



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: March 26, 2021

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

THROUGH: Mindy T. Cummings, Manager *MTC*
Real Estate Management Division

FROM: Tamara Pelc, Senior Title Examiner *TP/MTC*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

DIVISION: **Real Estate Management**
Phone: (407) 836-7090

ACTION REQUESTED: Approval of Quit Claim Deed from the Central Florida Expressway Authority to Orange County and authorization to disburse funds to pay recording fees and record instrument.

PROJECT: Polo Glen at Lake Betty Park Site
District 2

PURPOSE: Acquisition of property for a multi-use recreational trail and associated amenities as part of the Coast to Coast Trail project, a partnership between Orange County ("County") and the Florida Department of Transportation; County will also use the property for utility purposes

ITEM: Quit Claim Deed
Cost: Donation
Total size: 3.48 acres

BUDGET: Account No: 1265-062-1962-6310

FUNDS: \$86.50 Payable to Orange County Comptroller
(recording fees)

APPROVALS: Real Estate Management Division
Parks and Recreation Division

REMARKS: On or about April 21, 2020, the County made a written request to the Central Florida Expressway Authority ("CFX") for CFX to determine if the property, a narrow strip of land approximately 50 feet wide and approximately 3,275 feet long can be declared surplus and transferred pursuant to Section 125.38, Florida Statutes.

In the Quit Claim Deed to County, CFX 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.) 414 right-of-way. County has no rights of ingress, egress, or access to S.R. 414 from the conveyed land, nor does County have any rights of light, air or view from conveyed land. CFX is not conveying or restoring any other abutters' rights, including, without limitation, any claims for ingress, egress, air, light and view between the conveyed land, any abutting property. County, agrees for itself, and its successors and assigns, to prevent any use of the conveyed lands which would interfere with S.R. 414. County, acknowledges that the conveyed lands are acquired via eminent domain and are subject to Section 73.013, Florida Statutes. County, agrees for itself, and its successors and assigns, that in the event County no longer uses the conveyed lands for public pedestrian, recreational, or utility purposes, then all right, title and interest to the conveyed lands automatically revert to CFX.

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: March 17, 2021

Total Amount: \$86.50

Project: Polo Glen at Lake Betty Park Site

Parcels: 375A Part 3 and 375C

Charge to Account # 1265-062-1962-6310

Matt Suedmeyer 3/18/21
Controlling Agency Approval Signature Date

Matt Suedmeyer
Printed Name:

Yolanda Brown 3/18/21
Fiscal Approval Signature Date

Yolanda Brown
Printed Name

TYPE TRANSACTION (Check appropriate block(s))
 Pre-Condemnation Post-Condemnation

N/A District # 2

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested (recording fees)
- Donation

Name, Address, FEIN No.

DOCUMENTATION ATTACHED (Check appropriate block(s))

- Contract/ Agreement
- Copy of Executed Instruments
- Certificate of Value
- Settlement Analysis

Payable to: Orange County Comptroller

IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Elizabeth Price Jackson 3/17/2021
Elizabeth Price Jackson, Sr. Title Examiner, Real Estate Management Div. Date

Payment Approved Mindy T. Cummings, Manager, Real Estate Management Div. Date

or
Payment Approved William Blackham Digitally signed by William Blackham
Date: 2021.03.17 11:50:27 -04'00'
William Blackham, Asst. Mgr. Real Estate Management Div. Date

Certified Neelish Pex
Approved by BCC Deputy Clerk to the Board APR 13 2021 Date

Examined/Approved Comptroller/Government Grants Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as checks are available.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
APR 13 2021

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
APR 13 2021

Prepared By:
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Reserved for Recording

Project 414-211
Parcels 375A Part 3 and 375C

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 is 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"

