



Interoffice Memorandum

June 9, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Joseph C. Kunkel, P.E., Director, Public Works Department

Handwritten signature of Joseph C. Kunkel in black ink.

CONTACT PERSON: Eduardo Avellaneda, P.E., Manager 
Roads & Drainage Division

PHONE NUMBER: (407) 836-7871

SUBJ: Right of Way Transfer and Continuing Maintenance Agreement between Central Florida Expressway Authority and Orange County for Wekiva Parkway Right of Way

The Central Florida Expressway Authority (CFX) has prepared and executed a Right of Way Transfer and Continuing Maintenance Agreement and is requesting that Orange County (County) accept the transfer and continuing maintenance agreement for portions of local road right of way acquired as part of the Wekiva Parkway project.

In accordance with Florida Statutes, a Quit Claim Deed has been prepared which transfers interest over portions of Wekiva Parkway to Orange County. Approval of this agreement transfers the responsibility for maintaining those local road rights of way from CFX to the County.

The County Attorney's Office has reviewed the Agreement and found it acceptable as to form.

Action Requested: Approval and execution of Right of Way Transfer and Continuing Maintenance Agreement between Central Florida Expressway Authority and Orange County, Florida (Wekiva Parkway) regarding Wekiva Parkway Rights of Way and approval to record the Quit Claim Deed for a portion of Wekiva Parkway. District 2.

EA/GS/rs

Attachment(s)

BCC Mtg. Date: June 21, 2022

Project Nos. 429-202, 429-203, 429-204, 429-205
Portions of Parcels 132 Part C, 134 Part C, 156 Partial, 157 Partial, 158 Partial, 169 Part B, 869,
170, 185 Part B, 186 Part B, 188 Part B, 207 Partial, 228, 229, 230, 233, 250 Part B, 252 Part B,
258 Partial, 259 Partial, 260 Partial, 261 Partial, 262 Partial, 264 Partial, 265 Partial, 266 Partial,
275 Partial, and 291 Partial

**RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT
BETWEEN
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
AND ORANGE COUNTY, FLORIDA
(Wekiva Parkway)**

THIS RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT (“Agreement”) is made and entered into on the last date of execution below by and between the **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 (“CFX”) and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32801-1393 (“County”). CFX and County are sometimes collectively referred to herein as the “Parties.”

WITNESSETH:

WHEREAS, pursuant to Section 348.753, 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; and

WHEREAS, pursuant to Section 125.01 and Chapter 336, Florida Statutes, County is empowered to provide and maintain arterial and other roads encompassing the county road system for the benefit of its citizens; and

WHEREAS, pursuant to Section 335.0415, Florida Statutes, “public roads may be transferred between jurisdictions . . . by mutual agreement;” and

WHEREAS, Section 163.01, Florida Statutes, authorizes both Parties to this Agreement to enter into Interlocal Agreements; and

WHEREAS, in the course of the construction of State Road 429 and improvements to Phils Lane, Ponkan Road, Plymouth Sorrento Road, Mt. Plymouth Road, and Ondich Road, CFX acquired certain real property for the benefit of the local jurisdictions and constructed thereon certain roadways and other improvements to ensure a minimal disruption of traffic to the citizens and to provide for a smooth transition to the Expressway System, thus making both the Expressway System and the local road system compatible; and

WHEREAS, the construction of State Road 429 and improvements to Phils Lane, Ponkan Road, Plymouth Sorrento Road, Mt. Plymouth Road, and Ondich Road are completed, and both Parties desire to conclude the land conveyances to ensure that title to all of County's right-of-way and related facilities is vested in County, subject to certain rights retained by CFX; and

WHEREAS, concurrent with the conveyance of fee simple interest in the Property (hereinafter defined), the Parties agree to release, relocate, and reestablish certain limited access lines in favor of CFX, and remove, relocate, or construct any fences, walls, or light poles within the limited access line in accordance with the terms and conditions hereof; and

WHEREAS, the Parties also desire to define the future and continuing maintenance responsibilities for the right-of-way and related facilities and to set responsibility therefore.

NOW THEREFORE, for and in consideration of the mutual agreements herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby expressly acknowledged, CFX and County agree as follows:

1. **Recitals**. The above recitals are true and correct and form a material part of this Agreement and are incorporated herein by reference.
2. **Right-of-Way Maps**. CFX previously delivered to County a full and complete set of right-of-way maps consisting of S.R. 429 Project 429-202, 429-203, 429-204, 429-205.
3. **CFX Conveyance**. CFX agrees to transfer, assign, and convey to County, and County agrees to accept by quit claim deed, all of CFX's right, title, and interest in and to the real property located in Orange County, Florida designated as portions of CFX parcels 132 Part C, 134 Part C, 156 Partial, 157 Partial, 158 Partial, 169 Part B, 869, 170, 185 Part B, 186 Part B, 188 Part B, 207 Partial, 228, 229, 230, 233, 250 Part B, 252 Part B, 258 Partial, 259 Partial, 260 Partial, 261 Partial, 262 Partial, 264 Partial, 265 Partial, 266 Partial, 275 Partial, and 291 Partial as more specifically described in **Exhibit "A"** attached hereto and incorporated herein by reference ("**Property**"), subject to the covenants, reservations, conditions, restrictions, and easements of record, including, without limitation, a reservation for any air rights associated with any Expressway System bridge crossings of local roads. CFX and County agree that the quit claim deed to be executed and delivered under the provisions of this section shall be substantially in the form attached hereto as **Exhibit "B"** and incorporated herein by reference ("**Deed**").
4. **Release and Reestablishment of Limited Access Line by CFX**. Upon receipt by CFX of a copy of the recorded Deed, CFX hereby agrees to execute a notice of release of the limited access rights and lines represented by the limited access lines described in **Exhibit "C"** attached hereto and incorporated herein by reference ("**Existing L/A Lines**"); provided, however, the Parties agree this release shall not impact any other limited access lines or rights and the remaining lines and rights shall remain in full force and effect. The Parties agree that the terms and conditions of the notice of release shall be substantially in the form attached hereto as **Exhibit "D"** and incorporated herein by reference ("**Release**"). The Parties agree and acknowledge that the limited access lines shall be established as more particularly depicted in **Exhibit "E"** attached hereto and incorporated herein by reference ("**New L/A Lines**") and attached as an exhibit and

identified in the Deed, which establishment shall occur upon acceptance and recording of the Deed and the legal descriptions referenced therein. The Parties agree and acknowledge that the release is made without any warranty or representation by CFX and is being released to County "AS IS, WHERE IS, WITH ALL FAULTS," in such condition as the same may be on the Closing Date and will not act to convey or restore any abutter's rights including, without limitation, any claims for air, light and view between any abutting property and CFX's remaining property. To the extent permitted under, and without waiving any of the provisions of, Section 768.28, Florida Statutes, County further agrees to release and discharge CFX from any and all past, present, and future claims or actions arising out of, or in any way connected with, the location or relocation of the limited access line, including, without limitation, any claim for loss of access to any County's remaining property, business damages, severance damages, or any other damages.

5. **Removal and Replacement of Fence, Light Poles, and Walls.** At the Closing, County agrees to grant CFX a license to remove any existing fences, walls, light poles, or any other structures located within the Property or along the Existing L/A Lines and replace, relocate, reinstall, or construct a new fence, wall, or light poles, within the Property or along the New L/A Lines. This license shall remain in effect for eighteen (18) months from the Closing Date. CFX shall be responsible, at no cost to County, for any and all costs and expenses associated with CFX's exercise of the license and the removal, relocation, reinstallation, or construction of any fences, walls, light poles, or other structures associated with the license.

6. **Future and Continuing Maintenance.** The Parties agree that it is necessary and desirable to define with specificity the locations for future and continuing maintenance, and the details of such maintenance responsibility applicable to the following areas: 1. Local road bridge over CFX expressway system; 2. CFX expressways bridge over local road; 3. Canals/waterways originating or extending beyond CFX right-of-way; 4. Canals/waterways within CFX right-of-way; 5. Detention/retention pond and structures; 6. Utilities; and 7. Roadways (collectively, the "Maintenance Areas"), as such areas are defined in **Exhibit "F"** attached hereto and incorporated herein by reference. The Parties agree to perform, each at its sole cost and expense, and accept responsibility for any and all continuing and future maintenance obligations and responsibility for the Maintenance Areas as particularly allocated to each Party pursuant to **Exhibit "G"** attached hereto and incorporated by reference. The Parties agree that the maintenance functions and future and continuing maintenance responsibilities, as defined and allocated in **Exhibits "F" and "G,"** respectively, are necessary and properly defined and allocated. CFX does hereby agree to assume the future and continuing maintenance responsibility as outlined on **Exhibits "F" and "G"** and to perform such maintenance in a timely, workmanlike manner. Said maintenance responsibility shall commence as of the date of this Agreement. County does hereby agree to assume the future and continuing maintenance responsibility as outlined on **Exhibits "F" and "G"** and to perform such maintenance in a timely, workmanlike manner. Said maintenance responsibilities shall commence as of the date of this Agreement. This provision shall survive the Closing.

7. **Consideration.** The consideration for the Property to be transferred to County shall be the respective values attributed to the release and reestablishment of the Existing L/A Lines and New L/A Lines, the removal and replacement of fences, light poles, and walls, and the continuing and future obligations to maintain the Property.

8. **Evidence of Title.** At any time before Closing, County, at its sole cost and expense, order a commitment from an agent for a policy of owner's title insurance ("**Commitment**") which shall be written on a title insurance company reasonably satisfactory and acceptable to County.

9. **Survey.** County shall have the right, at any time before Closing, to have the Property surveyed at its sole cost and expense ("**Survey**"). The surveyor shall provide certified legal descriptions and sketches of said descriptions and the legal descriptions will be included in the deed subject to the approval of the Parties.

10. **Deed Restriction; Reverter.** The Property conveyed to County shall be utilized for the purpose of public right-of-way. The Parties agree that the Property shall have imposed thereon a use restriction consistent with the following ("**Use Restriction**"):

"By acceptance of this deed, County agrees that the Property shall only be used for public right-of-way. Further, the foregoing use restriction shall run with title to the Property for a term of the lesser of forty (40) years after the date of recording of this deed or the maximum number of years allowable by law ("**Term**"). During the Term, if the Property ceases to be used as public right-of-way, CFX may elect to pursue any remedies available to the CFX in law or equity including, without limitation, specific performance, or for all right, title, and interest to the Property that is not used for public right-of-way to automatically revert back to CFX at no cost to CFX. In such event, CFX shall notify County in writing of its intent to exercise its right of reverter with respect to the Property ("**Reversion Notice**"). Notwithstanding the foregoing, in the event County desires to cease operation of the Property as public right-of-way or otherwise sell, convey, or transfer the Property to a third party, County shall provide written notice to CFX of such ("**Sale Notice**") and in such event, CFX shall have the right of first refusal and shall have ninety (90) days from County's receipt of the Sale Notice to deliver to Grantee a Reversion Notice."

The conveyance provided herein is made by a governmental entity to a governmental entity and therefore excepted from the provisions of Section 689.18, Florida Statutes, and excluded from the application of the statutory rules against perpetuities as set forth in Section 689.225(2), Florida Statutes.

11. **Closing Date and Location.** The closing of the conveyances contemplated under this Agreement ("**Closing**") shall be held on or before sixty (60) days after the Effective Date (hereinafter defined) or such earlier date selected by CFX upon not less than ten (10) days' prior written notice to County ("**Closing Date**"), at the offices of CFX, or CFX's attorney, or any other place which is mutually acceptable to the Parties. The Closing Date is subject to an option to extend that may be exercised with written approval from the Manager of Orange County Real Estate Management Division and the Executive Director of CFX, as applicable.

12. **Conveyance of Title.** The Parties shall execute and deliver to the other the required Deed and Release as described above.

13. **Closing Documents and FIRPTA Affidavit.** At Closing, CFX shall sign a closing statement, if applicable, and an affidavit that CFX is not a foreign person for purposes of the Foreign Investment in Real Property Tax Act (FIRPTA), as revised by the Deficit Reduction Act of 1984 and as same may be amended from time to time (which certificates shall include owner's taxpayer identification numbers and address or a withholding certificate from the Internal Revenue Service stating that Owner is exempt from withholding tax on the Purchase Price under FIRPTA) and such other documents as are necessary to complete the transaction. In the event one of the County elects to obtain a Commitment, CFX shall execute an owner's affidavit including matters referenced in Section 627.7842(b) and (c), Florida Statutes.

14. **Recording.** County agrees to record the Deed and Release no later than thirty (30) days after delivery of the Deed and Release to County. County understands and acknowledges that the Deed will be delivered initially after the Closing Date, and the Release will be delivered subsequently after a recorded copy of the Deed is provided to CFX. County agrees to pay one hundred percent (100%) of the costs of the recording of the Deed and Release. County agrees to deliver to CFX a copy of the recorded Deed and Release.

15. **Agreement Not Recorded.** This Agreement shall not be recorded in the official records of any county in the State of Florida. Notwithstanding the foregoing, the Parties acknowledge that this Agreement is and will remain a public record that will be available for review and inspection by the public.

16. **As-Is Conveyance.** County hereby agrees, acknowledges and understands that the Property is being conveyed to County "AS IS, WHERE IS, WITH ALL FAULTS," in such condition as the same may be on the Closing Date, without any representations or warranties by CFX as to any condition of the Property, including, without limitation, surface and subsurface environmental conditions, whether latent or patent. CFX makes no guarantee, warranty, or representation, express or implied, as to the quality, character, or condition of the Property, or any part thereof, or to the fitness of the Property, or any part thereof, for any use or purpose, or any representation as to the nonexistence of any hazardous substances. Neither party shall have any claim against the other, in law or in equity, based upon the condition of the Property, or the failure of the Property to meet any standards. In no event shall CFX be liable for any incidental, special, exemplary, or consequential damage. In the event that any hazardous substances are discovered on, at, or under the Property, neither party shall maintain any action or assert any claim against the other, its successors and their respective members, employees, and agents arising out of or relating to any such hazardous substances. The provisions of this Section shall survive the Closing. (CFX Manual, Sec. 5-6.09) County has read and understands the provisions of this Section and acknowledges and agrees that except as expressly set forth in this Agreement, it is acquiring the Property "AS-IS, WHERE IS AND WITH ALL FAULTS" and that CFX has disclaimed herein any and all warranties, express or implied.

17. **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, transmitted electronically (i.e., by telecopier device) or 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 as follows:

CFX: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
4974 ORL Tower Road
Orlando, Florida 32807
Attn: Executive Director
Telephone: (407) 690-5000

With a copy to: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
4974 ORL Tower Road
Orlando, Florida 32807
Attn: General Counsel
Telephone: (407) 690-5000

COUNTY: Orange County Real Estate Management Division
P.O. Box 1393
Orlando, Florida 32802-1393
Attn: Manager
Telephone: (407)836-7070

With a copy to: Orange County Attorney's Office
P. O. Box 1393
Orlando, Florida 32802-1393
Telephone: (407) 836-7320

or to such other address as either party hereto shall from time to time designate to the other party by notice in writing as herein provided. The attorneys for the parties set forth herein may deliver and receive notices on behalf of their clients.

18. **Default.** In the event either of the Parties breaches any warranty or representation contained in this Agreement or fails to comply with or perform any of the conditions to be complied with or any of the covenants, agreements, or obligations to be performed by said party under the terms and provisions of this Agreement, the other party, in its sole discretion, and after thirty (30) days prior written notice and opportunity to cure, shall be entitled to: (i) exercise any and all rights and remedies available to said party at law and in equity, including, without limitation, the right of specific performance, or (ii) terminate this Agreement, whereupon the Agreement shall be deemed null and void and of no further force and effect, and no party hereto shall have any further rights, obligations, or liability hereunder. Upon any such termination, this Agreement and all rights and obligations created hereunder shall be deemed null and void and of no further force or effect.

19. **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 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 both Parties. 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, including by electronic (including digital) signature in compliance with Chapter 668, Florida Statutes, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. The headings inserted at the beginning of each paragraph of this Agreement are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. County and CFX do hereby agree that such documents as may be legally necessary or otherwise appropriate to carry out the terms of this Agreement shall be executed and delivered by each party at or prior to Closing. This Agreement shall be interpreted under the laws of the State of Florida. The Parties hereto agree that the exclusive venue and jurisdiction for any legal action authorized hereunder shall be in the courts of Orange County, Florida. TIME IS OF THE ESSENCE OF THIS AGREEMENT AND EACH AND EVERY PROVISION HEREOF.

20. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their successors and assigns.

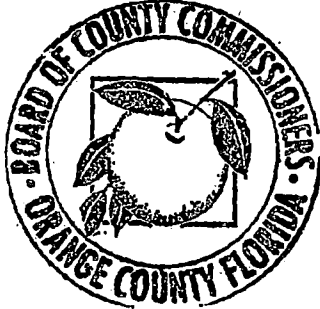
21. **Survival of Provisions.** All representations and warranties and the future and continuing maintenance responsibilities set forth in this Agreement shall survive the Closing and shall survive the execution or delivery of any and all deeds and other documents at any time executed or delivered under, pursuant to, or by reason of this Agreement, and shall survive the payment of all monies made under, pursuant to, or by reason of this Agreement.

22. **Severability.** 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.

23. **Effective Date.** This Agreement shall be and become effective on the date that it is signed and executed by the last to sign of CFX and County ("**Effective Date**").

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed in a manner and form sufficient to bind them on the date set forth herein below.

[SIGNATURES TO FOLLOW]



“COUNTY”

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: *Jerry L. Demings*

for Jerry L. Demings
Orange County Mayor

Date: June 21, 2022

ATTEST: Phil Diamond, CPA, County
Comptroller, Clerk to the Board of County
Commissioners

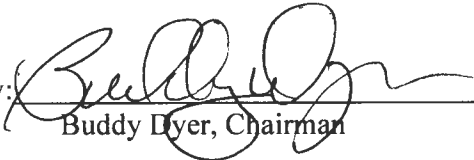
By: *Katie Smith*
Deputy Clerk

Print Name: **Katie Smith**

[ADDITIONAL SIGNATURE PAGE TO FOLLOW]

“CFX”

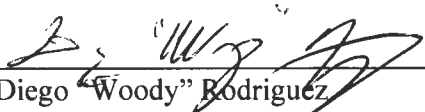
**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

By: 
Buddy Dyer, Chairman

Date: 9.9.21

ATTEST: 
Regla (“Mimi”) Lamante
Recording Clerk

Approved as to form and legality by legal
counsel to the Central Florida Expressway
Authority on this 20 day of September,
2021 for its exclusive use and reliance.

By: 
Diego “Woody” Rodríguez
General Counsel

LIST OF EXHIBITS

- Exhibit “A” - Legal Description of the Property**
- Exhibit “B” - Deed**
- Exhibit “C” - Existing L/A Lines**
- Exhibit “D” - Release**
- Exhibit “E” - New L/A Lines**
- Exhibit “F” - Detailed Maintenance Functions**
- Exhibit “G” - Maintenance Responsibility**

EXHIBIT "A"
Legal Description of the Property

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202 YOTHERS ROAD
PORTION OF PARCEL 132

PURPOSE: RIGHT OF WAY TRANSFER
TO ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PARCEL 132 PART C - RIGHT OF WAY

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE NORTH 200 FEET OF THE SOUTH 230 FEET OF THE EAST 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT WITH A 1" IRON PIPE, TOP BROKEN AND NO IDENTIFICATION; THENCE SOUTH 89°10'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 806.33 FEET TO A POINT ON THE WEST LINE OF THE EAST 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°01'37" WEST ALONG SAID WEST LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'37" WEST ALONG SAID WEST LINE, A DISTANCE OF 170.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 200 FEET OF THE SOUTH 230 FEET OF THE EAST 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°10'54" EAST ALONG SAID NORTH LINE, A DISTANCE OF 29.51 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 15°09'30" EAST, A DISTANCE OF 175.47 FEET TO A POINT; THENCE SOUTH 89°10'54" WEST ALONG A LINE 60 FEET NORTH OF AND PARALLEL TO AFORESAID SOUTH LINE, A DISTANCE OF 75.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,911 SQUARE FEET, MORE OR LESS.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 132
PART C



GEODATA CONSULTANTS, INC.

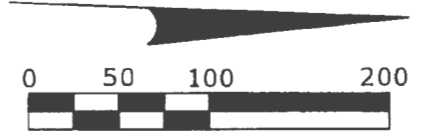
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401

LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

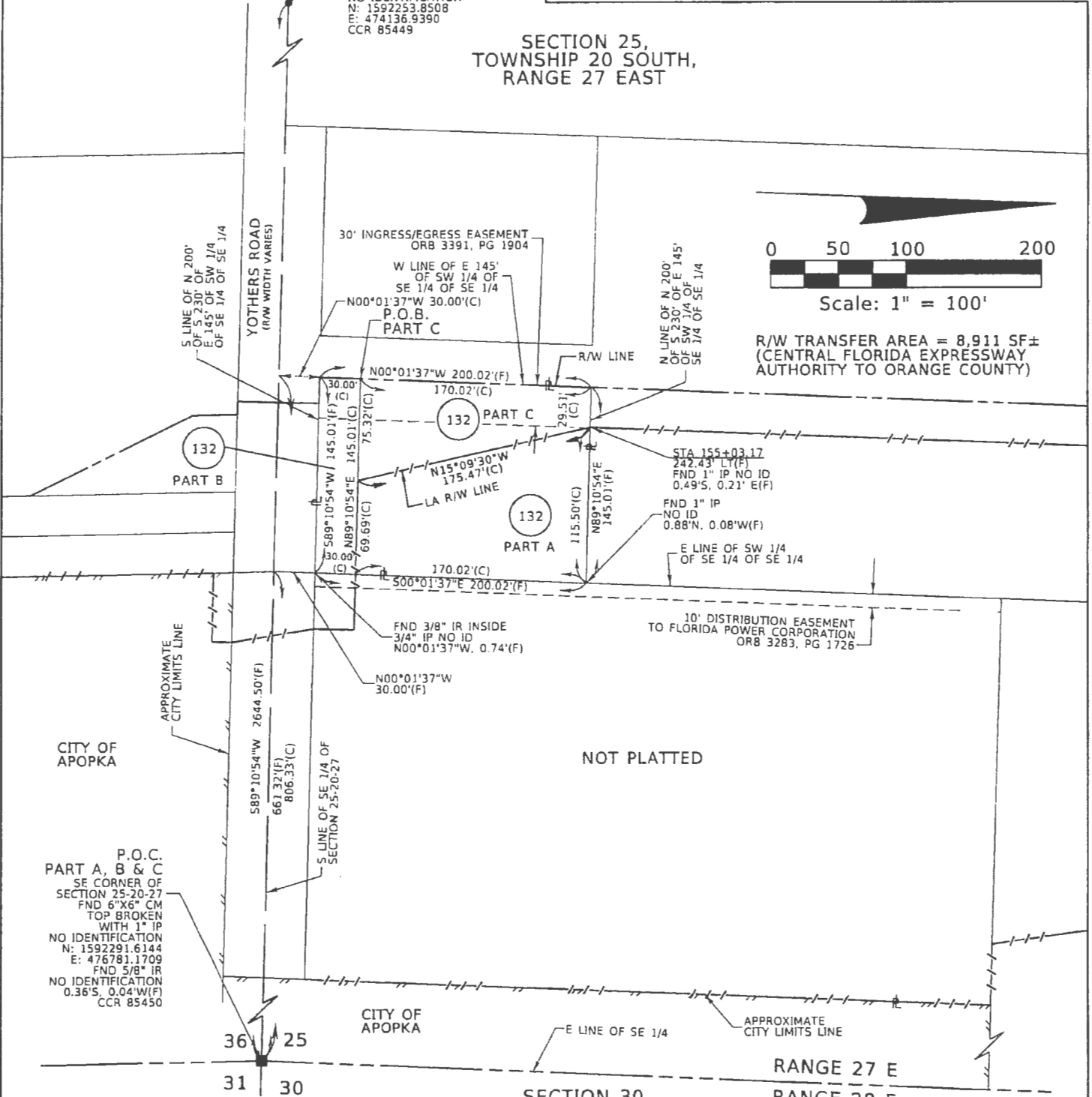
SECTION 25,
TOWNSHIP 20 SOUTH,
RANGE 27 EAST

NW CORNER OF
THE NE 1/4 OF
SECTION 36-20-27
FND RAILROAD SPIKE
NO IDENTIFICATION
N: 1592253.8508
E: 474136.9390
CCR 85449



Scale: 1" = 100'

R/W TRANSFER AREA = 8,911 SF±
(CENTRAL FLORIDA EXPRESSWAY
AUTHORITY TO ORANGE COUNTY)



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

SECTION 30,
TOWNSHIP 20 SOUTH,
RANGE 28 EAST

RANGE 27 E
RANGE 28 E
SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 132
PART C



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	N:	= NORTHING
(F)	= FIELD	NO.	= NUMBER
CCR	= CERTIFIED CORNER RECORD	ORB	= OFFICIAL RECORDS BOOK
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ℙ	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
ID	= IDENTIFICATION	RT	= RIGHT
IP	= IRON PIPE	R/W	= RIGHT OF WAY
IR	= IRON ROD	SF	= SQUARE FEET
LA	= LIMITED ACCESS	STA	= STATION
LT	= LEFT		

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF SOUTH 89°10'54" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION, THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED MARCH 20, 2013 (REVISED MARCH 28, 2013), FILE NO. 2037-2833242, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
7. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
8. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON

[Signature] 8-12-2021
H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 132
PART C**

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202 YOTHERS ROAD
PORTION OF PARCEL 134

PURPOSE: RIGHT OF WAY TRANSFER
TO ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PARCEL 134 PART C - RIGHT OF WAY

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT WITH A 1" IRON PIPE, TOP BROKEN AND NO IDENTIFICATION; THENCE SOUTH 89°10'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 806.33 FEET TO A POINT ON THE WEST LINE OF THE EAST 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°01'37" WEST ALONG SAID WEST LINE, A DISTANCE OF 230.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 200 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'37" WEST ALONG SAID WEST LINE A DISTANCE OF 438.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°15'41" EAST ALONG SAID NORTH LINE, A DISTANCE OF 29.51 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°01'37" EAST, A DISTANCE OF 438.44 FEET TO A POINT ON AFORESAID NORTH LINE OF THE NORTH 200 FEET; THENCE SOUTH 89°10'54" WEST ALONG SAID NORTH LINE, A DISTANCE OF 29.51 TO THE POINT OF BEGINNING.

CONTAINING 12,939 SQUARE FEET, MORE OR LESS.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 134
PART C



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

SKETCH OF DESCRIPTION

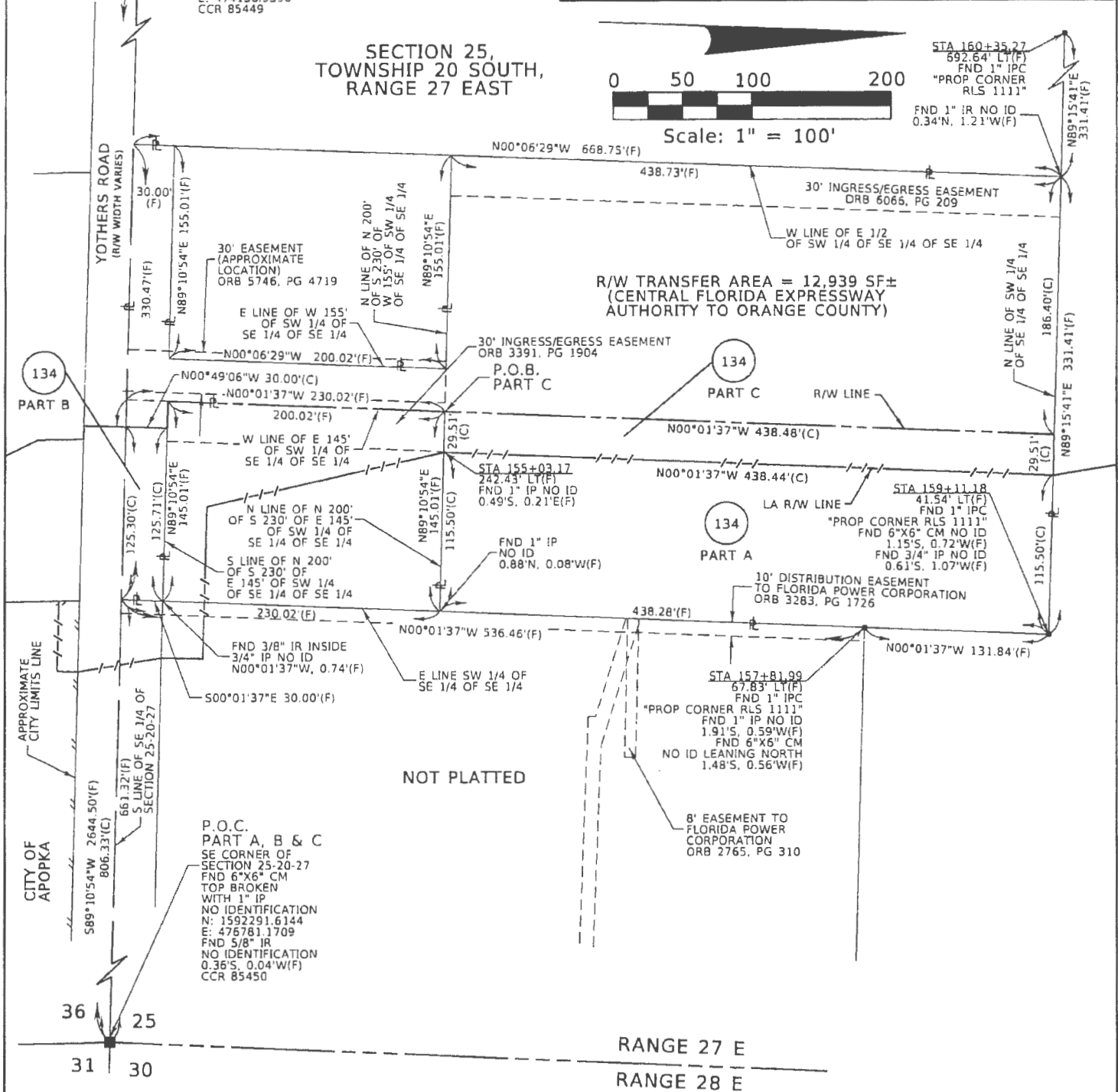
SECTION 25,
TOWNSHIP 20 SOUTH,
RANGE 27 EAST

0 50 100 200

Scale: 1" = 100'

STA 160+35.27
692.64' LT(F)
FND 1" IPC
"PROP CORNER
RLS 1111"
FND 1" IR NO ID
0.34'N, 1.21'W(F)

NW CORNER OF
THE NE 1/4 OF
SECTION 36-20-27
FND RAILROAD SPIKE
NO IDENTIFICATION
N: 1592253.8508
E: 474138.9390
CCR 85449



NOT PLATTED

RANGE 27 E
RANGE 28 E


SECTION 30,
TOWNSHIP 20 SOUTH,
RANGE 28 EAST

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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 134
PART C

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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

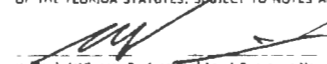
(C)	= CALCULATED	LA	= LIMITED ACCESS
(F)	= FIELD	LT	= LEFT
CCR	= CERTIFIED CORNER RECORD	N:	= NORTHING
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	NO.	= NUMBER
CM	= CONCRETE MONUMENT	ORB	= OFFICIAL RECORDS BOOK
E:	= EASTING	PL	= PROPERTY LINE
FND	= FOUND	PG	= PAGE
ID	= IDENTIFICATION	P.O.B.	= POINT OF BEGINNING
IP	= IRON PIPE	P.O.C.	= POINT OF COMMENCEMENT
IPC	= IRON PIPE WITH CAP	RT	= RIGHT
IR	= IRON ROD	R/W	= RIGHT OF WAY
		SQ	= SQUARE
		STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF SOUTH 89°10'54" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED OCTOBER 23, 2012, FILE NO. 2037-2833255, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
7. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
8. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

			<p>I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.</p>  <p>8-12-2021</p> <p>H. Paul deVivero, Professional Land Surveyor No. 4990</p>
REVISION	BY	DATE	

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 134
PART C

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202 PONKAN ROAD
PORTION OF PARCEL 156

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 937.97 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°15'01" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 89°49'04" WEST ALONG SAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 73.55 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH RIGHT OF WAY EASEMENT LINE, RUN NORTH 00°09'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 73.16 FEET; THENCE SOUTH 00°15'01" EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,034 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF NORTH LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 156

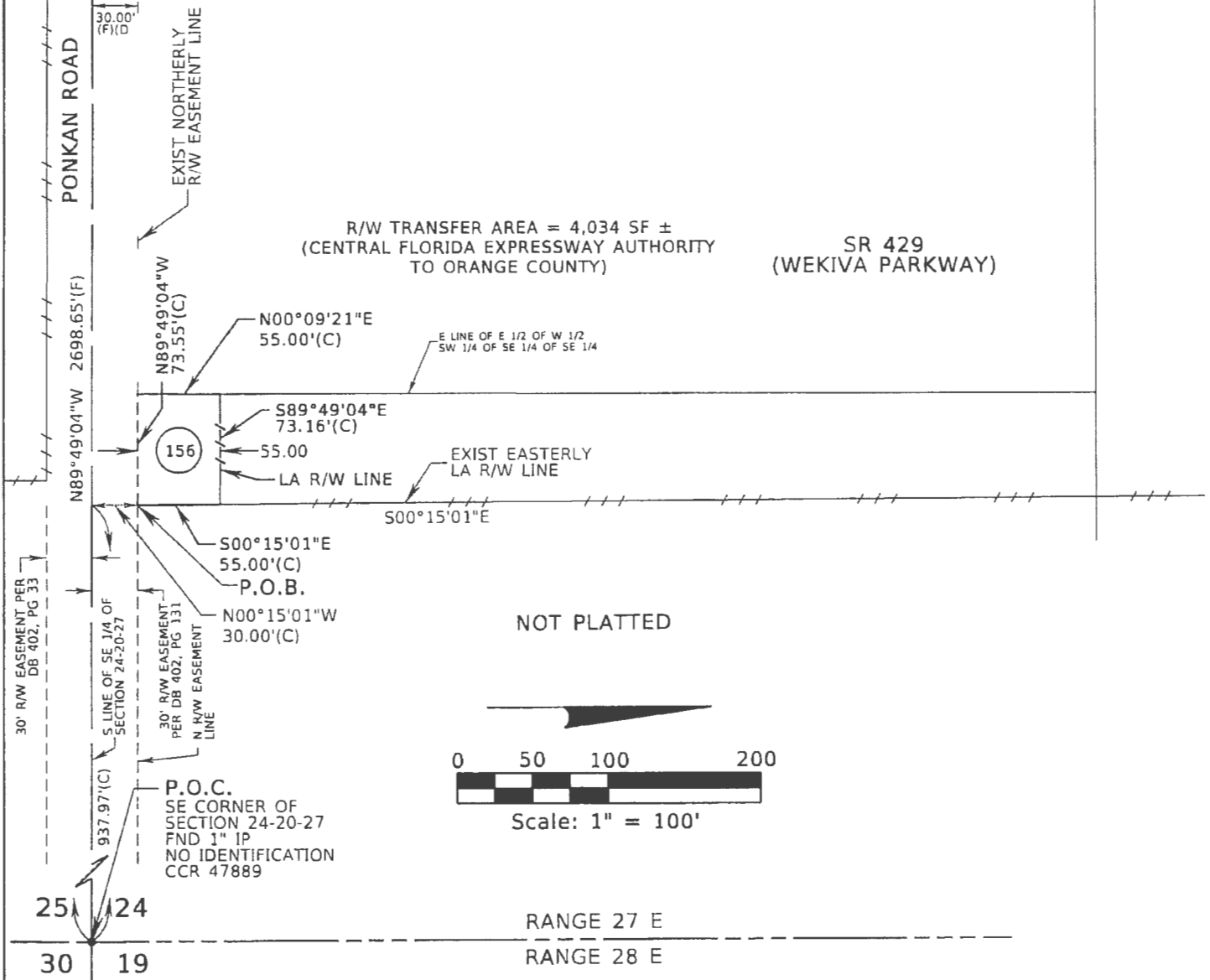


GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

NW CORNER OF
THE NE 1/4 OF
SECTION 25-20-27
FND 5/8" IR
NO IDENTIFICATION
IN WELL BOX
CCR 47888

SECTION 24, TOWNSHIP 20 SOUTH,
RANGE 27 EAST



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 156



GEODATA CONSULTANTS, INC.
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1349 S INTERNATIONAL PKWY
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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
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DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
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ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

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REVISION	BY	DATE	

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 156

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202 PONKAN ROAD
PORTION OF PARCEL 157

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1011.73 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°09'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°49'04" WEST ALONG SAID NORTH LINE, A DISTANCE OF 168.92 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°13'06" EAST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 168.86 FEET TO THE INTERSECTION WITH THE AFORESAID EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00°09'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,289 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF NORTH LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH.

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 157

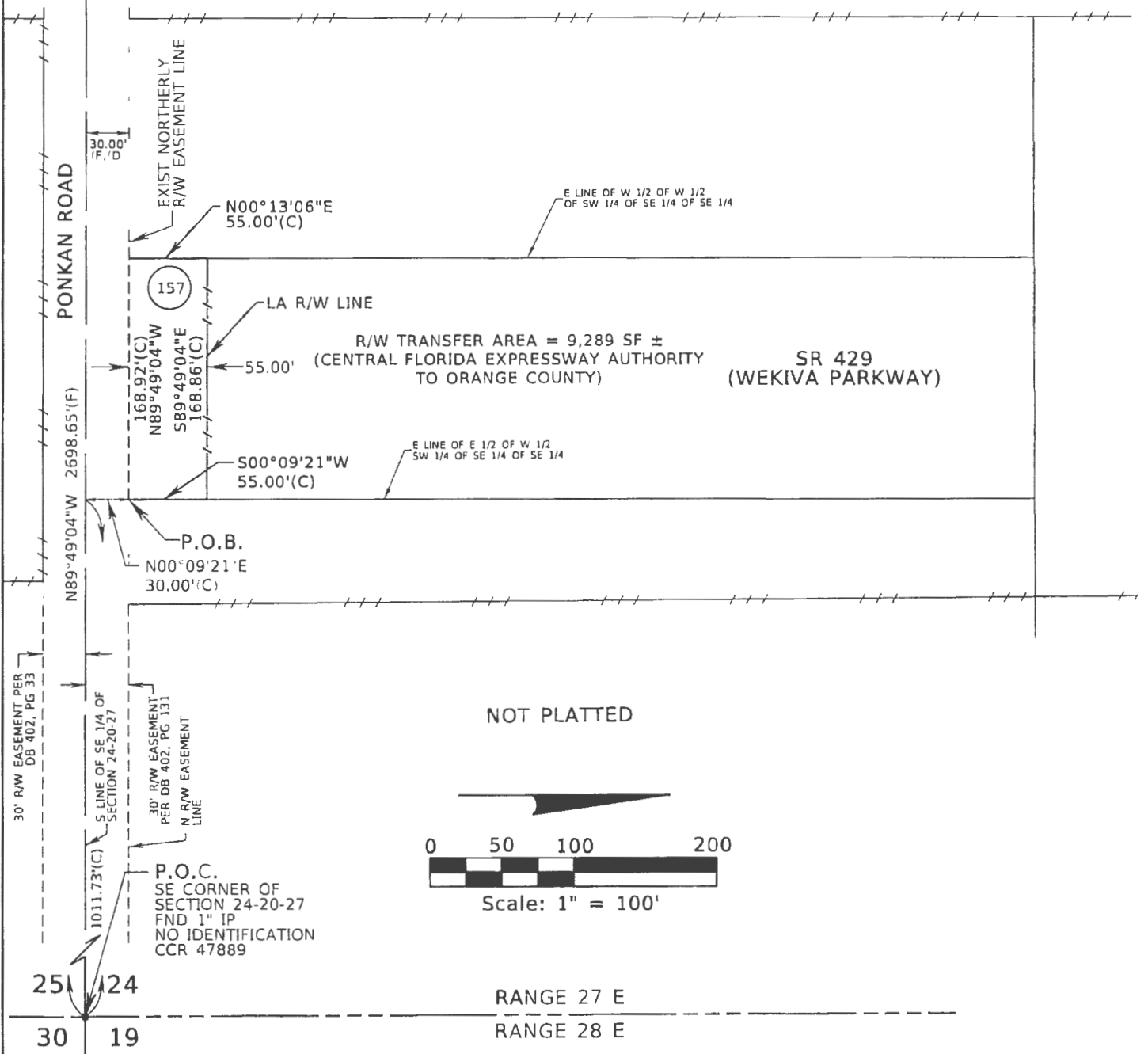


GEODATA CONSULTANTS, INC.
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1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

NW CORNER OF THE NE 1/4 OF SECTION 25-20-27 FND 5/8" IR NO IDENTIFICATION IN WELL BOX CCR 47888

SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST




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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 157

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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
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EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
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IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

			<p>I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.</p> <p style="text-align: right;"><i>[Signature]</i> 8-12-2021</p> <p style="font-size: small;">H. Paul deVivero, Professional Land Surveyor No. 4990 DATE</p>
REVISION	BY	DATE	

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 157



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
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LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202 PONKAN ROAD
PORTION OF PARCEL 158

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1180.69 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°13'06" EAST ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°49'04" WEST ALONG SAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 168.52 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH RIGHT OF WAY EASEMENT LINE, RUN NORTH 00°14'39" EAST ALONG SAID WEST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 168.49 FEET TO THE INTERSECTION WITH THE AFORESAID EAST LINE; THENCE SOUTH 00°13'06" WEST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,268 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF NORTH LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 158

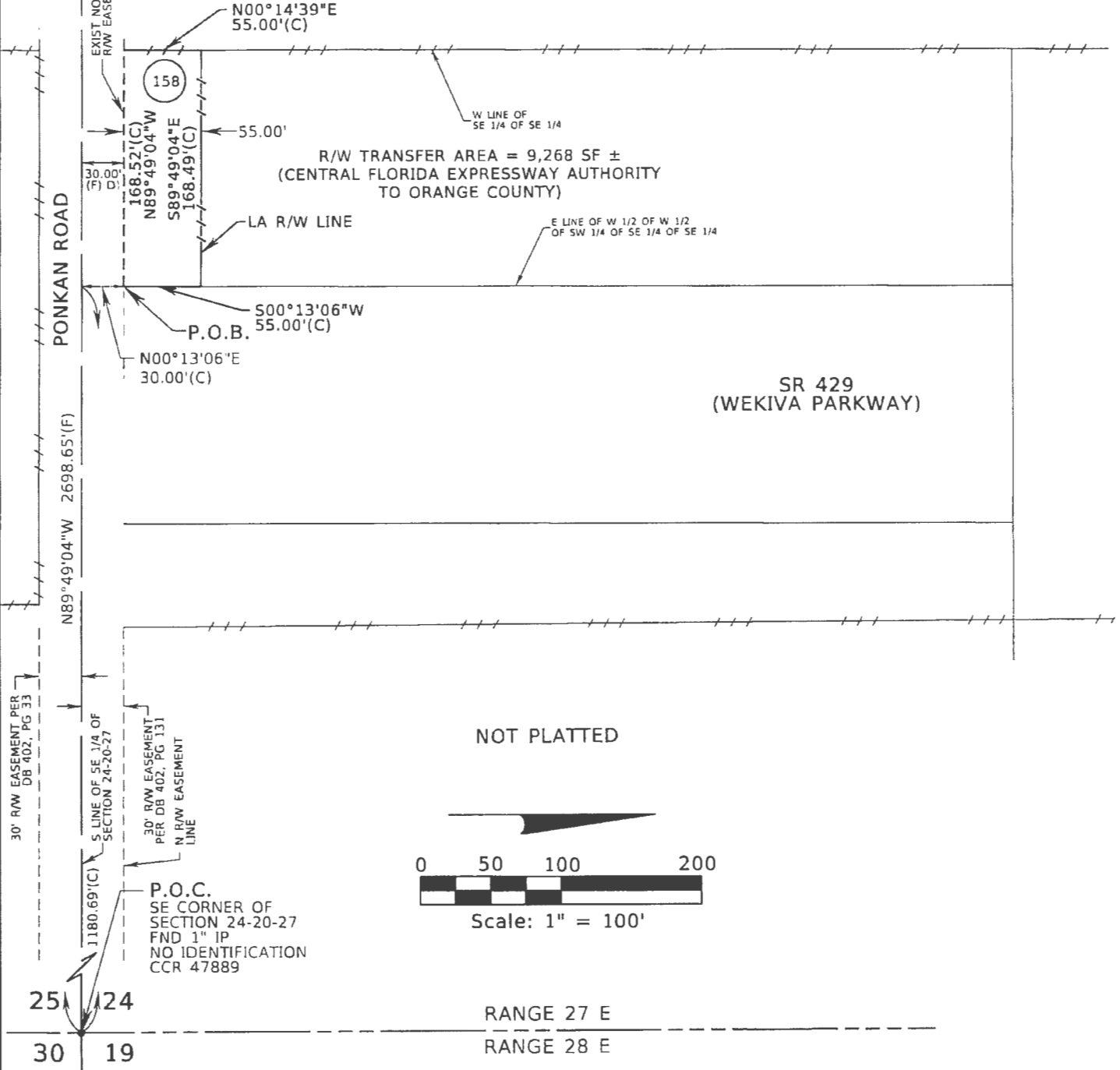


GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

NW CORNER OF THE NE 1/4 OF SECTION 25-20-27 FND 5/8" IR NO IDENTIFICATION IN WELL BOX CCR 47888

SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST




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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RIJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 158

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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION


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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF—FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

 8-12-2021
H. Paul deVero, Professional Land Surveyor No. 4990 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 158



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

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY

STATE ROAD 429

PROJECT NO. 429-203 - WEKIVA PARKWAY

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

ESTATE: FEE SIMPLE


LEGAL DESCRIPTION:

PARCEL 169 PART B

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1336.19 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°14'39" WEST ALONG SAID EAST LINE, A DISTANCE OF 661.57 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°39'52" WEST ALONG SAID NORTH LINE, A DISTANCE OF 610.06 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 10°42'43" WEST, A DISTANCE OF 166.85 FEET; THENCE SOUTH 00°22'55" WEST, A DISTANCE OF 495.78 FEET TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE SOUTH 89°50'02" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'55" EAST, A DISTANCE OF 659.46 FEET ALONG SAID WEST LINE TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°39'52" EAST, A DISTANCE OF 59.92 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 0.510 ACRES, MORE OR LESS

DATE	DECEMBER 10, 2013	CERTIFICATION OF AUTHORIZATION No. LB 1221  BOWLER SINGLETON 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY. S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	PARCEL 169/869
DRAWN BY	M.ROLLINS			SCALE: N/A
CHECKED BY	S.WARE			SHEET 1 OF 3
BSA PROJECT NO.	EA11-J1			
REVISION	BY	DATE		

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY

STATE ROAD 249

PROJECT NO. 429-203 - WEKIVA PARKWAY

PARCEL 869

PURPOSE: PERPETUAL EASEMENT


ESTATE: EASEMENT

LEGAL DESCRIPTION:

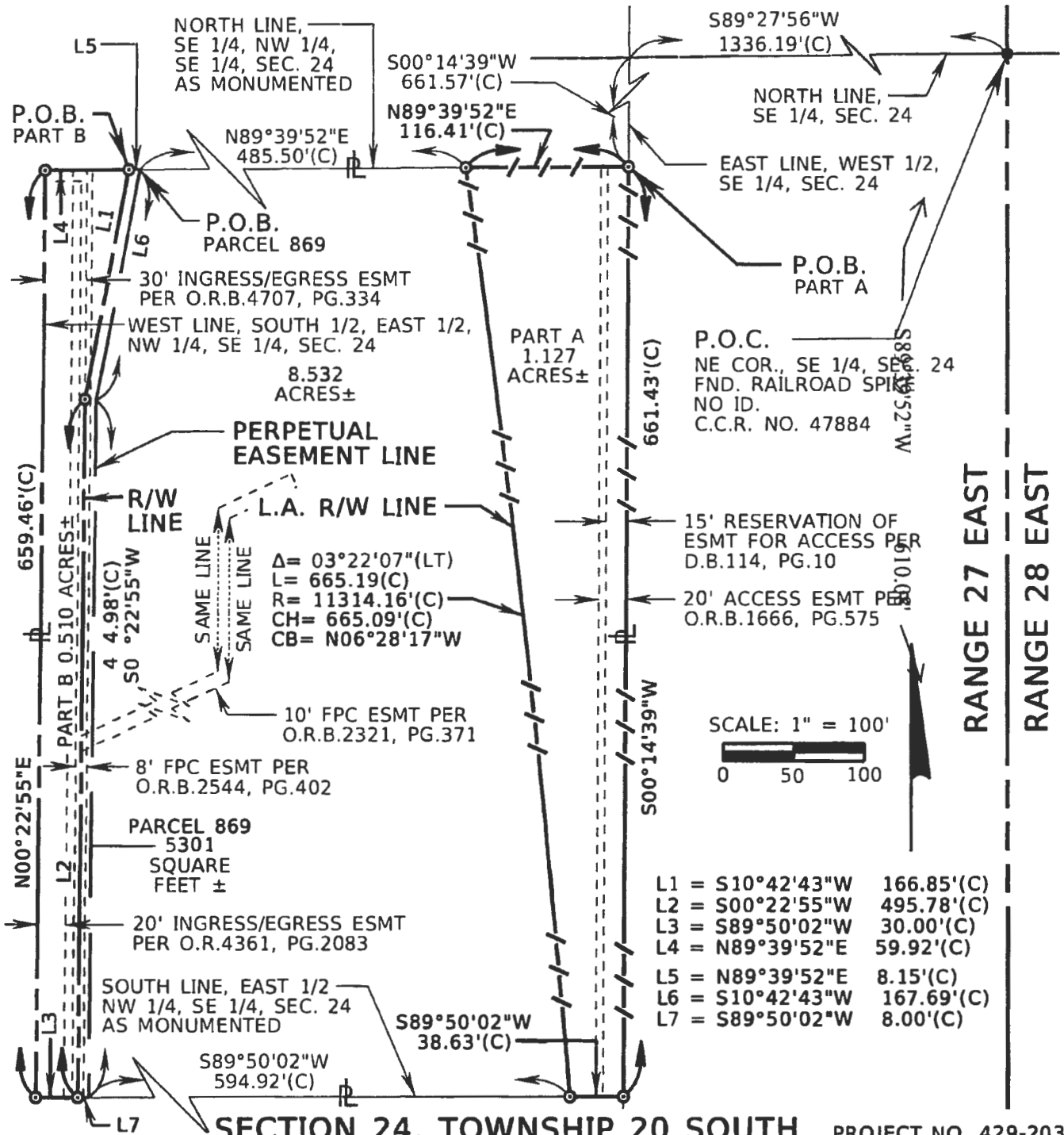
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1336.19 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°14'39" WEST ALONG SAID EAST LINE, A DISTANCE OF 661.57 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°39'52" WEST ALONG SAID NORTH LINE, A DISTANCE OF 601.91 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 10°42'43" WEST, A DISTANCE OF 167.69 FEET; THENCE SOUTH 00°22'55" WEST, A DISTANCE OF 494.98 FEET TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE SOUTH 89°50'02" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'55" EAST, A DISTANCE OF 495.78 FEET; THENCE NORTH 10°42'43" EAST, A DISTANCE OF 166.85 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°39'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 8.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 5301 SQUARE FEET, MORE OR LESS

DATE	DECEMBER 10, 2013	CERTIFICATION OF AUTHORIZATION No. LB 1221  520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-649-8664	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 169/869
DRAWN BY	M. ROLLINS			S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA
CHECKED BY	S. WARE			SHEET 2 OF 3
BSA PROJECT NO.	EA11-J1			
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SEC. 24-20-27, BEING S89°27'56"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SECTION 24, TOWNSHIP 20 SOUTH PROJECT NO. 429-203

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

William E. Byrd 12/12/13 DATE
WILLIAM E. BYRD, P.S.M. LICENSE NUMBER 5442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 1221

BS BOWYER SHIGLETON

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120
FAX 407-649-8664

SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

PARCEL 169/869

SCALE: 1"=100'

SHEET 3 OF 3

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-203 - WEKIVA PARKWAY

PARCEL 170

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2004.61 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°22'55" WEST ALONG SAID EAST LINE, A DISTANCE OF 659.26 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'55" WEST ALONG SAID EAST LINE, A DISTANCE OF 659.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°50'02" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'55" EAST, A DISTANCE OF 659.37 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°39'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19782 SQUARE FEET, MORE OR LESS


NOTE:

THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2935457 DATED 03/28/2013.

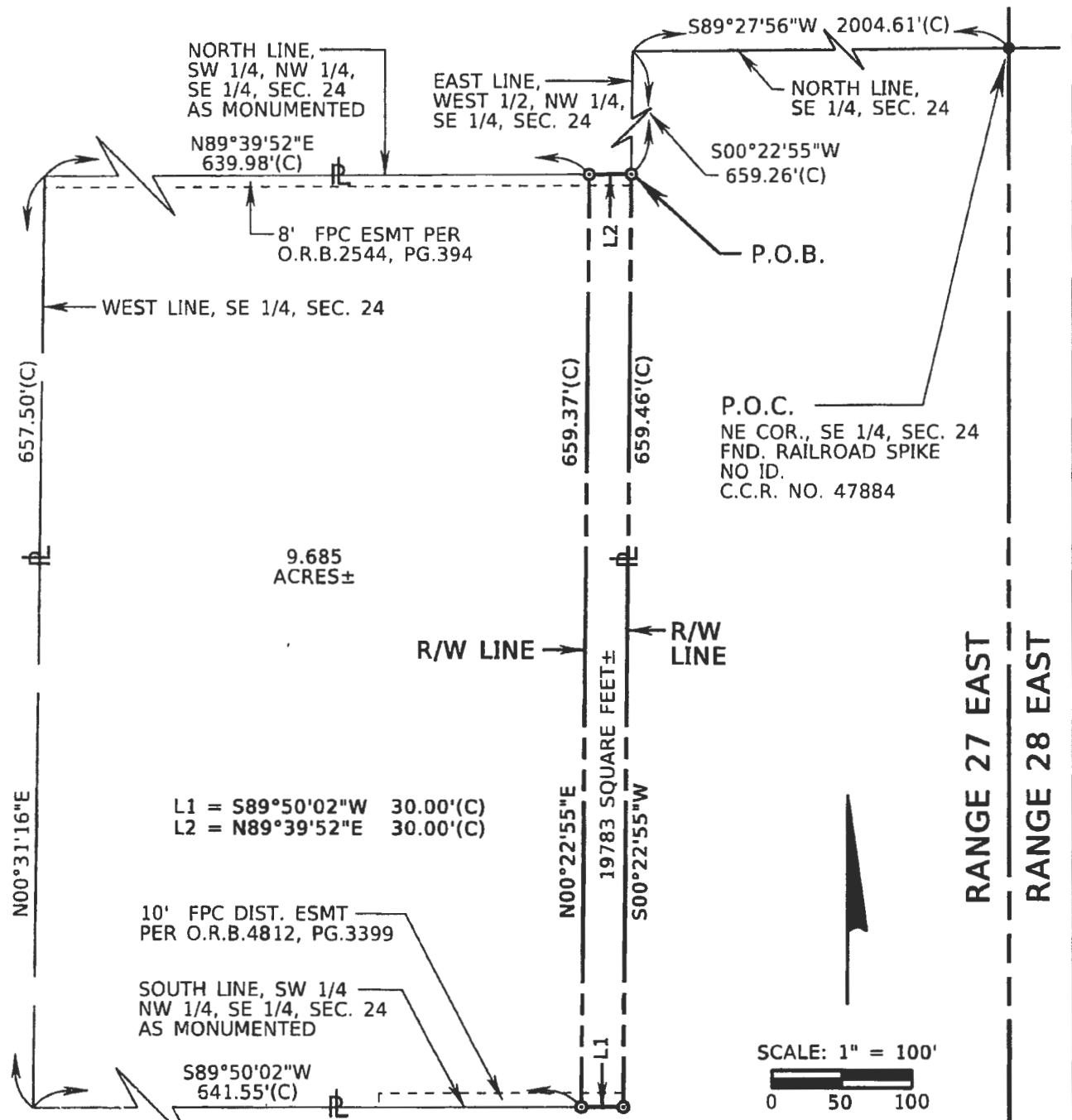
Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

LEGEND & ABBREVIATIONS

CB = CHORD BEARING	ID. = IDENTIFICATION	P.I. = POINT OF INTERSECTION	(R) = RADIAL
C.C.R. = CERTIFIED CORNER RECORD	I.R. = IRON ROD	P.O.B. = POINT OF BEGINNING	SEC = SECTION
CH = CHORD LENGTH	L = ARC LENGTH	P.O.C. = POINT OF COMMENCEMENT	TNTF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
COR. = CORNER	L.A. = LIMITED ACCESS	PROJ = PROJECT	W/ = WITH
(C) = CALCULATED DISTANCE	L.B. = LICENSED SURVEY BUSINESS	P.T. = POINT OF TANGENCY	Δ = PROPERTY LINE
D.B. = DEED BOOK	LT = LEFT	(P) = PLAT	Δ = SAME PROPERTY OWNER
ESMT = EASEMENT	NO. = NUMBER	R = RADIUS	Δ = DELTA (CENTRAL ANGLE)
EXST. = EXISTING	O.R.B. = OFFICIAL RECORDS BOOK	R.B.M. = ROAD BOND MAP	○ = CHANGE IN DIRECTION
FND. = FOUND	P.C. = POINT OF CURVATURE	RT = RIGHT	--- = LIMITED ACCESS R/W LINE
FPC = FLORIDA POWER CORPORATION	PG./PGS. = PAGE / PAGES	R/W = RIGHT OF WAY	--- = R/W LINE
(F) = FIELD DISTANCE			

DATE NOVEMBER 8, 2013	CERTIFICATION OF AUTHORIZATION No. LB 1221	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY. S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	PARCEL 170
DRAWN BY MR. ROL LM S	 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-849-8664		SCALE: N/A
CHECKED BY SNA IE		SHEET 1 OF 2	
BSA PROJECT NO. EA11-11			
REVISION	BY	DATE	

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SEC. 24-20-27, BEING $S89^{\circ}27'56''W$, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

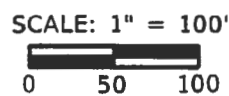


L1 = $S89^{\circ}50'02''W$ 30.00'(C)
 L2 = $N89^{\circ}39'52''E$ 30.00'(C)

10' FPC DIST. ESMT PER O.R.B.4812, PG.3399

SOUTH LINE, SW 1/4 NW 1/4, SE 1/4, SEC. 24 AS MONUMENTED

$S89^{\circ}50'02''W$ 641.55'(C)



SECTION 24, TOWNSHIP 20 SOUTH PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Byrnes 11/26/13
 WILLIAM E. BYRNES, P.S.M. DATE
 LICENSE NUMBER 5442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION OF AUTHORIZATION No. 18 11221

520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 843-5120
 FAX 407-649-8664

SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL 170

SCALE: 1"=100'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 WEKIVA PARKWAY - PROJECT NO. 429-203
 RIGHT OF WAY
 ESTATE: FEE SIMPLE


LEGAL DESCRIPTION:

Parcel 185
 PART B

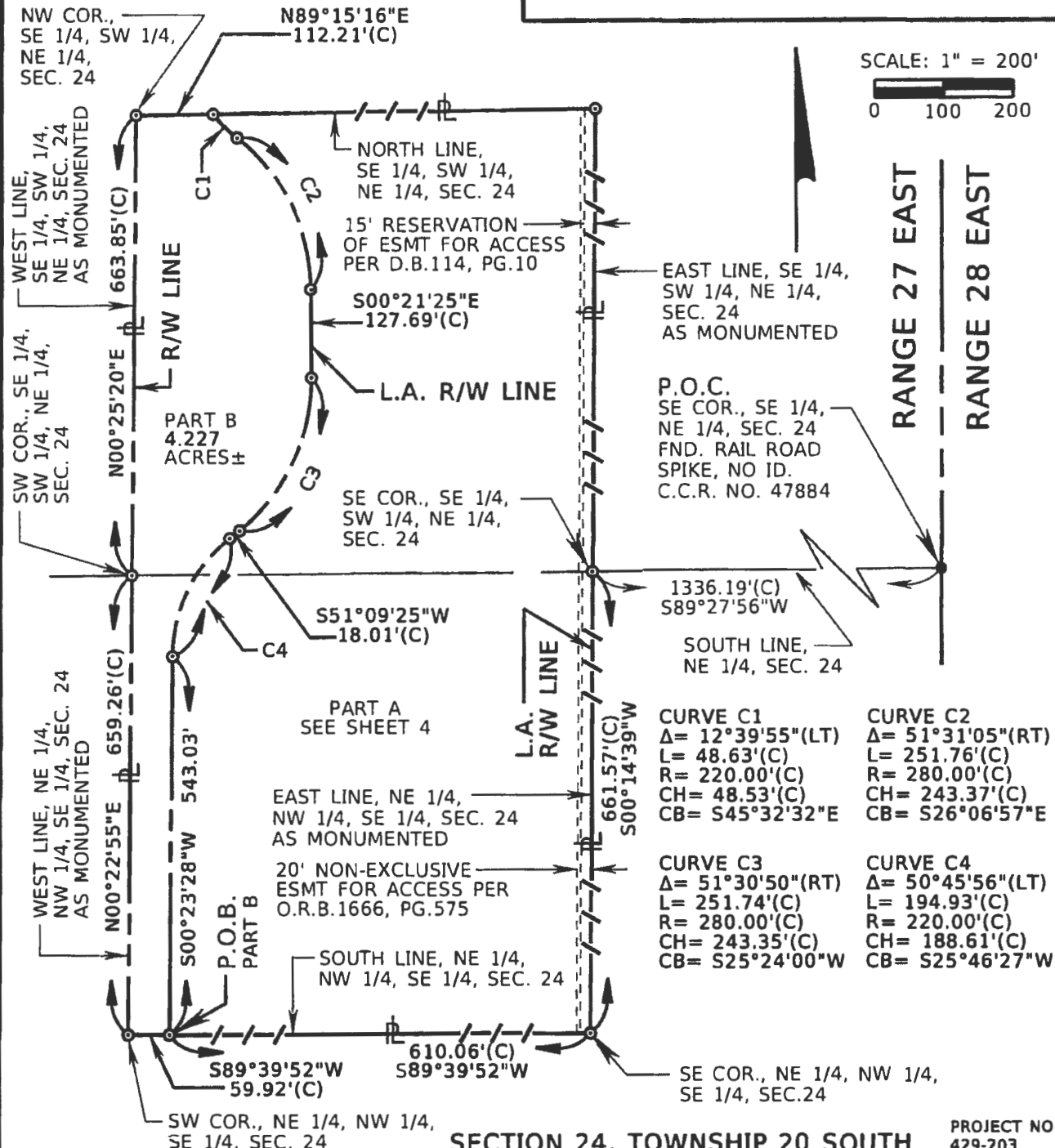
A PARCEL OF LAND LOCATED IN THE OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAIL ROAD SPIKE WITH NO IDENTIFICATION MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1336.19 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00° 14' 39" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AS MONUMENTED AND OCCUPIED, A DISTANCE OF 661.57 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89° 39' 52" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 610.06 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 39' 52" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 59.92 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00° 22' 55" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED, A DISTANCE OF 659.26 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE RUN NORTH 00° 25' 20" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AS MONUMENTED AND OCCUPIED, A DISTANCE OF 663.85 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID WEST LINE RUN NORTH 89° 15' 16" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 112.21 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CHORD DISTANCE OF 48.53 FEET AND A CHORD BEARING OF SOUTH 45°32'32" EAST; THENCE DEPARTING SAID NORTH LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°39'55", A DISTANCE OF 48.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD DISTANCE OF 243.37 FEET AND A CHORD BEARING OF SOUTH 26°06'57" EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°31'05", A DISTANCE OF 251.76 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°21'25" EAST, A DISTANCE OF 127.69 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD DISTANCE OF 243.35 FEET AND A CHORD BEARING OF SOUTH 25°24'00" WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°30'50", A DISTANCE OF 251.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 51°09'25" WEST, A DISTANCE OF 18.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CHORD DISTANCE OF 188.61 FEET AND A CHORD BEARING OF SOUTH 25°46'27" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°45'56", A DISTANCE OF 194.93 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°23'28" WEST, A DISTANCE OF 543.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.2270 ACRES, MORE OR LESS.

