

# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

**AGENDA**  
**RIGHT OF WAY COMMITTEE MEETING**  
**July 23, 2025**  
**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 28, 2025 RIGHT OF WAY COMMITTEE MEETING MINUTES (action item)**

**D. AGENDA ITEM**

**1. RESOLUTION OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY DECLARING PROPERTY AS NECESSARY FOR ACQUISITION FOR EXPRESSWAY SYSTEM - PROJECT: SR 408 WIDENING PROJECT, SEGMENT 408-315**

**PARCELS: 31-205 and 31-705**

*David A. Shontz, Partner, Shutts & Bowen, LLP (action item)*

**2. RESOLUTION OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY DECLARING PROPERTY AS NECESSARY FOR ACQUISITION FOR THE EXPRESSWAY PROJECT: SR 534, SEGMENT 534-244**

**PARCELS: 534-244, 534-267, 534-268, 534-269A-E, 534-271, 534-272, 534-273, 534-274, 534-770A-B, 534-776A-B, 534-866, 534-868, 534-870 and 534-877**

*Christopher R. Skambis, Associate, Dinsmore & Shohl, LLP (action item)*

**(CONTINUED ON PAGE 2)**

**3. SETTLEMENT AGREEMENT BETWEEN CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND ROBERT MICHAEL COX AND ADRIENNE SUSANNE JOHNSON IN THE MATTER OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY V. W.T. PAUL LIAU TRUSTEE, ET AL., PROJECT: SR 538-235**

**PARCEL: 53-211 A-C**

*Marcos R. Marchena, Partner, Marchena and Graham, P.A. (action item)*

**4. RESOLUTION OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY AMENDING ARTICLE 1 ("PROPERTY ACQUISITION, DISPOSITION, AND PERMITTING POLICY") OF CHAPTER 13 ("REAL PROPERTY") OF THE CFX CODE**

*Cristina T. Berrios, Deputy General Counsel (action item)*

**E. OTHER BUSINESS**

**F. ADJOURNMENT**

This meeting is open to the public.

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

*Persons who require translation services, which are provided at no cost, should contact CFX at (407) 690-5000 x5316 or by email at [Malaya.Bryan@cfxway.com](mailto: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.*



**C.**

**Approval  
of  
Minutes**

# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

## MINUTES CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY COMMITTEE MEETING May 28, 2025

Location: Central Florida Expressway Authority  
4974 ORL Tower Road  
Orlando, FL 32807  
Pelican Conference Room 107

### **Committee Members Present:**

Laura F. Carroll, City of Orlando Representative, Chairman  
Juan F. Diaz, Citizen Representative  
Anita Geraci-Carver, Lake County Representative  
Neil Newton, Seminole County Representative Alternate  
Aida T. Ortiz, Orange County Representative Alternate  
Paul Satchfield, Osceola County Representative

### **Committee Members Not Present:**

Tad Calkins, Brevard County Representative  
Christopher Murvin, Citizen Representative

### **CFX Staff Present:**

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

### **A. CALL TO ORDER**

The meeting was called to order at 2:01 p.m. by Chairman Carroll.

### **B. PUBLIC COMMENT**

There were no public comments or written public comments received by the deadline.

### **C. APPROVAL OF FEBRUARY 26, 2025 RIGHT OF WAY COMMITTEE MEETING MINUTES**

A motion was made by Mr. Newton and seconded by Mr. Satchfield to approve the February 26, 2025 Right of Way Committee meeting minutes. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Mr. Murvin were not present.

Mr. Glenn Pressimone, Chief of Infrastructure, distributed maps of the projects being discussed on today's agenda and attached hereto as **Exhibit "A."** He provided 11x17 handouts to help illustrate the locations of various projects around the system. He referred back to a presentation given in May 2024 to the Right of Way Committee outlining anticipated work for the following year. While some attendees may recall that presentation, he noted that today's discussion will cover four of the six projects initially introduced. The maps provided are intended to give spatial context for these efforts.

#### **D. AGENDA ITEMS**

##### **D.1. RIGHT OF WAY ACQUISITION AGREEMENT BETWEEN MARIO CHIUCCARIELLO, TRUSTEE OF CHARLOTTE REALTY TRUST, U/D/T AND THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY, PROJECT NUMBER: SR 538 POINCIANA PARKWAY EXTENSION, SEGMENT 538-235, PARCEL 53-218 A, B, C & D**

Mr. Richard Milian with Nelson Mullins Riley and Scarborough stated that, as part of the right-of-way acquisition for the SR 538 Poinciana Parkway Extension project, CFX seeks to acquire property located in Polk County owned by Mario Chiuccariello, Trustee of Charlotte Realty Trust. He said the property, approximately 8.46 gross acres identified as Parcel 53-218 Parts A, B, C & D, represents a full fee taking of the Seller's Overall Property. Based on appraisals by Pinel & Carpenter, Inc., the total appraised value of the property is \$1,032,830.00. He added that CFX negotiated a purchase price of \$1,205,000.00, representing a 16.67% increase over the appraised value, plus additional closing-related costs. The negotiated purchase is supported by CFX's appraiser and review appraiser and is considered in the best interest of CFX, avoiding litigation and related expenses. The Agreement provides CFX with 90 days from execution to inspect and close on the property.

Mr. Milian added that this item was brought back to the Committee due to timing and coordination matters that affected the initial board agenda process. The Seller, who had terminated a tenant in anticipation of the sale, is now requesting an additional \$5,000. Staff considers this request reasonable given the delay, and from a legal standpoint, the revised purchase price of \$1,205,000 remains justified and below the likely appraised value. The Committee is being asked to recommend Board approval of the updated purchase price, Agreement and authorize the Executive Director or her designee to execute all necessary documents, subject to final legal review.

**A motion was made by Mr. Satchfield and seconded by Mr. Newton for recommendation of Board approval of the Right of Way Acquisition Agreement between Mario Chiuccariello, Trustee of Charlotte Realty Trust and CFX and authorization to the Executive Director or her designee to execute all documents necessary to complete the transaction, with the authority to approve any non-substantial changes as approved by legal counsel. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Mr. Murvin were not present.**

**D.2. REAL ESTATE PURCHASE AGREEMENT BETWEEN PAN AM COMMERCE PARK, LLC, AND THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY, PROJECT: SR 538 POINCIANA PARKWAY EXTENSION, SEGMENTS 538-234 & 538-235, PARCEL: 53-351**

Mr. Glenn Pressimone, Chief of Infrastructure, provided context ahead of Ms. Leslie Even's presentation on the parcels, acquisition, and agreement. He referenced a previous update from a year ago, which included the SR 538 Poinciana Parkway Extension. At that time, the Committee and the Board approved the purchase of a 54.5-acre parcel from the Reedy Creek Mitigation Bank, along with its remaining mitigation credits, for approximately \$17.5 million. This purchase was a key component in securing right-of-way for the project.

Mr. Pressimone noted that today's discussion involves the South Florida Water Management District (SFWMD), which holds a conservation easement over the same mitigation bank and owns additional fee-simple property along the alignment heading north toward CR 532.

He explained Two specific parcels are under consideration: Parcel 351 (agenda item 2) and Parcel 352 (agenda item 3), which Ms. Evens will address in detail. Mr. Pressimone emphasized the significance of these parcels in advancing the Poinciana project, which is nearing final design and remains active in right-of-way acquisition and permitting efforts. Negotiations with SFWMD are ongoing, and the agency's cooperation is critical to the project's progress. A memorandum from Nicole Gough, Manager of Environmental Scientist with Dewberry Engineers, Inc. describing alternative mitigation was distributed and is attached hereto as **Exhibit "B."**

Ms. Leslie A. Evans with Dinsmore & Shohl, LLP explained that the following three items being presented are similar in that they require CFX acquire and convey parcels. She explained that the SR 538 Poinciana Parkway Extension Project requires CFX to obtain certain permits and approvals from the SFWMD, as well as to acquire property currently owned by SFWMD. In return, SFWMD requires CFX to acquire and convey specific property (the "Exchange Property") to SFWMD to offset the environmental impact of the project. CFX intends to acquire approximately 96.41 acres of undeveloped land currently owned by the Shell family trusts. Pan Am Commerce Park, LLC, which had an existing contract to purchase the land before SFWMD identified it as an Exchange Property, has agreed to sell the property to CFX for \$4.7 million under terms outlined in the Real Estate Purchase and Sale Agreement, with a targeted closing date of June 18, 2025.

The Committee is requested to recommend Board approval of the Agreement and to authorize the Executive Director or her designee to execute the necessary documents to complete the transaction, subject to legal counsel's final approval.

The Committee Members asked questions which were answered by Ms. Barrios and Ms. Nicole Gaugh, Manager Environmental Scientist with Dewberry Engineers, Inc.

**A motion was made by Ms. Geraci-Carver and seconded by Mr. Satchfield for recommendation of Board approval of the Real Estate Purchase Agreement between Pan Am Commerce Park, LLC and CFX and authorization to the Executive Director or her designee to execute all documents necessary to complete the transaction, with the authority to approve any non-substantial changes**

**as approved by legal counsel. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Mr. Murvin were not present.**

**D.3. REAL ESTATE PURCHASE AGREEMENT BETWEEN J. ACQUISITIONS OSCEOLA, LLC, AND THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY, PROJECT: SR 538, POINCIANA PARKWAY EXTENSION, SEGMENT 538-234, PARCEL: 53-352**

Ms. Leslie A. Evans with Dinsmore & Shohl, LLP explained that just as in the prior item presented, the development of the SR 538 Poinciana Parkway Extension Project requires CFX to obtain certain permits and approvals from the South Florida Water Management District (SFWMD) and to acquire property currently owned by SFWMD. In exchange, SFWMD requires CFX to acquire and convey other property, referred to as Exchange Property, to offset the loss of SFWMD land and any environmental impacts caused by the Project. CFX plans to acquire approximately 81 acres of undeveloped land in Osceola County owned by J Acquisitions Osceola, LLC, as part of this Exchange Property. Under the Real Estate Purchase and Sale Agreement, the negotiated purchase price is \$2,500,000, and J Acquisitions will also provide temporary access rights. The transaction includes a due diligence and title review period, with a targeted closing date of July 27, 2025. Each party will cover its own legal and expert fees, while J Acquisitions will handle title insurance and deed preparation costs. A recommendation was requested for the Right of Way Committee to approve the Agreement and authorize the Executive Director or designee to execute all necessary documents, subject to legal counsel's final approval.

**A motion was made by Mr. Newton and seconded by Mr. Satchfield for recommendation of Board approval of the Real Estate Purchase Agreement between J. Acquisitions Osceola, LLC and CFX and authorization to the Executive Director or her designee to execute all documents necessary to complete the transaction, with the authority to approve any non-substantial changes as approved by legal counsel. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Mr. Murvin were not present.**

**D.4. REAL ESTATE PURCHASE AGREEMENT BETWEEN KPB CATTLE LLC AND THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY, PROJECT: SR 534, SEGMENT 534-243 PARCELS: 534-350 & 534-850**

Ms. Leslie A. Evans with Dinsmore & Shohl, LLP explained that in connection with the development of the SR 534 Project, CFX is collaborating with the South Florida Water Management District to support CFX's objective to offset or mitigate impacts to conservation, wetlands, and other environmentally sensitive areas. To that end, CFX seeks to acquire approximately 882 acres of property located in Osceola County. The Property, owned by KPB Cattle LLC, will be used to secure the release of a conservation easement in support of the Project. As part of the transaction, KPB Cattle has also agreed to procure and convey to CFX a 30-foot-wide permanent access easement from Canoe Creek Road.

Ms. Evans stated CFX and KPB Cattle have negotiated a purchase price of \$9,702,000.00, as set forth in the Real Estate Purchase Agreement. The transaction includes a traditional due diligence period of thirty days and a closing to occur fifteen days thereafter. Under the Agreement, KPB Cattle will acquire and convey certain oil, gas, and mineral rights to CFX and will procure the permanent access easement for CFX's benefit. The purchase price is consistent with comparable sales and appraisals developed by CFX's appraiser, Pinel & Carpenter, Inc. Each party will bear its own legal and expert fees, with KPB Cattle responsible for the cost of title insurance and preparation and recordation of the deed and closing documents.

Ms. Evens is requesting the Committee recommend Board approval of the Real Estate Purchase Agreement between KPB Cattle LLC and CFX, and authorization for the Executive Director or her designee to execute all documents necessary to complete the transaction, with the authority to approve any non-substantial changes as approved by legal counsel.

Mr. Pressimone provided context and background on this purchase. The Committee members asked questions which were answered by Mr. Pressimone.

**A motion was made by Mr. Satchfield and seconded by Mr. Newton for recommendation of Board approval of the Real Estate Purchase Agreement between KPB Cattle LLC and CFX and authorization to the Executive Director or her designee to execute all documents necessary to complete the transaction, with the authority to approve any non-substantial changes as approved by legal counsel. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Mr. Murvin were not present.**

**D.5. A RESOLUTION OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY ("CFX") DECLARING  
PROPERTY AS NECESSARY FOR ACQUISITION FOR EXPRESSWAY SYSTEM  
PROJECT: SR 516 LAKE/ORANGE EXPRESSWAY, SEGMENT 516-236  
PARCELS: 51-114A-B, 51-122A-B, 51-127A-B**

Mr. Chip Skambis with Dinsmore & Shohl, LLP provided location of parcels and background on the SR 516 Lake/Orange Expressway Project, noting that right-of-way acquisition is required. He stated the requested Resolution identifies Parcels 51-114A, 51-114B, 51-122A, 51-122B, 51-127A, and 51-127B necessary for acquisition under Florida eminent domain law. Mr. Small requested the Right-of-Way Committee's recommendation for Board approval of the Resolution, subject to minor or clerical revisions by General Counsel, the General Engineering Consultant, or their designee.

**A motion was made by Ms. Geraci-Carver and seconded by Mr. Satchfield for recommendation of Board approval and adoption of the Resolution Declaring Property as Necessary for Parcels 51-114A, 51-114B, 51-122A, 51-122B, 51-127A and 51-127B for the SR 516 Lake/Orange Expressway Project, subject to any minor or clerical revisions approved by legal counsel, General Engineering Consultant, or designee. The motion carried unanimously with all six (6) Committee members**

**present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Mr. Murvin were not present.**

**D.6. A RESOLUTION OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY (“CFX”) DECLARING PROPERTY AS NECESSARY FOR ACQUISITION FOR EXPRESSWAY SYSTEM, PROJECT: SR 516 LAKE/ORANGE EXPRESSWAY, SEGMENT 516-237, PARCELS: 51-131E, 51-131F, 51-131G, 51-131H, 51-131I and 51-132C**

Mr. David A. Shontz with Shutts & Bowen LLP stated in the following items before the Committee he is requesting two resolutions concerning a total of seven parcels related to the SR 516 project, also known as the Lake/Orange Expressway. These parcels fall within Segment 516-237 located in Lake County. The acquisitions in this item include parcel 51-131E, a fee-simple right-of-way totaling 4,380 acres; parcel 51-131F, a fee-simple limited-access right-of-way of 1,786 square feet; and parcel 51-131G, a fee-simple limited-access right-of-way of 0.595 acres. Parcels 51-131H and 51-131I involve the release of previously established limited-access rights due to the relocation of the Lake County Trail from the south to the north side of the project. Additionally, parcel 51-132C is a fee-simple right-of-way acquisition totaling 1.285 acres. Mr. Shontz recommended that the Committee move to approve and adopt the resolution declaring the properties—51-131E, 51-131F, 51-131G, 51-131H, 51-131I, and 51-132C as necessary for the project, subject to any minor or clerical revisions as approved by legal counsel, the general engineering consultant, or their designee.

**A motion was made by Ms. Geraci-Carver and seconded by Mr. Newton for recommendation of Board approval and adoption of the Resolution Declaring Property as Necessary for Parcels 51-131E, 51-131F, 51-131G, 51-131H, 51-131I and 51-132C for the SR 516 Lake/Orange Expressway Project, subject to any minor or clerical revisions approved by the legal counsel, General Engineering Consultant, or designee. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Mr. Murvin were not present.**

**D.7. A RESOLUTION OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY (“CFX”) DECLARING PROPERTY AS NECESSARY FOR ACQUISITION FOR EXPRESSWAY SYSTEM, PROJECT: SR 408 WIDENING PROJECT, SEGMENT 408-315A, PARCEL: 31-203**

Mr. David A. Shontz with Shutts & Bowen LLP presented the resolution related to the SR 408 widening project, which extends from US 441 (Orange Blossom Trail) to I-4. The focus is on parcel 31-203, located in Orange County, totaling 3,267 square feet, identified for fee simple acquisition for right-of-way purposes. The motion before the Committee is to recommend board approval and adoption of the resolution declaring this property necessary for the project, subject to minor or clerical revisions approved by legal counsel, the general engineering consultant, or their designee.

**A motion was made by Mr. Satchfield and seconded by Mr. Newton for recommendation of Board approval and adoption of the Resolution Declaring Property as Necessary for Parcel 31-203 for the SR 408 Widening Project, subject to any minor or clerical revisions approved by the legal counsel, General Engineering Consultant, or designee. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Mr. Murvin were not present.**

**E. OTHER BUSINESS**

There was no other business discussed.

**F. ADJOURNMENT**

Chairman Carroll announced there will be no meeting in June. The next Right of Way Committee Meeting is scheduled for July 23, 2025.

She reminded the Committee that the meeting schedule has been revised from monthly to bi-monthly to coincide with the CFX Board meeting schedule.

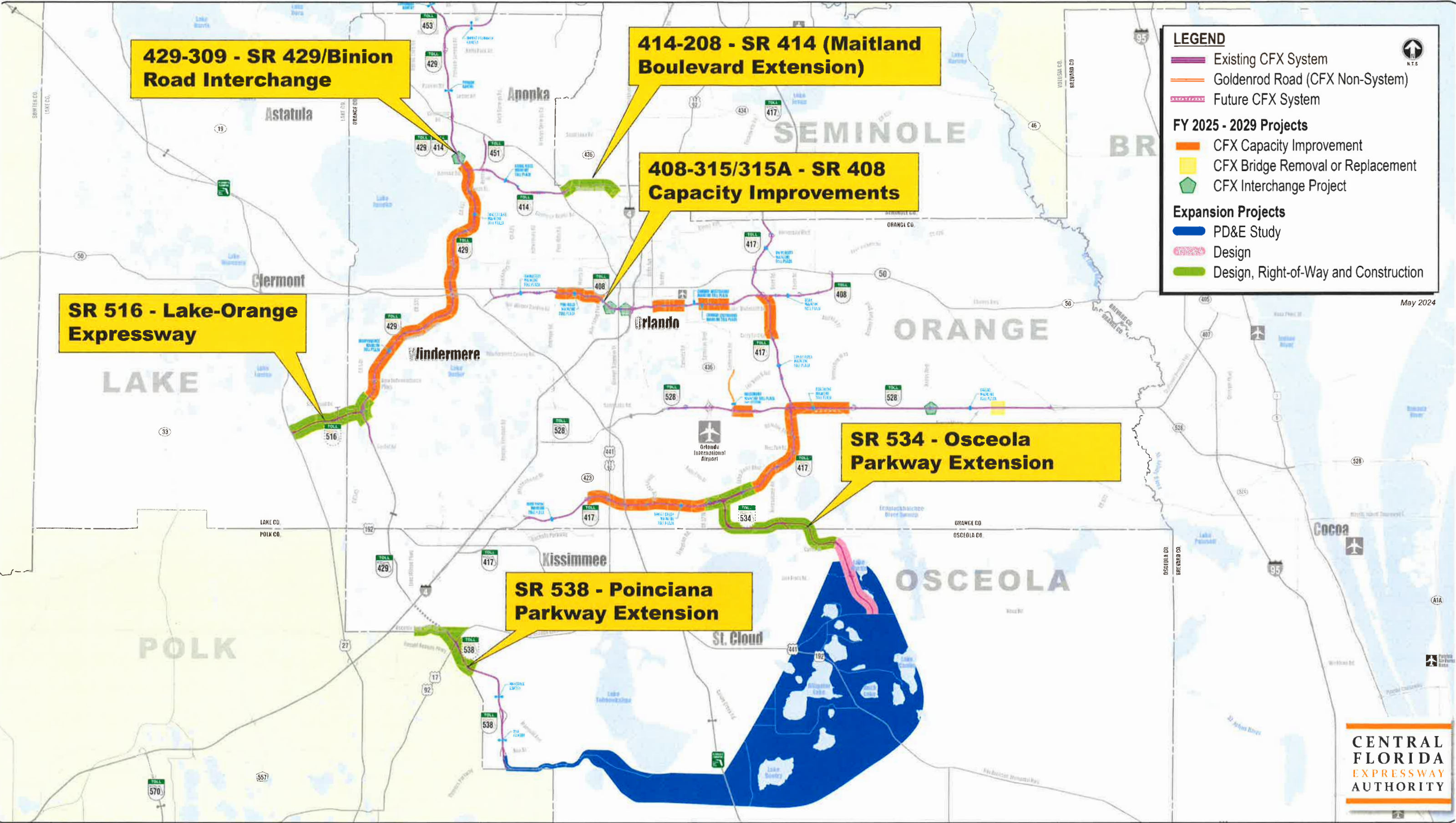
Chairman Carroll adjourned the meeting at 2:43 p.m.

**Minutes approved on \_\_\_\_\_, 2025.**

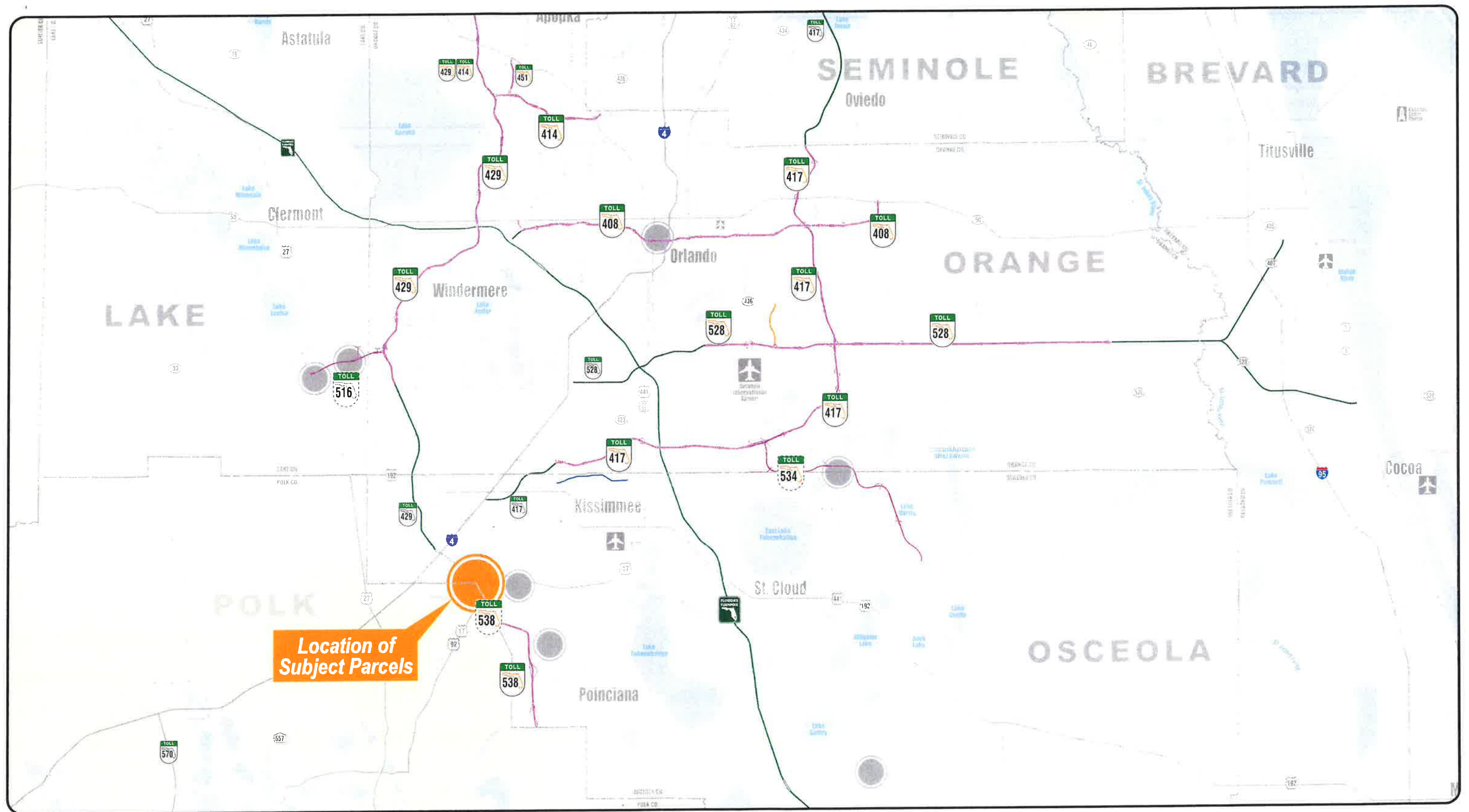
*Pursuant to the Florida Public Records Law and Central Florida Expressway Authority Records and Information Management Program Policy, audio tapes of all Board and applicable Committee meetings are maintained and available upon request to the Custodian of Public Records at (407) 690-5326, [publicrecords@CFXWay.com](mailto:publicrecords@CFXWay.com)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

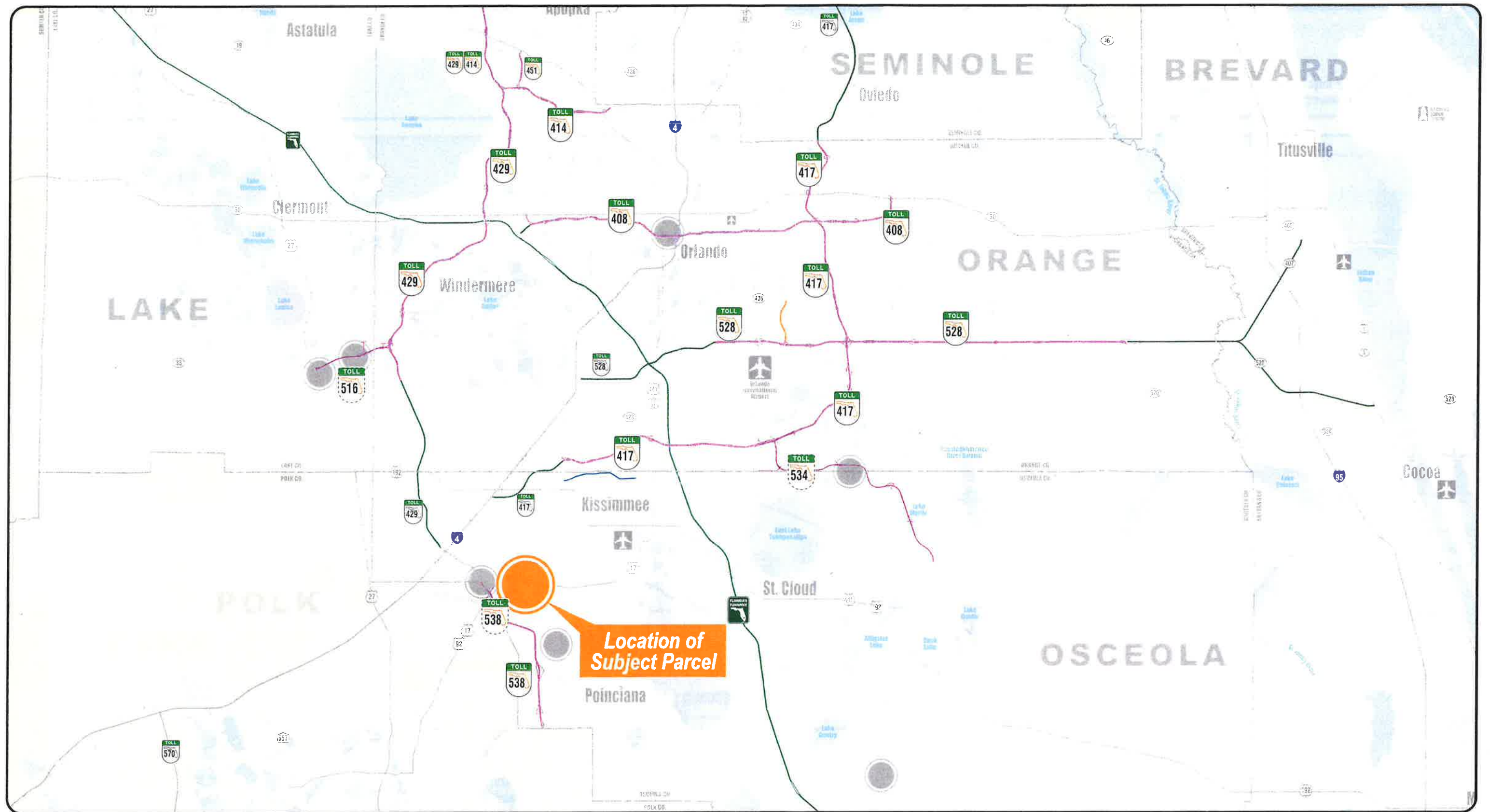


Exhibit "A"

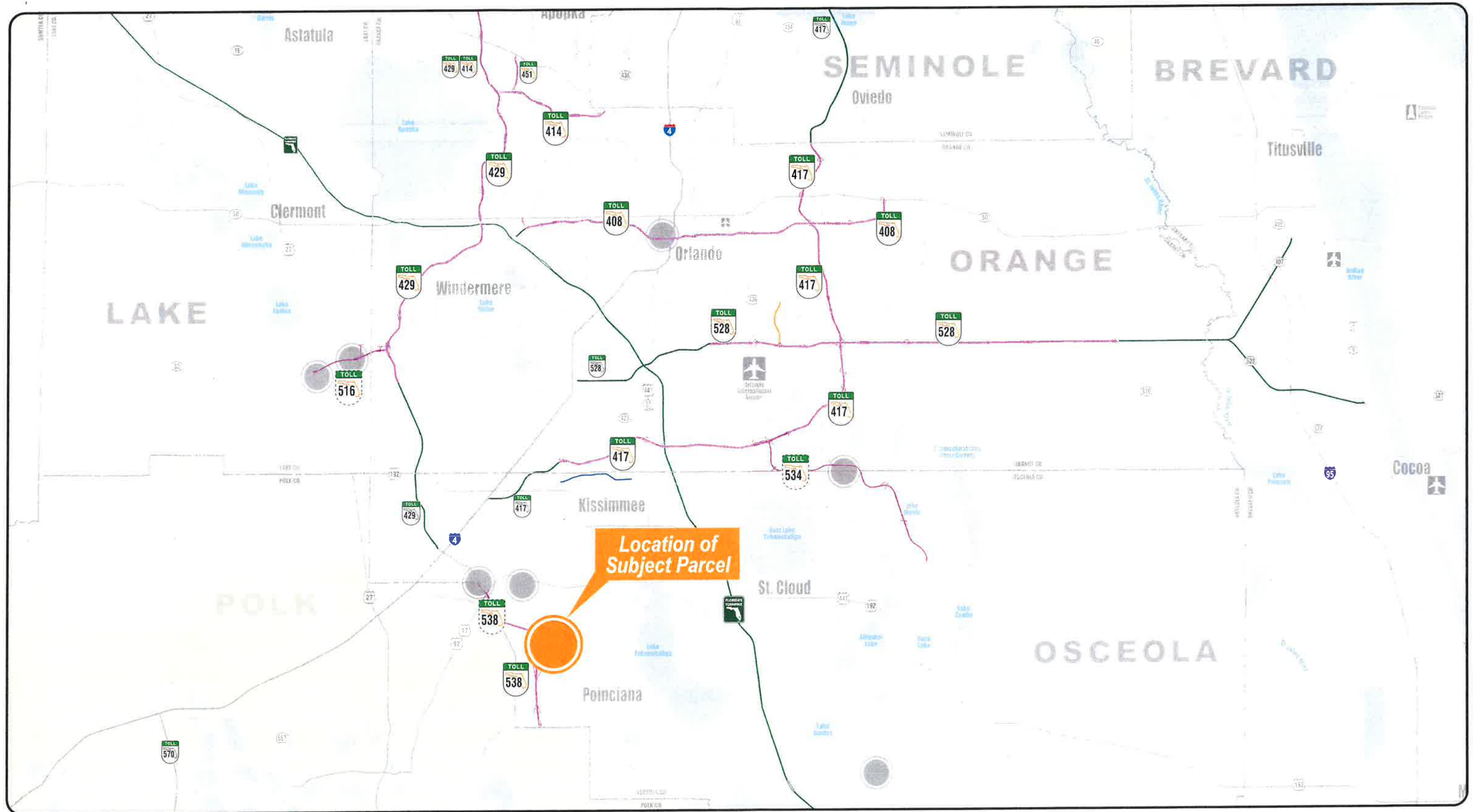


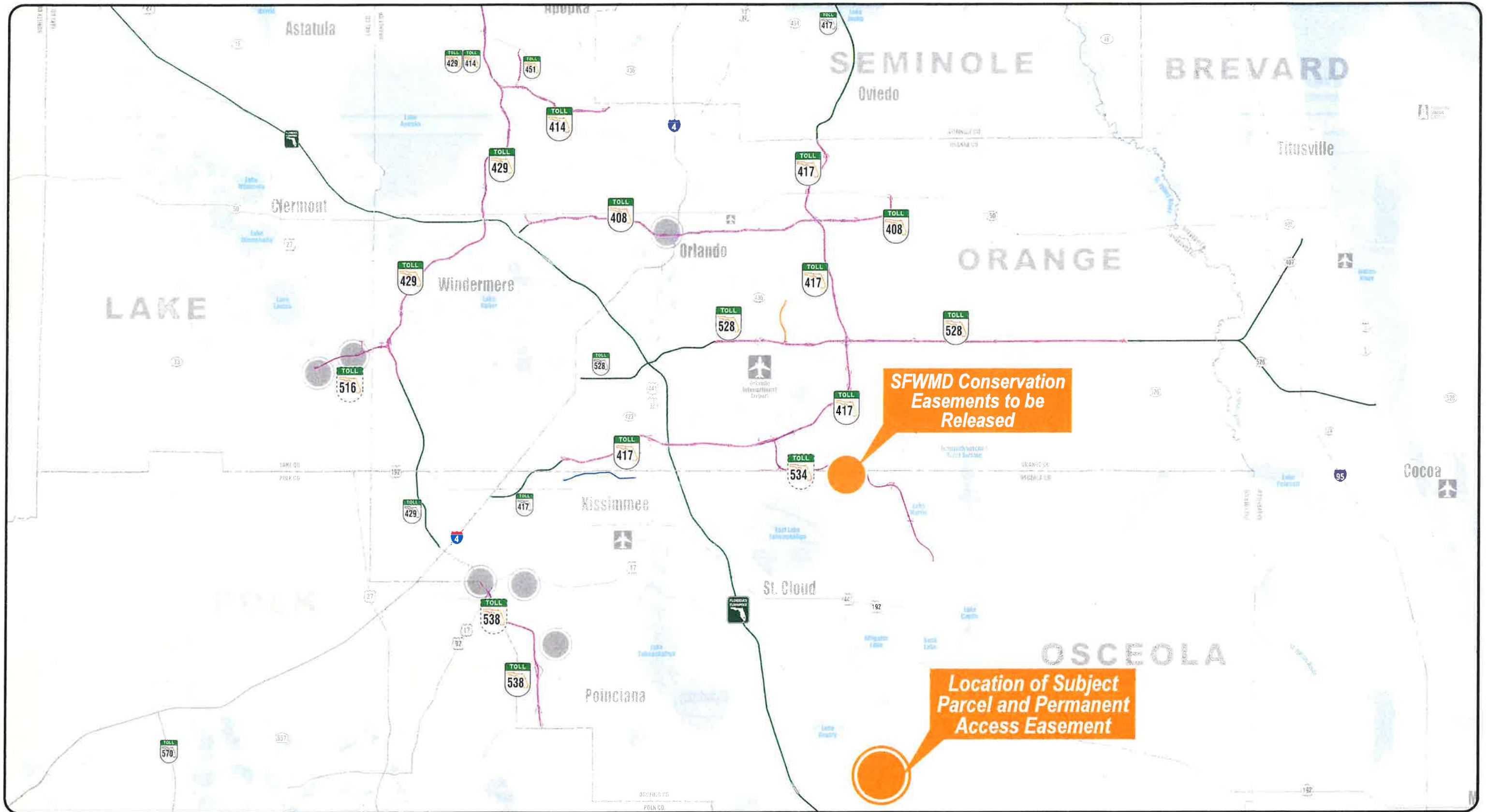




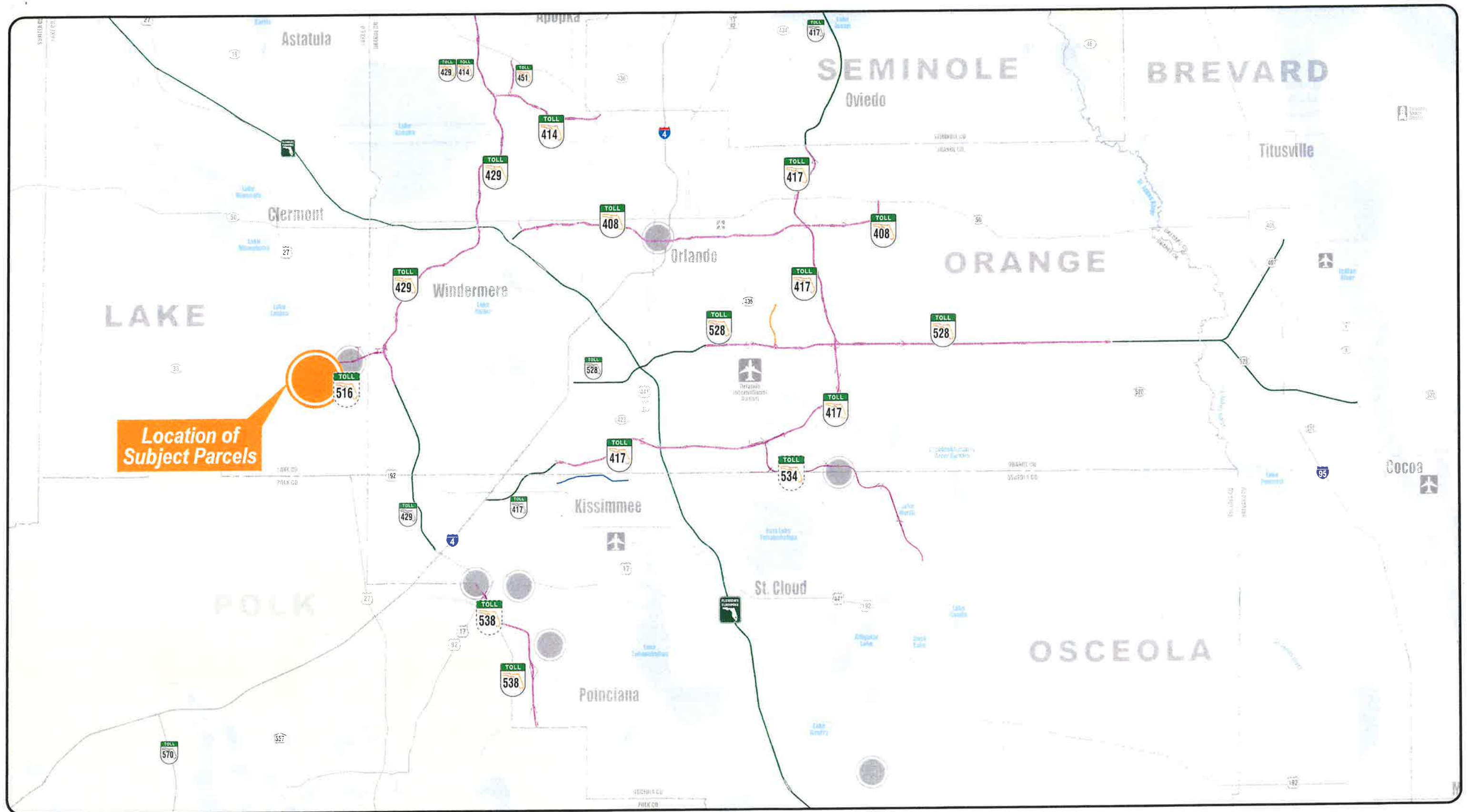


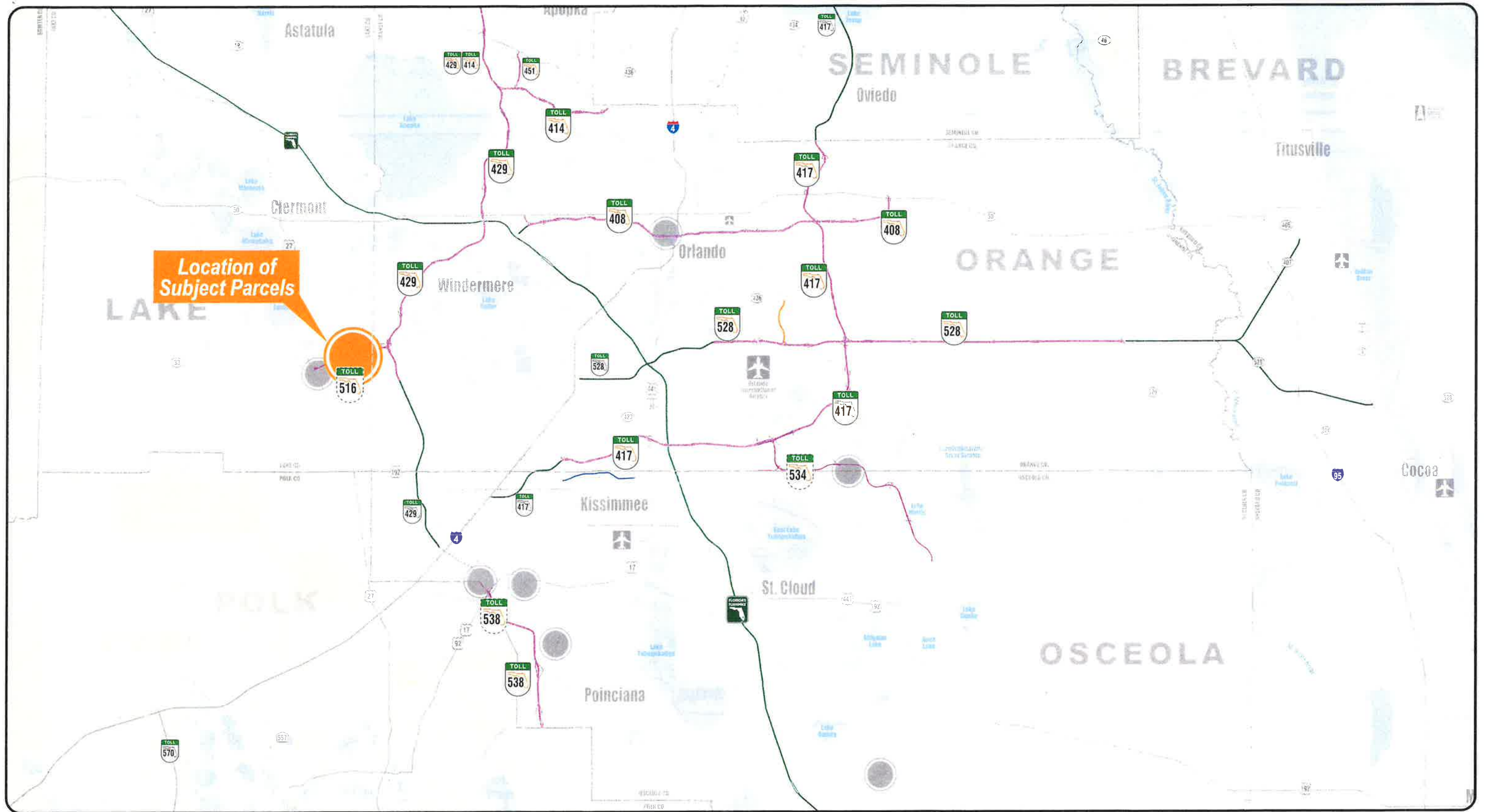




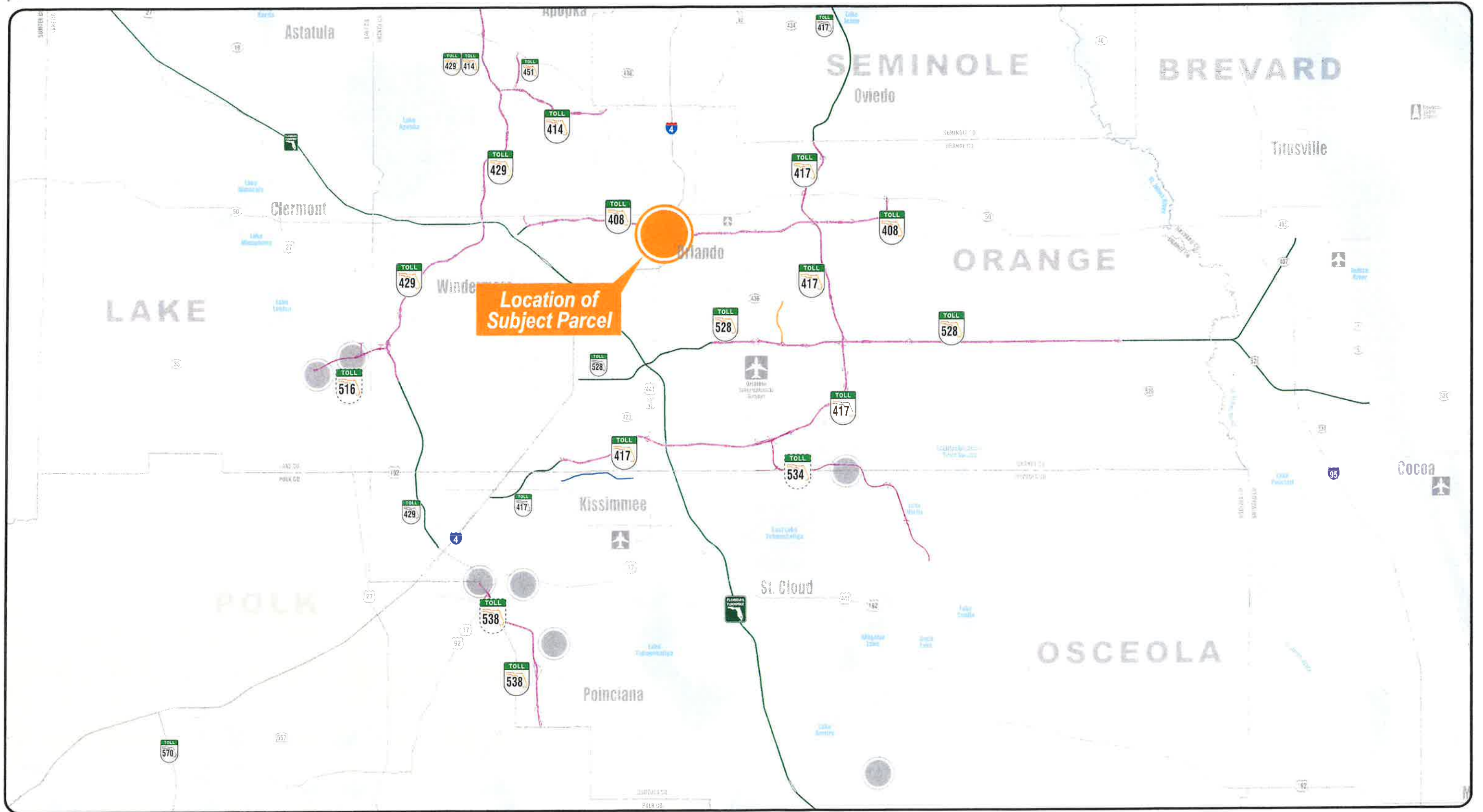
















MEMORANDUM

**Date:** April 10, 2025  
**To:** Mr. Glenn Pressimone, CFX – Chief of Infrastructure  
**From:** Nicole Gough, Dewberry – Environmental Manager  
**Subject:** CFX 538-234, 235 Alternative Mitigation

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**Message:**

The subject project extensions are currently undergoing environmental regulatory permitting for impacts associated with the roadway development with the South Florida Water Management District (SFWMD) for state and US Army Corps of Engineers (USACE) for federal. As part of these projects, authorization from SFWMD is required to remove Conservation Easement encumbrances (54.50 acres) and conservation land designations (30.12 acres) from a portion of the project's proposed right-of-way (ROW). In ongoing coordination with SFWMD it was required for CFX to permit the partial release of the easements held by SFWMD that are within the ROW and provide property in exchange of the protected acreage released.

The District determined that they would accept property of equal habitat replacement to the areas affected ("in kind") within the Reedy Creek Swamp in close proximity or adjacency to Reedy Creek Mitigation Bank (RCMB) and existing SFWMD property. This replacement property is considered an alternative form of mitigation to address the regulatory impacts. The SFWMD will not accept traditional mitigation of mitigation bank credit purchase for the purposes of this easement release. CFX and its consultants worked with SFWMD staff to determine the potential eligibility of replacement lands and have coordinated to identify appropriate parcels to satisfy the conservation easement replacement and land exchange requirements for the permits.

Criteria for replacement property for these projects included location of properties within the same cumulative impact basin as the subject projects, contributing to the Florida Wildlife Corridor and its connectivity, relation to existing conservation lands and easements for continuity, as well as existing ownership for acquisition purposes (willing sellers). Potential properties were further evaluated for suitability for having similar land use and habitat quality as the easements and protected properties. Sources initially sought to determine potential parcels included Florida Forever acquisition priorities, including various available Florida Forever associated databases, such as the Rural and Family Lands Protection Program and Rare Species Habitat Conservation Priorities by the Florida Natural Areas Inventory (FNAI). Property suitability for habitat replacement value was determined through evaluation of available data and limited field review.

Coordination with SFWMD has identified two proposed properties appropriate for consideration as an exchange for SFWMD owned conservation land and conservation easement replacement associated with RCMB.

- Lorene & Greene Site: See attached exhibit: (app. 95.30 total acres, with 76.44 wetland acres and 18.86 upland acres). Parcels 322528000000300000 and 3225284520000B0010



## MEMORANDUM

These privately-owned parcels are located south of US 17-92 and north of the SR 538 Poinciana Parkway project area, situated adjacent to existing SFWMD conservation lands associated with the Reedy Creek Swamp (Upper Lakes Basin Watershed) and where they may provide a continuation and expansion of natural habitat. The property shares similar characteristics and location to the SR 538 project wetlands and are a continuation of the Reedy Creek Swamp floodplain that runs east of the project. As this parcel fronts on US 17-92, it would be anticipated that development pressures from the surrounding Intercession City community will eventually impact the upland portions of the property. Placing the parcels into conservation would provide valuable buffer to the existing SFWMD lands and offer potential connectivity to protected lands north of US 17-92.

- Osceola 80 Site: See attached exhibits: (app. 80.37 total acres with 0.34 SSL acres). Parcel 232628000000400000

Reedy Creek runs through this property and it is surrounded on all four sides by publicly owned lands. This privately-owned parcel is located between District-owned and other conservation parcels and contains Reedy Creek proper. This parcel fills in a matrix of conservation and creates connectivity of protected lands through Reedy Creek at the core of the Florida Wildlife Corridor.

