

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

AGENDA
RIGHT OF WAY COMMITTEE MEETING
August 3, 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 MAY 27, 2026 RIGHT OF WAY COMMITTEE MEETING MINUTES (action item)

D. AGENDA ITEM

- 1. PROPOSED MEDIATED SETTLEMENT AGREEMENT BETWEEN CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND ELADIO DELANNOY AND LORRAINE DELANNOY IN THE MATTER OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY V. BRIAN M. VAN COUR, ET AL., CASE NO.: 2026-CA-001595 ED, FOR ALL CLAIMS RELATED TO PARCEL 53-120 PARTS A-B, PROJECT: SR 538 POINCIANA PARKWAY EXTENSION, SEGMENT 538-235A**

Richard N. Milian, Partner, Nelson Mullins Riley & Scarborough, LLP (action item)

E. OTHER BUSINESS

F. ADJOURNMENT

This meeting is open to the public.

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

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

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

C.

**APPROVAL OF
COMMITTEE
MEETING MINUTES**

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

MINUTES CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY COMMITTEE MEETING May 27, 2026

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

Committee Members Present:

Christopher Murvin, Citizen Representative, Chairman
Laura F. Carroll, City of Orlando Representative
Shane Fischer, Seminole County Representative
Aida T. Ortiz, Orange County Representative
Paul Satchfield, Osceola County Representative
Juan F. Diaz, Citizen Representative

Committee Members Not Present:

Anita Geraci-Carver, Lake County Representative
Tad Calkins, Brevard County Representative

CFX Staff Present:

Michelle Maikisch, Executive Director
David Falk, Director of Engineering
Cristina T. Berrios, General Counsel
Mimi Lamaute, Recording Secretary/Manager of Executive and Board Services

A. CALL TO ORDER

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

B. PUBLIC COMMENT

There were no public comments.

C. APPROVAL OF JANUARY 28, 2026 RIGHT OF WAY COMMITTEE MEETING MINUTES

A motion was made by Ms. Carroll and seconded by Mr. Fischer for approval of the January 28, 2026 Right of Way Committee meeting minutes. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Ms. Geraci-Carver, were not present.

D. AGENDA ITEMS

D.1. PROPOSED MEMORANDUM OF AGREEMENT BETWEEN CENTRAL FLORIDA EXPRESSWAY AUTHORITY AND OSCEOLA COUNTY AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR A JOINT-USE POND FOR THE CR 532 WIDENING FROM OLD LAKE WILSON ROAD TO US 17/92, SR 538 POINCIANA PARKWAY EXTENSION PROJECT, SEGMENT 538-235A

Mr. Richard Milian with Nelson Mullins Riley & Scarborough, LLP presented a proposed Memorandum of Agreement (MOU) for a joint-use pond in connection with the CR 532 widening project. He explained that CFX has acquired property for an interim pond and that FDOT will construct a permanent joint-use pond that accommodates both the CFX project and FDOT's truck parking facility. The agreement includes the transfer of property to FDOT, with FDOT responsible for associated future costs.

The Committee members asked questions regarding maintenance responsibilities, ownership transfer, and the perpetual nature of the agreement. Mr. Milian confirmed that FDOT will maintain the pond and that the agreement provides long-term capacity for both projects.

A motion was made by Ms. Carroll seconded by Mr. Satchfield for recommendation for Board approval of the proposed Memorandum of Agreement between the Central Florida Expressway Authority and Osceola County and State of Florida Department of Transportation for a Joint-Use Pond and authorize the Executive Director or designee to approve any non-substantial changes as approved by legal counsel. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Ms. Geraci-Carver, were not present.

D.2. AUTHORIZATION TO SETTLE ALL CLAIMS ASSERTED BY DUKE ENERGY FLORIDA, LLC, IN THE MATTER OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY V. DUKE ENERGY FLORIDA, LLC, ET AL., REGARDING THE SR 538, POINCIANA PARKWAY EXTENSION PROJECT, SEGMENT 538-235, PARCELS 53-225 A AND B

Mr. Richard Milian with Nelson Mullins Riley & Scarborough, LLP presented a proposed settlement agreement in the eminent domain case involving Duke Energy Florida, LLC. The acquisition includes a small fee taking and the imposition of a limited-access right-of-way along US 17/92.

Mr. Milian explained that following negotiations the parties reached a proposed settlement of \$541,262.50, inclusive of all compensation, damages, attorney's fees, and expert fees. The settlement reflects a negotiated land value and a compromise on severance damages associated with loss of access.

The Committee commented and asked questions, which were answered by Mr. Milian.