DATE	SEPTEMBER 23, 2013		SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 185 PART B
DRAWN BY	M.ROLLINS			
CHECKED BY	S WARE		REVISION BY DATE	SHEET 1 OF 2
BSA PROJECT NO.	EA11-11			

BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SEC. 24-20-27, BEING S89°27'56"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Byrd 2/23/2013
 WILLIAM E. BYRD, S.F.M.
 LICENSE NUMBER 5442 DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. 18 1321

BS BOWEN & BRIGGENTON

520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 843-5120
 FAX 407-649-8864

SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL 185 PART B

SCALE: 1"=200'

SHEET 2 OF 2

PROJECT NO. 429-203

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-203 - WEKIVA PARKWAY
 PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

PARCEL NO. 186 PART B

LEGAL DESCRIPTION:







A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT A FOUND 1/2" IRON ROD WITH NO IDENTIFICATION IN A WELL BOX MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 88°41'17" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1325.20 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°16'44" WEST ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 1333.18 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°03'02" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 595.96 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 11314.16 FEET, A CHORD DISTANCE OF 123.76 FEET AND A CHORD BEARING OF SOUTH 18°11'08" EAST; THENCE DEPARTING SAID NORTH LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°37'36", A DISTANCE OF 123.76 FEET; THENCE DEPARTING SAID CURVE RUN SOUTH 56°47'32" WEST, A DISTANCE OF 59.58 FEET; THENCE SOUTH 00°01'58" WEST, A DISTANCE OF 374.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CHORD DISTANCE OF 147.75 FEET AND A CHORD BEARING OF SOUTH 19°35'19" EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°14'33", A DISTANCE OF 150.68 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AS MONUMENTED & OCCUPIED; THENCE DEPARTING SAID CURVE RUN SOUTH 89°15'16" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 112.21 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'58" EAST ALONG SAID WEST LINE AS MONUMENTED AND OCCUPIED, A DISTANCE OF 663.78 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°03'02" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 69.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.075 ACRES, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

LEGEND & ABBREVIATIONS

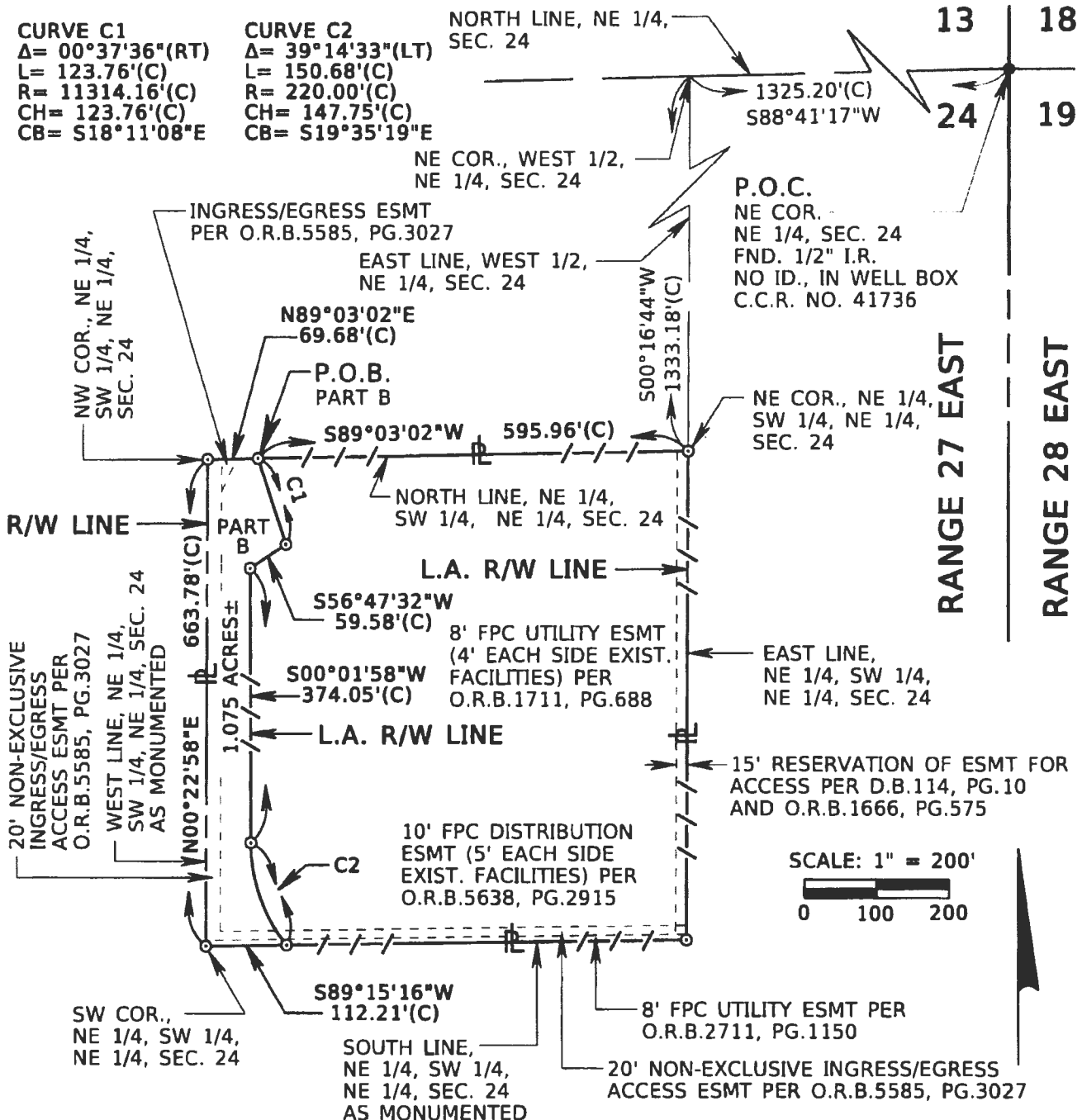
CB = CHORD BEARING	ID. = IDENTIFICATION	P.I. = POINT OF INTERSECTION	(R) = RADIAL
C.C.R. = CERTIFIED CORNER RECORD	I.R. = IRON ROD	P.O.B. = POINT OF BEGINNING	SEC = SECTION
CH = CHORD LENGTH	L = ARC LENGTH	P.O.C. = POINT OF COMMENCEMENT	TITF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
COR. = CORNER	L.A. = LIMITED ACCESS	PROJ = PROJECT	W/ = WITH
(C) = CALCULATED DISTANCE	LB = LICENSED SURVEY BUSINESS	P.T. = POINT OF TANGENCY	 = PROPERTY LINE
D.B. = DEED BOOK	LT = LEFT	(P) = PLAT	 = SAME PROPERTY OWNER
ESMT = EASEMENT	NO. = NUMBER	R = RADIUS	 = DELTA (CENTRAL ANGLE)
EXIST. = EXISTING	O.R.B. = OFFICIAL RECORDS BOOK	R.B.M. = ROAD BOND MAP	 = CHANGE IN DIRECTION
FND = FOUND	P.C. = POINT OF CURVATURE	RT = RIGHT	 = LIMITED ACCESS R/W LINE
FPC = FLORIDA POWER CORPORATION	PG./PGS. = PAGE / PAGES	R/W = RIGHT OF WAY	 = R/W LINE
(F) = FIELD DISTANCE			

DATE	NOVEMBER 18, 2013	CERTIFICATION OF AUTHORIZATION No. LB 8011  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407 649 8664	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY. S.R. 429 (WEKIVA PARKWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	PARCEL 186 PART B
DRAWN BY	M.ROLLINS			SCALE: N/A
CHECKED BY	S.WARE			SHEET 1 OF 2
DEWBERRY PROJECT NO	EA11-11			
UPDATE I/A	J MUNRO	08/12/2019		
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC. 24-20-27, BEING S88°41'17"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

CURVE C1
 $\Delta = 00^\circ 37' 36''$ (RT)
 $L = 123.76'$ (C)
 $R = 11314.16'$ (C)
 $CH = 123.76'$ (C)
 $CB = S18^\circ 11' 08'' E$

CURVE C2
 $\Delta = 39^\circ 14' 33''$ (LT)
 $L = 150.68'$ (C)
 $R = 220.00'$ (C)
 $CH = 147.75'$ (C)
 $CB = S19^\circ 35' 19'' E$



SECTION 24, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Byrd 8/12/2019
 WILLIAM E. BYRD, P.S. DATE
 LICENSE NUMBER 5442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 8011

Dewberry

800 NORTH MAGNOLIA AVENUE
 SUITE 1000
 ORLANDO, FLORIDA 32803
 (407) 843 5120
 FAX 407-649-8664

SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL
186 PART B

SCALE: 1"=200'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429

PROJECT NO. 429-203 - WEKIVA PARKWAY
PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:


PARCEL NO. 188 PART B

A PARCEL OF LAND LOCATED IN THE SOUTHEAST OF THE NORTHWEST OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

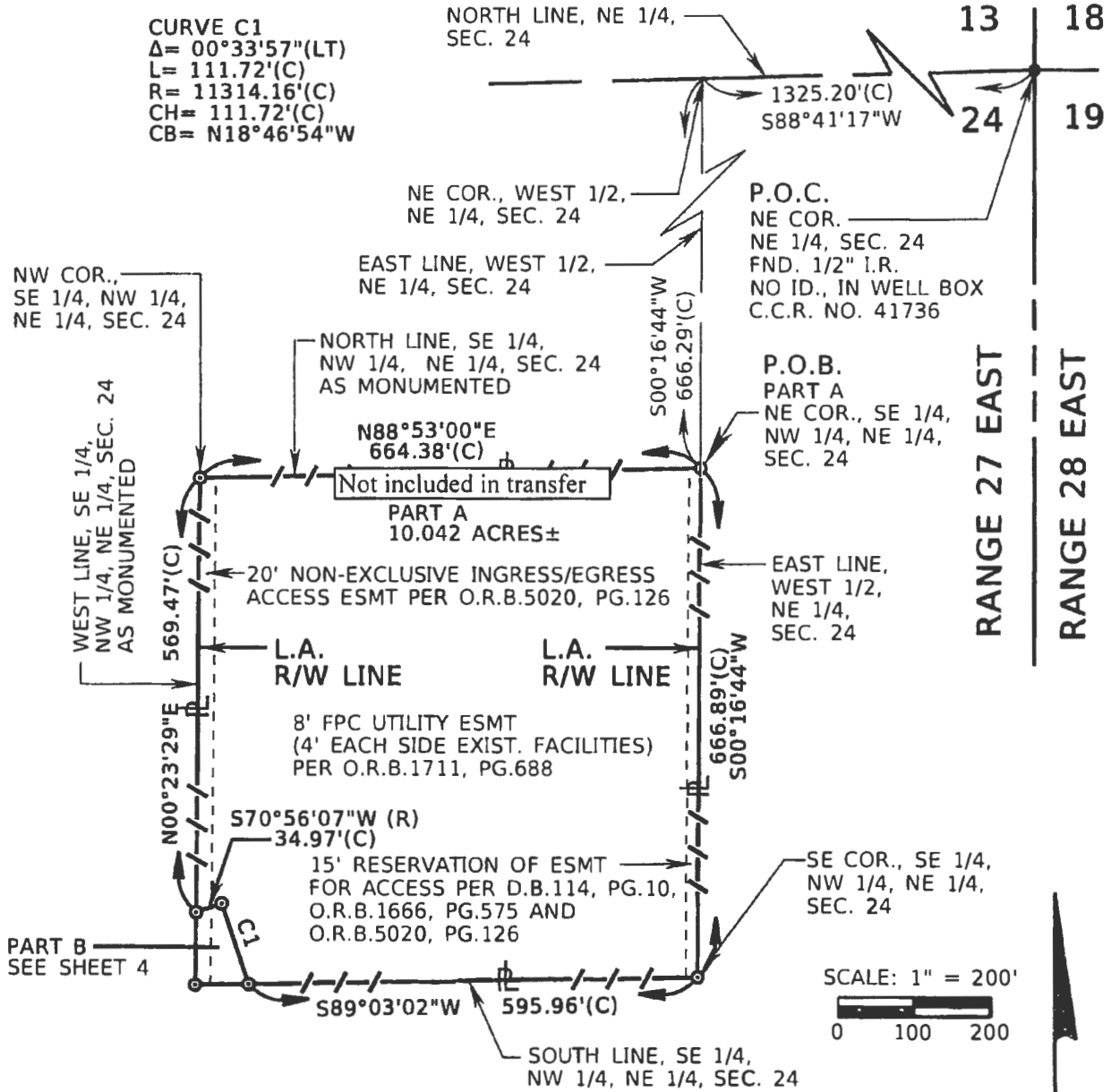
COMMENCE AT A FOUND 1/2" IRON ROD WITH NO IDENTIFICATION IN A WELL BOX MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 88° 41' 17" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1325.20 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00° 16' 44" WEST ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 1333.18 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89° 03' 02" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 595.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 03' 02" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 69.68 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00° 23' 29" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AS MONUMENTED AND OCCUPIED, A DISTANCE OF 95.51 FEET; THENCE DEPARTING SAID WEST LINE RUN ALONG A RADIAL BEARING OF NORTH 70° 56' 07" EAST, A DISTANCE OF 34.97 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 11314.16 FEET, A CHORD DISTANCE OF 111.72 FEET AND A CHORD BEARING OF SOUTH 18° 46' 54" EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 33' 57", A DISTANCE OF 111.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 5290 SQUARE FEET, MORE OR LESS

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and the property of the prior authority.

DATE	SEPTEMBER 23, 2013		SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 188 PART B
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE	520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-649-8864	S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
BSA PROJECT NO.	EA11-11			SHEET 1 OF 3
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC. 24-20-27, BEING S88°41'17"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.




SECTION 24, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

DATE	SEPTEMBER 23, 2013
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
BSA PROJECT NO.	EA11-J1
REVISION	BY DATE

CERTIFICATION OF AUTHORIZATION No. LR 3221



BOWLER SIGNATURE

520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 843-5120
 FAX 407-849-8664

SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

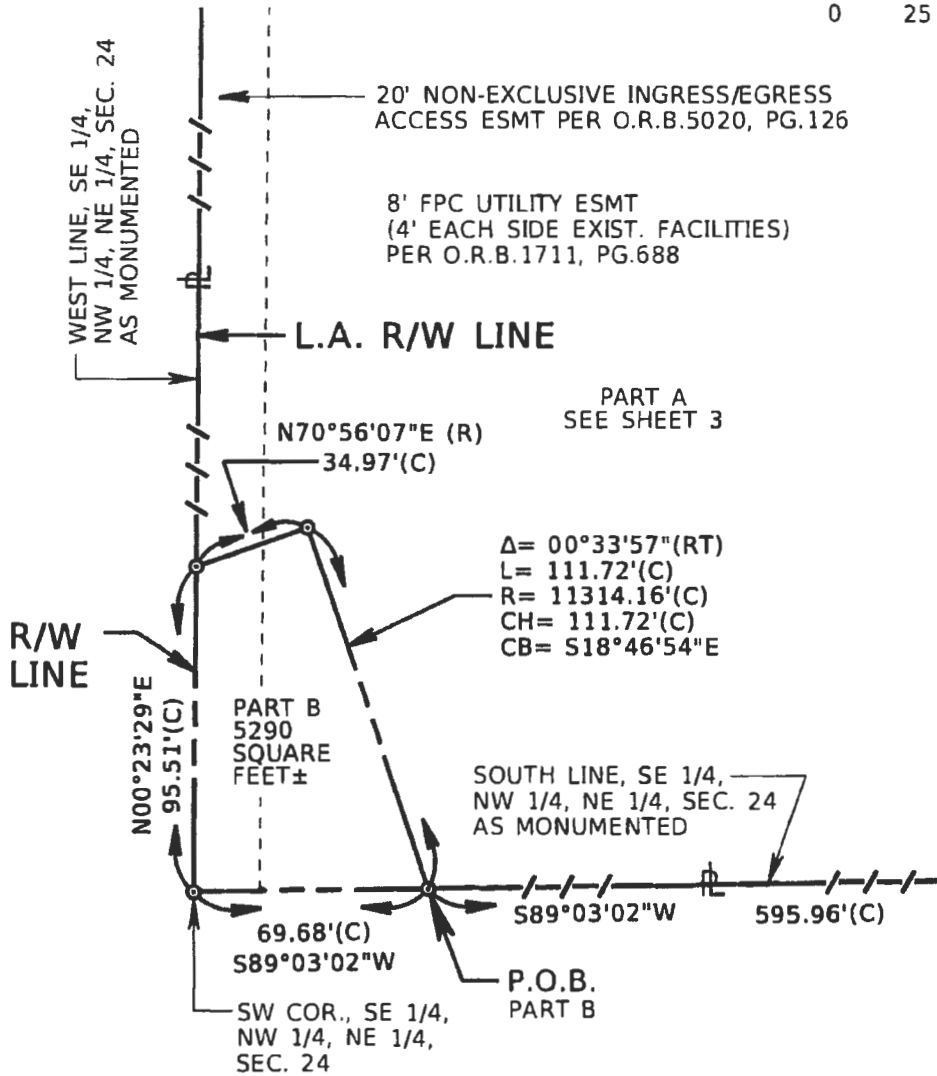
PARCEL
 188 PART B

SCALE: 1"=200'

SHEET 2 OF 3

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC. 24-20-27, BEING S88°41'17"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

SCALE: 1" = 50'



SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Byrd 7/23/2013
 WILLIAM E. BYRD, P.E. DATE
 LICENSE NUMBER 5472

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. 18 1221



520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 843-5120
 FAX 407-649-8664

SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL
 188 PART B

SCALE: 1"=50'

SHEET 3 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-203
 PARCEL 207 (PARTIAL)
 PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:


A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" IRON ROD WITH NO IDENTIFICATION LOCATED IN A WELL BOX MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-203; THENCE NORTH 88°20'47" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2669.57 FEET TO ITS INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°09'11" WEST ALONG SAID WEST LINE, A DISTANCE OF 31.78 FEET TO ITS INTERSECTION WITH THE EXISTING SOUTH RIGHT OF WAY LINE OF KELLY PARK ROAD AS SHOWN ON SAID RIGHT OF WAY MAP FOR THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 28.72 FEET AND A CHORD BEARING OF SOUTH 34°54'30" EAST; THENCE DEPARTING SAID WEST LINE, FROM A TANGENT BEARING OF SOUTH 69°58'12" EAST, RUN SOUTHERLY ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°07'23", A DISTANCE OF 30.60 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD 437 AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NUMBER 62; THENCE SOUTH 00°09'11" WEST ALONG SAID WEST LINE, A DISTANCE OF 605.84 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 88°34'31" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 16.51 FEET TO A POINT ON AFORESAID EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°09'11" EAST ALONG SAID EXISTING WEST RIGHT OF WAY LINE, A DISTANCE OF 629.80 FEET TO THE POINT OF BEGINNING.

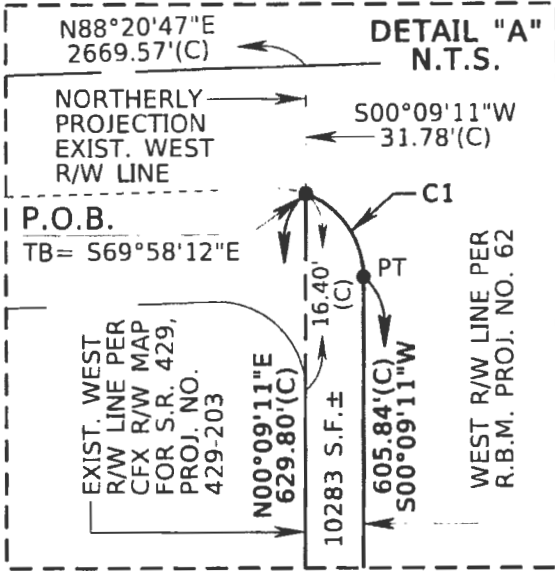
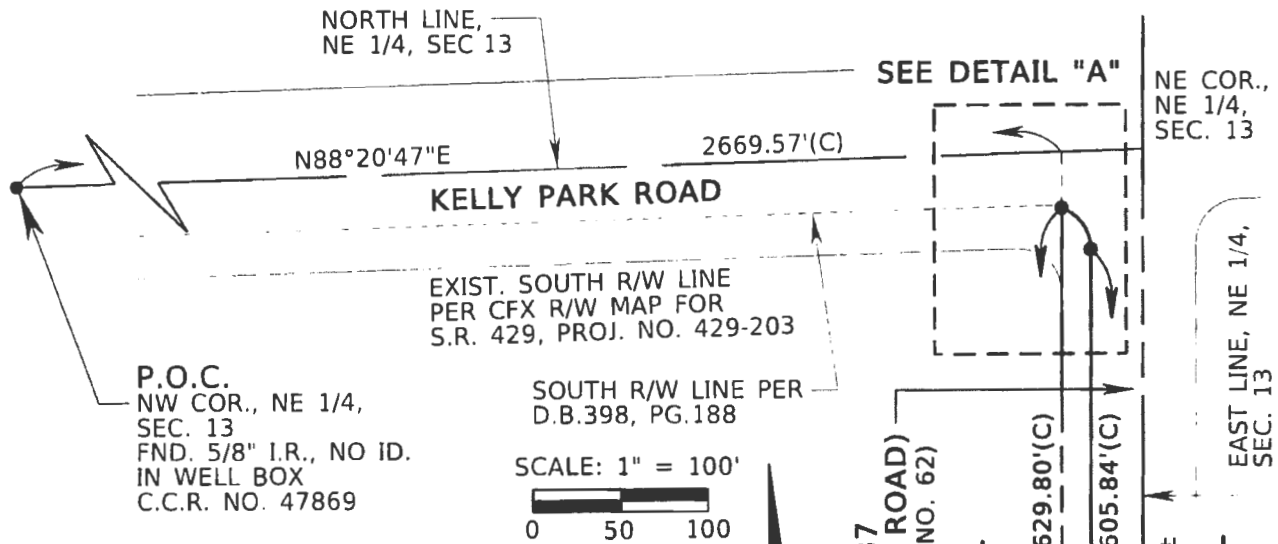
CONTAINING 10283 SQUARE FEET, MORE OR LESS

LEGEND & ABBREVIATIONS

Δ = DELTA (CENTRAL ANGLE)	C C R = CERTIFIED CORNER	L = LENGTH OF CURVE	PROJ. = PROJECT
(C) = CALCULATED DATA	RECORD	LB = LICENSED SURVEY BUSINESS	PT = POINT OF TANGENCY
CB = CHORD BEARING	D B = DEED BOOK	NO = NUMBER	R = RADIUS
CH = CHORD DISTANCE	EXIST = EXISTING	N T S = NOT TO SCALE	R/W = RIGHT OF WAY
CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY	FND. = FOUND	PG / PGS = PAGE / PAGES	R.B.M. = ROAD BOND MAP
COR. = CORNER	ID. = IDENTIFICATION	P O B = POINT OF BEGINNING	SEC. = SECTION
	I R = IRON ROD	P O C = POINT OF COMMENCEMENT	S.R. = STATE ROAD
			TB = TANGENT BEARING

DATE	JULY 2, 2019	CERTIFICATION OF AUTHORIZATION No LB 8011 	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	PARCEL 207 PARTIAL
DRAWN BY	J MUNRO			
CHECKED BY	S WARE	STATE ROAD 429 CFX PROJECT NO. 429-203	SCALE: N/A	SHEET 1 OF 2
DEWBERRY PROJECT NO.	5 088223			
800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120				
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC. 13-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



CURVE C1
 $\Delta = 70^{\circ}07'23''$ (RT)
 $L = 30.60'$ (C)
 $R = 25.00'$ (C)
 $CH = 28.72'$ (C)
 $CB = 534^{\circ}54'30''$ E

EXIST. WEST R/W LINE PER CFX R/W MAP FOR S.R. 429, PROJ. NO. 429-203

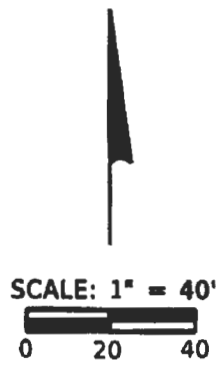
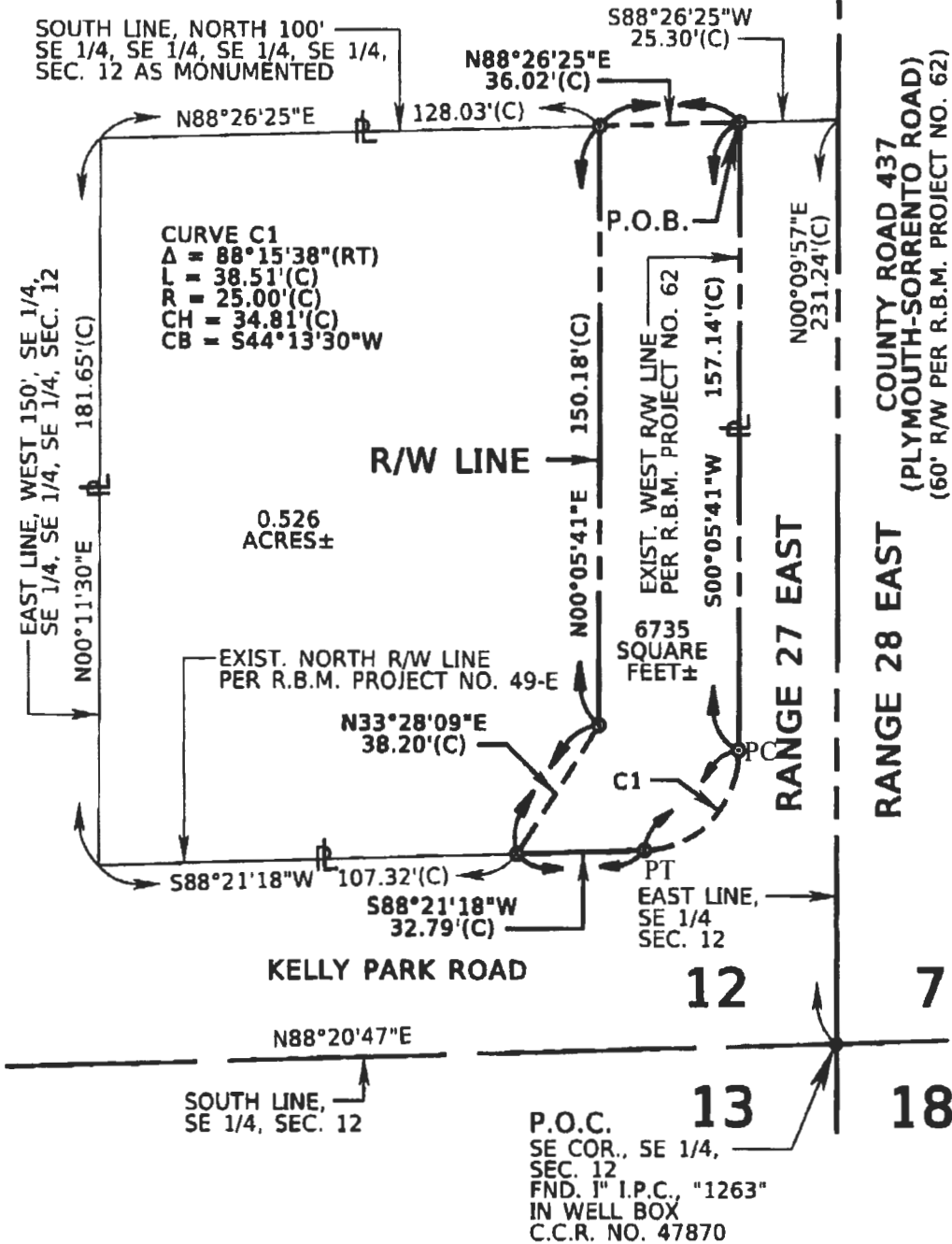
WEST LINE, NE 1/4, NE 1/4, SEC. 13 AS MONUMENTED

SOUTH LINE, NORTH 1/2, NE 1/4, NE 1/4, SEC. 13 AS MONUMENTED

SECTION 13
 TOWNSHIP 20 SOUTH, RANGE 27 EAST

<p>I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES</p> <p>SHEILA A WARE, P.S.M. DATE LICENSE NUMBER 5529</p> <p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>	<p>CERTIFICATION OF AUTHORIZATION No. LB 8011</p> <p>Dewberry</p> <p>800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120</p>	<p>SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)</p> <p>STATE ROAD 429 CFX PROJECT NO. 429-203</p>	<p>PARCEL 207 PARTIAL</p> <p>SCALE: 1"=100'</p> <p>SHEET 2 OF 2</p>
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BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 12-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SECTION 12, TOWNSHIP 20 SOUTH PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 31-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

W.E. Byrd 11/14/13
WILLIAM E. BYRD F.S.A. DATE
LICENSE NUMBER 5442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION OF AUTHORIZATION No. 14 1221

BS

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120
FAX 407-648-8864

SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

PARCEL
228

SCALE: 1"=40'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429

PROJECT NO. 429-203 - WEKIVA PARKWAY

PARCEL 229

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" IRON PIPE WITH CAP STAMPED "1263" IN WELL BOX MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00°09'57" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 231.24 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 88°26'25" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 25.30 FEET TO ITS INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 62 FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°26'25" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 36.02 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00° 05' 41" EAST, A DISTANCE OF 100.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°26'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 36.02 FEET TO ITS INTERSECTION WITH AFORESAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 437; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°05'41" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 100.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 3611 SQUARE FEET, MORE OR LESS


NOTE:

THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2902535 DATED 02/05/2013

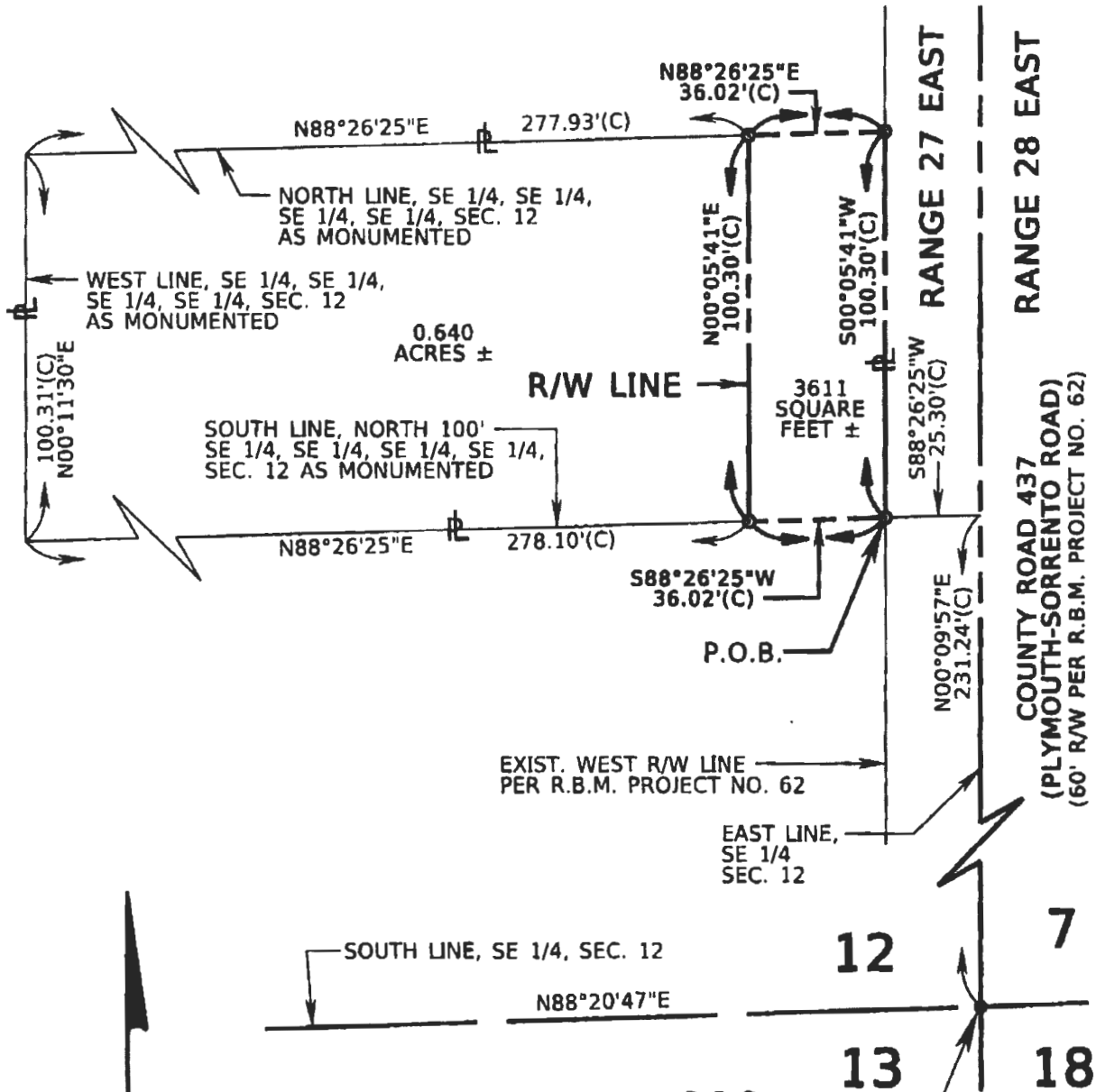
Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

LEGEND & ABBREVIATIONS

CB = CHORD BEARING	ID = IDENTIFICATION	P.I. = POINT OF INTERSECTION	(R) = RADIAL
C.C.R. = CERTIFIED CORNER RECORD	I.R. = IRON ROD	P.O.B. = POINT OF BEGINNING	SEC. = SECTION
CH = CHORD LENGTH	L = ARC LENGTH	P.O.C. = POINT OF COMMENCEMENT	TRTY = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
CDR. = CORNER	L.A. = LIMITED ACCESS	PROJ. = PROJECT	W/ = WITH
(C) = CALCULATED DISTANCE	LB = LICENSED SURVEY BUSINESS	P.T. = POINT OF TANGENCY	≡ = PROPERTY LINE
D.B. = DEED BOOK	LT = LEFT	(P) = PLAT	≡ = SAME PROPERTY OWNER
ESMT = EASEMENT	NO. = NUMBER	R = RADIUS	Δ = DELTA (CENTRAL ANGLE)
EXIST. = EXISTING	O.R.B. = OFFICIAL RECORDS BOOK	R.B.M. = ROAD BOND MAP	↔ = CHANGE IN DIRECTION
FND. = FOUND	P.C. = POINT OF CURVATURE	RT = RIGHT	--- = LIMITED ACCESS R/W LINE
FFC = FLORIDA POWER CORPORATION	PG./PGS. = PAGE / PAGES	R/W = RIGHT OF WAY	---
(F) = FIELD DISTANCE			

DATE	NOVEMBER 20, 2013	 <p>CERTIFICATE OF AUTHORITY No. 18078781 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-8320 FAX 407-649-8884</p>	<p>SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.</p> <p>S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA</p>	PARCEL 229
DRAWN BY	M.ROLLINS			SCALE: N/A
CHECKED BY	S.WARE		SHEET 1 OF 2	
BSA PROJECT NO.	EA11-11			
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 12-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SCALE: 1" = 40'
0 20 40

P.O.C.
SE COR., SE 1/4,
SEC. 12
FND. 1" I.P.C., "1263"
IN WELL BOX
C.C.R. NO. 47870

SECTION 12, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
William E. P.S.A. 11/18/13
WILLIAM E. P.S.A. DATE
LICENSE NUMBER 5442
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REGISTRATION OF AUTHORIZATION No. LD 1221
BS
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32803
(407) 843-3126
FAX 407-848-8884

SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.
S.R. 429 (WEKIVA PARKWAY)
ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

PARCEL
229
SCALE: 1"=40'
SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-203 - WEKIVA PARKWAY
 PARCEL 230

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" IRON PIPE WITH CAP STAMPED "1263" LOCATED IN A WELL BOX MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00°09'57" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 497.16 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 88°30'04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 25.63 FEET TO ITS INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 62 FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°30'04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 36.01 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°05'41" EAST, A DISTANCE OF 181.58 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 150 FEET OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°35'44" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 36.01 FEET TO ITS INTERSECTION WITH AFORESAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 437; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00° 05' 41" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 181.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 6536 SQUARE FEET, MORE OR LESS

NOTE:

THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2902546 DATED 02/05/2013


Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

LEGEND & ABBREVIATIONS

CB = CHORD BEARING	ID = IDENTIFICATION	P.I. = POINT OF INTERSECTION	(R) = RADIAL
C.C.R. = CERTIFIED CORNER RECORD	I.R. = IRON ROD	P.O.B. = POINT OF BEGINNING	SEC. = SECTION
CH = CHORD LENGTH	L = ARC LENGTH	P.O.C. = POINT OF COMMENCEMENT	TITF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
COR = CORNER	L.A. = LIMITED ACCESS	PROJ = PROJECT	W/ = WITH
(C) = CALCULATED DISTANCE	LB = LICENSED SURVEY BUSINESS	P.T. = POINT OF TANGENCY	± = PROPERTY LINE
D.B. = DEED BOOK	LT = LEFT	(P) = PLAT	± = SAME PROPERTY OWNER
ESMT = EASEMENT	NO = NUMBER	R = RADIUS	Δ = DELTA (CENTRAL ANGLE)
EXIST = EXISTING	O.R.B. = OFFICIAL RECORDS BOOK	R.B.M. = ROAD BOND MAP	↔ = CHANGE IN DIRECTION
FND = FOUND	P.C. = POINT OF CURVATURE	RT = RIGHT	---+--- = LIMITED ACCESS R/W LINE
FPC = FLORIDA POWER CORPORATION	PG./PGS. = PAGE / PAGES	R/W = RIGHT OF WAY	---- = R/W LINE
(F) = FIELD DISTANCE			

DATE	AUG 12, 2013
DRAWN BY	M. ROLLINS
CHECKED BY	S. WARE
BSA PROJECT NO	EA11-11
REVISION	BY DATE

CERTIFICATION OF AUTHORIZATION No. LB 1221



BOWMER & KIRKLAND
 SURVEILLORS
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 843-5120
 FAX 407-649-8664

SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

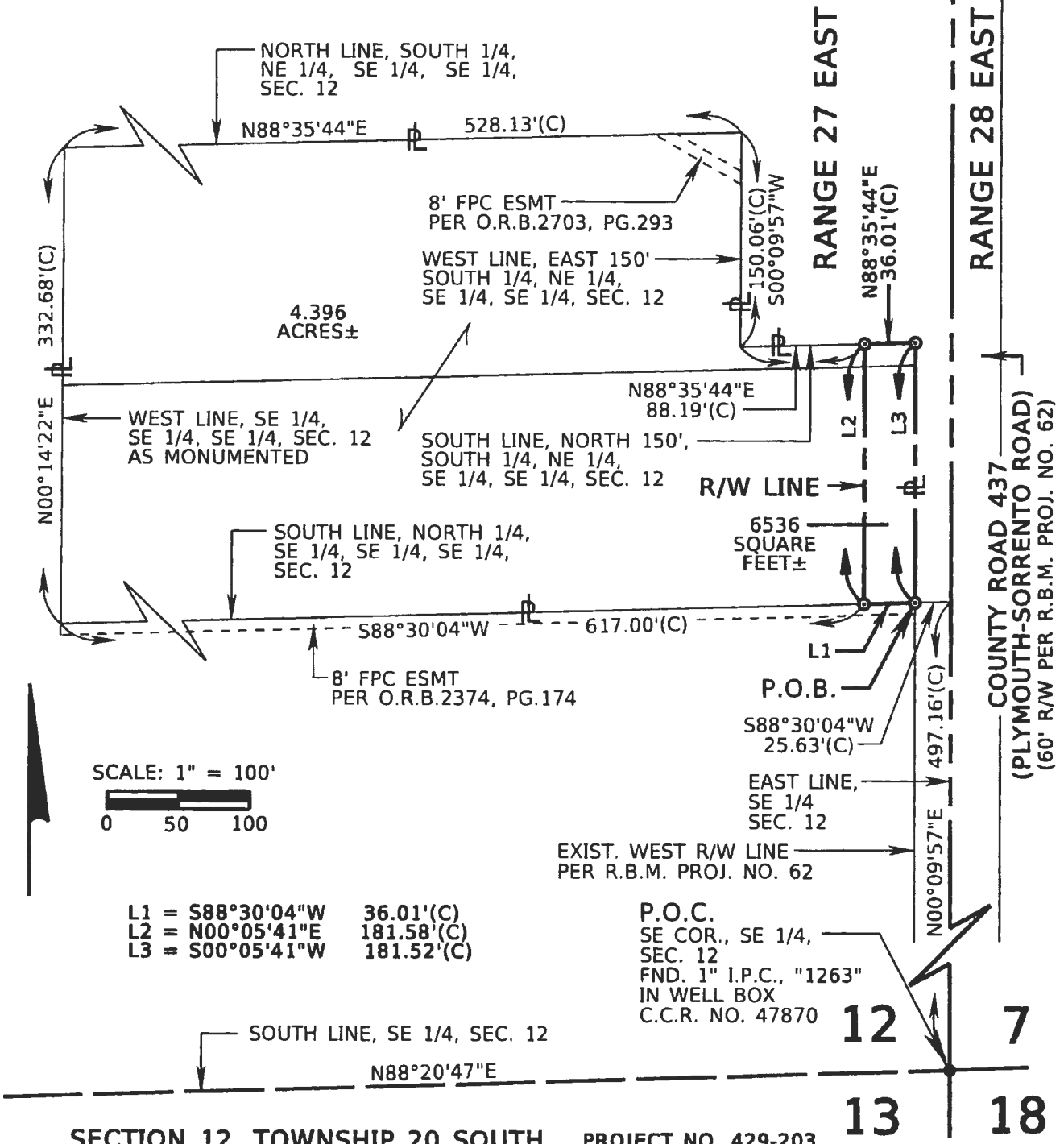
S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL
230

SCALE: N/A

SHEET 1 OF 2

BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 12-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SECTION 12, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Byrd
WILLIAM E. BYRD, P.E.
LICENSE NUMBER 5442
DATE 8/12/2013

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 1221



SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
ORLANDO-ORANGE COUNTY
EXPRESSWAY AUTHORITY
ORANGE COUNTY, FLORIDA

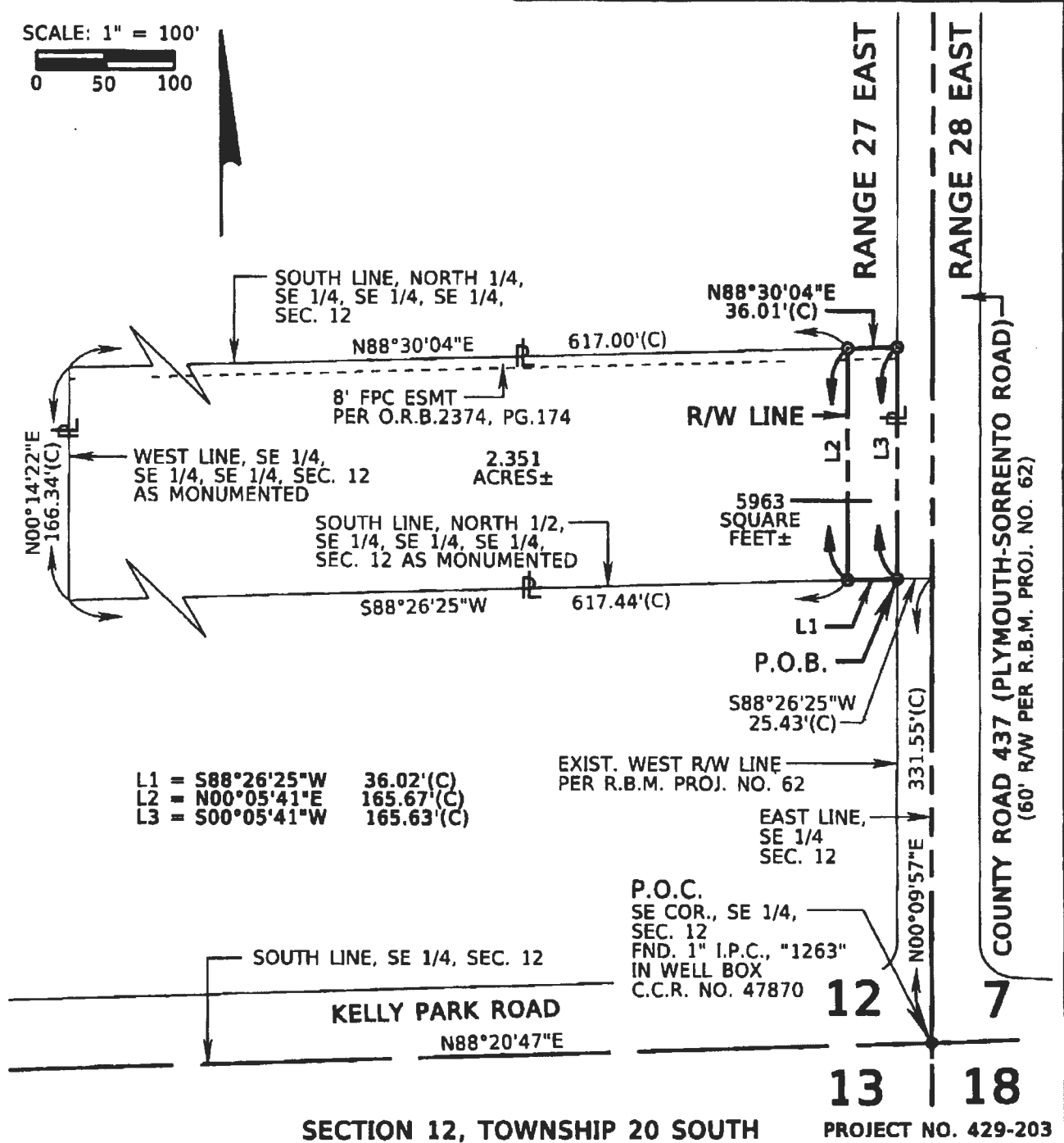
PARCEL
230

SCALE: 1"=100'

SHEET 2 OF 2

BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 12-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

SCALE: 1" = 100'



- L1 = S88°26'25"W 36.02'(C)
- L2 = N00°05'41"E 165.67'(C)
- L3 = S00°05'41"W 165.63'(C)

SECTION 12, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "HIGHWAY TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 31-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Byrd, P.S.M. 11/20/13
 WILLIAM E. BYRD, P.S.M. DATE
 LICENSE NUMBER 5442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. 18 4721

520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 943-5120
 FAX: 407-648-9664

SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL
 233

SCALE: 1"=100'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT 429-204
 PARCEL NO. 250 PART B
 PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PARCEL 250 PART B:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4041, PAGE 3587, AND OFFICIAL RECORDS BOOK 5274, PAGE 2897, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

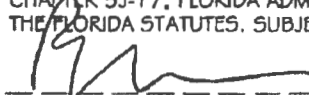
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, (A 4"X4" CONCRETE MONUMENT NO IDENTIFICATION AS NOW EXISTS); THENCE NORTH 89°21'11" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 833.86 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°17'04" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF ONDICH ROAD AND THE POINT OF BEGINNING, THENCE SOUTH 89°21'11" WEST ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF THE WEST 116 FEET OF THE EAST 550 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THENCE DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE NORTH 00°17'04" EAST ALONG SAID WEST LINE, A DISTANCE OF 300.54 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9070, PAGE 3778 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 89°18'06" EAST ALONG SAID NORTH LINE AND SOUTHERLY BOUNDARY, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID NORTH LINE AND SOUTHERLY BOUNDARY SOUTH 00°17'04" WEST, A DISTANCE OF 300.58 FEET TO A POINT ON SAID EXISTING NORTH RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINING 12021 SQUARE FEET MORE OR LESS


RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW TO, FROM OR ACROSS ANY SR 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

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



 RUSSELL J. MARKS, PSM NO. 5623 DATE 2/12/2014
 NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 2/11/14	 URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	PARCEL 250 PART B
DRAWN BY: SMP	JOB NO:		SHEET: 1 OF 2
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204		

SKETCH OF DESCRIPTION

PARCEL: 250
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

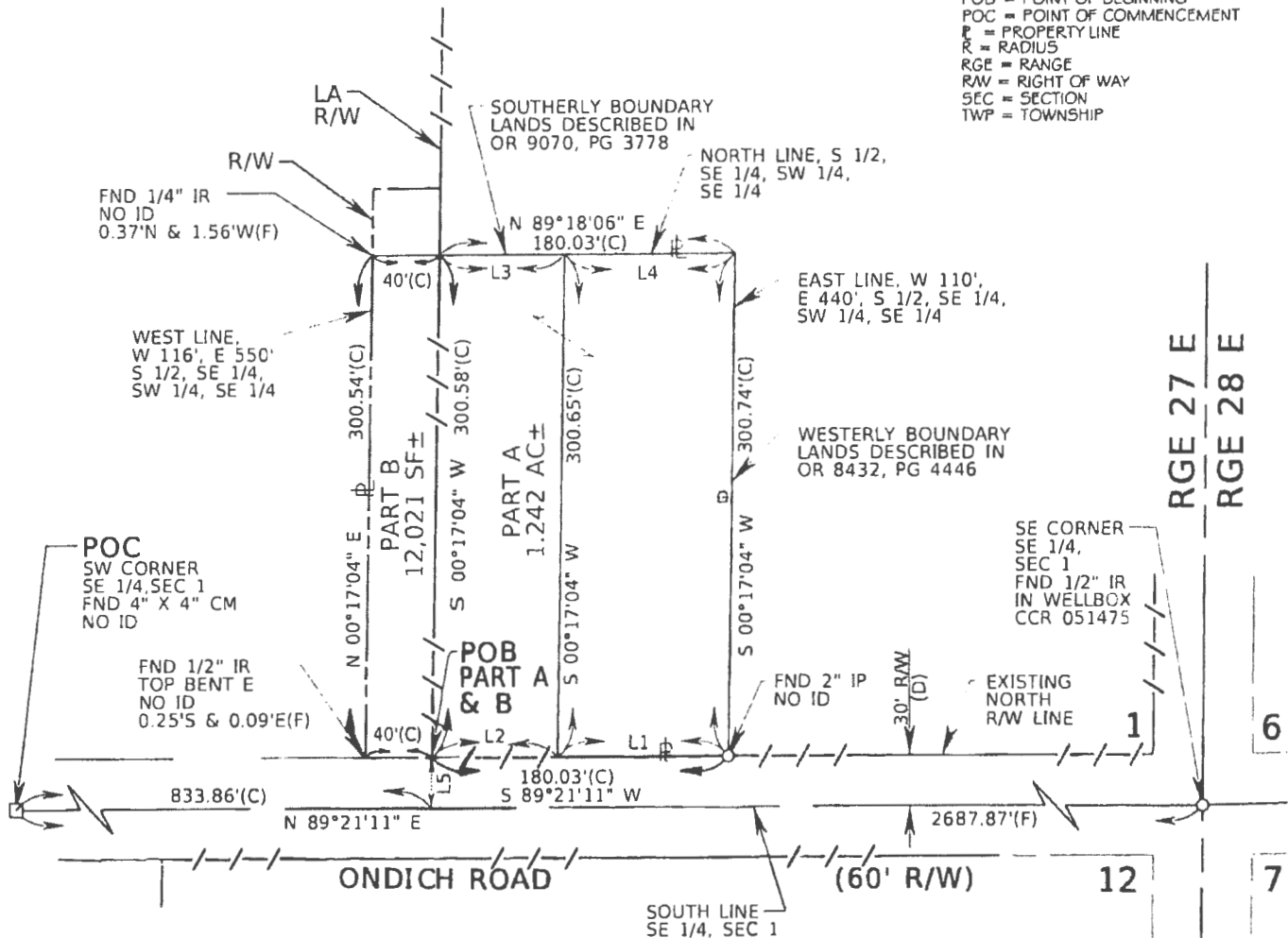
TOWNSHIP 20 SOUTH, RANGE 27 EAST

LINE TABLE			
L1	S 89°21'11" W	104.01'(C)	
L2	S 89°21'11" W	76.02'(C)	
L3	N 89°18'06" E	76.02'(C)	
L4	N 89°18'06" E	104.01'(C)	
L5	N 00°17'04" E	30.00'(C)	

S 00° 17' 04" W END

SCALE: 1" = 100'

AC = ACRES
 C = CALCULATED
 CCR = CERTIFIED CORNER RECORD
 CM = CONCRETE MONUMENT
 F = FIELD
 FND = FOUND
 ID = IDENTIFICATION
 IP = IRON PIPE
 IR = IRON ROD
 LA = LIMITED ACCESS
 LB = LICENSED BUSINESS
 OR = OFFICIAL RECORDS
 PG = PAGE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 P = PROPERTY LINE
 R = RADIUS
 RGE = RANGE
 R/W = RIGHT OF WAY
 SEC = SECTION
 TWP = TOWNSHIP



- GENERAL NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11" WEST.
 2. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
 3. ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
 4. A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" DATED NOVEMBER 19, 2012, FILE NO. 2037-2656977 WAS REVIEWED BY THE SURVEYOR AND EXCEPTIONS (IF ANY) NOTED ON SAID CERTIFICATE ARE SHOWN HEREON.

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 2/11/14	URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	PARCEL 250 PART B
DRAWN BY: SMP	JOB NO:		
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204		SHEET: 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429

PROJECT 429-204

PARCEL NO. 252 PART B

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9070, PAGE 3778, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 1 (A 1/2" IRON ROD IN WELLBOX AS NOW EXISTS); THENCE SOUTH 89°21'11" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1508.96 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°16'53" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF ONDICH ROAD; THENCE SOUTH 89°21'11" WEST ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST LINE OF THE WEST 110 FEET OF THE EAST 220 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE NORTH 00°17'04" EAST ALONG SAID WEST LINE, A DISTANCE OF 300.84 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°18'06" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 290.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°18'06" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°17'04" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9070, PAGE 3781 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 89°18'06" EAST ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 40.00 FEET; THENCE DEPARTING THE BOUNDARY OF SAID LANDS SOUTH 00°17'04" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,600 SQUARE FEET, MORE OR LESS.

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

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


RUSSELL J. MARKS, PSM NO. 5623

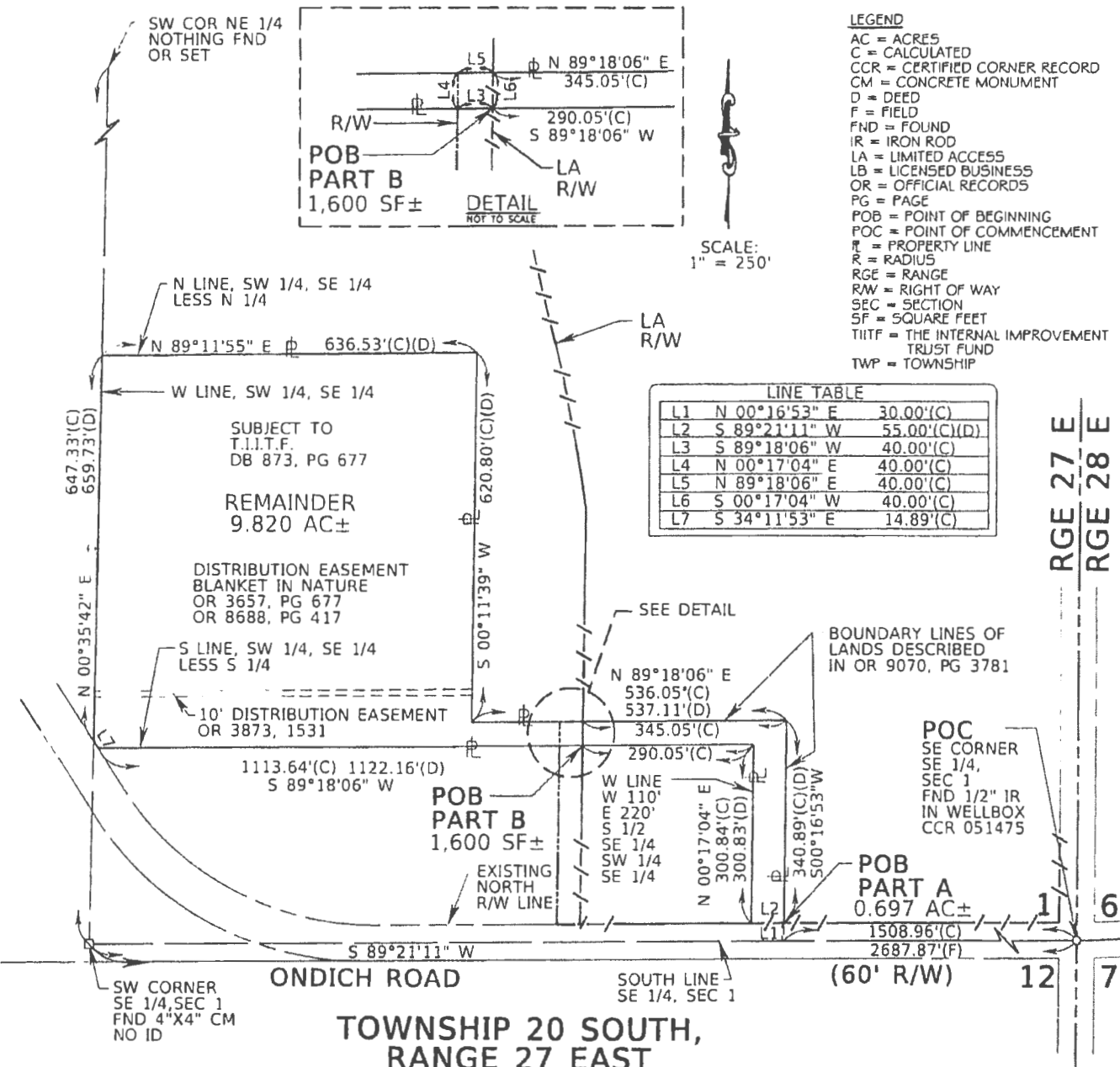
2/12/2014
DATE

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 2/11/14	URS URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	REVISIONS:
DRAWN BY: SMP	JOB NO:		Parcel 252 Part B
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204		SHEET: 1 OF 2

SKETCH OF DESCRIPTION

PARCEL: 252
 PURPOSE: LIMITED ACCESS RIGHT OF WAY
 & RIGHT OF WAY
 ESTATE: FEE SIMPLE



LEGEND
 AC = ACRES
 C = CALCULATED
 CCR = CERTIFIED CORNER RECORD
 CM = CONCRETE MONUMENT
 D = DEED
 F = FIELD
 FND = FOUND
 IR = IRON ROD
 LA = LIMITED ACCESS
 LB = LICENSED BUSINESS
 OR = OFFICIAL RECORDS
 PG = PAGE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PL = PROPERTY LINE
 R = RADIUS
 RGE = RANGE
 R/W = RIGHT OF WAY
 SEC = SECTION
 SF = SQUARE FEET
 TIITF = THE INTERNAL IMPROVEMENT TRUST FUND
 TWP = TOWNSHIP

LINE TABLE		
L1	N 00°16'53" E	30.00'(C)
L2	S 89°21'11" W	55.00'(C)(D)
L3	S 89°18'06" W	40.00'(C)
L4	N 00°17'04" E	40.00'(C)
L5	N 89°18'06" E	40.00'(C)
L6	S 00°17'04" W	40.00'(C)
L7	S 34°11'53" E	14.89'(C)

RGE 27 E
 RGE 28 E

GENERAL NOTES:
 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11" WEST.
 2. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
 3. ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
 4. A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" DATED MARCH 25, 2013, FILE NO. 2037-2934327 WAS REVIEWED BY THE SURVEYOR AND EXCEPTIONS (IF ANY) NOTED ON SAID CERTIFICATE ARE SHOWN HEREON.

