

# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

## **AGENDA RIGHT OF WAY COMMITTEE MEETING January 28, 2026 10:00 a.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 Section 2.14, CFX Code, 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 NOVEMBER 19, 2025, RIGHT OF WAY COMMITTEE MEETING MINUTES (action item)**

### **D. AGENDA ITEM**

#### **1. PROPOSED SETTLEMENT AND REAL ESTATE PURCHASE AGREEMENT BETWEEN THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND ROLAND CORDERO, IN THE MATTER OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY V. ROLAND CORDERO, ET AL., REGARDING SR 538 POINCIANA PARKWAY EXTENSION, SEGMENT 538-235, PARCELS 53-217 A & B**

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

#### **2. PROPOSED RESOLUTION OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY DECLARING PROPERTY AS NECESSARY FOR ACQUISITION FOR EXPRESSWAY SYSTEM PROJECT SR 534, SEGMENTS 534-242, 534-242A, AND 534-243, PARCELS 534-250, 534-251, 534-252, 534-253, 534-254, 534-255, 534-256, 534-321, 534-322, 534-323, 534-324, 534-325, 534-326, 534-327, 534-243 A, B, & C, 534-265, 534-751, 534-752, 534-757**

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

### **E. OTHER BUSINESS**

### **F. ADJOURNMENT**

# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

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  
COMMITTEE  
MEETING MINUTES**

# CENTRAL FLORIDA EXPRESSWAY AUTHORITY

## MINUTES CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY COMMITTEE MEETING November 19, 2025

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

### **Committee Members Present:**

Christopher Murvin, Citizen Representative, Chairman  
Tad Calkins, Brevard County Representative  
Laura F. Carroll, City of Orlando Representative  
Juan F. Diaz, Citizen Representative  
Shane Fischer, Seminole County Representative  
Anita Geraci-Carver, Lake County Representative  
Aida T. Ortiz, Orange County Representative  
Paul Satchfield, Osceola County Representative

### **CFX Staff Present:**

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

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

The meeting was called to order at 2:00 p.m. by Chairman Murvin.

### **B. PUBLIC COMMENT**

The following member(s) of the public commented:

1. Ms. Sara Benero-Barbosa - SR 534 Osceola Parkway Extension Project

### **C. APPROVAL OF SEPTEMBER 24, 2025 RIGHT OF WAY COMMITTEE MEETING MINUTES**

A motion was made by Ms. Carroll and seconded by Mr. Satchfield for approval of the September 24, 2025 Right of Way Committee meeting minutes. The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.

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

Ms. Berrios shared a map illustrating the locations of the parcels within the SR 538 project, which will be addressed in the next three agenda items before the Committee.

##### **D.1. PROPOSED SETTLEMENT AGREEMENT BETWEEN CFX AND TGI, INC. THE GOADS INTERNATIONAL IN THE MATTER OF CFX V. TGI, INC. THE GOADS INTERNATIONAL, ET AL., SR 538 POINCIANA PARKWAY EXTENSION PROJECT, SEGMENT 538-235, PARCELS 53-123 A, 53-123 B, AND 53-723**

Mr. Marcos R. Marchena with Marchena and Graham, P.A. presented a proposed Settlement Agreement between CFX and TGI, Inc., The Goads International in the matter of CFX v. TGI, Inc. The Goads International, et. al., for the acquisition of Parcels 53-123A, 53-123B, and 53-723 needed for the SR 538 Poinciana Parkway Extension Project. On August 8, 2024, the Board approved acquiring these parcels for the project. An eminent domain action was filed on April 4, 2025, and the Court entered a Stipulated Order of Taking on June 5, 2025. CFX subsequently deposited its good-faith estimate of \$4,393,300 into the Court registry.

Mr. Marchena summarized the differences between the parties' valuations. CFX's appraisal valued the taking at \$4,393,300, while the Owner's appraisal totaled \$8,325,600, primarily due to differing assessments of damages to the remainder, cost-to-cure calculations, and asserted entrepreneurial profit. The parties attended mediation on September 25, 2025, and reached a proposed settlement resolving all valuation issues, contingent on Board approval. Under the proposed agreement, CFX would provide a total compensation of \$5,709,567.58, inclusive of attorneys' fees, expert fees, and costs, less the amount previously deposited. The Owner would also receive extended possession through April 1, 2027. It was noted that recent comparable sales activity and the change in access to Parcel 53-123A support the negotiated compensation.

The Committee members asked questions which were answered by Mr. Marchena.

**A motion was made by Mr. Fischer and seconded by Ms. Carroll for recommendation for Board approval of the Settlement Agreement between CFX and TGI, Inc. The Goads International in the matter of Central Florida Expressway Authority v. TGI, Inc. The Goads International, et al., for a negotiated total compensation amount of \$5,709,567.58, for all claims related to Parcels 53-123A, 53-123B, and 53-723, inclusive of all attorneys' fees, owner's expert costs, and authorization to the Executive Director or designee to execute all documents necessary to complete the transaction, with the authority to approve any non-substantial changes by legal counsel. The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote**

**D.2. PROPOSED SETTLEMENT AND REAL ESTATE PURCHASE AGREEMENT BETWEEN CFX AND ROGER F. RUIZ, MARTIZA YESENIA RUIZ, AND ATLANTIS K, LLC, IN THE MATTER OF TGI, INC. THE GOADS INTERNATIONAL, ET. AL., PARCELS 53-124 AND 53-152: SR 538 POINCIANA PARKWAY EXTENSION PROJECT, SEGMENT 538-235**

Mr. Marcos R. Marchena with Marchena and Graham, P.A. is requesting the Committee's recommendation for CFX Board approval of a proposed Settlement and Real Estate Purchase Agreement with the owners of Parcels 53-124 and 53-152. These properties and their parent tracts are needed to support utilities relocation and construction for the SR 538 Poinciana Parkway Extension Project in Osceola County.

He noted that the CFX Board previously authorized acquisition of the parcels and that an eminent domain action was filed in April 2025. During the proceedings, the owners expressed interest in settling through a negotiated sale. Parcel 53-124 totals approximately 20.753 acres, and Parcel 53-152 totals approximately 2.329 acres. CFX also identified potential additional uses for the parent tracts, including wetland mitigation and project materials storage.

CFX negotiated a proposed agreement to buy both parent tracts for \$1,975,000. This amount includes all claims related to the parcels, as well as attorneys' fees and expert costs. Updated comparable sales data supported the negotiated price.

The Committee members asked questions which were answered by Mr. Marchena.

**A motion was made by Mr. Satchfield and seconded by Mr. Calkins for a recommendation for Board approval of the Settlement and Real Estate Purchase Agreement between CFX and Roger F. Ruiz, Martiza Yesenia Ruiz, and Atlantis K, LLC, in the matter of Central Florida Expressway Authority v. TGI, Inc. The Goads International, et al., for a negotiated total compensation amount of \$1,975,000.00 for all claims related to Parcels 53-124 and 53-152, inclusive of all attorneys' fees, owner's expert costs, and authorization to the Executive Director or designee to execute all documents necessary to complete the transaction, with the authority to approve any non-substantial changes by legal counsel. The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.**

**D.3. PROPOSED MEDIATED SETTLEMENT AGREEMENT BETWEEN CFX AND OSCEOLA POLK LINE, LLC, IN THE MATTER OF BAYAT INTERNATIONAL REAL ESTATE, LLC; PARCEL 53-450 A, B, & C: SR 538 POINCIANA PARKWAY EXTENSION PROJECT, SEGMENT 538-235A**

Mr. Richard Milian with Nelson Mullins Riley and Scarborough, LLP presented a proposed mediated settlement with Osceola Polk Line, LLC for the acquisition of Parcel 53-450 A, B & C, required for the SR 538 Poinciana Parkway Extension Project. The Board previously authorized acquisition of the necessary properties in August 2024, and an eminent domain action was filed in February 2025. A Stipulated Order of Taking was entered in April 2025, with CFX depositing \$465,075 as the good-faith estimate.

CFX and the property owner attended mediation on September 22, 2025, and reached a contingent agreement resolving all valuation issues. The proposed settlement totals \$1,172,196, inclusive of attorneys' fees, costs, and expert fees. The revised compensation reflects updated market conditions, comparable nearby sales, and county staff's revised interpretation of the property's highest and best use, which evolved from residential to mixed residential/commercial and light industrial due to the area's transitional development pattern. Comparable acquisitions, including CFX's purchase of Parcel 53-160 A & B and FDOT's acquisition of adjacent property supported the mediated per-acre value.

Staff and the appraisers concluded that the settlement amount is consistent with current valuations and is in CFX's best interest, as it avoids prolonged litigation and additional expenses.

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

**A motion was made by Ms. Carroll and seconded by Mr. Fischer for a recommendation for Board approval of the Settlement Agreement between CFX and Osceola Polk Line, LLC, in the matter Central Florida Expressway Authority v. Bayat International Real Estate, LLC, et al., for a negotiated total compensation of \$1,172,196.00, for all claims related to Parcels 53-450 A, B and C, inclusive of all attorneys' fees, owner's expert costs, and authorization to the Executive Director or designee to execute all documents necessary to complete the transaction, with the authority to approve any non-substantial changes by legal counsel. The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.**

**D.4. PROPOSED PROPERTY EXCHANGE AGREEMENT BETWEEN CFX AND TUSK PROPERTIES, LLC: SR 414 JOHN LAND APOPKA EXPRESSWAY PROJECT, SEGMENT 414-210B**

Mr. Richard Milian with Nelson Mullins Riley and Scarborough, LLP introduced his associate, Ms. Emma Pinder, who requested Committee approval for a Property Exchange Agreement ("the Exchange") between CFX and Tusk Properties, LLC. The Exchange involves portions of adjacent parcels in Orange County to support Tusk's planned improvements along East Keene Road.

CFX currently holds fee simple ownership of property originally acquired for the SR 414 John Land Apopka Expressway Project. Tusk owns the adjoining parcel and seeks to obtain approximately 13,307 square feet of CFX property in exchange for conveying approximately 12,721 square feet of its own property to CFX. CFX's General Engineering Consultant reviewed both properties and confirmed that the exchange of properties will not affect current or future expressway construction, operations, or maintenance.

The sole consideration shall be the property exchange, plus costs and other fees. CFX is not responsible for any costs related to the Exchange. In addition, Tusk will pay for the relocation of an existing fence as part of the Exchange. Tusk's Pre-Exchange Property is closer to SR 414, and it is easily accessible by CFX. The Exchange is a like-kind exchange, which is in the best interest of and will benefit CFX.

The Committee members asked questions which were answered by Ms. Pinder.

**A motion was made by Ms. Geraci-Carver and seconded by Ms. Ortiz for a recommendation for Board approval of the Property Exchange Agreement between CFX and Tusk Properties, LLC and authorization to the Executive Director or designee to execute all documents necessary to complete the transaction, with the authority to approve any non-substantial changes by legal counsel. The motion carried unanimously with all eight (8) Committee members present voting AYE by voice vote.**

#### **E. OTHER BUSINESS**

There was no other business discussed.

Chairman Murvin stated that the next Right of Way Committee Meeting is scheduled for January 28, 2026.

#### **F. ADJOURNMENT**

Chairman Murvin adjourned the meeting at 2:44 p.m.

**Minutes approved on \_\_\_\_\_, 2026.**

*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.*

**D.1**



**MARCHENA AND GRAHAM, PA**

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**MARCOS MARCHENA  
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**MEMORANDUM**

**TO:** CFX Right of Way Committee Members

**FROM:** Marcos R. Marchena, Esq., Right of Way Counsel *Marcos Marchena*  
Valerie C. David, Esq., Right of Way Counsel *Valerie David*  
Marchena and Graham, P.A. Valerie David (Jan 20, 2026 13:53:44 EST)

**DATE:** January 20, 2026

**SUBJECT:** Proposed Settlement and Real Estate Purchase Agreement between the Central Florida Expressway Authority and Roland Cordero, in the matter of *Central Florida Expressway Authority v. Roland Cordero, et al.*, regarding SR 538 Poinciana Parkway Extension, Segment 538-235, Parcels 53-217 A & B.

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Marchena and Graham, P.A., Right of Way Counsel, seeks the recommendation of the Right of Way Committee for approval by the CFX Board of a proposed settlement, and Real Estate Purchase Agreement between the Central Florida Expressway Authority ("CFX") and Roland Cordero (the "**Owner**") for the acquisition of parcel 53-217 A & B (the "**Subject Parcel**") and its associated parent tract for the utilities relocation and construction necessary to complete the State Road 538 Poinciana Parkway Extension Project ("**SR 538 Extension Project**"), in Polk County, Florida.

**BACKGROUND AND DESCRIPTION**

On August 8, 2024, the CFX Board adopted a resolution authorizing the acquisition of specific properties necessary for completion of the SR 538 Extension Project, with such resolution including the Subject Parcel.

On May 22, 2025, Right of Way Counsel initiated an eminent domain action in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, to, in part, acquire the Subject Parcel, for completion of the SR 538 Extension Project, styled *Central Florida Expressway Authority v. Roland Cordero, et al.*, Case No.: 2025-CA-001856 (the "**Action**").

On August 22, 2025, the Court entered a Stipulated Order of Taking concerning the Subject Parcel. On September 4, 2025, pursuant to the Stipulated Order of Taking, CFX deposited into the Court registry the good faith estimated value totaling \$725,800.00. The CFX good faith estimate of value of \$725,800.00, was based on the appraisal of Richard K. MacMilan, MAI, with support for the



land valuation from McIntosh Associates an LJA Company and valuation of improvements from McCree General Contractors and Architects.

The Subject Parcel, together with its parent tract, is trapezoidal in shape and comprises a total of 5.125 acres (223,223 square feet). The Subject Parcel itself contains 4.760 acres, leaving a remainder of 0.365 acres (15,878 square feet). Approximately 1.521 acres of the Subject Parcel consist of wetlands, which occupy much of the western portion of the site. The remaining 3.604 acres are uplands, divided into two separate areas. The Subject Parcel has 2,880 SF barn and a 432 SF 1 bedroom, 1 bath “caretaker” residence.

On November 11, 2025, the Owner submitted a counteroffer package to Right of Way Counsel that included sale comparables, access analyses, and highest and best use arguments. The primary difference in valuation stems from differing opinions regarding highest and best use. CFX’s appraiser valued the Subject Parcel at \$1.60 per square foot, or \$69,696 per acre, while the Owner’s analysis concluded a value of \$325,000 per acre. This disparity is attributable to CFX’s conclusion that the highest and best use is single-family residential, whereas the Owner presented compelling evidence supporting a higher-intensity development use, including approved development projects such as the INB Homes County Line Town Project.

After careful review and discussion, Right of Way Counsel negotiated a proposed agreement settling the Action as to the Owner, contingent on CFX Board approval. The proposed agreement contemplates CFX purchasing the parent tract upon which the Subject Parcel is located (identified in the Polk County Property Appraiser property system as property tax identification number 28-26-06-000000-033040) for the amount of \$1,495,109.13, inclusive of a release of any claims as to the Subject Parcel by the Owner and all attorneys’ fees and property owners’ experts’ costs, less the previously deposited \$725,800.00. The final compensation breakdown is further outlined in paragraph 3 of the proposed Real Estate Purchase Agreement, which is attached as ATTACHMENT “A”.

The total value initially assigned to the Subject Parcel was \$680,200.00, with an initial valuation date of March 28, 2024. Prior to filing the lawsuit, an updated appraisal assigned the total value of Subject Parcel as \$725,800.00, with a valuation date of February 7, 2025. Acquiring the remainder of the parent tract will also assist CFX address an access issue on an adjacent parcel. The highest and best use argument, along with the comparable sales activity since the valuation dates, and the ability to address an adjacent parcel access issue provide additional justification for the agreed-upon purchase price.

### **REQUESTED ACTION**

A recommendation for Board approval of the proposed Settlement and Real Estate Purchase Agreement between the Central Florida Expressway Authority and Roland Cordero, in the matter of *Central Florida Expressway Authority v. Roland Cordero, et al.*, for a negotiated total compensation amount of \$1,495,109.13, for all claims related to Parcels 53-217 A & B, inclusive of the purchase of the associated parent tract and all attorneys’ fees and property owners’ expert costs, plus applicable standard closing costs, and authorization to the Executive Director or designee to execute all documents necessary to complete the transaction, with the authority to approve any non-substantial changes by legal counsel.

January 20, 2026

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**ATTACHMENTS**

- A. Real Estate Purchase Agreement between the Central Florida Expressway Authority and Roland Cordero.
- B. Aerial of Parcel 53-217 A & B and associated Parent Tract.

**ATTACHMENT "A"**

Real Estate Purchase Agreement between the Central Florida Expressway Authority and Roland Cordero.

PARCEL: 53-217 & Parent Tract

PROJECT: S.R. 538

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY**  
**REAL ESTATE PURCHASE AGREEMENT**

**THIS REAL ESTATE PURCHASE AGREEMENT** (“Agreement”) is made this \_\_\_\_ day of January, 2026, by and between **ROLAND CORDERO**, whose address 1020 Jason Ridge Court, Kissimmee, Florida 34747 (“**Seller**”), and 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**”). CFX and the Seller are sometimes hereinafter individually referred to as a “Party” or collectively as the “Parties”.

**RECITALS:**

Pursuant to Chapter 348, Part III of the Florida Statutes (the “**Central Florida Expressway Authority Law**”), and particularly Section 348.754, Florida Statutes, CFX is empowered to construct, improve, maintain, and operate the Central Florida Expressway System (“**Expressway System**”) and, in connection therewith, to construct any extensions, additions or improvements to said system or appurtenant facilities, including all necessary approaches, roads, bridges, and avenues of access. Furthermore, pursuant to Section 348.760, Florida Statutes, CFX may enter into contracts, conveyances, partnerships and other agreements with other entities for the purpose of carrying out the provisions of the Central Florida Expressway Authority Law.

CFX has taken a portion of the Seller’s Property in an Order of Taking conveying approximately 4.760 acres of Seller’s Property described as Parcel 53-217 to CFX in an eminent domain action, as necessary right-of-way for the future construction and maintenance of right of way improvements for State Road 538 (the “**Project**”), as more particularly described as Parcel 53-217 and as further depicted in the legal descriptions and sketches in the attached **Exhibit “A”** that is incorporated into this reference.

Prior to the Order of Taking Seller was the owner of a certain parcel of real property located in Polk County, Florida, known as Parcel ID: 28-26-06-000000-033040, that was approximately 5.125 gross acres, as described in the Warranty Deed recorded on March 12, 2013, at OR Book 08898, Page 2107 of the Polk County Public records attached hereto as **Exhibit “B”**, together with all improvements thereon and rights, permits, privileges, licenses, rights of way and easements appurtenant thereto (the “**Remainder**”, and together with Parcel 53-217, the “**Property**.”).

The Seller desires to sell the Remainder to CFX and resolve any of Seller’s remaining compensation claims against CFX for Parcel 53-217 for the Purchase Price (defined below), and CFX desires to purchase the Remainder and resolve any remaining compensation claims against CFX for Parcel 53-217.



Seller and CFX desire to enter this Agreement to formalize the terms and conditions whereby the Seller shall sell and convey the Remainder to CFX, and stipulate to the judgment resolving any remaining claims related to Parcel 53-217.

For and in consideration of the mutual covenants, agreements, and Purchase Price set forth herein, and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby expressly acknowledged by the Parties hereto, CFX and Seller hereby covenant and agree as follows:

1. **Recitals.** The recitals set forth above are true and correct and are incorporated herein by reference and made part of this Agreement.

2. **Agreement to Buy and Sell.** The Seller agrees to sell the Remainder to CFX and resolve any of Seller's remaining compensation claims against CFX for Parcel 53-217 for the Purchase Price (defined below), and CFX agrees to purchase the Remainder and resolve any remaining compensation claims against CFX for Parcel 53-217 by paying Seller the Purchase Price. CFX shall receive a credit against the Purchase Price for such portion of the Purchase Price as it paid through its good faith deposit into the court registry for Parcel 53-217, in the amounts stated below.

3. **Purchase Price and Total Consideration Paid.** The total additional compensation to be paid by CFX at Closing subject to CFX Board approval, pursuant to the terms of the Stipulated Final Judgment in Case No. 2025-CA-001856, (the "**Lawsuit**") the terms of this Agreement, and only in the event of closing, shall be **\$769,309.13** ("**Purchase Price Remaining**"), a breakdown of the Purchase Price is as follows:

(a)	Purchase Price:	\$1,300,000.00
(b)	Damages or Cost to Cure:	Included in Purchase Price
(c)	Attorney Fees and Costs:	\$174,950.00
(d)	Appraiser Fees:	\$10,975.00
(e)	Other Consultant Fees and Costs:	\$9,184.13
(f)	Less - Prior Amount Paid by CFX for Order of Taking Parcel 53-217:	(\$725,800.00)
(g)	<b>Total Amount Due at Closing From CFX (Purchase Price Remaining):</b>	<b>\$769,309.13</b>

The Purchase Price detailed above shall constitute full and complete compensation for the Seller's Property and all rights granted to CFX hereunder, except as otherwise provided in this Agreement.

At Closing, CFX shall also pay: (i) the costs of recording the Deed delivered hereunder; (ii) the costs of any environmental studies or other due diligence surveys by CFX; and (iii) title insurance policy premium, including endorsements, and related title expenses pertaining to the owner's title



commitment, (iv) any escrow or closing fee from the closing agent, if any. At Closing the Seller shall pay all costs to prepare and record any documents necessary to cure any title defect other than the Permitted Exceptions. The Deed shall be executed and delivered in lieu of condemnation and shall include a caption that it is not subject to documentary stamp tax. Except as provided above, each Party shall pay its own attorney's or other consultants. All other costs incurred at Closing shall be borne by the Parties in accordance with the custom and usage in Polk County, Florida.

4. **Conditions and Limitations.**

- (a) This Agreement shall be subject to the final approval of CFX as required by CFX Property Acquisition, Disposition & Permitting policy, procedure, and/or manual as of the date of this Agreement. This Agreement is contingent on entry of the Stipulated Final Judgment in Case No. 2025-CA-001856, attached as **Exhibit "C"**. Closing shall occur within thirty (30) days after entry of the Stipulated Final Judgment, unless extended by mutual agreement in writing signed by the Parties (the "Closing Date"), at the offices of CFX's attorney or designated title company or any other place which is mutually acceptable to the Parties. Without limiting the foregoing, Closing may take place by mail or courier. Seller shall have the right to terminate this Agreement if the approvals required by this paragraph are not obtained by May 30, 2026.
- (b) Seller shall pay all taxes, assessments and charges applicable to the Remainder for all years up to and including the date of Closing in accordance with Section 196.295, Florida Statutes. All general and special assessments and charges applicable to the Remainder shall be prorated as of the Property Closing Date between Seller and CFX. At Closing, the Seller shall pay CFX (or the Closing Agent) Seller's pro rata share of such other taxes, assessment and charges as determined by any and all applicable federal, state, county, municipal, or other governmental department or entity, or any authority, commission, board, bureau, court, community development district, or agency having jurisdiction over the Remainder ("Governmental Authority"). If the real property ad valorem taxes, general assessments and charges applicable to the Remainder are not available at Closing, then they shall be estimated based upon the most recent information available. If the Closing occurs in November or December, Seller shall be responsible for the entire year's tax liability.
  - a. Seller is responsible for delivering marketable title to CFX. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to CFX ("Permitted Exceptions"). Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller. Title shall transfer as of the Closing Date and Seller shall deliver possession of the Property to CFX at Closing free of any tenancies, occupants or personal property. Seller shall have a reasonable time to extend the Closing to clear or bond off any title encumbrances not signed by Seller and not



listed on CFX's title commitment provided to Seller's counsel on 1/13/2026.

- (c) At the Closing, Seller shall execute and deliver to CFX a Special Warranty Deed (the "Deed") in substantially the form and content attached hereto as **Exhibit "D"** and incorporated herein by reference, conveying marketable record title to the Remainder to CFX, subject only to the Permitted Exceptions. In the event any mortgage, lien or other encumbrance encumbers the Remainder at Closing and is not paid and satisfied by Seller, such mortgage, lien or encumbrance shall, at CFX's election, be satisfied and paid with the proceeds of the Purchase Price, subject to Seller's right to extend the Closing for a reasonable time as outlined in the previous paragraph.
- (d) If ownership of the Property is held in a partnership, limited partnership, corporation, trust or any form of representative capacity specified in **Section 286.23, Florida Statutes**, Seller shall execute and deliver an affidavit in substantially the form and content attached hereto as **Exhibit "E"** and incorporated herein by reference. Seller shall also execute a closing statement, an owner's affidavit including matters referenced in **Section 627.7842(b), Florida Statutes**, and such other typical and customary documents as needed to convey marketable record title to the Remainder as provided herein.
- (e) Seller and CFX agree that this Agreement, along with the orders and judgment entered in the Lawsuit, including Seller's extended possession granted in the Order of Taking, represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the Parties
- (f) Because CFX is purchasing the Property, the Access Easement Agreement attached to the Stipulated Order of Taking entered on August 22, 2025, as Exhibit B is no longer necessary for Seller to access the Property and the Parties agree that CFX is under no obligation to provide the easement once extended possession expires. Notwithstanding the foregoing, Seller is executing this Agreement and stipulating to the terms in the proposed final judgment based on a representation and warranty from CFX that it will provide the planned access easement for the other property owners sued in the takings for this project.

5. **General Provisions.** No failure of either Party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of either Party's right to demand exact compliance with the terms hereof. This Agreement, and the orders and Judgment in the Lawsuit contains the entire agreement of the Parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the Parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon any of the Parties hereto unless such amendment is in writing and executed by Seller and CFX. The provisions of this Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective heirs, administrators, executors, personal representatives, successors and



assigns. Time is of the essence of this Agreement. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or Legal Holiday, such time for performance shall be extended to the next business day. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. The headings inserted at the beginning of each paragraph of this Agreement are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. Seller and CFX do hereby covenant and agree that such documents as may be legally necessary or otherwise appropriate to carry out the terms of this Agreement shall be executed and delivered by each Party at Closing. This Agreement shall be interpreted under the laws of the State of Florida. The Parties hereto agree that venue for any legal action authorized hereunder shall be in the courts of Polk County, Florida. **TIME IS OF THE ESSENCE OF THIS AGREEMENT AND EACH AND EVERY PROVISION HEREOF.** This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

6. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed at the address first set forth above or as designated in a written notice given in accordance with this paragraph, and an electronic email copied to the party's respective counsel.

7. **Not an Offer.** Notwithstanding anything to the contrary in this Agreement, in the event that the transaction under this Agreement does not close, this Agreement shall not be deemed a written offer nor admissible in any subsequent eminent domain proceeding with respect to the Property.

8. **Waiver of Jury Trial.** SELLER AND CFX VOLUNTARILY WAIVE A TRIAL BY JURY IN ANY LITIGATION OR ACTION ARISING FROM THIS AGREEMENT. NOTWITHSTANDING THE FOREGOING, NOTHING HEREIN SHALL BE DEEMED TO WAIVE SELLER'S RIGHT TO A JURY TRIAL IN ANY EMINENT DOMAIN LITIGATION.

9. **No Representation or Warranty of Facilities.** Seller acknowledges and agrees that this Agreement is not contingent upon CFX's construction of any specific transportation facilities or improvements and the design and location of any contemplated or proposed transportation facilities are not guaranteed. This paragraph shall survive closing.

10. **Effective Date.** When used herein, the term "Effective Date" or the phrase "the date hereof" or "the date of this Agreement" shall mean the last date that either CFX or Seller executes this Agreement.



11. **Release of CFX.** Seller hereby agrees, acknowledges and understands that the Property is being acquired by CFX in connection with a planned limited access highway project. By execution of this Agreement, Seller acknowledges and agrees that as of the date of Seller's execution and delivery of the deed, Seller shall thereby release and discharge CFX, of and from all, and all manner of causes of action, suits, claims, damages, judgments, in law or in equity, which Seller ever had, then has, or which any personal representative, successor, heir or assign of Seller, thereafter can, shall or may have, against CFX, for, upon or by reason of any matter, cause or thing whatsoever, arising out of or in any way connected with Seller's conveyance of the Property to CFX, including, without limitation, any claim for loss of access to Seller's remaining property, severance damages to Seller's remaining property, business damages or any other damages. Nothing herein shall be deemed to release CFX from its obligations or liabilities under this Agreement. A covenant shall be contained in the deed acknowledging Seller's agreement to the foregoing.

12. **Special Conditions.** , Seller did not prepare the legal descriptions used in the Agreement, the closing documents, and the Lawsuit of the Property, Remainder, or Parcel 53-217, nor has Seller hired a surveyor verify such descriptions. Accordingly, notwithstanding any statement to the contrary, Seller shall have no liability or claim resulting from an inaccurate legal description. This provision shall survive the Closing.

[Signatures on following pages].

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed in their respective names as of the date first above written.

WITNESSES:

David Cordero Jan 14, 2026  
Print Name: DAVID CORDERO  
Address: 491 EASY ST LOT 8  
ST. AUGUSTINE FL 32086

Rikesh Patel R Patel  
Print Name: \_\_\_\_\_  
Address: 4255 US 1 SOUTH  
ST. AUGUSTINE FL  
32086

"SELLER"

Roland Cordero  
ROLAND CORDERO

Dated: Jan 14, 2026

STATE OF FLORIDA )  
COUNTY OF ORANGE )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 14 day of January 2026, by Roland Cordero. He is ☐ personally known to me OR ☒ produced Florida driver Lic as identification.

[Affix Seal]



R Patel

Signature of Notary Public - State of Florida

Print Name: Rikesh Kumar Patel

Commission No.: HH 404917

My Commission Expires: 07/10/2027

**"CFX"**

**CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY**

**ATTEST:**

\_\_\_\_\_  
Regla ("Mimi") Lamaute  
Manager of Executive and Board Services

By: \_\_\_\_\_  
CFX Chairman

Print Name: \_\_\_\_\_

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

**WITNESSES:**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Approved as to form and legality for the  
exclusive reliance of the Central Florida  
Expressway Authority.

MARCHENA & GRAHAM, P.A.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Marcos Marchena, Right of Way Counsel

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

STATE OF FLORIDA     )  
COUNTY OF ORANGE    )

The foregoing instrument was a \_\_\_\_\_  
online notarization on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as Chairman  
of the Central Florida Expressway Authority, on behalf of the organization. He is [ ] personally  
known to me OR [ ] produced \_\_\_\_\_ as identification.

[Affix Seal]

\_\_\_\_\_  
Signature of Notary Public - State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTIONS and SKETCHES OF PARCEL 53-217**

PROPOSED



# EXHIBIT A

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 538 (POINCIANA PARKWAY - SEGMENT 2)  
PROJECT NO. 538-235  
PARCEL 53-217 PARTS A-B  
PURPOSE: LIMITED ACCESS RIGHT OF WAY  
ESTATE: FEE SIMPLE

## LEGAL DESCRIPTION

### PART A

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8898, PAGE 2107 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 SOUTH 00°07'07" EAST, A DISTANCE OF 1160.03 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8898, PAGE 2107; THENCE ALONG SAID NORTH LINE SOUTH 89°43'12" WEST, A DISTANCE OF 132.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89°43'12" EAST, A DISTANCE OF 460.03 FEET TO A POINT ON THE POLK/OSCEOLA COUNTY LINE; THENCE ALONG SAID COUNTY LINE SOUTH 27°04'46" EAST, A DISTANCE OF 371.56 FEET TO A POINT ON THE SOUTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTH LINE NORTH 89°43'12" WEST, A DISTANCE OF 379.78 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 414.61 FEET TO THE POINT OF BEGINNING.

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

CONTAINING 3.181 ACRES, MORE OR LESS.

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

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY	
		BY	DATE	WBO DESIGN & ENGINEERING, INC. 187963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA 32801. PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 5
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R. REBELLO	02/28/2023
REVISIONS	BY	DATE	CHECKED	M. SHATTO	03/08/2023
				SECTION N/A	
				SHEET 1 OF 5	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 538 (POINCIANA PARKWAY - SEGMENT 2)  
PROJECT NO. 538-235  
PARCEL 53-217 PARTS A-B  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

### LEGAL DESCRIPTION

#### PART B

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8898, PAGE 2107 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5-INCH BY 5-INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "OSCEOLA COUNTY T25S/R27E 1964 FLORIDA J" MARKING THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°41'53" WEST, A DISTANCE OF 2644.67 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST POLK COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 SOUTH 00°07'07" EAST, A DISTANCE OF 1160.03 FEET TO A POINT ON THE NORTH LINE OF SAID DESCRIBED LANDS AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE SOUTH 89°43'12" EAST, A DISTANCE OF 132.14 FEET; THENCE SOUTH 36°58'40" EAST, A DISTANCE OF 414.61 FEET TO A POINT ON THE SOUTH LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTH LINE NORTH 89°43'12" WEST, A DISTANCE OF 226.15 FEET; THENCE NORTH 36°58'40" WEST, A DISTANCE OF 257.90 FEET TO AFOREMENTIONED WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG SAID WEST LINE NORTH 00°07'07" WEST, A DISTANCE OF 124.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.579 ACRES, MORE OR LESS.

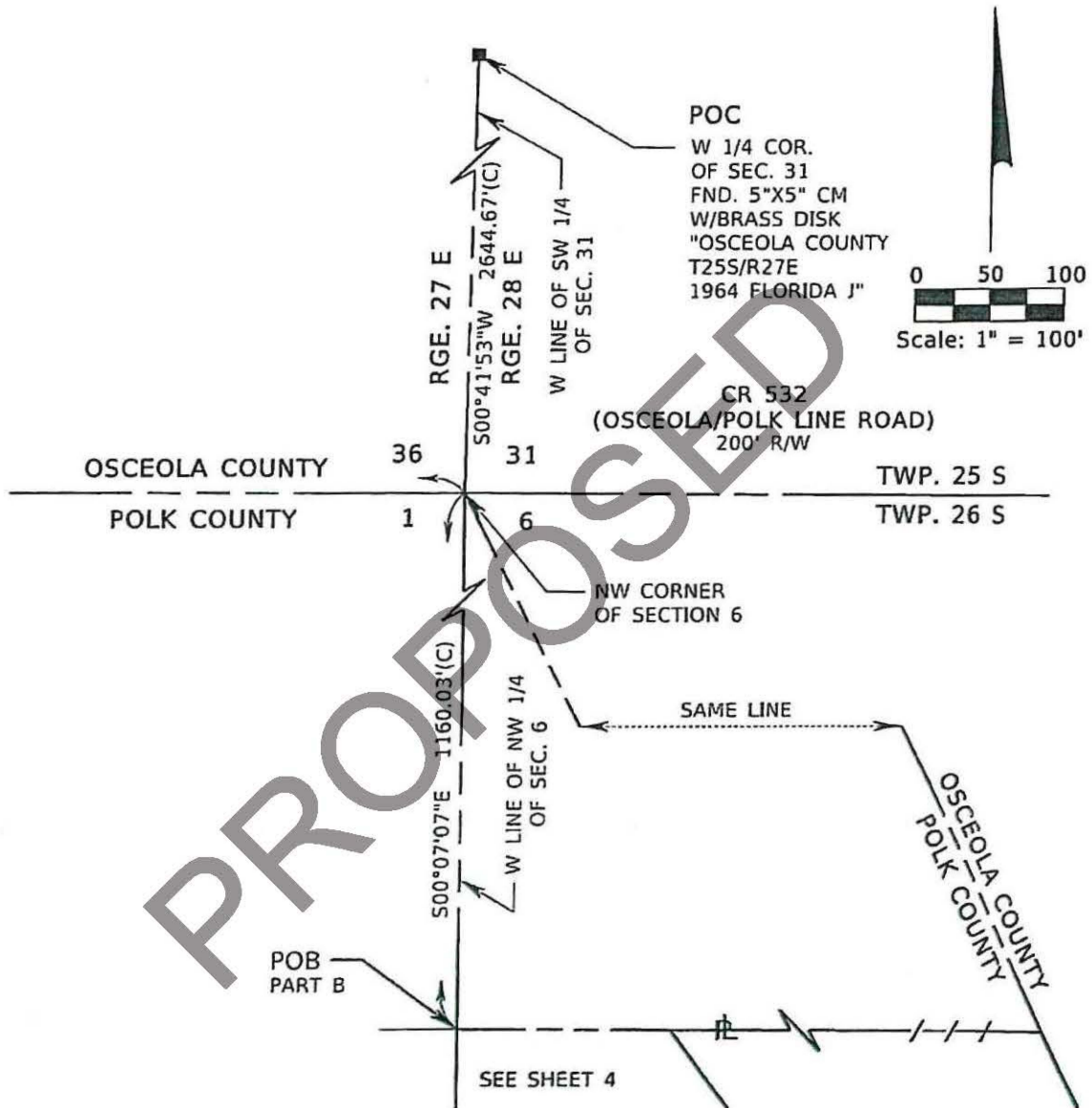
CONTAINING IN THE AGGREGATE 4.760 ACRES, MORE OR LESS.

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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
			BY	DATE	WDO DESIGN & ENGINEERING, INC. LB7963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801. PHONE: (407) 839-4300	
ADD PARTS TO PARCEL NO. R. REBELLO 05/08/2024			DRAWN	R. REBELLO	02/28/2023	DATA SOURCE: SEE GENERAL NOTES, SHEET 5
REVISION			BY	DATE	CHECKED	M. SHATTO 03/08/2023
					SECTION N/A	SHEET 2 OF 5



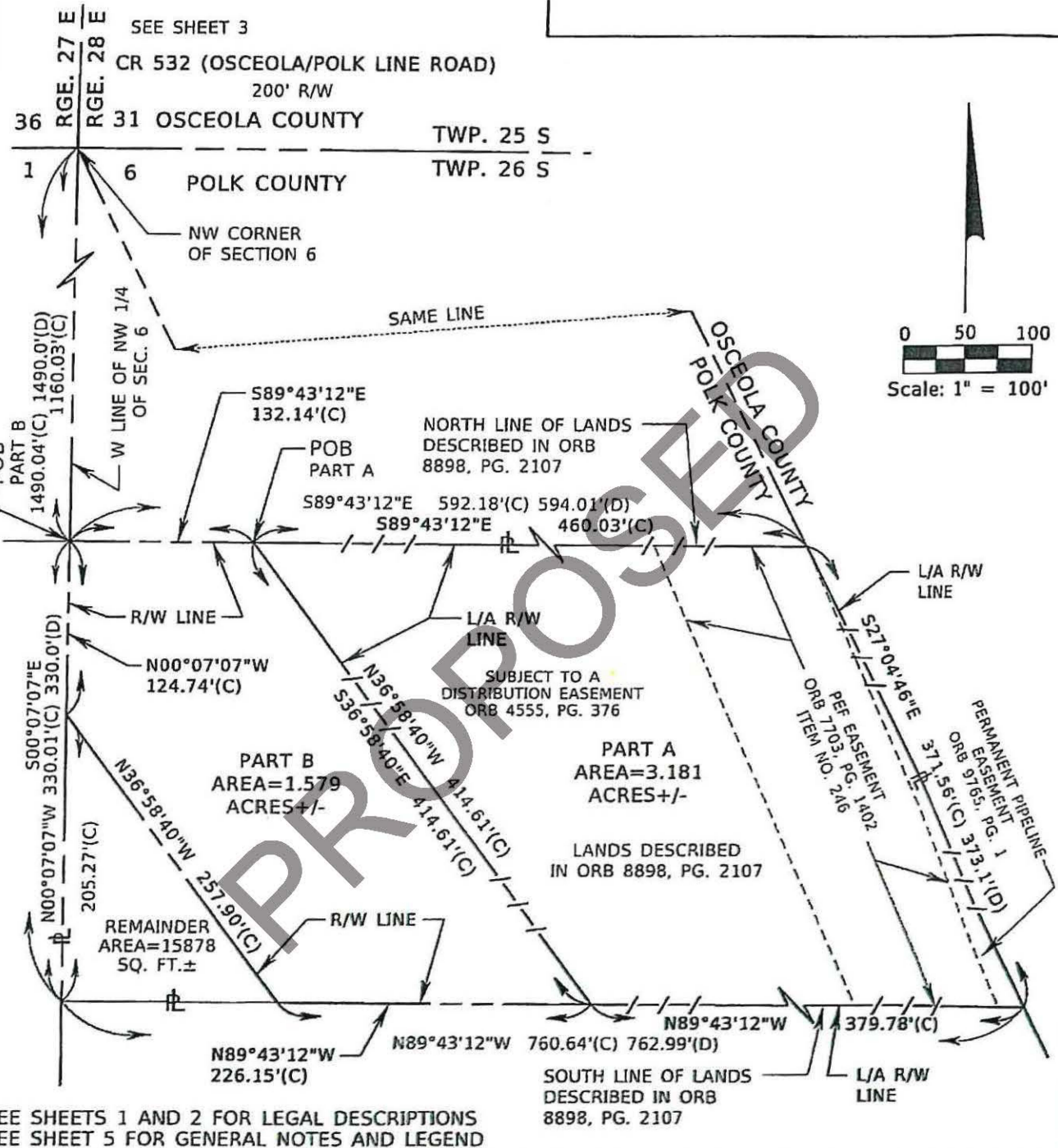
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 538 (POINCIANA PARKWAY - SEGMENT 2)  
 PROJECT NO. 538-235  
 PARCEL 53-217 PARTS A-B



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

			CENTRAL FLORIDA EXPRESSWAY AUTHORITY			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
			STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY			
			BY	DATE	WBO DESIGN & ENGINEERING, INC. LB7953 201 N MAGHOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801. PHONE: (407) 839-4300	DATA SOURCE: SEE GENERAL NOTES, SHEET 5
ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	DRAWN	R. REBELLO	02/28/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	SECTION N/A SHEET 3 OF 5

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY**  
**SR 538 (POINCIANA PARKWAY - SEGMENT 2)**  
**PROJECT NO. 538-235**  
**PARCEL 53-217 PARTS A-B**



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

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

ADD PARTS TO PARCEL NO.	R. REBELLO	05/08/2024	BY	DATE	WBQ DESIGN & ENGINEERING, INC. 187963 201 N MAGNOLIA AVE, SUITE 200, ORLANDO, FLORIDA, 32801. PHONE: (407) 839-4300	DATA SOURCE SEE GENERAL NOTES, SHEET 5
REVISE AREA PART B	D. WILLIAMS	02/07/2023	DRAWN	R. REBELLO	02/28/2023	
REVISION	BY	DATE	CHECKED	M. SHATTO	03/08/2023	

SECTION N/A SHEET 4 OF 5



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 538 (POINCIANA PARKWAY - SEGMENT 2)  
PROJECT NO. 538-235  
PARCEL 53-217 PARTS A-B

### GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, BEING SOUTH 00°07'07" EAST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30362-217 DATED 12/01/2020 AT 8:00 A.M., UPDATED 3/16/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

### LEGEND

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

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

MARTIN J. SHATTO, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5219

THE SEAL ON THIS DOCUMENT WAS AUTHORIZED BY MARTIN J. SHATTO ON 3/28/2024.