Property Appraiser's Parcel Identification Number: 30-21-29-0000-00-123

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.) 414 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. 414 from the Property, nor does Grantee have any rights of light, air or view from S.R. 414 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. 414 and any other remaining property owned by Grantor. Notwithstanding anything herein to the contrary, nothing herein shall be deemed or construed as limiting or preventing Grantee from using, operating, inspecting, maintaining, servicing, repairing, replacing, and/or reconstructing, and/or allowing the general public to use and enjoy for transportation and/or recreational purposes, that certain segment of multi-use recreational trail, sidewalk, and/or associated amenities, to hereafter become a part of the Coast to Coast Trail, which segment, as of the date hereof, already currently crosses and lies across the boundary between the Property and the right-of-way of S.R. 414.
- b) 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. 414 or otherwise constitute a hazard for S.R. 414 or any related system or structure.
- c) By acceptance of this deed, Grantee acknowledges that the Property was acquired via eminent domain and is subject to Section 73.013, Florida Statutes.
- d) By acceptance of this deed, Grantee expressly agrees for itself, and its successors and assigns, that in the event Grantee no longer uses the Property (or any part thereof) for public pedestrian, recreational, or utility purposes, then all right, title, and interest to the Property that is not used for public pedestrian, recreational, or utility purposes shall automatically revert back to CFX at CFX's option and at no cost to CFX. 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.
- e) Easements, covenants, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, provided; however, this reference shall not operate to reimpose the same.
- f) Ad valorem real property taxes and assessments, if applicable, for the year 2020 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.

Signed, sealed, and delivered in the presence of:

“GRANTOR”

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

[Signature]
Printed Name: Michelle Markisch
[Signature]
Printed Name: Lisa Lombard

By: *[Signature]*
Buddy Dyer, Chairman
Date: 3/11, 2021

ATTEST:
[Signature]
Regla (“Mimi”) Lamaute
Recording Clerk

APPROVED AS TO FORM AND LEGALITY FOR THE EXCLUSIVE USE AND RELIANCE BY THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY.

[Signature]
Diego “Woody” Rodriguez, Esquire
General Counsel

Date: March 10, 2021

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of March 2021 by Buddy Dyer, Chairman, of the CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a public and governmental body, existing under and by virtue of the laws of the State of Florida, on behalf of the organization. He is personally known to me or has produced none as identification.

(SEAL



REGLA CARIDAD LAMAUTE
Commission # GG 352738
Expires November 6, 2023
Bonded thru Budget Notary Services

[Signature]
Notary Public
Printed Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"
Legal Description of Property

(see attached one (1) document totaling six (6) pages)

SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY
 PARCEL 375A PARTS 2 AND 3
 SHEET 2 OF 5

PARCEL 375A PART 2, RIGHT OF WAY

THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA DESCRIBED AS:

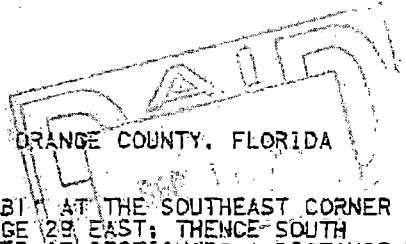
COMMENCING AT A 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "FDOT JWG LB 1" AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 30; THENCE NORTH $00^{\circ}15'23"$ EAST ALONG THE WEST LINE OF NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST A DISTANCE OF 501.78 FEET TO A POINT ON THE SOUTH LINE OF THE ATLANTIC COAST LINE RAILROAD COMPANY RIGHT OF WAY; THENCE NORTH $81^{\circ}56'19"$ EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 293.29 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE FORMER SEABOARD AIR LINE (SAL) RAILWAY COMPANY RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE NORTH $52^{\circ}41'27"$ WEST ALONG SAID NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 84.31 FEET TO A POINT ON THE NORTH LINE OF THE ATLANTIC COAST LINE RAILROAD COMPANY RIGHT OF WAY; THENCE NORTH $81^{\circ}56'19"$ EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1045.19 FEET TO A POINT; THENCE SOUTH $00^{\circ}31'08"$ WEST A DISTANCE OF 5.06 FEET TO A POINT; THENCE NORTH $81^{\circ}56'19"$ EAST ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 342.53 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF APOKA BOULEVARD (A 60 FOOT RIGHT OF WAY); THENCE SOUTH $40^{\circ}52'59"$ EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 59.50 FEET TO A POINT ON SAID SOUTHERLY RAILROAD RIGHT OF WAY LINE; THENCE SOUTH $81^{\circ}56'19"$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 382.32 FEET TO A POINT; THENCE SOUTH $00^{\circ}31'08"$ WEST A DISTANCE OF 5.06 FEET TO A POINT; THENCE SOUTH $81^{\circ}56'19"$ WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 976.91 FEET TO THE POINT OF BEGINNING; CONTAINING 1.809 ACRES, MORE OR LESS.