A motion was made by Mr. Satchfield and seconded by Ms. Carroll for a recommendation that the Board authorize Right-of-Way Counsel to settle Duke Energy Florida, LLC's claims in the matter of

Central Florida Expressway Authority v. Duke Energy Florida, LLC, et al., for Parcels 53-225 A and B for a negotiated total compensation amount of \$541,262.50, inclusive of all compensation, damages, attorneys' fees, and expert fees, and also authorize the Executive Director or designee to approve any non-substantial changes as approved by legal counsel. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Ms. Geraci-Carver, were not present.

D.3. PROPOSED LEASE AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF ORLANDO AND THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY, FOR A CONSTRUCTION STAGING AREA FOR THE SR 408 WIDENING PROJECT, SEGMENTS 408-315 AND 408 315A

Ms. Leslie Evans with Dinsmore & Shohl, LLP presented a proposed lease agreement with the Housing Authority of the City of Orlando for use of property located at 715 Avondale Avenue and 520 Callahan Drive as a construction staging area for the SR 408 Widening Project.

She explained that the lease term is four (4) years at a de minimis rent of \$10. The agreement is being presented in accordance with policy requirements for leases exceeding one year. The property will be used for construction trailers, equipment storage, and parking.

Ms. Carroll clarified that the Housing Authority of the City of Orlando is not in any way connected with the City of Orlando.

The Committee members commented and asked questions which were answered by Ms. Evans.

A motion was made by Ms. Ortiz and seconded by Mr. Fischer for a recommendation for Board approval of the proposed Lease Agreement between the Housing Authority of the City of Orlando and the Central Florida Expressway Authority and authorize the Executive Director to approve any non-substantial changes as approved by legal counsel. The motion carried unanimously with all six (6) Committee members present voting AYE by voice vote. Two (2) Committee members, Mr. Calkins and Ms. Geraci-Carver, were not present.

E. OTHER BUSINESS

There was no other business discussed.

Chairman Murvin stated that the next Right of Way Committee Meeting is scheduled for July 22, 2026 at 2:00 p.m.

F. ADJOURNMENT

Chairman Murvin adjourned the meeting at 2:27 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 or 4974 ORL Tower Road, Orlando, Florida 32807.

D.1

Richard N. Milian, Esq.
T: 407.669.4223
Richard.milian@nelsonmullins.com

390 North Orange Avenue, Suite 1400
Orlando, FL 32801
T: 407.669.4200 F: 407.425.8377
nelsonmullins.com

MEMORANDUM

TO: CFX Right of Way Committee Members

FROM: Richard N. Milian, Esq.
Right-of-Way Counsel
Nelson Mullins Riley & Scarborough, LLP

DATE: July 22, 2026

SUBJECT: Proposed Mediated Settlement Agreement between the Central Florida Expressway Authority (“CFX”) and Eladio Delannoy and Lorraine Delannoy in the matter of Central Florida Expressway Authority v. Brian M. Van Cour, et al., Case No.: 2026-CA-001595 ED for all claims related to Parcel 53-120 Parts A-B, inclusive of all attorneys’ fees and owner’s expert costs for Expressway System Project: SR 538 Poinciana Parkway Extension, Segment 538-235A, Parcel 53-120 Parts A-B

Nelson Mullins Scarborough, LLP, Right of Way Counsel, seeks the recommendation of the Right of Way Committee for approval by the Governing Board of a proposed Settlement Agreement between the Central Florida Expressway Authority (“CFX”) and Eladio Delannoy and Lorraine Delannoy (the “Owners”) for the acquisition of Parcel 53-120 Parts A-B (the “Subject Parcel”) for construction necessary to complete the State Road 538 Poinciana Parkway Extension Project (“SR 538 Extension Project”) in Osceola County, Florida.

BACKGROUND AND DESCRIPTION

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

On December 18, 2025, Glen L. Spivey of The Spivey Group, Inc., prepared an appraisal report, on behalf of CFX, and the total value initially assigned to Parcel 53-120 Parts A-B was \$1,162,400, based on a per acre valuation for uplands of \$120,000, and a per acre valuation for wetlands of \$10,000. The improvements were valued at \$752,800 and Mr. Spivey assigned \$1,700 for net damages and/or cost to cure. This valuation was based on real estate market conditions existing at the time of Mr. Spivey’s appraisal.

On February 18, 2026, Right of Way Counsel delivered an Acquisition Notice and Package (the “Notice”) to the Owners notifying them of CFX’s need and intent to acquire all or a portion of their property for its completion of the SR 538 Extension Project. The Notice contained CFX’s

written offer to purchase the real property and affected improvements, which included a ten percent (“10 %”) settlement enhancement. The compensation offered by CFX was based on Mr. Spivey’s valuation of the property and improvements, plus, a 10% enhancement because the homeowners were being displaced and to encourage settlement, and avoid the costs associated with protracted litigation.