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



**EXHIBIT "B"**

**WARRANTY DEED COVEYING TITLE TO SELLER AS TO  
PARCEL 28-26-06-000000-033040**

PROPOSED

This Instrument Prepared by and Return to:  
 Brenda Liriano  
 Stewart Approved Title, Inc.  
 1201 Emmett Street  
 Kissimmee, Florida 34741

as a necessary incident to the fulfillment of conditions  
 contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
 28-26-06-000000-033040  
 File No: 1310193

INSTR # 2013045982  
 BK 08898 PG 2107 PG(s)1  
 RECORDED 03/12/2013 01:04:57 PM  
 STACY M. BUTTERFIELD,  
 CLERK OF COURT POLK COUNTY  
 DEED DOC 700.00  
 RECORDING FEES 10.00  
 RECORDED BY J Christmas

### WARRANTY DEED

This Warranty Deed Made the 7th day of March, 2013, by Luis M. Vela, a married man, hereinafter called the grantor, whose post office address is: 1140 INDIAN RIDGE TRAIL E., KISSIMMEE, FL 34747

to Roland Cordero, a married man, hereinafter called the grantee whose post office address is:  
 1020 JASON RIDGE COURT, KISSIMMEE, FL 34747

WITNESSETH: That said grantor, for and in consideration of the sum of \$100,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, viz:

Beginning at the point of South 00 degrees 30'04" East, 1490.0 feet from the Northwest corner of Section 6, Township 26 South, Range 28 East, Polk County, Florida, run thence North 00 degrees 30'04" West 330.0 feet, run thence South 89 degrees 36'05" East 594.01 feet to the Polk-Osceola County line, run thence South 27 degrees 25'42" East along said County line 373.1 feet; run thence North 89 degrees 36'05" West 762.99 feet to the POINT OF BEGINNING.

THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY ARTICLE X OF THE FLORIDA CONSTITUTION

The property is not the homestead of the Grantor(s).  
 TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
 To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31<sup>st</sup>, 2012, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Brenda Liriano  
 Printed Name: Brenda Liriano

Witness Signature: Luis M. Vela  
 Printed Name: Luis M. Vela

Witness Signature: J.A. Granler  
 Printed Name: J.A. Granler

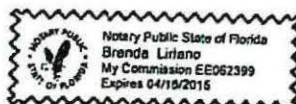
INSTR # 2013069517  
 BK 08929 PG 1385 PG(s)1  
 RECORDED 04/15/2013 07:53:13 AM  
 STACY M. BUTTERFIELD,  
 CLERK OF COURT POLK COUNTY  
 RECORDING FEES 10.00  
 RECORDED BY J Christmas

STATE OF Florida  
 COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 7 day of March, 2013 by Luis M. Vela, a married man, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:

Notary Public: Printed Name:  
 Serial Number



NOTE: THIS IS BEING RE-RECORDED TO ADD A 2nd WITNESS.

**EXHIBIT "C"**

**STIPULATED FINAL JUDGMENT IN CASE NO.: 2025-CA-001856**

PROPOSED



IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA

CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY, a body politic and  
corporate, and an agency of the state,  
under the laws of the State of Florida,

Case No.: 2025-CA-001856

Parcel No.(s): 53-217 A & B

Petitioner,

v.

ROLAND CORDERO, ELIO GARY  
LOZANO, NELVIS LOZANO, ANA E.  
LOZANO, et al.,

Respondents.

---

**STIPULATED FINAL JUDGMENT AS TO PARCEL 53-217 A & B**

THIS CAUSE came on for consideration by the Court, upon Stipulation and Motion for entry of this Stipulated Final Judgment made by the Petitioner, CENTRAL FLORIDA EXPRESSWAY AUTHORITY, (hereinafter "Petitioner" and "CFX"), and Respondent, ROLANDO CORDERO (hereinafter "Respondent") as the former owners of Parcel 53-217, and it appearing to the Court that the parties were authorized to enter into such motion, and the Court finding that the compensation to be paid by the Petitioner is full, just, and reasonable for all parties concerned and the Court being otherwise fully advised in the premises, it is now, therefore

**ORDERED AND ADJUDGED** as follows:

1. As of the date the Petition was filed, Respondent owned real property located in Polk County, Florida, known as Parcel ID: 28-26-06-000000-033040, that was approximately 5.125 gross acres, as described in the Warranty Deed recorded on March 12, 2013, at OR Book 08898, Page 2107 of the Polk County Public, legal described as:

Beginning at the point of South 00 degrees 30'04" East, 1490.0 feet from the Northwest corner of Section 6, Township 26 South, Range 28 East, Polk County, Florida, run thence North 00 degrees 30'04" West 330.0 feet, run thence South 89 degrees 36'05" East 594.01 feet to the Polk-Osceola County line, run thence South 27 degrees 25'42" East along said County line 373.1 feet; run thence North 89 degrees 36'05" West 762.99 feet to the POINT OF BEGINNING.

The foregoing described property is the "Parent Tract"). A portion of the Parent Tract was conveyed to CFX by way of the Order of Taking entered in this action and CFX's good faith deposit into the court registry. The remaining portion of the Parent Tract not included in Parcel 53-217 is identified as the "Remainder" in this Order. The Parties have a mutual interest in the conveyance of the Remainder to CFX, in addition to Parcel 53-217.

2. Contingent on CFX Right of Way Committee and CFX Board of Directors approval, CFX has agreed to purchase the Remainder, and the Respondent has agreed in a sale agreement between Respondent and CFX (the "Purchase Agreement") to execute a Special Warranty Deed to transfer title of the Remainder to CFX within thirty (30) days of entry of this Stipulated Final Judgment.

3. That pursuant to the parties' Purchase Agreement in combination

with this Stipulated Final Judgment, the Respondent shall recover of and from the Petitioner the sum of **ONE MILLION FOUR HUNDRED NINETY-FIVE THOUSAND ONE HUNDRED NINE AND 13/100 DOLLARS (\$1,495,109.13)**, the "Purchase Price" pursuant to the Purchase Agreement between the Parties, in full and final satisfaction of all claims made by Respondent, his successors and assigns for Parcel 53-217 and the Remainder for all severance damages, business damage, tort damages, if any, and all other damages and claims including attorneys' fees and litigation costs, and expert fees and costs, pursuant to §§ 73.091 and 73.092, *Fla. Stat.* The Purchase Price is subject to apportionment claims related to the Parent Tract asserted by the Polk County Tax Collector, by any party to this lawsuit, or the other Polk County lawsuit related to the Poinciana Parkway Project known as *Central Florida Expressway Authority v. W.T. Paul Liau, et al.*, Case No. 2025-CA-000613. Respondent shall pay the above apportionment claims, if any, and pro rata taxes due on the Remainder as set forth in the Purchase Agreement.

4. Upon execution of the Special Warranty Deed, CFX will pay **SEVEN HUNDRED SIXTY-NINE THOUSAND THREE HUNDRED NINE AND 13/100 DOLLARS (\$769,309.13)**, this sum being the difference between CFX's initial deposit of SEVEN HUNDRED TWENTY-FIVE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$725,800.00), and the final sum pursuant to Paragraph 3 herein to The Ort Law Firm, c/o Joseph D. Ort, Esquire, trust account as full compensation for Parcel 53-217 and the Remainder, and thereafter The Ort Law Firm shall disburse the funds as required by the Purchase Agreement.



5. That the settlement amount pursuant to Paragraph 3 herein shall resolve all claims whatsoever, including claims of compensation arising from the taking of Parcel 53-217 and the Remainder, and severance damages, business damages, tort damages, interest, attorneys' fees, attorneys' costs, experts' fees, experts' costs, any other claim, but excluding fees and costs related to supplemental proceedings related to apportionment, if any, pursuant to §§ 73.091 and 73.092, *Fla. Stat.*

6. That title to Parcel 53-217 as properly described as Exhibit "A", which vested in CFX pursuant to the Stipulated Order of Taking entered on August 22, 2025, and deposited on September 4, 2025, heretofore made, is hereby approved, confirmed, and ratified.

7. Respondent shall be responsible for the preparation and transmittal of any I.R.S. 1099 forms as necessary and shall provide CFX with a disclosure form, if applicable, pursuant to § 286.23, *Fla. Stat.*

8. There shall be no further claim by Respondent, ROLAND CORDERO, and all parties claiming by, through, under or against said Respondent in this action, or as it relates to Parcel 53-217 and the Remainder, for any further monies from CFX, with exception of claims related to a breach of this Stipulated Final Judgment or the Purchase Agreement.

9. The Court reserves jurisdiction to enforce the terms of this Stipulated Final Judgment and the Purchase Agreement, and to address any title matters which may appear on the Property and impact the Parties' ability to satisfy their obligations under the Purchase Agreement and/or this Stipulated



Final Judgment.

DONE AND ORDERED in Bartow, Polk County, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2026.

---

Honorable Ellen S. Masters  
Circuit Judge

COPIES TO:

Marcos Marchena, Esquire

Primary: [mmarchena@mgfirm.com](mailto:mmarchena@mgfirm.com)

Secondary: [kgraham@mgfirm.com](mailto:kgraham@mgfirm.com)

[vdavid@mgfirm.com](mailto:vdavid@mgfirm.com)

[richard.milian@nelsonmullis.com](mailto:richard.milian@nelsonmullis.com)

Joseph D. Ort, Esquire

Primary: [Joe@Ortlawfirm.com](mailto:Joe@Ortlawfirm.com)

Secondary: [Rebecca@ortlawfirm.com](mailto:Rebecca@ortlawfirm.com)

PROPOSED

**EXHIBIT "D"**

**FORM OF SPECIAL WARRANTY DEED  
FOR PROPERTY**

THIS INSTRUMENT PREPARED BY  
AND RECORD AND RETURN TO:

Marcos R. Marchena, Esq.  
Marchena and Graham, P.A.  
976 Lake Baldwin Lane, Suite 101  
Orlando, FL 32814

R.E. Numbers: 28-26-06-000000-033040

Parcel 53-217 & Parent Tract  
Project SR 538

*This deed constitutes a conveyance to a state agency of the State of Florida as part of an out-of-court settlement of condemnation proceedings and is not subject to documentary stamp tax. See, Department of Revenue Rules 12B-4.014(13), F.A.C.*

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, is made effective as of the \_\_\_\_ day of \_\_\_\_\_, 2026 (the "**Effective Date**"), by **ROLAND CORDERO**, whose address 1020 Jason Ridge Court, Kissimmee, Florida 34747 ("**Grantor**"), to and in favor of **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("**Grantee**").

**WITNESSETH:**

The Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, subject to the matters listed herein, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Polk County, Florida, more particularly described in **EXHIBIT "A"** attached hereto and incorporated herein by this reference (the "**Property**").

**TOGETHER**, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the Property in fee simple forever unto Grantee, its successor and assigns.

**AND**, Grantor hereby covenant with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good, right and lawful authority to sell and convey the Property and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

**SUBJECT TO** all applicable zoning and other land use regulations or restrictions and those exceptions listed on **Exhibit "B"** attached hereto and incorporated herein by this reference (collectively, the "**Permitted Exceptions**"), but this reference shall not act to reimpose any of the same.

Grantor hereby agrees, acknowledges and understand that the Property is being acquired by Grantee in connection with a planned limited access highway project, and Grantee has the right, at any time, to record and establish the limited-access lines on and along real property owned by Grantee adjacent to any other real property owned or retained by the Grantor located adjacent to the any of Grantor's property. Grantor hereby waives and disclaims any claim against Grantee, in law or in equity, based upon the establishment of the limited-access lines. In no event shall Grantee be liable for any claims or damages based on the establishment of the limited-access lines, including, without limitation, any monetary, incidental, special, exemplary or consequential damages. Grantor hereby releases and forever discharges Grantee, of and from all claims in law or in equity, which Grantor ever had, then has, or which any personal representative, successor, heir or assign of Grantor, thereafter can, shall or may have, against Grantee for, upon or by reason of any matter, cause or thing whatsoever, arising out of or in any way connected with Grantor's conveyance of the Property, including, without limitation, any claim for loss of access to Grantor's remaining property, severance damages to Grantor's remaining property, loss or diminution of access, light, air or view, business damages or any other damages.

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

**[SIGNATURE APPEARS ON THE FOLLOWING PAGE]**



**IN WITNESS WHEREOF**, the said Grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**“GRANTOR”**

\_\_\_\_\_  
**ROLAND CORDERO**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was sworn to before me by means of ☐ physical presence or ☐ online notarization on this \_\_\_\_ day of \_\_\_\_\_, 2026, by **ROLAND CORDERO**. He is personally known to me ☐ OR produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Permitted Exceptions, and Exhibit B to this deed to include:

Any easement, access, or other claims associated with use of the dirt road on or around the Property.

Grant of Easement in favor of Florida Southeast Connection recorded in Book 9765, Page 1.

The rights of any utility provider with an easement on the Property.

**EXHIBIT A**

Beginning at the point of South 00 degrees 30'04" East, 1490.0 feet from the Northwest corner of Section 6, Township 26 South, Range 28 East, Polk County, Florida, run thence North 00 degrees 30'04" West 330.0 feet, run thence South 89 degrees 36'05" East 594.01 feet to the Polk-Osceola County line, run thence South 27 degrees 25'42" East along said County line 373.1 feet; run thence North 89 degrees 36'05" West 762.99 feet to the POINT OF BEGINNING LESS PARCEL 53-217 previously acquired.

PROPOSED



Issuing Office File Number: 2954.008- Parcel 53-217

### SCHEDULE B, PART II—Exceptions

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the Public Records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
8. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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Form 50139912 (8-4-22)

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**EXHIBIT B**





NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.

Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.

Standard Exception 7 regarding minerals or mineral rights is amended to read as follows "Any minerals or mineral rights leased, granted or retained by current or prior owners, without right of entry".

9. Grant of Easement in favor of Florida Southeast Connection, LLC recorded in Book 9765, Page 1.
10. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

Searched by: Sandra Taylor/Commercial Title Examiner - (407)691-5247 - sandtaylor@firstam.com

**Note:** All of the recording information contained herein refers to the Public Records of POLK County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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Form 50139912 (8-4-22)

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**EXHIBIT "E"**

**DISCLOSURE OF INTERESTS IN REAL PROPERTY**

TO: Central Florida Expressway Authority  
Attn: Executive Director  
4974 ORL Tower Road  
Orlando, Florida 32807

FROM:

SUBJECT: Disclosure of Beneficial Interests under Section 286.23, Florida Statutes  
Parcel Identification Number: 28-26-06-000000-033040.

Pursuant to Section 286.23, Florida Statutes, the undersigned, after diligent search and inquiry, hereby states under oath, and subject to the penalties for perjury, that the name and address of each person having a legal or beneficial interest in the Property is as follows:

**Name**

**Roland Cordero**

**Address**

**c/o counsel, Joseph Ort, Esq.**

**Ort Law Firm**

**1305 East Plant Street**

**Winter Garden, FL 34787**

(Note: Any person identified above who is an employee or elected official of the Central Florida Expressway Authority must be identified as such.)

I swear and affirm that the information furnished herein is accurate as of the date hereof, and I agree to promptly disclose any changes in the information contained herein, or any errors in such information.

This disclosure is made under oath, and I understand that I am subject to penalties for perjury for any false information contained herein.

This disclosure is made pursuant to Section 286.23, Florida Statutes, in connection with a conveyance of the Property to the Central Florida Expressway Authority.



Signed, sealed and delivered  
in the presence of:

**"SELLER"**

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

Print Name: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_, on behalf of the company. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**ATTACHMENT "B"**

Aerial of Parcel 53-217 A & B and associated Parent Tract.



## Aerial View of the Subject Parent Tract

Area of Parent Tract: 5.125 AC (223,223 SF)



# D.2





**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 - *V. David For*  
Marchena and Graham, P.A.

DATE: January 21, 2026

SUBJECT: Proposed Resolution of the Central Florida Expressway Authority Declaring Property as Necessary for Acquisition for Expressway System Project SR 534, SR 534 West Segment, Segments 534-242, 534-242A, and 534-243, Parcels 534-250, 534-251, 534-252, 534-253, 534-254, 534-255, 534-256, 534-321, 534-322, 534-323, 534-324, 534-325, 534-326, 534-327, 534-243 A, B, & C, 534-265, 534-751, 534-752, 534-757.

---

Marchena and Graham, P.A., as Right of Way Counsel, seeks recommendation of the Right of Way Committee for approval and adoption by the Governing Board of a proposed Resolution of the Central Florida Expressway Authority Declaring Property as Necessary for Acquisition for Expressway System Project 534, SR 534 West Segment, Segments 534-242, 534-242A, and 534-243 (the “SR 534 West Segment” or “Project”).

**BACKGROUND AND DESCRIPTION**

As part of the right of way acquisition required for the SR 534 West Segment, the Central Florida Expressway Authority (“CFX”) requires the acquisition of right of way and property interests depicted in Attachment “A” attached hereto (collectively, the “Parcels”) and as more particularly described in Composite Exhibit “A” to the proposed Resolution of the Central Florida Expressway Authority Declaring Property as Necessary for Acquisition for Expressway System Project SR 534, SR 534 West Segment, Segments 534-242, 534-242A and 534-243 (the “Resolution”) that is attached hereto as Attachment “B”.

This proposed 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 part of the process of acquisition of real property interests consistent with the CFX Property Acquisition and Disposition Manual.

**REQUESTED ACTION**

A recommendation for Board approval and adoption of the proposed Resolution of the Central Florida Expressway Authority Declaring Property as Necessary for Acquisition for Expressway System Project SR 534, SR 534 West Segment, Segments 534-242, 534-242A and 534-243, Parcels 534-250, 534-251, 534-252, 534-253, 534-254, 534-255, 534-256, 534-321, 534-322, 534-323, 534-324, 534-325, 534-326, 534-327, 534-243 A, B, & C, 534-265, 534-751, 534-752, 534-757, subject to any minor modifications or revisions approved by legal counsel and general engineering consultant.

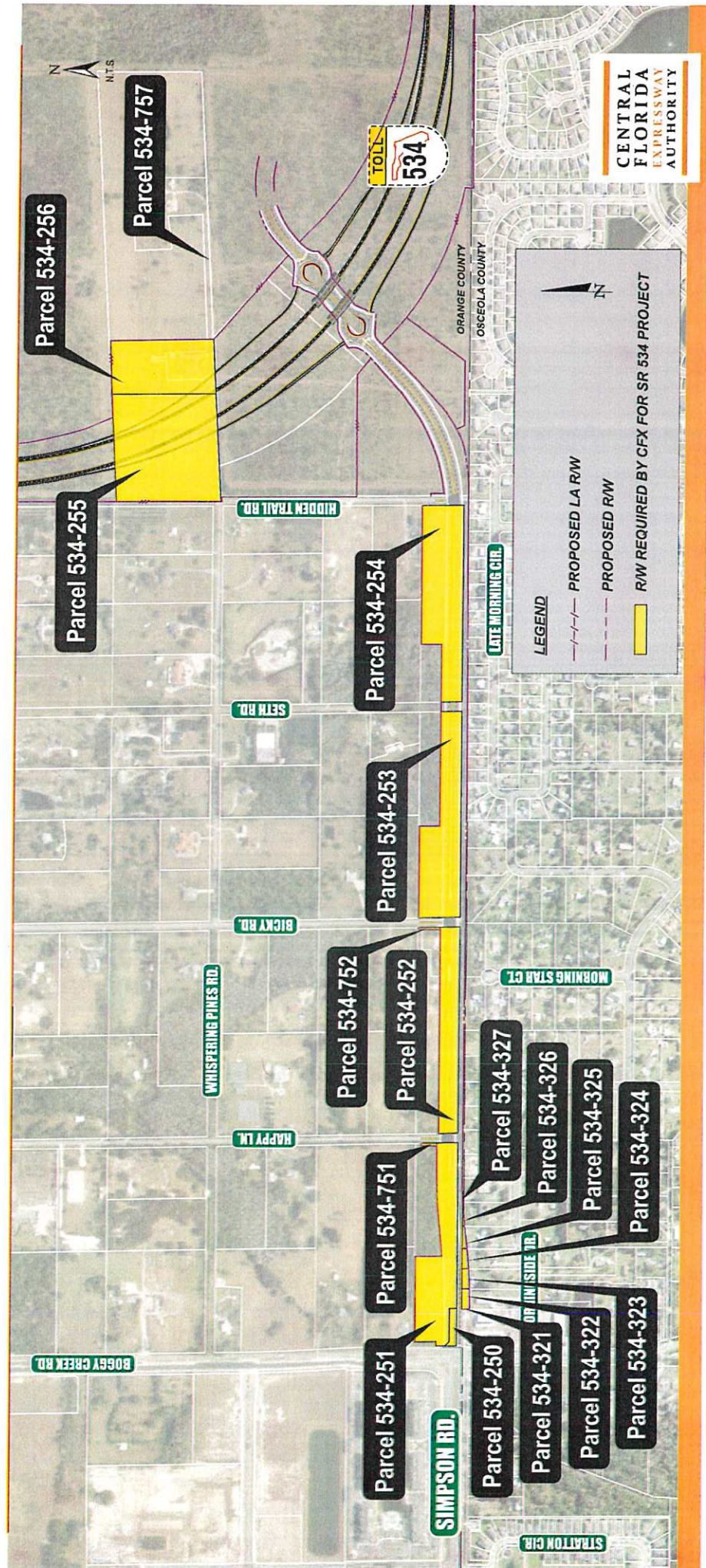
**ATTACHMENTS**

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

# **Attachment A**

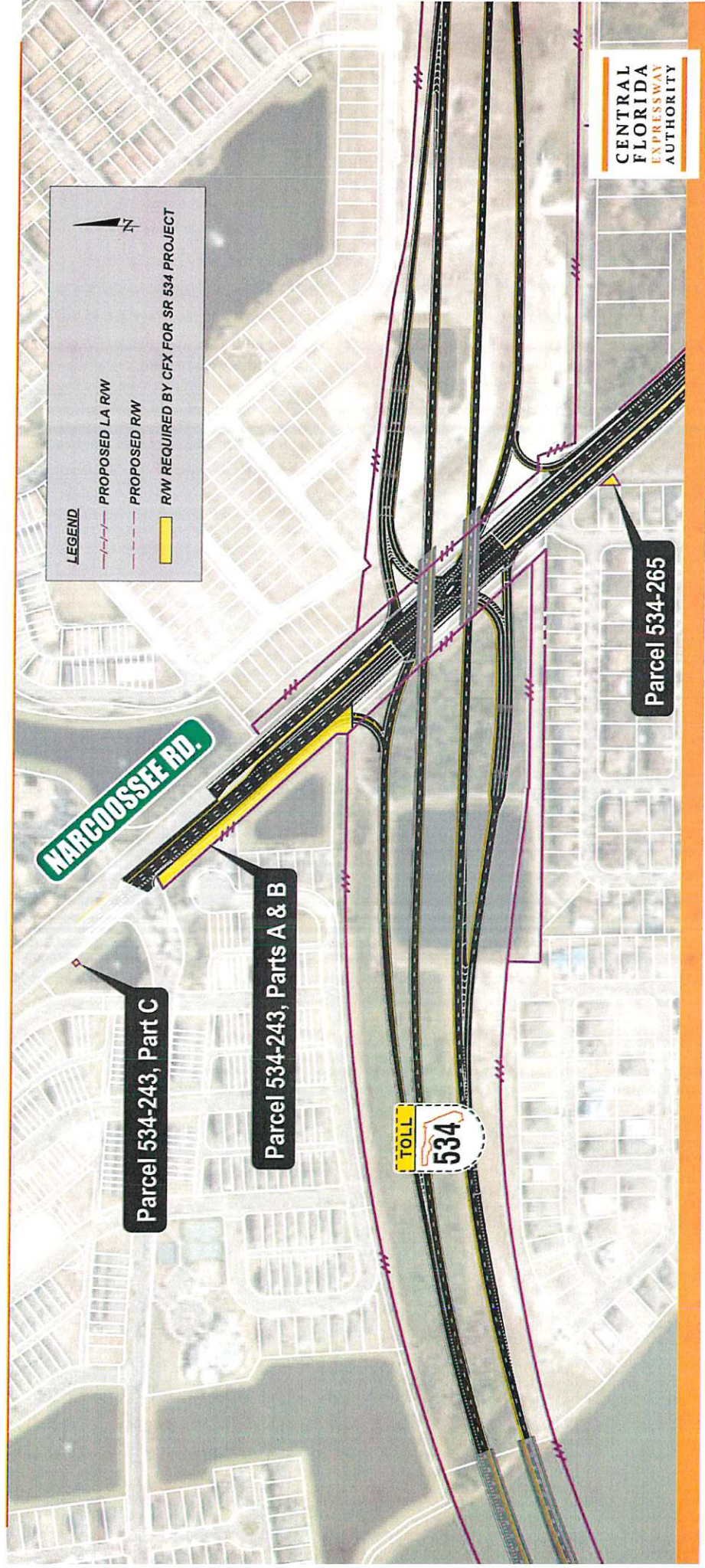


# Projects 534-242 & 534-242A: *Parcels 534-250, 534-251, 534-252, 534-253, 534-254, 534-255, 534-256, 534-321, 534-322, 534-323, 534-324, 534-325, 534-326, 534-327, 534-751, 534-752, & 534-757*





# Projects 534-243: Parcels 534-243 and 534-265



# **Attachment B**



**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, including, 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, rights of access, air, view, and light, by gift, devise, purchase, or condemnation by eminent domain proceedings, as CFX deems necessary for any of the purposes of said section, including but not limited to lands reasonably necessary for securing applicable permits, areas necessary for management of access, borrow pits, drainage ditches, water retention areas, rest areas, replacement access for landowners whose access is impaired due to the construction of a facility, and replacement rights-of-way for relocated rail and utility facilities; for existing, proposed, or anticipated transportation facilities on the Expressway System or in a transportation corridor designated by CFX; or for the purposes of screening, relocation, removal, or disposal of junkyards and scrap metal processing facilities, and the Authority may condemn any material and property necessary for such purposes;

**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 under both chapters 73 and 74, Florida Statutes; 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 West Segment Project 534-242, 534-242A, and 534-243, 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 and Osceola County, Florida in fee simple, easement, temporary construction easement, and water retention areas, the legal descriptions with the property interest sought being attached here to as composite **Exhibit "A"** ("Property").

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

Section 1. That for the above reasons, CFX hereby declares it is reasonably necessary, practical and in the best interest of the public and CFX that the fee simple interest, easement, temporary construction easement, water retention areas, and such other property interests as may be within the scope of the descriptions set forth in composite Exhibit "A" attached hereto be

acquired in the name of CFX by gift, devise, purchase, eminent domain proceedings, or otherwise over and upon those certain parcels or tracts of land, situated, lying and being in Orange County, Florida and Osceola County, Florida heretofore as described in composite Exhibit "A" attached hereto and incorporated herein by reference.

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

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

ADOPTED this \_\_\_\_\_ day of February, 2026.

ATTEST: \_\_\_\_\_  
Regla ("Mimi) Lamante  
Manager of Board and Executive Services

\_\_\_\_\_  
CFX Chairman  
Print Name: \_\_\_\_\_

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

MARCHENA & GRAHAM, P.A.

\_\_\_\_\_  
Marcos Marchena, Right of Way Counsel  
Date: \_\_\_\_\_



**SR 534 West Segment Project 534-242, 534-242A, and 534-243**

<b>Reference Number</b>	<b>County</b>	<b>Project</b>	<b>Project Parcel #</b>	<b>Type of Take</b>	<b>Size <sup>1</sup></b>	<b>Tax ID</b>
1.	Orange	534-243	534-243 A	Fee Simple	0.678 acres	32-24-31-3890-15-112
			534-243 B	Fee Simple	Limited Access	32-24-31-3890-15-112
			534-243 C	Fee Simple	322 square feet	32-24-31-3890-15-112
2.	Orange	534-242A	534-250	Fee Simple	17,582 square feet	34-24-30-6368-00-681
3.	Orange	534-242A	534-251	Fee Simple	4.779 acres	34-24-30-6368-00-680
4.	Orange	534-242A	534-252	Fee Simple	3.501 acres	34-24-30-6368-00-670 & 34-24-30-6368-00-671
5.	Orange	534-242A	534-253	Fee Simple	5.477 acres	34-24-30-6368-00-660
6.	Orange	534-242A	534-254	Fee Simple	6.190 acres	34-24-30-6368-00-650
7.	Orange	534-242	534-255	Fee Simple	9.989 acres	35-24-30-0000-00-006
8.	Orange	534-242	534-256	Fee Simple	4.998 acres	35-24-30-0000-00-0007 & 35-24-30-0000-00-0010
9.	Osceola	534-242A	534-321	Fee Simple	221 square feet	03-25-30-3584-0001-0010
10.	Osceola	534-242A	534-322	Fee Simple	6,737 square feet	03-25-30-4205-0001-0030
11.	Osceola	534-242A	534-323	Fee Simple	6,239 square feet	03-25-30-4205-0001-0040
12.	Osceola	534-242A	534-324	Fee Simple	5,167 square feet	03-25-30-4205-0001-0050
13.	Osceola	534-242A	534-325	Fee Simple	3,807 square feet	03-25-30-4205-0001-0060
14.	Osceola	534-242A	534-326	Fee Simple	1,586 square feet	03-25-30-4205-0001-0070
15.	Osceola	534-242A	534-327	Fee Simple	118 square feet	03-25-30-4205-0001-0080
16.	Orange	534-243	534-265	Fee Simple	730 square feet	32-24-31-5148-04-000
17.	Orange	534-242A	534-751	Easement	657 square feet	34-24-30-6368-00-680
18.	Orange	534-242A	534-752	Easement	2399 square feet	34-24-30-6368-00-670 & 34-24-30-6368-00-671
19.	Orange	534-242	534-757	Easement	552 square feet	35-24-30-0000-00-008

<sup>1</sup> Size amount is more or less, for detailed description see parcel project referenced number legal and sketch descriptions.

Number 1



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

**LEGAL DESCRIPTION:  
PART A**

A portion of Tract OS-1AB, Tract S-1AB and Tract OS-1AA, 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 89°54'20" East along the South line of the Southwest 1/4 of said Section 32, a distance of 2682.53 feet to the Southeast corner of said Southwest 1/4; thence run North 01°11'30" West along the East line of the Southwest 1/4 of said Section 32, a distance of 1311.07 feet to the existing Southwesterly Right of Way line 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; thence departing said East line, run North 41°42'12" West along said Southwesterly Right of Way line, a distance of 1001.52 feet to the Easterly extension of the existing North Limited Access Right of Way line of State Road 534 as described in document number 20220223959 of the Public Records of Orange County, Florida for the POINT OF BEGINNING; thence departing said Southwesterly Right of Way line, run North 89°30'08" West along said Easterly extension and along said North Limited Access Right of Way line, a distance of 80.37 feet; thence departing said North Limited Access Right of Way line, run North 16°09'20" West, a distance of 48.14 feet; thence North 41°42'12" West, a distance of 672.54 feet to the existing South Right of Way line of Folly Beach Road, a varied width private Right of Way as shown on said Isles of Lake Nona Phase 1A, said point being on a non-tangent curve, concave Northwesterly having a radius of 105.42 feet, a chord distance of 21.45 feet and a chord bearing of North 55°30'46" East; thence from a tangent bearing of North 61°21'07" East run Northeasterly along said South Right of Way line and along the arc of said curve through a central angle of 11°40'42", a distance of 21.49 feet to the existing Southwesterly Right of Way line of said County Road 15 per said Isles of Lake Nona Phase 1A; thence departing said South Right of Way line and said curve run along said Southwesterly Right of Way line of County Road 15 per said Plat the following two (2) courses: thence South 41°42'12" East, a distance of 11.89 feet; thence North 48°17'48" East, a distance of 17.50 feet to the Southwesterly Right of Way line of County Road 15 as shown on said Orange County Board of County Commissioners Right of Way Map; thence departing said Southwesterly Right of Way line per said Plat, run South 41°42'12" East along said Southwesterly Right of Way line of County Road 15 as shown on said Orange County Board of County Commissioners Right of Way Map, a distance of 755.38 feet to the POINT OF BEGINNING.

Containing 0.678 acres, more or less.

**NOTES:**

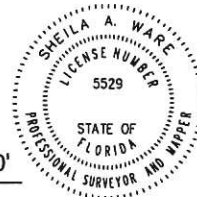
1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORTS PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBERS 33535-534-243-1, 33535-534-243-2 AND 33535-534-243-3, ALL DATED 01/30/2025 AT 8:00 A.M.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 89°54'20" EAST ALONG THE SOUTH 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 06/09/2025 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 2025.08.19  
11:54:51 -04'00'

SHEILA A. WARE, PSM  
LICENSE NO. 5529



SEE SHEET 4 FOR LEGEND. SEE SHEETS 4-6 FOR SKETCH OF DESCRIPTION

DATE	MARCH 26, 2022	 <b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-243
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50088267			
PART A	MLR		SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
REVISION	BY	DATE		SHEET 1 OF 8



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-243  
PURPOSE: LIMITED ACCESS RIGHTS ONLY  
ESTATE: FEE SIMPLE

**LEGAL DESCRIPTION:**


**PART B**

All rights of ingress, egress, light, air and view between the properties lying on either side of the following described line lying in a portion of Tract OS-1AB, Tract S-1AB and Tract OS-1AA, 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 89°54'20" East along the South line of the Southwest 1/4 of said Section 32, a distance of 2682.53 feet to the Southeast corner of said Southwest 1/4; thence run North 01°11'30" West along the East line of the Southwest 1/4 of said Section 32, a distance of 1311.07 feet to the existing Southwesterly Right of Way line 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; thence departing said East line, run North 41°42'12" West along said Southwesterly Right of Way line, a distance of 1001.52 feet to the Easterly extension of the existing North Limited Access 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 North 89°30'08" West along said Easterly extension and along said North Limited Access Right of Way line, a distance of 80.37 feet to the POINT OF BEGINNING; thence departing said North Limited Access Right of Way line, run North 16°09'20" West, a distance of 48.14 feet; thence North 41°42'12" West, a distance of 672.54 feet to the POINT OF TERMINUS.

Limited Access rights only along a line without area.

SEE SHEET 4 FOR LEGEND. SEE SHEETS 4-6 FOR SKETCH OF DESCRIPTION

DATE	MARCH 26, 2022	 <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 534-243
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 8
PART B	MLR				
REVISION	BY				
		06/09/2025			

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

**PART C**

A portion of Tract S-1AA, 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 89°54'20" East along the South line of the Southwest 1/4 of said Section 32, a distance of 2682.53 feet to the Southeast corner of said Southwest 1/4; thence run North 01°11'30" West along the East line of the Southwest 1/4 of said Section 32, a distance of 1311.07 feet to the existing Southwesterly Right of Way line 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; thence departing said East line, run North 41°42'12" West along said Southwesterly Right of Way line, a distance of 1756.90 feet to the existing Southwesterly Right of Way line of said County Road 15 as shown on said 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 four (4) 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 to the POINT OF BEGINNING; thence departing said Southwesterly Right of Way line, run South 48°15'24" West, a distance of 10.00 feet; thence North 41°42'12" West, a distance of 16.09 feet; thence North 48°15'24" East, a distance of 20.00 feet to aforesaid Southwesterly 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 Southwesterly Right of Way line, a distance of 16.09 feet to aforesaid Southwesterly Right of Way line of said County Road 15 as shown on said Plat; thence departing said Southwesterly Right of Way line as shown on said Right of Way Map, run South 48°15'24" West along said Southwesterly Right of Way line as shown on said Plat, a distance of 10.00 feet to the POINT OF BEGINNING.

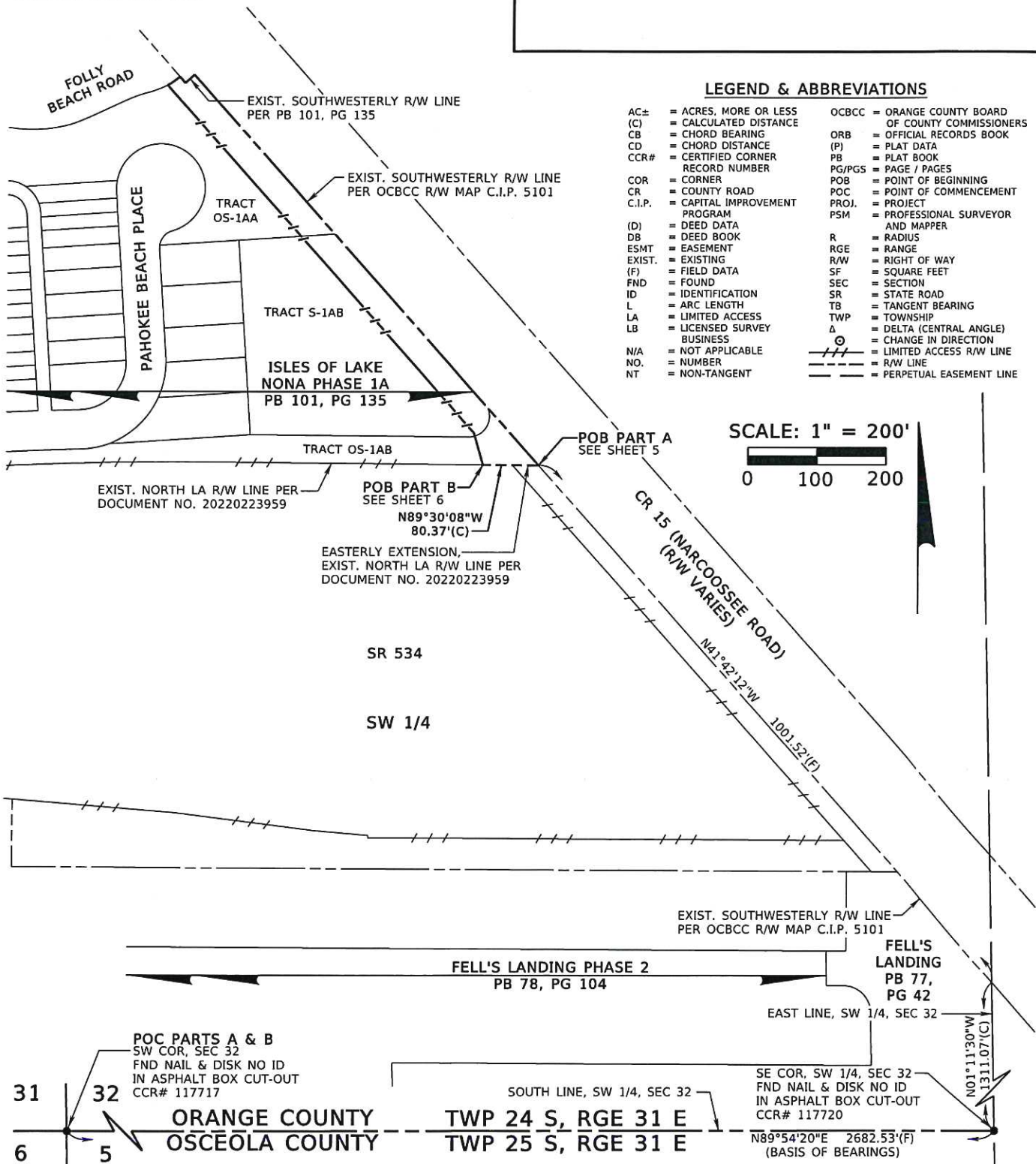
Containing 322 square feet, more or less.

