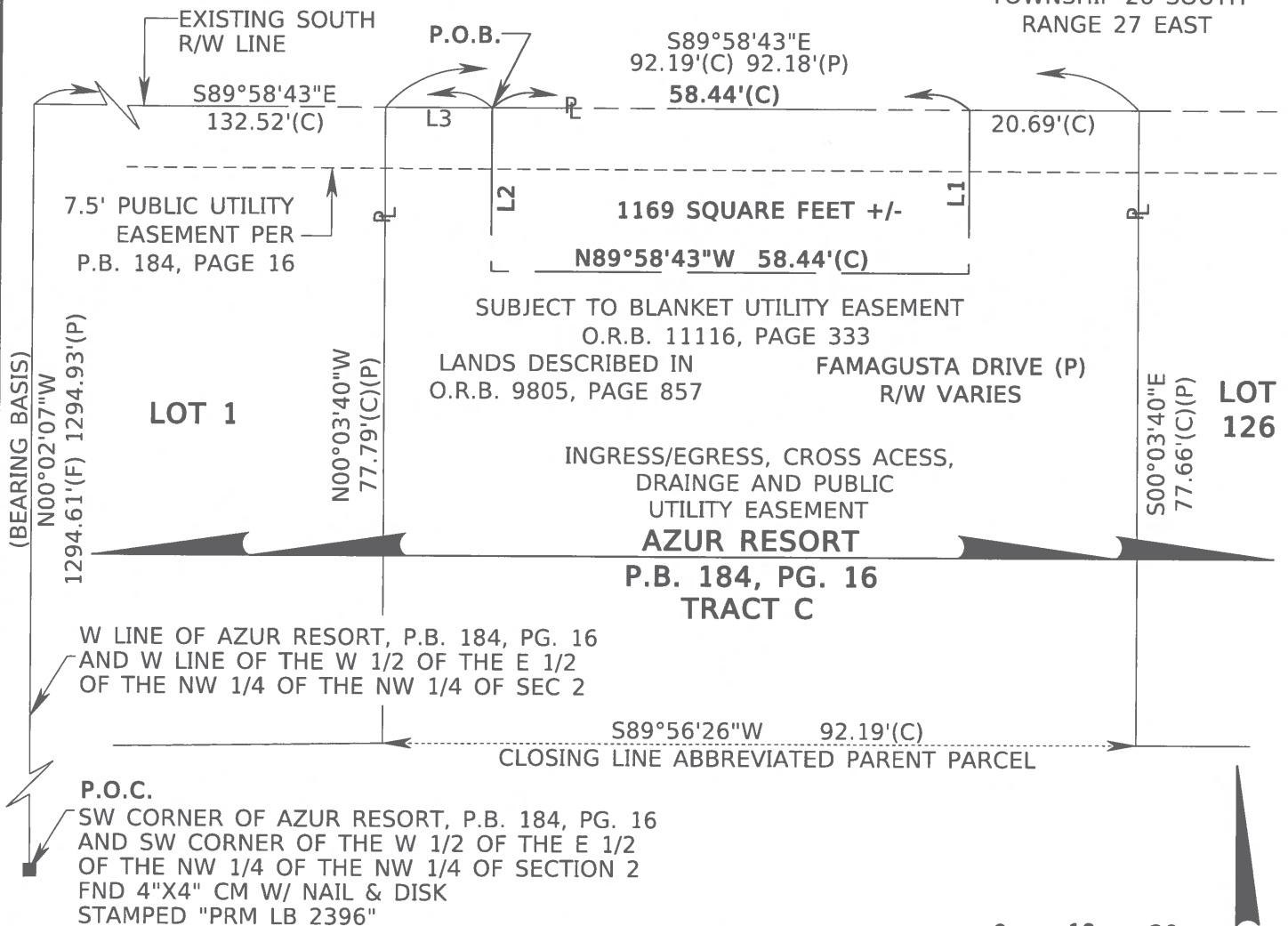
POLK COUNTY

SECTION 35
TOWNSHIP 25 SOUTH
RANGE 27 EAST

SOUTH LINE OF SECTION 35
NORTH LINE OF SECTION 2

C.R. 532
(OSCEOLA, POLK LINE RD.)
R/W VARIES PER P.B. 184, PG. 16

SECTION 2
TOWNSHIP 26 SOUTH
RANGE 27 EAST



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

0 10 20
Scale: 1" = 20'

REVISE EASEMENT	JCS	11/22/23	CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				
			POLK COUNTY				
			BY	DATE	PREPARED BY:	DATA SOURCE:	
					ECHO UES, INC.	SEE GENERAL NOTES, SHEET 3	
			DRAWN	TKB	01/17/23		
REVISION	BY	DATE	CHECKED	JCS	05/18/23	CFX PROJECT# 538-235A	
						SHEET 2 OF 3	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-701

LEGEND:

AC	=	ACRES	ℙ	=	PROPERTY LINE
(C)	=	CALCULATED DATA	(P)	=	PLAT DATA
C.B.	=	CHORD BEARING	P.B.	=	PLAT BOOK
C.D.	=	CHORD DISTANCE	PG.	=	PAGE
COR	=	CORNER	P.O.B.	=	POINT OF BEGINNING
C.R.	=	COUNTY ROAD	P.O.C.	=	POINT OF COMMENCEMENT
CM	=	CONCRETE MONUMENT	PSM	=	PROFESSIONAL SURVEYOR & MAPPER
(D)	=	DEED DATA	R	=	RADIUS
EXIST.	=	EXISTING	RD.	=	ROAD
(F)	=	FIELD DATA	R/W	=	RIGHT OF WAY
FND	=	FOUND	SEC	=	SECTION
ID	=	IDENTIFICATION	SRD	=	STATE ROAD DEPARTMENT
L	=	LENGTH	T.B.	=	TANGENT BEARING
LB	=	LICENSED BUSINESS	W/	=	WITH
NAD83	=	NORTH AMERICAN	Δ	=	DELTA
		DATUM OF 1983	+/-	=	MORE OR LESS
O.R.B.	=	OFFICIAL RECORDS BOOK			

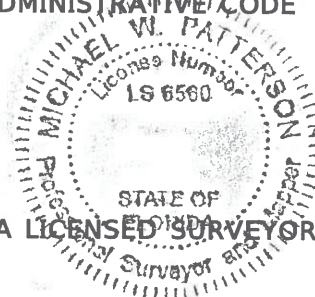
GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AS BEING NORTH 00°02'07" WEST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-401, DATED JULY 25, 2022 AT 8:00 A.M., AND FILE NUMBER 30361-401/53-701 DATED MARCH 11, 2024 AT 8:00 A.M.

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


MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

DATE: 4/22/2024



NOT VALID WITHOUT ORIGINAL 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	
				COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD) POLK COUNTY	
				PREPARED BY: ECHO UES, INC. DATA SOURCE: SEE GENERAL NOTE 3	
GENERAL NOTE 3	JCS	04/16/24	DRAWN	TKB	01/17/23
REVISION	BY	DATE	CHECKED	JCS	05/18/23
CFX PROJECT# 538-235A					SHEET 3 OF 3

Number 325

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-702 PARTS A-B
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

PART A

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11505, PAGE 1955, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" BY 4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 2396", MARKING THE SOUTHWEST CORNER OF AZUR RESORT, AS RECORDED IN PLAT BOOK 184, PAGE 16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 26, RANGE 27 EAST; THENCE NORTH 00°02'07" WEST, ALONG THE WEST LINE OF SAID AZUR RESORT AND WEST LINE OF SAID WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1294.61 FEET TO THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD) HAVING A VARYING RIGHT OF WAY WIDTH, AS SHOWN ON SAID PLAT OF AZUR RESORT; THENCE SOUTH 89°58'43" EAST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, A DISTANCE OF 331.64 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 00°01'55" WEST, ALONG SAID WEST LINE, A DISTANCE OF 17.69 FEET TO THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY 532 (OSCEOLA, POLK LINE ROAD) HAVING A VARYING RIGHT OF WAY WIDTH, AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF OLD LAKE WILSON ROAD RECORDED IN MAP BOOK 1, PAGE 242, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°59'00" EAST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, A DISTANCE OF 64.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°59'00" EAST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, A DISTANCE OF 49.75 FEET; THENCE SOUTH 51°57'02" WEST, A DISTANCE OF 17.39 FEET; THENCE SOUTH 01°21'51" WEST, A DISTANCE OF 29.27 FEET; THENCE NORTH 88°38'09" WEST, A DISTANCE OF 21.76 FEET; THENCE NORTH 00°01'00" EAST, A DISTANCE OF 27.91 FEET; THENCE NORTH 49°39'11" WEST, A DISTANCE OF 17.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 1034 SQUARE FEET, MORE OR LESS.

SEE SHEETS 3 & 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				
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				POLK COUNTY
				BY	DATE	PREPARED BY:	DATA SOURCE:
						ECHO UES, INC.	SEE GENERAL NOTES, SHEET 5
ADD PARTS TO PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23		
REVISION	BY	DATE	CHECKED	JCS	08/16/23	CFX PROJECT# 538-235A	SECTION N/A SHEET 1 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-702 PARTS A-B
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

PART B

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11505, PAGE 1955, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" BY 4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 2396", MARKING THE SOUTHWEST CORNER OF AZUR RESORT, AS RECORDED IN PLAT BOOK 184, PAGE 16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 26, RANGE 27 EAST; THENCE NORTH 00°02'07" WEST, ALONG THE WEST LINE OF SAID AZUR RESORT AND WEST LINE OF SAID WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1294.61 FEET TO THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD) HAVING A VARYING RIGHT OF WAY WIDTH, AS SHOWN ON SAID PLAT OF AZUR RESORT; THENCE SOUTH 89°58'43" EAST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, A DISTANCE OF 331.64 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 00°01'55" WEST, ALONG SAID WEST LINE, A DISTANCE OF 17.69 FEET TO THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY 532 (OSCEOLA, POLK LINE ROAD) HAVING A VARYING RIGHT OF WAY WIDTH, AS SHOWN ON POLK COUNTY MAINTAINED RIGHT OF WAY MAP OF OLD LAKE WILSON ROAD RECORDED IN MAP BOOK 1, PAGE 242, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°59'00" EAST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, A DISTANCE OF 125.67 FEET; THENCE NORTH 89°26'37" EAST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°59'00" EAST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, A DISTANCE OF 286.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°59'00" EAST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, A DISTANCE OF 101.01 FEET; THENCE SOUTH 48°53'02" WEST, A DISTANCE OF 37.45 FEET; THENCE SOUTH 00°03'45" WEST, A DISTANCE OF 11.37 FEET; THENCE NORTH 89°56'15" WEST, A DISTANCE OF 35.03 FEET; THENCE NORTH 00°03'45" EAST, A DISTANCE OF 4.74 FEET; THENCE NORTH 50°23'22" WEST, A DISTANCE OF 49.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 2198 SQUARE FEET, MORE OR LESS.

SEE SHEET 3 & 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				
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				POLK COUNTY
			BY	DATE	PREPARED BY:	DATA SOURCE:	
					ECHO UES, INC.	SEE GENERAL NOTES, SHEET 5	
ADD PARTS TO PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23		
REVISION	BY	DATE	CHECKED	JCS	08/16/23	CFX PROJECT# 538-235A	SHEET 2 OF 5

C.R. 532 (OSCEOLA, POLK LINE RD.)
 R/W VARIES

EXISTING SOUTH R/W LINE
 PER POLK COUNTY
 MAINTAINED R/W MAP
 OF OLD LAKE WILSON ROAD
 M.B. 1, PG. 242

EXISTING SOUTH R/W LINE
 PER P.B. 184, PAGE 16

TOWNSHIP 25 SOUTH
 RANGE 27 EAST
 SECTION 35
 OSCEOLA COUNTY

POLK COUNTY

SECTION 2
 TOWNSHIP 26 SOUTH
 RANGE 27 EAST

LANDS DESCRIBED IN
 O.R.B. 11505, PG. 1955

SEE SHEET 4

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°01'55"W	17.69'(F)(P)
L2	S89°59'00"E	125.67'(F)

W LINE OF P.B. 184, PAGE 16
 AND W LINE OF THE
 W 1/2 OF THE
 E 1/2 OF THE
 NW 1/4 OF THE
 NW 1/4 OF SECTION 2

AZUR RESORT
 P.B. 184, PG. 16

W 1/2 OF THE E 1/2
 OF THE NW 1/4
 OF THE NW 1/4
 SECTION 2

1294.61'(F) 1294.93'(P)
 N00°02'07"W
 (BEARING BASIS)

1294.14'(F) 1294.60'(P)
 N00°01'55"W

E 1/2 OF THE E 1/2
 OF THE NW 1/4
 OF THE NW 1/4
 SECTION 2

P.O.C.
 SW COR P.B. 184, PG. 16
 SW CORNER OF THE
 W 1/2 OF THE E 1/2 OF THE
 NW 1/4 OF THE
 NW 1/4 OF SECTION 2
 FND 4"X4" CM
 W/ NAIL & DISK
 "PRM LB 2396"

W LINE OF THE
 E 1/2 OF THE
 E 1/2 OF THE
 NW 1/4 OF THE
 NW 1/4 OF
 SECTION 2

0 50 100
 Scale: 1" = 100'

S89°56'25"W
 713.14'(C)

SEE SHEET 1 & 2 FOR LEGAL DESCRIPTION
 SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

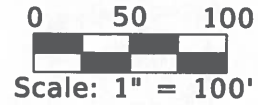
POLK COUNTY

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)					POLK COUNTY	
				BY	DATE	PREPARED BY:		SEE GENERAL NOTES, SHEET 5	
						ECHO UES, INC.			
ADD PARTS TO PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23	CFX PROJECT# 538-235A			SHEET 3 OF 5
REVISION	BY	DATE	CHECKED	JCS	08/16/23				

C.R. 532 (OSCEOLA, POLK LINE RD.)
R/W VARIES

TOWNSHIP 25 SOUTH
RANGE 27 EAST
SECTION 35

EXISTING SOUTH R/W LINE
PER POLK COUNTY MAINTAINED R/W MAP
OF OLD LAKE WILSON ROAD
M.B. 1, PG. 242



OSCEOLA COUNTY

POLK COUNTY
SECTION 2
TOWNSHIP 26 SOUTH
RANGE 27 EAST

NOT PLATTED

LANDS DESCRIBED IN
O.R.B. 11505, PG. 1955

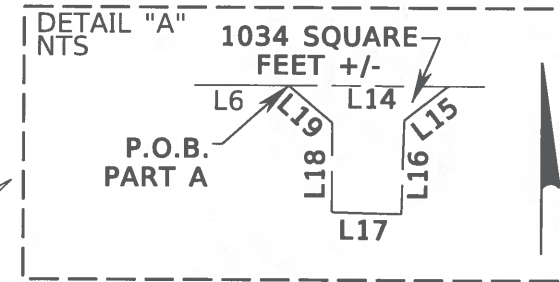
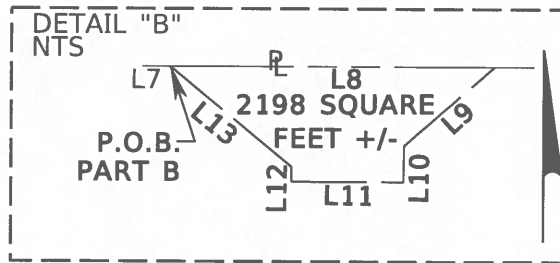
P.O.B. PART B
SEE DETAIL "B"
SUBJECT TO BLANKET
UTILITY EASEMENT
O.R.B. 5880, PAGE 2245

W 1/2 OF THE W 1/2
OF THE NE 1/4
OF THE NW 1/4
SECTION 2

E 1/2 OF THE E 1/2
OF THE NW 1/4
OF THE NW 1/4
SECTION 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°01'55"W	17.69'(F)(P)
L2	S89°59'00"E	125.67'(F)
L3	N89°26'37"E	100.00'(F)
L4	S89°59'00"E	400.00'(C)
L5	S88°50'15"E	87.63'(C)
L6	S89°59'00"E	64.45'(C)
L7	S89°59'00"E	286.65'(C)
L8	S89°59'00"E	101.01'(C)
L9	S48°53'02"W	37.45'(C)
L10	S00°03'45"W	11.37'(C)
L11	N89°56'15"W	35.03'(C)
L12	N00°03'45"E	4.74'(C)
L13	N50°23'22"W	49.02'(C)
L14	S89°59'00"E	49.75'(C)
L15	S51°57'02"W	17.39'(C)
L16	S01°21'51"W	29.27'(C)
L17	N88°38'09"W	21.76'(C)
L18	N00°01'00"E	27.91'(C)
L19	N49°39'11"W	17.86'(C)



S89°56'25"W 713.14'(C)

W LINE OF THE
E 1/2 OF THE
E 1/2 OF THE
NW 1/4 OF THE
NW 1/4 OF
SECTION 2

SEE SHEET 1 & 2 FOR LEGAL DESCRIPTION
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

POLK COUNTY

BY DATE

PREPARED BY:
ECHO UES, INC.

SEE GENERAL NOTES, SHEET 5

ADD PARTS TO
PARCEL NUMBER

JCS 05/07/24

DRAWN TKB 01/17/23

REVISION

BY DATE

CHECKED JCS 08/16/23

CFX PROJECT# 538-235A

SHEET 4 OF 5

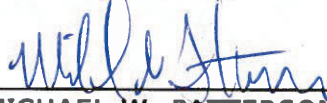
LEGEND:

AC	=	ACRES	R	=	PROPERTY LINE
(C)	=	CALCULATED DATA	(P)	=	PLAT DATA
C.B.	=	CHORD BEARING	P.B.	=	PLAT BOOK
C.D.	=	CHORD DISTANCE	PG.	=	PAGE
COR	=	CORNER	P.O.B.	=	POINT OF BEGINNING
C.R.	=	COUNTY ROAD	P.O.C.	=	POINT OF COMMENCEMENT
CM	=	CONCRETE MONUMENT	PSM	=	PROFESSIONAL SURVEYOR & MAPPER
(D)	=	DEED DATA	R	=	RADIUS
EXIST.	=	EXISTING	RD.	=	ROAD
(F)	=	FIELD DATA	R/W	=	RIGHT OF WAY
FND	=	FOUND	SEC	=	SECTION
ID	=	IDENTIFICATION	SRD	=	STATE ROAD DEPARTMENT
L	=	LENGTH	T.B.	=	TANGENT BEARING
LB	=	LICENSED BUSINESS	W/	=	WITH
M.B.	=	MAP BOOK	Δ	=	DELTA
NAD83	=	NORTH AMERICAN DATUM OF 1983	+/-	=	MORE OR LESS
NTS	=	NOT TO SCALE			
O.R.B.	=	OFFICIAL RECORDS BOOK			

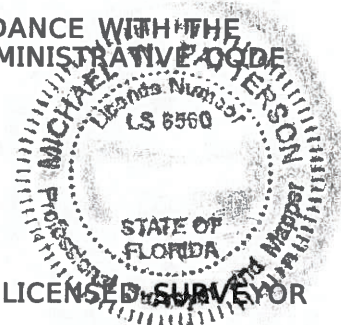
GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AS BEING NORTH 00°02'07" WEST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-402 & 403, DATED JULY 25, 2022 AT 8:00 A.M., UPDATED MARCH 11, 2024 AT 8:00 A.M.

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


MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

DATE: 5/13/2024



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

SEE SHEET 1 & 2 FOR LEGAL DESCRIPTION
SEE SHEET 3 & 4 FOR SKETCH OF DESCRIPTION

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
				COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)			
				POLK COUNTY			
ADD PARTS TO PARCEL NUMBER	JCS	05/07/24	BY	DATE	PREPARED BY: ECHO UES, INC.	DATA SOURCE: SEE GENERAL NOTE 3	
GENERAL NOTE 3	JCS	04/05/24	DRAWN	TKB	01/17/23		
REVISION	BY	DATE	CHECKED	JCS	08/16/23	CFX PROJECT# 538-235A	
						SHEET 5 OF 5	

Number 326

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-704
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PORTION OF PARCEL 14, REUNION VILLAGE 2A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 183, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 27 EAST, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5476, PAGE 149, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" BY 4" CONCRETE MONUMENT WITH NAIL AND DISK STAMPED "PRM LB 6393" MARKING THE SOUTHEAST CORNER OF PARCEL C-1, TERRACES AT REUNION A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 105, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 14, REUNION VILLAGE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 183, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE SOUTH 00°22'36" WEST ALONG THE EAST LINE OF SAID REUNION VILLAGE 2A, A DISTANCE OF 318.05 FEET TO THE SOUTHEAST CORNER OF SAID REUNION VILLAGE 2A AND A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD) A 200 FOOT RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE NORTH 89°59'00" WEST, ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, A DISTANCE OF 139.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°59'00" WEST, ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, A DISTANCE OF 37.39 FEET; THENCE NORTH 00°01'00" EAST, A DISTANCE OF 28.18 FEET; THENCE SOUTH 89°59'00" EAST, A DISTANCE OF 37.39 FEET; THENCE SOUTH 00°01'00" WEST, A DISTANCE OF 28.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1054 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					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)					
			OSCEOLA COUNTY					
			BY	DATE	PREPARED BY:	DATA SOURCE:		
			DRAWN	TKB	01/17/23	ECHO UES, INC.		
			CHECKED	JCS	05/18/23	SEE GENERAL NOTES, SHEET 3		
REVISION	BY	DATE	CFX PROJECT# 538-235A			SECTION N/A	SHEET 1 OF 3	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-704

0 20 40
Scale: 1" = 40'

SECTION 35
TOWNSHIP 25 SOUTH
RANGE 27 EAST

TRACT O-1
P.B. 17, PG. 105

PARCEL C-1
P.B. 17, PG. 105

S89°57'34"E
75.71'(C)
76.03'(P)

SUBJECT TO LIEN IN FAVOR
OF OSCEOLA COUNTY PER
O.R.B. 5870, PG. 364 AND
O.R.B. 6147, PG. 1394

SE COR PARCEL C-1, P.B. 17, PG. 105
NE COR PARCEL 14, P.B. 16, PG. 183
FND. 4"X4" CM W/ NAIL & DISK
STAMPED "PRM LB 6393"

SUBJECT TO WATER, WASTEWATER, AND
RECLAIMED WATER SYSTEM DEVELOPER'S
SERVICE AGREEMENT PER O.R.B. 2307, PG. 131

REUNION VILLAGE 2A
P.B. 16, PG. 183

SUBJECT TO OUTDOOR
ADVERTISING EASEMENT
AGREEMENT PER
O.R.B. 1275, PG. 434 AND
O.R.B. 1441, PG. 1507

PARCEL 14

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°59'00"W	37.39'(C)
L2	N00°01'00"E	28.18'(C)
L3	S89°59'00"E	37.39'(C)
L4	S00°01'00"W	28.18'(C)

50' UTILITY EASEMENT (P)
50' PIPELINE EASEMENT
O.R.B. 1931, PAGE 1069
O.R.B. 1996, PAGE 2114
O.R.B. 2098, PAGE 1681

LANDS DESCRIBED IN
O.R.B. 5476, PG. 149

1054 SQUARE
FEET +/-

151.29'(C)

EXISTING
NORTH R/W LINE PER
SRD R/W MAP SEC
92652-2601

N89°59'00"W 327.95'(C)(P)
(BEARING BASIS)

C.R. 532
(OSCEOLA, POLK LINE RD.)
200' R/W PER SRD R/W MAP SEC 92652-2601
OSCEOLA COUNTY

E LINE OF
P.B. 16, PG. 183

SE CORNER OF
REUNION VILLAGE 2A
P.B. 16, PG. 183

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

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

OSCEOLA COUNTY

	BY	DATE	PREPARED BY:	DATA SOURCE:
DRAWN	TKB	01/17/23	ECHO UES, INC.	SEE GENERAL NOTES, SHEET 3
CHECKED	JCS	06/21/23	CFX PROJECT# 538-235A	

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-704


LEGEND:

AC	=	ACRES	R	=	PROPERTY LINE
(C)	=	CALCULATED DATA	(P)	=	PLAT DATA
C.B.	=	CHORD BEARING	P.B.	=	PLAT BOOK
C.D.	=	CHORD DISTANCE	PG.	=	PAGE
COR	=	CORNER	P.O.B.	=	POINT OF BEGINNING
C.R.	=	COUNTY ROAD	P.O.C.	=	POINT OF COMMENCEMENT
CM	=	CONCRETE MONUMENT	PRM	=	PERMANENT REFERENCE MONUMENT
(D)	=	DEED DATA	PSM	=	PROFESSIONAL SURVEYOR & MAPPER
EXIST.	=	EXISTING	R	=	RADIUS
(F)	=	FIELD DATA	RD.	=	ROAD
FND	=	FOUND	R/W	=	RIGHT OF WAY
ID	=	IDENTIFICATION	SEC	=	SECTION
L	=	LENGTH	SRD	=	STATE ROAD DEPARTMENT
LB	=	LICENSED BUSINESS	T.B.	=	TANGENT BEARING
M.B.	=	MAP BOOK	W/	=	WITH
NAD83	=	NORTH AMERICAN DATUM OF 1983	Δ	=	DELTA
NTS	=	NOT TO SCALE	+/-	=	MORE OR LESS
O.R.B.	=	OFFICIAL RECORDS BOOK			

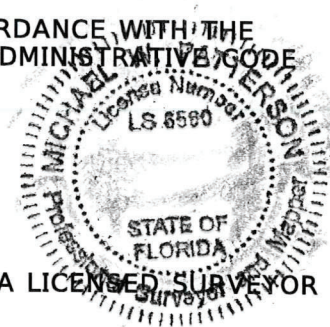
NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601, AS BEING NORTH 89°59'00" WEST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-404, DATED JUNE 26, 2022 AT 8:00 A.M., UPDATED MARCH 13, 2023 AT 8:00 A.M. AND UPDATED MARCH 11, 2024 AT 8:00 A.M.