The following represents a summary of CFX’s offer to the Owners for Parcel 53-120 Parts A-B:

Land:	\$407,900.00
Improvements:	\$752,800.00
Real Estate Damages:	\$1,700.00
Enhancement:	<u>\$116,240.00</u>
Total Offer:	\$1,278,640.00

On May 8, 2025, Jess Collister of Calhoun, Collister & Parham, Inc., prepared an appraisal report, on behalf of the Owners, and the total value initially assigned to Parcel 53-120 Parts A-B was **\$1,799,900**, based on a per acre valuation for uplands of \$175,000, and a per acre valuation for wetlands of \$10,000. In reaching his valuation of the improvements, Mr. Collister took the position that the taking rendered the remainder property unusable and found damages of \$1,207,600. This valuation was based on real estate market conditions that, in Mr. Collister’s opinion, existed at the time of his appraisal.

Following CFX’s delivery of the Notice, CFX and the Owners engaged in pre-suit settlement negotiations. On May 15, 2026, CFX and the Owners attended mediation and agreed to resolve all valuation-related issues, contingent on CFX Board approval. The agreement contemplates payment by CFX of a total of \$1,396,842.00 in full settlement of all claims for compensation for the taking of Parcel 53-120 Parts A-B, and all related damages, if any. The final compensation breakdown is further outlined in paragraphs 2 and 3 of the proposed Mediated Settlement Agreement (“**the Agreement**”), which is attached as **Attachment “A”**.

On May 20, 2026, Right of Way Counsel initiated an eminent domain case in the Circuit Court of the Ninth Judicial Circuit, in and for Osceola County, Florida, to, in part, acquire Subject Parcels, for the SR 538 Extension Project, styled Central Florida Expressway Authority v. Brian M. Van Cour, et al., Case No.: 2026-CA-001595 ED (the “**Action**”).

On June 26, 2026, the Court entered a Stipulated Order of Taking concerning the Subject Parcel. Pursuant to the Court’s Order CFX must deposit and make available for the Owners immediately withdrawal the sum of \$1,278,640.00.

CFX and the Owners will enter into a Stipulated Final Judgment for \$1,396,842.00, less the previous withdrawal amount, in full settlement of all claims for compensation for the taking of Parcel 53-120 Parts A-B, and all related damages, if any. In addition to the sum paid to the Owners for full compensation for the taking of Parcel 53-120 Parts A-B, CFX shall pay \$39,006.66 in full satisfaction of all attorneys’ fees and \$15,948.00 in full satisfaction of all attorney’s costs and

expert fees and costs as further outlined in paragraphs 2 and 3 of the proposed Mediated Settlement Agreement.

The Proposed Mediated Settlement Agreement is in the best interest of CFX as it avoids protracted litigation and mitigates additional legal fees and expert costs.

REQUESTED ACTION

A recommendation by the Right of Way Committee that the CFX Board approve the Proposed Mediated Settlement Agreement between the Central Florida Expressway Authority and Eladio Delannoy and Lorraine Delannoy in the matter Central Florida Expressway Authority v. Brian M. Van Cour, et al., Case No.: 2025-CA-001595 ED, for a negotiated total compensation of One Million Four Hundred and Fifty-One Thousand – Seven Hundred Ninety-Six and 66/100 U.S. Dollars (\$1,451,796.66), inclusive of attorneys' fees and costs, and Owner's expert fees, plus applicable standard closing costs, and authorization to the Executive Director or their designee to execute all documents necessary to complete the transaction, with the authority to approve any non-substantial changes as approved by legal counsel.

ATTACHMENTS

- A. Mediated Settlement Agreement
- B. Description and Depiction of the Property

ATTACHMENT "A"

MEDIATED SETTLEMENT AGREEMENT

CENTRAL FLORIDA EXPRESSWAY AUTHORITY,

Pre-Suit

vs.

ELADIO DELANNOY and LORRAINE DELANNOY,

_____ /

MEDIATED SETTLEMENT AGREEMENT

At a Mediation Conference conducted in person at Nelson Mullins Riley & Scarborough LLP, 390 North Orange Avenue, Suite 1400, Orlando, FL 32801 on May 15, 2026, the parties reached the following Mediated Settlement Agreement:

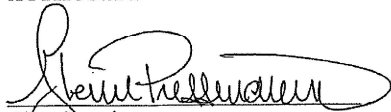
1. CENTRAL FLORIDA EXPRESSWAY AUTHORITY ("CFX") shall pay to ELADIO DELANNOY and LORRAINE DELANNOY ("DELANNOY") the total sum of \$1,396,842.00 in full settlement of all claims for compensation for the taking of Parcel 53-120, and any and all damages relating thereto, subject to claims of apportionment, if any.
2. In addition to the above-referenced settlement amount, CFX shall pay \$39,006.66 in full satisfaction of all attorneys' fees to counsel for DELANNOY pursuant to Florida Statute 73.092(1).
3. CFX shall pay \$15,948.00 in full satisfaction of all attorneys' costs and expert fees and costs pursuant to Florida Statute 73.091.
4. The uneconomic remainder from Parcel 53-120 shall be conveyed to CFX as part of this settlement for no additional cost.
5. DELANNOY shall be entitled to rent-free extended possession until January 31, 2027.