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 2/11/14	URS URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	REVISIONS:
DRAWN BY: SMP	JOB NO:		Parcel 252 Part B
APPROVED BY: RJM	OCEA PROJECT NO: 429-204		SHEET: 2 OF 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 258

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WEST RIGHT OF WAY LINE, A DISTANCE OF 136.07 FEET; THENCE NORTH 89°19'38" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26"EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 136.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,443 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 258



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

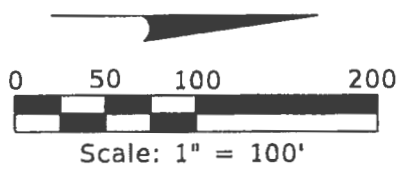
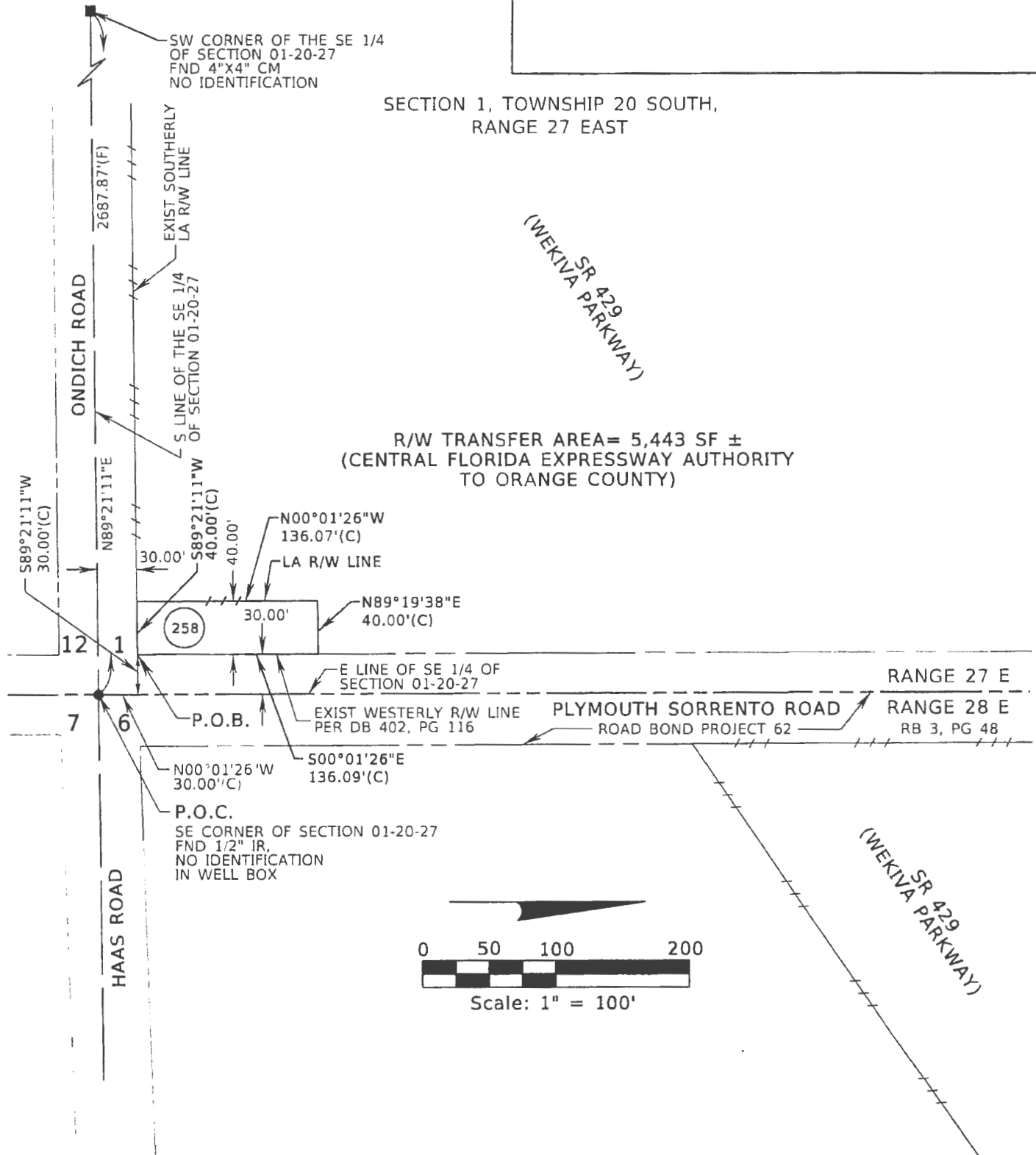
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

(WEKIVA PARKWAY)
SR 429

R/W TRANSFER AREA = 5,443 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 258

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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RB	= ROAD BOOK
ID	= IDENTIFICATION	RT	= RIGHT
IP	= IRON PIPE	R/W	= RIGHT OF WAY
IR	= IRON ROD	SF	= SQUARE FEET
IRC	= IRON ROD AND CAP	SR	= STATE ROAD
		STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

REVISION	BY	DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

[Signature] 8-12-2021
H. Psul deVivero Professional Land Surveyor No 4990 DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 258**



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 259

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 6,643 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 259



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

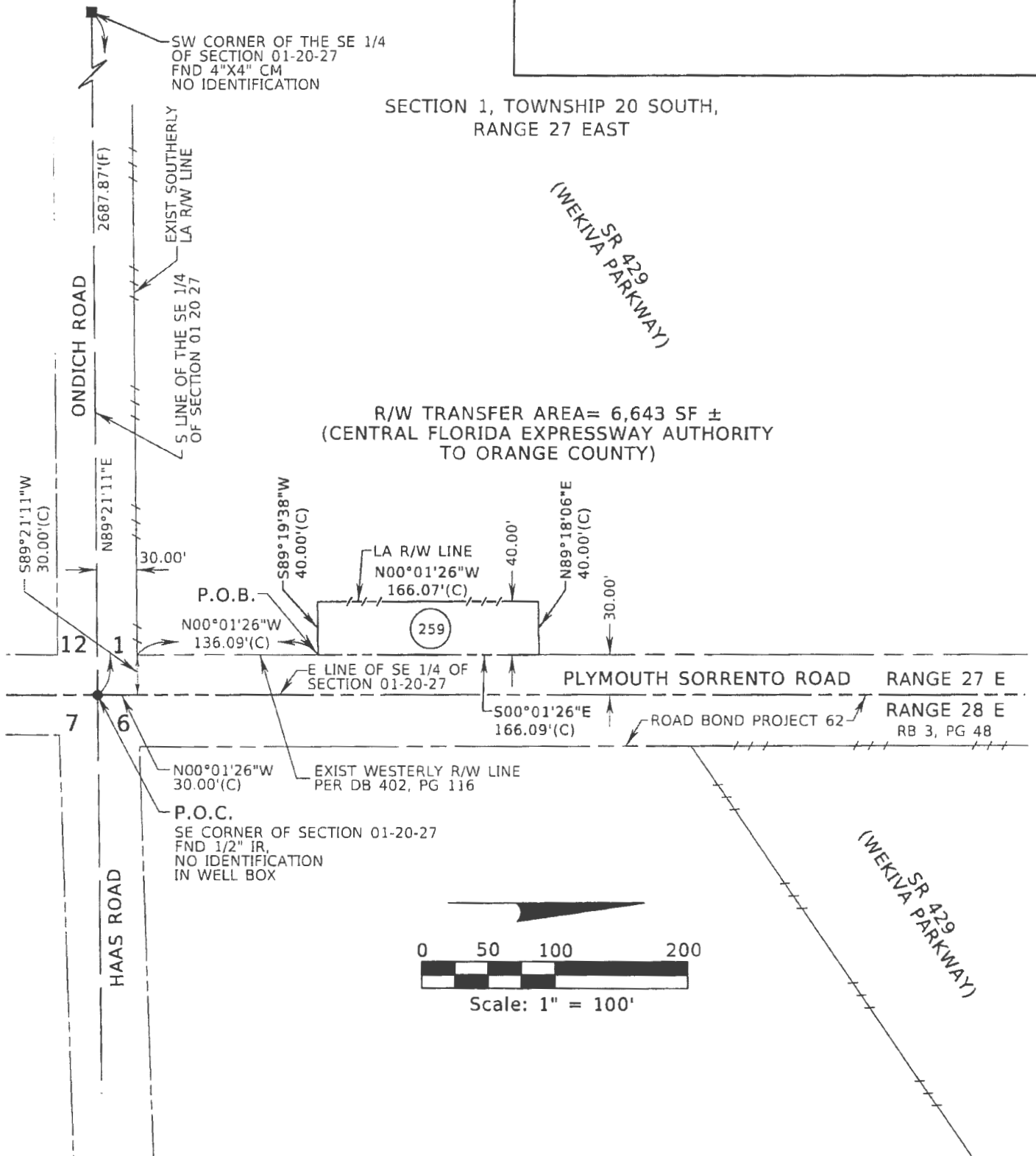
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

SR 429
(WEKIVA PARKWAY)

R/W TRANSFER AREA = 6,643 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 259

GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2403
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

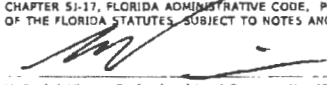
(C)	= CALCULATED	LA	= LIMITED ACCESS
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GENERAL NOTES:

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

SHEET 3 OF 3

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REVISION	BY	DATE	

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 259

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 260

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 302.18 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°18'06" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.07 FEET; THENCE NORTH 89°16'33" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,643 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 260



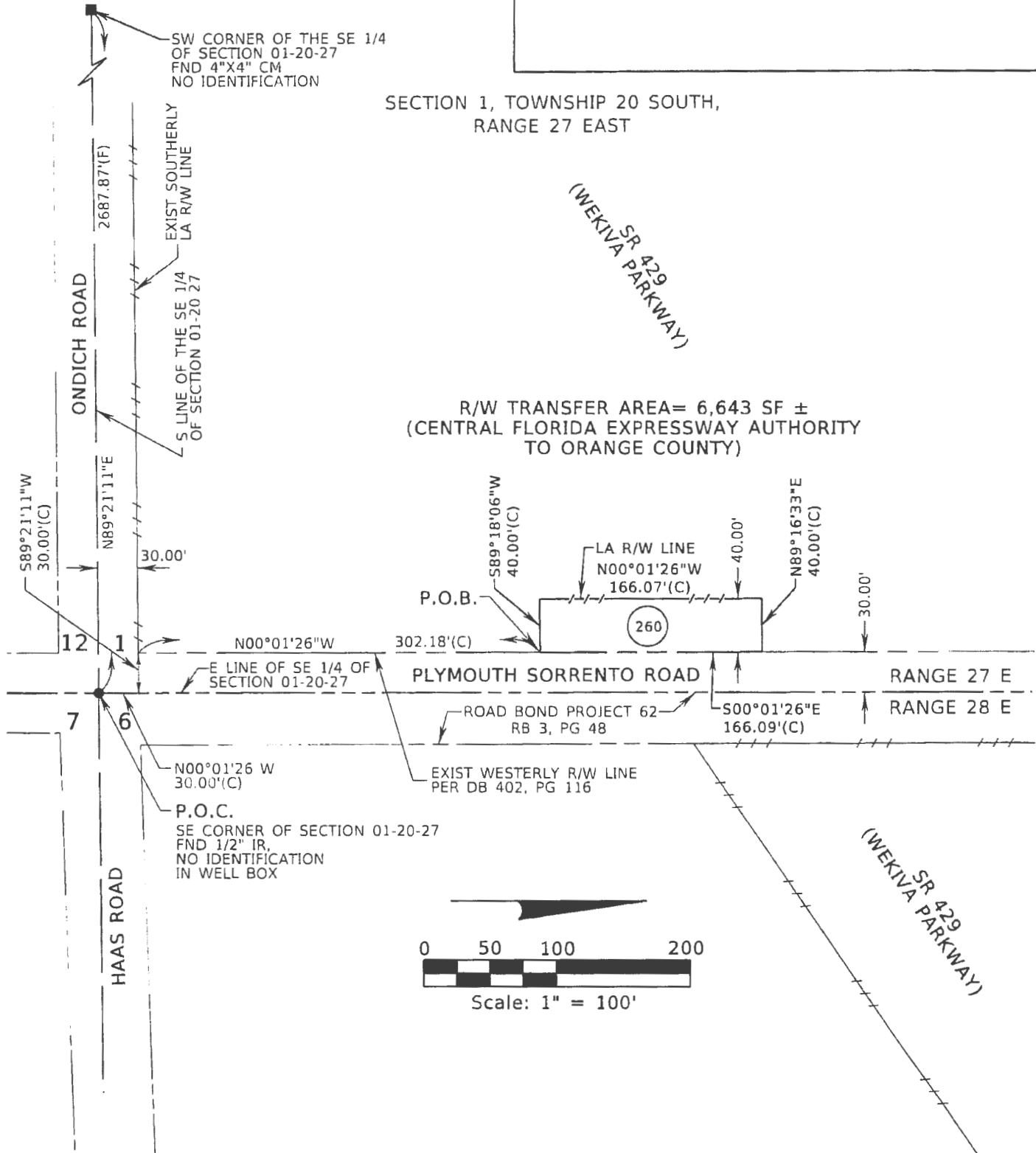
GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

(WEKIVA PARKWAY)
SR 429

R/W TRANSFER AREA = 6,643 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



(WEKIVA PARKWAY)
SR 429

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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 260

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SURVEYING & MAPPING
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VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
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(F)	= FIELD	N:	= NORTHING
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IR	= IRON ROD	SF	= SQUARE FEET
IRC	= IRON ROD AND CAP	SR	= STATE ROAD
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GENERAL NOTES:

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3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

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 8-12-2021
H. Paul deVlvaro Professional Land Surveyor No. 4990 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 260**

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 261

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 468.27 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°16'33" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.08 FEET; THENCE NORTH 89°15'01" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,644 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 261



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

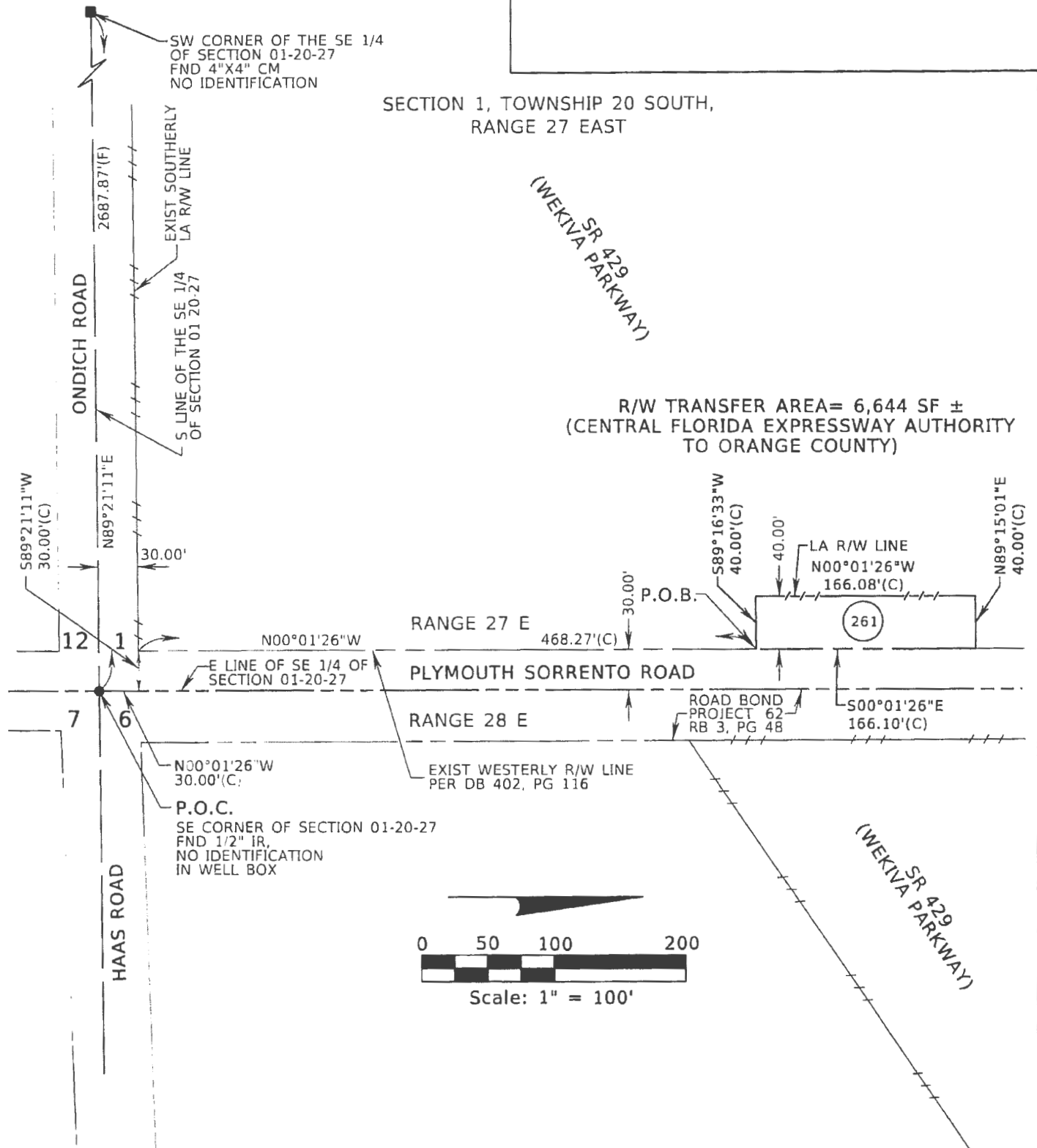
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

SR 429
(WEKIVA PARKWAY)

R/W TRANSFER AREA = 6,644 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
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STATE ROAD 429
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PARCEL 261



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SKETCH OF DESCRIPTION

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E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RB	= ROAD BOOK
ID	= IDENTIFICATION	RT	= RIGHT
IP	= IRON PIPE	R/W	= RIGHT OF WAY
IR	= IRON ROD	SF	= SQUARE FEET
IRC	= IRON ROD AND CAP	SR	= STATE ROAD
		STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3


I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Paul deVivero 8-12-2021
M. Paul deVivero, Professional Land Surveyor No. 4990 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 261

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 262

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 664.42 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°15'01" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°15'01" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 326.41 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 326.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,058 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

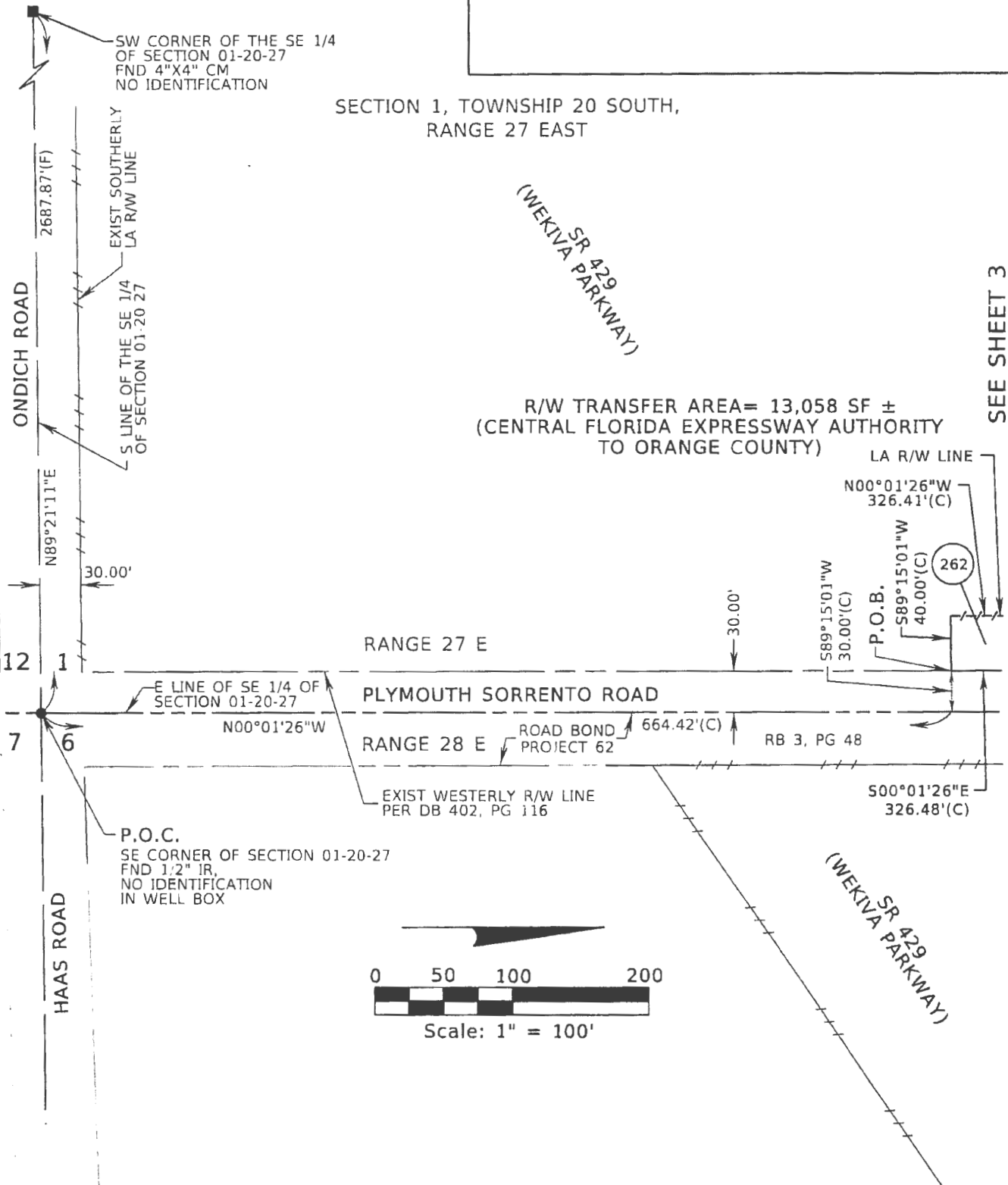
FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 262

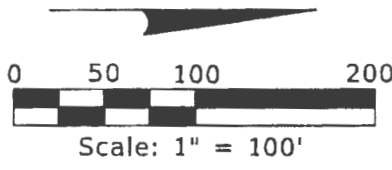


GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3




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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 262

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

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

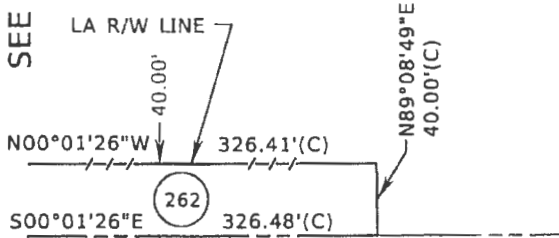
(WEKIVA PARKWAY)
SR 429

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

R/W TRANSFER AREA = 13,058 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2



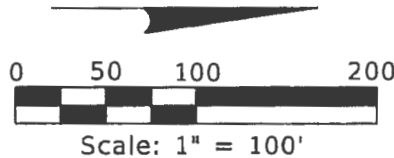
RANGE 27 E

RANGE 28 E
RB 3, PG 48

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

PLYMOUTH SORRENTO ROAD
ROAD BOND PROJECT 62

(WEKIVA PARKWAY)
SR 429



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 262



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4


REVISION	BY	DATE

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[Signature]
H. Paul deVivo, Professional Land Surveyor No. 4990
8-12-2021
DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 262

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 264

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1010.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,520 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

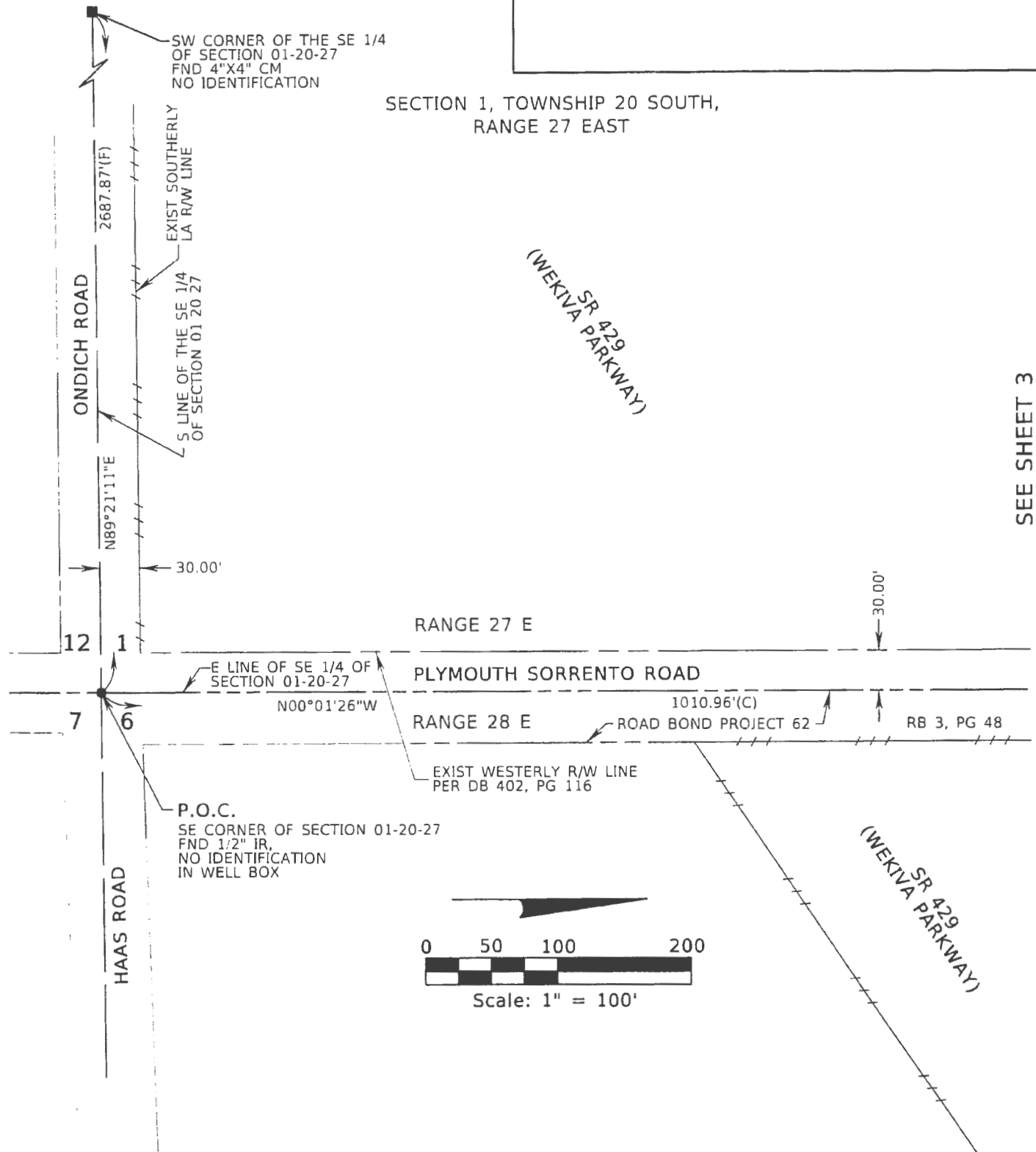
FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 264**



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

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 264



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

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

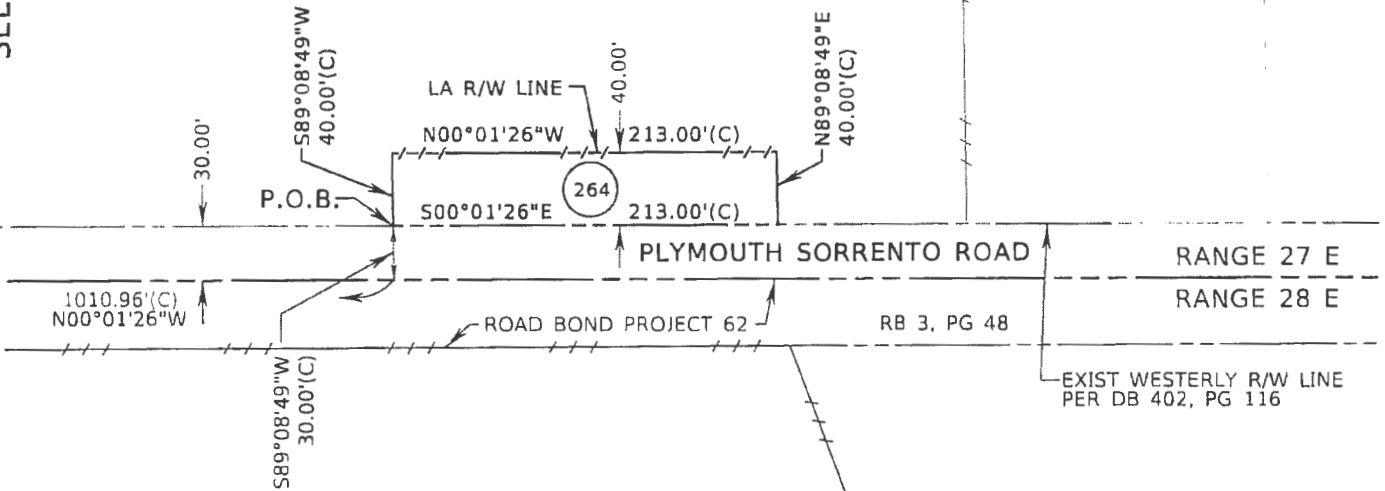
SR 429
(WEKIVA PARKWAY)

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

R/W TRANSFER AREA = 8,520 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

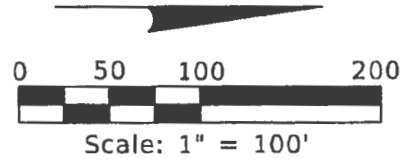
SEE SHEET 2



RANGE 27 E
RANGE 28 E

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

SR 429
(WEKIVA PARKWAY)



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 264



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
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E:	= EASTING	P.O.B.	= POINT OF BEGINNING
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IP	= IRON PIPE	R/W	= RIGHT OF WAY
IR	= IRON ROD	SF	= SQUARE FEET
IRC	= IRON ROD AND CAP	SR	= STATE ROAD
		STA	= STATION

GENERAL NOTES:

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

SHEET 4 OF 4

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[Signature] 8-12-2021
H. Paul deVlvaro, Professional Land Surveyor No. 4990 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 264**



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 265

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1010.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 104.89 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 104.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,196 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 265



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

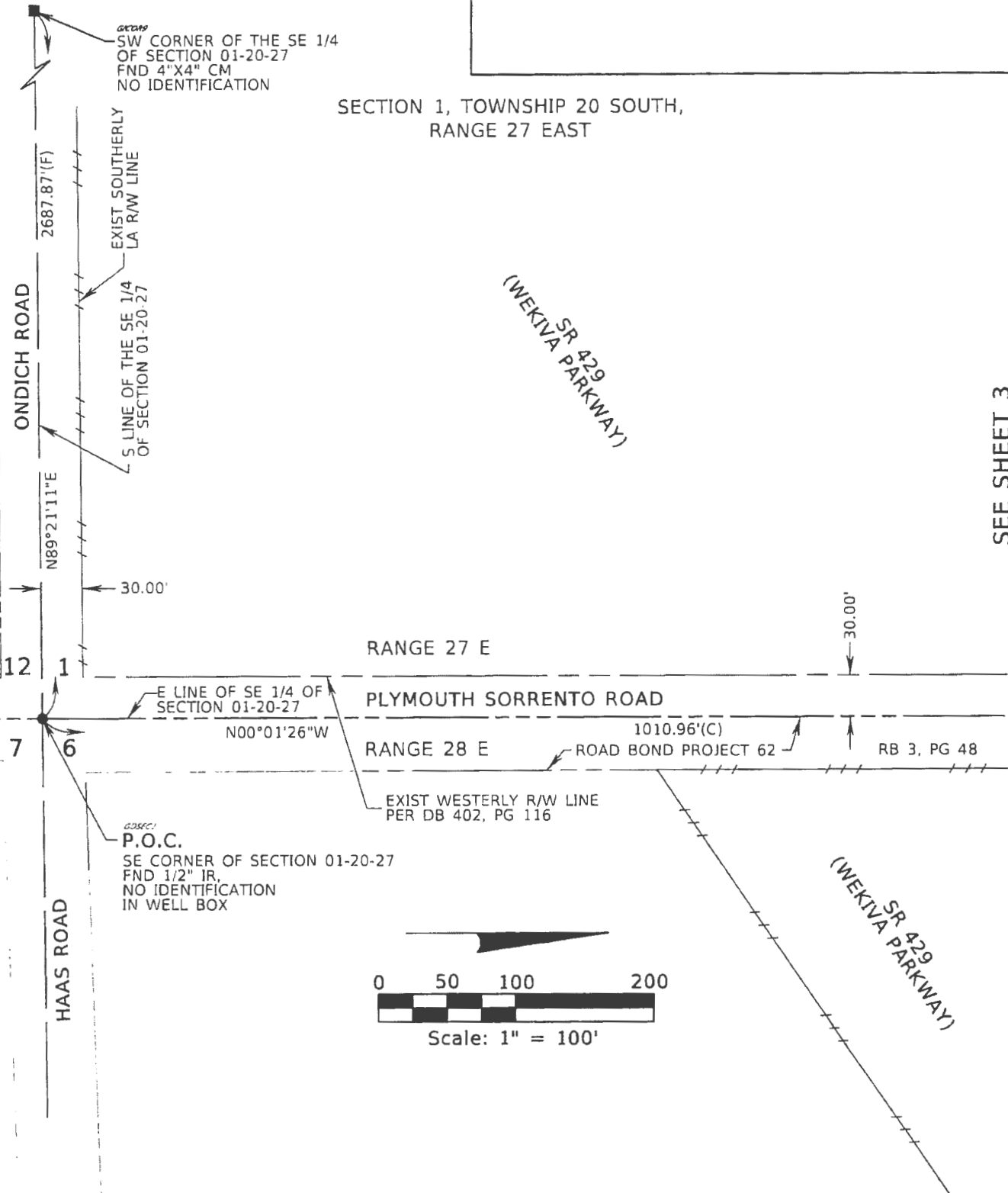
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 265



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VOICE: (407) 732-6965 FAX: 878-0841
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SKETCH OF DESCRIPTION

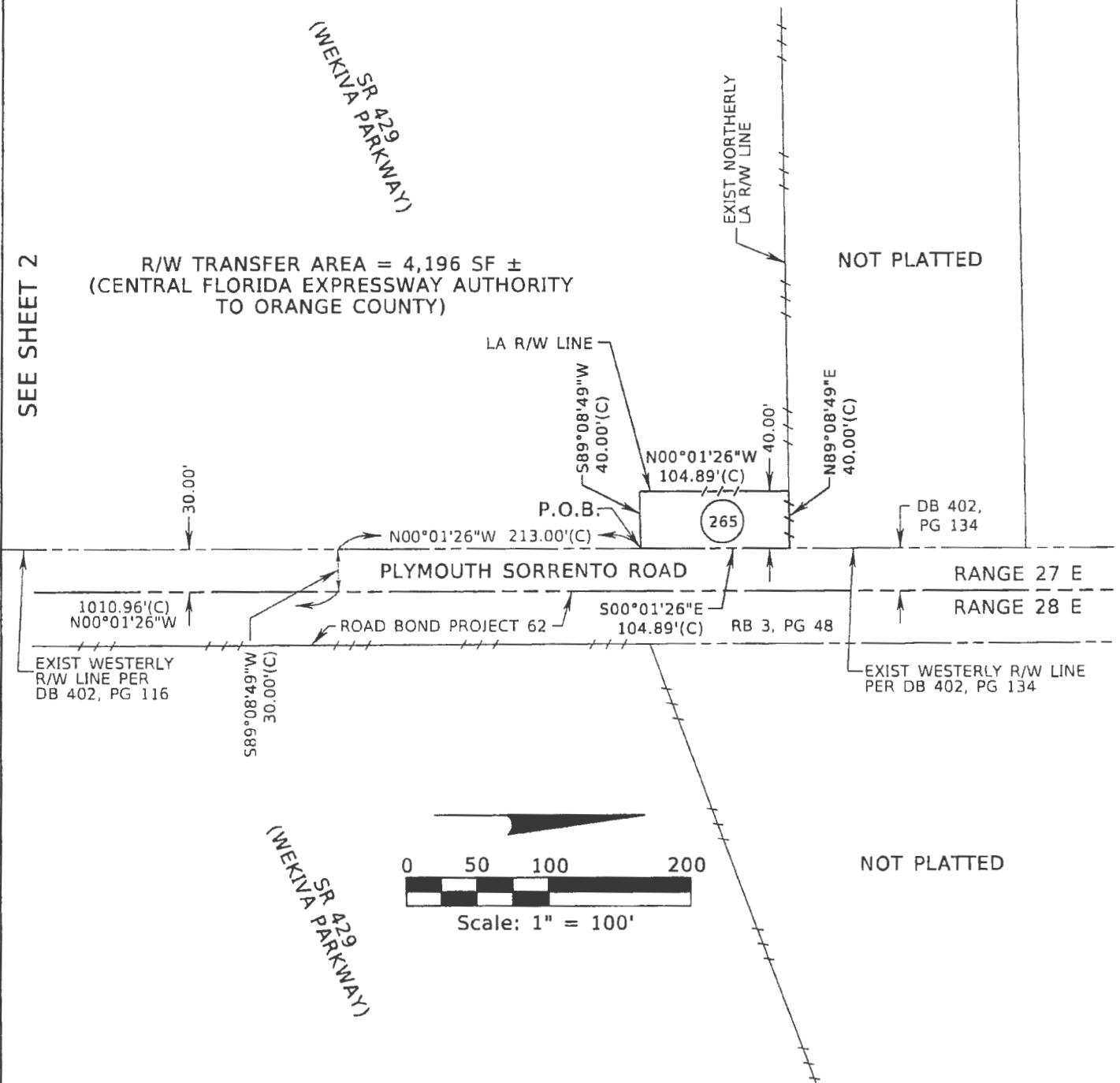
SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

SR 429
(WEKIVA PARKWAY)

R/W TRANSFER AREA = 4,196 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2

NOT PLATTED



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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
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STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 265



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

SKETCH OF DESCRIPTION

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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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 4 OF 4

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 9J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.



8-12-2021

H. Paul deIvero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 265



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 266

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 990.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 800 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 266**

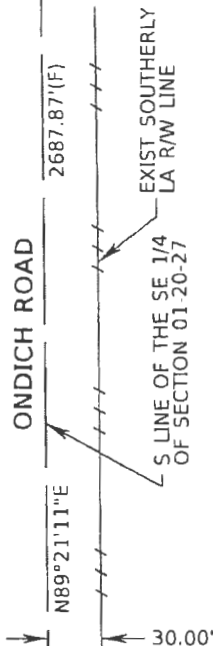


GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SW CORNER OF THE SE 1/4 OF SECTION 01-20-27
FND 4"x4" CM
NO IDENTIFICATION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST



SR 429
(WEKIVA PARKWAY)

SEE SHEET 3

12 1

RANGE 27 E

E LINE OF SE 1/4 OF SECTION 01-20-27

PLYMOUTH SORRENTO ROAD

7 6

N00°01'26\"/>

RANGE 28 E

990.96'(C)

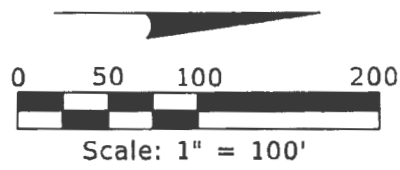
ROAD BOND PROJECT 62

RB 3, PG 48

EXIST WESTERLY R/W LINE PER DB 402, PG 116

P.O.C.
SE CORNER OF SECTION 01-20-27
FND 1/2" IR,
NO IDENTIFICATION
IN WELL BOX

SR 429
(WEKIVA PARKWAY)




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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 266

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

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

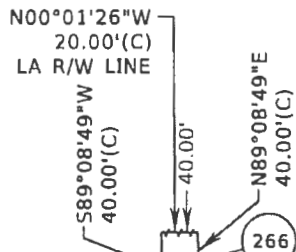
(WEKIVA SR 429
PARKWAY)

R/W TRANSFER AREA = 800 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

SEE SHEET 2



EXIST WESTERLY R/W LINE
PER DB 402, PG 134

P.O.B. PLYMOUTH SORRENTO ROAD

RANGE 27 E

990.96'(C)
N00°01'26\"/>

500°01'26\"/>

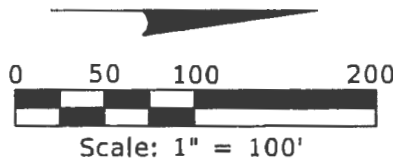
ROAD BOND
PROJECT 62

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

RANGE 28 E
RB 3, PG 48

589°08'49\"/>

(WEKIVA SR 429
PARKWAY)



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 266



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RB	= ROAD BOOK
ID	= IDENTIFICATION	RT	= RIGHT
IP	= IRON PIPE	R/W	= RIGHT OF WAY
IR	= IRON ROD	SF	= SQUARE FEET
IRC	= IRON ROD AND CAP	SR	= STATE ROAD
		STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4


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[Signature] 8-12-2021
H. Paul delVerno, Professional Land Surveyor No. 4990 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 266

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 275

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELL BOX WITH NO IDENTIFICATION; THENCE NORTH 87°59'58" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 39.20 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EXISTING EAST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°06'57" WEST ALONG SAID SOUTHERLY PROLONGATION LINE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 445.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°06'57" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 783.53 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 69°21'50"EAST, A DISTANCE OF 2.98 FEET; THENCE SOUTH 00°01'26"EAST, A DISTANCE OF 783.53 FEET; THENCE SOUTH 55°37'47" WEST, A DISTANCE OF 1.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,694 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF EAST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 275**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

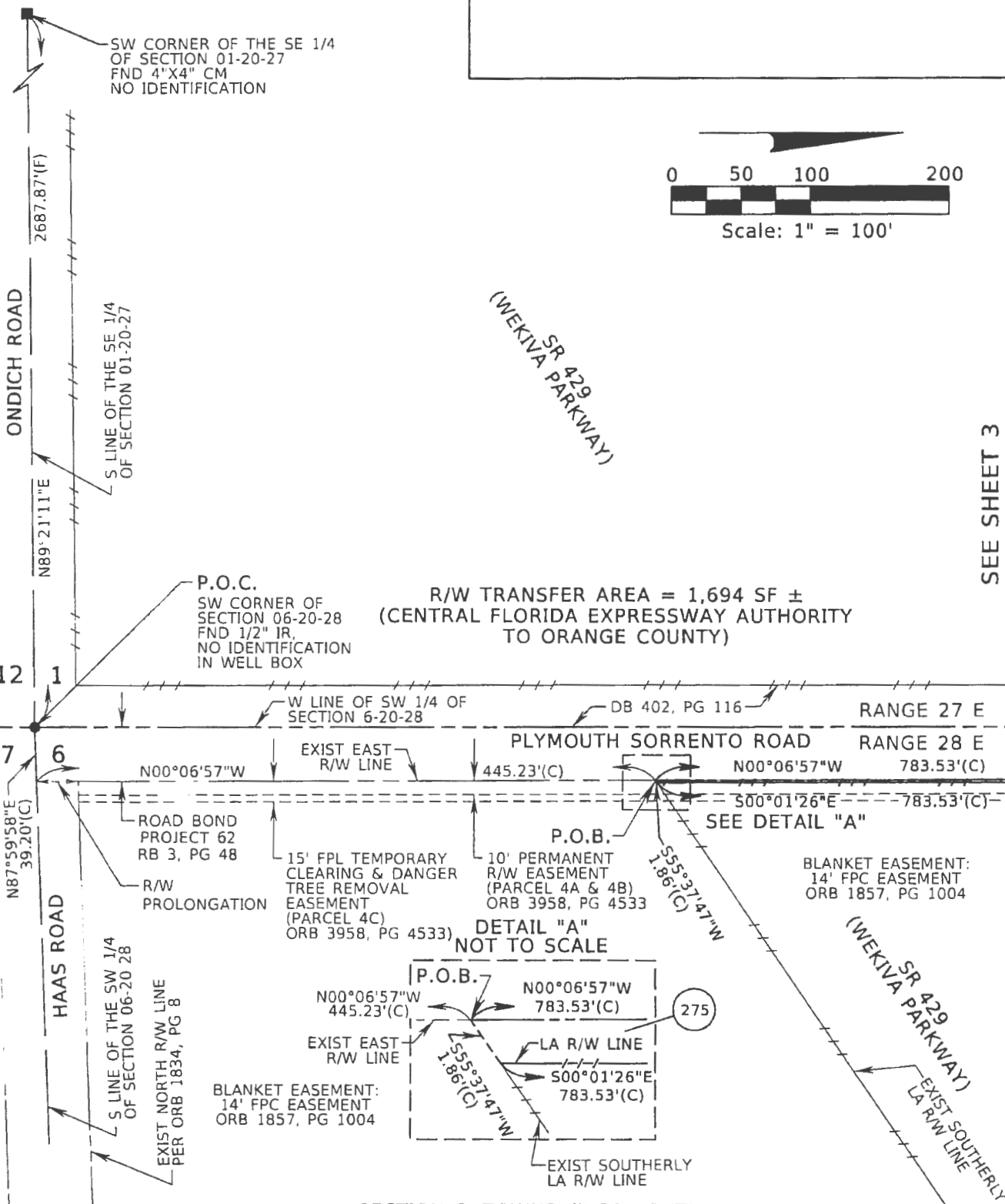
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SECTION 6, TOWNSHIP 20 SOUTH,
RANGE 28 EAST

SHEET 2 OF 4

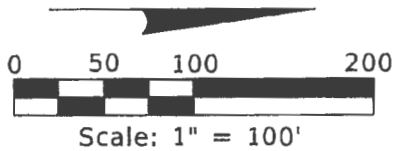
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 275



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

SKETCH OF DESCRIPTION

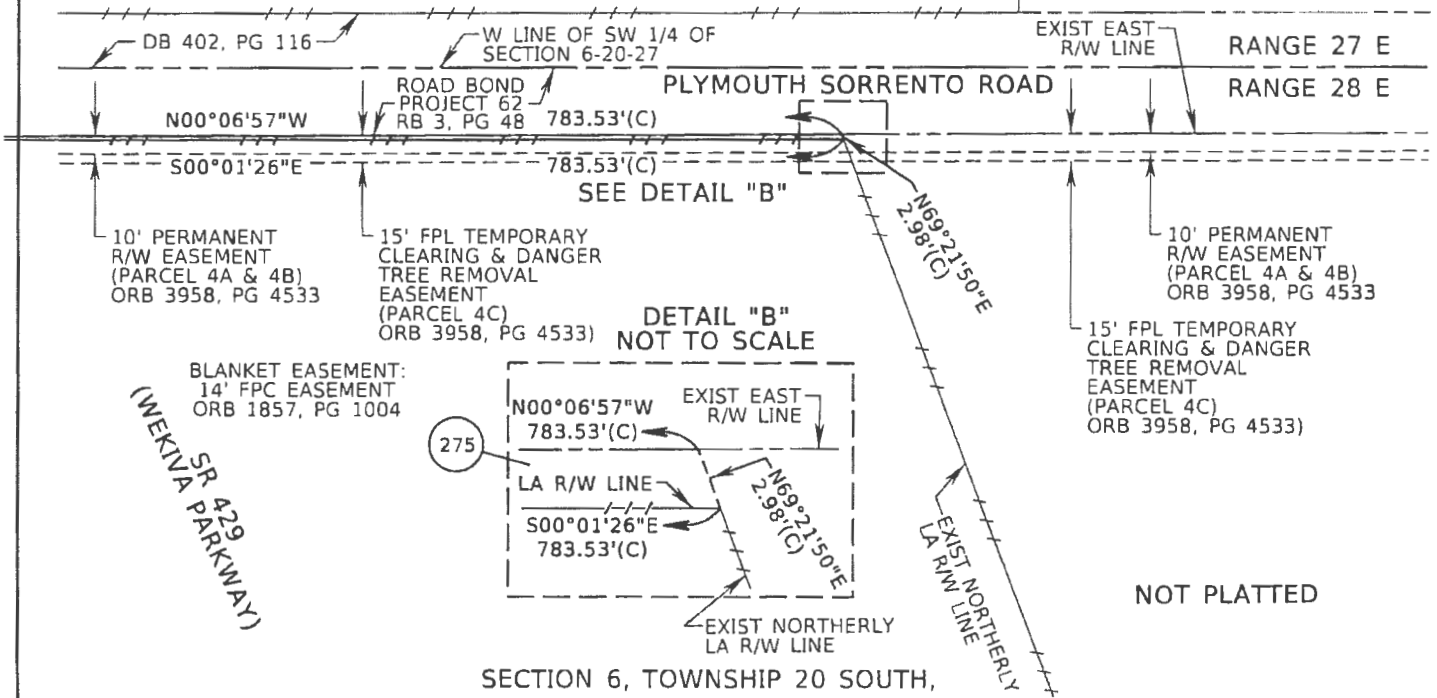


SEE SHEET 2

(WEKIVA PARKWAY)
SR 429

NOT PLATTED

R/W TRANSFER AREA = 1,694 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 275



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
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LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

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CM	= CONCRETE MONUMENT	ORB	= OFFICIAL RECORDS BOOK
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DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RB	= ROAD BOOK
FPC	= FLORIDA POWER CORPORATION	RT	= RIGHT
FPL	= FLORIDA POWER & LIGHT	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 06, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 87°59'58" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

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[Signature] 8-12-2021
H Paul deVivero, Professional Land Surveyor No. 4990 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 275**



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-205
COUNTY ROAD 435 (MT PLYMOUTH ROAD)
PORTION OF PARCEL 291 - EAST

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT WITH 3/8" IRON PIPE (OUTSIDE DIAMETER) WITH NO IDENTIFICATION, AS SHOWN ON CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD NUMBER 429, PROJECT NUMBER 429-205; THENCE SOUTH 88°13'13" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 418.03 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 22°54'03" EAST, A DISTANCE OF 109.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3530.00 FEET, A CHORD BEARING OF SOUTH 17°02'00" EAST AND A CHORD DISTANCE OF 723.40 FEET; THENCE RUN SOUTHERLY 724.67 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°45'44" TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3999.72 FEET, A CHORD BEARING OF SOUTH 59°01'08" WEST AND A CHORD DISTANCE OF 28.37 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 58°48'56" WEST, RUN SOUTHWESTERLY 28.37 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'23" TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 435 (MT PLYMOUTH ROAD), SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1499.36 FEET, A CHORD BEARING OF NORTH 15°47'48" WEST AND A CHORD DISTANCE OF 388.44 FEET; THENCE THE FOLLOWING THREE COURSES ALONG SAID RIGHT OF WAY LINE; THENCE DEPARTING SAID CURVE, FROM A TANGENT BEARING OF NORTH 08°21'14" WEST, RUN NORTHERLY 389.53 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°53'08" TO THE POINT OF TANGENCY; THENCE NORTH 23°14'22" WEST, A DISTANCE OF 338.23 FEET; THENCE NORTH 22°54'03" WEST, A DISTANCE OF 328.27 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3669.72 FEET, A CHORD BEARING OF NORTH 67°36'46" EAST AND A CHORD DISTANCE OF 56.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, FROM A TANGENT BEARING OF NORTH 68°03'00" EAST, RUN NORTHEASTERLY 56.00 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°52'28"; THENCE DEPARTING SAID CURVE, RUN SOUTH 22°54'03" EAST, A DISTANCE OF 218.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.051 ACRES, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF EASTERLY LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205
PARCEL 291



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

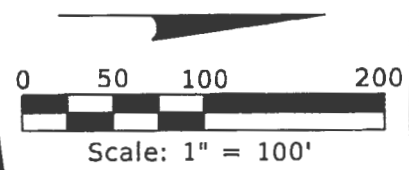
VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

NE CORNER OF THE SW 1/4 OF SECTION 5-20-28
 FND 1/2" IR NO ID
 FND 3.5" AXLE NO ID
 0.03'S, 5.07'W(F)
 (LOCALLY ACCEPTED CORNER AS SHOWN PER PB B, PAGE 27)
 FND 1 1/2" IP NO ID
 0.43'N, 5.15'W(F)

TOWNSHIP 20 SOUTH,
 RANGE 28 EAST



NOT PLATTED

LOT 18

CITY OF APOPKA

CITY LIMITS

SECTION 5

2819.72'(F)

R/W TRANSFER AREA
 = 1.051 ACRES ±
 (CENTRAL FLORIDA EXPRESSWAY AUTHORITY TO ORANGE COUNTY)

LOT 19

ORB 9158,
 PG 119

J.B. BABCOCK'S
 SUBDIVISION
 PLAT BOOK B,
 PAGE 27

SEE SHEET 3

SR PB 2, PG 60
 N23°14'22"W 338.23'(F)
 LA R/W LINE

EXIST EASTERLY R/W LINE

P.O.B.

291

CR 435 (MT PLYMOUTH RD)
 N.T.
 TB=N68°03'00"E

CITY LIMITS

SECTION 5

Δ=11°45'44"(C)
 R=3530.00'(C)
 L=724.67'(C)
 CD=723.40'(C)
 CB=S17°02'00"E

S22°54'03"E 109.13'(C)
 N LINE OF SE 1/4
 418.03'(C)
 588°13'13"W

N22°54'03"W 328.27'(C)

S22°54'03"E 218.73'(C)

Δ=00°52'28"(C)
 R=3669.72'(C)
 CD=56.00'(C)
 CB=N67°36'46"E

EXIST NORTHWESTERLY LA R/W LINE

LOT 19

CITY OF APOPKA

P.O.C.
 SE CORNER OF THE NE 1/4 OF SECTION 5-20-28
 FND 4"X4" CM
 W/ 3/8" IP (OD) NO ID,
 AS SHOWN ON CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR SR NUMBER 429, PROJECT NUMBER 429-205 (CCR 071403)

SECTION 4

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
 CFX PROJECT NO. 429-205
 PARCEL 291



GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2403
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
CB	= CHORD BEARING	LT	= LEFT
CD	= CHORD DISTANCE	MT	= MOUNT
CR	= COUNTY ROAD	N:	= NORTHING
Δ	= DELTA	NO.	= NUMBER
(D)	= DEED	N.T.	= NON TANGENT
(F)	= FIELD	(OD)	= OUTSIDE DIAMETER
CCR	= CERTIFIED CORNER RECORD	ORB	= OFFICIAL RECORDS BOOK
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ℙ	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PB	= PLAT BOOK
DB	= DEED BOOK	PC	= POINT OF CURVATURE
E:	= EASTING	PG	= PAGE
EXIST	= EXISTING	P.O.B.	= POINT OF BEGINNING
FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
ID	= IDENTIFICATION	PT	= POINT OF TANGENCY
IP	= IRON PIPE	R	= RADIUS
IR	= IRON ROD	RD	= ROAD
IRC	= IRON ROD AND CAP	RT	= RIGHT
L	= LENGTH	R/W	= RIGHT OF WAY
		SR	= STATE ROAD
		STA	= STATION
		TB	= TANGENT BEARING
		W/	= WITH


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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 05, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 88°13'13" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 4 OF 4


I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

 8-12-2021
H. Psul deVive, Professional Land Surveyor No. 4990 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJM

STATE ROAD 429
CFX PROJECT NO. 429-205
PARCEL 291

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-205
COUNTY ROAD 435 (MT PLYMOUTH ROAD)
PORTION OF PARCEL 291 - WEST

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT WITH 3/8" IRON PIPE (OUTSIDE DIAMETER) WITH NO IDENTIFICATION, AS SHOWN ON CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR SR NUMBER 429, PROJECT NUMBER 429-205; THENCE SOUTH 88°13'13" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 542.38 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 435 (MT PLYMOUTH ROAD); THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 22°54'03" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 56.63 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR COURSES ALONG SAID RIGHT OF WAY LINE; THENCE CONTINUE SOUTH 22°54'03" EAST, A DISTANCE OF 97.40 FEET; THENCE SOUTH 23°14'22" EAST, A DISTANCE OF 338.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1439.36 FEET, A CHORD BEARING OF SOUTH 12°58'20" EAST AND A CHORD DISTANCE OF 513.10 FEET; THENCE RUN SOUTHERLY 515.86 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°32'04" TO THE POINT OF TANGENCY; THENCE SOUTH 02°42'18" EAST, A DISTANCE OF 91.20 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4189.62 FEET, A CHORD BEARING OF SOUTH 61°30'55" WEST AND A CHORD DISTANCE OF 15.43 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, FROM A TANGENT BEARING OF SOUTH 61°24'35" WEST, RUN SOUTHWESTERLY 15.43 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°12'40" TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3410.00 FEET, A CHORD BEARING OF NORTH 14°59'10" WEST AND A CHORD DISTANCE OF 939.11 FEET; THENCE DEPARTING SAID CURVE, FROM A TANGENT BEARING OF NORTH 07°04'17" WEST, RUN NORTHERLY 942.10 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°49'46" TO THE POINT OF TANGENCY; THENCE NORTH 22°54'03" WEST, A DISTANCE OF 97.43 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3815.47 FEET, A CHORD BEARING OF NORTH 56°50'25" EAST AND A CHORD DISTANCE OF 4.06 FEET; THENCE FROM A TANGENT BEARING OF NORTH 56°52'15" EAST, RUN NORTHEASTERLY 4.06 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°03'40" TO THE POINT OF BEGINNING.

CONTAINING 0.502 ACRES, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WESTERLY LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205
PARCEL 291



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

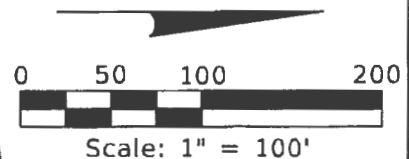
VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

NE CORNER OF THE SW 1/4 OF SECTION 5-20-28
 FND 1/2" IR NO ID
 FND 3.5" AXLE NO ID
 0.03'S, 5.07'W(F)
 (LOCALLY ACCEPTED CORNER AS SHOWN PER PB B, PAGE 27)
 FND 1 1/2" IP NO ID
 0.43'N, 5.15'W(F)

TOWNSHIP 20 SOUTH,
 RANGE 28 EAST



NOT PLATTED

LOT 18

CITY OF APOPKA

CITY LIMITS

SR PB 2, PG 60
 CITY LIMITS

ORB 9158,
 PG 119

J.B. BABCOCK'S
 SUBDIVISION
 PLAT BOOK B,
 PAGE 27

LOT 19

CR 435
 (MT PLYMOUTH RD)

SECTION 5

LOT 19

(WEKIVA PARKWAY)

SECTION 5

R/W TRANSFER AREA = 0.502 ACRES ±
 (CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 TO ORANGE COUNTY)

CITY OF APOPKA

P.O.C.
 SE CORNER OF THE
 NE 1/4 OF SECTION 5-20-28
 FND 4"X4" CM
 W/ 3/8" IP (OD) NO ID,
 AS SHOWN ON CENTRAL
 FLORIDA EXPRESSWAY
 AUTHORITY RIGHT OF WAY
 MAP FOR SR NUMBER 429,
 PROJECT NUMBER 429-205
 (CCR 071403)

SECTION 4

SHEET 2 OF 4

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

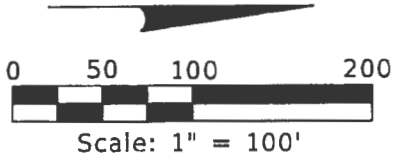
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
 CFX PROJECT NO. 429-205
 PARCEL 291



GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 240J
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



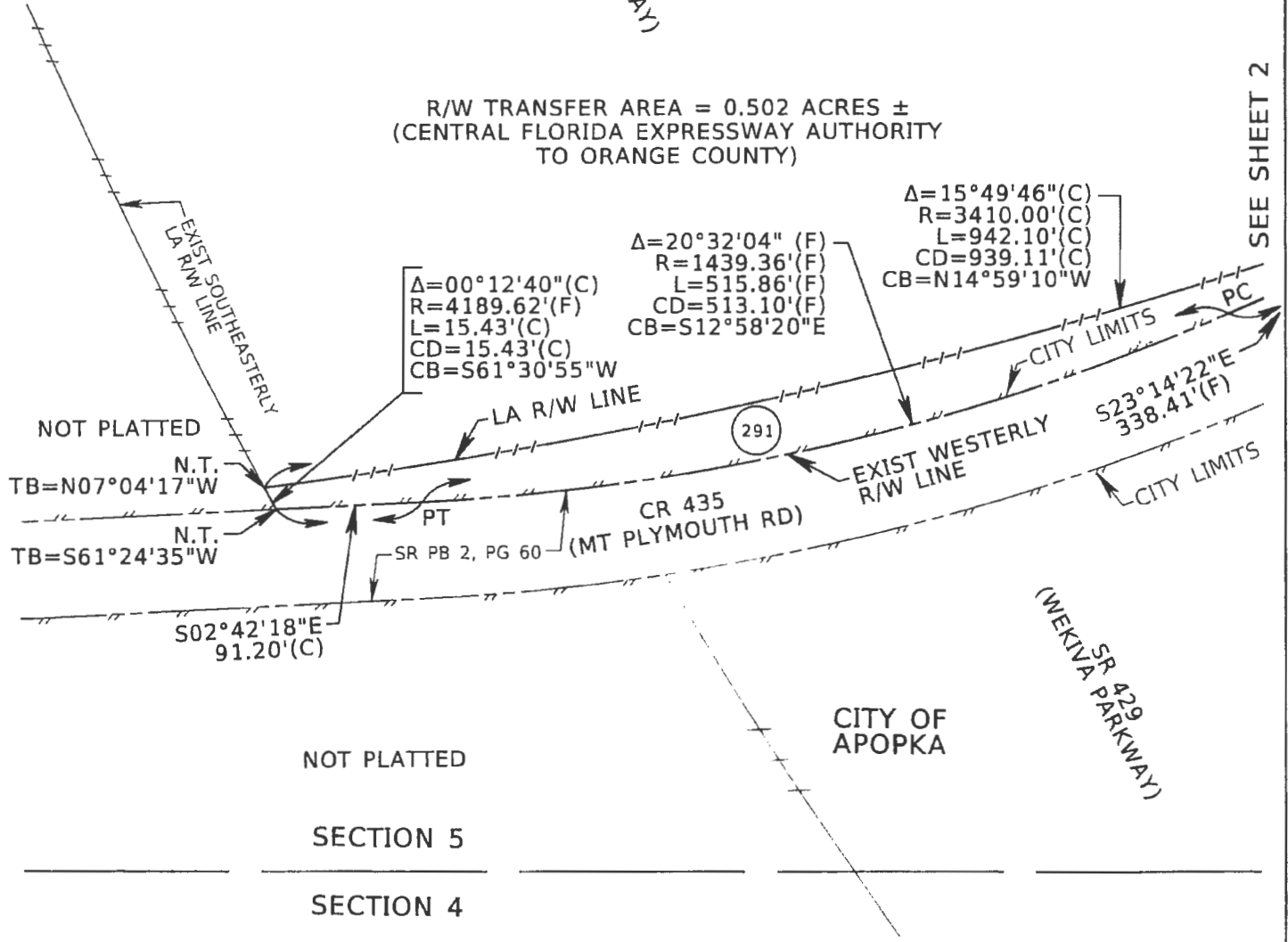
TOWNSHIP 20 SOUTH,
RANGE 28 EAST

(WEKIVA PARKWAY)
SR 429

CITY OF APOPKA

R/W TRANSFER AREA = 0.502 ACRES ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2



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

SHEET 3 OF 4


FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205
PARCEL 291

 **GEODATA CONSULTANTS, INC.**

SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
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VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

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

SHEET 4 OF 4

REVISION	BY	DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE. PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

[Signature]
H. Paul deVivero, Professional Land Surveyor No. 4990
DATE 8-12-2021

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-205
PARCEL 291**


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

EXHIBIT "B"
Deed

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

Reserved for Recording

Project Nos. 429-202, 429-203, 429-204, 429-205
Portions of Parcels 132 Part C, 134 Part C, 156 Partial, 157 Partial, 158 Partial, 169 Part B, 869,
170, 185 Part B, 186 Part B, 188 Part B, 207 Partial, 228, 229, 230, 233, 250 Part B, 252 Part B,
258 Partial, 259 Partial, 260 Partial, 261 Partial, 262 Partial, 264 Partial, 265 Partial, 266 Partial,
275 Partial, and 291 Partial

This deed is exempt from Florida documentary stamp tax under Department of Revenue Rules
12B-4.002(4)(a), 12B-4.014(10), F.A.C., and Section 201.02(6), Florida Statutes.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, dated as of the date of execution below, by **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 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said Grantee, all the right, title, interest, claim, and demand which the Grantor has in and to the following described real property, situate, lying and being in Orange County, Florida, more particularly described as follows ("**Property**"):

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit, and behoove of the Grantee forever.

SUBJECT TO the covenants, conditions, restrictions, reservations, and easements which are set forth below:

- a) Grantor reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view to, from, or across any State Road (S.R.) 429 right-of-way property which may otherwise accrue to any portion of the Property abutting said right-of-way. Grantee has no rights of ingress, egress, or access to S.R. 429 from the Property, nor does Grantee have any rights of light, air or view from S.R. 429 associated with the Property. Grantor is not conveying or restoring any other abutters' rights, including, without limitation, any claims for ingress, egress, air, light and view between the Property being conveyed, any abutting property, S.R. 429 and any other remaining property owned by Grantor.
- b) Grantor reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view across the Property, including, without limitation, any air rights reasonably necessary for bridges or infrastructure required for S.R. 429.
- c) By acceptance of this deed, Grantee expressly agrees for itself, and its successors and assigns, to prevent any use of the Property which would interfere with S.R. 429 or otherwise constitute a hazard for S.R. 429 or any related system or structure.
- d) By acceptance of this deed, Grantee acknowledges that portions of the Property were acquired via eminent domain and is subject to Section 73.013, Florida Statutes.
- e) By acceptance of this deed, Grantee expressly agrees to and acknowledges the establishment of the limited access lines more specifically set forth in **Exhibit "B"** attached hereto and incorporated herein by reference.
- f) By acceptance of this deed, Grantee expressly agrees for itself, and its successors and assigns, that in the event the Grantee no longer uses the Property (or any part thereof) for public right-of-way, then all right, title, and interest to the Property that is not used for public right-of-way shall automatically revert back to Grantor, at Grantor's option and at no cost to Grantor. The conveyance provided herein is made by a governmental entity to a governmental entity and therefore excepted from the provisions of Section 689.18, Florida Statutes, and excluded from the application of the statutory rules against perpetuities as set forth in Section 689.225(2), Florida Statutes.
- g) Easements, covenants, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, provided; however, this reference shall not operate to reimpose the same.

h) Ad valorem real property taxes and assessments, if applicable, for the year 2021 and subsequent years.

The preparer of this deed was neither furnished with, nor requested to review, an abstract of title for the above-described Property and therefore expresses no opinion as to the condition of title.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed in its name by its duly authorized representative.

Witnesses:

“GRANTOR”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

Print Name:

By: _____

Print Name:

Buddy Dyer, its Chairman

Date: _____

ATTEST: _____

Regla (“Mimi”) Lamaute
Recording Clerk

Approved as to form and legality by legal
counsel to the Central Florida Expressway
Authority on this ___ day of _____,
2021 for its exclusive use and reliance.

By: _____

Diego “Woody” Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ___ day of _____, 2021, by Buddy Dyer, as Chairman of the Central Florida Expressway Authority, on behalf of the organization. He is personally known to me OR produced _____ as identification.

NOTARY PUBLIC

Signature of Notary Public - State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT "C"
Existing L/A Lines

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429

PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: RELEASE OF LIMITED ACCESS RIGHTS
PONKAN ROAD

A PORTION OF PARCELS 156, 157 AND 158, PROJECT NO. 429-202

LEGAL DESCRIPTION

RELEASE OF 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 THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 937.97 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°15'01" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING FOR LINE A AND LINE B; THENCE NORTH 89°49'04" WEST ALONG SAID NORTH LINE, A DISTANCE OF 410.99 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°14'39" EAST ALONG SAID WEST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF TERMINUS OF LINE A; THENCE BEGIN AT THE POINT OF BEGINNING FOR LINE A AND LINE B AND RUN NORTH 00°15'01" WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF TERMINUS OF LINE B.