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


MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

DATE: 4/16/2024



NOT VALID WITHOUT ORIGINAL 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			
				COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)		OSCEOLA COUNTY	
				BY	DATE	PREPARED BY:	DATA SOURCE:
				DRAWN	TKB	01/17/23	ECHO UES, INC.
				CFX PROJECT# 538-235A			SEE GENERAL NOTE 3
GENERAL NOTE 3	JCS	04/05/24	CHECKED	JCS	06/21/23	SHEET 3 OF 3	
REVISION	BY	DATE					

Number 327

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-705
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10943, PAGE 2193, LYING IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5" X 5" CONCRETE MONUMENT WITH A 2" BRASS DISK STAMPED "OSCEOLA COUNTY", MARKING THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST; THENCE NORTH 89°58'06" WEST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2652.98 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 89°59'00" WEST, ALONG SAID NORTH SECTION LINE, A DISTANCE OF 438.90 FEET; THENCE SOUTH 00°01'00" WEST, PERPENDICULAR TO SAID NORTH SECTION LINE, A DISTANCE OF 30.07 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532, AS DESCRIBED IN OFFICIAL RECORDS BOOK 11377, PAGE 2187, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 00°00'36" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°56'38" WEST, A DISTANCE OF 58.00 FEET; THENCE NORTH 00°00'36" WEST, A DISTANCE OF 20.00 FEET TO THE SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 89°56'38" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1160 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 & 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				
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				OSCEOLA COUNTY
				BY	DATE	PREPARED BY:	DATA SOURCE:
						ECHO UES, INC.	SEE GENERAL NOTES, SHEET 4
			DRAWN	TKB	12/12/23		
REVISION	BY	DATE	CHECKED	JCS	04/05/24	CFX PROJECT# 538-235A	SECTION N/A
						SHEET 1 OF 4	

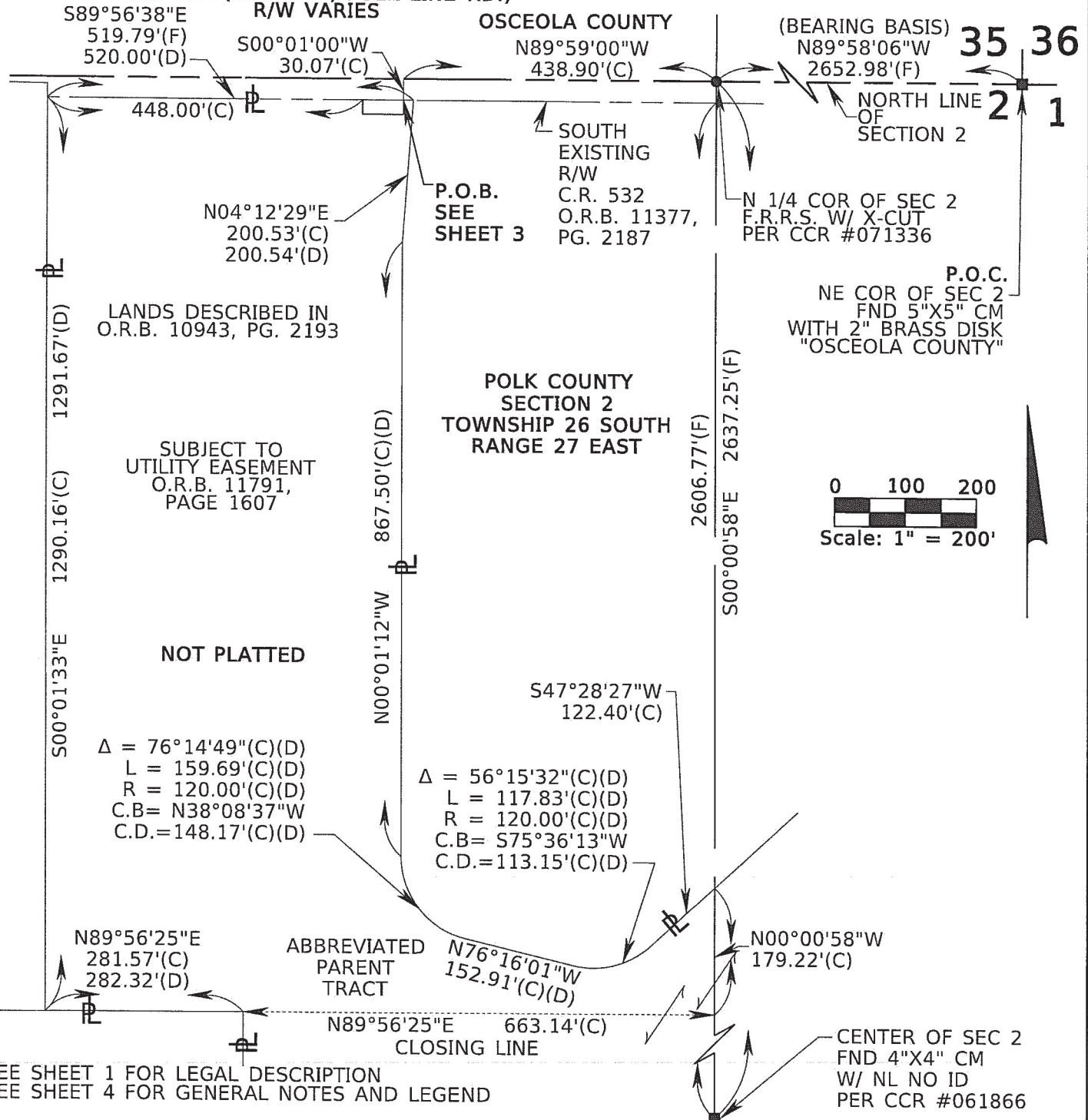
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-705

SECTION 35
TOWNSHIP 25 SOUTH, RANGE 27 EAST
C.R. 532 (OSCEOLA, POLK LINE RD.)
R/W VARIES

OSCEOLA COUNTY

(BEARING BASIS)

35 36



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

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

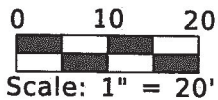
COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

OSCEOLA COUNTY

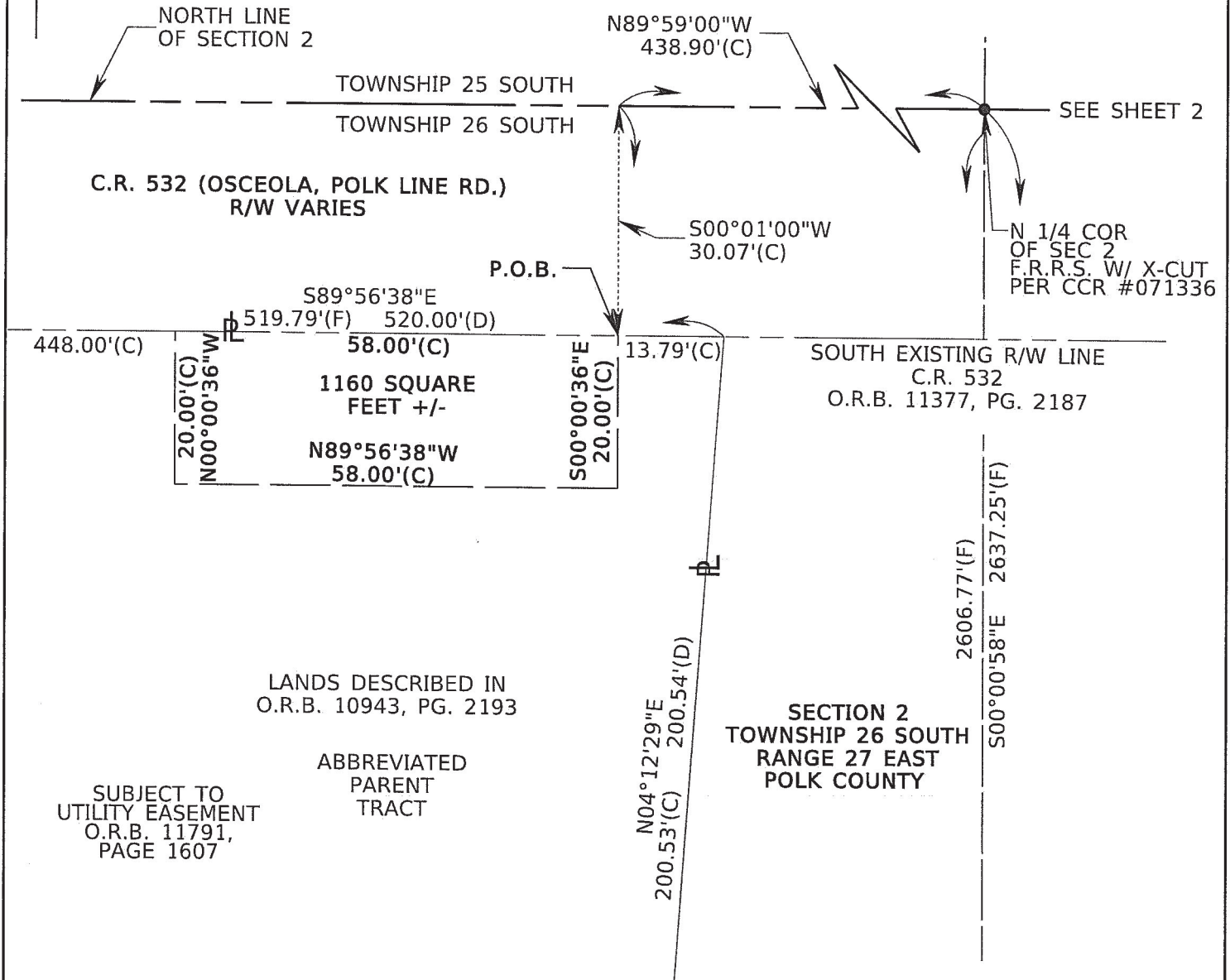
BY	DATE	PREPARED BY:	DATA SOURCE:
TKB	12/12/23	ECHO UES, INC.	SEE GENERAL NOTES, SHEET 4
DRAWN	TKB	CFX PROJECT# 538-235A	
CHECKED	JCS	04/05/24	

SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-705



OSCEOLA COUNTY
SECTION 35
TOWNSHIP 25 SOUTH, RANGE 27 EAST



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

SEE SHEET 2

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

OSCEOLA COUNTY

			BY	DATE	PREPARED BY:	DATA SOURCE:
			DRAWN	TKB	12/12/23	ECHO UES, INC.
REVISION	BY	DATE	CHECKED	JCS	04/05/24	CFX PROJECT# 538-235A

SEE GENERAL NOTES, SHEET 4

SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-705

LEGEND:

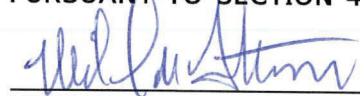
AC = ACRES
(C) = CALCULATED DATA
C.B. = CHORD BEARING
CCR = CERTIFIED CORNER RECORD
C.D. = CHORD DISTANCE
COR = CORNER
C.R. = COUNTY ROAD
CM = CONCRETE MONUMENT
(D) = DEED DATA
EXIST. = EXISTING
(F) = FIELD DATA
F.R.R.S. = FOUND RAILROAD SPIKE
FND = FOUND
ID = IDENTIFICATION
L = LENGTH
LB = LICENSED BUSINESS
NAD83 = NORTH AMERICAN
DATUM OF 1983
NTS = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK

P = PROPERTY LINE
(P) = PLAT DATA
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE
MONUMENT
PSM = PROFESSIONAL SURVEYOR &
MAPPER
R = RADIUS
RD. = ROAD
R/W = RIGHT OF WAY
SEC = SECTION
SRD = STATE ROAD DEPARTMENT
T.B. = TANGENT BEARING
W/ = WITH
Δ = DELTA
+/- = MORE OR LESS

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST AS BEING NORTH 89°58'06" WEST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-405, DATED JULY 26, 2022 AT 8:00 A.M., UPDATED MARCH 19, 2023 AT 8:00 A.M. AND UPDATED MARCH 11, 2024 AT 8:00 A.M.

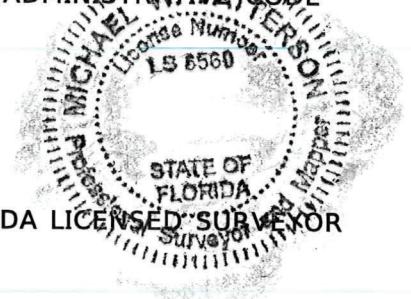
I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



DATE: 4/16/2024

MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

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



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

OSCEOLA COUNTY

REVISION			BY			DATE		PREPARED BY:		DATA SOURCE:	
								ECHO UES, INC.		SEE GENERAL NOTE 3	
			DRAWN			TKB		12/12/23			
			CHECKED			JCS		04/05/24		CFX PROJECT# 538-235A	
										SHEET 4 OF 4	

Number 328

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-708
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PORTION OF LOT 14, BLOCK D, FLORIDA FRUIT & TRUCK LAND COMPANY AT LOUGHMAN, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 68, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 27 EAST, ALSO BEING A PORTION OF THE LANDS DESCRIBED AS FEE SIMPLE PARCEL K-48 IN OFFICIAL RECORDS BOOK 2374, PAGE 807, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5" BY 5" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "OSCEOLA COUNTY", MARKING THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA; THENCE NORTH 89°58'06" WEST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1989.74 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE NORTH 00°20'32" EAST, ALONG SAID WEST LINE, A DISTANCE OF 321.34 FEET, TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), A 200 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601 AND A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.08 FEET AND A CENTRAL ANGLE OF 05°27'52" (CHORD BEARING = NORTH 66°12'05" EAST, CHORD DISTANCE = 172.57 FEET); THENCE, FROM A TANGENT BEARING OF NORTH 68°56'01" EAST, NORTHEASTERLY ALONG ARC OF SAID CURVE AND SAID EXISTING NORTH RIGHT OF WAY LINE A DISTANCE OF 172.63 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°28'09" EAST, ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, A DISTANCE OF 478.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°29'54" EAST, A DISTANCE OF 77.88 FEET; THENCE SOUTH 89°30'06" EAST, A DISTANCE OF 34.14 FEET; THENCE SOUTH 00°29'54" WEST, A DISTANCE OF 44.55 TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 21°17'24" (CHORD BEARING = SOUTH 10°08'48" EAST, CHORD DISTANCE = 14.78 FEET); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.86 FEET TO SAID EXISTING NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532; THENCE SOUTH 68°28'09" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 41.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 2376 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					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				OSCEOLA COUNTY	
				BY	DATE	PREPARED BY:	DATA SOURCE:	
						ECHO UES, INC.	SEE GENERAL NOTES, SHEET 3	
			DRAWN	TKB	01/17/23			
REVISION	BY	DATE	CHECKED	JCS	06/21/23	CFX PROJECT# 538-235A	SECTION N/A	SHEET 1 OF 3

				BY	DATE	PREPARED BY: ECHO UES, INC.	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
PARENT TRACT ABBREVIATED	JCS	04/08/24	DRAWN	TKB	01/17/23		
REVISION	BY	DATE	CHECKED	JCS	06/21/23	CFX PROJECT# 538-235A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-708

LEGEND:

AC = ACRES
(C) = CALCULATED DATA
C.B. = CHORD BEARING
C.D. = CHORD DISTANCE
COR = CORNER
C.R. = COUNTY ROAD
CM = CONCRETE MONUMENT
(D) = DEED DATA
EXIST. = EXISTING
(F) = FIELD DATA
FND = FOUND
ID = IDENTIFICATION
L = LENGTH
LB = LICENSED BUSINESS
M.B. = MAP BOOK
NAD83 = NORTH AMERICAN
DATUM OF 1983
NTS = NOT TO SCALE

O.R.B. = OFFICIAL RECORDS BOOK
P.L. = PROPERTY LINE
(P) = PLAT DATA
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PSM = PROFESSIONAL SURVEYOR &
MAPPER
R = RADIUS
RD. = ROAD
R/W = RIGHT OF WAY
SEC = SECTION
SRD = STATE ROAD DEPARTMENT
T.B. = TANGENT BEARING
W/ = WITH
Δ = DELTA
+/- = MORE OR LESS

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), A 200 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601, AS BEING NORTH 63°28'09" EAST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PARENT PARCEL IS SUBJECT TO A SOUTH FLORIDA WATER MANAGEMENT DISTRICT CONSERVATION EASEMENT, PER O.R.B. 2236, PAGE 2010. PARENT PARCEL IS SUBJECT TO A PROGRESS ENERGY DISTRIBUTION EASEMENT, PER O.R.B. 2261, PAGE 1554.
4. PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-408, DATED JUNE 26, 2022 AT 8:00 A.M., UPDATED MARCH 13, 2023 AT 8:00 A.M. AND UPDATED MARCH 11, 2024 AT 8:00 A.M.

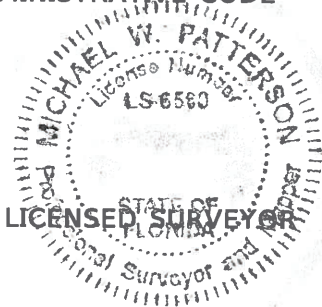
I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



DATE: 4/22/2024

MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

NOT VALID WITHOUT ORIGINAL 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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD) OSCEOLA COUNTY

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)			OSCEOLA COUNTY	
				BY	DATE	PREPARED BY:	DATA SOURCE:
						ECHO UES, INC.	SEE GENERAL NOTE 4
GENERAL NOTE 4	JCS	04/05/24	DRAWN	TKB	01/17/23		
REVISION	BY	DATE	CHECKED	JCS	06/21/23	CFX PROJECT# 538-235A	SHEET 3 OF 3

Number 329

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-709
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

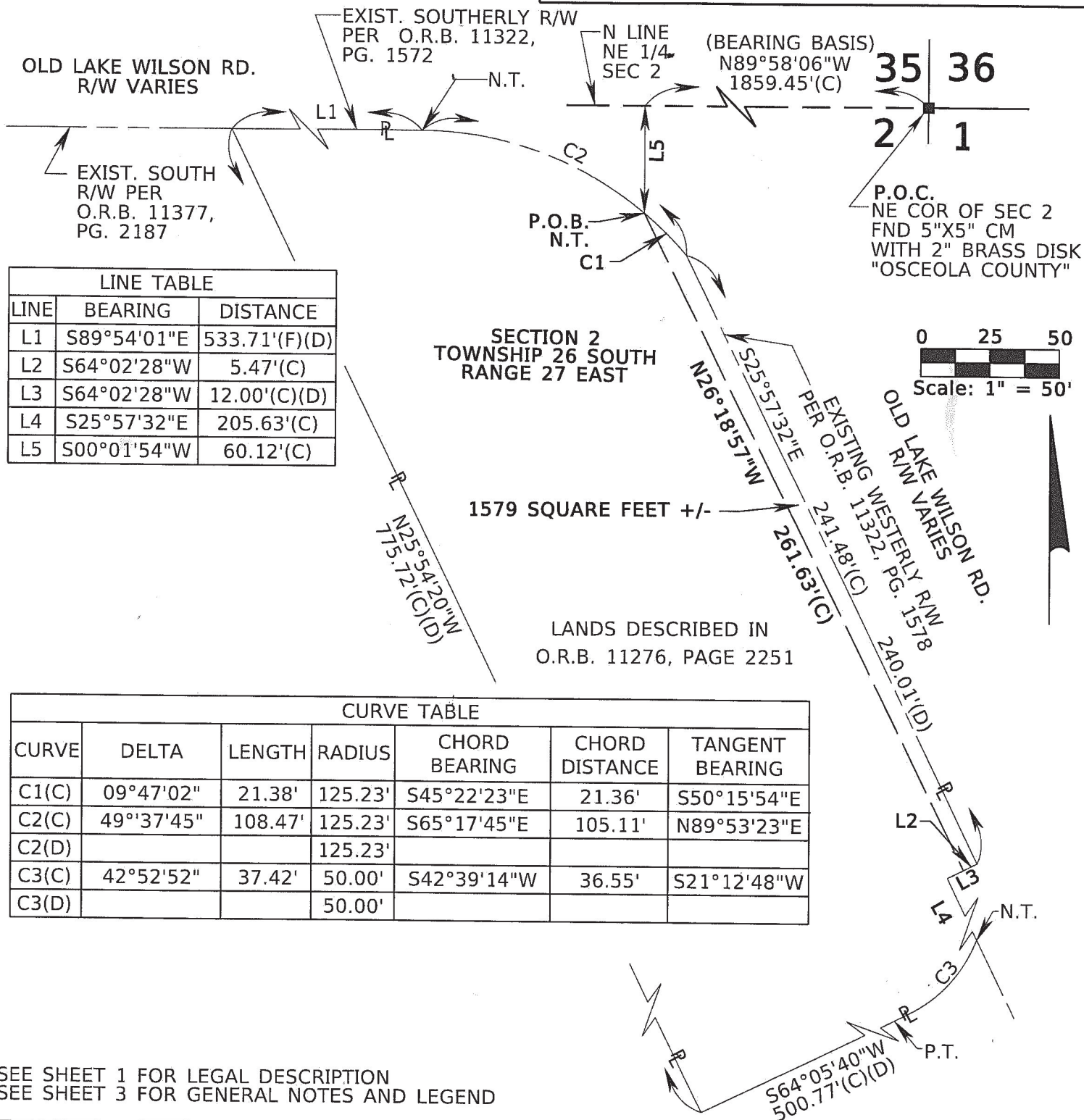
A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11276, PAGE 2251, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5" BY 5" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "OSCEOLA COUNTY", MARKING THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST; THENCE NORTH 89°58'06" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 1859.45 FEET; THENCE SOUTH 00°01'54" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 60.12 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF OLD LAKE WILSON ROAD, A VARIED WIDTH RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 11322, PAGE 1572, PUBLIC RECORDS OF POLK COUNTY, FLORIDA ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 125.23 FEET AND A CENTRAL ANGLE OF 09°47'02" (CHORD BEARING = SOUTH 45°22'23" EAST, CHORD DISTANCE = 21.36 FEET) AND THE POINT OF BEGINNING; THENCE FROM A TANGENT BEARING OF SOUTH 50°15'54" EAST, SOUTHEASTERLY ALONG SAID EXISTING RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 21.38 FEET TO THE EXISTING WESTERLY RIGHT OF WAY OF OLD LAKE WILSON ROAD, A VARIED WIDTH RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 11322, PAGE 1578, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 25°57'32" EAST, ALONG SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 241.48 FEET; THENCE SOUTH 64°02'28" WEST, ALONG SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 5.47 FEET; THENCE NORTH 26°18'57" WEST, DEPARTING SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 261.63 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1579 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					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)					POLK COUNTY
BEARING	JCS	06/10/24	BY	DATE	PREPARED BY:	DATA SOURCE:		
PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23	ECHO UES, INC.		
REVISION	BY	DATE	CHECKED	JCS	09/01/23	CFX PROJECT# 538-235A		SECTION N/A
							SHEET 1 OF 3	



CENTRAL FLORIDA EXPRESSWAY AUTHORITY									
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY									
COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)						POLK COUNTY			
BEARING	JCS	06/10/24	BY	DATE	PREPARED BY:	DATA SOURCE:			
PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23	ECHO UES, INC.		SEE GENERAL NOTES, SHEET 3	
REVISION	BY	DATE	CHECKED	JCS	09/01/23	CFX PROJECT# 538-235A			
						SHEET 2 OF 3			

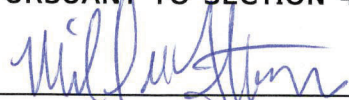
LEGEND:

AC	= ACRES	R	= PROPERTY LINE
(C)	= CALCULATED DATA	(P)	= PLAT DATA
C.B.	= CHORD BEARING	P.B.	= PLAT BOOK
C.D.	= CHORD DISTANCE	PG.	= PAGE
COR	= CORNER	P.O.B.	= POINT OF BEGINNING
C.R.	= COUNTY ROAD	P.O.C.	= POINT OF COMMENCEMENT
CM	= CONCRETE MONUMENT	PSM	= PROFESSIONAL SURVEYOR & MAPPER
(D)	= DEED DATA	P.T.	= POINT OF TANGENCY
EXIST.	= EXISTING	R	= RADIUS
(F)	= FIELD DATA	RD.	= ROAD
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SEC	= SECTION
L	= LENGTH	SRD	= STATE ROAD DEPARTMENT
LB	= LICENSED BUSINESS	T.B.	= TANGENT BEARING
M.B.	= MAP BOOK	W/	= WITH
NAD83	= NORTH AMERICAN DATUM OF 1983	Δ	= DELTA
N.T.	= NON-TANGENT	+/-	= MORE OR LESS
NTS	= NOT TO SCALE	— —	= TEMPORARY EASEMENT LINE
O.R.B.	= OFFICIAL RECORDS BOOK		

GENERAL NOTES:

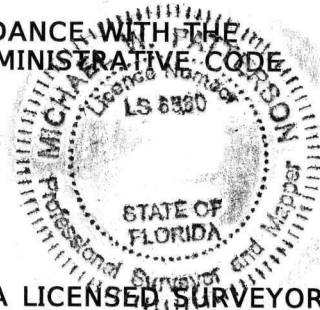
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST AS BEING NORTH 89°58'06" WEST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-409, DATED JULY 26, 2022 AT 8:00 A.M. AND FILE NUMBER 30361-53-409B DATED MARCH 19, 2023 AT 8:00 A.M., UPDATED MARCH 11, 2024 AT 8:00 A.M.

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



DATE: 6/12/2024

MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560



NOT VALID WITHOUT ORIGINAL 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				
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)			POLK COUNTY	
PARCEL NUMBER	JCS	05/07/24	BY	DATE	PREPARED BY:	DATA SOURCE:	
GENERAL NOTE 3	JCS	04/05/24	DRAWN	TKB	01/17/23	ECHO UES, INC.	
REVISION	BY	DATE	CHECKED	JCS	09/01/23	SEE GENERAL NOTE 3	
					CFX PROJECT# 538-235A	SHEET 3 OF 3	

Number 32:

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 PROJECT NO. 538-235A
 C.R. 532 (OSCEOLA, POLK LINE ROAD)
 PARCEL: 53-711
 PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
 ESTATE: EASEMENT

LEGAL DESCRIPTION

A PORTION OF LOT 11, BLOCK B, ALEMAN ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA ALSO BEING DESCRIBED IN OFFICIAL RECORD BOOK 1251, PAGE 1247, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5" BY 5" CONCRETE MONUMENT WITH A 2" BRASS DISK, STAMPED "OSCEOLA COUNTY", MARKING THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE NORTH 00°06'29" EAST, A DISTANCE OF 896.59 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), A 200 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601 AND A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2010.08 FEET AND A CENTRAL ANGLE OF 01°44'01" (CHORD BEARING = SOUTH 80°30'11" EAST, CHORD DISTANCE = 60.81 FEET); THENCE FROM A TANGENT BEARING OF SOUTH 81°22'11" EAST, SOUTHEASTERLY ALONG SAID EXISTING NORTH RIGHT OF WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 60.82 FEET TO THE EXISTING EAST RIGHT OF WAY LINE OF SULLIVAN ROAD, A 60.0 FOOT RIGHT OF WAY AS SHOWN ON PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE NORTH 00°06'29" EAST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 152.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°06'29" EAST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 179.70 FEET; THENCE SOUTH 89°53'09" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°06'29" WEST, A DISTANCE OF 179.70 FEET; THENCE NORTH 89°53'09" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1797 SQUARE FEET, MORE OR LESS.

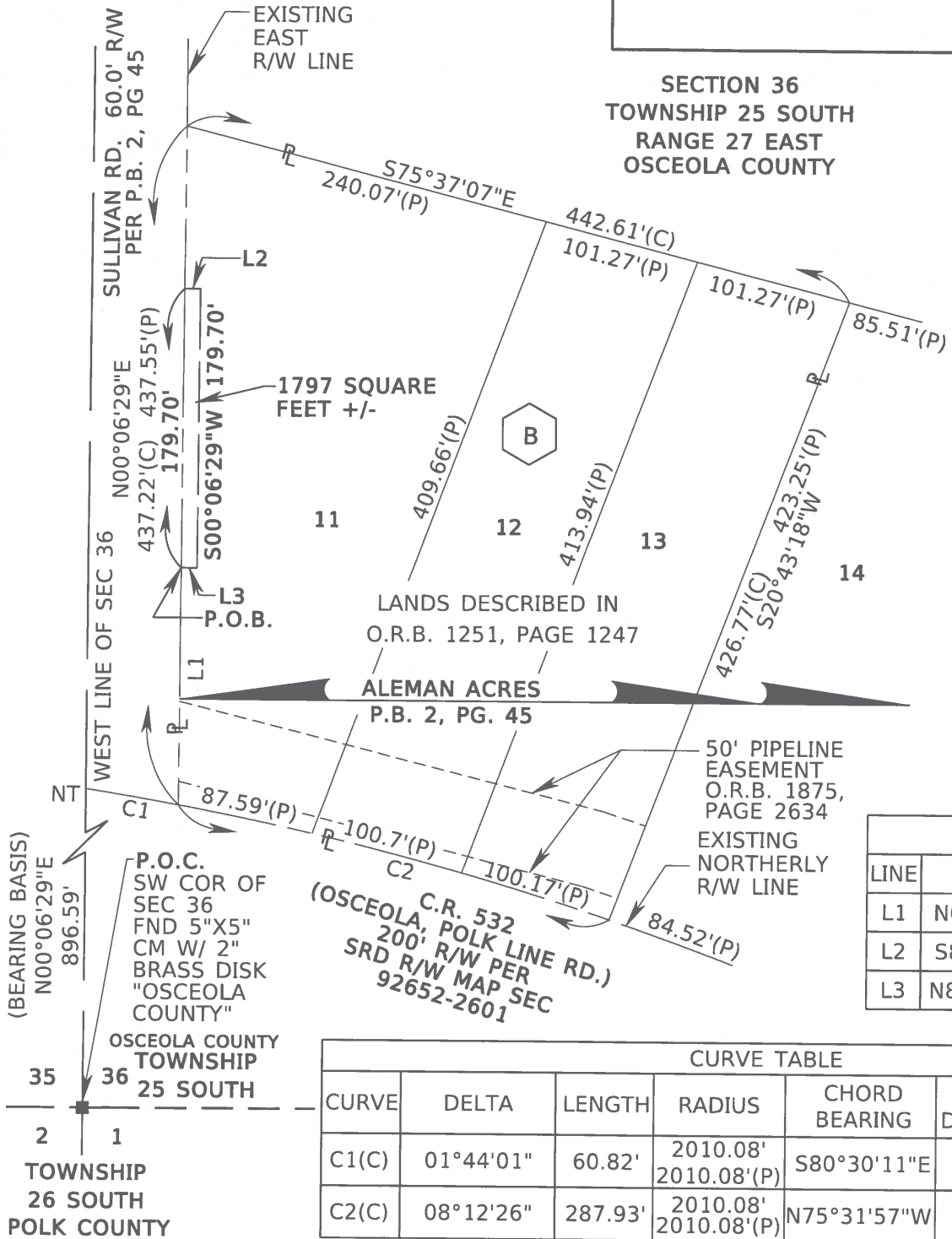
SEE SHEET 2 FOR SKETCH OF DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				OSCEOLA COUNTY	
			BY	DATE	PREPARED BY:		DATA SOURCE:	
			DRAWN	TKB	01/17/23	ECHO UES, INC.		SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	JCS	08/16/23	CFX PROJECT# 538-235A		SECTION N/A
								SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 PROJECT NO. 538-235A
 C.R. 532 (OSCEOLA, POLK LINE ROAD)
 PARCEL: 53-711

SECTION 36
 TOWNSHIP 25 SOUTH
 RANGE 27 EAST
 OSCEOLA COUNTY

0 50 100
 Scale: 1" = 100'



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

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD) OSCEOLA COUNTY

DRAWN	TKB	DATE	10/17/23	PREPARED BY:	DATA SOURCE:
				ECHO UES, INC.	SEE GENERAL NOTES, SHEET 3
CHECKED	JCS	DATE	08/16/23	CFX PROJECT# 538-235A	

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-711

LEGEND:

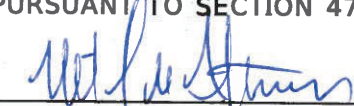
AC = ACRES
(C) = CALCULATED DATA
C.B. = CHORD BEARING
C.D. = CHORD DISTANCE
COR = CORNER
C.R. = COUNTY ROAD
CM = CONCRETE MONUMENT
(D) = DEED DATA
EXIST. = EXISTING
(F) = FIELD DATA
FND = FOUND
ID = IDENTIFICATION
L = LENGTH
LB = LICENSED BUSINESS
M.B. = MAP BOOK
NAD83 = NORTH AMERICAN
DATUM OF 1983
NT = NON-TANGENT
NTS = NOT TO SCALE

O.R.B. = OFFICIAL RECORDS BOOK
R = PROPERTY LINE
(P) = PLAT DATA
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR &
MAPPER
R = RADIUS
RD. = ROAD
R/W = RIGHT OF WAY
SEC = SECTION
SRD = STATE ROAD DEPARTMENT
T.B. = TANGENT BEARING
W/ = WITH
Δ = DELTA
+/- = MORE OR LESS
_____ = TEMPORARY EASEMENT LINE

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST AS BEING NORTH 00°06'29" EAST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-53-711 A & 53-711 B, DATED APRIL 27, 2023 AT 8:00 A.M., UPDATED MARCH 11, 2024 AT 8:00 A.M.