6. CFX and DELANNOY shall enter into a Stipulated Order of Taking and Final Judgment which shall set forth the above settlement provisions. Counsel for DELANNOY shall accept service of process on behalf of DELANNOY.

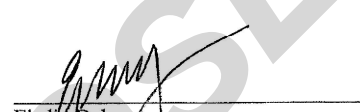
7. DELANNOY understands that this settlement is conditioned upon the recommendation of the CFX Right of Way Committee and approval by the CFX Governing Board, both of which must occur at a public meeting.

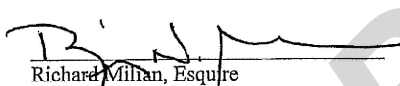
8. This agreement dated May 15, 2026, contains all of the agreements of the parties.

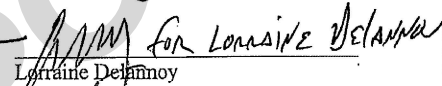
**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**


Glenn Pressimone
CFX Chief of Infrastructure

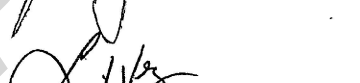
**ELADIO DELANNOY and LORRAINE
DELANNOY**


Eladio Delannoy


Richard Milhan, Esquire
Nelson Mullins Riley & Scarborough LLP
390 North Orange Avenue, Suite 1400
Orlando, FL 32801
Semonia.Davis@nelsonmullins.com


Lorraine Delannoy

Approved by the CFX Governing Board
on this ____ day of _____
2026.


Luis Vega, Esquire
Luis F. Vega Alicea, P.A.
Po Box 427
Haines City, FL 33845-0427
luis@vegalawgroup.com

By: _____
Buddy Dyer, Chairman

DESCRIPTION AND DEPICTION OF THE PROPERTY

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

LEGAL DESCRIPTION

PART A

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

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

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

CONTAINING 3.835 ACRES, MORE OR LESS.

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

				CENTRAL FLORIDA EXPRESSWAY AUTHORITY	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY	
ADD PARTS TO PANCEL NO.	J. J. PIERRE	03/08/2024	BY	DATE	WHO DESIGN & ENGINEERING, INC. 187963 201 N MAGNOLIA AVE. SUITE 200, ORLANDO, FLORIDA 32801. PHONE: (407) 839-4300
REVISED PART A	J. J. PIERRE	32/9/2023	DRAWN	J. J. PIERRE	03/15/2023
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023
					SECTION N/A
					SHEET 3 OF 4

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

LEGAL DESCRIPTION

PART B

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

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

CONTAINING 3084 SQUARE FEET, MORE OR LESS.

CONTAINING IN THE AGGREGATE 3.906 ACRES, MORE OR LESS.

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY									
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY									
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY									
ADD PARTS TO PARCEL NO.	J. J. PIERRE	05/09/2014	BY	DATE	WBO DESIGN & ENGINEERING, INC. 187983 201 W. MAGNOLIA AVE., SUITE 200, ORLANDO, FLORIDA, 32801. PHONE: (407) 839-4305	DATA SOURCE: SEE GENERAL NOTES, SHEET 4			
INDEXED AGGREGATE AREA	J. J. PIERRE	10/01/2023	DRAWN	J. J. PIERRE	03/15/2023				
REVISION	BY	DATE	CHECKED	M. SHATTO	03/23/2023	SECTION N/A			
						SHEET 2 OF 4			

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

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING NORTH 89°39'30" EAST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT.
3. PREPARED WITH THE BENEFIT OF PROPERTY INFORMATION REPORT PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION FILE NO. 30361-120 DATED 10/30/2020 AT 8:00 A.M., AND UPDATED 03/07/2023 AT 8:00 A.M. AND UPDATED 3/11/2024 AT 8:00 A.M.

LEGEND

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

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 53-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Martin J. Shatto
Martin J Shatto
Date: 2024.05.14 13:46:25 -0400

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



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY									
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY									
STATE ROAD NO. 538/POINCIANA PARKWAY - SEGMENT 2 POLK/OSCEOLA COUNTY									
ADD PARTS TO PARCEL NO.		J. J. PEARNE		60960234		BY		DATE	
TITLE UPDATED		JUN		3/26/2024		DRAWN		J. J. PEARNE 03/15/2023	
REVISED GENERAL NOTE 2 & SHEET 40/458		J. J. PEARNE		3/26/2024		CHECKED		M. SHATTO 03/23/2023	
SECTION N/A						SHEET 4 OF 4			