



Interoffice Memorandum

November 16, 2023

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

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

Joseph C. Kunkel

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

[Signature]

PHONE NUMBER: (407) 836-7871

SUBJ: **Right-of-Way Transfer of West Road between Central Florida
Expressway Authority and Orange County**

On June 21, 2022, the Board approved and executed the Right-of-Way Transfer and Continuing Maintenance Agreement for West Road between Central Florida Expressway Authority (CFX) and Orange County (County).

The CFX has prepared a Quit Claim Deed for transfer of Right-of-Way for West Road from CFX to the County and is requesting the County to accept the Quit Claim Deed for portions of West Road per the terms of the Agreement.

In accordance with Florida Statutes, a Quit Claim Deed has been prepared which transfers interest over portions of West Road to the County. Acceptance of this Deed transfers the right-of-way for that portion of West Road to the County.

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

Action Requested: Approval of Quit Claim Deed from Central Florida Expressway Authority to Orange County for West Road Right-of-Way; and authorization to record the Quit Claim Deed. District 2.

JCK/EA/gs

Attachment(s)

BCC Mtg. Date: November 28, 2023

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

Reserved for Recording

Project No. 429-603
Parcels 62-150, Part A and B, 62-850, 62-161 Partial 2, 62-171 Part A, 62-172 Part B, 62-174
Part A and B, 62-175, and 62-176
County Project: West Road Right-of-Way Transfer (CFX)

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 are subject to Section 73.013, Florida Statutes.
- e) 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.
- f) Easements, covenants, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, provided; however, this reference shall not operate to reimpose the same.
- g) 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.

Signed, sealed, and delivered in the presence of:

“GRANTOR”

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Rita Moore
Print Name: Rita Moore

Regla Lamaute
Print Name: Regla Lamaute

By: Buddy Dyer
Buddy Dyer, its Chairman

Date: 9.9.21

ATTEST: Regla Lamaute
Regla ("Mimi") Lamaute
Recording Clerk

Approved as to form and legality by legal counsel to the Central Florida Expressway Authority on this 2nd day of September, 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 on 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 LAMAUTE
Commission # GG 352738
Expires November 6, 2023
Bonded Thru Budget Notary Services

NOTARY PUBLIC

Regla Lamaute

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
SR 429
PROJECT NO. 429-603
PARCEL 62-150 - PORTION

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

LEGAL DESCRIPTION

PART A

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE NORTH 86°38'31" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2207.52 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 28°17'59" WEST ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 35.26 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY PROJECTION, RUN NORTH 86°38'31" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.24 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 28°17'59" WEST ALONG THE NORTHERLY PROJECTION OF THE PROPOSED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AND ALONG THE PROPOSED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP, A DISTANCE OF 212.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2211.83 FEET, A CHORD BEARING OF SOUTH 26°40'07" WEST AND A CHORD DISTANCE OF 125.93 FEET; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY LINE THE FOLLOWING THREE COURSES; RUN SOUTHERLY 125.94 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°15'45"; THENCE NORTH 64°57'46" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2231.83 FEET, A CHORD BEARING OF SOUTH 22°30'23" WEST AND A CHORD DISTANCE OF 197.09 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 25°02'14" WEST, RUN SOUTHERLY 197.16 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°03'41"; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, RUN THE FOLLOWING THREE COURSES ALONG THE AFORESAID EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437; RUN NORTH 70°01'27" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2241.83 FEET, A CHORD BEARING OF NORTH 24°08'16" EAST AND A CHORD DISTANCE OF 325.41 FEET; THENCE FROM A TANGENT BEARING OF NORTH 19°58'33" EAST, RUN NORTHERLY 325.69 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°19'26" TO A POINT OF TANGENCY; THENCE NORTH 28°17'59" EAST, A DISTANCE OF 194.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,890 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: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