AND:

PARCEL 375A PART 3, RIGHT OF WAY

THAT PART OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA DESCRIBED AS:

COMMENCING AT A 5/8" IRON ROD WITH CAP STAMPED "FDOT JWG LB 1" AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE SOUTH $88^{\circ}47'51"$ EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 30 A DISTANCE OF 126.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 500 (U.S. HIGHWAY 441, ORANGE BLOSSOM TRAIL); THENCE NORTH $29^{\circ}26'36"$ WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1002.96 FEET TO A POINT ON THE SOUTH LINE OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY; THENCE NORTH $81^{\circ}56'19"$ EAST ALONG THE SOUTHERLY RAILROAD RIGHT OF WAY LINE A DISTANCE OF 378.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1934.82 FEET AND A CHORD OF 1155.31 FEET WHICH BEARS NORTH $64^{\circ}34'03"$ EAST; THENCE RUN NORTHEASTERLY 1173.20 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $34^{\circ}44'31"$ TO THE POINT OF TANGENCY; THENCE NORTH $47^{\circ}11'48"$ EAST ALONG AFOREMENTIONED SOUTHERLY LINE OF THE ATLANTIC COASTLINE RAILROAD RIGHT OF WAY A DISTANCE OF 846.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}15'45"$ WEST DEPARTING SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 72.58 FEET TO A POINT ON THE NORTHERLY LINE OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY; THENCE NORTH $47^{\circ}11'48"$ EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 907.16 FEET TO A POINT ON THE NORTH LINE OF SECTION 30, SAID POINT ALSO BEING A POINT ON THE ORANGE COUNTY SEMINOLE COUNTY LINE; THENCE SOUTH $89^{\circ}25'26"$ EAST ALONG SAID COUNTY LINE A DISTANCE OF 72.79 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH $47^{\circ}11'48"$ WEST ALONG THE SOUTHERLY RAILROAD RIGHT OF WAY LINE A DISTANCE OF 907.45 FEET TO THE POINT OF BEGINNING; CONTAINING 1.041 ACRES, MORE OR LESS.