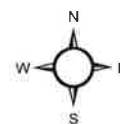
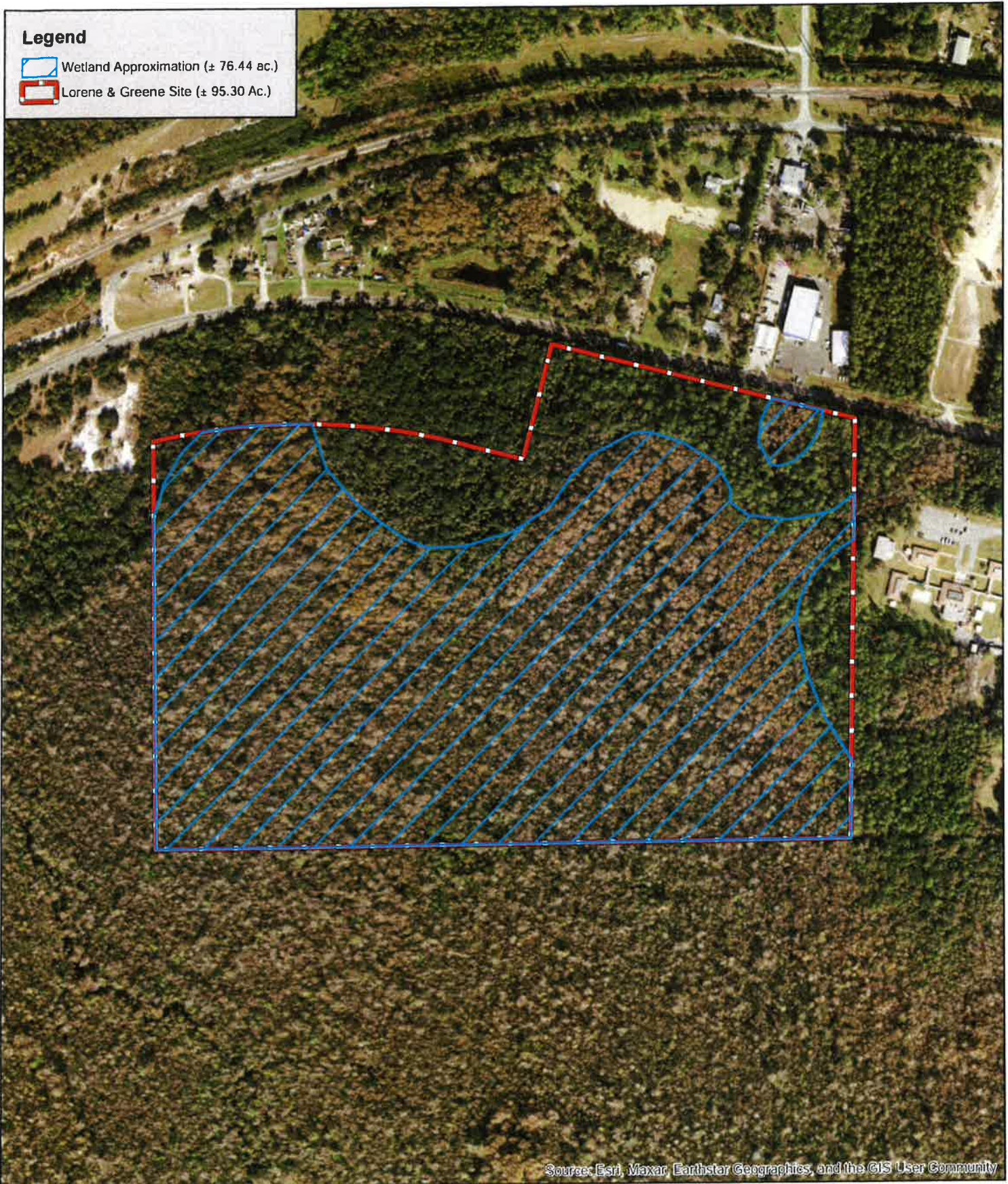
Potential mitigative values and acquisition values are not an equitable measure, rather, alternative mitigation is based in suitability to offset impacts.

UMAM value equivalency: If the required Conservation Easement replacement acreage for the RCMB and the mitigation credit value of SFWMD-owned ROW for the project were allowed to be resolved using traditional mitigation bank credits, the cost would be in the range of \$12,370,000\*. The SFWMD has indicated that a qualitative or ratio based (acre for acre) comparison is not applicable for replacement properties for this project, rather the replacement standard of "equal or greater" in acreage and quality should be used.

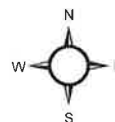
Please note, the replacement properties cannot be valued in the same way other vacant parcels are. Given the criteria that SFWMD requires for CFX to obtain permits for this project, there is a scarcity of parcels that qualify for replacement lands due to geography, land type, and proximity to the affected lands that are being offered for sale by willing sellers. By statute, CFX cannot condemn these properties by eminent domain and as such, there is a premium to pay to close on these properties.

All property in this region for conservation or development has increased in cost, dramatically in the past few years due to development demand. In addition, the Reedy Creek cumulative impact basin currently does not have available state mitigation bank credits in amounts required for this project, even if SFWMD would allow CFX to pursue mitigation credits, which they are not.

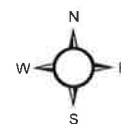
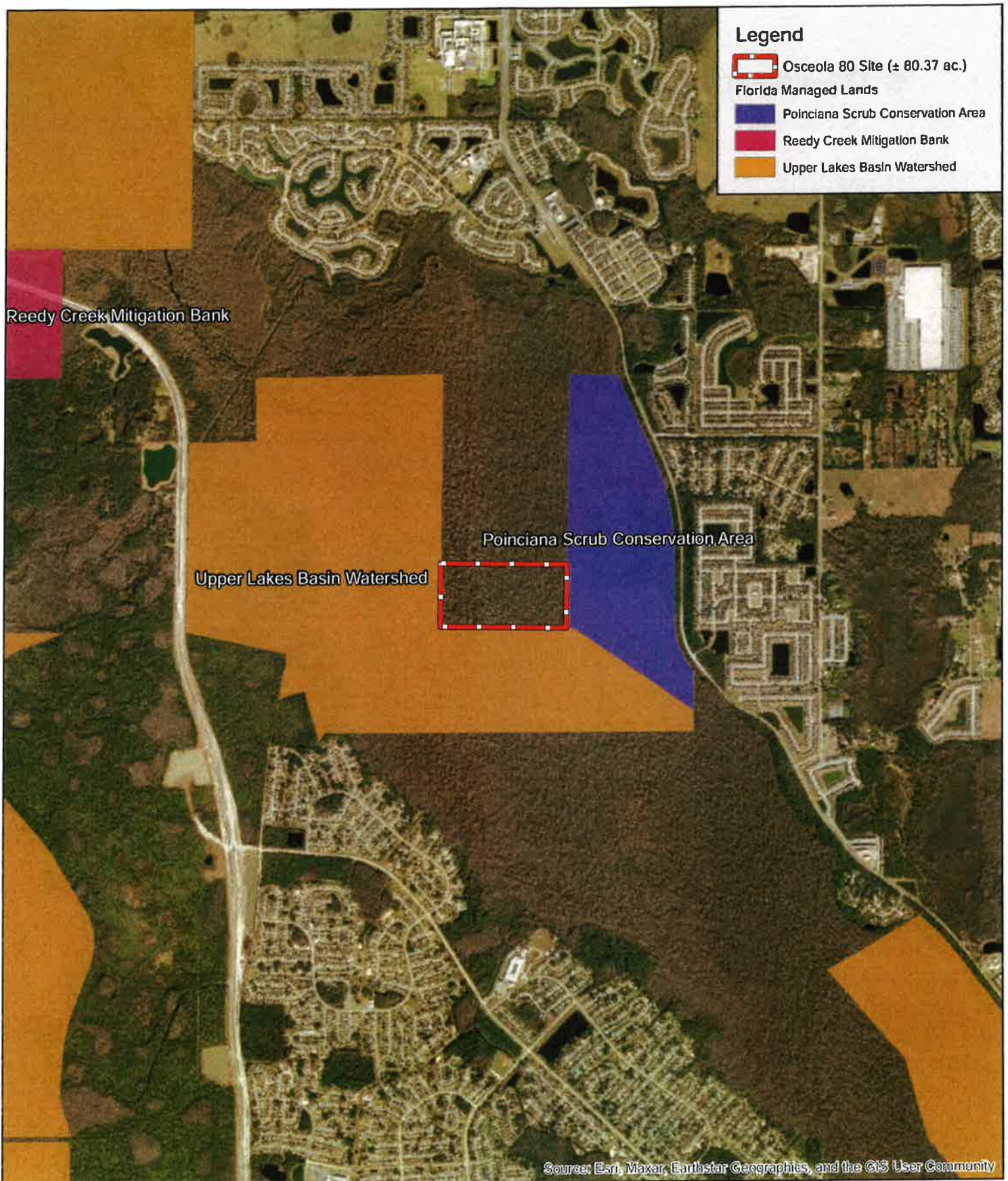














## MEMORANDUM

\* approximately 56 UMAM credits required to mitigate 54.50 acres of RCMB and 30.12 acres of SFWMD. UMAM credit pricing is assumed at \$220,000 per credit (median of recent mitigation pricing in the region)

CE release over RCMB: 54.50 acres- 32.70 UMAM

SOR replacement-30.12 acres- 23.50 UMAM

**D.1.**






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## **MEMORANDUM**

TO: CFX Right of Way Committee Members

FROM: David A. Shontz, Esq.  
Right-of-Way Counsel  
Shutts & Bowen LLP 

DATE: July 9, 2025

SUBJECT: Resolution of Central Florida Expressway Authority ("CFX") Declaring Property as Necessary for Acquisition for Expressway System Project: State Road 408 Widening Project, Segment 408-315

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### **BACKGROUND AND DESCRIPTION**

As part of the right-of-way acquisition required for the State Road 408 Widening project (the "Project"), CFX needs to acquire the right of way and property interests depicted on **Attachment "A"** attached hereto (collectively, the "Parcels"). Shutts & Bowen LLP, as Right-of-Way Counsel submits the Resolution of Central Florida Expressway Authority ("CFX") Declaring Property as Necessary for Acquisition for Expressway System ("Resolution") attached hereto as **Attachment "B"** and is seeking the Right of Way Committee's recommendation for Board approval of the Resolution. The 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 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.

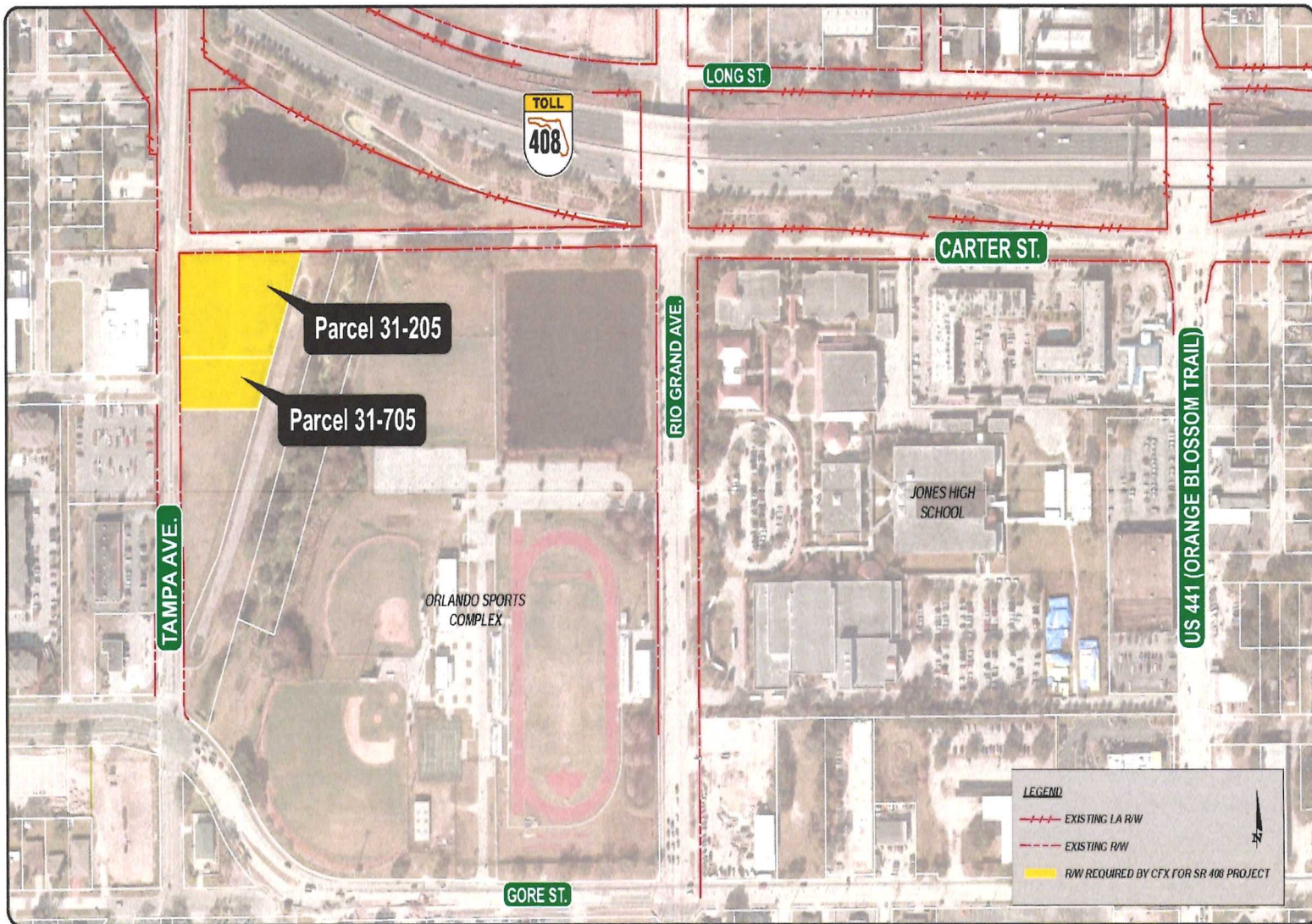
### **REQUEST**

A recommendation by the Right of Way Committee for CFX Board's approval and adoption of the attached Resolution for acquisition of real property interests for State Road 408 Widening project, Segment 408-315, subject to any minor modifications or revisions approved by CFX's Deputy General Counsel and general engineering consultant.

### **ATTACHMENTS**

- A. Map of Parcels
- B. Resolution and Legal Descriptions of parcels





## ATTACHMENT B

Resolution No. 2025 - \_\_\_\_\_  
Project No. 408-315  
Parcel 31-205 and 31-705

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

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

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

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

**WHEREAS**, CFX has determined that it is necessary and in the public interest to make certain additions, extensions and improvements to the Expressway System, including the State Road 408 Widening Project, 408-315, and CFX has determined that to do so it is necessary and in the public interest that CFX obtain certain parcels of land in Orange County, Florida in fee simple, easement, temporary construction easement, and water retention areas, as listed in **Exhibit “A”** and **Exhibit “B”** (“**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 “A”** and **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 Orange

County, Florida heretofore as described in the **Exhibit "A"** and **Exhibit "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 **Exhibit "A"** and **Exhibit "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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Christopher Maier, Chairman

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

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

  
\_\_\_\_\_  
David A. Shontz, Esq., Right-of-Way Counsel



# EXHIBIT "A"

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
STATE ROAD 408  
PROJECT NO. 408-315  
PARCEL NO. 31-205  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

## LEGAL DESCRIPTION:

A parcel of land lying in the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 22 South, Range 29 East, Orange County, Florida, being a portion of lots 7 and 8, Block 4, White's Addition to Orlando according to the plat thereof as recorded in Plat Book A, Page 139 of the Public Records of Orange County, Florida, also being a portion of the lands described in Deed Book 851, Page 259 and re-recorded in Deed Book 865, Page 363 of the Public Records of Orange County, Florida and being more particularly described as follows:

Commence at a found 1/2-inch iron rod with no identification in an asphalt cut-out marking the Northeast corner of the Northwest 1/4 of Section 34, Township 22 South, Range 29 East, Orange County, Florida; thence run South 00°05'37" East along the East line of said Northwest 1/4, a distance of 1356.38 feet to the Easterly extension of the existing South Right of Way line of Carter Street as shown on the Florida Department of Transportation Right of Way Map Section 75280, Financial Project number 242484-2; thence departing said East line, run South 89°28'33" West along said Easterly extension and along the South Right of Way line of said Carter Street, a distance of 977.35 feet to the Westerly line of lands described in Official Records Book 4427, Page 2254 of the Public Records of Orange County, Florida for the POINT OF BEGINNING; thence departing said South Right of Way line, run South 19°35'25" West along said Westerly line, a distance of 223.13 feet; thence departing said Westerly line, run South 90°00'00" West, a distance of 233.92 feet to the existing East Right of Way line of Tampa Avenue as shown on Florida Department of Transportation Right of Way Map Section 75010-2513 and the West line of aforesaid Block 4 according to said Plat and as shown on said Right of Way Map; thence run North 00°18'50" West along said East Right of Way line and along said West line, a distance of 207.38 feet to aforesaid South Right of Way line of Carter Street; thence departing said East Right of Way line and said West line of Block 4, run North 89°28'33" East along said South Right of Way line, a distance of 309.88 feet to the POINT OF BEGINNING.

Containing 1.302 acres, more or less.

## NOTES:

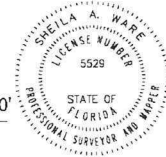
1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33405 DATED 11/19/2024 AT 8:00 AM.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°05'37" EAST.
3. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 06/04/2025 PER FAC 5J-17.062(2).

I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Sheila A Ware 2025.07.01  
15:22:08 -04'00'

SHEILA A. WARE, PSM  
LICENSE NO. 5529



SEE SHEET 2 FOR LEGEND AND SKETCH OF DESCRIPTION

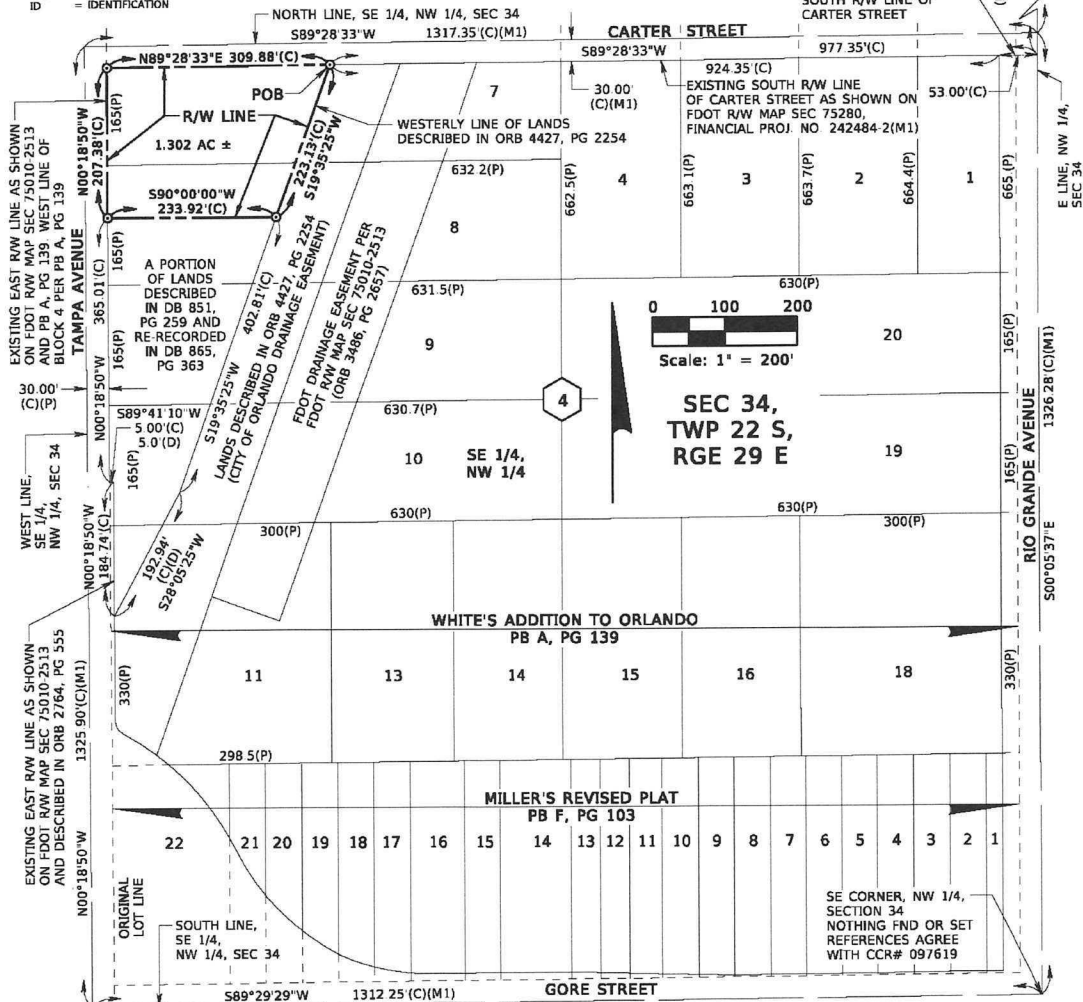
DATE JUNE 04, 2025	CERTIFICATION OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 31-205
DRAWN BY M. ROLLINS			
CHECKED BY S. WARE			
DEWBERRY PROJECT NO. 50088264			
	<b>Dewberry</b>	STATE ROAD 408 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
	800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120		SHEET 1 OF 2
REVISION	BY	DATE	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
STATE ROAD 408  
PROJECT NO. 408-315  
PARCEL NO. 31-205  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

# LEGEND & ABBREVIATIONS

AC	= ACRES	LB	= LICENSED SURVEY BUSINESS	PSM	= PROFESSIONAL SURVEYOR
CCR#	= CERTIFIED CORNER	NO	= NUMBER	AND MAPPER	
(C)	= CALCULATED DATA	ORB	= OFFICIAL RECORDS BOOK	RGE	= RANGE
(D)	= DEED DATA	(P)	= PLAT DATA	R/W	= RIGHT OF WAY
DB	= DEED BOOK	PB	= PLAT BOOK	SEC	= SECTION
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	PG/PGS	= PAGE / PAGES	TWP	= TOWNSHIP
FND	= FOUND	POB	= POINT OF BEGINNING	*	= MORE OR LESS
ID	= IDENTIFICATION	POC	= POINT OF COMMENCEMENT	+	= CHANGE IN DIRECTION
		PROJ	= PROJECT	- - -	= R/W LINE

POC  
NE CORNER, NW 1/4,  
SECTION 34  
FND 1/2' IRON ROD,  
NO ID IN ASPHALT  
CUT-OUT  
CCR# 96674



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
STATE ROAD 408  
PROJECT NO. 408-315  
PARCEL NO. 31-705  
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT  
ESTATE: EASEMENT

**LEGAL DESCRIPTION:**

A parcel of land lying in the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 22 South, Range 29 East, Orange County, Florida, being a portion of lots 8 and 9, Block 4, White's Addition to Orlando according to the plat thereof as recorded in Plat Book A, Page 139 of the Public Records of Orange County, Florida, also being a portion of the lands described in Deed Book 851, Page 259 and re-recorded in Deed Book 865, Page 363 of the Public Records of Orange County, Florida and being more particularly described as follows:

Commence at a found 1/2-inch iron rod with no identification in an asphalt cut-out marking the Northeast corner of the Northwest 1/4 of Section 34, Township 22 South, Range 29 East, Orange County, Florida; thence run South 00°05'37" East along the East line of said Northwest 1/4, a distance of 1356.38 feet to the Easterly extension of the existing South Right of Way line of Carter Street as shown on the Florida Department of Transportation Right of Way Map Section 75280, Financial Project number 242484-2; thence departing said East line, run South 89°28'33" West along said Easterly extension and along the South Right of Way line of said Carter Street, a distance of 977.35 feet to the Westerly line of lands described in Official Records Book 4427, Page 2254 of the Public Records of Orange County, Florida; thence departing said South Right of Way line, run South 19°35'25" West along said Westerly line, a distance of 223.13 feet to the POINT OF BEGINNING; thence continue South 19°35'25" West along said Westerly line, a distance of 106.14 feet; thence departing said Westerly line, run South 90°00'00" West, a distance of 197.78 feet to the existing East Right of Way line of Tampa Avenue as shown on Florida Department of Transportation Right of Way Map Section 75010-2513 and the West line of aforesaid Block 4 according to said Plat and as shown on said Right of Way Map; thence run North 00°18'50" West along said East Right of Way line and along said West line, a distance of 100.00 feet; thence departing said East Right of Way line and said West line of Block 4, run North 90°00'00" East, a distance of 233.92 feet to the POINT OF BEGINNING.

Containing 0.496 acres, more or less.

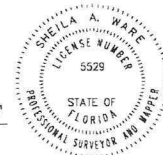
**NOTES:**

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33405 DATED 11/19/2024 AT 8:00 AM.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NW 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°05'37" EAST.
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4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 06/30/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Sheila A Ware 2025.07.07  
14:43:59 -04'00'  
SHEILA A. WARE, PSM  
LICENSE NO. 5529



SEE SHEET 2 FOR LEGEND AND SKETCH OF DESCRIPTION

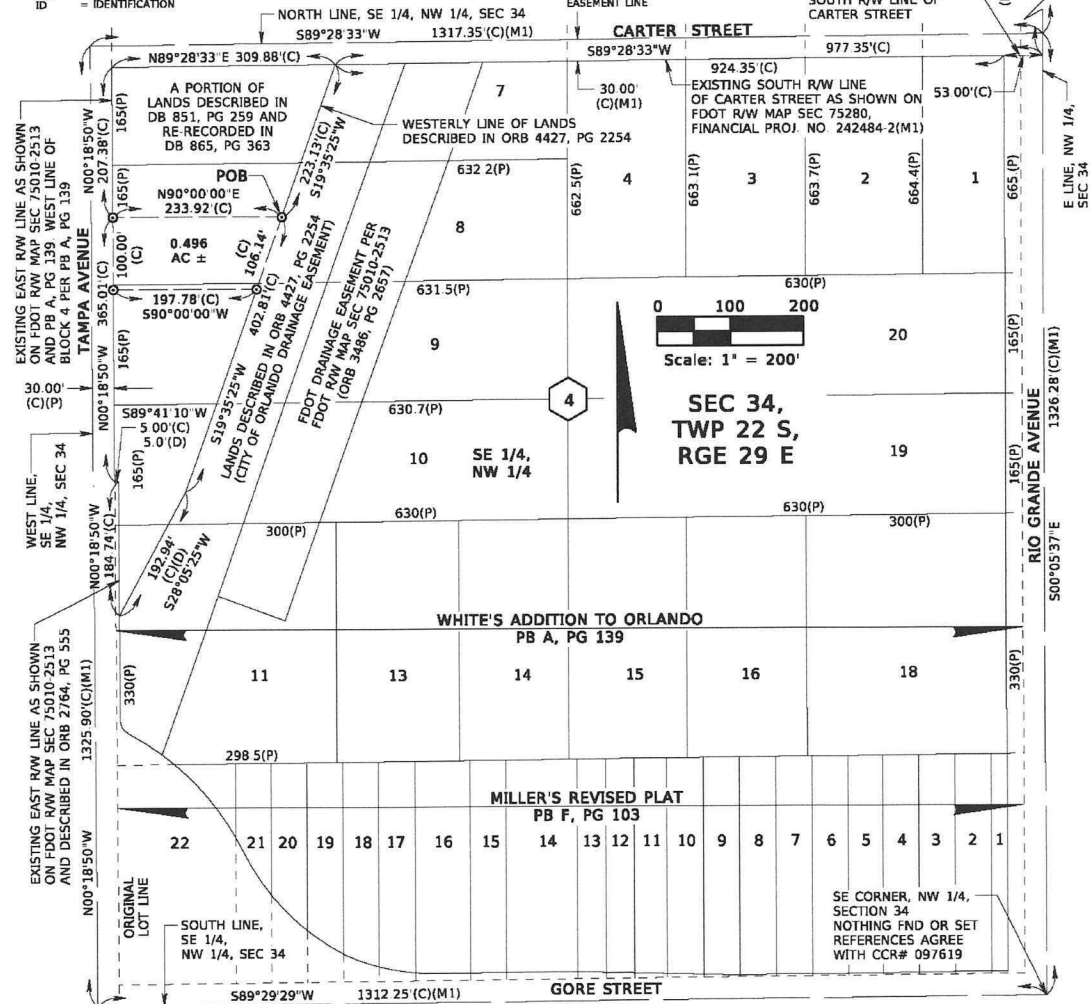
DATE JUNE 30, 2025	CERTIFICATION OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 31-705
DRAWN BY M. ROLLINS			
CHECKED BY S. WARE			
DEWBERRY PROJECT NO. 50088264	 <b>Dewberry</b>	STATE ROAD 408 CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
	800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120		SHEET 1 OF 2
REVISION	BY	DATE	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 STATE ROAD 408  
 PROJECT NO. 408-315  
 PARCEL NO. 31-705  
 PURPOSE: TEMPORARY CONSTRUCTION EASEMENT  
 ESTATE: EASEMENT

# LEGEND & ABBREVIATIONS

AC	= ACRES	LB	= LICENSED SURVEY BUSINESS	PSM	= PROFESSIONAL SURVEYOR
CCR#	= CERTIFIED CORNER	NO	= NUMBER	AND MAPPER	
(C)	= CALCULATED DATA	ORB	= OFFICIAL RECORDS BOOK	RGE	= RANGE
(D)	= DEED DATA	(P)	= PLAT DATA	R/W	= RIGHT OF WAY
DB	= DEED BOOK	PB	= PLAT BOOK	SEC	= SECTION
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	PG/PGS	= PAGE / PAGES	TWP	= TOWNSHIP
FND	= FOUND	POB	= POINT OF BEGINNING	+	= MORE OR LESS
ID	= IDENTIFICATION	POC	= POINT OF COMMENCEMENT	⊙	= CHANGE IN DIRECTION
		PROJ	= PROJECT	⊙	= TEMPORARY CONSTRUCTION EASEMENT LINE

POC  
 NE CORNER, NW 1/4,  
 SECTION 34  
 FND 1/2" IRON ROD,  
 NO ID IN ASPHALT  
 CUT-OUT  
 CCR# 96674



SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	JUNE 30, 2025
DRAWN BY	M. ROLLINS
CHECKED BY	S. WARE
DEWBERRY PROJECT NO.	50088264
REVISION	BY DATE

CERTIFICATION OF  
 AUTHORIZATION NO. LB 8011

**Dewberry**

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

SKETCH OF DESCRIPTION  
 (THIS IS NOT A SURVEY)

STATE ROAD 408  
 CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 ORANGE COUNTY, FLORIDA

PARCEL  
 31-705

SCALE: 1"=200'

SHEET 2 OF 2

## **EXHIBIT "B" TO PARCEL RESOLUTION**

### **PARCEL 31-705**

#### **TEMPORARY CONSTRUCTION EASEMENT**

Parcel 31-705 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Exhibit "A" for a temporary construction easement for construction access and a laydown area while constructing the storm chamber. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached **Exhibit "A"** or after five (5) years, whichever occurs first.



**D.2.**




## *Legal Counsel.*

DINSMORE & SHOHL LLP  
Two Landmark Center, Suite 600, 225 East Robinson Street  
Orlando, FL 32801  
www.dinsmore.com

Chip R. Skambis  
(407) 377-6177 (direct) · 407-423-2016 (fax)  
Chip.Skambis@dinsmore.com  
[CorrespondenceTag](#)

### **MEMORANDUM**

TO: CFX Right of Way Committee Members

FROM: Christopher R. Skambis, Esq.  
Right-of-Way Counsel  
Dinsmore & Shohl, LLP 

DATE: July 11, 2025

RE: Resolution of the Central Florida Expressway Authority (“CFX”) Declaring  
Property as Necessary for Acquisition for the Expressway System  
Project: State Road 534, Segment 534-244  
Parcel Nos.: 534-244, 534-267, 534-268, 534-269A-E, 534-271, 534-272, 534-  
273, 534-274, 534-770A-B, 534-776A-B, 534-866, 534-868, 534-870, 534-877

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### **BACKGROUND AND DESCRIPTION**

As part of the right-of-way acquisition required for the State Road 534 Project (the “Project”), CFX needs to acquire right-of-way and property described and depicted in the exhibits attached hereto (collectively, the “Parcels”). A map identifying the location of the necessary parcels is attached as **Exhibit “A”**. Dinsmore & Shohl, LLP, as Right-of-Way counsel, submits the following Resolution of the Central Florida Expressway Authority Declaring Property as Necessary for Acquisition for the Expressway System (the “Resolution”), included here as **Exhibit “B”**, and is seeking the Right of Way Committee’s recommendation for Board approval of the Resolution. Appended to the Resolution as Attachment “A” (and this memo as **Exhibit “C”**) are the legal descriptions describing the land CFX necessarily must acquire or encumber, as well as the term sheets for those encumbrances. The 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.

As to the property interests sought, Parcel 534-244 describes an existing easement encumbering a recently acquired CFX property that the Authority seeks to obtain and extinguish. Parcel 534-770A-B is a temporary construction easement whose term sheet is included in the Resolution and attached separately here as **Exhibit “D”**. Parcel 534-776A-B requires a perpetual slope easement in addition to the construction rights, with full terms delineated in **Exhibit “E”**. Parcels 534-866, 534-868, 534-870, and 534-877 are perpetual air rights and access easements



## *Legal Counsel.*

DINSMORE & SHOHL LLP  
Two Landmark Center, Suite 600, 225 East Robinson Street  
Orlando, FL 32801  
[www.dinsmore.com](http://www.dinsmore.com)

Chip R. Skambis  
(407) 377-6177 (direct) · 407-423-2016 (fax)  
[Chip.Skambis@dinsmore.com](mailto:Chip.Skambis@dinsmore.com)  
[CorrespondenceTag](#)

whose term sheets are likewise included in the Resolution and attached separately here as **Exhibit “F”**. CFX seeks to acquire Parcels 534-267, 534-268, 534-269A-E, 534-271, 534-272, 534-273, and 534-274 in fee simple.

### **REQUEST**

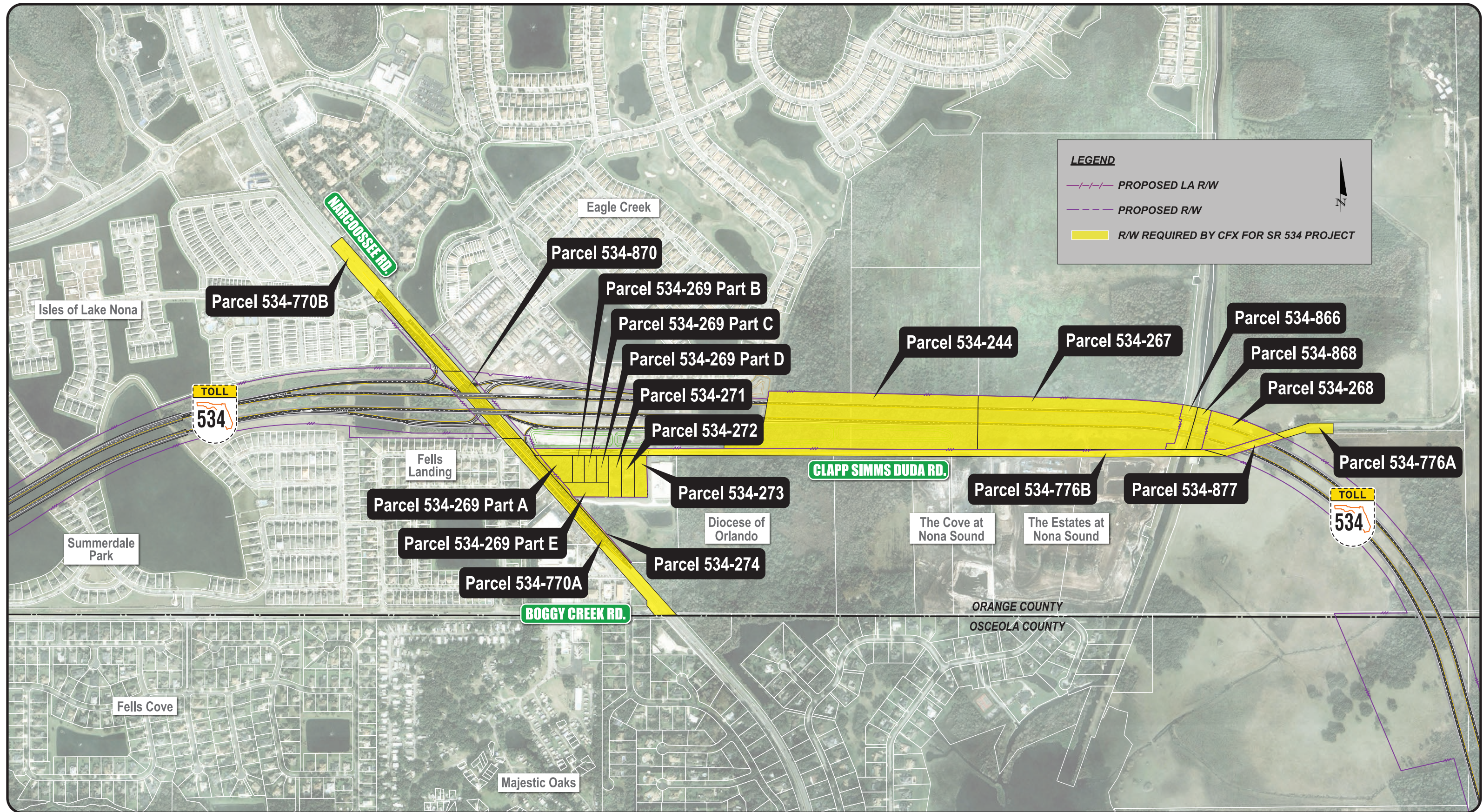
A recommendation by the Right of Way Committee for CFX Board’s approval and adoption of the attached Resolution and companion Attachment “A” for acquisition of real property interests for State Road 534, Segment 534-244, subject to any minor modifications or revisions approved by CFX’s General Counsel and general engineering consultant.

### **ATTACHMENTS**

- A. Map of Parcels
- B. The Resolution
- C. Legal Descriptions of Parcels
- D. Temporary Construction Easement Term Sheet
- E. Slope and Construction Easement Term Sheet
- F. Perpetual Air Rights and Access Easement Term Sheet

## Exhibit “A”







## Exhibit “B”

Resolution No. 2025-\_\_\_\_\_  
Project No. 534-244

Parcel Nos. 534-244, 534-267, 534-268, 534-269A-E, 534-271, 534-272, 534-273, 534-274, 534-770A-B, 534-776A-B, 534-866, 534-868, 534-870, 534-877

**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**, 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 534 Project Segment 534-244, and CFX has determined that to do so it is necessary and in the public interest that CFX obtain certain parcels of land in Orange County, Florida in fee simple, easement, temporary construction easement, and water retention areas, the legal descriptions with the property interest sought being attached hereto as **Attachment “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 retentions areas and such other property interests as may be within the scope of the descriptions set forth in **Attachment “A”** attached hereto be acquired in the name of CFX by gift, devise, eminent domain proceedings, or otherwise over and upon those

Resolution No. 2025-\_\_\_\_\_

Project No. 534-244

Parcel Nos. 534-244, 534-267, 534-268, 534-269A-E, 534-271, 534-272, 534-273, 534-274, 534-770A-B, 534-776A-B, 534-866, 534-868, 534-870, 534-877

certain parcels or tracts of land, situation, lying and being in Orange County hereto as described in **Attachment “A”** attached hereto and incorporated herein by reference.

Section 2. CFX, its officers, employees, agents, and attorneys are hereby authorized and directed to proceed to take the necessary steps to institute and prosecute such necessary actions and proceedings as may be proper for the acquisition of the fee simple interest, easement, temporary construction easement, water retention areas, and such other property interests as described in the attached **Attachment “A”** by gift, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Christopher Maier, Chairman

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

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



\_\_\_\_\_  
Christopher “Chip” Skambis, Esq.  
Right-of-Way Counsel



Exhibit “C”  
/  
Resolution Attachment “A”

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-244

PURPOSE: ORANGE COUNTY CONSERVATION AND  
ACCESS EASEMENT PARCELS 4 & 5 PARTIAL RELEASE

LEGAL DESCRIPTION:

A parcel of land lying in the southeast quarter of Section 32 and the southwest quarter of Section 33, Township 24 South, Range 31 East, Orange County, Florida, being a portion of Orange County Conservation and Access Easement Parcels 4 and 5 as recorded in Document Number 20210491997 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at a found 5-inch by 5-inch concrete monument with nail and no identification, marking the southwest corner of the southwest quarter of Section 33, Township 24 South, Range 31 East, Orange County, Florida; thence run North 00°59'06" West along the west line of said southwest quarter a distance of 1389.04 feet to a point of intersection with the southerly boundary of Orange County Conservation and Access Easement Parcel 5 as recorded in Document Number 20210491997 of the Public Records of Orange County, Florida, for a POINT OF BEGINNING; thence departing said westerly line run North 89°52'47" West along said southerly boundary a distance of 6.56 feet; thence North 89°48'00" West and continue along said southerly boundary a distance of 875.26 feet to the southwest corner of said Orange County Conservation and Access Easement Parcel 5; thence run the following eight (8) courses along the westerly boundary of said Conservation and Access Easement Parcel 5: run North 49°14'30" West a distance of 25.69 feet; thence North 48°55'08" East a distance of 85.37 feet; thence North 68°01'38" East a distance of 75.30 feet; thence North 60°20'53" East a distance of 75.27 feet; thence North 48°05'07" East a distance of 151.18 feet; thence North 10°30'19" East a distance of 80.61 feet; thence North 09°29'36" East a distance of 143.50 feet to the southeast corner of Lot 348 of Eagle Creek Village J & K, Phase 2B1 according to the plat thereof as recorded in Plat Book 111, pages 1 through 5 of the Public Records of Orange County, Florida; thence continue North 09°29'36" East along said westerly boundary and along the easterly boundary of said Lot 348 a distance of 13.19 feet; thence North 08°54'08" East and continue along said boundary a distance of 8.14 feet; thence departing said boundary run South 88°23'59" East a distance of 693.11 feet to a point on the westerly boundary of Tract C-4 of Eagle Creek Village I according to the plat thereof as recorded in Plat Book 104, pages 131 through 146 of the Public Records of Orange County, Florida; thence South 88°33'50" East a distance of 1069.20 feet to a point on the easterly boundary of said Tract C-4 and Orange County Conservation and Access Easement Parcel 4 as recorded in Document Number 20210491997 of the Public Records of Orange County, Florida; thence run South 00°53'00" West along said easterly boundary a distance of 444.32 feet to the southeast corner of said Conservation and Access Easement Parcel 4; thence North 89°41'56" West along the southerly boundary of said Conservation and Access Easement Parcel 4 a distance of 1171.62 feet to the southwest corner of said Conservation and Access Easement Parcel 4; thence run North 89°52'47" West along the aforesaid southerly boundary of said Conservation and Access Easement Parcel 5 a distance of 35.87 feet to the POINT OF BEGINNING.

Containing a total of 19.880 acres, more or less.

NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 00°59'06" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
3. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER J. LEFTAKIS ON JUNE 17, 2025.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. ALL RECORDING REFERENCES SHOWN HEREIN REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF AN ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS TO COMMITMENT NO. 110037936, EFFECTIVE DATE OF AUGUST 02, 2023 AT 8:00 A.M.
7. THIS SKETCH IS NOT A SURVEY. ALL DATA DEPICTED AS FIELD (F) WAS PROVIDED BY OTHERS.

SEE SHEETS 2 & 3 FOR SKETCH OF DESCRIPTION


SURVEYOR'S CERTIFICATION

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

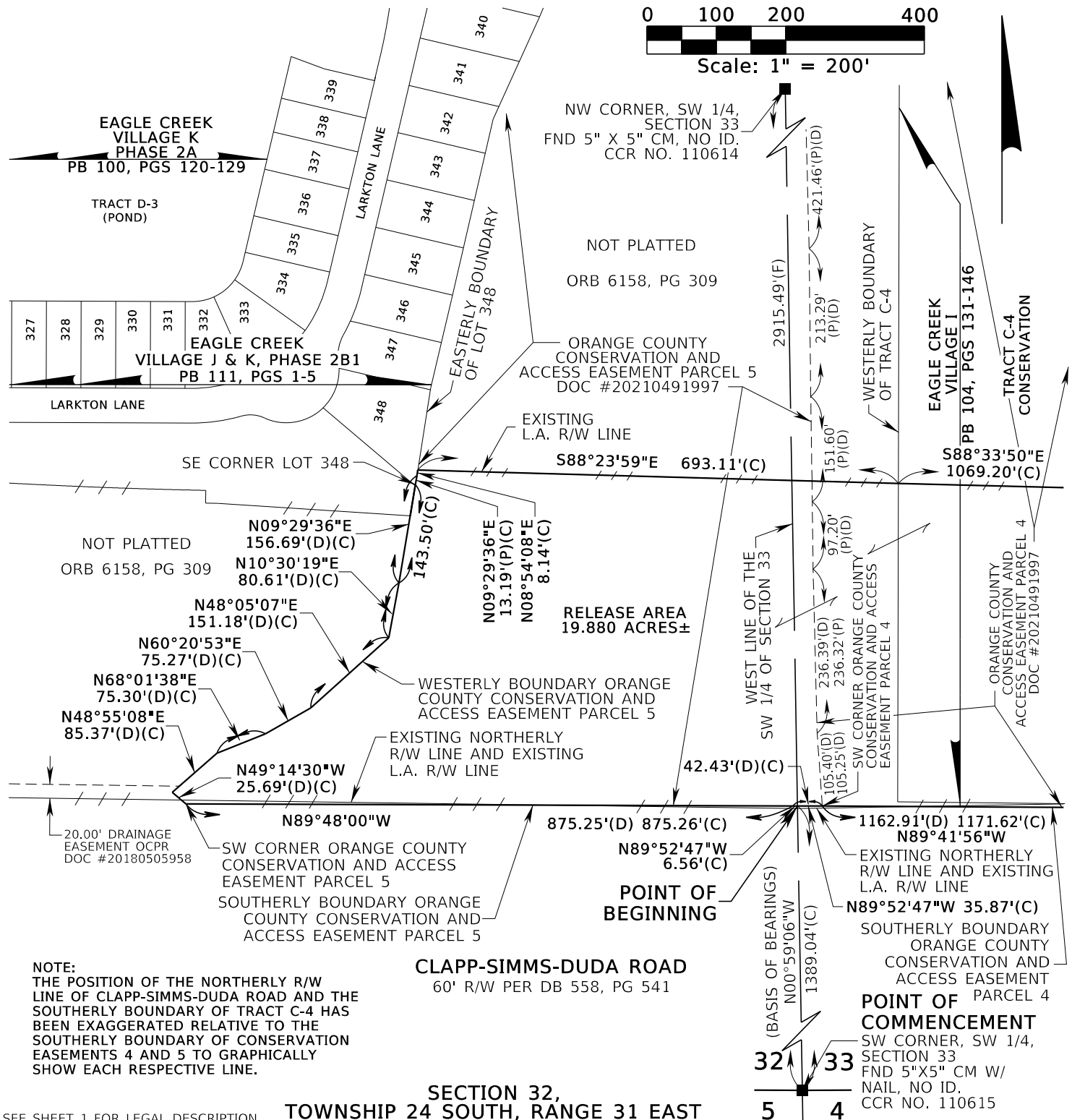
THIS DOCUMENT HAS BEEN DIGITALLY  
SIGNED AND SEALED BY:

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

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

DATE	JUNE 10, 2025	 <b>GEODATA CONSULTANTS, INC.</b> SURVEYING & MAPPING  1349 S INTERNATIONAL PKWY SUITE 2401 LAKE MARY, FLORIDA 32746 VOICE: (407) 732-6965 FAX: 878-0841 LAND SURVEYOR BUSINESS LICENSE NO. 6556	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	PARCEL 534-244
DRAWN BY	P. MCANALLY			
CHECKED BY	J. CAMPBELL		SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
GEODATA PROJECT NO.	D08-01			SHEET 1 OF 3
REVISION	BY	DATE		


CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-244



SEE SHEET 1 FOR LEGAL DESCRIPTION

SECTION 32,  
TOWNSHIP 24 SOUTH, RANGE 31 EAST

DATE	JUNE 10, 2025	
DRAWN BY	P. MCANALLY	
CHECKED BY	J. CAMPBELL	
GEODATA PROJECT NO.	D08-01	
REVISION	BY	DATE

 **GEODATA CONSULTANTS, INC.**  
SURVEYING & MAPPING

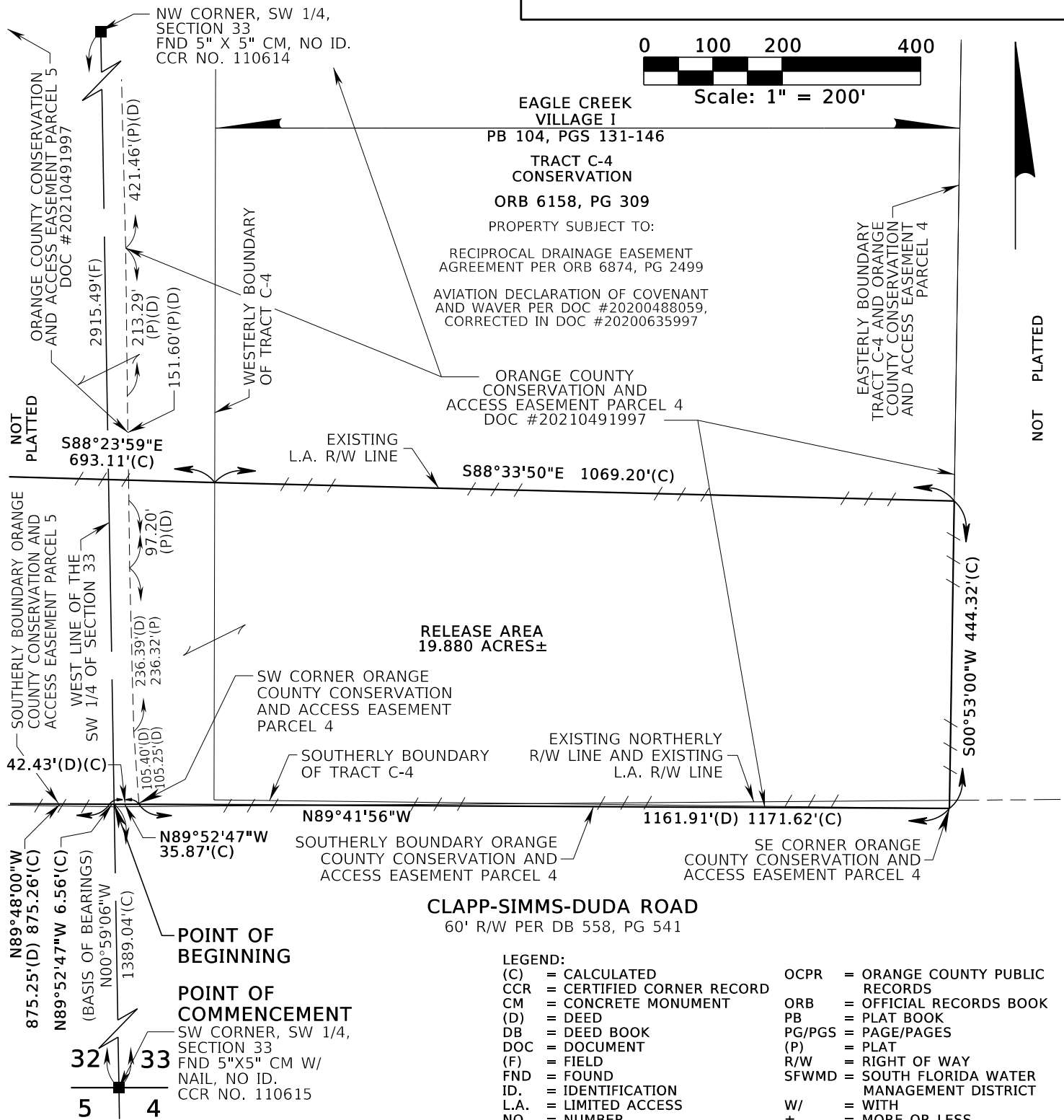
1349 S INTERNATIONAL PKWY  
SUITE 2401  
LAKE MARY, FLORIDA 32746  
VOICE: (407) 732-6965 FAX: 878-0841  
LAND SURVEYOR BUSINESS  
LICENSE NO. 6556

**SKETCH OF DESCRIPTION**  
(THIS IS NOT A BOUNDARY SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

<b>PARCEL</b> <b>534-244</b>
SCALE: 1"=200'
SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-244



SEE SHEET 1 FOR LEGAL DESCRIPTION

SECTION 33, TOWNSHIP 24 SOUTH, RANGE 31 EAST

DATE	JUNE 10, 2025	
DRAWN BY	P. MCANALLY	
CHECKED BY	J. CAMPBELL	
GEODATA PROJECT NO.	D08-01	
REVISION	BY	DATE



GEODATA CONSULTANTS, INC.  
SURVEYING & MAPPING

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

SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)
SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA

PARCEL  
534-244

SCALE: 1"=200'

SHEET 3 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-267  
PURPOSE: LIMITED ACCESS RIGHT OF WAY  
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

A parcel of land lying in the Southwest quarter of Section 33, Township 24 South, Range 31 East, Orange County, Florida, being a portion of the Mitigation Area parcel described and recorded in Official Records Book 5046, page 3158 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at a found 5-inch by 5-inch concrete monument with nail and no identification marking the Southwest corner of the Southwest quarter of Section 33, Township 24 South, Range 31 East, Orange County, Florida; thence run North 00°59'06" West along the West line of said Southwest quarter a distance of 1388.83 feet to a point on the existing Northerly Right of Way line of Clapp Simms Duda Road as recorded in Deed Book 649, pages 124 through 126 of the Public Records of Orange County, Florida, and shown on Central Florida Expressway Authority Right of Way Control Survey Map for State Road 534, Project Number 534-243, Segment 3; thence departing said West line run South 89°36'41" East along said existing Northerly Right of Way line a distance of 0.64 feet; thence South 89°55'42" East and continue along said existing Northerly Right of Way line a distance of 1206.90 feet to a point on the Easterly boundary of Tract C-4 of Eagle Creek Village I according to the plat thereof as recorded in Plat Book 104, pages 131 through 146 of the Public Records of Orange County, Florida, for a POINT OF BEGINNING; thence departing said existing Northerly Right of Way line run North 00°53'00" East along said Easterly boundary of Tract C-4 a distance of 439.81 feet; thence departing said Easterly boundary run South 88°34'53" East a distance of 1271.01 feet to the point of curvature of a curve concave Southerly, having a radius of 3030.00 feet, a chord bearing of South 84°18'27" East and a chord distance of 451.62 feet; thence run Easterly along the arc of said curve through a central angle of 08°32'52" a distance of 452.04 feet to a point on the Easterly boundary of that certain parcel of land described and recorded in Official Records Book 5046, page 3158 of the Public Records of Orange County, Florida, being a point on a non-tangent curve concave Westerly having a radius of 1875.00 feet and a chord bearing of South 14°55'36" West and a chord distance of 114.96 feet; thence run the following five (5) courses along the Easterly boundary of said parcel: from a tangent bearing of South 13°10'12" West run Southerly along the arc of said curve through a central angle of 03°30'48" a distance of 114.98 feet to the end of said curve; thence run South 73°19'00" East a distance of 20.00 feet; thence South 16°41'00" West a distance of 205.00 feet; thence North 89°55'38" West a distance of 62.61 feet; thence South 16°41'00" West a distance of 54.66 feet to a point on the aforesaid existing Northerly Right of Way line of Clapp Simms Duda Road; thence North 89°55'42" West along said existing Northerly right of way line a distance of 1579.19 feet to the POINT OF BEGINNING.