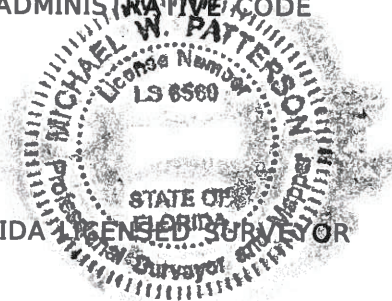
I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



DATE: 4/16/2024

MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL 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	
				COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)	
				OSCEOLA COUNTY	
				PREPARED BY:	
				ECHO UES, INC.	
				DATA SOURCE:	
				SEE GENERAL NOTE 3	
GENERAL NOTE 3		JCS	04/05/24	DRAWN TKB 01/17/23	
REVISION		BY	DATE	CHECKED JCS 08/16/23	
				CFX PROJECT# 538-235A	
				SHEET 3 OF 3	

Number 32;

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-717 PARTS A-B
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

PART A

A PORTION OF TRACT L, SANDY RIDGE PHASE 1, AS RECORDED IN PLAT BOOK 124, PAGE 39, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6323, PAGE 338, SAID PUBLIC RECORDS LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5" BY 5" CONCRETE MONUMENT WITH A 2 INCH BRASS DISK STAMPED, "OSCEOLA COUNTY", MARKING THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST; THENCE NORTH 89°47'42" EAST, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 2447.75 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), A 200 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE NORTH 89°47'42" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, ALSO BEING THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 191.87 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE NORTH 89°47'42" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF SAID SECTION 1, A DISTANCE OF 80.00 FEET TO THE WEST LINE OF TRACT L, AS SHOWN ON THE PLAT OF SANDY RIDGE PHASE 1, AS RECORDED IN PLAT BOOK 124, PAGE 39, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 89°47'42" EAST, ALONG SAID NORTH SECTION LINE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 9.96 FEET TO THE EAST LINE OF SAID TRACT L; THENCE SOUTH 00°06'54" EAST, ALONG SAID EAST TRACT LINE, A DISTANCE OF 75.53 FEET; THENCE SOUTH 89°59'27" WEST, A DISTANCE OF 9.97 FEET TO SAID WEST LINE OF TRACT L; THENCE NORTH 00°06'40" WEST, ALONG SAID WEST TRACT LINE, A DISTANCE OF 75.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 752 SQUARE FEET, MORE OR LESS.

SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)					
			POLK COUNTY					
			BY	DATE	PREPARED BY:	DATA SOURCE:		
					ECHO UES, INC.	SEE GENERAL NOTES, SHEET 5		
ADD PARTS TO PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23			
REVISION	BY	DATE	CHECKED	JCS	09/01/23	CFX PROJECT# 538-235A	SECTION N/A	SHEET 1 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-717 PARTS A-B
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

PART B

A PORTION OF TRACT V, SANDY RIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 39, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, ALSO BEING A PORTION OF PARCEL A AS DESCRIBED IN OFFICIAL RECORDS BOOK 5390, PAGE 914, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

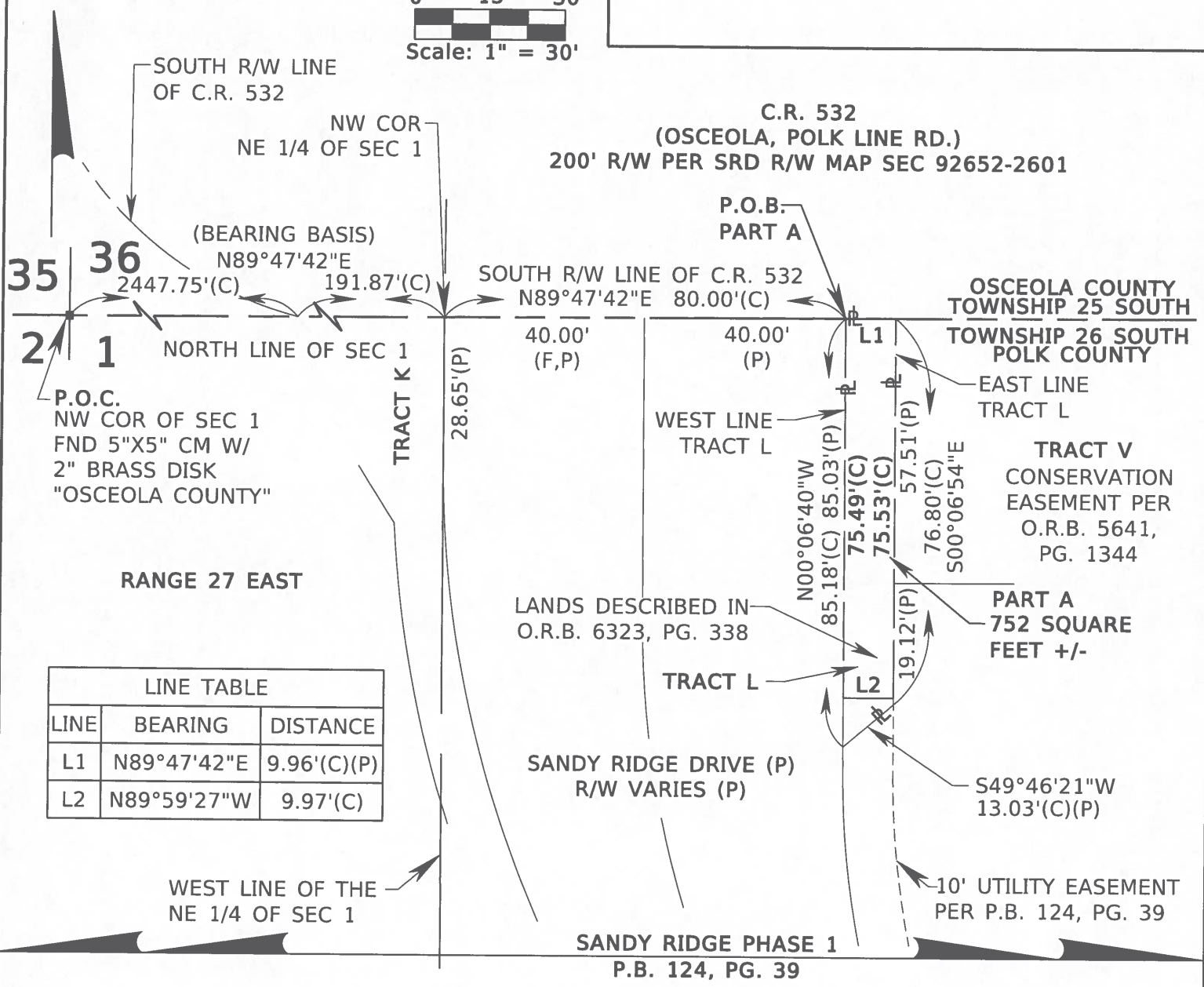
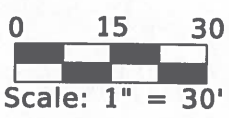
COMMENCE AT A 4" BY 4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST; THENCE NORTH 00°07'07" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 2665.19 FEET TO A 5" BY 5" CONCRETE MONUMENT WITH BROKEN TOP AND NO IDENTIFICATION, BEING THE NORTHEAST CORNER OF SAID SECTION 1 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), A 200 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE SOUTH 89°47'42" WEST, ALONG SAID NORTH LINE OF SECTION 1 AND SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 532, A DISTANCE OF 1319.65 FEET TO THE EAST LINE OF TRACT V, SANDY RIDGE PHASE 1, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 124, PAGE 39, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 00°06'54" EAST, ALONG SAID EAST LINE OF TRACT V, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°47'42" WEST, A DISTANCE OF 59.26 FEET; THENCE NORTH 00°12'18" WEST, A DISTANCE OF 10.00 FEET TO SAID NORTH SECTION LINE AND SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°47'42" EAST, ALONG SAID NORTH SECTION LINE AND SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 59.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 593 SQUARE FEET, MORE OR LESS.

SEE SHEET 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					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				POLK COUNTY	
				BY	DATE	PREPARED BY:	DATA SOURCE:	
						ECHO UES, INC.	SEE GENERAL NOTES, SHEET 5	
ADD PARTS TO PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23			
REVISION	BY	DATE	CHECKED	JCS	09/01/23	CFX PROJECT# 538-235A	SECTION N/A	SHEET 2 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-717 PARTS A-B



RANGE 27 EAST

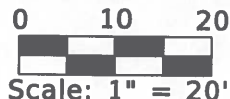
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°47'42"E	9.96'(C)(P)
L2	N89°59'27"W	9.97'(C)

SUBJECT TO BLANKET UTILITY EASEMENT
PER O.R.B. 9211, PG 1880
SUBJECT TO BLANKET UTILITY EASEMENT
PER O.R.B. 10976, PG 814

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)					POLK COUNTY	
				BY	DATE	PREPARED BY:		DATA SOURCE:	
						ECHO UES, INC.		SEE GENERAL NOTES, SHEET 5	
ADD PARTS TO PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23	CFX PROJECT# 538-235A			SHEET 3 OF 5
REVISION	BY	DATE	CHECKED	JCS	09/01/23				

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 PROJECT NO. 538-235A
 C.R. 532 (OSCEOLA, POLK LINE ROAD)
 PARCEL: 53-717 PARTS A-B



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°06'54"E	10.00'(C)
L2	N00°12'18"W	10.00'(C)

C.R. 532
 (OSCEOLA, POLK LINE RD.)
 200' R/W PER SRD. R/W MAP SEC 92652-2601

OSCEOLA COUNTY
 TOWNSHIP 25 SOUTH

TOWNSHIP 26 SOUTH
 POLK COUNTY

(BEARING BASIS)

N89°47'42"E 466.87'(C) 466.80'(P)

N89°47'42"E 59.28'(C)

S89°47'42"W 59.26'(C)

PART B
 593 SQUARE FEET +/-

TRACT V
 CONSERVATION EASEMENT PER
 O.R.B. 5641, PG. 1344

A PORTION OF PARCEL A
 AS DESCRIBED IN
 O.R.B. 5390, PG. 914
 (ABBREVIATED PARENT TRACT)

SUBJECT TO BLANKET UTILITY EASEMENT
 PER O.R.B. 9211, PG 1880

SUBJECT TO BLANKET UTILITY EASEMENT
 PER O.R.B. 10976, PG 814

RANGE 27 EAST

TRACT
 P

N33°21'16"W
 75.99'(C)(P)

N48°03'51"W 572.54'(C)
 CLOSING LINE

SANDY RIDGE PHASE 1
 P.B. 124, PG. 39

SEE SHEET 2 FOR LEGAL DESCRIPTION
 SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

NE CORNER OF SEC 1
 FND 5"X5" CM W/
 BROKEN TOP NO ID

36 31

S89°47'42"W
 1319.65'(F)

NORTH LINE
 OF SEC 1 &
 SOUTH R/W LINE
 C.R. 532

POMERANCE PARK
 UNIT 3
 UNRECORDED
 SUBDIVISION

EAST LINE OF TRACT V
 SANDY RIDGE
 PHASE 1 P.B. 124, PG. 39

S00°06'54"E 500.23'(C)

N 00°07'07" W
 2665.19'(F)

EAST LINE OF THE
 NE 1/4 OF SEC 1

E 1/4 COR OF SEC 1
 FND 4"X4" CM NO ID

P.O.C.

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

POLK COUNTY

ADD PARTS
 TO PARCEL NUMBER

JCS

05/07/24

DRAWN

TKB

01/17/23

PREPARED BY:
 ECHO UES, INC.

DATA SOURCE:
 SEE GENERAL NOTES, SHEET 5

REVISION

BY

DATE

CHECKED

JCS

09/01/23

CFX PROJECT# 538-235A

SHEET 4 OF 5

LEGEND:

AC = ACRES
(C) = CALCULATED DATA
C.B. = CHORD BEARING
C.D. = CHORD DISTANCE
COR = CORNER
C.R. = COUNTY ROAD
CM = CONCRETE MONUMENT
(D) = DEED DATA
EXIST = EXISTING
FND = FOUND
ID = IDENTIFICATION
L = LENGTH
LB = LICENSED BUSINESS
M.B. = MAP BOOK
NAD83 = NORTH AMERICAN
DATUM OF 1983
NTS = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK

R = PROPERTY LINE
(P) = PLAT DATA
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR &
MAPPER
R = RADIUS
RD. = ROAD
R/W = RIGHT OF WAY
SEC = SECTION
SIRC = SET IRON ROD AND CAP
SRD = STATE ROAD DEPARTMENT
T.B. = TANGENT BEARING
W/ = WITH
Δ = DELTA
+/- = MORE OR LESS
— — = TEMPORARY EASEMENT LINE

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST AS BEING NORTH 89°47'42" EAST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30362-53-417A/717A, DATED AUGUST 16, 2023 AT 8:00 AM, UPDATED MARCH 31, 2024 AT 8:00 AM AND FILE NUMBER 30362-53-717B, DATED APRIL 20, 2023 AT 8:00 AM, UPDATED MARCH 25, 2024 AT 8:00AM.

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

Michael W. Patterson

DATE: 5/13/2024

MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560



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

SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTION

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
				COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)			
				POLK COUNTY			
ADD PARTS TO PARCEL NUMBER	JCS	05/07/24	BY	DATE	PREPARED BY:	DATA SOURCE:	
GENERAL NOTE 3	TKB	04/05/24	DRAWN	TKB	01/17/23	ECHO UES, INC.	
REVISION	BY	DATE	CHECKED	JCS	09/01/23	CFX PROJECT# 538-235A	
						SEE GENERAL NOTE 3	
						SHEET 5 OF 5	

Number 332

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 PROJECT NO. 538-235A
 C.R. 532 (OSCEOLA, POLK LINE ROAD)
 PARCEL: 53-719



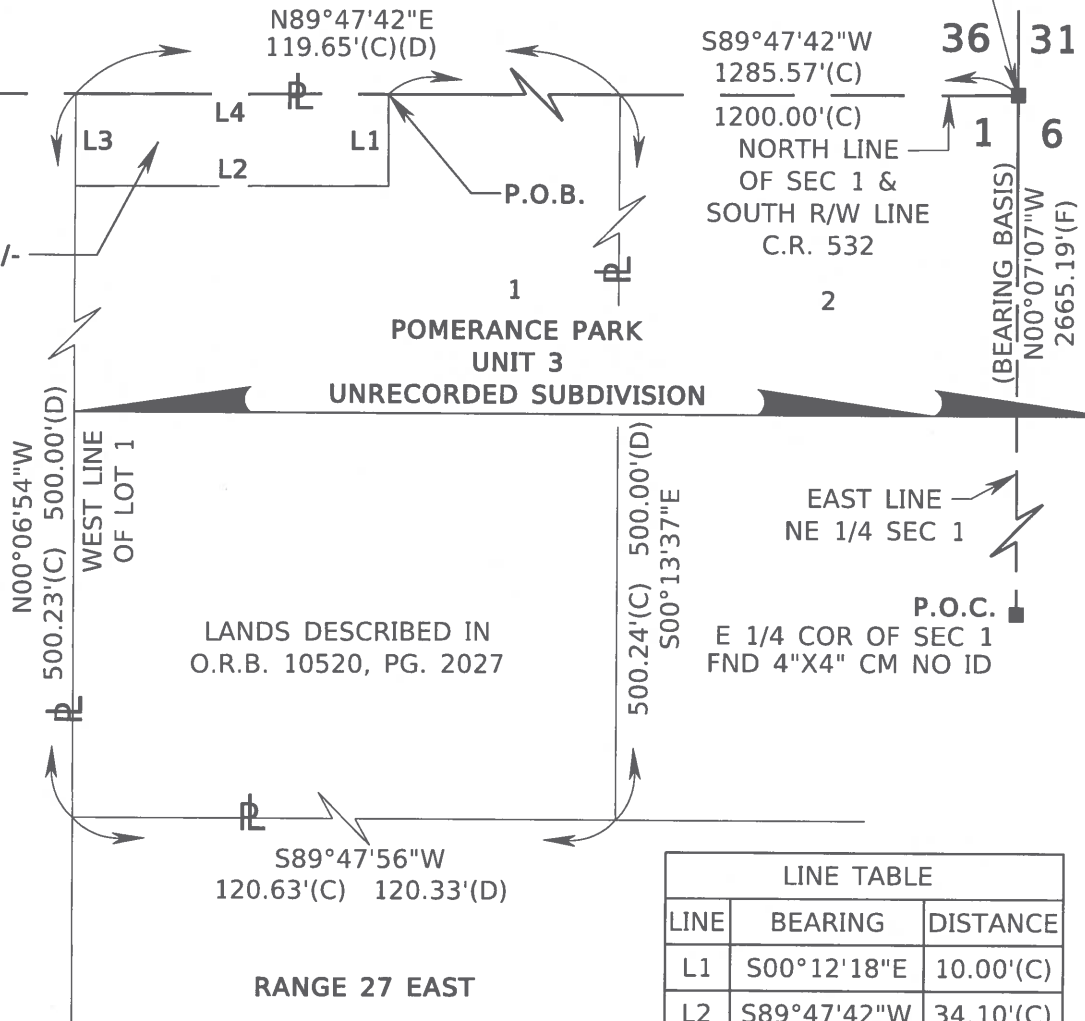
C.R. 532
 (OSCEOLA, POLK LINE RD.)
 200' R/W PER SRD R/W MAP SEC 92652-2601

NE COR OF SEC 1
 FND 5"X5" CM W/
 BROKEN TOP NO ID

OSCEOLA COUNTY
 TOWNSHIP 25 SOUTH
 TOWNSHIP 26 SOUTH
 POLK COUNTY

341 SQUARE FEET +/-

SANDY RIDGE PHASE 1
 P.B. 124, PG. 39
 TRACT V



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°12'18"E	10.00'(C)
L2	S89°47'42"W	34.10'(C)
L3	N00°06'54"W	10.00'(C)
L4	N89°47'42"E	34.08'(C)

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

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

POLK COUNTY

BY
 DATE
 DRAWN
 TKB
 01/17/23
 CHECKED
 JCS
 09/01/23

PREPARED BY:
 ECHO UES, INC.

DATA SOURCE:
 SEE GENERAL NOTES, SHEET 3

CFX PROJECT# 538-235A

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-719

LEGEND:

AC	=	ACRES	R	=	PROPERTY LINE
(C)	=	CALCULATED DATA	(P)	=	PLAT DATA
C.B.	=	CHORD BEARING	P.B.	=	PLAT BOOK
C.D.	=	CHORD DISTANCE	PG.	=	PAGE
COR	=	CORNER	P.O.B.	=	POINT OF BEGINNING
C.R.	=	COUNTY ROAD	P.O.C.	=	POINT OF COMMENCEMENT
CM	=	CONCRETE MONUMENT	PSM	=	PROFESSIONAL SURVEYOR & MAPPER
(D)	=	DEED DATA	R	=	RADIUS
EXIST	=	EXISTING	RD.	=	ROAD
FND	=	FOUND	R/W	=	RIGHT OF WAY
(F)	=	FIELD DATA	SEC	=	SECTION
ID	=	IDENTIFICATION	SRD	=	STATE ROAD DEPARTMENT
L	=	LENGTH	T.B.	=	TANGENT BEARING
LB	=	LICENSED BUSINESS	W/	=	WITH
M.B.	=	MAP BOOK	Δ	=	DELTA
NAD83	=	NORTH AMERICAN DATUM OF 1983	+/-	=	MORE OR LESS
NTS	=	NOT TO SCALE	— — — — —	=	TEMPORARY EASEMENT LINE
O.R.B.	=	OFFICIAL RECORDS BOOK			

GENERAL NOTES:

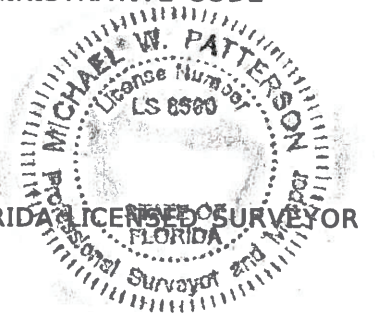
1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF NORTHEAST 1/4 SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST, LYING IN POLK COUNTY, FLORIDA, AS BEING NORTH 00°07'07" WEST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30362-53-719, DATED APRIL 26, 2023 AT 8:00 A.M., UPDATED MARCH 11, 2024 AT 8:00 A.M.

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


MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

DATE: 4/22/2024

NOT VALID WITHOUT ORIGINAL 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					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)					
			POLK COUNTY					
				BY	DATE	PREPARED BY:	DATA SOURCE:	
						ECHO UES, INC.	SEE GENERAL NOTE 3	
GENERAL NOTE 3	JCS	04/18/24	DRAWN	TKB	01/17/23	CFX PROJECT# 538-235A		
REVISION	BY	DATE	CHECKED	JCS	09/01/23			
						SHEET 3 OF 3		

Number 333

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-760
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PORTION OF LAND IN LOT 13, BLOCK D, FLORIDA FRUIT & TRUCK LAND COMPANY AT LOUGHMAN, FLORIDA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 68, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, ALSO DESCRIBED IN OFFICIAL RECORDS BOOK 233, PAGE 121, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 3" IRON AXLE WITH NO IDENTIFICATION, MARKING THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST; THENCE SOUTH 89°53'31" WEST, ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 2647.60 FEET TO THE SOUTH 1/4 CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST; THENCE NORTH 00°26'54" EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 179.11 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532, A 200 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE SOUTH 89°16'27" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 661.67 FEET, TO THE WEST LINE OF LOT 13, BLOCK D. FLORIDA FRUIT & TRUCK LAND COMPANY OF LOUGHMAN, FLORIDA, AS RECORDED IN PLAT BOOK "B", PAGE 68, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 00°22'43" EAST, ALONG SAID WEST LINE OF LOT 13, A DISTANCE OF 63.54 FEET; THENCE SOUTH 89°16'27" EAST, A DISTANCE OF 57.84 FEET; THENCE SOUTH 00°43'33" WEST, A DISTANCE OF 63.54 FEET TO AFORESAID NORTH RIGHT OF WAY LINE; THENCE NORTH 89°16'27" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 57.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 3663 SQUARE FEET, MORE OR LESS.

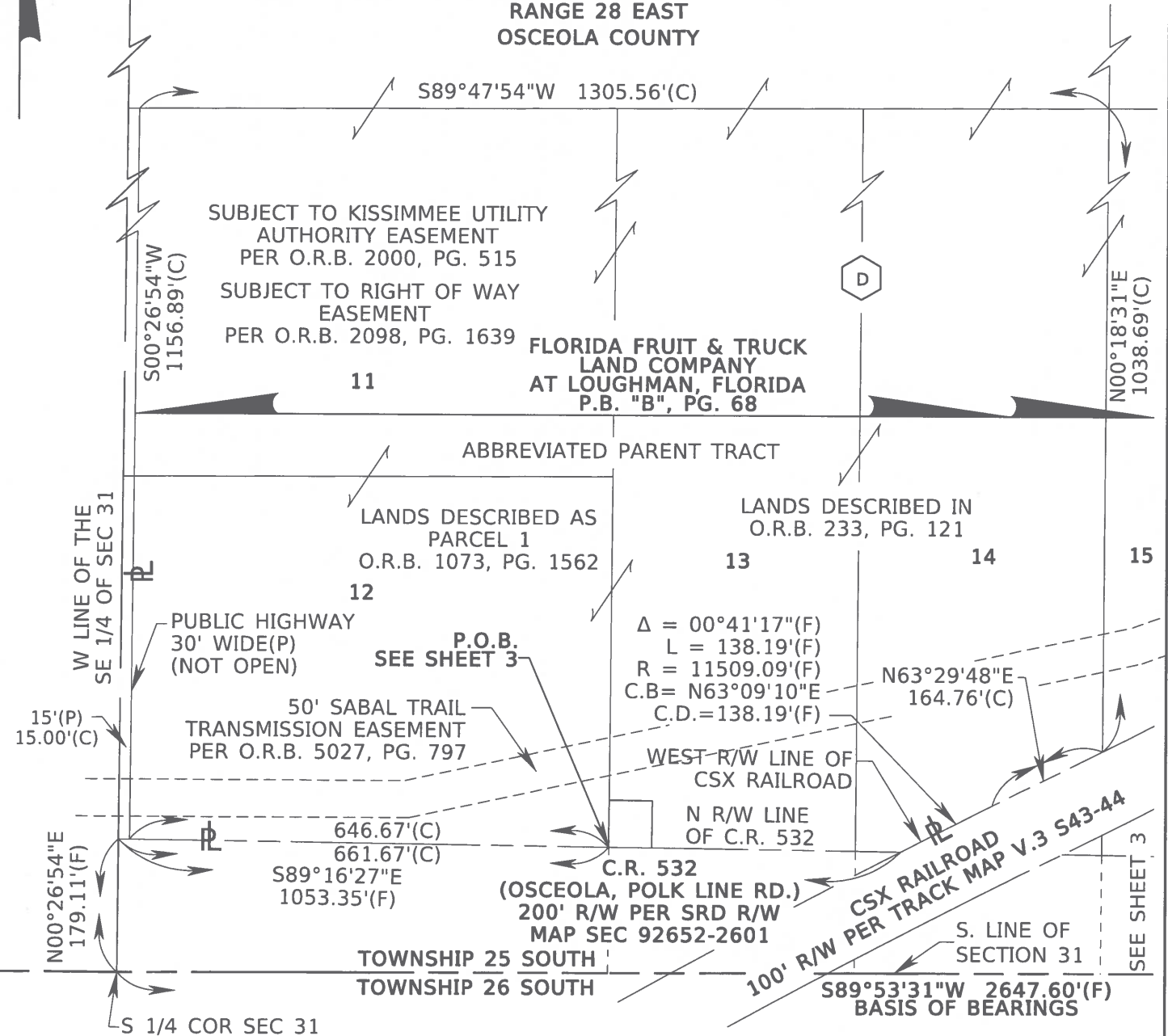
SEE SHEET 2-3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)					
			OSCEOLA COUNTY					
				BY	DATE	PREPARED BY:	DATA SOURCE:	
						ECHO UES, INC.	SEE GENERAL NOTES, SHEET 4	
REVISED SHEET NUMBERS	JCS	04/08/24	DRAWN	TKB	01/17/23			
REVISION	BY	DATE	CHECKED	JCS	09/01/23	CFX PROJECT# 538-235A	SECTION N/A	SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 PROJECT NO. 538-235A
 C.R. 532 (OSCEOLA, POLK LINE ROAD)
 PARCEL: 53-760

0 100 200
 Scale: 1" = 200'