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

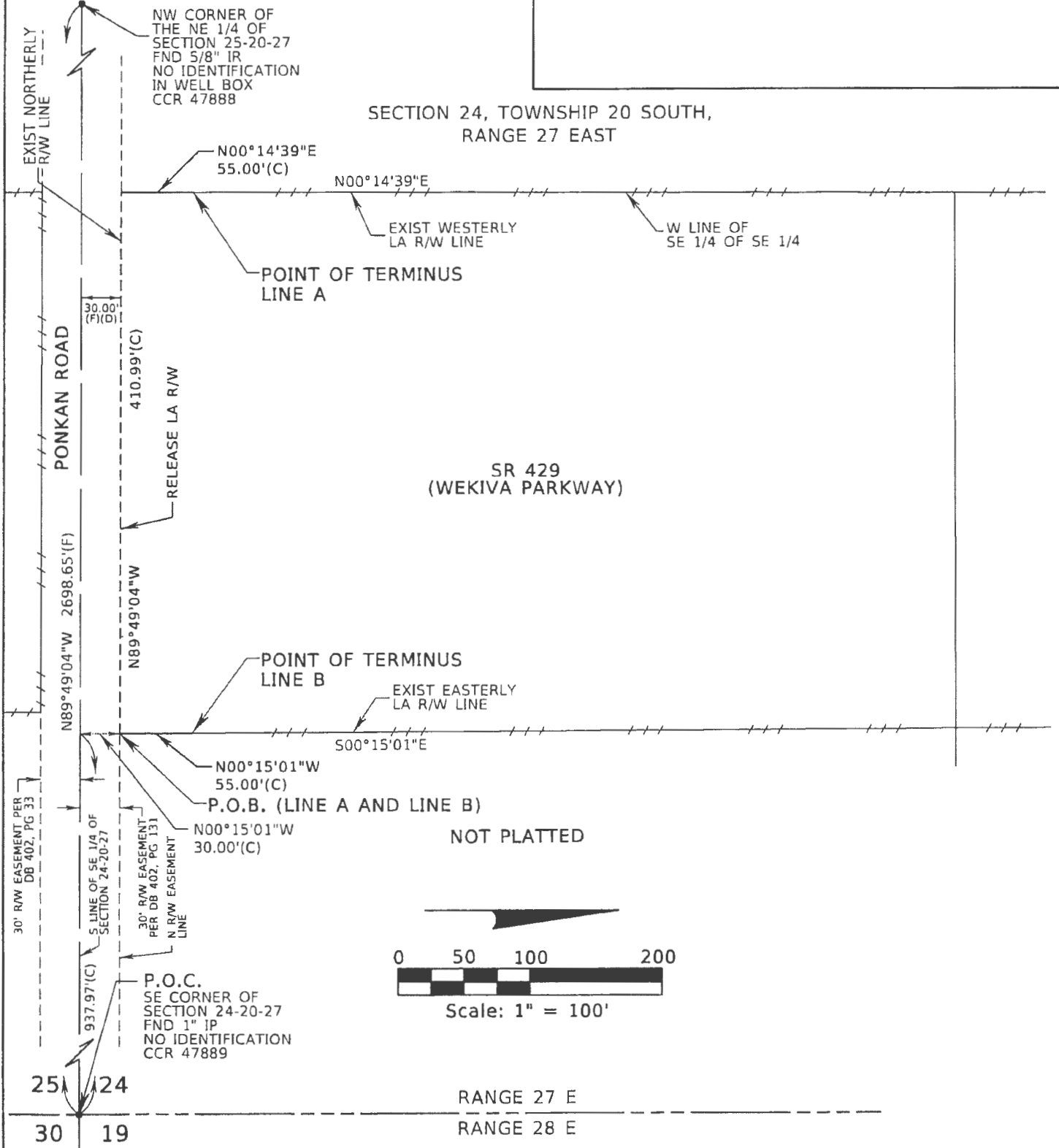
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

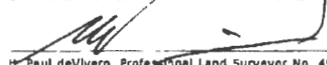
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GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.


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

SHEET 3 OF 3

			I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.  8-12-2021 DATE
REVISION	BY	DATE	

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: MAY 29, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429

PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: RELEASE OF LIMITED ACCESS RIGHTS
PLYMOUTH SORRENTO ROAD

A PORTION OF PARCELS 258-262 AND 264-266, PROJECT NO. 429-204

LEGAL DESCRIPTION

RELEASE OF 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 THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF LINE A AND LINE B; THENCE NORTH 00°01'26" WEST ALONG SAID RIGHT OF WAY LINE, 30.00 FEET WEST OF AND PARALLEL TO AFORESAID EAST LINE, A DISTANCE OF 1298.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF TERMINUS OF LINE A. THENCE BEGIN AT THE POINT OF BEGINNING FOR LINE A AND LINE B AND RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 40.00 FEET TO THE POINT OF TERMINUS OF LINE B.

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

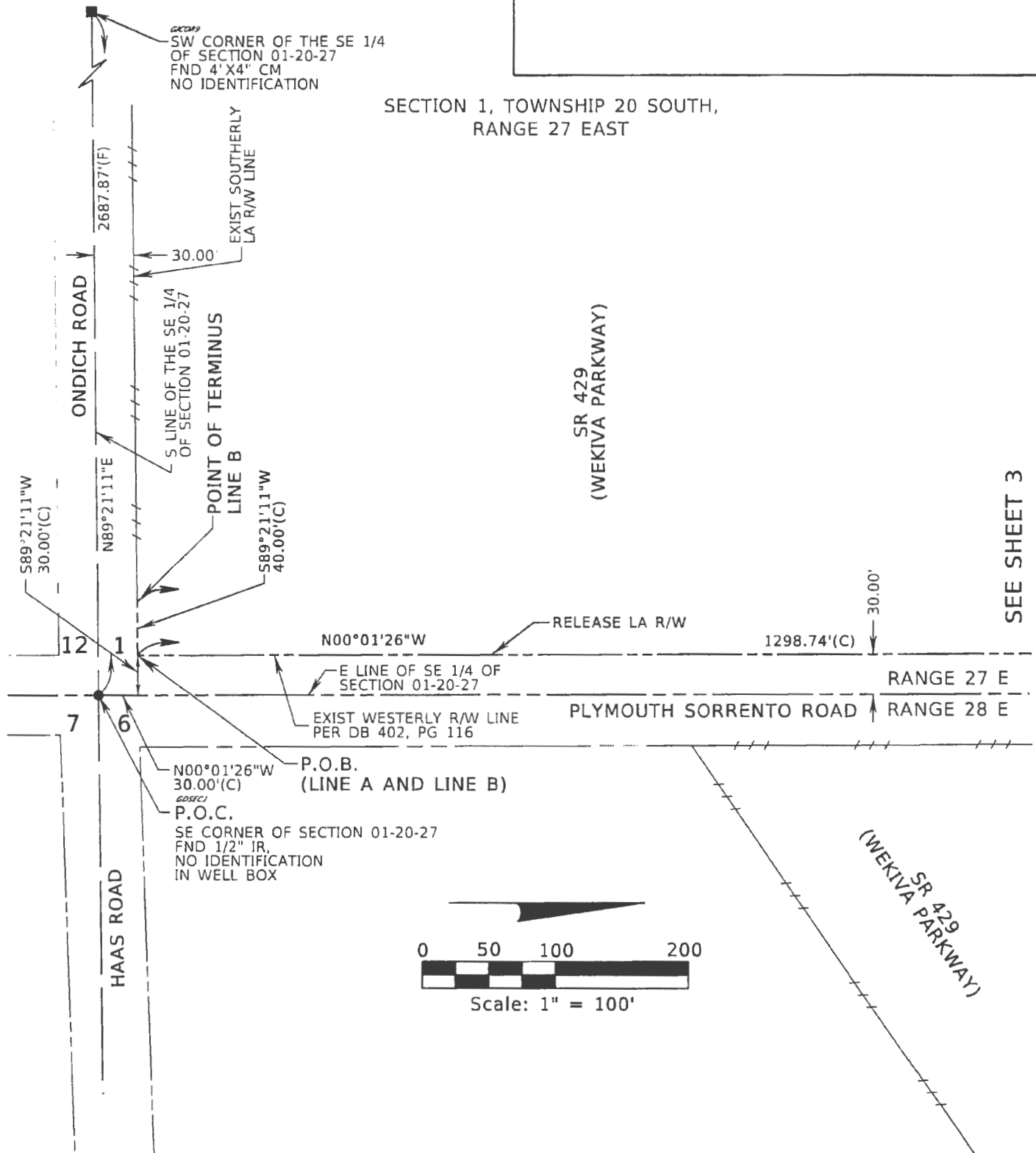
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

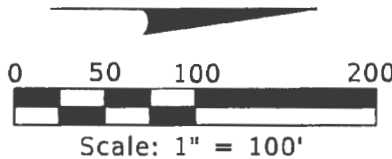
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST



SEE SHEET 3



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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

SEE SHEET 2

SR 429
(WEKIVA PARKWAY)

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

POINT OF TERMINUS
LINE A

30.00'

N00°01'26"W

RELEASE LA R/W

1298.74'(C)

S89°08'49"W
40.00'(C)

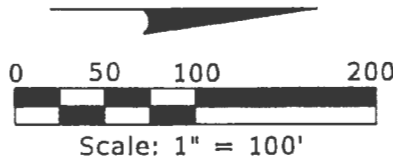
RANGE 27 E

RANGE 28 E

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

PLYMOUTH SORRENTO ROAD

SR 429
(WEKIVA PARKWAY)



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MAY 29, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CONCRETE MONUMENT	ORB	= OFFICIAL RECORDS BOOK
	= CENTRAL FLORIDA EXPRESSWAY	ℙ	= PROPERTY LINE
CM	AUTHORITY	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RT	= RIGHT
FND	= FOUND	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SQ	= SQUARE
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4


REVISION	BY	DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

[Signature]
H. Paul DeVivero, Professional Land Surveyor No. 4990
DATE: 8-12-2021

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: MAY 29, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429

PURPOSE: LIMITED ACCESS RIGHT OF WAY
ESTATE: RELEASE OF LIMITED ACCESS RIGHTS
PLYMOUTH SORRENTO ROAD

A PORTION OF PARCEL 275, PROJECT NO. 429-204

LEGAL DESCRIPTION

RELEASE OF 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 THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELL BOX WITH NO IDENTIFICATION; THENCE NORTH 87°59'S8" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 39.20 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EXISTING EAST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°06'57" WEST ALONG SAID SOUTHERLY PROLONGATION LINE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 445.23 FEET TO THE POINT OF BEGINNING FOR LINE A AND LINE B; THENCE CONTINUE NORTH 00°06'57" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 783.53 FEET; THENCE NORTH 69°21'50" EAST, A DISTANCE OF 2.98 FEET TO THE POINT OF TERMINUS OF LINE A; THENCE BEGIN AT THE POINT OF BEGINNING FOR LINE A AND LINE B AND RUN NORTH 55°37'47" EAST, A DISTANCE OF 1.86 FEET TO THE POINT OF TERMINUS OF LINE B.

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

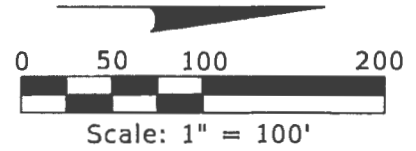
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

GEOM
SW CORNER OF THE SE 1/4
OF SECTION 01-20-27
FND 4"x4" CM
NO IDENTIFICATION



ONDICH ROAD
2687.87'(F)
NB89°21'11"E
S LINE OF THE SE 1/4
OF SECTION 01-20-27

SR 429
(WEKIVA PARKWAY)

SEE SHEET 3

G-7-SEC/1
P.O.C.
SW CORNER OF
SECTION 06-20-28
FND 1/2" IR,
NO IDENTIFICATION
IN WELL BOX

12 1
W LINE OF SW 1/4 OF SECTION 6-20-28
RANGE 27 E

7 6
N00°06'57"W
EXIST EAST R/W LINE
PLYMOUTH SORRENTO ROAD
445.23'(C)
N00°06'57"W
RANGE 28 E
783.53'(C)

N87°59'58"E
39.20'(C)
R/W PROLONGATION
P.O.B.
(LINE A AND LINE B)
SEE DETAIL "A"
RELEASE LA R/W

HAAS ROAD
S LINE OF THE SW 1/4 OF SECTION 06-20-28
EXIST NORTH R/W LINE PER ORB 1834, PG 8
15' FPL TEMPORARY CLEARING & DANGER TREE REMOVAL EASEMENT (PARCEL 4C) ORB 3958, PG 4533
10' PERMANENT R/W EASEMENT (PARCEL 4A & 4B) ORB 3958, PG 4533
BLANKET EASEMENT: 14' FPC EASEMENT ORB 1857, PG 1004

DETAIL "A"
NOT TO SCALE
N55°37'47"E
1.86'(C)
SR 429
(WEKIVA PARKWAY)

P.O.B.
(LINE A AND LINE B)
N00°06'57"W
445.23'(C)
EXIST EAST R/W LINE
RELEASE LA R/W
POINT OF TERMINUS
LINE B

BLANKET EASEMENT: 14' FPC EASEMENT ORB 1857, PG 1004
N14°31'17"W
1.81'(C)
EXIST SOUTHERLY LA R/W LINE

SECTION 6, TOWNSHIP 20 SOUTH,
RANGE 28 EAST

SHEET 2 OF 4

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

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019

PROJECT NO.: D08-01

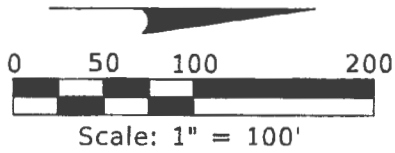
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

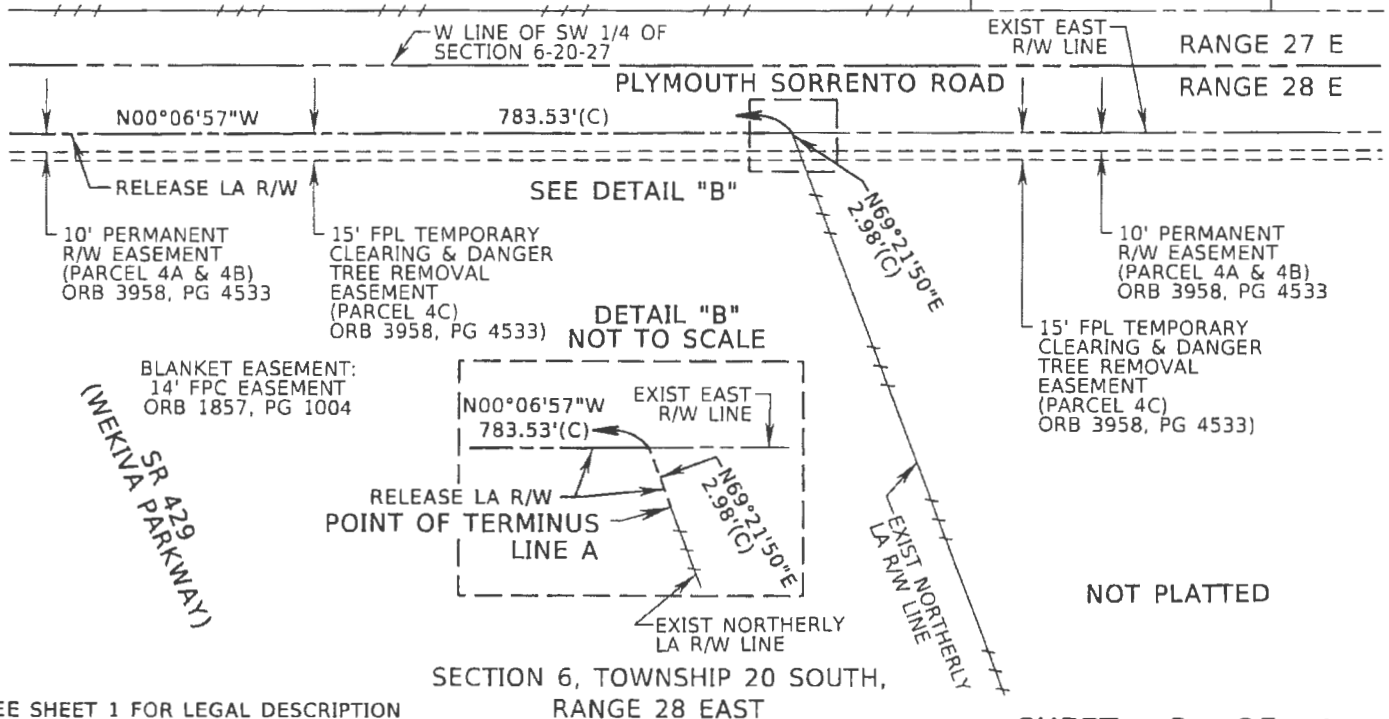
SKETCH OF DESCRIPTION



SEE SHEET 2

SR 429
(WEKIVA PARKWAY)

NOT PLATTED



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
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LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

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(F)	= FIELD	N:	= NORTHING
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CM	= CONCRETE MONUMENT	ORB	= OFFICIAL RECORDS BOOK
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
FPC	= FLORIDA POWER CORPORATION	R/W	= RIGHT OF WAY
FPL	= FLORIDA POWER & LIGHT	SQ	= SQUARE
ID	= IDENTIFICATION	SR	= STATE ROAD
IP	= IRON PIPE	STA	= STATION
IR	= IRON ROD		
IRC	= IRON ROD AND CAP		

GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 06, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 87°59'58" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

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 8-12-2021
H. Paul deVivero Professional Land Surveyor No. 4990 OATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: JULY 01, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204


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

EXHIBIT "D"
Release

Prepared by and Return to:

Laura L. Kelly
Associate General Counsel
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, Florida 32807

For recording purposes

Project Nos. 429-202, 429-203, 429-204, 429-205
Parcels 156, 157, 158, 258, 259, 260, 261, 262, 264, 265, 266, and 275

NOTICE OF PARTIAL RELEASE OF LIMITED ACCESS LINE

THIS NOTICE OF PARTIAL RELEASE OF LIMITED ACCESS LINES ("Notice") is hereby executed the _____ day of _____ 2021 by CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a public corporation and an agency of the State of Florida ("CFX"), whose mailing address is 4974 ORL Tower Road, Orlando, Florida 32807.

RECITALS:

WHEREAS, CFX is the owner and holder of a limited access lines running along Ponkan Road and Plymouth Sorrento Road, both more particularly described as Limited Access Right of Way Parcels 156, 157, 158, 258, 259, 260, 261, 262, 264, 265, 266, and 275, as acquired pursuant to that certain Warranty Deed from Hubbs of Florida, Incorporated dated August 27, 2014, and recorded August 29, 2014 in Official Records Book 10797, Page 9199, Public Records of Orange County, Florida, that certain Stipulated Order of Taking, Case No. 2014-CA-003373-O in the Circuit Court of the Ninth Judicial Circuit, Orange County, Florida entered July 18, 2014, that certain Stipulated Order of Taking, Case No. 2014-CA-001972-O in the Circuit Court of the Ninth Judicial Circuit, Orange County, Florida entered July 10, 2014, and that certain Authority Deed Warranty Deed from Barn LLP dated February 28, 2007, and recorded March 8, 2007 in Official Records Book 9147, Page 1851, Public Records of Orange County, Florida ("Existing Limited Access Lines"); and

WHEREAS, new limited access lines along Ponkan Road and Plymouth Sorrento Road have been established in that certain Quit Claim Deed from CFX to the County dated _____ and recorded _____ as Document number _____; and

WHEREAS, CFX is desirous of releasing a portion of the Existing Limited Access Lines along _____ more particularly described on **Exhibit "A"**.

WITNESSETH:

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which CFX hereby acknowledges, the CFX agrees:

1. **Incorporation.** The foregoing recitals are hereby incorporated into and made a part of this Notice.

2. **Release.** CFX hereby releases and terminates the portion of the Existing Limited Access Lines represented by the limited access lines more particularly set forth on **Exhibit "A"** attached hereto and incorporated herein by this reference. It is understood and agreed that nothing contained herein shall be construed to release, discharge or convey any other portion of the limited access lines, the remainder of which shall remain and continue in full force and effect.

IN WITNESS WHEREOF, CFX has caused this instrument to be executed in the manner and form sufficient to bind it as of the day and year first above written.

[SIGNATURE PAGE TO FOLLOW]

Witnesses:

Print Name: _____

Print Name: _____

**“CFX”
CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

By: _____
Buddy Dyer, Chairman

Date: _____

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

Approved as to form and legality by legal counsel
to the Central Florida Expressway Authority on
this ___ day of _____, 2021 for its
exclusive use and reliance.

By: _____
Diego “Woody” Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or []
online notarization this ___ day of _____, 2021, by Buddy Dyer, as Chairman of the Central
Florida Expressway Authority, on behalf of the organization. He is personally known to me OR produced
_____ as identification.

NOTARY PUBLIC

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

EXHIBIT "E"
NEW L/A LINES

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202 PONKAN ROAD
PORTION OF PARCEL 156

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 937.97 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°15'01" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 89°49'04" WEST ALONG SAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 73.55 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH RIGHT OF WAY EASEMENT LINE, RUN NORTH 00°09'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 73.16 FEET; THENCE SOUTH 00°15'01" EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,034 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF NORTH LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

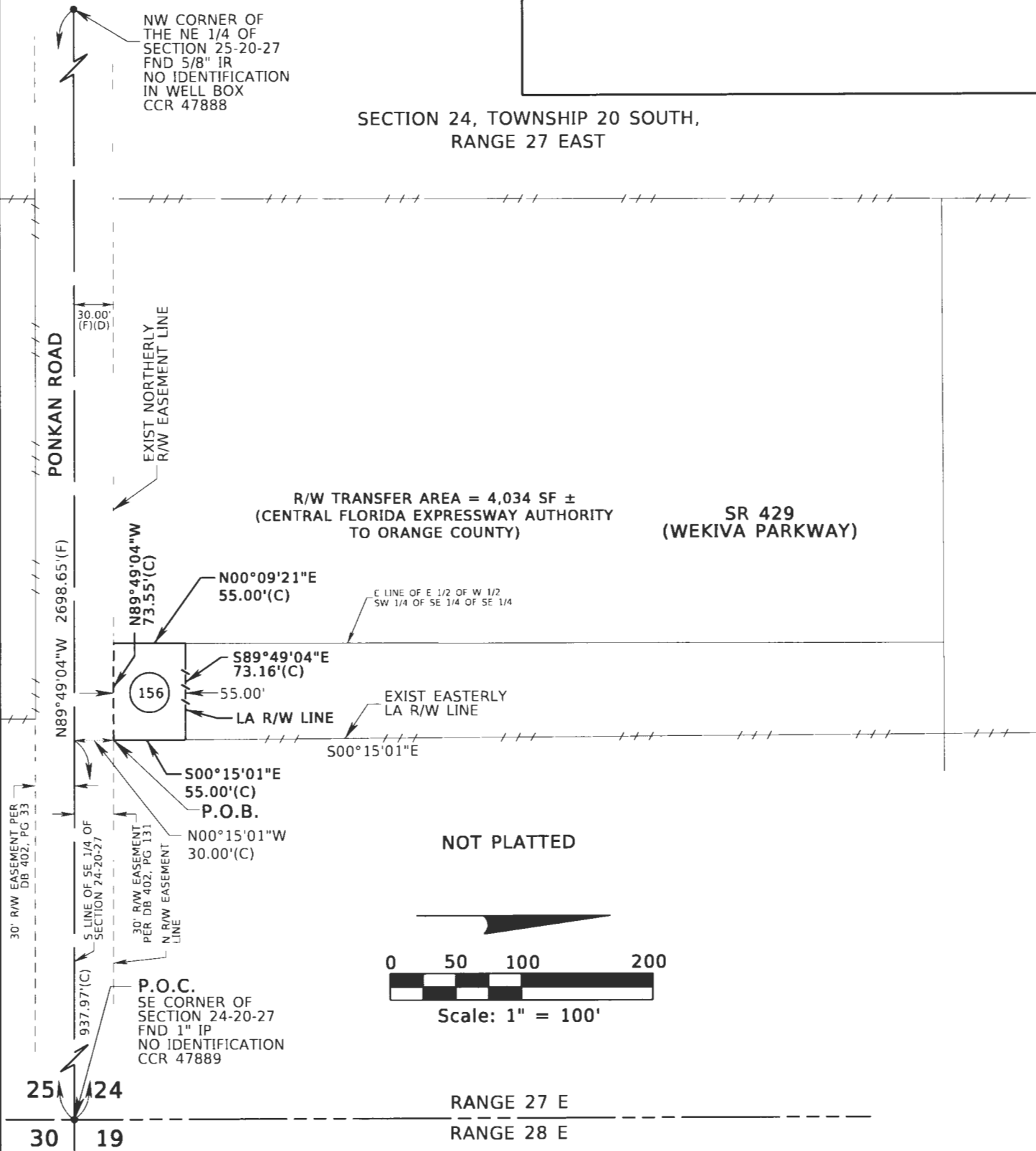
VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

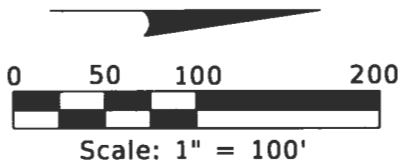
SKETCH OF DESCRIPTION

NW CORNER OF THE NE 1/4 OF SECTION 25-20-27 FND 5/8" IR NO IDENTIFICATION IN WELL BOX CCR 47888

SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST



NOT PLATTED



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202

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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
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E:	= EASTING	P.O.B.	= POINT OF BEGINNING
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IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

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

REVISION

BY

DATE

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-202**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202 PONKAN ROAD
PORTION OF PARCEL 157

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1011.73 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°09'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°49'04" WEST ALONG SAID NORTH LINE, A DISTANCE OF 168.92 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°13'06" EAST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 168.86 FEET TO THE INTERSECTION WITH THE AFORESAID EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00°09'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,289 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF NORTH LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

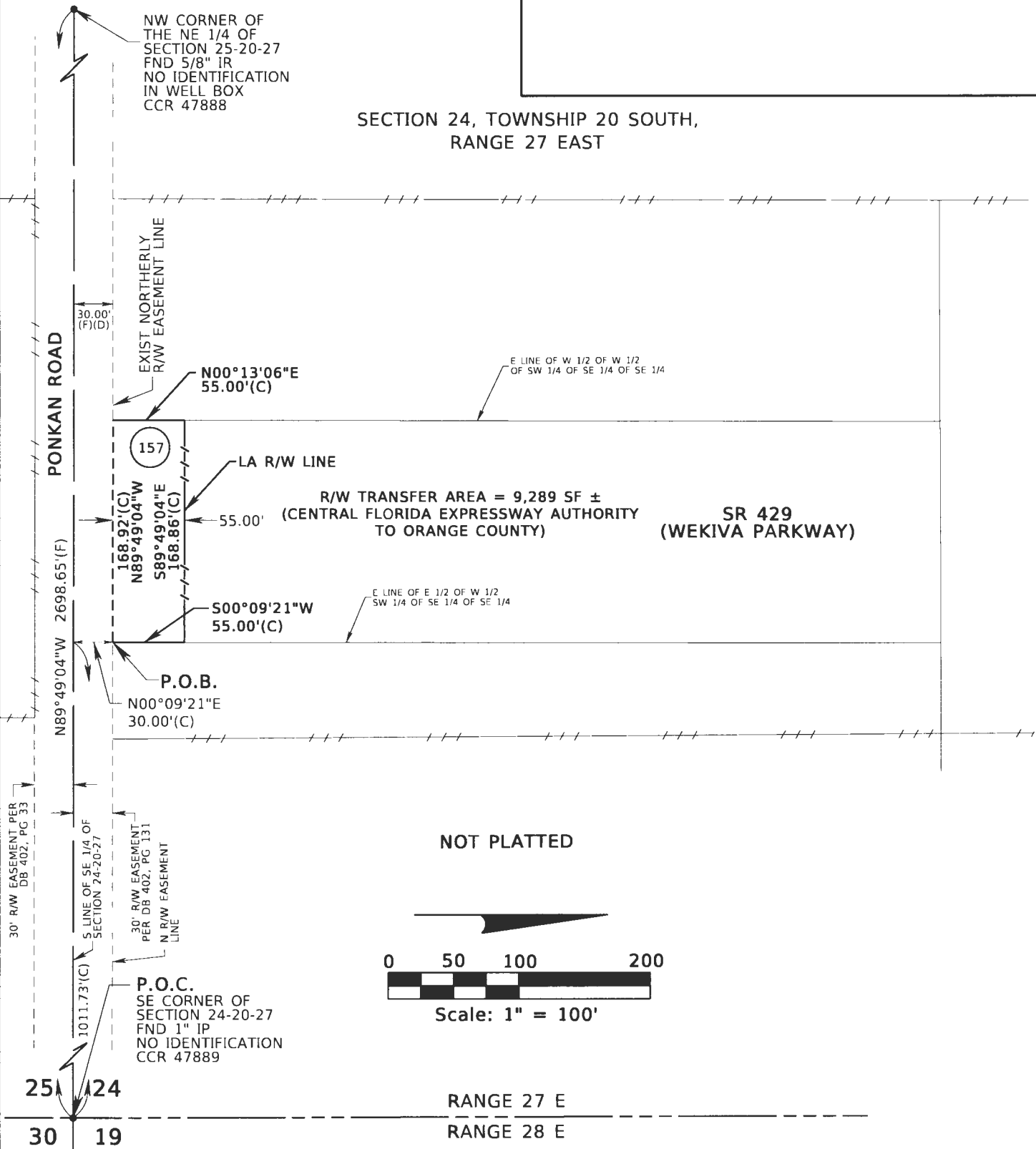
VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

NW CORNER OF THE NE 1/4 OF SECTION 25-20-27 FND 5/8" IR NO IDENTIFICATION IN WELL BOX CCR 47888

SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

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GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
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7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

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H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-202**



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202 PONKAN ROAD
PORTION OF PARCEL 158

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY,
FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH
LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1180.69 FEET TO THE INTERSECTION WITH THE
EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST
1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°13'06" EAST ALONG SAID EAST LINE,
A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED
BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING;
THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°49'04" WEST ALONG SAID NORTH RIGHT OF WAY EASEMENT
LINE, A DISTANCE OF 168.52 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH RIGHT OF WAY EASEMENT LINE, RUN NORTH
00°14'39" EAST ALONG SAID WEST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN
SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE,
A DISTANCE OF 168.49 FEET TO THE INTERSECTION WITH THE AFORESAID EAST LINE; THENCE SOUTH 00°13'06" WEST
ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,268 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE
OF NORTH LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

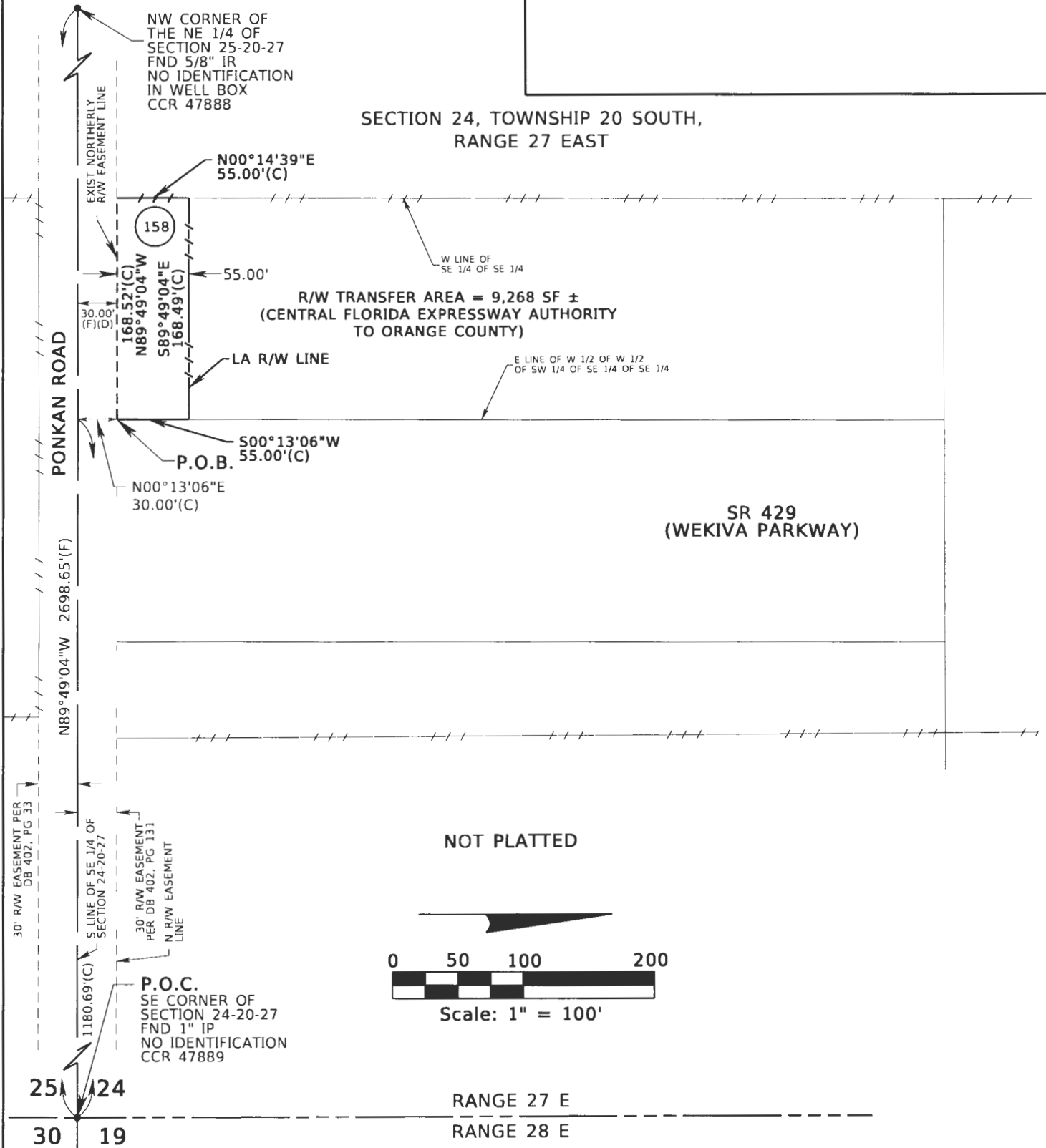
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

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SEE SHEET 1 FOR LEGAL DESCRIPTION
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SHEET 3 OF 3

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

H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-202**



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 258

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WEST RIGHT OF WAY LINE, A DISTANCE OF 136.07 FEET; THENCE NORTH 89°19'38" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 136.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,443 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

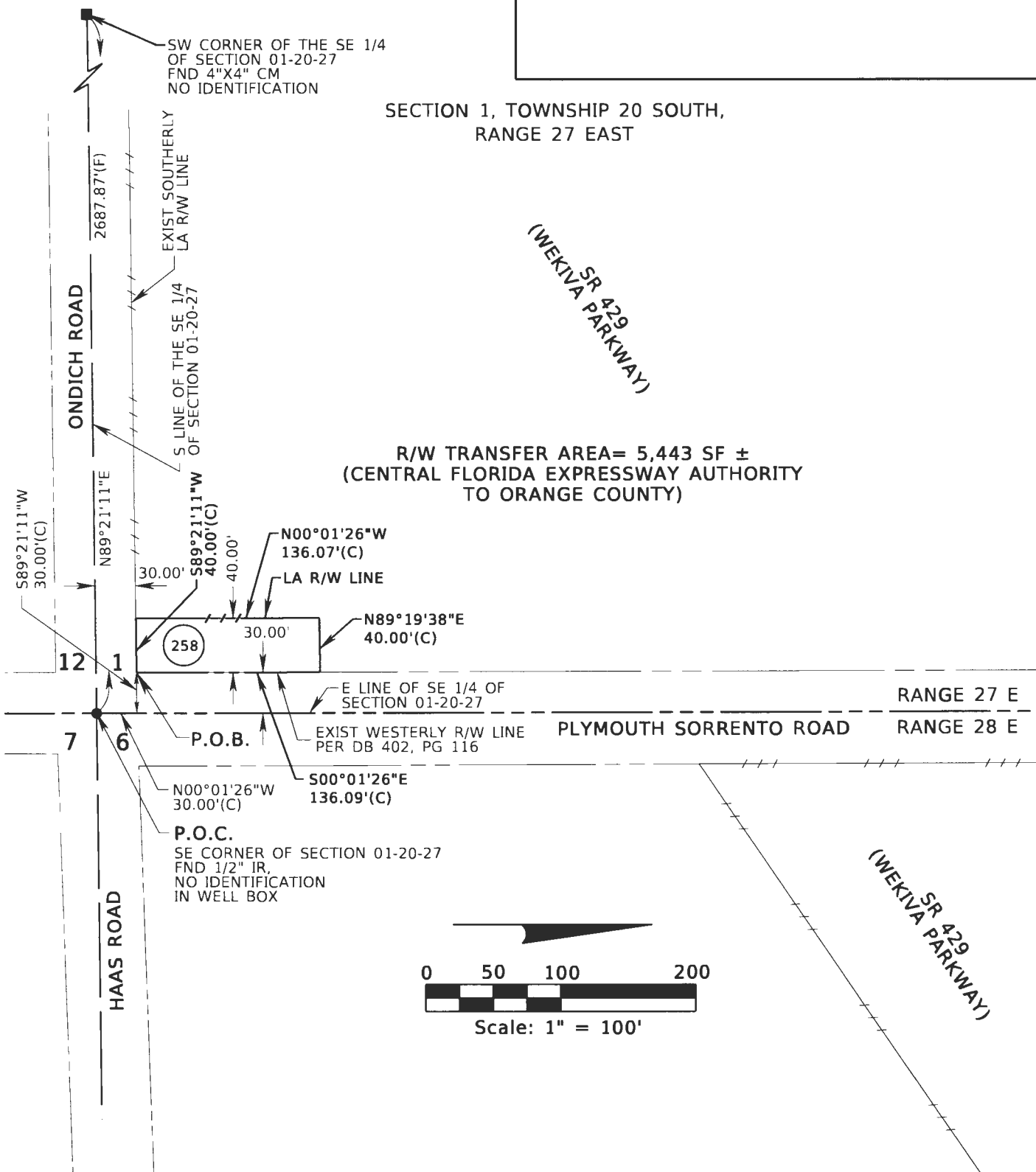
FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

SKETCH OF DESCRIPTION



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

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3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SHEET 3 OF 3

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H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204**



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
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LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 259

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 136.09 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°19'38" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.07 FEET; THENCE NORTH 89°18'06" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,643 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746

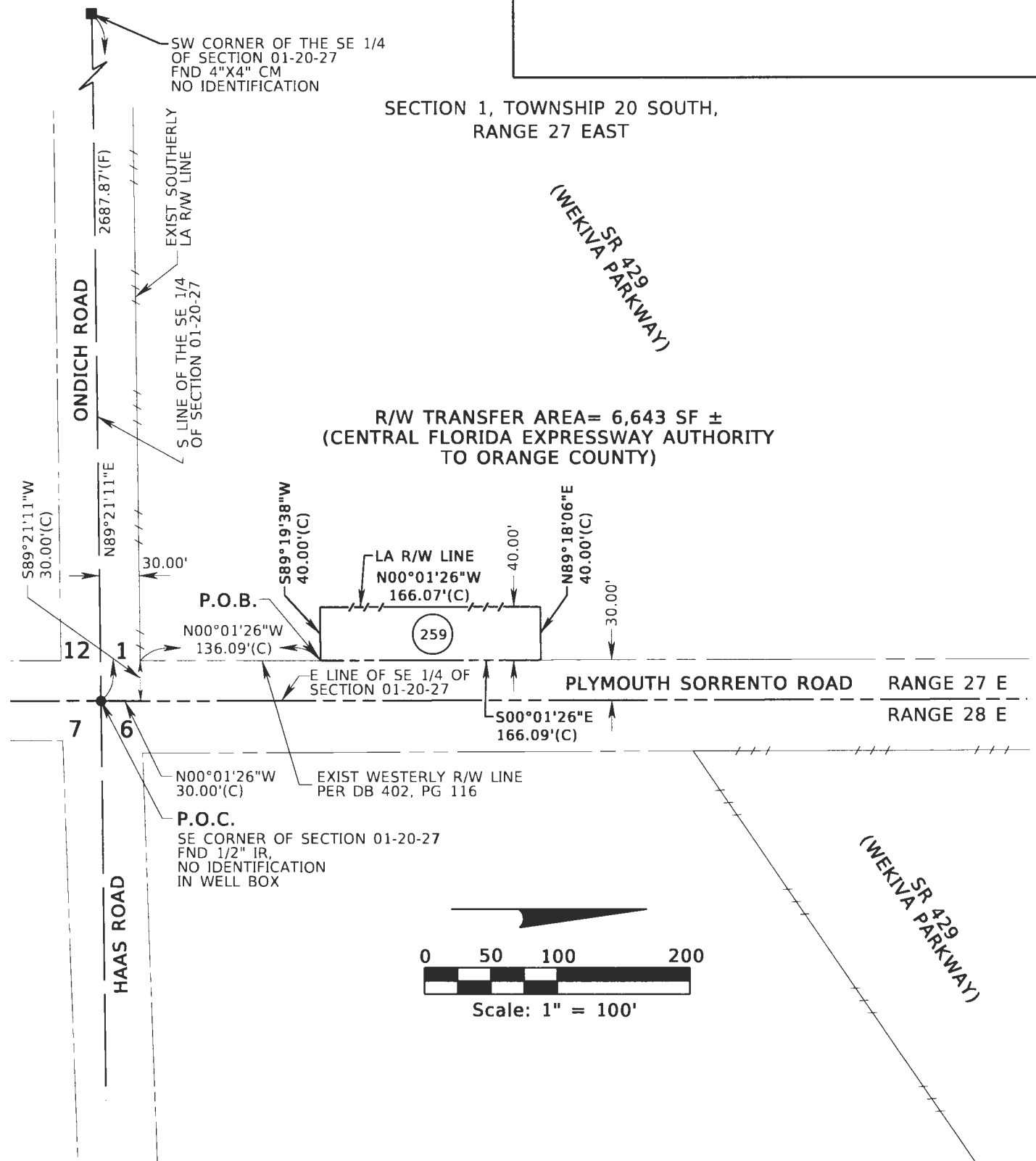
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

SR 429
(WEKIVA PARKWAY)

R/W TRANSFER AREA = 6,643 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

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

REVISION	BY	DATE

H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 260

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 302.18 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°18'06" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.07 FEET; THENCE NORTH 89°16'33" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,643 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



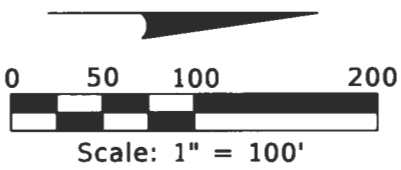
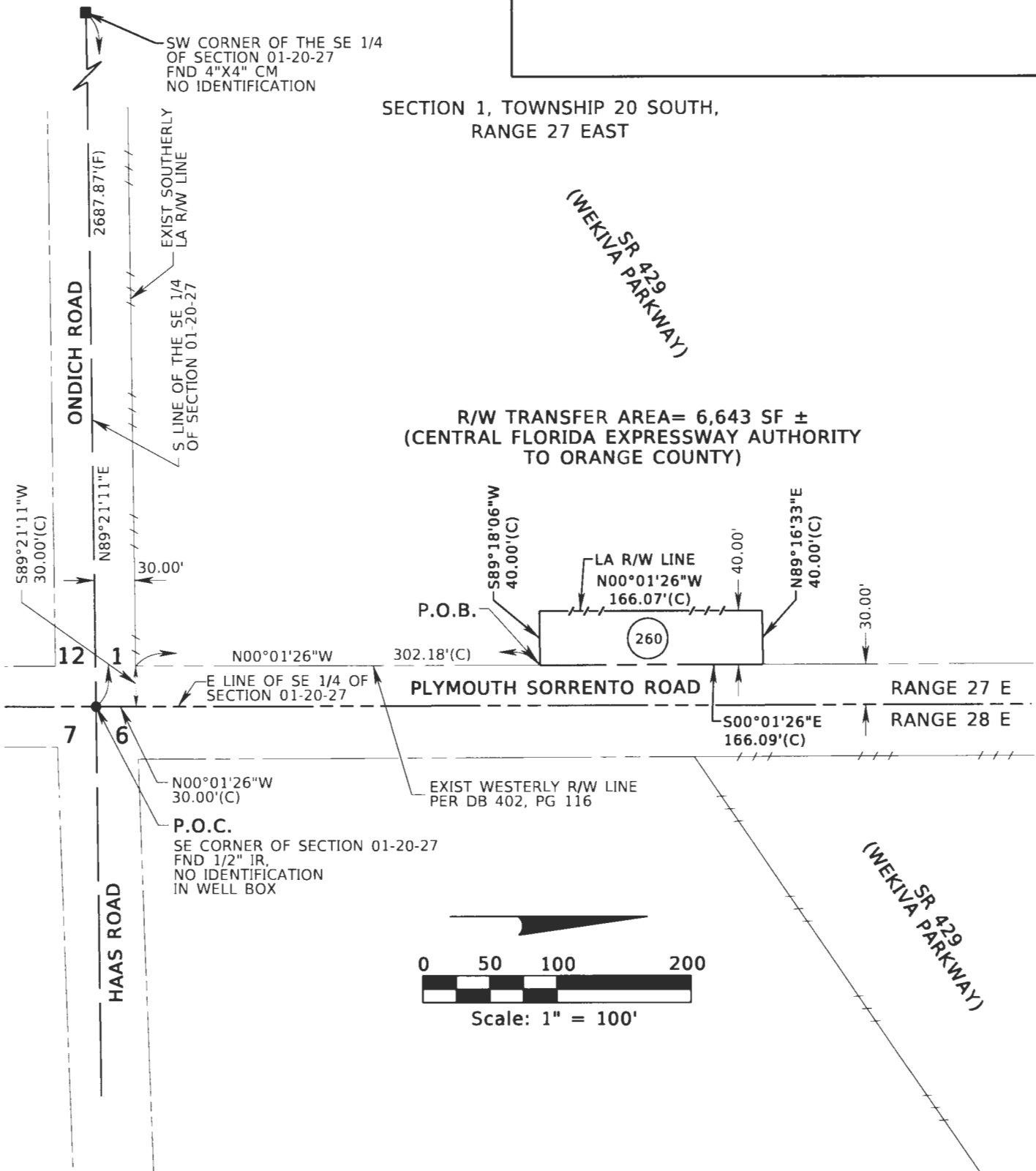
GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

(WEKIVA PARKWAY)
SR 429

R/W TRANSFER AREA = 6,643 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

SKETCH OF DESCRIPTION

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IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION

GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

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H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION

BY

DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 261

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 468.27 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°16'33" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.08 FEET; THENCE NORTH 89°15'01" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,644 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
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CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
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E:	= EASTING	P.O.B.	= POINT OF BEGINNING
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FND	= FOUND	RT	= RIGHT
ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

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H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 262

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 664.42 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°15'01" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°15'01" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 326.41 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 326.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,058 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

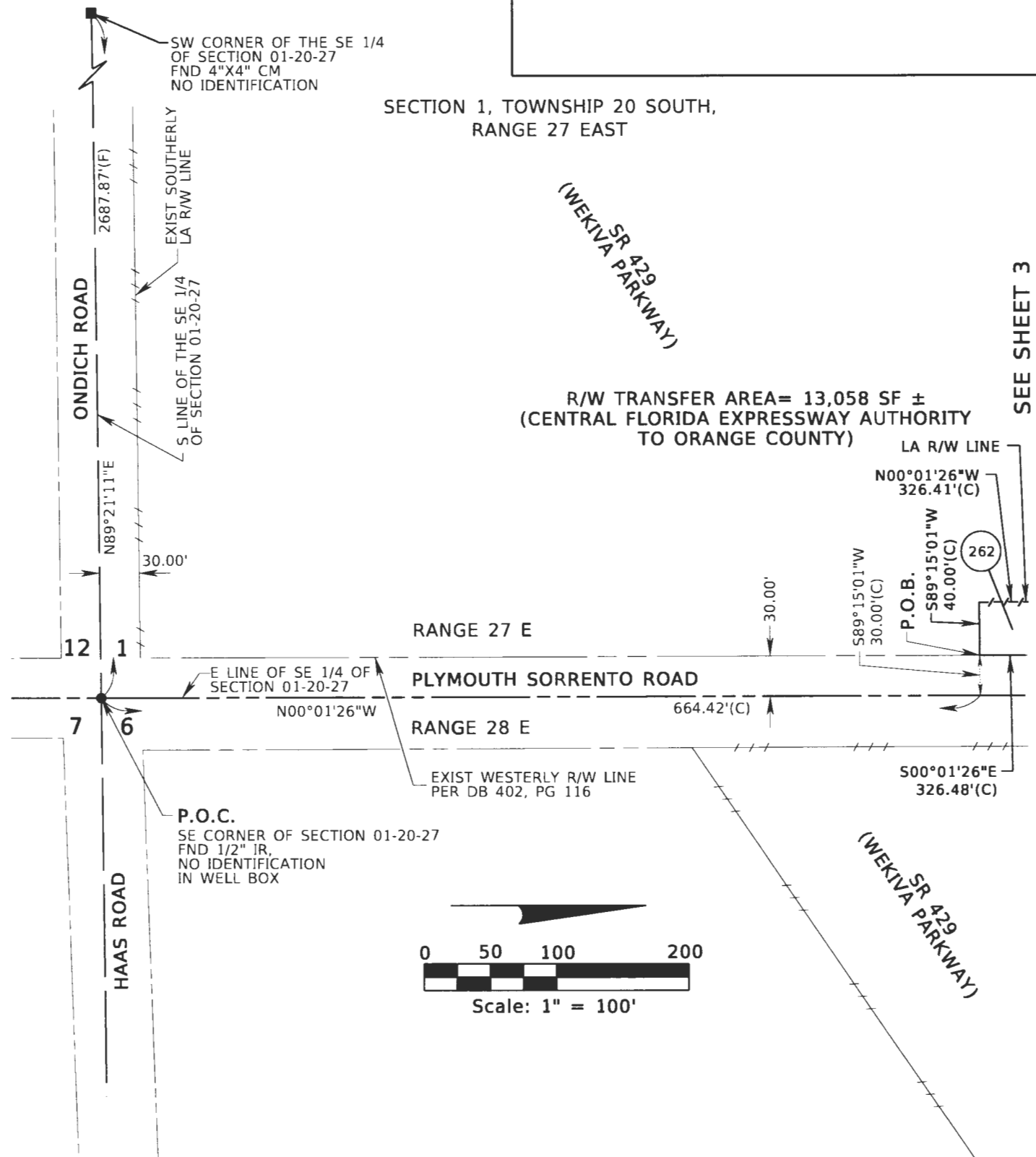
FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204**



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

SKETCH OF DESCRIPTION



SEE SHEET 3

R/W TRANSFER AREA = 13,058 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

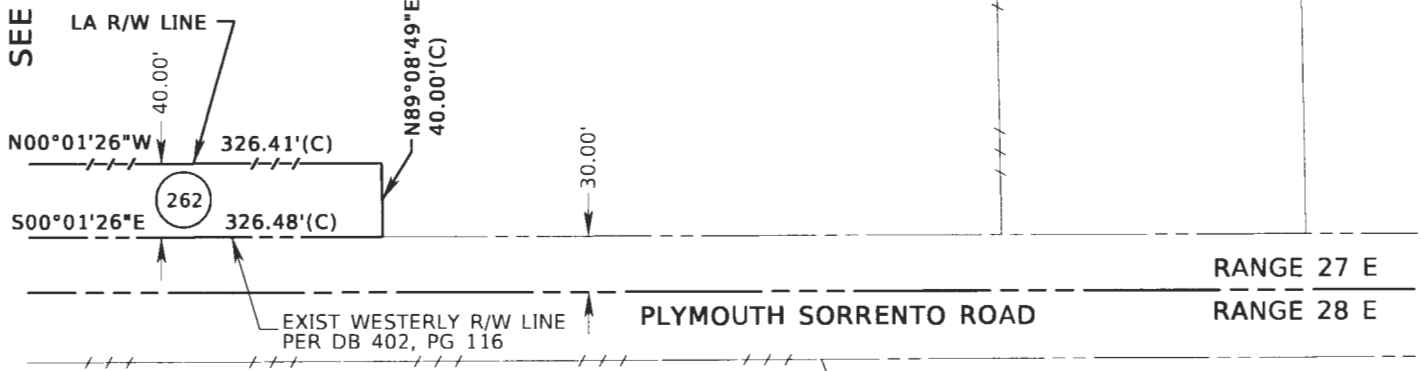
(WEKIVA SR 429
PARKWAY)

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

SEE SHEET 2

R/W TRANSFER AREA = 13,058 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



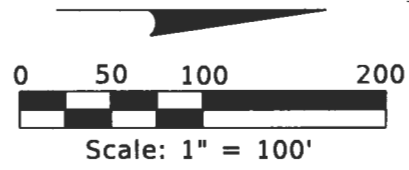
RANGE 27 E

RANGE 28 E

PLYMOUTH SORRENTO ROAD

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

(WEKIVA SR 429
PARKWAY)



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
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SKETCH OF DESCRIPTION

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DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 4 OF 4

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

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204**



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 264

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1010.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,520 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

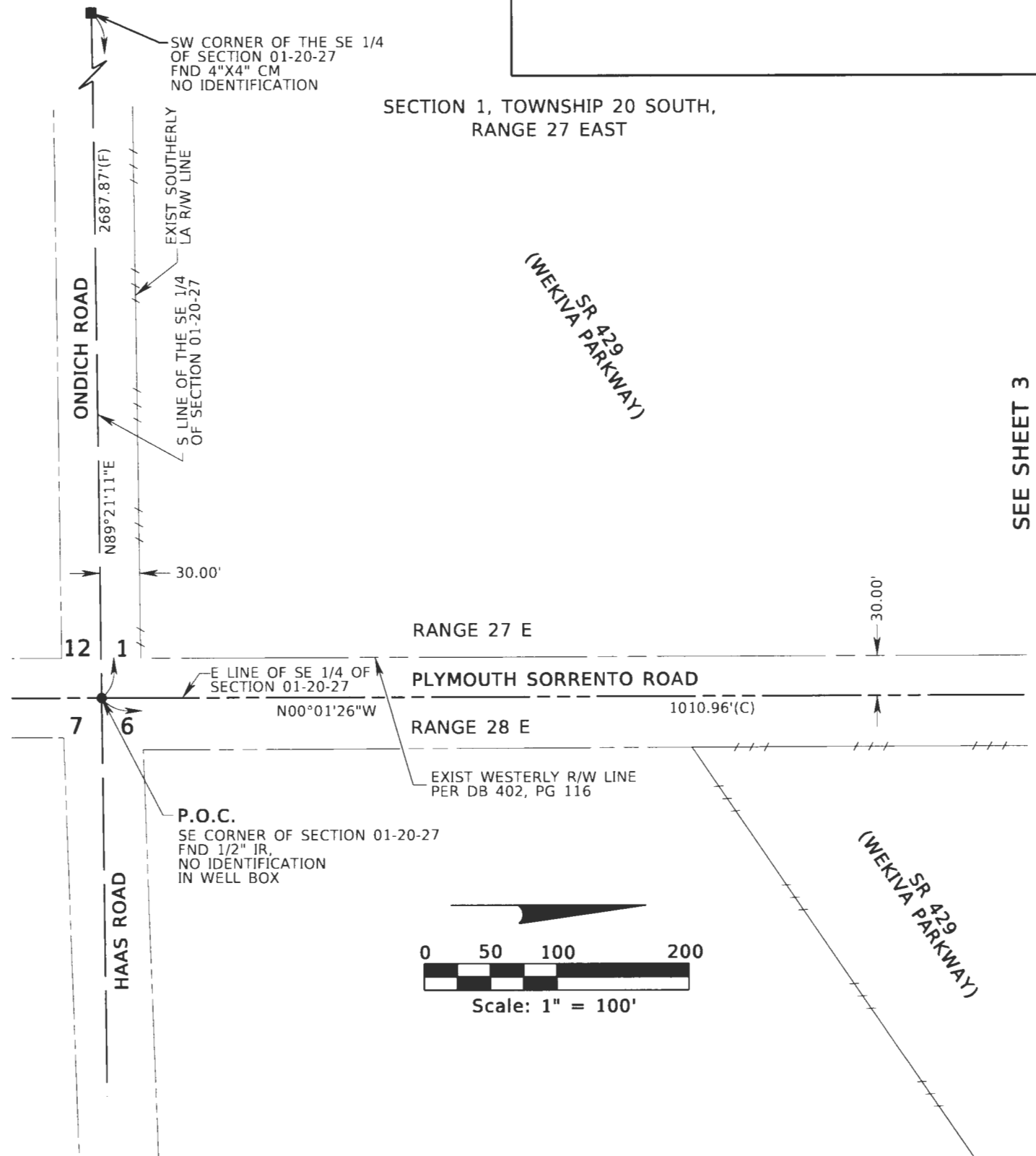
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

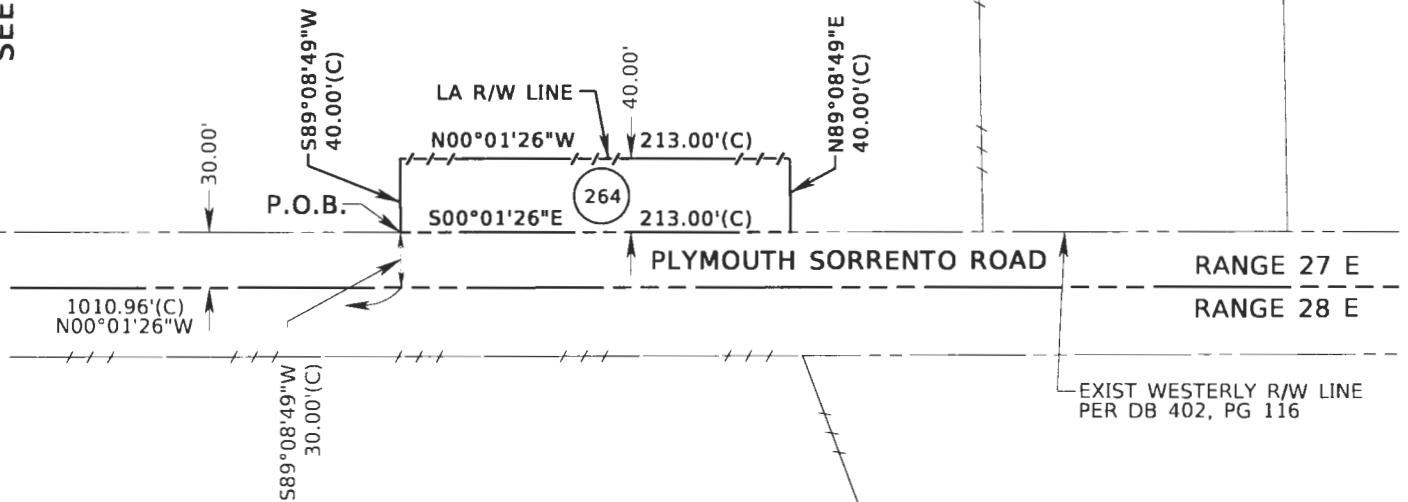
SR 429
(WEKIVA PARKWAY)

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

SEE SHEET 2

R/W TRANSFER AREA = 8,520 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



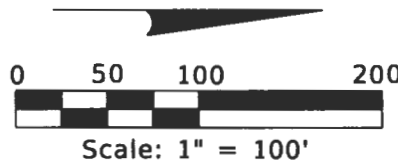
PLYMOUTH SORRENTO ROAD

RANGE 27 E

RANGE 28 E

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

SR 429
(WEKIVA PARKWAY)



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

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STATE ROAD 429
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SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
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REVISION	BY	DATE

H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 265

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 4,196 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

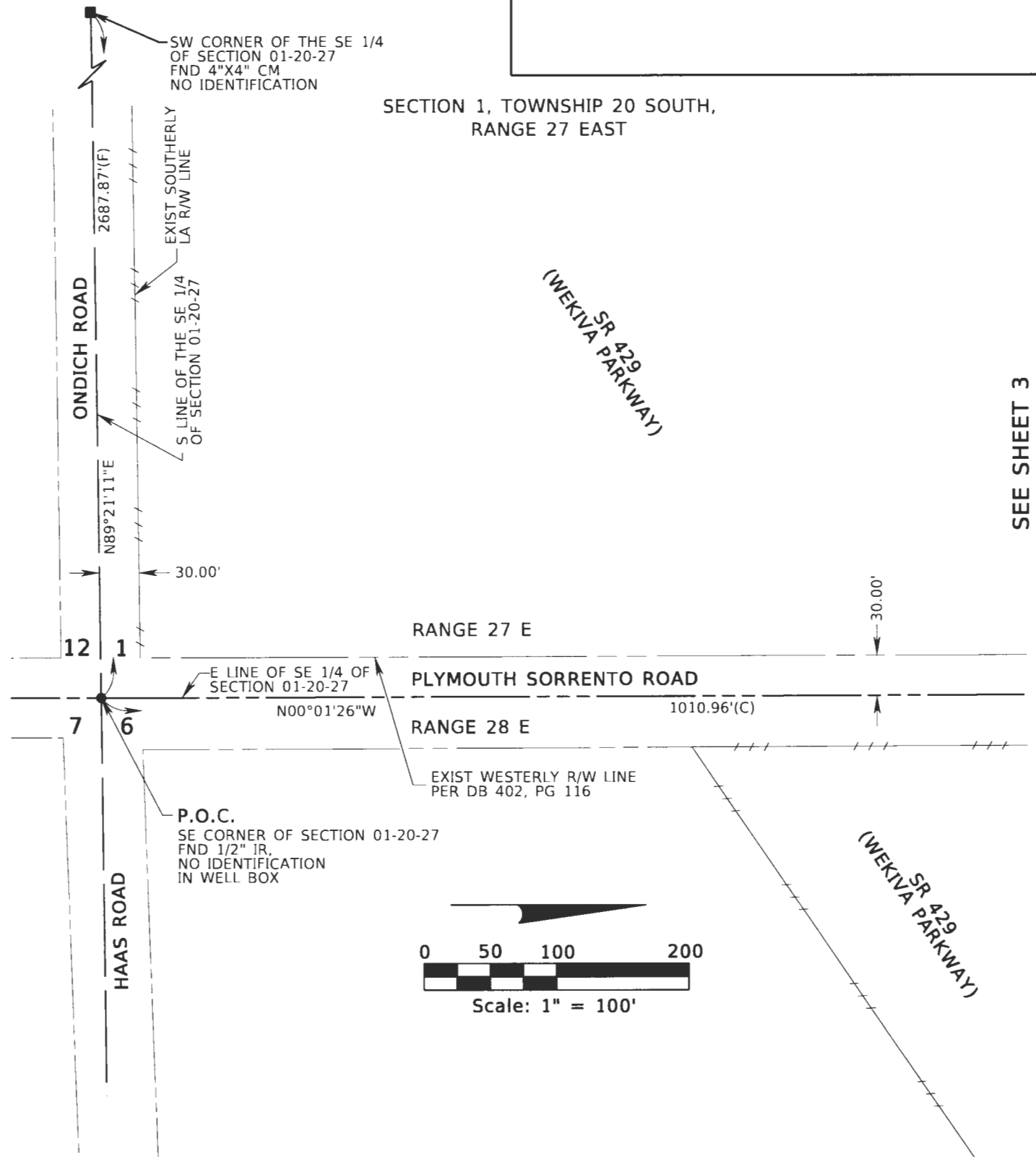
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
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SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

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REVISION

BY

DATE

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 266

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 990.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 800 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
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GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

(WEKIVA SR 429
PARKWAY)

R/W TRANSFER AREA = 4,196 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

LA R/W LINE

S89°08'49"W
40.00'(C)

N00°01'26"W
104.89'(C)

N89°08'49"E
40.00'(C)

P.O.B.