Containing a total of 16.098 acres, more or less.

Together with all rights of ingress, egress, light, air and view to, from or across any State Road 534 Right of Way property which may otherwise accrue to any property adjoining said Right of Way.

NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 00°59'06" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
3. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHRISTOPHER J. LEFTAKIS ON MAY 14, 2025.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION AS TO FILE NO. 33247-534-267, EFFECTIVE DATE OF AUGUST 22, 2024 AT 8:00 A.M.
7. THIS SKETCH IS NOT A SURVEY. ALL DATA DEPICTED AS FIELD (F) WAS PROVIDED BY OTHERS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

DATE	DECEMBER 12, 2024	
DRAWN BY	P. MCANALLY	
CHECKED BY	J. CAMPBELL	
GEODATA PROJECT NO.	D08-01	
SEE SHEET 2	J. CAMPBELL	05/12/2025
REVISION	BY	DATE



GEODATA CONSULTANTS, INC.  
SURVEYING & MAPPING

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

SURVEYOR'S CERTIFICATION

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

THIS DOCUMENT HAS BEEN DIGITALLY  
SIGNED AND SEALED BY:

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

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A BOUNDARY SURVEY)

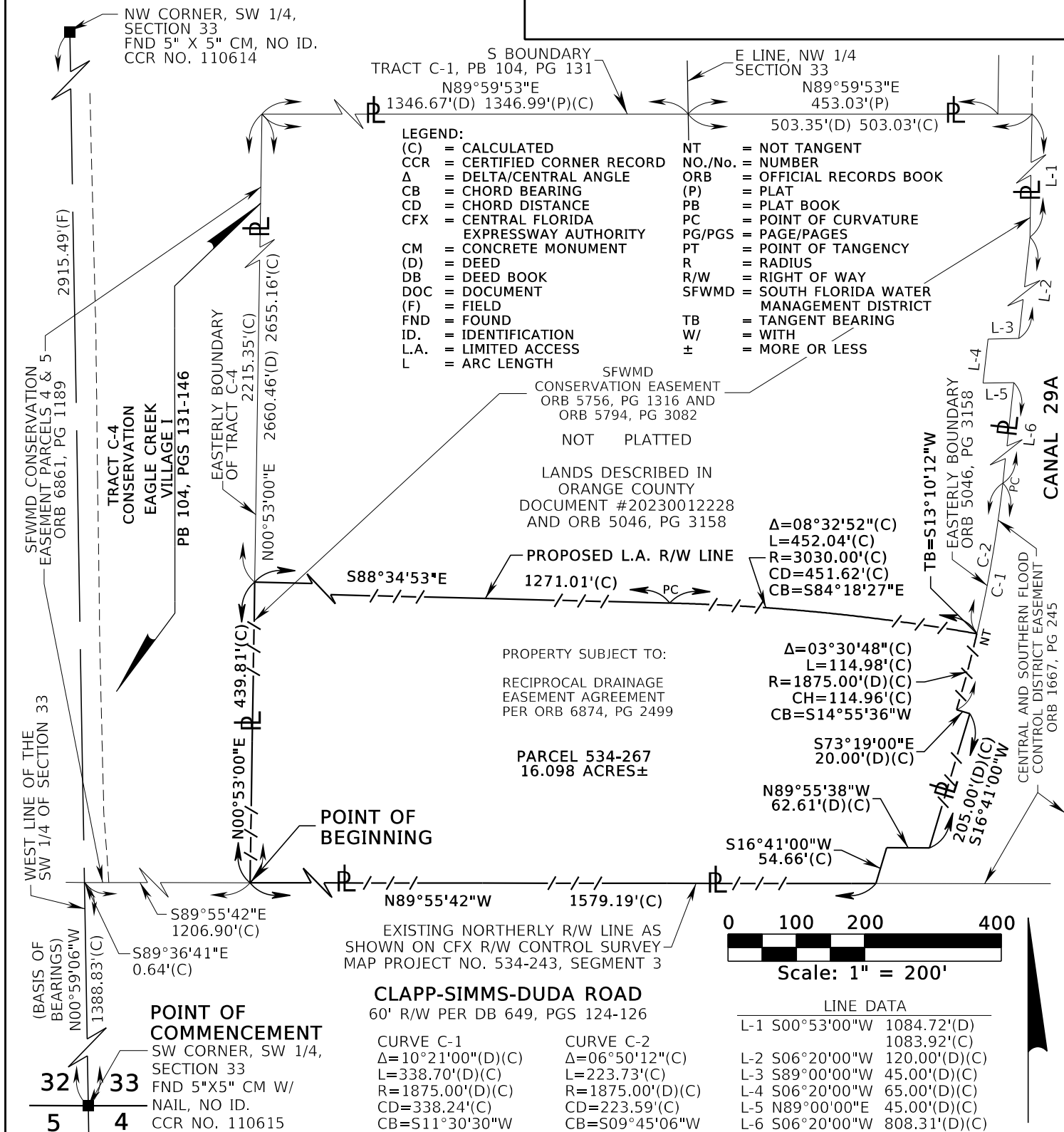
SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-267

SCALE: N/A

SHEET 1 OF 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-267



SEE SHEET 1 FOR LEGAL DESCRIPTION

SECTION 33, TOWNSHIP 24 SOUTH, RANGE 31 EAST

DATE	DECEMBER 12, 2024
DRAWN BY	P. MCANALLY
CHECKED BY	J. CAMPBELL
GEODATA PROJECT NO.	D08-01
ADD PARENT TRACT DATA, EASEMENT NOTE, REV, PARCEL LINE SYMB.	J. CAMPBELL 05/12/2025
REVISION	BY DATE



GEODATA CONSULTANTS, INC.  
SURVEYING & MAPPING

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A BOUNDARY SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-267

SCALE: 1"=200'

SHEET 2 OF 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-268  
PURPOSE: LIMITED ACCESS RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A parcel of land in the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 24 South, Range 31 East, Orange County, Florida, being a portion of the lands described in Official Records Book 8642, Page 4932 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at a found 5-inch by 5-inch concrete monument with no identification marking the Southwest corner of the Southeast 1/4 of Section 33, Township 24 South, Range 31 East, Orange County, Florida; thence run North 00°59'43" West along the West line of the Southwest 1/4 of said Southeast 1/4, a distance of 1380.46 feet to the existing North Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in Deed Book 649, Page 126 of said Public Records of Orange County, Florida; thence departing said West line, run South 89°55'42" East along said North Right of Way line, a distance of 421.81 feet to the Easterly line of lands described in Official Records Book 1667, Page 245 of said Public Records of Orange County, Florida for the POINT OF BEGINNING; thence departing said North Right of Way line, run along said Easterly line the following three (3) courses: thence North 16°40'56" East, a distance of 83.48 feet; thence North 89°55'42" West, a distance of 41.74 feet; thence North 16°40'56" East, a distance of 258.11 feet to a point on a non-tangent curve, concave Southwesterly, having a radius of 3030.00 feet, a chord distance of 607.84 feet and a chord bearing of South 70°41'54" East; thence departing said Easterly line, from a tangent bearing of South 76°27'18" East run Southeasterly along the arc of said curve through a central angle of 11°30'48", a distance of 608.87 feet to the existing North Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in Deed Book 649, Page 125 of said Public Records; thence departing said curve, run South 72°41'56" West along said North Right of Way line as described in Deed Book 649, Page 125 and Deed Book 649, Page 126, a distance of 425.80 feet; thence continue along said North Right of Way line as described in Deed Book 649, Page 126, North 89°55'42" West, a distance of 223.47 feet to the POINT OF BEGINNING.

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

Containing 2.833 acres, more or less.

#### NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33247-534-268 DATED 08/19/2024 AT 8:00 AM.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 00°59'43" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
3. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY. ALL DATA DEPICTED AS FIELD (F) WAS PROVIDED BY OTHERS.
4. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
5. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 06/04/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

SHEILA A. WARE, PSM  
LICENSE NO. 5529








SEE SHEET 2 FOR LEGEND AND SKETCH OF DESCRIPTION  
SEE SHEET 3 FOR ABBREVIATED PARENT TRACT

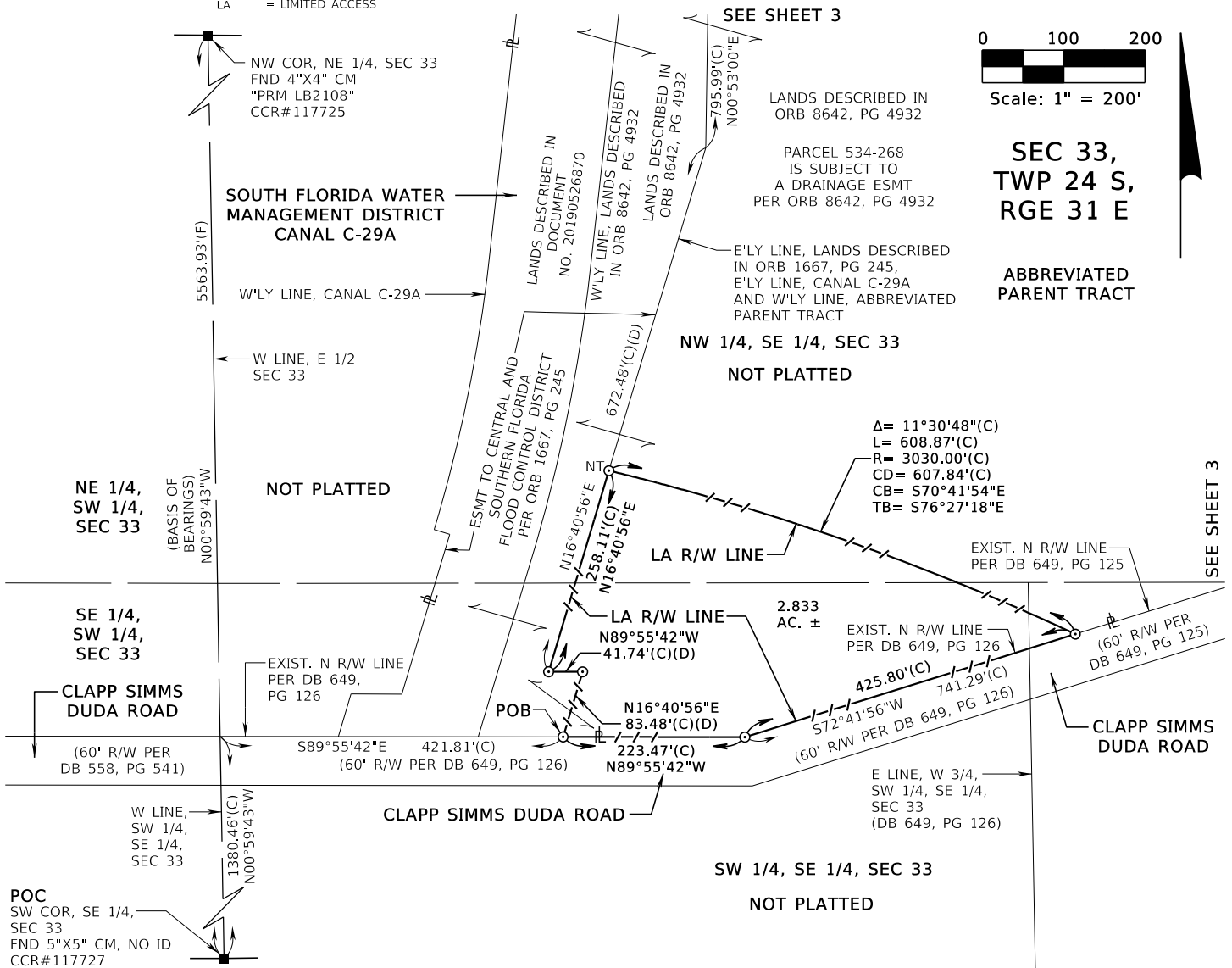
DATE	JUNE 04, 2025	<div>CERTIFICATION OF AUTHORIZATION NO. LB 8011</div> <div> <b>Dewberry</b></div> <div>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-268
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50185534		SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
REVISION	BY	DATE		SHEET 1 OF 3



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-268  
PURPOSE: LIMITED ACCESS RIGHT OF WAY  
ESTATE: FEE SIMPLE

### LEGEND & ABBREVIATIONS

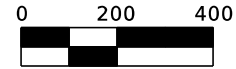
AC.	= ACRES	LB	= LICENSED SURVEY	PROJ.	= PROJECT
(C)	= CALCULATED DATA	BUSINESS	PSM	= PROFESSIONAL SURVEYOR	
CB	= CHORD BEARING	N/A	= NOT APPLICABLE	AND MAPPER	
CCR#	= CERTIFIED CORNER RECORD NUMBER	NO.	= NUMBER	PT	= POINT OF TANGENCY
CD	= CHORD DISTANCE	NT	= NON-TANGENT	R	= RADIUS
CM	= CONCRETE MONUMENT	OOCEA	= ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY	RGE	= RANGE
CMD	= CONCRETE MONUMENT WITH DISK	ORB	= OFFICIAL RECORDS BOOK	R/W	= RIGHT OF WAY
COR	= CORNER	OUC	= ORLANDO UTILITIES COMMISSION	SF	= SQUARE FEET
C.I.P.	= CAPITAL IMPROVEMENT PROGRAM	PL	= PROPERTY LINE	SEC	= SECTION
(D)	= DEED DATA	(P)	= PLAT DATA	SR	= STATE ROAD
DB	= DEED BOOK	PB	= PLAT BOOK	TB	= TANGENT BEARING
E'LY	= EASTERLY	PG/PGS	= PAGE / PAGES	TWP	= TOWNSHIP
ESMT	= EASEMENT	PC	= POINT OF CURVATURE	W/	= WITH
EXIST.	= EXISTING	PCC	= POINT OF COMPOUND CURVATURE	W'LY	= WESTERLY
(F)	= FIELD DATA	PI	= POINT OF INTERSECTION	$\Delta$	= DELTA (CENTRAL ANGLE)
FND	= FOUND	POB	= POINT OF BEGINNING	$\pm$	= MORE OR LESS
ID	= IDENTIFICATION	POC	= POINT OF COMMENCEMENT		= SAME PROPERTY OWNER
L	= ARC LENGTH	PRC	= POINT OF REVERSE CURVATURE		= CHANGE IN DIRECTION
LA	= LIMITED ACCESS				= LIMITED ACCESS R/W LINE
					= R/W LINE
					= PERPETUAL EASEMENT LINE



SEE SHEET 1 FOR LEGAL DESCRIPTION, SEE SHEET 3 FOR ABBREVIATED PARENT TRACT

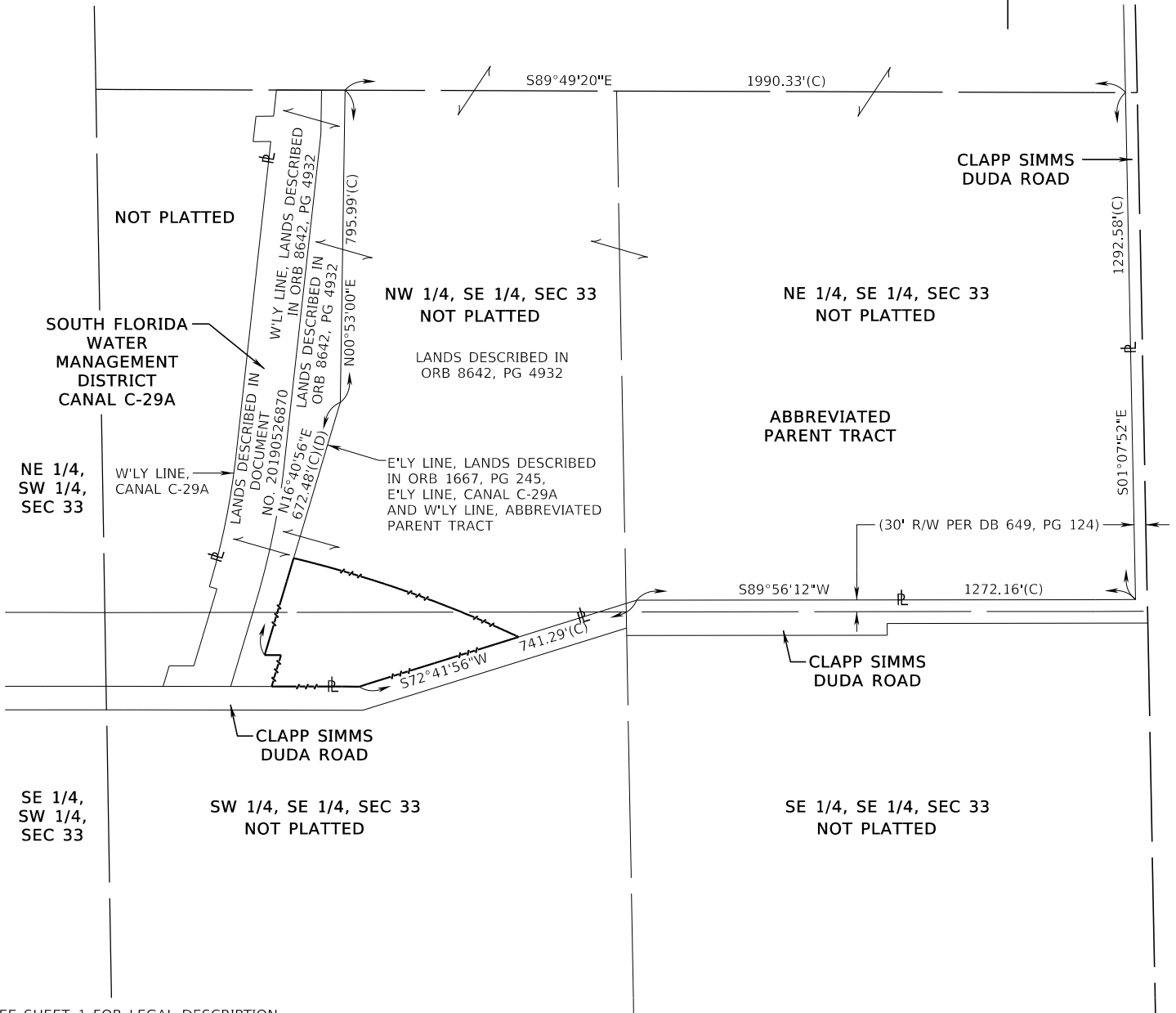
DATE	JUNE 04, 2025	 <b>CERTIFICATION OF AUTHORIZATION NO. LB 8011</b>  <b>Dewberry</b>  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-268
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50185534			
REVISION	BY	DATE	SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: 1"=200'
				SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-268  
PURPOSE: LIMITED ACCESS RIGHT OF WAY  
ESTATE: FEE SIMPLE



Scale: 1" = 400'


SEC 33,  
TWP 24 S,  
RGE 31 E



SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR LEGEND

DATE	JUNE 04, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50185534	
REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

 **Dewberry**

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL 534-268
SCALE: 1"=400'
SHEET 3 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269A  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

**LEGAL DESCRIPTION:**  
A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida, being the lands described in Official Records Book 9621, Page 2270 of the Public Records of Orange County, Florida, and being more particularly described as follows:

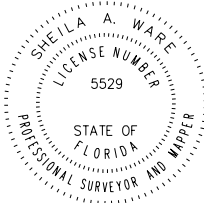
Commence at a found nail and disk with no identification in an asphalt box cut-out marking the Southwest corner of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida; thence run South 89°50'49" East along the South line of the Southwest 1/4 of said Southeast 1/4, a distance of 1319.39 feet to the Southeast corner of said Southwest 1/4 of the Southeast 1/4; thence run North 01°05'19" West along the East line of said Southwest 1/4 of the Southeast 1/4, a distance of 1334.30 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in Deed Book 558, Page 541 of said Public Records; thence departing said East line, run North 89°36'41" West along said South Right of Way line, a distance of 874.81 feet to the East line of lands described in aforesaid Official Records Book 9621, Page 2270 for the POINT OF BEGINNING; thence departing said South Right of Way line, run South 01°05'19" East along said East line, a distance of 232.50 feet to the South line of said described lands; thence departing said East line, run North 89°49'30" West along said South line, a distance of 126.38 feet to the existing Northeasterly Right of Way line of County Road 15 (Narcoossee Road), a varied width Right of Way as shown on Central Florida Expressway Authority Right of Way Control Survey, Project number 534-243 dated October 17, 2024; thence departing said South line, run North 41°33'08" West along said Northeasterly Right of Way line, a distance of 313.09 feet to aforesaid South Right of Way line of Clapp Simms Duda Road; thence departing said Northeasterly Right of Way line, run South 89°36'41" East along said South Right of Way line, a distance of 329.64 feet to the POINT OF BEGINNING.

Containing 1.218 acres, more or less.

- NOTES:**
- 1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33247-534-269 DATED 08/24/2024 AT 8:00 AM.
  - 2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 89°50'49" EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
  - 3. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
  - 4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 05/12/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:









SHEILA A. WARE, PSM  
LICENSE NO. 5529

SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

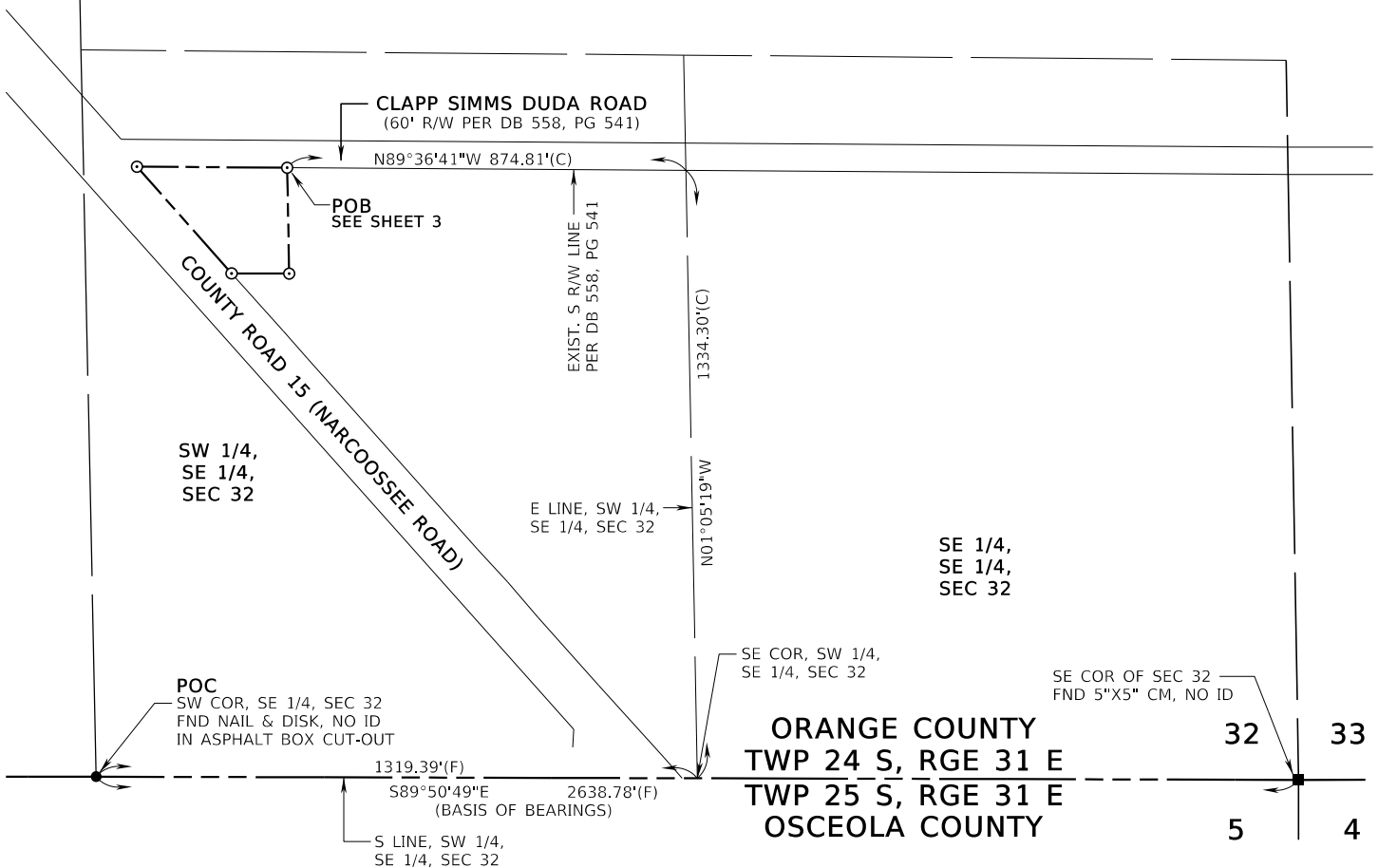
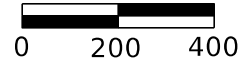
DATE		MAY 12, 2025		<div>CERTIFICATION OF AUTHORIZATION NO. LB 8011</div> <div> <b>Dewberry</b></div> <div>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)		PARCEL 534-269A	
DRAWN BY		M.ROLLINS			SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		SCALE: N/A	
CHECKED BY		S.WARE					SHEET 1 OF 3	
DEWBERRY PROJECT NO.		50088267						
REVISION		BY		DATE				

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269A  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

### LEGEND & ABBREVIATIONS

AC	= ACRES	POC	= POINT OF COMMENCEMENT
(C)	= CALCULATED DATA	PROJ.	= PROJECT
CM	= CONCRETE MONUMENT	PSM	= PROFESSIONAL SURVEYOR
COR	= CORNER		AND MAPPER
(D)	= DEED DATA	RGE	= RANGE
DB	= DEED BOOK	R/W	= RIGHT OF WAY
ESMT	= EASEMENT	SF	= SQUARE FEET
EXIST.	= EXISTING	SEC	= SECTION
(F)	= FIELD DATA	SR	= STATE ROAD
FND	= FOUND	TIITF	= BOARD OF TRUSTEES OF THE
ID	= IDENTIFICATION		INTERNAL IMPROVEMENT
LA	= LIMITED ACCESS		TRUST FUND OF THE
LB	= LICENSED SURVEY		STATE OF FLORIDA
	BUSINESS	TWP	= TOWNSHIP
N/A	= NOT APPLICABLE	W/	= WITH
NO.	= NUMBER	±	= MORE OR LESS
ORB	= OFFICIAL RECORDS BOOK		= PROPERTY LINE
(P)	= PLAT DATA		= SAME PROPERTY OWNER
PB	= PLAT BOOK		= CHANGE IN DIRECTION
PG/PGS	= PAGE / PAGES		= LIMITED ACCESS R/W LINE
POB	= POINT OF BEGINNING		= R/W LINE
			= PERPETUAL EASEMENT LINE

SCALE: 1" = 400'



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

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267



**Dewberry**

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

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

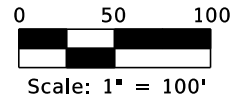
PARCEL  
534-269A

SCALE: 1"=400'

SHEET 2 OF 3



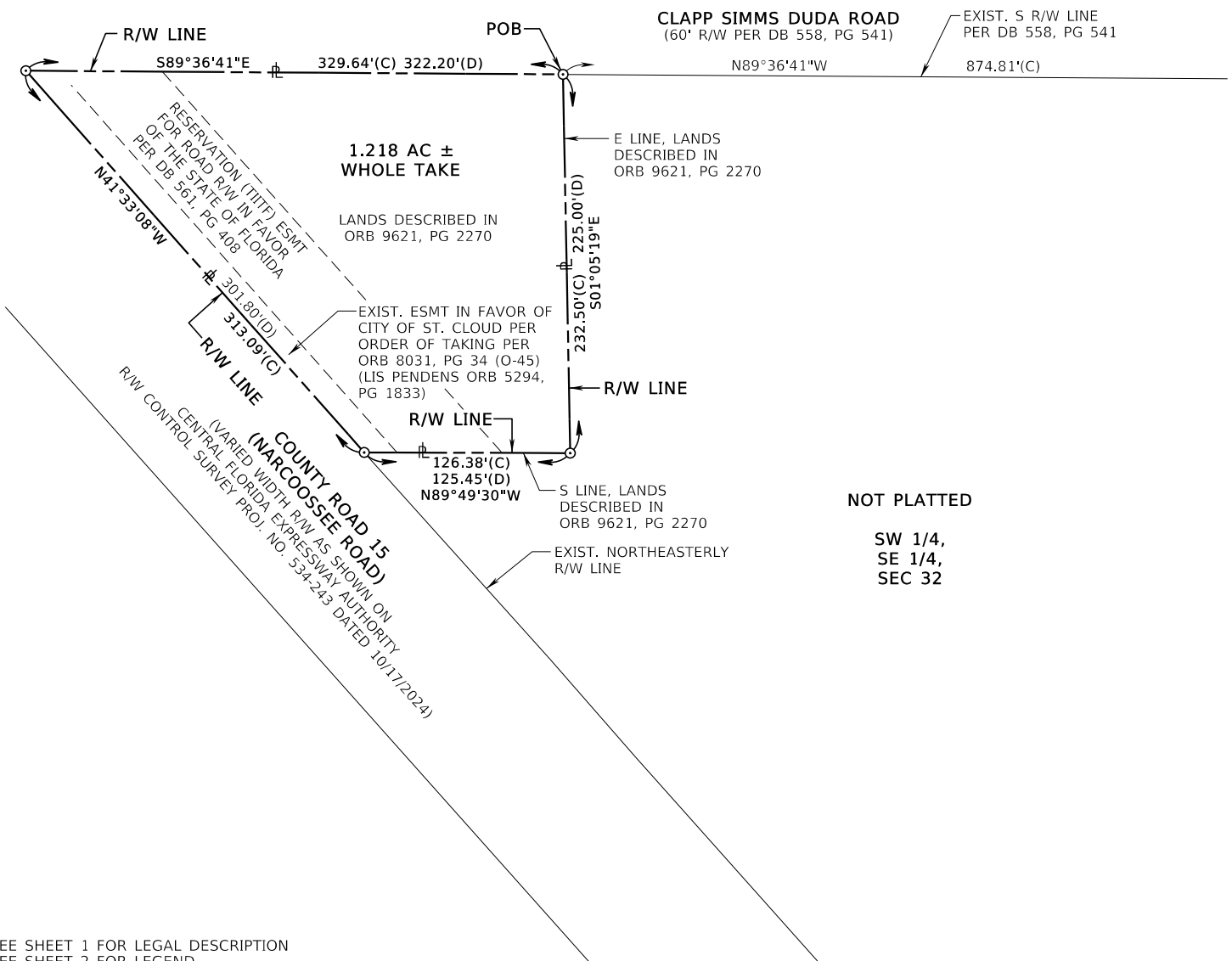
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269A  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE




NOT PLATTED

SW 1/4,  
SE 1/4,  
SEC 32

SEC 32,  
TWP 24 S,  
RGE 31 E



SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

DATE		MAY 12, 2025		 <b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	CERTIFICATION OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-269A
DRAWN BY		M.ROLLINS					
CHECKED BY		S.WARE					
DEWBERRY PROJECT NO.		50088267					
				SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: 1"=100'		
REVISION		BY		DATE		SHEET 3 OF 3	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269B  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida, being the lands described in Official Records Book 9621, Page 2448 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found nail and disk with no identification in an asphalt box cut-out marking the Southwest corner of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida; thence run South 89°50'49" East along the South line of the Southwest 1/4 of said Southeast 1/4, a distance of 1319.39 feet to the Southeast corner of said Southwest 1/4 of the Southeast 1/4; thence run North 01°05'19" West along the East line of said Southwest 1/4 of the Southeast 1/4, a distance of 1334.30 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in Deed Book 558, Page 541 of said Public Records; thence departing said East line, run North 89°36'41" West along said South Right of Way line, a distance of 774.80 feet to the East line of lands described in aforesaid Official Records Book 9621, Page 2448 for the POINT OF BEGINNING; thence departing said South Right of Way line, run South 01°05'19" East along said East line, a distance of 232.12 feet to the South line of said described lands; thence departing said East line, run North 89°49'30" West along said South line, a distance of 100.00 feet to the West line of said described lands; thence departing said South line, run North 01°05'19" West along said West line, a distance of 232.50 feet to aforesaid South Right of Way line of Clapp Simms Duda Road; thence departing said West line, run South 89°36'41" East along said South Right of Way line, a distance of 100.01 feet to the POINT OF BEGINNING.

Containing 0.533 acres, more or less.

#### NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33247-534-269 DATED 08/24/2024 AT 8:00 AM.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 89°50'49" EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
3. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 05/12/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



SHEILA A. WARE, PSM  
LICENSE NO. 5529

SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

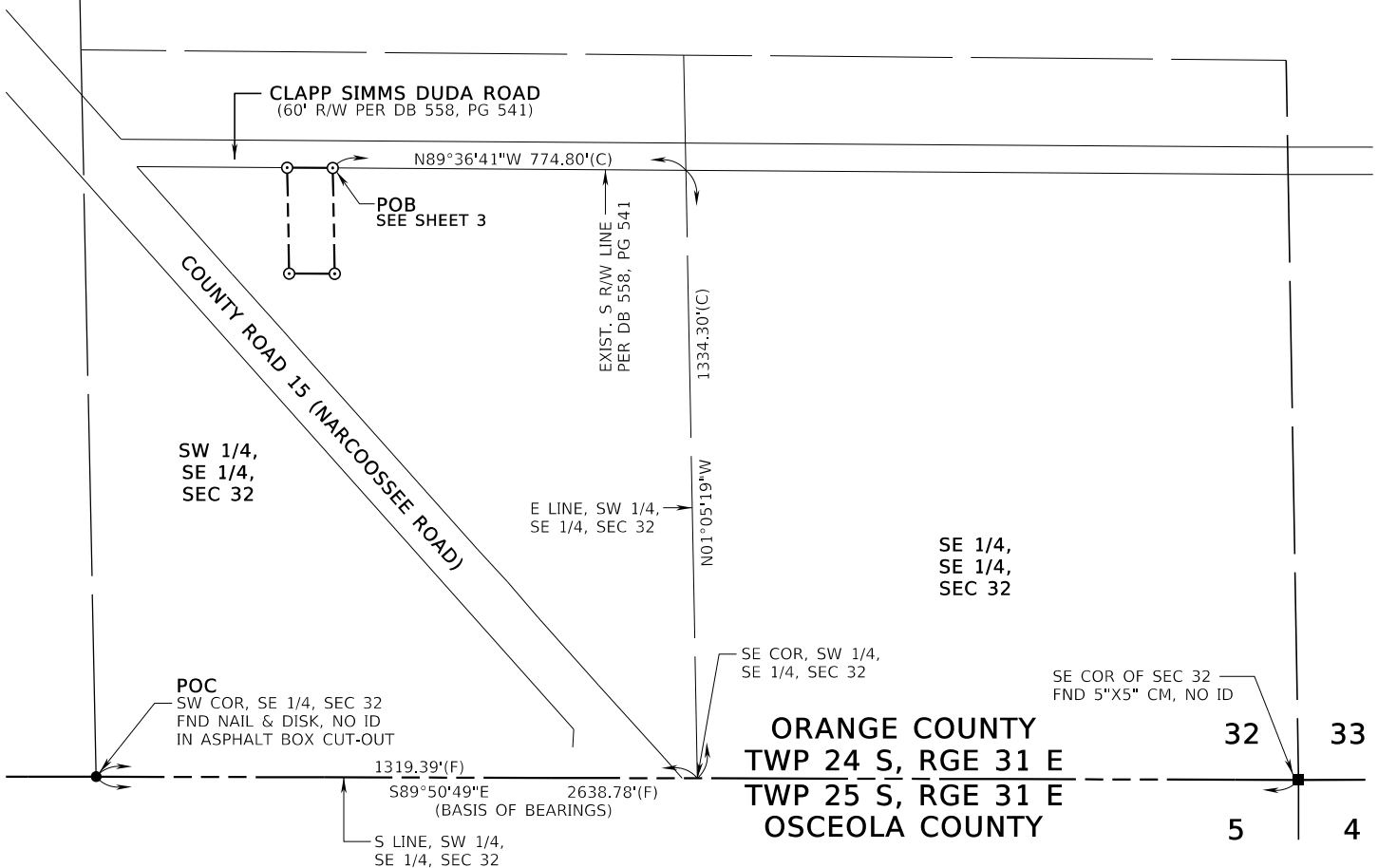
DATE	MAY 12, 2025	 <b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-269B
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE		SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
DEWBERRY PROJECT NO.	50088267			SHEET 1 OF 3
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269B  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGEND & ABBREVIATIONS

AC	= ACRES	POC	= POINT OF COMMENCEMENT
(C)	= CALCULATED DATA	PROJ.	= PROJECT
CM	= CONCRETE MONUMENT	PSM	= PROFESSIONAL SURVEYOR
COR	= CORNER		AND MAPPER
(D)	= DEED DATA	RGE	= RANGE
DB	= DEED BOOK	R/W	= RIGHT OF WAY
ESMT	= EASEMENT	SF	= SQUARE FEET
EXIST.	= EXISTING	SEC	= SECTION
(F)	= FIELD DATA	SR	= STATE ROAD
FND	= FOUND	TIITF	= BOARD OF TRUSTEES OF THE
ID	= IDENTIFICATION		INTERNAL IMPROVEMENT
LA	= LIMITED ACCESS		TRUST FUND OF THE
LB	= LICENSED SURVEY		STATE OF FLORIDA
	BUSINESS	TWP	= TOWNSHIP
N/A	= NOT APPLICABLE	W/	= WITH
NO.	= NUMBER	±	= MORE OR LESS
ORB	= OFFICIAL RECORDS BOOK	PL	= PROPERTY LINE
(P)	= PLAT DATA	↔	= SAME PROPERTY OWNER
PB	= PLAT BOOK	⊙	= CHANGE IN DIRECTION
PG/PGS	= PAGE / PAGES	---	= LIMITED ACCESS R/W LINE
POB	= POINT OF BEGINNING	---	= R/W LINE
		---	= PERPETUAL EASEMENT LINE

SCALE: 1" = 400'



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

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267

REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011



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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

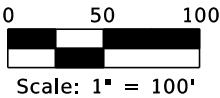
SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-269B

SCALE: 1"=400'

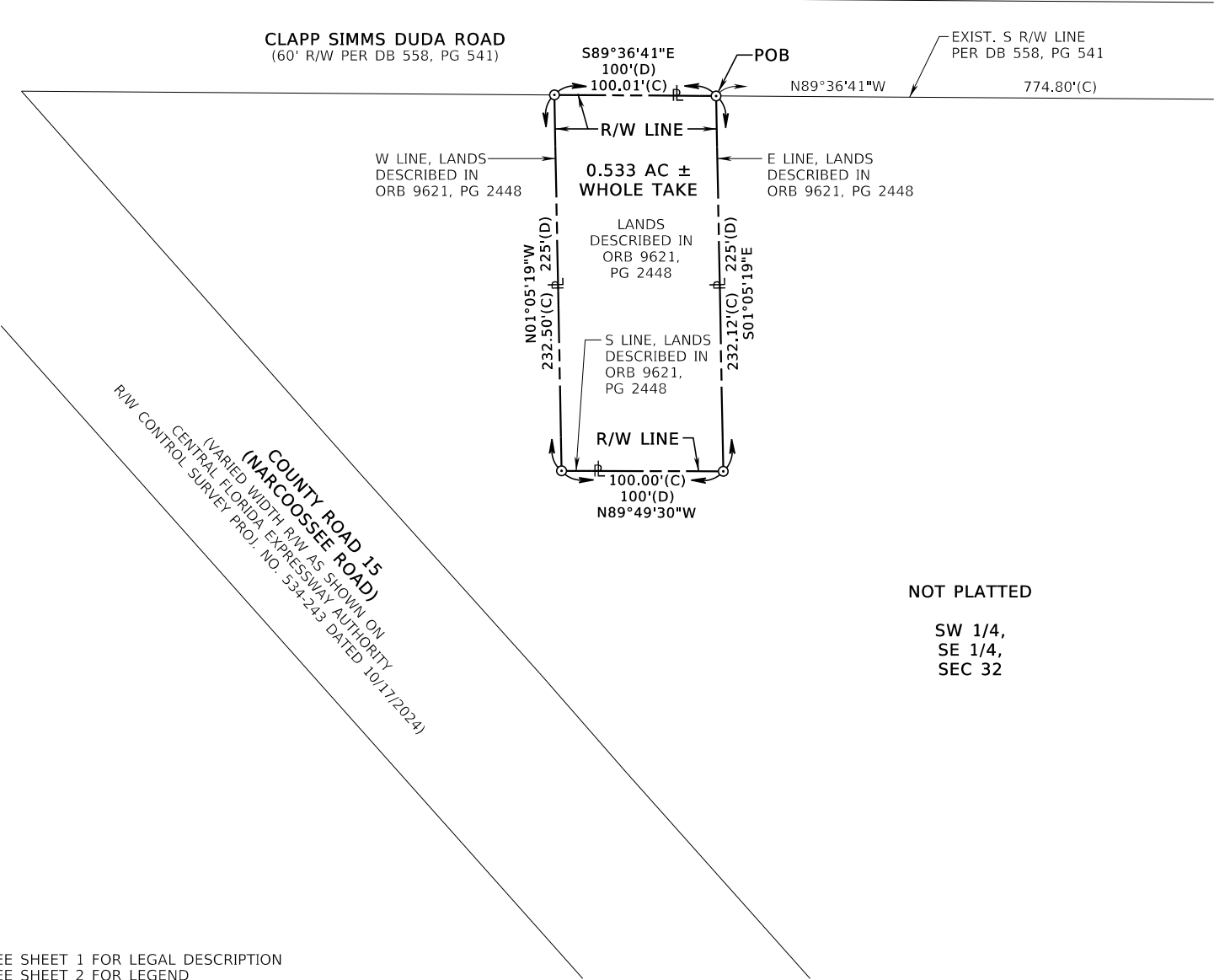
SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269B  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



NOT PLATTED  
SW 1/4,  
SE 1/4,  
SEC 32

SEC 32,  
TWP 24 S,  
RGE 31 E




NOT PLATTED  
SW 1/4,  
SE 1/4,  
SEC 32

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267

REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

 **Dewberry**

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-269B

SCALE: 1"=100'

SHEET 3 OF 3



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269C  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida, being the lands described in Official Records Book 9621, Page 2315 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found nail and disk with no identification in an asphalt box cut-out marking the Southwest corner of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida; thence run South 89°50'49" East along the South line of the Southwest 1/4 of said Southeast 1/4, a distance of 1319.39 feet to the Southeast corner of said Southwest 1/4 of the Southeast 1/4; thence run North 01°05'19" West along the East line of said Southwest 1/4 of the Southeast 1/4, a distance of 1334.30 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in Deed Book 558, Page 541 of said Public Records; thence departing said East line, run North 89°36'41" West along said South Right of Way line, a distance of 674.79 feet to the East line of lands described in aforesaid Official Records Book 9621, Page 2315 for the POINT OF BEGINNING; thence departing said South Right of Way line, run South 01°05'19" East along said East line, a distance of 231.75 feet to the South line of said described lands; thence departing said East line, run North 89°49'30" West along said South line, a distance of 100.00 feet to the West line of said described lands; thence departing said South line, run North 01°05'19" West along said West line, a distance of 232.12 feet to aforesaid South Right of Way line of Clapp Simms Duda Road; thence departing said West line, run South 89°36'41" East along said South Right of Way line, a distance of 100.01 feet to the POINT OF BEGINNING.

Containing 0.532 acres, more or less.

#### NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33247-534-269 DATED 08/24/2024 AT 8:00 AM.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 89°50'49" EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
3. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 05/12/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



SHEILA A. WARE, PSM  
LICENSE NO. 5529

SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

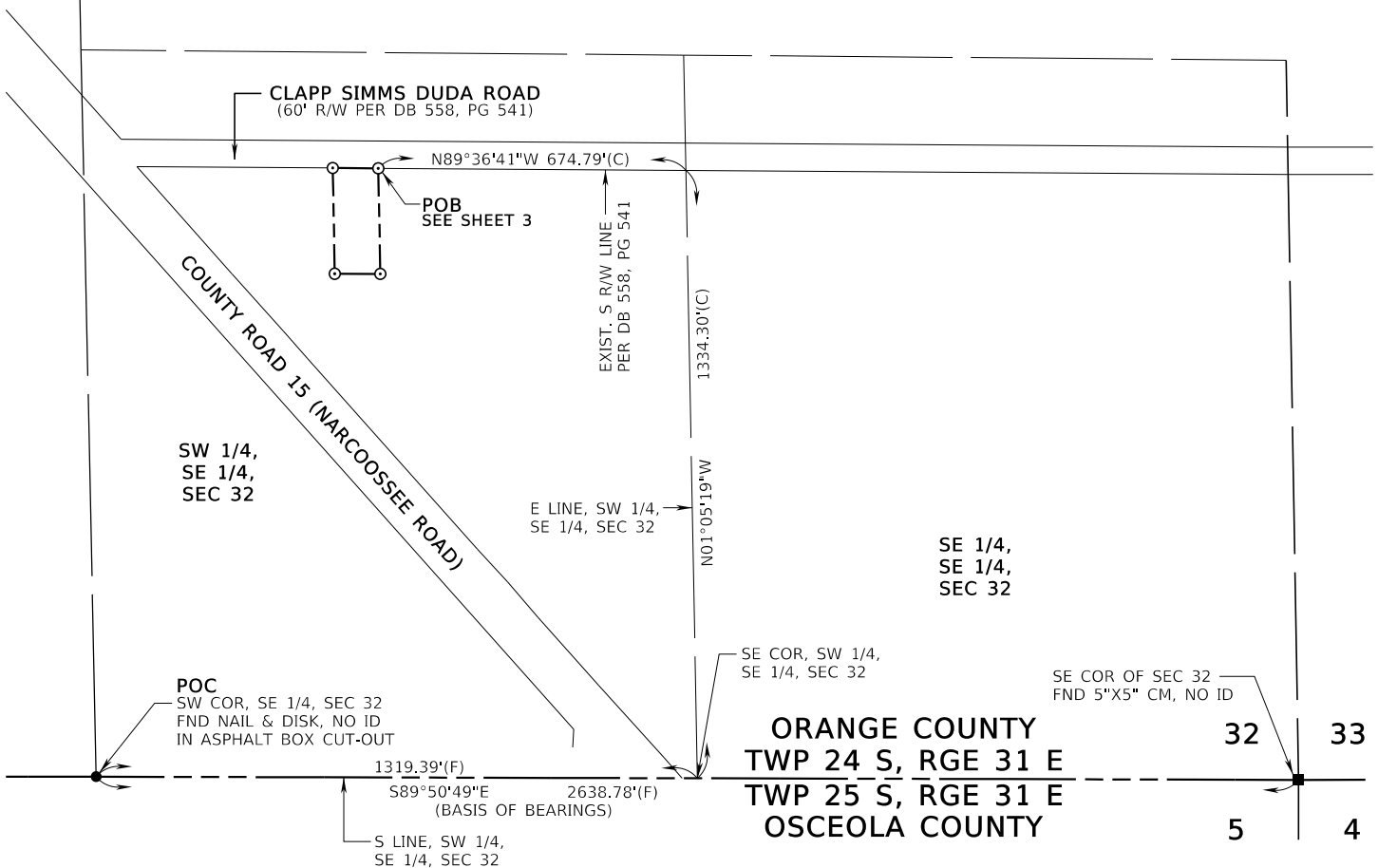
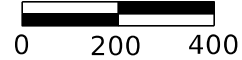
DATE MAY 12, 2025	CERTIFICATION OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-269C
DRAWN BY M.ROLLINS			
CHECKED BY S.WARE	 <b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SR 534 (OSCEOLA PARKWAY EXTENSION)	SCALE: N/A
DEWBERRY PROJECT NO. 50088267		CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SHEET 1 OF 3
REVISION	BY	DATE	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269C  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE


#### LEGEND & ABBREVIATIONS

AC	= ACRES	POC	= POINT OF COMMENCEMENT
(C)	= CALCULATED DATA	PROJ.	= PROJECT
CM	= CONCRETE MONUMENT	PSM	= PROFESSIONAL SURVEYOR
COR	= CORNER		AND MAPPER
(D)	= DEED DATA	RGE	= RANGE
DB	= DEED BOOK	R/W	= RIGHT OF WAY
ESMT	= EASEMENT	SF	= SQUARE FEET
EXIST.	= EXISTING	SEC	= SECTION
(F)	= FIELD DATA	SR	= STATE ROAD
FND	= FOUND	TIITF	= BOARD OF TRUSTEES OF THE
ID	= IDENTIFICATION		INTERNAL IMPROVEMENT
LA	= LIMITED ACCESS		TRUST FUND OF THE
LB	= LICENSED SURVEY		STATE OF FLORIDA
	BUSINESS	TWP	= TOWNSHIP
N/A	= NOT APPLICABLE	W/	= WITH
NO.	= NUMBER	±	= MORE OR LESS
ORB	= OFFICIAL RECORDS BOOK	PL	= PROPERTY LINE
(P)	= PLAT DATA	↔	= SAME PROPERTY OWNER
PB	= PLAT BOOK	⊙	= CHANGE IN DIRECTION
PG/PGS	= PAGE / PAGES	---	= LIMITED ACCESS R/W LINE
POB	= POINT OF BEGINNING	---	= R/W LINE
		---	= PERPETUAL EASEMENT LINE

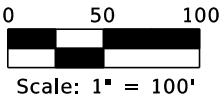
SCALE: 1" = 400'



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

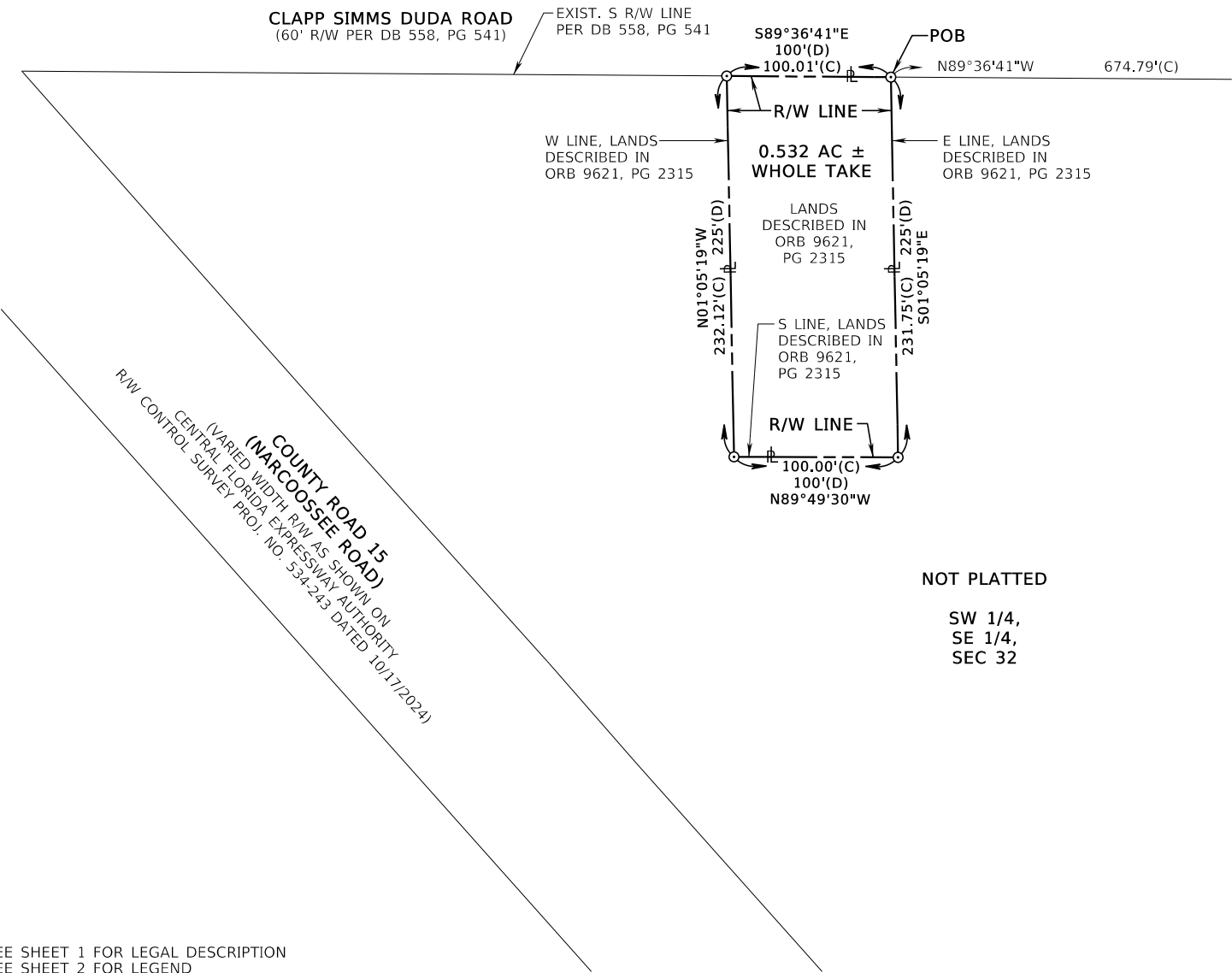
DATE	MAY 12, 2025		 <b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	CERTIFICATION OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-269C	
DRAWN BY	M.ROLLINS						
CHECKED BY	S.WARE						
DEWBERRY PROJECT NO.	50088267						
			SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA			SCALE: 1"=400'	
						SHEET 2 OF 3	
REVISION	BY	DATE					

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269C  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



NOT PLATTED  
SW 1/4,  
SE 1/4,  
SEC 32

SEC 32,  
TWP 24 S,  
RGE 31 E




NOT PLATTED  
SW 1/4,  
SE 1/4,  
SEC 32

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267

REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

 **Dewberry**

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-269C

SCALE: 1"=100'

SHEET 3 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269D  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida, being the lands described in Official Records Book 9621, Page 2337 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found nail and disk with no identification in an asphalt box cut-out marking the Southwest corner of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida; thence run South 89°50'49" East along the South line of the Southwest 1/4 of said Southeast 1/4, a distance of 1319.39 feet to the Southeast corner of said Southwest 1/4 of the Southeast 1/4; thence run North 01°05'19" West along the East line of said Southwest 1/4 of the Southeast 1/4, a distance of 1334.30 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in Deed Book 558, Page 541 of said Public Records; thence departing said East line, run North 89°36'41" West along said South Right of Way line, a distance of 568.26 feet to the East line of lands described in aforesaid Official Records Book 9621, Page 2337 for the POINT OF BEGINNING; thence departing said South Right of Way line, run South 01°05'19" East along said East line, a distance of 231.35 feet to the South line of said described lands; thence departing said East line, run North 89°49'30" West along said South line, a distance of 106.53 feet to the West line of said described lands; thence departing said South line, run North 01°05'19" West along said West line, a distance of 231.75 feet to aforesaid South Right of Way line of Clapp Simms Duda Road; thence departing said West line, run South 89°36'41" East along said South Right of Way line, a distance of 106.53 feet to the POINT OF BEGINNING.

Containing 0.566 acres, more or less.

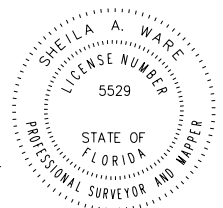
#### NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33247-534-269 DATED 08/24/2024 AT 8:00 AM.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 89°50'49" EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
3. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 05/12/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

SHEILA A. WARE, PSM  
LICENSE NO. 5529



SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

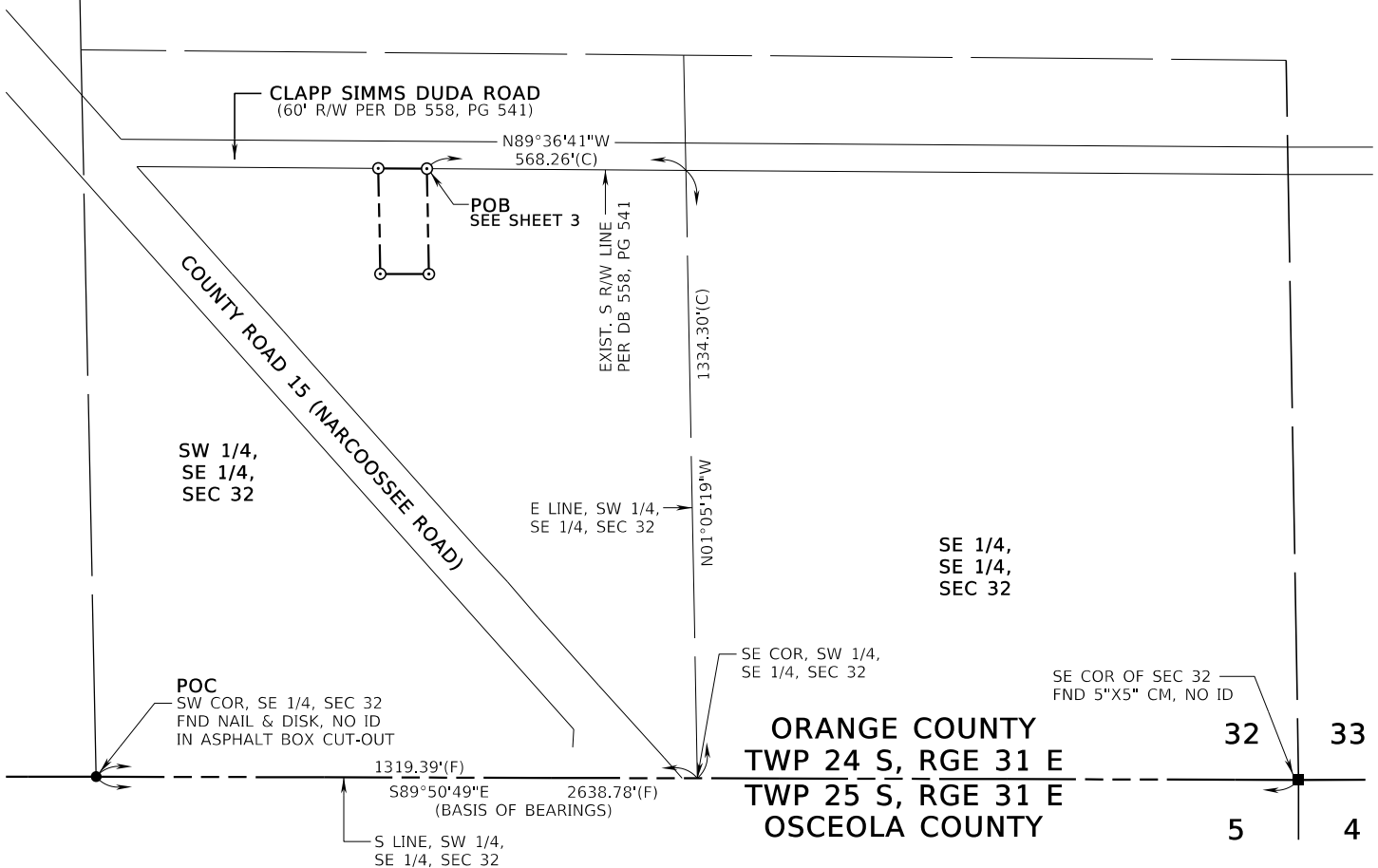
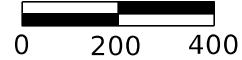
DATE	MAY 12, 2025	 <b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-269D
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE		SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
DEWBERRY PROJECT NO.	50088267			SHEET 1 OF 3
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269D  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGEND & ABBREVIATIONS

AC	= ACRES	POC	= POINT OF COMMENCEMENT
(C)	= CALCULATED DATA	PROJ.	= PROJECT
CM	= CONCRETE MONUMENT	PSM	= PROFESSIONAL SURVEYOR
COR	= CORNER		AND MAPPER
(D)	= DEED DATA	RGE	= RANGE
DB	= DEED BOOK	R/W	= RIGHT OF WAY
ESMT	= EASEMENT	SF	= SQUARE FEET
EXIST.	= EXISTING	SEC	= SECTION
(F)	= FIELD DATA	SR	= STATE ROAD
FND	= FOUND	TITF	= BOARD OF TRUSTEES OF THE
ID	= IDENTIFICATION		INTERNAL IMPROVEMENT
LA	= LIMITED ACCESS		TRUST FUND OF THE
LB	= LICENSED SURVEY		STATE OF FLORIDA
	BUSINESS	TWP	= TOWNSHIP
N/A	= NOT APPLICABLE	W/	= WITH
NO.	= NUMBER	±	= MORE OR LESS
ORB	= OFFICIAL RECORDS BOOK	PL	= PROPERTY LINE
(P)	= PLAT DATA	⊙	= SAME PROPERTY OWNER
PB	= PLAT BOOK	↗	= CHANGE IN DIRECTION
PG/PGS	= PAGE / PAGES	---	= LIMITED ACCESS R/W LINE
POB	= POINT OF BEGINNING	---	= R/W LINE
		---	= PERPETUAL EASEMENT LINE

SCALE: 1" = 400'



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

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267

REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011



**Dewberry**

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

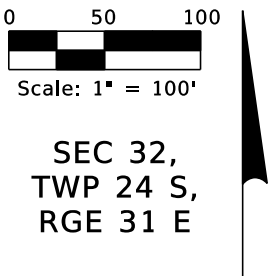
PARCEL  
534-269D

SCALE: 1"=400'

SHEET 2 OF 3

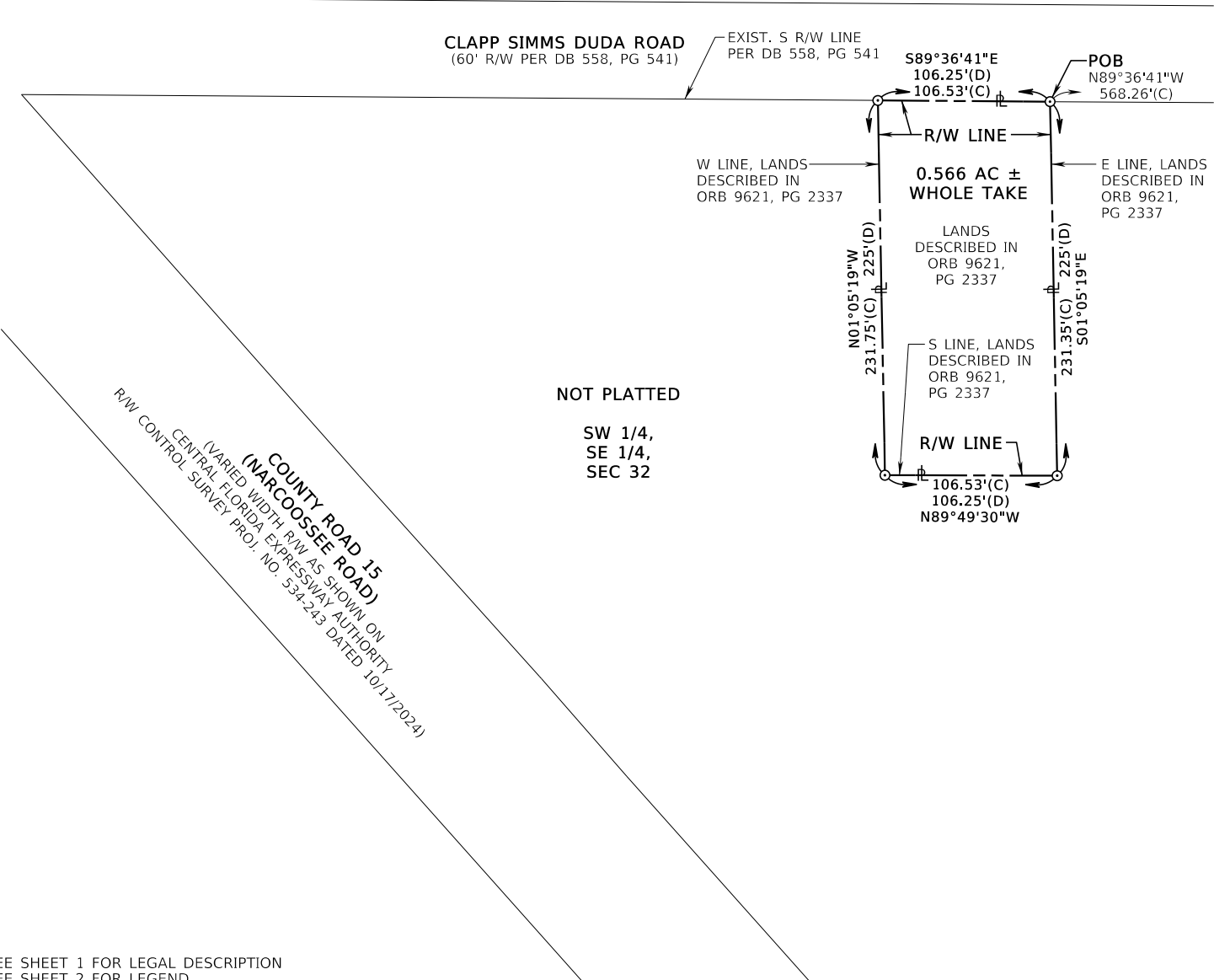


CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269D  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



NOT PLATTED  
SW 1/4,  
SE 1/4,  
SEC 32


SEC 32,  
TWP 24 S,  
RGE 31 E



SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267
REVISION	BY DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

 **Dewberry**

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-269D

SCALE: 1"=100'

SHEET 3 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269E  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida, being the lands described in Official Records Book 9621, Page 2398 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found nail and disk with no identification in an asphalt box cut-out marking the Southwest corner of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida; thence run South 89°50'49" East along the South line of the Southwest 1/4 of said Southeast 1/4, a distance of 1319.39 feet to the Southeast corner of said Southwest 1/4 of the Southeast 1/4; thence run North 01°05'19" West along the East line of said Southwest 1/4 of the Southeast 1/4, a distance of 1334.30 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in Deed Book 558, Page 541 of said Public Records; thence departing said East line, run North 89°36'41" West along said South Right of Way line, a distance of 568.26 feet to the East line of lands described in Official Records Book 9621, Page 2337 of said Public Records; thence departing said South Right of Way line, run South 01°05'19" East along said East line, a distance of 231.35 feet to the East line of lands described in aforesaid Official Records Book 9621, Page 2398 for the POINT OF BEGINNING; thence departing the East line of lands described in said Official Records Book 9621, Page 2337, continue South 01°05'19" East along the East line of lands described in said Official Records Book 9621, Page 2398, a distance of 125.00 feet to the South line of lands described in said Official Records Book 9621, Page 2398; thence departing said East line, run North 89°49'30" West along said South line, a distance of 322.69 feet to the existing Northeasterly Right of Way line of County Road 15 (Narcoossee Road), a varied width Right of Way as shown on Central Florida Expressway Authority Right of Way Control Survey, Project number 534-243 dated October 17, 2024; thence departing said South line, run along said Northeasterly Right of Way line the following two (2) courses: thence North 41°56'29" West, a distance of 166.56 feet; thence North 41°33'08" West, a distance of 1.90 feet to the North line of lands described in said Official Records Book 9621, Page 2398; thence departing said Northeasterly Right of Way line, run South 89°49'30" East along said North line, a distance of 432.90 feet to the POINT OF BEGINNING.

Containing 1.084 acres, more or less.

#### NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33247-534-269 DATED 08/24/2024 AT 8:00 AM.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 89°50'49" EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
3. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 05/12/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



SHEILA A. WARE, PSM  
LICENSE NO. 5529

SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

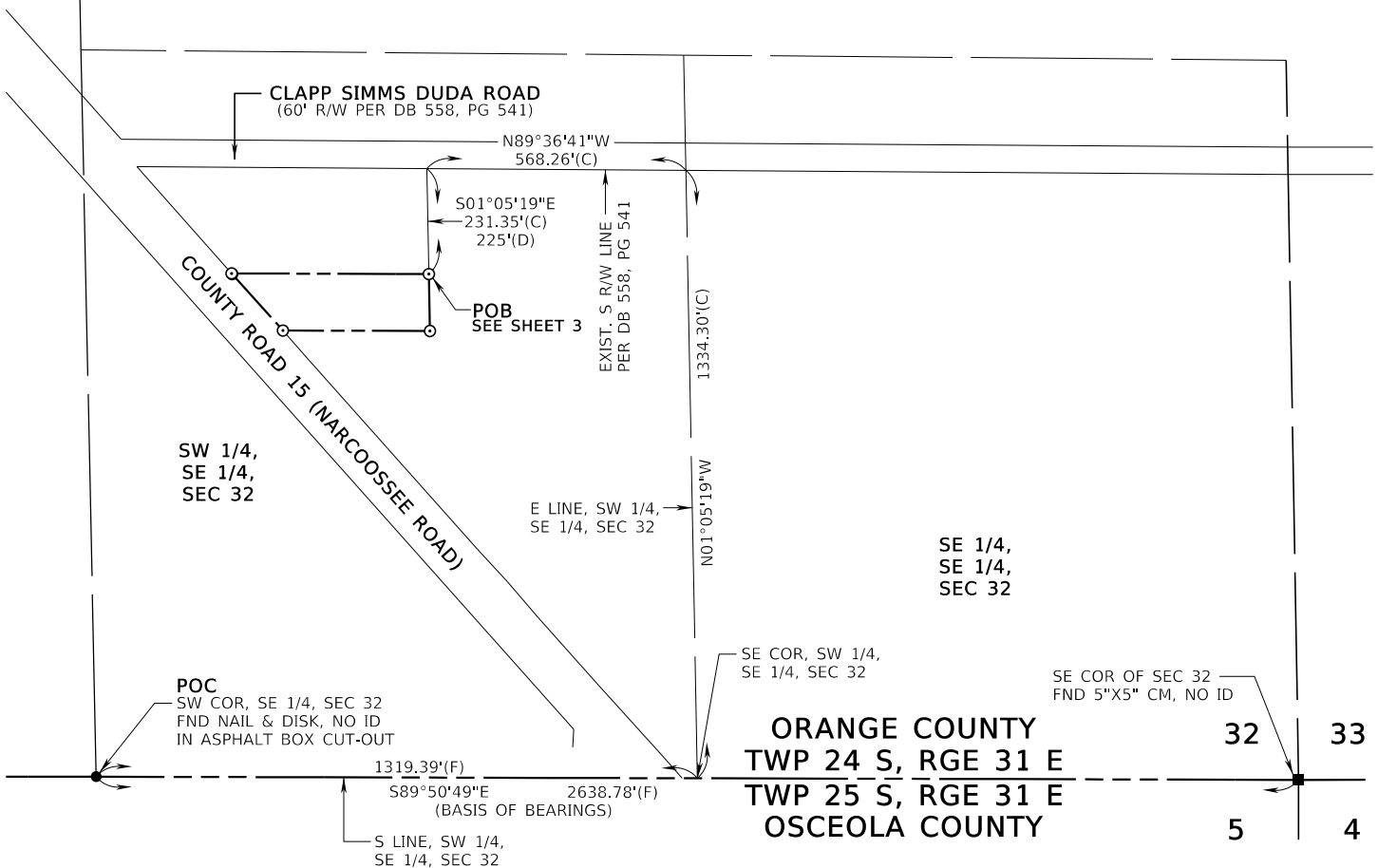
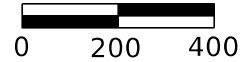
DATE MAY 12, 2025	CERTIFICATION OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-269E
DRAWN BY M.ROLLINS			
CHECKED BY S.WARE	 <b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SR 534 (OSCEOLA PARKWAY EXTENSION)	SCALE: N/A
DEWBERRY PROJECT NO. 50088267		CENTRAL FLORIDA EXPRESSWAY AUTHORITY	SHEET 1 OF 3
REVISION	BY	DATE	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269E  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGEND & ABBREVIATIONS

AC	= ACRES	POC	= POINT OF COMMENCEMENT
(C)	= CALCULATED DATA	PROJ.	= PROJECT
CM	= CONCRETE MONUMENT	PSM	= PROFESSIONAL SURVEYOR
COR	= CORNER		AND MAPPER
(D)	= DEED DATA	RGE	= RANGE
DB	= DEED BOOK	R/W	= RIGHT OF WAY
ESMT	= EASEMENT	SF	= SQUARE FEET
EXIST.	= EXISTING	SEC	= SECTION
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FND	= FOUND	TITF	= BOARD OF TRUSTEES OF THE
ID	= IDENTIFICATION		INTERNAL IMPROVEMENT
LA	= LIMITED ACCESS		TRUST FUND OF THE
LB	= LICENSED SURVEY		STATE OF FLORIDA
	BUSINESS	TWP	= TOWNSHIP
N/A	= NOT APPLICABLE	W/	= WITH
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POB	= POINT OF BEGINNING	---	= R/W LINE
		---	= PERPETUAL EASEMENT LINE

SCALE: 1" = 400'



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

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267

REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011



**Dewberry**

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

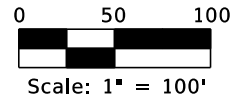
SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-269E

SCALE: 1"=400'

SHEET 2 OF 3

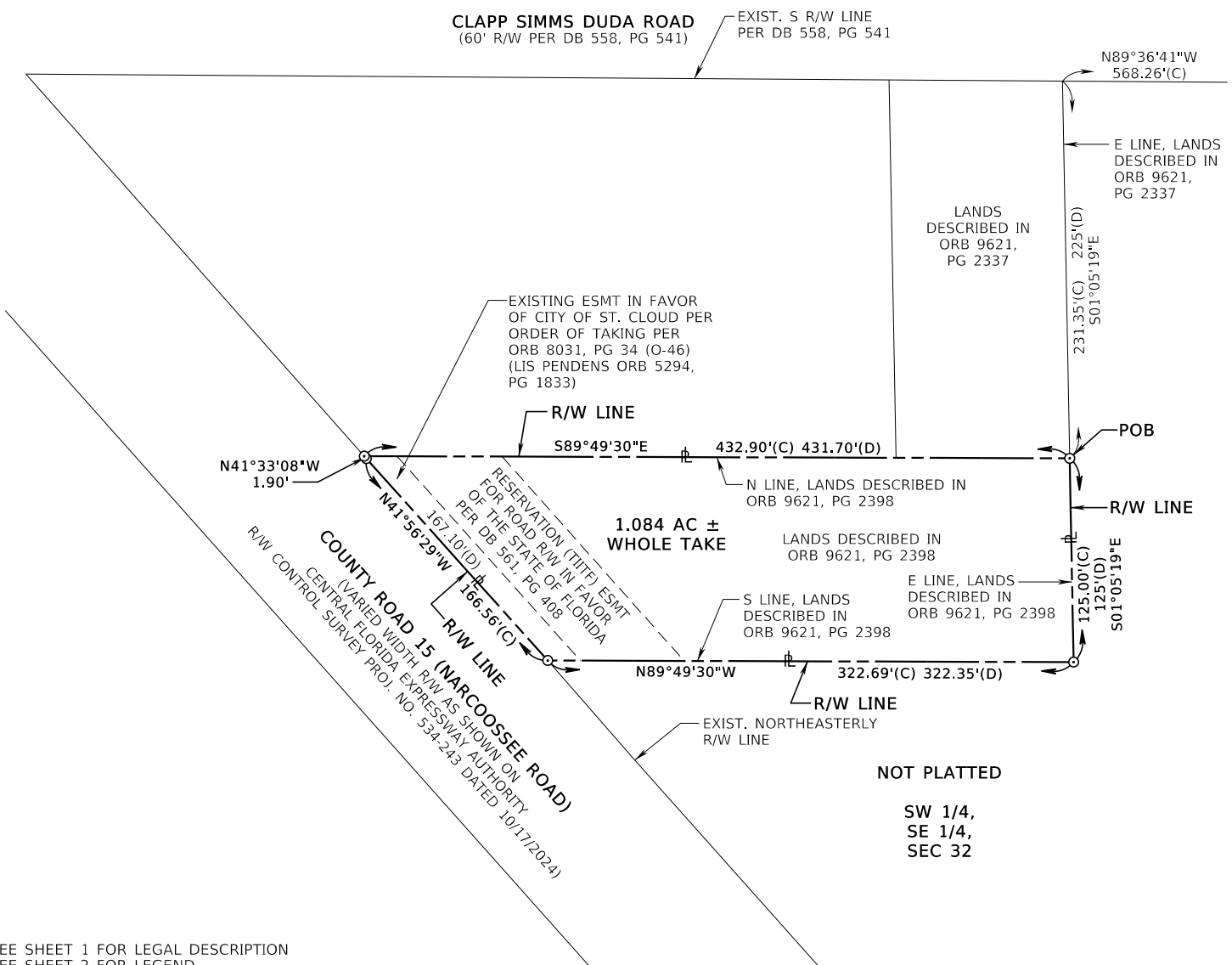
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-269E  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE




NOT PLATTED

SW 1/4,  
SE 1/4,  
SEC 32

SEC 32,  
TWP 24 S,  
RGE 31 E



SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

DATE	MAY 12, 2025	<div>CERTIFICATION OF AUTHORIZATION NO. LB 8011</div> <div> <b>Dewberry</b></div> <div>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-269E
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50088267			
REVISION	BY	DATE	SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: 1"=100'
				SHEET 3 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-271  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:  
A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida, being the lands described in document number 20230245080 of the Public Records of Orange County, Florida, and being more particularly described as follows:

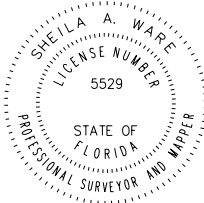
Commence at a found nail and disk with no identification in an asphalt box cut-out marking the Southwest corner of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida; thence run South 89°50'49" East along the South line of the Southwest 1/4 of said Southeast 1/4, a distance of 1319.39 feet to the Southeast corner of said Southwest 1/4 of the Southeast 1/4; thence run North 01°05'19" West along the East line of said Southwest 1/4 of the Southeast 1/4, a distance of 1334.30 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in Deed Book 558, Page 541 of said Public Records; thence departing said East line, run North 89°36'41" West along said South Right of Way line, a distance of 462.08 feet to the East line of lands described in aforesaid document number 20230245080 for the POINT OF BEGINNING; thence departing said South Right of Way line, run South 01°05'19" East along said East line, a distance of 355.95 feet to the South line of lands described in said document number 20230245080; thence departing said East line, run North 89°49'30" West along said South line, a distance of 106.17 feet to the West line of lands described in said document number 20230245080; thence departing said South line, run North 01°05'19" West along said West line, a distance of 356.35 feet to aforesaid South Right of Way line of Clapp Simms Duda Road; thence departing said West line, run South 89°36'41" East along said South Right of Way line, a distance of 106.18 feet to the POINT OF BEGINNING.

Containing 0.868 acres, more or less.

- NOTES:
- 1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33247-534-271 DATED 08/25/2024 AT 8:00 AM.
  - 2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 89°50'49" EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
  - 3. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
  - 4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 05/12/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



SHEILA A. WARE, PSM  
LICENSE NO. 5529

SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

DATE		MAY 12, 2025		<div>CERTIFICATION OF AUTHORIZATION NO. LB 8011</div> <div> <b>Dewberry</b></div> <div>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)		PARCEL 534-271	
DRAWN BY		M.ROLLINS						
CHECKED BY		S.WARE			SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		SCALE: N/A	
DEWBERRY PROJECT NO.		50088267					SHEET 1 OF 3	
REVISION		BY		DATE				



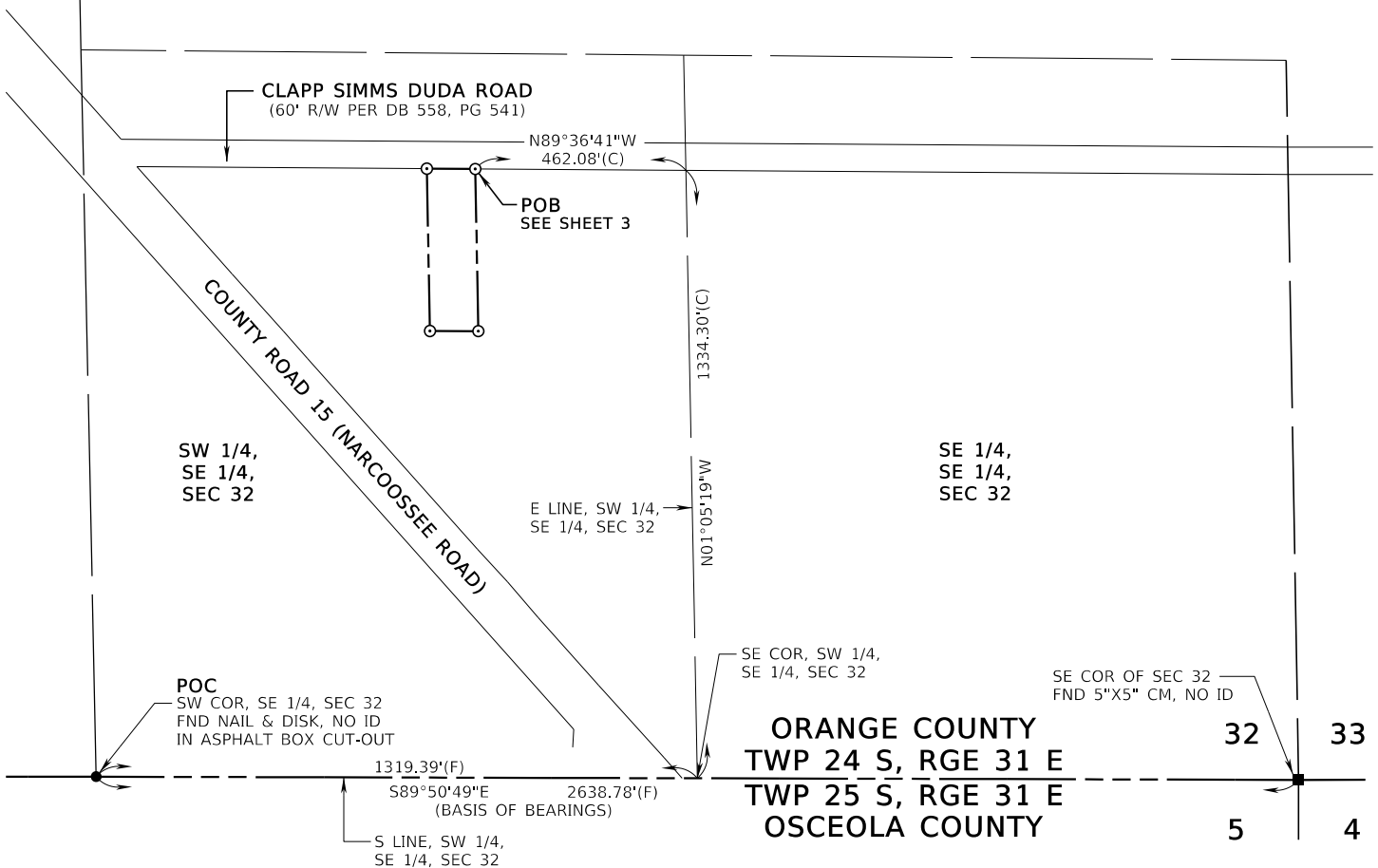
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-271  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGEND & ABBREVIATIONS

AC	= ACRES	POC	= POINT OF COMMENCEMENT
(C)	= CALCULATED DATA	PROJ.	= PROJECT
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(D)	= DEED DATA	RGE	= RANGE
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LB	= LICENSED SURVEY		STATE OF FLORIDA
	BUSINESS	TWP	= TOWNSHIP
N/A	= NOT APPLICABLE	W/	= WITH
NO.	= NUMBER	±	= MORE OR LESS
ORB	= OFFICIAL RECORDS BOOK	$\frac{R}{L}$	= PROPERTY LINE
(P)	= PLAT DATA	$\frac{R}{L}$	= SAME PROPERTY OWNER
PB	= PLAT BOOK	$\frac{R}{L}$	= CHANGE IN DIRECTION
PG/PGS	= PAGE / PAGES	$\frac{R}{L}$	= LIMITED ACCESS R/W LINE
POB	= POINT OF BEGINNING	$\frac{R}{L}$	= R/W LINE
		$\frac{R}{L}$	= PERPETUAL EASEMENT LINE

SCALE: 1" = 400'

0 200 400



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

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267



**Dewberry**

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

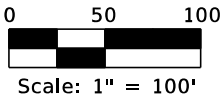
SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-271

SCALE: 1"=400'

SHEET 2 OF 3

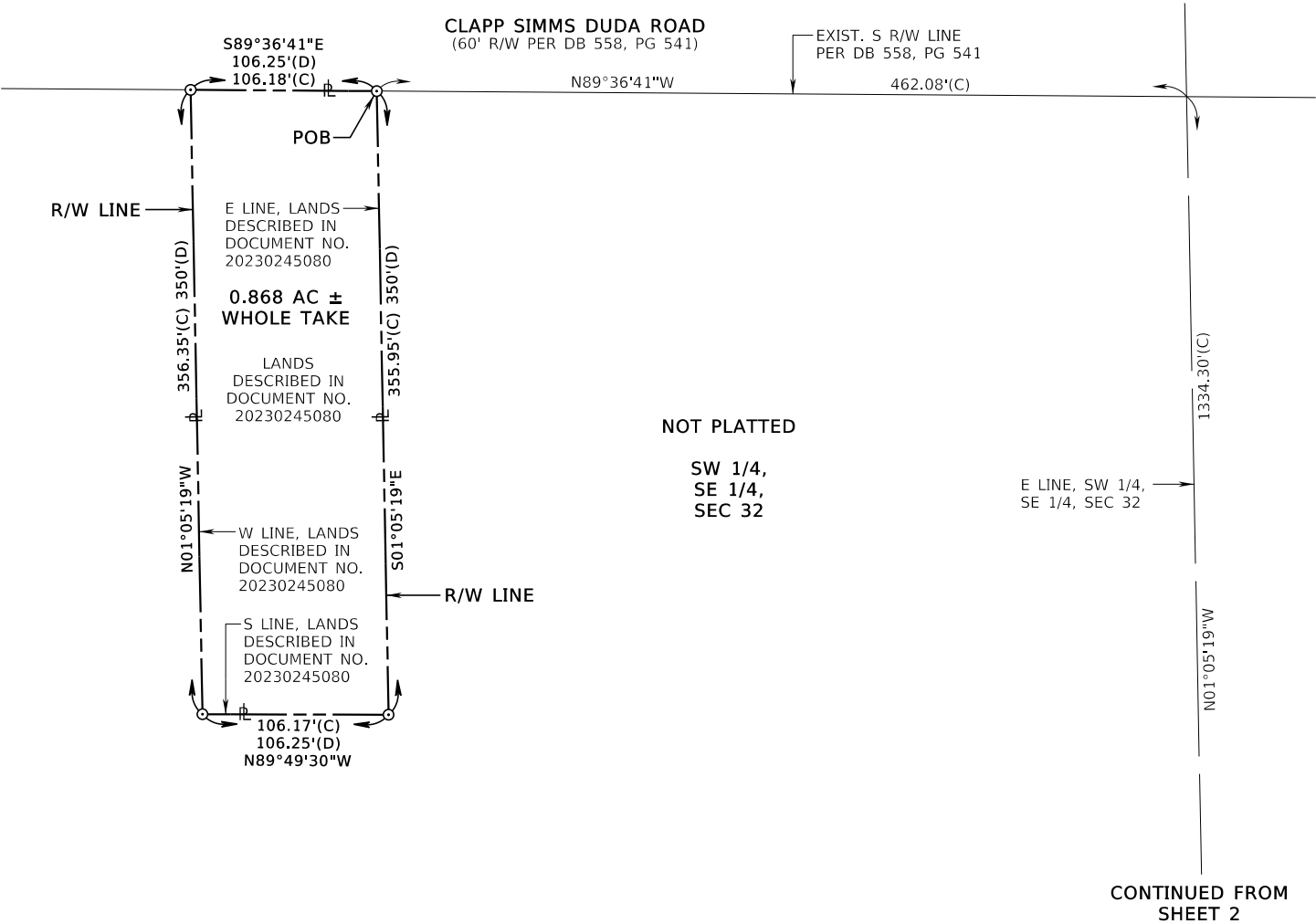
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-271  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



NOT PLATTED

SW 1/4,  
SE 1/4,  
SEC 32

SEC 32,  
TWP 24 S,  
RGE 31 E




SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267

REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

 **Dewberry**

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-271

SCALE: 1"=100'

SHEET 3 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-272  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

**LEGAL DESCRIPTION:**

A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida, being the lands described in Official Records Book 8748, Page 875 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found nail and disk with no identification in an asphalt box cut-out marking the Southwest corner of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida; thence run South 89°50'49" East along the South line of the Southwest 1/4 of said Southeast 1/4, a distance of 1319.39 feet to the Southeast corner of said Southwest 1/4 of the Southeast 1/4; thence run North 01°05'19" West along the East line of said Southwest 1/4 of the Southeast 1/4, a distance of 1334.30 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in Deed Book 558, Page 541 of said Public Records; thence departing said East line, run North 89°36'41" West along said South Right of Way line, a distance of 355.82 feet to the East line of lands described in aforesaid Official Records Book 8748, Page 875 for the POINT OF BEGINNING; thence departing said South Right of Way line, run South 01°05'19" East along said East line, a distance of 355.56 feet to the South line of lands described in said Official Records Book 8748, Page 875; thence departing said East line, run North 89°49'30" West along said South line, a distance of 106.25 feet to the West line of lands described in said Official Records Book 8748, Page 875; thence departing said South line, run North 01°05'19" West along said West line, a distance of 355.95 feet to aforesaid South Right of Way line of Clapp Simms Duda Road; thence departing said West line, run South 89°36'41" East along said South Right of Way line, a distance of 106.26 feet to the POINT OF BEGINNING.

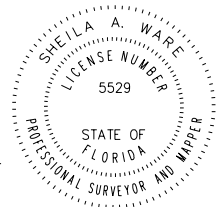
Containing 0.868 acres, more or less.

**NOTES:**

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33247-534-272 DATED 08/25/2024 AT 8:00 AM.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 89°50'49" EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
3. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 05/12/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



SHEILA A. WARE, PSM  
LICENSE NO. 5529

SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

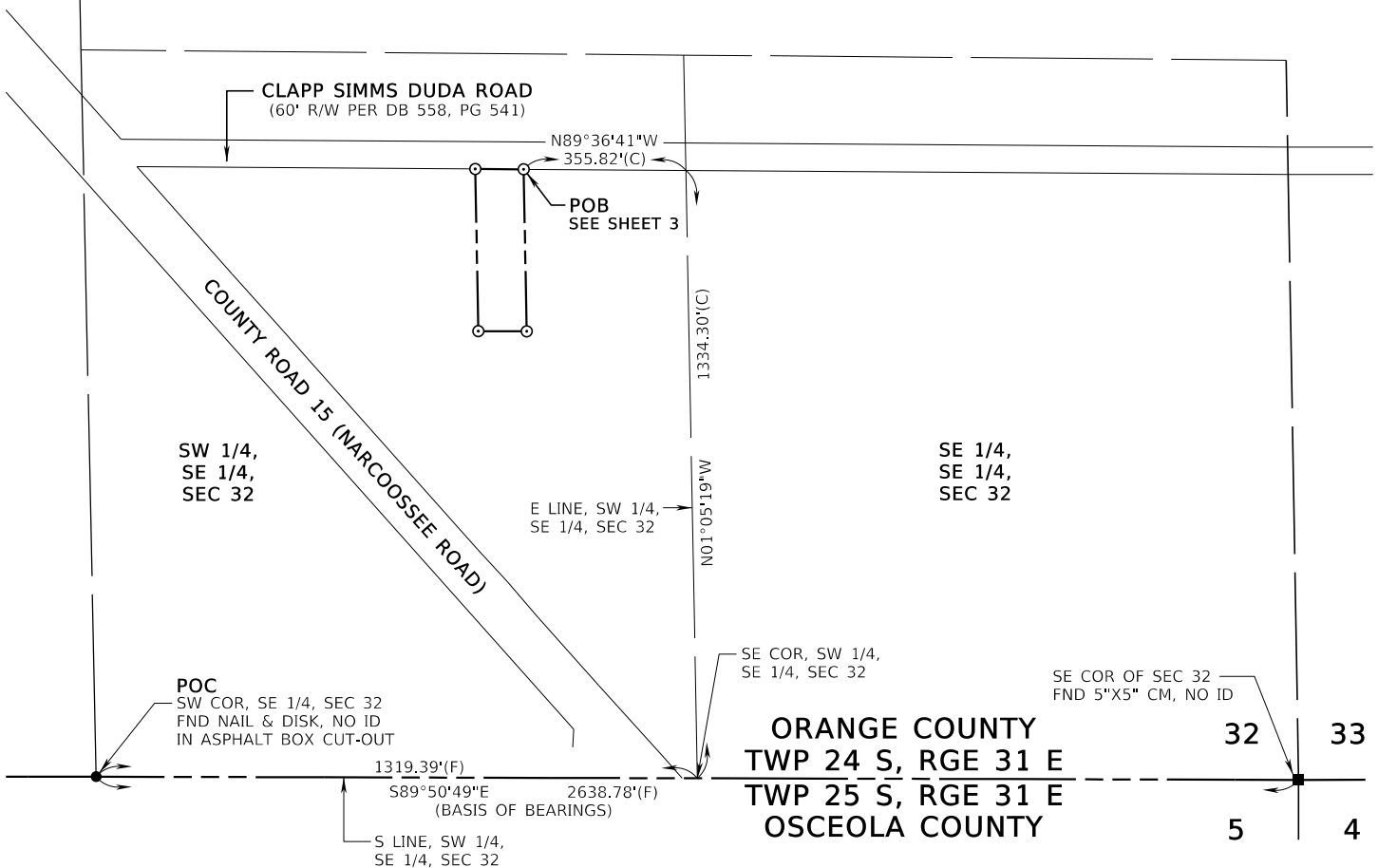
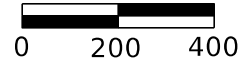
DATE		MAY 12, 2025		<div><b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	CERTIFICATION OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-272
DRAWN BY		M.ROLLINS					
CHECKED BY		S.WARE					
DEWBERRY PROJECT NO.		50088267					
							SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA
REVISION		BY	DATE			SHEET 1 OF 3	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-272  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE


#### LEGEND & ABBREVIATIONS

AC	= ACRES	POC	= POINT OF COMMENCEMENT
(C)	= CALCULATED DATA	PROJ.	= PROJECT
CM	= CONCRETE MONUMENT	PSM	= PROFESSIONAL SURVEYOR
COR	= CORNER		AND MAPPER
(D)	= DEED DATA	RGE	= RANGE
DB	= DEED BOOK	R/W	= RIGHT OF WAY
ESMT	= EASEMENT	SF	= SQUARE FEET
EXIST.	= EXISTING	SEC	= SECTION
(F)	= FIELD DATA	SR	= STATE ROAD
FND	= FOUND	TIITF	= BOARD OF TRUSTEES OF THE
ID	= IDENTIFICATION		INTERNAL IMPROVEMENT
LA	= LIMITED ACCESS		TRUST FUND OF THE
LB	= LICENSED SURVEY		STATE OF FLORIDA
	BUSINESS	TWP	= TOWNSHIP
N/A	= NOT APPLICABLE	W/	= WITH
NO.	= NUMBER	±	= MORE OR LESS
ORB	= OFFICIAL RECORDS BOOK	$\frac{R}{L}$	= PROPERTY LINE
(P)	= PLAT DATA	$\frac{R}{L}$	= SAME PROPERTY OWNER
PB	= PLAT BOOK	$\frac{R}{L}$	= CHANGE IN DIRECTION
PG/PGS	= PAGE / PAGES	$\frac{R}{L}$	= LIMITED ACCESS R/W LINE
POB	= POINT OF BEGINNING	$\frac{R}{L}$	= R/W LINE
		$\frac{R}{L}$	= PERPETUAL EASEMENT LINE

SCALE: 1" = 400'

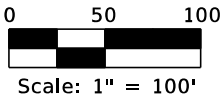


SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

DATE	MAY 12, 2025	 <b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-272
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50088267			
REVISION	BY	DATE	SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: 1"=400'
				SHEET 2 OF 3



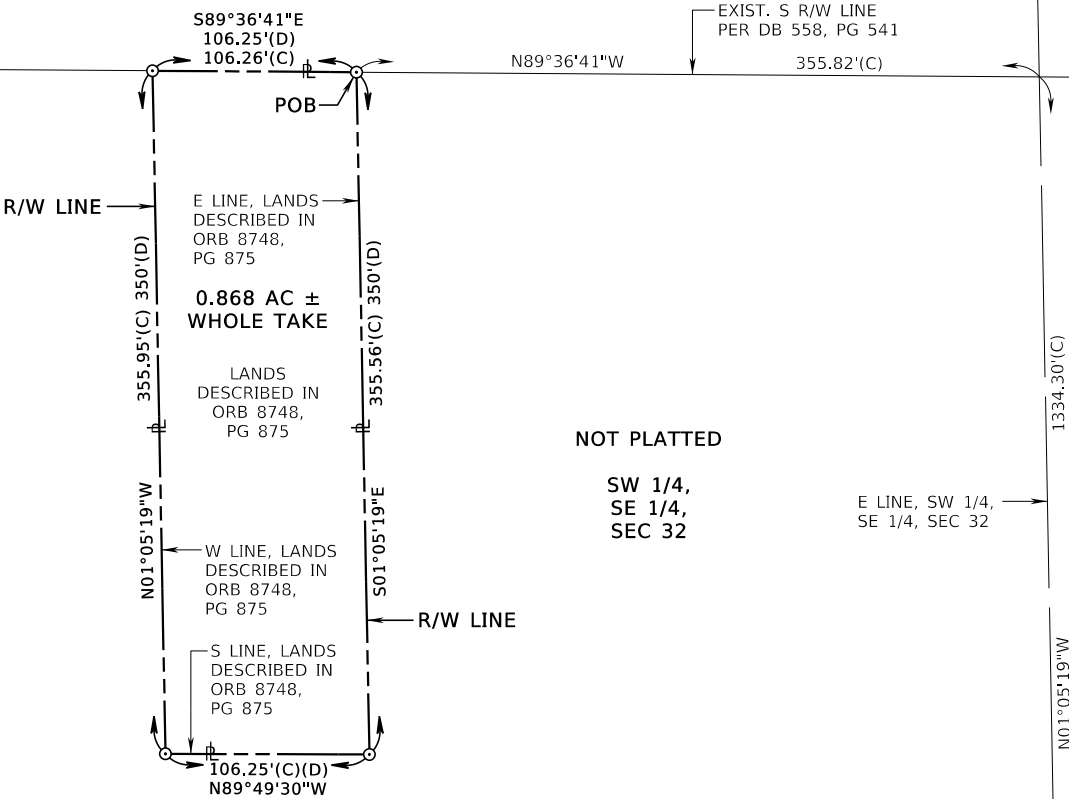
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-272  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



NOT PLATTED

SW 1/4,  
SE 1/4,  
SEC 32

SEC 32,  
TWP 24 S,  
RGE 31 E




SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267

REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

 **Dewberry**

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-272

SCALE: 1"=100'

SHEET 3 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-273  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

**LEGAL DESCRIPTION:**

A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida, being the lands described in document number 20180230502 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found nail and disk with no identification in an asphalt box cut-out marking the Southwest corner of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida; thence run South 89°50'49" East along the South line of the Southwest 1/4 of said Southeast 1/4, a distance of 1319.39 feet to the Southeast corner of said Southwest 1/4 of the Southeast 1/4; thence run North 01°05'19" West along the East line of said Southwest 1/4 of the Southeast 1/4, a distance of 1334.30 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in Deed Book 558, Page 541 of said Public Records; thence departing said East line, run North 89°36'41" West along said South Right of Way line, a distance of 250.02 feet to the East line of lands described in aforesaid document number 20180230502 for the POINT OF BEGINNING; thence departing said South Right of Way line, run South 01°05'19" East along said East line, a distance of 355.16 feet to the South line of lands described in said document number 20180230502; thence departing said East line, run North 89°49'30" West along said South line, a distance of 105.79 feet to the West line of lands described in said document number 20180230502; thence departing said South line, run North 01°05'19" West along said West line, a distance of 355.56 feet to aforesaid South Right of Way line of Clapp Simms Duda Road; thence departing said West line, run South 89°36'41" East along said South Right of Way line, a distance of 105.80 feet to the POINT OF BEGINNING.