SECTION 31
 TOWNSHIP 25 SOUTH
 RANGE 28 EAST
 OSCEOLA COUNTY



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

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

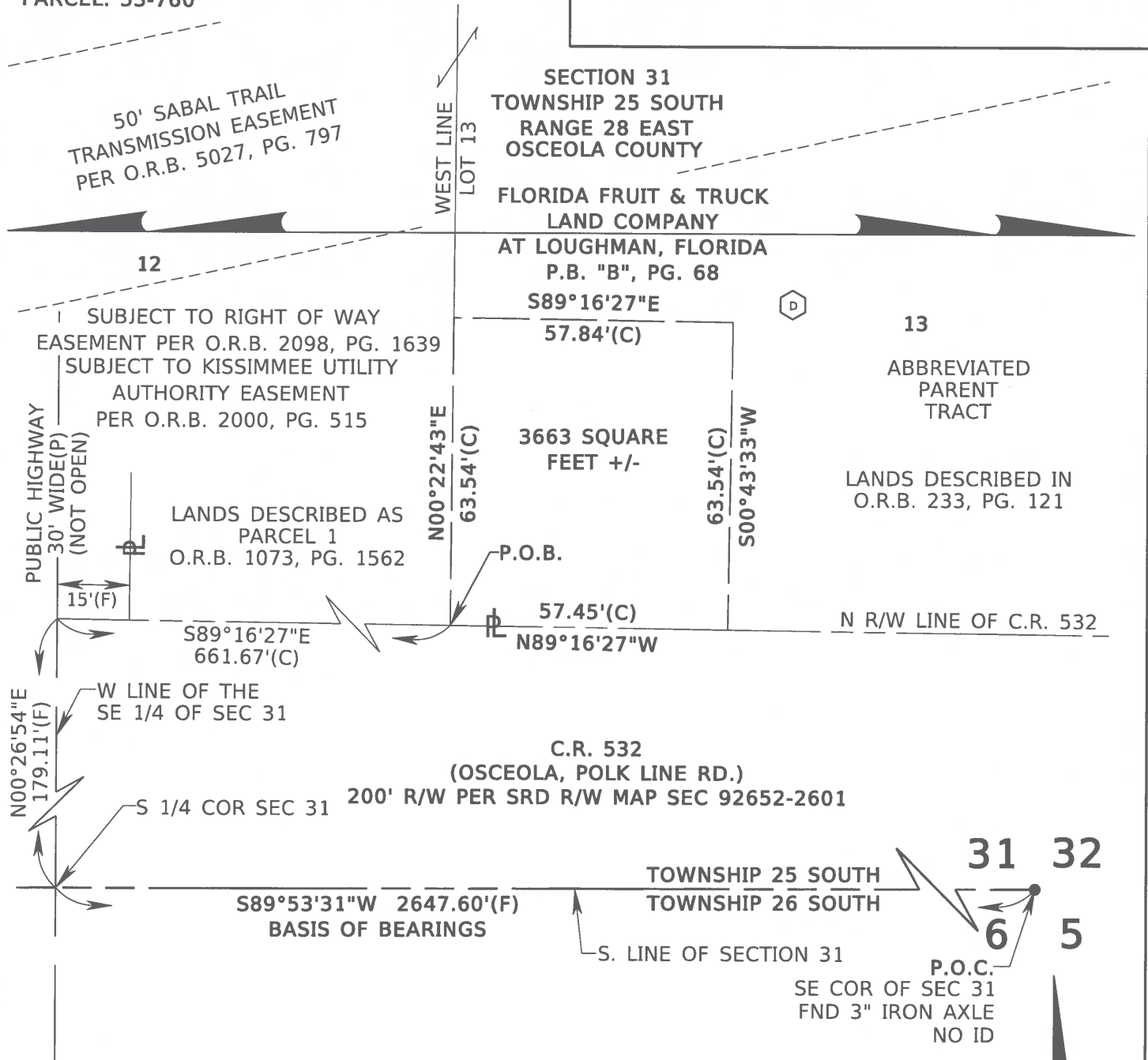
COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

OSCEOLA COUNTY

REVISED PARENT TRACT	JCS	04/08/24	BY	DATE	PREPARED BY: ECHO UES, INC.	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISED SHEET NUMBERS	JCS	04/08/24	DRAWN	TKB	01/17/23	
REVISION	BY	DATE	CHECKED	JCS	09/01/23	CFX PROJECT# 538-235A

SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-760



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

0 15 30
Scale: 1" = 30'

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

OSCEOLA COUNTY

REVISE SHEET NUMBER	JCS	04/08/24	DRAWN	TKB	01/17/23	PREPARED BY: ECHO UES, INC.	DATA SOURCE: SEE GENERAL NOTES, SHEET 4		
REVISION	BY	DATE	CHECKED	JCS	09/01/23	CFX PROJECT# 538-235A	SECTION N/A	SHEET 3 OF 4	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-760


LEGEND:

AC	=	ACRES	O.R.B.	=	OFFICIAL RECORDS BOOK
(C)	=	CALCULATED DATA	PL	=	PROPERTY LINE
C.B.	=	CHORD BEARING	(P)	=	PLAT DATA
C.D.	=	CHORD DISTANCE	P.B.	=	PLAT BOOK
COR	=	CORNER	PG.	=	PAGE
C.R.	=	COUNTY ROAD	P.O.B.	=	POINT OF BEGINNING
CM	=	CONCRETE MONUMENT	P.O.C.	=	POINT OF COMMENCEMENT
(D)	=	DEED DATA	PSM	=	PROFESSIONAL SURVEYOR & MAPPER
EXIST.	=	EXISTING	R	=	RADIUS
(F)	=	FIELD DATA	RD.	=	ROAD
FND	=	FOUND	R/W	=	RIGHT OF WAY
ID	=	IDENTIFICATION	SEC	=	SECTION
IRC	=	IRON ROD & CAP	SRD	=	STATE ROAD DEPARTMENT
L	=	LENGTH	T.B	=	TANGENT BEARING
LB	=	LICENSED BUSINESS	W/	=	WITH
M.B.	=	MAP BOOK	Δ	=	DELTA
NAD83	=	NORTH AMERICAN DATUM OF 1983	+/-	=	MORE OR LESS
NTS	=	NOT TO SCALE	— —	=	TEMPORARY EASEMENT LINE

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST AS BEING SOUTH 89°53'31" WEST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-460, DATED JULY 28, 2022 AT 8:00 A.M., UPDATED MARCH 13, 2023 AT 8:00 A.M. AND UPDATED MARCH 11, 2024 AT 8:00 A.M.

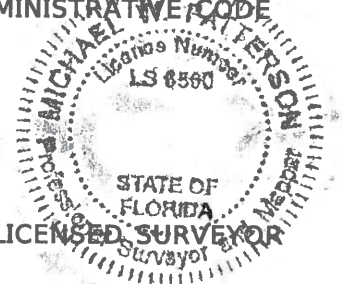
I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



DATE: 4/22/2024

MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

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



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY									
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY									
COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD) OSCEOLA COUNTY									
GENERAL NOTE 3	JCS	04/08/24	BY	DATE	PREPARED BY:	DATA SOURCE:			
REVISED SHEET NUMBER	JCS	04/08/24	DRAWN	TKB	1/17/23	ECHO UES, INC.			
REVISION	BY	DATE	CHECKED	JCS	09/01/23	CFX PROJECT# 538-235A		SECTION N/A	SHEET 4 OF 4

Number 334

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-762
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

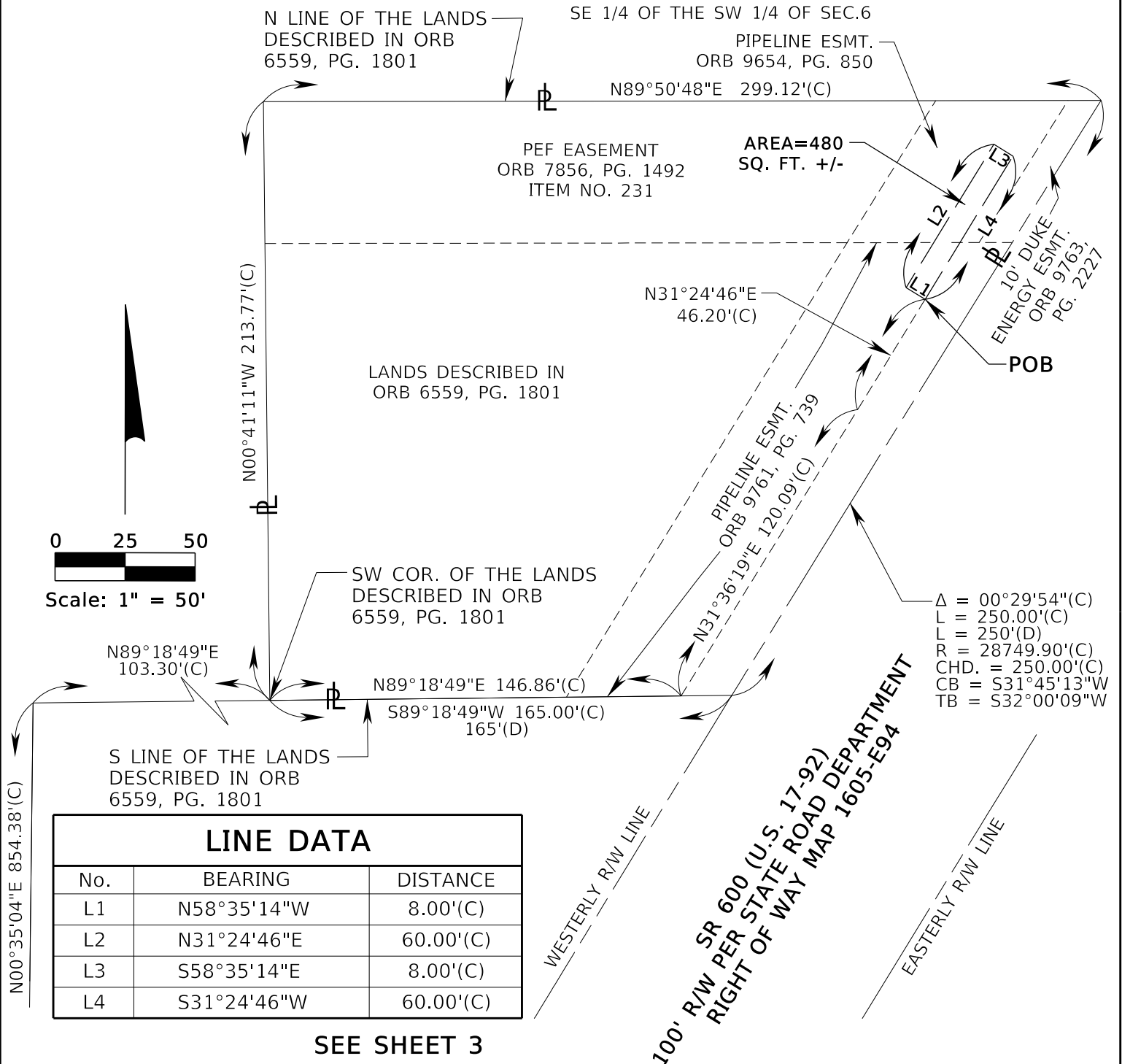
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1323.96 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°35'04" EAST, A DISTANCE OF 854.38 FEET; THENCE NORTH 89°18'49" EAST, A DISTANCE OF 103.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801; THENCE ALONG THE SOUTH LINE OF SAID LANDS NORTH 89°18'49" EAST, A DISTANCE OF 146.86 FEET; THENCE NORTH 31°36'19" EAST, A DISTANCE OF 120.09 FEET; THENCE NORTH 31°24'46" EAST, A DISTANCE OF 46.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 58°35'14" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 31°24'46" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 58°35'14" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 31°36'19" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 480 SQUARE FEET, MORE OR LESS.

SEE SHEETS 2 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	07/10/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO	07/10/2023	SECTION N/A
						SHEET 1 OF 4

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-762**



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	07/10/2023		
CHECKED	M. SHATTO	07/10/2023		
REVISION	BY	DATE	SECTION N/A	SHEET 2 OF 4

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

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-262 DATED 03/18/2021 AT 8:00 A.M., UPDATED 03/19/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8: A.M.

LEGEND

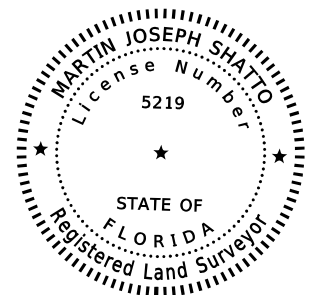
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PB = PLAT BOOK
CB = CHORD BEARING	IP = IRON PIPE	PC = POINT OF CURVATURE
CL = CENTERLINE	IR = IRON ROD OR REBAR	PI = POINT OF INTERSECTION
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POB = POINT OF BEGINNING
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE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

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: 2024.04.03 09:37:34 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY					
				BY	DATE	WBQ DESIGN & ENGINEERING, INC.		

Number 335

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-762
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

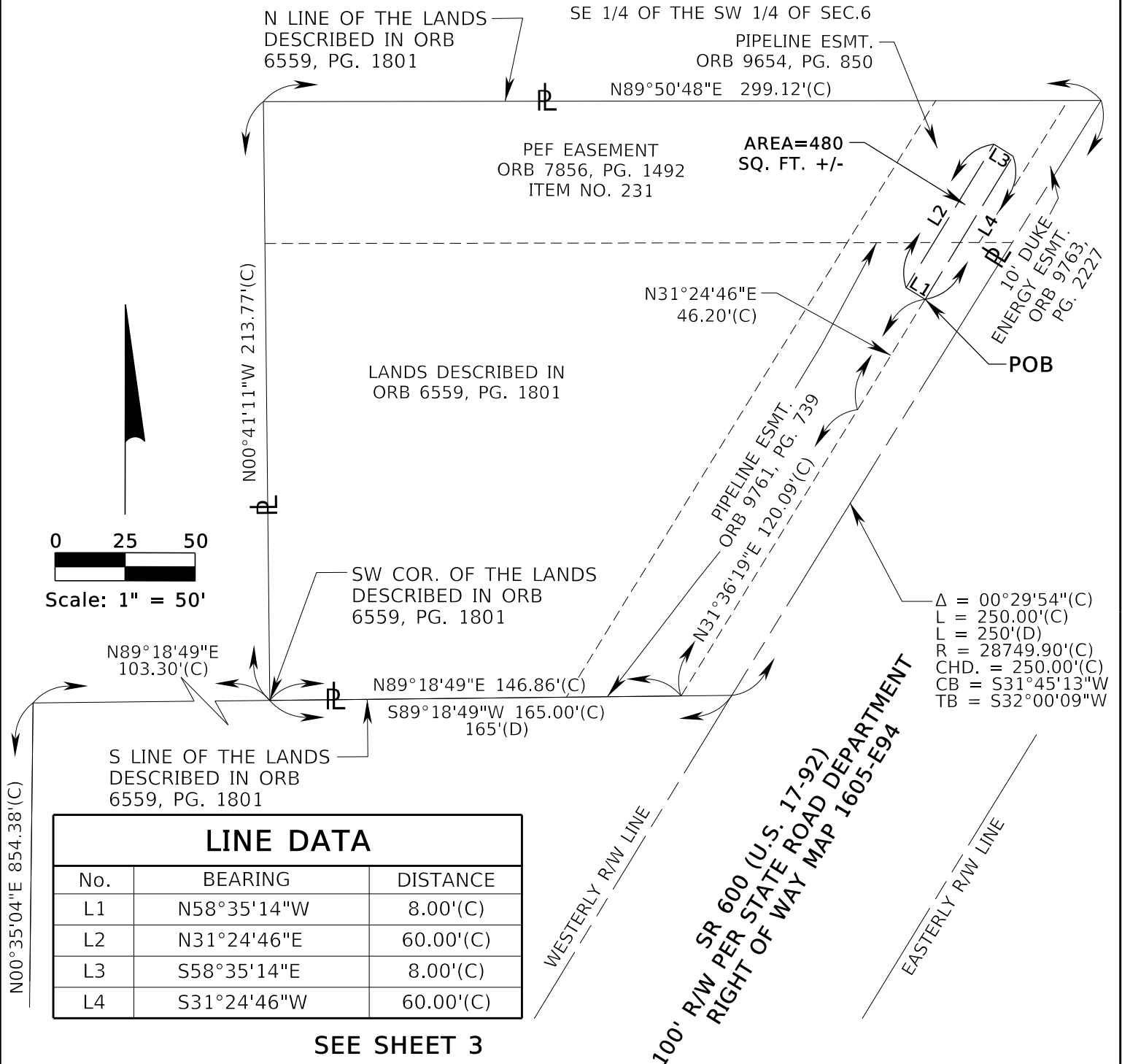
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1323.96 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°35'04" EAST, A DISTANCE OF 854.38 FEET; THENCE NORTH 89°18'49" EAST, A DISTANCE OF 103.30 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6559, PAGE 1801; THENCE ALONG THE SOUTH LINE OF SAID LANDS NORTH 89°18'49" EAST, A DISTANCE OF 146.86 FEET; THENCE NORTH 31°36'19" EAST, A DISTANCE OF 120.09 FEET; THENCE NORTH 31°24'46" EAST, A DISTANCE OF 46.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 58°35'14" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 31°24'46" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 58°35'14" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 31°36'19" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 480 SQUARE FEET, MORE OR LESS.

SEE SHEETS 2 AND 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	07/10/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 4
REVISION	BY	DATE	CHECKED	M. SHATTO	07/10/2023	SECTION N/A
						SHEET 1 OF 4

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-762**



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	07/10/2023		
CHECKED	M. SHATTO	07/10/2023		
REVISION	BY	DATE		

SECTION N/A SHEET 2 OF 4

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

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°39'30" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-262 DATED 03/18/2021 AT 8:00 A.M., UPDATED 03/19/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8: A.M.

LEGEND

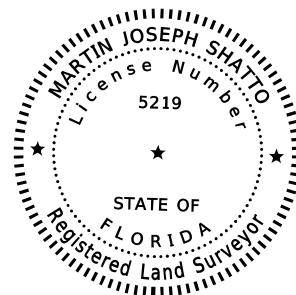
CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PB = PLAT BOOK
CB = CHORD BEARING	IP = IRON PIPE	PC = POINT OF CURVATURE
CL = CENTERLINE	IR = IRON ROD OR REBAR	PI = POINT OF INTERSECTION
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POB = POINT OF BEGINNING
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE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

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: 2024.04.03 09:37:34 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY						
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/03/2024	DRAWN	J. J PIERRE	07/10/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	07/10/2023	
					SECTION N/A	SHEET 4 OF 4

Number 336

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-766
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PORTION OF LOTS 5 AND 6, BLOCK C, OF ROY A. MILLER'S SUBDIVISION AT LOUGHMAN, FLA., AS RECORDED IN PLAT BOOK 32, PAGE 50, PUBLIC RECORDS OF POLK COUNTY, FLORIDA LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10196, PAGE 2068 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

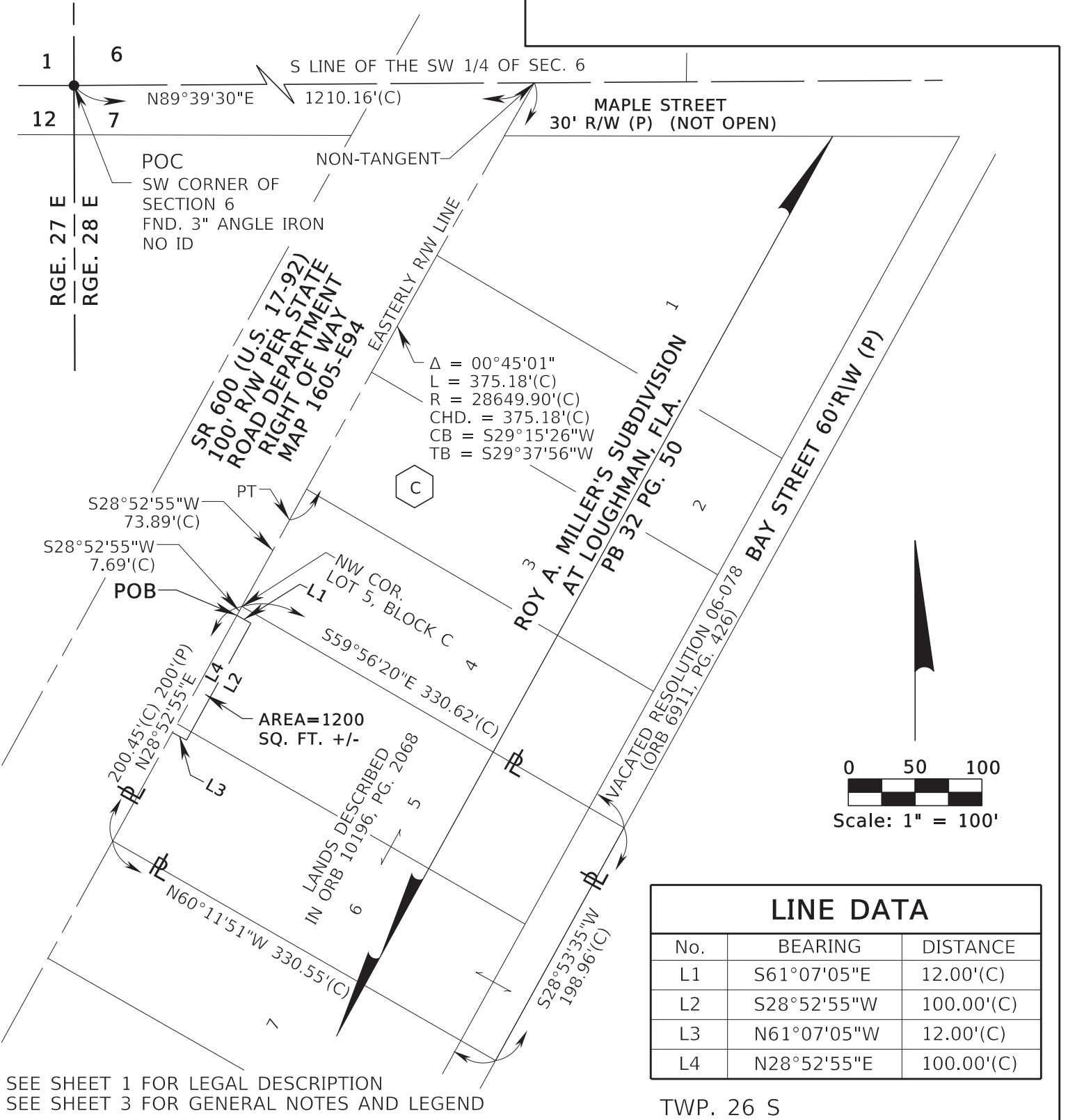
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1210.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 600 (U.S. 17-92), A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28649.90 FEET, A CHORD BEARING OF SOUTH 29°15'26" WEST, AND A CHORD DISTANCE OF 375.18 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 29°37'56" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°45'01", A DISTANCE OF 375.18 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: THENCE SOUTH 28°52'55" WEST, A DISTANCE OF 73.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 28°52'55" WEST, A DISTANCE OF 7.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 61°07'05" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 28°52'55" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 61°07'05" WEST, A DISTANCE OF 12.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 28°52'55" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1200 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R.REBELLO	07/10/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	07/10/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-766



			CENTRAL FLORIDA EXPRESSWAY AUTHORITY				
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY				
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	07/10/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	07/10/2023	SECTION N/A	
						SHEET 2 OF 3	

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°39'30" EAST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
3. PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-53-266 DATED 06/13/2021 AT 8:00 A.M., UPDATED 03/19/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

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

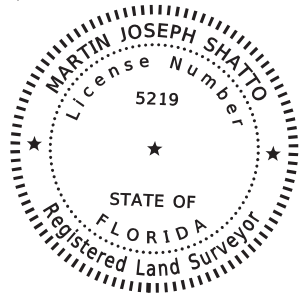
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Martin J Shatto Digitally signed by Martin J Shatto
Date: 2024.04.03 09:38:55 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
UPDATE TITLE	MJS	4/03/2024	DRAWN	R.REBELLO	07/10/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	07/10/2023	SECTION N/A			SHEET 3 OF 3

Number 337

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-770
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PORTION OF LOTS 3 AND 4, BLOCK D, ROY A. MILLER'S SUBDIVISION AT LOUGHMAN, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 50 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10668, PAGE 2016, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

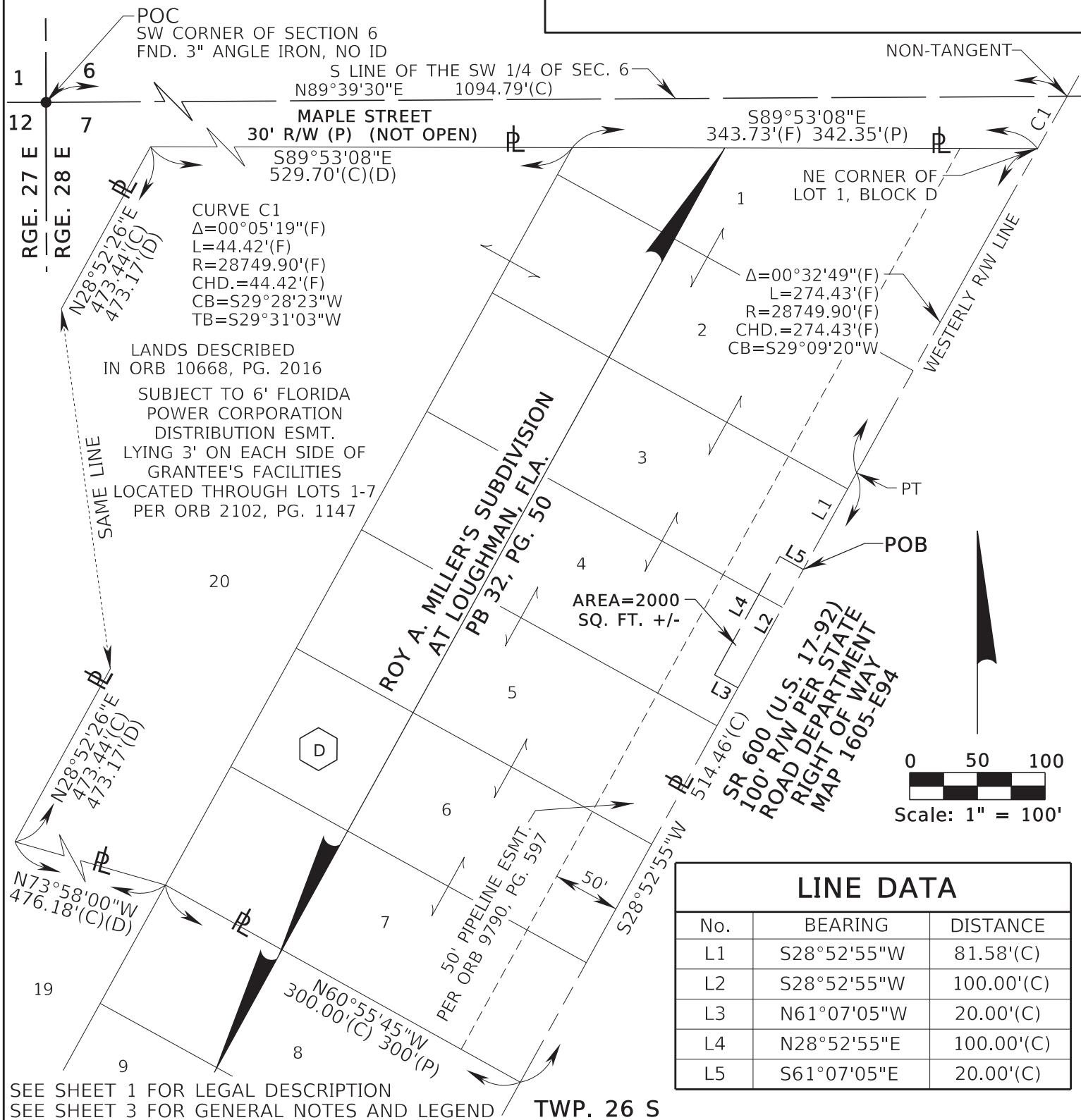
COMMENCE AT A FOUND 3-INCH ANGLE IRON WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 NORTH 89°39'30" EAST, A DISTANCE OF 1094.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 600, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP 1605-E94 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF SOUTH 29°28'23" WEST AND A CHORD DISTANCE OF 44.42 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 29°31'03" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°05'19", A DISTANCE OF 44.42 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK D, ROY A. MILLER'S SUBDIVISION AT LOUGHMAN, FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 50 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28749.90 FEET, A CHORD BEARING OF SOUTH 29°09'20" WEST AND A CHORD DISTANCE OF 274.43 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°32'49", A DISTANCE OF 274.43 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 28°52'55" WEST, A DISTANCE OF 81.58 FEET TO THE POINT BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 28°52'55" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 61°07'05" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 28°52'55" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 61°07'05" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2000 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	08/22/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	08/24/2023	SECTION N/A		SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-770



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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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 08/22/2023		
CHECKED	M. SHATTO 08/24/2023		
		SECTION N/A	SHEET 2 OF 3

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 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING NORTH 89°39'30" EAST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
3. PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-53-270 DATED 07/13/2021 AT 8:00 A.M., REVISED 7/13/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

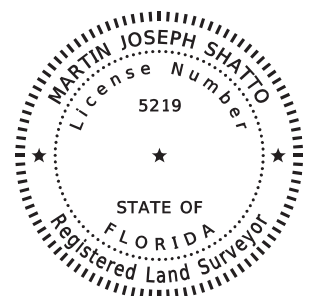
LEGEND

CHD. =	CHORD DISTANCE	ID =	IDENTIFICATION	PC =	POINT OF CURVATURE
CB =	CHORD BEARING	IP =	IRON PIPE	PI =	POINT OF INTERSECTION
CL =	CENTERLINE	IR =	IRON ROD OR REBAR	POB =	POINT OF BEGINNING
(C) =	CALCULATED DATA	IRC =	IRON ROD AND CAP	POC =	POINT OF COMMENCEMENT
CCR =	CERTIFIED CORNER RECORD	L =	LENGTH OF CURVE	P.O.T. =	POINT ON TANGENT
CFX =	CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB =	LICENSED BUSINESS	PT =	POINT OF TANGENCY
CO. =	COUNTY	L/A =	LIMITED ACCESS	PROJ. =	PROJECT
COR. =	CORNER	MON. =	MONUMENTATION/MONUMENT	R =	RADIUS
CM =	CONCRETE MONUMENT	NO. =	NUMBER	RR =	RAILROAD
CR =	COUNTY ROAD	N/A =	NOT APPLICABLE	RGE. =	RANGE
CSX =	CHESSIE SEABOARD CONSOLIDATED	NL =	NAIL	REF. =	REFERENCE
D =	DEGREE	N&D =	NAIL & DISK	R/W =	RIGHT OF WAY
(D) =	DEED DATA	NT =	NON-TANGENT	SEC. =	SECTION
DB =	DEED BOOK	NTS =	NOT TO SCALE	SQ.FT. =	SQUARE FEET
DR. =	DRIVE	OR =	OFFICIAL RECORD	SR =	STATE ROAD
ESMT. =	EASEMENT	ORB =	OFFICIAL RECORD BOOK	T =	TANGENT
Δ =	DELTA (CENTRAL ANGLE)	PG. =	PAGE	TB =	TANGENT BEARING
FND. =	FOUND	PLS =	PROFESSIONAL LAND SURVEYOR	TC =	TANGENT TO CURVE
(F) =	FIELD DATA	PL =	PROPERTY LINE	TWP. =	TOWNSHIP
F.P. =	FINANCIAL PROJECT	(P) =	PLAT DATA	UE =	UTILITY EASEMENT
FDOT =	FLORIDA DEPARTMENT OF TRANSPORTATION	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: 2024.04.03 09:40:05 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/03/2024	DRAWN	R.REBELLO	08/22/2023		
REVISION	BY	DATE	CHECKED	M. SHATTO	08/24/2023	SECTION N/A	SHEET 3 OF 3