SEE SHEET 4 FOR LEGEND. SEE SHEETS 7-8 FOR SKETCH OF DESCRIPTION.

DATE			MARCH 26, 2022			 <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 534-243
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		
ADD PART C			MLR 08/14/2025				SHEET 3 OF 8		
REVISION			BY DATE						



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




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

SCALE: 1" = 200'



SEE SHEETS 1-2 FOR LEGAL DESCRIPTION

DATE		MARCH 26, 2022		<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 534-243
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"=200'
REVISE PART A & B REMOVE 743		MLR	06/09/2025				SHEET 4 OF 8
REVISION		BY	DATE				



<p><b>PARCEL</b> <b>534-243</b></p>
<p><b>SCALE: 1"=100'</b></p>
<p><b>SHEET 5 OF 8</b></p>

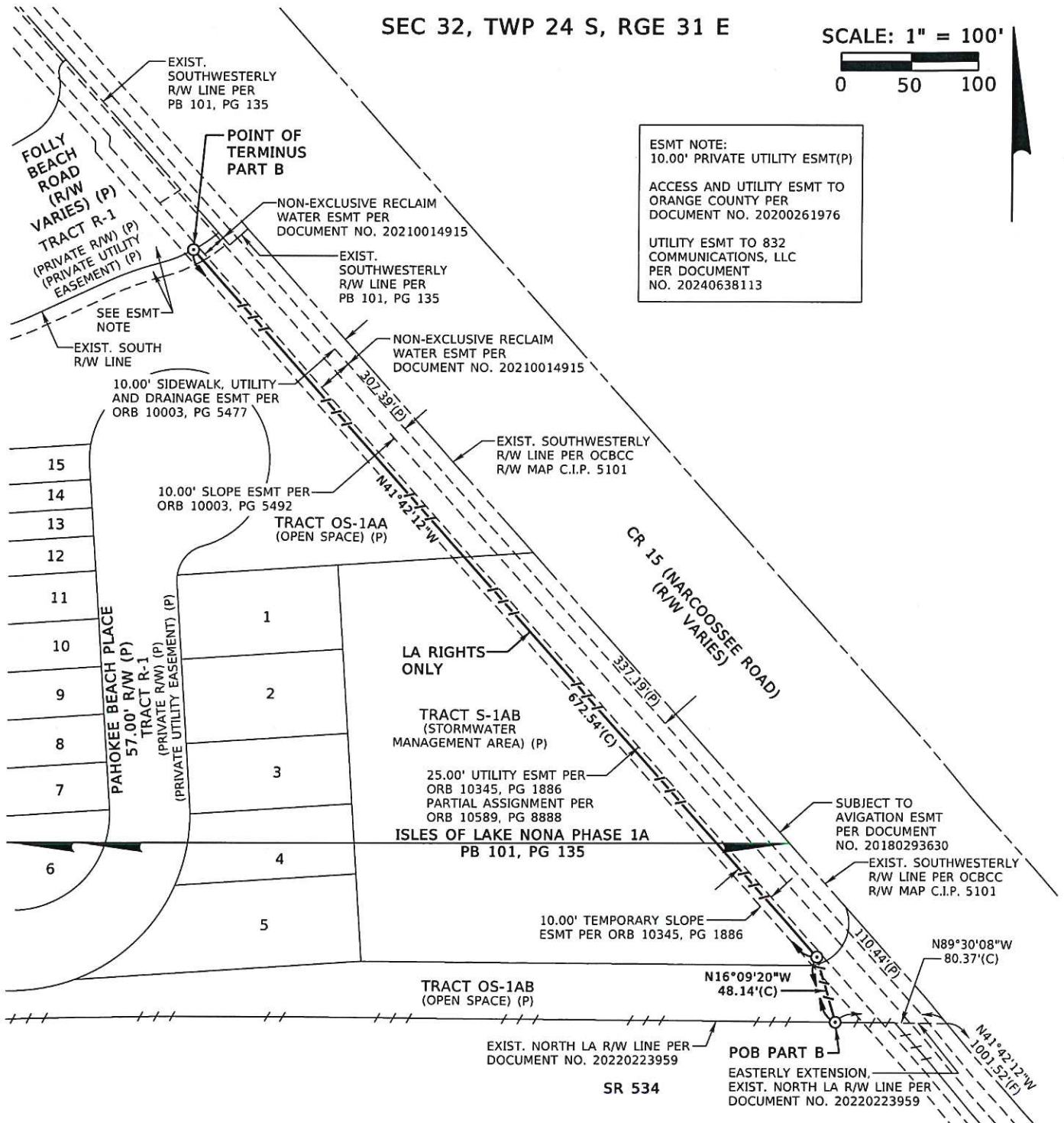
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-243

SEC 32, TWP 24 S, RGE 31 E

SCALE: 1" = 100'



ESMT NOTE:  
10.00' PRIVATE UTILITY ESMT(P)  
  
ACCESS AND UTILITY ESMT TO  
ORANGE COUNTY PER  
DOCUMENT NO. 20200261976  
  
UTILITY ESMT TO 832  
COMMUNICATIONS, LLC  
PER DOCUMENT  
NO. 20240638113



SEE SHEET 4 FOR LEGEND. SEE SHEETS 1-2 FOR LEGAL DESCRIPTION.

DATE	MARCH 26, 2022
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267
REVISION	BY DATE
REVISE PART B REMOVE 743	MLR 06/09/2025

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

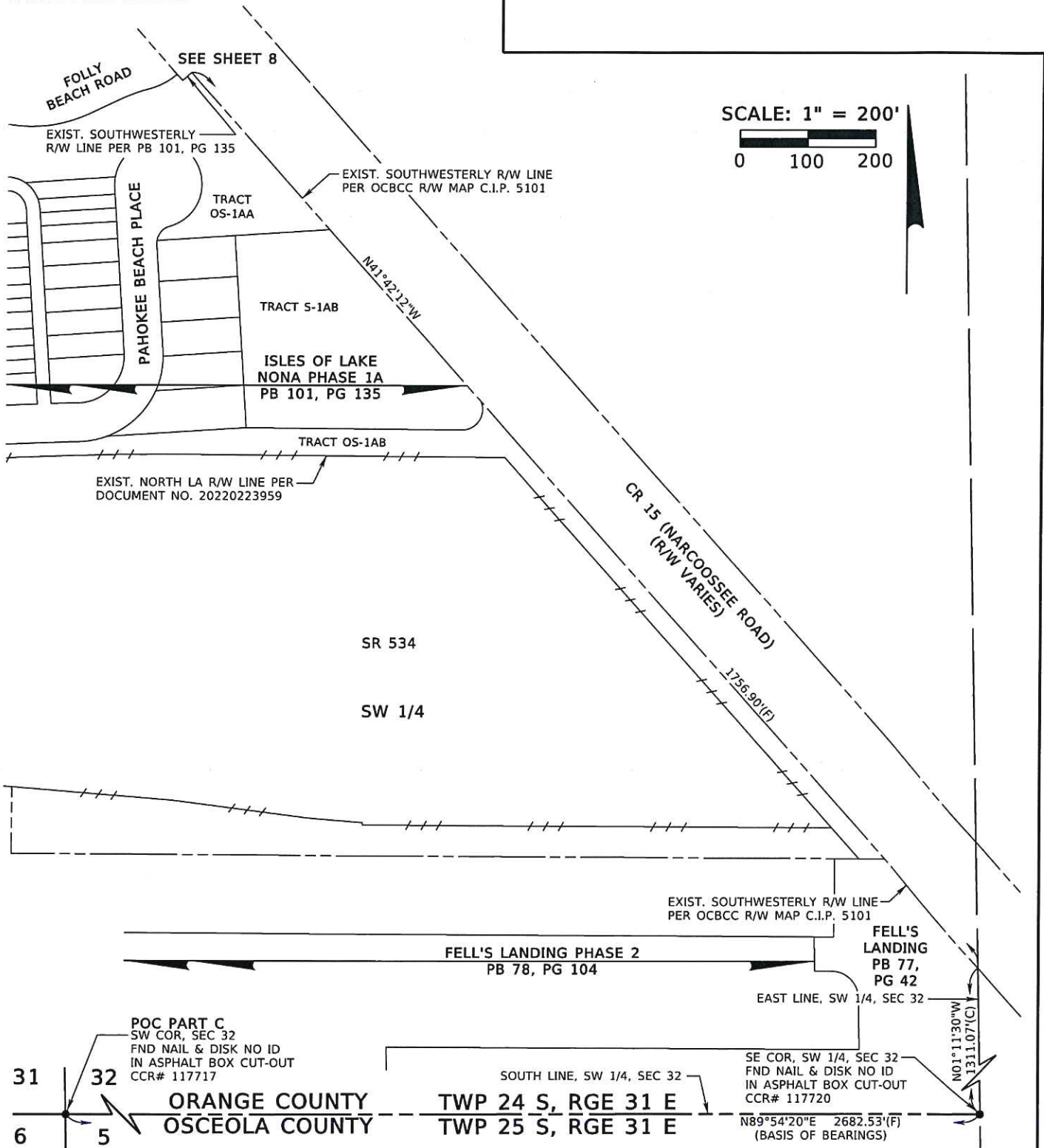
PARCEL  
534-243

SCALE: 1"=100'

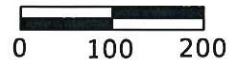
SHEET 6 OF 8




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



SCALE: 1" = 200'

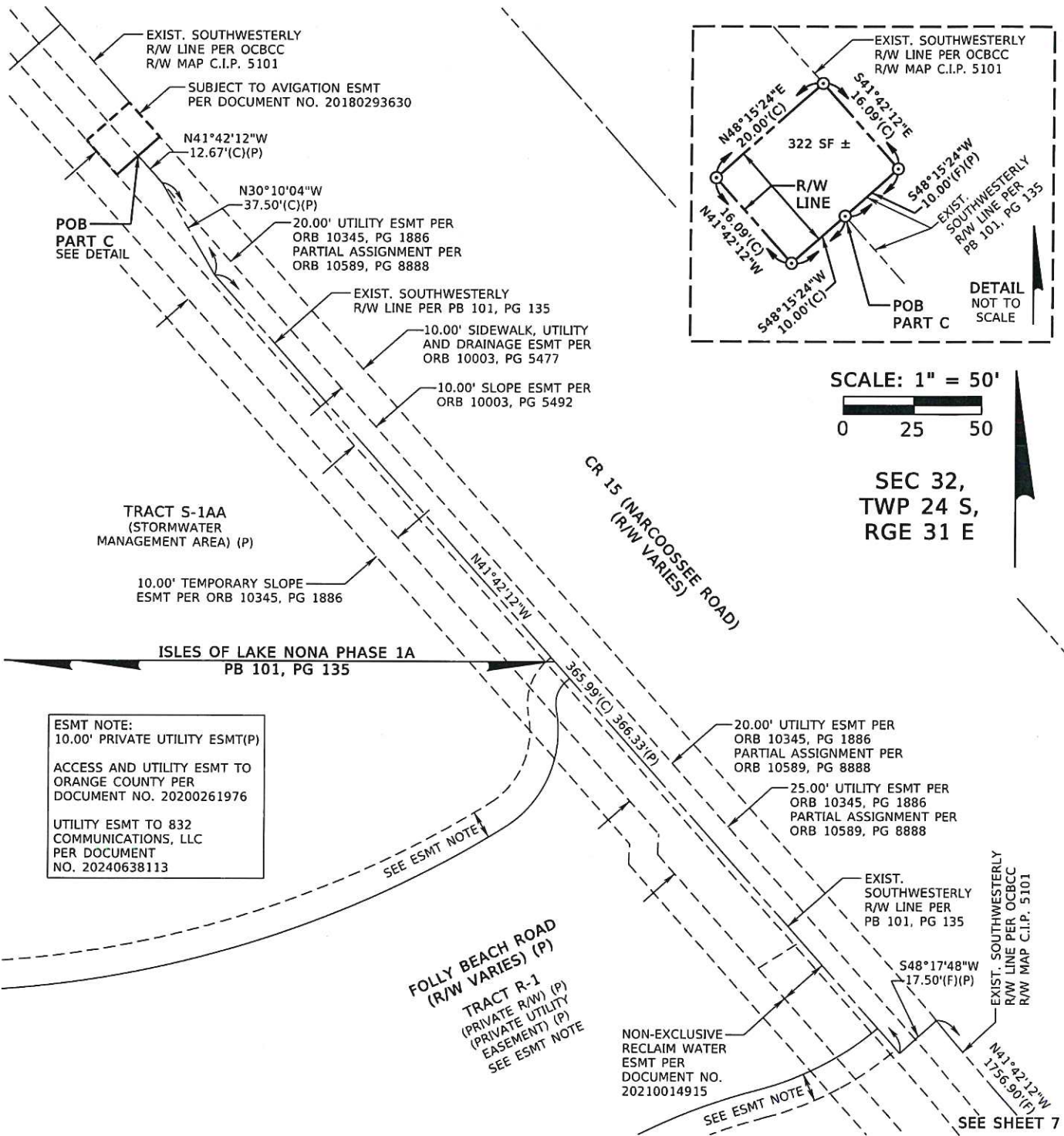


SEE SHEET 4 FOR LEGEND. SEE SHEET 3 FOR LEGAL DESCRIPTION

DATE MARCH 26, 2022 DRAWN BY M.ROLLINS CHECKED BY S.WARE DEWBERRY PROJECT NO. 50088267		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 534-243 SCALE: 1"=200' SHEET 7 OF 8
ADD PART C MLR 08/14/2025 REVISION BY DATE				



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



SEE SHEET 4 FOR LEGEND. SEE SHEET 3 FOR LEGAL DESCRIPTION.

DATE	MARCH 26, 2022	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50088267	
ADD PART C	MLR	08/14/2025
REVISION	BY	DATE

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 534-243
SCALE: 1"=50'
SHEET 8 OF 8

# Number 2



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-250  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A portion of Lot 68 and a portion of the unnamed 30 feet wide Right of Way lying South of and adjacent to Lot 68 all as shown on Orlando-Kissimmee Farms according to the plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida, also being the lands described in document number 20210791881 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found 4-inch by 4-inch concrete monument with no identification marking the Northwest corner of the Northeast 1/4 of Section 34, Township 24 South, Range 30 East, Orange County, Florida; thence run South 89°36'30" East along the North line of said Northeast 1/4, a distance of 2725.73 feet to the Northeast corner of said Section 34; thence run South 00°23'04" East along the East line of the Northeast 1/4 of said Section 34, a distance of 2599.97 feet to the Northeast corner of the Southeast 1/4 of said Section 34; thence run South 00°23'04" East along the East line of said Southeast 1/4, a distance of 2843.72 feet to the Southeast corner of said Section 34, said point also being on the existing South Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to Lots 65 through 68 as shown on Orlando-Kissimmee Farms according to plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida; thence departing said East line, run North 89°54'17" West along said South Right of Way line, a distance of 5031.96 feet to the POINT OF BEGINNING; thence continue North 89°54'17" West along said South Right of Way line, a distance of 229.84 feet to the existing East Right of Way line of Boggy Creek Road, a varied width Right of Way as shown on Orange County Right of Way Map for Boggy Creek Road, Capital Improvement Program 5085 and described in document number 20200415972 of said Public Records; thence run along said East Right of Way line the following two (2) courses: thence North 00°07'51" West, a distance of 30.00 feet; thence North 00°11'06" West, a distance of 70.00 feet to the North line of lands described in said document number 20210791881; thence departing said East Right of Way line, run along said North line the following two (2) courses: thence South 45°02'42" East, a distance of 35.44 feet; thence South 89°54'17" East, a distance of 205.71 feet to the East line of lands described in said document number 20210791881; thence departing said North line, run South 00°30'17" West along said East line, a distance of 75.00 feet to the POINT OF BEGINNING.

Containing 17582 square feet, more or less.

#### NOTES:

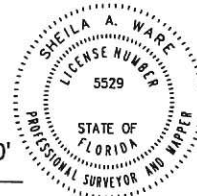
1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33228-534-250 DATED 08/06/2024 AT 8:00 AM.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 00°23'04" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 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 2025.07.21  
Ware 16:27:36 -04'00'

SHEILA A. WARE, PSM  
LICENSE NO. 5529

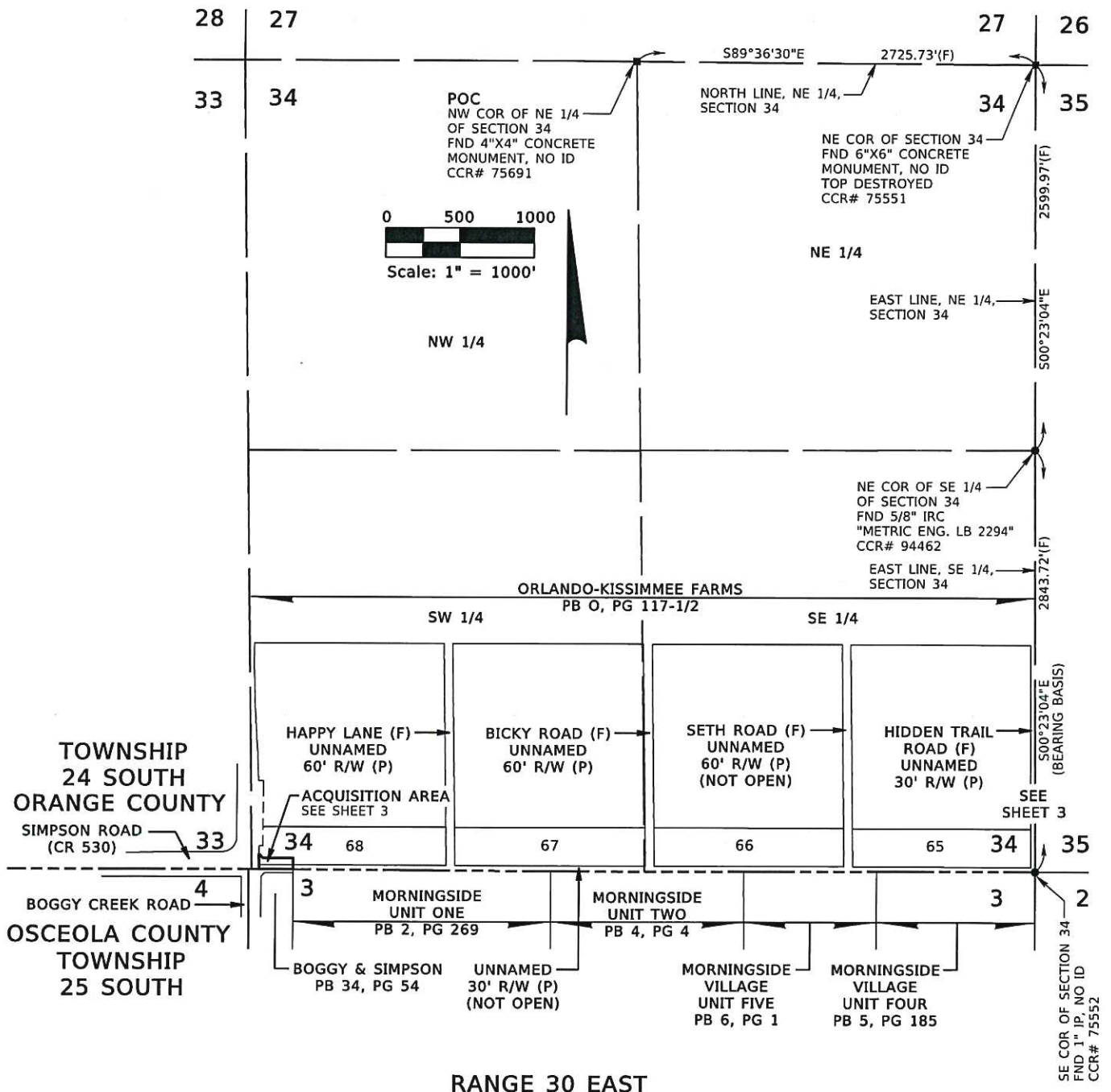


SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION  
SEE SHEET 3 FOR LEGEND

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 534-250
DRAWN BY	J. MUNRO			
CHECKED BY	S. WARE			
DEWBERRY PROJECT NO.	50088267		SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA	SCALE: N/A
				SHEET 1 OF 3
REVISION	BY	DATE		



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-250  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



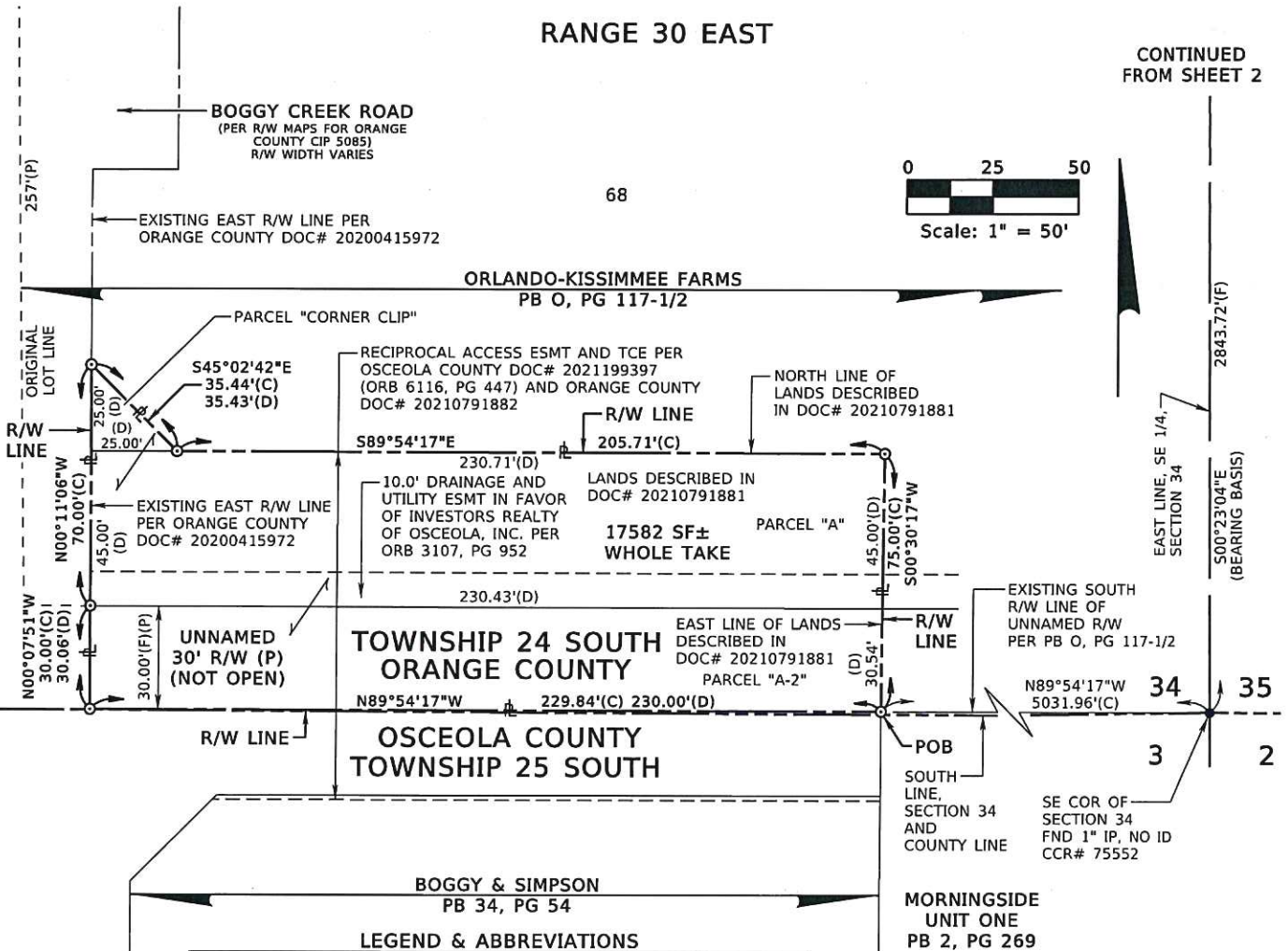
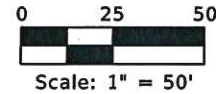
SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 3 FOR LEGEND

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 534-250
DRAWN BY	J.MUNRO				
CHECKED BY	S.WARE				
DEWBERRY PROJECT NO.	50088267				
REVISION	BY	DATE			SCALE: 1"=1000'
					SHEET 2 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-250  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE

# RANGE 30 EAST

CONTINUED  
 FROM SHEET 2



## LEGEND & ABBREVIATIONS

AC± = ACRES MORE OR LESS	NT = NON-TANGENT
COR = CORNER	N/A = NOT APPLICABLE
(C) = CALCULATED DATA	ORB = OFFICIAL RECORDS BOOK
CB = CHORD BEARING	PB = PLAT BOOK
CCR# = CERTIFIED CORNER RECORD NUMBER	PC = POINT OF CURVATURE
CD = CHORD DISTANCE	PG = PAGE
CIP = CAPITAL IMPROVEMENT PROGRAM	POB = POINT OF BEGINNING
CR = COUNTY ROAD	POC = POINT OF COMMENCEMENT
DE = DRAINAGE EASEMENT	PRC = POINT OF REVERSE CURVATURE
DOC# = DOCUMENT NUMBER	PSM = PROFESSIONAL SURVEYOR AND MAPPER
(D) = DEED DATA	PT = POINT OF TANGENCY
ESMT = EASEMENT	(P) = PLAT DATA
FND = FOUND	R = RADIUS
(F) = FIELD DATA	R/W = RIGHT OF WAY
ID = IDENTIFICATION	SF± = SQUARE FEET MORE OR LESS
INC. = INCORPORATED	SR = STATE ROAD
IP = IRON PIPE	TB = TANGENT BEARING
IRC = IRON ROD AND CAP	TCE = TEMPORARY CONSTRUCTION EASEMENT
L = ARC LENGTH	Δ = DELTA (CENTRAL ANGLE)
LB = LICENSED SURVEY BUSINESS	PL = PROPERTY LINE
NO. = NUMBER	↔ = CHANGE IN DIRECTION
	↺ = SAME PROPERTY OWNER

SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	JUNE 04, 2025
DRAWN BY	J. MUNRO
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 (SIMPSON ROAD EXTENSION)  
 CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 OSCEOLA COUNTY, FLORIDA

PARCEL  
 534-250

SCALE: 1"=50'

SHEET 3 OF 3

# Number 3



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-251  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A portion of Lot 68 as shown on Orlando-Kissimmee Farms according to the plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida, also being a portion of the lands described in document number 20220068542 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found 4-inch by 4-inch concrete monument with no identification marking the Northwest corner of the Northeast 1/4 of Section 34, Township 24 South, Range 30 East, Orange County, Florida; thence run South 89°36'30" East along the North line of said Northeast 1/4, a distance of 2725.73 feet to the Northeast corner of said Section 34; thence run South 00°23'04" East along the East line of the Northeast 1/4 of said Section 34, a distance of 2599.97 feet to Northeast corner of the Southeast 1/4 of said Section 34; thence run South 00°23'04" East along the East line of said Southeast 1/4, a distance of 2813.72 feet to the Easterly extension of the existing North Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to Lot 65 of said Orlando-Kissimmee Farms; thence departing said East line, run North 89°54'17" West along said Easterly extension, along said North Right of Way line, along the Westerly extension thereof crossing the 60 feet wide unnamed Right of Way between Lots 65 and 66 of said Orlando-Kissimmee Farms (also known as Seth Road) and along the Westerly extension thereof crossing the 60 feet wide unnamed Right of Way between Lots 66 and 67 of said Orlando-Kissimmee Farms (also known as Bicky Road), a distance of 3938.87 feet; thence departing said North Right of Way line, continue North 89°54'17" West along the Westerly extension of said North Right of Way line, a distance of 60.01 feet to the existing North Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to said Lot 68 for the POINT OF BEGINNING; thence departing said Westerly extension, continue North 89°54'17" West along said North Right of Way line, a distance of 1032.61 feet to the East line of lands described in document number 20210791881 of the Public Records of Orange County, Florida; thence departing said North Right of Way line, run North 00°30'17" East along said East line, a distance of 45.00 feet to the North line of said described lands; thence departing said East line, run along said North line the following two (2) courses: thence North 89°54'17" West, a distance of 205.71 feet; thence North 45°02'42" West, a distance of 35.44 feet to the existing East Right of Way line of Boggy Creek

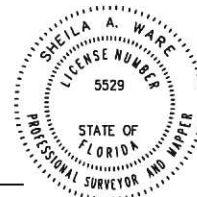
SEE SHEET 2 FOR CONTINUATION

#### NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33228-534-251 DATED 08/06/2024 AT 8:00 A.M.
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 00°23'04" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 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 05/19/2025 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 SHEETS 3-5 FOR SKETCH OF DESCRIPTION  
SEE SHEET 5 FOR LEGEND

DATE	MAY 19, 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 534-251
DRAWN BY	J.MUNRO					SCALE: N/A
CHECKED BY	S.WARE			SHEET 1 OF 5		
DEWBERRY PROJECT NO.	50088267					
				SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		
REVISION	BY	DATE				


CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-251  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

CONTINUED FROM SHEET 1

Road, a varied width Right of Way as shown on Orange County Right of Way Map for Boggy Creek Road, Capital Improvement Program 5085 and described in document number 20200415972 of the Public Records of Orange County, Florida; thence departing said North line, run along said East Right of Way line the following three (3) courses: thence North 00°11'06" West, a distance of 56.78 feet; thence North 89°55'11" East, a distance of 24.97 feet; thence North 00°07'05" West, a distance of 130.80 feet to the North line of said Lot 68; thence departing said East Right of Way line, run South 89°54'17" East along said North line, a distance of 544.13 feet; thence departing said North line, run South 00°05'43" West, a distance of 166.42 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 4735.20 feet, a chord distance of 198.66 feet and a chord bearing of North 85°01'08" East; thence from a tangent bearing of North 86°13'15" East run Northeasterly along the arc of said curve through a central angle of 02°24'14", a distance of 198.67 feet; thence departing said curve, run South 83°11'32" East, a distance of 42.91 feet to a point on a non-tangent curve concave Southerly, having a radius of 3356.50 feet, a chord distance of 319.50 feet and a chord bearing of North 87°22'02" East; thence from a tangent bearing of North 84°38'21" East run Easterly along the arc of said curve through a central angle of 05°27'22", a distance of 319.62 feet to the point of tangency thereof; thence South 89°54'17" East, a distance of 132.92 feet to the existing West Right of Way line of the unnamed 60 feet wide Right of Way lying between said Lots 67 and Lot 68 (also known as Happy Lane); thence run South 00°58'35" East along said West Right of Way line, a distance of 119.02 feet to the POINT OF BEGINNING.

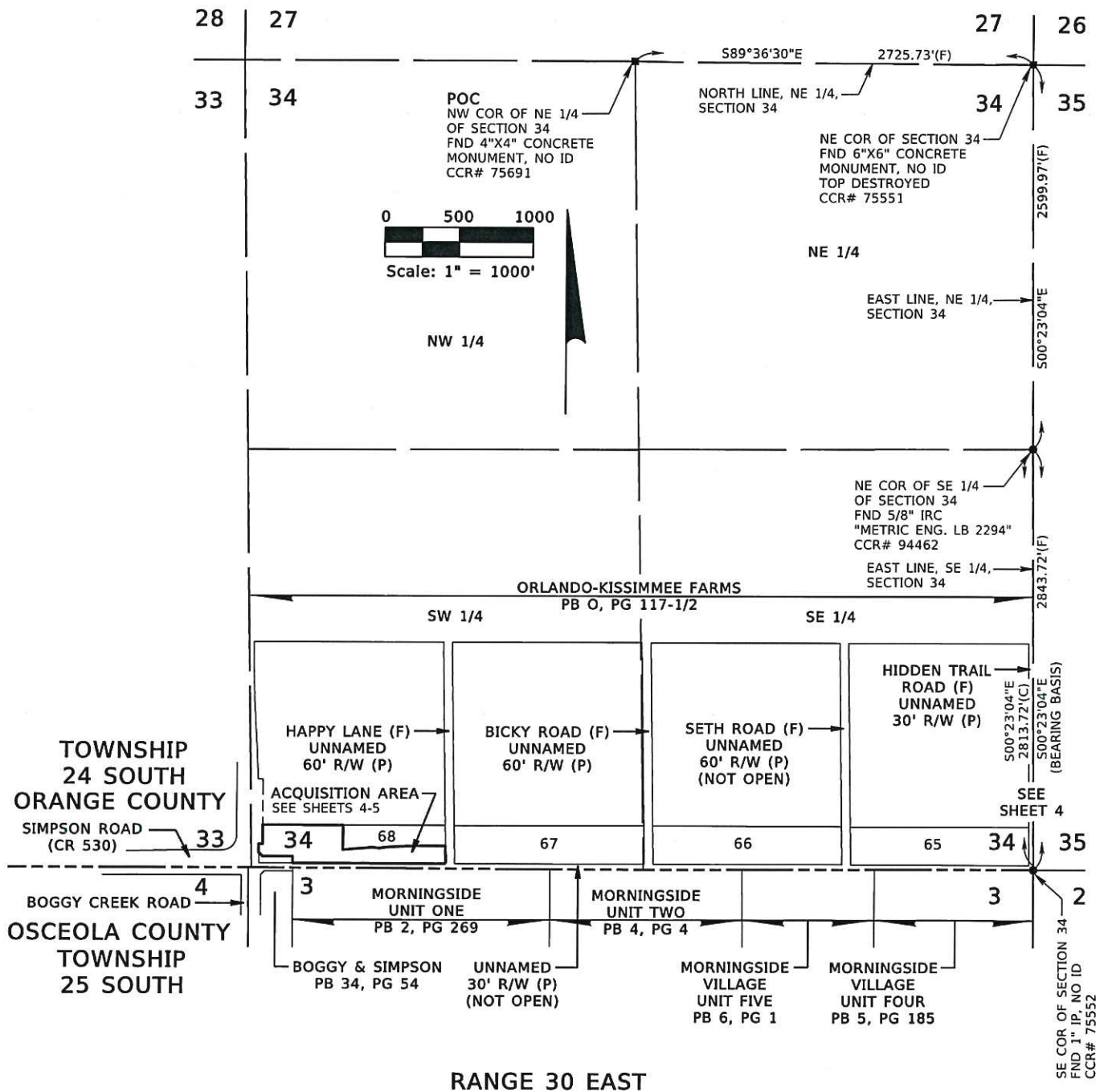
Containing 4.799 acres, more or less.