Containing 0.863 acres, more or less.

**NOTES:**

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33247-534-273 DATED 08/25/2024 AT 8:00 AM.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 89°50'49" EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
3. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 05/12/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



SHEILA A. WARE, PSM  
LICENSE NO. 5529

SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

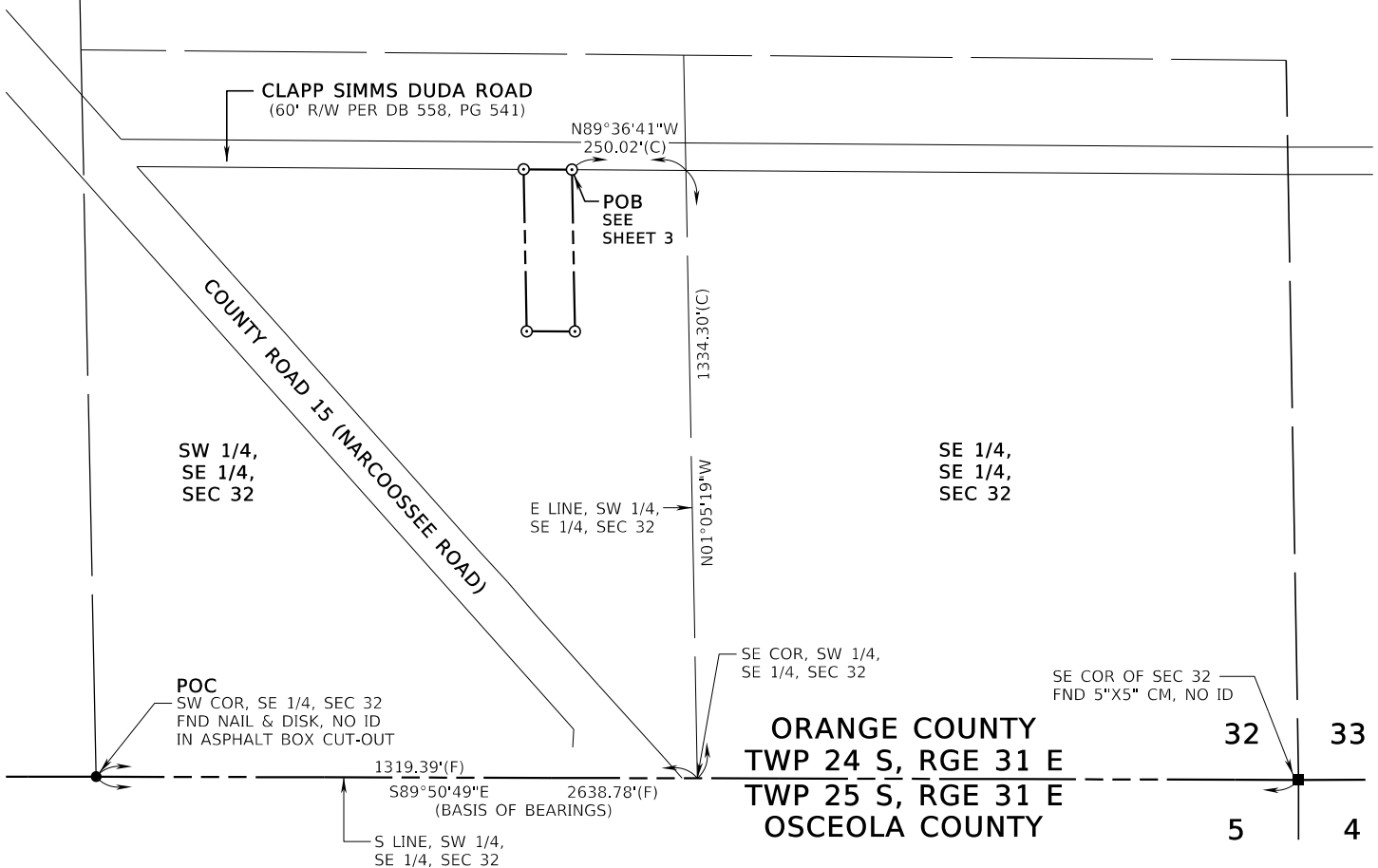
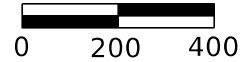
DATE		MAY 12, 2025		<div><b>Dewberry</b>  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	CERTIFICATION OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-273
DRAWN BY		M.ROLLINS					
CHECKED BY		S.WARE					
DEWBERRY PROJECT NO.		50088267					
				SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA			SCALE: N/A
REVISION		BY	DATE			SHEET 1 OF 3	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-273  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGEND & ABBREVIATIONS

AC	= ACRES	POC	= POINT OF COMMENCEMENT
(C)	= CALCULATED DATA	PROJ.	= PROJECT
CM	= CONCRETE MONUMENT	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
COR	= CORNER	RGE	= RANGE
(D)	= DEED DATA	R/W	= RIGHT OF WAY
DB	= DEED BOOK	SF	= SQUARE FEET
ESMT	= EASEMENT	SEC	= SECTION
EXIST.	= EXISTING	SR	= STATE ROAD
(F)	= FIELD DATA	TITF	= BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA
FND	= FOUND	TWP	= TOWNSHIP
ID	= IDENTIFICATION	W/	= WITH
LA	= LIMITED ACCESS	±	= MORE OR LESS
LB	= LICENSED SURVEY BUSINESS	$\frac{R}{L}$	= PROPERTY LINE
N/A	= NOT APPLICABLE	$\frac{R}{L}$	= SAME PROPERTY OWNER
NO.	= NUMBER	$\frac{R}{L}$	= CHANGE IN DIRECTION
ORB	= OFFICIAL RECORDS BOOK	$\frac{R}{L}$	= LIMITED ACCESS R/W LINE
(P)	= PLAT DATA	$\frac{R}{L}$	= R/W LINE
PB	= PLAT BOOK	$\frac{R}{L}$	= PERPETUAL EASEMENT LINE
PG/PGS	= PAGE / PAGES		
POB	= POINT OF BEGINNING		

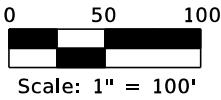
SCALE: 1" = 400'



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

DATE	MAY 12, 2025	 <b>CERTIFICATION OF AUTHORIZATION NO. LB 8011</b>  <b>Dewberry</b>  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-273
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50088267			
REVISION	BY	DATE	SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: 1"=400'
				SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-273  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

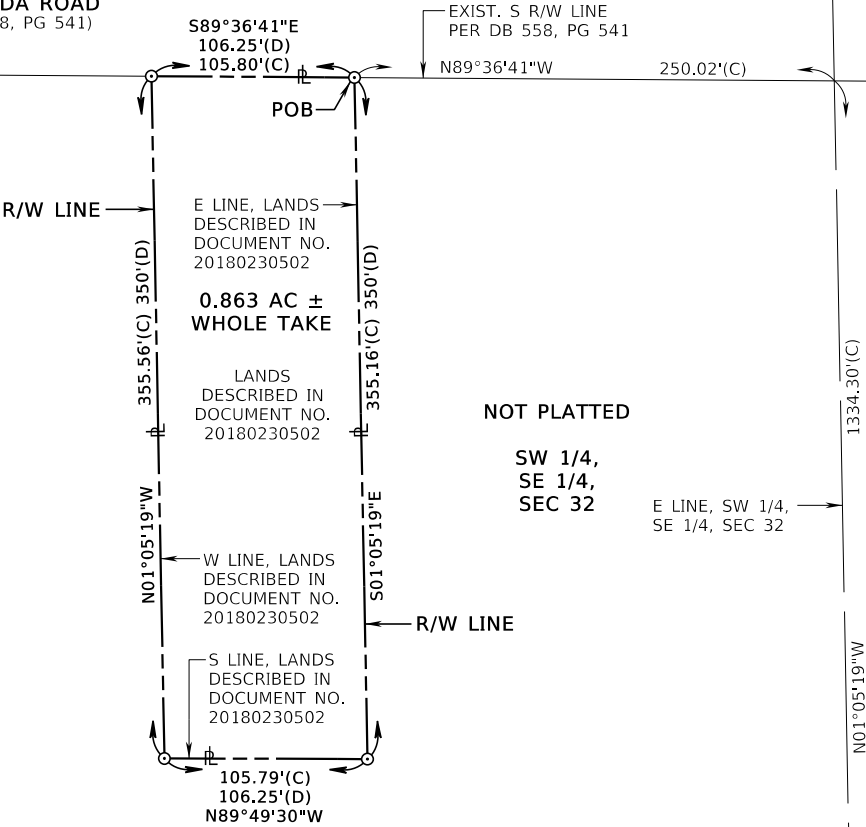


NOT PLATTED

SW 1/4,  
SE 1/4,  
SEC 32

SEC 32,  
TWP 24 S,  
RGE 31 E

CLAPP SIMMS DUDA ROAD  
(60' R/W PER DB 558, PG 541)




CONTINUED FROM  
SHEET 2

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267

REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

 **Dewberry**

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL 534-273
SCALE: 1"=100'
SHEET 3 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-274  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

**LEGAL DESCRIPTION:**  
A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida, being a portion of the lands described in document number 20190300699 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found nail and disk with no identification in an asphalt box cut-out marking the Southwest corner of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida; thence run South 89°50'49" East along the South line of the Southwest 1/4 of said Southeast 1/4, a distance of 1319.39 feet to the Southeast corner of said Southwest 1/4 of the Southeast 1/4; thence run North 01°05'19" West along the East line of said Southwest 1/4 of the Southeast 1/4, a distance of 430.07 feet to the South line of lands described in said document number 20190300699 and the North line of the South 430 feet of said Southwest 1/4 of the Southeast 1/4; thence departing said East line, run North 89°50'49" West along said South and North lines, a distance of 395.60 feet to the POINT OF BEGINNING; thence continue North 89°50'49" West along said South and North lines, a distance of 12.54 feet to the existing Northeasterly Right of Way line of County Road 15 (Narcoossee Road), a varied width Right of Way as shown on Central Florida Expressway Authority Right of Way Control Survey, Project number 534-243 dated October 17, 2024; thence departing said South and North lines, run along said Northeasterly Right of Way line the following four (4) courses: thence North 42°52'54" West, a distance of 97.25 feet; thence North 41°42'12" West, a distance of 560.48 feet; thence North 41°12'12" West, a distance of 80.19 feet; thence North 41°56'29" West, a distance of 1.99 feet to the North line of lands described in aforesaid document number 20190300699; thence departing said Northeasterly Right of Way line, run South 89°49'30" East along said North line, a distance of 16.53 feet; thence departing said North line, run South 41°42'17" East, a distance of 281.85 feet; thence North 48°13'41" East, a distance of 7.92 feet; thence South 41°46'19" East, a distance of 65.61 feet; thence South 48°13'41" West, a distance of 8.00 feet; thence South 41°46'19" East, a distance of 9.64 feet; thence South 40°48'37" East, a distance of 127.28 feet; thence South 41°46'19" East, a distance of 23.99 feet; thence North 48°13'41" East, a distance of 4.00 feet; thence South 41°46'19" East, a distance of 19.00 feet; thence South 48°13'41" West, a distance of 4.00 feet; South 41°46'19" East, a distance of 209.86 feet to the POINT OF BEGINNING.

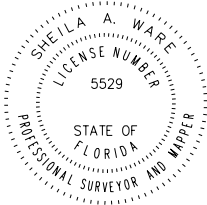
Containing 9497 square feet, more or less.

**NOTES:**

- 1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33247-534-274 DATED 08/21/2024 AT 8:00 AM.
- 2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 89°50'49" EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
- 3. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
- 4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 05/12/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



SHEILA A. WARE, PSM  
LICENSE NO. 5529

SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-5 FOR SKETCH OF DESCRIPTION

DATE		MAY 12, 2025		<div>CERTIFICATION OF AUTHORIZATION NO. LB 8011</div> <div> <b>Dewberry</b></div> <div>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-274
DRAWN BY		M.ROLLINS				
CHECKED BY		S.WARE				
DEWBERRY PROJECT NO.		50088267				
				SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A	SHEET 1 OF 5
REVISION	BY	DATE				

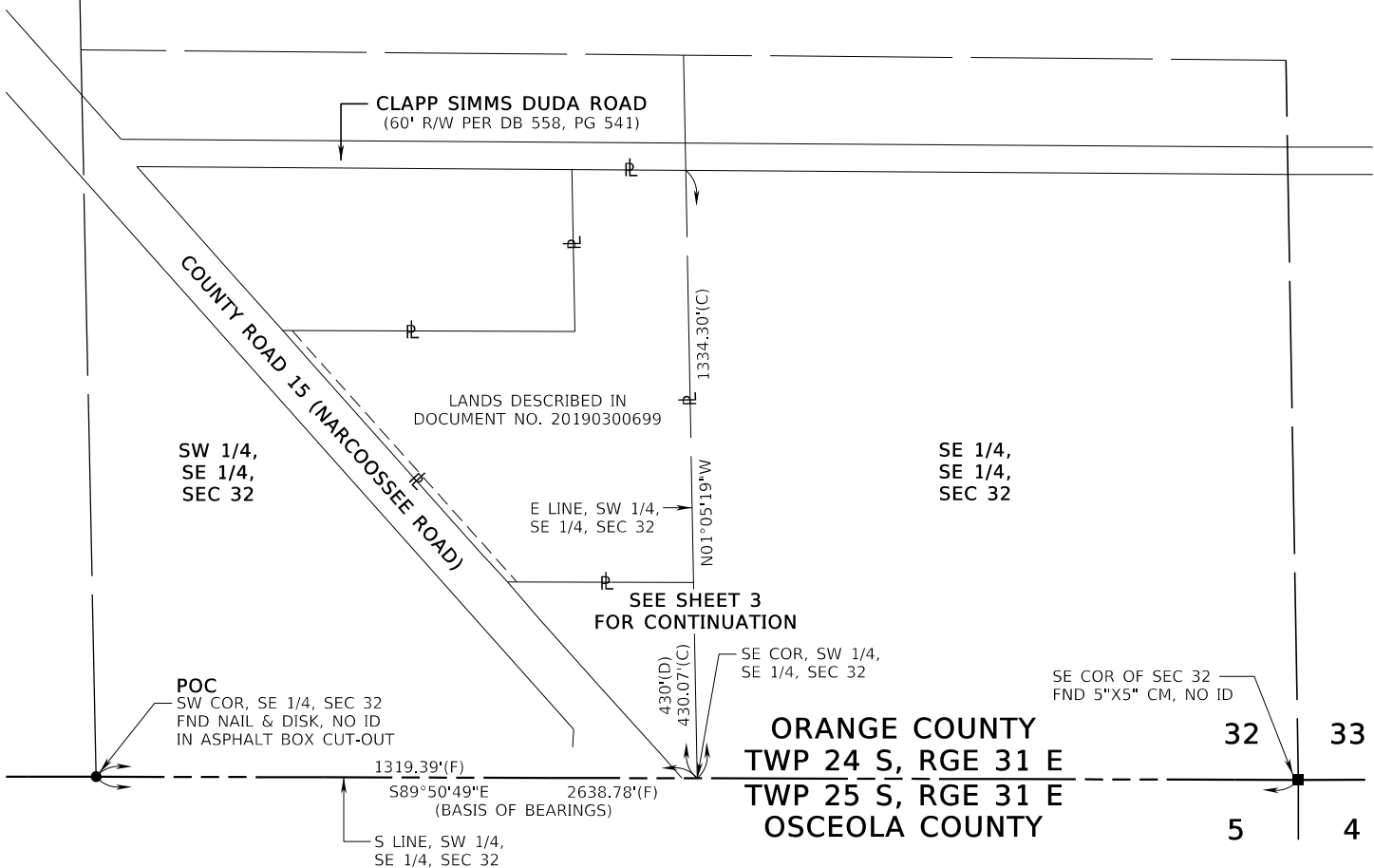
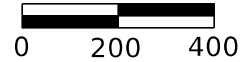


CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-274  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

### LEGEND & ABBREVIATIONS

AC	= ACRES	POC	= POINT OF COMMENCEMENT
(C)	= CALCULATED DATA	PROJ.	= PROJECT
CM	= CONCRETE MONUMENT	PSM	= PROFESSIONAL SURVEYOR
COR	= CORNER		AND MAPPER
(D)	= DEED DATA	RGE	= RANGE
DB	= DEED BOOK	R/W	= RIGHT OF WAY
ESMT	= EASEMENT	SF	= SQUARE FEET
EXIST.	= EXISTING	SEC	= SECTION
(F)	= FIELD DATA	SR	= STATE ROAD
FND	= FOUND	TIITF	= BOARD OF TRUSTEES OF THE
ID	= IDENTIFICATION		INTERNAL IMPROVEMENT
LA	= LIMITED ACCESS		TRUST FUND OF THE
LB	= LICENSED SURVEY		STATE OF FLORIDA
	BUSINESS	TWP	= TOWNSHIP
N/A	= NOT APPLICABLE	W/	= WITH
NO.	= NUMBER	±	= MORE OR LESS
ORB	= OFFICIAL RECORDS BOOK		= PROPERTY LINE
(P)	= PLAT DATA		= SAME PROPERTY OWNER
PB	= PLAT BOOK		= CHANGE IN DIRECTION
PG/PGS	= PAGE / PAGES		= LIMITED ACCESS R/W LINE
POB	= POINT OF BEGINNING		= R/W LINE
			= PERPETUAL EASEMENT LINE

SCALE: 1" = 400'



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

DATE	MAY 12, 2025	 <b>CERTIFICATION OF AUTHORIZATION NO. LB 8011</b>  <b>Dewberry</b>  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-274
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50088267			
REVISION	BY	DATE	SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: 1"=400'
				SHEET 2 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-274  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

NOT PLATTED

SW 1/4,  
SE 1/4,  
SEC 32

0 100 200  
Scale: 1" = 200'

CLAPP SIMMS DUDA ROAD  
(60' R/W PER DB 558, PG 541)

EXIST. S R/W LINE  
PER DB 558, PG 541

250.02'(C)  
250'(D)  
S89°36'41"E

N01°05'19"W  
355.16'(C) 350'(D)

S89°49'30"E 640.90'(C) 640.70'(D)  
624.37'(C)

N LINE, LANDS DESCRIBED IN  
DOCUMENT NO. 20190300699

LANDS DESCRIBED IN  
DOCUMENT NO. 20190300699

EXIST. ESMT IN FAVOR OF CITY OF ST. CLOUD  
PER ORDER OF TAKING PER ORB 8031, PG 34 (O-47)  
(LIS PENDENS ORB 5294, PG 1833)

E LINE, SW 1/4,  
SE 1/4, SEC 32

S LINE, LANDS  
DESCRIBED IN  
DOCUMENT  
NO. 20190300699

POB  
SEE SHEET 4

N42°52'54"W  
97.25'(C)

395.60'(C) 408.14'(C) 409.7'(D)  
N89°50'49"W

NORTH LINE, SOUTH 430',  
SW 1/4, SE 1/4, SEC 32  
PER ORB 3989, PG 4183

LANDS  
DESCRIBED  
IN ORB 3989,  
PG 4183

CONTINUED FROM  
SHEET 2

COUNTY ROAD 15 (NARCOOSSEE ROAD)  
(VARIED WIDTH R/W AS SHOWN ON  
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
PROJ. NO. 534-243 DATED 10/17/2024)

NOT PLATTED

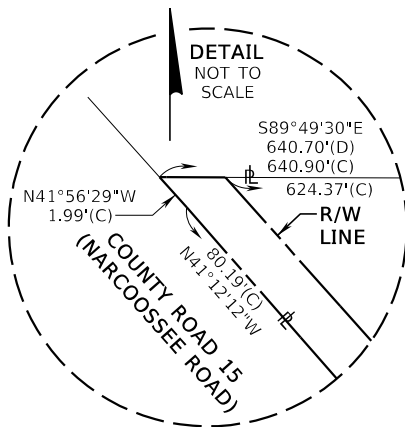
SW 1/4,  
SE 1/4,  
SEC 32

N41°12'12"W  
80.19'(C)

SEE DETAIL

R/W LINE

N41°42'12"W  
560.48'(C)



SEC 32, TWP 24 S, RGE 31 E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SHEET SHEET 2 FOR LEGEND  
SEE SHEETS 2-5 FOR SKETCH OF DESCRIPTION

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267
REVISION	BY DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011



**Dewberry**

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

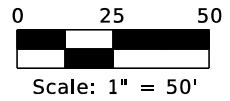
SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-274

SCALE: 1"=200'

SHEET 3 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-274  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



SEC 32,  
TWP 24 S,  
RGE 31 E

SEE SHEET 5

NOT PLATTED

SW 1/4,  
SE 1/4,  
SEC 32

LANDS DESCRIBED IN  
DOCUMENT NO. 20190300699

NOT PLATTED

SW 1/4,  
SE 1/4,  
SEC 32

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-5 FOR SKETCH OF DESCRIPTION

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267

REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011



**Dewberry**

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-274

SCALE: 1"=50'

SHEET 4 OF 5

COUNTY ROAD 15 (NARCOOSSEE ROAD)  
(VARIED WIDTH RW AS SHOWN ON CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
RW CONTROL SURVEY PROJ. NO. 534-243 DATED 10/17/2024)

EXIST. NORTHEASTERLY RW LINE

R/W LINE

EXIST. ESMT IN FAVOR OF CITY OF ST. CLOUD  
PER ORDER OF TAKING PER ORB 8031, PG 34 (O-47)  
(LIS PENDENS ORB 5294, PG 1833)

S LINE, LANDS DESCRIBED IN  
DOCUMENT NO. 20190300699  
AND NORTH LINE, SOUTH 430',  
SW 1/4, SE 1/4, SEC 32  
PER ORB 3989, PG 4183

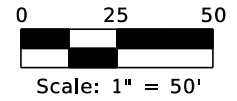
POB

395.60'(C) 408.14'(C) 409.7'(D)  
N89°50'49"W

LANDS DESCRIBED IN  
ORB 3989, PG 4183

SEE SHEET 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-274  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



NOT PLATTED

SW 1/4,  
SE 1/4,  
SEC 32

SEC 32,  
TWP 24 S,  
RGE 31 E

SEE DETAIL "A"

S89°49'30"E 640.90'(C) 640.70'(D)  
624.37'(C)

N LINE, LANDS DESCRIBED IN  
DOCUMENT NO. 20190300699

R/W LINE

NOT PLATTED

SW 1/4,  
SE 1/4,  
SEC 32

EXIST. ESMT IN FAVOR OF CITY OF ST. CLOUD  
PER ORDER OF TAKING PER ORB 8031, PG 34 (O-47)  
(LIS PENDENS ORB 5294, PG 1833)

LANDS DESCRIBED IN  
DOCUMENT NO. 20190300699

COUNTY ROAD 15 (NARCOOSSEE ROAD)  
(VARIED WIDTH R/W AS SHOWN ON CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
R/W CONTROL SURVEY PROJ. NO. 534-243 DATED 10/17/2024)

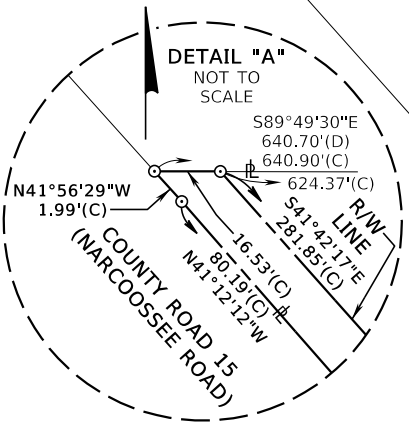
EXIST. NORTHEASTERLY R/W LINE

N48°13'41"E  
7.92'(C)

R/W LINE

S41°46'19"E  
9.64'(C)

SEE SHEET 4



SEE SHEET 1 FOR LEGAL DESCRIPTION  
SHEET SHEET 2 FOR LEGEND  
SEE SHEETS 2-5 FOR SKETCH OF DESCRIPTION

DATE	MAY 12, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267



**Dewberry**

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

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-274

SCALE: 1"=50'

SHEET 5 OF 5

## TERMS OF EASEMENT FOR PARCELS 534-770A-B

**THIS TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_ between \_\_\_\_\_, owner of the property identified in Exhibit "A" (the "Temporary Construction Easement Area") attached hereto and incorporated herein by reference, whose address is \_\_\_\_\_, hereafter the GRANTOR, and the Central Florida Expressway Authority ("CFX" or the "Authority"), a body politic and corporate, and an agency of the state under the laws of the State of Florida, whose address is 4974 ORL Tower Road, Orlando, Florida 32807, hereafter the GRANTEE.

1. **Grant of Temporary Construction Easement:** Grantor hereby grants, bargains, sells, conveys, and declares a non-exclusive temporary construction easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (the "Temporary Construction Easement") over, under, upon, and through the Temporary Construction Easement Area.
2. **Purpose of Temporary Construction Easement:** The purpose of the Temporary Construction Easement shall be to permit Grantee, through itself, its employees, agents, contractors, subcontractors, and independent contractors (collectively, "Agents"), to enter upon the Temporary Construction Easement Area solely to access, construct, and maintain the State Road 534 Project and as is otherwise necessary or convenient to construct the State Road 534 Project, including, without limitation, the construction, placement, installation, repair, renovation, replacement, of the State Road 534 Project or any other improvements associated with the State Road 534 Project, together with the privileges and rights herein granted. For the full enjoyment of the rights granted herein, the Grantee shall have the further right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions reasonably interfering with the location, construction, and maintenance of the State Road 534 Project and, as necessary or convenient, importing fill or changing the grade within the easement area. The Grantor further grants to Grantee the reasonable right to enter upon the adjoining lands of the Grantor for the purposes of exercising the rights herein granted upon notice and approval by the Grantee. To the extent permitted by law and subject to any applicable sovereign immunity, the Grantee shall indemnify and hold harmless the Grantor from and against any and all damage or loss arising out of the construction activities of the Grantee and/or its contractors, agents and assigns within the Temporary Construction Easement Area. The Grantee agrees and acknowledges that the Grantor makes no representations or warranties of any kind that the Grantor's property is suitable for vehicular, or any other use; the Grantee's use of the Grantor's property is solely at its own risk. Grantee shall be responsible for securing all required approvals, utility approvals and permits, if any, from the applicable governmental entity or agency having jurisdiction therefore in connection with the Grantee's use of Grantor's property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Temporary Construction Easement Area.



3. **Incidental Rights:** The Temporary Construction Easement herein granted and conveyed by the Grantor to the Grantee grants the right of Grantee, its employees, agents, contractors, subcontractors, and independent contractors: (a) to patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the improvements consistent with the terms of this Indenture; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the State Road 534 Project; (c) to enter onto any portion of Grantor's real property necessary for Grantee to exercise the rights granted herein, upon reasonable notice to Grantor; and (d) all other rights and privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Temporary Construction Easement for the purposes described above and in furtherance of the provisions set forth herein.
4. **Term of Easement:** The term of the Temporary Construction Easement granted herein shall begin on the date the Grantee provides Grantor written notice that it intends to begin construction of the State Road 534 Project on the Grantee's adjoining land ("Notice of Construction of the Project") and end on the earlier of: (1) five (5) years from the date of the Notice of Construction of the Project; or (2) completion of the State Road 534 Project.
5. **No Liability:** Nothing in this Temporary Construction Easement shall operate to impose any obligation on the Grantee with respect to the operation and maintenance of the State Road 534 Project, nor does this Easement operate to create or impose any liability with respect to the Grantee arising from the activities of the Authority.

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-770  
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT  
ESTATE: EASEMENT

## LEGAL DESCRIPTION:

### PART A

A parcel of land in the Southeast 1/4 and the Southwest 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida being a portion of County Road 15 (Narcoossee Road), a varied width Right of Way as shown on Orange County Board of County Commissioners Right of Way Map, Capital Improvement Program 5101, being more particularly described as follows:

Commence at a found nail and disk with no identification in asphalt box cut-out marking the Southwest corner of the Southeast 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida; thence run South 89°50'49" East along the South line of the Southeast 1/4 of said Section 32, a distance of 1106.11 feet to the POINT OF BEGINNING; thence departing said South line, run North 41°42'12" West, a distance of 90.21 feet to the existing Southwesterly Right of Way line of said County Road 15 as shown on said Right of Way Map; thence run along said Southwesterly Right of Way line the following two (2) courses: thence North 03°15'24" East, a distance of 39.37 feet; thence North 41°42'12" West, a distance of 1830.45 feet to the Easterly extension of the existing South Right of Way line of State Road 534 as described in document number 20220223959 of the Public Records of Orange County, Florida; thence departing said Southwesterly Right of Way line, run South 89°42'29" East along said Easterly extension, a distance of 161.46 feet to the existing Northeasterly Right of Way line of said County Road 15 as shown on said Right of Way Map; thence departing said Easterly extension, run along said Northeasterly Right of Way line the following eleven (11) courses: thence South 41°42'12" East, a distance of 94.50 feet; thence South 29°56'30" East, a distance of 69.51 feet; thence South 41°33'08" East, a distance of 314.99 feet; thence South 41°56'29" East, a distance of 168.55 feet; thence South 41°12'12" East, a distance of 80.19 feet; thence South 41°42'12" East, a distance of 560.48 feet; thence South 42°52'54" East, a distance of 97.25 feet; thence South 40°35'21" East, a distance of 102.85 feet; thence South 41°42'12" East, a distance of 200.05 feet; thence South 42°09'30" East, a distance of 214.07 feet; thence South 41°01'43" East, a distance of 59.45 feet to aforesaid South line of the Southeast 1/4 of said Section 32; thence departing said Northeasterly Right of Way line, run North 89°50'49" West along said South line, a distance of 179.67 feet to the POINT OF BEGINNING.

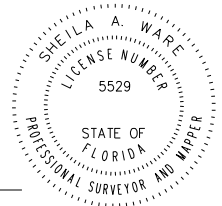
Containing 4.894 acres, more or less.

## NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A PROPERTY INFORMATION REPORT.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 89°50'49" EAST ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST FOR PART A AND A BEARING OF NORTH 01°38'27" WEST ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST FOR PART B, ALL IN ORANGE COUNTY, FLORIDA.
3. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY. ALL DATA DEPICTED AS FIELD (F) WAS PROVIDED BY OTHERS.
4. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
5. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 06/18/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



SHEILA A. WARE, PSM  
LICENSE NO. 5529

SEE SHEET 3 FOR LEGEND  
SEE SHEETS 3-5 FOR SKETCH OF DESCRIPTION

DATE		JUNE 18, 2025		<div><b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	CERTIFICATION OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-770
DRAWN BY		M.ROLLINS					
CHECKED BY		S.WARE					
DEWBERRY PROJECT NO.		50088267					
						SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
							SHEET 1 OF 7
REVISION		BY		DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-770  
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT  
ESTATE: EASEMENT

LEGAL DESCRIPTION:


PART B

A parcel of land in the Southwest 1/4 and the Northwest 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida being a portion of County Road 15 (Narcoossee Road), a varied width Right of Way as shown on Orange County Board of County Commissioners Right of Way Map, Capital Improvement Program 5101 and Isles of Lake Nona Phase 1A according to the plat thereof as recorded in Plat Book 101, Page 135 of the Public Records of Orange County, Florida, being more particularly described as follows:

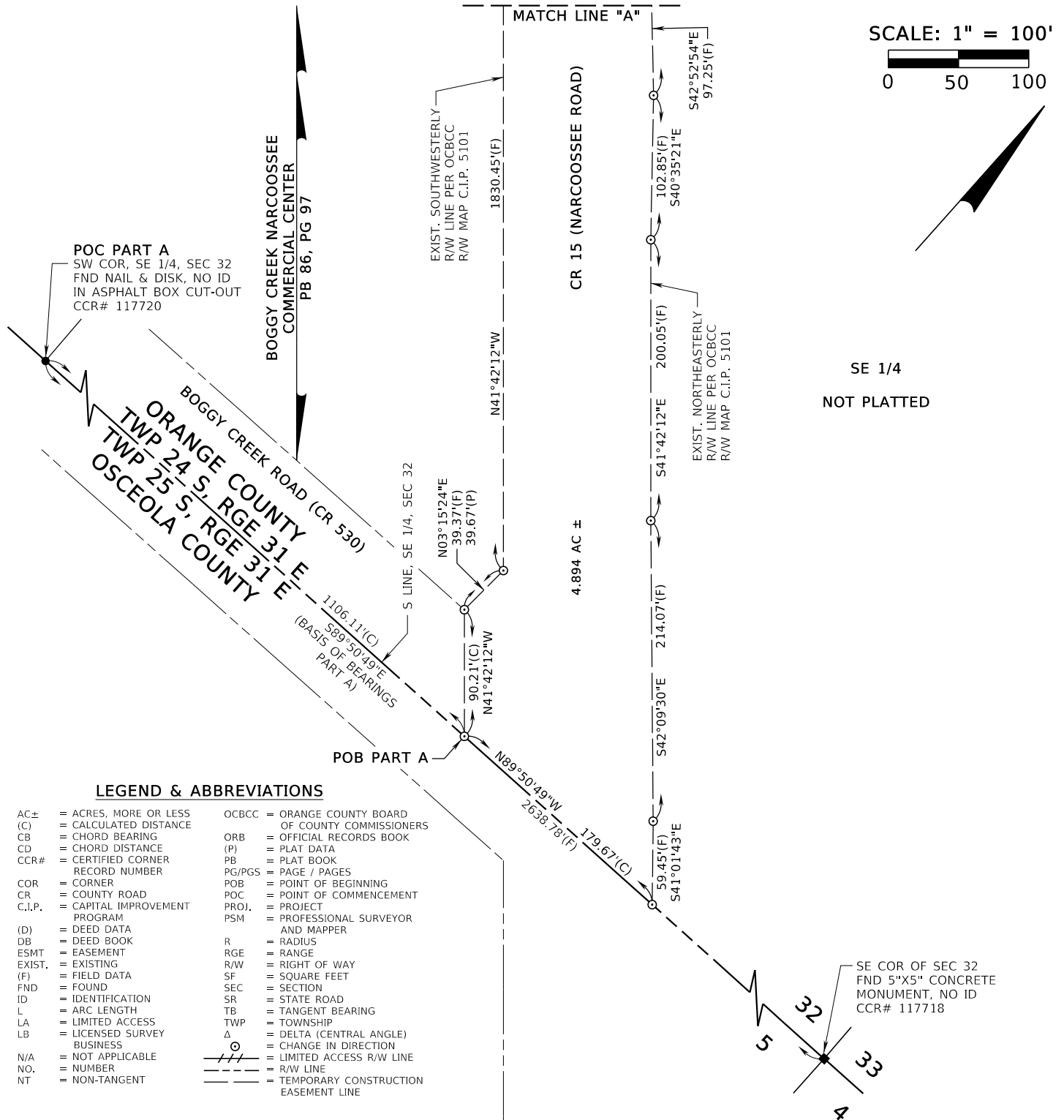
Commence at a found nail and disk with no identification in asphalt box cut-out marking the Southwest corner of Section 32, Township 24 South, Range 31 East, Orange County, Florida; thence run North 01°38'27" West along the West line of the Southwest 1/4 of said Section 32, a distance of 2976.73 feet to the Northwest corner of said Southwest 1/4; thence run South 89°19'31" East along the North line of the Southwest 1/4 of said Section 32, a distance of 1274.50 feet to the existing Southwesterly Right of Way line of said County Road 15 as shown on said Right of Way Map for the POINT OF BEGINNING; thence departing said North line, run North 41°42'12" West along said Southwesterly Right of Way line, a distance of 229.15 feet; thence departing said Southwesterly Right of Way line, run North 48°17'48" East, a distance of 120.00 feet to the existing Northeasterly Right of Way line of said County Road 15 as shown on said Right of Way Map; thence run South 41°42'12" East along said Northeasterly Right of Way line, a distance of 1559.51 feet; thence departing said Northeasterly Right of Way line, run North 84°49'10" West, a distance of 175.57 feet to aforesaid existing Southwesterly Right of Way line of County Road 15 as shown on said Right of Way Map; thence run North 41°42'12" West along said Southwesterly Right of Way line, a distance of 755.38 feet to the existing Southwesterly Right of Way line of said County Road 15 as shown on aforesaid Isles of Lake Nona Phase 1A; thence departing said Southwesterly Right of Way line as shown on said Right of Way Map, run along said Southwesterly Right of Way line as shown on said Plat the following five (5) courses: thence South 48°17'48" West, a distance of 17.50 feet; thence North 41°42'12" West, a distance of 365.99 feet; thence North 30°10'04" West, a distance of 37.50 feet; thence North 41°42'12" West, a distance of 12.67 feet; thence North 48°15'24" East, a distance of 10.00 feet to aforesaid Southwesterly Right of Way line of County Road 15 as shown on said Right of Way Map; thence departing said Southwesterly Right of Way line as shown on said Plat, run North 41°42'12" West along said Southwesterly Right of Way line of County Road 15 as shown on said Right of Way Map, a distance of 31.41 feet to the POINT OF BEGINNING.

Containing 4.281 acres, more or less.

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

DATE	JUNE 18, 2025	 <b>Dewberry</b>  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	CERTIFICATION OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-770
DRAWN BY	M.ROLLINS				
CHECKED BY	S.WARE				
DEWBERRY PROJECT NO.	50088267				
				SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
					SHEET 2 OF 7
REVISION	BY	DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-770



SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	JUNE 18, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50088267	
REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

**Dewberry**

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

**SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)**

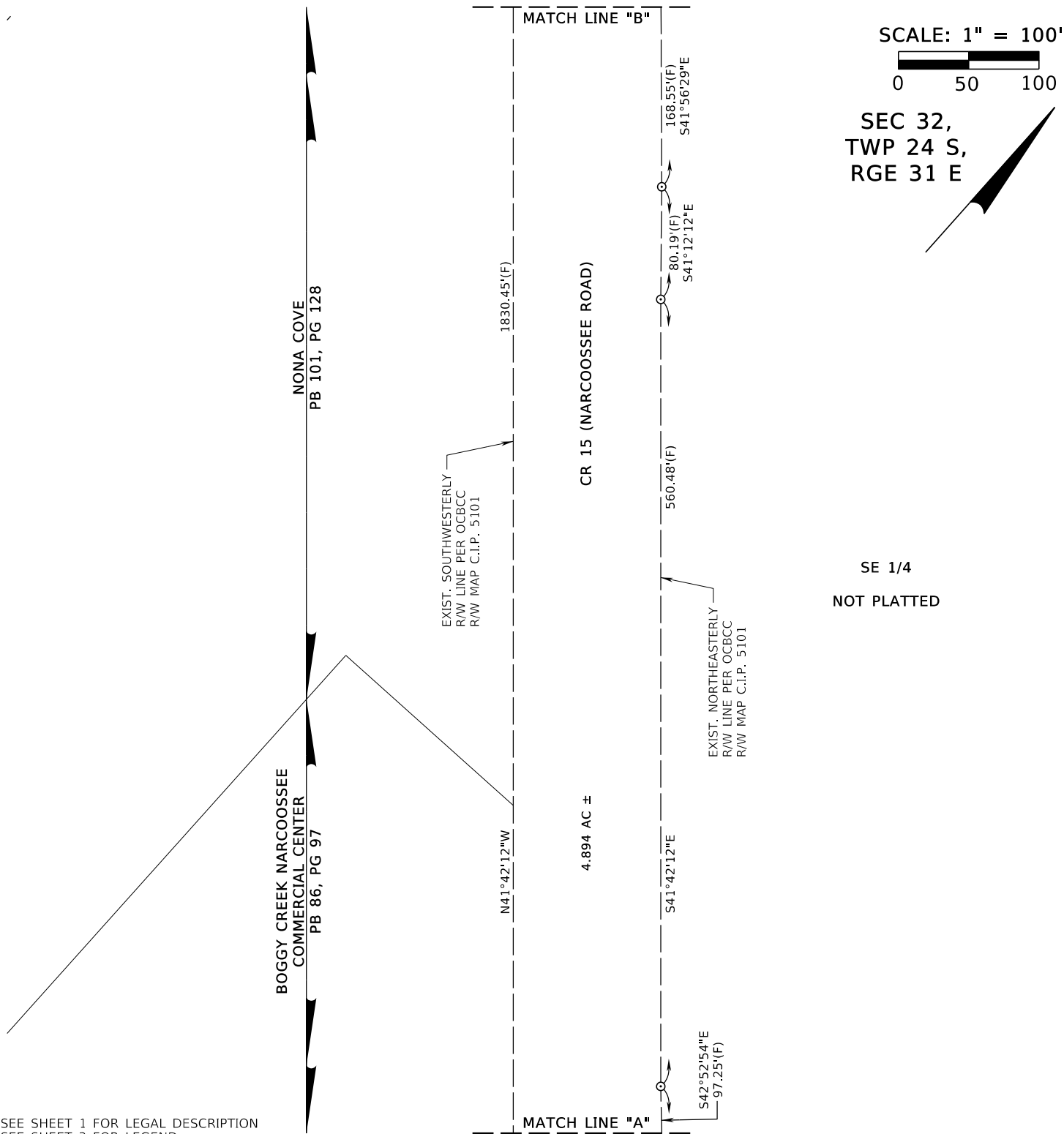
**SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA**

**PARCEL  
534-770**

**SCALE: 1"=100'**


**SHEET 3 OF 7**

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-770



SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 3 FOR LEGEND

DATE	JUNE 18, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50088267	
REVISION	BY	DATE

**Dewberry**

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

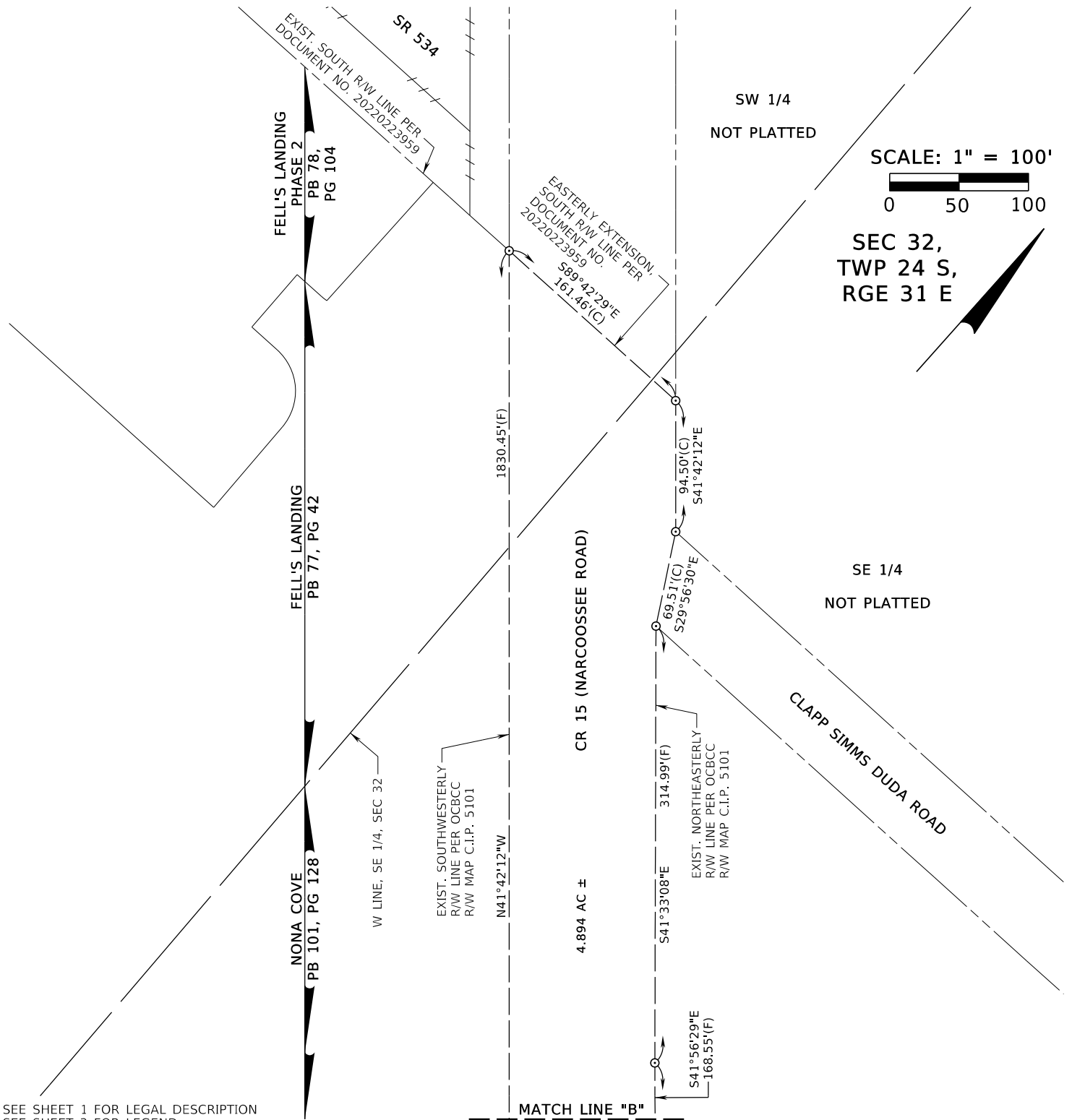
PARCEL  
534-770

SCALE: 1"=100'

SHEET 4 OF 7



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-770



DATE	JUNE 18, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50088267	
REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

**Dewberry**

800 NORTH MAGNOLIA AVENUE  
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ORLANDO, FLORIDA 32803  
(407) 843-5120

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

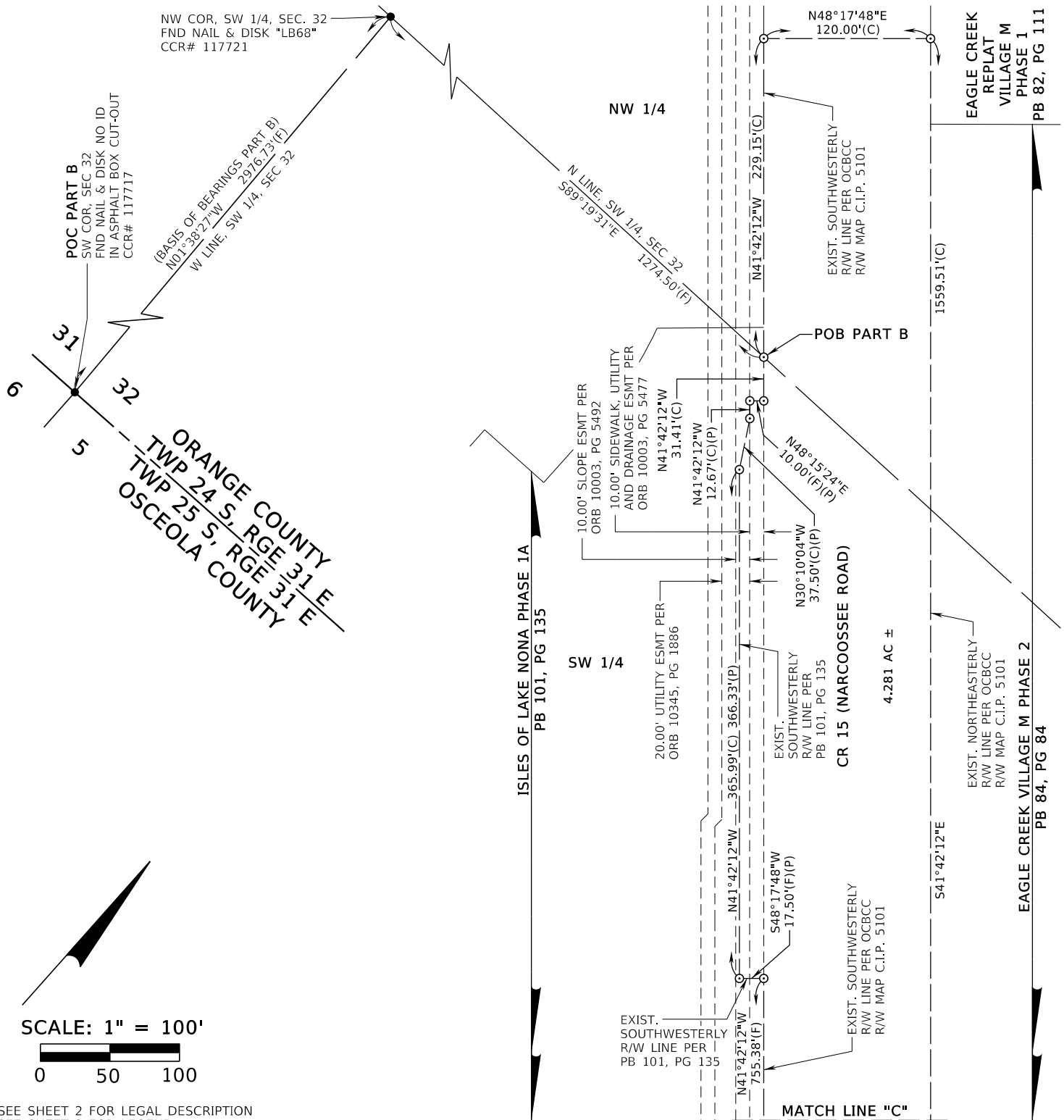
SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-770

SCALE: 1"=100'

SHEET 5 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (OSCEOLA PARKWAY EXTENSION)  
 PROJECT NO. 534-243  
 PARCEL NO. 534-770



DATE	JUNE 18, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50088267	
REVISION	BY	DATE

CERTIFICATION OF  
 AUTHORIZATION NO. LB 8011

**Dewberry**

800 NORTH MAGNOLIA AVENUE  
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SKETCH OF DESCRIPTION  
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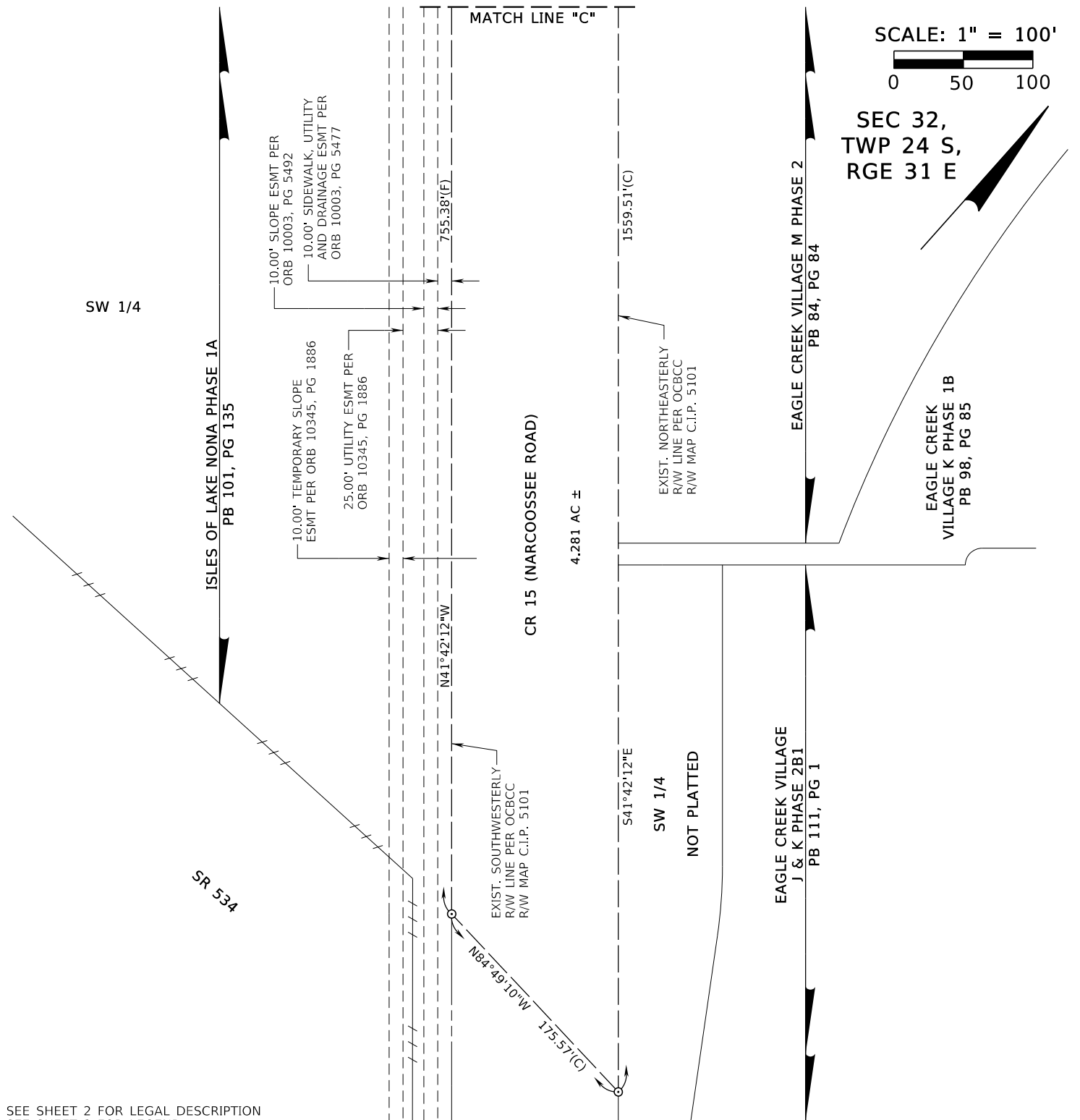
SR 534 (OSCEOLA PARKWAY EXTENSION)  
 CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 ORANGE COUNTY, FLORIDA

PARCEL  
 534-770

SCALE: 1"=100'

SHEET 6 OF 7

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-770



SEE SHEET 2 FOR LEGAL DESCRIPTION  
SEE SHEET 3 FOR LEGEND

DATE	JUNE 18, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50088267	
REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

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800 NORTH MAGNOLIA AVENUE  
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SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-770

SCALE: 1"=100'

SHEET 7 OF 7

## TERMS OF EASEMENT FOR PARCELS 534-776A-B

**THIS PERPETUAL SLOPE AND CONSTRUCTION EASEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between \_\_\_\_\_, owner of the property identified in Exhibit "A" (the "Easement Area") attached hereto and incorporated herein by reference, whose address is \_\_\_\_\_, hereafter the GRANTOR, and the Central Florida Expressway Authority ("CFX" or the "Authority"), a body politic and corporate, and an agency of the state under the laws of the State of Florida, whose address is 4974 ORL Tower Road, Orlando, Florida 32807, hereafter the GRANTEE.