Number 338

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-784 PARTS A-B
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

PART A

A PORTION OF LOT 14, POMERANCE PARK UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 54, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4650, PAGE 2080, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5" BY 5" CONCRETE MONUMENT WITH A BRASS DISK, STAMPED "OSCEOLA COUNTY T25S / R27E 1964 FLORIDA J", MARKING THE WEST 1/4 CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST; THENCE SOUTH 00°41'53" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 2444.67 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), A 200 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE SOUTH 89°16'27" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 107.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°25'09" EAST, A DISTANCE OF 69.39 FEET; THENCE SOUTH 89°34'51" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°25'09" WEST, A DISTANCE OF 69.66 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 89°16'27" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3476 SQUARE FEET, MORE OR LESS.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				OSCEOLA COUNTY	
				BY	DATE	PREPARED BY:	DATA SOURCE:	
						ECHO UES, INC.	SEE GENERAL NOTES, SHEET 6	
ADD PARTS TO PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23	CFX PROJECT# 538-235A		SECTION N/A
REVISION	BY	DATE	CHECKED	JCS	09/01/23	CFX PROJECT# 538-235A		SHEET 1 OF 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-784 PARTS A-B
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

PART B

A PORTION OF LOT 17, POMERANCE PARK, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 54, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4645, PAGE 938, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

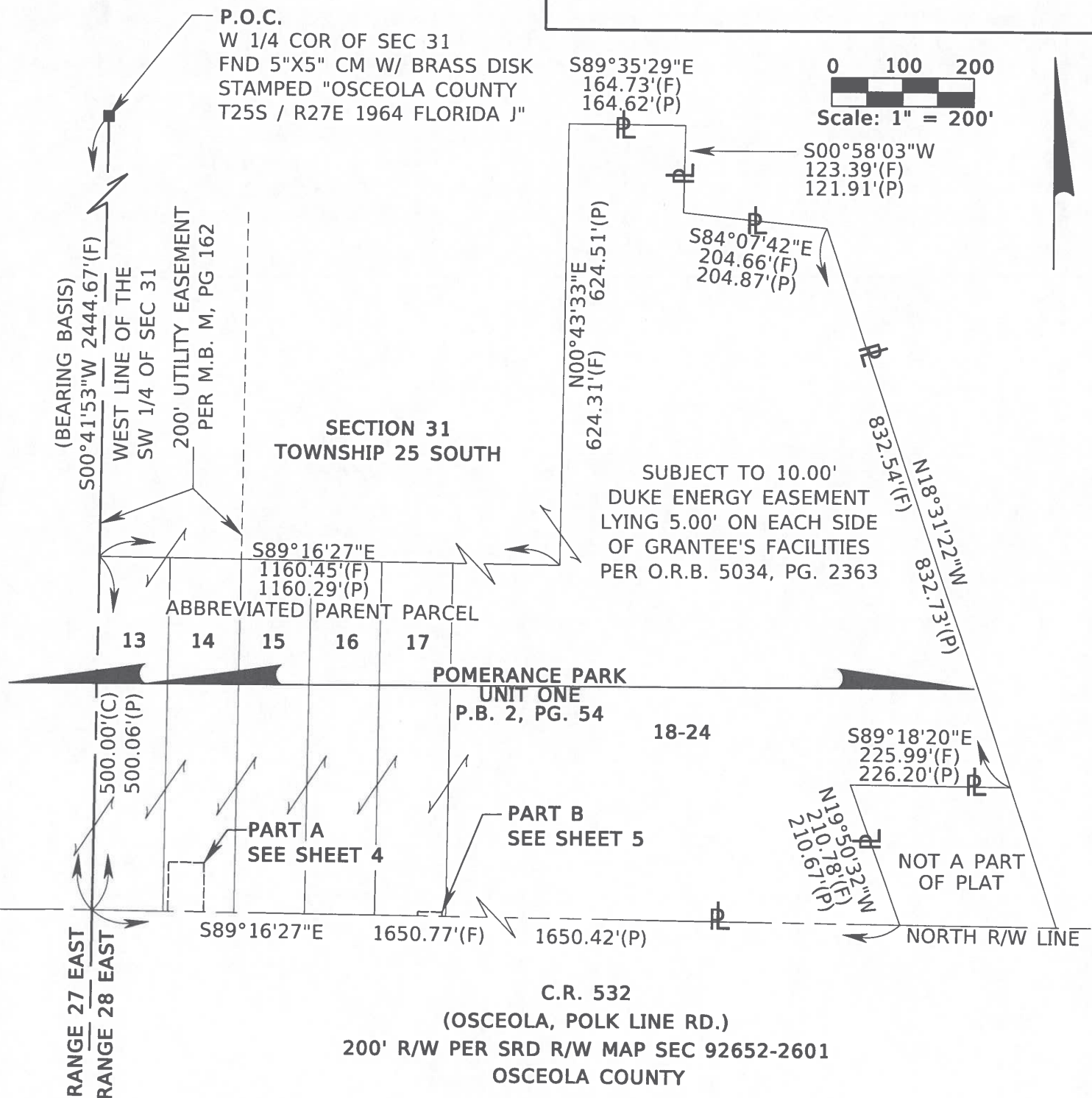
COMMENCE AT A 5" BY 5" CONCRETE MONUMENT WITH A BRASS DISK, STAMPED "OSCEOLA COUNTY T25S / R27E 1964 FLORIDA J", MARKING THE WEST 1/4 CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST; THENCE SOUTH 00°41'53" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 2444.67 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), A 200 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE SOUTH 89°16'27" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 460.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°43'33" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 89°16'27" EAST, A DISTANCE OF 33.86 FEET; THENCE SOUTH 00°43'33" WEST, A DISTANCE OF 6.00 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 89°16'27" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 33.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 203 SQUARE FEET, MORE OR LESS.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				OSCEOLA COUNTY	
				BY	DATE	PREPARED BY:	DATA SOURCE:	
						ECHO UES, INC.	SEE GENERAL NOTES, SHEET 6	
ADD PARTS TO PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23			
REVISION	BY	DATE	CHECKED	JCS	09/01/23	CFX PROJECT# 538-235A	SECTION N/A	SHEET 2 OF 6

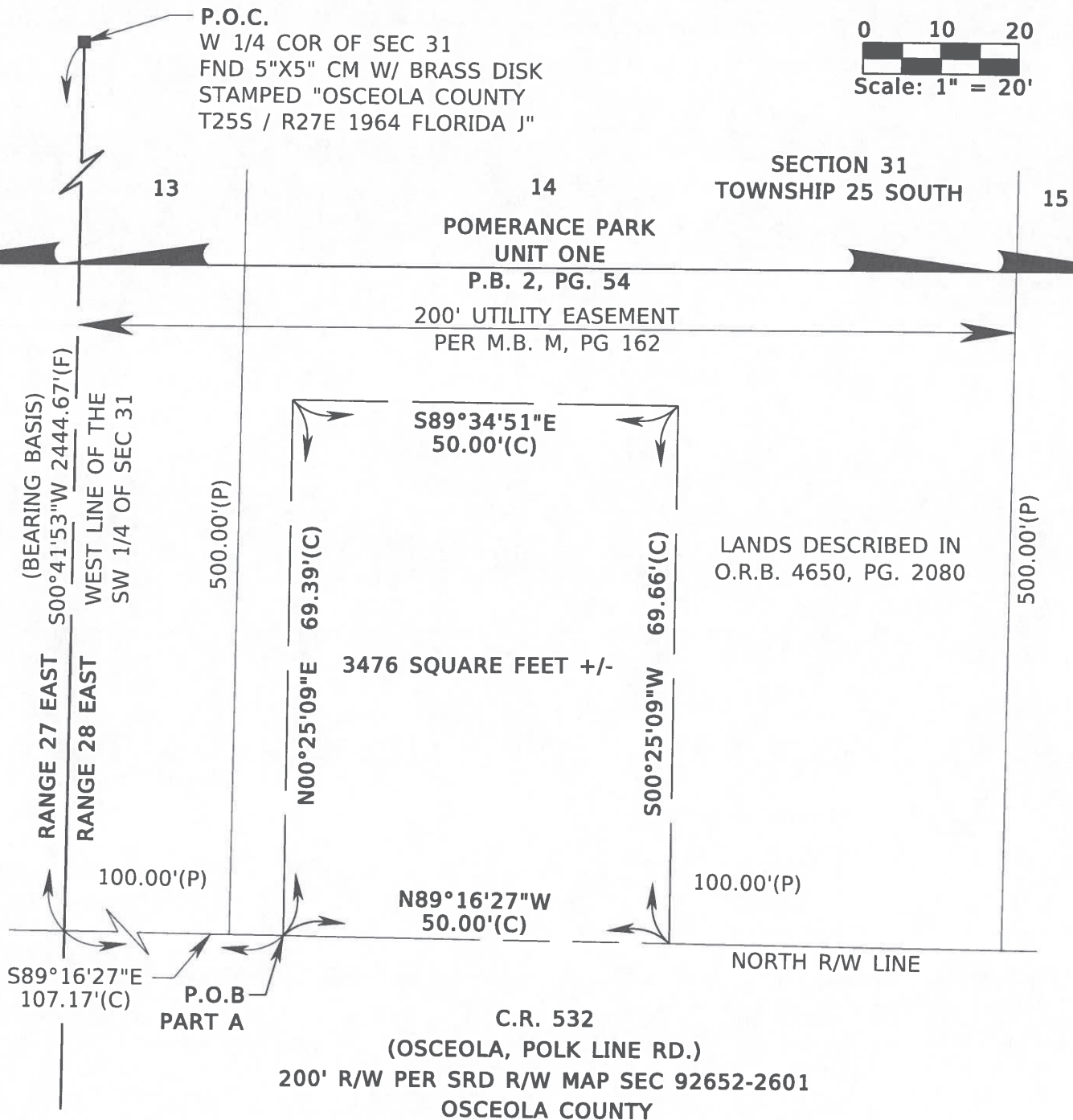
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-784 PARTS A-B
PARENT PARCEL



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)					
			OSCEOLA COUNTY					
						PREPARED BY:	DATA SOURCE:	
						ECHO UES, INC.	SEE GENERAL NOTES, SHEET 6	
ADD PARTS TO PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23			
REVISION	BY	DATE	CHECKED	JCS	09/01/23	CFX PROJECT# 538-235A	SECTION N/A	SHEET 3 OF 6

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-784 PARTS A-B
PART A**



SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				OSCEOLA COUNTY	
				BY	DATE	PREPARED BY:	DATA SOURCE:	
						ECHO UES, INC.	SEE GENERAL NOTES, SHEET 6	
ADD PARTS TO PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23	CFX PROJECT# 538-235A SECTION N/A SHEET 4 OF 6		
REVISION	BY	DATE	CHECKED	JCS	09/01/23			

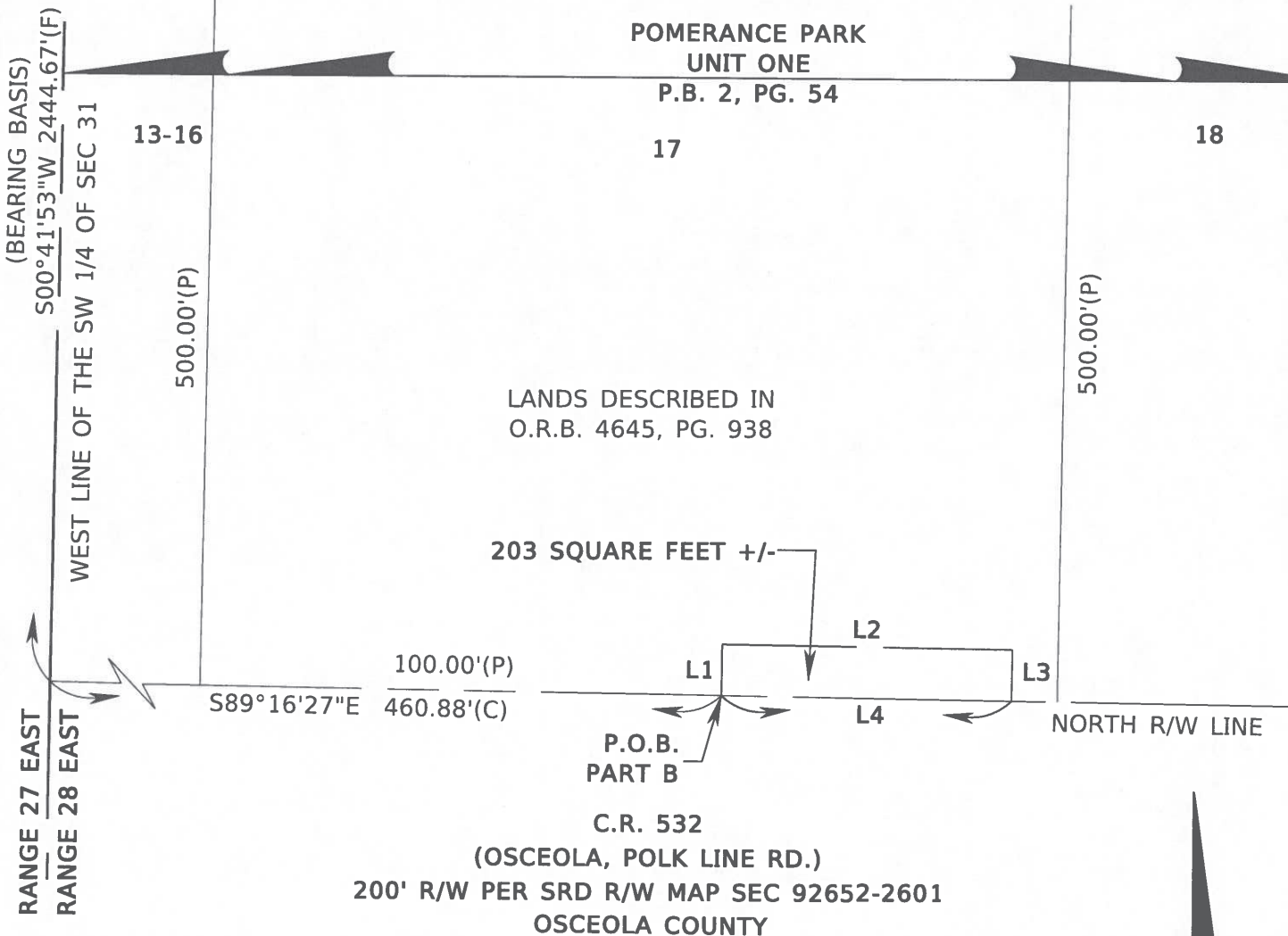
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 PROJECT NO. 538-235A
 C.R. 532 (OSCEOLA, POLK LINE ROAD)
 PARCEL: 53-784 PARTS A-B
 PART B

P.O.C.
 W 1/4 COR OF SEC 31
 FND 5"X5" CM W/ BRASS DISK
 STAMPED "OSCEOLA COUNTY
 T25S / R27E 1964 FLORIDA J"

SECTION 31
 TOWNSHIP 25 SOUTH

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°43'33"E	6.00'(C)
L2	S89°16'27"E	33.86'(C)
L3	S00°43'33"W	6.00'(C)
L4	N89°16'27"W	33.86'(C)

POMERANCE PARK
 UNIT ONE
 P.B. 2, PG. 54



SEE SHEET 2 FOR LEGAL DESCRIPTION
 SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

0 10 20
 Scale: 1" = 20'

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

OSCEOLA COUNTY

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				OSCEOLA COUNTY	
				BY	DATE	PREPARED BY:	DATA SOURCE:	
						ECHO UES, INC.	SEE GENERAL NOTES, SHEET 6	
ADD PARTS TO PARCEL NUMBER	JCS	05/07/24	DRAWN	TKB	01/17/23	CFX PROJECT# 538-235A		SECTION N/A
REVISION	BY	DATE	CHECKED	JCS	09/01/23	SHEET 5 OF 6		

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)					
			OSCEOLA COUNTY					
ADD PARTS TO PARCEL NUMBER	JCS	05/07/24				PREPARED BY:	DATA SOURCE:	
GENERAL NOTE 3	JCS	04/05/23	DRAWN	TKB	01/17/23	ECHO UES, INC.	SEE GENERAL NOTE 3	
REVISION	BY	DATE	CHECKED	JCS	09/01/23	CFX PROJECT# 538-235A	SECTION N/A	SHEET 6 OF 6

Number 339

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-785
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4605, PAGE 664, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5" BY 5" CONCRETE MONUMENT WITH A BRASS DISK, STAMPED "OSCEOLA COUNTY T25S / R27E 1964 FLORIDA J", MARKING THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE SOUTH 00°41'53" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 2444.65 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), A 200 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE SOUTH 89°47'42" WEST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1363.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°47'42" WEST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 36.11 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 246.00 FEET AND A CENTRAL ANGLE OF 22°21'25" (CHORD BEARING = NORTH 16°13'07" WEST, CHORD DISTANCE = 95.38 FEET); THENCE FROM A TANGENT BEARING OF NORTH 05°02'24" WEST, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.99 FEET; THENCE NORTH 63°46'03" EAST, A DISTANCE OF 36.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 282.00 FEET AND A CENTRAL ANGLE OF 22°49'36" (CHORD BEARING = SOUTH 15°50'06" EAST, CHORD DISTANCE = 111.61 FEET); THENCE FROM A TANGENT BEARING OF SOUTH 27°14'54" EAST, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 112.35 FEET TO THE POINT OF BEGINNING.

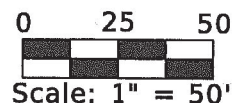
CONTAINING 3750 SQUARE FEET, MORE OR LESS.

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						
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)					OSCEOLA COUNTY	
				BY	DATE	PREPARED BY:	DATA SOURCE:		
						ECHO UES, INC.	SEE GENERAL NOTES, SHEET 3		
DISTANCES	JCS	06/10/24	DRAWN	TKB	01/17/23	CFX PROJECT# 538-235A			
REVISION	BY	DATE	CHECKED	JCS	06/21/23	SECTION N/A		SHEET 1 OF 3	

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT BEARING
C1(C)	22°21'25"	95.99'	246.00'	N16°13'07"W	95.38'	N05°02'24"W
C2(C)	22°49'36"	112.35'	282.00'	S15°50'06"E	111.61'	S27°14'54"E

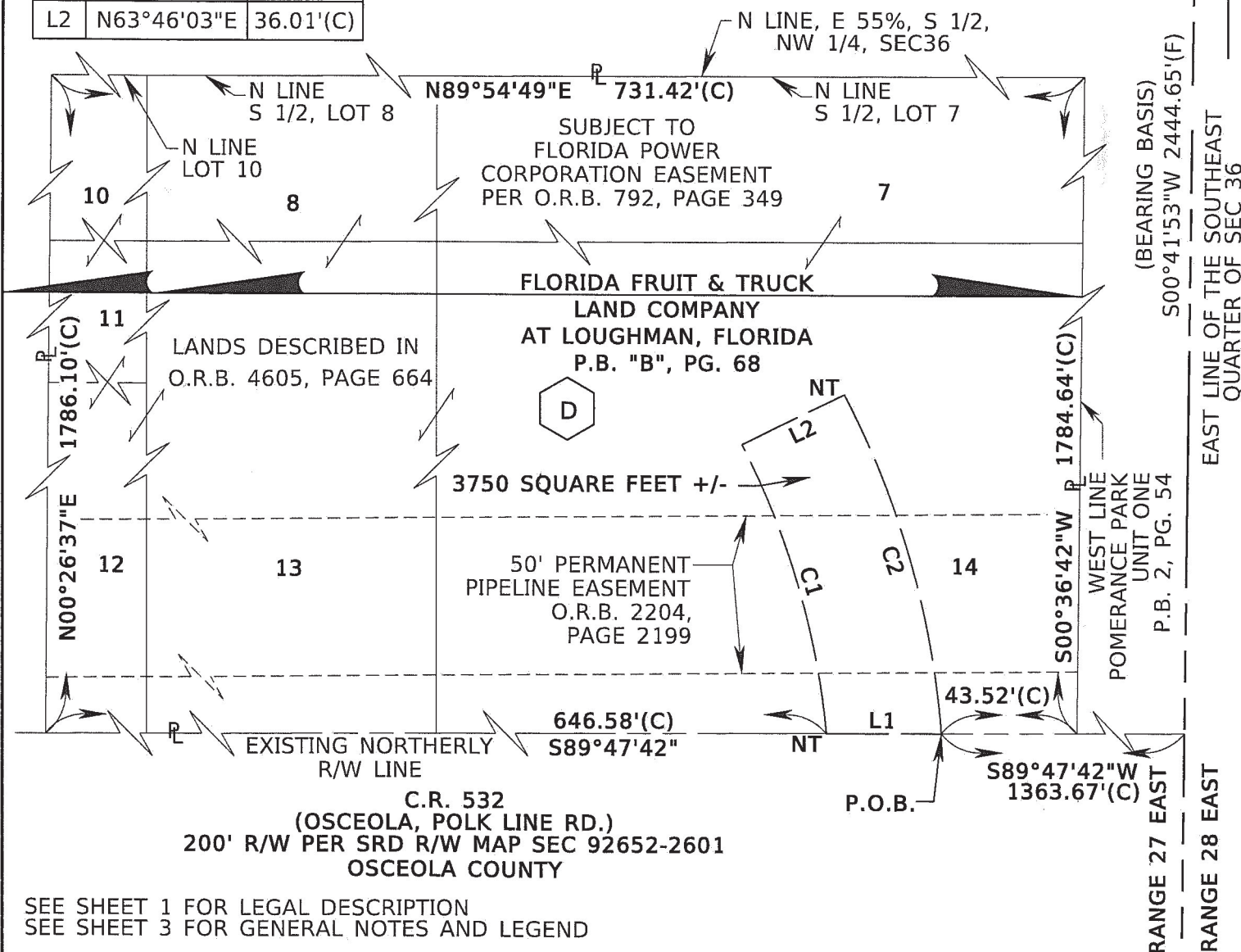


LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°47'42"W	36.11'(C)
L2	N63°46'03"E	36.01'(C)

SECTION 36
 TOWNSHIP 25 SOUTH
 RANGE 27 EAST

P.O.C.
 E 1/4 COR OF SEC 36
 FND 5"X5" CM W/ BRASS
 DISK STAMPED "OSCEOLA
 COUNTY T25S / R27E
 1964 FLORIDA J"



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

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

OSCEOLA COUNTY

DISTANCES & MISCELLANEOUS DATA	JCS	06/10/24	DRAWN	TKB	01/17/23	PREPARED BY: ECHO UES, INC.	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
			CHECKED	JCS	06/21/23	CFX PROJECT# 538-235A	SHEET 2 OF 3

LEGEND:

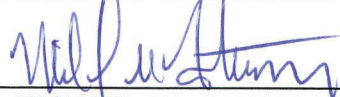
AC = ACRES
(C) = CALCULATED DATA
C.B. = CHORD BEARING
C.D. = CHORD DISTANCE
COR = CORNER
C.R. = COUNTY ROAD
CM = CONCRETE MONUMENT
(D) = DEED DATA
EXIST. = EXISTING
(F) = FIELD DATA
FND = FOUND
ID = IDENTIFICATION
L = LENGTH
LB = LICENSED BUSINESS
M.B. = MAP BOOK
NAD83 = NORTH AMERICAN
DATUM OF 1983
NT = NON-TANGENT
NTS = NOT TO SCALE

O.R.B. = OFFICIAL RECORDS BOOK
P.L. = PROPERTY LINE
(P) = PLAT DATA
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR &
MAPPER
R = RADIUS
RD. = ROAD
R/W = RIGHT OF WAY
SEC = SECTION
SRD = STATE ROAD DEPARTMENT
T.B. = TANGENT BEARING
W/ = WITH
Δ = DELTA
+/- = MORE OR LESS

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST AS BEING SOUTH 00°41'53" WEST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-53-185, DATED NOVEMBER 30, 2020 AT 8:00 A.M., UPDATED MAY 10, 2022 AT 8:00 A.M., UPDATED MARCH 01, 2023 AT 8:00 A.M. AND UPDATED MARCH 11, 2024 AT 8:00 A.M.

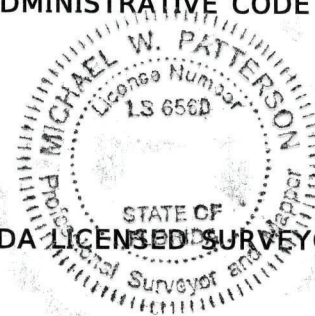
I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



DATE: 6/12/2024

MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

NOT VALID WITHOUT ORIGINAL 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	
				COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)	
				OSCEOLA COUNTY	
		BY	DATE	PREPARED BY:	DATA SOURCE:
		DRAWN	TKB	01/17/23	ECHO UES, INC.
GENERAL NOTE 3		JCS	04/05/24	SEE GENERAL NOTE 3	
REVISION		BY	DATE	CFX PROJECT# 538-235A	SHEET 3 OF 3
		CHECKED	JCS	06/21/23	

Number 33:

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-791
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PORTION OF LOT 16, FLORIDA FRUIT & TRUCK LAND COMPANY AT LOUGHMAN, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS SHOWN IN PLAT BOOK "B", PAGE 68, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1371, PAGE 274, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 3" IRON AXLE MARKING THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST; THENCE SOUTH 89°53'31" WEST, ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 850.46 FEET; THENCE NORTH 00°06'29" WEST, PERPENDICULAR TO SAID SOUTH SECTION LINE, A DISTANCE OF 152.97 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532, A 200 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601 AND THE POINT OF BEGINNING; THENCE NORTH 00°43'33" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°16'27" EAST, A DISTANCE OF 120.43 FEET TO SAID NORTH RIGHT OF WAY LINE AND A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 25°50'29" (CHORD BEARING = SOUTH 77°48'18" WEST, CHORD DISTANCE = 44.72 FEET); THENCE FROM A TANGENT BEARING OF SOUTH 64°53'04" WEST, RUN SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ARC OF SAID CURVE A DISTANCE OF 45.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°16'27" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 76.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 1062 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					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)			OSCEOLA COUNTY		
			BY	DATE	PREPARED BY:	DATA SOURCE:		
			DRAWN	TKB	01/17/23	ECHO UES, INC.		
			CHECKED	JCS	09/01/23	CFX PROJECT# 538-235A		
REVISION	BY	DATE				SECTION N/A		SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-791

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT BEARING
C1(C)	25°50'29"	45.10'	100.00'	S77°48'18"W	44.72'	S64°53'04"W
C2(F)	57°23'06"	100.16'	100.00'	N62°01'59"E	96.02'	
C3(C)	19°52'14"	514.12'	1482.42'	N43°16'33"E	511.54'	

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°06'29"W	152.97'(C)
L2	N00°43'33"E	10.00'(C)
L3	S89°16'27"E	120.43'(C)
L4	N89°16'27"W	76.84'(C)
L5	N89°16'27"W	392.22'(C)
L6	N63°27'33"E	926.15'(F)
L7	N33°20'26"E	1.60'(F)

FLORIDA FRUIT & TRUCK
LAND COMPANY
AT LOUGHMAN, FLORIDA
P.B. "B", PG. 68

16

OLD DIXIE HIGHWAY (U.S. 17/92)(D)
(NOT OPEN)

SE 1/4 OF THE SE 1/4
SECTION 31
TOWNSHIP 25 SOUTH
RANGE 28 EAST

LANDS DESCRIBED IN
O.R.B. 1371, PG. 274

1062 SQUARE FEET +/-

N.T. C2

P.O.B.

P.T.

C.R. 532

(OSCEOLA, POLK LINE RD.)

200' R/W PER SRD. R/W MAP SEC 92652-2601,
OSCEOLA COUNTY

WEST R/W LINE
S.R. 600 (U.S. 17/92)
S.R. 600 (U.S. 17/92)
200' R/W PER SRD
R/W MAP SEC 92010-1520

NORTH R/W LINE
C.R. 532

TOWNSHIP 25 SOUTH

TOWNSHIP 26 SOUTH

S89°53'31"W 850.46'(C)
(BEARING BASIS)

SOUTH LINE OF SEC 31

SUBJECT TO EASEMENT
PER O.R.B. 294, PG. 178

SUBJECT TO EASEMENT
PER D.B. 93, PG. 126

P.O.C.
SE COR OF SEC 31
FND 3" IRON AXLE NO ID

0 20 40



Scale: 1" = 40'

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

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

OSCEOLA COUNTY

BY

DATE

PREPARED BY:

DATA SOURCE:

DRAWN

TKB

01/17/23

ECHO UES, INC.