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

DATE			MAY 19, 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 534-251		
DRAWN BY			J.MUNRO								
CHECKED BY			S.WARE								
DEWBERRY PROJECT NO.			50088267								
						SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA				SCALE: N/A	
LEGAL DESCRIPTION			MLR			05/28/2025				SHEET 2 OF 5	
REVISION			BY			DATE					



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-251  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE

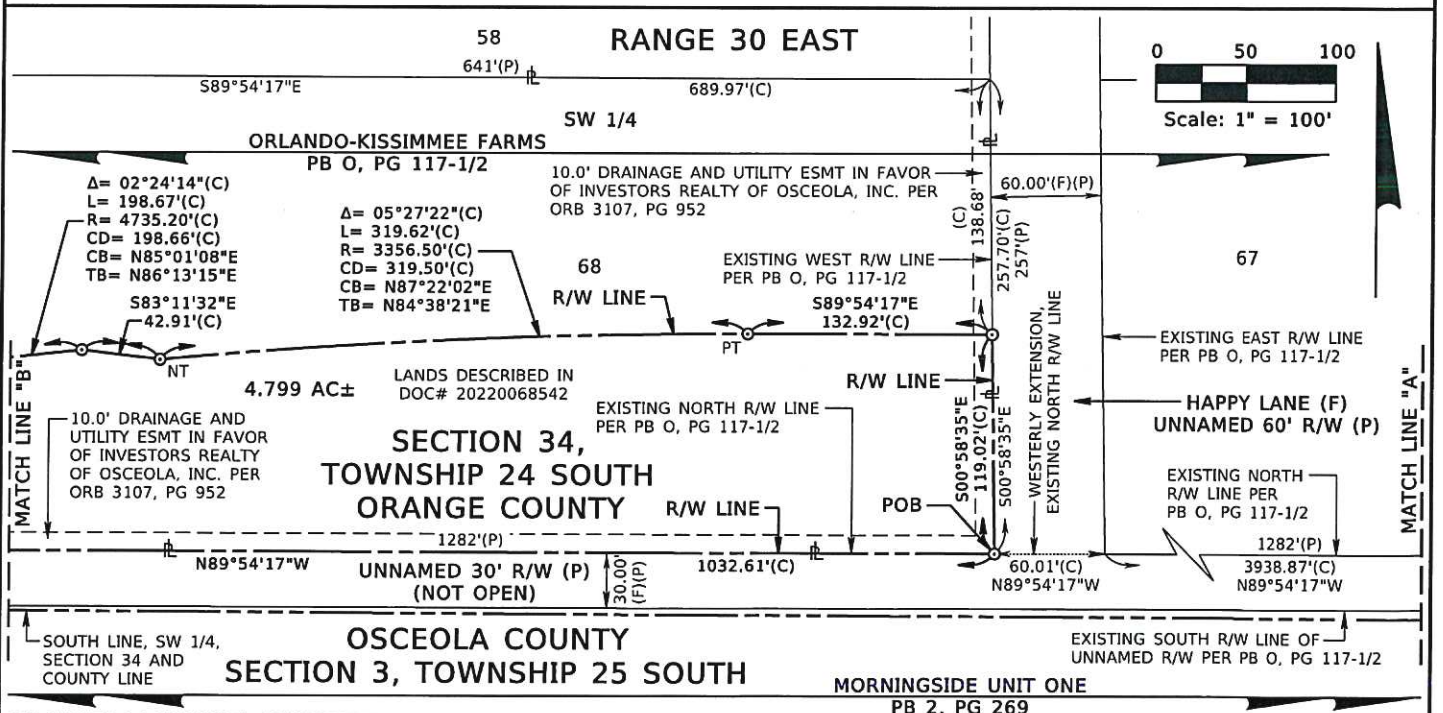
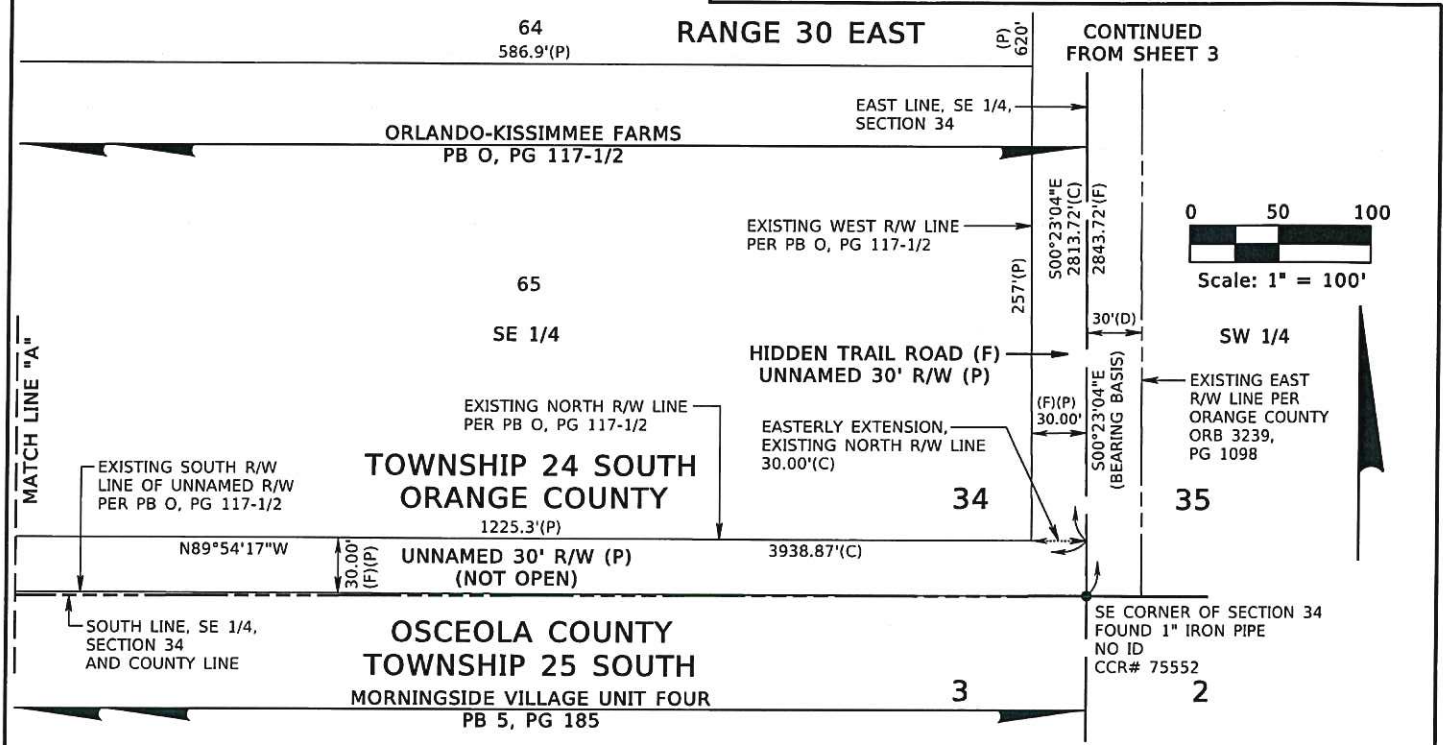


SEE SHEETS 1-2 FOR LEGAL DESCRIPTION  
 SEE SHEET 5 FOR LEGEND

DATE	MAY 19, 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 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	PARCEL 534-251
DRAWN BY	J. MUNRO				SCALE: 1"=1000'
CHECKED BY	S. WARE				SHEET 3 OF 5
DEWBERRY PROJECT NO.	50088267				
SECTION CORNER LABELS	MLR	06/03/2025			
REVISION	BY	DATE			



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-251  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE



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

DATE	MAY 19, 2025
DRAWN BY	J. MUNRO
CHECKED BY	S. WARE
DEWBERRY PROJECT NO.	50088267
PARCEL GEOMETRY	MLR
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)

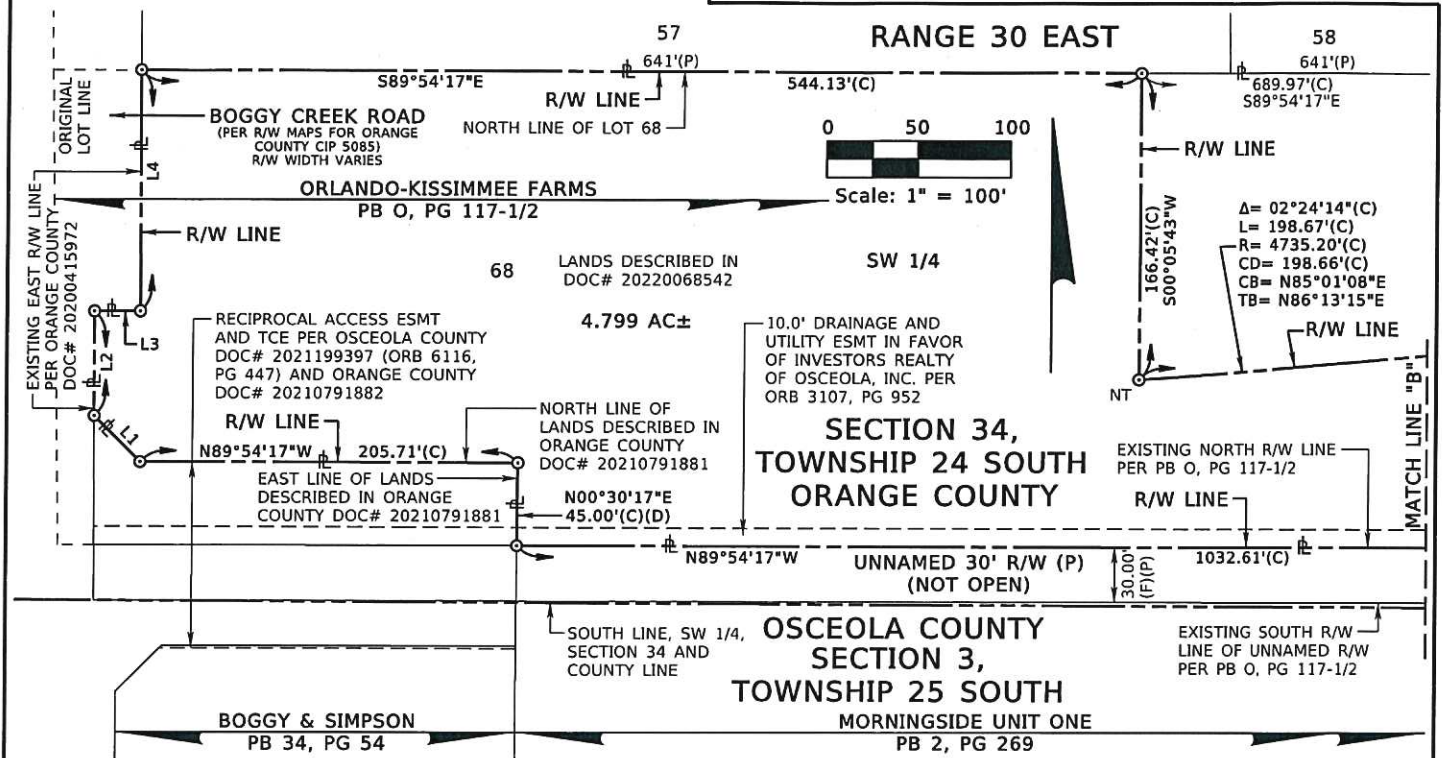
SR 534 (SIMPSON ROAD EXTENSION)  
 CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 ORANGE COUNTY, FLORIDA

PARCEL  
 534-251




SCALE: 1"=100'

SHEET 4 OF 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-251  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



## LEGEND & ABBREVIATIONS

AC±	= ACRES MORE OR LESS	NT	= NON-TANGENT
COR	= CORNER	N/A	= NOT APPLICABLE
(C)	= CALCULATED DATA	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CCR#	= CERTIFIED CORNER RECORD NUMBER	PC	= POINT OF CURVATURE
CD	= CHORD DISTANCE	PG	= PAGE
CIP	= CAPITAL IMPROVEMENT PROGRAM	POB	= POINT OF BEGINNING
CR	= COUNTY ROAD	POC	= POINT OF COMMENCEMENT
DE	= DRAINAGE EASEMENT	PRC	= POINT OF REVERSE CURVATURE
Doc#	= DOCUMENT NUMBER	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
(D)	= DEED DATA	PT	= POINT OF TANGENCY
ESMT	= EASEMENT	(P)	= PLAT DATA
FND	= FOUND	R	= RADIUS
(F)	= FIELD DATA	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF±	= SQUARE FEET MORE OR LESS
INC,	= INCORPORATED	SR	= STATE ROAD
IP	= IRON PIPE	TB	= TANGENT BEARING
IRC	= IRON ROD AND CAP	TCE	= TEMPORARY CONSTRUCTION EASEMENT
L	= ARC LENGTH	Δ	= DELTA (CENTRAL ANGLE)
LB	= LICENSED SURVEY BUSINESS		= PROPERTY LINE
NO,	= NUMBER		= CHANGE IN DIRECTION
			= SAME PROPERTY OWNER

## LINE DATA

NO.	BEARING	DISTANCE
L1	N45°02'42"W	35.44'(C) 35.43'(D)
L2	N00°11'06"W	56.78'(C)
L3	N89°55'11"E	24.97'(F) 25.00'(D)
L4	N00°07'05"W	130.80'(C) 130.00'(D)

SEE SHEETS 1-2 FOR LEGAL DESCRIPTION

DATE		MAY 19, 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 534-251
DRAWN BY		J.MUNRO				
CHECKED BY		S.WARE				
DEWBERRY PROJECT NO.		50088267				
					SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: 1"=100'
REVISION		BY		DATE		SHEET 5 OF 5

---

# Number 4



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-252  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

**LEGAL DESCRIPTION:**

A portion of Lot 67 as shown on Orlando-Kissimmee Farms according to the plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida, also being a portion of the lands described in Official Records Book 6020, Page 4500 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found 4-inch by 4-inch concrete monument with no identification marking the Northwest corner of the Northeast 1/4 of Section 34, Township 24 South, Range 30 East, Orange County, Florida; thence run South 89°36'30" East along the North line of said Northeast 1/4, a distance of 2725.73 feet to the Northeast corner of said Section 34; thence run South 00°23'04" East along the East line of the Northeast 1/4 of said Section 34, a distance of 2599.97 feet to Northeast corner of the Southeast 1/4 of said Section 34; thence run South 00°23'04" East along the East line of said Southeast 1/4, a distance of 2813.72 feet to the Easterly extension of the existing North Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to Lot 65 of said Orlando-Kissimmee Farms; thence departing said East line, run North 89°54'17" West along said Easterly extension, along said North Right of Way line and along the Westerly extension thereof crossing the 60 feet wide unnamed Right of Way between Lots 65 and 66 of said Orlando-Kissimmee Farms (also known as Seth Road), a distance of 2597.33 feet; thence departing said North Right of Way line, continue North 89°54'17" West along the Westerly extension of said North Right of Way line, a distance of 60.01 feet to the existing North Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to said Lot 67 for the POINT OF BEGINNING; thence departing said Westerly extension, continue North 89°54'17" West along said North Right of Way line, a distance of 1281.54 feet to the existing East Right of Way line of the unnamed 60 feet wide Right of Way lying between said Lot 67 and Lot 68 of said Orlando-Kissimmee Farms (also known as Happy Lane); thence departing said North Right of Way line, run North 00°58'35" West along said East Right of Way line, a distance of 119.02 feet; thence departing said East Right of Way line, run South 89°54'17" East, a distance of 1281.56 feet to the existing West Right of Way line of the unnamed 60 feet wide Right of Way lying between Lot 66 of said Orlando-Kissimmee Farms and said Lot 67 (also known as Bicky Road); thence run South 00°57'52" East along said West Right of Way line, a distance of 119.02 feet to the POINT OF BEGINNING.

Containing 3.501 acres, more or less.

**NOTES:**

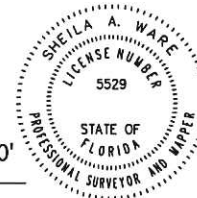
1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33228-534-252 DATED 08/06/2024 AT 8:00 A.M.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 00°23'04" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 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 2025.07.21  
Ware 16:29:53 -04'00'

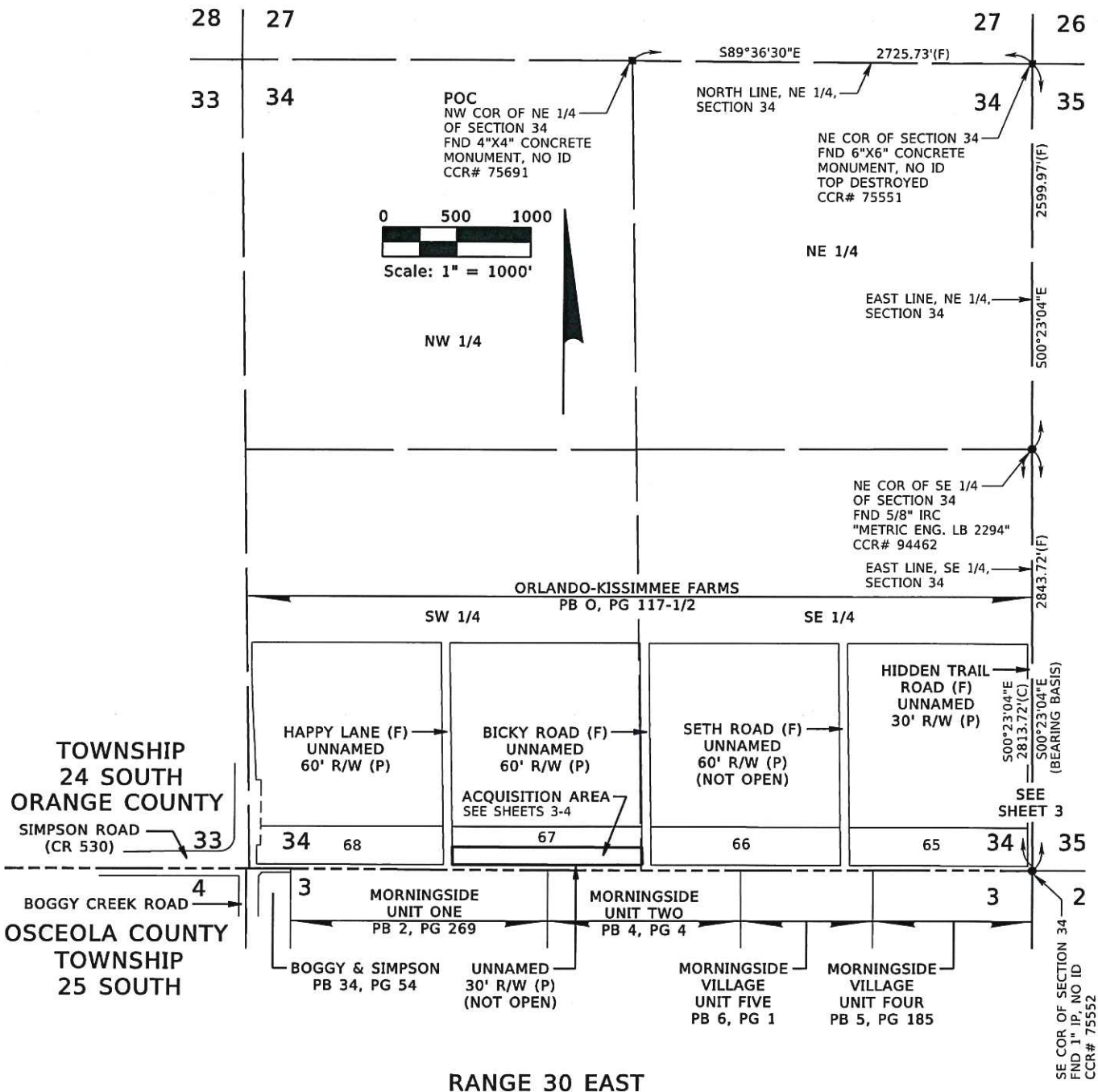
SHEILA A. WARE, PSM  
LICENSE NO. 5529




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

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 534-252
DRAWN BY	J. MUNRO			
CHECKED BY	S. WARE			
DEWBERRY PROJECT NO.	50088267			
			SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
REVISION	BY	DATE		SHEET 1 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-252  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE

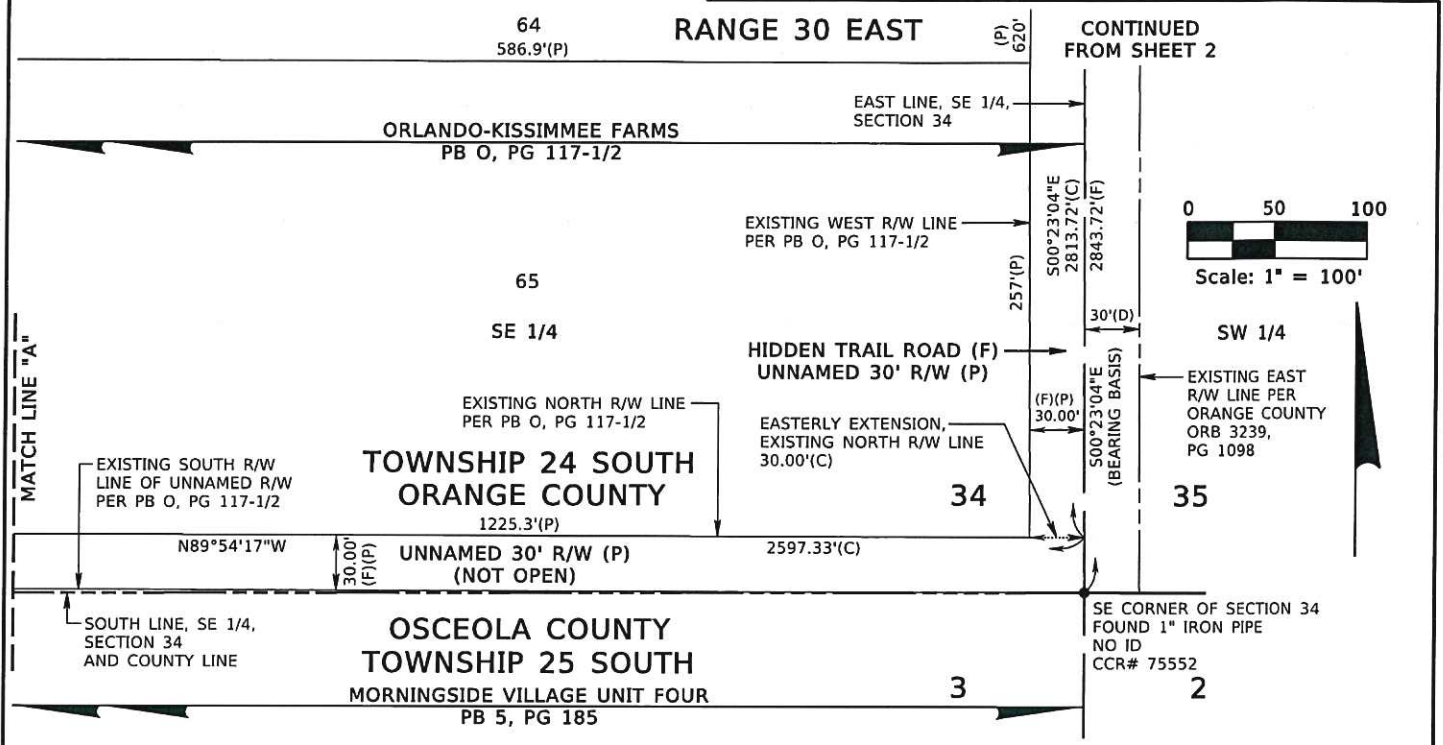


SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 4 FOR LEGEND

DATE	JUNE 04, 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)  SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	PARCEL 534-252
DRAWN BY	J. MUNRO				SCALE: 1"=1000'
CHECKED BY	S. WARE				SHEET 2 OF 4
DEWBERRY PROJECT NO.	50088267				
REVISION	BY	DATE			

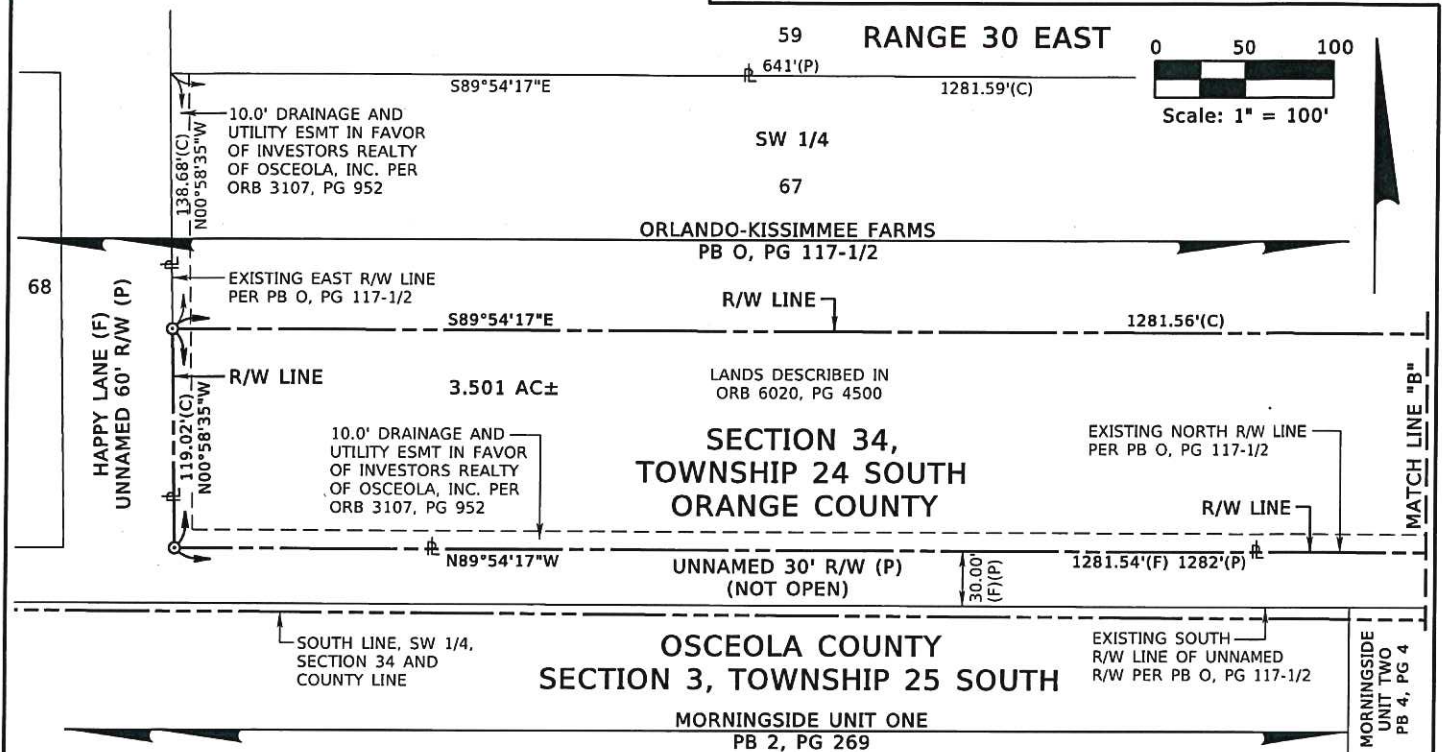


CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-252  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE





CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-252  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



#### LEGEND & ABBREVIATIONS

AC± = ACRES MORE OR LESS	NT = NON-TANGENT
COR = CORNER	N/A = NOT APPLICABLE
(C) = CALCULATED DATA	ORB = OFFICIAL RECORDS BOOK
CB = CHORD BEARING	PB = PLAT BOOK
CCR# = CERTIFIED CORNER RECORD NUMBER	PC = POINT OF CURVATURE
CD = CHORD DISTANCE	PG = PAGE
CIP = CAPITAL IMPROVEMENT PROGRAM	POB = POINT OF BEGINNING
CR = COUNTY ROAD	POC = POINT OF COMMENCEMENT
DE = DRAINAGE EASEMENT	PRC = POINT OF REVERSE CURVATURE
DOC# = DOCUMENT NUMBER	PSM = PROFESSIONAL SURVEYOR AND MAPPER
(D) = DEED DATA	PT = POINT OF TANGENCY
ESMT = EASEMENT	(P) = PLAT DATA
FND = FOUND	R = RADIUS
(F) = FIELD DATA	R/W = RIGHT OF WAY
ID = IDENTIFICATION	SF± = SQUARE FEET MORE OR LESS
INC. = INCORPORATED	SR = STATE ROAD
IP = IRON PIPE	TB = TANGENT BEARING
IRC = IRON ROD AND CAP	TCE = TEMPORARY CONSTRUCTION EASEMENT
L = ARC LENGTH	Δ = DELTA (CENTRAL ANGLE)
LB = LICENSED SURVEY BUSINESS	PL = PROPERTY LINE
NO. = NUMBER	CD = CHANGE IN DIRECTION
	SO = SAME PROPERTY OWNER

SEE SHEET 1 FOR LEGAL 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>	<div>SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)</div> <div>SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA</div>		PARCEL 534-252	
DRAWN BY		J.MUNRO					SCALE: 1"=100'	
CHECKED BY		S.WARE			SHEET 4 OF 4			
DEWBERRY PROJECT NO.		50088267						
REVISION		BY		DATE				

# Number 5

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-253  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A portion of Lot 66 as shown on Orlando-Kissimmee Farms according to the plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida, also being a portion of the lands described in Official Records Book 10498, Page 6774 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found 4-inch by 4-inch concrete monument with no identification marking the Northwest corner of the Northeast 1/4 of Section 34, Township 24 South, Range 30 East, Orange County, Florida; thence run South 89°36'30" East along the North line of said Northeast 1/4, a distance of 2725.73 feet to the Northeast corner of said Section 34; thence run South 00°23'04" East along the East line of the Northeast 1/4 of said Section 34, a distance of 2599.97 feet to Northeast corner of the Southeast 1/4 of said Section 34; thence run South 00°23'04" East along the East line of said Southeast 1/4, a distance of 2813.72 feet to the Easterly extension of the existing North Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to Lot 65 of said Orlando-Kissimmee Farms; thence departing said East line, run North 89°54'17" West along said Easterly extension and along said North Right of Way line, a distance of 1256.30 feet; thence departing said North Right of Way line, continue North 89°54'17" West along the Westerly extension of said North Right of Way line, a distance of 60.01 feet to the existing North Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to said Lot 66 for the POINT OF BEGINNING; thence departing said Westerly extension, continue North 89°54'17" West along said North Right of Way line, a distance of 1281.02 feet to the existing East Right of Way line of the unnamed 60 feet wide Right of Way lying between said Lot 66 and Lot 67 of said Orlando-Kissimmee Farms (also known as Bicky Road); thence departing said North Right of Way line, run North 00°57'52" West along said East Right of Way line, a distance of 257.70 feet to the North line of said Lot 66; thence departing said East Right of Way line, run South 89°54'17" East along said North line, a distance of 570.98 feet; thence departing said North line, run South 00°05'43" West, a distance of 128.65 feet; thence South 89°54'17" East, a distance of 712.49 feet to the existing West Right of Way line of the unnamed 60 feet wide Right of Way lying between said Lots 65 and 66 (also known as Seth Road); thence run South 00°55'48" East along said West Right of Way line, a distance of 129.02 feet to the POINT OF BEGINNING.

Containing 5.477 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 33228-534-253 DATED 08/06/2024 AT 8:00 A.M.
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 00°23'04" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 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 2025.07.21  
16:31:31 -04'00'

SHEILA A. WARE, PSM  
LICENSE NO. 5529

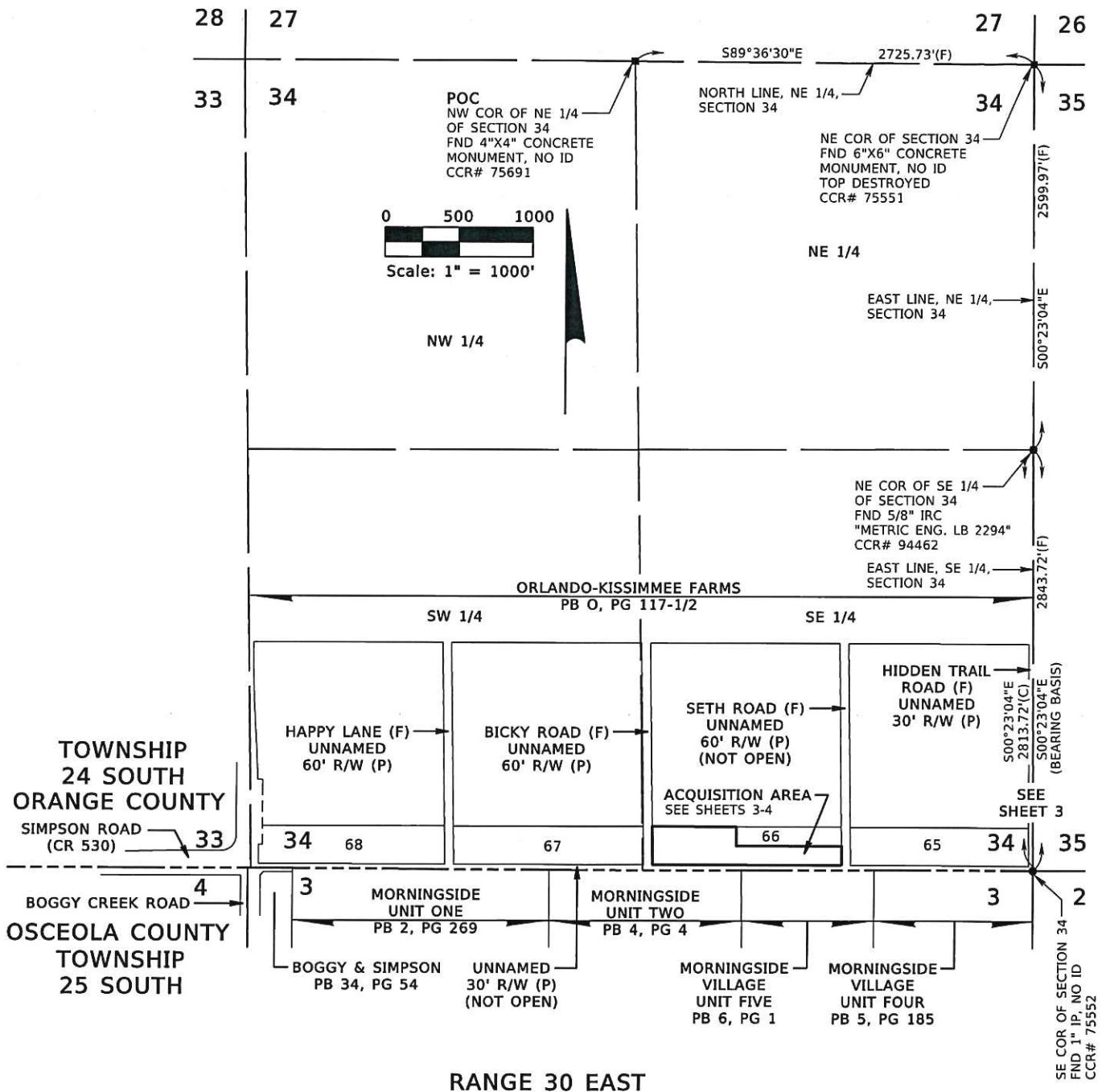


SEE SHEETS 2-4 FOR SKETCH OF DESCRIPTION  
SEE SHEET 4 FOR LEGEND

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 534-253
DRAWN BY	J. MUNRO			
CHECKED BY	S. WARE		SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
DEWBERRY PROJECT NO.	50088267			SHEET 1 OF 4
REVISION	BY		DATE	



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-253  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL OF DESCRIPTION  
 SEE SHEET 4 FOR LEGEND

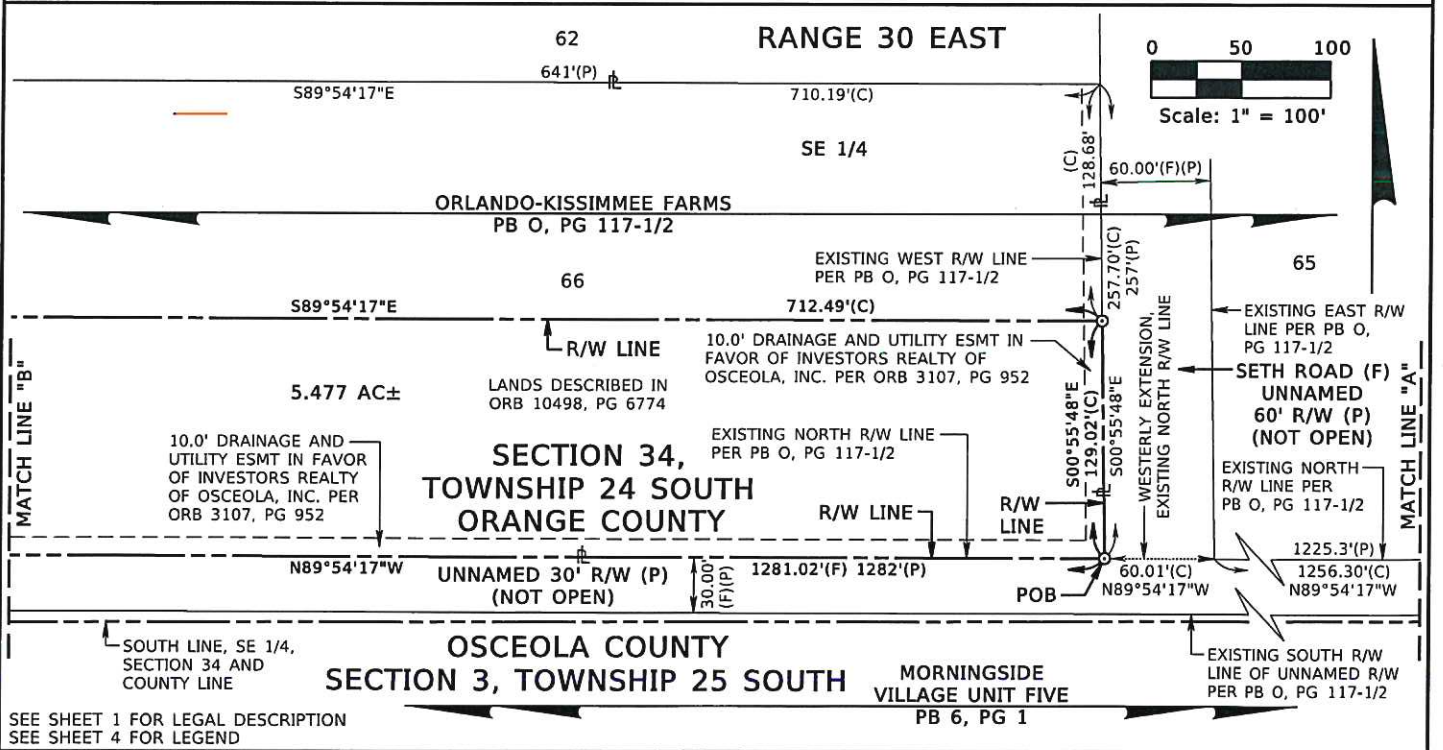
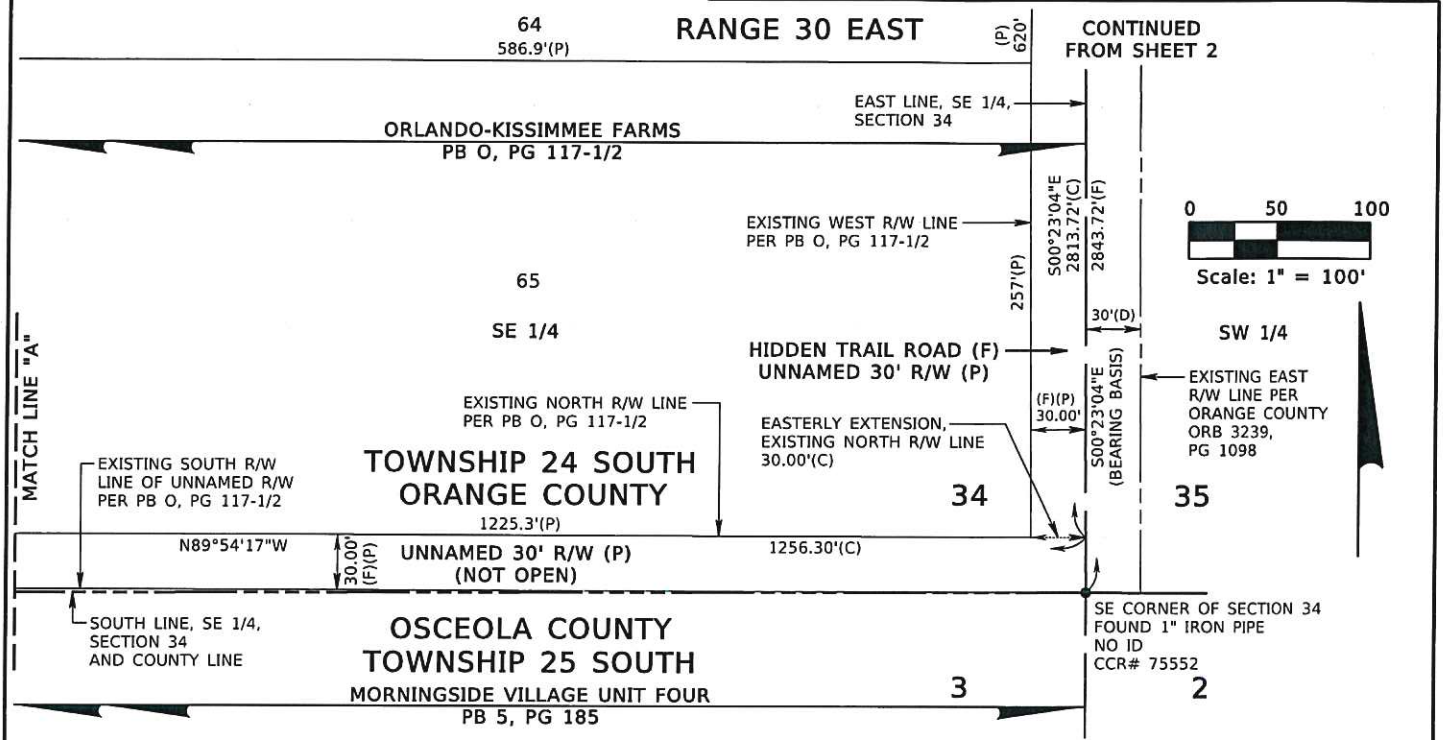
DATE	JUNE 04, 2025	
DRAWN BY	J.MUNRO	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50088267	
REVISION	BY	DATE

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 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA

PARCEL 534-253
SCALE: 1"=1000'
SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-253  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 4 FOR LEGEND

DATE	JUNE 04, 2025	
DRAWN BY	J.MUNRO	
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)

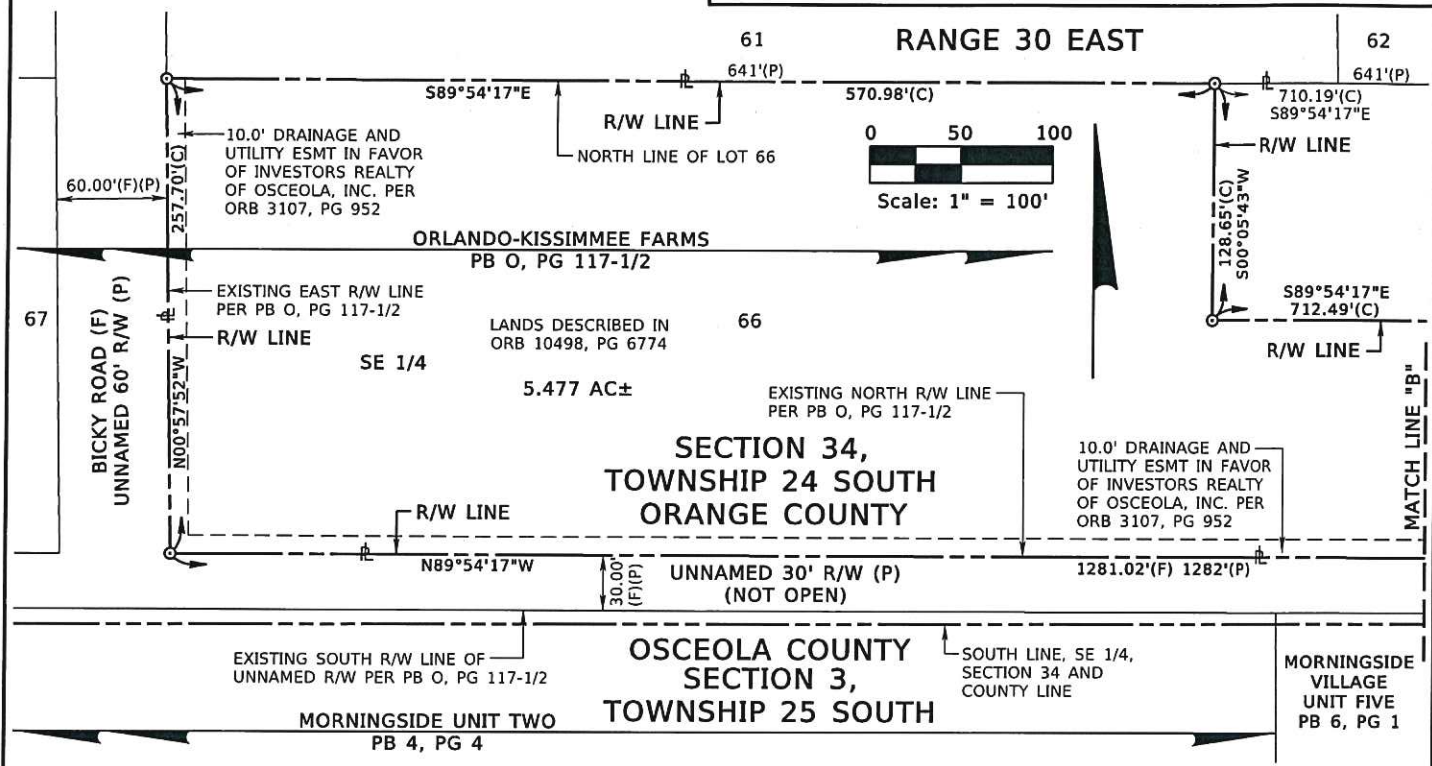
SR 534 (SIMPSON ROAD EXTENSION)  
 CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 ORANGE COUNTY, FLORIDA

PARCEL  
 534-253

SCALE: 1"=100'

SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-253  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



**LEGEND & ABBREVIATIONS**

AC± = ACRES MORE OR LESS	NT = NON-TANGENT
COR = CORNER	N/A = NOT APPLICABLE
(C) = CALCULATED DATA	ORB = OFFICIAL RECORDS BOOK
CB = CHORD BEARING	PB = PLAT BOOK
CCR# = CERTIFIED CORNER RECORD NUMBER	PC = POINT OF CURVATURE
CD = CHORD DISTANCE	PG = PAGE
CIP = CAPITAL IMPROVEMENT PROGRAM	POB = POINT OF BEGINNING
CR = COUNTY ROAD	POC = POINT OF COMMENCEMENT
DE = DRAINAGE EASEMENT	PRC = POINT OF REVERSE CURVATURE
DOC# = DOCUMENT NUMBER	PSM = PROFESSIONAL SURVEYOR AND MAPPER
(D) = DEED DATA	PT = POINT OF TANGENCY
ESMT = EASEMENT	(P) = PLAT DATA
FND = FOUND	R = RADIUS
(F) = FIELD DATA	R/W = RIGHT OF WAY
ID = IDENTIFICATION	SF± = SQUARE FEET MORE OR LESS
INC. = INCORPORATED	SR = STATE ROAD
IP = IRON PIPE	TB = TANGENT BEARING
IRC = IRON ROD AND CAP	TCE = TEMPORARY CONSTRUCTION EASEMENT
L = ARC LENGTH	Δ = DELTA (CENTRAL ANGLE)
LB = LICENSED SURVEY BUSINESS	PL = PROPERTY LINE
NO. = NUMBER	CD = CHANGE IN DIRECTION
	SO = SAME PROPERTY OWNER

SEE SHEET 1 FOR LEGAL DESCRIPTION

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 534-253
DRAWN BY	J. MUNRO		SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: 1"=100'
CHECKED BY	S. WARE			SHEET 4 OF 4
DEWBERRY PROJECT NO.	50088267			
REVISION	BY	DATE		



Number 6

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-254  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A portion of Lot 65 as shown on Orlando-Kissimmee Farms according to the plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida, also being a portion of the lands described in document number 20210416527 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found 4-inch by 4-inch concrete monument with no identification marking the Northwest corner of the Northeast 1/4 of Section 34, Township 24 South, Range 30 East, Orange County, Florida; thence run South 89°36'30" East along the North line of said Northeast 1/4, a distance of 2725.73 feet to the Northeast corner of said Section 34; thence run South 00°23'04" East along the East line of the Northeast 1/4 of said Section 34, a distance of 2599.97 feet to Northeast corner of the Southeast 1/4 of said Section 34; thence run South 00°23'04" East along the East line of said Southeast 1/4, a distance of 2813.72 feet to the Easterly extension of the existing North Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to aforesaid Lot 65; thence departing said East line, run North 89°54'17" West along said Easterly extension, a distance of 30.00 feet to the existing North Right of Way line of said unnamed 30 feet wide Right of Way for the POINT OF BEGINNING; thence departing said Easterly extension, continue North 89°54'17" West along said North Right of Way line, a distance of 1226.30 feet to the existing East Right of Way line of the unnamed 60 feet wide Right of Way lying between said Lot 65 and Lot 66 of said Orlando-Kissimmee Farms (also known as Seth Road); thence departing said North Right of Way line, run North 00°55'48" West along said East Right of Way line, a distance of 129.02 feet; thence departing said East Right of Way line, run South 89°54'17" East, a distance of 361.53 feet; thence North 00°05'43" East, a distance of 128.65 feet to the North line of said Lot 65; thence run South 89°54'17" East along said North line, a distance of 864.92 the existing West Right of Way line of the unnamed 30 feet wide Right of Way lying East of and adjacent to said Lot 65 (also known as Hidden Trail Road); thence departing the North line of said Lot 65, run South 00°23'04" East along said West Right of Way line, a distance of 257.66 feet to the POINT OF BEGINNING.