FOR ORLANDO-ORANGE COUNTY

EXPRESSWAY AUTHORITY

Date: May 14, 2007

Project No.: P04-01

Drawn: R. SMITH Chkd.: HPV

LEGAL DESCRIPTION



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

2700 WESTHALL LANE

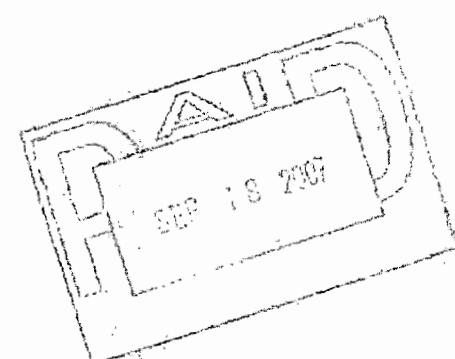
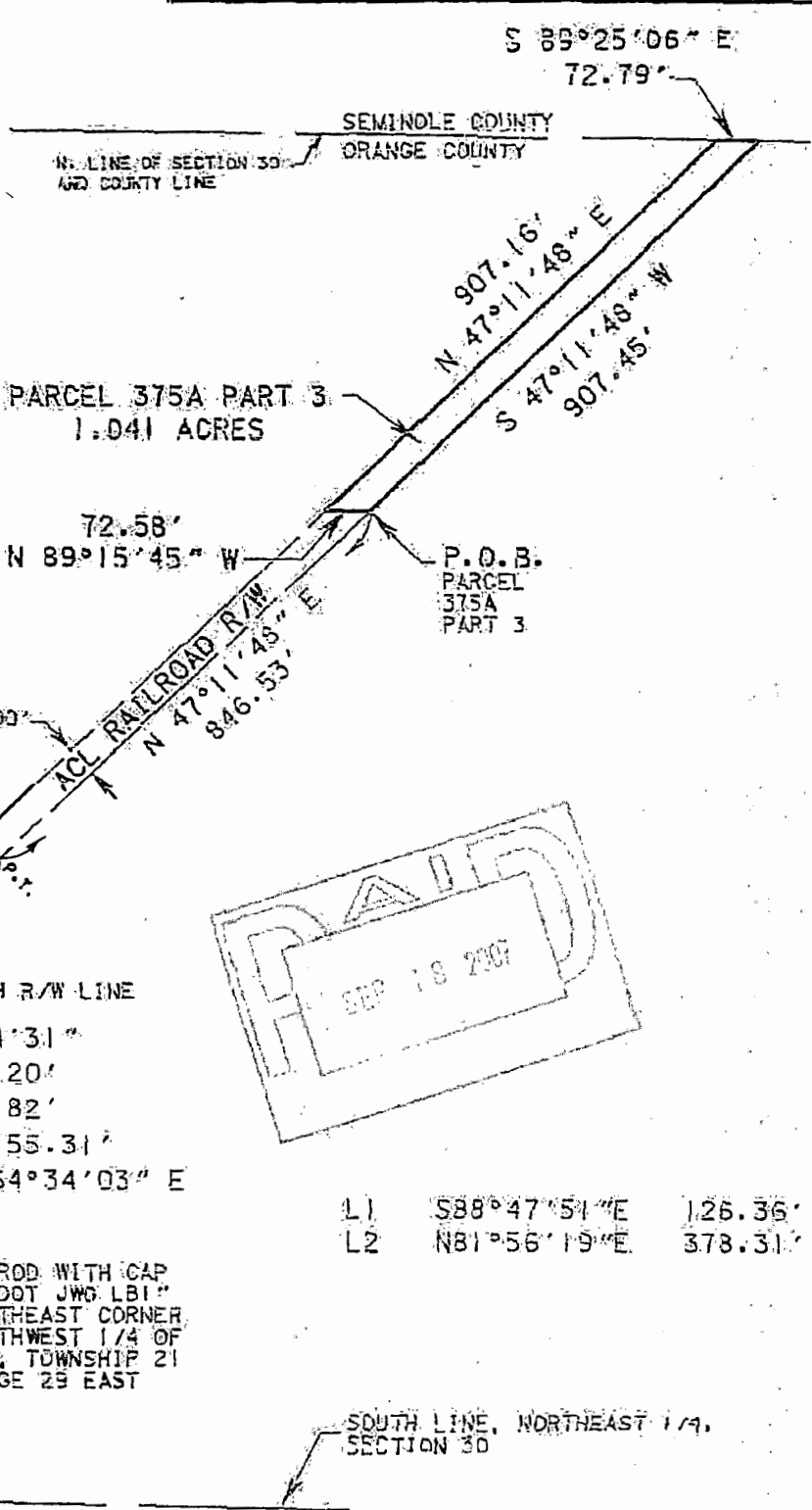
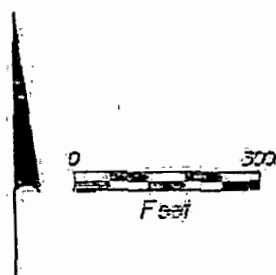
SUITE 137