265

30.00'

S500°01'26"E 213.00'(C)

PLYMOUTH SORRENTO ROAD

RANGE 27 E

RANGE 28 E

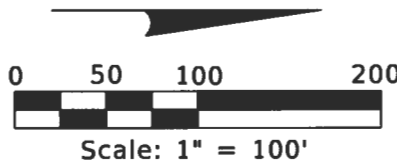
1010.96'(C)
N00°01'26"W

S500°01'26"E
104.89'(C)

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

S89°08'49"W
30.00'(C)

(WEKIVA SR 429
PARKWAY)



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
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GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

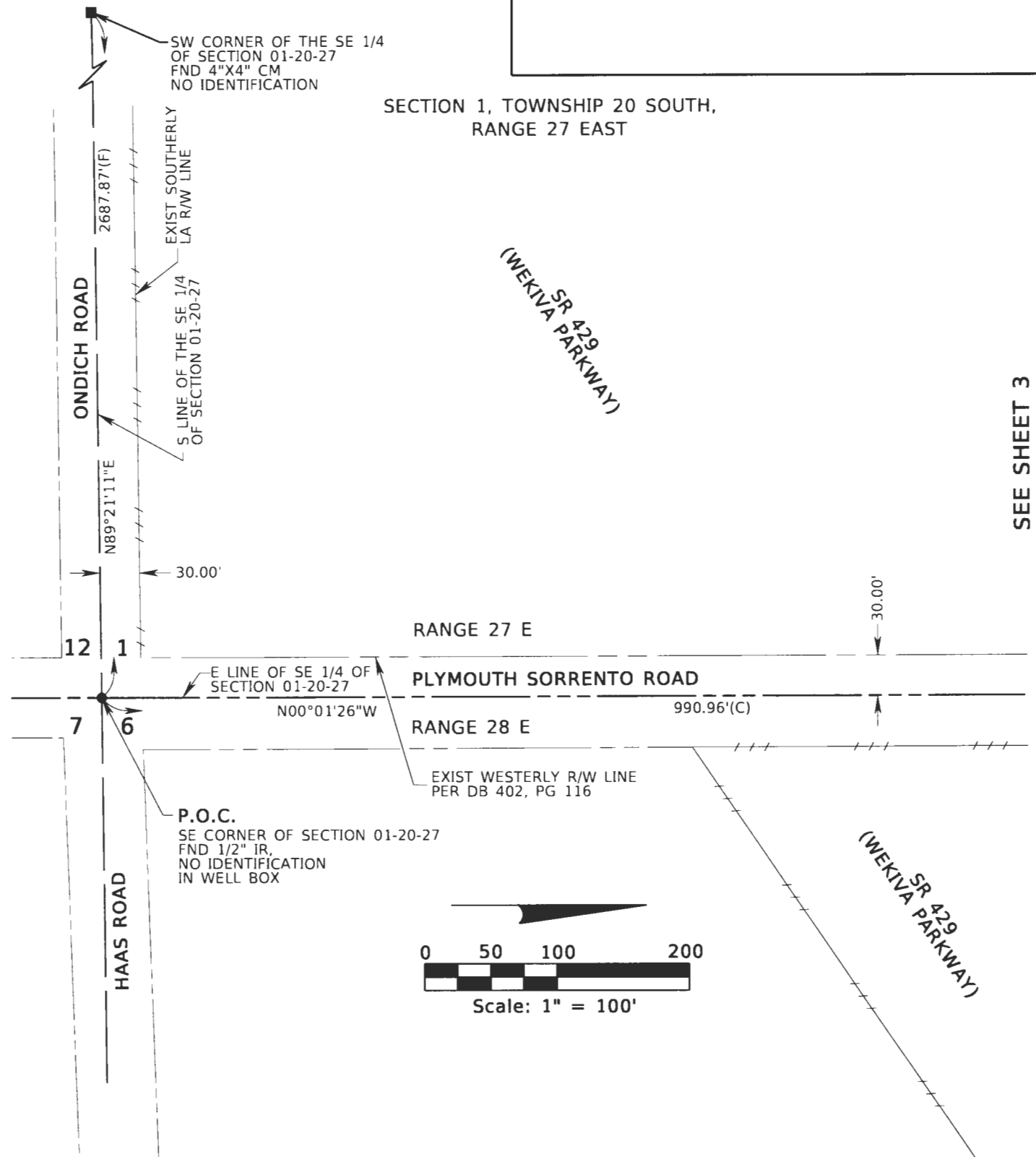
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LAKE MARY, FLORIDA 32746

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LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
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SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

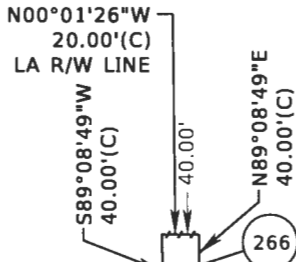
(WEKIVA PARKWAY)
SR 429

R/W TRANSFER AREA = 800 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

SEE SHEET 2



P.O.B. PLYMOUTH SORRENTO ROAD

RANGE 27 E

990.96'(C)
N00°01'26\"/>

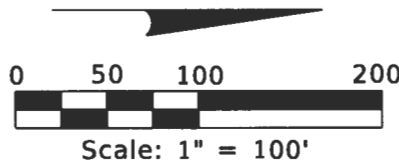
500°01'26\"/>

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

RANGE 28 E

S89°08'49\"/>

(WEKIVA PARKWAY)
SR 429



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

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SKETCH OF DESCRIPTION

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GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 4 OF 4

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

REVISION

BY DATE

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-204
PLYMOUTH SORRENTO ROAD
PORTION OF PARCEL 275

PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELL BOX WITH NO IDENTIFICATION; THENCE NORTH 87°59'58" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 39.20 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EXISTING EAST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°06'57" WEST ALONG SAID SOUTHERLY PROLONGATION LINE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 445.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°06'57" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 783.53 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 69°21'50" EAST, A DISTANCE OF 2.98 FEET; THENCE SOUTH 00°01'26" EAST, A DISTANCE OF 783.53 FEET; THENCE SOUTH 55°37'47" WEST, A DISTANCE OF 1.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,694 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF EAST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

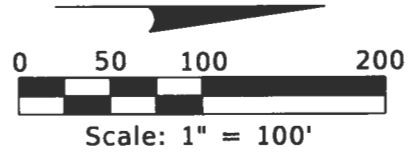
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SW CORNER OF THE SE 1/4 OF SECTION 01-20-27
FND 4"x4" CM
NO IDENTIFICATION



ONDICH ROAD

2687.87'(F)

N89°21'11"E

S LINE OF THE SE 1/4 OF SECTION 01-20-27

(WEKIVA PARKWAY)
SR 429

SEE SHEET 3

P.O.C.
SW CORNER OF SECTION 06-20-28
FND 1/2" IR,
NO IDENTIFICATION IN WELL BOX

R/W TRANSFER AREA = 1,694 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY TO ORANGE COUNTY)

12

1

W LINE OF SW 1/4 OF SECTION 6-20-28

RANGE 27 E

PLYMOUTH SORRENTO ROAD

RANGE 28 E

N00°06'57"W

EXIST EAST R/W LINE

445.23'(C)

N00°06'57"W

783.53'(C)

500°01'26"E
SEE DETAIL "A"

P.O.B.

R/W PROLONGATION

15' FPL TEMPORARY CLEARING & DANGER TREE REMOVAL EASEMENT (PARCEL 4C) ORB 3958, PG 4533

10' PERMANENT R/W EASEMENT (PARCEL 4A & 4B) ORB 3958, PG 4533

BLANKET EASEMENT: 14' FPC EASEMENT ORB 1857, PG 1004

DETAIL "A"
NOT TO SCALE

N87°59'58"E
39.20'(C)

HAAS ROAD

S LINE OF THE SW 1/4 OF SECTION 06-20-28

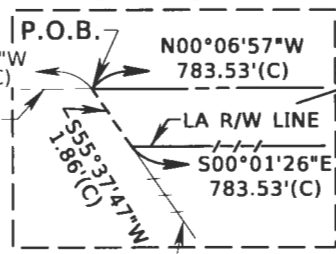
EXIST NORTH R/W LINE PER ORB 1834, PG 8

N00°06'57"W
445.23'(C)

N00°06'57"W
783.53'(C)

EXIST EAST R/W LINE

BLANKET EASEMENT: 14' FPC EASEMENT ORB 1857, PG 1004



EXIST SOUTHERLY LA R/W LINE

(WEKIVA PARKWAY)
SR 429
EXIST SOUTHERLY LA R/W LINE

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

SECTION 6, TOWNSHIP 20 SOUTH,
RANGE 28 EAST

SHEET 2 OF 4

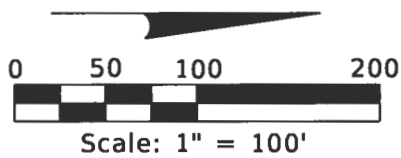
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: JULY 01, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

SKETCH OF DESCRIPTION

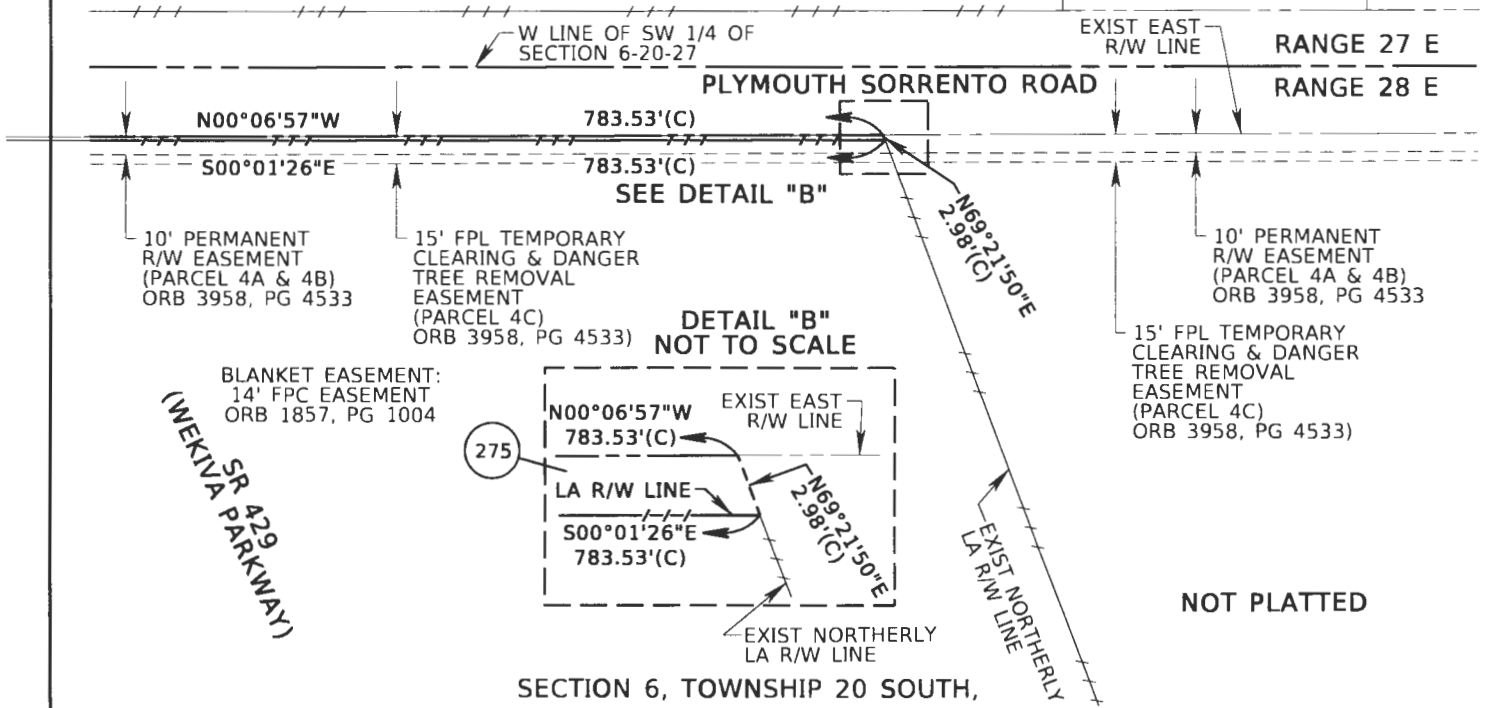


SEE SHEET 2

(WEKIVA SR 429 PARKWAY)

NOT PLATTED

R/W TRANSFER AREA = 1,694 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



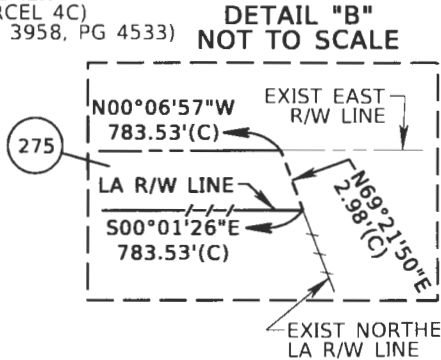
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15' FPL TEMPORARY CLEARING & DANGER TREE REMOVAL EASEMENT (PARCEL 4C) ORB 3958, PG 4533

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15' FPL TEMPORARY CLEARING & DANGER TREE REMOVAL EASEMENT (PARCEL 4C) ORB 3958, PG 4533

BLANKET EASEMENT: 14' FPC EASEMENT ORB 1857, PG 1004



NOT PLATTED

SECTION 6, TOWNSHIP 20 SOUTH,
RANGE 28 EAST

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: JULY 01, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CM	= CONCRETE MONUMENT	ORB	= OFFICIAL RECORDS BOOK
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
FPC	= FLORIDA POWER CORPORATION	R/W	= RIGHT OF WAY
FPL	= FLORIDA POWER & LIGHT	SF	= SQUARE FEET
ID	= IDENTIFICATION	SR	= STATE ROAD
IP	= IRON PIPE	STA	= STATION
IR	= IRON ROD		
IRC	= IRON ROD AND CAP		

GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 06, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 87°59'58" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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H. Paul deIvero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

EXHIBIT "F"
DETAILED MAINTENANCE FUNCTIONS

1. Local Road Bridge Over CFX Expressway System

- a) CFX Responsibility
 - i) Bridge structure per se, including bridge deck and approach slabs
 - ii) Ramp pavement to intersection with Local Road edge of pavement
 - iii) Reinforced Earth/Retaining Walls and associated embankment within CFX right-of-way
 - iv) Bridge underdeck and ramp lighting
 - v) Drainage structures and pipe from CFX right-of-way to either CFX or Local Road ponds
 - vi) Ramp maintenance to Local Road edge of pavement
- b) Local Agency Responsibility
 - i. Local roadway up to bridge approach slabs
 - ii. Embankments/Sideslopes to CFX limited-access right-of-way fence
 - iii. Signalization, guard rails, jurisdictional signage and bridge lighting above deck, if applicable
 - iv. **Non- CFX** Utilities facilities within CFX right-of-way
 - v. Local Road drainage structures and systems to CFX or Local Road ponds
 - vi. Cleaning/sweeping, pavement and marking for Local Roads and sidewalks, if applicable.

2. CFX Expressway Bridge over Local Road

- a) CFX Responsibility
 - i) Bridge structure per se, including bridge deck and approach slabs
 - ii) Ramp pavement to intersection with Local Road edge of pavement
 - iii) Reinforced Earth/Retaining Walls and associated embankment within CFX right-of-way
 - iv) Bridge underdeck and ramp lighting
 - v) Drainage structures and pipe from CFX right-of-way to either CFX or Local Road ponds
 - vi) Ramp maintenance to Local Road edge of pavement
- b) Local Agency Responsibility
 - i) Local Road Maintenance
 - ii) Local Road within Local right-of-way, including pavement, pavement markings, sidewalks, lighting, and other improvements on or under the Local Road up to CFX's L/A right-of-way line or retaining wall or fence
 - iii) Embankment/sideslopes to CFX L/A right-of-way fence
 - iv) Signalization, guard rails, jurisdictional signage and Local Road lighting
 - v) **Non- CFX** Utilities facilities within CFX right-of-way

- vi) Local road drainage structures and systems to CFX or Local Road retention area
- vii) Cleaning/sweeping, pavement marking for Local Roads and sidewalks, if applicable

3. Canals/Waterways originating or extending beyond CFX Right-of-Way.

- a) CFX Responsibility
 - i) Structural integrity of headwalls and structure within CFX right-of-way
 - ii) Bridge structure per se, including bridge deck and approach slabs
 - iii) Rip-rap
- b) Local Agency Responsibility
 - i) Canal and banks beyond head walls within Local Agency right-of-way
 - ii) Open flow channel under CFX

4. Canals/Waterways within CFX Right-of-Way

- a) CFX Responsibility
 - i) Bridge structure per se, including bridge deck and approach slabs
 - ii) Waterway/channel within CFX right-of-way
 - iii) Rip-rap
- b) Local Agency Responsibility: None

5. Detention/Retention Ponds and Structures

- a) CFX Responsibility
 - i) CFX assigned ponds and CFX drainage structures within LIA right-of-way handling CFX water
 - ii) Drainage structures and systems in CFX right-of-way conveying water across Expressway
- b) Local Agency Responsibility
 - i) Local Agency assigned ponds and Local Agency drainage structures and systems handling Local Road water
 - ii) Drainage structures in Local Road right-Utilities feeding into CFX ponds/right-of-way

6. Utilities

- a) CFX Responsibility: None
- b) Local Agency Responsibility: Water and wastewater mains in CFX LIA right-of-way
- c) General: Non- CFX utilities in public or LIA right-of-way are the responsibility of the utility company

7. Roadways

- a) CFX Responsibility: All facilities within CFX's L/A right-of-way except as noted.
- b) Local Agency Responsibility: All facilities within Local Road right-of-way, except as noted.

EXHIBIT “G” MAINTENANCE RESPONSIBILITY
See Exhibit “F” for the Detailed Maintenance Functions

Project	Location	Local Agency Responsibility	CFX Responsibility
429-202	Access Road	7b	
429-202	S.R. 429 over Ponkan Road	2b	2a
429-203	Phils Lane	7b	
429-203	Plymouth Sorrento Road	7b	
429-204	Ondich Road	7b	
429-204	S.R. 429 over Plymouth Sorrento Road	2b	2a
429-205	S.R. 429 over Mt. Plymouth Road	2b	2a

DOC# 20220403500
06/29/2022 11:43:21 AM Page 1 of 127
Rec Fee: \$1,081.00
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
IO - Ret To: ORANGE COUNTY PUBLIC WKS



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

Reserved for Recording

Project Nos. 429-202, 429-203, 429-204, 429-205
Portions of Parcels 132 Part C, 134 Part C, 156 Partial, 157 Partial, 158 Partial, 169 Part B, 869,
170, 185 Part B, 186 Part B, 188 Part B, 207 Partial, 228, 229, 230, 233, 250 Part B, 252 Part B,
258 Partial, 259 Partial, 260 Partial, 261 Partial, 262 Partial, 264 Partial, 265 Partial, 266 Partial,
275 Partial, and 291 Partial

This deed is exempt from Florida documentary stamp tax under Department of Revenue Rules
12B-4.002(4)(a), 12B-4.014(10), F.A.C., and Section 201.02(6), Florida Statutes.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, dated as of the date of execution below, by **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 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said Grantee, all the right, title, interest, claim, and demand which the Grantor has in and to the following described real property, situate, lying and being in Orange County, Florida, more particularly described as follows ("**Property**"):

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit, and behoove of the Grantee forever.

SUBJECT TO the covenants, conditions, restrictions, reservations, and easements which are set forth below:

- a) Grantor reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view to, from, or across any State Road (S.R.) 429 right-of-way property which may otherwise accrue to any portion of the Property abutting said right-of-way. Grantee has no rights of ingress, egress, or access to S.R. 429 from the Property, nor does Grantee have any rights of light, air or view from S.R. 429 associated with the Property. Grantor is not conveying or restoring any other abutters' rights, including, without limitation, any claims for ingress, egress, air, light and view between the Property being conveyed, any abutting property, S.R. 429 and any other remaining property owned by Grantor.
- b) Grantor reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view across the Property, including, without limitation, any air rights reasonably necessary for bridges or infrastructure required for S.R. 429.
- c) By acceptance of this deed, Grantee expressly agrees for itself, and its successors and assigns, to prevent any use of the Property which would interfere with S.R. 429 or otherwise constitute a hazard for S.R. 429 or any related system or structure.
- d) By acceptance of this deed, Grantee acknowledges that portions of the Property were acquired via eminent domain and is subject to Section 73.013, Florida Statutes.
- e) By acceptance of this deed, Grantee expressly agrees to and acknowledges the establishment of the limited access lines more specifically set forth in **Exhibit "B"** attached hereto and incorporated herein by reference.
- f) By acceptance of this deed, Grantee expressly agrees for itself, and its successors and assigns, that in the event the Grantee no longer uses the Property (or any part thereof) for public right-of-way, then all right, title, and interest to the Property that is not used for public right-of-way shall automatically revert back to Grantor, at Grantor's option and at no cost to Grantor. The conveyance provided herein is made by a governmental entity to a governmental entity and therefore excepted from the provisions of Section 689.18, Florida Statutes, and excluded from the application of the statutory rules against perpetuities as set forth in Section 689.225(2), Florida Statutes.
- g) Easements, covenants, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, provided; however, this reference shall not operate to reimpose the same.

h) Ad valorem real property taxes and assessments, if applicable, for the year 2021 and subsequent years.

The preparer of this deed was neither furnished with, nor requested to review, an abstract of title for the above-described Property and therefore expresses no opinion as to the condition of title.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed in its name by its duly authorized representative.

Witnesses:

“GRANTOR”

Rita Moore
Print Name: Rita Moore

CENTRAL FLORIDA EXPRESSWAY
AUTHORITY

Regla Llamante
Print Name: Regla Llamante

By: *Buddy Dyer*
Buddy Dyer, its Chairman

Date: 9.9.21

ATTEST: *Regla Llamante*
Regla (“Mimi”) Llamante
Recording Clerk

Approved as to form and legality by legal
counsel to the Central Florida Expressway
Authority on this 9th day of September
2021 for its exclusive use and reliance.

By: *Diego Rodriguez*
Diego “Woody” Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this 9th day of Sept., 2021, by Buddy Dyer, as Chairman of the
Central Florida Expressway Authority, on behalf of the organization. He is personally known to
me OR produced n/a as identification.



REGLA CARIDAD LLAMANTE
Commission # GG 352738
Expires November 6, 2023
Bonded Thru Budget Notary Services

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

EXHIBIT "A"

Legal Description of the Property

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-202 YOTHERS ROAD
 PORTION OF PARCEL 132

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PARCEL 132 PART C - RIGHT OF WAY

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE NORTH 200 FEET OF THE SOUTH 230 FEET OF THE EAST 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT WITH A 1" IRON PIPE, TOP BROKEN AND NO IDENTIFICATION; THENCE SOUTH 89°10'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 806.33 FEET TO A POINT ON THE WEST LINE OF THE EAST 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°01'37" WEST ALONG SAID WEST LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'37" WEST ALONG SAID WEST LINE, A DISTANCE OF 170.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 200 FEET OF THE SOUTH 230 FEET OF THE EAST 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°10'54" EAST ALONG SAID NORTH LINE, A DISTANCE OF 29.51 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 15°09'30" EAST, A DISTANCE OF 175.47 FEET TO A POINT; THENCE SOUTH 89°10'54" WEST ALONG A LINE 60 FEET NORTH OF AND PARALLEL TO AFORESAID SOUTH LINE, A DISTANCE OF 75.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,911 SQUARE FEET, MORE OR LESS.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 132
PART C



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

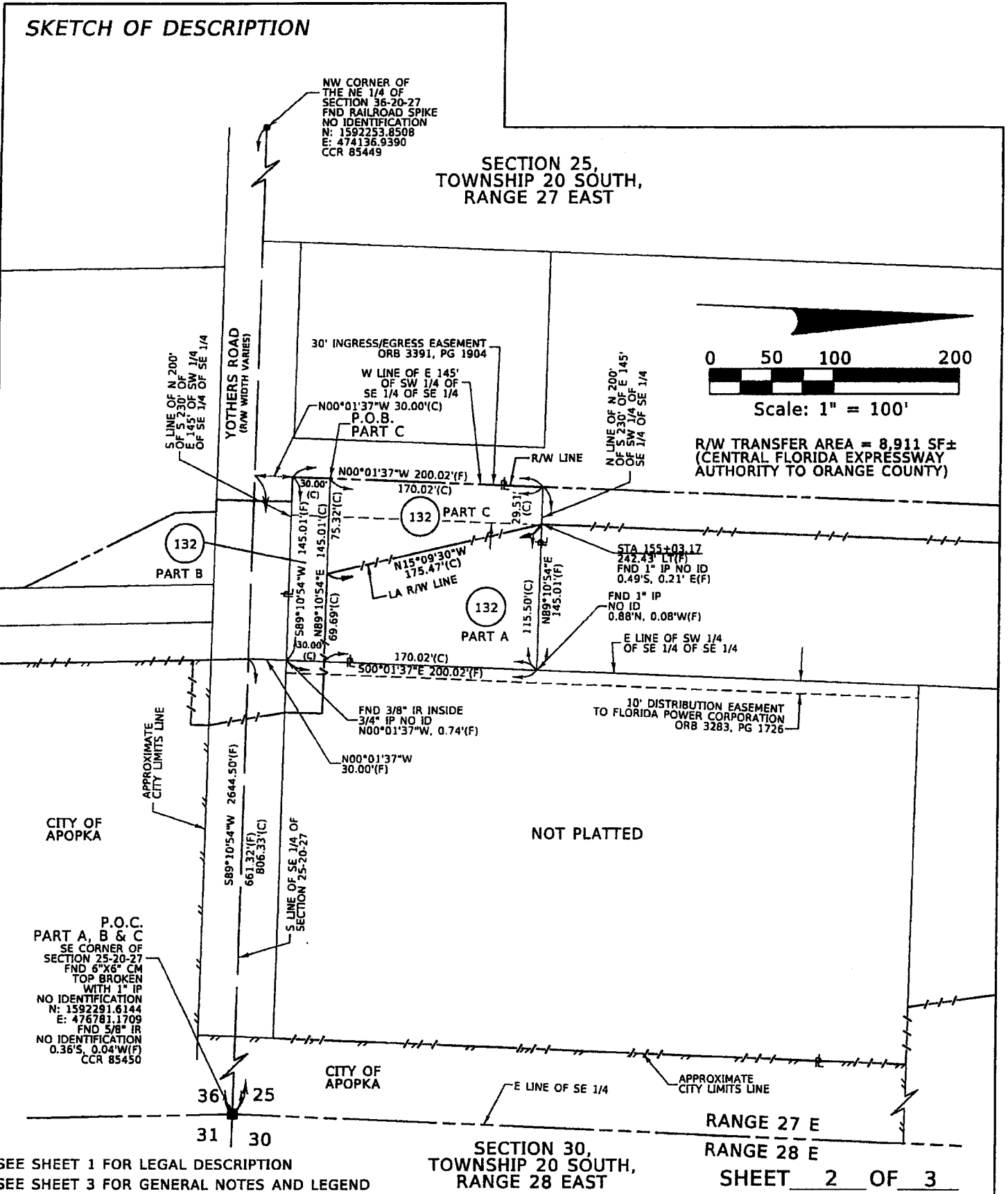
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LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556



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

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 132
PART C



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	N:	= NORTHING
(F)	= FIELD	NO.	= NUMBER
CCR	= CERTIFIED CORNER RECORD	ORB	= OFFICIAL RECORDS BOOK
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PL	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
ID	= IDENTIFICATION	RT	= RIGHT
IP	= IRON PIPE	R/W	= RIGHT OF WAY
IR	= IRON ROD	SF	= SQUARE FEET
LA	= LIMITED ACCESS	STA	= STATION
LT	= LEFT		


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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF SOUTH 89°10'54" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED MARCH 20, 2013 (REVISED MARCH 28, 2013), FILE NO. 2037-2833242, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
7. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
8. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

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

 8-12-2021
H. Peña deVivero, Professional Land Surveyor No. 4990 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 132
PART C

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-202 YOTHERS ROAD
 PORTION OF PARCEL 134

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PARCEL 134 PART C - RIGHT OF WAY

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT WITH A 1" IRON PIPE, TOP BROKEN AND NO IDENTIFICATION; THENCE SOUTH 89°10'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 806.33 FEET TO A POINT ON THE WEST LINE OF THE EAST 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°01'37" WEST ALONG SAID WEST LINE, A DISTANCE OF 230.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 200 FEET OF THE SOUTH 230 FEET OF THE EAST 145 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'37" WEST ALONG SAID WEST LINE A DISTANCE OF 438.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°15'41" EAST ALONG SAID NORTH LINE, A DISTANCE OF 29.51 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°01'37" EAST, A DISTANCE OF 438.44 FEET TO A POINT ON AFORESAID NORTH LINE OF THE NORTH 200 FEET; THENCE SOUTH 89°10'54" WEST ALONG SAID NORTH LINE, A DISTANCE OF 29.51 TO THE POINT OF BEGINNING.

CONTAINING 12,939 SQUARE FEET, MORE OR LESS.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

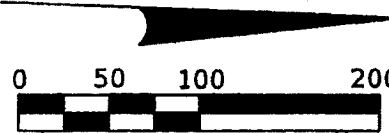
STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 134
PART C



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 LAND SURVEYOR BUSINESS LICENSE NO. 6556

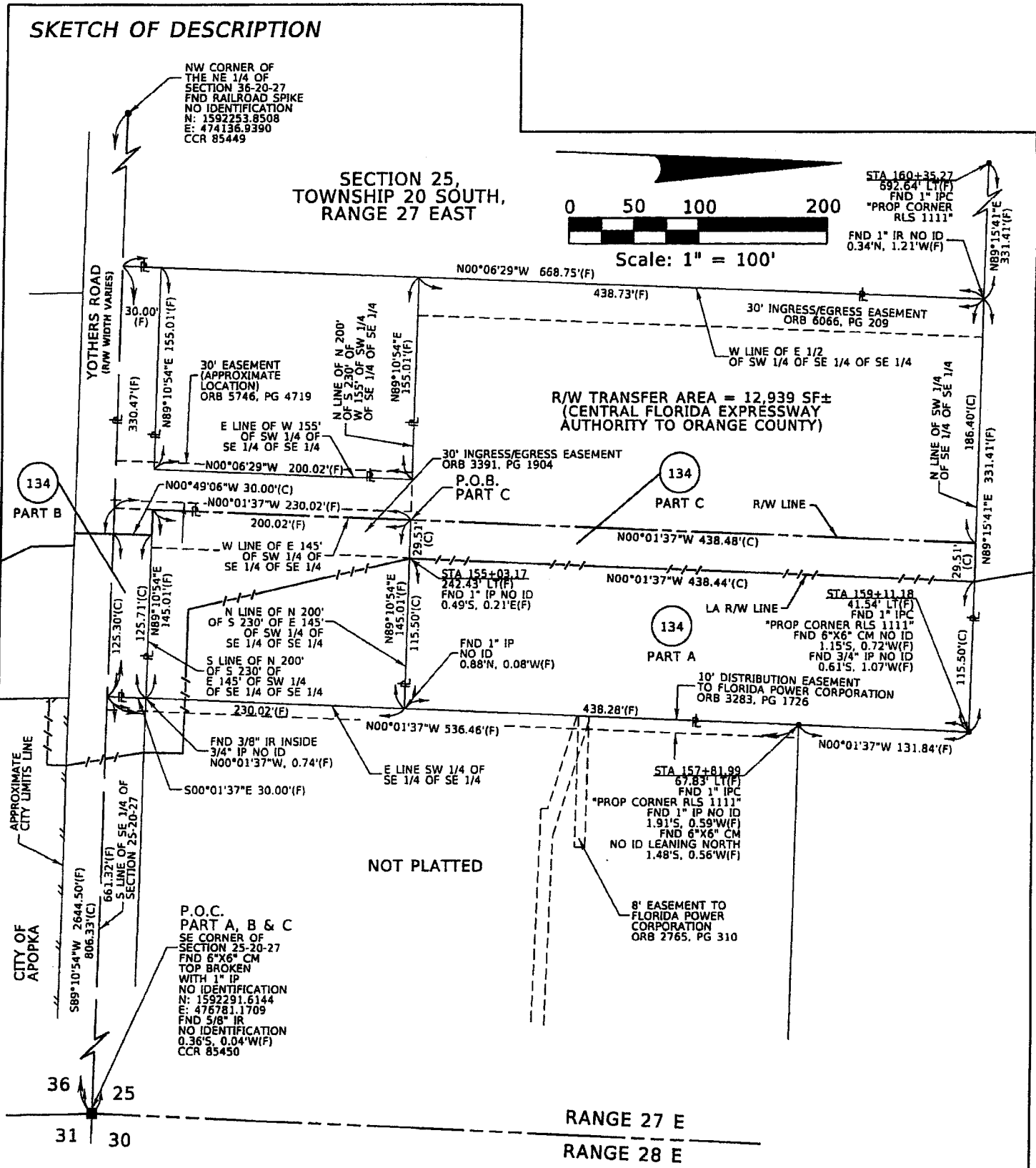
SKETCH OF DESCRIPTION

**SECTION 25,
TOWNSHIP 20 SOUTH,
RANGE 27 EAST**



NW CORNER OF
THE NE 1/4 OF
SECTION 26-20-27
FND RAILROAD SPIKE
NO IDENTIFICATION
N: 1592253.8508
E: 474136.9390
CCR 85449

STA 160+35.27
692.64' LT(F)
FND 1" IPC
"PROP CORNER
RLS 1111"
FND 1" IR NO ID
0.34'N, 1.21'W(F)



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

**SECTION 30,
TOWNSHIP 20 SOUTH,
RANGE 28 EAST**

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 134
PART C**

 **GEODATA CONSULTANTS, INC.**
SURVEYING & MAPPING
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LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

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ID	= IDENTIFICATION	P.O.B.	= POINT OF BEGINNING
IP	= IRON PIPE	P.O.C.	= POINT OF COMMENCEMENT
IPC	= IRON PIPE WITH CAP	RT	= RIGHT
IR	= IRON ROD	R/W	= RIGHT OF WAY
		SQ	= SQUARE
		STA	= STATION

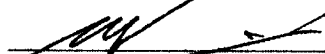
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3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED OCTOBER 23, 2012, FILE NO. 2037-2833255, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
7. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
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SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

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H. Paul deVivero, Professional Land Surveyor No. 4980 8-12-2021
DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 134
PART C**



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-202 PONKAN ROAD
 PORTION OF PARCEL 156

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 937.97 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°15'01" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 89°49'04" WEST ALONG SAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 73.55 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH RIGHT OF WAY EASEMENT LINE, RUN NORTH 00°09'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 73.16 FEET; THENCE SOUTH 00°15'01" EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,034 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF NORTH LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 156

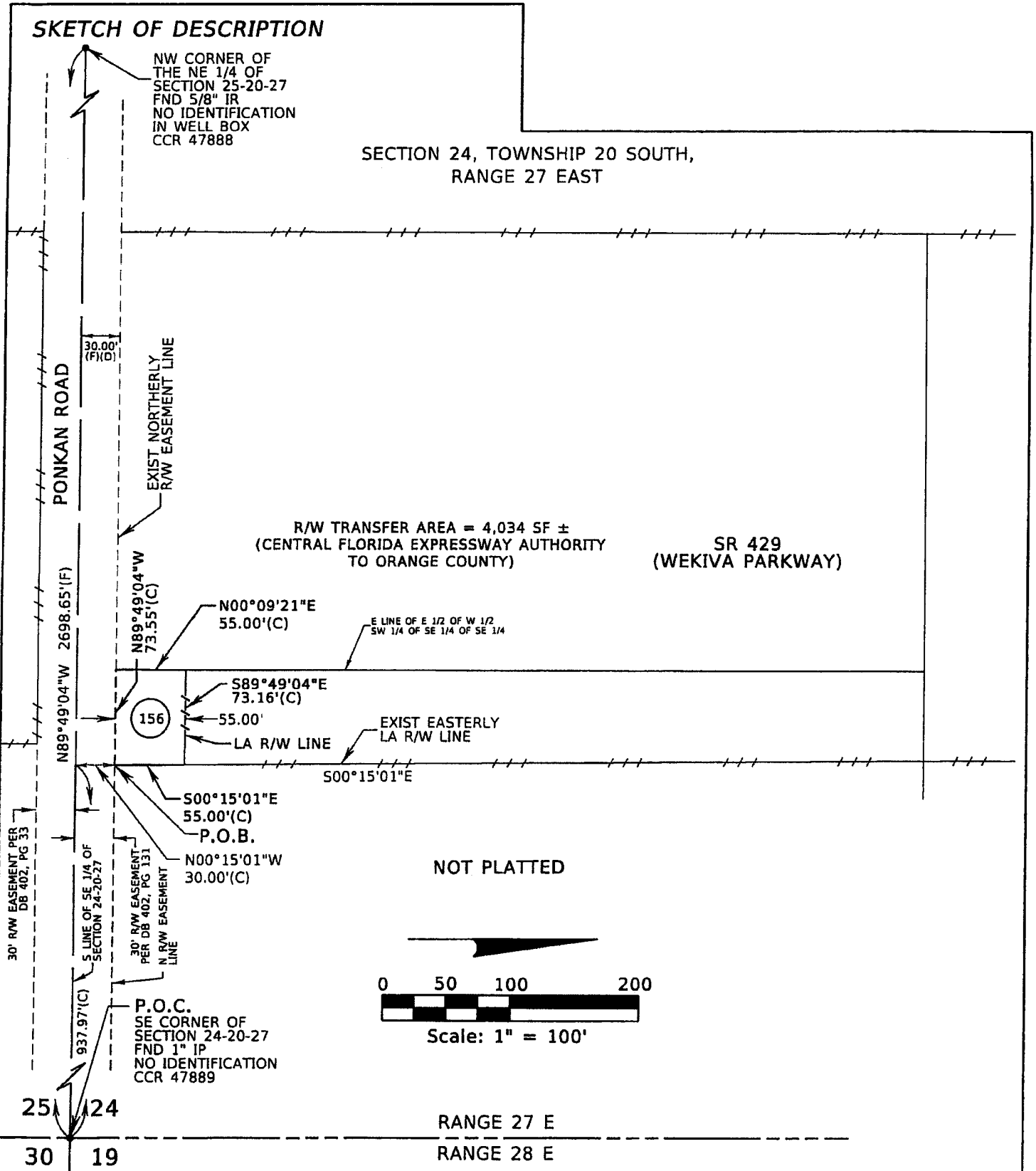


GEODATA CONSULTANTS, INC.
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 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

NW CORNER OF THE NE 1/4 OF SECTION 25-20-27
 FND 5/8" IR
 NO IDENTIFICATION IN WELL BOX
 CCR 47888

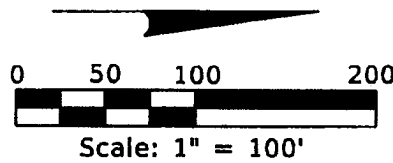
SECTION 24, TOWNSHIP 20 SOUTH,
 RANGE 27 EAST



R/W TRANSFER AREA = 4,034 SF ±
 (CENTRAL FLORIDA EXPRESSWAY AUTHORITY TO ORANGE COUNTY)

SR 429
 (WEKIVA PARKWAY)

NOT PLATTED



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 156



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

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IRC	= IRON ROD AND CAP	STA	= STATION


GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SHEET 3 OF 3

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H. Paul deVivero, Professional Land Surveyor No. 4990 8-12-2021 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 156



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-202 PONKAN ROAD
 PORTION OF PARCEL 157

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1011.73 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°09'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°49'04" WEST ALONG SAID NORTH LINE, A DISTANCE OF 168.92 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°13'06" EAST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 168.86 FEET TO THE INTERSECTION WITH THE AFORESAID EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00°09'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,289 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF NORTH LINE OF SAID PARCEL.

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

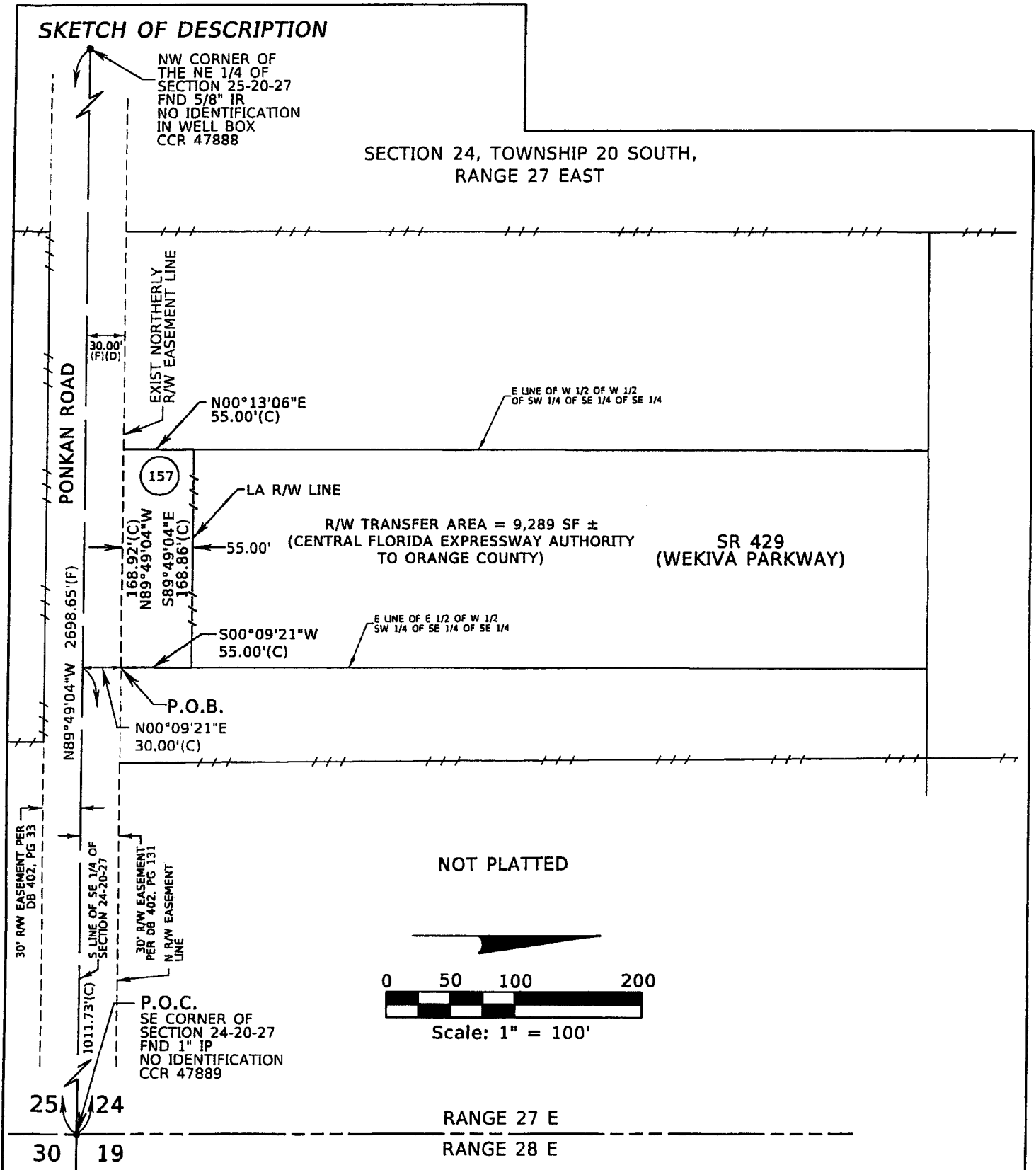
SHEET 1 OF 3

FOR: CENTRAL FLORIDA
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 DATE: OCTOBER 29, 2020
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STATE ROAD 429
 CFX PROJECT NO. 429-202
 PARCEL 157



GEODATA CONSULTANTS, INC.
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SHEET 2 OF 3

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H. Paul deVivero, Professional Land Surveyor No. 4990
DATE 8-12-2021

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 157

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-202 PONKAN ROAD
 PORTION OF PARCEL 158

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1180.69 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°13'06" EAST ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°49'04" WEST ALONG SAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 168.52 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH RIGHT OF WAY EASEMENT LINE, RUN NORTH 00°14'39" EAST ALONG SAID WEST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 168.49 FEET TO THE INTERSECTION WITH THE AFORESAID EAST LINE; THENCE SOUTH 00°13'06" WEST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,268 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF NORTH LINE OF SAID PARCEL.

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

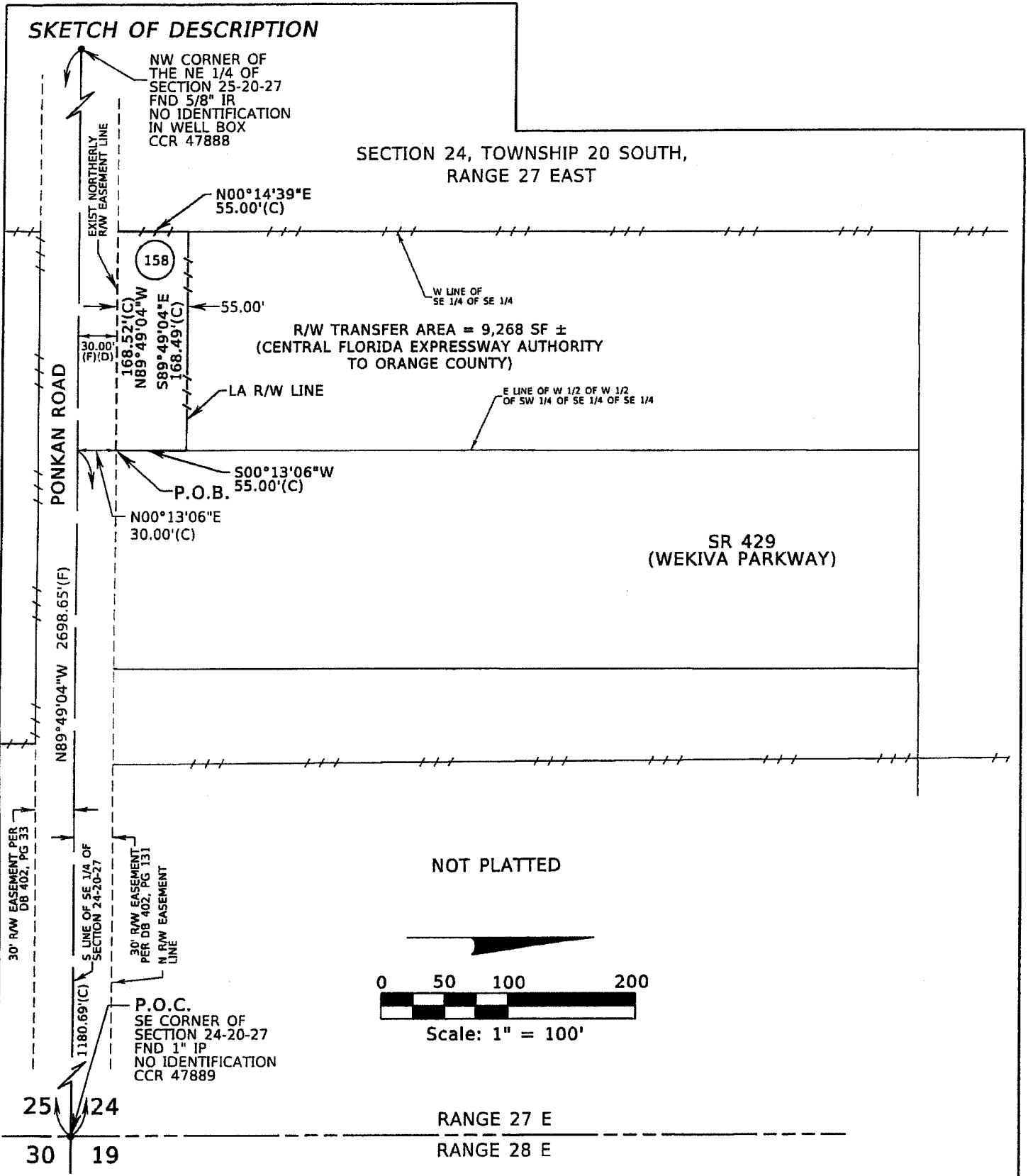
SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RIH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 158



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




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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 158

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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NOTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 91-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

 8-12-2021
H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202
PARCEL 158

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

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY

STATE ROAD 429

PROJECT NO. 429-203 - WEKIVA PARKWAY

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

ESTATE: FEE SIMPLE


LEGAL DESCRIPTION:

PARCEL 169 PART B

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1336.19 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°14'39" WEST ALONG SAID EAST LINE, A DISTANCE OF 661.57 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°39'52" WEST ALONG SAID NORTH LINE, A DISTANCE OF 610.06 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 10°42'43" WEST, A DISTANCE OF 166.85 FEET; THENCE SOUTH 00°22'55" WEST, A DISTANCE OF 495.78 FEET TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE SOUTH 89°50'02" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'55" EAST, A DISTANCE OF 659.46 FEET ALONG SAID WEST LINE TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°39'52" EAST, A DISTANCE OF 59.92 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 0.510 ACRES, MORE OR LESS

DATE	DECEMBER 10, 2013	 <p>CERTIFICATION OF AUTHORIZATION No. LS 1221 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-649-8664</p>	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 169/869
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE		S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
BSA PROJECT NO.	BA11-J1			SHEET 1 OF 3
REVISION	BY DATE			

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY

STATE ROAD 249

PROJECT NO. 429-203 - WEKIVA PARKWAY

PARCEL 869

PURPOSE: PERPETUAL EASEMENT


ESTATE: EASEMENT

LEGAL DESCRIPTION:

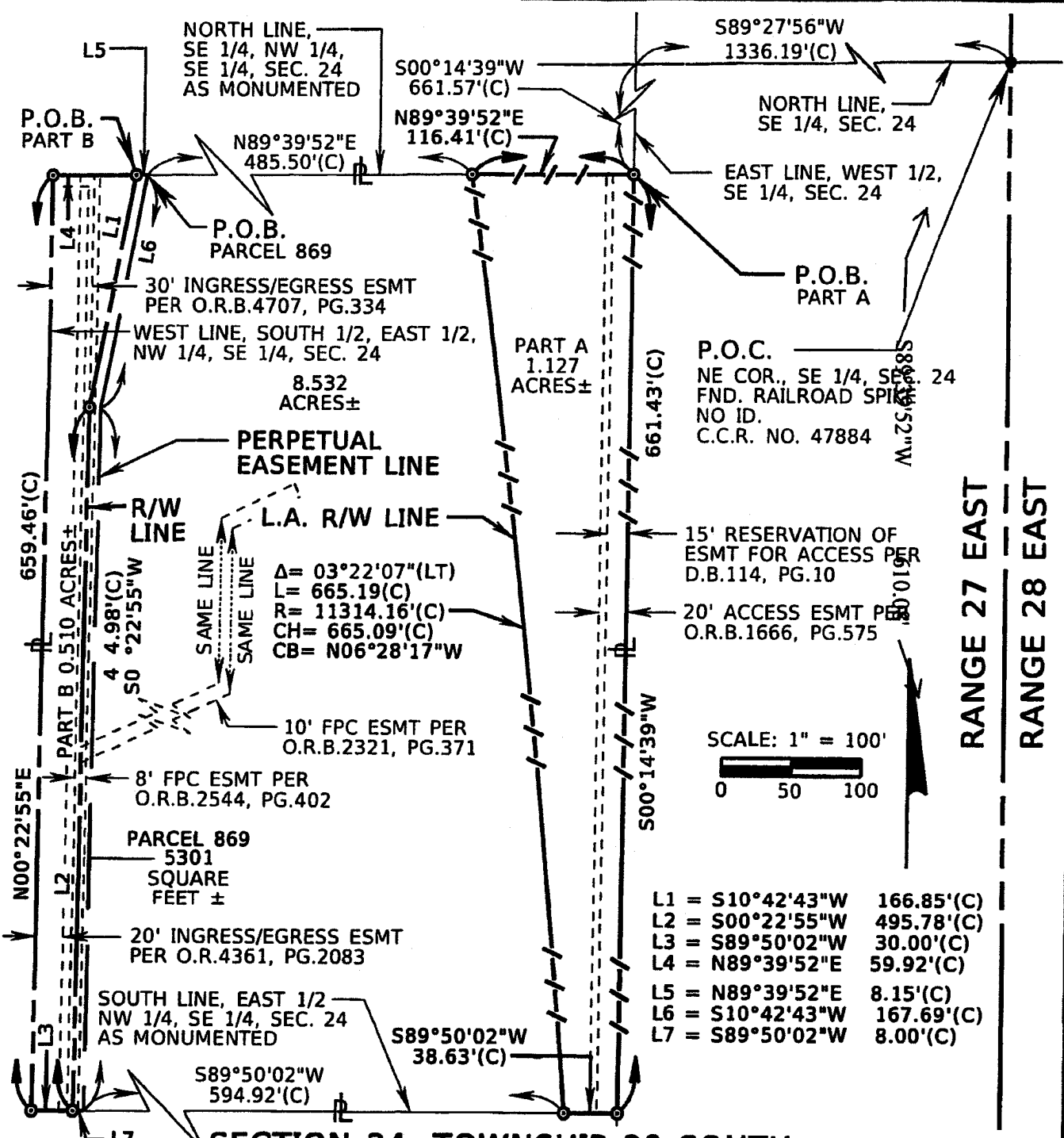
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1336.19 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°14'39" WEST ALONG SAID EAST LINE, A DISTANCE OF 661.57 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°39'52" WEST ALONG SAID NORTH LINE, A DISTANCE OF 601.91 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 10°42'43" WEST, A DISTANCE OF 167.69 FEET; THENCE SOUTH 00°22'55" WEST, A DISTANCE OF 494.98 FEET TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE SOUTH 89°50'02" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'55" EAST, A DISTANCE OF 495.78 FEET; THENCE NORTH 10°42'43" EAST, A DISTANCE OF 166.85 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°39'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 8.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 5301 SQUARE FEET, MORE OR LESS

DATE	DECEMBER 10, 2013	 <p>CERTIFICATION OF AUTHORIZATION No. LB 1221</p> <p>520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 407-843-5120 FAX 407-849-8864</p>	<p>SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.</p>	<p>PARCEL 169/869</p>
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE		<p>S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA</p>	SCALE: N/A
BSA PROJECT NO.	EA13-J1			SHEET 2 OF 3
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SEC. 24-20-27, BEING S89°27'56"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SECTION 24, TOWNSHIP 20 SOUTH PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

W.E. Byrd 12/12/13
 WILLIAM E. BYRD, P.S.M. DATE
 LICENSE NUMBER 5482

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LS 1221

320 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 843-3120
 FAX 407-649-8864

SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL 169/869
SCALE: 1"=100'
SHEET 3 OF 3

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-203 - WEKIVA PARKWAY

PARCEL 170

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2004.61 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°22'55" WEST ALONG SAID EAST LINE, A DISTANCE OF 659.26 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'55" WEST ALONG SAID EAST LINE, A DISTANCE OF 659.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°50'02" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'55" EAST, A DISTANCE OF 659.37 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°39'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19782 SQUARE FEET, MORE OR LESS


NOTE:

THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2935457 DATED 03/28/2013.

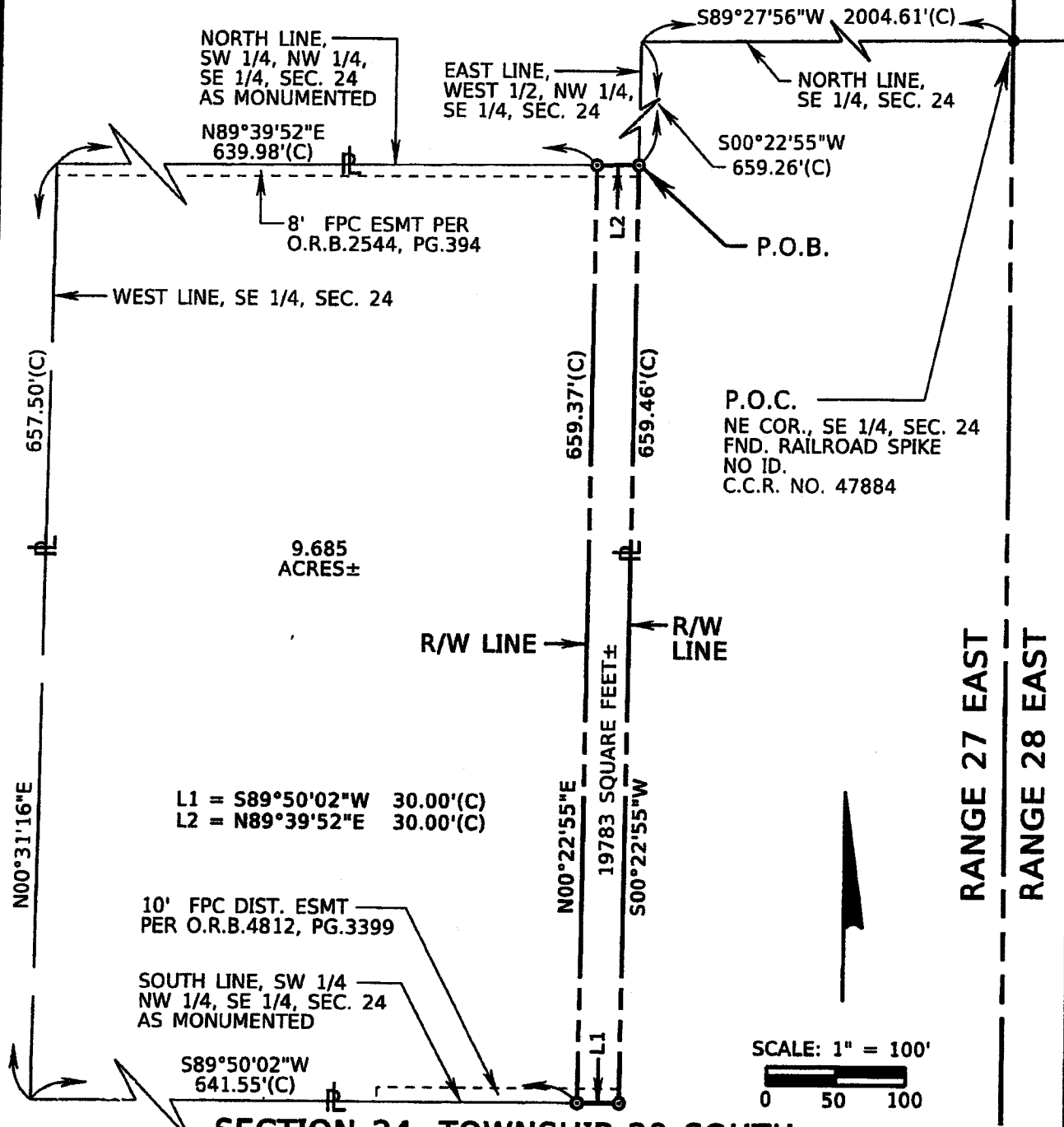
Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

LEGEND & ABBREVIATIONS

- | | | | |
|----------------------------------|--------------------------------|--------------------------------|--|
| CB = CHORD BEARING | ID. = IDENTIFICATION | P.I. = POINT OF INTERSECTION | (R) = RADIAL |
| C.C.R. = CERTIFIED CORNER RECORD | I.R. = IRON ROD | P.O.B. = POINT OF BEGINNING | SEC. = SECTION |
| CH = CHORD LENGTH | L = ARC LENGTH | P.O.C. = POINT OF COMMENCEMENT | TITF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND |
| COR. = CORNER | L.A. = LIMITED ACCESS | PROJ. = PROJECT | W/ = WITH |
| (C) = CALCULATED DISTANCE | LB = LICENSED SURVEY BUSINESS | P.T. = POINT OF TANGENCY | PL = PROPERTY LINE |
| D.B. = DEED BOOK | LT = LEFT | (P) = PLAT | PO = SAME PROPERTY OWNER |
| ESMT = EASEMENT | NO. = NUMBER | R = RADIUS | Δ = DELTA (CENTRAL ANGLE) |
| EXIST. = EXISTING | O.R.B. = OFFICIAL RECORDS BOOK | R.B.M. = ROAD BOND MAP | ⊙ = CHANGE IN DIRECTION |
| FND. = FOUND | P.C. = POINT OF CURVATURE | RT = RIGHT | --- = LIMITED ACCESS R/W LINE |
| FPC = FLORIDA POWER CORPORATION | PG./PGS. = PAGE / PAGES | R/W = RIGHT OF WAY | ---- |
| (F) = FIELD DISTANCE | | | |

DATE	NOVEMBER 5, 2013	 <p>CERTIFICATION OF AUTHORIZATION No. LR 1221</p> <p>520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-3120 FAX 407-849-8664</p>	<p>SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.</p> <p>S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA</p>	PARCEL 170
DRAWN BY	M.ROL LIS			SCALE: N/A
CHECKED BY	SWA IE			SHEET 1 OF 2
BSA PROJECT NO.	EA12-11			
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SEC. 24-20-27, BEING $S89^{\circ}27'56''W$, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



L1 = $S89^{\circ}50'02''W$ 30.00'(C)
 L2 = $N89^{\circ}39'52''E$ 30.00'(C)

10' FPC DIST. ESMT PER O.R.B.4812, PG.3399

SOUTH LINE, SW 1/4 NW 1/4, SE 1/4, SEC. 24 AS MONUMENTED

$S89^{\circ}50'02''W$ 641.55'(C)

SCALE: 1" = 100'
 0 50 100

SECTION 24, TOWNSHIP 20 SOUTH PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 31-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
William E. Byrns, P.S.M. 11/26/13 DATE
 WILLIAM E. BYRNS, P.S.M. LICENSE NUMBER 5442
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION OF AUTHORIZATION No. 19 1321

 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 243-5120
 FAX 407-645-8664

SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.
 S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL 170
 SCALE: 1"=100'
 SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 WEKIVA PARKWAY - PROJECT NO. 429-203
 RIGHT OF WAY
 ESTATE: FEE SIMPLE


LEGAL DESCRIPTION:

Parcel 185
 PART B

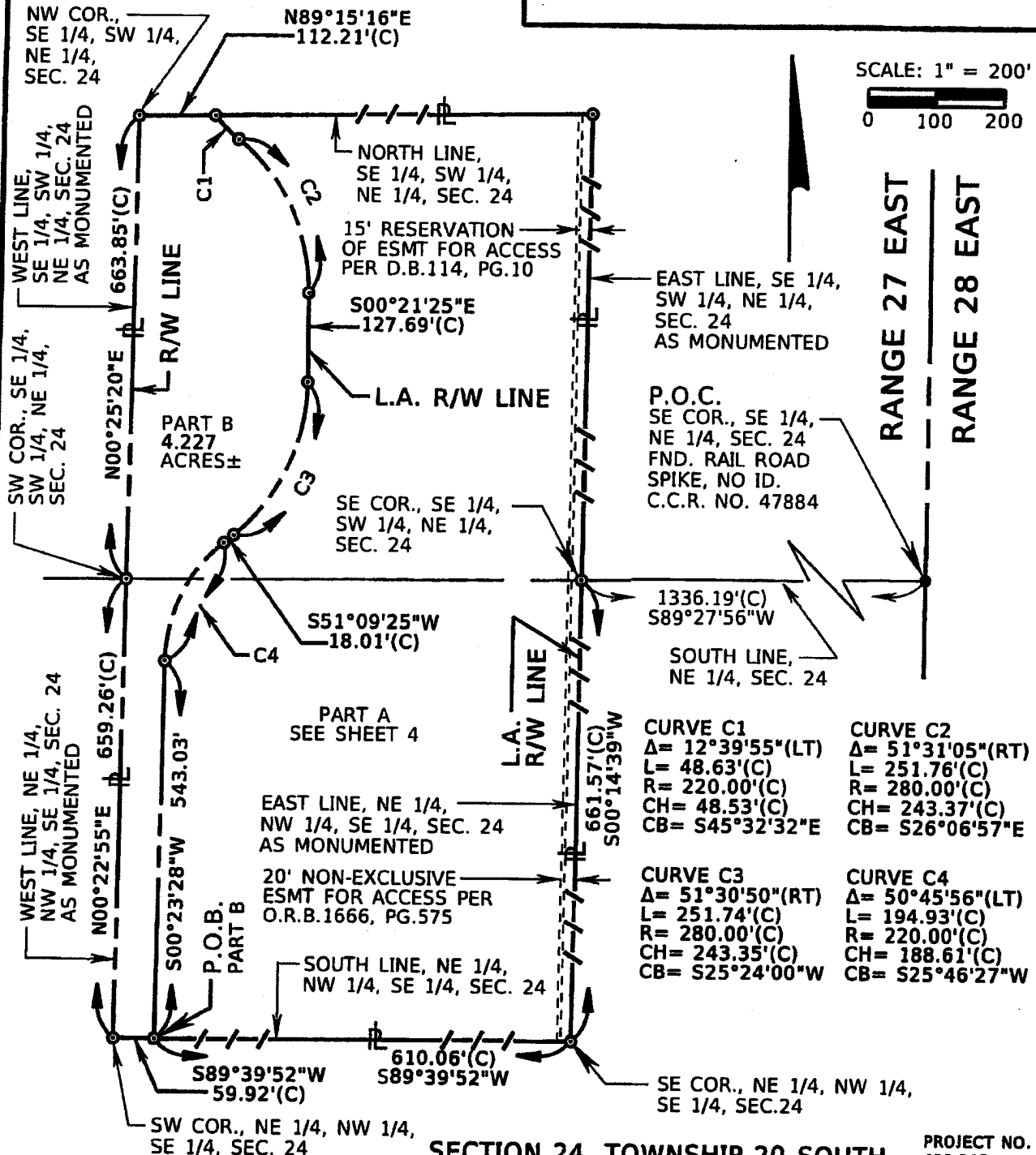
A PARCEL OF LAND LOCATED IN THE OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAIL ROAD SPIKE WITH NO IDENTIFICATION MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°27'56" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1336.19 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00° 14' 39" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AS MONUMENTED AND OCCUPIED, A DISTANCE OF 661.57 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89° 39' 52" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 610.06 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 39' 52" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 59.92 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00° 22' 55" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AS MONUMENTED AND OCCUPIED, A DISTANCE OF 659.26 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE RUN NORTH 00° 25' 20" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AS MONUMENTED AND OCCUPIED, A DISTANCE OF 663.85 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID WEST LINE RUN NORTH 89° 15' 16" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 112.21 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CHORD DISTANCE OF 48.53 FEET AND A CHORD BEARING OF SOUTH 45°32'32" EAST; THENCE DEPARTING SAID NORTH LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°39'55", A DISTANCE OF 48.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD DISTANCE OF 243.37 FEET AND A CHORD BEARING OF SOUTH 26°06'57" EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°31'05", A DISTANCE OF 251.76 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°21'25" EAST, A DISTANCE OF 127.69 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 280.00 FEET, A CHORD DISTANCE OF 243.35 FEET AND A CHORD BEARING OF SOUTH 25°24'00" WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°30'50", A DISTANCE OF 251.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 51°09'25" WEST, A DISTANCE OF 18.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CHORD DISTANCE OF 188.61 FEET AND A CHORD BEARING OF SOUTH 25°46'27" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°45'56", A DISTANCE OF 194.93 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°23'28" WEST, A DISTANCE OF 543.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.2270 ACRES, MORE OR LESS.