Containing 6.190 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 33228-534-254 DATED 08/06/2024 AT 8:00 A.M.
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 00°23'04" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 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 2025.07.21  
Ware 16:43:12  
-04'00'

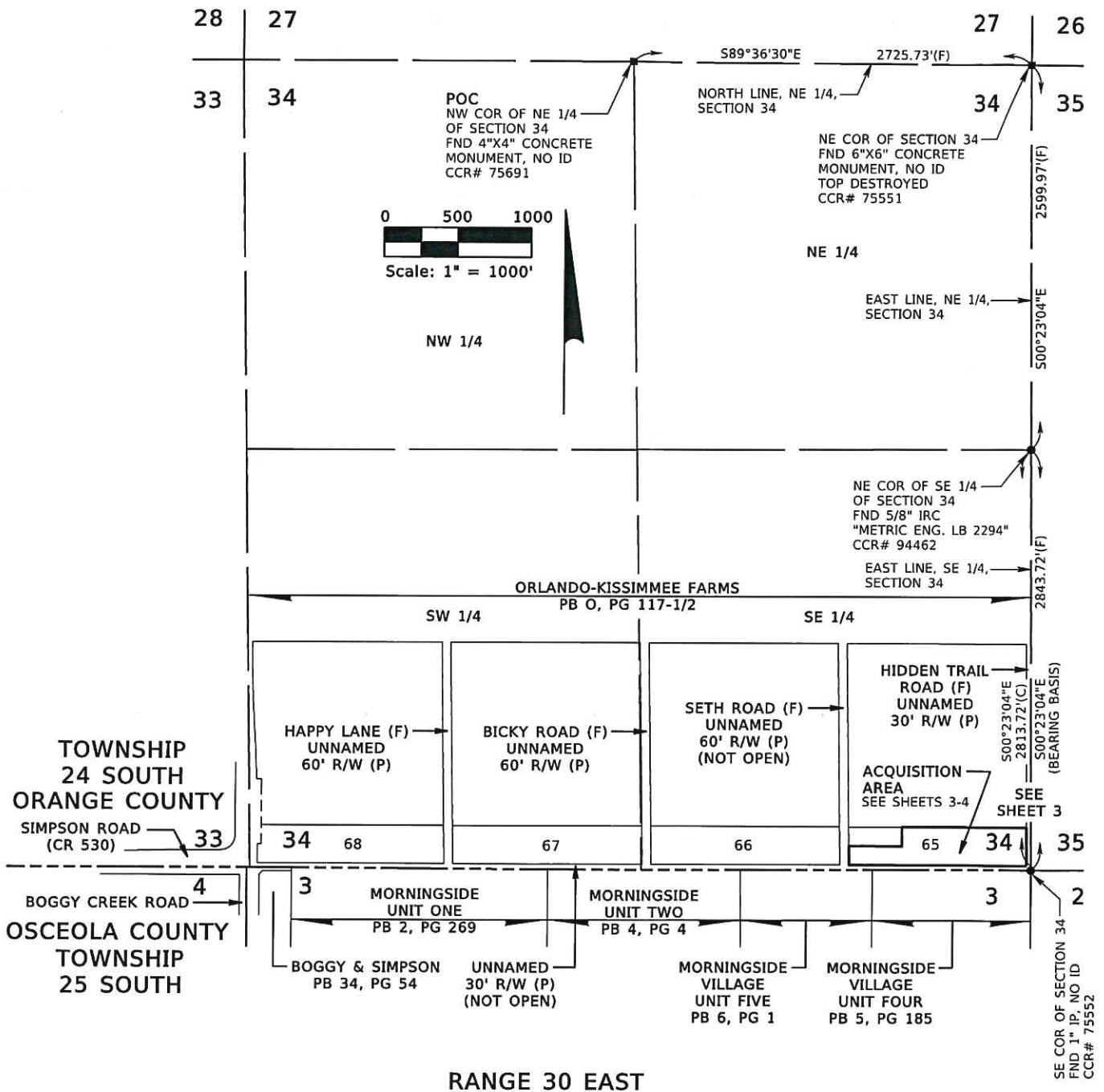
SHEILA A. WARE, PSM  
LICENSE NO. 5529



SEE SHEETS 2-4 FOR SKETCH OF DESCRIPTION  
SEE SHEET 3 FOR LEGEND


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 534-254
DRAWN BY	J. MUNRO			
CHECKED BY	S. WARE		SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
DEWBERRY PROJECT NO.	50088267			
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-254  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR LEGEND

DATE		JUNE 04, 2025	
DRAWN BY		J.MUNRO	
CHECKED BY		S.WARE	
DEWBERRY PROJECT NO.		50088267	
REVISION		BY	DATE

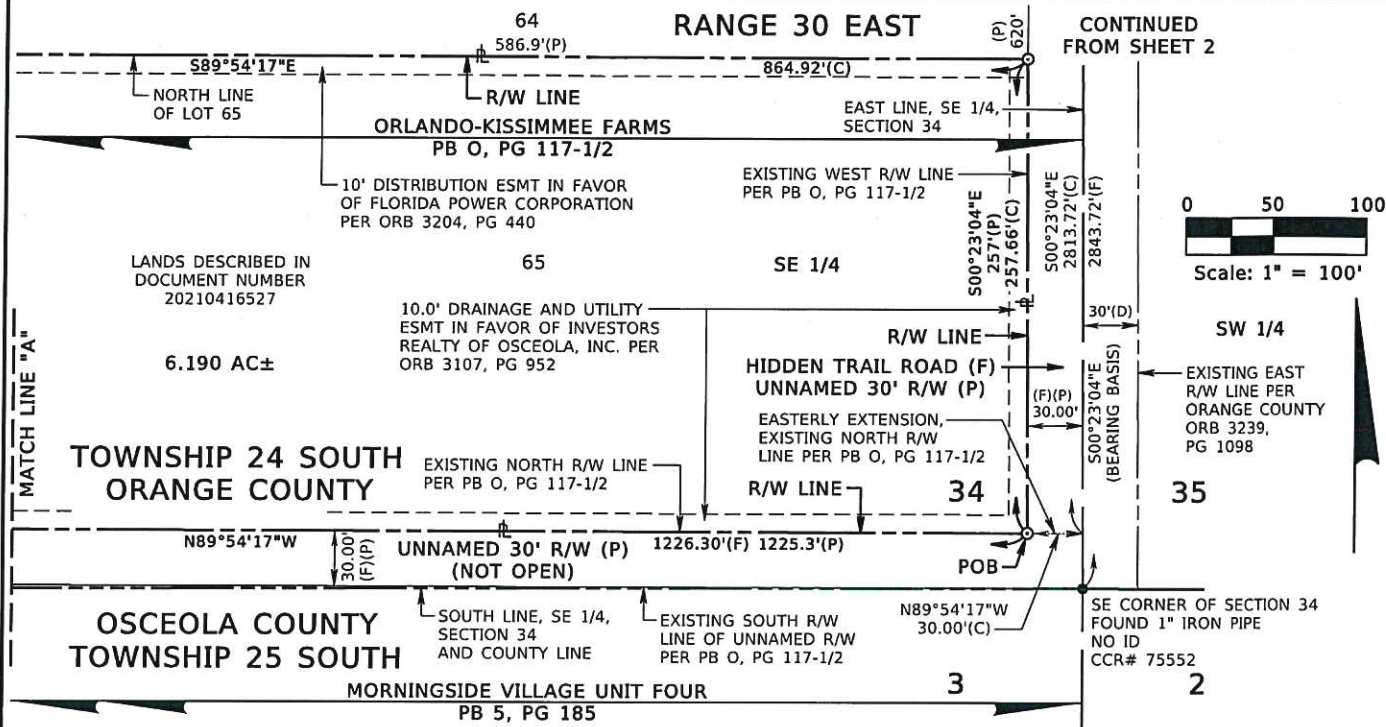
CERTIFICATION OF AUTHORIZATION NO. LB 8011	
 <b>Dewberry</b>	
800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	

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


PARCEL 534-254
SCALE: 1"=1000'
SHEET 2 OF 4



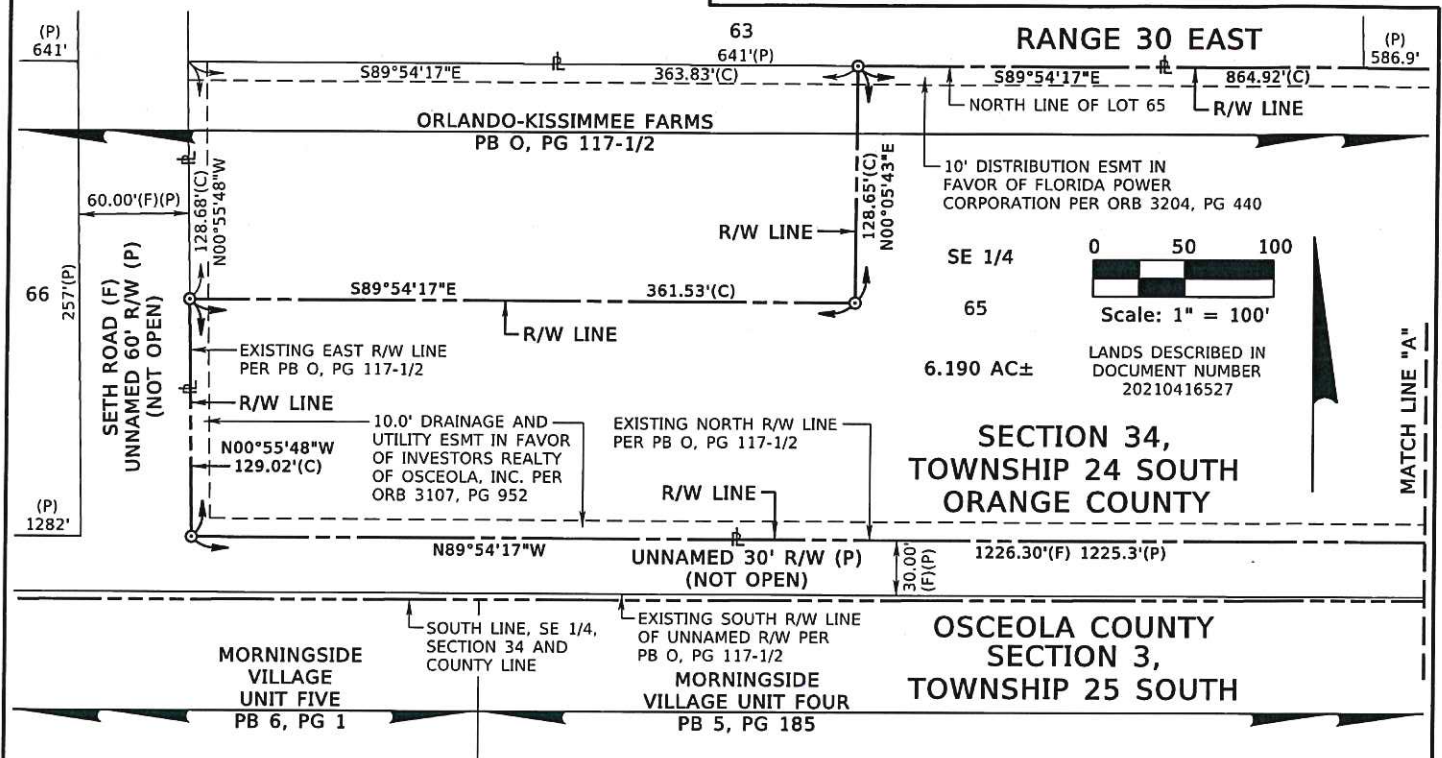
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-254  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL 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>	<div>SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)</div> <div>SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA</div>	PARCEL 534-254
DRAWN BY	J. MUNRO			SCALE: 1"=100'
CHECKED BY	S. WARE			
DEWBERRY PROJECT NO.	50088267			
REVISION	BY	DATE		SHEET 3 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-254  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 3 FOR LEGEND

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 534-254		
DRAWN BY		J.MUNRO					SCALE: 1"=100'		
CHECKED BY		S.WARE			SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA		SHEET 4 OF 4		
DEWBERRY PROJECT NO.		50088267							
REVISION		BY		DATE					

# Number 7



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-242  
PARCEL NO. 534-255  
PURPOSE: LIMITED ACCESS RIGHT OF WAY  
ESTATE: FEE SIMPLE

**LEGAL DESCRIPTION:**

A parcel of land lying in the Southwest 1/4 of Section 35, Township 24 South, Range 30 East, Orange County, Florida, being the lands described in Official Records Book 3190, Page 217 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found 6-inch by 6-inch concrete monument with no identification marking the Northeast corner of the Northwest 1/4 of Section 35, Township 24 South, Range 30 East, Orange County, Florida; thence run South 86°57'03" West along the North line of said Northwest 1/4, a distance of 2691.08 feet to the Northwest corner of said Northwest 1/4; thence run South 00°23'04" East along the West line of said Northwest 1/4, a distance of 2599.97 feet to the Northwest corner of the Southwest 1/4 of said Section 35; thence continue South 00°23'04" East along the West line of said Southwest 1/4, a distance of 651.27 feet to the North line of the South half of the South 1303.17 feet of the North 3899.48 feet of the West half of said Section 35 for the POINT OF BEGINNING; thence departing said West line, run North 86°57'03" East along said North line, a distance of 667.88 feet to the East line of lands described in aforesaid Official Records Book 3190, Page 217; thence departing said North line, run South 00°22'30" East along said East line, a distance of 652.26 feet to the South line of the North 3899.48 feet of the West half of said Section 35; thence departing said East line, run South 86°57'03" West along said South line, a distance of 667.77 feet to aforesaid West line of the Southwest 1/4 of Section 35; thence departing said South line, run North 00°23'04" West along said West line, a distance of 652.26 feet to the POINT OF BEGINNING.

Containing 9.989 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 NO. 33247-534-255 DATED AUGUST 22, 2024 AT 8:00 A.M.
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 86°57'03" WEST ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 30 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 05/14/2025 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 2025.07.21  
Ware 16:18:42 -04'00'

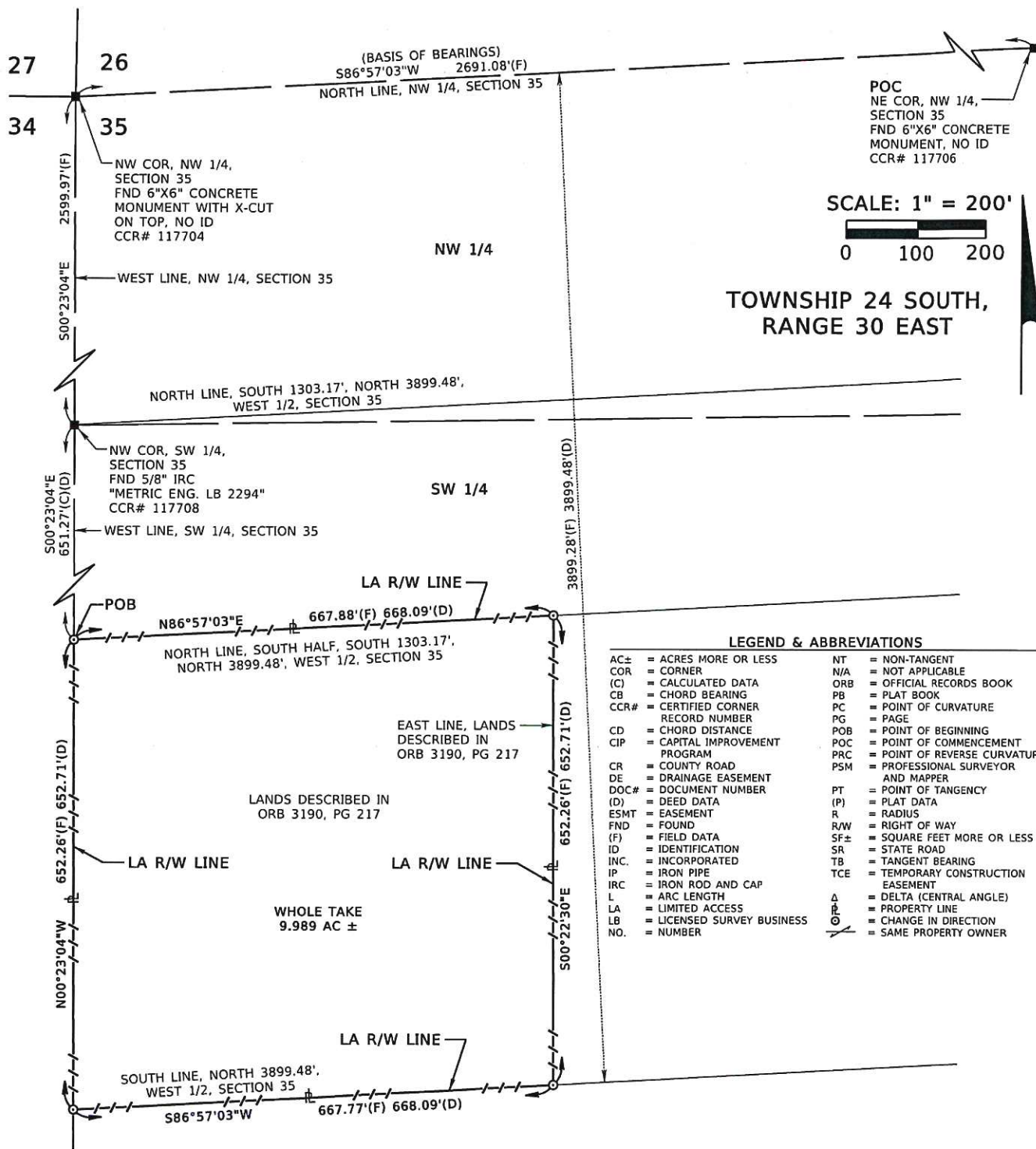
SHEILA A. WARE, PSM  
LICENSE NO. 5529



SEE SHEET 2 FOR LEGEND AND SKETCH OF DESCRIPTION

DATE MAY 14, 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 534-255
DRAWN BY M.ROLLINS		SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
CHECKED BY S.WARE			
DEWBERRY PROJECT NO. 50088267			
REVISION			SHEET 1 OF 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (OSCEOLA PARKWAY EXTENSION)  
 PROJECT NO. 534-242  
 PARCEL NO. 534-255  
 PURPOSE: LIMITED ACCESS RIGHT OF WAY  
 ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	MAY 14, 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  
 534-255

SCALE: 1"=200'

SHEET 2 OF 2

Number 8



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-242  
PARCEL NO. 534-256  
PURPOSE: LIMITED ACCESS RIGHT OF WAY  
ESTATE: FEE SIMPLE

**LEGAL DESCRIPTION:**

A parcel of land lying in the Southwest 1/4 of Section 35, Township 24 South, Range 30 East, Orange County, Florida, being the lands described in document number 20200661107 and corrected in document number 20200666941 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found 6-inch by 6-inch concrete monument with no identification marking the Northeast corner of the Northwest 1/4 of Section 35, Township 24 South, Range 30 East, Orange County, Florida; thence run South 86°57'03" West along the North line of said Northwest 1/4, a distance of 2691.08 feet to the Northwest corner of said Northwest 1/4; thence run South 00°23'04" East along the West line of said Northwest 1/4, a distance of 2599.97 feet to the Northwest corner of the Southwest 1/4 of said Section 35; thence continue South 00°23'04" East along the West line of said Southwest 1/4, a distance of 651.27 feet to the North line of the South half of the South 1303.17 feet of the North 3899.48 feet of the West half of said Section 35; thence departing said West line, run North 86°57'03" East along said North line, a distance of 667.88 feet to the POINT OF BEGINNING; thence continue North 86°57'03" East along said North line, a distance of 334.21 to the East line of lands described in aforesaid document numbers 20200661107 and 20200666941; thence departing said North line, run South 00°21'41" East along said East line, a distance of 652.27 feet to the South line of the North 3899.48 feet of the West half of said Section 35; thence departing said East line, run South 86°57'03" West along said South line, a distance of 334.05 feet to the West line of lands described in aforesaid document numbers 20200661107 and 20200666941; thence departing said South line, run North 00°22'30" West along said West line, a distance of 652.26 feet to the POINT OF BEGINNING.

Containing 4.998 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 NO. 33247-534-256 DATED AUGUST 22, 2024 AT 8:00 A.M.
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 86°57'03" WEST ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 30 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 05/14/2025 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 2025.07.21  
Ware 16:20:46 -04'00'

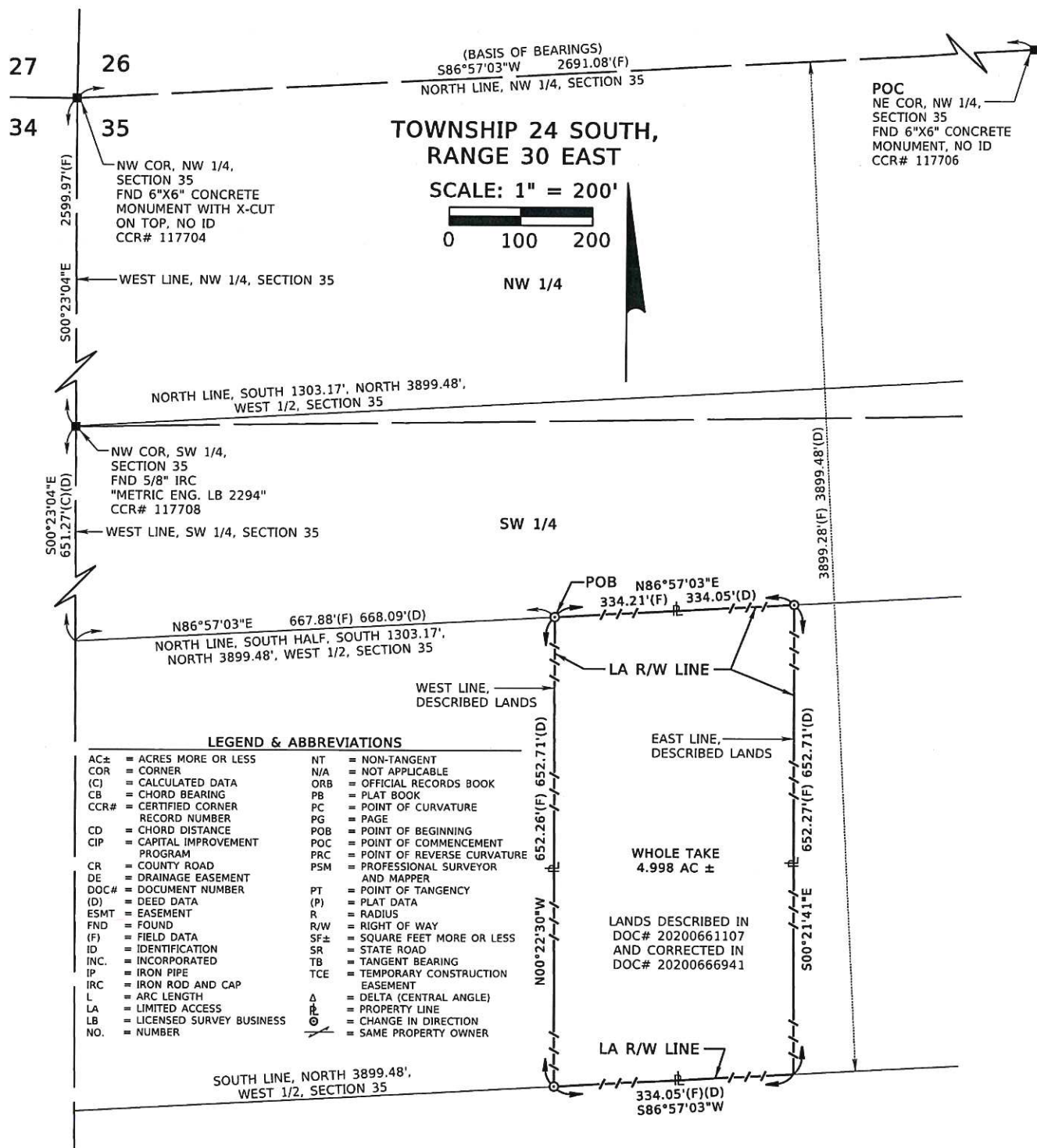
SHEILA A. WARE, PSM  
LICENSE NO. 5529



SEE SHEET 2 FOR LEGEND AND SKETCH OF DESCRIPTION

DATE MAY 14, 2025	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 534-256
DRAWN BY M.ROLLINS	 <b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120		SCALE: N/A
CHECKED BY S.WARE			SHEET 1 OF 2
DEWBERRY PROJECT NO. 50088267			
REVISION	BY	DATE	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-242  
PARCEL NO. 534-256  
PURPOSE: LIMITED ACCESS RIGHT OF WAY  
ESTATE: FEE SIMPLE



#### LEGEND & ABBREVIATIONS

AC±	= ACRES MORE OR LESS	NT	= NON-TANGENT
COR	= CORNER	N/A	= NOT APPLICABLE
(C)	= CALCULATED DATA	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CCR#	= CERTIFIED CORNER RECORD NUMBER	PC	= POINT OF CURVATURE
CD	= CHORD DISTANCE	PG	= PAGE
CIP	= CAPITAL IMPROVEMENT PROGRAM	POB	= POINT OF BEGINNING
CR	= COUNTY ROAD	POC	= POINT OF COMMENCEMENT
DE	= DRAINAGE EASEMENT	PRC	= POINT OF REVERSE CURVATURE
DOC#	= DOCUMENT NUMBER	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
(D)	= DEED DATA	PT	= POINT OF TANGENCY
ESMT	= EASEMENT	(P)	= PLAT DATA
FND	= FOUND	R	= RADIUS
(F)	= FIELD DATA	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF±	= SQUARE FEET MORE OR LESS
INC.	= INCORPORATED	SR	= STATE ROAD
IP	= IRON PIPE	TB	= TANGENT BEARING
IRC	= IRON ROD AND CAP	TCE	= TEMPORARY CONSTRUCTION EASEMENT
L	= ARC LENGTH	Δ	= DELTA (CENTRAL ANGLE)
LA	= LIMITED ACCESS	PL	= PROPERTY LINE
LB	= LICENSED SURVEY BUSINESS	CD	= CHANGE IN DIRECTION
NO.	= NUMBER	SO	= SAME PROPERTY OWNER

SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	MAY 14, 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  
534-256

SCALE: 1"=200'

SHEET 2 OF 2

Number 9



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-243  
PARCEL NO. 534-265  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A portion of Lot 4, Nona Cove, according to the plat thereof as recorded in Plat Book 101, Page 128 of the Public Records of Orange County, Florida, lying in 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 20220047920 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 North 01°11'30" West along the West line of said Southeast 1/4, a distance of 1256.71 feet to the POINT OF BEGINNING; thence continue North 01°11'30" West along said West line, a distance of 54.36 feet to the existing Southwesterly Right of Way line of County Road 15 (Narcoossee Road), a varied width Right of Way according to Orange County Board of County Commissioners Right of Way Map, Capital Improvement Program 5101; thence departing said West line, run South 41°42'12" East along said Southwesterly Right of Way line, a distance of 41.33 feet; thence departing said Southwesterly Right of Way line, run South 48°18'16" West, a distance of 35.31 feet to the POINT OF BEGINNING.

Containing 730 square feet, more or less.

#### NOTES:

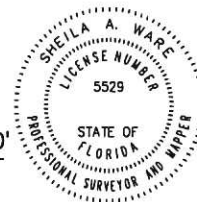
1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 110878403, DATED 09/02/2025 AT 8:00 A.M.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST 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, 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 09/10/2025 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 2025.09.10  
11:02:19 -04'00'

SHEILA A. WARE, PSM  
LICENSE NO. 5529






SEE SHEET 2 FOR LEGEND AND SKETCH OF DESCRIPTION

DATE	SEPTEMBER 10, 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 534-265
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			
REVISION	BY	DATE		SHEET 1 OF 2

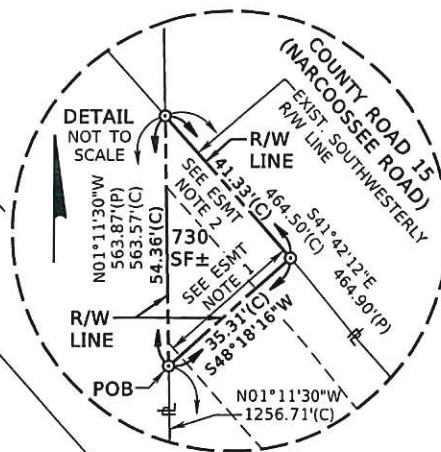
0 100 200  
Scale: 1" = 200'



AC	= ACRES	POB	= POINT OF BEGINNING
(C)	= CALCULATED DATA	POC	= POINT OF COMMENCEMENT
CIP	= CAPITAL IMPROVEMENT PROGRAM	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
OCBCC	= ORANGE COUNTY BOARD		= PROPERTY LINE
	OF COUNTY COMMISSIONERS		= SAID PROPERTY OWNER
ORB	= OFFICIAL RECORDS BOOK		= CHANGE IN DIRECTION
(P)	= PLAT DATA		= LIMITED ACCESS R/W LINE
PB	= PLAT BOOK		= R/W LINE
PG/PGS	= PAGE / PAGES		= PERPETUAL EASEMENT LINE

ESMT NOTES:

1. ESMT TO ORANGE COUNTY FOR ROAD R/W PER TRANSFER OF ROAD RESERVATION DESCRIBED IN ORB 9708, PG 4154
2. 10' SIDEWALK, UTILITY & DRAINAGE ESMT TO ORANGE COUNTY PER ORB 8672, PG 710
3. LOT 4 IS SUBJECT TO EASEMENTS PER DOCUMENT NO. 20220115759



SE COR OF SEC 32  
FND 5"X5" CM. NO ID

DATE		SEPTEMBER 10, 2025	
DRAWN BY		M.ROLLINS	
CHECKED BY		S.WARE	
DEWBERRY PROJECT NO.		50088267	
REVISION		BY	DATE



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

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

SHEET 2 OF 2

# Number 10



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-321  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A portion of Lot 1 as shown on Boggy & Simpson according to the plat thereof as recorded in Plat Book 34, Page 54 of the Public Records of Osceola County, Florida, also being a portion of the lands described in Official Records Book 6485, Page 2986 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

Commence at a found 4-inch by 4-inch concrete monument with no identification marking the Northwest corner of the Northeast 1/4 of Section 34, Township 24 South, Range 30 East, Orange County, Florida; thence run South 89°36'30" East along the North line of said Northeast 1/4, a distance of 2725.73 feet to the Northeast corner of said Section 34; thence run South 00°23'04" East along the East line of the Northeast 1/4 of said Section 34, a distance of 2599.97 feet to the Northeast corner of the Southeast 1/4 of said Section 34; thence run South 00°23'04" East along the East line of said Southeast 1/4, a distance of 2843.72 feet to the Southeast corner of said Section 34, said point also being on the existing South Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to Lots 65 through 68 as shown on Orlando-Kissimmee Farms according to plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida; thence departing said East line, run North 89°54'17" West along said South Right of Way line, a distance of 5031.96 feet to West line of Lot 3 of Morningside Unit One according to the plat thereof as recorded in Plat Book 2, Page 269 of the Public Records of Osceola County, Florida; thence departing said South Right of Way line run South 00°10'43" West along said West line, a distance of 24.46 feet to the Northeast corner of Lot 1 of said Boggy & Simpson for the POINT OF BEGINNING; thence continue South 00°10'43" West along the West line of said Lot 3 and along the East line of said Lot 1, a distance of 29.98 feet; thence departing said West and East Lot lines, run South 89°59'08" West, a distance of 7.36 feet; thence North 00°05'43" East, a distance of 29.98 feet to the North line of said Lot 1; thence run North 89°58'32" East along said North line, a distance of 7.40 feet to the POINT OF BEGINNING.

Containing 221 square feet, more or less.