MAITLAND, FLORIDA 32751

VOICE: (407) 550-2322 FAX: 550-3223

Land Surveyor Barbara L. Lutz, No. 6596

SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY
 PARCEL 375A PART 3
 SHEET 5 OF 5



L1	S88°47'51"E	126.36'
L2	N81°56'19"E	378.31'

For ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 Date: May 14, 2007
 Project No.: PD4-01
 Drawn: R. SMITH, CHKS., HPV

DETAIL

GEDDATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 2700 WESTHALL LANE
 SUITE 137
 WINTERLAND, FLORIDA 32751
 VOICE: (407) 550-2222 FAX: 550-8223
 Land Surveyor's License No. 6252

O.O.C.E.A. PROJECT 414-211
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY
 PARCEL 375 & 875 - SHEET 1 OF 12

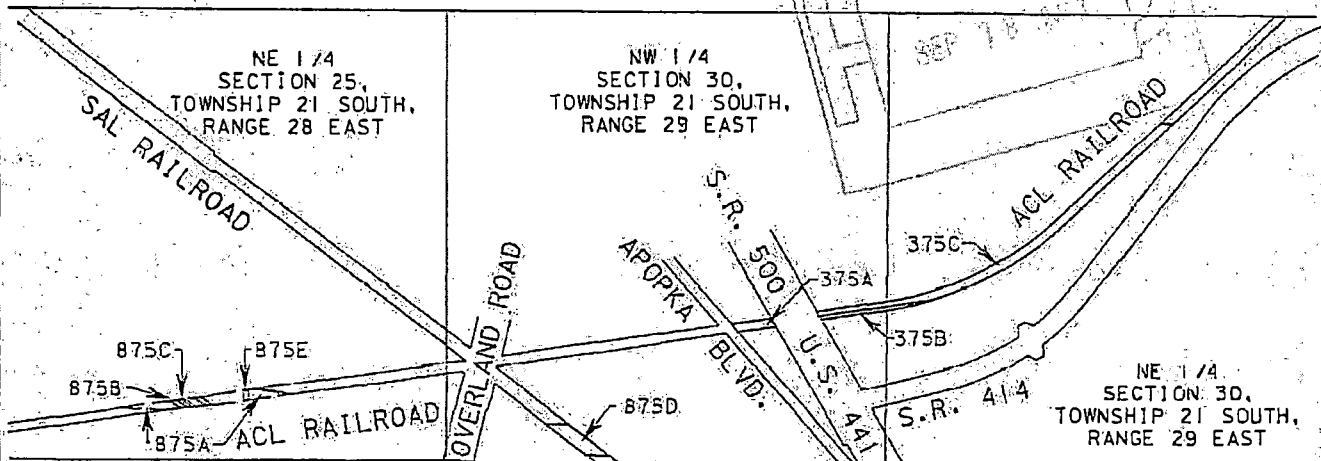
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST BEING N 89°25'06" W.

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

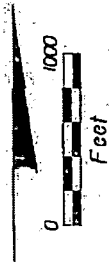
INFORMATION FROM FIRST AMERICAN TITLE INSURANCE COMPANY CERTIFICATE OF TITLE INFORMATION FILE NUMBER 850577 WAS USED IN THE PREPARATION OF THIS SKETCH.