DATE	SEPTEMBER 23, 2013	 CERTIFICATION OF ADMINISTRATION No. 18 1221 320 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-849-8664	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 185 PART B
DRAWN BY	M.ROLLINS			
CHECKED BY	S.WARE		S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
BSA PROJECT NO.	SA11-J1			SHEET 1 OF 2
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SEC. 24-20-27, BEING $S89^{\circ}27'56''W$, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

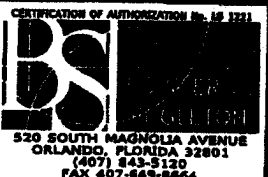


SECTION 24, TOWNSHIP 20 SOUTH PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE SURVEYING TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 31-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 471.027, FLORIDA STATUTES.

William E. Byrd 3/23/2013
 WILLIAM E. BYRD, S.F.S.
 LICENSE NUMBER 5442 DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL 185 PART B
 SCALE: 1"=200'
 SHEET 2 OF 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-203 - WEKIVA PARKWAY
 PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

PARCEL NO. 186 PART B

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT A FOUND 1/2" IRON ROD WITH NO IDENTIFICATION IN A WELL BOX MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 88°41'17" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1325.20 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°16'44" WEST ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 1333.18 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°03'02" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 595.96 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 11314.16 FEET, A CHORD DISTANCE OF 123.76 FEET AND A CHORD BEARING OF SOUTH 18°11'08" EAST; THENCE DEPARTING SAID NORTH LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°37'36", A DISTANCE OF 123.76 FEET; THENCE DEPARTING SAID CURVE RUN SOUTH 56°47'32" WEST, A DISTANCE OF 59.58 FEET; THENCE SOUTH 00°01'58" WEST, A DISTANCE OF 374.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CHORD DISTANCE OF 147.75 FEET AND A CHORD BEARING OF SOUTH 19°35'19" EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°14'33", A DISTANCE OF 150.68 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AS MONUMENTED & OCCUPIED; THENCE DEPARTING SAID CURVE RUN SOUTH 89°15'16" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 112.21 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°22'58" EAST ALONG SAID WEST LINE AS MONUMENTED AND OCCUPIED, A DISTANCE OF 663.78 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°03'02" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 69.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.075 ACRES, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

LEGEND & ABBREVIATIONS

CB = CHORD BEARING	ID. = IDENTIFICATION	P.I. = POINT OF INTERSECTION	(R) = RADIAL
C.C.R. = CERTIFIED CORNER RECORD	I.R. = IRON ROD	P.O.B. = POINT OF BEGINNING	SEC. = SECTION
CH = CHORD LENGTH	L = ARC LENGTH	P.O.C. = POINT OF COMMENCEMENT	TRTF. = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
COR. = CORNER	L.A. = LIMITED ACCESS	PRG. = PROJECT	W/ & = WITH
(C) = CALCULATED DISTANCE	LB = LICENSED SURVEY BUSINESS	P.T. = POINT OF TANGENCY	~ = PROPERTY LINE
D.B. = DEED BOOK	LT = LEFT	(P) = PLAT	= SAME PROPERTY OWNER
ESMT = EASEMENT	NO. = NUMBER	R = RADIUS	= DELTA (CENTRAL ANGLE)
EXST. = EXISTING	O.R.B. = OFFICIAL RECORDS BOOK	R.B.M. = ROAD BOND MAP	= CHANGE IN DIRECTION
FRD = FOUND	P.C. = POINT OF CURVATURE	RT = RIGHT	--- = LIMITED ACCESS R/W LINE
FPC = FLORIDA POWER CORPORATION	PG./PGS. = PAGE / PAGES	R/W = RIGHT OF WAY	----- = R/W LINE
(F) = FIELD DISTANCE			

DATE NOVEMBER 18, 2013	CERTIFICATION OF AUTHORIZATION No. LB 8011	SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY. S.R. 429 (WEKIVA PARKWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	PARCEL 186 PART B SCALE: N/A SHEET 1 OF 2
DRAWN BY M. ROLLINS	 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-649-8664		
CHECKED BY S. WARE			
DEWBERRY PROJECT NO. 8A11-J1			
UPDATE I/A J. MUNRO 08/12/2010			
REVISION BY DATE			

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC. 24-20-27, BEING S88°41'17"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

CURVE C1
 $\Delta = 00^\circ 37' 36''$ (RT)
 $L = 123.76'$ (C)
 $R = 11314.16'$ (C)
 $CH = 123.76'$ (C)
 $CB = S18^\circ 11' 08'' E$

CURVE C2
 $\Delta = 39^\circ 14' 33''$ (LT)
 $L = 150.68'$ (C)
 $R = 220.00'$ (C)
 $CH = 147.75'$ (C)
 $CB = S19^\circ 35' 19'' E$

NORTH LINE, NE 1/4, SEC. 24

13 18
 24 19

NE COR., WEST 1/2, NE 1/4, SEC. 24

P.O.C. NE COR. NE 1/4, SEC. 24
 FND. 1/2" I.R. NO ID., IN WELL BOX C.C.R. NO. 41736

INGRESS/EGRESS ESMT PER O.R.B.5585, PG.3027

EAST LINE, WEST 1/2, NE 1/4, SEC. 24

NW COR., NE 1/4, SW 1/4, NE 1/4, SEC. 24

N89°03'02"E 69.68'(C)

P.O.B. PART B

500°16'44"W 1333.18'(C)

NE COR., NE 1/4, SW 1/4, NE 1/4, SEC. 24

S89°03'02"W 595.96'(C)

NORTH LINE, NE 1/4, SW 1/4, NE 1/4, SEC. 24

RANGE 27 EAST

RANGE 28 EAST

R/W LINE

PART B

L.A. R/W LINE

S56°47'32"W 59.58'(C)

8' FPC UTILITY ESMT (4' EACH SIDE EXIST. FACILITIES) PER O.R.B.1711, PG.688

EAST LINE, NE 1/4, SW 1/4, NE 1/4, SEC. 24

20' NON-EXCLUSIVE INGRESS/EGRESS ACCESS ESMT PER O.R.B.5585, PG.3027

WEST LINE, NE 1/4, SW 1/4, NE 1/4, SEC. 24 AS MONUMENTED

1.075 ACRES ±

S00°01'58"W 374.05'(C)

L.A. R/W LINE

15' RESERVATION OF ESMT FOR ACCESS PER D.B.114, PG.10 AND O.R.B.1666, PG.575

10' FPC DISTRIBUTION ESMT (5' EACH SIDE EXIST. FACILITIES) PER O.R.B.5638, PG.2915

SCALE: 1" = 200'
 0 100 200

SW COR., NE 1/4, SW 1/4, NE 1/4, SEC. 24

S89°15'16"W 112.21'(C)

SOUTH LINE, NE 1/4, SW 1/4, NE 1/4, SEC. 24 AS MONUMENTED

8' FPC UTILITY ESMT PER O.R.B.2711, PG.1150

20' NON-EXCLUSIVE INGRESS/EGRESS ACCESS ESMT PER O.R.B.5585, PG.3027

SECTION 24, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Byrd 8/12/2019
 WILLIAM E. BYRD, P.S. DATE
 LICENSE NUMBER 5442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. LB 8011

Dewberry

800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120 FAX 407-849-8664

SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY) CENTRAL FLORIDA EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA

PARCEL 186 PART B

SCALE: 1"=200'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429

PROJECT NO. 429-203 - WEKIVA PARKWAY
PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:


PARCEL NO. 188 PART B

A PARCEL OF LAND LOCATED IN THE SOUTHEAST OF THE NORTHWEST OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1/2" IRON ROD WITH NO IDENTIFICATION IN A WELL BOX MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 88° 41' 17" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1325.20 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00° 16' 44" WEST ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 1333.18 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89° 03' 02" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 595.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 03' 02" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 69.68 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00° 23' 29" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AS MONUMENTED AND OCCUPIED, A DISTANCE OF 95.51 FEET; THENCE DEPARTING SAID WEST LINE RUN ALONG A RADIAL BEARING OF NORTH 70° 56' 07" EAST, A DISTANCE OF 34.97 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 11314.16 FEET, A CHORD DISTANCE OF 111.72 FEET AND A CHORD BEARING OF SOUTH 18° 46' 54" EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 33' 57", A DISTANCE OF 111.72 FEET TO THE POINT OF BEGINNING.

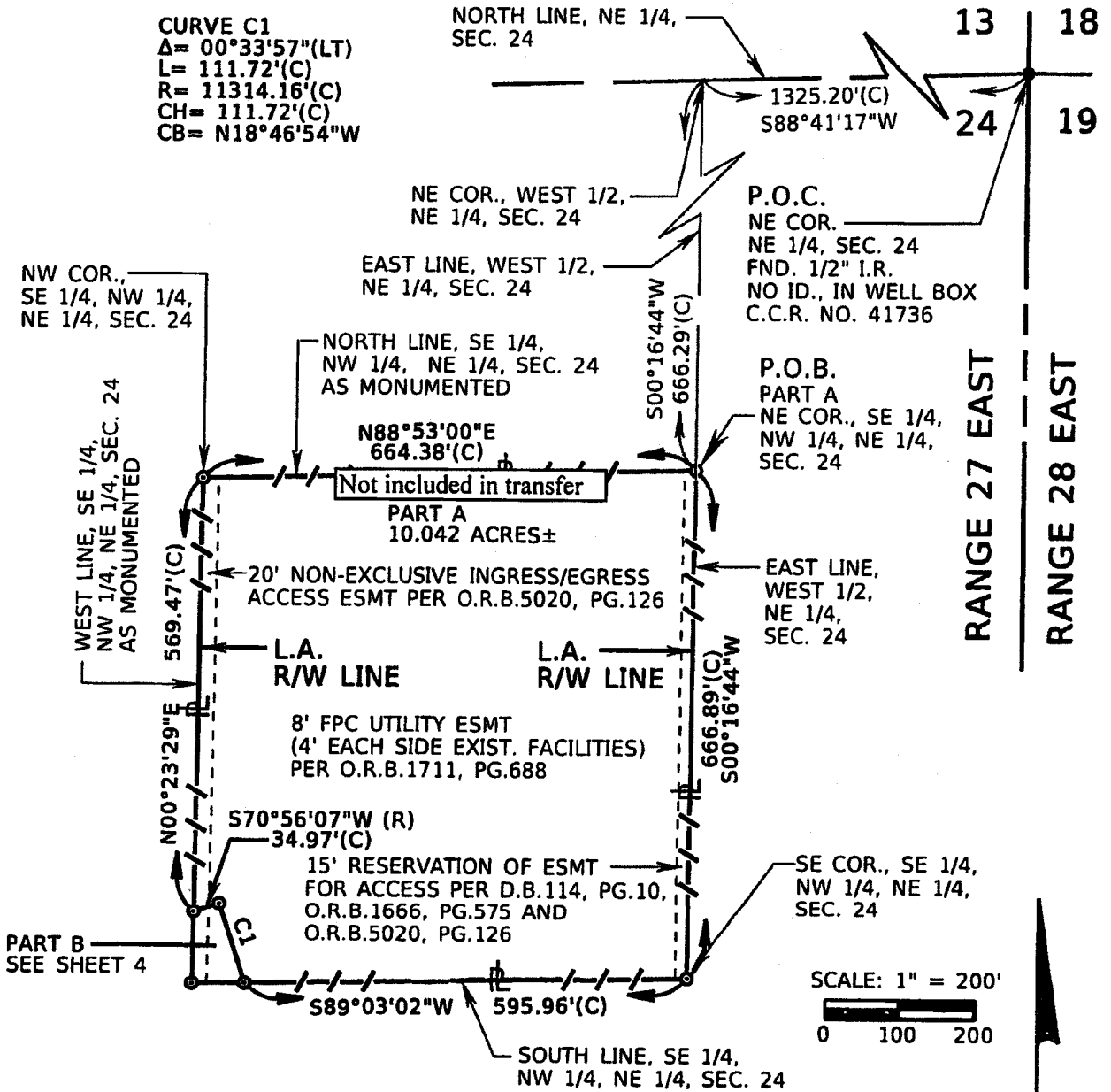
CONTAINING 5290 SQUARE FEET, MORE OR LESS

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and the property of the prior authority.

DATE	SEPTEMBER 23, 2013		SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.	PARCEL 188 PART B
DRAWN BY	MADLINS			
CHECKED BY	S.WARE	520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-649-8664	S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	SCALE: N/A
BSA PROJECT NO.	EA13-11			SHEET 1 OF 3
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC. 24-20-27, BEING S88°41'17"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

CURVE C1
 $\Delta = 00^\circ 33' 57''$ (LT)
 $L = 111.72'$ (C)
 $R = 11314.16'$ (C)
 $CH = 111.72'$ (C)
 $CB = N18^\circ 46' 54''$ W




SECTION 24, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

DATE	SEPTEMBER 23, 2013
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
BSA PROJECT NO.	EA11-J1
REVISION	BY DATE

CERTIFICATION OF AUTHORIZATION No. 18 3231



320 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 843-5126
 FAX 407-849-8664

SKETCH OF DESCRIPTION.
THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL
188 PART B

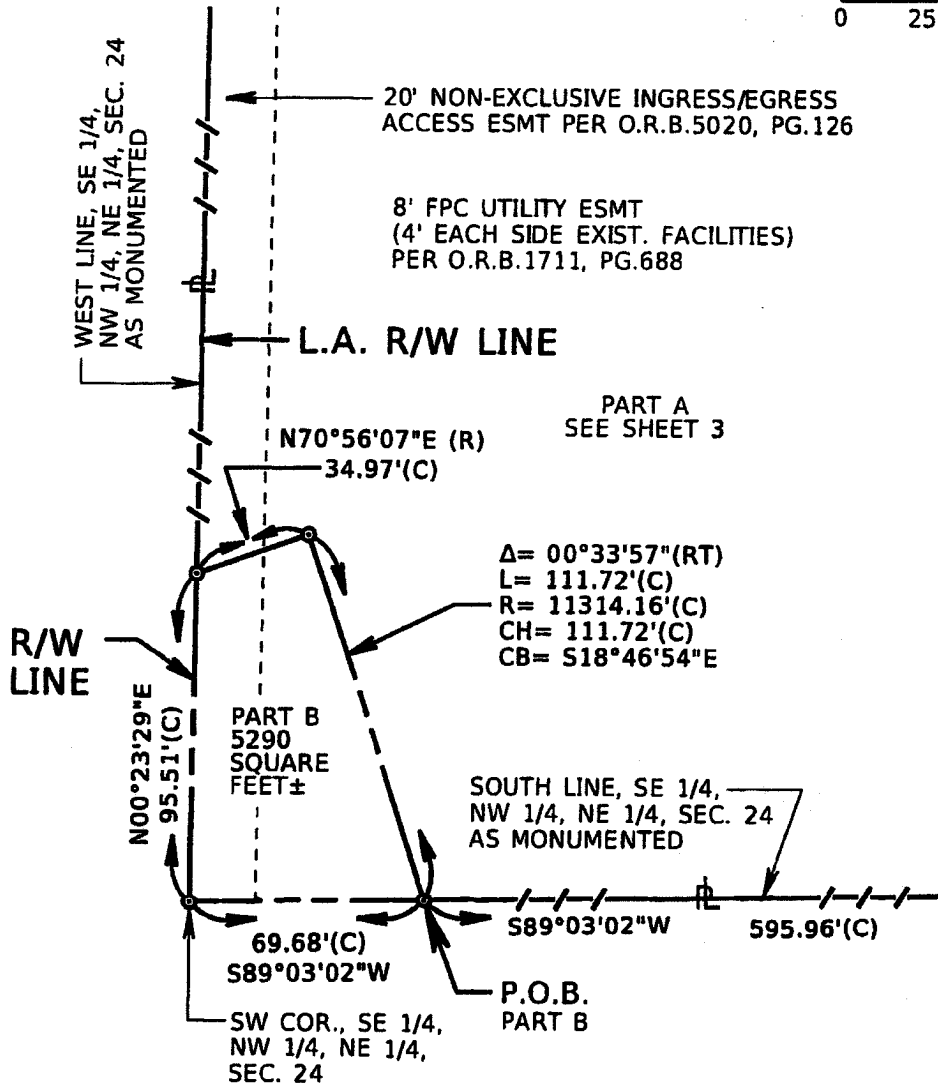
SCALE: 1"=200'

SHEET 2 OF 3

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC. 24-20-27, BEING S88°4'17"W, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

SCALE: 1" = 50'

0 25 50



SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 31-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Byrd, P.E. 2/23/2013
 WILLIAM E. BYRD, P.E. DATE
 LICENSE NUMBER 54-2

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION OF AUTHORIZATION No. 18 1721



520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 843-5120
 FAX 407-649-8864

SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL
 188 PART B

SCALE: 1"=50'

SHEET 3 OF 3

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-203
 PARCEL 207 (PARTIAL)
 PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:


A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" IRON ROD WITH NO IDENTIFICATION LOCATED IN A WELL BOX MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD 429, PROJECT NUMBER 429-203; THENCE NORTH 88°20'47" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2669.57 FEET TO ITS INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°09'11" WEST ALONG SAID WEST LINE, A DISTANCE OF 31.78 FEET TO ITS INTERSECTION WITH THE EXISTING SOUTH RIGHT OF WAY LINE OF KELLY PARK ROAD AS SHOWN ON SAID RIGHT OF WAY MAP FOR THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 28.72 FEET AND A CHORD BEARING OF SOUTH 34°54'30" EAST; THENCE DEPARTING SAID WEST LINE, FROM A TANGENT BEARING OF SOUTH 69°58'12" EAST, RUN SOUTHERLY ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°07'23", A DISTANCE OF 30.60 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD 437 AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NUMBER 62; THENCE SOUTH 00°09'11" WEST ALONG SAID WEST LINE, A DISTANCE OF 605.84 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER AS MONUMENTED AND OCCUPIED; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 88°34'31" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 16.51 FEET TO A POINT ON AFORESAID EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°09'11" EAST ALONG SAID EXISTING WEST RIGHT OF WAY LINE, A DISTANCE OF 629.80 FEET TO THE POINT OF BEGINNING.

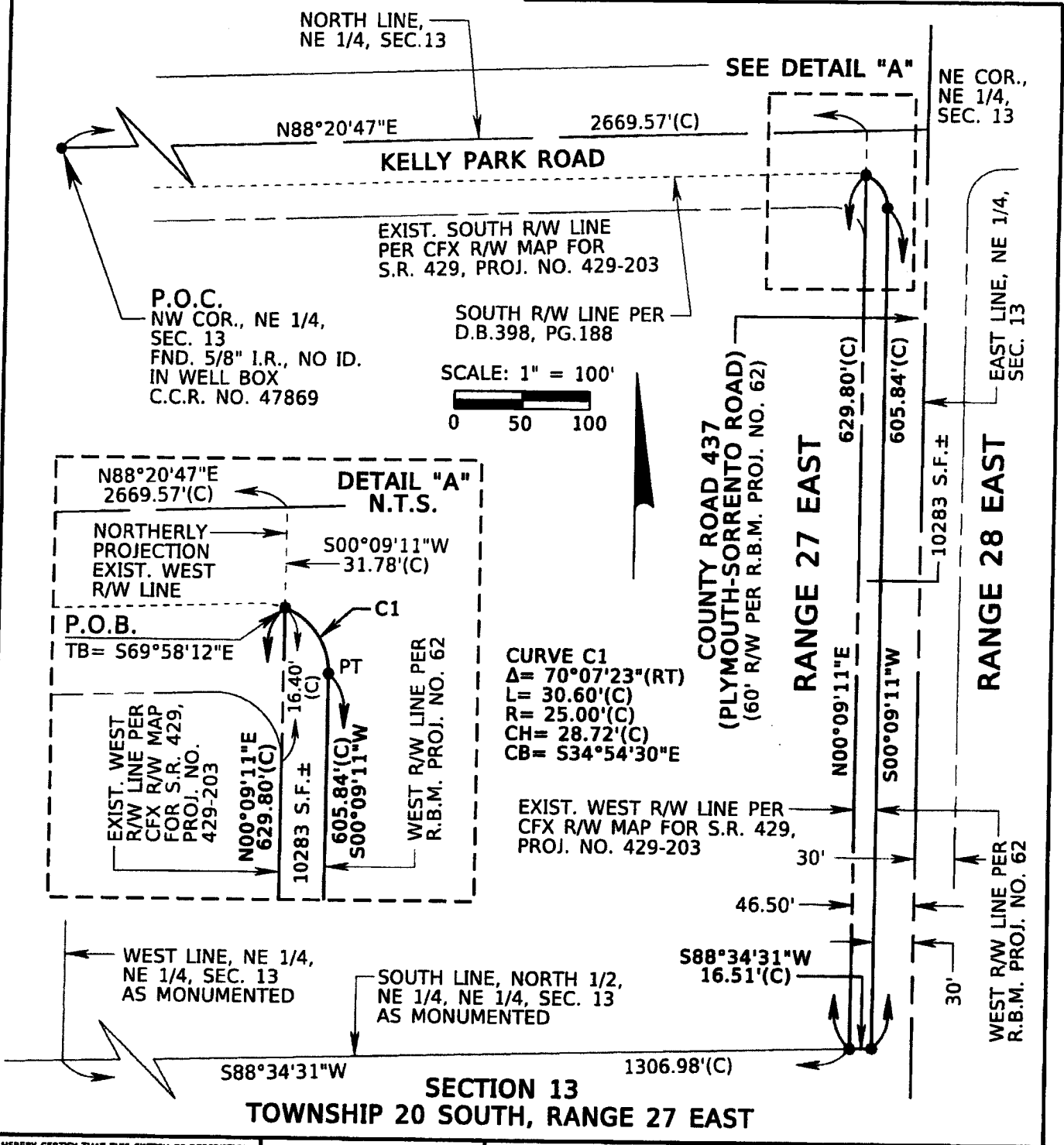
CONTAINING 10283 SQUARE FEET, MORE OR LESS

LEGEND & ABBREVIATIONS

- | | | | |
|--|----------------------------------|--------------------------------|------------------------|
| Δ = DELTA (CENTRAL ANGLE) | C.C.R. = CERTIFIED CORNER RECORD | L = LENGTH OF CURVE | PROJ. = PROJECT |
| (C) = CALCULATED DATA | D.B. = DEED BOOK | LB = LICENSED SURVEY BUSINESS | PT = POINT OF TANGENCY |
| CB = CHORD BEARING | EXIST. = EXISTING | NO. = NUMBER | R = RADIUS |
| CH = CHORD DISTANCE | FND. = FOUND | N.T.S. = NOT TO SCALE | R/W = RIGHT OF WAY |
| CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY | ID. = IDENTIFICATION | PG./PGS. = PAGE / PAGES | R.B.M. = ROAD BOND MAP |
| COR. = CORNER | I.R. = IRON ROD | P.O.B. = POINT OF BEGINNING | SEC. = SECTION |
| | | P.O.C. = POINT OF COMMENCEMENT | S.R. = STATE ROAD |
| | | | TB = TANGENT BEARING |

DATE	JULY 2, 2019	CERTIFICATION OF AUTHORIZATION No. LB 8011  800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 (407) 843-5120	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY) STATE ROAD 429 CFX PROJECT NO. 429-203	PARCEL 207 PARTIAL
DRAWN BY	J. MUNRO			SCALE: N/A
CHECKED BY	S. WARE			
DEWBERRY PROJECT NO.	5 088223			
REVISION	BY	DATE		SHEET 1 OF 2

BEARING STRUCTURE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SEC. 13-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 32-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES

SHEILA A WARE, P.S.M.
 LICENSE NUMBER 5529

DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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 BOUNDARY SURVEY)

STATE ROAD 429
CFX PROJECT NO. 429-203

PARCEL 207 PARTIAL

SCALE: 1"=100'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-203 - WEKIVA PARKWAY -
 Parcel 228
 PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

ESTATE: FEE SIMPLE
 LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" IRON PIPE WITH CAP STAMPED "1263" IN WELL BOX MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00°09'57" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 12, A DISTANCE OF 231.24 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 88°26'25" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 25.30 FEET TO ITS INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) PER ROAD BOND MAP PROJECT NO. 62 FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°05'41" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 157.14 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 34.81 FEET AND A CHORD BEARING OF SOUTH 44°13'30" WEST; THENCE RUN SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'38", A DISTANCE OF 38.51 FEET TO THE POINT OF TANGENCY; SAID POINT ALSO BEING ON THE EXISTING NORTH RIGHT OF WAY LINE OF KELLY PARK ROAD PER ROAD BOND MAP PROJECT NO. 49-E; THENCE SOUTH 88°21'18" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 32.79 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN NORTH 33°28'09" EAST, A DISTANCE OF 38.20 FEET; THENCE NORTH 00°05'41" EAST, A DISTANCE OF 150.18 FEET TO A POINT ON AFORESAID SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 88°26'25" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 36.02 FEET TO THE POINT OF BEGINNING.


CONTAINING 6735 SQUARE FEET, MORE OR LESS

NOTE:
 THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2902529 DATED 02/05/2013

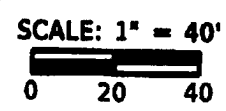
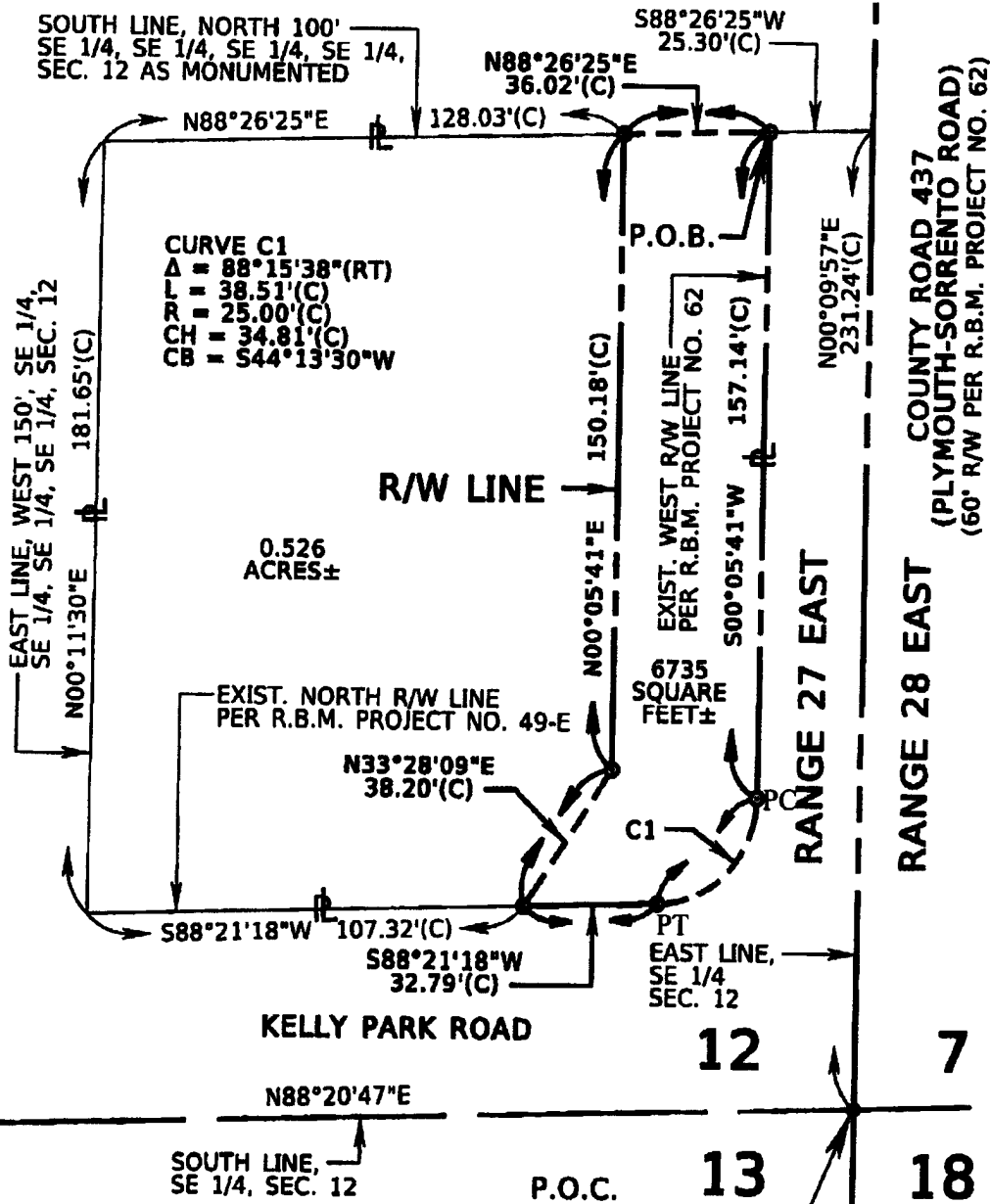
Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

LEGEND & ABBREVIATIONS

- | | | | |
|----------------------------------|--------------------------------|--------------------------------|--|
| CB = CHORD BEARING | ID. = IDENTIFICATION | P.I. = POINT OF INTERSECTION | (A) = RADIAL |
| C.C.R. = CERTIFIED CORNER RECORD | I.R. = IRON ROD | P.O.B. = POINT OF BEGINNING | SEC. = SECTION |
| CH = CHORD LENGTH | L = ARC LENGTH | P.O.C. = POINT OF COMMENCEMENT | TITF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND |
| COA = CORNER | L.A. = LIMITED ACCESS | PROJ. = PROJECT | W = WITH |
| (C) = CALCULATED DISTANCE | LS = LICENSED SURVEY BUSINESS | P.T. = POINT OF TANGENCY | & = PROPERTY LINE |
| D.S. = DEED BOOK | LT = LEFT | (P) = PLAT | & = SAME PROPERTY OWNER |
| EMT = EASEMENT | NO. = NUMBER | R = RADIUS | Δ = DELTA (CENTRAL ANGLE) |
| EXIST. = EXISTING | O.R.B. = OFFICIAL RECORDS BOOK | R.B.M. = ROAD BOND MAP | ◊ = CHANGE IN DIRECTION |
| FOUND. = FOUND | P.C. = POINT OF CURVATURE | RT = RIGHT | --- = LIMITED ACCESS R/W LINE |
| FPIC = FLORIDA POWER CORPORATION | PG./POS. = PAGE / PAGES | R/W = RIGHT OF WAY | --- = R/W LINE |
| IP1 = FIELD DISTANCE | | | |

DATE	NOVEMBER 18, 2013		SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY. S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA	PARCEL 228
DRAWN BY	B.ROLLINS			SCALE: N/A
CHECKED BY	S.MARE			
SEA PROJECT NO.	84171			
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 12-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SECTION 12, TOWNSHIP 20 SOUTH PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTE.

William E. Byrd 11/13/13
 DATE
 WILLIAM E. BYRD P.E.A.
 LICENSE NUMBER 3442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CREATED BY AUTOCAD 2011

520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 843-9120
 FAX 407-843-6684

SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL 228

SCALE: 1"=40'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-203 - WEKIVA PARKWAY
 PARCEL 229

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" IRON PIPE WITH CAP STAMPED "1263" IN WELL BOX MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00°09'57" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 231.24 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 88°26'25" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 25.30 FEET TO ITS INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 62 FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°26'25" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 36.02 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00° 05' 41" EAST, A DISTANCE OF 100.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°26'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 36.02 FEET TO ITS INTERSECTION WITH AFORESAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 437; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°05'41" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 100.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 3611 SQUARE FEET, MORE OR LESS

NOTE:

THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2902535 DATED 02/05/2013

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

LEGEND & ABBREVIATIONS

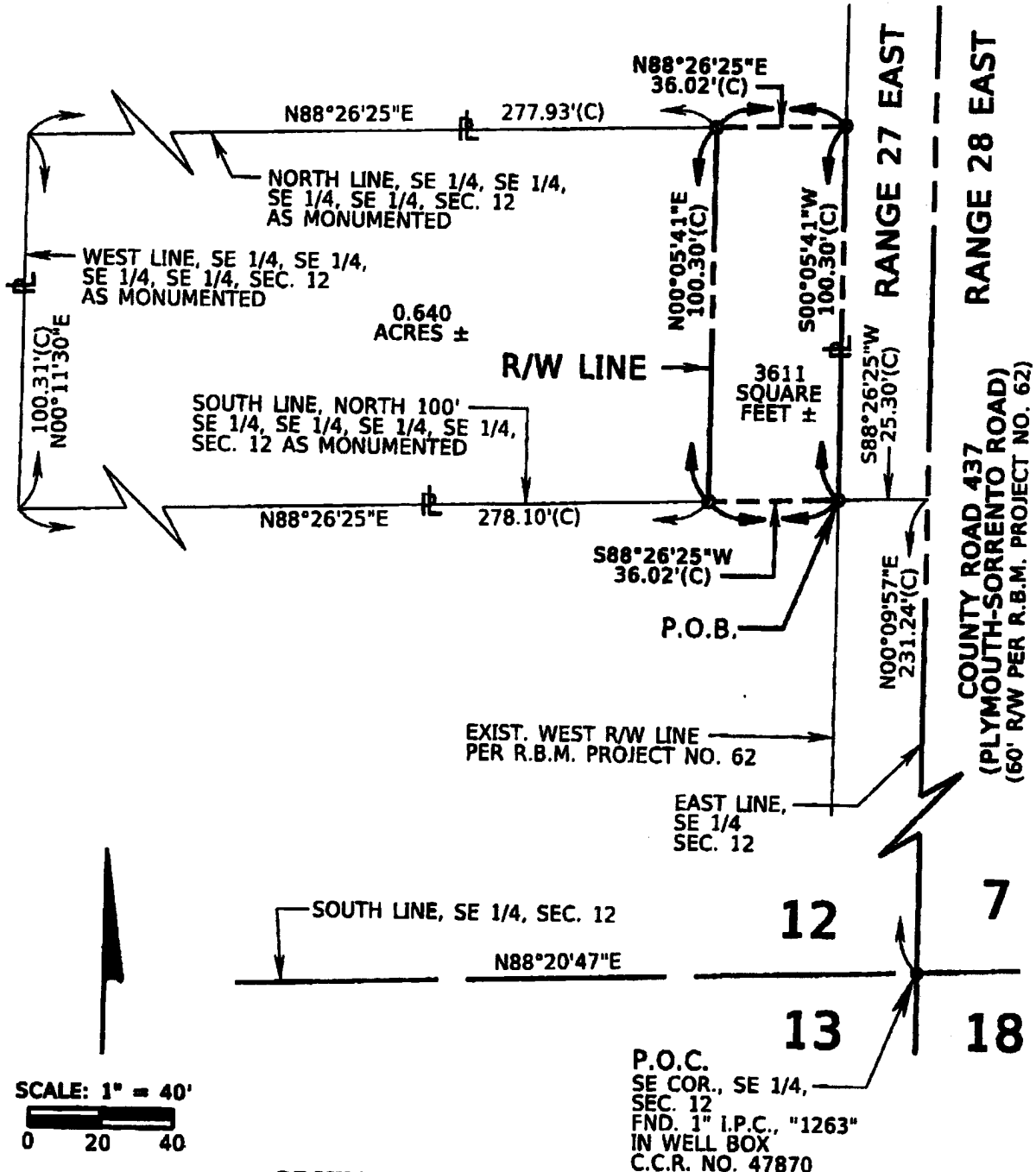
CB = CHORD BEARING	ID. = IDENTIFICATION	P.I. = POINT OF INTERSECTION	(R) = RADIAL
C.C.R. = CERTIFIED CORNER RECORD	I.R. = IRON ROD	P.O.B. = POINT OF BEGINNING	SEC. = SECTION
CH = CHORD LENGTH	L. = ARC LENGTH	P.O.C. = POINT OF COMMENCEMENT	TRIT = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
COR. = CORNER	L.A. = LIMITED ACCESS	PROJ. = PROJECT	W/ = WITH
(C) = CALCULATED DISTANCE	LB = LICENSED SURVEY BUSINESS	P.T. = POINT OF TANGENCY	± = PROPERTY LINE
D.B. = DEED BOOK	LT = LEFT	(P) = PLAT	± = SAME PROPERTY OWNER
EMT = EASEMENT	NL = NUMBER	R = RADIUS	Δ = DELTA (CENTRAL ANGLE)
EXST. = EXISTING	O.R.B. = OFFICIAL RECORDS BOOK	R.B.M. = ROAD BOND MAP	⊙ = CHANGE IN DIRECTION
FND. = FOUND	P.C. = POINT OF CURVATURE	RT = RIGHT	--- = LIMITED ACCESS R/W LINE
FFC = FLORIDA POWER CORPORATION	PG./PGS. = PAGE / PAGES	R/W = RIGHT OF WAY	---
(F) = FIELD DISTANCE			

DATE	NOVEMBER 18, 2013
DRAWN BY	M.ROLLINS
CHECKED BY	S.WARE
BSA PROJECT NO.	0111-1
REVISION	BY DATE

SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.
 S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL 229
 SCALE: N/A
 SHEET 1 OF 2

BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 12-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



RANGE 27 EAST

RANGE 28 EAST

COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) (60' R/W PER R.B.M. PROJECT NO. 62)

12 7

13 18

P.O.C. SE COR., SE 1/4, SEC. 12 FND. 1" I.P.C., "1263" IN WELL BOX C.C.R. NO. 47870

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 3217 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

William E. Stone 4/18/13
 WILLIAM E. STONE, P.S.A. DATE
 LICENSE NUMBER 5442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

COMMISSION OF PROFESSIONAL SURVEYING IN FLORIDA

BS

320 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32803
 (407) 843-9136
 FAX 407-848-8864

SKETCH OF DESCRIPTION, THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL 229

SCALE: 1"=40'

SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-203 - WEKIVA PARKWAY
 PARCEL 230

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

ESTATE: FEE SIMPLE

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" IRON PIPE WITH CAP STAMPED "1263" LOCATED IN A WELL BOX MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00°09'57" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 497.16 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE RUN SOUTH 88°30'04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 25.63 FEET TO ITS INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 62 FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°30'04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 36.01 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°05'41" EAST, A DISTANCE OF 181.58 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 150 FEET OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°35'44" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 36.01 FEET TO ITS INTERSECTION WITH AFORESAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 437; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00° 05' 41" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 181.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 6536 SQUARE FEET, MORE OR LESS


NOTE:

THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2902546 DATED 02/05/2013

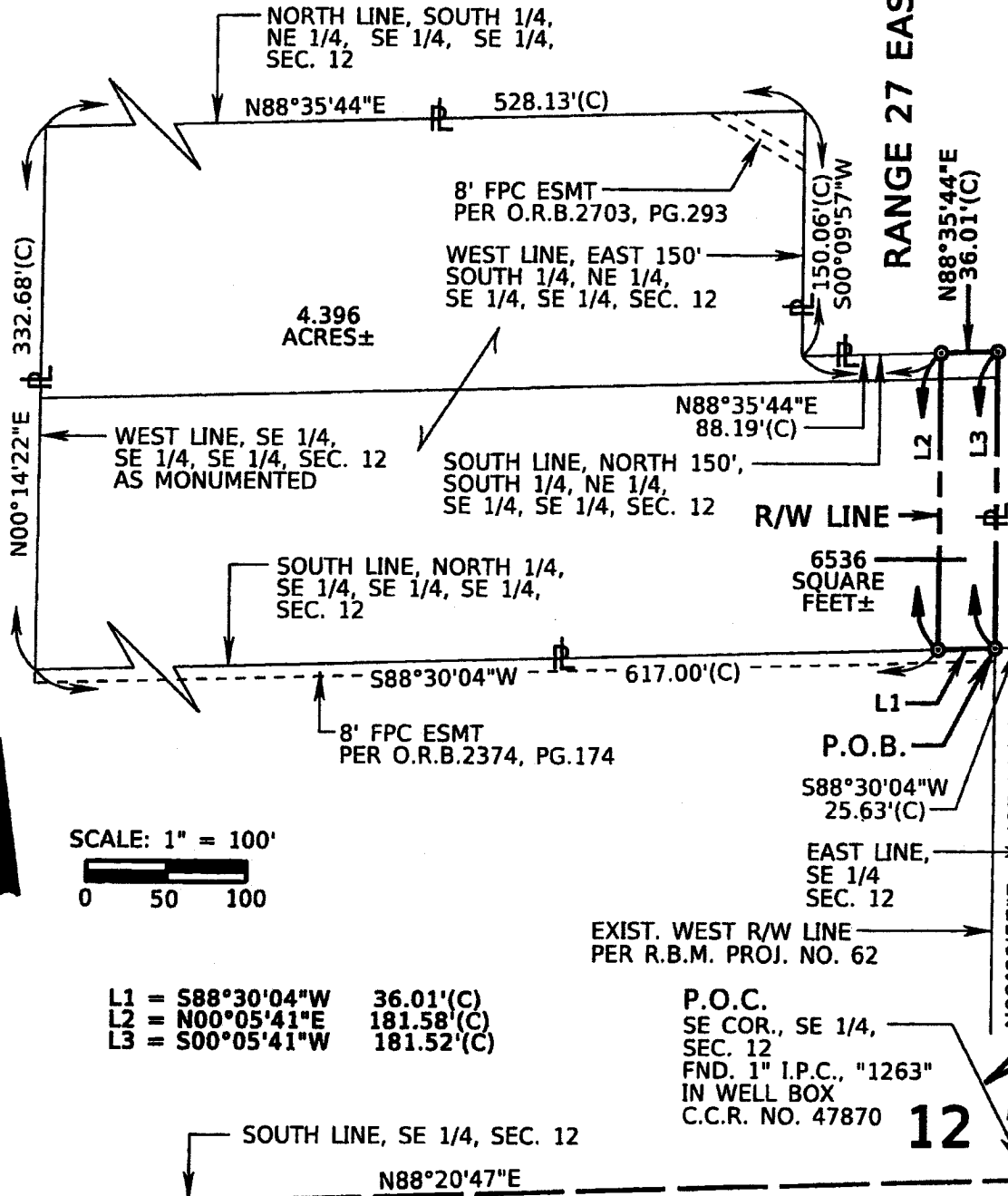
Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

LEGEND & ABBREVIATIONS

CB = CHORD BEARING	ID. = IDENTIFICATION	P.I. = POINT OF INTERSECTION	(R) = RADIAL
C.C.R. = CERTIFIED CORNER RECORD	IR. = IRON ROD	P.O.B. = POINT OF BEGINNING	SEC. = SECTION
CH = CHORD LENGTH	L. = ARC LENGTH	P.O.C. = POINT OF COMMENCEMENT	TITF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
COR. = CORNER	L.A. = LIMITED ACCESS	PROJ = PROJECT	W/ = WITH
(C) = CALCULATED DISTANCE	LB = LICENSED SURVEY BUSINESS	P.T. = POINT OF TANGENCY	△ = PROPERTY LINE
D.B. = DEED BOOK	LT = LEFT	(P) = PLAT	▲ = SAME PROPERTY OWNER
ESMT = EASEMENT	NO. = NUMBER	R = RADIUS	△ = DELTA (CENTRAL ANGLE)
EXIST. = EXISTING	O.R.B. = OFFICIAL RECORDS BOOK	R.B.M. = ROAD BOND MAP	⊙ = CHANGE IN DIRECTION
FND. = FOUND	P.C. = POINT OF CURVATURE	RT = RIGHT	--- = LIMITED ACCESS R/W LINE
FPC = FLORIDA POWER CORPORATION	PG./PGS. = PAGE / PAGES	R/W = RIGHT OF WAY	---
(F) = FIELD DISTANCE			

DATE	AUG 12, 2013	 <p>CERTIFICATION OF AUTHORIZATION No. LB 1221</p> <p>520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5220 FAX 407-849-8664</p>	<p>SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.</p> <p>S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA</p>	<p>PARCEL 230</p>
DRAWN BY	M. ROLLINS			SCALE: N/A
CHECKED BY	S. WARE		SHEET 1 OF 2	
BSA PROJECT NO.	EA11-11			
REVISION	BY	DATE		

BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 12-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.



SCALE: 1" = 100'
 0 50 100

- L1 = S88°30'04"W 36.01'(C)
- L2 = N00°05'41"E 181.58'(C)
- L3 = S00°05'41"W 181.52'(C)

EXIST. WEST R/W LINE PER R.B.M. PROJ. NO. 62

P.O.C. SE COR., SE 1/4, SEC. 12
 FND. 1" I.P.C., "1263" IN WELL BOX
 C.C.R. NO. 47870

SECTION 12, TOWNSHIP 20 SOUTH PROJECT NO. 429-203

12 7
 13 18

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
 WILLIAM E. BYRNE, P.S.M. 8/12/2013
 LICENSE NUMBER 5442

CERTIFICATION OF AUTHORIZATION No. LB 1321

 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 843-5120
 FAX 407-649-8664

SKETCH OF DESCRIPTION.
 THIS IS NOT A BOUNDARY SURVEY.
 S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL 230
 SCALE: 1"=100'
 SHEET 2 OF 2

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-203 - WEKIVA PARKWAY

PARCEL 233

PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" IRON PIPE WITH CAP STAMPED "1263" LOCATED IN A WELL BOX MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00°09'57" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 331.55 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 88°26'25" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 25.43 FEET TO ITS INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF COUNTY ROAD 437 (PLYMOUTH-SORRENTO ROAD) AS DEPICTED ON ORANGE COUNTY ROAD BOND MAP PROJECT NO. 62 FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°26'25" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 36.02 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°05'41" EAST, A DISTANCE OF 165.67 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°30'04" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 36.01 FEET TO ITS INTERSECTION WITH AFORESAID WEST RIGHT OF WAY LINE OF COUNTY ROAD 437; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00° 05' 41" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 165.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 5963 SQUARE FEET, MORE OR LESS


NOTE:

THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS TO FILE NO. 2037-2902570 DATED 02/06/2013

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

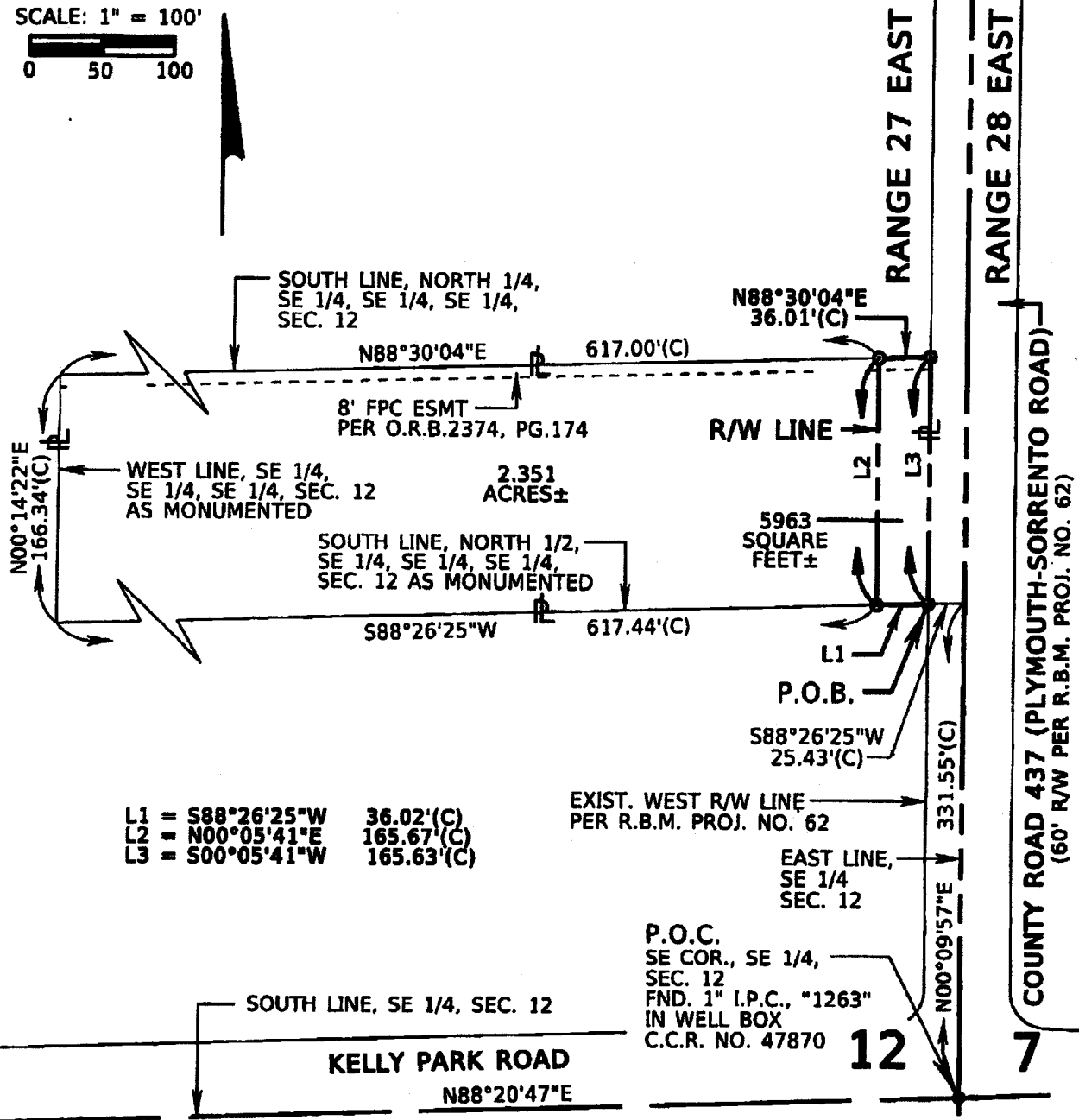
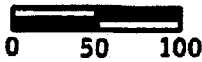
LEGEND & ABBREVIATIONS

- | | | | |
|----------------------------------|--------------------------------|--------------------------------|--|
| CB = CHORD BEARING | ID. = IDENTIFICATION | P.I. = POINT OF INTERSECTION | (R) = RADIAL |
| C.C.R. = CERTIFIED CORNER RECORD | I.R. = IRON ROD | P.O.B. = POINT OF BEGINNING | SEC. = SECTION |
| CH = CHORD LENGTH | L = ARC LENGTH | P.O.C. = POINT OF COMMENCEMENT | TUTP = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND |
| COR. = CORNER | L.A. = LIMITED ACCESS | PROJ. = PROJECT | W & = WITH |
| (C) = CALCULATED DISTANCE | LS = LICENSED SURVEY BUSINESS | P.T. = POINT OF TANGENCY | W/ & = PROPERTY LINE |
| D.B. = DEED BOOK | LT = LEFT | (P) = PLAT | W/ & = SAME PROPERTY OWNER |
| ESMT = EASEMENT | NO. = NUMBER | R = RADIUS | Δ = DELTA (CENTRAL ANGLE) |
| EXIST. = EXISTING | O.R.B. = OFFICIAL RECORDS BOOK | R.S.M. = ROAD BOND MAP | Δ = CHANGE IN DIRECTION |
| FO. = FOUND | P.C. = POINT OF CURVATURE | RT = RIGHT | ---Δ--- = LIMITED ACCESS R/W LINE |
| FPC = FLORIDA POWER CORPORATION | PG./PGS. = PAGE / PAGES | R/W = RIGHT OF WAY | --- |
| (F) = FIELD DISTANCE | | | |

DATE	NOVEMBER 18, 2013	 <p>520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 (407) 843-5120 FAX 407-849-8866</p>	<p>SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.</p> <p>S.R. 429 (WEKIVA PARKWAY) ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY ORANGE COUNTY, FLORIDA</p>	<p>PARCEL 233</p>
DRAWN BY	MAROLLINS			SCALE: N/A
CHECKED BY	EMARE		<p>SHEET 1 OF 2</p>	
BSA PROJECT NO.	8411-11			
REVISION	BY DATE			

BEARING STRUCTURE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SEC. 12-20-27, BEING N88°20'47"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983/2007 ADJUSTMENT.

SCALE: 1" = 100'



- L1 = S88°26'25"W 36.02'(C)
- L2 = N00°05'41"E 165.67'(C)
- L3 = S00°05'41"W 165.63'(C)

SECTION 12, TOWNSHIP 20 SOUTH

PROJECT NO. 429-203

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE HIGHEST TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 32-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.827, FLORIDA STATUTES.

William E. Dwyer, P.S.L. 11/10/13 DATE
 WILLIAM E. DWYER, P.S.L. LICENSE NUMBER 3442

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



320 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 (407) 842-5120
 FAX 407-849-8664

SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.

S.R. 429 (WEKIVA PARKWAY)
 ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
 ORANGE COUNTY, FLORIDA

PARCEL 233

SCALE: 1"=100'

SHEET 2 OF 2

SKETCH OF DESCRIPTION

PARCEL: 250
 PURPOSE: RIGHT OF WAY
 ESTATE: FEE SIMPLE

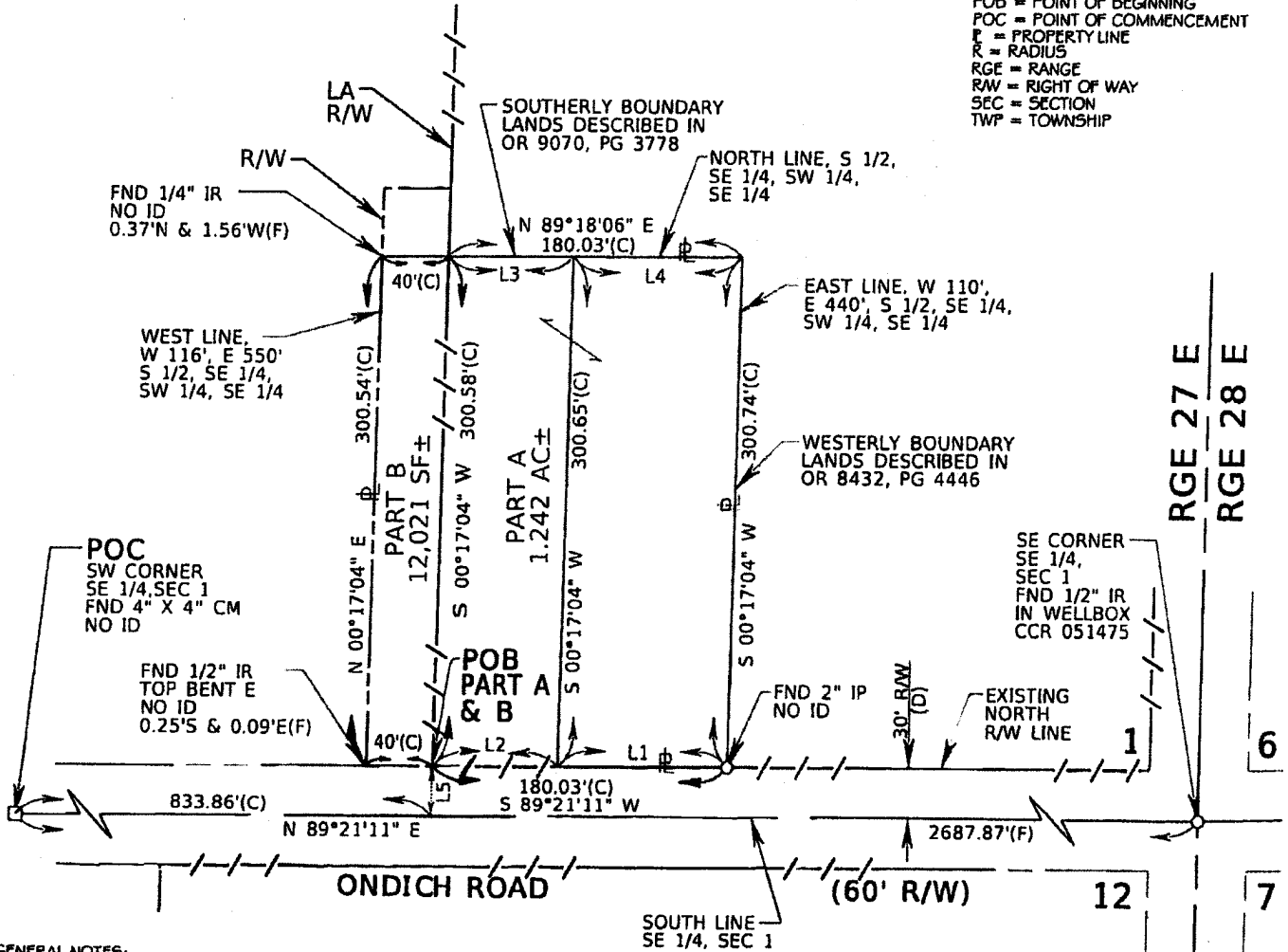
TOWNSHIP 20 SOUTH,
 RANGE 27 EAST

S 00° 17' 04" W END

LINE TABLE			
L1	S 89°21'11" W	104.01'(C)	
L2	S 89°21'11" W	76.02'(C)	
L3	N 89°18'06" E	76.02'(C)	
L4	N 89°18'06" E	104.01'(C)	
L5	N 00°17'04" E	30.00'(C)	

SCALE:
 1" = 100'

- ACRES
- C = CALCULATED
- CCR = CERTIFIED CORNER RECORD
- CM = CONCRETE MONUMENT
- F = FIELD
- FND = FOUND
- ID = IDENTIFICATION
- IP = IRON PIPE
- IR = IRON ROD
- LA = LIMITED ACCESS
- LB = LICENSED BUSINESS
- OR = OFFICIAL RECORDS
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PL = PROPERTY LINE
- R = RADIUS
- RGE = RANGE
- RAW = RIGHT OF WAY
- SEC = SECTION
- TWP = TOWNSHIP



GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11" WEST.
2. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
3. ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
4. A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" DATED NOVEMBER 19, 2012, FILE NO. 2037-2856977 WAS REVIEWED BY THE SURVEYOR AND EXCEPTIONS (IF ANY) NOTED ON SAID CERTIFICATE ARE SHOWN HEREON.

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 2/11/14	URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	PARCEL 250 PART B
DRAWN BY: SMP	JOB NO:		SHEET: 2 OF 2
APPROVED BY: RJM	OCEA PROJECT NO: 429-204		

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429

PROJECT 429-204

PARCEL NO. 252 PART B
PURPOSE: RIGHT OF WAY TRANSFER TO ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART B:

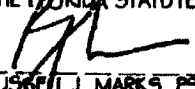
THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9070, PAGE 3778, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 1 (A 1/2" IRON ROD IN WELLBOX AS NOW EXISTS); THENCE SOUTH 89°21'11" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1508.96 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°16'53" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF ONDICH ROAD; THENCE SOUTH 89°21'11" WEST ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST LINE OF THE WEST 110 FEET OF THE EAST 220 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE NORTH 00°17'04" EAST ALONG SAID WEST LINE, A DISTANCE OF 300.84 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°18'06" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 290.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°18'06" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°17'04" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9070, PAGE 3781 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 89°18'06" EAST ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 40.00 FEET; THENCE DEPARTING THE BOUNDARY OF SAID LANDS SOUTH 00°17'04" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,600 SQUARE FEET, MORE OR LESS.

Central Florida Expressway (CFX) Authority is an agency of the State of Florida which on June 20, 2014 assumed the governance and control of the Orlando-Orange County Expressway Authority (OOCEA) (the "Prior Authority") including the assets, facilities tangible and intangible and property of the prior authority.

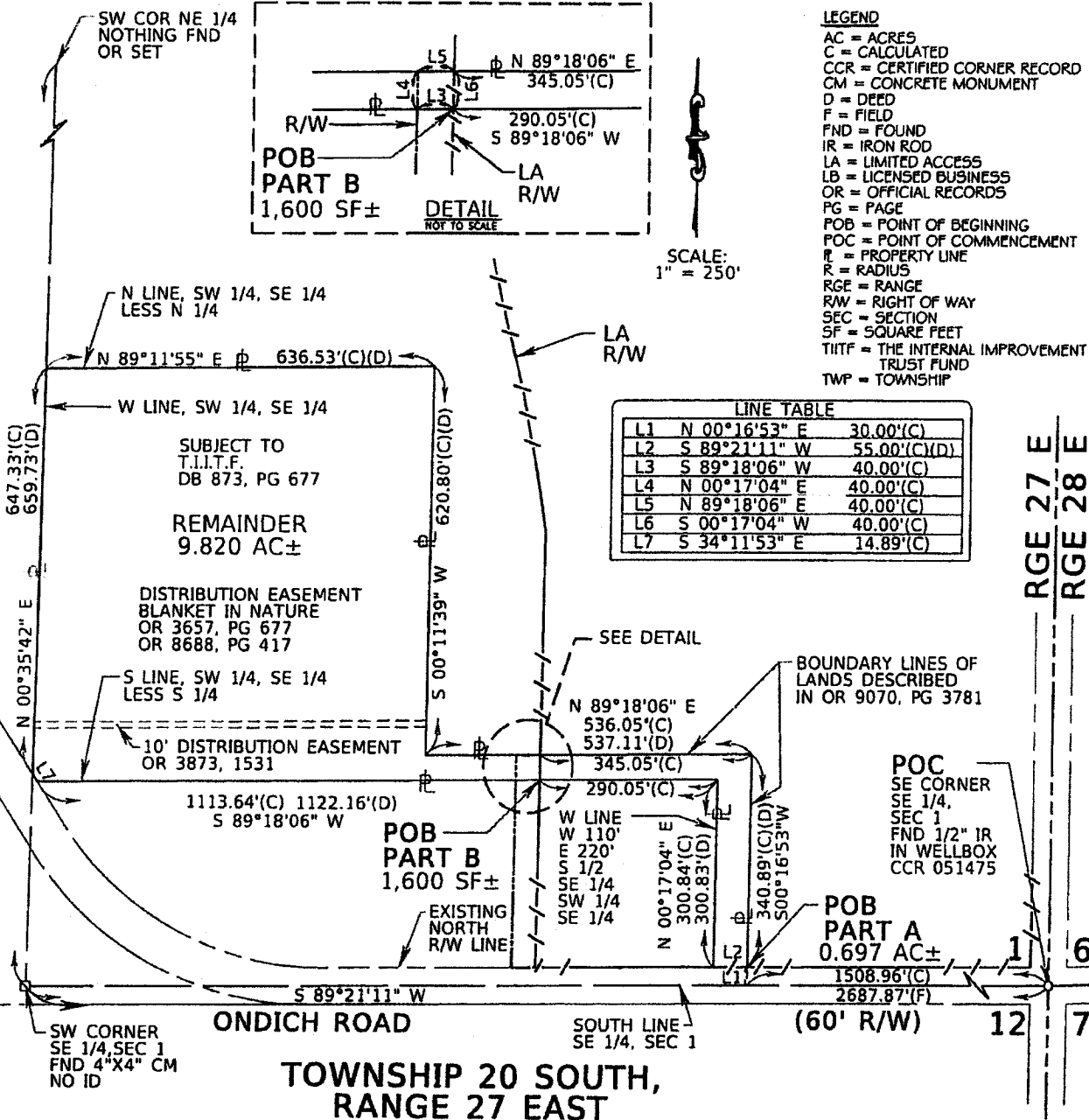
I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE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


RUSSELL J. MARKS, PSM NO. 5623 _____ 2/12/2014 _____ DATE
NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 2/11/14	 URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6839	REVISIONS:
DRAWN BY: SMP	JOB NO:		Parcel 252 Part B
APPROVED BY: RJM	OOCEA PROJECT NO: 429-204		SHEET: 1 OF 2

SKETCH OF DESCRIPTION

PARCEL: 252
 PURPOSE: LIMITED ACCESS RIGHT OF WAY
 & RIGHT OF WAY
 ESTATE: FEE SIMPLE



LINE TABLE		
L1	N 00°16'53" E	30.00'(C)
L2	S 89°21'11" W	55.00'(C)(D)
L3	S 89°18'06" W	40.00'(C)
L4	N 00°17'04" E	40.00'(C)
L5	N 89°18'06" E	40.00'(C)
L6	S 00°17'04" W	40.00'(C)
L7	S 34°11'53" E	14.89'(C)

- GENERAL NOTES:**
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°21'11" WEST.
 2. THERE MAY BE OTHER RECORDED DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.
 3. ATTENTION IS DIRECTED TO THE FACT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALE DATA.
 4. A CERTIFICATE OF TITLE INFORMATION PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY" DATED MARCH 25, 2013, FILE NO. 2037-2934327 WAS REVIEWED BY THE SURVEYOR AND EXCEPTIONS (IF ANY) NOTED ON SAID CERTIFICATE ARE SHOWN HEREON.