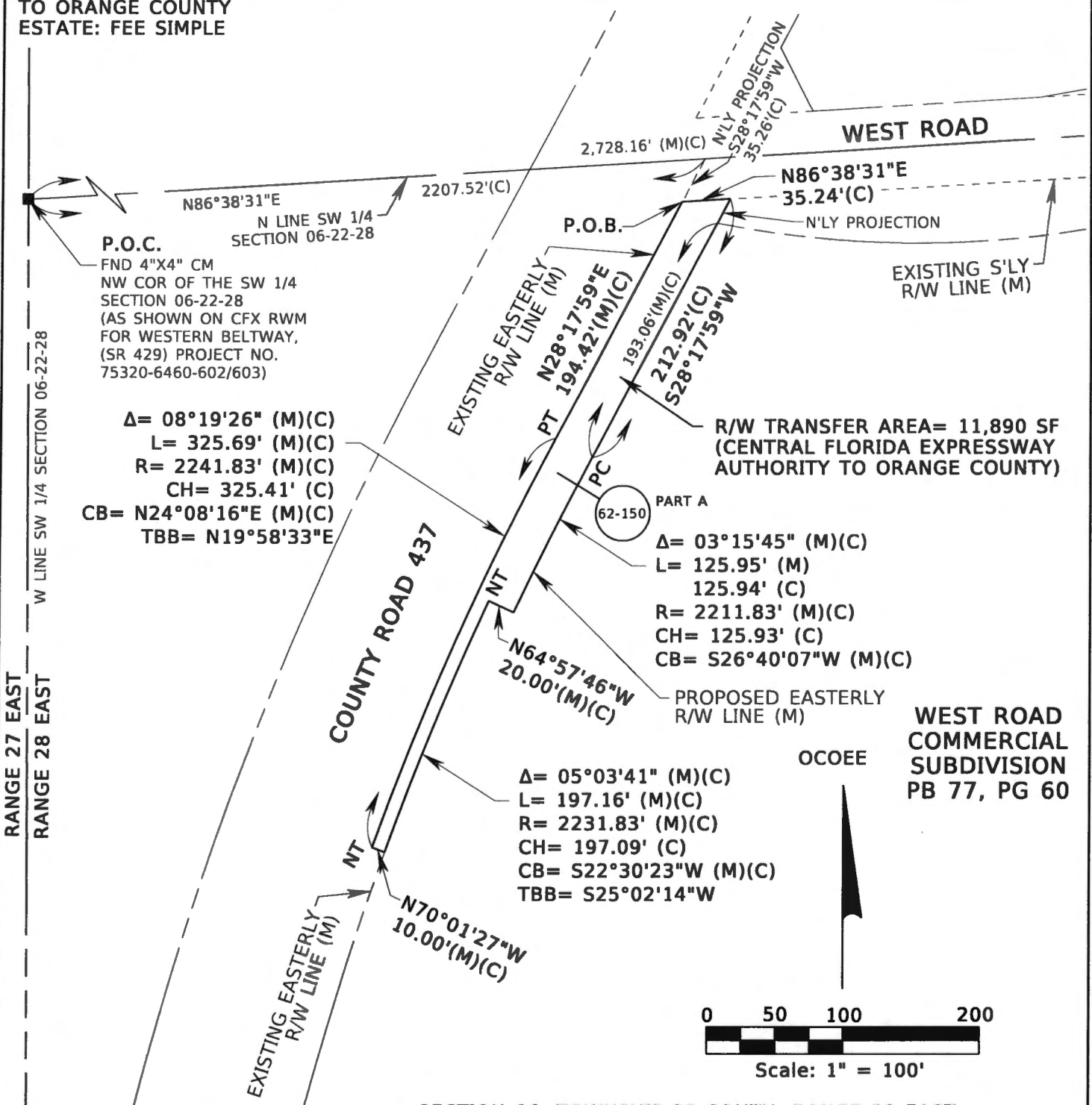
GEODATA CONSULTANTS, INC.

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
SR 429
PROJECT NO. 429-603
PARCEL 62-150 - PORTION

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



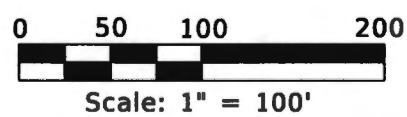
P.O.C.
 FND 4"X4" CM
 NW COR OF THE SW 1/4
 SECTION 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

$\Delta = 08^{\circ}19'26''$ (M)(C)
 $L = 325.69'$ (M)(C)
 $R = 2241.83'$ (M)(C)
 $CH = 325.41'$ (C)
 $CB = N24^{\circ}08'16''E$ (M)(C)
 $TBB = N19^{\circ}58'33''E$