- LEGEND:
- ACL - ATLANTIC COASTLINE
 - C - CENTERLINE
 - Δ - DELTA
 - L - LENGTH
 - R - RADIUS
 - C.D. - CHORD
 - C.B. - CHORD BEARING
 - R/W - RIGHT OF WAY
 - S.R. - STATE ROAD
 - P.O.B. - POINT OF BEGINNING
 - O.R.B. - OFFICIAL RECORDS BOOK
 - PG. - PAGE
 - P.C. - POINT OF CURVATURE
 - P.T. - POINT OF TANGENCY
 - P.C.C. - POINT OF COMPOUND CURVATURE
 - P.R.C. - POINT OF REVERSE CURVATURE
 - SAL - SEABOARD AIR LINE

KEY SHEET



- 375A - PARCEL 375 PART A - RIGHT OF WAY SEE SHEETS 2 AND 6
- 375B - PARCEL 375 PART B - LIMITED ACCESS R/W SEE SHEETS 2 AND 7
- 375C - PARCEL 375 PART C - RIGHT OF WAY SEE SHEETS 2, 3 AND 7
- 875A - PARCEL 875 PART A - AERIAL RIGHTS EASEMENT SEE SHEETS 3 AND 8
- 875B - PARCEL 875 PART B - MAINTENANCE EASEMENT SEE SHEETS 4 AND 9
- 875C - PARCEL 875 PART C - DRAINAGE EASEMENT SEE SHEETS 4 AND 10
- 875D - PARCEL 875 PART D - AERIAL RIGHTS EASEMENT SEE SHEETS 4 AND 11
- 875E - PARCEL 875 PART E - ACCESS EASEMENT SEE SHEETS 5 AND 12



For: ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 Date: Oct. 10, 2006
 Project No.: PO4-D1
 Drawn: R. SMITH, Chkd.: HPV



BEDATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 2700 WESTHALL LANE
 SUITE 137
 MAITLAND, FLORIDA 32751
 VOICE: 407 650-2322 FAX: 660-8223
 Land Surveyor Business License No. 6556

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 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT MATTER AND LIMITATIONS SHOWN HEREON.

[Signature] 12-5-06
 K. Paul deVerna, Professional Land Surveyor, No. 4990 DATE

O.O.C.E.A. PROJECT 414-211
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY
 PARCEL 375 & 875 - SHEET 2 OF 12

PARCEL 375 PART A, RIGHT OF WAY

THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA DESCRIBED AS:

COMMENCING AT A 5/8" IRON ROD WITH CAP STAMPED "FDOT JWG LBI" AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, THENCE NORTH 88°47'51" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 159.46 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF APOPKA BOULEVARD; THENCE NORTH 40°52'59" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1056.78 FEET TO A POINT ON THE SOUTH LINE OF THE ATLANTIC COAST LINE RAILROAD COMPANY RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 40°52'59" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 59.50 FEET TO A POINT ON THE NORTH LINE OF THE ATLANTIC COAST LINE RAILROAD COMPANY RIGHT OF WAY; THENCE NORTH 81°56'19" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 232.44 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD 500 (U.S. HIGHWAY 441, ORANGE BLOSSOM TRAIL); THENCE SOUTH 29°26'36" EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 53.70 FEET TO A POINT ON THE SOUTH LINE OF THE ATLANTIC COAST LINE RAILROAD COMPANY RIGHT OF WAY; THENCE SOUTH 81°56'19" WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 219.77 FEET TO THE POINT OF BEGINNING; CONTAINING 11305 SQUARE FEET, MORE OR LESS.

AND

PARCEL 375 PART B, LIMITED ACCESS RIGHT OF WAY

THAT PART OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA DESCRIBED AS:

COMMENCING AT A 5/8" IRON ROD WITH CAP STAMPED "FDOT JWG LBI" AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, THENCE SOUTH 88°47'51" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 30 A DISTANCE OF 126.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 500 (U.S. HIGHWAY 441, ORANGE BLOSSOM TRAIL); THENCE NORTH 29°26'36" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1002.96 FEET TO A POINT ON THE SOUTH LINE OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 29°26'36" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 22.58 FEET; THENCE NORTH 81°53'39" EAST A DISTANCE OF 674.52 FEET TO A POINT ON AFOREMENTIONED SOUTH LINE OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1934.82 FEET AND A CHORD OF 288.78 FEET WHICH BEARS SOUTH 77°39'32" WEST; THENCE RUN WESTERLY 289.05 FEET ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°33'35" TO THE POINT OF TANGENCY; THENCE SOUTH 81°56'19" WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 378.31 FEET TO THE POINT OF BEGINNING; CONTAINING 12209 SQUARE FEET, MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 414 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