FOR: ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY		STATE ROAD 429	
DESIGNED BY: RJM	DATE: 2/11/14	URS URS CORPORATION 315 E. ROBINSON STREET SUITE 245 ORLANDO, FL 32801-1949 PH (407) 422-0353 LICENSED BUSINESS NO. 6539	REVISIONS:
DRAWN BY: SMP	JOB NO:		Parcel 252 Part B
APPROVED BY: RJM	OCEA PROJECT NO: 429-204		SHEET: 2 OF 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 258

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WEST RIGHT OF WAY LINE, A DISTANCE OF 136.07 FEET; THENCE NORTH 89°19'38" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26"EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 136.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,443 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

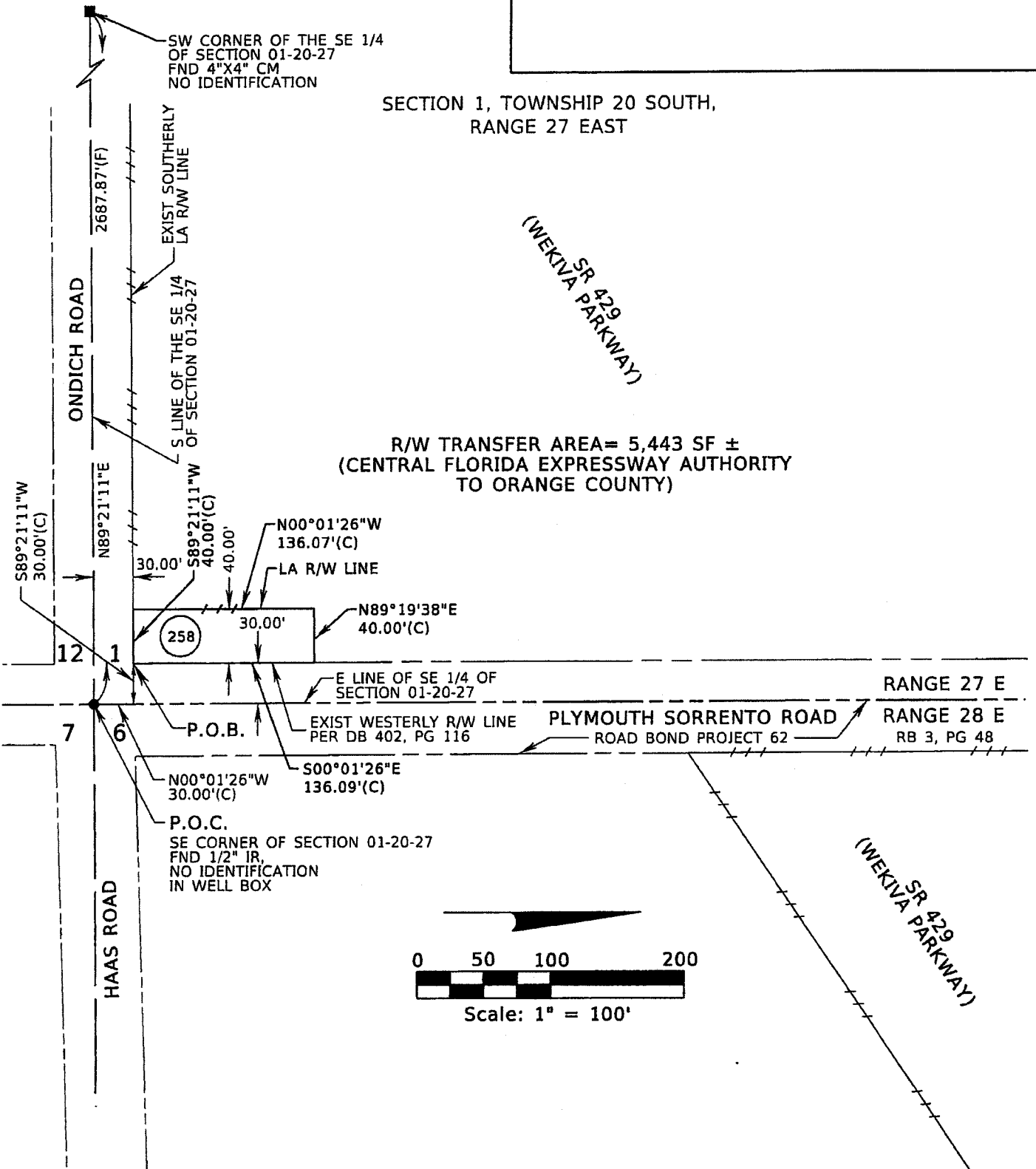
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 258



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

SKETCH OF DESCRIPTION



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 258



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORthing
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RB	= ROAD BOOK
ID	= IDENTIFICATION	RT	= RIGHT
IP	= IRON PIPE	R/W	= RIGHT OF WAY
IR	= IRON ROD	SF	= SQUARE FEET
IRC	= IRON ROD AND CAP	SR	= STATE ROAD
		STA	= STATION

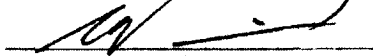
GENERAL NOTES:

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE. PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND MUTATIONS SHOWN HEREON.


H. Paul deVivero, Professional Land Surveyor No. 4990
8-12-2021
DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 258



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 259

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 136.09 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°19'38" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.07 FEET; THENCE NORTH 89°18'06" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,643 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

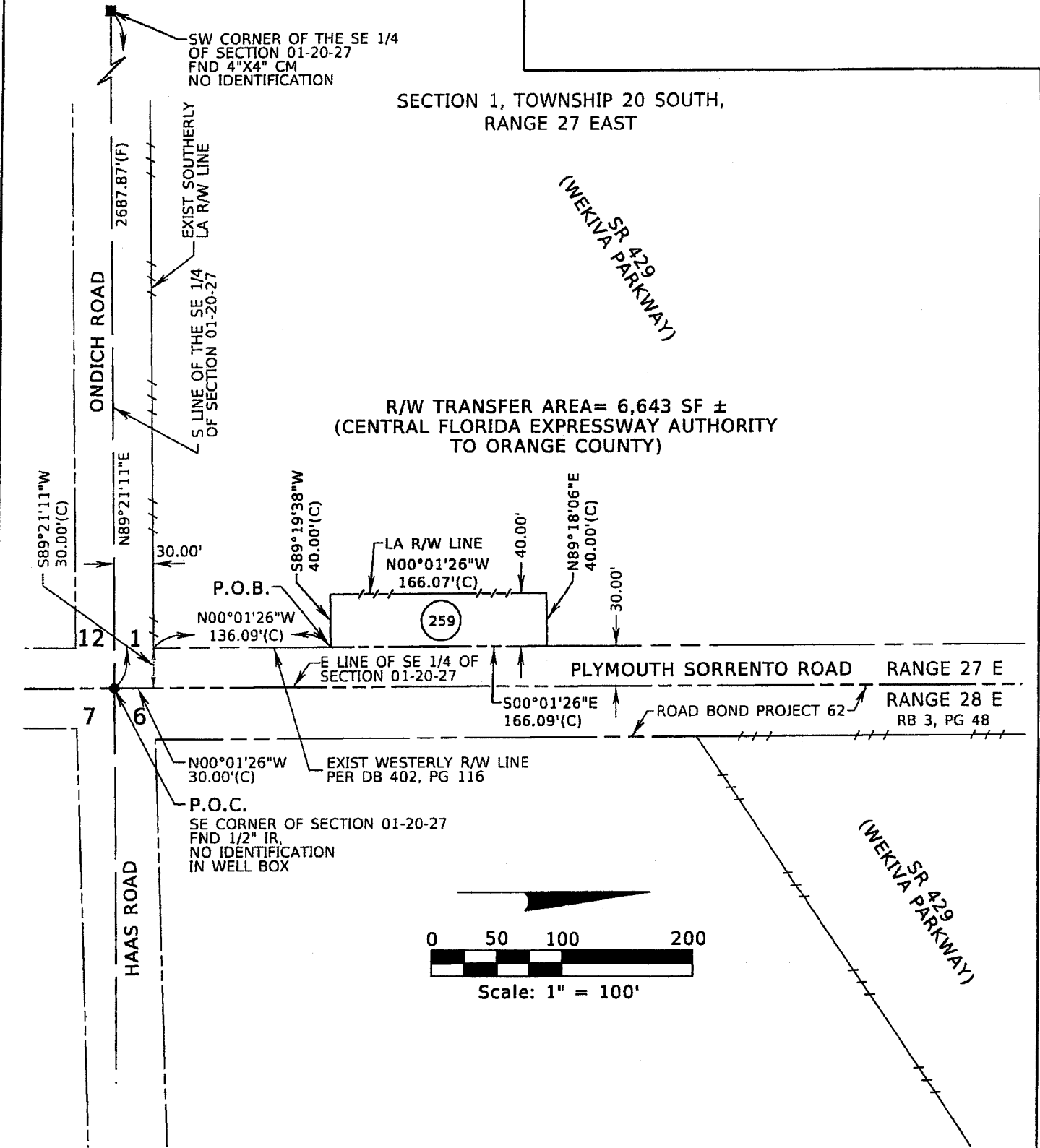
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 259



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

SKETCH OF DESCRIPTION



SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

R/W TRANSFER AREA= 6,643 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RIH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 259



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORthing
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RB	= ROAD BOOK
ID	= IDENTIFICATION	RT	= RIGHT
IP	= IRON PIPE	R/W	= RIGHT OF WAY
IR	= IRON ROD	SF	= SQUARE FEET
IRC	= IRON ROD AND CAP	SR	= STATE ROAD
		STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

REVISION	BY	DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

[Signature]
H. Paul deViviero, Professional Land Surveyor No. 4990
8-12-2021
DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 259

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 260

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 302.18 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°18'06" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.07 FEET; THENCE NORTH 89°16'33" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,643 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
 CFX PROJECT NO. 429-204
 PARCEL 260**



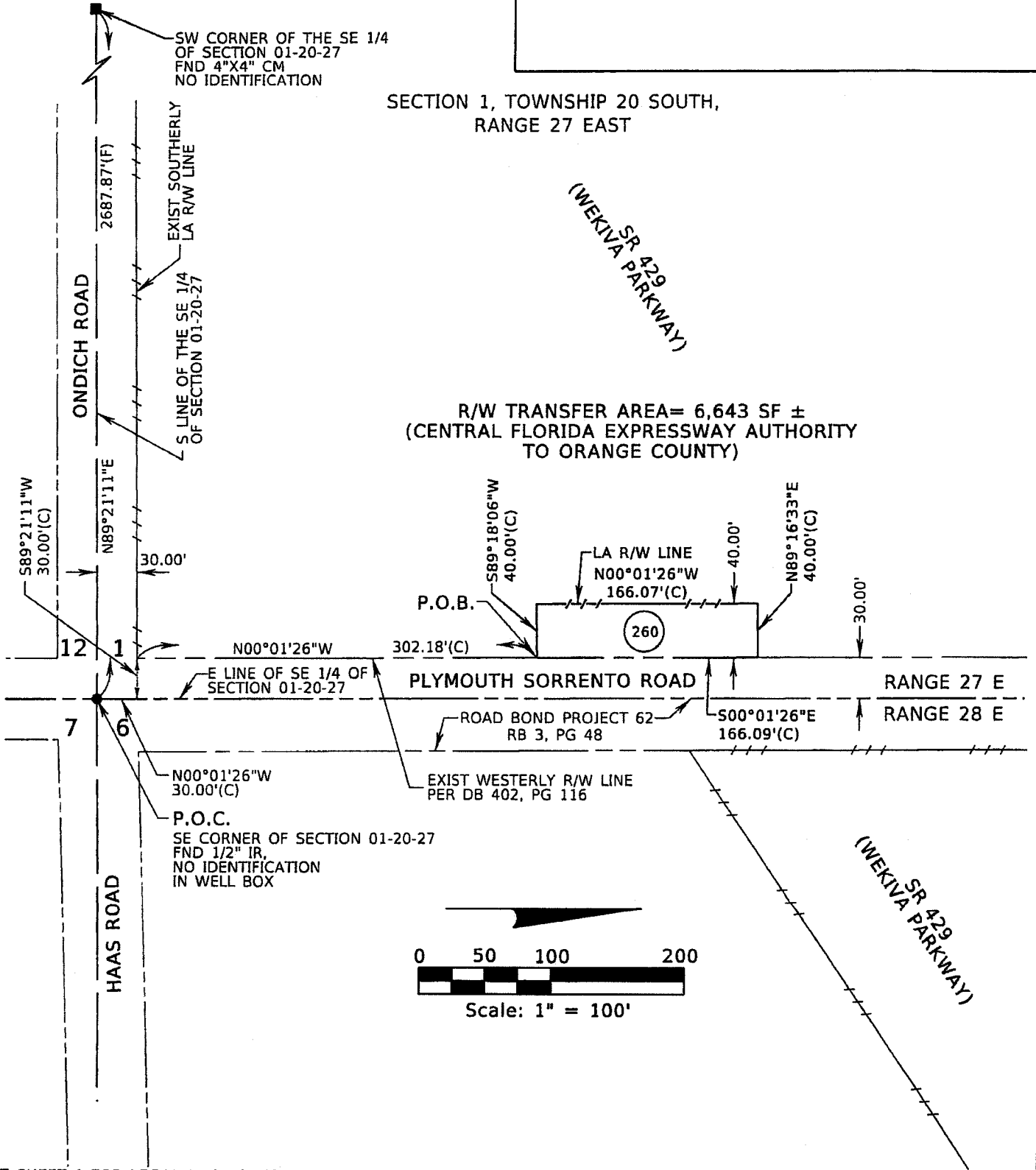
GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

(WEKIVA PARKWAY)
SR 429

R/W TRANSFER AREA = 6,643 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 260

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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY	ORB	= OFFICIAL RECORDS BOOK
	AUTHORITY	ℙ	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PG	= PAGE
DB	= DEED BOOK	P.O.B.	= POINT OF BEGINNING
E:	= EASTING	P.O.C.	= POINT OF COMMENCEMENT
EXIST	= EXISTING	RB	= ROAD BOOK
FND	= FOUND	RT	= RIGHT
ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3


I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

 8-12-2021
H. Paul deViverra, Professional Land Surveyor No. 4990 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 260

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 261

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 468.27 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°16'33" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.08 FEET; THENCE NORTH 89°15'01" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,644 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 261



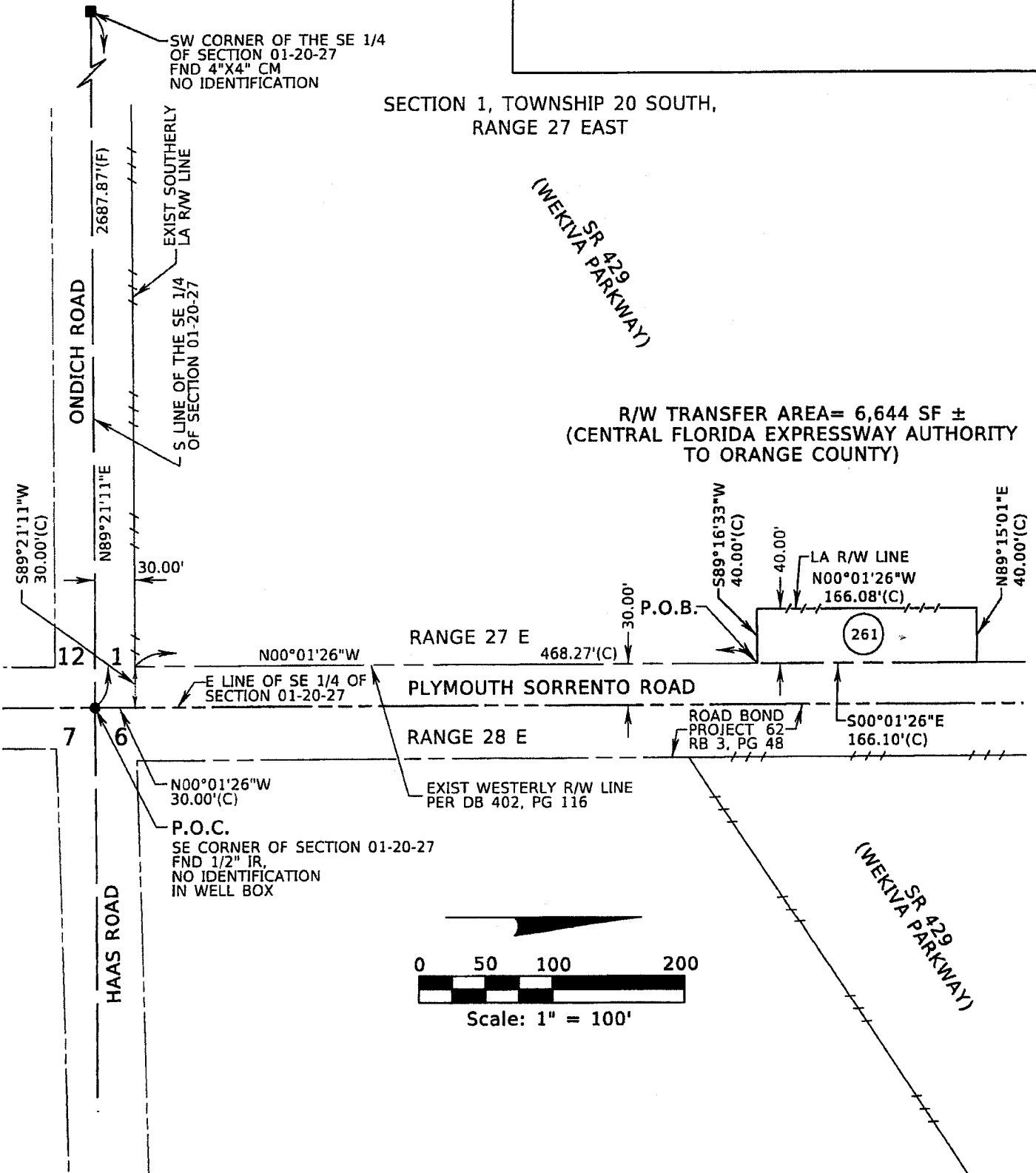
GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

(WEKIVA PARKWAY)
SR 429

R/W TRANSFER AREA= 6,644 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 261



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORthing
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EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RB	= ROAD BOOK
ID	= IDENTIFICATION	RT	= RIGHT
IP	= IRON PIPE	R/W	= RIGHT OF WAY
IR	= IRON ROD	SF	= SQUARE FEET
IRC	= IRON ROD AND CAP	SR	= STATE ROAD
		STA	= STATION


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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
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7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.


M. Paul deVivero, Professional Land Surveyor No. 4890
8-12-2021
DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 261



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 262

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 664.42 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°15'01" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°15'01" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 326.41 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 326.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,058 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 262



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

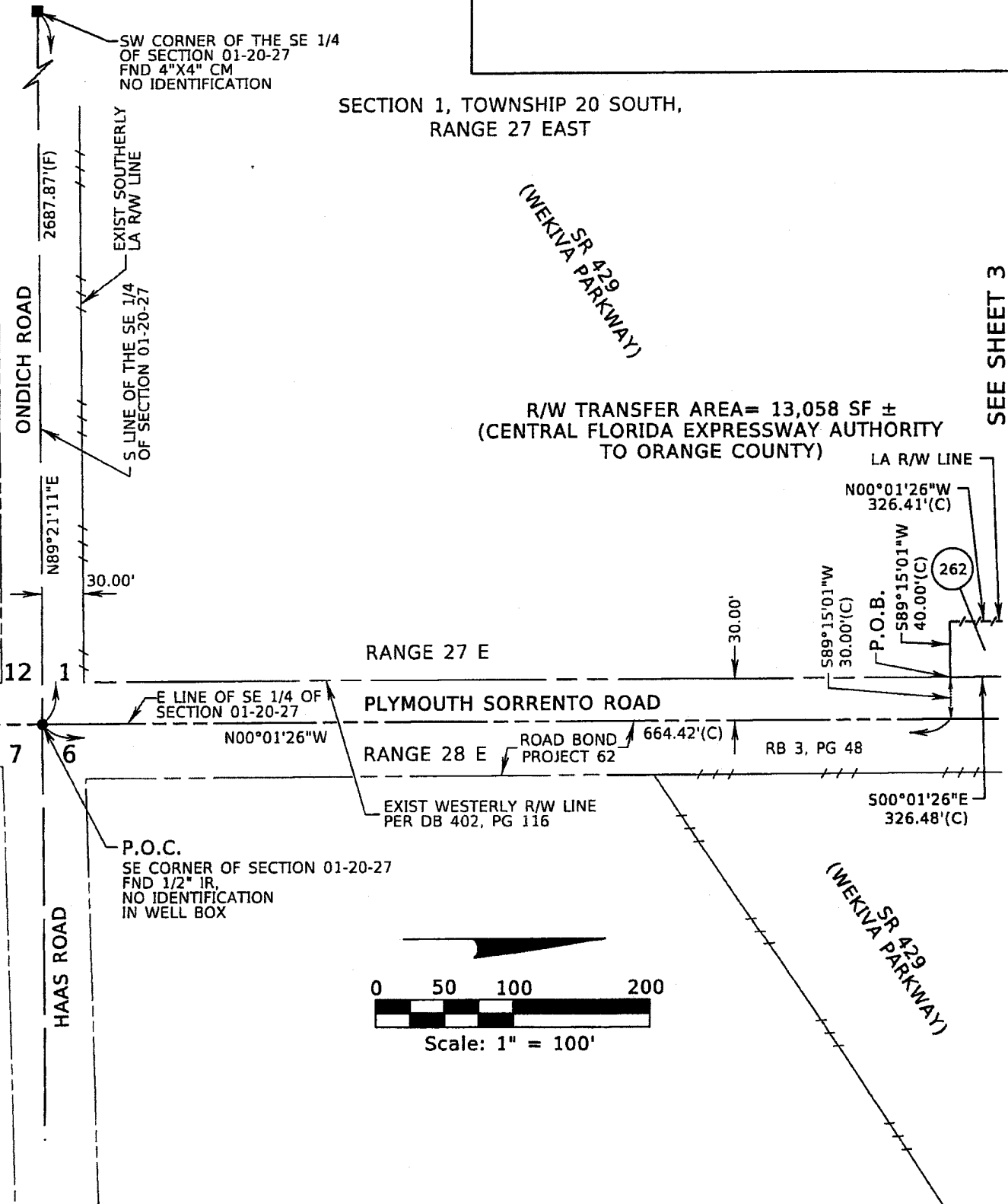
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

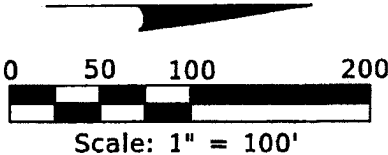
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



R/W TRANSFER AREA = 13,058 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY TO ORANGE COUNTY)

SEE SHEET 3




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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 262

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

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

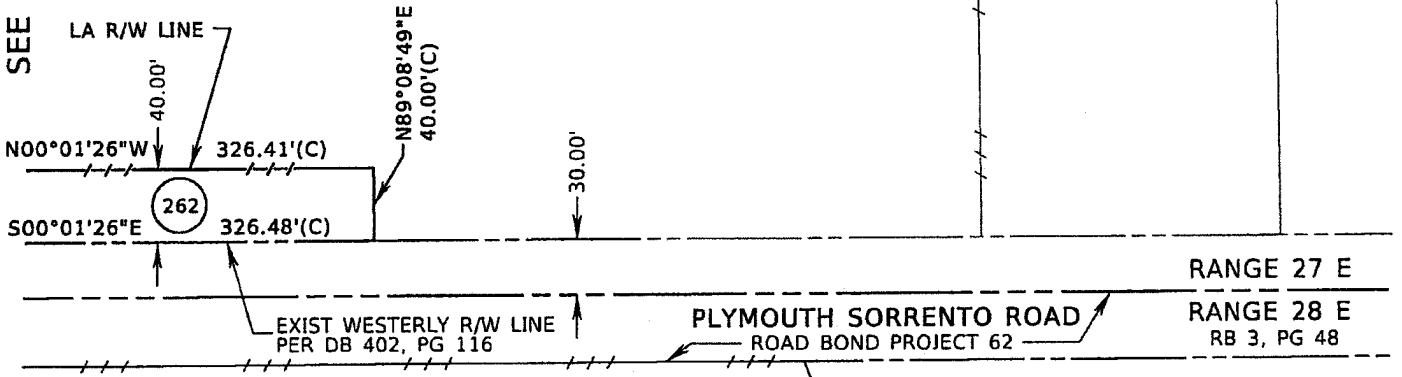
(WEKIVA PARKWAY)
SR 429

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

R/W TRANSFER AREA = 13,058 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2



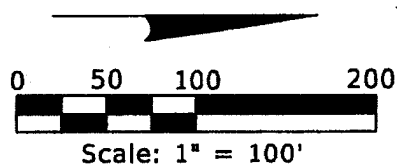
RANGE 27 E

RANGE 28 E
RB 3, PG 48

PLYMOUTH SORRENTO ROAD
ROAD BOND PROJECT 62

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

(WEKIVA PARKWAY)
SR 429



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 262



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
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LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
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GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 4 OF 4


I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

[Signature] 8-12-2021
H. Paul deVivo, Professional Land Surveyor No. 4990 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 262

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 264

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1010.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,520 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

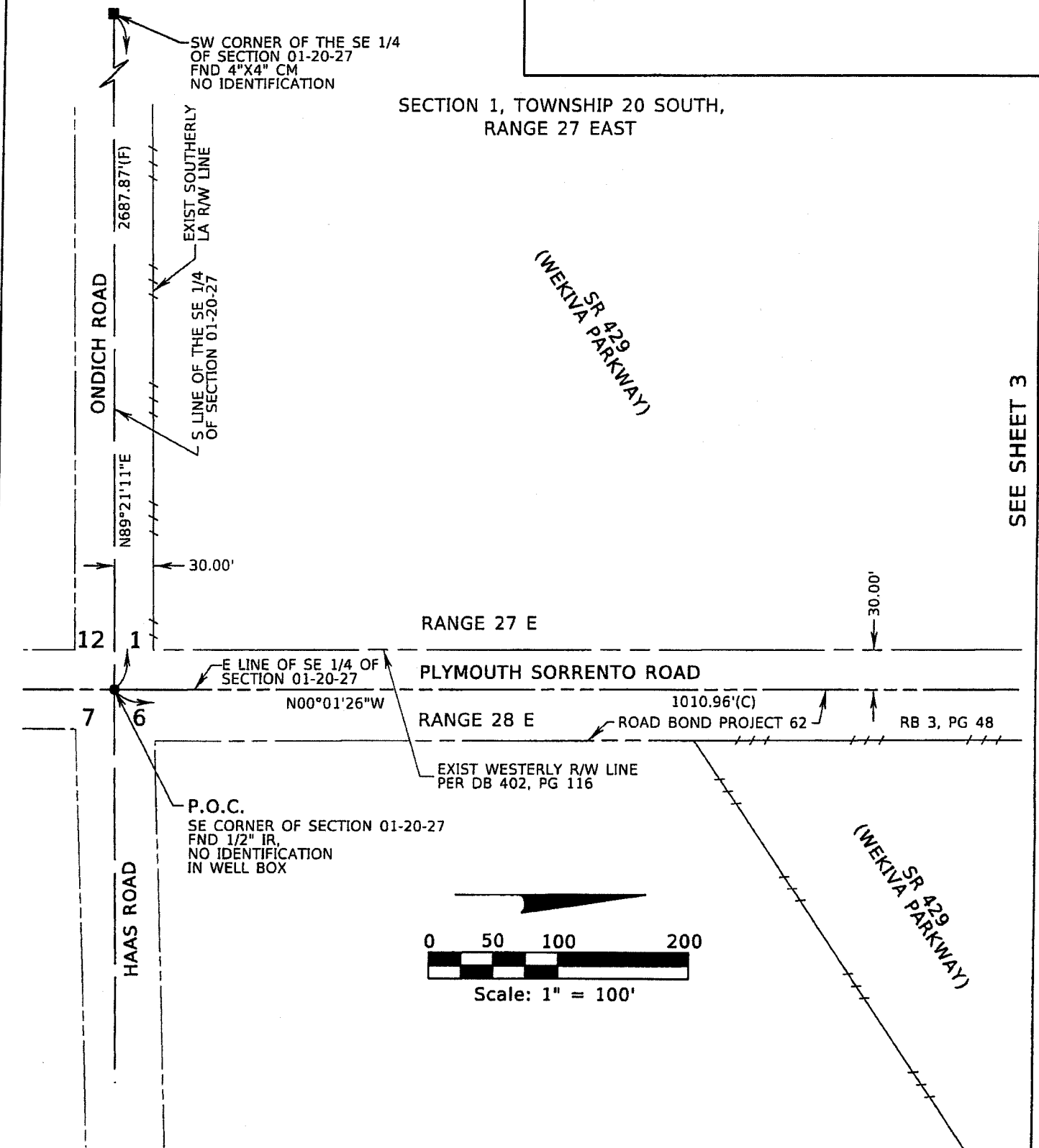
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 264



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

SKETCH OF DESCRIPTION



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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 264



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

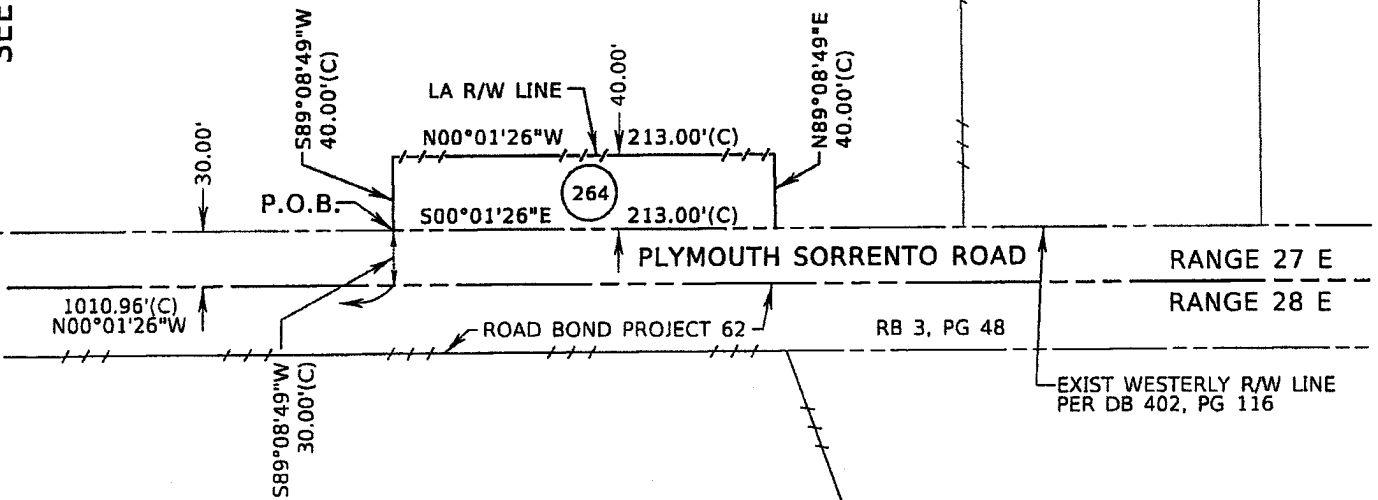
SR 429
(WEKIVA PARKWAY)

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

R/W TRANSFER AREA = 8,520 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

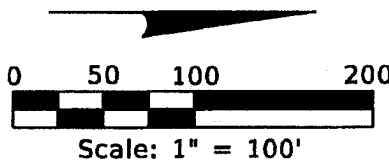
SEE SHEET 2



RANGE 27 E
RANGE 28 E

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

NOT PLATTED




SR 429
(WEKIVA PARKWAY)

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 264

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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RB	= ROAD BOOK
ID	= IDENTIFICATION	RT	= RIGHT
IP	= IRON PIPE	R/W	= RIGHT OF WAY
IR	= IRON ROD	SF	= SQUARE FEET
IRC	= IRON ROD AND CAP	SR	= STATE ROAD
		STA	= STATION


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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 4 OF 4

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

 8-12-2021
H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 264



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 265

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1010.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 104.89 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 104.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,196 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

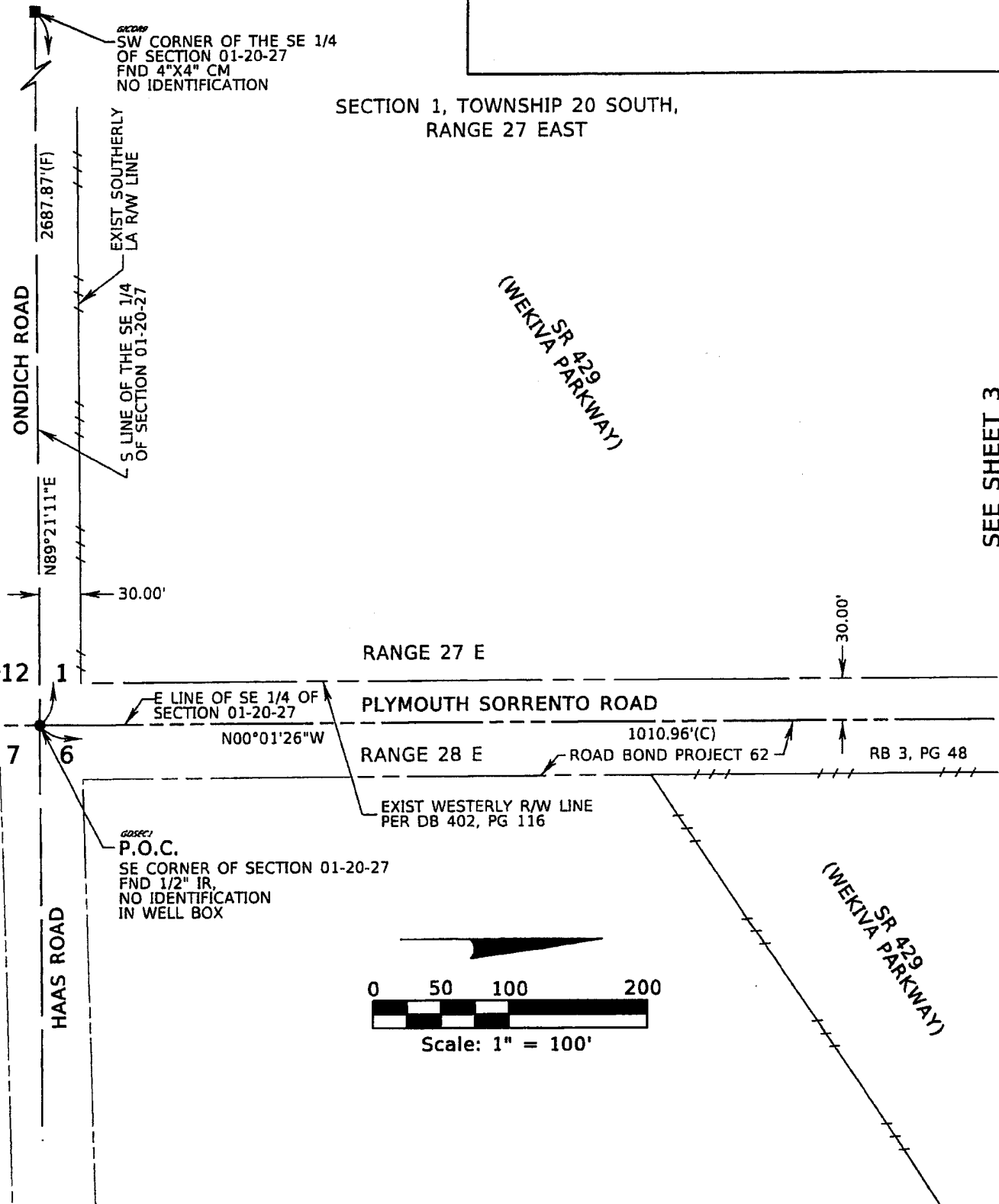
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 265

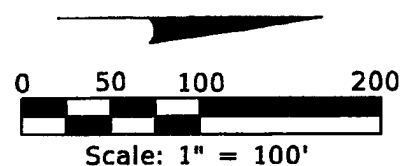


GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3



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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 265

GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
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LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

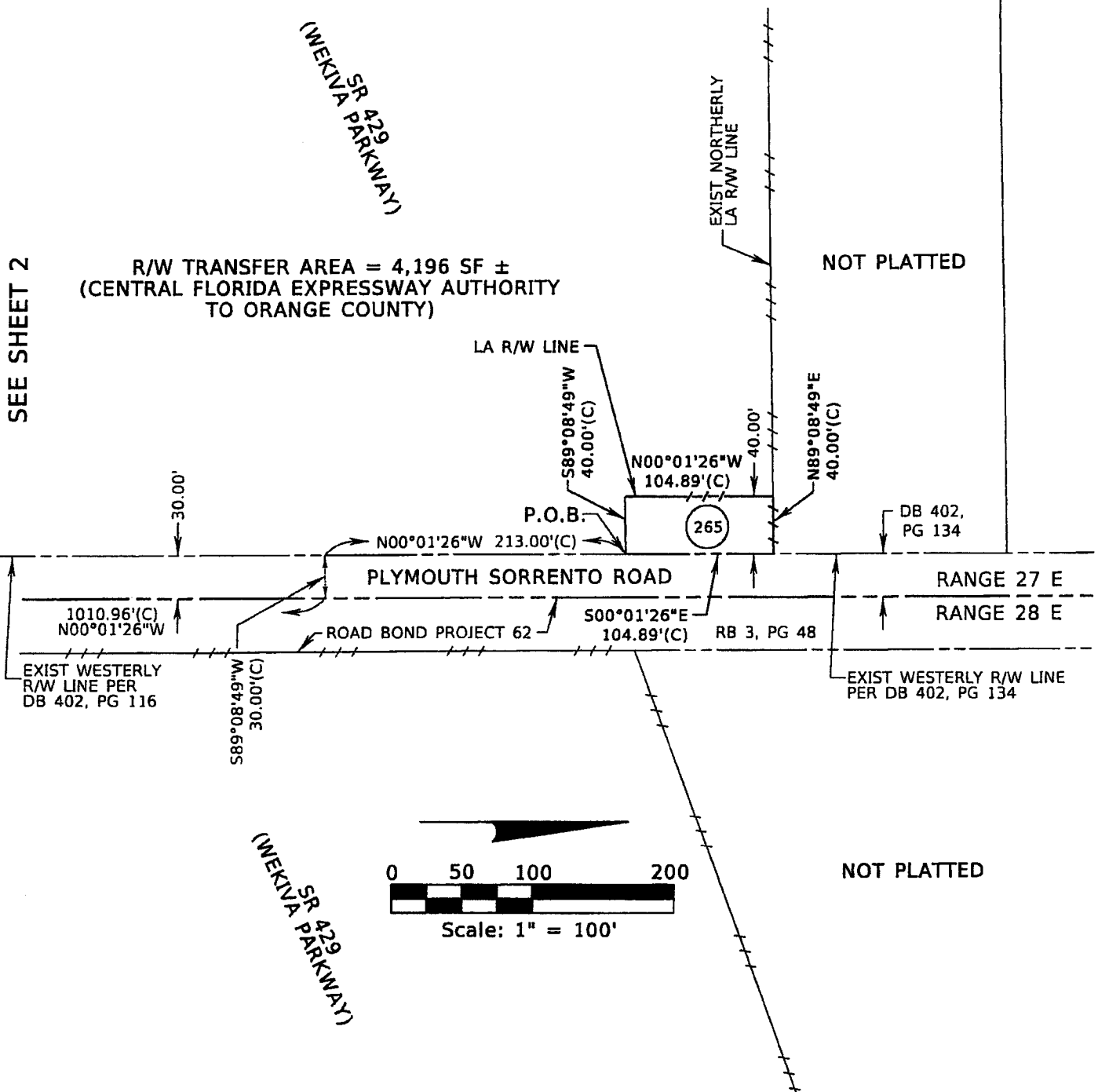
SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

(WEKIVA PARKWAY)
SR 429

R/W TRANSFER AREA = 4,196 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2

NOT PLATTED



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 265

 **GEODATA CONSULTANTS, INC.**
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VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
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FND	= FOUND	RB	= ROAD BOOK
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		STA	= STATION

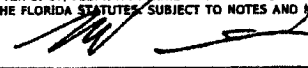
GENERAL NOTES:

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

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8-12-2021
DATE

H. Paul deVivere, Professional Land Surveyor No. 4990

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 265

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 266

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 990.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 800 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 266



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

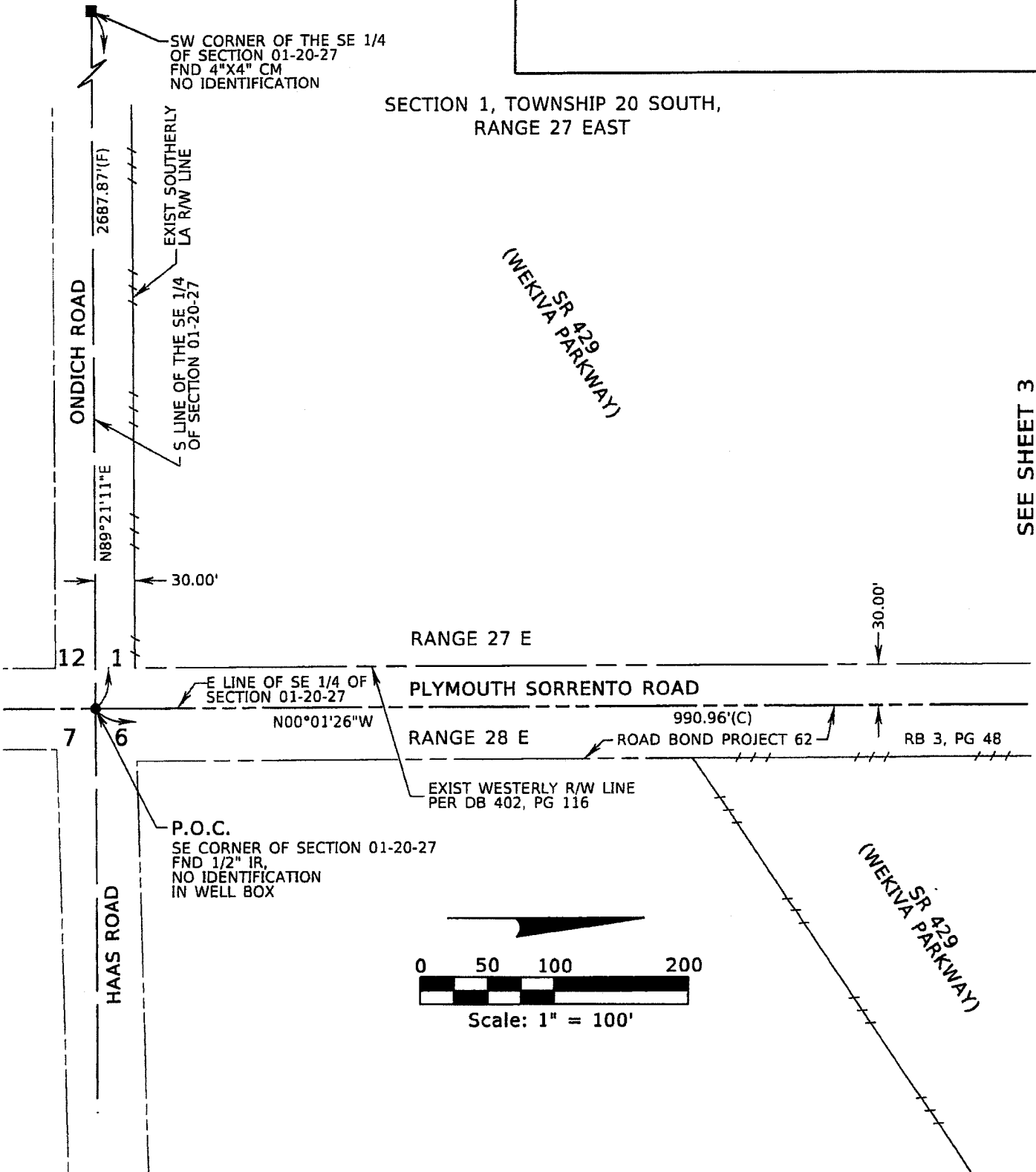
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 266

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

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

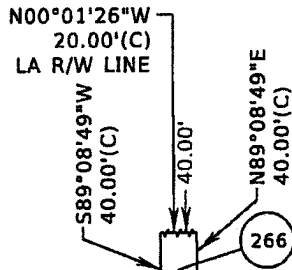
(WEKIVA PARKWAY)
SR 429

R/W TRANSFER AREA = 800 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

SEE SHEET 2



EXIST WESTERLY R/W LINE
PER DB 402, PG 134

P.O.B. PLYMOUTH SORRENTO ROAD

RANGE 27 E

990.96'(C)
N00°01'26\"W

S00°01'26\"E
20.00'(C)

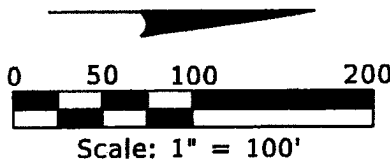
ROAD BOND
PROJECT 62

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

RANGE 28 E
RB 3, PG 48

S89°08'49\"W
30.00'(C)

(WEKIVA PARKWAY)
SR 429



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 266



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0843
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS


(C)	= CALCULATED	LA	= LIMITED ACCESS
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GENERAL NOTES:

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3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

			I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.  8-12-2021 H. Paul deVivero, Professional Land Surveyor No. 4990 DATE
REVISION	BY	DATE	

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 266

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 275

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELL BOX WITH NO IDENTIFICATION; THENCE NORTH 87°59'58" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 39.20 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EXISTING EAST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°06'57" WEST ALONG SAID SOUTHERLY PROLONGATION LINE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 445.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°06'57" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 783.53 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 69°21'50" EAST, A DISTANCE OF 2.98 FEET; THENCE SOUTH 00°01'26" EAST, A DISTANCE OF 783.53 FEET; THENCE SOUTH 55°37'47" WEST, A DISTANCE OF 1.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,694 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF EAST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

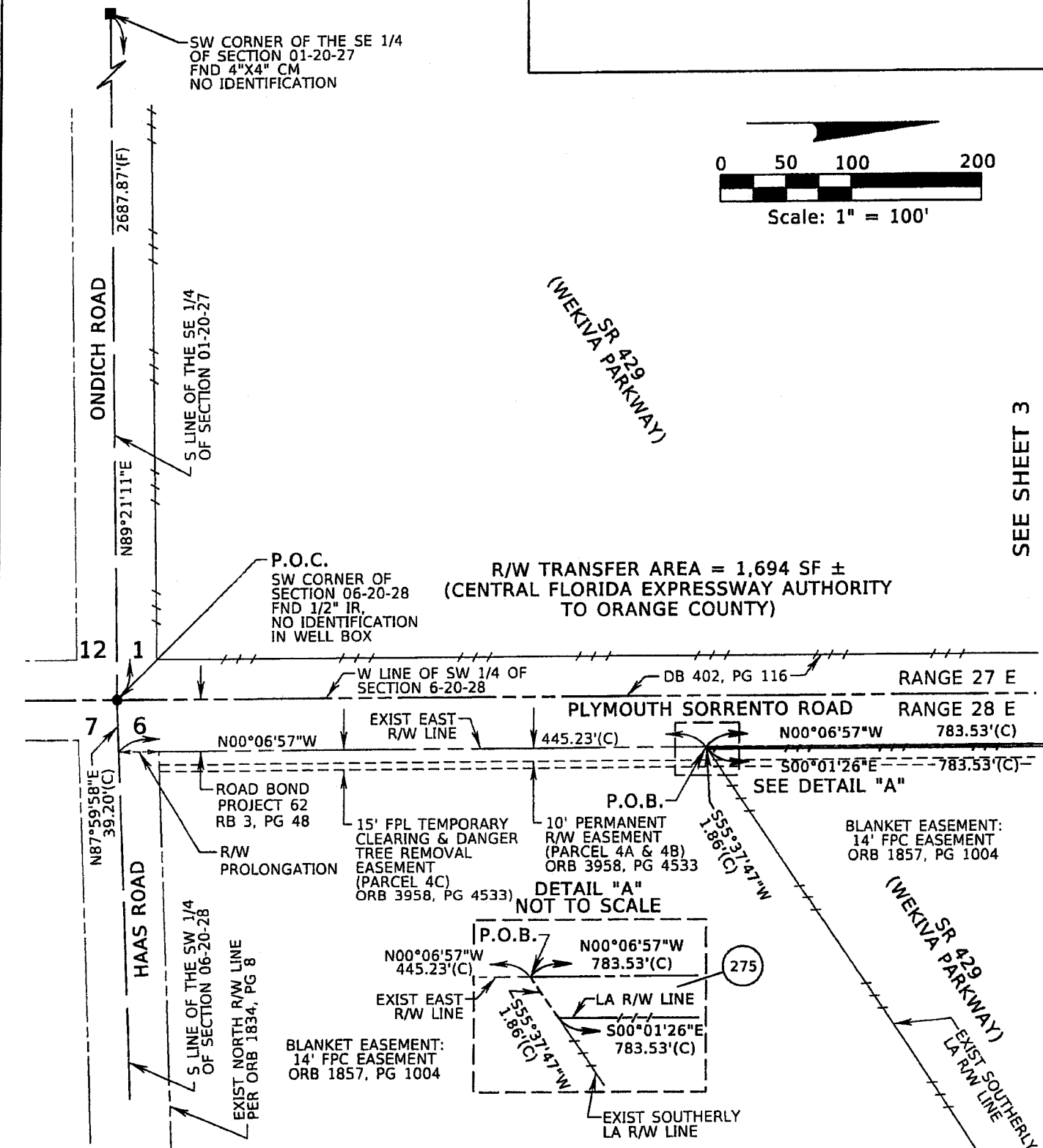
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 275



GEODATA CONSULTANTS, INC.
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 SUITE 2401
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 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SECTION 6, TOWNSHIP 20 SOUTH,
RANGE 28 EAST

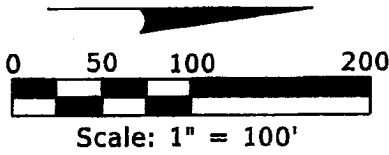
SHEET 2 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 275

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LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

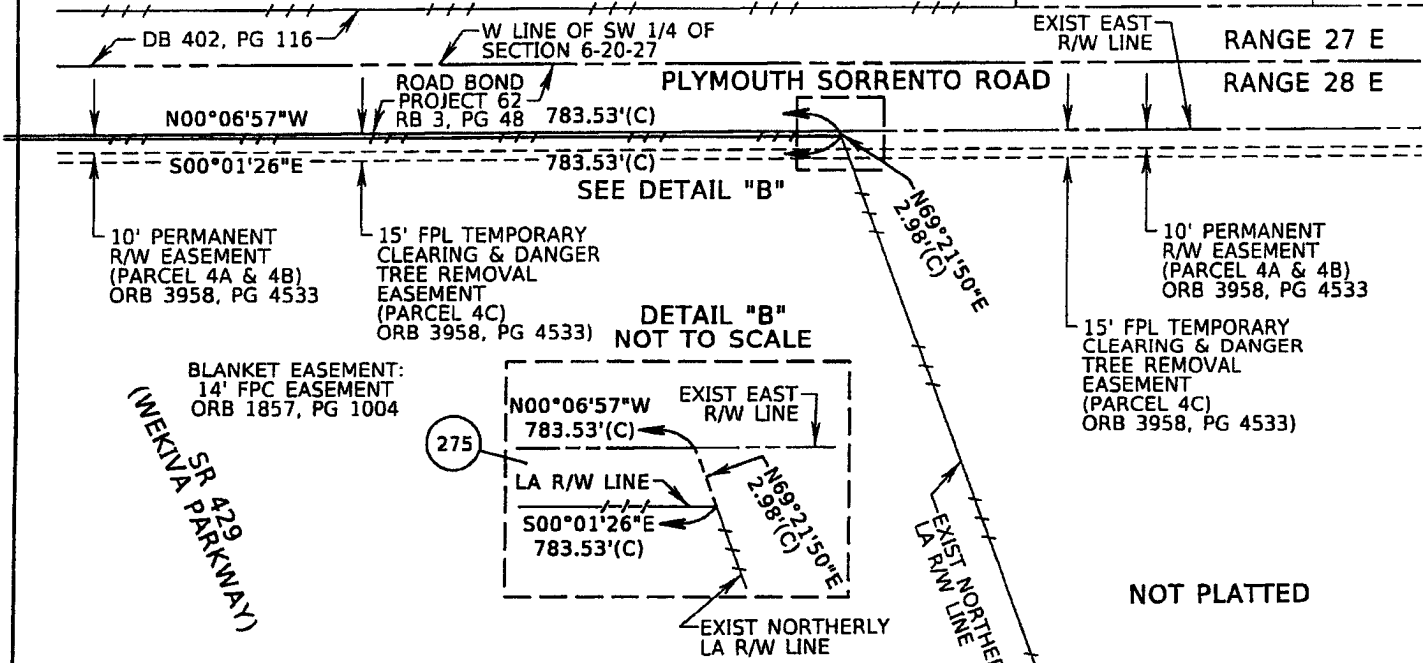


SEE SHEET 2

(WEKIVA SR 429 PARKWAY)

NOT PLATTED

R/W TRANSFER AREA = 1,694 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



DETAIL "B"
NOT TO SCALE

NOT PLATTED


SECTION 6, TOWNSHIP 20 SOUTH,
RANGE 28 EAST

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 275

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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CM	= CONCRETE MONUMENT	ORB	= OFFICIAL RECORDS BOOK
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RB	= ROAD BOOK
FPC	= FLORIDA POWER CORPORATION	RT	= RIGHT
FPL	= FLORIDA POWER & LIGHT	R/W	= RIGHT OF WAY
ID	= IDENTIFICATION	SF	= SQUARE FEET
IP	= IRON PIPE	SR	= STATE ROAD
IR	= IRON ROD	STA	= STATION
IRC	= IRON ROD AND CAP		


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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 06, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 87°59'58" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 4 OF 4

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.


H. Paul deVivaro, Professional Land Surveyor No. 4990 8-12-2021
DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204
PARCEL 275



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-205
 COUNTY ROAD 435 (MT PLYMOUTH ROAD)
 PORTION OF PARCEL 291 - EAST

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT WITH 3/8" IRON PIPE (OUTSIDE DIAMETER) WITH NO IDENTIFICATION, AS SHOWN ON CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR STATE ROAD NUMBER 429, PROJECT NUMBER 429-205; THENCE SOUTH 88°13'13" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 418.03 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 22°54'03" EAST, A DISTANCE OF 109.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3530.00 FEET, A CHORD BEARING OF SOUTH 17°02'00" EAST AND A CHORD DISTANCE OF 723.40 FEET; THENCE RUN SOUTHERLY 724.67 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°45'44" TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3999.72 FEET, A CHORD BEARING OF SOUTH 59°01'08" WEST AND A CHORD DISTANCE OF 28.37 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 58°48'56" WEST, RUN SOUTHWESTERLY 28.37 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'23" TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 435 (MT PLYMOUTH ROAD), SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1499.36 FEET, A CHORD BEARING OF NORTH 15°47'48" WEST AND A CHORD DISTANCE OF 388.44 FEET; THENCE THE FOLLOWING THREE COURSES ALONG SAID RIGHT OF WAY LINE; THENCE DEPARTING SAID CURVE, FROM A TANGENT BEARING OF NORTH 08°21'14" WEST, RUN NORTHERLY 389.53 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°53'08" TO THE POINT OF TANGENCY; THENCE NORTH 23°14'22" WEST, A DISTANCE OF 338.23 FEET; THENCE NORTH 22°54'03" WEST, A DISTANCE OF 328.27 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3669.72 FEET, A CHORD BEARING OF NORTH 67°36'46" EAST AND A CHORD DISTANCE OF 56.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, FROM A TANGENT BEARING OF NORTH 68°03'00" EAST, RUN NORTHEASTERLY 56.00 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°52'28"; THENCE DEPARTING SAID CURVE, RUN SOUTH 22°54'03" EAST, A DISTANCE OF 218.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.051 ACRES, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF EASTERLY LINE OF SAID PARCEL.

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

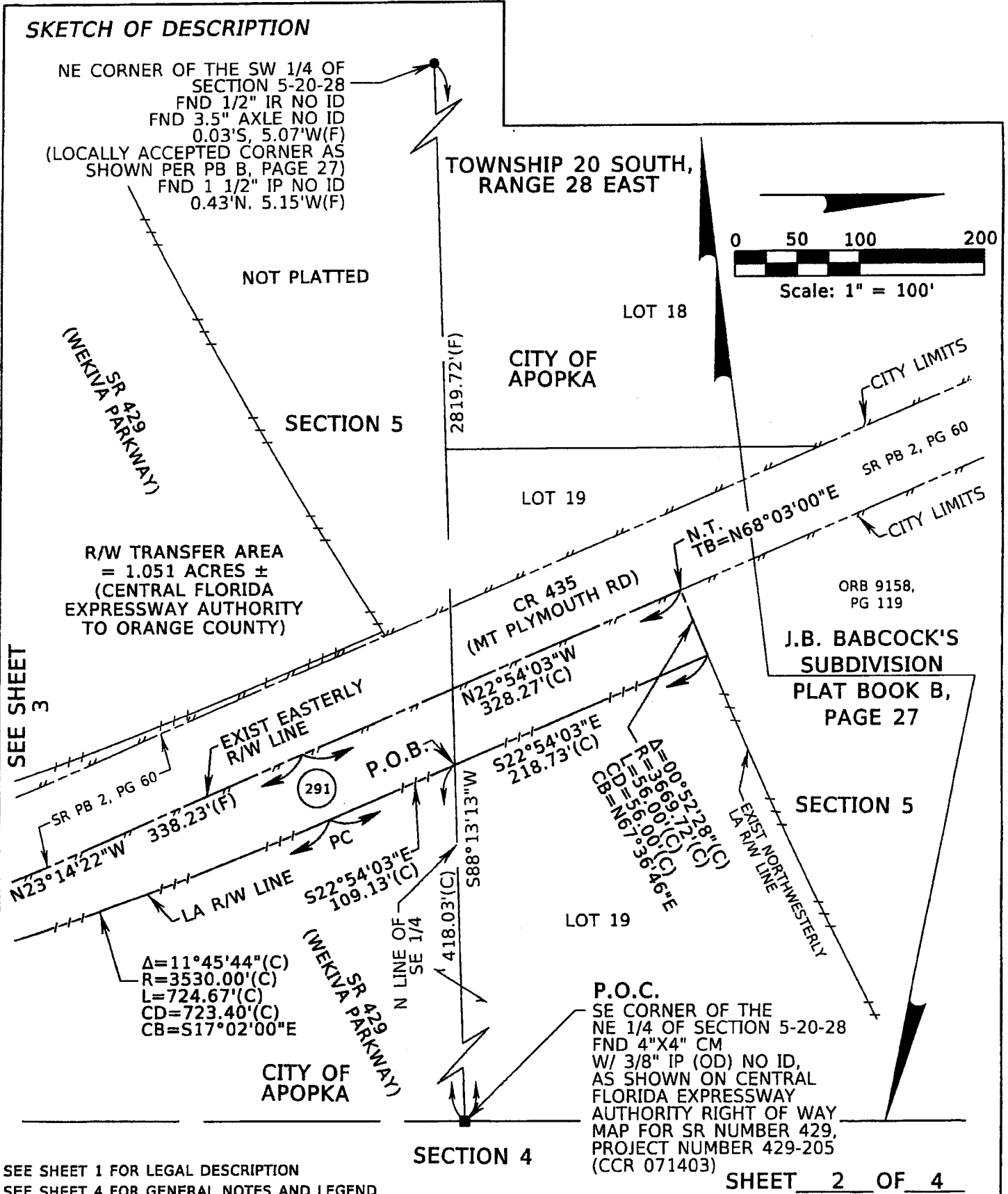
SHEET 1 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205
PARCEL 291




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

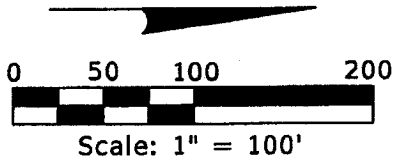


SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 4

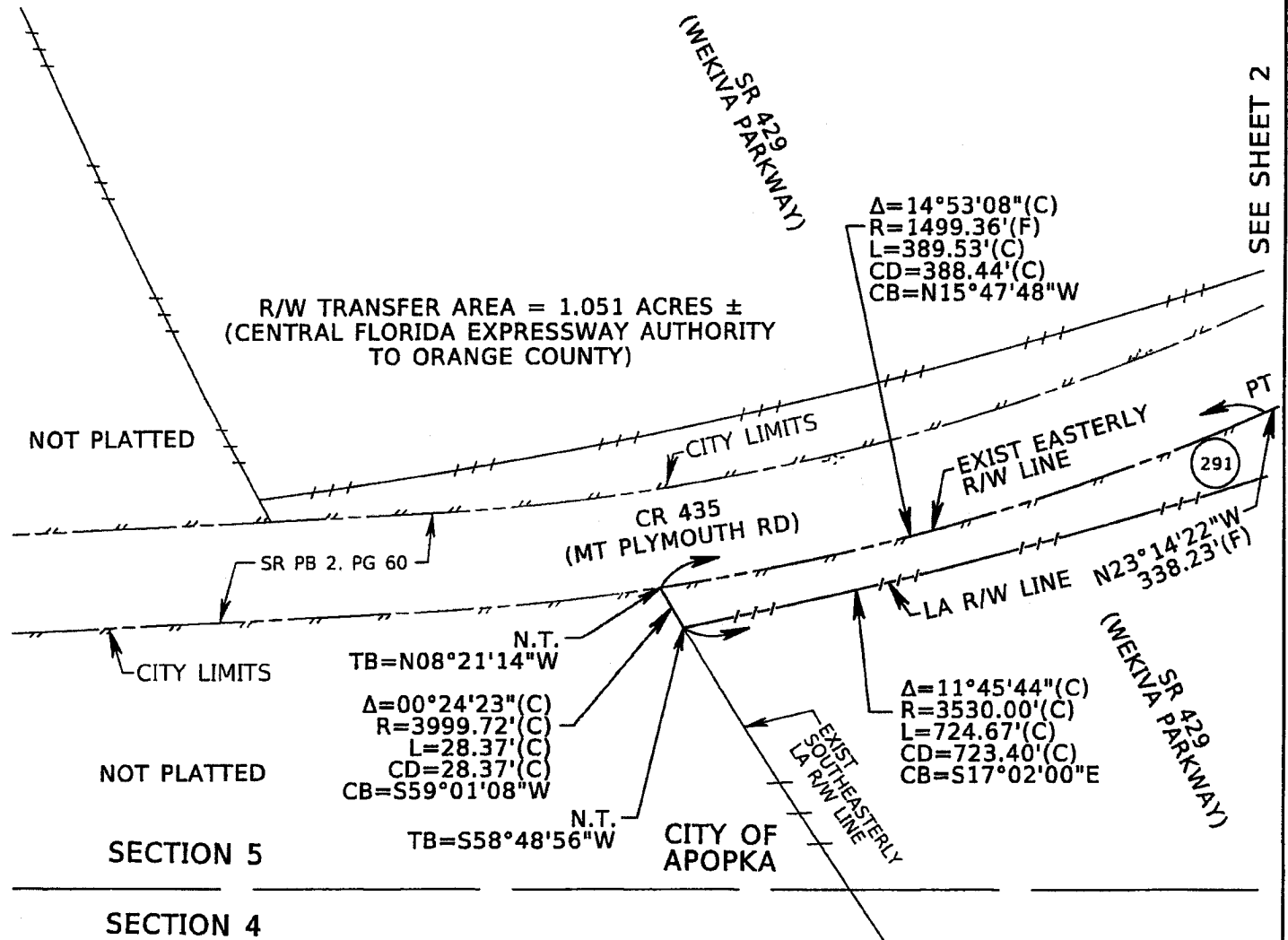
<p>FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY DATE: <u>OCTOBER 29, 2020</u> PROJECT NO.: <u>D08-01</u> DRAWN: <u>RTS</u> CHECKED: <u>RJH</u></p>	<p>STATE ROAD 429 CFX PROJECT NO. 429-205 PARCEL 291</p>	<p> GEODATA CONSULTANTS, INC. SURVEYING & MAPPING 1349 S INTERNATIONAL PKWY SUITE 2403 LAKE MARY, FLORIDA 32746 VOICE: (407) 732-6965 FAX: 878-0841 LAND SURVEYOR BUSINESS LICENSE NO. 6556</p>
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SKETCH OF DESCRIPTION



TOWNSHIP 20 SOUTH,
RANGE 28 EAST

CITY OF
APOPKA



SEE SHEET 2

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205
PARCEL 291



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 5 INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
CB	= CHORD BEARING	LT	= LEFT
CD	= CHORD DISTANCE	MT	= MOUNT
CR	= COUNTY ROAD	N:	= NORTHING
Δ	= DELTA	NO.	= NUMBER
(D)	= DEED	N.T.	= NON TANGENT
(F)	= FIELD	(OD)	= OUTSIDE DIAMETER
CCR	= CERTIFIED CORNER RECORD	ORB	= OFFICIAL RECORDS BOOK
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ℓ	= PROPERTY LINE
CM	= CONCRETE MONUMENT	PB	= PLAT BOOK
DB	= DEED BOOK	PC	= POINT OF CURVATURE
E:	= EASTING	PG	= PAGE
EXIST	= EXISTING	P.O.B.	= POINT OF BEGINNING
FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
ID	= IDENTIFICATION	PT	= POINT OF TANGENCY
IP	= IRON PIPE	R	= RADIUS
IR	= IRON ROD	RD	= ROAD
IRC	= IRON ROD AND CAP	RT	= RIGHT
L	= LENGTH	R/W	= RIGHT OF WAY
		SR	= STATE ROAD
		STA	= STATION
		TB	= TANGENT BEARING
		W/	= WITH


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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 05, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 88°13'13" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

 8-12-2021
H. Paul deVivaro, Professional Land Surveyor No. 4890 DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205
PARCEL 291

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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-205
 COUNTY ROAD 435 (MT PLYMOUTH ROAD)
 PORTION OF PARCEL 291 - WEST

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT WITH 3/8" IRON PIPE (OUTSIDE DIAMETER) WITH NO IDENTIFICATION, AS SHOWN ON CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR SR NUMBER 429, PROJECT NUMBER 429-205; THENCE SOUTH 88°13'13" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 542.38 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 435 (MT PLYMOUTH ROAD); THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 22°54'03" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 56.63 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR COURSES ALONG SAID RIGHT OF WAY LINE; THENCE CONTINUE SOUTH 22°54'03" EAST, A DISTANCE OF 97.40 FEET; THENCE SOUTH 23°14'22" EAST, A DISTANCE OF 338.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1439.36 FEET, A CHORD BEARING OF SOUTH 12°58'20" EAST AND A CHORD DISTANCE OF 513.10 FEET; THENCE RUN SOUTHERLY 515.86 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°32'04" TO THE POINT OF TANGENCY; THENCE SOUTH 02°42'18" EAST, A DISTANCE OF 91.20 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4189.62 FEET, A CHORD BEARING OF SOUTH 61°30'55" WEST AND A CHORD DISTANCE OF 15.43 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, FROM A TANGENT BEARING OF SOUTH 61°24'35" WEST, RUN SOUTHWESTERLY 15.43 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°12'40" TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3410.00 FEET, A CHORD BEARING OF NORTH 14°59'10" WEST AND A CHORD DISTANCE OF 939.11 FEET; THENCE DEPARTING SAID CURVE, FROM A TANGENT BEARING OF NORTH 07°04'17" WEST, RUN NORTHERLY 942.10 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°49'46" TO THE POINT OF TANGENCY; THENCE NORTH 22°54'03" WEST, A DISTANCE OF 97.43 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3815.47 FEET, A CHORD BEARING OF NORTH 56°50'25" EAST AND A CHORD DISTANCE OF 4.06 FEET; THENCE FROM A TANGENT BEARING OF NORTH 56°52'15" EAST, RUN NORTHEASTERLY 4.06 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°03'40" TO THE POINT OF BEGINNING.