1. **Grant of Slope and Construction Easement:** Grantor hereby grants, bargains, sells, conveys, and declares a perpetual, non-exclusive slope and construction easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (the "Slope and Construction Easement") over, under, upon, and through the Easement Area, for the purpose of construction and maintenance of the State Road 534 Project and of slopes and embankments to support the associated improvements, including without limitation areas for retention.
2. **Purpose of Slope and Construction Easement:** The purpose of the Slope and Construction Easement shall be to permit Grantee, through itself, its employees, agents, contractors, subcontractors, and independent contractors (collectively, "Agents"), to enter upon the Easement Area solely to access, construct, and maintain the State Road 534 Project and as is otherwise necessary or convenient to construct the State Road 534 Project, including, without limitation, the construction, placement, installation, repair, renovation, replacement, and maintenance of the State Road 534 Project, any other improvements associated with the State Road 534 Project, or slopes and embankments to support the State Road 534 Project and associated improvements, together with the privileges and rights herein granted. For the full enjoyment of the rights granted herein, the Grantee shall have the further right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions reasonably interfering with the location, construction, and maintenance of the State Road 534 Project and, as necessary or convenient, importing fill or changing the grade within the easement area. The Grantor further grants to Grantee the reasonable right to enter upon the adjoining lands of the Grantor for the purposes of exercising the rights herein granted upon notice and approval by the Grantee. To the extent permitted by law and subject to any applicable sovereign immunity, the Grantee shall indemnify and hold harmless the Grantor from and against any and all damage or loss arising out of the construction activities of the Grantee and/or its contractors, agents and assigns within the Easement Area. The Grantee agrees and acknowledges that the Grantor makes no representations or warranties of any kind that the Grantor's property is suitable for vehicular, or any other use; the Grantee's use of the Grantor's property is solely at its own risk. Grantee shall be responsible for securing all required approvals, utility approvals and permits, if any, from the applicable governmental entity or agency having jurisdiction therefore in connection with the Grantee's use of Grantor's property. Nothing herein shall be interpreted or construed to

grant any easement or other rights, temporary or otherwise, over any property other than the Temporary Construction Easement Area.

3. **Incidental Rights:** The Slope and Construction Easement herein granted and conveyed by the Grantor to the Grantee grants the right of Grantee, its employees, agents, contractors, subcontractors, and independent contractors: (a) to patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the improvements consistent with the terms of this Indenture; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the State Road 534 Project; (c) to enter onto any portion of Grantor's real property necessary for Grantee to exercise the rights granted herein, upon reasonable notice to Grantor; and (d) all other rights and privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Slope and Construction Easement for the purposes described above and in furtherance of the provisions set forth herein.
4. **No Liability:** Nothing in this Slope and Construction Easement shall operate to impose any obligation on the Grantee with respect to the operation and maintenance of the State Road 534 Project, nor does this Easement operate to create or impose any liability with respect to the Grantee arising from the activities of the Authority.

## TERMS OF EASEMENT FOR PARCELS 534-776A-B

**THIS PERPETUAL SLOPE AND CONSTRUCTION EASEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between \_\_\_\_\_, owner of the property identified in Exhibit "A" (the "Easement Area") attached hereto and incorporated herein by reference, whose address is \_\_\_\_\_, hereafter the GRANTOR, and the Central Florida Expressway Authority ("CFX" or the "Authority"), a body politic and corporate, and an agency of the state under the laws of the State of Florida, whose address is 4974 ORL Tower Road, Orlando, Florida 32807, hereafter the GRANTEE.

1. **Grant of Slope and Construction Easement:** Grantor hereby grants, bargains, sells, conveys, and declares a perpetual, non-exclusive slope and construction easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (the "Slope and Construction Easement") over, under, upon, and through the Easement Area, for the purpose of construction and maintenance of the State Road 534 Project and of slopes and embankments to support the associated improvements, including without limitation retention ponds.

The Authority intends to adjust the existing limited access right of way south onto the Easement Area and to construct a portion of a retention pond there.

2. **Purpose of Slope and Construction Easement:** The purpose of the Slope and Construction Easement shall be to permit Grantee, through itself, its employees, agents, contractors, subcontractors, and independent contractors (collectively, "Agents"), to enter upon the Easement Area solely to access, construct, and maintain the State Road 534 Project and as is otherwise necessary or convenient to construct the State Road 534 Project, including, without limitation, the construction, placement, installation, repair, renovation, replacement, and maintenance of the State Road 534 Project, any other improvements associated with the State Road 534 Project, or slopes and embankments to support the State Road 534 Project and associated improvements, together with the privileges and rights herein granted. Those privileges and rights include the relocation of a limited access right of way line onto the Easement Area. For the full enjoyment of the rights granted herein, the Grantee shall have the further right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions reasonably interfering with the location, construction, and maintenance of the State Road 534 Project and, as necessary or convenient, importing fill or changing the grade within the easement area. The Grantor further grants to Grantee the reasonable right to enter upon the adjoining lands of the Grantor for the purposes of exercising the rights herein granted upon notice and approval by the Grantee. To the extent permitted by law and subject to any applicable sovereign immunity, the Grantee shall indemnify and hold harmless the Grantor from and against any and all damage or loss arising out of the construction activities of the Grantee and/or its contractors, agents and assigns within the Easement Area. The Grantee agrees and acknowledges that the Grantor makes no representations or warranties of any kind that the Grantor's property is suitable for vehicular, or any other use; the Grantee's use of the Grantor's property is solely at its



own risk. Grantee shall be responsible for securing all required approvals, utility approvals and permits, if any, from the applicable governmental entity or agency having jurisdiction therefore in connection with the Grantee's use of Grantor's property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Temporary Construction Easement Area.

3. **Incidental Rights:** The Slope and Construction Easement herein granted and conveyed by the Grantor to the Grantee grants the right of Grantee, its employees, agents, contractors, subcontractors, and independent contractors: (a) to patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the improvements consistent with the terms of this Indenture; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the State Road 534 Project; (c) to enter onto any portion of Grantor's real property necessary for Grantee to exercise the rights granted herein, upon reasonable notice to Grantor; and (d) all other rights and privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Slope and Construction Easement for the purposes described above and in furtherance of the provisions set forth herein.
4. **No Liability:** Nothing in this Slope and Construction Easement shall operate to impose any obligation on the Grantee with respect to the operation and maintenance of the State Road 534 Project, nor does this Easement operate to create or impose any liability with respect to the Grantee arising from the activities of the Authority.

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-776  
PURPOSE: PERPETUAL EASEMENT  
ESTATE: EASEMENT

LEGAL DESCRIPTION:

PART A

A parcel of land in the Southeast 1/4 of Section 33, Township 24 South, Range 31 East, Orange County, Florida, being a portion of Clapp Simms Duda Road, a varied width Right of Way as described in Deed Book 649, Page 124, Deed Book 649, Page 125 and Deed Book 750, Page 26 all of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at a found 5-inch by 5-inch concrete monument with no identification marking the Southeast corner of Section 33, Township 24 South, Range 31 East, Orange County, Florida; thence run North 01°07'52" West along the East line of said Southeast 1/4, a distance of 1517.22 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 30 feet wide Right of Way as described in Deed Book 593, Page 484 of the Public Records of Orange County, Florida; thence departing said East line, run South 89°56'12" West along said South Right of Way line, a distance of 664.78 feet to the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence departing said South Right of Way line, run South 01°05'49" East along said West line, a distance of 30.00 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in aforesaid Deed Book 750, Page 26; thence departing said West line, run along said South Right of Way line the following two (2) courses: thence South 89°56'12" West, a distance of 439.80 feet to the POINT OF BEGINNING; thence continue South 89°56'12" West, a distance of 225.00 feet to the West line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence departing said South Right of Way line, run North 01°03'46" West along said West line, a distance of 19.09 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in aforesaid Deed Book 649, Page 125; thence departing said West line, run South 72°41'56" West

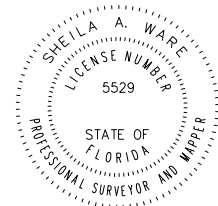
SEE SHEET 2 FOR CONTINUATION

NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A PROPERTY INFORMATION REPORT.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 01°07'52" WEST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
3. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY. ALL DATA DEPICTED AS FIELD (F) WAS PROVIDED BY OTHERS.
4. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
5. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 06/23/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



SHEILA A. WARE, PSM  
LICENSE NO. 5529

SEE SHEET 9 FOR LEGEND  
SEE SHEETS 5-9 FOR SKETCH OF DESCRIPTION

DATE	JUNE 23, 2025	<div>CERTIFICATION OF AUTHORIZATION NO. LB 8011</div> <div> <b>Dewberry</b></div> <div>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-776
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50185534			
			SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
REVISION	BY	DATE		SHEET 1 OF 9


CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-776  
PURPOSE: PERPETUAL EASEMENT  
ESTATE: EASEMENT

LEGAL DESCRIPTION:  
PART A  
CONTINUED FROM SHEET 1

along said South Right of Way line, a distance of 205.64 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 3030.00 feet, a chord distance of 87.67 feet and a chord bearing of North 64°06'46" West; thence departing said South Right of Way line from a tangent bearing of North 63°17'02" West, run Northwesterly along the arc of said curve through a central angle of 01°39'28", a distance of 87.67 feet to the existing North Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in said Deed Book 649, Page 125; thence departing said curve, run North 72°41'56" East along said North Right of Way line, a distance of 315.49 feet to the existing North Right of Way line of Clapp Simms Duda Road, a 30 feet wide Right of Way as described in aforesaid Deed Book 649, Page 124; thence departing said North Right of Way line as described in said Deed Book 649, Page 125, run North 89°56'12" East along said North Right of Way line as described in said Deed Book 649, Page 124, a distance of 199.24 feet; thence departing said North Right of Way line, run South 00°03'48" East, a distance of 90.00 feet to the POINT OF BEGINNING.

Containing 0.803 acres, more or less.

SEE SHEET 9 FOR LEGEND  
SEE SHEETS 5-9 FOR SKETCH OF DESCRIPTION

DATE	JUNE 23, 2025	<div>CERTIFICATION OF AUTHORIZATION NO. LB 8011</div> <div> <b>Dewberry</b></div> <div>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-776
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50185534			
			SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
REVISION	BY	DATE		SHEET 2 OF 9

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-776  
PURPOSE: PERPETUAL EASEMENT  
ESTATE: EASEMENT

LEGAL DESCRIPTION:


PART B

A parcel of land in the Southeast 1/4 and the Southwest 1/4 of Section 33 and the Southeast 1/4 of Section 32, all in Township 24 South, Range 31 East, Orange County, Florida, being a portion of Clapp Simms Duda Road, a varied width Right of Way as described in Deed Book 558, Page 541, Deed Book 649, Page 126, document number 20240210459 and as shown on Estates at Nona Sound according to the plat thereof as recorded in Plat Book 114, Page 126 and as shown on Cove at Nona Sound according to the plat thereof as recorded in Plat Book 112, Page 143, all of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at a found 5-inch by 5-inch concrete monument with no identification marking the Southeast corner of Section 33, Township 24 South, Range 31 East, Orange County, Florida; thence run North 01°07'52" West along the East line of said Southeast 1/4, a distance of 1517.22 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 30 feet wide Right of Way as described in Deed Book 593, Page 484 of the Public Records of Orange County, Florida; thence departing said East line, run South 89°56'12" West along said South Right of Way line, a distance of 664.78 feet to the West line of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence departing said South Right of Way line, run South 01°05'49" East along said West line, a distance of 30.00 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in aforesaid Deed Book 750, Page 26; thence departing said West line, run South 89°56'12" West along said South Right of Way line, a distance of 664.80 feet to the West line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence departing said South Right of Way line, run North 01°03'46" West along said West line, a distance of 19.09 feet to the existing South Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in aforesaid Deed Book 649, Page 125; thence departing said West line, run South 72°41'56" West along said South Right of Way line and along the existing South Right of Way line of Clapp Simms Duda Road as described in aforesaid Deed Book 649, Page 126, a distance of 704.52 feet; thence continue along said South Right of Way line as described in said Deed Book 649, Page 126 the following two (2) courses: thence North 89°55'42" West, a distance of 22.39 feet to the POINT OF BEGINNING; thence continue North 89°55'42" West, a distance of 427.36 feet to the existing South Right of Way line of Clapp Simms Duda Road as shown on aforesaid Estates at Nona Sound; thence departing said South Right of Way line as described in said Deed Book 649, Page 126, run along said South Right of Way line as shown on said Estates at Nona Sound the following four (4) courses: thence South 16°40'56" West, a distance of 15.98 feet; thence North 89°53'10" West, a distance of 16.48 feet; thence North 00°06'50" East, a distance of 9.30 feet; thence North 89°55'42" West, a distance of 1503.14 feet to the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 33; thence departing said South Right of Way line, run South 00°59'22" East along said West line, a distance of 7.84 feet to the existing South Right of Way line of Clapp Simms Duda Road as shown on aforesaid Cove at Nona Sound; thence departing said West line, run along said South Right of Way line the following seven (7) courses: thence North 89°59'03" West, a distance of 67.55 feet; thence South 89°52'11" West, a distance of 96.48 feet; thence North 89°58'37" West, a distance of 98.27 feet; thence South 89°50'23" West, a distance of 102.71 feet; thence North 89°47'05" West, a distance of 105.62 feet; thence North 89°46'06" West, a distance of 96.52 feet; thence South 89°59'20" West, a distance of 93.22 feet to the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 33; thence departing said South Right of Way line, run North 00°59'14" West along said West line, a distance of 11.85 feet to the existing South Right of Way line of Clapp Simms Duda Road as described in aforesaid document number 20240210459; thence departing said West line run along said South Right of Way line the following nineteen (19) courses: thence North

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 9 FOR LEGEND  
SEE SHEETS 5-9 FOR SKETCH OF DESCRIPTION

DATE	JUNE 23, 2025	<div>CERTIFICATION OF AUTHORIZATION NO. LB 8011</div> <div> <b>Dewberry</b></div> <div>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-776
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50185534			
			SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
				SHEET 3 OF 9
REVISION	BY	DATE		


CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-776  
PURPOSE: PERPETUAL EASEMENT  
ESTATE: EASEMENT

LEGAL DESCRIPTION:  
PART B  
CONTINUED FROM SHEET 3

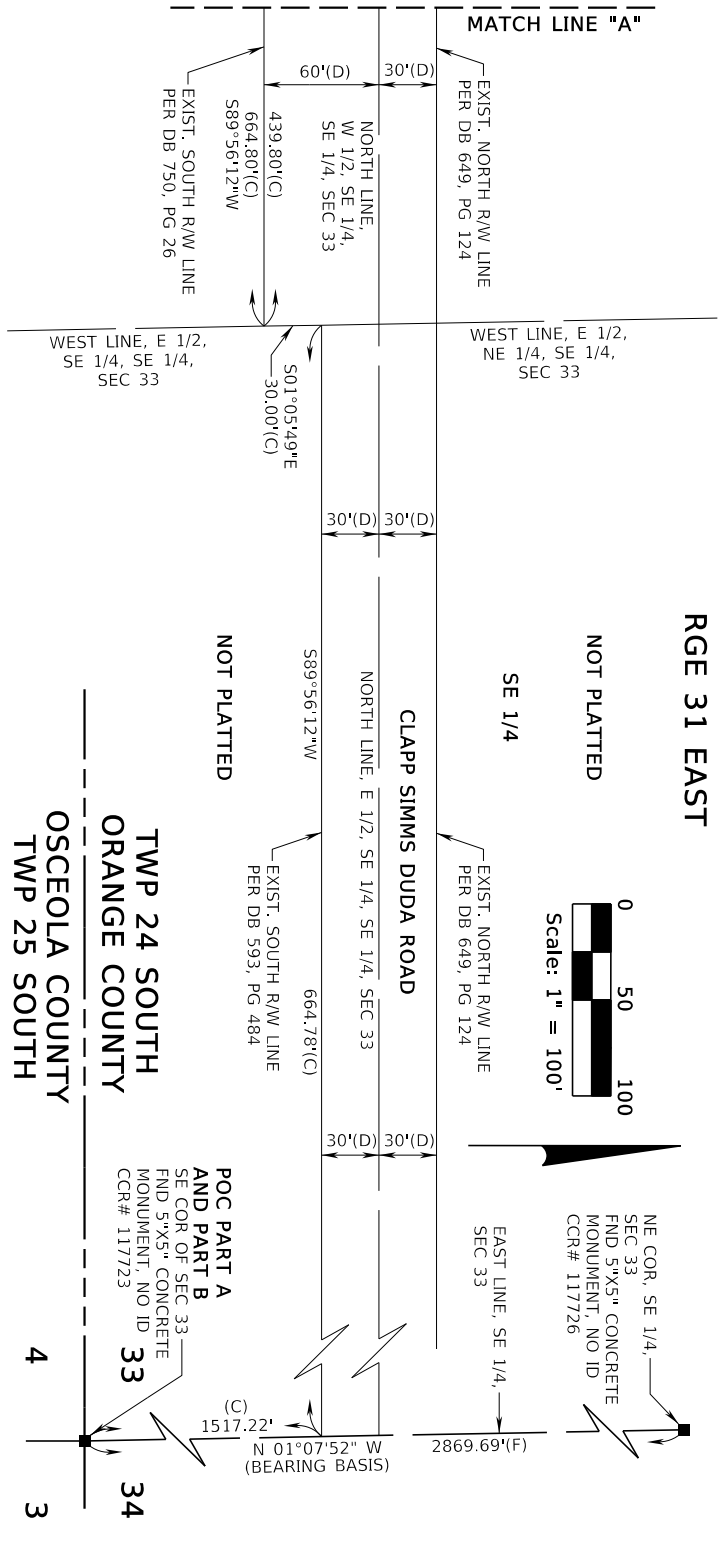
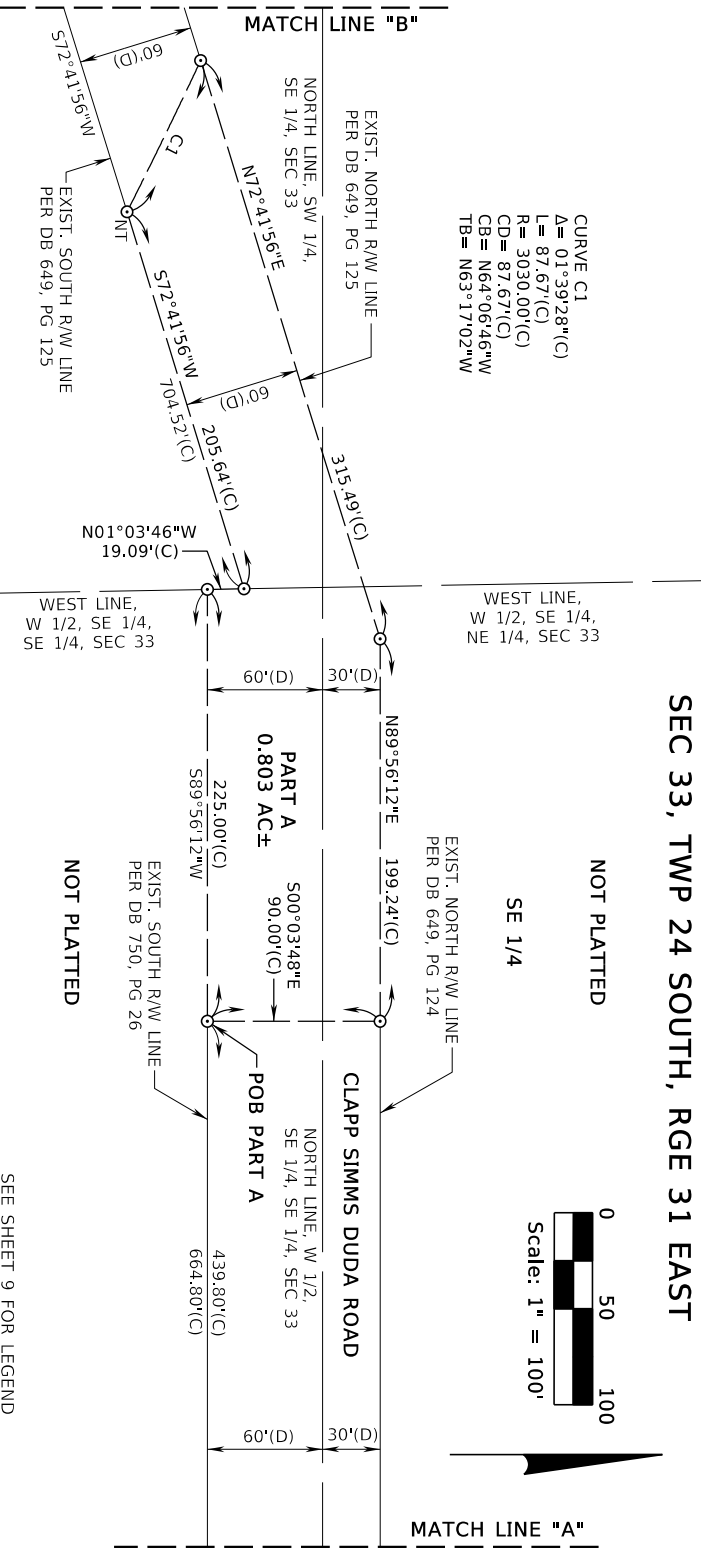
89°54'51" West, a distance of 82.14 feet; thence North 89°58'50" West, a distance of 99.97 feet; thence South 89°59'01" West, a distance of 99.99 feet; thence North 89°58'10" West, a distance of 100.03 feet; thence North 89°43'20" West, a distance of 100.12 feet; thence North 89°53'42" West, a distance of 99.87 feet; thence North 89°46'27" West, a distance of 78.26 feet to the West line of the Southwest 1/4 of said Section 33; thence departing said West line, continue North 89°46'27" West, a distance of 21.84 feet; thence North 89°43'44" West, a distance of 99.99 feet; thence North 89°45'53" West, a distance of 99.98 feet; thence North 89°42'53" West, a distance of 100.03 feet; thence North 89°38'59" West, a distance of 100.02 feet; thence North 89°52'16" West, a distance of 99.90 feet; thence North 89°57'21" West, a distance of 99.98 feet; thence South 89°57'29" West, a distance of 100.06 feet; thence North 89°48'54" West, a distance of 100.00 feet; thence North 88°54'42" West, a distance of 100.36 feet; thence North 88°55'35" West, a distance of 300.00 feet; thence North 89°26'35" West, a distance of 99.85 feet to the existing South Right of Way line of Clapp Simms Duda Road as described in aforesaid Deed Book 558, Page 541; thence departing said South Right of Way line as described in said document number 20240210459, run North 89°36'41" West along said South Right of Way line as described in said Deed Book 558, Page 541, a distance of 1204.45 feet; thence departing said South Right of Way line, run North 29°56'30" West, a distance of 69.51 feet to the existing North Right of Way line of Clapp Simms Duda Road as described in said Deed Book 558, Page 541; thence run along said North Right of Way line the following two (2) courses: thence South 89°36'41" East, a distance of 2560.68 feet; thence South 89°55'42" East, a distance of 2640.82 feet to the West line of the Southeast 1/4 of said Section 33 and the existing North Right of Way line of Clapp Simms Duda Road as described in aforesaid Deed Book 649, Page 126; thence departing said West line and said North Right of Way line as described in said Deed Book 558, Page 541, continue South 89°55'42" East along said North Right of Way line as described in said Deed Book 649, Page 126, a distance of 427.05 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 2700.00 feet, a chord distance of 213.61 feet and a chord bearing of South 73°36'54" East; thence departing said North Right of Way line from a tangent bearing of South 75°52'56" East, run Southeasterly along the arc of said curve through a central angle of 04°32'03", a distance of 213.66 feet to the POINT OF BEGINNING.

Containing 8.434 acres, more or less.

SEE SHEET 9 FOR LEGEND  
SEE SHEETS 5-9 FOR SKETCH OF DESCRIPTION

DATE	JUNE 23, 2025	<div>CERTIFICATION OF AUTHORIZATION NO. LB 8011</div> <div> <b>Dewberry</b></div> <div>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-776
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50185534			
			SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
REVISION	BY	DATE		SHEET 4 OF 9

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-776



SEE SHEET 9 FOR LEGEND  
SEE SHEETS 1-4 FOR LEGAL DESCRIPTION

DATE	JUNE 23, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50185534	
REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

**Dewberry**

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

**SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)**

**SR 534 (OSCEOLA PARKWAY EXTENSION)**

**CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY**

**ORANGE COUNTY, FLORIDA**

<b>PARCEL 534-776</b>
<b>SCALE: 1"=100'</b>
<b>SHEET 5 OF 9</b>



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-776

SEC 33, TWP 24 SOUTH, RGE 31 EAST

NOT PLATTED

SE 1/4

MATCH LINE "C"

EXIST. NORTH R/W LINE  
PER DB 649, PG 126

$\Delta = 04^{\circ}32'03''(C)$   
 $L = 213.66'(C)$   
 $R = 2700.00'(C)$   
 $CD = 213.61'(C)$   
 $CB = 573^{\circ}36'54''E$   
 $TB = 575^{\circ}52'56''E$

60'(D)

$704.52'(C)$

PART B  
8.434 AC±  
CLAPP SIMMS DUDA ROAD

EXIST. SOUTH R/W LINE  
PER DB 649, PG 126

$427.36'(C)$

EXIST. NORTH R/W LINE  
PER DB 558, PG 541

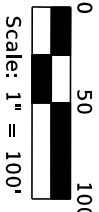
$572.41'56''W$

EXIST. SOUTH R/W LINE  
PER DB 649, PG 126

MATCH LINE "B"

NOT PLATTED

POB PART B



Scale: 1" = 100'

E LINE, W 3/4, SW 1/4,  
SE 1/4, SEC 33  
(DB 649, PG 126)

SEC 33, TWP 24 SOUTH, RGE 31 EAST

NOT PLATTED

SW 1/4

MATCH LINE "D"

EXIST. NORTH R/W LINE  
PER DB 558, PG 541

EXIST. NORTH R/W LINE  
PER DB 558, PG 541

W LINE, SE 1/4, SEC 33

EXIST. NORTH R/W LINE  
PER DB 649, PG 126

MATCH LINE "C"



Scale: 1" = 100'

NOT PLATTED

SE 1/4

CLAPP SIMMS DUDA ROAD

PART B  
8.434 AC±

$N89^{\circ}55'42''W$

EXIST. SOUTH R/W LINE  
PER PB 114, PG 126

EXIST. SOUTH R/W LINE  
PER DB 649, PG 126

$516^{\circ}40'56''W$

$1503.25'(P)$

$1503.14'(C)$

$9.30'(C)(P)$

EXIST. SOUTH  
R/W LINE PER  
PB 114, PG 126

$N89^{\circ}53'10''W$

$16.48'(C)(P)$

$N89^{\circ}55'42''W$

$427.36'(C)$

ESTATES AT NONA SOUND

PB 114, PG 126

SEE SHEET 9 FOR LEGEND  
SEE SHEETS 1-4 FOR LEGAL DESCRIPTION

PARCEL  
534-776

SCALE: 1"=100'

SHEET 6 OF 9

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

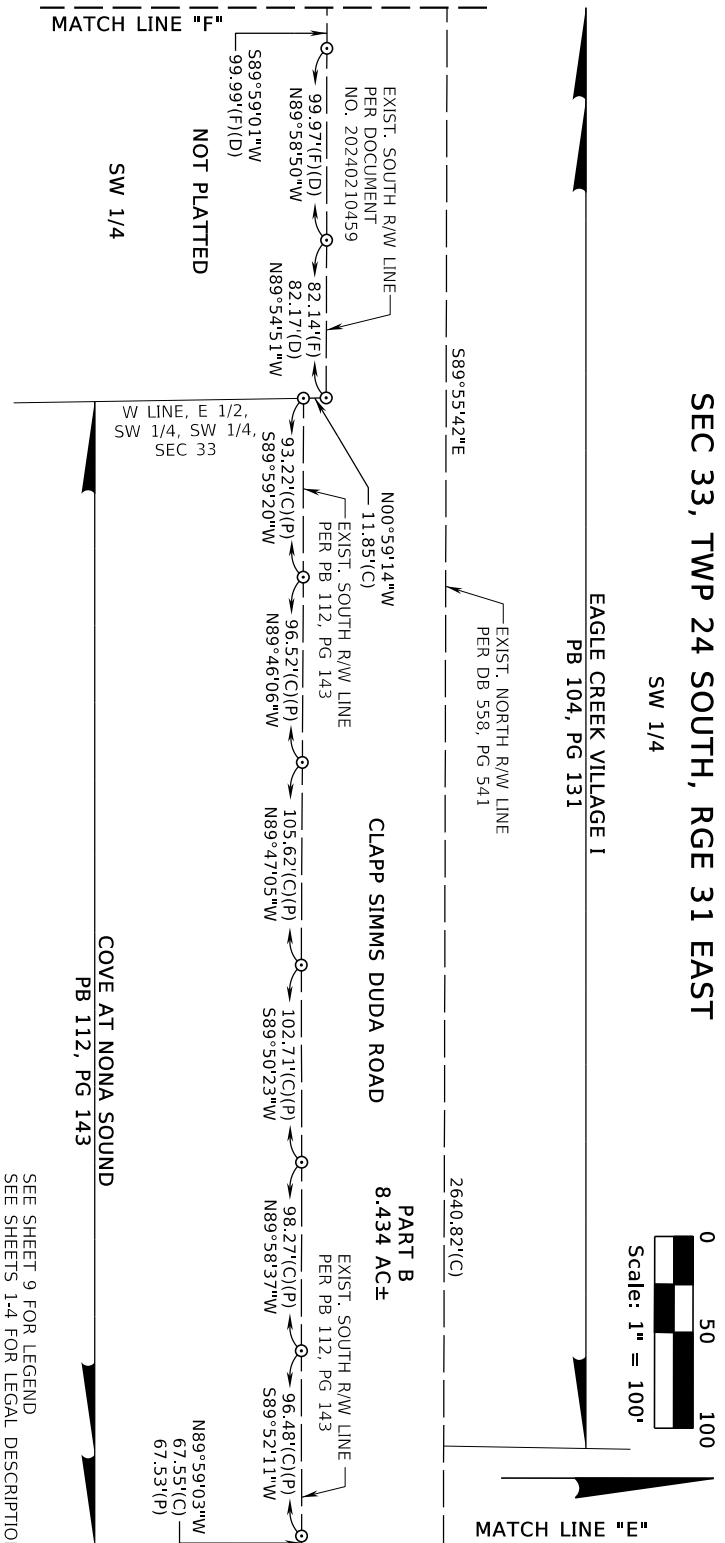
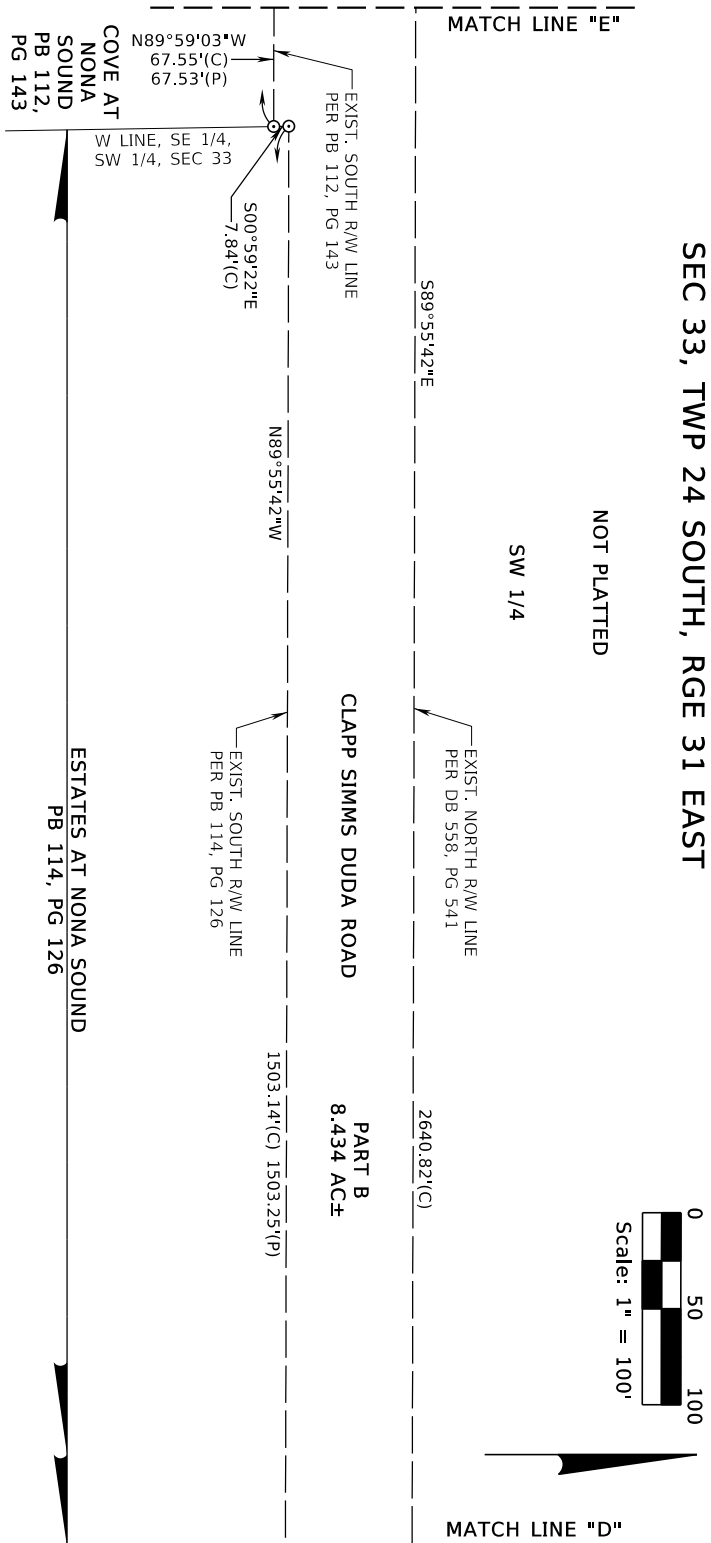
CERTIFICATION OF  
AUTHORIZATION NO. LB 8011




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

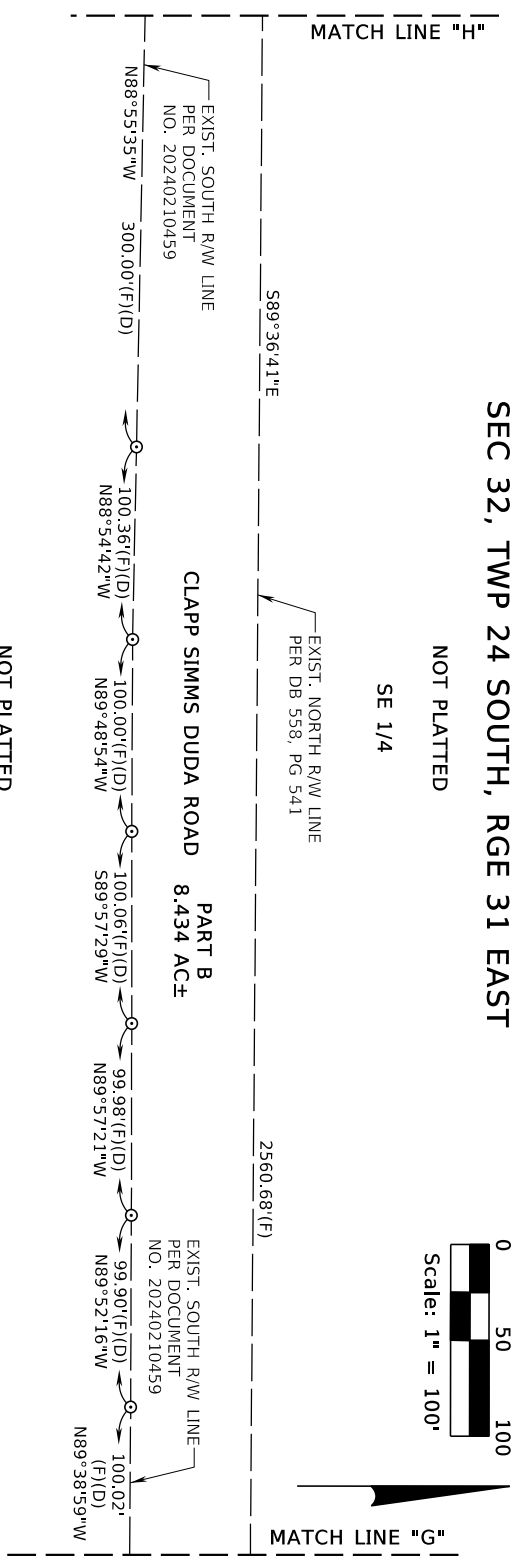
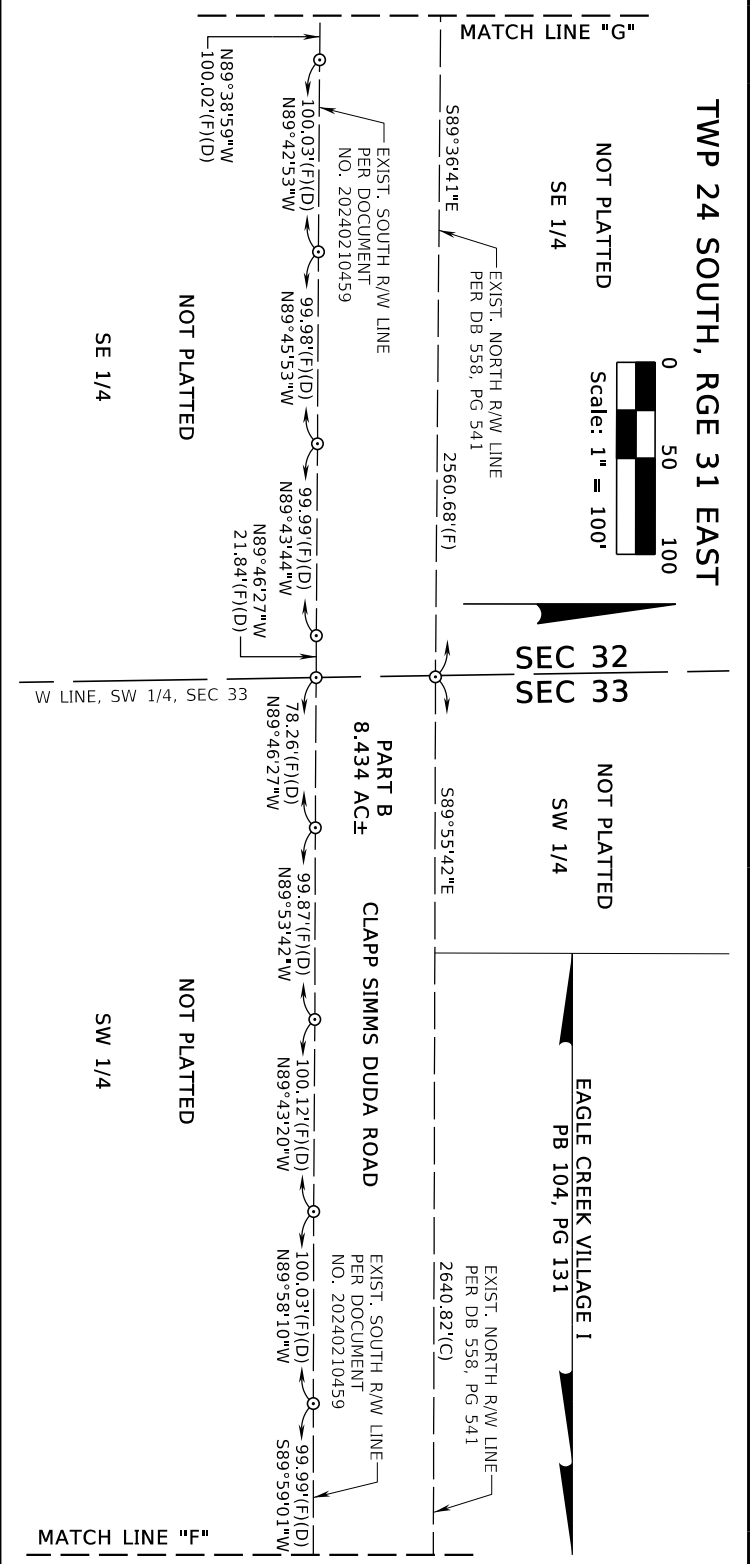
DATE	JUNE 23, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50185534	
REVISION	RY	DATE


CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-776



DATE		JUNE 23, 2025		<div><div>CERTIFICATION OF AUTHORIZATION NO. LB 8011</div><div> <b>Dewberry</b></div><div>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div></div>	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)		PARCEL 534-776	
DRAWN BY		M.ROLLINS						
CHECKED BY		S.WARE			SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		SCALE: 1"=100'	
DEWBERRY PROJECT NO.		50185534						
REVISION		BY		DATE		SHEET 7 OF 9		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-776



DATE		JUNE 23, 2025		<div>CERTIFICATION OF AUTHORIZATION NO. LB 8011</div> <div> <b>Dewberry</b></div> <div>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	<div>SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)</div> <div>SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA</div>		PARCEL 534-776	
DRAWN BY		M.ROLLINS					SCALE: 1"=100'	
CHECKED BY		S.WARE						
DEWBERRY PROJECT NO.		50185534						
REVISION		BY		DATE		SHEET 8 OF 9		

SEE SHEET 9 FOR LEGEND  
SEE SHEETS 1-4 FOR LEGAL DESCRIPTION

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-776

SEC 32, TWP 24 SOUTH, RGE 31 EAST

NOT PLATTED

SE 1/4

MATCH LINE "I"

S89°36'41"E

EXIST. NORTH R/W LINE  
PER DB 558, PG 541

CLAPP SIMMS DUDA ROAD

PART B  
8.434 AC±

N89°36'41"W

EXIST. SOUTH R/W LINE  
PER DB 558, PG 541

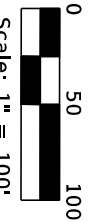
1204.45'(F)

EXIST. SOUTH R/W LINE  
PER DOCUMENT  
NO. 20240210459

99.85'(F)  
99.84'(D)  
N89°26'35"W

300.00'  
(F)(D)  
N88°55'35"W

MATCH LINE "H"

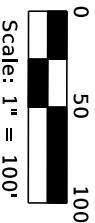


SE 1/4

NOT PLATTED

LEGEND & ABBREVIATIONS

- AC± = ACRES, MORE OR LESS  
(C) = CALCULATED DISTANCE  
CB = CHORD BEARING  
CD = CHORD DISTANCE  
CCR# = CERTIFIED CORNER  
COR = CORNER  
CR = COUNTY ROAD  
C.I.P. = CAPITAL IMPROVEMENT  
PROGRAM  
(D) = DEED DATA  
DB = DEED BOOK  
ESMT = EASEMENT  
EXIST. = EXISTING  
(F) = FIELD DATA  
FND = FOUND  
ID = IDENTIFICATION  
L = LIMITED ACCESS  
LA = LICENSED SURVEY  
LB = BUSINESS  
N/A = NOT APPLICABLE  
NO. = NUMBER  
NT = NON-TANGENT
- OCBCC = ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
ORB = OFFICIAL RECORDS BOOK  
(P) = PLAT DATA  
PB = PLAT BOOK  
PG/PGS = PAGE / PAGES  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PROJ. = PROJECT  
PSM = PROFESSIONAL SURVEYOR  
AND MAPPER
- R = RADIUS  
RGE = RANGE  
R/W = RIGHT OF WAY  
SF = SQUARE FEET  
SEC = SECTION  
SR = STATE ROAD  
TB = TANGENT BEARING  
TWP = TOWNSHIP  
Δ = DELTA (CENTRAL ANGLE)  
= CHANGE IN DIRECTION  
= LIMITED ACCESS R/W LINE  
= R/W LINE  
= TEMPORARY CONSTRUCTION  
EASEMENT LINE



SEC 32,  
TWP 24 SOUTH,  
RGE 31 EAST

NOT PLATTED

SE 1/4

MATCH LINE "I"

S89°36'41"E

EXIST. NORTH R/W LINE  
PER DB 558, PG 541

CLAPP SIMMS DUDA ROAD

PART B  
8.434 AC±

2560.68'(F)

N89°36'41"W

EXIST. SOUTH R/W LINE  
PER DB 558, PG 541

1204.45'(F)

CR 15 (MARCOSSSEE ROAD)  
(OCBCC R/W MAP C.I.P. 5103)

N29°56'30"W  
69.51'(C)

SEE SHEETS 1-4 FOR LEGAL DESCRIPTION

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA


PARCEL  
534-776

SCALE: 1"=100'

SHEET 9 OF 9

DATE	JUNE 23, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50185534	
REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

 **Dewberry**

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

## TERMS OF EASEMENT FOR PARCELS 534-866, 534-868, 534-870, 534-877

**THIS PERPETUAL AIR RIGHTS AND ACCESS EASEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between \_\_\_\_\_, owner of the property identified in Exhibit "A" attached hereto and incorporated herein by reference, whose address is \_\_\_\_\_, hereafter the GRANTOR, and the Central Florida Expressway Authority ("CFX" or the "Authority"), a body politic and corporate, and an agency of the state under the laws of the State of Florida, whose address is 4974 ORL Tower Road, Orlando, Florida 32807, hereafter the GRANTEE.

1. **Grant of Air Rights Easement:** Grantor conveys to the Authority a non-exclusive, perpetual easement on, over, and through the Easement Property, described in Exhibit "A", for the purpose of construction, operation, improvement, expansion, maintenance, repair, and replacement from time to time of an overpass, bridge, bridge foundation, bridge pier, and appurtenant improvements (the "Expressway Facilities") and the State Road 534 Project, including a perpetual air rights easement that is not less than sixteen (16) feet above the current ground level as of the date of the taking. This includes all rights necessary to effectuate the construction, operation, improvement, expansion, maintenance, repair, or replacement of the Expressway Facilities, including without limitation the right to engage in canal re-grading and to modify the aerial limits adjusted for height.

The Authority plans to construct a portion of the State Road 534 Project such that the Expressway Facilities are elevated over the Easement Property allowing continued access to the Grantor's property after the Expressway Facilities' construction. Thereafter, the Easement Property may be used for streets, sidewalks, canals, storm drainage, lightning, parking, and other uses that do not interfere with the Authority's easement rights.

2. **Grant of Access Easement:** Grantor hereby grants and conveys a non-exclusive, perpetual access easement (including without limitation, vehicular and pedestrian ingress and egress), not less than twelve feet (12') wide, for the benefit of the Authority, its successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees, over and through the Easement Property described in Exhibit "A".
3. **Owner's Rights:** Notwithstanding anything contained herein, all other rights not condemned by the Authority herein are reserved to the Grantee including, but not limited to, the right to construct streets, sidewalks, stormwater drainage, lights, and to otherwise use the easement area. No fixtures shall intrude upon the Expressway Facilities area or be attached to the underside of the overpass contemplated as part of the Expressway Facilities. After completion of the Expressway Facilities, the Authority shall have the right to periodically use the area below the air rights easement for purposes of maintaining and repairing the overpass and supporting structures. Grantee has no rights of ingress, egress, or access to the overpass or Expressway Facilities from the Grantee's remainder property, nor does Grantee have any rights to light, air, or view from the overpass.