AND

PARCEL 375 PART C, RIGHT OF WAY

THAT PART OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA DESCRIBED AS:

COMMENCING AT A 5/8" IRON ROD WITH CAP STAMPED "FDOT JWG LBI" AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, THENCE SOUTH 88°47'51" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 30 A DISTANCE OF 126.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 500 (U.S. HIGHWAY 441, ORANGE BLOSSOM TRAIL); THENCE NORTH 29°26'36" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1002.96 FEET TO A POINT ON THE SOUTH LINE OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY; THENCE CONTINUE NORTH 29°26'36" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 22.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 29°26'36" WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 31.11 FEET TO A POINT ON THE NORTH LINE OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY; THENCE NORTH

CONTINUED ON SHEET 3

For: ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 Date: Oct. 10, 2006
 Project No.: P04-01
 Drawn: R. SMITH Chkd.: HPV

LEGAL DESCRIPTION



GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 2700 WESTHALL LANE
 SUITE 137
 MAITLAND, FLORIDA 32751
 VOICE: (407) 560-2322 FAX: 660-8223
 Land Surveyor Barbara Litman No. 6556

O.O.C.E.A. PROJECT 414-211
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY
 PARCEL 375 & 875 - SHEET 3 OF 12

CONTINUED FROM SHEET 2

81°56'19" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 397.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1884.82 FEET AND A CHORD OF 1125.46 FEET WHICH BEARS NORTH 64°34'03" EAST; THENCE RUN EASTERLY 1142.89 FEET ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°44'31" TO THE POINT OF TANGENCY; THENCE NORTH 47°11'48" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 793.92 FEET TO A POINT ON A LINE 40.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 89°15'45" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 72.58 FEET TO A POINT ON AFOREMENTIONED SOUTH LINE OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY; THENCE SOUTH 47°11'48" WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 846.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1934.82 FEET AND A CHORD OF 876.48 FEET WHICH BEARS SOUTH 60°17'16" WEST; THENCE RUN SOUTHWESTERLY 884.15 FEET ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°10'57" TO A POINT; THENCE SOUTH 81°53'39" WEST A DISTANCE OF 674.52 FEET TO THE POINT OF BEGINNING; CONTAINING 2.436 ACRES, MORE OR LESS.

AND

PARCEL 875 PART A, AERIAL RIGHTS EASEMENT

THAT PART OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA DESCRIBED AS:

~~COMMENCE AT A 5/8" IRON ROD WITH CAP STAMPED "FDOT JWG LBI" AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 28 EAST; THENCE NORTH 88°47'51" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 SECTION 30 A DISTANCE OF 2559.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 28 EAST; THENCE SOUTH 89°58'29" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 25 A DISTANCE OF 1324.80 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25; THENCE NORTH 00°25'49" EAST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25 A DISTANCE OF 319.92 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE FORMER ATLANTIC COASTLINE RAILROAD AND THE POINT OF BEGINNING; THENCE SOUTH 81°56'19" WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 269.21 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 7549.44 FEET AND A CHORD OF 253.24 FEET WHICH BEARS NORTH 86°40'27" WEST; THENCE RUN WESTERLY 253.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'19" TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE FORMER ATLANTIC COASTLINE RAILROAD; THENCE NORTH 81°56'19" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 524.94 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25; THENCE NORTH 00°25'49" EAST ALONG SAID WEST LINE A DISTANCE OF 5.06 FEET TO A POINT ON THE SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 81°56'19" EAST A DISTANCE OF 239.41 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 7729.44 FEET AND A CHORD 121.11 FEET WHICH BEARS SOUTH 81°36'23" EAST; THENCE RUN EASTERLY 121.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°53'52" TO A POINT OF TANGENCY; THENCE SOUTH 81°09'27" EAST A DISTANCE OF 88.37 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT OF WAY LINE OF THE FORMER ATLANTIC COASTLINE RAILROAD; THENCE SOUTH 81°56'19" WEST A DISTANCE OF 449.06 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25; THENCE NORTH 00°25'49" EAST ALONG THE SAID WEST LINE A DISTANCE OF 5.06 FEET TO THE POINT OF BEGINNING; CONTAINING 0.927 ACRES MORE OR LESS.~~