SEE GENERAL NOTES, SHEET 3

REVISION

BY

DATE

CHECKED

JCS

09/01/23

CFX PROJECT# 538-235A

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-791

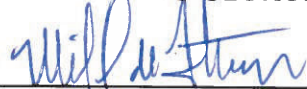
LEGEND:

AC	=	ACRES	P	=	PROPERTY LINE
(C)	=	CALCULATED	(P)	=	PLAT DATA
COR	=	CORNER	P.B.	=	PLAT BOOK
C.M.	=	CONCRETE MONUMENT	PG.	=	PAGE
(D)	=	DEED DATA	P.O.B.	=	POINT OF BEGINNING
D.B.	=	DEED BOOK	P.O.C.	=	POINT OF COMMENCEMENT
EXIST	=	EXISTING	P.T.	=	POINT OF TANGENCY
(F)	=	FIELD	R/W	=	RIGHT OF WAY
FND	=	FOUND	RD.	=	ROAD
ID	=	IDENTIFICATION	SEC	=	SECTION
LB	=	LICENSED BUSINESS	S.R.	=	STATE ROAD
N.T.	=	NON-TANGENT	C.R.	=	COUNTY ROAD
NAD83	=	NORTH AMERICAN	SRD	=	STATE ROAD DEPARTMENT
		DATUM OF 1983	W/	=	WITH
O.R.B.	=	OFFICIAL RECORDS BOOK	+/-	=	MORE OR LESS
			— — — — —	=	EASEMENT LINE

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, LYING IN OSCEOLA COUNTY, FLORIDA, AS BEING SOUTH 89°53'31" WEST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-53-791, DATED APRIL 27, 2023 AT 8:00 A.M., UPDATED MARCH 11, 2024 AT 8:00 A.M.

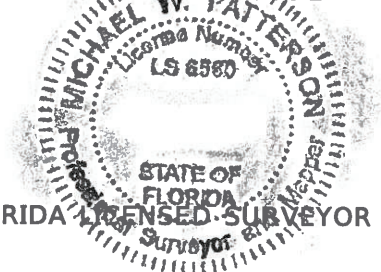
I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



DATE: 4/16/2024

MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

NOT VALID WITHOUT ORIGINAL 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					
COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				OSCEOLA COUNTY	
BY		DATE		PREPARED BY:	DATA SOURCE:
DRAWN		TKB		ECHO UES, INC.	
01/17/23				SEE GENERAL NOTE 3	
GENERAL NOTE 3		JCS		04/05/24	
REVISION		BY		DATE	
CHECKED		JCS		09/01/23	
CFX PROJECT# 538-235A				SHEET 3 OF 3	

Number 33;

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-811
PURPOSE: PERPETUAL EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PORTION OF LOT 11, BLOCK B, ALEMAN ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA ALSO BEING DESCRIBED IN OFFICIAL RECORD BOOK 1251, PAGE 1247, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5" BY 5" CONCRETE MONUMENT WITH A 2" BRASS DISK, STAMPED "OSCEOLA COUNTY", MARKING THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE NORTH 00°06'29" EAST, A DISTANCE OF 896.59 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), A 200 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601 AND A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2010.08 FEET AND A CENTRAL ANGLE OF 01°44'01" (CHORD BEARING = SOUTH 80°30'11" EAST, CHORD DISTANCE = 60.81 FEET); THENCE FROM A TANGENT BEARING OF SOUTH 81°22'11" EAST, SOUTHEASTERLY ALONG SAID EXISTING NORTH RIGHT OF WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 60.82 FEET TO THE EXISTING EAST RIGHT OF WAY LINE OF SULLIVAN ROAD, A 60.0 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF ALEMAN ACRES, PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 00°06'29" EAST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 152.95 FEET; THENCE SOUTH 89°53'09" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°06'29" WEST, A DISTANCE OF 156.67 FEET TO SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 532 AND TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2010.08 FEET AND A CENTRAL ANGLE OF 00°34'48" (CHORD BEARING = NORTH 79°20'47" WEST, CHORD DISTANCE = 20.34 FEET); THENCE FROM A TANGENT BEARING OF NORTH 79°03'23" WEST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE AND ARC OF SAID CURVE A DISTANCE OF 20.34 FEET TO THE POINT OF BEGINNING.

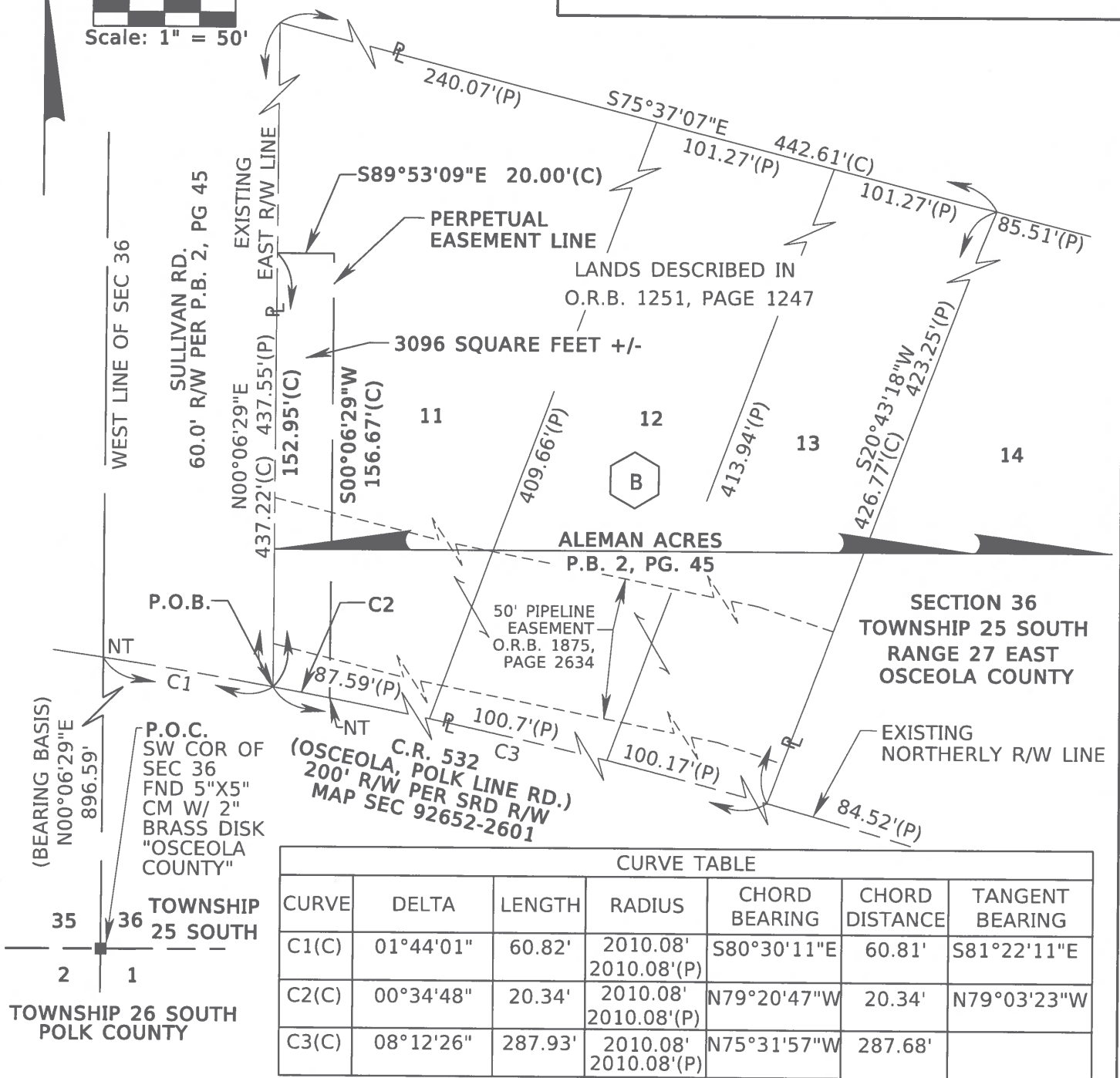
CONTAINING 3096 SQUARE FEET, MORE OR LESS.

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					
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				OSCEOLA COUNTY	
				BY	DATE	PREPARED BY:	DATA SOURCE:	
			DRAWN	TKB	01/17/23	ECHO UES, INC.	SEE GENERAL NOTES, SHEET 3	
REVISION	BY	DATE	CHECKED	JCS	08/16/23	CFX PROJECT# 538-235A	SECTION N/A	SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 PROJECT NO. 538-235A
 C.R. 532 (OSCEOLA, POLK LINE ROAD)
 PARCEL: 53-811

0 25 50
 Scale: 1" = 50'



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

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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD) OSCEOLA COUNTY

BY	DATE	PREPARED BY:	DATA SOURCE:
TKB	01/17/23	ECHO UES, INC.	SEE GENERAL NOTES, SHEET 3
CHECKED	JCS	08/16/23	CFX PROJECT# 538-235A
REVISION	BY	DATE	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-811

LEGEND:

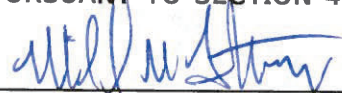
AC = ACRES
(C) = CALCULATED DATA
C.B. = CHORD BEARING
C.D. = CHORD DISTANCE
COR = CORNER
C.R. = COUNTY ROAD
CM = CONCRETE MONUMENT
(D) = DEED DATA
EXIST. = EXISTING
(F) = FIELD DATA
FND = FOUND
ID = IDENTIFICATION
L = LENGTH
LB = LICENSED BUSINESS
M.B. = MAP BOOK
NAD83 = NORTH AMERICAN
DATUM OF 1983
NT = NON-TANGENT
NTS = NOT TO SCALE

O.R.B. = OFFICIAL RECORDS BOOK
P.L. = PROPERTY LINE
(P) = PLAT DATA
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR &
MAPPER
R = RADIUS
RD. = ROAD
R/W = RIGHT OF WAY
SEC = SECTION
SRD = STATE ROAD DEPARTMENT
T.B. = TANGENT BEARING
W/ = WITH
Δ = DELTA
+/- = MORE OR LESS

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 27 EAST AS BEING NORTH 00°06'29" EAST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-53-711 A & 53-711 B, DATED APRIL 27, 2023 AT 8:00 A.M., UPDATED MARCH 11, 2024 AT 8:00 A.M.

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



DATE: 4/16/2024

MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560

NOT VALID WITHOUT ORIGINAL 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	
				COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)	
				OSCEOLA COUNTY	
				PREPARED BY:	
				ECHO UES, INC.	
				DATA SOURCE:	
				SEE GENERAL NOTE 3	
GENERAL NOTE 3	JCS	04/05/24	DRAWN	TKB	01/17/23
REVISION	BY	DATE	CHECKED	JCS	08/16/23
CFX PROJECT# 538-235A					SHEET 3 OF 3

Number 342

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-814
PURPOSE: PERPETUAL EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 195.82 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF CHESSIE SEABOARD CONSOLIDATED (CSX) RAILROAD, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON TRACK MAP V.3 S43-44, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11509.19 FEET, A CHORD BEARING OF NORTH 42°25'39" EAST AND A CHORD DISTANCE OF 920.34 FEET; THENCE FROM A TANGENT BEARING OF NORTH 40°08'09" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 04°34'58", A DISTANCE OF 920.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11509.19 FEET, A CHORD BEARING OF NORTH 45°10'08" EAST AND A CHORD DISTANCE OF 180.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°54'00", A DISTANCE OF 180.78 FEET TO A POINT ON THE OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID OSCEOLA/POLK COUNTY LINE SOUTH 27°04'46" EAST, A DISTANCE OF 104.78 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID CSX RAILROAD AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11409.19 FEET, A CHORD BEARING OF SOUTH 45°01'54" WEST AND A CHORD DISTANCE OF 171.52 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 45°27'44" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°51'41", A DISTANCE OF 171.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 9037.33 FEET, A CHORD BEARING OF NORTH 32°06'54" WEST AND A CHORD DISTANCE OF 86.68 FEET; THENCE FROM A TANGENT BEARING OF NORTH 32°23'23" WEST, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°32'58", A DISTANCE OF 86.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 31°50'25" WEST, A DISTANCE OF 16.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 17625 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
				BY	DATE	WBQ DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300
			DRAWN	R.REBELLO	07/20/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 3
REVISION	BY	DATE	CHECKED	M. SHATTO	07/20/2023	SECTION N/A
						SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-814

OSCEOLA
COUNTY
POLK
COUNTY

36

NW CORNER
OF SECTION 6

31

6

TWP. 25 S

TWP. 26 S

SAME LINE

SUBJECT TO EASEMENT
AND RIGHT OF OCCUPANCY
AGREEMENT TO WTG-EAST, INC.
PER ORB 3232, PG. 1387

AREA=17625
SQ. FT. +/-

PERPETUAL
EASEMENT
LINE

CURVE C1
 $\Delta = 00^{\circ}54'00''(C)$
 $L = 180.78'(C)$
 $R = 11509.19'(C)$
 $CHD. = 180.78'(C)$
 $CB = N45^{\circ}10'08''E$

W LINE OF NW 1/4
OF SEC. 6

POB

$S27^{\circ}04'46''E$
NT 104.78'(C)

NORTHWESTERLY R/W
OF CSX RAILROAD

$\Delta = 04^{\circ}34'58''(C)$
 $L = 920.58'(C)$
 $R = 11509.19'(C)$
 $CHD. = 920.34'(C)$
 $CB = N42^{\circ}25'39''E$
 $TB = N40^{\circ}08'09''E$

CURVE C2
 $\Delta = 00^{\circ}51'41''(C)$
 $L = 171.52'(C)$
 $R = 11409.19'(C)$
 $CHD. = 171.52'(C)$
 $CB = S45^{\circ}01'54''W$
 $TB = S45^{\circ}27'44''W$

CSX RAILROAD
TRACK MAP V.3 S43-44
100.00' R/W

SOUTHEASTERLY R/W
OF CSX RAILROAD

S LINE OF NW 1/4
OF SEC. 6

POC
W 1/4 CORNER
OF SECTION 6
FND. 4"X4" CM
TOP BROKEN NO ID

RGE. 27 E
RGE. 28 E

NT

$S89^{\circ}49'30''E$
195.82'(C)

CURVE C3
 $\Delta = 00^{\circ}32'58''(C)$
 $L = 86.68'(C)$
 $R = 9037.33'(C)$
 $CHD. = 86.68'(C)$
 $CB = N32^{\circ}06'54''W$
 $TB = N32^{\circ}23'23''W$



Scale: 1" = 200'

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

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	07/20/2023		
CHECKED	M. SHATTO	07/20/2023	SECTION N/A	SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-814

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 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST BEING SOUTH 00°07'07" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-214 DATED 11/12/2020 AT 8:00 A.M., UPDATED 03/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

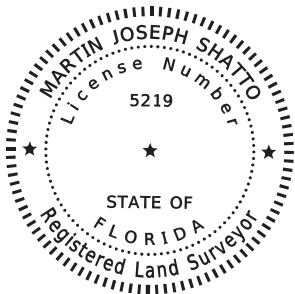
LEGEND

CHD. = CHORD DISTANCE	ID = IDENTIFICATION	PEF = PROGRESS ENERGY FLORIDA
CB = CHORD BEARING	IP = IRON PIPE	PC = POINT OF CURVATURE
CL = CENTERLINE	IR = IRON ROD OR REBAR	PI = POINT OF INTERSECTION
(C) = CALCULATED DATA	IRC = IRON ROD AND CAP	POB = POINT OF BEGINNING
CCR = CERTIFIED CORNER RECORD	L = LENGTH OF CURVE	POC = POINT OF COMMENCEMENT
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	LB = LICENSED BUSINESS	P.O.T. = POINT ON TANGENT
CO. = COUNTY	L/A = LIMITED ACCESS	PT = POINT OF TANGENCY
CM = CONCRETE MONUMENT	MON. = MONUMENTATION/MONUMENT	PROJ. = PROJECT
CR = COUNTY ROAD	NO. = NUMBER	R = RADIUS
CSX = CHESSIE SEABOARD CONSOLIDATED	N/A = NOT APPLICABLE	RR = RAILROAD
D = DEGREE	NL = NAIL	RGE. = RANGE
(D) = DEED DATA	N&D = NAIL & DISK	REF. = REFERENCE
DB = DEED BOOK	NT = NON-TANGENT	R/W = RIGHT OF WAY
DR. = DRIVE	NTS = NOT TO SCALE	SEC. = SECTION
Δ = DELTA (CENTRAL ANGLE)	NWLY = NORTHWESTERLY	SQ. FT. = SQUARE FEET
FND. = FOUND	OR = OFFICIAL RECORD	SR = STATE ROAD
(F) = FIELD	ORB = OFFICIAL RECORD BOOK	T = TANGENT
F.P. = FINANCIAL PROJECT	PG. = PAGE	TB = TANGENT BEARING
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PLS = PROFESSIONAL LAND SURVEYOR	TC = TANGENT TO CURVE
	PL = PROPERTY LINE	TWP. = TOWNSHIP
	(P) = PLAT DATA	UE = UTILITY EASEMENT
	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: 2024.04.03 10:10:41 -04'00'

MARTIN J. SHATTO, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219
THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
			BY	DATE	WBQ DESIGN & ENGINEERING, INC. 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801, PHONE: (407) 839-4300	DATA SOURCE: SEE NOTE 3 ABOVE
UPDATE TITLE	MJS	4/03/2024	DRAWN	R.REBELLO	07/20/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	07/20/2023	
					SECTION N/A	SHEET 3 OF 3

Number 343

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-818
PURPOSE: PERPETUAL EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN LOT 16, BLOCK D, FLORIDA FRUIT & TRUCK LAND COMPANY AT LOUGHMAN, FLORIDA, RECORDED IN PLAT BOOK "B", PAGE 68, PUBLIC RECORDS OF OSCEOLA COUNTY, LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5400, PAGE 16, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

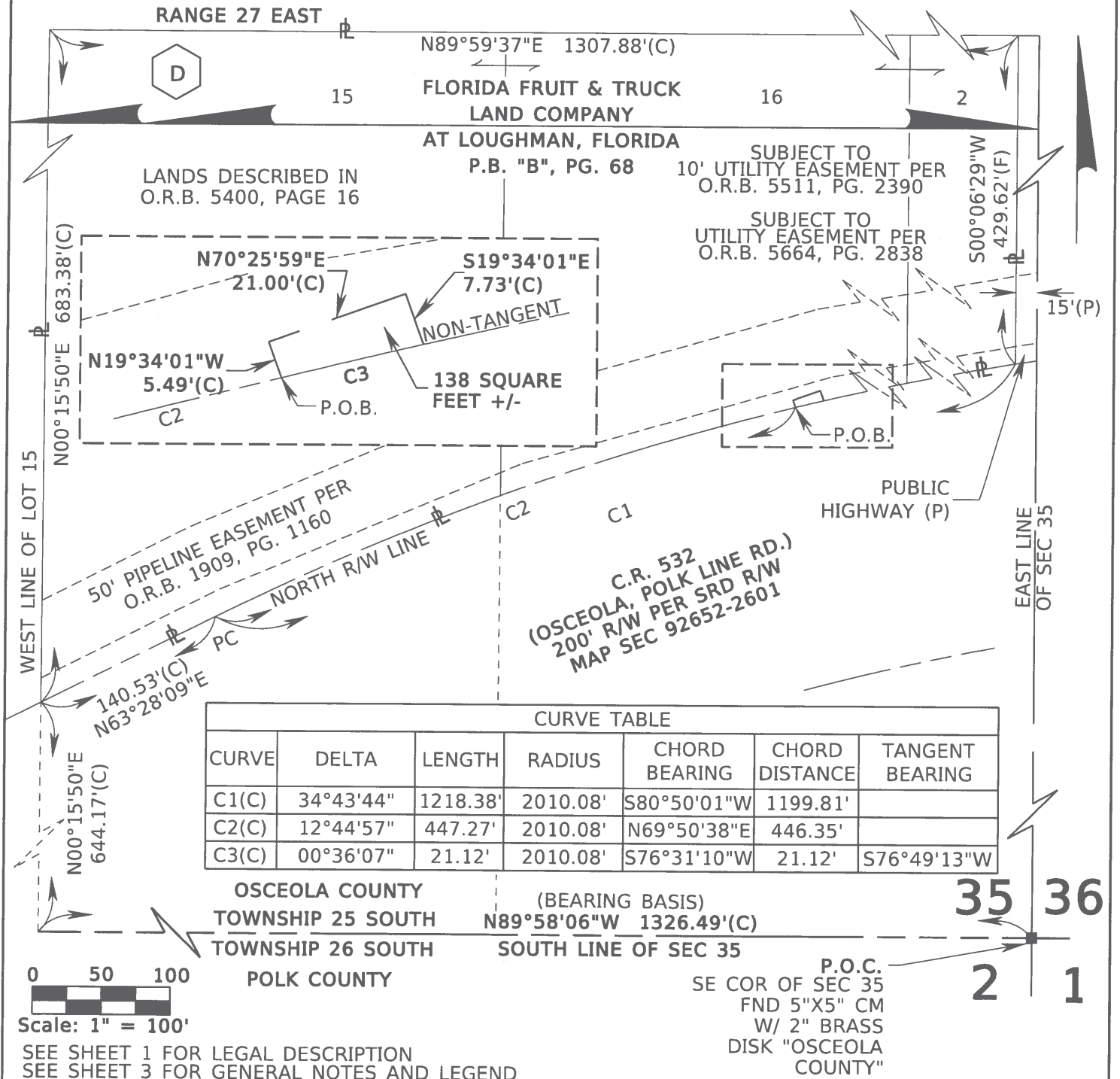
COMMENCE AT A 5" BY 5" CONCRETE MONUMENT WITH A 2" BRASS DISK, STAMPED "OSCEOLA COUNTY", MARKING THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE NORTH 89°58'06" WEST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1326.49 FEET TO THE WEST LINE OF LOT 15, SAID BLOCK D; THENCE NORTH 00°15'50" EAST, ALONG SAID WEST LOT LINE, A DISTANCE OF 644.17 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 532 (OSCEOLA, POLK LINE ROAD), A 200 FOOT RIGHT OF WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 92652-2601; THENCE NORTH 63°28'09" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 140.53 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2010.08 FEET AND A CENTRAL ANGLE OF 12°44'57" (CHORD BEARING = NORTH 69°50'38" EAST, CHORD DISTANCE = 446.35 FEET); THENCE ALONG SAID NORTH RIGHT OF WAY LINE AND SAID CURVE, A DISTANCE OF 447.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 19°34'01" WEST, A DISTANCE OF 5.49 FEET; THENCE NORTH 70°25'59" EAST, A DISTANCE OF 21.00 FEET; THENCE SOUTH 19°34'01" EAST, A DISTANCE OF 7.73 FEET TO SAID NORTH RIGHT OF WAY LINE, ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2010.08 FEET AND A CENTRAL ANGLE OF 00°36'07" (CHORD BEARING = SOUTH 76°31'10" WEST, CHORD DISTANCE = 21.12 FEET); THENCE FROM A TANGENT BEARING OF SOUTH 76°49'13" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 21.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 138 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						
			COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)					OSCEOLA COUNTY	
				BY	DATE	PREPARED BY:		DATA SOURCE:	
			DRAWN	TKB	09/24/23	ECHO UES, INC.		SEE GENERAL NOTES, SHEET 3	
REVISION	BY	DATE	CHECKED	JCS	04/18/24	CFX PROJECT# 538-235A		SECTION N/A	SHEET 1 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-818



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

COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)

OSCEOLA COUNTY

BY
TKB
09/24/23

PREPARED BY:
ECHO UES, INC.

DATA SOURCE:
SEE GENERAL NOTES, SHEET 3

REVISION

BY

DATE

CHECKED

JCS

04/18/24

CFX PROJECT# 538-235A

SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
PROJECT NO. 538-235A
C.R. 532 (OSCEOLA, POLK LINE ROAD)
PARCEL: 53-818

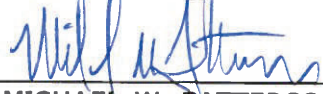
LEGEND:

AC	=	ACRES	P	=	PROPERTY LINE
(C)	=	CALCULATED DATA	(P)	=	PLAT DATA
C.B.	=	CHORD BEARING	P.B.	=	PLAT BOOK
C.D.	=	CHORD DISTANCE	PC	=	POINT OF CURVATURE
COR	=	CORNER	PG.	=	PAGE
C.R.	=	COUNTY ROAD	P.O.B.	=	POINT OF BEGINNING
CM	=	CONCRETE MONUMENT	P.O.C.	=	POINT OF COMMENCEMENT
(D)	=	DEED DATA	PSM	=	PROFESSIONAL SURVEYOR & MAPPER
EXIST	=	EXISTING	R	=	RADIUS
(F)	=	FIELD DATA	RD.	=	ROAD
FND	=	FOUND	R/W	=	RIGHT OF WAY
ID	=	IDENTIFICATION	SEC	=	SECTION
L	=	LENGTH	SRD	=	STATE ROAD DEPARTMENT
LB	=	LICENSED BUSINESS	T.B.	=	TANGENT BEARING
M.B.	=	MAP BOOK	W/	=	WITH
NAD83	=	NORTH AMERICAN DATUM OF 1983	Δ	=	DELTA
NTS	=	NOT TO SCALE	+/-	=	MORE OR LESS
O.R.B.	=	OFFICIAL RECORDS BOOK	- - - - -	=	PERPETUAL EASEMENT LINE

GENERAL NOTES:

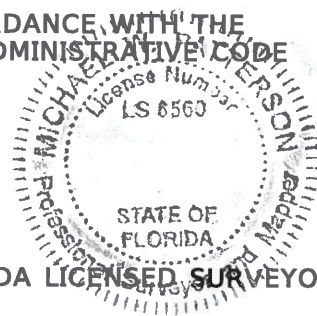
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 27 EAST AS BEING NORTH 89°58'06" WEST, BASED ON NAD83, 2011 ADJUSTMENT STATE PLANE COORDINATES, FLORIDA EAST ZONE.
2. THIS PARCEL SKETCH IS NOT A SURVEY, NO CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH, EXCEPT AS SHOWN.
3. PREPARED WITH THE BENEFIT OF THE PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 30361-53-718, DATED APRIL 27, 2023 AT 8:00 A.M., REVISED SEPTEMBER 01, 2023, AND UPDATED MARCH 11, 2024 AT 8:00 A.M.