#### NOTES:

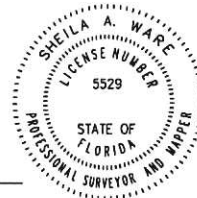
1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33228-534-321 DATED 08/12/2024 AT 8:00 A.M.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 00°23'04" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 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 2025.07.21  
Ware 16:44:35  
-04'00'

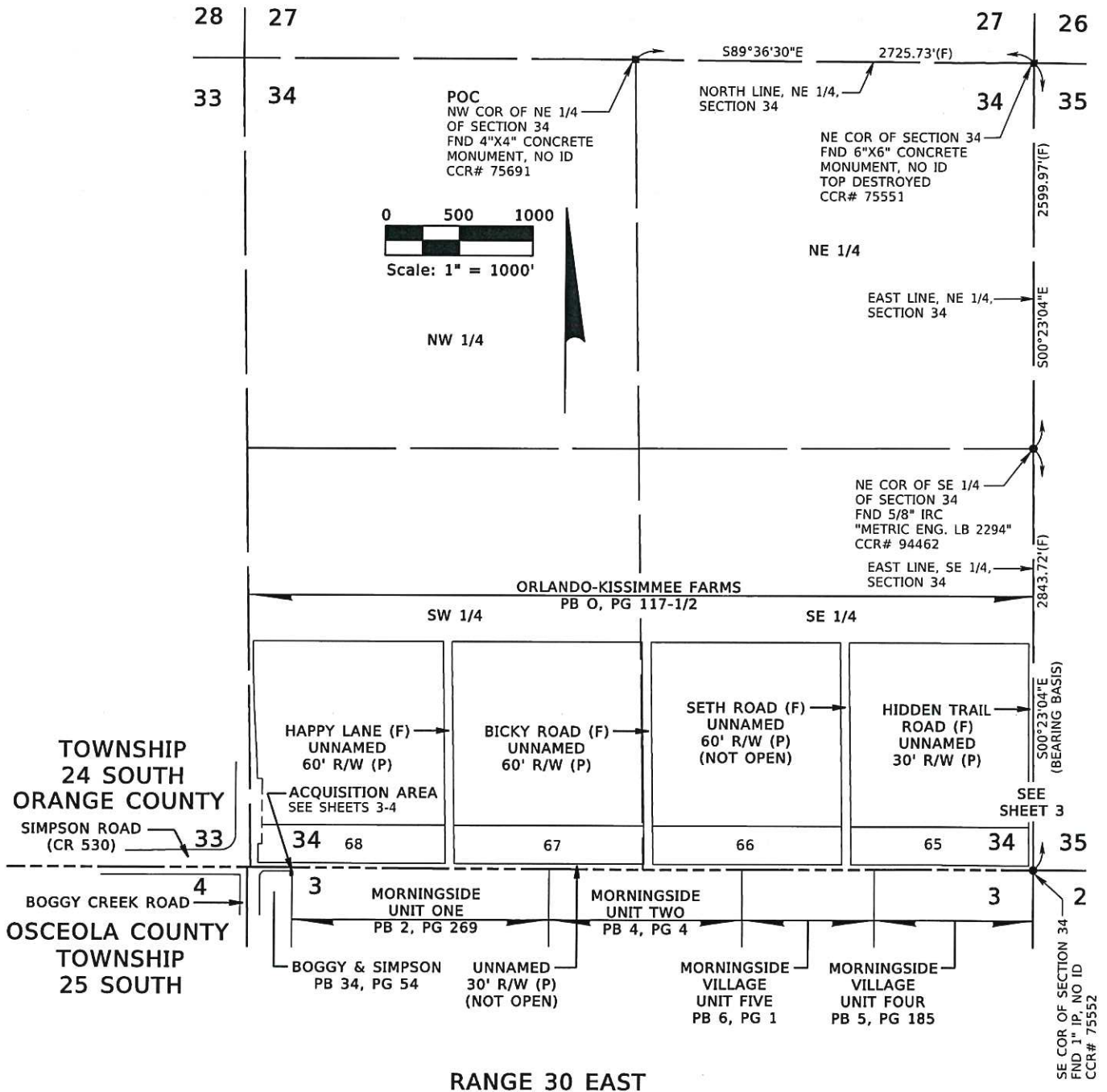
SHEILA A. WARE, PSM  
LICENSE NO. 5529



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

DATE		JUNE 04, 2025		<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 534-321	
DRAWN BY		M.ROLLINS			SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA	SCALE: N/A		
CHECKED BY		S.WARE				SHEET 1 OF 4		
DEWBERRY PROJECT NO.		50088267						
REVISION		BY		DATE				

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-321  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE

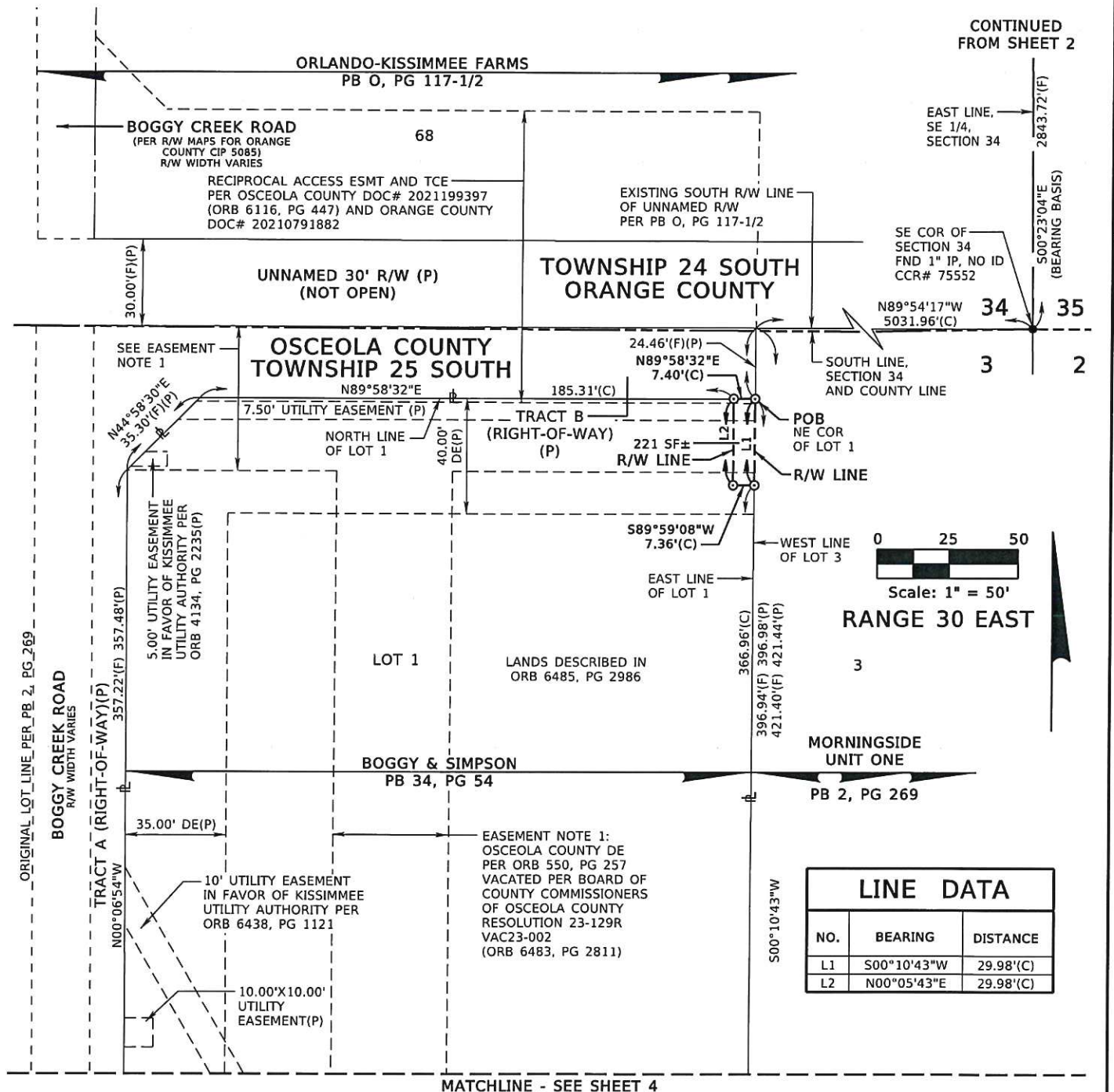


SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 4 FOR LEGEND

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 534-321
DRAWN BY	M.ROLLINS				
CHECKED BY	S.WARE			SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA	SCALE: 1"=1000'
DEWBERRY PROJECT NO.	50088267				SHEET 2 OF 4
REVISION	BY	DATE			



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-321  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR LEGEND

DATE	JUNE 04, 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 (SIMPSON ROAD EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
OSCEOLA COUNTY, FLORIDA

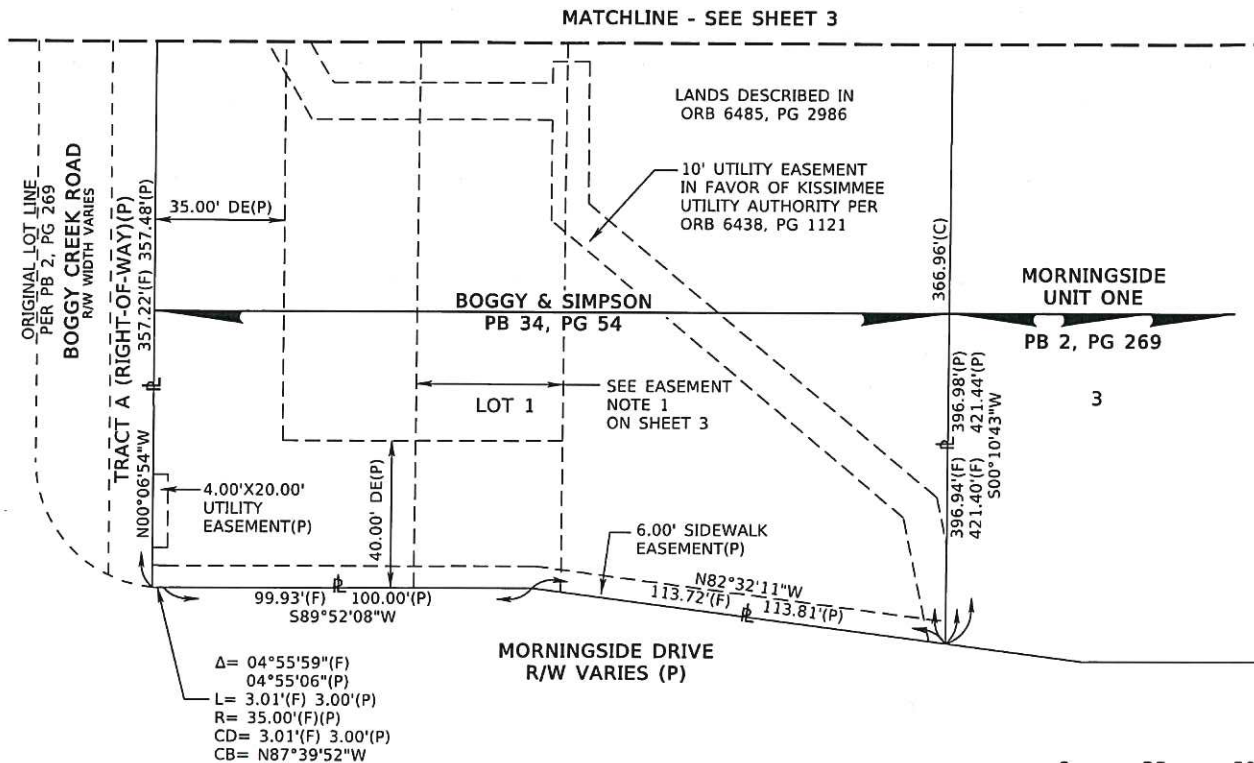
PARCEL  
534-321

SCALE: 1"=50'

SHEET 3 OF 4



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-321  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE



### SECTION 3, TOWNSHIP 25 SOUTH RANGE 30 EAST



#### LEGEND & ABBREVIATIONS

AC±	= ACRES MORE OR LESS	NT	= NON-TANGENT
COR	= CORNER	N/A	= NOT APPLICABLE
(C)	= CALCULATED DATA	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CCR#	= CERTIFIED CORNER RECORD NUMBER	PC	= POINT OF CURVATURE
CD	= CHORD DISTANCE	PG	= PAGE
CIP	= CAPITAL IMPROVEMENT PROGRAM	POB	= POINT OF BEGINNING
CR	= COUNTY ROAD	POC	= POINT OF COMMENCEMENT
DE	= DRAINAGE EASEMENT	PRC	= POINT OF REVERSE CURVATURE
DOC#	= DOCUMENT NUMBER	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
(D)	= DEED DATA	PT	= POINT OF TANGENCY
ESMT	= EASEMENT	(P)	= PLAT DATA
FND	= FOUND	R	= RADIUS
(F)	= FIELD DATA	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF±	= SQUARE FEET MORE OR LESS
INC.	= INCORPORATED	SR	= STATE ROAD
IP	= IRON PIPE	TB	= TANGENT BEARING
IRC	= IRON ROD AND CAP	TCE	= TEMPORARY CONSTRUCTION EASEMENT
L	= ARC LENGTH	Δ	= DELTA (CENTRAL ANGLE)
LB	= LICENSED SURVEY BUSINESS	PL	= PROPERTY LINE
NO.	= NUMBER	○	= CHANGE IN DIRECTION
		↗	= SAME PROPERTY OWNER

SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	JUNE 04, 2025	<p><b>Dewberry</b></p> <p>800 NORTH MAGNOLIA AVENUE          SUITE 1000          ORLANDO, FLORIDA 32803          (407) 843-5120</p>	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-321
DRAWN BY	M.ROLLINS		SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA	SCALE: 1"=50'
CHECKED BY	S.WARE			SHEET 4 OF 4
DEWBERRY PROJECT NO.	50088267			
REVISION	BY	DATE		

# Number 11

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-322  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A portion of Lot 3 as shown on Morningside Unit One according to the plat thereof as recorded in Plat Book 2, Page 269 of the Public Records of Osceola County, Florida, also being a portion of the lands described in Official Records Book 927, Page 2427 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

Commence at a found 4-inch by 4-inch concrete monument with no identification marking the Northwest corner of the Northeast 1/4 of Section 34, Township 24 South, Range 30 East, Orange County, Florida; thence run South 89°36'30" East along the North line of said Northeast 1/4, a distance of 2725.73 feet to the Northeast corner of said Section 34; thence run South 00°23'04" East along the East line of the Northeast 1/4 of said Section 34, a distance of 2599.97 feet to the Northeast corner of the Southeast 1/4 of said Section 34; thence run South 00°23'04" East along the East line of said Southeast 1/4, a distance of 2843.72 feet to the Southeast corner of said Section 34, said point also being on the existing South Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to Lots 65 through 68 as shown on Orlando-Kissimmee Farms according to plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida; thence departing said East line, run North 89°54'17" West along said South Right of Way line, a distance of 4906.98 feet to the Northeast corner of aforesaid Lot 3 for the POINT OF BEGINNING; thence departing said South Right of Way line, run South 00°10'43" West along the East line of said Lot 3, a distance of 52.68 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 3408.00 feet, a chord distance of 101.83 feet and a chord bearing of South 89°07'47" West; thence departing said East line from a tangent bearing of South 88°16'25" West run Southwesterly along the arc of said curve through a central angle of 01°42'43", a distance of 101.83 feet to the point of tangency thereof; thence South 89°59'08" West, a distance of 23.17 feet to the West line of said Lot 3; thence run North 00°10'43" East along said West line, a distance of 54.44 feet to aforesaid South Right of Way line and the North line of said Lot 3; thence departing said West line, run South 89°54'17" East along said South Right of Way line and said North line of Lot 3, a distance of 124.98 feet to the POINT OF BEGINNING.

Containing 6737 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 33228-534-322 DATED 08/12/2024 AT 8:00 A.M.
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 00°23'04" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 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 2025.07.21  
Ware 16:46:50 -04'00'

SHEILA A. WARE, PSM  
LICENSE NO. 5529

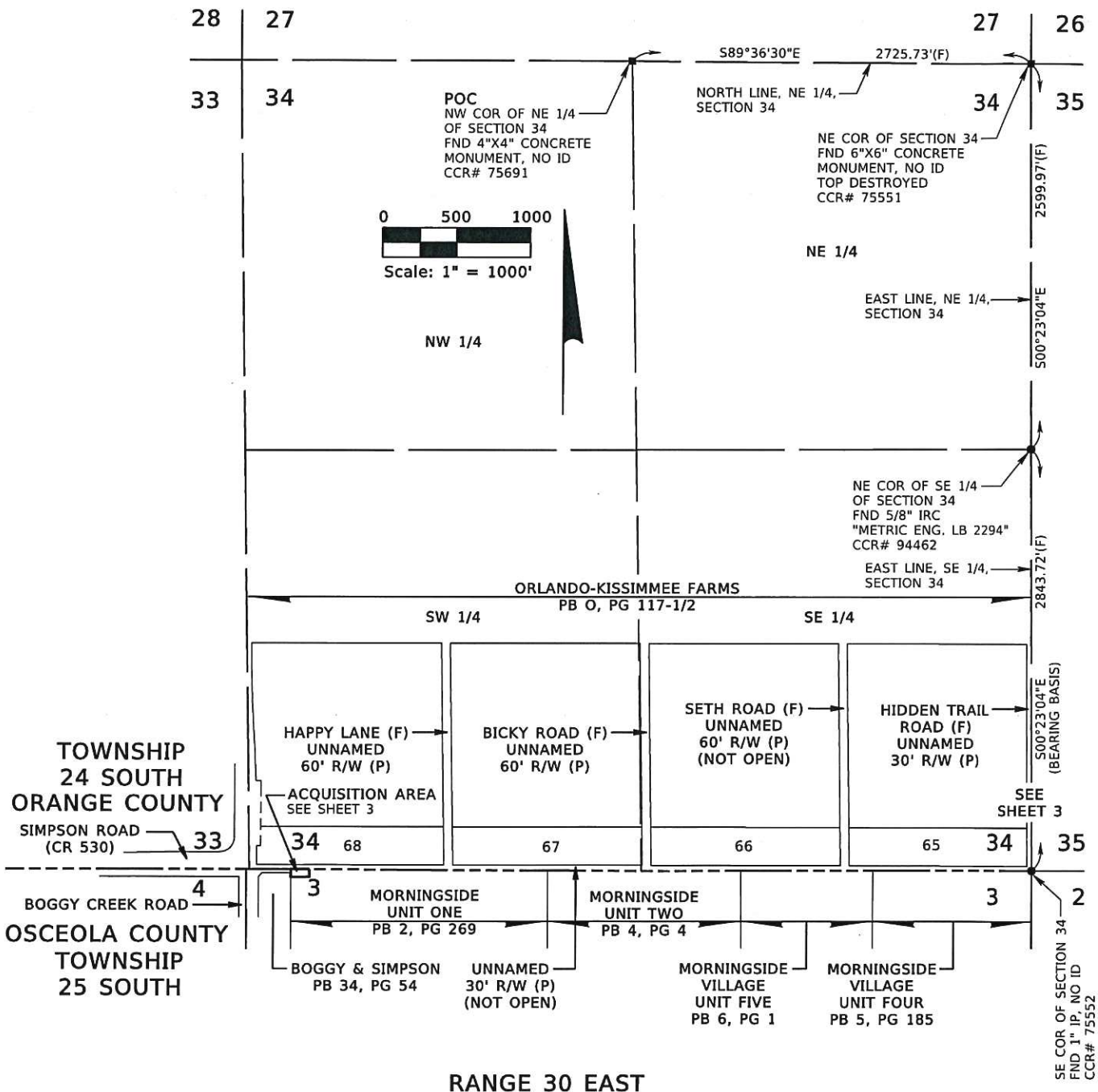


SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION  
SEE SHEET 3 FOR LEGEND


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 534-322
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE			
DEWBERRY PROJECT NO.	50088267			
REVISION	BY	DATE	SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA	SCALE: N/A SHEET 1 OF 3



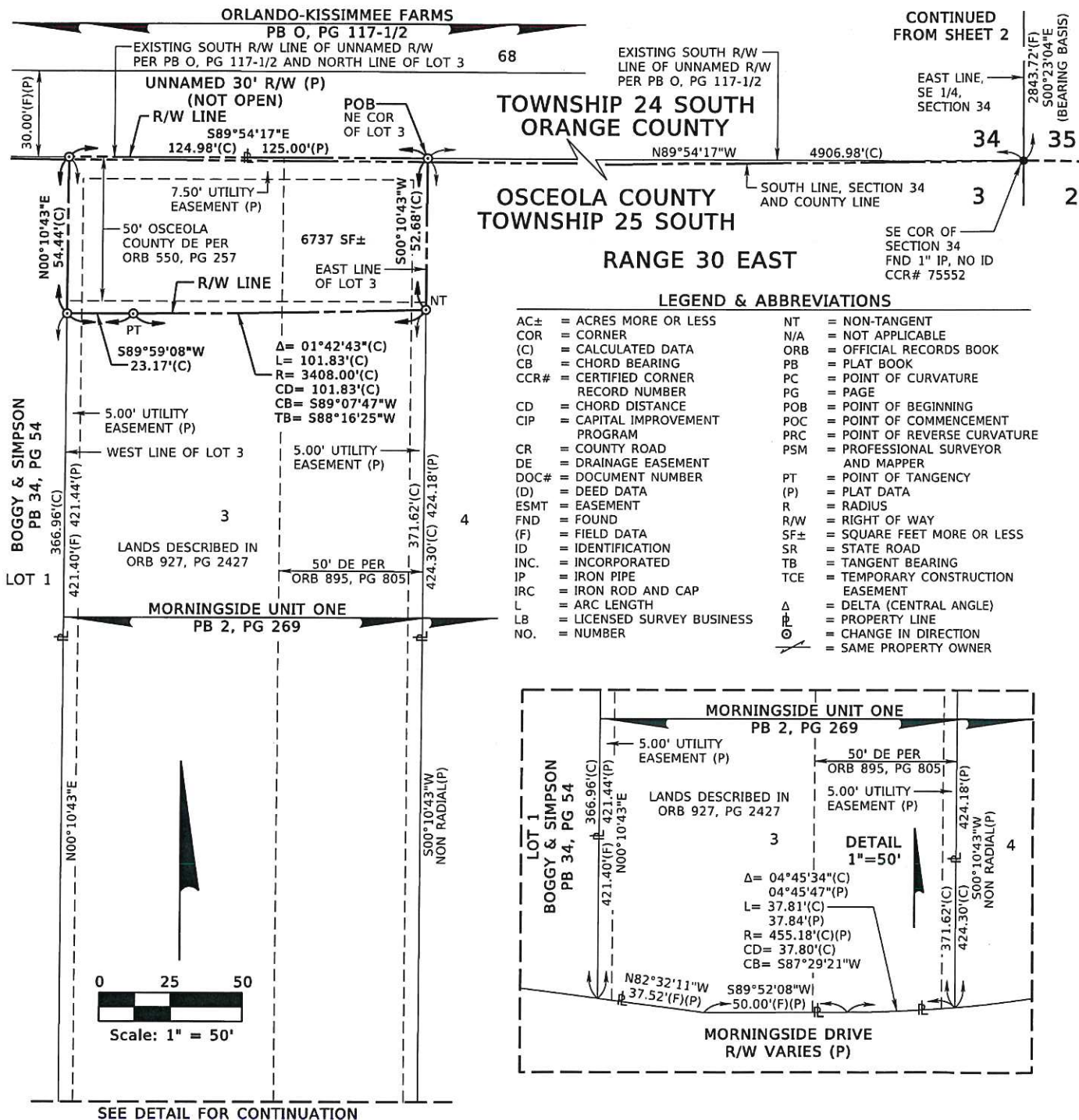
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-322  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 3 FOR 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)  SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA		PARCEL 534-322	
DRAWN BY		M.ROLLINS							
CHECKED BY		S.WARE						SCALE: 1"=1000'	
DEWBERRY PROJECT NO.		50088267							
								SHEET 2 OF 3	
REVISION		BY		DATE					

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-322  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	JUNE 04, 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 (SIMPSON ROAD EXTENSION)  
 CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 OSCEOLA COUNTY, FLORIDA

PARCEL  
 534-322

SCALE: 1"=50'

SHEET 3 OF 3

Number 12



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-323  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

**LEGAL DESCRIPTION:**

A portion of Lot 4 as shown on Morningside Unit One according to the plat thereof as recorded in Plat Book 2, Page 269 of the Public Records of Osceola County, Florida, also being a portion of the lands described in Official Records Book 4617, Page 857 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

Commence at a found 4-inch by 4-inch concrete monument with no identification marking the Northwest corner of the Northeast 1/4 of Section 34, Township 24 South, Range 30 East, Orange County, Florida; thence run South 89°36'30" East along the North line of said Northeast 1/4, a distance of 2725.73 feet to the Northeast corner of said Section 34; thence run South 00°23'04" East along the East line of the Northeast 1/4 of said Section 34, a distance of 2599.97 feet to the Northeast corner of the Southeast 1/4 of said Section 34; thence run South 00°23'04" East along the East line of said Southeast 1/4, a distance of 2843.72 feet to the Southeast corner of said Section 34, said point also being on the existing South Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to Lots 65 through 68 as shown on Orlando-Kissimmee Farms according to plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida; thence departing said East line, run North 89°54'17" West along said South Right of Way line, a distance of 4782.01 feet to the Northeast corner of aforesaid Lot 4 for the POINT OF BEGINNING; thence departing said South Right of Way line, run South 00°10'43" West along the East line of said Lot 4, a distance of 46.40 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 3408.00 feet, a chord distance of 125.14 feet and a chord bearing of South 87°13'18" West; thence departing said East line from a tangent bearing of South 86°10'10" West run Southwesterly along the arc of said curve through a central angle of 02°06'14", a distance of 125.15 feet to the West line of said Lot 4; thence departing said curve, run North 00°10'43" East along said West line, a distance of 52.68 feet to aforesaid South Right of Way line and the North line of said Lot 4; thence departing said West line, run South 89°54'17" East along said South Right of Way line and said North line of Lot 4, a distance of 124.98 feet to the POINT OF BEGINNING.

Containing 6239 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 33228-534-323 DATED 08/12/2024 AT 8:00 A.M.
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 00°23'04" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 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      2025.07.21  
Ware      16:48:12 -04'00'

SHEILA A. WARE, PSM  
LICENSE NO. 5529



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

DATE		JUNE 04, 2025		<div><b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</div>	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)		PARCEL 534-323	
DRAWN BY		M.ROLLINS					SCALE: N/A	
CHECKED BY		S.WARE						
DEWBERRY PROJECT NO.		50088267						
					SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA		SHEET 1 OF 3	
REVISION		BY		DATE				

28 27 27 26

33 34

POC  
NW COR OF NE 1/4  
OF SECTION 34  
FND 4"x4" CONCRETE  
MONUMENT, NO ID  
CCR# 75691

0 500 1000  
Scale: 1" = 1000'

NW 1/4

589°36'30"E  
NORTH LINE, NE 1/4,  
SECTION 34

2725.73'(F)

NE COR OF SECTION 34  
FND 6"x6" CONCRETE  
MONUMENT, NO ID  
TOP DESTROYED  
CCR# 75551

NE 1/4

EAST LINE, NE 1/4,  
SECTION 34

2599.97'(F)

500°23'04"E

NE COR OF SE 1/4  
OF SECTION 34  
FND 5/8" IRC  
"METRIC ENG. LB 2294"  
CCR# 94462

EAST LINE, SE 1/4,  
SECTION 34

2843.72'(F)

ORLANDO-KISSIMEE FARMS  
PB O, PG 117-1/2

SW 1/4 SE 1/4

HAPPY LANE (F)  
UNNAMED  
60' R/W (P)

BICKY ROAD (F)  
UNNAMED  
60' R/W (P)

SETH ROAD (F)  
UNNAMED  
60' R/W (P)  
(NOT OPEN)

HIDDEN TRAIL  
ROAD (F)  
UNNAMED  
30' R/W (P)

ACQUISITION AREA  
SEE SHEET 3

34 68 67 66 65 34 35

SEE SHEET 3

500°23'04"E  
(BEARING BASIS)

3 2

MORNINGSIDE  
UNIT ONE  
PB 2, PG 269

MORNINGSIDE  
UNIT TWO  
PB 4, PG 4

BOGGY & SIMPSON  
PB 34, PG 54

UNNAMED  
30' R/W (P)  
(NOT OPEN)

MORNINGSIDE  
VILLAGE  
UNIT FIVE  
PB 6, PG 1

MORNINGSIDE  
VILLAGE  
UNIT FOUR  
PB 5, PG 185

SE COR OF SECTION 34  
FND 1" IP, NO ID  
CCR# 75552

RANGE 30 EAST

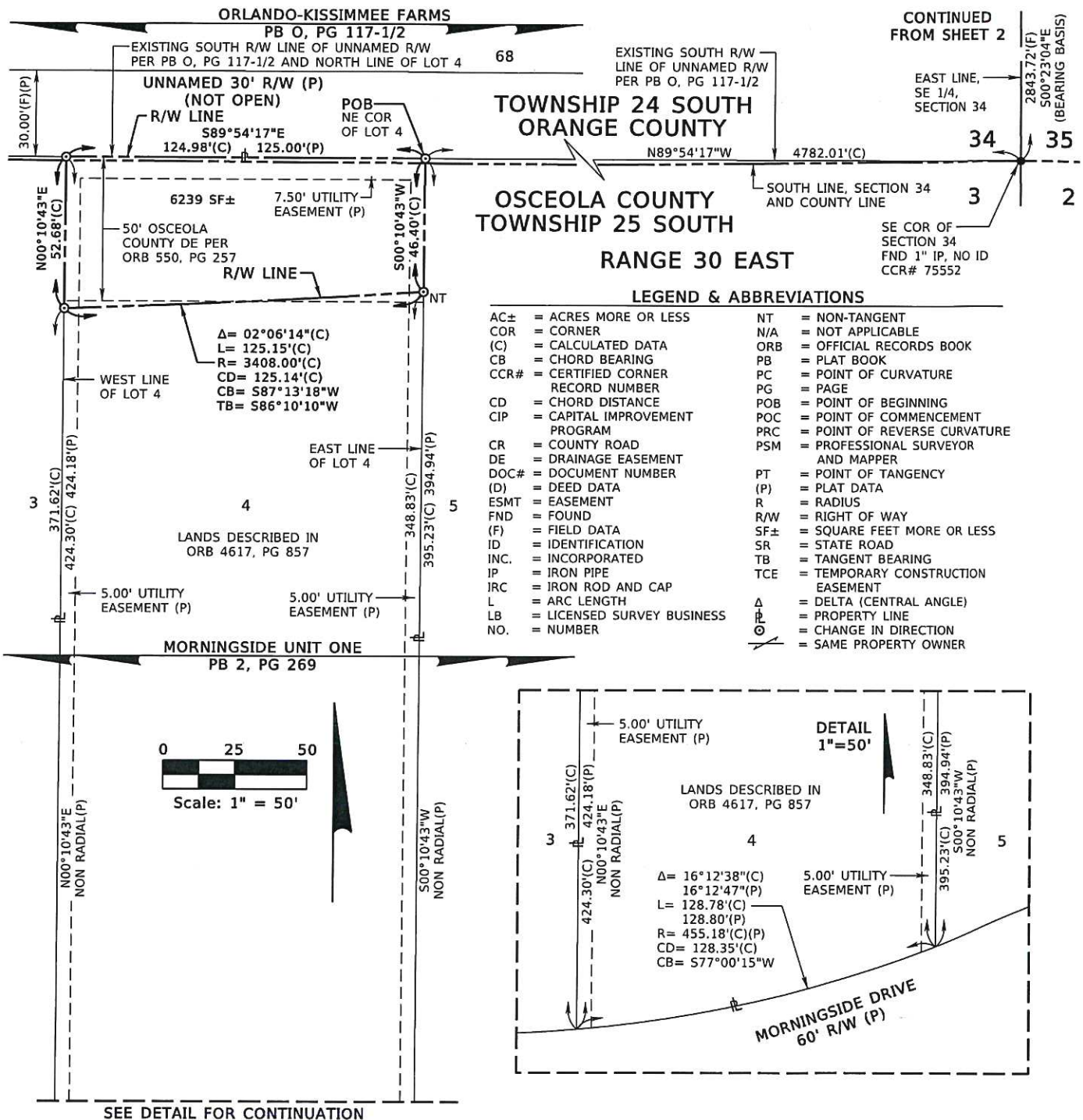
DATE	JUNE 04, 2025	
DRAWN BY	M.ROLLINS	
CHECKED BY	S.WARE	
DEWBERRY PROJECT NO.	50088267	
REVISION	BY	DATE

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

SHEET 2 OF 3



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-323  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	JUNE 04, 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 (SIMPSON ROAD EXTENSION)  
 CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 OSCEOLA COUNTY, FLORIDA

**PARCEL  
 534-323**

SCALE: 1"=50'

SHEET 3 OF 3



# Number 13

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-324  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

**LEGAL DESCRIPTION:**

A portion of Lot 5 as shown on Morningside Unit One according to the plat thereof as recorded in Plat Book 2, Page 269 of the Public Records of Osceola County, Florida, also being a portion of the lands described in Official Records Book 6117, Page 32 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

Commence at a found 4-inch by 4-inch concrete monument with no identification marking the Northwest corner of the Northeast 1/4 of Section 34, Township 24 South, Range 30 East, Orange County, Florida; thence run South 89°36'30" East along the North line of said Northeast 1/4, a distance of 2725.73 feet to the Northeast corner of said Section 34; thence run South 00°23'04" East along the East line of the Northeast 1/4 of said Section 34, a distance of 2599.97 feet to the Northeast corner of the Southeast 1/4 of said Section 34; thence run South 00°23'04" East along the East line of said Southeast 1/4, a distance of 2843.72 feet to the Southeast corner of said Section 34, said point also being on the existing South Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to Lots 65 through 68 as shown on Orlando-Kissimmee Farms according to plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida; thence departing said East line, run North 89°54'17" West along said South Right of Way line, a distance of 4657.03 feet to the Northeast corner of aforesaid Lot 5 for the POINT OF BEGINNING; thence departing said South Right of Way line, run South 00°10'43" West along the East line of said Lot 5, a distance of 35.51 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 3408.00 feet, a chord distance of 125.47 feet and a chord bearing of South 85°06'53" West; thence departing said East line from a tangent bearing of South 84°03'36" West run Southwesterly along the arc of said curve through a central angle of 02°06'34", a distance of 125.47 feet to the West line of said Lot 5; thence departing said curve, run North 00°10'43" East along said West line, a distance of 46.40 feet to aforesaid South Right of Way line and the North line of said Lot 5; thence departing said West line, run South 89°54'17" East along said South Right of Way line and said North line of Lot 5, a distance of 124.98 feet to the POINT OF BEGINNING.

Containing 5167 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 33228-534-324 DATED 08/12/2024 AT 8:00 A.M.
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 00°23'04" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 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 2025.07.21  
Ware 16:49:31 -04'00'

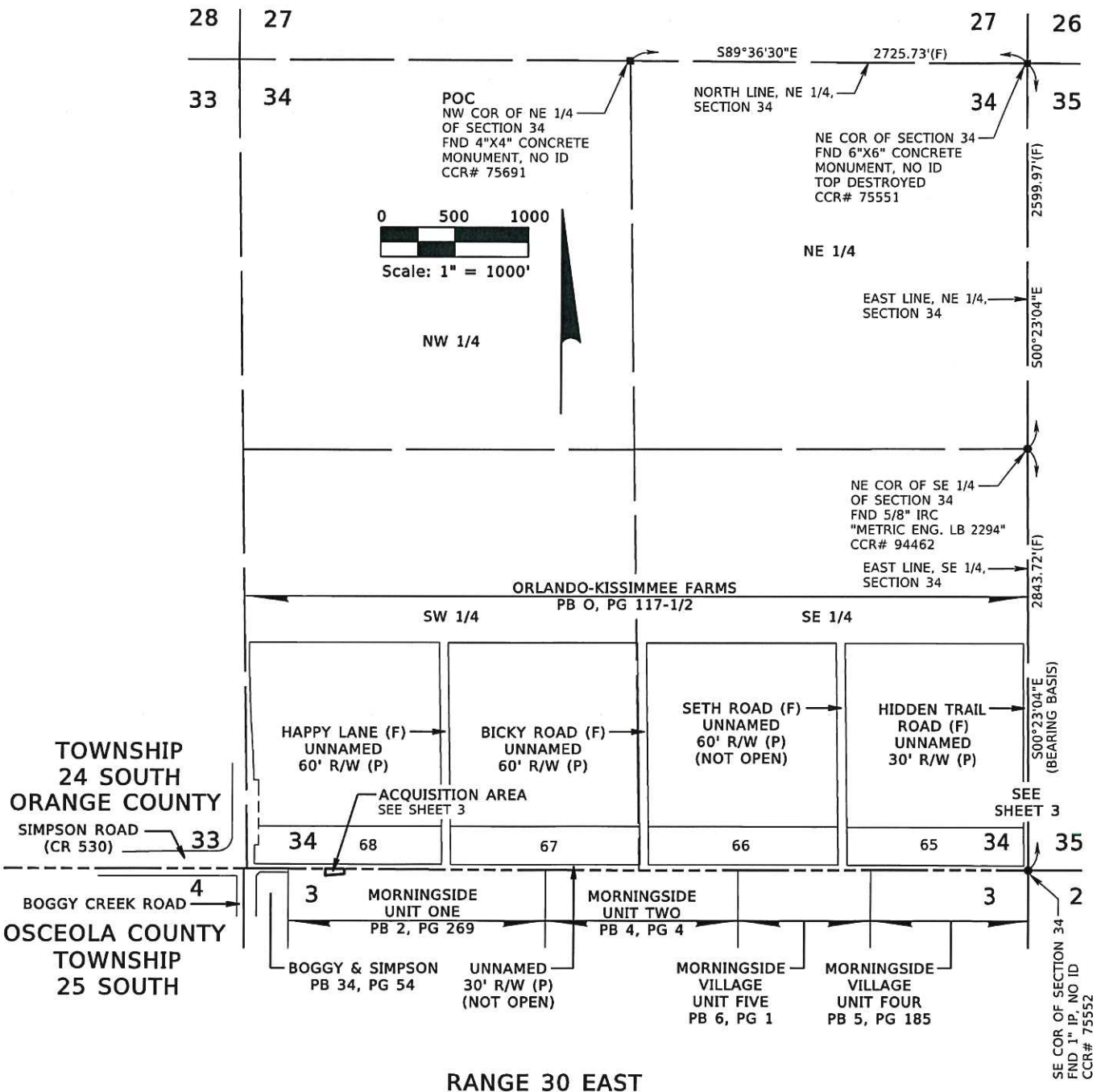
SHEILA A. WARE, PSM  
LICENSE NO. 5529



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

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 534-324
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE		SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA	SCALE: N/A
DEWBERRY PROJECT NO.	50088267			
REVISION	BY	DATE		

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-324  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE

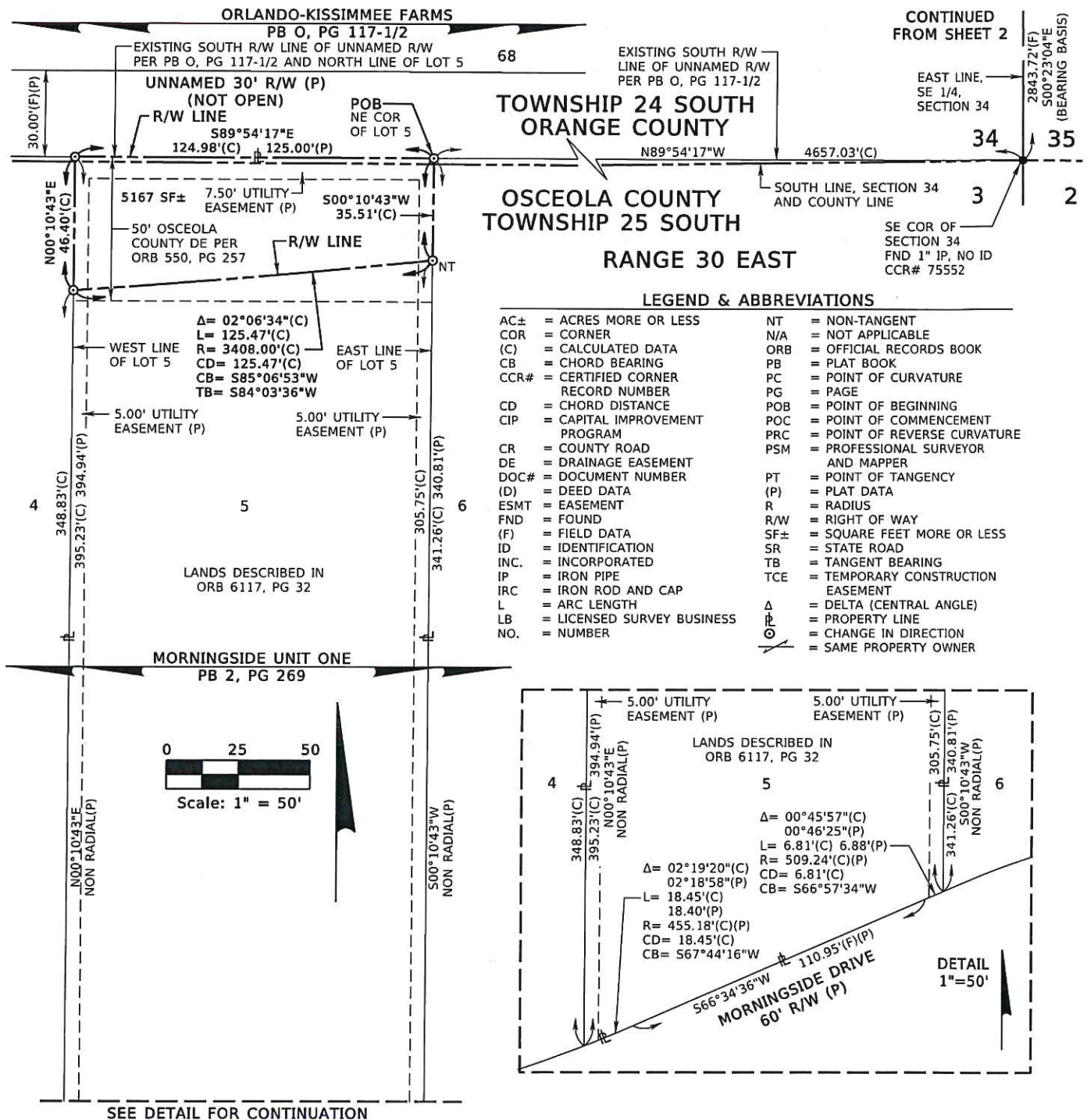


SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR LEGEND

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	<b>SKETCH OF DESCRIPTION</b> (THIS IS NOT A SURVEY)  SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA	<b>PARCEL</b> <b>534-324</b>
DRAWN BY	M.ROLLINS			<b>SCALE: 1"=1000'</b>
CHECKED BY	S.WARE			<b>SHEET 2 OF 3</b>
DEWBERRY PROJECT NO.	50088267			
REVISION	BY	DATE		



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-324  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	JUNE 04, 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 (SIMPSON ROAD EXTENSION)  
 CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 OSCEOLA COUNTY, FLORIDA

PARCEL  
 534-324

SCALE: 1"=50'

SHEET 3 OF 3

# Number 14



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-325  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A portion of Lot 6 as shown on Morningside Unit One according to the plat thereof as recorded in Plat Book 2, Page 269 of the Public Records of Osceola County, Florida, also being a portion of the lands described in Official Records Book 5146, Page 2913 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

Commence at a found 4-inch by 4-inch concrete monument with no identification marking the Northwest corner of the Northeast 1/4 of Section 34, Township 24 South, Range 30 East, Orange County, Florida; thence run South 89°36'30" East along the North line of said Northeast 1/4, a distance of 2725.73 feet to the Northeast corner of said Section 34; thence run South 00°23'04" East along the East line of the Northeast 1/4 of said Section 34, a distance of 2599.97 feet to the Northeast corner of the Southeast 1/4 of said Section 34; thence run South 00°23'04" East along the East line of said Southeast 1/4, a distance of 2843.72 feet to the Southeast corner of said Section 34, said point also being on the existing South Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to Lots 65 through 68 as shown on Orlando-Kissimmee Farms according to plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida; thence departing said East line, run North 89°54'17" West along said South Right of Way line, a distance of 4517.06 feet to the Northeast corner of aforesaid Lot 6 for the POINT OF BEGINNING; thence departing said South Right of Way line, run South 00°10'43" West along the East line of said Lot 6, a distance of 18.39 feet to a point on a non-tangent curve concave Southeasterly, having a radius of 3212.00 feet, a chord distance of 45.07 feet and a chord bearing of South 82°50'55" West; thence departing said East line from a tangent bearing of South 83°15'02" West run Southwesterly along the arc of said curve through a central angle of 00°48'14", a distance of 45.07 feet to the point of reverse curvature of a curve concave Northwesterly, having a radius of 3408.00 feet, a chord distance of 95.97 feet and a chord bearing of South 83°15'12" West; thence run Southwesterly along the of said curve through a central angle of 01°36'49", a distance of 95.97 feet to the West line of said Lot 6; thence departing said curve, run North 00°10'43" East along said West line, a distance of 35.31 feet to aforesaid South Right of Way line and the North line of said Lot 6; thence departing said West line, run South 89°54'17" East along said South Right of Way line and said North line of Lot 6, a distance of 139.97 feet to the POINT OF BEGINNING.