4. **No Liability**: Nothing in this Perpetual Air Rights and Access Easement shall operate to impose any obligation on the Grantee with respect to the operation and maintenance of the State Road 534 Project, nor does this Easement operate to create or impose any liability with respect to the Grantee arising from the activities of the Authority.



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-866  
PURPOSE: PERPETUAL EASEMENT  
ESTATE: EASEMENT

#### LEGAL DESCRIPTION:

A parcel of land in the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 24 South, Range 31 East, Orange County, Florida, being a portion of the lands described in Document Number 20190526870 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at a found 5-inch by 5-inch concrete monument with no identification marking the Southwest corner of the Southeast 1/4 of Section 33, Township 24 South, Range 31 East, Orange County, Florida; thence run North 00°59'43" West along the West line of the Southwest 1/4 of said Southeast 1/4, a distance of 1380.46 feet to the existing North Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in Deed Book 649, Page 126 of said Public Records of Orange County, Florida; thence departing said West line, run South 89°55'42" East along said North Right of Way line, a distance of 145.27 feet to the Westerly line of lands described in said Document Number 20190526870 and Official Records Book 1667, Page 245 of said Public Records of Orange County, Florida for the POINT OF BEGINNING; thence departing said North Right of Way line, run along said Westerly line the following five (5) courses: thence North 16°41'00" East, a distance of 54.66 feet; thence South 89°55'38" East, a distance of 62.61 feet; thence North 16°41'00" East, a distance of 205.00 feet; thence North 73°19'00" West, a distance of 20.00 feet to a point on a non-tangent curve, concave Northwesterly, having a radius of 1875.00 feet, a chord distance of 114.96 feet and a chord bearing of North 14°55'36" East; thence from a tangent bearing of North 16°41'00" East run Northeasterly along the arc of said curve through a central angle of 03°30'48", a distance of 114.98 feet to a point on a non-tangent curve, concave Southwesterly, having a radius of 3030.00 feet, a chord distance of 125.07 feet and a chord bearing of South 78°51'04" East; thence departing said curve and said Westerly line, from a tangent bearing of South 80°02'01" East run Southeasterly along the arc of said curve through a central angle of 02°21'55", a distance of 125.08 feet to the Easterly line of lands described in said Document Number 20190526870, said point also being on a non-tangent curve, concave Northwesterly, having a radius of 2000.00 feet, a chord distance of 127.03 feet and a chord bearing of South 14°51'48" West; thence departing said curve, run along said Easterly line the following two (2) courses: thence from a tangent bearing of South 13°02'37" West run Southwesterly along the arc of said curve through a central angle of 03°38'23", a distance of 124.05 feet to the point of tangency thereof; thence South 16°41'00" West, a distance of 228.33 feet to aforesaid existing North Right of Way line of Clapp Simms Duda Road; thence departing said Easterly line, run North 89°55'42" West along said North Right of Way line, a distance of 172.18 feet to the POINT OF BEGINNING.

Containing 1.012 acres, more or less.

#### NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33247-534-266 DATED 09/10/2024 AT 8:00 AM.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 00°59'43" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
3. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY. ALL DATA DEPICTED AS FIELD (F) WAS PROVIDED BY OTHERS.
4. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
5. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 06/04/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

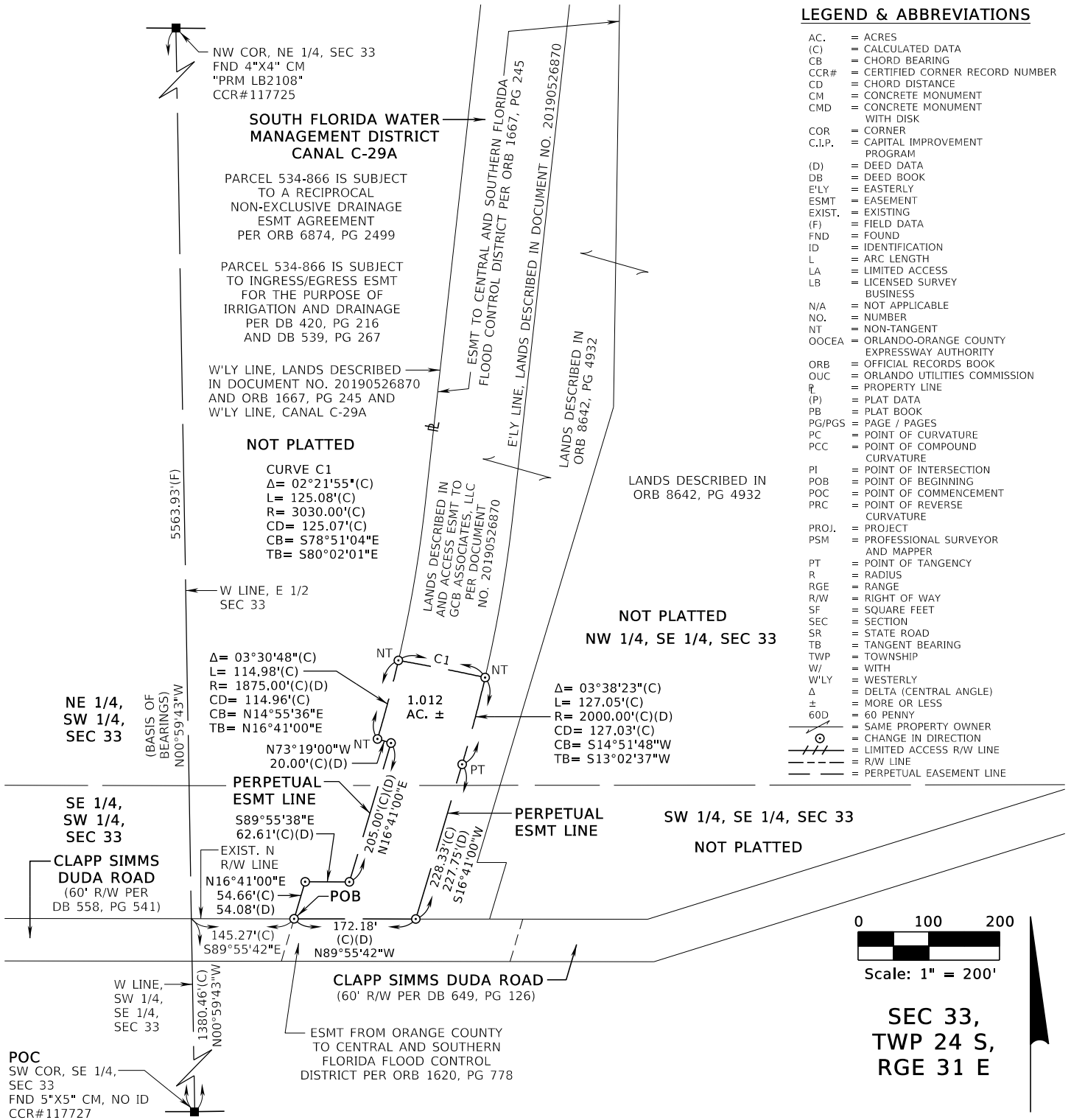
SHEILA A. WARE, PSM  
LICENSE NO. 5529



SEE SHEET 2 FOR LEGEND AND SKETCH OF DESCRIPTION

DATE	JUNE 04, 2025	<div>CERTIFICATION OF AUTHORIZATION NO. LB 8011</div> <div> <b>Dewberry</b></div> <div>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-866
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50185534			
			SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
				SHEET 1 OF 2
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-866  
PURPOSE: PERPETUAL EASEMENT  
ESTATE: EASEMENT



SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	JUNE 04, 2025		 <b>Dewberry</b>  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-866
DRAWN BY	M.ROLLINS				SCALE: 1"=200'
CHECKED BY	S.WARE			SHEET 2 OF 2	
DEWBERRY PROJECT NO.	50185534				
				SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	
REVISION	BY	DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-868  
PURPOSE: PERPETUAL EASEMENT  
ESTATE: EASEMENT

#### LEGAL DESCRIPTION:

A parcel of land in the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 24 South, Range 31 East, Orange County, Florida, being a portion of the lands described in Official Records Book 8642, Page 4932 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at a found 5-inch by 5-inch concrete monument with no identification marking the Southwest corner of the Southeast 1/4 of Section 33, Township 24 South, Range 31 East, Orange County, Florida; thence run North 00°59'43" West along the West line of the Southwest 1/4 of said Southeast 1/4, a distance of 1380.46 feet to the existing North Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in Deed Book 649, Page 126 of said Public Records of Orange County, Florida; thence departing said West line, run South 89°55'42" East along said North Right of Way line, a distance of 317.45 feet to the Easterly line of lands described in Document Number 20190526870 of said Public Records for the POINT OF BEGINNING; thence departing said North Right of Way line, run along said Easterly line the following two (2) courses: thence North 16°41'00" East, a distance of 228.33 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 2000.00 feet, a chord distance of 127.03 feet and a chord bearing of North 14°51'48" East; thence run Northeasterly along the arc of said curve through a central angle of 03°38'23", a distance of 127.05 feet to a point on a non-tangent curve, concave Southwesterly, having a radius of 3030.00 feet, a chord distance of 64.17 feet and a chord bearing of South 77°03'42" East; thence departing said curve and said Easterly line, from a tangent bearing of South 77°40'06" East run Southeasterly along the arc of said curve through a central angle of 01°12'48", a distance of 64.17 feet to the Easterly line of lands described in said Official Records Book 1667, Page 245; thence departing said curve, run along said Easterly line the following three (3) courses: thence South 16°40'56" West, a distance of 258.11 feet; thence South 89°55'42" East, a distance of 41.74 feet; thence South 16°40'56" West, a distance of 83.48 feet to aforesaid existing North Right of Way line of Clapp Simms Duda Road; thence departing said Easterly line, run North 89°55'42" West along said North Right of Way line, a distance of 104.36 feet to the POINT OF BEGINNING.

Containing 0.561 acres, more or less.

#### NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33247-534-268 DATED 08/19/2024 AT 8:00 AM.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 00°59'43" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
3. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY. ALL DATA DEPICTED AS FIELD (F) WAS PROVIDED BY OTHERS.
4. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
5. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 06/04/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

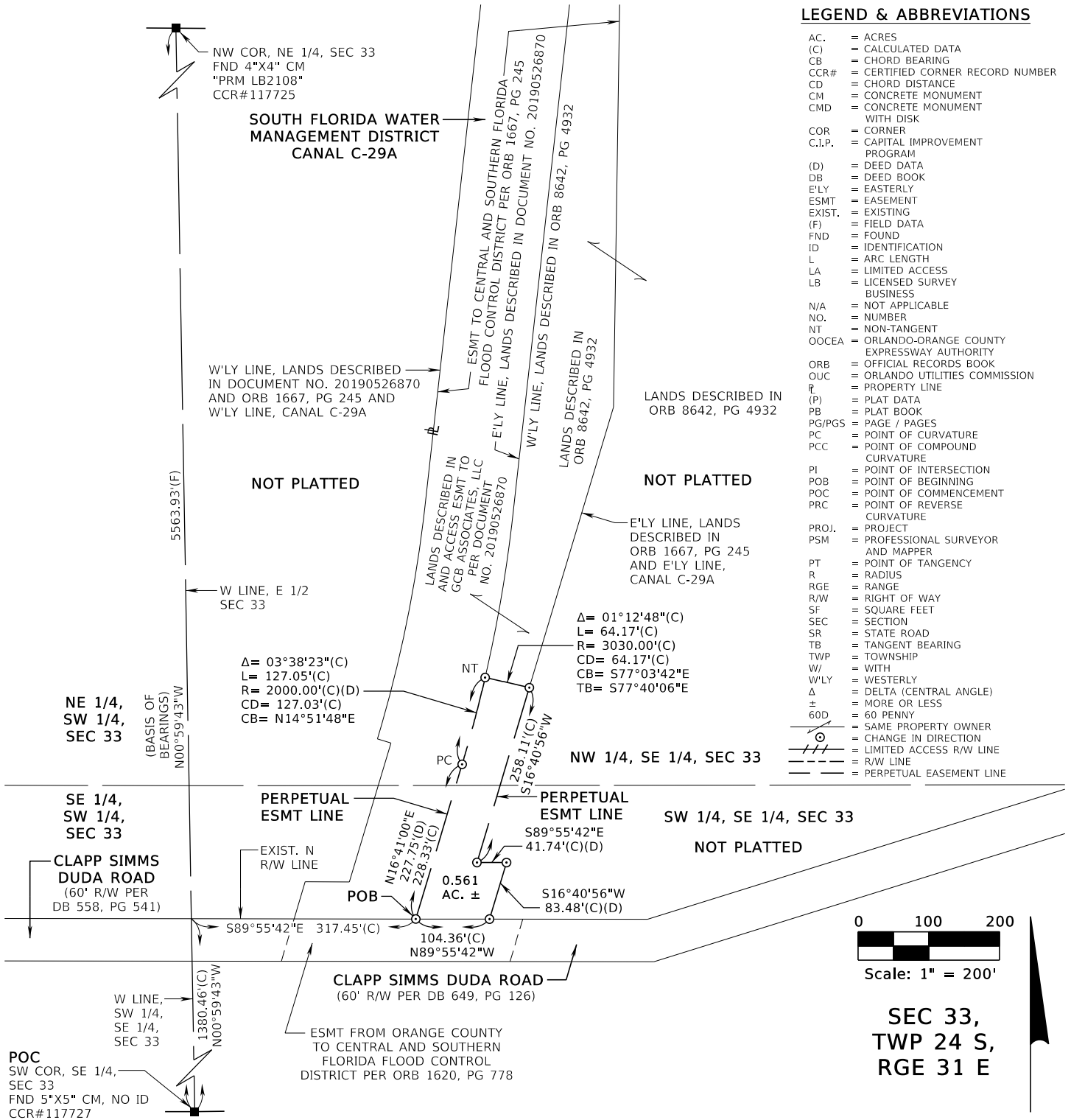
SHEILA A. WARE, PSM  
LICENSE NO. 5529



SEE SHEET 2 FOR LEGEND AND SKETCH OF DESCRIPTION

DATE	JUNE 04, 2025	<div>CERTIFICATION OF AUTHORIZATION NO. LB 8011</div> <div> <b>Dewberry</b></div> <div>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-868
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50185534			
			SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
				SHEET 1 OF 2
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-868  
PURPOSE: PERPETUAL EASEMENT  
ESTATE: EASEMENT



SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	JUNE 04, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50185534	
REVISION	BY	DATE

CERTIFICATION OF AUTHORIZATION NO. LB 8011

**Dewberry**

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

SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	PARCEL 534-868
	SCALE: 1"=200'
	SHEET 2 OF 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-870  
PURPOSE: PERPETUAL EASEMENT  
ESTATE: EASEMENT

#### LEGAL DESCRIPTION:

A parcel of land in the Southeast 1/4 and the Southwest 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida, being a portion of said Southeast 1/4 and said Southwest 1/4 and a portion of County Road 15 (Narcoossee Road), a varied width Right of Way as shown on Orange County Board of County Commissioners Right of Way Map, Capital Improvement Program 5101, being more particularly described as follows:

Commence at a found nail and disk with no identification in asphalt box cut-out marking the Southwest corner of Section 32, Township 24 South, Range 31 East, Orange County, Florida; thence run North 01°38'27" West along the West line of the Southwest 1/4 of said Section 32, a distance of 2976.73 feet to the Northwest corner of said Southwest 1/4; thence run South 89°19'31" East along the North line of the Southwest 1/4 of said Section 32, a distance of 1436.94 feet to the existing Northeasterly Right of Way line of said County Road 15 as shown on said Right of Way Map; thence departing said North line, run South 41°42'12" East along said Northeasterly Right of Way line, a distance of 1220.87 feet to the POINT OF BEGINNING; thence departing said Northeasterly Right of Way line, run South 84°49'10" East, a distance of 51.34 feet; thence South 41°37'43" East, a distance of 760.94 feet to the Easterly extension of the existing South Right of Way line of State Road 534 as described in document number 20220223959 of the Public Records of Orange County, Florida; thence run North 89°42'29" West along said Easterly extension, a distance of 245.40 feet to the existing Limited Access Right of Way line of State Road 534 as described in said document number 20220223959; thence departing said Easterly extension, run North 41°41'44" West along said Limited Access Right of Way line, a distance of 787.94 feet to the existing North Limited Access Right of Way line of State Road 534 as described in said document number 20220223959; thence departing said Limited Access Right of Way line, run South 89°30'08" East along the Easterly extension of said North Limited Access Right of Way line, a distance of 38.04 feet to the existing Southwesterly Right of Way line of said County Road 15 as described on aforesaid Right of Way Map; thence departing said Easterly extension and said Southwesterly Right of Way line, run South 84°49'10" East, a distance of 175.57 feet to the POINT OF BEGINNING.

Containing 3.261 acres, more or less.

#### NOTES:

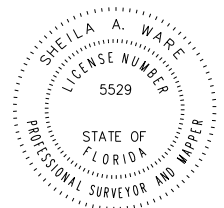
1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A PROPERTY INFORMATION REPORT.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 01°38'27" WEST ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
3. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY. ALL DATA DEPICTED AS FIELD (F) WAS PROVIDED BY OTHERS.
4. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
5. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 06/23/2025 PER FAC 5J-17.062(2).


SEE SHEET 2 FOR LEGEND  
SEE SHEETS 2-4 FOR SKETCH OF DESCRIPTION

I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

SHEILA A. WARE, PSM  
LICENSE NO. 5529



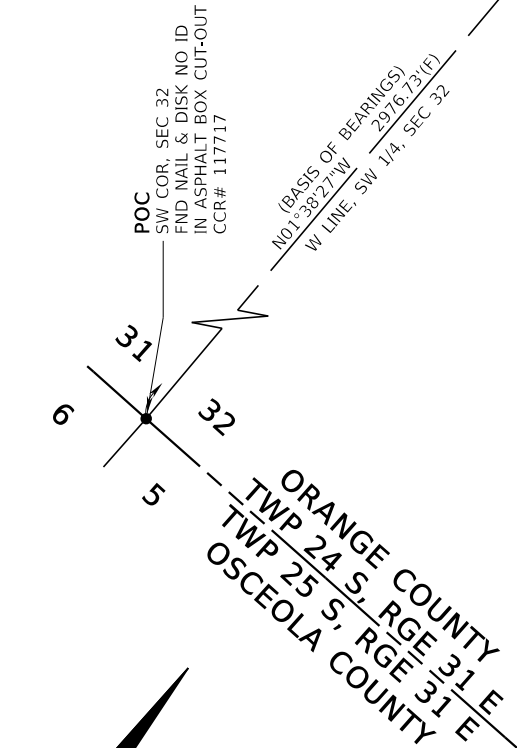
DATE	JUNE 23, 2025	CERTIFICATION OF AUTHORIZATION NO. LB 8011   <b>Dewberry</b>  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)  SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	PARCEL 534-870
DRAWN BY	M.ROLLINS			SCALE: N/A
CHECKED BY	S.WARE		SHEET 1 OF 4	
DEWBERRY PROJECT NO.	50185534			
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-870

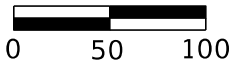
LEGEND & ABBREVIATIONS

AC±	= ACRES, MORE OR LESS	OCBCC	= ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
(C)	= CALCULATED DISTANCE	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	(P)	= PLAT DATA
CD	= CHORD DISTANCE	PB	= PLAT BOOK
CCR#	= CERTIFIED CORNER RECORD NUMBER	PG/PGS	= PAGE / PAGES
COR	= CORNER	POB	= POINT OF BEGINNING
CR	= COUNTY ROAD	POC	= POINT OF COMMENCEMENT
C.I.P.	= CAPITAL IMPROVEMENT PROGRAM	PROJ.	= PROJECT
(D)	= DEED DATA	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
DB	= DEED BOOK	R	= RADIUS
ESMT	= EASEMENT	RGE	= RANGE
EXIST.	= EXISTING	R/W	= RIGHT OF WAY
(F)	= FIELD DATA	SF	= SQUARE FEET
FND	= FOUND	SEC	= SECTION
ID	= IDENTIFICATION	SR	= STATE ROAD
L	= ARC LENGTH	TB	= TANGENT BEARING
LA	= LIMITED ACCESS	TWP	= TOWNSHIP
LB	= LICENSED SURVEY BUSINESS	Δ	= DELTA (CENTRAL ANGLE)
N/A	= NOT APPLICABLE	Δ	= CHANGE IN DIRECTION
NO.	= NUMBER	---	= LIMITED ACCESS R/W LINE
NT	= NON-TANGENT	---	= R/W LINE
		---	= PERPETUAL EASEMENT LINE

NW COR, SW 1/4, SEC 32  
FND NAIL & DISK "LB68"  
CCR# 117721



SCALE: 1" = 100'



SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	JUNE 23, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50185534	
REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

**Dewberry**

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

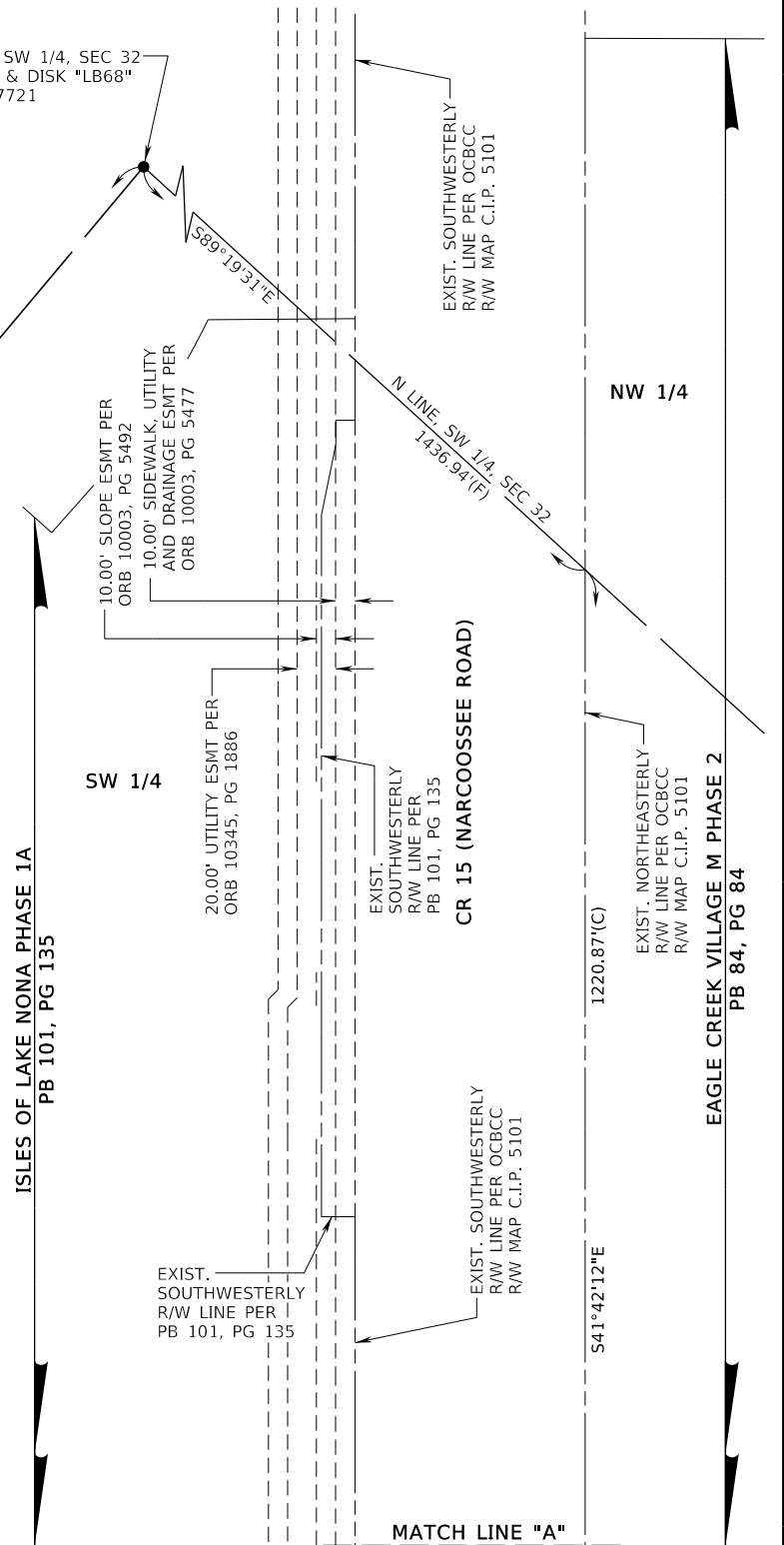
SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-870

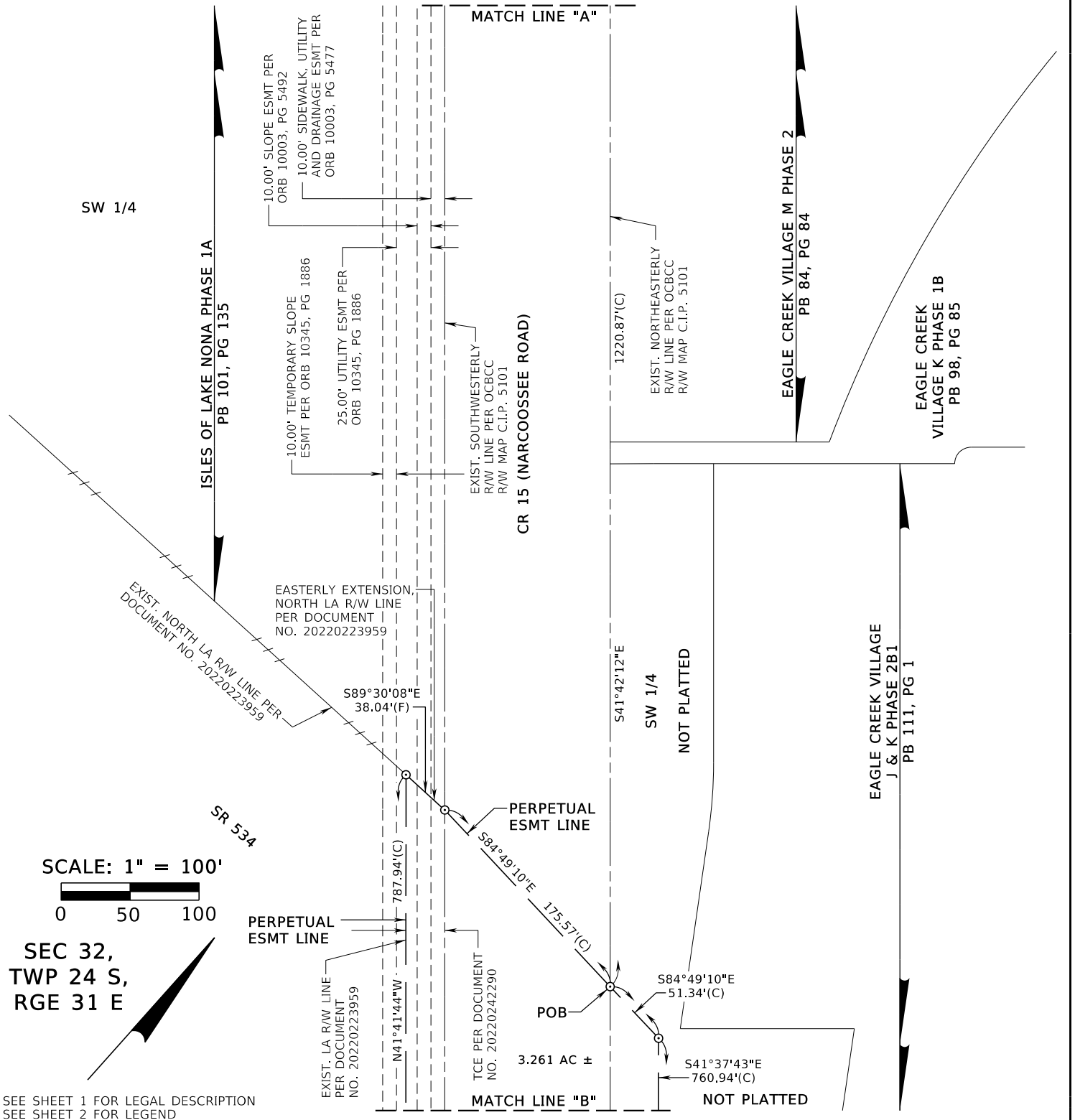
SCALE: 1"=100'

SHEET 2 OF 4






CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-870



DATE	JUNE 23, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50185534	
REVISION	BY	DATE

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

 **Dewberry**

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

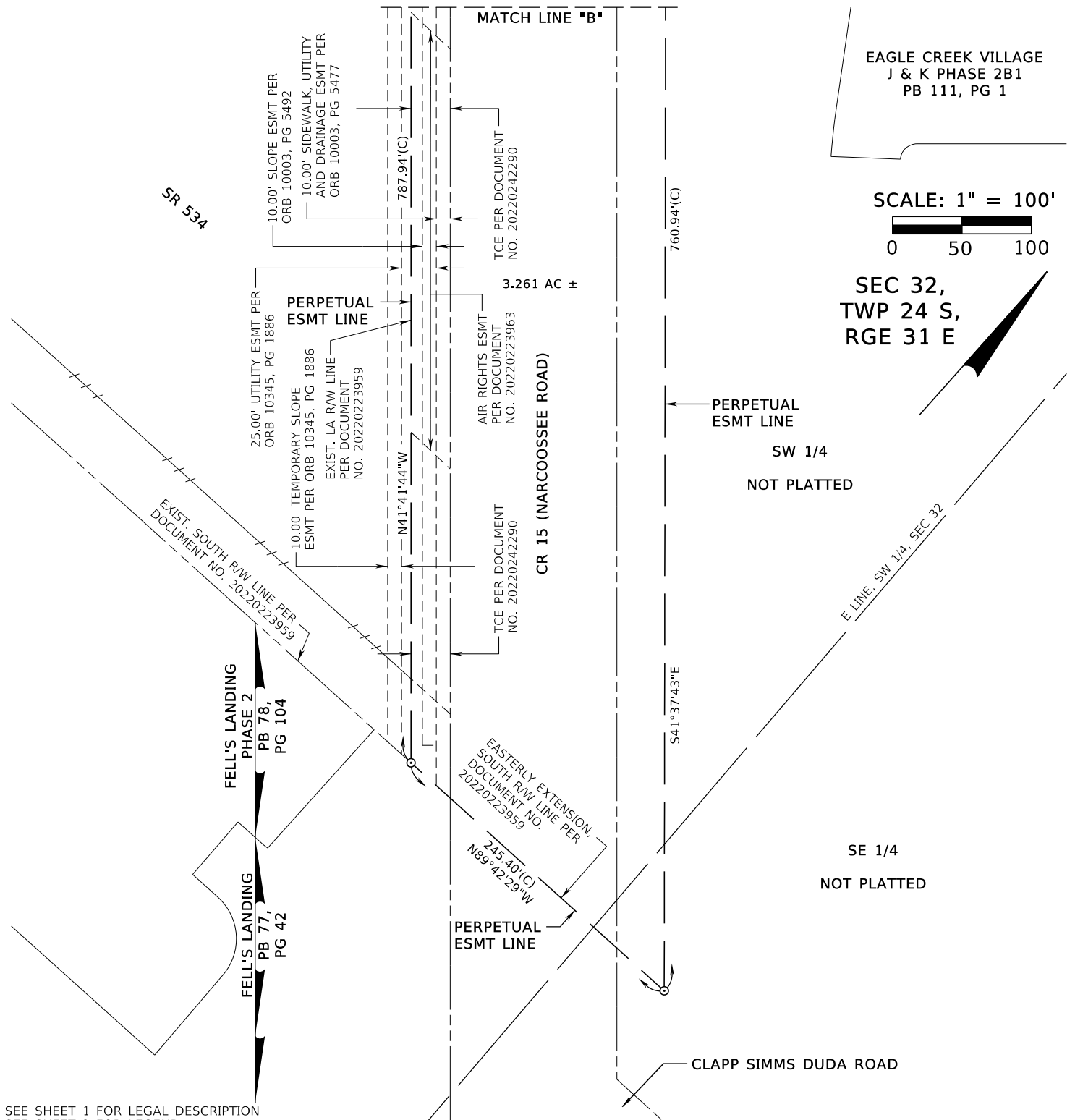
SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-870

SCALE: 1"=100'

SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-870



SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR LEGEND

DATE	JUNE 23, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50185534	
REVISION	BY	DATE

CERTIFICATION OF AUTHORIZATION NO. LB 8011

**Dewberry**

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

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-870

SCALE: 1"=100'

SHEET 4 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-877  
PURPOSE: PERPETUAL EASEMENT  
ESTATE: EASEMENT

#### LEGAL DESCRIPTION:

A parcel of land in the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 24 South, Range 31 East, Orange County, Florida, being a portion of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in Deed Book 649, Page 125 and Deed Book 649, Page 126 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at a found 5-inch by 5-inch concrete monument with no identification marking the Southwest corner of the Southeast 1/4 of Section 33, Township 24 South, Range 31 East, Orange County, Florida; thence run North 00°59'43" West along the West line of the Southwest 1/4 of said Southeast 1/4, a distance of 1380.46 feet to the existing North Right of Way line of Clapp Simms Duda Road, a 60 feet wide Right of Way as described in said Deed Book 649, Page 126; thence departing said West line, run along said North Right of Way line the following two (2) courses: thence South 89°55'42" East, a distance of 427.05 feet to the POINT OF BEGINNING; thence continue South 89°55'42" East, a distance of 218.23 feet; thence run North 72°41'56" East along said North Right of Way line as described in said Deed Book 649, Page 126 and said Deed Book 649, Page 125, a distance of 425.80 feet to a point on a non-tangent curve, concave Southwesterly, having a radius of 3030.00 feet, a chord distance of 87.67 feet and a chord bearing of South 64°06'46" East; thence departing said North Right of Way line, from a tangent bearing of South 64°56'30" East run Southeasterly along the arc of said curve through a central angle of 01°39'28", a distance of 87.67 feet to the existing South Right of Way line of Clapp Simms Duda Road as described in said Deed Book 649, Page 125; thence departing said curve, run South 72°41'56" West along said South Right of Way line as described in Deed Book 649, Page 125 and said Deed Book 649, Page 126, a distance of 498.88 feet; thence continue along said South Right of Way line as described in Deed Book 649, Page 126, North 89°55'42" West, a distance of 22.39 feet to a point on a non-tangent curve, concave Southwesterly, having a radius of 2700.00 feet, a chord distance of 213.61 feet and a chord bearing of North 73°36'54" West; thence departing said South Right of Way line, from a tangent bearing of North 71°20'53" West run Northwesterly along the arc of said curve through a central angle of 04°32'03", a distance of 213.66 feet to the POINT OF BEGINNING.

Containing 0.796 acres, more or less.

#### NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A PROPERTY INFORMATION REPORT.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 00°59'43" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.
3. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY. ALL DATA DEPICTED AS FIELD (F) WAS PROVIDED BY OTHERS.
4. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).
5. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHEILA A. WARE, PSM NO. 5529, ON 06/04/2025 PER FAC 5J-17.062(2).


I HEREBY CERTIFY 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.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

SHEILA A. WARE, PSM  
LICENSE NO. 5529



SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND

DATE	JUNE 04, 2025	CERTIFICATION OF AUTHORIZATION NO. LB 8011   <b>Dewberry</b>  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-877
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE		SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
DEWBERRY PROJECT NO.	50185534			SHEET 1 OF 2
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-244  
PARCEL NO. 534-877  
PURPOSE: PERPETUAL EASEMENT  
ESTATE: EASEMENT

### LEGEND & ABBREVIATIONS

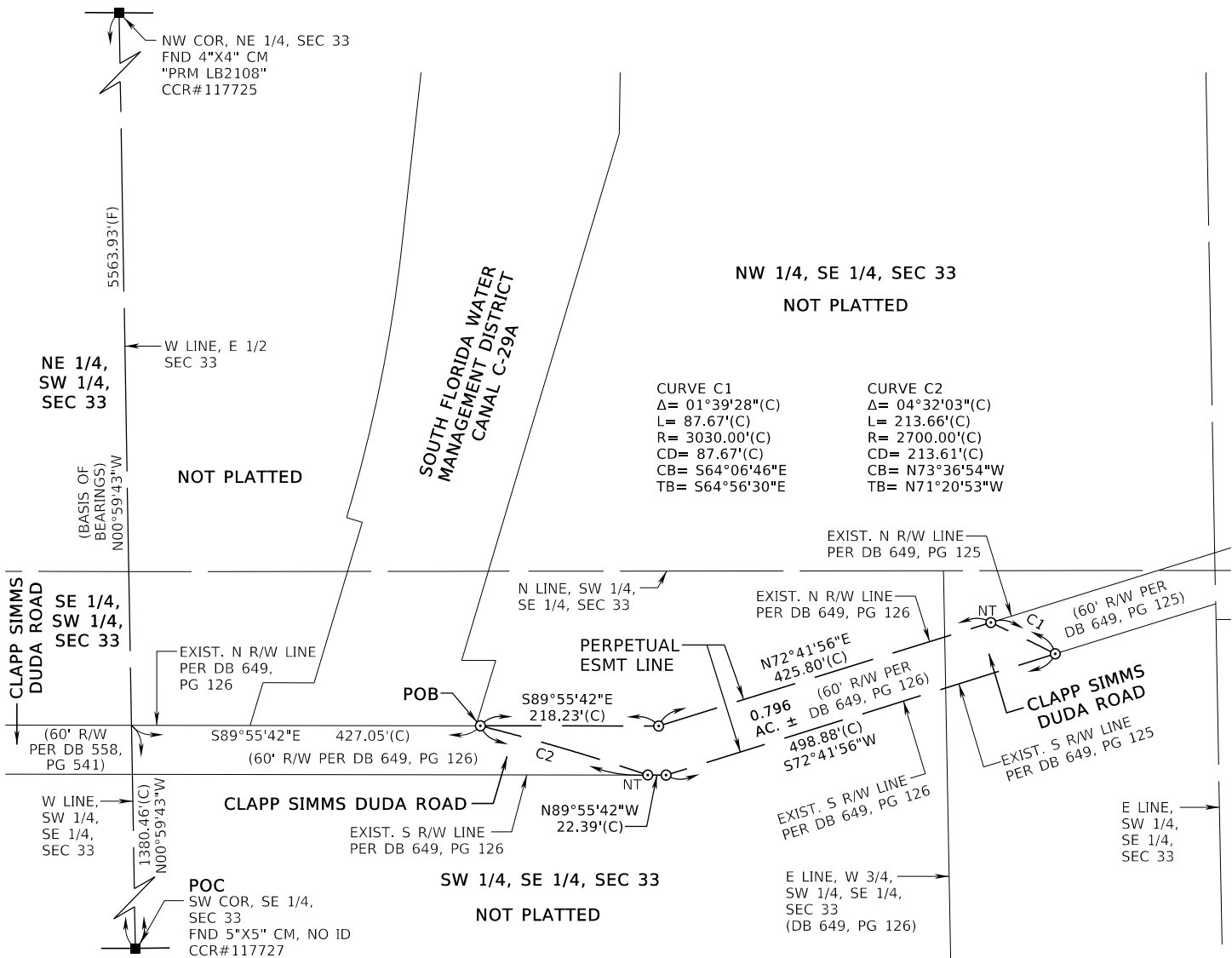
AC.	= ACRES	LB	= LICENSED SURVEY BUSINESS	PROJ.	= PROJECT
(C)	= CALCULATED DATA	N/A	= NOT APPLICABLE	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
CB	= CHORD BEARING	NO.	= NUMBER	PT	= POINT OF TANGENCY
CCR#	= CERTIFIED CORNER RECORD NUMBER	NT	= NON-TANGENT	R	= RADIUS
CD	= CHORD DISTANCE	OOCEA	= ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY	RGE	= RANGE
CM	= CONCRETE MONUMENT	ORB	= OFFICIAL RECORDS BOOK	R/W	= RIGHT OF WAY
CMD	= CONCRETE MONUMENT WITH DISK	OUC	= ORLANDO UTILITIES COMMISSION	SF	= SQUARE FEET
COR	= CORNER	PL	= PROPERTY LINE	SEC	= SECTION
C.I.P.	= CAPITAL IMPROVEMENT PROGRAM	(P)	= PLAT DATA	SR	= STATE ROAD
(D)	= DEED DATA	PB	= PLAT BOOK	TB	= TANGENT BEARING
DB	= DEED BOOK	PG/PGS	= PAGE / PAGES	TWP	= TOWNSHIP
E/LY	= EASTERLY	PC	= POINT OF CURVATURE	W/	= WITH
ESMT	= EASEMENT	PCC	= POINT OF COMPOUND CURVATURE	W'LY	= WESTERLY
EXIST.	= EXISTING	PI	= POINT OF INTERSECTION	$\Delta$	= DELTA (CENTRAL ANGLE)
(F)	= FIELD DATA	POB	= POINT OF BEGINNING	$\pm$	= MORE OR LESS
FND	= FOUND	POC	= POINT OF COMMENCEMENT		= SAME PROPERTY OWNER
ID	= IDENTIFICATION	PRC	= POINT OF REVERSE CURVATURE		= CHANGE IN DIRECTION
L	= ARC LENGTH				= LIMITED ACCESS R/W LINE
LA	= LIMITED ACCESS				= R/W LINE
					= PERPETUAL EASEMENT LINE

0 100 200



Scale: 1" = 200'

SEC 33,  
TWP 24 S,  
RGE 31 E



SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE		JUNE 04, 2025	
DRAWN BY		M.ROLLINS	
CHECKED BY		S.WARE	
DEWBERRY PROJECT NO.		50185534	
REVISION		BY	DATE



**Dewberry**

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

CERTIFICATION OF  
AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION  
(THIS IS NOT A SURVEY)

SR 534 (OSCEOLA PARKWAY EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-877

SCALE: 1"=200'

SHEET 2 OF 2

## Exhibit “D”

## TERMS OF EASEMENT FOR PARCELS 534-770A-B

**THIS TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_ between \_\_\_\_\_, owner of the property identified in Exhibit "A" (the "Temporary Construction Easement Area") attached hereto and incorporated herein by reference, whose address is \_\_\_\_\_, hereafter the GRANTOR, and the Central Florida Expressway Authority ("CFX" or the "Authority"), a body politic and corporate, and an agency of the state under the laws of the State of Florida, whose address is 4974 ORL Tower Road, Orlando, Florida 32807, hereafter the GRANTEE.

1. **Grant of Temporary Construction Easement:** Grantor hereby grants, bargains, sells, conveys, and declares a non-exclusive temporary construction easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (the "Temporary Construction Easement") over, under, upon, and through the Temporary Construction Easement Area.
2. **Purpose of Temporary Construction Easement:** The purpose of the Temporary Construction Easement shall be to permit Grantee, through itself, its employees, agents, contractors, subcontractors, and independent contractors (collectively, "Agents"), to enter upon the Temporary Construction Easement Area solely to access, construct, and maintain the State Road 534 Project and as is otherwise necessary or convenient to construct the State Road 534 Project, including, without limitation, the construction, placement, installation, repair, renovation, replacement, of the State Road 534 Project or any other improvements associated with the State Road 534 Project, together with the privileges and rights herein granted. For the full enjoyment of the rights granted herein, the Grantee shall have the further right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions reasonably interfering with the location, construction, and maintenance of the State Road 534 Project and, as necessary or convenient, importing fill or changing the grade within the easement area. The Grantor further grants to Grantee the reasonable right to enter upon the adjoining lands of the Grantor for the purposes of exercising the rights herein granted upon notice and approval by the Grantee. To the extent permitted by law and subject to any applicable sovereign immunity, the Grantee shall indemnify and hold harmless the Grantor from and against any and all damage or loss arising out of the construction activities of the Grantee and/or its contractors, agents and assigns within the Temporary Construction Easement Area. The Grantee agrees and acknowledges that the Grantor makes no representations or warranties of any kind that the Grantor's property is suitable for vehicular, or any other use; the Grantee's use of the Grantor's property is solely at its own risk. Grantee shall be responsible for securing all required approvals, utility approvals and permits, if any, from the applicable governmental entity or agency having jurisdiction therefore in connection with the Grantee's use of Grantor's property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Temporary Construction Easement Area.



3. **Incidental Rights:** The Temporary Construction Easement herein granted and conveyed by the Grantor to the Grantee grants the right of Grantee, its employees, agents, contractors, subcontractors, and independent contractors: (a) to patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the improvements consistent with the terms of this Indenture; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the State Road 534 Project; (c) to enter onto any portion of Grantor's real property necessary for Grantee to exercise the rights granted herein, upon reasonable notice to Grantor; and (d) all other rights and privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Temporary Construction Easement for the purposes described above and in furtherance of the provisions set forth herein.
4. **Term of Easement:** The term of the Temporary Construction Easement granted herein shall begin on the date the Grantee provides Grantor written notice that it intends to begin construction of the State Road 534 Project on the Grantee's adjoining land ("Notice of Construction of the Project") and end on the earlier of: (1) five (5) years from the date of the Notice of Construction of the Project; or (2) completion of the State Road 534 Project.
5. **No Liability:** Nothing in this Temporary Construction Easement shall operate to impose any obligation on the Grantee with respect to the operation and maintenance of the State Road 534 Project, nor does this Easement operate to create or impose any liability with respect to the Grantee arising from the activities of the Authority.

## Exhibit “E”

## TERMS OF EASEMENT FOR PARCELS 534-776A-B

**THIS PERPETUAL SLOPE AND CONSTRUCTION EASEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between \_\_\_\_\_, owner of the property identified in Exhibit "A" (the "Easement Area") attached hereto and incorporated herein by reference, whose address is \_\_\_\_\_, hereafter the GRANTOR, and the Central Florida Expressway Authority ("CFX" or the "Authority"), a body politic and corporate, and an agency of the state under the laws of the State of Florida, whose address is 4974 ORL Tower Road, Orlando, Florida 32807, hereafter the GRANTEE.

1. **Grant of Slope and Construction Easement:** Grantor hereby grants, bargains, sells, conveys, and declares a perpetual, non-exclusive slope and construction easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (the "Slope and Construction Easement") over, under, upon, and through the Easement Area, for the purpose of construction and maintenance of the State Road 534 Project and of slopes and embankments to support the associated improvements, including without limitation retention ponds.

The Authority intends to adjust the existing limited access right of way south onto the Easement Area and to construct a portion of a retention pond there.

2. **Purpose of Slope and Construction Easement:** The purpose of the Slope and Construction Easement shall be to permit Grantee, through itself, its employees, agents, contractors, subcontractors, and independent contractors (collectively, "Agents"), to enter upon the Easement Area solely to access, construct, and maintain the State Road 534 Project and as is otherwise necessary or convenient to construct the State Road 534 Project, including, without limitation, the construction, placement, installation, repair, renovation, replacement, and maintenance of the State Road 534 Project, any other improvements associated with the State Road 534 Project, or slopes and embankments to support the State Road 534 Project and associated improvements, together with the privileges and rights herein granted. Those privileges and rights include the relocation of a limited access right of way line onto the Easement Area. For the full enjoyment of the rights granted herein, the Grantee shall have the further right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions reasonably interfering with the location, construction, and maintenance of the State Road 534 Project and, as necessary or convenient, importing fill or changing the grade within the easement area. The Grantor further grants to Grantee the reasonable right to enter upon the adjoining lands of the Grantor for the purposes of exercising the rights herein granted upon notice and approval by the Grantee. To the extent permitted by law and subject to any applicable sovereign immunity, the Grantee shall indemnify and hold harmless the Grantor from and against any and all damage or loss arising out of the construction activities of the Grantee and/or its contractors, agents and assigns within the Easement Area. The Grantee agrees and acknowledges that the Grantor makes no representations or warranties of any kind that the Grantor's property is suitable for vehicular, or any other use; the Grantee's use of the Grantor's property is solely at its

own risk. Grantee shall be responsible for securing all required approvals, utility approvals and permits, if any, from the applicable governmental entity or agency having jurisdiction therefore in connection with the Grantee's use of Grantor's property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Temporary Construction Easement Area.

3. **Incidental Rights:** The Slope and Construction Easement herein granted and conveyed by the Grantor to the Grantee grants the right of Grantee, its employees, agents, contractors, subcontractors, and independent contractors: (a) to patrol, inspect, alter, improve, maintain, repair, rebuild, and remove all or any part of the improvements consistent with the terms of this Indenture; (b) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the State Road 534 Project; (c) to enter onto any portion of Grantor's real property necessary for Grantee to exercise the rights granted herein, upon reasonable notice to Grantor; and (d) all other rights and privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Slope and Construction Easement for the purposes described above and in furtherance of the provisions set forth herein.
4. **No Liability:** Nothing in this Slope and Construction Easement shall operate to impose any obligation on the Grantee with respect to the operation and maintenance of the State Road 534 Project, nor does this Easement operate to create or impose any liability with respect to the Grantee arising from the activities of the Authority.

## Exhibit F

## TERMS OF EASEMENT FOR PARCELS 534-866, 534-868, 534-870, 534-877

**THIS PERPETUAL AIR RIGHTS AND ACCESS EASEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between \_\_\_\_\_, owner of the property identified in Exhibit "A" attached hereto and incorporated herein by reference, whose address is \_\_\_\_\_, hereafter the GRANTOR, and the Central Florida Expressway Authority ("CFX" or the "Authority"), a body politic and corporate, and an agency of the state under the laws of the State of Florida, whose address is 4974 ORL Tower Road, Orlando, Florida 32807, hereafter the GRANTEE.

1. **Grant of Air Rights Easement:** Grantor conveys to the Authority a non-exclusive, perpetual easement on, over, and through the Easement Property, described in Exhibit "A", for the purpose of construction, operation, improvement, expansion, maintenance, repair, and replacement from time to time of an overpass, bridge, bridge foundation, bridge pier, and appurtenant improvements (the "Expressway Facilities") and the State Road 534 Project, including a perpetual air rights easement that is not less than sixteen (16) feet above the current ground level as of the date of the taking. This includes all rights necessary to effectuate the construction, operation, improvement, expansion, maintenance, repair, or replacement of the Expressway Facilities, including without limitation the right to engage in canal re-grading and to modify the aerial limits adjusted for height.

The Authority plans to construct a portion of the State Road 534 Project such that the Expressway Facilities are elevated over the Easement Property allowing continued access to the Grantor's property after the Expressway Facilities' construction. Thereafter, the Easement Property may be used for streets, sidewalks, canals, storm drainage, lightning, parking, and other uses that do not interfere with the Authority's easement rights.

2. **Grant of Access Easement:** Grantor hereby grants and conveys a non-exclusive, perpetual access easement (including without limitation, vehicular and pedestrian ingress and egress), not less than twelve feet (12') wide, for the benefit of the Authority, its successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees, over and through the Easement Property described in Exhibit "A".
3. **Owner's Rights:** Notwithstanding anything contained herein, all other rights not condemned by the Authority herein are reserved to the Grantee including, but not limited to, the right to construct streets, sidewalks, stormwater drainage, lights, and to otherwise use the easement area. No fixtures shall intrude upon the Expressway Facilities area or be attached to the underside of the overpass contemplated as part of the Expressway Facilities. After completion of the Expressway Facilities, the Authority shall have the right to periodically use the area below the air rights easement for purposes of maintaining and repairing the overpass and supporting structures. Grantee has no rights of ingress, egress, or access to the overpass or Expressway Facilities from the Grantee's remainder property, nor does Grantee have any rights to light, air, or view from the overpass.

4. **No Liability**: Nothing in this Perpetual Air Rights and Access Easement shall operate to impose any obligation on the Grantee with respect to the operation and maintenance of the State Road 534 Project, nor does this Easement operate to create or impose any liability with respect to the Grantee arising from the activities of the Authority.