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



DATE: 4/22/2024

MICHAEL W. PATTERSON, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6560



NOT VALID WITHOUT ORIGINAL 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					
COUNTY ROAD NO. 532 (OSCEOLA, POLK LINE ROAD)				OSCEOLA COUNTY	
BY		DATE		PREPARED BY:	DATA SOURCE:
DRAWN		TKB		09/24/23	ECHO UES, INC.
CHECKED		JCS		04/18/24	CFX PROJECT# 538-235A
REVISION	BY	DATE	SHEET 3 OF 3		

Number 344

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-854
PURPOSE: PERPETUAL EASEMENT
ESTATE: EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

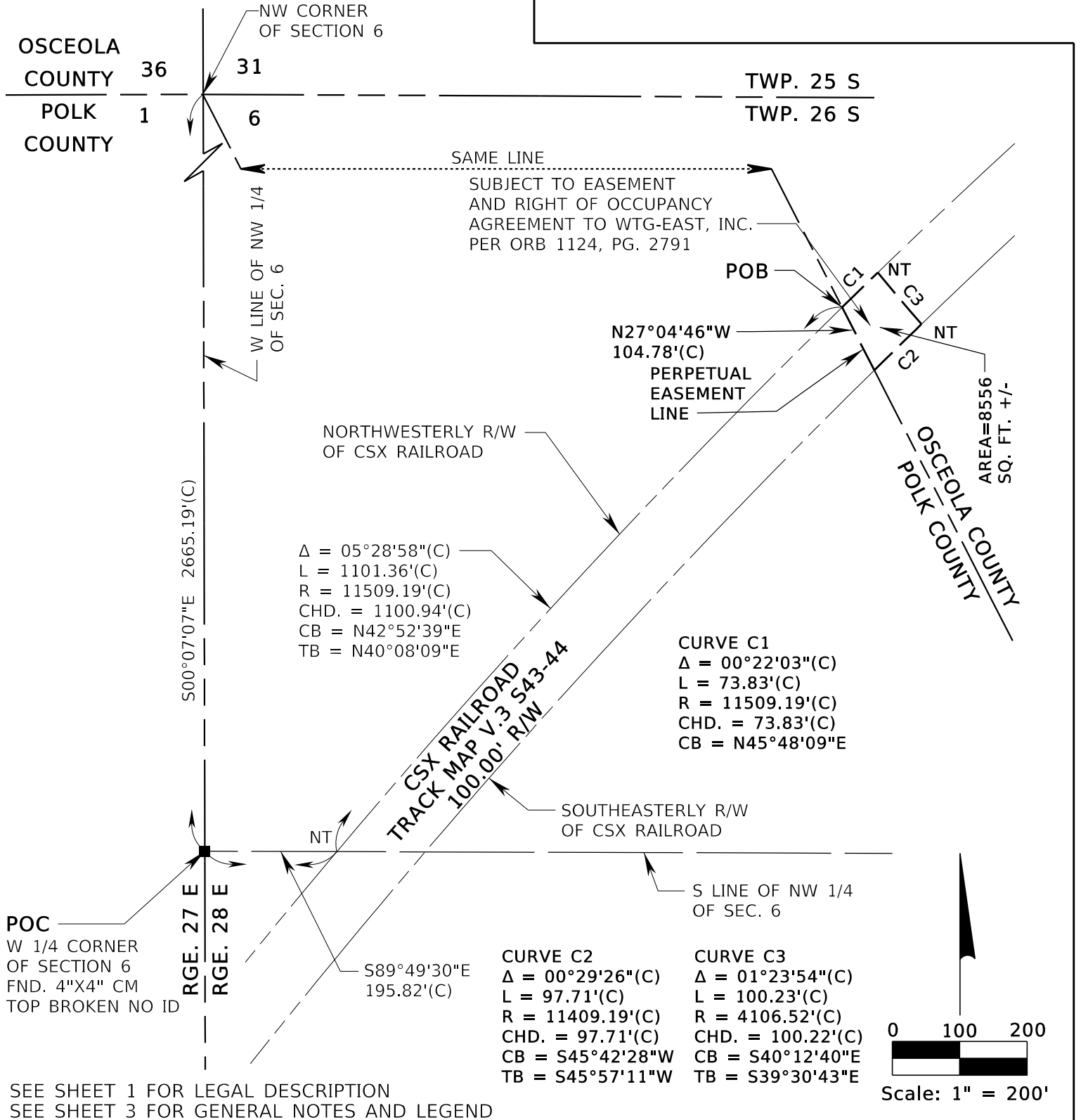
COMMENCE AT A FOUND 4-INCH BY 4-INCH CONCRETE MONUMENT WITH TOP BROKEN AND NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 SOUTH 89°49'30" EAST, A DISTANCE OF 195.82 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF CHESSIE SEABOARD CONSOLIDATED (CSX) RAILROAD, A 100 FEET WIDE RIGHT OF WAY AS SHOWN ON TRACK MAP V.3 S43-44, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11509.19 FEET, A CHORD BEARING OF NORTH 42°52'39" EAST AND A CHORD DISTANCE OF 1100.94 FEET; THENCE FROM A TANGENT BEARING OF NORTH 40°08'09" EAST, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 05°28'58", A DISTANCE OF 1101.36 FEET TO A POINT ON THE OSCEOLA/POLK COUNTY LINE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11509.19 FEET, A CHORD BEARING OF NORTH 45°48'09" EAST AND A CHORD DISTANCE OF 73.83 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°22'03", A DISTANCE OF 73.83 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4106.52 FEET, A CHORD BEARING OF SOUTH 40°12'40" EAST AND A CHORD DISTANCE OF 100.22 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 39°30'43" EAST, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°23'54", A DISTANCE OF 100.23 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID CSX RAILROAD AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11409.19 FEET, A CHORD BEARING OF SOUTH 45°42'28" WEST AND A CHORD DISTANCE OF 97.71 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 45°57'11" WEST, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00°29'26", A DISTANCE OF 97.71 FEET TO THE AFOREMENTIONED OSCEOLA/POLK COUNTY LINE; THENCE ALONG SAID OSCEOLA/POLK COUNTY LINE NORTH 27°04'46" WEST, A DISTANCE OF 104.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 8556 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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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	
PARCEL AREA	D.WILLIAMS	07/01/2024	DRAWN	R.REBELLO	07/20/2023			
REVISION	BY	DATE	CHECKED	M. SHATTO	07/20/2023	SECTION N/A		
						SHEET 1 OF 3		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-854



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

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

STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY

BY
R. REBELLO

DATE
07/20/2023

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

DATA SOURCE:
SEE GENERAL NOTES, SHEET 3

PARCEL AREA
D.WILLIAMS
07/01/2024

DRAWN
M. SHATTO
07/20/2023

SECTION N/A
SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 538 (POINCIANA PARKWAY - SEGMENT 2)
PROJECT NO. 538-235
PARCEL 53-854

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 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST BEING SOUTH 00°07'07" 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 PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-154 DATED 11/12/2020 AT 8:00 A.M., UPDATED 5/10/2022 AT 8:00 A.M., UPDATED 03/01/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

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

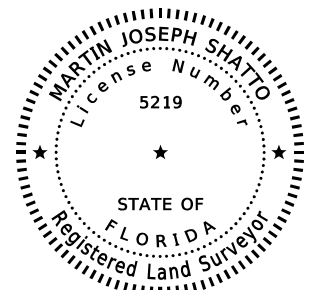
Digitally signed by Martin J Shatto

Date: 2024.07.01 13:57:57 -04'00'

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/29/2024.



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. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA 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
UPDATE TITLE	MJS	4/03/2024	DRAWN	R.REBELLO	07/20/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	07/20/2023	
					SECTION N/A	SHEET 3 OF 3

Number 123

**LEGAL DESCRIPTION FOR
PROJECT PARCEL # 53-101C**

**TO BE PROVIDED
AT A LATER DATE**

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: CFX Right of Way Committee Members

FROM: Angela J. Wallace *Angela Wallace*
General Counsel

DATE: July 8, 2024

SUBJECT: CFX-Duke Engineering and Utility Relocation Agreement
Project: SR 516, Lake/Orange Expressway, Project 516-236

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 (“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.

On June 8, 2023, the CFX governing Board passed Resolution No. 2023-431, A Resolution of the Central Florida Expressway Authority Declaring Property as Necessary for the Expressway System (the “Resolution”). On June 13, 2024, the CFX Governing Board passed Resolution No. 2024-437, Amended and Restated Resolution of the Central Florida Expressway Authority Declaring Property as Necessary for the Expressway System (the “Amended and Restated Resolution”). The purpose of the Amended and Restated Resolution was to revise and correct minor legal description changes.

Duke Energy Florida, LLC, a Florida limited liability company (“Duke Energy”) is the owner of a certain existing electric transmission line referred to as the 69kV Boggy Marsh (CEB-2) to Lake Louise (SEC) Transmission Line (“Transmission Line”) as more particularly depicted in **Attachment “A”** attached hereto. As part of the construction of the Project, CFX requires the relocation of the Transmission Line. Accordingly, CFX and Duke Energy desire to enter into the proposed CFX-Duke Energy Engineering and Utility Relocation Agreement to effectuate the relocation of the Transmission Line. The proposed CFX-Duke Energy Engineering and Utility Relocation Agreement is attached hereto as **Attachment “B”** (“Agreement”).

Pursuant to the terms of the proposed Agreement, CFX agrees to pay, in advance, Duke Energy for all of the direct out-of-pocket costs and expenses incurred by Duke Energy associated with the engineering, permitting, construction, and installation of the Transmission Line. The proposed Agreement will further memorialize and reiterate the scope of work and schedule relating to the relocation of the Transmission Line and the obligations of CFX and Duke Energy with regards to the relocation of the Transmission Line, which is estimated to be \$8,712,000.00.

The proposed Agreement was prepared by both CFX and Duke Energy and each party has reviewed the Agreement and agrees with its form.

REQUEST

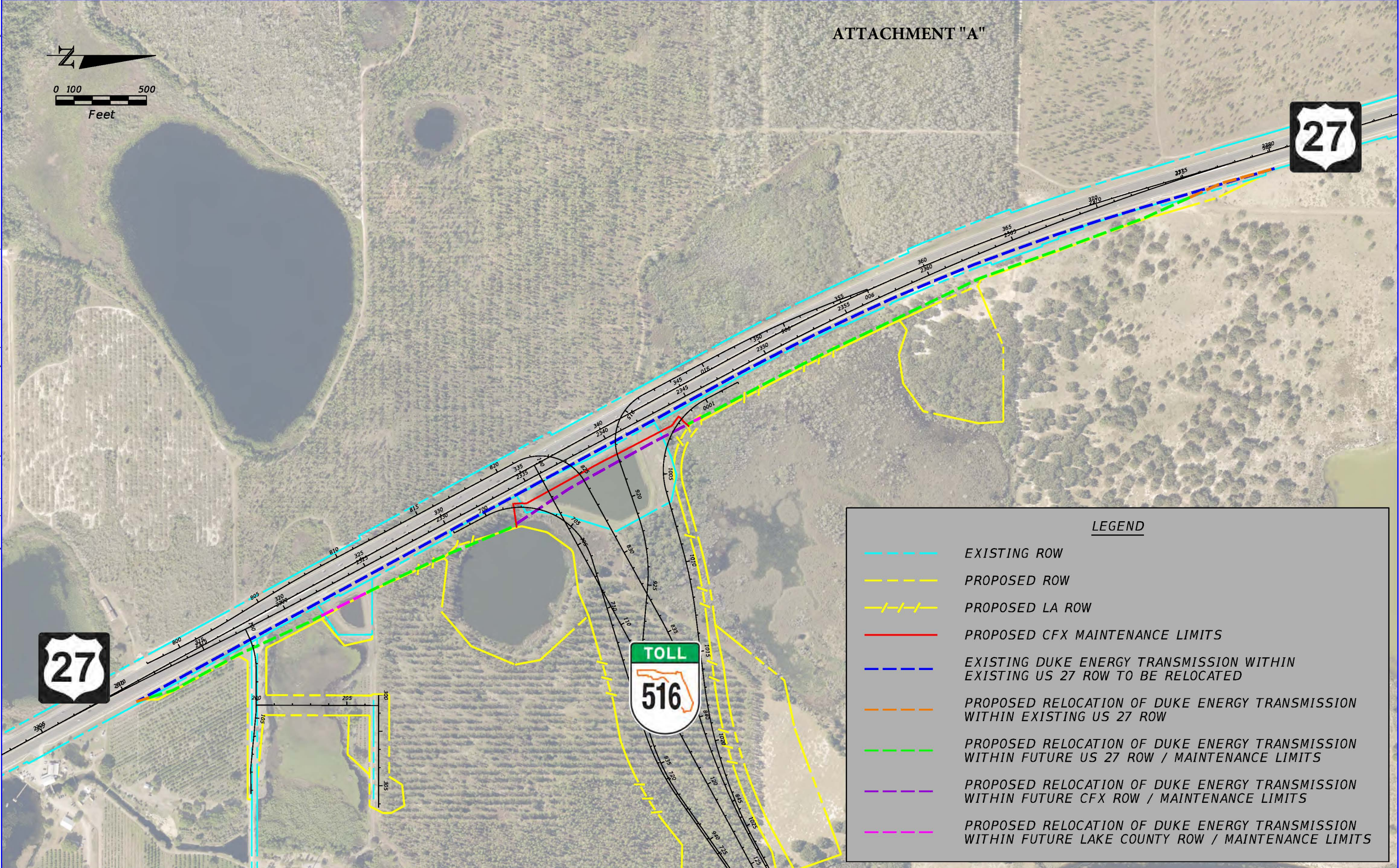
A recommendation of the Right-of-Way Committee for the Board's approval and adoption of the attached CFX-Duke Energy Engineering and Utility Relocation Agreement. This approval is subject to any minor or clerical revisions approved by the General Counsel, General Engineering Consultant, or designee.

ATTACHMENTS

- A. Map
- B. CFX-Duke Engineering and Utility Relocation Agreement

ATTACHMENT A

W:\50088189\Right-of-way\Acquisition\Projects\SR 516 - Lake-Orange Expressway\Maps\Overview Maps\CADD\Roll Plot\SR 516 - Duke Energy Relocation Exhibit.dgn
11:08:24 AM
7/1/2024
zfincher



REVISIONS				LAKE/ORANGE EXPRESSWAY		<div>CENTRAL FLORIDA EXPRESSWAY AUTHORITY</div>	US 27 DUKE ENERGY RELOCATION EXHIBIT	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION					
								ROAD NO. SR 516

ATTACHMENT B

CFX-DUKE ENERGY ENGINEERING AND UTILITY RELOCATION AGREEMENT

This Engineering and Utility Relocation Agreement (“**Agreement**”) is entered into as of the ____ day of _____, 2024 (the “**Effective Date**”) between **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body politic and corporate, and an agency of the state, under the laws of the State of Florida, whose address is 4874 ORL Tower Road, Orlando, Florida 32807 (“**CFX**”) and **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company d/b/a Duke Energy, whose mailing address is 3300 Exchange Place NP2C, Lake Mary, FL 32746 (“**Duke Energy**”). This Agreement is for:

AGREEMENT BY DUKE ENERGY TO PERFORM ENGINEERING, PERMITTING, AND CONSTRUCTION SERVICES, AND BY CFX TO PAY DUKE ENERGY FOR THE ACTUAL COST ASSOCIATED THEREWITH.

1. Duke Energy will perform engineering, permitting, and construction services in coordination with CFX concerning Segment 1 of CFX’s proposed Lake/Orange Expressway, which consists of the construction of a new four-lane limited access expressway known as State Road 516 spanning from US 27 to Cook Road in Lake County, Florida (the “**Project**”), in order to facilitate the relocation of the existing Duke owned electric transmission line affected by the Project.
2. CFX agrees to pay Duke Energy for all of the direct out-of-pocket costs and expenses incurred by Duke Energy associated with the engineering, permitting, construction, and installation of the 69kV Boggy Marsh (CEB-2) to Lake Louise (SEC) Transmission Line impacted by the Project as more particularly depicted in **Exhibit “A”** attached hereto.

SCOPE OF WORK AND SCHEDULE

This project consists of the engineering, permitting, and construction of the 69kV Boggy Marsh (CEB-2) to Lake Louise (SEC) Transmission Line (the “**Facilities**” or “**Transmission Facilities**”) to support the construction of the Project. The Facilities include Transmission Facilities only, as distribution facilities are not included.

Duke Energy will be responsible for the following items, which shall not be considered an exclusive list:

- (a) Conducting an engineering analysis and preparation of engineering plans (“**Engineering Plans**”) for the removal and/or relocation of the Transmission Facilities where such Transmission Facilities conflict with the Project’s improvement plans. The Engineering Plans may include, without limitation, aerial surveys, soil borings, consultant design services, and subsurface utility exploration. Duke Energy shall base the Engineering Plans on the Project’s 100% construction plans dated November 12, 2023 (“**Project Plans**”) provided by CFX.
- (b) Procure all labor, materials, supplies, and equipment for construction of all Transmission Facilities.

- (c) Apply for, and obtain, approval, any and all Permits (hereinafter defined) reasonably required for the removal, relocation, installation, construction, and operation of the Transmission Facilities where such Transmission Facilities conflict with the Project's improvement plans.
- (d) Relocation of the Transmission Facilities within the US 27 right of way and within the CFX limited access right of way in accordance with the Project Plans and Engineering Plans.

The Duke Energy-provided RGB mark-up dated May _15 , 2024 incorporated herein by reference, provides for the specific details of the scope of work and schedule (collectively referred to herein as the “**Relocation**” or the “**Relocation Work**”).

- 3. Duke Energy acknowledges that the commencement, continuous prosecution, and completion of the Engineering Plans and Relocation Work, and any potential delays, will impact the timeline for the construction and completion of the Project. Duke Energy agrees to commence the preparation of the Engineering Plans within fifteen (15) days of receipt of the Advance Payment (hereinafter defined) from CFX and shall complete the Engineering Plans no later than six (6) months from receipt of the Advance Payment, unless otherwise mutually extended in writing by the parties hereto (“**Engineering Completion Deadline**”).
- 4. Subject to the limitations of the terms and conditions of this Agreement, CFX agrees to pay Duke Energy for the actual like-for-like costs of the Engineering Plans and Relocation Work. At this time, it is estimated that the actual costs associated with the completion of the Engineering Plans and Relocation Work will be \$8,712,000.00 (the “Estimate”). CFX and Duke Energy agree that CFX will be responsible for payment of an amount equal to the Estimate (“Advance Payment”) to Duke Energy and that the total actual cost of Engineering Plans and Relocation Work will not exceed one hundred twenty (120%) percent of the original Estimate of \$8,712,000.00 without prior written approval by CFX (“Contingency Amount”). Within ten (10) business days of the Effective Date of this Agreement, CFX shall pay the Advance Payment to Duke Energy. The Advance Payment must be paid in full by CFX before Duke Energy will commence the preparation of the Engineering Plans, the Relocation Work or start the procurement of materials. Notwithstanding anything contained herein to the contrary, Duke shall order the materials for the Relocation Work no later than two (2) months from the Engineering Completion Deadline, unless otherwise mutually extended by the parties in writing. Procurement of all Relocation Work materials by Duke Energy may take up to twelve (12) months before any Relocation Work may proceed.

In the event the cost of the Relocation Work exceeds the Estimate, Duke Energy shall submit a detailed final invoice to CFX for payment of the preparation of the Engineering Plans and all Relocation Work costs in excess of the Estimate within six (6) months of Duke Energy's completion of the Engineering Plans and Relocation Work, and written notice of said completion to CFX. CFX shall deliver payment of the final invoice amount, if any, in full to Duke Energy within sixty (60) days of CFX's receipt of said final invoice.

5. In the event that the Estimate exceeds the final total actual costs incurred by Duke Energy for the Engineering Plans and Relocation Work, within approximately eight (8) months of Duke Energy's completion of the Engineering and Relocation, and written notice of said completion to CFX, Duke Energy shall return the amount of the excess in full to CFX.
6. Duke Energy shall apply for and be responsible for securing any and all Permits that are reasonably required for the relocation, installation, construction and operation of the Facilities located within the State of Florida Department of Transportation ("FDOT") right of way in a timely manner. "Permits" shall mean all permits, approvals, licenses, authorizations, and development entitlements of or from all governmental authority(ies), including, without limitation, the water management district, the Florida Department of Environmental Protection, and the Florida Department of Transportation, consents from all private parties with rights of consent or approval required to construct, operate and maintain the Facilities. Duke Energy shall provide copies of all Permits to CFX within fifteen (15) days of CFX's written request to Duke Energy.
7. Each party may, directly or through a contracted service provider, observe the excavation and construction of the Relocation Work or the Project to ensure compliance with the terms of this Agreement. Either party may request from the other party and shall be entitled to receive periodic updates on the progress of the Relocation Work and the Project.
8. Project Manager. Duke Energy and CFX will each designate a project manager to perform the duties of such Party under this Agreement not otherwise expressly reserved to the governing body of such Party (individually referred to herein as the "Project Manager" or collectively as the "**Project Managers**"). The initial Project Manager for Duke Energy shall be Kevin Lanigan (the "**Duke Energy Project Manager**"). The initial Project Manager for CFX shall be Glenn Pressimone (the "**CFX Project Manager**"). Either Party may designate a replacement Project Manager by written notice in accordance with Section 13 hereof. Notwithstanding the foregoing, the Duke Energy Project Manager and the CFX Project Manager may elect to delegate in writing certain roles, rights and responsibility of the Duke Energy Project Manager and the CFX Project Manager to individuals within Duke Energy or CFX, respectively.
9. Duke Energy shall, within sixty (60) days of the later of (a) receiving the Permits, (b) payment of the Advance Payment in full by CFX in conformance with Section 4 above, (c) procurement of all Relocation Work materials, and (d) formal written notice from CFX requesting Duke Energy to commence the Relocation Work, commence the Relocation Work. The Relocation Work shall be completed no later than twelve (12) months after the Relocation Work commences unless (i) completion of the Relocation Activities in a timely manner are delayed or otherwise detrimentally impacted by the actions of CFX, in which case the Completion Deadline shall be extended day for day for the duration of the delay or detrimental impact resulting from CFX's actions, (ii) otherwise extended in writing by the mutual consent of the Parties, or (iii) the delay is caused by events that are beyond the parties' reasonable control, including adverse weather, hurricanes, tornadoes, pandemic, war, any act of war, strike, lockout, or other labor disturbance ("Completion Deadline"). Duke Energy shall be responsible for conducting the Relocation Work in good order and

repair and workmanlike manner in accordance with the Construction Plans, all applicable Permits, and the terms and conditions of this Agreement. Duke Energy shall notify CFX in writing at least ten (10) business days prior to the commencement of the Relocation Work, installation and construction of the Facilities in the new locations and shall coordinate with CFX throughout the construction of the Facilities in order to avoid or minimize any potential impacts, delays, disruptions, impairment or impediment to the construction of the Project.

MISCELLANEOUS PROVISIONS

10. This Agreement constitutes the complete and final expression of the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings or negotiations with respect thereto.
11. This Agreement shall be governed by the laws of the State of Florida. The exclusive venue of any legal or equitable action that arises out of or relates to this Agreement shall be the appropriate state court in Lake County, Florida. In any such action, the parties waive any right to jury trial.
12. Any provision hereof found to be unlawful or unenforceable shall be severable and shall not affect the validity of the remaining provisions hereof to the extent provided by Florida law.
13. Notices required to be given to another party under the provisions of this Agreement may be given to such party by any one or more of the following methods: prepaid US certified mail, return receipt requested, overnight next day courier service, facsimile, email transmission or by delivery in person.

CFX: Central Florida Expressway Authority
Attn: Glenn M. Pressimone
4974 ORL Tower Road
Orlando, Florida 32807
Telephone: (407) 690-5321
Fax No.: (407) 690-5011
Email address: Glenn.Pressimone@CFXWay.com

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

Duke Energy: Duke Energy Florida, LLC d/b/a Duke Energy
Attn: Kevin Lanigan
3300 Exchange Place, NP2C
Lake Mary, FL 32746

Telephone No.: (504) 495-0422
Email address: Kevin.Lanigan@duke-energy.com

With a copy to: Shantel Ocampo, Esq.
Counsel
452 E. Crown Point, WG13
Winter Garden, Florida 34787
Telephone No.: (407) 905-3380
Email address: shantel.ocampo@duke-energy.com

Duke Energy Florida, LLC d/b/a Duke Energy
Attn: Shamalini Waeen
3300 Exchange Place, NP04
Lake Mary, FL 32746
Telephone No.: (561) 281-8296
Email address: Shamalini.Waeen@duke-energy.com

Either party to this Agreement may, from time to time, change the contact information set forth above by giving notice of such change by any one or more of the methods specified.

14. Outages for the Relocation Work may be limited in time or availability and cannot be guaranteed by Duke Energy.
15. All of CFX's operations, activities and equipment used within Duke Energy's right-of-way and/or easements beneath or in proximity to any of Duke Energy's electrical facilities shall, at all times:
 - a. Be in strict compliance with Duke Energy's current Transmission ROW Guidelines/Restrictions for Florida; and
 - b. Be in strict compliance with applicable provisions of the National Electrical Safety Code (NESC), the Occupational Safety and Health Act of 1971 (OSHA), and OSHA Crane Construction Standards for Power Line Safety, Sections 1926.1408 & .1409.
16. This Agreement may be executed in original or electronic counterparts, each of which shall be deemed to be an original, and of which together shall constitute one and the same instrument.
17. Subject to the limits and limitations set forth in Section 768.28, Florida Statutes, in consideration of payment for and completion of the Relocation Work, CFX and Duke Energy mutually release and hold harmless the other from any and all prior claims - actual, perceived or threatened, regarding the Relocation Work prior to the date of this

Agreement. This release and hold harmless does not release the parties from any claims under this Agreement or for the Relocation Work itself.

[REMAINDER LEFT BLANK INTENTIONALLY, SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the Effective Date.

DUKE ENERGY:

DUKE ENERGY FLORIDA, LLC, a Florida
limited liability company d/b/a DUKE ENERGY

By:_____

Print name: Phillip R. Thomas

Title: General Manager, Transmission Engineering

Date:_____

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the Effective Date.

CENTRAL FLORIDA EXPRESSWAY AUTHORITY:

By: _____

Print Name: _____

Title: _____

Date: _____

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

By: _____

Angela J. Wallace
General Counsel

EXHIBIT A

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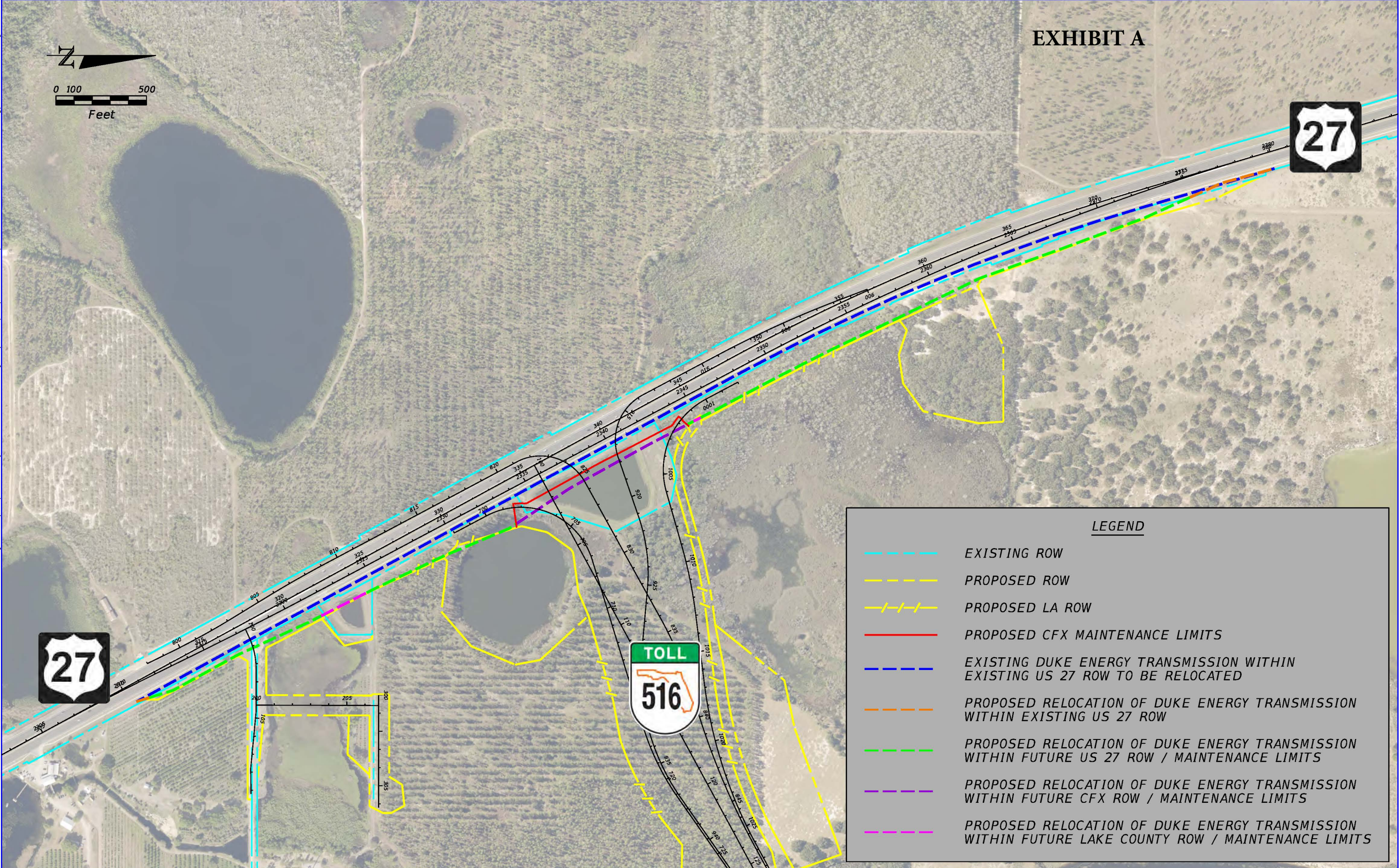


EXHIBIT A

LEGEND

- EXISTING ROW
- PROPOSED ROW
- PROPOSED LA ROW
- PROPOSED CFX MAINTENANCE LIMITS
- EXISTING DUKE ENERGY TRANSMISSION WITHIN EXISTING US 27 ROW TO BE RELOCATED
- PROPOSED RELOCATION OF DUKE ENERGY TRANSMISSION WITHIN EXISTING US 27 ROW
- PROPOSED RELOCATION OF DUKE ENERGY TRANSMISSION WITHIN FUTURE US 27 ROW / MAINTENANCE LIMITS
- PROPOSED RELOCATION OF DUKE ENERGY TRANSMISSION WITHIN FUTURE CFX ROW / MAINTENANCE LIMITS
- PROPOSED RELOCATION OF DUKE ENERGY TRANSMISSION WITHIN FUTURE LAKE COUNTY ROW / MAINTENANCE LIMITS

REVISIONS				LAKE/ORANGE EXPRESSWAY		<div>CENTRAL FLORIDA EXPRESSWAY AUTHORITY</div>	US 27 DUKE ENERGY RELOCATION EXHIBIT	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION					
				ROAD NO.	PROJECT NO.			
				SR 516	516-236			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MEMORANDUM

TO: CFX Right of Way Committee Members

FROM: Angela J. Wallace *Angela Wallace*
General Counsel

DATE: July 8, 2024

SUBJECT: Utility Relocation Agreement between the Central Florida Expressway Authority and
AT&T Enterprises Florida, LLC
Project Nos.: 516-236, 516-237 and 516-238 Lake/Orange Expressway

BACKGROUND

The Central Florida Expressway Authority (“CFX”) has designed 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 (“Project”). On June 13, 2024, the CFX Governing Board passed Resolution 2024-438, Amended and Restated Resolution of the Central Florida Expressway Authority Declaring Property as Necessary for the Expressway System (the “Amended and Restated Resolution”).