Containing 3807 square feet, more or less.

#### NOTES:

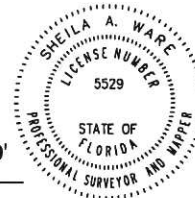
1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33228-534-325 DATED 08/12/2024 AT 8:00 A.M.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 00°23'04" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 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 2025.07.21  
Ware 16:50:59 -04'00'

SHEILA A. WARE, PSM  
LICENSE NO. 5529

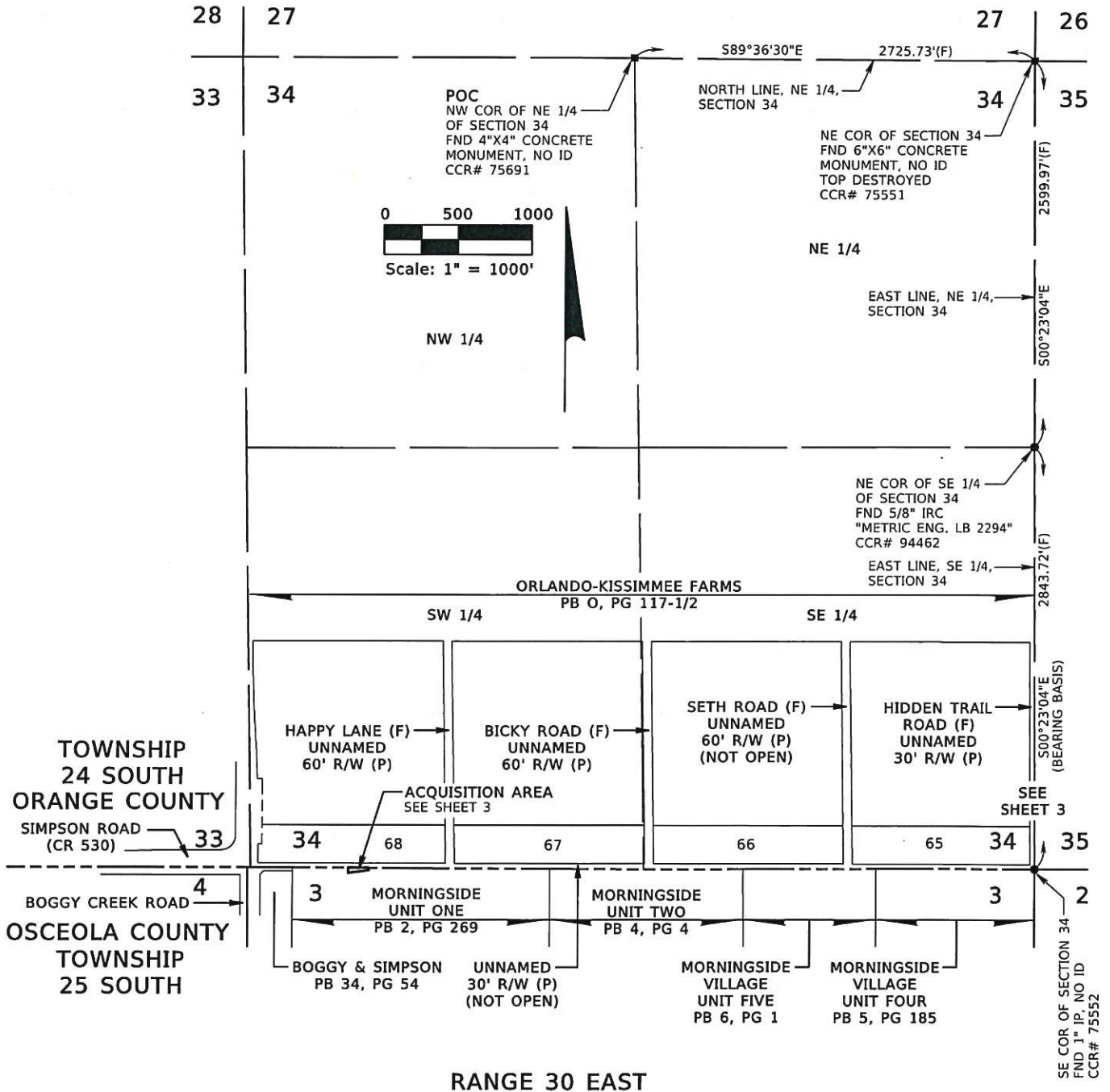


SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION  
SEE SHEET 3 FOR LEGEND

DATE		JUNE 04, 2025		<div><b>Dewberry</b></div> <div>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 534-325
DRAWN BY		M.ROLLINS					
CHECKED BY		S.WARE				SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA	SCALE: N/A
DEWBERRY PROJECT NO.		50088267					SHEET 1 OF 3
REVISION		BY	DATE				



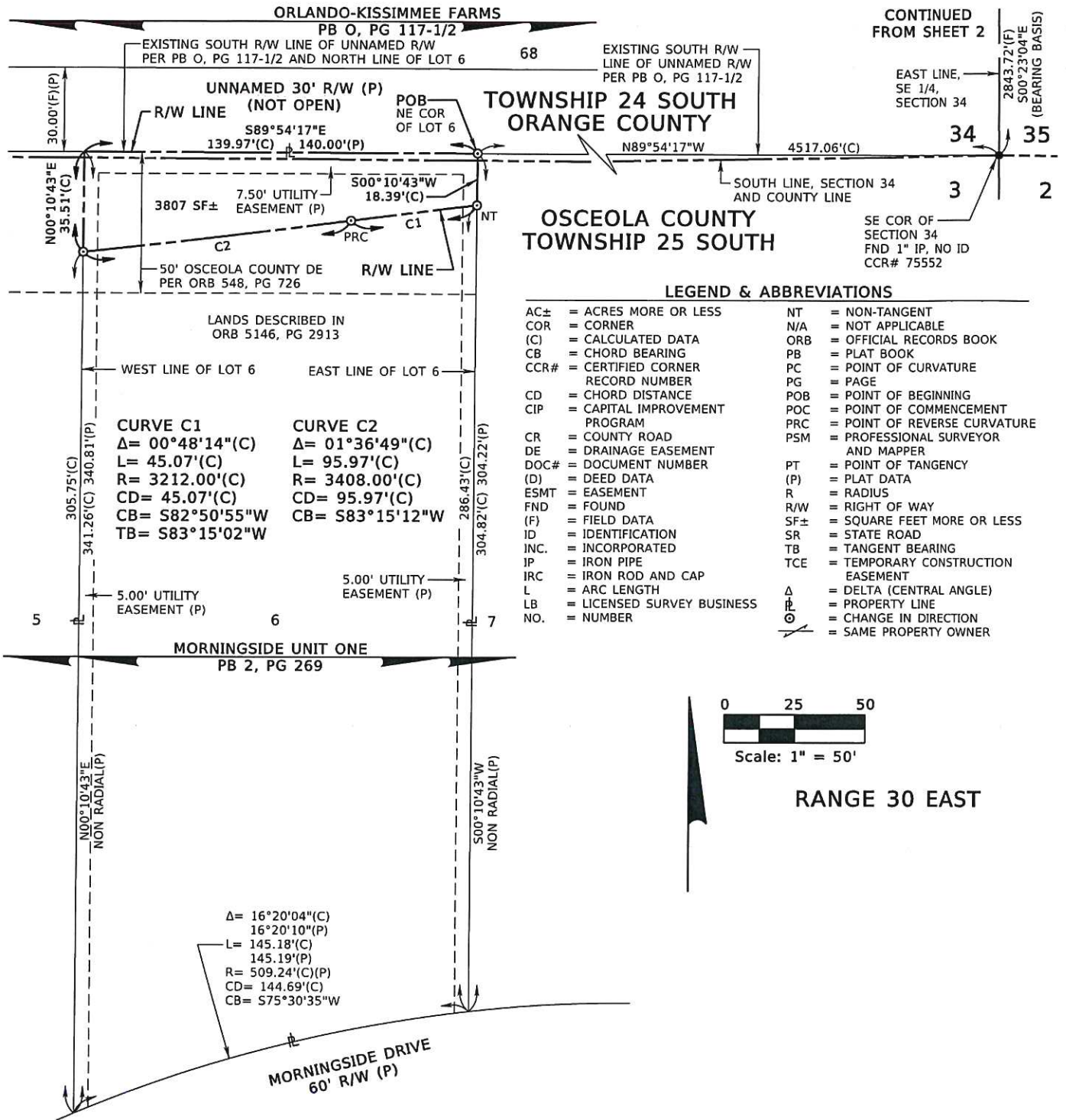
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-325  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR LEGEND

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>	<div>SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)</div> <div>SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA</div>	<div>PARCEL 534-325</div> <div>SCALE: 1"=1000'</div> <div>SHEET 2 OF 3</div>
DRAWN BY	M.ROLLINS				
CHECKED BY	S.WARE				
DEWBERRY PROJECT NO.	50088267				
REVISION	BY	DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-325  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION

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	<b>SKETCH OF DESCRIPTION          (THIS IS NOT A SURVEY)</b>  SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA	<b>PARCEL          534-325</b>
DRAWN BY	M.ROLLINS			SCALE: 1"=50'
CHECKED BY	S.WARE			SHEET 3 OF 3
DEWBERRY PROJECT NO.	50088267			
REVISION	BY	DATE		

# Number 15



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-326  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A portion of Lot 7 as shown on Morningside Unit One according to the plat thereof as recorded in Plat Book 2, Page 269 of the Public Records of Osceola County, Florida, also being a portion of the lands described in Official Records Book 1369, Page 1640 and Official Records Book 1950, Page 439 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

Commence at a found 4-inch by 4-inch concrete monument with no identification marking the Northwest corner of the Northeast 1/4 of Section 34, Township 24 South, Range 30 East, Orange County, Florida; thence run South 89°36'30" East along the North line of said Northeast 1/4, a distance of 2725.73 feet to the Northeast corner of said Section 34; thence run South 00°23'04" East along the East line of the Northeast 1/4 of said Section 34, a distance of 2599.97 feet to the Northeast corner of the Southeast 1/4 of said Section 34; thence run South 00°23'04" East along the East line of said Southeast 1/4, a distance of 2843.72 feet to the Southeast corner of said Section 34, said point also being on the existing South Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to Lots 65 through 68 as shown on Orlando-Kissimmee Farms according to plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida; thence departing said East line, run North 89°54'17" West along said South Right of Way line, a distance of 4367.09 feet to the Northeast corner of aforesaid Lot 7 for the POINT OF BEGINNING; thence departing said South Right of Way line, run South 00°10'43" West along the East line of said Lot 7, a distance of 3.95 feet to a point on a non-tangent curve concave Southeasterly, having a radius of 3212.00 feet, a chord distance of 150.68 feet and a chord bearing of South 84°35'41" West; thence departing said East line from a tangent bearing of South 85°56'19" West run Southwesterly along the arc of said curve through a central angle of 02°41'17", a distance of 150.70 feet to the West line of said Lot 7; thence departing said curve, run North 00°10'43" East along said West line, a distance of 18.39 feet to aforesaid South Right of Way line and the North line of said Lot 7; thence departing said West line, run South 89°54'17" East along said South Right of Way line and said North line of Lot 7, a distance of 149.97 feet to the POINT OF BEGINNING.

Containing 1586 square feet, more or less.

#### NOTES:

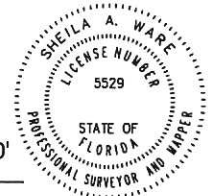
1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33228-534-326 DATED 04/13/2025 AT 8:00 A.M.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 00°23'04" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 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 2025.07.21  
Ware 16:52:29 -04'00'

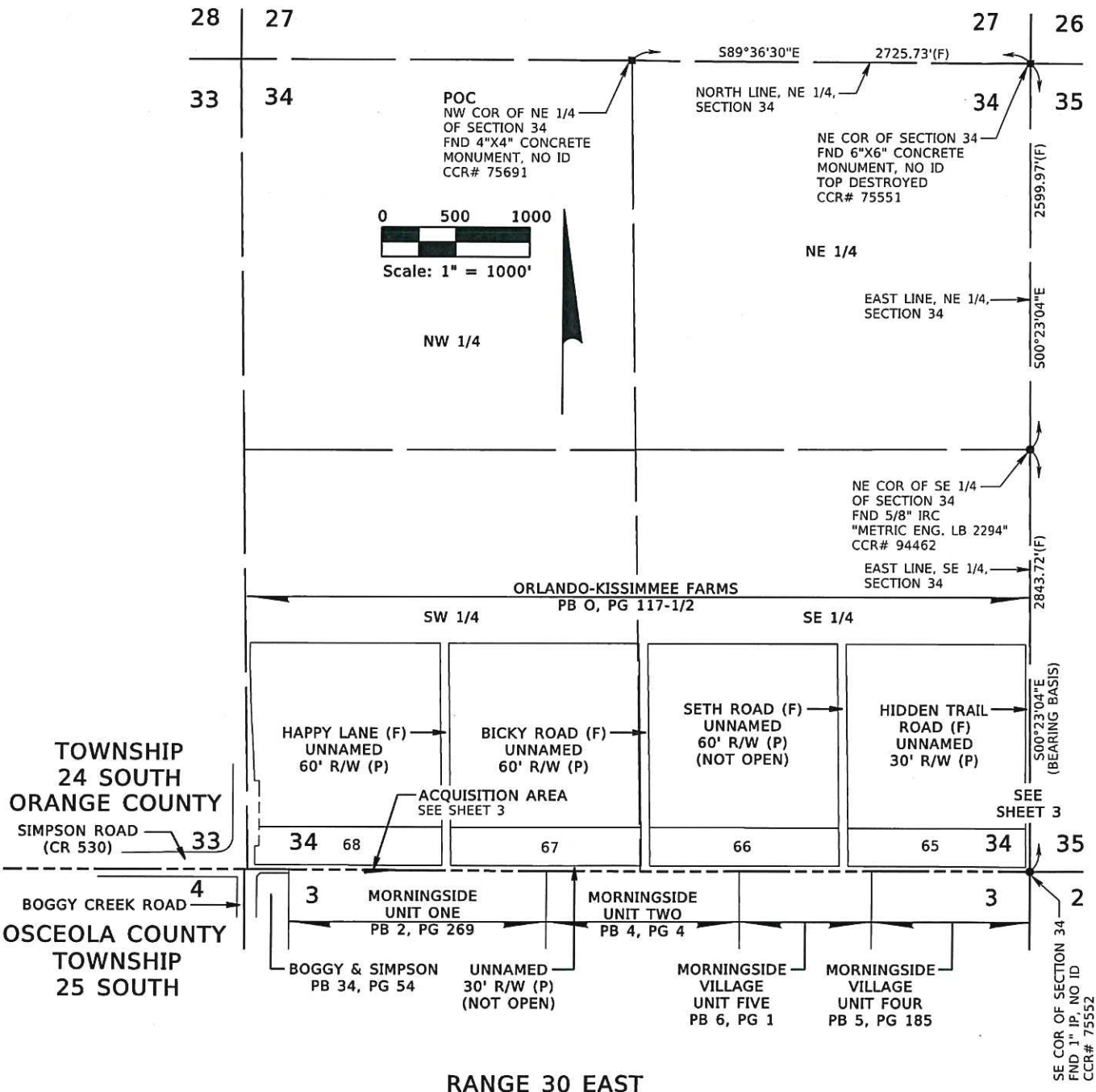
SHEILA A. WARE, PSM  
LICENSE NO. 5529



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

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 534-326
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE		SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA	SCALE: N/A
DEWBERRY PROJECT NO.	50088267			SHEET 1 OF 3
REVISION	BY		DATE	

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-326  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR LEGEND

DATE	JUNE 04, 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 (SIMPSON ROAD EXTENSION)  
 CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 OSCEOLA COUNTY, FLORIDA

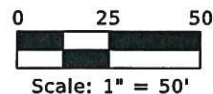
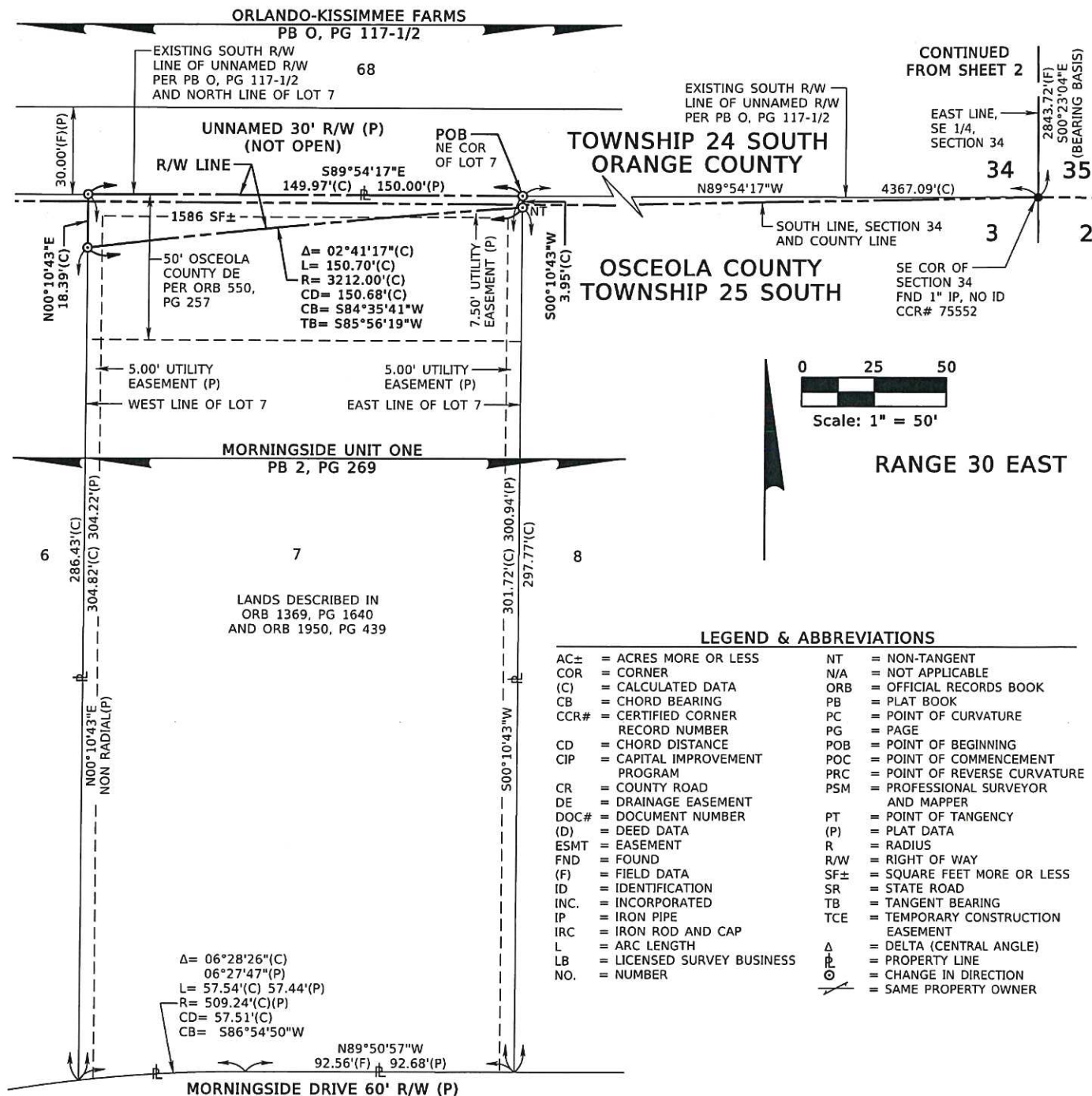
PARCEL  
 534-326

SCALE: 1"=1000'

SHEET 2 OF 3



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-326  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE



RANGE 30 EAST

#### LEGEND & ABBREVIATIONS

AC±	= ACRES MORE OR LESS	NT	= NON-TANGENT
COR	= CORNER	N/A	= NOT APPLICABLE
(C)	= CALCULATED DATA	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CCR#	= CERTIFIED CORNER RECORD NUMBER	PC	= POINT OF CURVATURE
CD	= CHORD DISTANCE	PG	= PAGE
CIP	= CAPITAL IMPROVEMENT PROGRAM	POB	= POINT OF BEGINNING
CR	= COUNTY ROAD	POC	= POINT OF COMMENCEMENT
DE	= DRAINAGE EASEMENT	PRC	= POINT OF REVERSE CURVATURE
DOC#	= DOCUMENT NUMBER	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
(D)	= DEED DATA	PT	= POINT OF TANGENCY
ESMT	= EASEMENT	(P)	= PLAT DATA
FND	= FOUND	R	= RADIUS
(F)	= FIELD DATA	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF±	= SQUARE FEET MORE OR LESS
INC.	= INCORPORATED	SR	= STATE ROAD
IP	= IRON PIPE	TB	= TANGENT BEARING
IRC	= IRON ROD AND CAP	TCE	= TEMPORARY CONSTRUCTION EASEMENT
L	= ARC LENGTH	Δ	= DELTA (CENTRAL ANGLE)
LB	= LICENSED SURVEY BUSINESS	PL	= PROPERTY LINE
NO.	= NUMBER	⊙	= CHANGE IN DIRECTION
		↔	= SAME PROPERTY OWNER

SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	JUNE 04, 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 (SIMPSON ROAD EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
OSCEOLA COUNTY, FLORIDA

PARCEL  
534-326

SCALE: 1"=50'

SHEET 3 OF 3



# Number 16

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-327  
PURPOSE: RIGHT OF WAY  
ESTATE: FEE SIMPLE

#### LEGAL DESCRIPTION:

A portion of Lot 8 as shown on Morningside Unit One according to the plat thereof as recorded in Plat Book 2, Page 269 of the Public Records of Osceola County, Florida, also being a portion of the lands described in Official Records Book 4568, Page 1523 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

Commence at a found 4-inch by 4-inch concrete monument with no identification marking the Northwest corner of the Northeast 1/4 of Section 34, Township 24 South, Range 30 East, Orange County, Florida; thence run South 89°36'30" East along the North line of said Northeast 1/4, a distance of 2725.73 feet to the Northeast corner of said Section 34; thence run South 00°23'04" East along the East line of the Northeast 1/4 of said Section 34, a distance of 2599.97 feet to the Northeast corner of the Southeast 1/4 of said Section 34; thence run South 00°23'04" East along the East line of said Southeast 1/4, a distance of 2843.72 feet to the Southeast corner of said Section 34, said point also being on the existing South Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to Lots 65 through 68 as shown on Orlando-Kissimmee Farms according to plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida; thence departing said East line, run North 89°54'17" West along said South Right of Way line, a distance of 4217.12 feet to the Northeast corner of aforesaid Lot 8; thence continue North 89°54'17" West along said South Right of Way line and along the North line of said Lot 8, a distance of 87.13 feet to the POINT OF BEGINNING; said point being on a non-tangent curve concave Southerly, having a radius of 3212.00 feet, a chord distance of 62.97 feet and a chord bearing of South 86°30'01" West; thence departing said South Right of Way line and the North line of said Lot 8 from a tangent bearing of South 87°03'43" West run Westerly along the arc of said curve through a central angle of 01°07'24", a distance of 62.97 feet to the West line of said Lot 8; thence departing said curve, run North 00°10'43" East along said West line, a distance of 3.95 feet to aforesaid South Right of Way line and aforesaid North line of Lot 8; thence departing said West line, run South 89°54'17" East along said South Right of Way line and said North line of Lot 8, a distance of 62.84 feet to the POINT OF BEGINNING.

Containing 118 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 33228-534-327 DATED 04/13/2025 AT 8:00 A.M.
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 00°23'04" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 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 2025.07.21  
16:53:41 -04'00'

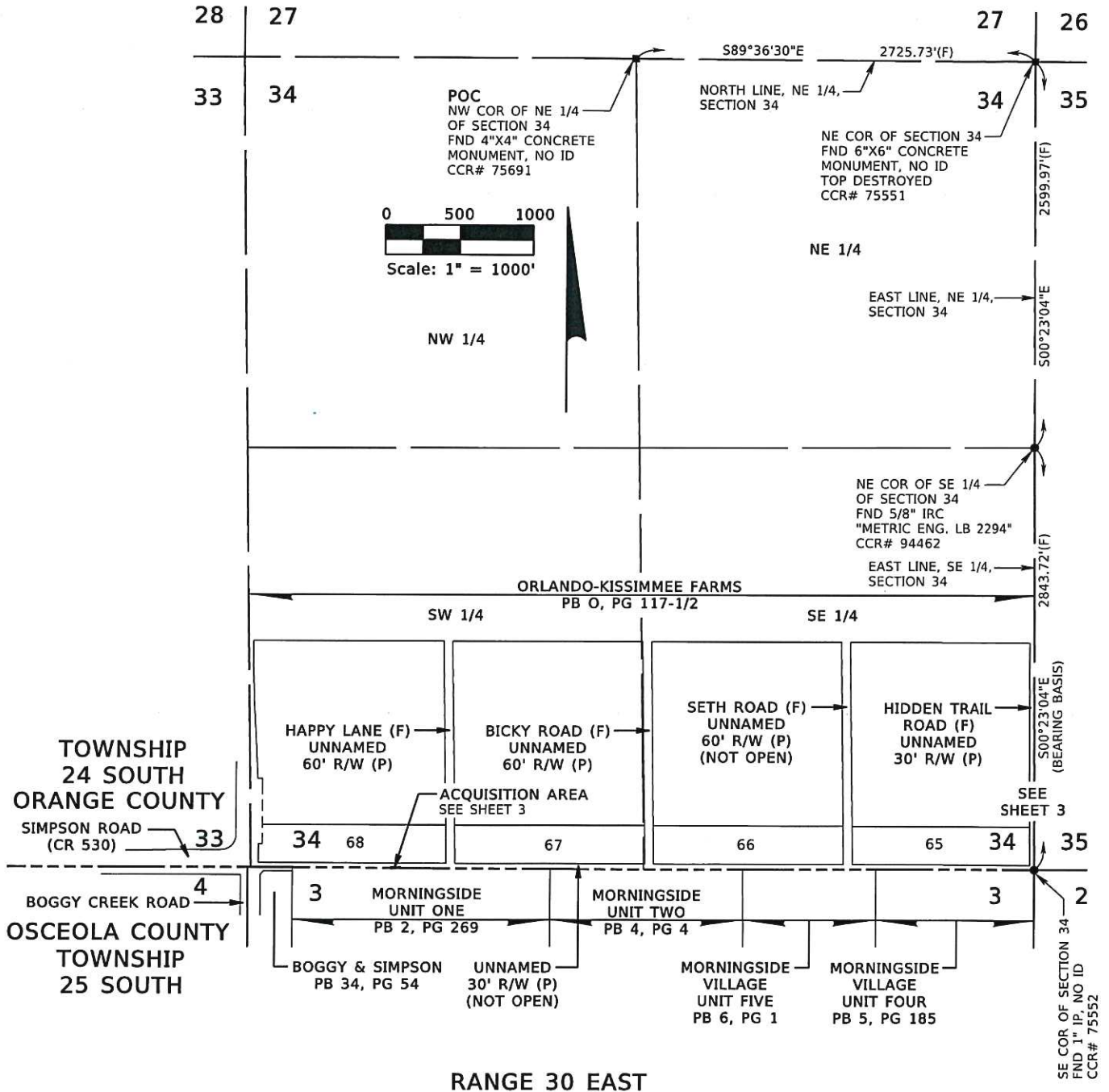
SHEILA A. WARE, PSM  
LICENSE NO. 5529



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

DATE		JUNE 04, 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 534-327
DRAWN BY		M.ROLLINS					
CHECKED BY		S.WARE					
DEWBERRY PROJECT NO.		50088267					
				SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA	SCALE: N/A		
REVISION		BY	DATE	SHEET 1 OF 3			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-327  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE

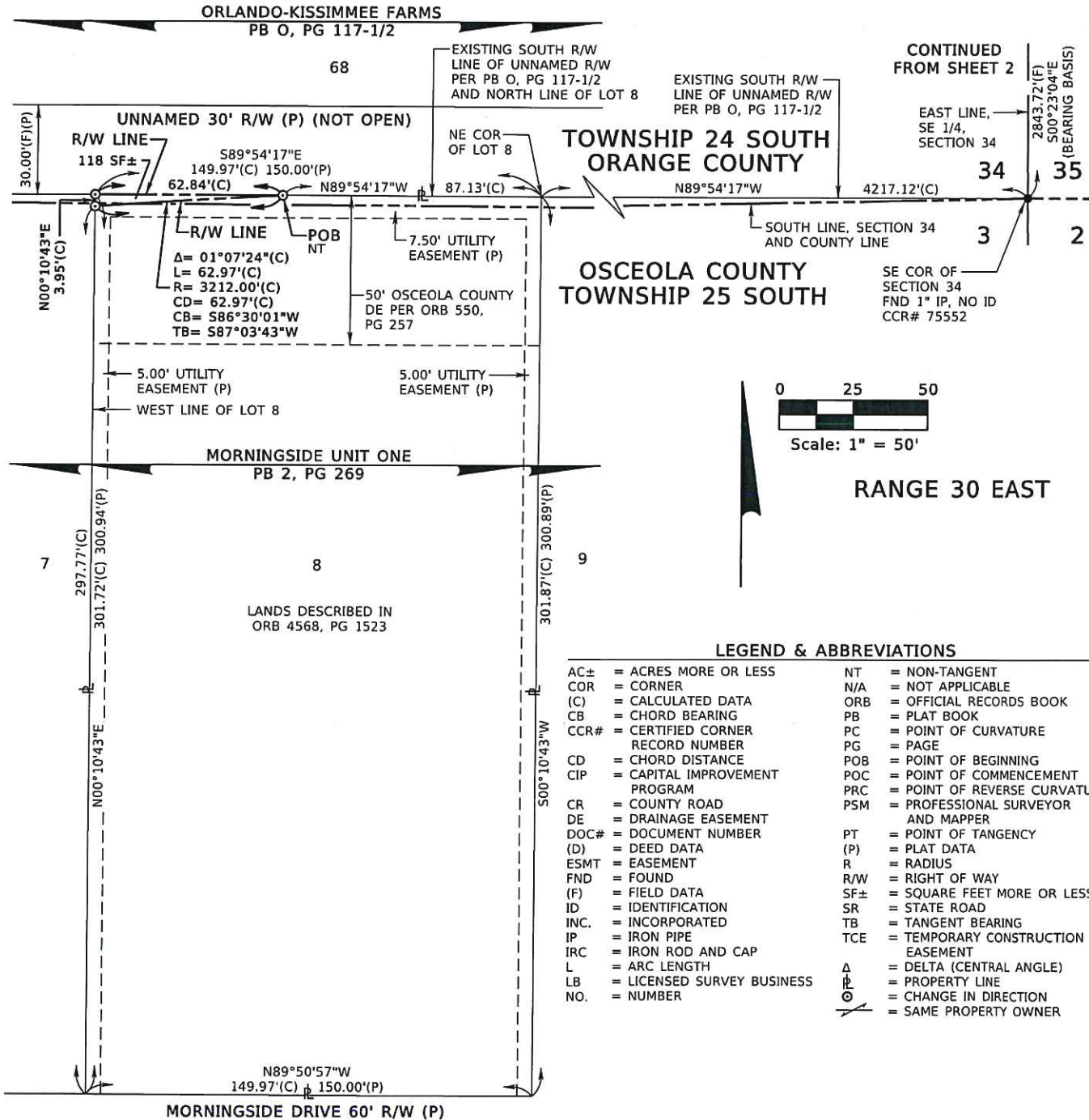


SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR LEGEND

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) SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY OSCEOLA COUNTY, FLORIDA	PARCEL 534-327
DRAWN BY	M.ROLLINS			SCALE: 1"=1000'
CHECKED BY	S.WARE			SHEET 2 OF 3
DEWBERRY PROJECT NO.	50088267			
REVISION	BY	DATE		



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-327  
 PURPOSE: RIGHT OF WAY  
 ESTATE: FEE SIMPLE



#### LEGEND & ABBREVIATIONS

AC±	= ACRES MORE OR LESS	NT	= NON-TANGENT
COR	= CORNER	N/A	= NOT APPLICABLE
(C)	= CALCULATED DATA	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CCR#	= CERTIFIED CORNER RECORD NUMBER	PC	= POINT OF CURVATURE
CD	= CHORD DISTANCE	PG	= PAGE
CIP	= CAPITAL IMPROVEMENT PROGRAM	POB	= POINT OF BEGINNING
CR	= COUNTY ROAD	POC	= POINT OF COMMENCEMENT
DE	= DRAINAGE EASEMENT	PRC	= POINT OF REVERSE CURVATURE
DOC#	= DOCUMENT NUMBER	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
(D)	= DEED DATA	PT	= POINT OF TANGENCY
ESMT	= EASEMENT	(P)	= PLAT DATA
FND	= FOUND	R	= RADIUS
(F)	= FIELD DATA	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF±	= SQUARE FEET MORE OR LESS
INC.	= INCORPORATED	SR	= STATE ROAD
IP	= IRON PIPE	TB	= TANGENT BEARING
IRC	= IRON ROD AND CAP	TCE	= TEMPORARY CONSTRUCTION EASEMENT
L	= ARC LENGTH	Δ	= DELTA (CENTRAL ANGLE)
LB	= LICENSED SURVEY BUSINESS	PL	= PROPERTY LINE
NO.	= NUMBER	○	= CHANGE IN DIRECTION
		↗	= SAME PROPERTY OWNER

SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	JUNE 04, 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 (SIMPSON ROAD EXTENSION)  
 CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 OSCEOLA COUNTY, FLORIDA

PARCEL  
 534-327

SCALE: 1"=50'

SHEET 3 OF 3

Number 17

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-751  
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT  
ESTATE: EASEMENT

#### LEGAL DESCRIPTION:

A portion of Lot 68 as shown on Orlando-Kissimmee Farms according to the plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida, also being a portion of the lands described in document number 20220068542 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found 4-inch by 4-inch concrete monument with no identification marking the Northwest corner of the Northeast 1/4 of Section 34, Township 24 South, Range 30 East, Orange County, Florida; thence run South 89°36'30" East along the North line of said Northeast 1/4, a distance of 2725.73 feet to the Northeast corner of said Section 34; thence run South 00°23'04" East along the East line of the Northeast 1/4 of said Section 34, a distance of 2599.97 feet to Northeast corner of the Southeast 1/4 of said Section 34; thence run South 00°23'04" East along the East line of said Southeast 1/4, a distance of 2813.72 feet to the Easterly extension of the existing North Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to Lot 65 of said Orlando-Kissimmee Farms; thence departing said East line, run North 89°54'17" West along said Easterly extension, along said North Right of Way line, along the Westerly extension thereof crossing the 60 feet wide unnamed Right of Way between Lots 65 and 66 of said Orlando-Kissimmee Farms (also known as Seth Road) and along the Westerly extension thereof crossing the 60 feet wide unnamed Right of Way between Lots 66 and 67 of said Orlando-Kissimmee Farms (also known as Bicky Road), a distance of 3938.87 feet; thence departing said North Right of Way line, continue North 89°54'17" West along the Westerly extension of said North Right of Way line, a distance of 60.01 feet to the existing West Right of Way line of the unnamed 60 feet wide Right of Way lying between said Lots 67 and Lot 68 (also known as Happy Lane); thence departing said Westerly extension, run North 00°58'35" West along said West Right of Way line, a distance of 119.02 feet to the POINT OF BEGINNING; thence departing said West Right of Way line, run North 89°54'17" West, a distance of 7.38 feet; thence North 00°05'43" East, a distance of 102.42 feet; thence South 89°52'12" East, a distance of 5.46 feet to aforesaid West Right of Way line of Happy Lane; thence run South 00°58'35" East along said West Right of Way line, a distance of 102.44 feet to the POINT OF BEGINNING.

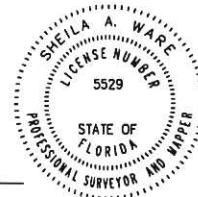
Containing 657 square feet, more or less.