CONTAINING 0.502 ACRES, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WESTERLY LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
 CFX PROJECT NO. 429-205
 PARCEL 291**

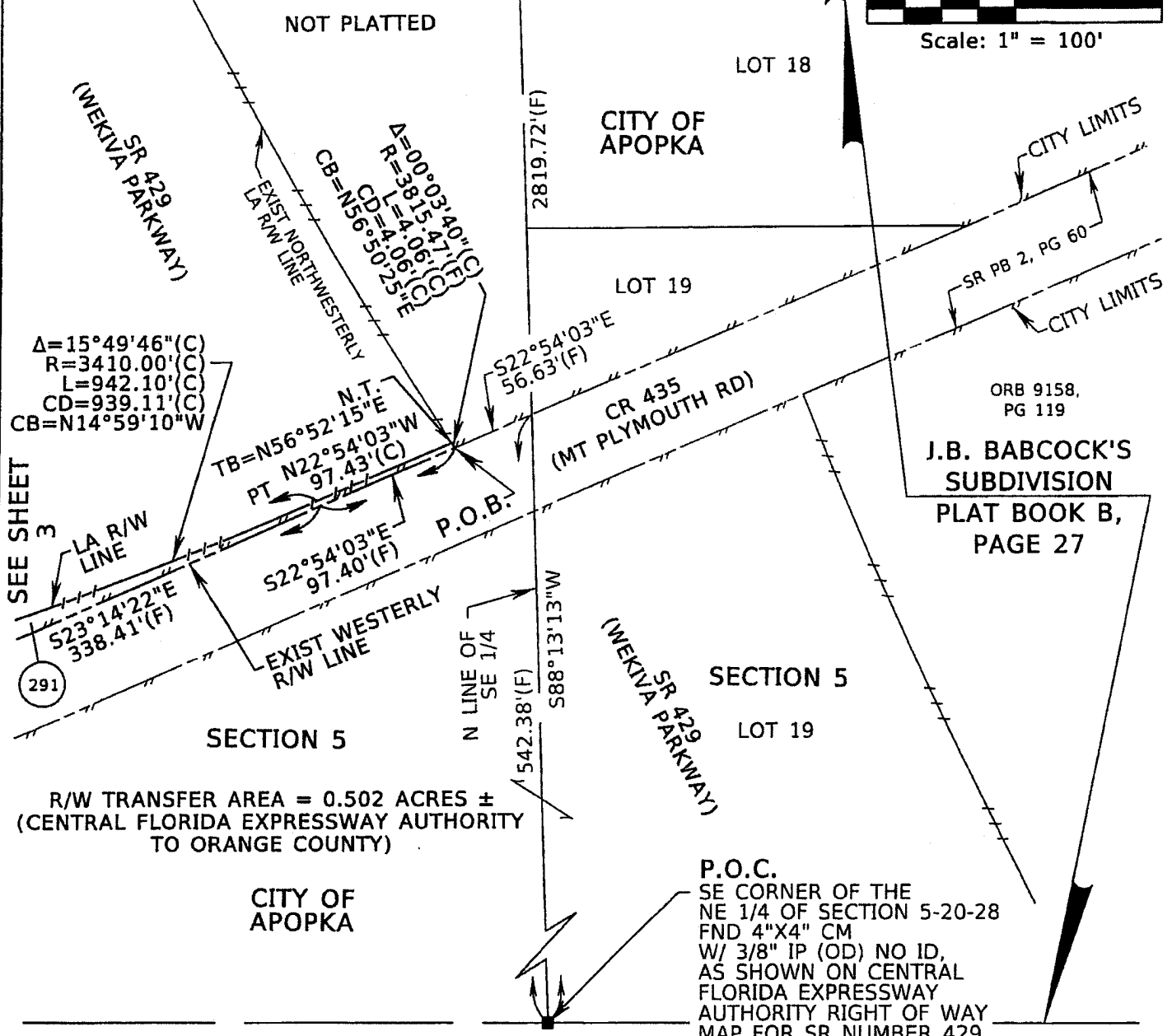
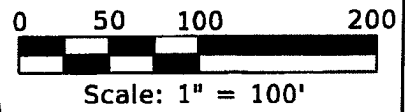


GEODATA CONSULTANTS, INC.
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 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

NE CORNER OF THE SW 1/4 OF SECTION 5-20-28
 FND 1/2" IR NO ID
 FND 3.5" AXLE NO ID
 0.03'S, 5.07'W(F)
 (LOCALLY ACCEPTED CORNER AS SHOWN PER PB B, PAGE 27)
 FND 1 1/2" IP NO ID
 0.43'N, 5.15'W(F)

TOWNSHIP 20 SOUTH,
 RANGE 28 EAST



SEE SHEET 3

ORB 9158,
 PG 119
**J.B. BABCOCK'S
 SUBDIVISION**
 PLAT BOOK B,
 PAGE 27

R/W TRANSFER AREA = 0.502 ACRES ±
 (CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 TO ORANGE COUNTY)

P.O.C.
 SE CORNER OF THE
 NE 1/4 OF SECTION 5-20-28
 FND 4"X4" CM
 W/ 3/8" IP (OD) NO ID,
 AS SHOWN ON CENTRAL
 FLORIDA EXPRESSWAY
 AUTHORITY RIGHT OF WAY
 MAP FOR SR NUMBER 429,
 PROJECT NUMBER 429-205
 (CCR 071403)

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

SECTION 4

SHEET 2 OF 4

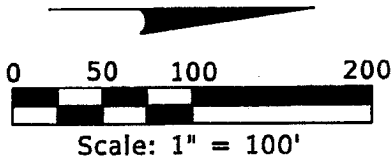
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205
PARCEL 291



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

SKETCH OF DESCRIPTION



TOWNSHIP 20 SOUTH,
RANGE 28 EAST

(WEKIVA PARKWAY)
SR 429

CITY OF APOPKA

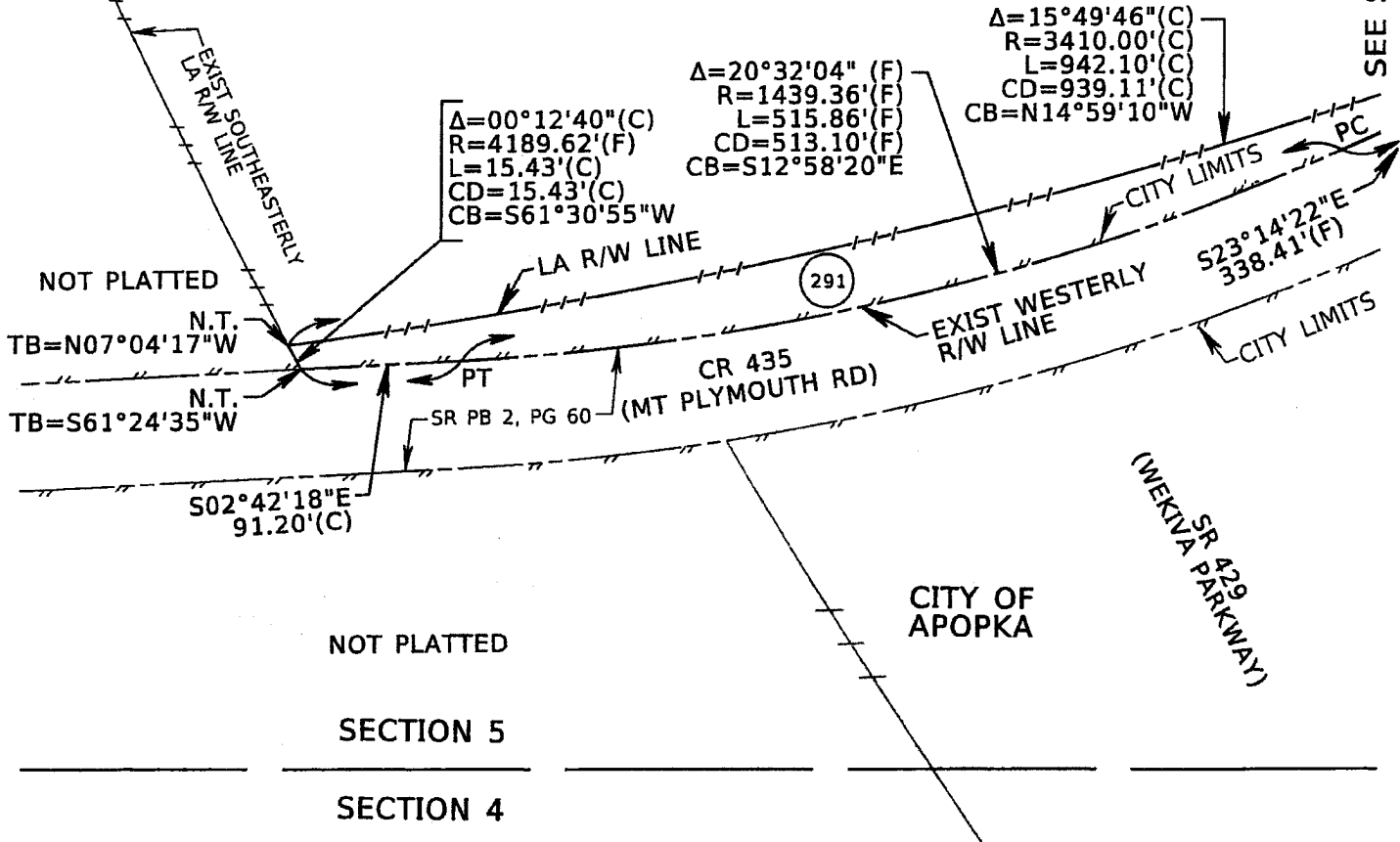
R/W TRANSFER AREA = 0.502 ACRES ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2

$\Delta=15^{\circ}49'46''$ (C)
R=3410.00' (C)
L=942.10' (C)
CD=939.11' (C)
CB=N14°59'10"W

$\Delta=20^{\circ}32'04''$ (F)
R=1439.36' (F)
L=515.86' (F)
CD=513.10' (F)
CB=S12°58'20"E

$\Delta=00^{\circ}12'40''$ (C)
R=4189.62' (F)
L=15.43' (C)
CD=15.43' (C)
CB=S61°30'55"W



NOT PLATTED

SECTION 5

SECTION 4

CITY OF APOPKA

(WEKIVA PARKWAY)
SR 429

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205
PARCEL 291



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VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C) = CALCULATED
 CB = CHORD BEARING
 CD = CHORD DISTANCE
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 IRC = IRON ROD AND CAP
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 R = RADIUS
 RD = ROAD
 RT = RIGHT
 R/W = RIGHT OF WAY
 SR = STATE ROAD
 STA = STATION
 TB = TANGENT BEARING
 W/ = WITH


GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 05, TOWNSHIP 20 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 88°13'13" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.


 H. Paul deVivero, Professional Land Surveyor No. 4990
 DATE 8-12-2021

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: OCTOBER 29, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-205
PARCEL 291

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

EXHIBIT "B"

Legal Description of the Limited Access Lines

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-202 PONKAN ROAD
 PORTION OF PARCEL 156

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 937.97 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°15'01" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 89°49'04" WEST ALONG SAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 73.55 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH RIGHT OF WAY EASEMENT LINE, RUN NORTH 00°09'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 73.16 FEET; THENCE SOUTH 00°15'01" EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,034 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF NORTH LINE OF SAID PARCEL.

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

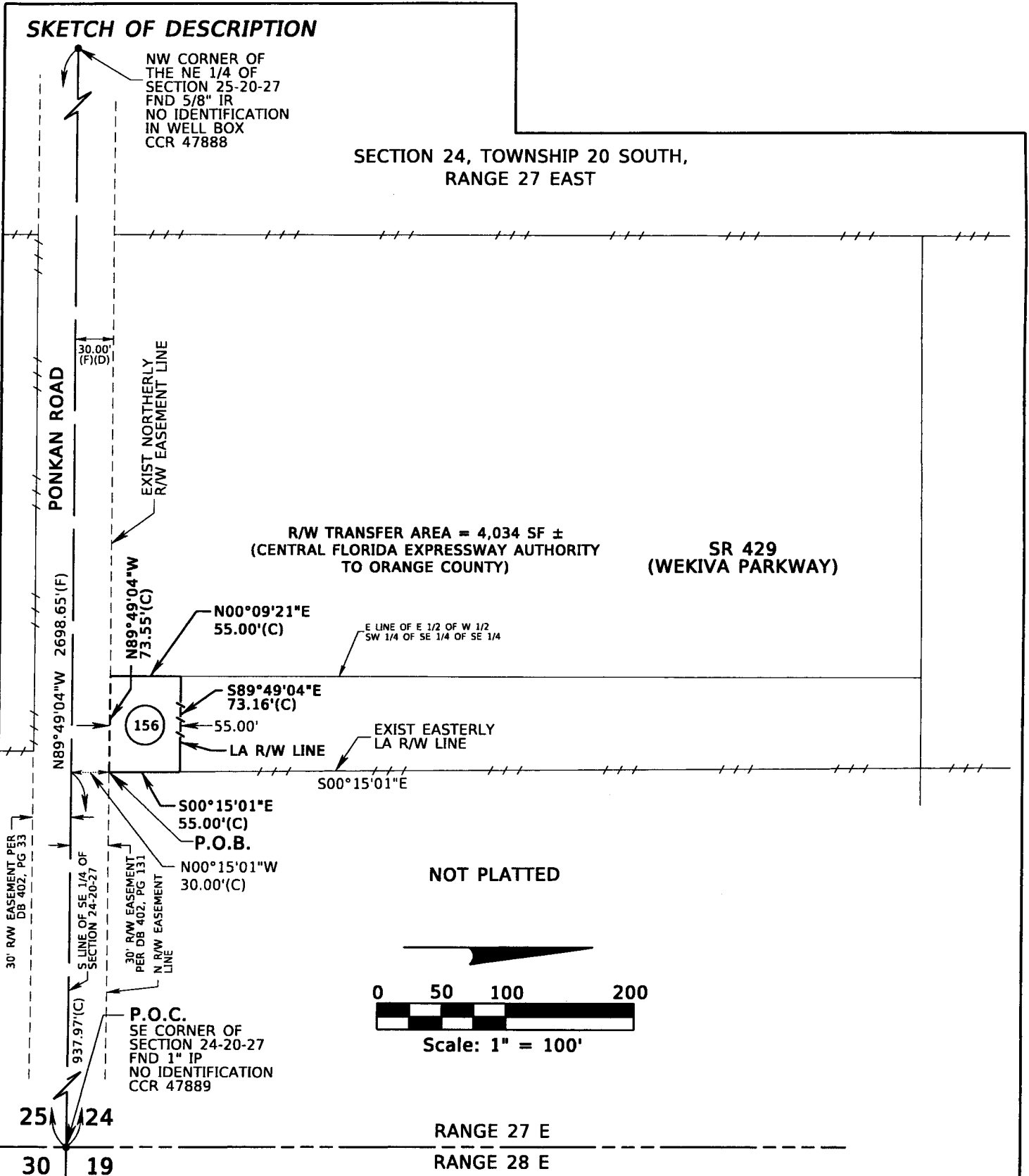
SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: SEPTEMBER 10, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



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




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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202

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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	ℙ	= PROPERTY LINE
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E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



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

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-202 PONKAN ROAD
 PORTION OF PARCEL 157**

**PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1011.73 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°09'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°49'04" WEST ALONG SAID NORTH LINE, A DISTANCE OF 168.92 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°13'06" EAST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 168.86 FEET TO THE INTERSECTION WITH THE AFORESAID EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00°09'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,289 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF NORTH LINE OF SAID PARCEL.

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

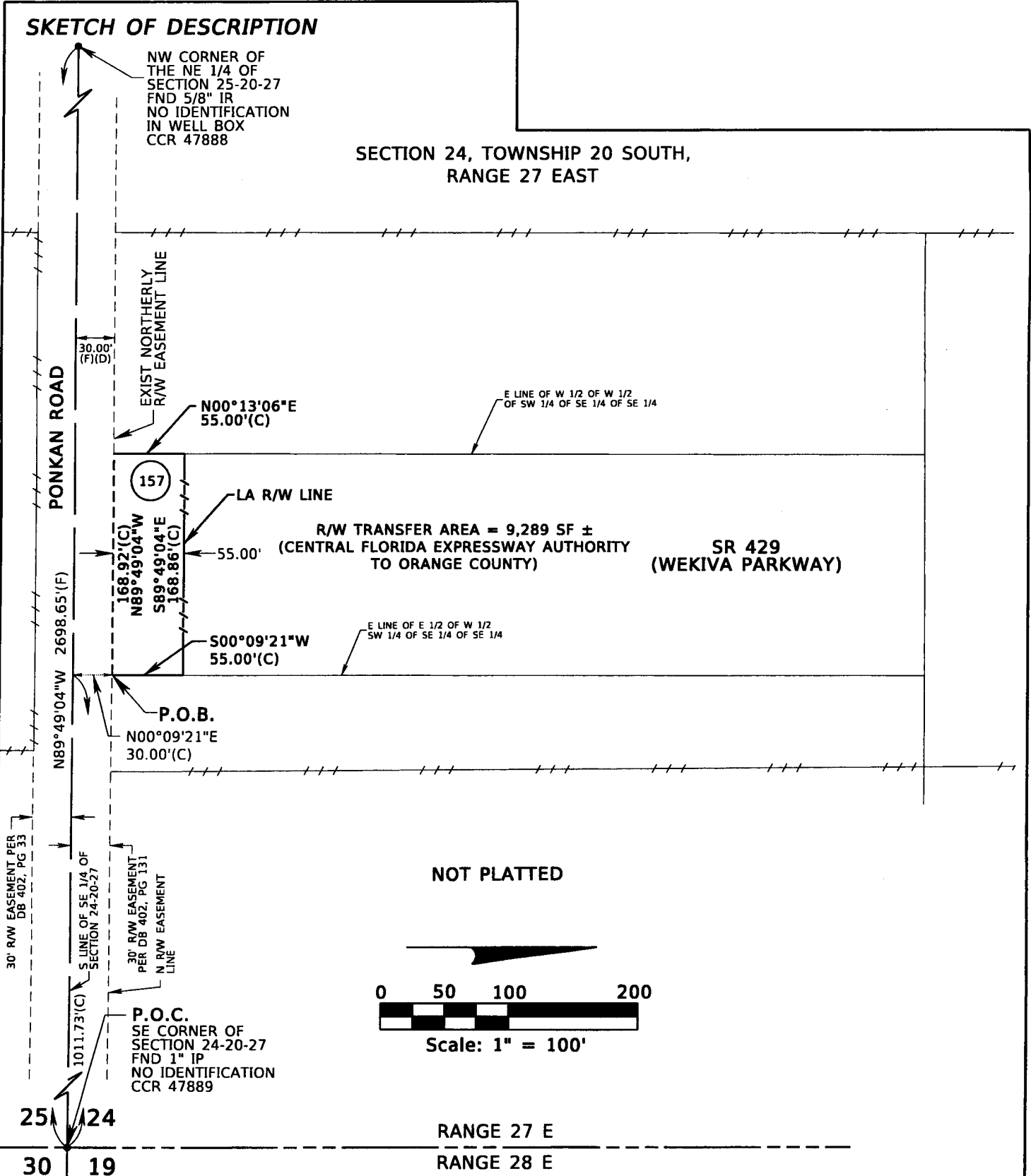
SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: SEPTEMBER 10, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

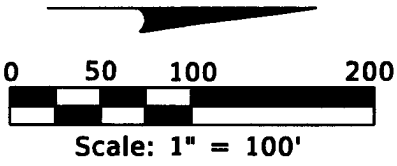
**STATE ROAD 429
 CFX PROJECT NO. 429-202**



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



NOT PLATTED



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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202

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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
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IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION

GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
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7. THIS SKETCH IS NOT A SURVEY.


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

SHEET 3 OF 3

			<p>I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 3J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.</p>
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202

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

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD 429
PROJECT NO. 429-202 PONKAN ROAD
PORTION OF PARCEL 158**

**PURPOSE: RIGHT OF WAY TRANSFER TO
ORANGE COUNTY
ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE WITH NO IDENTIFICATION; THENCE NORTH 89°49'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24, A DISTANCE OF 1180.69 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°13'06" EAST ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY EASEMENT LINE OF PONKAN ROAD PER DEED BOOK 402, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°49'04" WEST ALONG SAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 168.52 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID NORTH RIGHT OF WAY EASEMENT LINE, RUN NORTH 00°14'39" EAST ALONG SAID WEST LINE, A DISTANCE OF 55.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°49'04" EAST, 55.00 FEET NORTH OF AND PARALLEL TO AFORESAID NORTH RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 168.49 FEET TO THE INTERSECTION WITH THE AFORESAID EAST LINE; THENCE SOUTH 00°13'06" WEST ALONG SAID EAST LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,268 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF NORTH LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-202**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
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(F)	= FIELD	N:	= NORTHING
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CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
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GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 89°49'04" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-202



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

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 258**

**PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WEST RIGHT OF WAY LINE, A DISTANCE OF 136.07 FEET; THENCE NORTH 89°19'38" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26"EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 136.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,443 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: SEPTEMBER 10, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
 CFX PROJECT NO. 429-204**



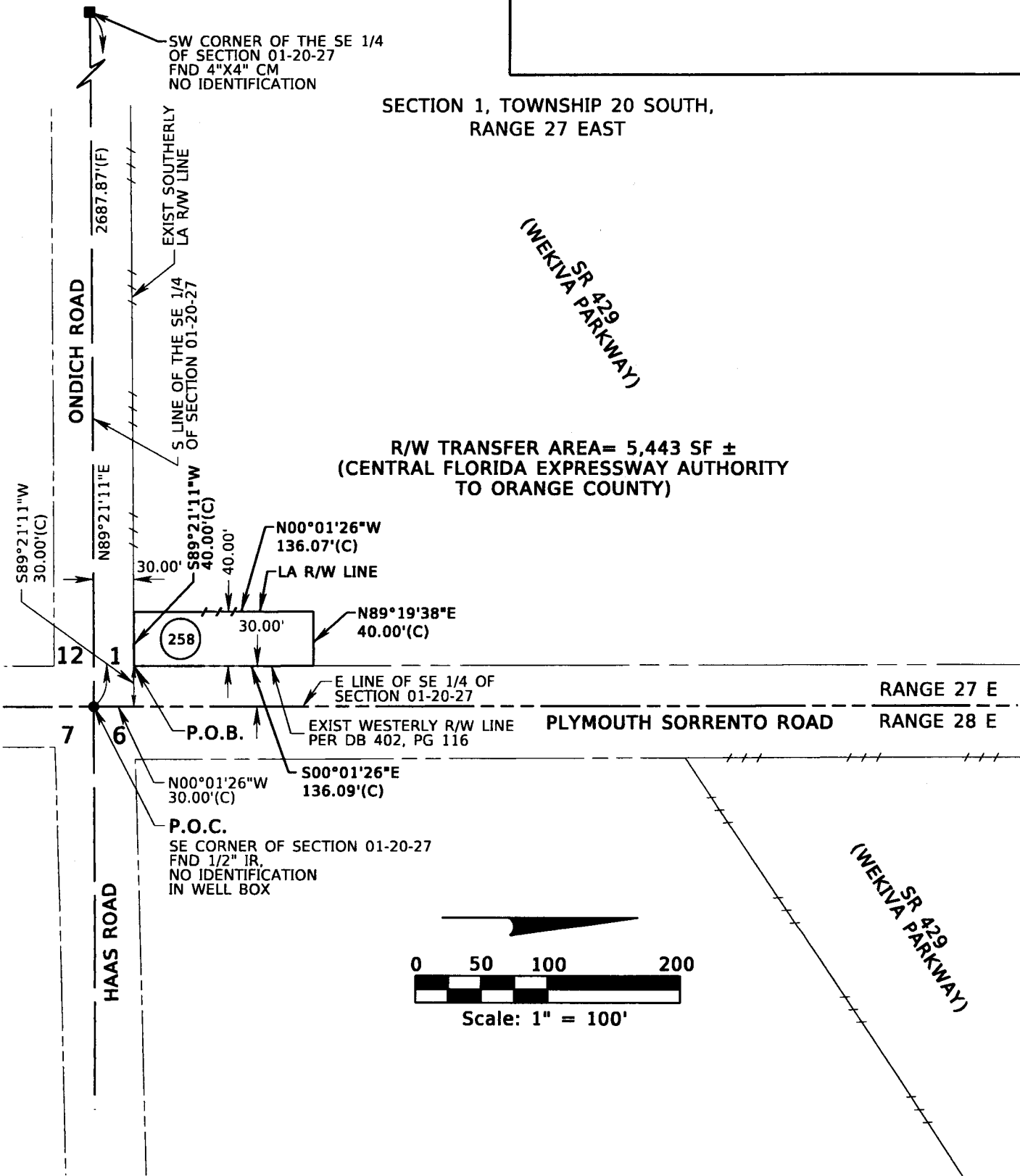
GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

SR 429
(WEKIVA PARKWAY)

R/W TRANSFER AREA = 5,443 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)




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

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204

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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
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EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
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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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION

BY

DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 259**

**PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 136.09 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°19'38" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.07 FEET; THENCE NORTH 89°18'06" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,643 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: SEPTEMBER 10, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
 CFX PROJECT NO. 429-204**



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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

REVISION	BY	DATE

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H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204**



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 260

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 302.18 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°18'06" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.07 FEET; THENCE NORTH 89°16'33" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,643 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
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DB	= DEED BOOK	PG	= PAGE
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FND	= FOUND	RT	= RIGHT
ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
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3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

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H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 261

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°21'11" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 468.27 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°16'33" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.08 FEET; THENCE NORTH 89°15'01" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 166.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,644 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

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IR	= IRON ROD	SR	= STATE ROAD
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GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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7. THIS SKETCH IS NOT A SURVEY.

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SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

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H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 262**

**PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 664.42 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°15'01" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°15'01" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 326.41 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 326.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,058 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

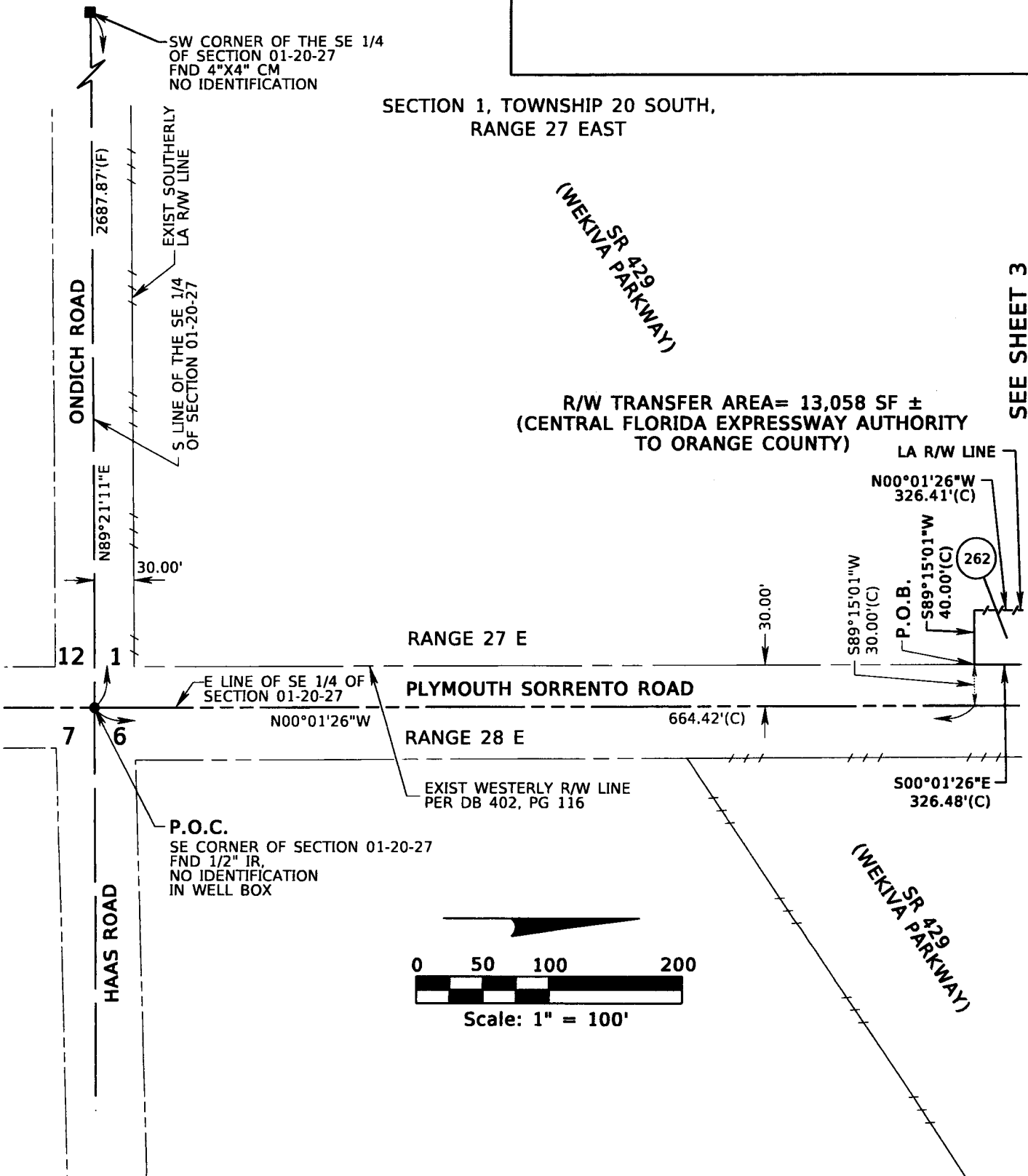
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: SEPTEMBER 10, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
 CFX PROJECT NO. 429-204**



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

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204

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

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

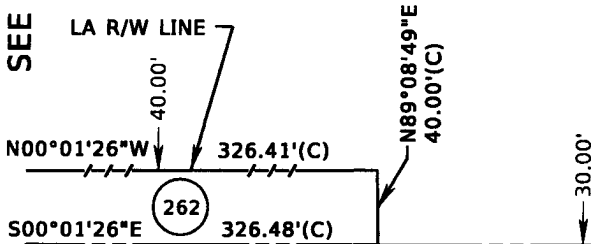
(WEKIVA PARKWAY)
SR 429

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

R/W TRANSFER AREA = 13,058 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2



30.00'

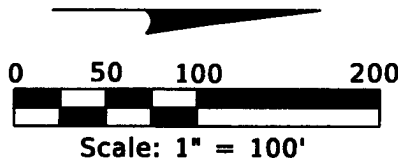
RANGE 27 E

RANGE 28 E

PLYMOUTH SORRENTO ROAD

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

(WEKIVA PARKWAY)
SR 429



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
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VOICE: (407) 732-6965 FAX: 878-0841
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SKETCH OF DESCRIPTION

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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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 4 OF 4

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE. PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION

BY

DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
CFX PROJECT NO. 429-204**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 264

PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1010.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,520 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

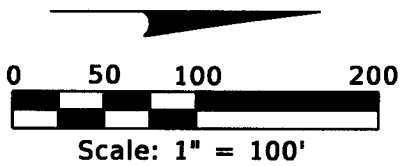
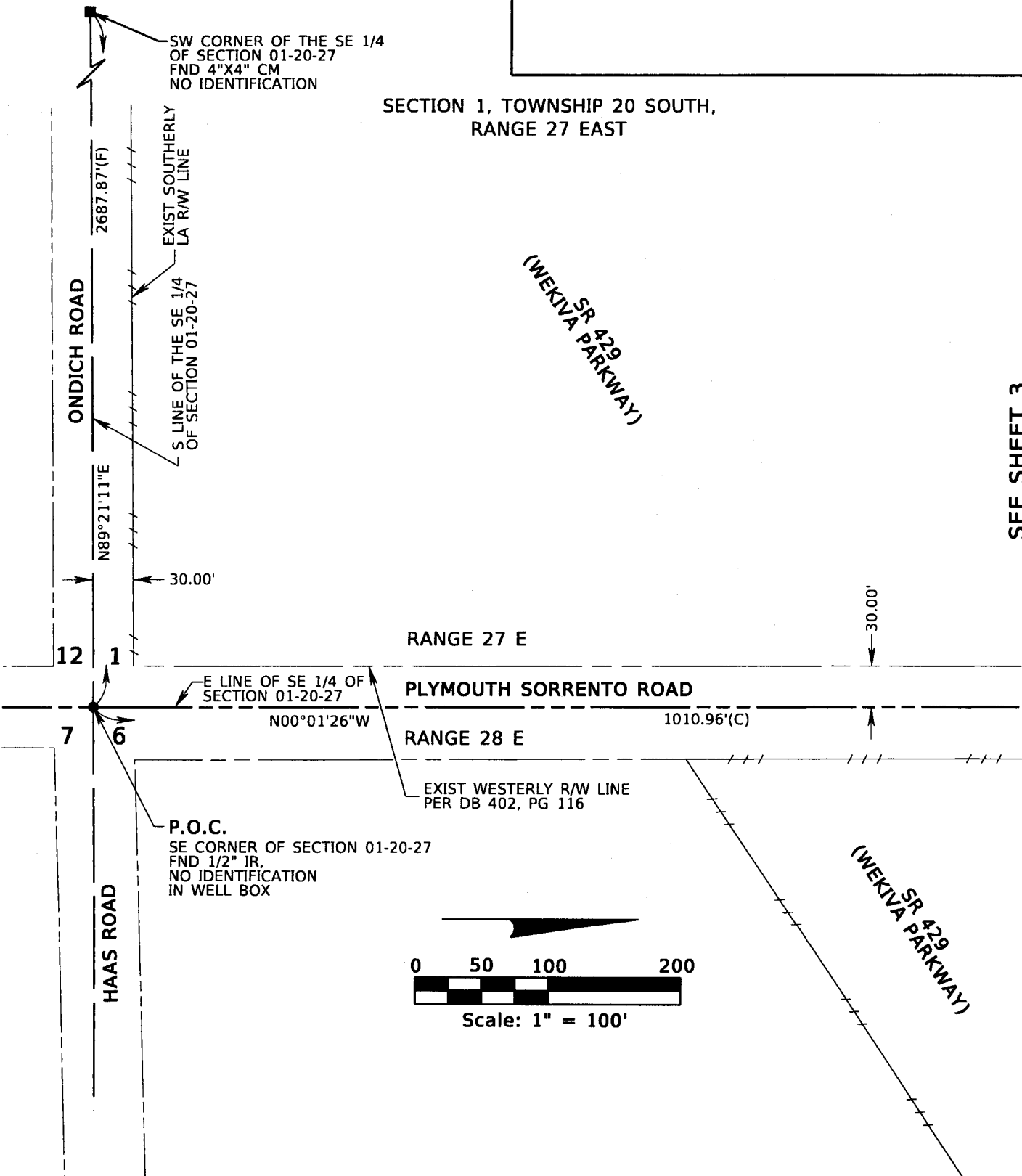
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: SEPTEMBER 10, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

SKETCH OF DESCRIPTION



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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204

 **GEODATA CONSULTANTS, INC.**
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
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LAKE MARY, FLORIDA 32746
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LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

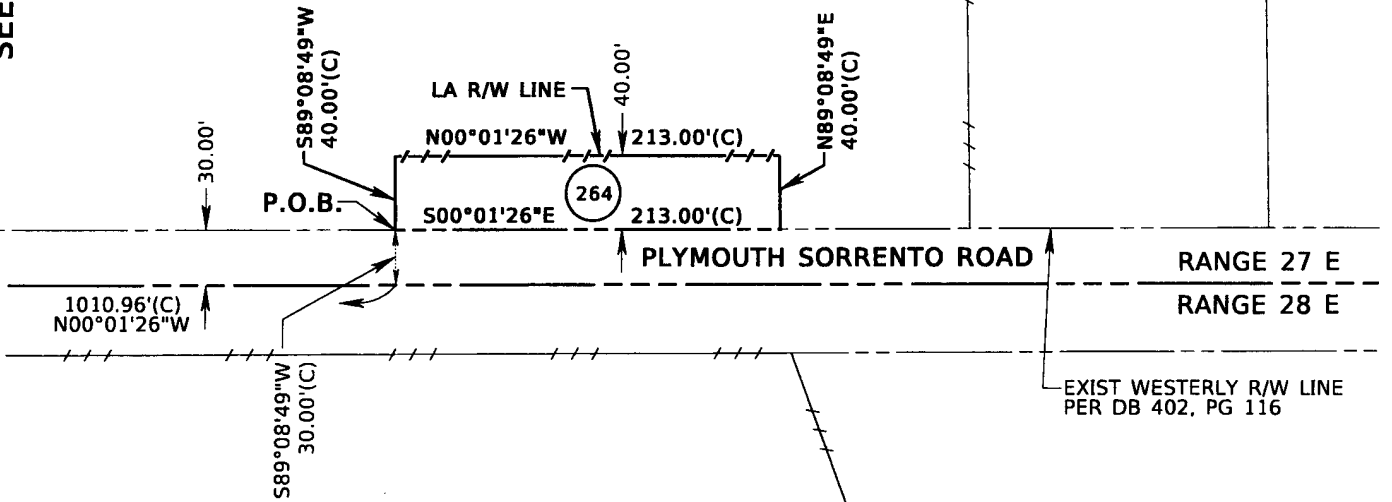
SEE SHEET 2

(WEKIVA PARKWAY)
SR 429

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

R/W TRANSFER AREA = 8,520 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

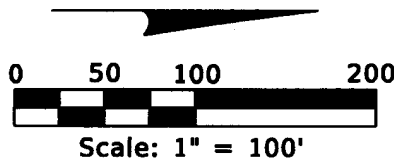


PLYMOUTH SORRENTO ROAD

RANGE 27 E
RANGE 28 E

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

(WEKIVA PARKWAY)
SR 429



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204

 **GEODATA CONSULTANTS, INC.**
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LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	ℙ	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
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SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

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H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 265**

**PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1010.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°01'26" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 104.89 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 104.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,196 SQUARE FEET, MORE OR LESS.


RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

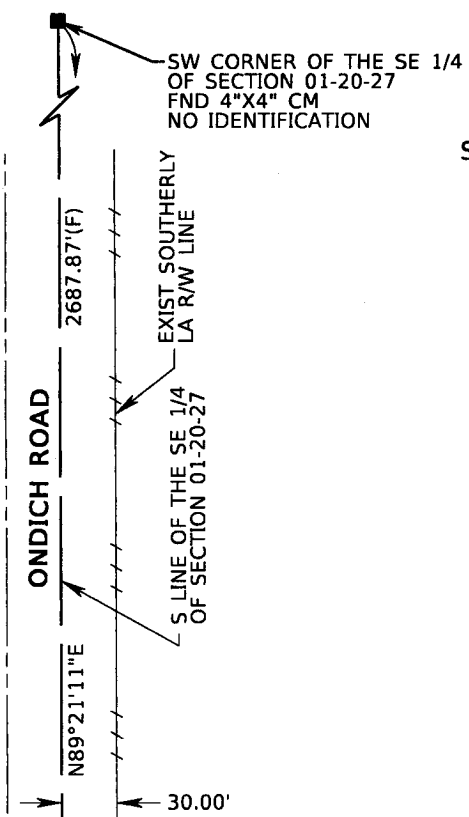
FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: SEPTEMBER 10, 2019
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
 CFX PROJECT NO. 429-204**

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

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST



SR 429
(WEKIVA PARKWAY)

SEE SHEET 3

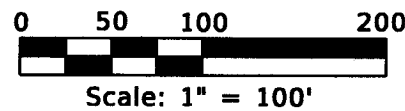
RANGE 27 E

PLYMOUTH SORRENTO ROAD

RANGE 28 E

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

P.O.C.
SE CORNER OF SECTION 01-20-27
FND 1/2" IR,
NO IDENTIFICATION
IN WELL BOX




SR 429
(WEKIVA PARKWAY)

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204

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

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

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CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CM	= CONCRETE MONUMENT	ℙ	= PROPERTY LINE
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E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
ID	= IDENTIFICATION	R/W	= RIGHT OF WAY
IP	= IRON PIPE	SF	= SQUARE FEET
IR	= IRON ROD	SR	= STATE ROAD
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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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

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H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 266**

**PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELLBOX WITH NO IDENTIFICATION; THENCE NORTH 00°01'26" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 990.96 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°08'49" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD PER DEED BOOK 402, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'49" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'26" WEST, 40.00 FEET WEST OF AND PARALLEL TO AFORESAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°08'49" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'26" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 800 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF WEST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
 CFX PROJECT NO. 429-204**



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LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

(WEKIVA PARKWAY)
SR 429

R/W TRANSFER AREA = 4,196 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

SEE SHEET 2

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

LA R/W LINE

S89°08'49"W
40.00'(C)

N00°01'26"W
104.89'(C)

N89°08'49"E
40.00'(C)

P.O.B.

265

30.00'

S00°01'26"E 213.00'(C)

PLYMOUTH SORRENTO ROAD

RANGE 27 E

RANGE 28 E

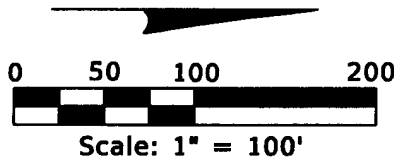
1010.96'(C)
N00°01'26"W

S00°01'26"E
104.89'(C)

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

S89°08'49"W
30.00'(C)

(WEKIVA PARKWAY)
SR 429



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

PROJECT NO.: D08-01

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SURVEYING & MAPPING

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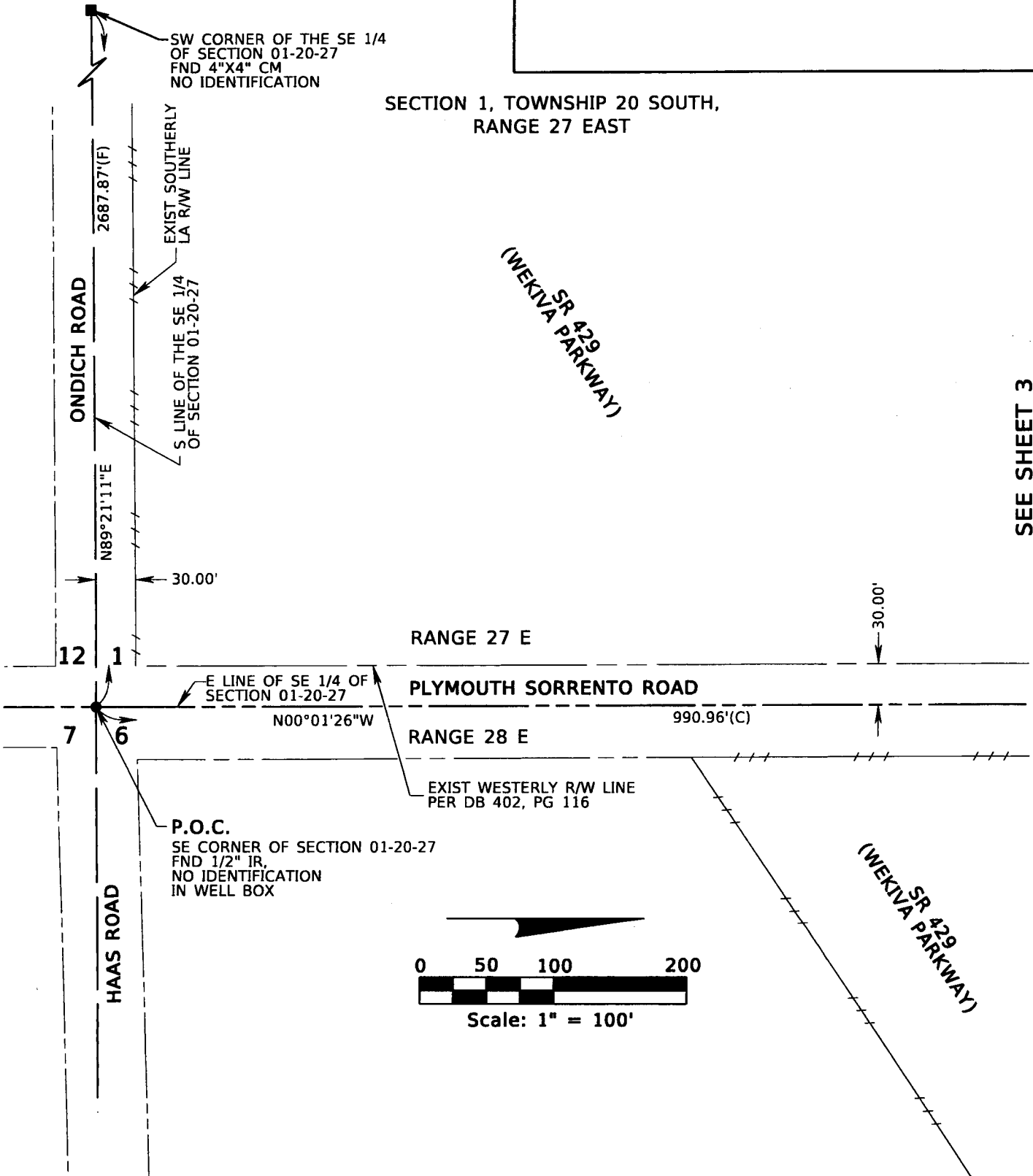
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



SEE SHEET 3

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

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 10, 2019

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 **GEODATA CONSULTANTS, INC.**
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
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LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
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SKETCH OF DESCRIPTION

SECTION 1, TOWNSHIP 20 SOUTH,
RANGE 27 EAST

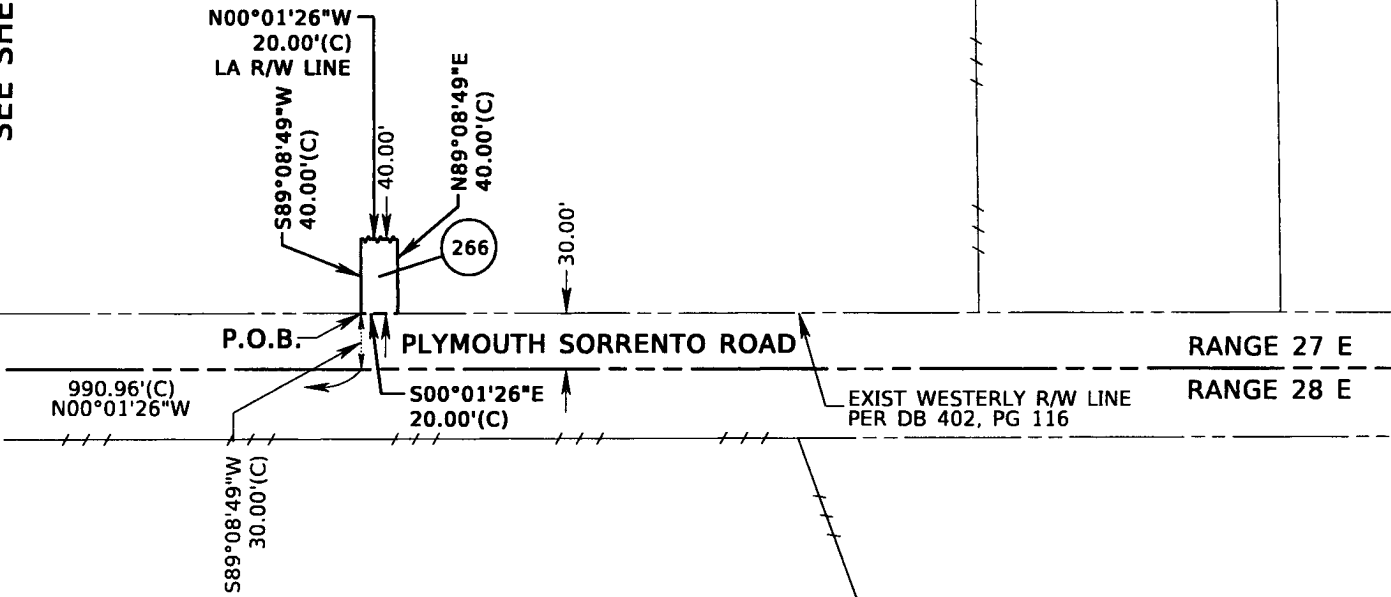
(WEKIVA PARKWAY)
SR 429

R/W TRANSFER AREA = 800 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)

EXIST NORTHERLY
LA R/W LINE

NOT PLATTED

SEE SHEET 2



P.O.B.

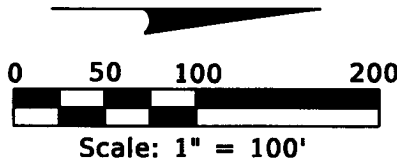
PLYMOUTH SORRENTO ROAD

RANGE 27 E

RANGE 28 E

EXIST WESTERLY R/W LINE
PER DB 402, PG 116

(WEKIVA PARKWAY)
SR 429



NOT PLATTED

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
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SKETCH OF DESCRIPTION

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IR	= IRON ROD	SR	= STATE ROAD
IRC	= IRON ROD AND CAP	STA	= STATION

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 01, TOWNSHIP 20 SOUTH, RANGE 27 EAST, HAVING A BEARING OF NORTH 00°01'26" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CITY LIMITS SHOWN HEREON ARE TAKEN FROM THE ORANGE COUNTY GEOGRAPHIC INFORMATION SYSTEM SITE AND ARE APPROXIMATE.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

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

SHEET 4 OF 4

			I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: SEPTEMBER 10, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204



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

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 STATE ROAD 429
 PROJECT NO. 429-204
 PLYMOUTH SORRENTO ROAD
 PORTION OF PARCEL 275**

**PURPOSE: RIGHT OF WAY TRANSFER TO
 ORANGE COUNTY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON ROD IN WELL BOX WITH NO IDENTIFICATION; THENCE NORTH 87°59'58" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 39.20 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EXISTING EAST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°06'57" WEST ALONG SAID SOUTHERLY PROLONGATION LINE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 445.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°06'57" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 783.53 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 69°21'50"EAST, A DISTANCE OF 2.98 FEET; THENCE SOUTH 00°01'26"EAST, A DISTANCE OF 783.53 FEET; THENCE SOUTH 55°37'47" WEST, A DISTANCE OF 1.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,694 SQUARE FEET, MORE OR LESS.

RESERVING ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF EAST LINE OF SAID PARCEL.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: JULY 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**STATE ROAD 429
 CFX PROJECT NO. 429-204**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

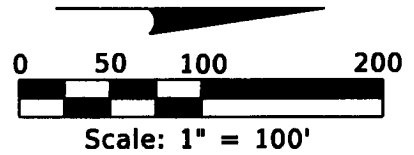
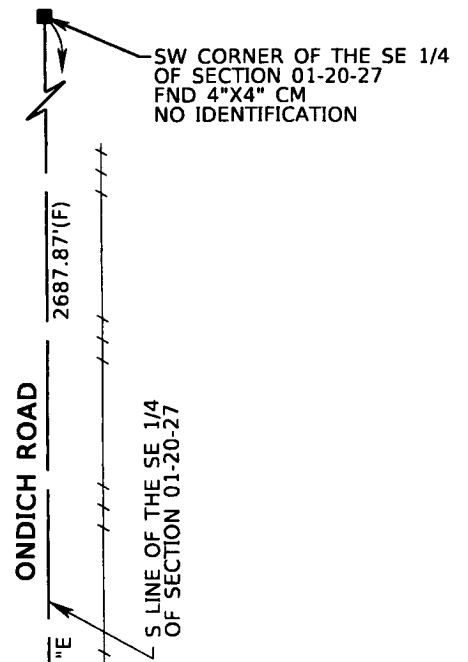
SUITE 2401

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SKETCH OF DESCRIPTION

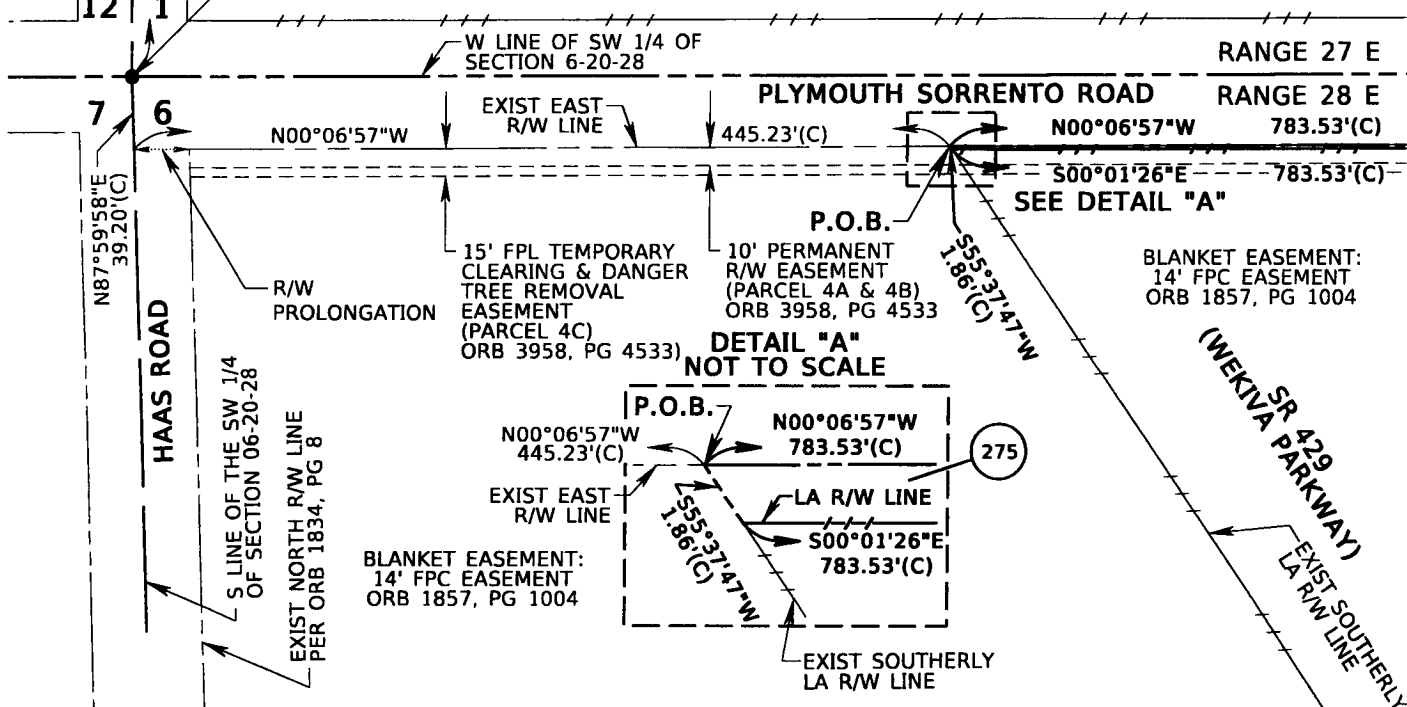


SR 429
(WEKIVA PARKWAY)

SEE SHEET 3

P.O.C.
SW CORNER OF
SECTION 06-20-28
FND 1/2" IR,
NO IDENTIFICATION
IN WELL BOX

R/W TRANSFER AREA = 1,694 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



DETAIL "A"
NOT TO SCALE

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

SECTION 6, TOWNSHIP 20 SOUTH,
RANGE 28 EAST

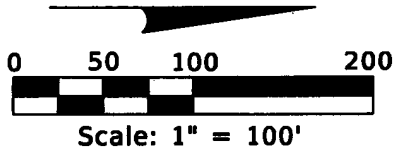
SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: JULY 01, 2019
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

STATE ROAD 429
CFX PROJECT NO. 429-204

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SKETCH OF DESCRIPTION

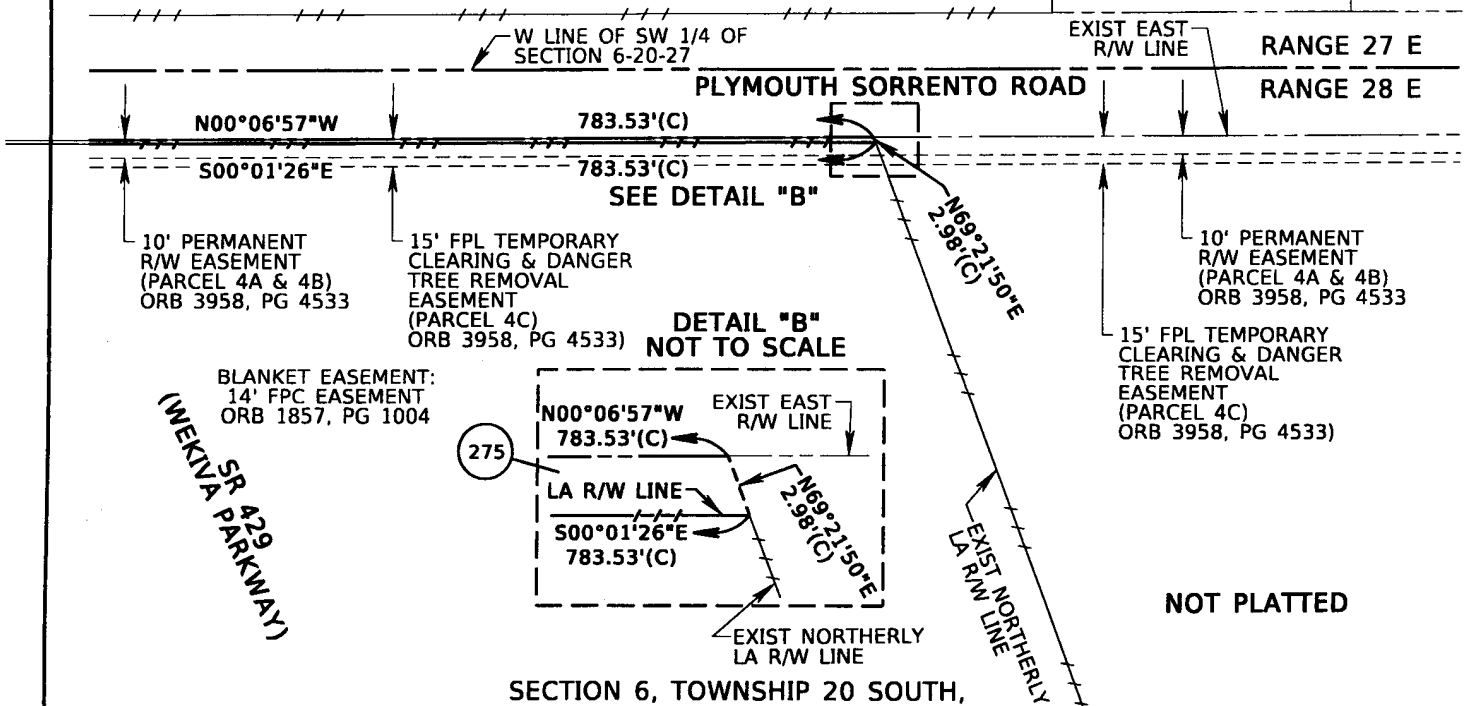


(WEKIVA SR 429 PARKWAY)

NOT PLATTED

SEE SHEET 2

R/W TRANSFER AREA = 1,694 SF ±
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY
TO ORANGE COUNTY)



NOT PLATTED

SECTION 6, TOWNSHIP 20 SOUTH,
RANGE 28 EAST

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

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

(C)	= CALCULATED	LA	= LIMITED ACCESS
(D)	= DEED	LT	= LEFT
(F)	= FIELD	N:	= NORTHING
CCR	= CERTIFIED CORNER RECORD	NO.	= NUMBER
CM	= CONCRETE MONUMENT	ORB	= OFFICIAL RECORDS BOOK
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PL	= PROPERTY LINE
DB	= DEED BOOK	PG	= PAGE
E:	= EASTING	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	RT	= RIGHT
FPC	= FLORIDA POWER CORPORATION	R/W	= RIGHT OF WAY
FPL	= FLORIDA POWER & LIGHT	SF	= SQUARE FEET
ID	= IDENTIFICATION	SR	= STATE ROAD
IP	= IRON PIPE	STA	= STATION
IR	= IRON ROD		
IRC	= IRON ROD AND CAP		

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DATE

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