**D.3.**



MARCHENA AND GRAHAM, PA

976 LAKE BALDWIN LANE, SUITE 101  
ORLANDO, FLORIDA 32814  
TELEPHONE (407) 658-8566  
TELECOPIER (407) 281-8564  
WEBSITE: [www.mgfir.com](http://www.mgfir.com)

MARCOS MARCHENA  
MMARCHENA@MGFIRM.COM

## **MEMORANDUM**

TO: CFX Right-of-Way Committee Members

FROM: Marcos R. Marchena, Esq., Right-of-Way Counsel *MM*  
Marchena and Graham, P.A.

DATE: July 23, 2025

SUBJECT: Settlement Agreement between the Central Florida Expressway Authority ("CFX") and Robert Michael Cox and Adrienne Susanne Johnson in the matter of *CENTRAL FLORIDA EXPRESSWAY AUTHORITY v. W.T. Paul Liao Trustee, et al., Case No.: 2025-CA-000613* for all claims related to Parcels 53-211 A-C, inclusive of all attorneys' fees and owner's expert costs.  
Project: Poinciana Parkway Extension/SR 538-235; Parcels: 53-211 A-C.

---

## **BACKGROUND**

In connection with construction of the Poinciana Parkway Extension project ("SR 538 Extension Project"), the Central Florida Expressway Authority staff has identified certain parcels that will be needed for the proposed right of way and utilities relocation of the SR 538 Extension Project.

On August 8, 2024, the CFX Board adopted a resolution authorizing the acquisition of certain properties identified by project parcel numbers.

Counsel for CFX, initiated an eminent domain action in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, to acquire certain real property for a public use and purpose, specifically to build the Poinciana Parkway Extension Project, styled as follows: *CENTRAL FLORIDA EXPRESSWAY AUTHORITY v. W.T. Paul Liao Trustee, et al., Case No.: 2025-CA-000613* (the "Action"), which includes Parcels 53-211 A-C.

On July 1, 2025, the Court entered a Stipulated Order of Taking with respect to parcel 53-211 A-C. An agreement has been negotiated with the owners of Parcels 53-211 A-C to resolve all issues related to valuation. A final settlement agreement has been reached in the amount of \$560,715.00, inclusive of statutory attorney's fees and the property owners' experts fees. Further, the property owners will be allowed extended possession of the property ending on November 30, 2025.

The value initially assigned to Parcels 53-211 A-C was \$400,000.00, with an initial valuation date of June 12, 2023. The comparable sales activity since the valuation date together with the value of improvements justifies the additional compensation to the property owner.

July 23, 2025

Page 2

### **REQUEST**

A recommendation by the Right-of-Way Committee for CFX Board approval of the attached Settlement Agreement between the Central Florida Expressway Authority ("CFX") and Robert Michael Cox and Adrienne Susanne Johnson in the matter of *CENTRAL FLORIDA EXPRESSWAY AUTHORITY v. W.T. Paul Liao Trustee, et al., Case No.: 2025-CA-000613*, for a negotiated total compensation amount of \$560,715.00 for all claims related to Parcels 53-211 A-C, inclusive of all attorneys' fees and owner's expert costs, and authorization to the Executive Director or her designee to execute all documents necessary to complete the transaction, with the authority to approve any non-substantial changes as approved by legal counsel.

### **ATTACHMENTS**

A. Proposed Settlement Agreement relating to Parcels 53-211 A-C (Robert Michael Cox and Adrienne Susanne Johnson)

**SETTLEMENT AGREEMENT**  
*as to*  
**Poinciana Parkway Extension, Project 538-235**  
**Parcel 53-211 A-C**

**THIS SETTLEMENT AGREEMENT (“Agreement”)** is made by and between the **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 (“**CFX**”) and **ROBERT MICHAEL COX** and **ADRIENNE SUSANNE JOHNSON** (jointly the “**Respondents**”). CFX and the Respondents are sometimes hereinafter individually referred to as a “**Party**” or collectively as the “**Parties**”.

**WHEREAS**, CFX initiated an eminent domain action in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, to acquire certain real property for a public use and purpose, specifically to build the Poinciana Parkway Extension Project, styled as follows: **CENTRAL FLORIDA EXPRESSWAY AUTHORITY v. W.T. Paul Liao Trustee, et al.**, Case No.: **2025-CA-000613** (the “**Action**”); and

**WHEREAS**, CFX acquired by stipulation with Respondents certain property identified in the Action as Parcel 53-211 A-C (the “**Property**”) upon payment into the registry of the court for the Action the sum of **\$400,000.00** which was determined to be the good faith estimate of value by CFX.

**NOW, THEREFORE**, in consideration of the mutual covenants and promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree to incorporate the above recitals as part of this Agreement and additionally agree as follows:

**1. Definitions**

- A. **Property:** The real property, including all improvements, fixtures, and appurtenances, identified in the Action as Parcel 53-211 A-C.
- B. **Effective Date:** The date this Agreement is fully executed by all parties.

**2. Settlement Terms.** The Parties agree as follows:

- A. Full and complete compensation for the taking of the Property and for all damages of any nature in connection with the Property, inclusive of the value of land and improvements taken, damages to the remainder, damages to personal property, severance damages, cure costs, statutory interest, business damages, and all other damages or claims made by the Respondents and their respective heirs, successors, and assigns, now and in the future, arising from the Action, but excluding attorneys’ fees and costs, and experts’ fees and costs, shall be **\$510,000.00** (the “**Property Compensation**”).
- B. CFX is entitled to, and shall receive, a credit in the amount of **\$400,000.00** (the “**Initial Deposit**”) representing the amount previously paid into the Registry of the County pursuant to the Court’s order dated July 1, 2025.
- C. Additionally, CFX shall pay the Respondents:

1. **\$36,300.00** in full settlement of all claims for attorneys' fees and costs incurred during the representation of the Respondents, including without limitation fee for all representation relative to monetary benefits, non-monetary benefits, all apportionment-related matters, and all business damage claims.
    2. **\$14,415.00** in full settlement of all claims for experts' fees and costs in this case on behalf of the Respondents, including without limitation fees for all appraisers, accountants, business damage experts, consultants, engineers, general contractors, land planner, landscape architects, and surveyors.
  - D. The sum of the Property Compensation and the Fee and Cost Compensation is **\$560,715.00** (the "**Total Compensation**")
  - E. The Total Compensation exceeds the Initial Deposit by **\$160,715.00**.
  - F. CFX therefore owes **\$160,715.00** in full settlement for the Action (the "**Settlement Amount**").
  - G. Within thirty days from the Effective Date of this Agreement, CFX shall issue by check payable to Harris Harris Bauerle Lopez for the Settlement Amount and send same via U.S. Mail to: Harris Harris Bauerle Lopez c/o Edgar Lopez, Esquire, 222 S. Pennsylvania Ave., Suite 100, Winter Park, Florida 32789, for appropriate disbursement as follows:
    1. **\$110,000.00** to the Respondents;
    2. **\$36,300.00** to Harris Harris Bauerle Lopez; and
    3. **\$14,415.00** to Respondents' experts (c/o Harris Harris Bauerle Lopez).
  - H. This settles all claims by the Respondent for compensation for the taking of the Property, including, but not limited to full compensation for all interests in land and improvements taken, severance damages to the remainder property and its improvements, attorneys' fees and costs, experts' fees and costs, interest, and all other damages claimed by Estate and its respective heirs, successors, and assigns, now and in the future, arising from the Action.
  - I. Upon payment of the Settlement Amount by CFX, the Respondents, for themselves, their heirs, successors, and assigns, shall hereby remise, release, and forever discharge CFX, its directors, officers, agents, employees, and assigns, from any and all claims, demands, damages, actions, causes of action, and suits of any nature whatsoever, at law or in equity, known or unknown, foreseen or unforeseen, which the Respondents ever had, now has, or may hereafter have, arising from or in any way related to the taking of the Property, the construction of the Project, the eminent domain Action, or the impact of the Project on any remainder property.
  - J. This release includes, but is not limited to, claims for additional compensation for the taking, severance damages, business damages, loss of access, loss of visibility, relocation expenses (unless separately governed by other statutory or regulatory provisions), and any claims for inverse condemnation, nuisance, or trespass arising out of the taking of the Property.
3. **Extended Possession.** The Parties hereto additionally agree as follows:

- A. Title to the Property was transferred to CFX by the Stipulated Order of Taking entered by the Court on July 1, 2025, the terms of which establish a period of extended possession by the Respondents ending on November 30, 2025 (“**Extended Possession Expiration Date**”).
  - B. In the event Respondents fail to vacate the Property and deliver possession thereto by the Extended Possession Expiration Date, CFX: (1) may file for and obtain a Writ of Possession; and (2) shall be entitled to reimbursement from the Total Compensation for any or all the following: (a) the costs associated with any Writ of Possession action filed on CFX’s behalf (including reasonable attorneys’ fees and costs); (b) any costs incurred in removing occupants and personal property; and (c) any delay-related costs, expenses, and/or damages incurred by CFX resulting from any such failure by the Respondents.
- 4. **Indemnification.** The Respondents shall indemnify and hold harmless CFX from and against any and all claims, liens (including but not limited to construction liens, tax liens, and judgment liens), encumbrances, easements, leases, or other interests affecting the Property, or claims for rents or other payments related to the Property, that arose prior to the Effective Date of this Agreement, except for those specifically agreed to in writing by CFX.
  - 5. **Dismissal or Stipulation as to Action.** Upon the fulfillment of all conditions set forth in this Agreement, including the payment of the Settlement Amount by CFX, the parties shall file a Joint Stipulation for Dismissal with Prejudice of the Action as to the Property, or such other stipulation as appropriate, with the Court to finalize the case.
  - 6. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations, and discussions, whether oral or written.
  - 7. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.
  - 8. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Facsimile or electronic signatures shall be binding.
  - 9. **Survival.** All representations, warranties, covenants, and indemnities contained in this Agreement shall survive the closing and transfer of the Property.
  - 10. **Modification.** This Agreement may not be amended or modified except by a written instrument executed by all parties hereto.
  - 11. **Authority.** Each individual executing this Agreement on behalf of a party hereto represents and warrants that they are duly authorized to execute this Agreement and to bind the party on whose behalf they are signing.

[SIGNATURES BEGIN ON NEXT PAGE]

**IN WITNESS WHEREOF**, the parties have executed this Settlement Agreement FOR Parcel 53-211 A-C as of the date first above written.

**GRANTOR:**

CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED AS TO FORM FOR EXECUTION BY  
A SIGNATORY OF THE CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

Right-of-Way Counsel:  
Marchena and Graham, P.A.

By: \_\_\_\_\_

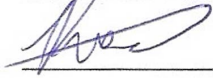
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**RESPONDENTS**

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Robert Michael Cox

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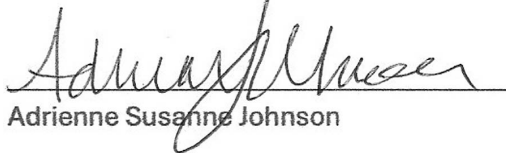
Adrienne Susanne Johnson

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**RESPONDENTS**

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Robert Michael Cox

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Adrienne Susanne Johnson

**D.4.**

# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

## MEMORANDUM

TO: CFX Right of Way Committee Members

FROM: Cristina T. Berrios   
Deputy General Counsel

DATE: July 11, 2025

SUBJECT: Resolution of the Central Florida Expressway Authority Amending Article 1 (“Property Acquisition, Disposition, and Permitting Policy”) of Chapter 13 (“Real Property”) of the CFX Code.

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## BACKGROUND AND DESCRIPTION

On September 12, 2024, through Resolution 2024-442, the Governing Board of CFX (the “**Board**”) established Ch. 13 of the CFX Code, entitled “Real Property”, which action included the adoption of Art. 1 thereto entitled “Property Acquisition, Disposition, and Permitting Policy” (the “**Real Property Policy**”).

Now, having progressed further through the real property acquisition process, staff proposes that certain amendments and revisions, as shown in the redline attached to this memorandum as “**Attachment B**”, be made to the Property Acquisition, Disposition, and Permitting Policy. The purpose of such amendments and revisions are to clarify language and better facilitate CFX’s acquisition, disposition, use, and management of its real property interests.

## REQUEST

A recommendation for Board approval and adoption of the Resolution of the Central Florida Expressway Authority amending Article 1 (“Property Acquisition, Disposition, and Permitting Policy”) of Chapter 13 (“Real Property”) of the CFX Code, subject to any minor or clerical revisions approved by legal counsel, or designee.

## ATTACHMENTS

- A. Resolution of the Central Florida Expressway Authority Amending Article 1 (“Property Acquisition, Disposition, and Permitting Policy”) of Chapter 13 (“Real Property”) of the CFX Code.
- B. Redline to Article 1 (“Property Acquisition, Disposition, and Permitting Policy”) of Chapter 13 (“Real Property”) of the CFX Code.

## **Attachment A**

Resolution of the Central Florida Expressway Authority  
Amending Article 1 ("Property Acquisition, Disposition, and Permitting Policy")  
of Chapter 13 ("Real Property") of the CFX Code

**A RESOLUTION OF THE CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY AMENDING ARTICLE 1 (“PROPERTY  
ACQUISITION, DISPOSITION, AND PERMITTING POLICY”) OF  
CHAPTER 13 (“REAL PROPERTY”) OF THE CFX CODE**

**WHEREAS**, the Central Florida Expressway Authority (“CFX”) is empowered by Ch. 348, Part III, F.S., to acquire, hold, construct, improve, maintain, and operate the Central Florida Expressway System, and to exercise all powers necessary, appurtenant, convenient, or incidental to the implementation of such purposes; and

**WHEREAS**, on September 12, 2024, through Resolution 2024-442, the Governing Board of CFX (the “**Board**”) established Ch. 13 of the CFX Code, entitled “Real Property”, which action included the adoption of Art. 1 thereto entitled “Property Acquisition, Disposition, and Permitting Policy” (the “**Real Property Policy**”); and

**WHEREAS**, in the interest of more efficiently streamlining CFX’s acquisition, disposal, use, and management of its real property interests, the Board wishes to amend and revise the Real Property Policy as herein provided.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY:**

1. Ch. 13, Art. 1, entitled “Property Acquisition, Disposition, and Permitting Policy”, is hereby amended and revised to be consistent in substance with “**Attachment 1**” hereto.
2. Any prior resolution, rule, or policy adopted by the Board in regard to the subject matter contained therein, including without limitation the previous policy adopted by Resolution 2024-442 are hereby repealed, stricken, and superseded, and all prior actions as they relate to such subject matter are hereby affirmed to the extent such actions were consistent with either the then-effective policy or the policy adopted by this resolution.
3. The General Counsel is hereby authorized to make non-substantial changes to the policy hereby adopted for the limited purposes of revising formatting and correcting scrivener’s errors.

**ADOPTED** this 14<sup>th</sup> day of August 2025.

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Christopher Maier, CFX Board Chairman

ATTEST: \_\_\_\_\_  
Regla (“Mimi”) Lamaute  
Manager of Executive and Board Services

Approved as to form and legality:

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Cristina T. Berrios, Deputy General Counsel

## CFX CODE OF POLICIES

### Chapter 13: Real Property

#### EFFECTIVE DATES

Art.	Title	Adopted By	Last Revision	Version Date
1	Property Acquisition, Disposition, and Permitting Policy	Res. 2024-442	Res. 2025-____	_____

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CHAPTER 10: REAL PROPERTY

ARTICLE 1: PROPERTY ACQUISITION,  
DISPOSITION, AND PERMITTING POLICY

Adopted By: Res. 2024-444  
Last Revision: Res. 2025-\_\_\_\_  
Version Date: \_\_\_\_\_

Division I: General Provisions

Section 13.1 Title

The provisions of this Article shall be known and cited as the “**Property Acquisition, Disposition, and Permitting Policy**”.

Section 13.2 Authority

- 13.2.1 Section 348.759, Florida Statutes, authorizes the Central Florida Expressway Authority (“**CFX**”) to acquire private or public property and property rights by gift, devise, purchase, or condemnation by eminent domain proceedings, as CFX deems necessary for any of the purposes of Chapter 348, Part III, Florida Statutes.
- 13.2.2 Section 348.754(2)(j), Florida Statutes, grants the power of eminent domain to CFX, including the procedural powers granted under both Chapters 73 and 74, Florida Statutes.
- 13.2.3 Section 348.754(2)(c), Florida Statutes, authorizes CFX to acquire, purchase, hold, lease as lessee, and use any franchise or property, real, personal, or mixed, tangible or intangible, or any interest therein necessary or desirable for carrying out CFX’s purposes and to sell, lease as lessor, transfer, and dispose of any property or interest therein at any time acquired by it.

Adopted: 2024-442.

Section 13.3 Statement of Policy

- 13.3.1 The Governing Board (“**Board**”) of CFX hereby adopts this Property Acquisition, Disposition, and Permitting Policy with the intent of providing governing policies to CFX employees, consultants, and the Right of Way Committee (“**ROW Committee**”) for purposes of acquisition, disposition, use, and management of real property interests by CFX.
- 13.3.2 This policy is intended for use when CFX is the acquiring or disposing agency, except in such circumstances where such activities by CFX are otherwise required by rule, regulation, or law to be governed otherwise.
- 13.3.3 **Limited Delegations of Authority**
  - (A) Throughout this Policy, the Board has granted various authorities to the Executive Director, Chief of Infrastructure, and General Counsel. Any such grant or delegation of authority shall except actions taken thereunder from the general ROW review and Board Approval requirements.
  - (B) Additionally, the Board hereby additionally delegates to such individuals the authority to subdelegate certain authorities granted to them as follows:

- (1) The Executive Director may subdelegate the authorities granted to them in **Section 13.8: Duties and Responsibilities of Executive Director**, **Section 13.11: Settlements and Offers**, **Section 13.12: Post Resolution of Necessity**, and **Division IV: Other Real Property Interests**, and **Division V: Permits and Licenses** to any Chief Officer.
  - (2) The Chief of Infrastructure may subdelegate the authorities granted to them in **Division V: Permits and Licenses** to the Director of Engineering, or to any Project Manager employed by the Engineering Department.
  - (3) The General Counsel may subdelegate the authorities granted to them in **Section 13.9: Duties and Responsibilities of General Counsel**, **Section 13.11: Settlements and Offers**, and **Section 13.12: Post Resolution of Necessity** to another in-house attorney or outside right of way counsel.
  - (C) The performance of any sub-delegatee of the above-identified individuals shall remain subject to the oversight of the applicable delegating individual.
  - (D) Any such subdelegation by the Executive Director, Chief of Infrastructure, or General Counsel must be made in writing, filed with the General Counsel's Office, with a copy to the Public Records Department.
- 13.3.4 Nothing in this policy may be interpreted as restricting or placing any conditions or limitations on the Board's authority to approve the acquisition or conveyance of any real property interest should the Board make a finding that such acquisition or conveyance would be in CFX's best interest.

*Adopted: 2024-442. Revised: 2025-\_\_.*

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## **Section 13.4 Real Property Procedures Manual**

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- 13.4.1 The Executive Director shall, in coordination with the Chief of Infrastructure and General Counsel develop, maintain, review, and, when prudent or necessary, revise the Real Property Procedures Manual in a manner consistent with this Article.
- 13.4.2 Such Real Property Procedures Manual shall include, at minimum, procedures setting forth:
- (A) The guidelines staff shall use to identify, negotiate, and acquire any real property interests, as discussed in **Division II: Real Property Acquisition** of this Article; and
  - (B) The process staff shall follow to dispose of surplus property, as discussed in **Division III: Real Property Disposition** of this Article.

*Adopted: 2024-442. Revised: 2025-\_\_.*

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## **Division II: Real Property Acquisition**

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### **Section 13.5 General Acquisition Guidelines**

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- 13.5.1 CFX shall acquire any real property interest (e.g., fee-simple, easement, etc.) deemed to be necessary for an authorized public purpose.

- 13.5.2 The Board hereby provides the following real property acquisition guidelines:
- (A) If CFX's acquisition of a real property interest would leave an impacted property owner with an uneconomic remnant, acquisition of the entire property will be considered.
  - (B) Every owner of a real property interest being acquired by CFX shall receive full and just compensation for such interest in accordance with the laws of the State of Florida.
  - (C) When practicable, CFX will attempt to negotiate in good faith to obtain a voluntary purchase from property owners, which may include providing non-monetary consideration as compensation for the property interests acquired.

*Adopted: 2024-442. Revised: 2025-\_\_.*

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### **Section 13.6 Board Oversight**

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- 13.6.1 Unless otherwise expressly provided by the Board, the Board has sole and final responsibility for all decisions related to the acquisition of real property interests and authorization of eminent domain proceedings.
- 13.6.2 More specifically, the Board shall:
- (A) Approve preferred alternative alignments pursuant to Project Development and Environment (“**PD&E**”) studies;
  - (B) Approve and adopt Resolutions of Necessity; and
  - (C) Authorize eminent domain proceedings.

*Adopted: 2024-442. Revised: 2025-\_\_.*

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### **Section 13.7 Right-of-Way Committee Oversight**

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- 13.7.1 The ROW Committee, as established through its Board-approved charter, shall perform such duties as outlined in its charter and this Article.
- 13.7.2 Unless otherwise expressly provided by the Board, any acquisitions of real property interest by CFX that are required to be placed before the Board for its consideration and approval shall first be reviewed by the ROW Committee for its consideration and recommendation.

*Adopted: 2024-442. Revised: 2025-\_\_.*

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### **Section 13.8 Duties and Responsibilities of Executive Director**

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- 13.8.1 Approvals of real property interest acquisitions by the Board will confer upon the Executive Director the authority to execute any documents reasonably required to effectuate such acquisitions by CFX (e.g., purchase and sale agreement, closing documents, easements, licenses, and evidence of any consents, waivers, addendums, etc.). This shall include the authority to approve any additional standard closing costs associated with such acquisitions.



### 13.8.2 Limited Delegation to Executive Director

- (A) In addition to the settlement authority delegated in **Section 13.12: Post Resolution of Necessity** below, the Board hereby delegates to the Executive Director the authority to:
- (1) Approve acquisitions of real property interests where the global amount of the acquisition (i.e., inclusive of all fees and costs) does not exceed \$500,000.00, so long as such global acquisition amount is no more than 125% of the established value of the real property interest being acquired;
  - (2) Execute, on behalf of CFX, any documents reasonably required to effectuate such acquisitions (e.g., purchase and sale agreement, closing documents, easements, licenses, waivers, addendums, etc.); and
  - (3) Approve additional payment of any standard closing costs.
- (B) The "established value" of a real property interest shall be determined as provided in the Real Property Procedures Manual and **Subsections 13.10.2** and **13.10.3** below.

*Adopted: 2024-442. Revised: 2025-\_\_.*

## Section 13.9 Duties and Responsibilities of General Counsel

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- 13.9.1 General Counsel is responsible for advising and supporting the Board, the ROW Committee, and the Executive Director in the execution of their duties, including the supervision of all outside counsel, the acquisition coordinator, and other consultants retained by CFX for acquisition of any real property interest by CFX.
- 13.9.2 General Counsel shall provide counsel on any proposed settlements and mediations and advise the Board, the ROW Committee, and Executive Director on compliance with any applicable state and federal laws.

*Adopted: 2024-442. Revised: 2025-\_\_.*

## Section 13.10 Use of Consultants

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- 13.10.1 CFX may retain the services of and utilize consultants necessary to carry out the various real property acquisition services as required by the complexity and magnitude of the property acquisition program (e.g., outside legal counsel services, land planning services, appraisal services, title services, acquisition coordinator services, etc.).
- 13.10.2 Professional and licensed appraisal services must be retained by CFX for:
- (A) All real property interests that are the subject of an eminent domain action; and
  - (B) All real property interests with an established value greater than \$300,000.00. The "established value" of a real property interest shall be determined as provided in the Real Property Procedures Manual.
- 13.10.3 In the event a real property interest is being purchased by CFX for mitigation or conservation purposes, the mitigation and/or conservation value of such interest as determined by the general engineering consultant or other qualified expert may be used in place of an appraisal, so long as such expert's determination complies with the Real Property Procedures Manual.

- 13.10.4 Such consultants shall provide CFX with the necessary expertise at a reasonable cost and shall be selected in accordance with the Board's most recently adopted Procurement Policy.
- 13.10.5 General Counsel may confer with the ROW Committee from time to time to determine what type of consultant services are required to accomplish right of way and real property acquisition services.

*Adopted: 2024-442. Revised: 2025-\_\_.*

## **Section 13.11 Settlements and Offers**

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### **13.11.1 Settlements**

- (A) Contingent settlements of compensation in any amount may be jointly made, approved, and executed by the Executive Director and General Counsel. Any contingent settlement shall include a provision providing that such settlement is contingent upon ROW Committee review and Board approval.
- (B) Settlements made within the monetary threshold of an applicable authority herein delegated to the Executive Director shall not require ROW Committee review or Board approval and are therefore not required to be contingent.

### **13.11.2 Initial Offers.** The Executive Director and General Counsel are hereby delegated:

- (A) The individual authority to approve, execute, issue, and make initial offers in accordance with Chapter 73 and 74, Florida Statutes, for the appraised value of the subject parcel, with no limitation on the amount of such initial offer; and
- (B) The joint authority to approve, execute, issue, and make enhanced initial offers for an amount up to 125% of the appraised value of the subject parcel, should both such individuals agree that such enhanced offer would best serve the interests of CFX.

*Adopted: 2024-442. Revised: 2025-\_\_.*

## **Section 13.12 Post Resolution of Necessity**

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### **13.12.1 Limited Delegation of Authority**

- (A) Once the Board has approved and adopted a Resolution of Necessity regarding a particular property or real property interest therein, the Executive Director is hereby delegated the authority to:
  - (1) Approve settlements for the acquisition of real property interests where the total global amount of the acquisition (i.e., inclusive of all fees and costs) does not exceed \$500,000.00, regardless as to the established value of the property;
  - (2) Execute any documents reasonably required to effectuate such settlements and related acquisitions by CFX (e.g., purchase and sale agreement, closing documents, easements, licenses, waivers, addendums, etc.); and
  - (3) Approve additional payment of any associated standard closing costs.
- (B) Global settlements that do not meet the criteria provided in **Subsection 13.12.1** above and any settlements that are not global in nature shall require prior ROW Committee review and

Board approval, after which the Executive Director shall be authorized to execute all related documents.

- (C) Nothing in this Section shall be construed as preventing the Executive Director or their designee from bringing a settlement within the authority granted herein before the ROW Committee for review and/or the Board for approval should, using their discretion, the Executive Director or their designee, with consult of the General Counsel, determine that so-doing would be in the best interest of CFX.

13.12.2 **Good Faith Deposits.** The Executive Director and General Counsel are hereby jointly authorized to, under the advisement of outside right of way counsel (when applicable), approve negotiated good faith deposit amounts to be deposited into the court registry in accordance with Chapter 73 and 74, Florida Statutes, so long as such good faith deposit amount is within 110% of the associated initial offer made in compliance with **Subsection 13.11.2** above.

*Adopted: 2024-442. Revised: 2025-\_\_.*

### **Section 13.13 Real Property Acquisition Reports**

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13.13.1 The Executive Director or designee thereof shall, on a no-less-than quarterly basis and in a manner compliant with the Real Property Procedures Manual, submit a report to both the ROW Committee and Board reflecting all finalized acquisitions of permanent real property interests.

*Adopted: 2024-442. Revised: 2025-\_\_.*

## **Division III: Real Property Disposition**

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### **Section 13.14 Determination of Surplus Real Property**

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13.14.1 CFX may, from time to time, determine that certain real property is no longer needed for the operation of its facilities. The Board may determine that any real property located outside of the current operating right of way limits of the Expressway System not currently needed to support the existing Expressway System is no longer essential for present or future construction, operation, or maintenance of the Expressway System or for essential CFX purposes and thereafter declare such real property to be surplus real property.

*Adopted: 2024-442.*

### **Section 13.15 Disposition of Surplus Real Property**

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13.15.1 CFX may dispose of surplus real property by selling it or exchanging it with private or public entities or persons in accordance with the procedures established in accordance with both CFX's Amended and Restated Master Bond Resolution and the Real Property Procedures Manual.

*Adopted: 2024-442.*



## Division IV: Other Real Property Interests

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### Section 13.16 Less Than Fee-Simple Interests

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- 13.16.1 The Board recognizes that there will be circumstances where another person or entity seeks to acquire, grant, or reserve certain "less than fee-simple" (e.g., easements, leases, releases, etc.) real property interests in CFX's property.
- 13.16.2 The Board may periodically convey "less than fee-simple" interests in CFX-owned real property to private or public parties if such conveyances are in accordance with both CFX's Amended and Restated Master Bond Resolution and the Real Property Procedures Manual.

*Adopted: 2024-442.*

### Section 13.17 Limited Delegation of Authority to Executive Director

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- 13.17.1 The Executive Director is hereby delegated the authority to approve and execute conveyances and documents related to such conveyances of any such "less than fee-simple" real property interest, whether temporary or permanent in nature, to or from private or public parties so long as:
- (A) The established value, as determined in accordance with the Real Property Procedures Manual and **Subsections 13.10.2** and **13.10.3** above, of any such "less than fee-simple" property interest conveyed does not exceed the Informal Procurement Threshold, as set and adjusted in accordance with the Board's most recently adopted Procurement Policy;
  - (B) If a temporary property interest, the duration of such interest does not exceed one year; and
  - (C) Such conveyance is in the best interest of the public in accordance with CFX's Amended and Restated Master Bond Resolution and the Real Property Procedures Manual.

*Adopted: 2024-442. Revised: 2025-\_\_.*

## Division V: Permits and Licenses

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### Section 13.18 Access and Use Permits/Licenses

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#### 13.18.1 Permits/Licenses Issued by CFX

- (A) The Board recognizes that there will be circumstances where another person or entity seeks to access, enter, or otherwise be present on or maintain a permitted presence on real property owned by CFX with permission but without obtaining a permanent real property interest in such CFX-owned property.
- (B) **Delegation of Authority.** The Executive Director and the Chief of Infrastructure are hereby individually delegated the authority to approve and execute permits, licenses, and other related documents granting public or private persons or entities permission to use, access, enter, or otherwise be present on or maintain a presence on CFX-owned property. Such authorization includes without limitation the authority to approve and execute temporary rights of entry, utility permits, and temporary construction easements.



### 13.18.2 Permits/Licenses Issued to CFX

- (A) The Board recognizes that there will be circumstances where CFX will need to access, enter, or otherwise be present on or maintain a presence on real property owned by another person or entity with permission and without obtaining a real property interest in such real property.
- (B) **Limited Delegation of Authority.** The Executive Director and the Chief of Infrastructure are hereby each individually delegated the authority to approve and execute applications, permits, licenses, agreements, and related documents required to access, enter, or otherwise be present or maintain a presence on real property owned by another person or entity so long as the total cost associated with such application, permit, license, and/or agreement does not exceed the Informal Procurement Threshold, as set and adjusted in accordance with the Board's most recently adopted Procurement Policy.

*Adopted: 2024-442. Revised: 2025-\_\_.*

### Section 13.19 Regulatory Permits

---

- 13.19.1 The Board recognizes that there will be circumstances where CFX will need permission from a regulatory agency (e.g., the Army Corps of Engineers, the Environmental Protection Agency, the Florida Department of Environmental Protection, applicable water management districts, etc.) to complete a certain task, objective, or project.
- 13.19.2 **Limited Delegation of Authority.** The Executive Director and the Chief of Infrastructure are hereby each individually delegated the authority to approve and execute applications and related documents required to request and obtain any such permissions or permits required by any applicable regulatory authority, regardless of the cost associated with applying for or obtaining such permission or permit.

*Adopted: 2024-442. Revised: 2025-\_\_.*

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**END OF ARTICLE 1**

## **Attachment B**

Redline to Article 1 (“Property Acquisition, Disposition, and Permitting Policy”) of Chapter 13 (“Real Property”) of the CFX Code.

EFFECTIVE DATES

Art.	Title	Adopted By	Last Revision	Version Date
1	Property Acquisition, Disposition, and Permitting Policy	Res. 2024-442	Res. 2025-__	_____

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CHAPTER 10: REAL PROPERTY

ARTICLE 1: PROPERTY ACQUISITION,  
DISPOSITION, AND PERMITTING POLICY

Adopted By: Res. 2024-444

Last Revision: Res. 2025-\_\_

Version Date: \_\_\_\_\_

Division I: General Provisions

Section 13.1 Title

The provisions of this Article shall be known and cited as the “**Property Acquisition, Disposition, and Permitting Policy**”.

Section 13.2 Authority

- 13.2.1 Section 348.759, Florida Statutes, authorizes the Central Florida Expressway Authority (“**CFX**”) to acquire private or public property and property rights by gift, devise, purchase, or condemnation by eminent domain proceedings, as CFX deems necessary for any of the purposes of Chapter 348, Part III, Florida Statutes.
- 13.2.2 Section 348.754(2)(j), Florida Statutes, grants the power of eminent domain to CFX, including the procedural powers granted under both Chapters 73 and 74, Florida Statutes.
- 13.2.3 Section 348.754(2)(c), Florida Statutes, authorizes CFX to acquire, purchase, hold, lease as lessee, and use any franchise or property, real, personal, or mixed, tangible or intangible, or any interest therein necessary or desirable for carrying out CFX’s purposes and to sell, lease as lessor, transfer, and dispose of any property or interest therein at any time acquired by it.

*Adopted: 2024-442.*

Section 13.3 Statement of Policy

- 13.3.1 The Governing Board (“**Board**”) of CFX hereby adopts this Property Acquisition, Disposition, and Permitting Policy with the intent of providing governing policies to CFX employees, consultants, and the Right of Way Committee (“**ROW Committee**”) for purposes of acquisition, disposition, use, and management of real property interests by CFX.
- 13.3.2 This policy is intended for use when CFX is the acquiring or disposing agency, except in such circumstances where such activities by CFX are otherwise required by rule, regulation, or law to be governed otherwise.
- ~~13.3.3 The Executive Director and General Counsel may delegate the routine day-to-day functions and responsibilities herein delegated to them to staff or consultants, subject to oversight by the individual delegating the responsibility. Any responsibility specifically attributed to the Executive Director or the General Counsel implicitly extends to anyone that the individual delegating authority has explicitly delegated it to.~~

13.3.3 Limited Delegations of Authority

(A) Throughout this Policy, the Board has granted various authorities to the Executive Director, Chief of Infrastructure, and General Counsel. Any such grant or delegation of authority shall



except actions taken thereunder from the general ROW review and Board Approval requirements.

(B) Additionally, the Board hereby additionally delegates to such individuals the authority to subdelegate certain authorities granted to them as follows:

(1) The Executive Director may subdelegate the authorities granted to them in **Section 13.8: Duties and Responsibilities of Executive Director**, **Section 13.11: Settlements and Offers**, **Section 13.12: Post Resolution of Necessity**, and **Division IV: Other Real Property Interests**, and **Division V: Permits and Licenses** to any Chief Officer.

(2) The Chief of Infrastructure may subdelegate the authorities granted to them in **Division V: Permits and Licenses** to the Director of Engineering, or to any Project Manager employed by the Engineering Department.

(3) The General Counsel may subdelegate the authorities granted to them in **Section 13.9: Duties and Responsibilities of General Counsel**, **Section 13.11: Settlements and Offers**, and **Section 13.12: Post Resolution of Necessity** to another in-house attorney or outside right of way counsel.

(C) The performance of any sub-delegee of the above-identified individuals shall remain subject to the oversight of the applicable delegating individual.

(D) Any such subdelegation by the Executive Director, Chief of Infrastructure, or General Counsel must be made in writing, filed with the General Counsel's Office, with a copy to the Public Records Department.

13.3.4 Nothing in this policy ~~shall~~may be ~~construed~~interpreted as restricting or placing any conditions or limitations on the Board's authority to approve any the acquisition or conveyance of any real property interest ~~by or to CFX~~ should the Board ~~determine~~make a finding that such acquisition or conveyance would be in ~~the CFX's~~ best interest ~~of CFX~~.

*Adopted: 2024-442. Revised: 2025-\_\_.*

## **Section 13.4 Real Property Procedures Manual**

13.4.1 The Executive Director shall, in coordination with the ~~assistance of the~~ Chief of Infrastructure and General Counsel ~~and in a manner consistent with this policy~~, develop, maintain, review, and, when prudent or necessary, revise the Real Property Procedures Manual, ~~which shall be annually reviewed and approved by the Executive Director in consult with General Counsel in a manner consistent with this Article.~~

13.4.2 Such Real Property Procedures Manual shall include, at minimum, procedures setting forth:

(A) The guidelines staff shall use to identify, negotiate, and acquire any real property interests, as discussed in **Division II: Real Property Acquisition** of this Article ~~below~~; and

(B) The process staff shall follow to dispose of surplus property, as discussed in **Division III: Real Property Disposition** of this Article ~~below~~.

*Adopted: 2024-442. Revised: 2025-\_\_.*

## Division II: Real Property Acquisition

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### Section 13.5 General Acquisition Guidelines

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13.5.1 CFX shall acquire any real property interest (e.g., fee-simple, easement, etc.) deemed to be necessary for an authorized public purpose.

~~13.5.2 It is~~The Board hereby ~~provides~~ the ~~policy of the Board that:~~

~~13.5.2 If following real property~~ acquisition ~~guidelines:~~

- (A) ~~If CFX's acquisition~~ of ~~any~~ real property interest ~~by CFX~~ would leave an impacted property owner with an uneconomic remnant, ~~CFX shall consider~~ acquisition of the entire property ~~will be considered~~.
- (B) Every ~~property~~ owner ~~of a real property interest being acquired by CFX~~ shall receive full, ~~just,~~ and ~~adequate~~~~just~~ compensation for ~~their property, or any real property interest acquired by CFX therein, such interest~~ in accordance with the laws of the State of Florida.
- (C) ~~When practicable,~~ CFX ~~shall~~~~will~~ attempt to negotiate in good faith to obtain a voluntary purchase from property owners, which may include providing non-monetary consideration as compensation for the property interests acquired.

Adopted: 2024-442. Revised: 2025-\_\_.

### Section 13.6 Board Oversight

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13.6.1 Unless otherwise expressly provided by the Board, the Board has sole and final responsibility for all decisions related to the acquisition of real property interests and authorization of eminent domain proceedings.

13.6.2 More specifically, the Board shall ~~approve and/or authorize the following:~~

- (A) ~~Approval of~~Approve preferred alternative/~~alignment~~ ~~alignments~~ pursuant to Project Development and Environment (~~"PD&E"~~) studies;
- (B) ~~Approval~~Approve and ~~adoption of~~adopt Resolutions of Necessity; and
- (C) ~~Initiation of~~Authorize eminent domain proceedings.

Adopted: 2024-442. Revised: 2025-\_\_.

### Section 13.7 ~~Right of~~Way Committee Oversight

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13.7.1 The ROW Committee, as established through its Board-approved charter, shall perform such duties as outlined in its charter and this ~~policy~~Article.

13.7.2 Unless otherwise expressly provided by the Board, any acquisitions of real property interest by CFX ~~that are required to be placed before the Board for its consideration and approval~~ shall first be reviewed by the ROW Committee ~~and approved by the Board prior to execution by the Executive Director for its consideration and recommendation~~.

## Section 13.8 Duties and Responsibilities of Executive Director

---

13.8.1 Approvals of real property interest acquisitions by the Board will confer upon the Executive Director the authority to execute, ~~on behalf of CFX,~~ any documents reasonably required to effectuate such acquisitions by CFX (e.g., purchase and sale agreement, closing documents, easements, licenses, and evidence of any consents, waivers, addendums, etc.). This shall include the authority to approve any additional standard closing costs associated with such acquisitions.

### 13.8.2 Limited Delegation to Executive Director

(A) In addition to the settlement authority delegated in **Section 13.12: ~~Post Resolution of Necessity Settlements~~Post Resolution of Necessity** below, the Board hereby delegates to the Executive Director the authority to, ~~without seeking review by the ROW Committee or Board approval:~~

(1) Approve acquisitions of real property interests where the global amount of the acquisition (i.e., inclusive of all fees and costs) ~~of the acquisition~~ does not exceed \$500,000.00, so long as such global acquisition amount is no more than 125% of the established value of the real property interest being acquired; ~~and~~

(2) Execute, on behalf of CFX, any documents reasonably required to effectuate such acquisitions (e.g., purchase and sale agreement, closing documents, easements, licenses, ~~and evidence of any consents,~~ waivers, addendums, etc.); ~~and~~

(3) For the purposes Approve additional payment of this Subsection, the any standard closing costs.

(B) The “established value” of a real property interest shall be determined as provided in the Real Property Procedures Manual ~~and Subsections 13.10.2 and 13.10.3~~ below.

~~(C) Such delegated authority shall be exercised in accordance with this policy and the Real Property Procedures Manual.~~

## Section 13.9 Duties and Responsibilities of General Counsel

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13.9.1 General Counsel is responsible for advising and supporting the Board, the ROW Committee, and the Executive Director in the execution of their duties, including the supervision of all outside counsel, the acquisition coordinator, and other consultants retained by CFX for acquisition of any real property interest by CFX.

13.9.2 General Counsel shall provide counsel on any proposed settlements and mediations and advise the Board, the ROW Committee, and Executive Director on compliance with any applicable state and federal laws.



## Section 13.10 Use of Consultants

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13.10.1 CFX may retain the services of and utilize consultants necessary to carry out the various real property acquisition services as required by the complexity and magnitude of the property acquisition program (e.g., outside legal counsel services, land planning services, appraisal services, title services, acquisition coordinator services, etc.).

13.10.2 Professional and licensed appraisal services must be retained by CFX for:

(A) All real property interests that are the subject of an eminent domain action; and

(B) All real property interests with an established value greater than \$300,000.00. The "established value" of a real property interest shall be determined as provided in the Real Property Procedures Manual.

13.10.3 In the event a real property interest is being purchased by CFX for mitigation or conservation purposes, the mitigation and/or conservation value of such interest as determined by the general engineering consultant or other qualified expert may be used in place of an appraisal, so long as such expert's determination complies with the Real Property Procedures Manual.

~~13.10.2~~ 13.10.4 Such consultants shall provide CFX with the necessary expertise at a reasonable cost and shall be selected in accordance with the Board's most recently adopted Procurement Policy.

~~13.10.3~~ 13.10.5 General Counsel may confer with the ROW Committee from time to time to determine what type of consultant services are required to accomplish right of way and real property acquisition services.

*Adopted: 2024-442. Revised: 2025-\_\_.*

## Section 13.11 Settlements and Offers

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### 13.11.1 Settlements

(A) Contingent ~~offers and/or contingent~~ settlements of compensation in any amount may be jointly made, approved, and executed ~~on behalf of CFX by either the Executive Director or the designee thereof or and General Counsel or the designee thereof, so long as there is joint concurrence between both such individuals regarding any such offer or settlement. Any such contingent offer or.~~ Any contingent settlement shall include a provision providing that such ~~offer or~~ settlement is contingent upon ROW Committee review and Board approval.

(B) ~~Offers and/or settlements~~ Settlements made within ~~anythe monetary threshold of an applicable~~ authority herein delegated to the Executive Director shall not require ROW Committee review or Board approval and are therefore not required to be contingent.

13.11.2 Initial Offers. The Executive Director and General Counsel are hereby delegated:

(A) The individual authority to approve, execute, issue, and make initial offers in accordance with Chapter 73 and 74, Florida Statutes, for the appraised value of the subject parcel, with no limitation on the amount of such initial offer; and

(B) The joint authority to approve, execute, issue, and make enhanced initial offers for an amount up to 125% of the appraised value of the subject parcel, should both such individuals agree that such enhanced offer would best serve the interests of CFX.

Adopted: 2024-442. Revised: 2025-\_\_.

## **Section 13.12 Post Resolution of Necessity ~~Settlements~~**

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### **13.12.1 Limited Delegation of Authority.**

- (A) Once the Board has approved and adopted a Resolution of Necessity regarding a particular property or real property interest therein, the Executive Director is hereby delegated the authority to, ~~without seeking or requiring review by the ROW Committee or Board approval:~~
- (1) Approve settlements for the acquisition of real property interests where the total global amount of the acquisition (i.e., inclusive of all fees and costs) ~~of the acquisition~~ does not exceed \$500,000.00, regardless as to the established value ~~reflected in~~ the most current CFX-obtained appraisal property;
- (2) Execute, on behalf of CFX, any documents reasonably required to effectuate such settlements and related acquisitions by CFX (e.g., purchase and sale agreement, closing documents, easements, licenses, ~~and evidence of any consents,~~ waivers, addendums, etc.); and
- (2)(3) Approve additional payment of any associated standard closing costs.
- (B) Global settlements that do not meet the criteria provided in **Subsection 13.12.1** above and any settlements that are not global in nature shall require prior ROW Committee review and Board approval, after which the Executive Director shall be authorized to execute all related documents.
- (C) Nothing in this Section shall be construed as preventing the Executive Director or their designee from bringing a settlement within the authority granted herein before the ROW Committee for review and/or the Board for approval should, using their discretion, the Executive Director or their designee, with consult of the General Counsel, determine that so-doing would be in the best interest of CFX.

**13.12.2 Good Faith Deposits.** The Executive Director and General Counsel are hereby jointly authorized to, under the advisement of outside right of way counsel (when applicable), approve negotiated good faith deposit amounts to be deposited into the court registry in accordance with Chapter 73 and 74, Florida Statutes, so long as such good faith deposit amount is within 110% of the associated initial offer made in compliance with **Subsection 13.11.2**, above.

Adopted: 2024-442. Revised: 2025-\_\_.

## **Section 13.13 Real Property Acquisition ~~Transaction~~ Reports**

---

13.13.1 The Executive Director or designee thereof shall, on a no-less-than quarterly basis and in a manner compliant with the Real Property Procedures Manual, submit a report to both the ROW Committee and Board reflecting all finalized ~~real estate acquisition transactions~~ acquisitions of permanent real property interests.

Adopted: 2024-442. Revised: 2025-\_\_.

## Division III: Real Property Disposition

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### Section 13.14 Determination of Surplus Real Property

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- 13.14.1 CFX may, from time to time, determine that certain real property is no longer needed for the operation of its facilities. The Board may determine that any real property located outside of the current operating right of way limits of the Expressway System not currently needed to support the existing Expressway System is no longer essential for present or future construction, operation, or maintenance of the Expressway System or for essential CFX purposes and thereafter declare such real property to be surplus real property.

*Adopted: 2024-442.*

### Section 13.15 Disposition of Surplus Real Property

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- 13.15.1 CFX may dispose of surplus real property by selling it or exchanging it with private or public entities or persons in accordance with the procedures established in accordance with both CFX's Amended and Restated Master Bond Resolution and the Real Property Procedures Manual.

*Adopted: 2024-442.*

## Division IV: Other Real Property Interests

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### Section 13.16 Less Than Fee-Simple Interests

---

- 13.16.1 The Board recognizes that there will be circumstances where another person or entity seeks to acquire, grant, or reserve certain "less than fee-simple" (e.g., easements, leases, releases, etc.) real property interests in CFX's property.
- 13.16.2 The Board may periodically convey "less than fee-simple" interests in CFX-owned real property to private or public parties if such conveyances are in accordance with both CFX's Amended and Restated Master Bond Resolution and the Real Property Procedures Manual.

*Adopted: 2024-442.*

### Section 13.17 Limited Delegation of Authority to Executive Director

---

- 13.17.1 The Executive Director, ~~or the designee thereof~~, is hereby delegated the authority to, ~~without seeking or requiring review by the ROW Committee or Board approval~~, approve and execute conveyances and documents related to such conveyances of any such "less than fee-simple" real property interest, whether temporary or permanent in nature, to or from private or public parties so long as:
- (A) The established value, as determined in accordance with ~~Subsection~~the Real Property Procedures Manual and Subsections 13.8.2(B) 13.10.2 and above 13.10.3 above, of any such "less than fee-simple" property interest conveyed does not exceed the Informal Procurement Threshold, as set and adjusted in accordance with the Board's most recently adopted Procurement Policy;



- (B) If a temporary property interest, the duration of such interest does not exceed one year; and
- (C) Such conveyance is in the best interest of the public in accordance with CFX's Amended and Restated Master Bond Resolution and the Real Property Procedures Manual.

Adopted: 2024-442. Revised: 2025-\_\_.

## **Division V: Permits and Licenses**

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### **Section 13.18 Access and Use Permits/Licenses**

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#### **13.18.1 Permits/Licenses Issued by CFX**

- (A) The Board recognizes that there will be circumstances where another person or entity seeks to access, enter, or otherwise be present on or maintain a permitted presence on real property owned by CFX with permission but without obtaining a permanent real property interest in such CFX-owned property.

#### **~~(B)~~—Delegation of Authority**

~~(C)~~(B) \_\_\_\_\_. The Executive Director and the Chief of Infrastructure are hereby ~~each~~ individually delegated the authority to, ~~without seeking or requiring review by the ROW Committee or Board approval,~~ approve and execute permits, licenses, and other related documents granting public or private persons or entities permission to use, access, enter, or otherwise be present on or maintain a presence on CFX-owned property. Such ~~delegation of authority~~ authorization includes without limitation the ~~approval authority to approve and execution of execute~~ temporary rights of entry ~~and,~~ utility permits, and temporary construction easements.

~~(1) The Executive Director and the Chief of Infrastructure may each delegate the authority granted to them in this Section to a designee, subject to oversight by the individual delegating such authority.~~

#### **13.18.2 Permits/Licenses Issued to CFX**

- (A) The Board recognizes that there will be circumstances where CFX will need to access, enter, or otherwise be present on or maintain a presence on real property owned by another person or entity with permission and without obtaining a real property interest in such real property.

#### **~~(B)~~—Limited Delegation of Authority**

~~(C)~~(B) \_\_\_\_\_. The Executive Director and the Chief of Infrastructure are hereby each individually delegated the authority to, ~~without seeking or requiring review by the ROW Committee or Board approval,~~ approve and execute applications, permits, licenses, agreements, and related documents required to access, enter, or otherwise be present or maintain a presence on real property owned by another person or entity so long as the total cost associated with such application, permit, license, and/or agreement does not exceed the

Informal Procurement Threshold, as set and adjusted in accordance with the Board's most recently adopted Procurement Policy.

~~(1) The Executive Director and the Chief of Infrastructure may each delegate the authority granted to them in this Section to a designee, subject to oversight by the individual delegating such authority.~~

*Adopted: 2024-442. Revised: 2025-\_\_.*

## **Section 13.19 Regulatory Permits**

---

13.19.1 The Board recognizes that there will be circumstances where CFX will need permission from a regulatory agency (e.g., the Army Corps of Engineers, the Environmental Protection Agency, the Florida Department of Environmental Protection, applicable water management districts, etc.) to complete a certain task, objective, or project.

### **~~13.19.2~~ Limited Delegation of Authority**

~~13.19.3~~ **13.19.2** . The Executive Director and the Chief of Infrastructure are hereby each individually delegated the authority to, ~~without seeking or requiring review by the ROW Committee or Board approval,~~ approve and execute applications and related documents required to request and obtain any such permissions or permits required by any applicable regulatory authority, regardless of the cost associated with ~~such application and/or related documents~~ applying for or obtaining such permission or permit.

~~(A) The Executive Director and the Chief of Infrastructure may each delegate the authority granted to them in this Section to a designee, subject to oversight by the individual delegating such authority.~~

*Adopted: 2024-442. Revised: 2025-\_\_.*

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**END OF ARTICLE 1**