#### NOTES:

1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33228-534-251 DATED 08/06/2024 AT 8:00 A.M.
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 00°23'04" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 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 05/19/2025 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:



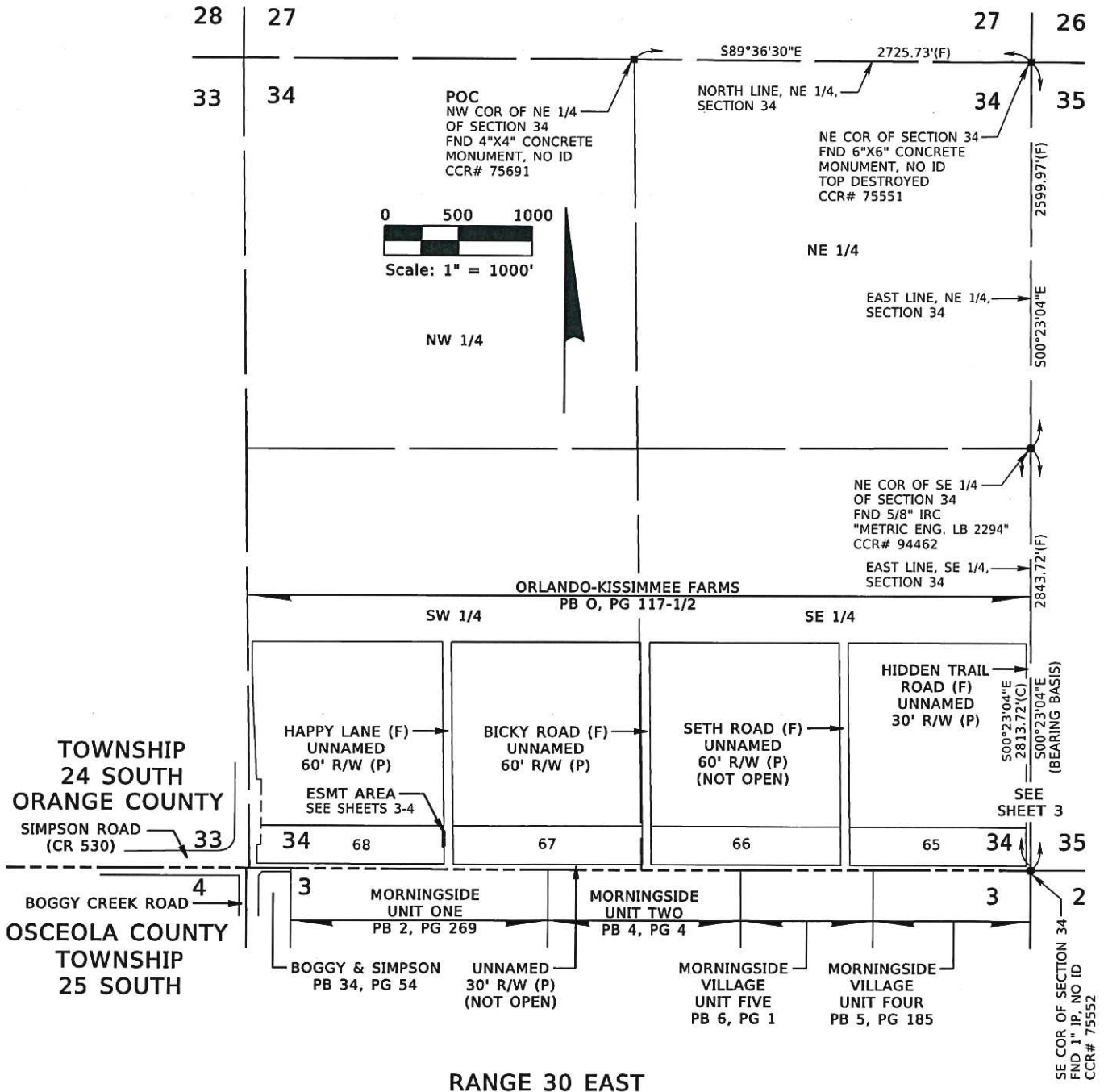
SHEILA A. WARE, PSM  
LICENSE NO. 5529

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

DATE	MAY 19, 2025	CERTIFICATION OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-751
DRAWN BY	J. MUNRO			
CHECKED BY	S. WARE	 <b>Dewberry</b>	SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
DEWBERRY PROJECT NO.	50088267			
		800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120		SHEET 1 OF 4
REVISION	BY DATE			



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-751  
 PURPOSE: TEMPORARY CONSTRUCTION EASEMENT  
 ESTATE: EASEMENT



SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 4 FOR LEGEND

DATE	MAY 19, 2025
DRAWN BY	J. MUNRO
CHECKED BY	S. WARE
DEWBERRY PROJECT NO.	50088267
SECTION CORNER LABELS	MLR 06/03/2025
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)

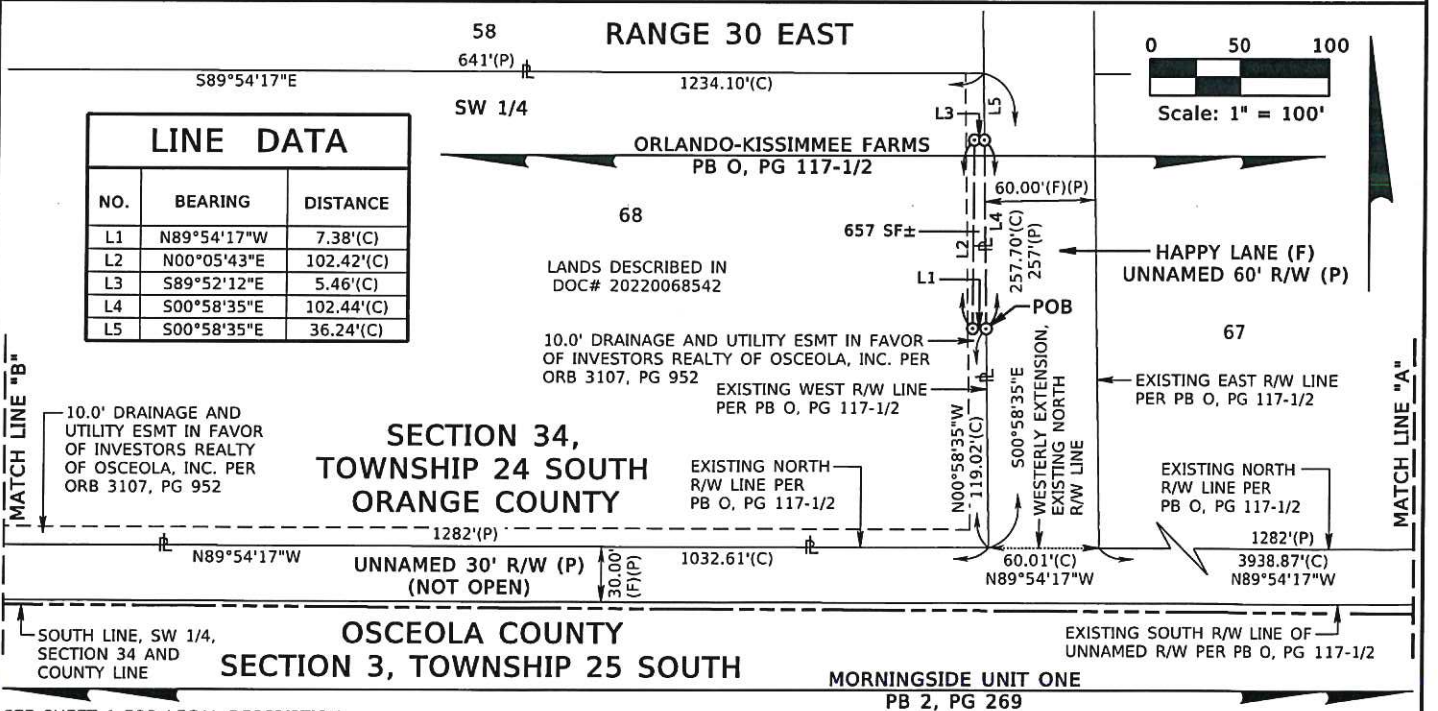
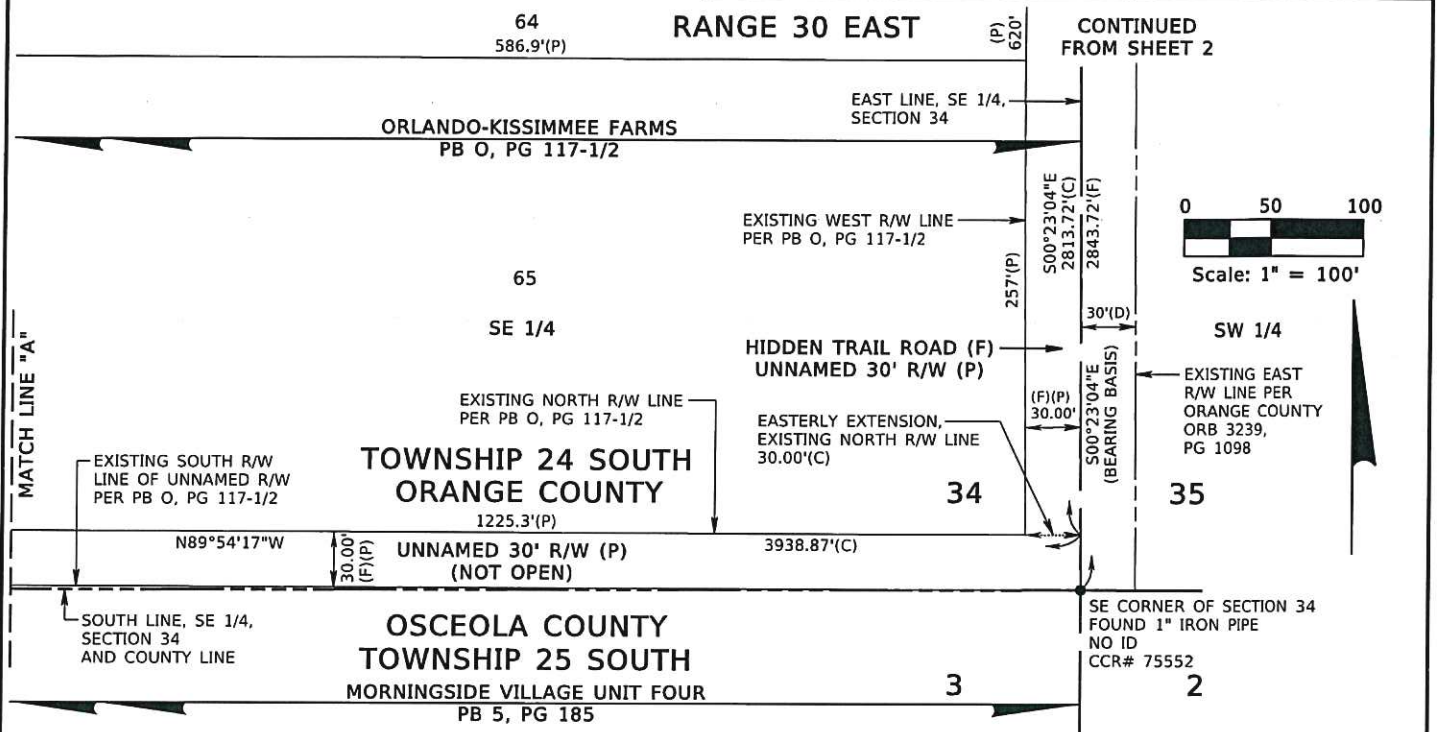
SR 534 (SIMPSON ROAD EXTENSION)  
 CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 ORANGE COUNTY, FLORIDA

PARCEL  
 534-751

SCALE: 1"=1000'

SHEET 2 OF 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-751  
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT  
ESTATE: EASEMENT



LINE DATA		
NO.	BEARING	DISTANCE
L1	N89°54'17"W	7.38'(C)
L2	N00°05'43"E	102.42'(C)
L3	S89°52'12"E	5.46'(C)
L4	S00°58'35"E	102.44'(C)
L5	S00°58'35"E	36.24'(C)

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR LEGEND

DATE	MAY 19, 2025
DRAWN BY	J. MUNRO
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 (SIMPSON ROAD EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

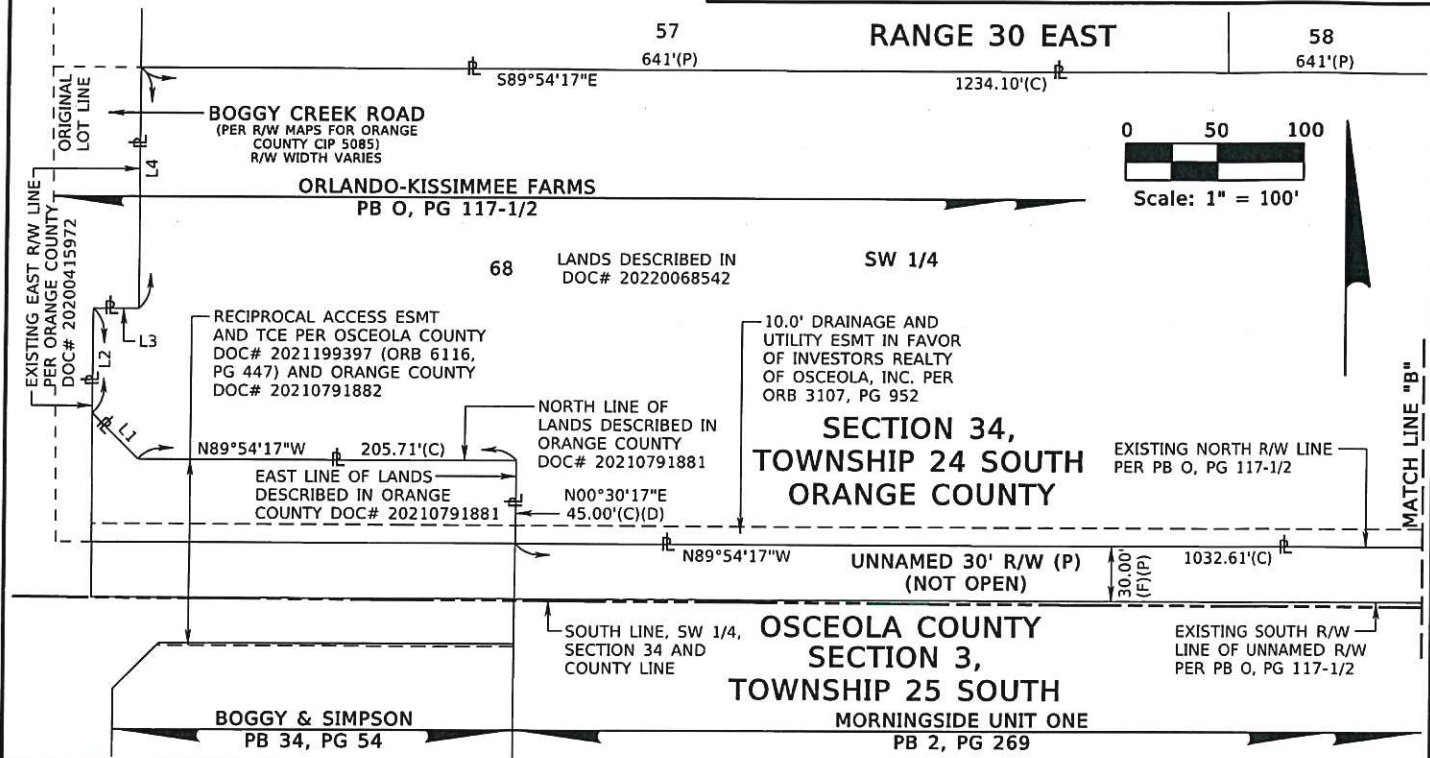
PARCEL  
534-751

SCALE: 1"=100'

SHEET 3 OF 4



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-751  
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT  
ESTATE: EASEMENT



#### LEGEND & ABBREVIATIONS

AC± = ACRES MORE OR LESS	NT = NON-TANGENT
COR = CORNER	N/A = NOT APPLICABLE
(C) = CALCULATED DATA	ORB = OFFICIAL RECORDS BOOK
CB = CHORD BEARING	PB = PLAT BOOK
CCR# = CERTIFIED CORNER RECORD NUMBER	PC = POINT OF CURVATURE
CD = CHORD DISTANCE	PG = PAGE
CIP = CAPITAL IMPROVEMENT PROGRAM	POB = POINT OF BEGINNING
CR = COUNTY ROAD	POC = POINT OF COMMENCEMENT
DE = DRAINAGE EASEMENT	PRC = POINT OF REVERSE CURVATURE
DOC# = DOCUMENT NUMBER	PSM = PROFESSIONAL SURVEYOR AND MAPPER
(D) = DEED DATA	PT = POINT OF TANGENCY
ESMT = EASEMENT	(P) = PLAT DATA
FND = FOUND	R = RADIUS
(F) = FIELD DATA	R/W = RIGHT OF WAY
ID = IDENTIFICATION	SF± = SQUARE FEET MORE OR LESS
INC. = INCORPORATED	SR = STATE ROAD
IP = IRON PIPE	TB = TANGENT BEARING
IRC = IRON ROD AND CAP	TCE = TEMPORARY CONSTRUCTION EASEMENT
L = ARC LENGTH	Δ = DELTA (CENTRAL ANGLE)
LB = LICENSED SURVEY BUSINESS	PL = PROPERTY LINE
NO. = NUMBER	CD = CHANGE IN DIRECTION
	— = SAME PROPERTY OWNER

#### LINE DATA

NO.	BEARING	DISTANCE
L1	N45°02'42"W	35.44'(C) 35.43'(D)
L2	N00°11'06"W	56.78'(C)
L3	N89°55'11"E	24.97'(F) 25.00'(D)
L4	N00°07'05"W	130.80'(C) 130.00'(D)

SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	MAY 19, 2025
DRAWN BY	J. MUNRO
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 (SIMPSON ROAD EXTENSION)  
CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
ORANGE COUNTY, FLORIDA

PARCEL  
534-751

SCALE: 1"=100'

SHEET 4 OF 4



# Number 18

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-752  
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT  
ESTATE: EASEMENT

#### LEGAL DESCRIPTION:

A portion of Lot 67 as shown on Orlando-Kissimmee Farms according to the plat thereof as recorded in Plat Book O, Page 117-1/2 of the Public Records of Orange County, Florida, also being a portion of the lands described in Official Records Book 6020, Page 4500 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found 4-inch by 4-inch concrete monument with no identification marking the Northwest corner of the Northeast 1/4 of Section 34, Township 24 South, Range 30 East, Orange County, Florida; thence run South 89°36'30" East along the North line of said Northeast 1/4, a distance of 2725.73 feet to the Northeast corner of said Section 34; thence run South 00°23'04" East along the East line of the Northeast 1/4 of said Section 34, a distance of 2599.97 feet to Northeast corner of the Southeast 1/4 of said Section 34; thence run South 00°23'04" East along the East line of said Southeast 1/4, a distance of 2813.72 feet to the Easterly extension of the existing North Right of Way line of the unnamed 30 feet wide Right of Way lying South of and adjacent to Lot 65 of said Orlando-Kissimmee Farms; thence departing said East line, run North 89°54'17" West along said Easterly extension, along said North Right of Way line and along the Westerly extension thereof crossing the 60 feet wide unnamed Right of Way between Lots 65 and 66 of said Orlando-Kissimmee Farms (also known as Seth Road), a distance of 2597.33 feet; thence departing said North Right of Way line, continue North 89°54'17" West along the Westerly extension of said North Right of Way line, a distance of 60.01 feet to the existing West Right of Way line of the unnamed 60 feet wide Right of Way lying between Lot 66 of said Orlando-Kissimmee Farms and said Lot 67 (also known as Bicky Road); thence run North 00°57'52" West along said West Right of Way line, a distance of 119.02 feet to the POINT OF BEGINNING; thence departing said West Right of Way line, run North 89°54'17" West, a distance of 18.59 feet; thence North 00°05'43" East, a distance of 138.65 feet to the North line of said Lot 67; thence run South 89°54'17" East along said North line, a distance of 16.02 feet to aforesaid West Right of Way line of Bicky Road; thence departing said North line, run South 00°57'52" East along said West Right of Way line, a distance of 138.68 feet to the POINT OF BEGINNING.

Containing 2399 square feet, more or less.

#### NOTES:

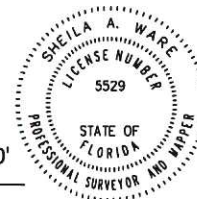
1. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NUMBER 33228-534-252 DATED 08/06/2024 AT 8:00 A.M.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF SOUTH 00°23'04" EAST ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 30 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 2025.07.21  
Ware 16:56:58 -04'00'

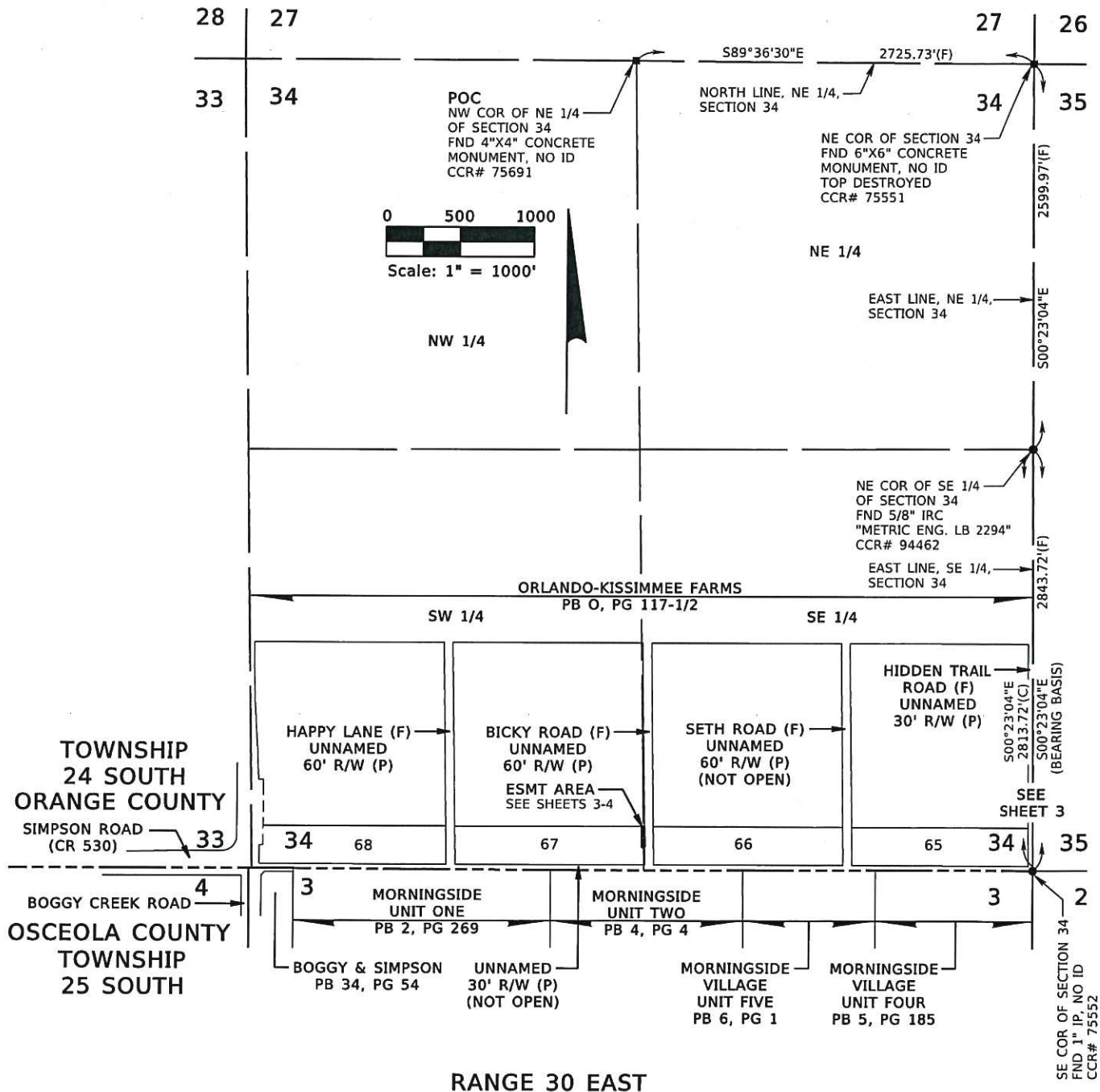
SHEILA A. WARE, PSM  
LICENSE NO. 5529



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

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 534-752
DRAWN BY	J.MUNRO			
CHECKED BY	S.WARE		SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
DEWBERRY PROJECT NO.	50088267			SHEET 1 OF 4
REVISION	BY DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (SIMPSON ROAD EXTENSION)  
 PROJECT NO. 534-242A  
 PARCEL NO. 534-752  
 PURPOSE: TEMPORARY CONSTRUCTION EASEMENT  
 ESTATE: EASEMENT



SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 4 FOR LEGEND

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	<b>SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)</b>  SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	<b>PARCEL 534-752</b>
DRAWN BY	J.MUNRO			SCALE: 1"=1000'
CHECKED BY	S.WARE			SHEET 2 OF 4
DEWBERRY PROJECT NO.	50088267			
REVISION	BY	DATE		



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (SIMPSON ROAD EXTENSION)  
PROJECT NO. 534-242A  
PARCEL NO. 534-752  
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT  
ESTATE: EASEMENT

64  
586.9'(P)

RANGE 30 EAST (P) 620'

CONTINUED FROM SHEET 2

ORLANDO-KISSIMMEE FARMS  
PB O, PG 117-1/2

EAST LINE, SE 1/4, SECTION 34

EXISTING WEST R/W LINE  
PER PB O, PG 117-1/2

65  
SE 1/4

HIDDEN TRAIL ROAD (F)  
UNNAMED 30' R/W (P)

EXISTING NORTH R/W LINE  
PER PB O, PG 117-1/2

EASTERLY EXTENSION,  
EXISTING NORTH R/W LINE  
30.00'(C)

EXISTING SOUTH R/W  
LINE OF UNNAMED R/W  
PER PB O, PG 117-1/2

TOWNSHIP 24 SOUTH  
ORANGE COUNTY

1225.3'(P)

UNNAMED 30' R/W (P)  
(NOT OPEN)

2597.33'(C)

34

35

SW 1/4

EXISTING EAST  
R/W LINE PER  
ORANGE COUNTY  
ORB 3239,  
PG 1098

SE CORNER OF SECTION 34  
FOUND 1" IRON PIPE  
NO ID  
CCR# 75552

OSCEOLA COUNTY  
TOWNSHIP 25 SOUTH  
MORNINGSIDE VILLAGE UNIT FOUR  
PB 5, PG 185

3

2

0 50 100  
Scale: 1" = 100'

MATCH LINE "A"

30'(D)

500°23'04"E  
2813.72'(C)  
2843.72'(F)

257'(P)

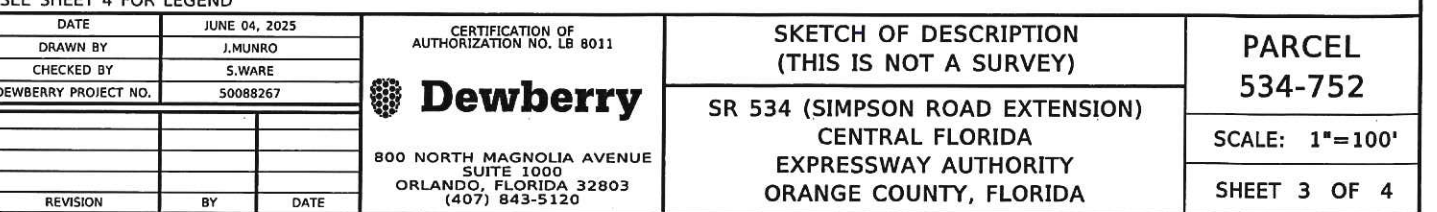
30'(P)

500°23'04"E  
(BEARING BASIS)

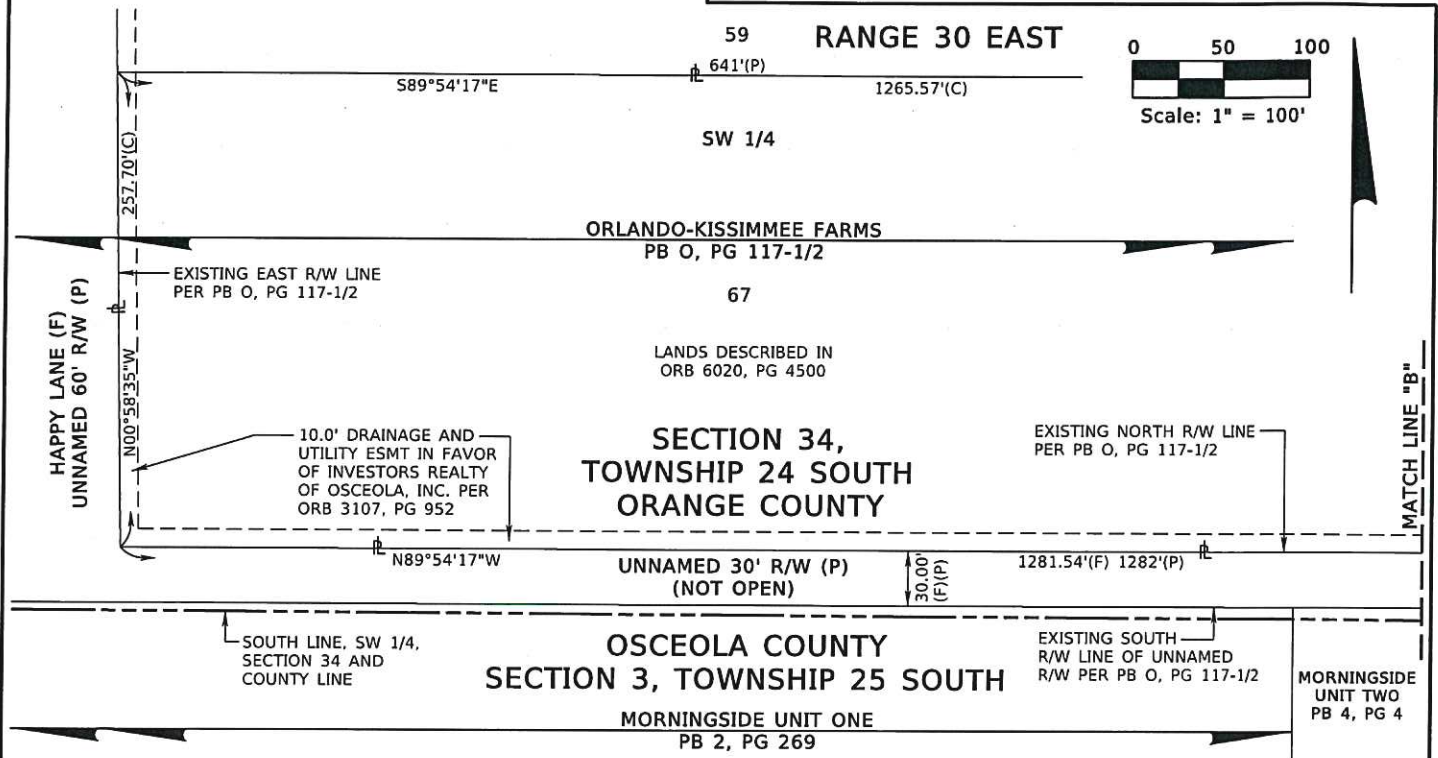
N89°54'17"W

30.00'  
(F)(P)

SOUTH LINE, SE 1/4,  
SECTION 34  
AND COUNTY LINE



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
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#### LEGEND & ABBREVIATIONS

AC±	= ACRES MORE OR LESS	NT	= NON-TANGENT
COR	= CORNER	N/A	= NOT APPLICABLE
(C)	= CALCULATED DATA	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CCR#	= CERTIFIED CORNER RECORD NUMBER	PC	= POINT OF CURVATURE
CD	= CHORD DISTANCE	PG	= PAGE
CIP	= CAPITAL IMPROVEMENT PROGRAM	POB	= POINT OF BEGINNING
CR	= COUNTY ROAD	POC	= POINT OF COMMENCEMENT
DE	= DRAINAGE EASEMENT	PRC	= POINT OF REVERSE CURVATURE
DOC#	= DOCUMENT NUMBER	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
(D)	= DEED DATA	PT	= POINT OF TANGENCY
ESMT	= EASEMENT	(P)	= PLAT DATA
FND	= FOUND	R	= RADIUS
(F)	= FIELD DATA	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF±	= SQUARE FEET MORE OR LESS
INC.	= INCORPORATED	SR	= STATE ROAD
IP	= IRON PIPE	TB	= TANGENT BEARING
IRC	= IRON ROD AND CAP	TCE	= TEMPORARY CONSTRUCTION EASEMENT
L	= ARC LENGTH	Δ	= DELTA (CENTRAL ANGLE)
LB	= LICENSED SURVEY BUSINESS NO.	PL	= PROPERTY LINE
		○	= CHANGE IN DIRECTION
		↗	= SAME PROPERTY OWNER

SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE JUNE 04, 2025		CERTIFICATION OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-752
DRAWN BY J.MUNRO				
CHECKED BY S.WARE				
DEWBERRY PROJECT NO. 50088267		 <b>Dewberry</b>  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SR 534 (SIMPSON ROAD EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: 1"=100'
REVISION		BY	DATE	SHEET 4 OF 4

# Number 19



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-242  
PARCEL NO. 534-757  
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT  
ESTATE: EASEMENT

**LEGAL DESCRIPTION:**

A parcel of land lying in the Southwest 1/4 of Section 35, Township 24 South, Range 30 East, Orange County, Florida, being a portion of the lands described in Official Records Book 10810, Page 5580 of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commence at a found 6-inch by 6-inch concrete monument with no identification marking the Northeast corner of the Northwest 1/4 of Section 35, Township 24 South, Range 30 East, Orange County, Florida; thence run South 86°57'03" West along the North line of said Northwest 1/4, a distance of 2691.08 feet to the Northwest corner of said Northwest 1/4; thence run South 00°23'04" East along the West line of said Northwest 1/4, a distance of 2599.97 feet to the Northwest corner of the Southwest 1/4 of said Section 35; thence continue South 00°23'04" East along the West line of said Southwest 1/4, a distance of 1303.53 feet to the South line of the North 3899.48 feet of the West half of said Section 35; thence departing said West line, run North 86°57'03" East along said South line, a distance of 1001.82 feet to the Southwest corner of lands described in aforesaid Official Records Book 10810, Page 5580; thence continue North 86°57'03" East along said South line, a distance of 626.14 feet to the POINT OF BEGINNING; thence departing said South line, run North 03°09'54" West, a distance of 22.07 feet; thence North 86°57'03" East, a distance of 25.00 feet; thence South 03°09'54" East, a distance of 22.07 feet to aforesaid South line of the North 3899.48 feet of the West half of said Section 35; thence run South 86°57'03" West along said South line, a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 552 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 NO. 33662-534-257 DATED APRIL 20, 2025 AT 8:00 A.M.
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 86°57'03" WEST ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 30 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 05/14/2025 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

2025.07.21  
16:22:09 -04'00'

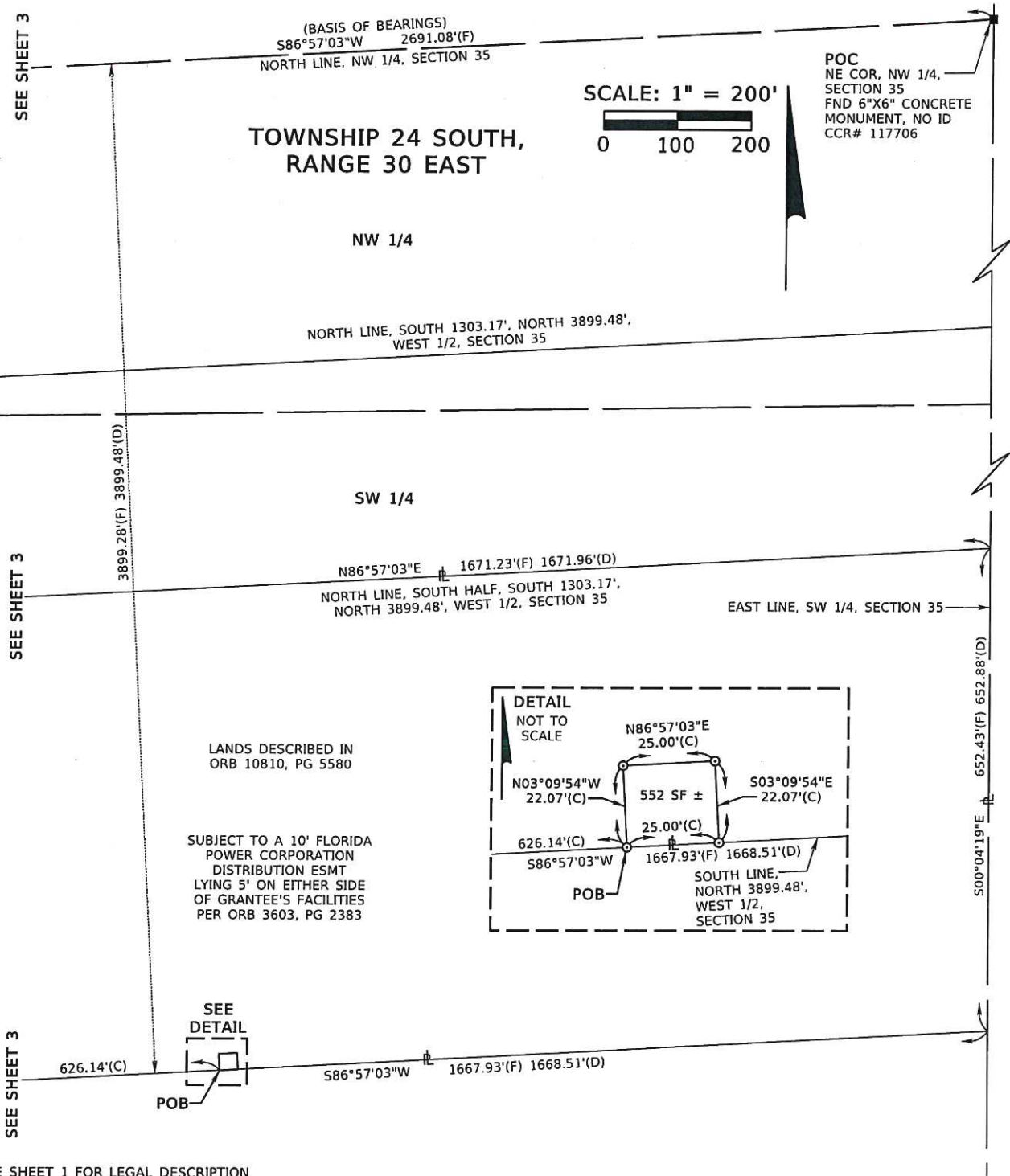
SHEILA A. WARE, PSM  
LICENSE NO. 5529



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

DATE MAY 14, 2025	CERTIFICATION OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)	PARCEL 534-757
DRAWN BY M.ROLLINS	 <b>Dewberry</b> 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SR 534 (OSCEOLA PARKWAY EXTENSION) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
CHECKED BY S.WARE			
DEWBERRY PROJECT NO. 50088267			
REVISION BY DATE			

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 SR 534 (OSCEOLA PARKWAY EXTENSION)  
 PROJECT NO. 534-242  
 PARCEL NO. 534-757  
 PURPOSE: TEMPORARY CONSTRUCTION EASEMENT  
 ESTATE: EASEMENT



SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR LEGEND

DATE	MAY 14, 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

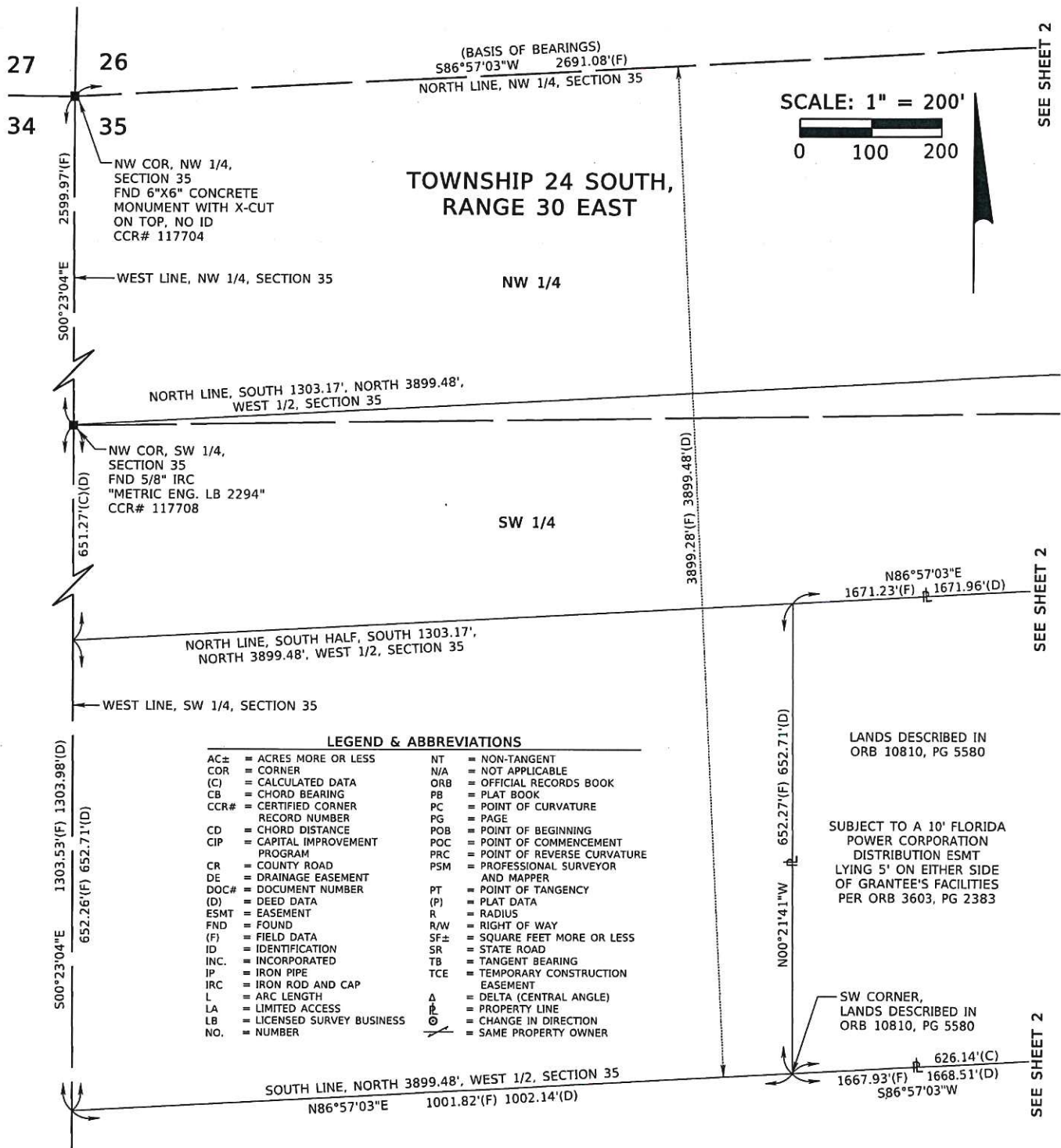
PARCEL  
 534-757

SCALE: 1"=200'

SHEET 2 OF 3



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 534 (OSCEOLA PARKWAY EXTENSION)  
PROJECT NO. 534-242  
PARCEL NO. 534-757  
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT  
ESTATE: EASEMENT



SEE SHEET 1 FOR LEGAL DESCRIPTION

DATE	MAY 14, 2025
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
DEWBERRY PROJECT NO.	50088267
REVISION	BY DATE

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 534-757
SCALE: 1"=200'
SHEET 3 OF 3