CFX staff has identified the need to relocate certain utilities located in parcels that will be needed for the proposed right of way of the Project. One of the utilities requiring relocation of facilities is AT&T Enterprises Florida, LLC (“AT&T”). AT&T is the owner of certain existing buried cable and associated facilities that will be adversely impacted by the Project. In order to accommodate the Project, CFX has requested that AT&T relocate a portion of its buried cable and associated facilities. A map depicting the existing and proposed locations for AT&T’s buried cable is attached as Attachment “A”.

CFX and AT&T have negotiated and desire to enter into a Utility Relocation Agreement (“Agreement”) to effectuate the relocation of AT&T’s buried cable and associated facilities. Pursuant to the terms of the Agreement, CFX agrees to pay, in advance, to AT&T the actual cost of engineering, permitting, plant protection, labor, materials, and supervision necessary to protect, relocate, lower and/or install the cable and associated facilities, which is estimated to be \$389,010.00.

The proposed Agreement was prepared by CFX and AT&T and each party has reviewed the Agreement and agrees to its form.

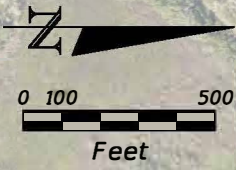
REQUEST

A recommendation of the Right of Way Committee for CFX Board approval of the Utility Relocation Agreement between CFX and AT&T Enterprises Florida, LLC in the form attached as Attachment B, subject to minor or clerical modification or revisions approved by CFX’s General Counsel.

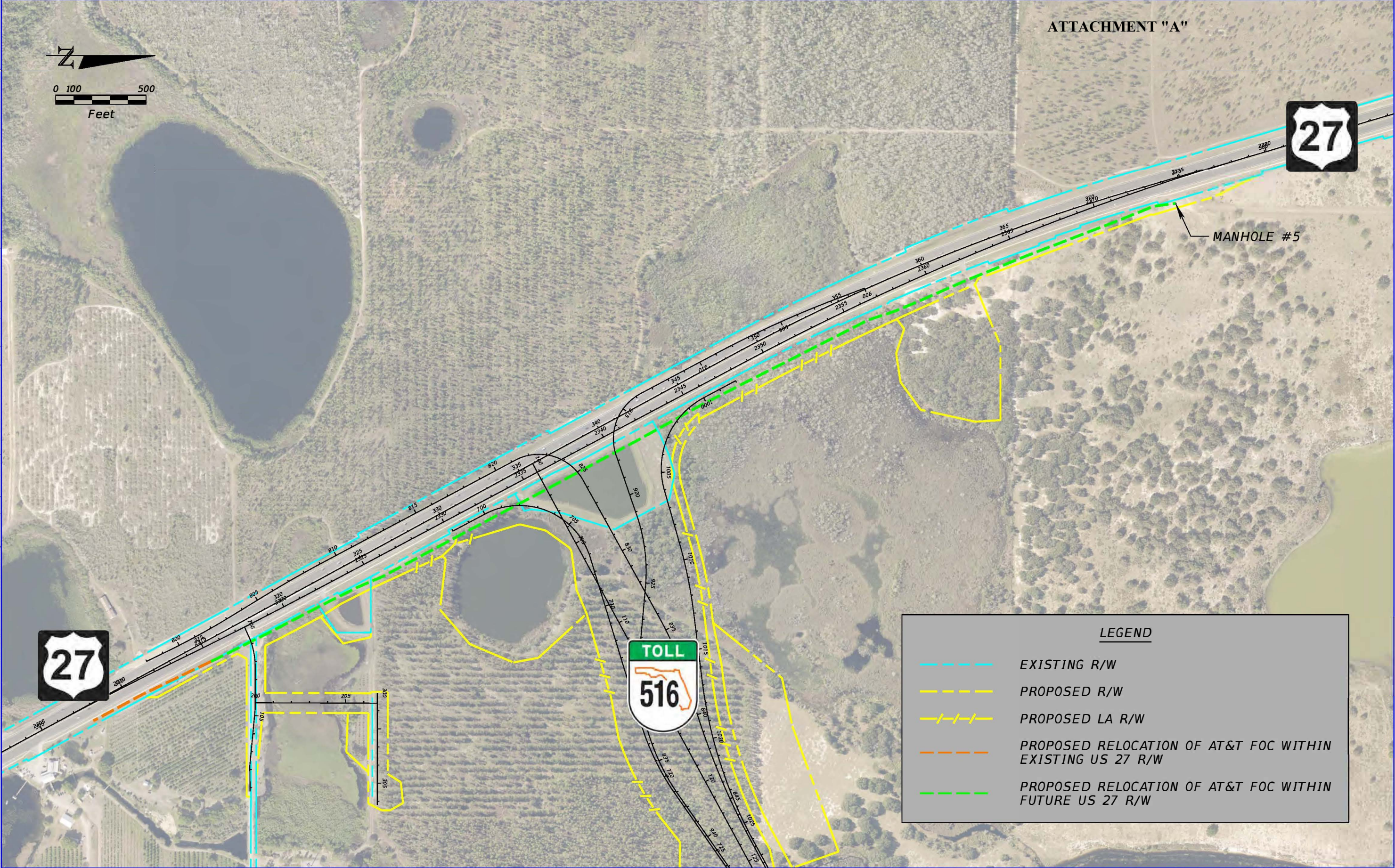
ATTACHMENTS

- A. Map
- B. Utility Relocation Agreement

ATTACHMENT A



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LEGEND

EXISTING R/W

PROPOSED R/W

PROPOSED LA R/W

PROPOSED RELOCATION OF AT&T FOC WITHIN EXISTING US 27 R/W

PROPOSED RELOCATION OF AT&T FOC WITHIN FUTURE US 27 R/W

REVISIONS				LAKE/ORANGE EXPRESSWAY		<div>CENTRAL FLORIDA EXPRESSWAY AUTHORITY</div>	US 27 - AT&T RELOCATION EXHIBIT	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION					
				ROAD NO. SR 516	PROJECT NO. 516-236			

ATTACHMENT B

UTILITY RELOCATION AGREEMENT

THIS UTILITY RELOCATION AGREEMENT (“Agreement”) is made as of the Effective Date (hereinafter defined), by and between **AT&T ENTERPRISES FLORIDA, LLC.**, a Delaware limited liability company authorized to conduct business in Florida, successor in interest to AT&T Corp., which has a place of business at 3450 Riverwood Parkway SE, Room 162, Atlanta, GA 30339 (“AT&T”) and the **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, which has a place of business at 4974 ORL Tower Road, Orlando, Florida 32807 (“CFX”).

WITNESSETH:

WHEREAS, CFX is a body corporate and politic existing pursuant to Chapter 348, Part III, Florida Statutes (“Act”), for the purpose of constructing, operating, and maintaining the “Central Florida Expressway System” as the same is more particularly defined in the Act;

WHEREAS, CFX owns, operates, and maintains the Central Florida Expressway System and is undertaking an expansion project known as the “State Road 516-Lake/Orange Expressway Project” in Orange County, Florida and Lake County, Florida that involves the construction of a divided four lane expressway from State Road 429 to U.S. 27 (“CFX Project”); and

WHEREAS, AT&T is the holder of Permit No. 11-85-161 (“Existing Permit”) from the Florida Department of Transportation (“FDOT”) permitting AT&T to install, operate and maintain utilities within the right-of-way of U.S. 27 (S.R. 25) over, under and upon that certain real property also more particularly depicted in **Exhibit “A”** attached hereto and incorporated herein by reference (“Permit Area”);

WHEREAS, the Existing Permit and any AT&T buried cable and associated facilities that have been placed within the Permit Area will be adversely impacted by the CFX Project within the Permit Area (the “Impacted Area”); and

WHEREAS, in order to accommodate the CFX Project, CFX has requested that AT&T relocate a portion AT&T’s buried cable and associated facilities that have been placed within the Impacted Areas in Lake County, Florida; and

WHEREAS, CFX has agreed to pay AT&T for AT&T’s cost of protecting, relocating and/or installing 8,000’ of critical fiber optic cable and 2-2-inch HDPE conduit with manholes between MH-5 and M-10 (collectively, the “Cable”) in accordance with the terms and conditions set forth herein.

NOW THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein, the parties agree as follows:

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

2. **Performance of the Work.** AT&T will provide engineering, permitting, plant protection, labor, materials, and supervision necessary to protect, relocate, lower and/or install the Cable, as deemed necessary in AT&T's sole judgment (the "Work"). The Work is more particularly described in attached **Exhibit "B"** attached hereto and incorporated herein by reference. AT&T shall perform the Work in accordance with the following requirements:

(a) **Design and Engineering Plans.** AT&T shall prepare the construction plans and any other documentation reasonably required to specify the size, character and design of the relocated Cable in the Replacement Permit Area (hereinafter defined) required for the Work ("Plans"). CFX shall have the right to review and approve the Plans, which approval shall not be unreasonably conditioned, withheld, or delayed. No later than twenty (20) days following CFX's review of the Plans, CFX shall notify AT&T of any revisions or corrections to the Plans as may be reasonably required by CFX to mitigate or minimize any impact on the CFX Project.

(b) **Permitting.** CFX acknowledges that the proposed construction of the CFX Project will require AT&T to relocate all or a part of the Cable from the Impacted Areas to an area within FDOT's existing or future right-of-way in the location more particularly depicted in **Exhibit "C"** attached hereto and incorporated herein by reference ("Replacement Permit Area"). Prior to the commencement of construction, installation and relocation of the Cable and no later than 30 days from receipt of the Advance Payment, AT&T shall apply for and be responsible for obtaining any and all permits, approvals, licenses, authorizations, and development entitlements of or from all governmental authority(ies), including, without limitation, the water management district, the Florida Department of Environmental Protection, and the Florida Department of Transportation, consents from all private parties with rights of consent or approval required to construct, operate and maintain the Cable or otherwise reasonably required to conduct the Work within the Replacement Permit Area ("Permits"). CFX will cooperate with AT&T in obtaining any and all Permits reasonably required to allow the Cable to be relocated into the Replacement Permit Area. AT&T shall provide copies of all Permits to CFX within five (5) business days after receipt of the Permits by AT&T.

(c) **Construction, Installation and Relocation.** AT&T shall notify CFX in writing ten (10) days prior to the commencement of construction, installation or relocation of the Cable and shall coordinate the performance of the Work with CFX to minimize or avoid any potential impacts, delay, disruption, impairment, or impediment to the CFX Project. AT&T acknowledges that the commencement, continuous prosecution, and completion of the Work, and any potential delays, will impact the timeline for the construction and completion of the CFX Project. AT&T agrees to commence the construction, installation and relocation within thirty (30) days after receipt of the Permits from CFX and shall complete the Work, no later than 8 months after receipt of the later of the Permits, unless otherwise mutually extended by the parties hereto ("Time for

Completion”). AT&T shall notify CFX in writing of the completion of the Work (“Completion Notice”). Within thirty (30) days after the completion of the Work, AT&T shall provide CFX an as-built survey of the relocated Cable.

(d) Compliance with Permits. AT&T shall perform all Work in good order and repair in accordance with the Plans, any and all applicable governmental permits, approvals, development orders, and other consents and authorizations of governmental authorities required for the Work, any and all laws, ordinances, rules, requirements, policies, and standards governing the Work, and the terms and conditions of this Agreement.

3. Estimated Cost and Advance Payment. Subject to the terms and conditions set forth herein, CFX shall pay to AT&T the actual cost of the Work, which is estimated to be Three Hundred Eighty-Nine Thousand Ten and No/100 Dollars (\$389,010.00) as shown on Exhibit “D” attached hereto and incorporated herein by reference (“Estimated Cost”). The Estimated Cost shall be deposited by CFX with AT&T within ten (10) days after execution of this Agreement (“Advance Payment”). CFX acknowledges that the estimated cost does not include rock removal costs and that if rock removal is required, the actual cost may greatly exceed the Estimated Cost. In the event any rock removal is required, AT&T will provide to CFX in writing a revised estimate of costs including the rock removal (“Revised Estimate”) for CFX’s review and approval. In no event shall AT&T proceed with any rock removal that will incur costs above the Cost Estimate without CFX’s express written approval. Upon completion of the Work, AT&T will send a final written invoice to CFX outlining the actual cost of the Work, including, without limitation, a line item budget for the out-of-pocket hard and soft costs incurred by AT&T associated with the Work, including the engineering costs, construction costs, labor, supplies, reimbursable expenses, construction administration or general contractor fees incurred by AT&T to complete the Work in accordance with this Agreement, as may be amended from time to time (collectively, the “Actual Cost”). In no event shall the Actual Cost exceed the Estimated Cost by more than twenty percent (20%) without a formal amendment to this Agreement. If the Actual Cost is less than the Estimated Cost, AT&T shall reimburse CFX the difference between the Actual Cost and Estimated Cost within sixty (60) days after the invoice date.

4. CFX’S Obligations. CFX agrees to exercise all due caution while working near the relocated Cable in the Replacement Permit Area, in order to prevent damage to the relocated Cable. CFX agrees:

(a) to notify AT&T by telephone at 1-800 252-1133 at least forty-eight (48) hours prior to performing any construction, demolition or repairs at the Cable location;

(b) not to use at the Cable location any tool, equipment, or machinery capable of being operated within ten (10) feet of the Cable;

(c) to perform construction, demolition, repair, modifications, additions and any other activities in compliance with all applicable laws and regulations and in a manner that does not interfere with the operations of AT&T; and

(d) not to work at the Cable location without AT&T's prior authorization and AT&T's On-Site Work Force personnel being present during the work.

Notwithstanding anything contained herein to the contrary, AT&T understands and acknowledges that the CFX Project will necessitate the need for construction to occur within the Impacted Areas where the existing Cable is located. The foregoing provisions shall be applicable to the relocation of the Cable to the Replacement Permit Area; provided, however, CFX shall be required to comply with provisions 5.(a), (c) and (d) above with regard to the existing Cable in the Impacted Areas to ensure there is no impact, disruption or impairment to service of AT&T customers.

5. **Indemnification.** Subject to the limits and limitations set forth in Section 768.28, Florida Statutes, CFX (the "Indemnifying Party") shall indemnify, defend and hold harmless AT&T (the "Indemnified Party") from and against any and all claims, demands, actions, losses, damages, assessments, charges, judgments, liabilities, costs and expenses (including reasonable attorneys' fees and disbursements) that may from time to time be asserted by third parties against the Indemnified Party because of any personal injury, including death, to any person or loss of, physical damage to or loss of use of real or tangible personal property, to the extent caused by the gross negligence or intentional misconduct of the Indemnifying Party, its agents, employees or contractors. For purposes of indemnifications set forth in this Agreement, "Indemnified Party" means AT&T, its affiliates, subsidiaries, parent, successors and assigns and its employees, directors, officers, agents, contractors and subcontractors. The Indemnified Party:

(a) shall notify the Indemnifying Party in writing promptly upon learning of any claim or suit for which indemnification may be sought, provided that failure to do so shall have no effect except to the extent the Indemnifying Party is prejudiced thereby;

(b) shall have the right to participate in such defense or settlement with its own counsel and at its own expense, but the Indemnifying Party shall have control of this defense or settlement; and

(c) shall reasonably cooperate with the defense.

Notwithstanding anything contained herein to the contrary, nothing contained herein shall be interpreted as a waiver of CFX'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.

6. **Warranties.** AT&T MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

7. **Liability.** NOTWITHSTANDING ANY PROVISION OF THIS AGREEMENT TO THE CONTRARY, EXCEPT AS PROVIDED IN SECTION 6, IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, RELIANCE OR CONSEQUENTIAL DAMAGES, WHETHER FORESEEABLE OR NOT, INCLUDING , BUT NOT LIMITED TO, LOSS OF PROFITS OR REVENUE, COST OF CAPITAL, COST OF REPLACEMENT SERVICES, OR CLAIMS OF CUSTOMERS OR OF OTHER THIRD PARTIES, OCCASIONED BY ANY CAUSE WHATSOEVER, INCLUDING, WITHOUT LIMITATION, BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR STRICT LIABILITY.

8. **Liens.** CFX shall keep the Cable and other facilities or property of AT&T in the Impacted Areas and Replacement Permit Area free from all mechanic's, artisan's, materialman's, architect's, or similar services' liens which arise in any way from or as a result of its activities and cause any such liens which may arise to be discharged or released.

9. **Force Majeure.** Except for payment of the cost of the Work, neither party shall have any liability for its delays or its failure in performance due to: fire, explosion, pest damage, power failures, strikes or labor disputes, acts of God, the Elements, war, civil disturbances, acts of civil or military authorities or the public enemy, inability to secure raw materials, transportation facilities, fuel or energy shortages, pandemic, epidemic, or other causes beyond its control, whether or not similar to the foregoing.

10. **Default.** A party shall be in default if it fails to perform or observe any material term or condition of this Agreement and the failure continues unremedied for thirty (30) days after receipt of written notice (fourteen (14) days in the case of CFX's failure to pay AT&T the Estimated Cost and/or Actual Cost of the Work); provided, however, that when such default (excluding CFX's non-payment) cannot reasonably be cured within such thirty (30) day period, this period will be extended if that party promptly commences to cure the same and prosecutes such curing with due diligence. Upon the default by a party, the other party may terminate this Agreement and pursue any legal remedies it may have under applicable law or principles of equity.

11. **Assignment.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors or assigns. CFX shall not assign, transfer, or dispose of this Agreement or any of its rights or obligations hereunder without the prior written consent of AT&T; provided, however, that CFX may assign or transfer this Agreement to a controlling or controlled affiliate or to a successor in the event of reorganization, including a merger or sale of substantially all of its assets, without the consent of AT&T. An assignment, transfer or disposition of this Agreement

by CFX shall not relieve CFX of any of its obligations under this Agreement. AT&T shall have the right to assign this Agreement and to assign its rights and delegate its obligations and liabilities under this Agreement, either in whole or in part, to any party. An assignment, transfer or disposition of this Agreement by AT&T shall not relieve AT&T of any of its obligations under this Agreement. Neither this Agreement, nor any term or provision hereof, nor any inclusion by reference shall be construed as being for the benefit of any person or entity not a signatory hereto.

12. **Notice.** Any demand, notice or other communication to be given to a party in connection with this Agreement shall be given in writing and shall be given by personal delivery, by registered or certified mail, return receipt requested, or by commercial overnight delivery service addressed to the recipient as set forth below or to such other address or individual, as may be designated by notice given by the party to the other:

AT&T:

AT&T ENTERPRISES FLORIDA, LLC
3450 Riverwood Parkway SE
Room 162
Atlanta, GA 30339
Attention: Right of Way Dept.

With a copy to:

AT&T ENTERPRISES FLORIDA, LLC
One AT&T Way
Room: 3A105
Bedminster, New Jersey 07921
Attention: AT&T Legal - Network Services

CFX:

Central Florida Expressway Authority
Attn: Chief of Infrastructure
4979 ORL Tower Road
Orlando, Florida 32807

With a copy to:

Central Florida Expressway Authority
Attn: General Counsel
4979 ORL Tower Road
Orlando, Florida 32807

Any demand, notice or other communication given by personal delivery shall be conclusively deemed to have been given on the day of actual delivery thereof and if given by registered or certified mail, return receipt requested or by commercial overnight delivery service on the date of receipt thereof.

13. **Waiver.** The failure of either party hereto to enforce any of the provisions of this Agreement, or the waiver thereof in any instance, shall not be construed as a general waiver or relinquishment on its part of any such provision, and said provision shall nevertheless be and remain in full force and effect.

14. **Governing Law.** This Agreement shall be governed by and construed in accordance with the domestic laws of the State of Florida without reference to its choice of law principles. The parties agree that venue for any action authorized hereunder shall be exclusively in the courts of the Ninth Judicial Circuit of Florida.

15. **Representations and Warranties.** Each party represents and warrants that:

- (a) It has full right and authority to enter into, execute, deliver and perform its obligations under this Agreement;
- (b) It has taken all requisite corporate action to approve the execution, delivery and performance of this Agreement;
- (c) This Agreement constitutes a legal, valid and binding obligation enforceable against such party in accordance with its terms, subject to bankruptcy, insolvency, creditors' rights and general equitable principles; and
- (d) Its execution of and performance under this Agreement shall not violate any applicable existing regulations, rules, statutes, or court orders of any local, state or federal government agency, court or body.

16. **Entire Agreement.** This Agreement constitutes the entire and final agreement and understanding between the parties with respect to the subject matter hereof and supersedes all prior oral and written communications, understandings and agreements relating to the subject matter hereof, which are of no further force or effect. The Exhibits referred to herein are an integral part hereof and are hereby made a part of this Agreement. This Agreement may only be modified or supplemented by an instrument in writing executed by a duly authorized representative of each party.

17. **Liability of Officers and Directors.** Each action or claim against any party arising under or relating to this Agreement shall be made only against such party as a corporate, and any liability relating thereto shall be enforceable only against the corporate assets of such party. No party shall seek to pierce the corporate veil or

otherwise seek to impose any liability relating to, or arising from, this Agreement against any shareholder, employee, officer or director of the other party. Each of such persons is an intended beneficiary of the mutual promises set forth in this Section 17 and shall be entitled to enforce the obligations of this Section 17.

18. **No Joint Venture and Agency.** The relationship between the parties shall not be that of partners, agents or joint ventures for one another, and nothing contained in this Agreement shall be deemed to constitute a partnership or agency agreement between them for any purposes, including, but not limited to federal income tax purposes. The parties, in performing any of their obligations hereunder, shall be independent contractors or independent parties and shall discharge their contractual obligations at their own risk.

19. **Binding Agreement.** This Agreement and each of the parties' respective rights and obligations under this Agreement shall be binding upon and shall inure to benefit of the parties and each of their respective permitted successors and assigns.

20. **Severability.** No provision of this Agreement shall be interpreted to require any unlawful action by either party. If any section or clause of this Agreement is held to be invalid or unenforceable, then the meaning of that section or clause shall be construed so as to render it enforceable to the extent feasible. If no feasible interpretation would save the section or clause, it shall be severed from this Agreement with respect to the matter in question, and the remainder of the Agreement shall remain in full force and effect. However, in the event such a section or clause is an essential element of the Agreement, the parties shall promptly negotiate a replacement that will achieve the intent of such unenforceable section or clause to the extent permitted by law.

21. **Counterparts.** This Agreement may be executed in one or more counterparts, including by digital or electronic signature in accordance with Chapter 668, Florida Statutes, all of which taken together shall constitute one and the same instrument.

22. **Effective Date.** The effective date of this Agreement shall be the date upon which the last of the parties hereto executes this Agreement.

[SIGNATURE PAGES TO FOLLOW]

[SIGNATURE PAGE TO UTILITY RELOCATION AGREEMENT]

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement: Central Florida Expressway Authority, signing by and through its Executive Director, authorized to execute the same by Board Action on the 8th day of August, 2024, and AT&T Enterprises Florida, LLC, signing through its _____, duly authorized to execute same.

AT&T ENTERPRISES FLORIDA, LLC

By: _____
Name: _____
Title: _____
Date: _____

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

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

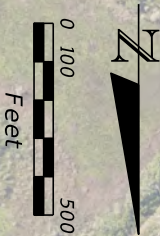
By: _____
Michelle Maikisch, its Executive Director

Approved as to form and legality by legal
counsel to the Central Florida Expressway
Authority for its sole and exclusive reliance.

By: _____
Name: _____
Title: _____

Exhibit A

zfincher 2/7/2024 1:12:05 PM W:\50088189\Right-of-way\Acquisition Projects\SR 516 - Lake-Orange Expressway\Maps\Overview Maps\CADD\Roll Plot\SR 516 - ATT Easement Exhibit.dgn



LEGEND

EXISTING R/W

PROPOSED R/W

PROPOSED LA R/W

EXISTING AT&T FOC WITHIN EXISTING
US 27 R/W BY PERMIT TO BE REMOVED

EXISTING AT&T FOC IN EASEMENT
TO BE REMOVED

REVISIONS		DESCRIPTION	
DATE		DESCRIPTION	
		LAKE/ORANGE EXPRESSWAY	
	ROAD NO.	PROJECT NO.	
	SR 516	516-236	
CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
EXHIBIT "A" US 27 - AT&T EXISTING EXHIBIT			SHEET NO.

Exhibit B

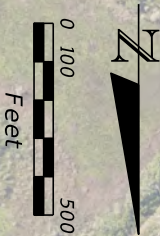
Depiction of the Permit Area

The attached diagram represents the approximate att easement loss due to authority right of way acquisition. Subjugation of the specific surveyed area of acquired Right of way to become FDOT District 5, US 27 (SR 25) Permanent Right of Way, roughly 20 feet by 200 feet, all less the remaining easement described on the attached OR Book and Page(s), filed in the Lake County Public records (OR Book 389; Page 994 to OR Book 389; Page 997).

Complete relocation and permitted installation of the AT&T Corp. (Transmission) Legacy T fiber optic cable and conduit located along the East Right of Way on US 27 (SR 25) at the new SR 516 interchange proposed in Clermont, Florida which is being constructed by Central Florida Expressway (CFX, 516-238). No interruption in service may occur during the relocation process of the active trunk cable. All new relocation conduit construction of 2-2" HDPE, Manhole installation, and fiber cable relocation will accommodate the new proposed public Right of Way line associated with the CFX 516-236 interchange acquisition.

Exhibit C

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LEGEND

EXISTING R/W

PROPOSED R/W

PROPOSED LA R/W

PROPOSED RELOCATION OF AT&T FOC WITHIN
EXISTING US 27 R/W

PROPOSED RELOCATION OF AT&T FOC WITHIN
FUTURE US 27 R/W

REVISIONS		DESCRIPTION	
DATE		DESCRIPTION	
LAKE/ORANGE EXPRESSWAY		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
ROAD NO.		PROJECT NO.	
SR 516		516-236	
DATE		SHEET NO.	
		EXHIBIT "C"	
		US 27 - AT&T RELOCATION EXHIBIT	

Shaun Sheridan
ATT Tech
AT&T OSWF

CFX 516-236
Road Relo
Clermont, Florida

Greg Jacobson
OSP Engineer

DESCRIPTION	SECTION	QUANT.	PRICE	TOTAL
Mobilization	L105-4	1	\$ 3,250.00	\$ 3,250.00
MOT	MSIC	6	\$ 2,800.00	\$ 16,800.00
PCI Assistance for Cutover	MISC	1	\$ 1,500.00	\$ 1,500.00
Dark Splice Activities	MISC	1	\$ 1,200.00	\$ 1,200.00
Directional Drill 2-2" SDR-11 HDPE Pipes	L404-16	7,800	\$ 21.00	\$ 163,800.00
Furnish & Install 4'x4'x4' "Split" Manhole	L603-20	3	\$ 9,500.00	\$ 28,500.00
Cable Placement - Pull Method	L501-6	20,000	\$ 1.25	\$ 25,000.00
Cable Recovery for Disposal	L901-2	20,000	\$ 0.50	\$ 10,000.00
Install Mule Tape/ Proofing	L501-2	19,500	\$ 0.70	\$ 13,650.00
Install Marker Poles - HDPE	L503-8	15	\$ 180.00	\$ 2,700.00
CONSTRUCTION TOTAL				\$ 266,400.00

Operation Tech - Inspection hours			\$ -	\$ -
Cutover Crew (# of cutovers)	1	\$ 2,600.00	\$	2,600.00
TELCO LABOR TOTAL				\$ 2,600.00

DESCRIPTION	SECTION	QUANT.	PRICE	TOTAL
HLB00A - Design/Project Engineer	500	60	\$ 110.00	\$ 6,600.00
HLB02A - Project Engineer	500	60	\$ 89.00	\$ 5,340.00
HLB22A - Engineer Tech	500	60	\$ 80.00	\$ 4,800.00
HLB12A - Inspector	500	80	\$ 85.00	\$ 6,800.00
EMISC - Vehicle Mileage	500	1250	\$ 0.650	\$ 812.50
DETAIL ENG., AGREEMENTS, MEETINGS AND AS-BUILT TOTAL				\$ 24,352.50

HLB00A - Design/Project Engineer	600	80	\$ 110.00	\$ 8,800.00
HLB02A - Project Engineer	600	80	\$ 89.00	\$ 7,120.00
HLB22A - Engineer Tech	600	80	\$ 80.00	\$ 6,400.00
HLB12A - Inspector	600	320	\$ 85.00	\$ 27,200.00
EMISC - Vehicle Mileage	600	1750	\$ 0.650	\$ 1,137.50
INSPECTION TOTAL				\$ 50,657.50

Telco Engineering - G.Jacobson	1	\$	-	\$	-
<i>TELCO ENGINEERING TOTAL</i>				\$	-

Lightguide Cable - 36 fiber	20,000	\$ 2.25	\$ 45,000.00
		CABLE	\$ 45,000.00

TOTAL CONSTRUCTION COST	\$ 389,010.00			
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Based on ' Construction Company Name ' Master Contract