AND

CONTINUED ON SHEET 4

For: ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 Date: Oct. 10, 2006
 Project No.: P04-01
 Drawn: R.S.M.I.T.H. Chkd.: HPV

LEGAL DESCRIPTION



GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 2700 WESTHALL LANE
 SUITE 137
 MAITLAND, FLORIDA 32751
 VOICE: (407) 660-2322 FAX: 660-8223
 Land Surveyor Business License No. 6558

O.O.C.E.A. PROJECT 414-211
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY
 PARCEL 375 & 875 - SHEET 7 OF 12

L1	N29°26'36"W	22.58'
L2	N29°26'36"W	31.11'
L3	N81°56'19"E	397.89'
L4	N81°53'39"E	674.52'
L5	S81°56'19"W	378.31'
L6	S88°47'51"E	126.36'

LINE 40.00' NORTH OF AND
 PARALLEL WITH NORTH LINE.
 SOUTH 1/2, NE 1/4, NE 1/4,
 SECTION 30

72.58'
 S89°15'45"E

N. LINE, S 1/2, NE 1/4,
 NE 1/4, SECTION 30

50.00'

793.92'
 N47°11'48"E
 ACL RAILROAD R/W
 S47°11'48"W
 846.53'

PARCEL 375 PART C
 RIGHT OF WAY
 2.436 ACRES

NORTH R/W LINE

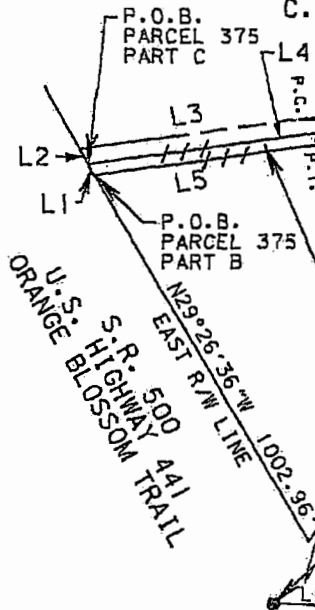
SOUTH R/W LINE

$\Delta=34^{\circ}44'31''$
 L=1142.89'
 R=1884.82'
 C.D.=1,125.46'
 C.B.=N64°34'03"E

$\Delta=26^{\circ}10'57''$
 L=884.15'
 R=1934.82'
 C.D.=876.48'
 C.B.=S60°17'16"W

$\Delta=08^{\circ}33'35''$
 L=289.05'
 R=1934.82'
 C.D.=288.78'
 C.B.=S77°39'32"W

PARCEL 375 PART B
 LIMITED ACCESS R/W
 12209 SQUARE FEET



POINT OF COMMENCEMENT
 5/8" IRON ROD WITH CAP
 STAMPED "FDOT JWG LBI"
 AT THE SOUTHEAST CORNER
 OF THE NORTHWEST 1/4 OF
 SECTION 30, TOWNSHIP 21
 SOUTH, RANGE 29 EAST

SOUTH LINE, NORTHEAST 1/4,
 SECTION 30



For: ORLANDO-ORANGE COUNTY
 EXPRESSWAY AUTHORITY
 Date: Oct. 10, 2006
 Project No.: P04-01
 Drawn: R.SMITH Chkd.: HPV

DETAIL



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