PART A
 $\Delta = 03^{\circ}15'45''$ (M)(C)
 $L = 125.95'$ (M)
 $125.94'$ (C)
 $R = 2211.83'$ (M)(C)
 $CH = 125.93'$ (C)
 $CB = S26^{\circ}40'07''W$ (M)(C)

$\Delta = 05^{\circ}03'41''$ (M)(C)
 $L = 197.16'$ (M)(C)
 $R = 2231.83'$ (M)(C)
 $CH = 197.09'$ (C)
 $CB = S22^{\circ}30'23''W$ (M)(C)
 $TBB = S25^{\circ}02'14''W$

WEST ROAD COMMERCIAL SUBDIVISION
PB 77, PG 60




SECTION 06, TOWNSHIP 22 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: MARCH 16, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603

 **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

AC = ACRES
 (C) = CALCULATED
 CB = CHORD BEARING
 CH = CHORD LENGTH
 CM = CONCRETE MONUMENT
 COR = CORNER
 CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 Δ = DELTA (CENTRAL ANGLE)
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 FND = FOUND
 L = LENGTH
 LA = LIMITED ACCESS

N'LY = NORTHERLY
 NO. = NUMBER
 NT = NON TANGENT
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PG = PAGE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PT = POINT OF TANGENCY
 R = RADIUS
 R/W = RIGHT OF WAY
 (RWM) OR (M) = RIGHT OF WAY MAP
 SEC = SECTION
 SF = SQUARE FEET
 S'LY = SOUTHERLY
 SR = STATE ROAD
 TBB = TANGENT BEARING BACK

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, EAST ZONE, WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 86°38'31" 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. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. 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.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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
SECTION 75320-6460-602/603**

PARCEL 62-150

LIMITED ACCESS RIGHT OF WAY

LEGAL DESCRIPTION

A portion of the Southwest 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of said Section 6; thence run N.00°48'40"E. along the east line of the Southwest 1/4 of said Section 6 a distance of 2,030.68 feet for a POINT OF BEGINNING; thence departing said east line of the Southwest 1/4 of Section 6 run S.86°18'40"W. 47.67 feet; thence run N.20°56'43"W. 87.33 feet; thence run N.60°04'40"W. 72.63 feet; thence run N.58°38'25"W. 65.83 feet; thence run N.41°23'15"W. 42.15 feet; thence run N.04°22'21"W. 70.63 feet; thence run N.20°52'40"W. 47.14 feet; thence run N.21°31'35"E. 68.18 feet; thence run N.86°18'40"E. a distance of 228.75 feet to an intersection with the aforementioned east line of the Southwest 1/4 of Section 6; thence run S.00°48'40"W. along said east line of the Southwest 1/4 of Section 6 a distance of 373.26 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

Containing 1.510 acres, more or less.

October 9, 1997

SHEET 3 OF 6

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-150

RIGHT OF WAY 'B'

LEGAL DESCRIPTION

A portion of the Southwest 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of said Section 6; thence run N.00°48'40"E. along the east line of the Southwest 1/4 of said Section 6 a distance of 2,792.09 feet to the northeast corner of the Southwest 1/4 of said Section 6; thence run S.86°38'31"W. along the north line of the Southwest 1/4 of said Section 6 a distance of 638.12 feet for a POINT OF BEGINNING, said point also being a point on the existing westerly right of way line of County Road 437 (as now established); thence departing said north line of the Southwest 1/4 of Section 6 run S.28°17'59"W. along said westerly right of way line of County Road 437 a distance of 168.02 feet to the point of curvature of a curve, concave southeasterly, having a radius of 2,341.83 feet and a central angle of 08°19'26"; thence run southwesterly along the arc of said curve a distance of 340.22 feet to a point on said curve; thence departing said curve, continue along said existing westerly right of way line of County Road 437 N.70°01'27"W. a distance of 10.00 feet to a point on a curve, concave southeasterly, having a radius of 2,351.83 feet and a central angle of 08°19'26"; thence departing said westerly right of way line of County Road 437 from a chord bearing of N.24°08'16"E. run northeasterly along the arc of said curve a distance of 341.67 feet to the point of tangency; thence run N.28°17'59"E. a distance of 161.85 feet to an intersection with the aforementioned north line of the Southwest 1/4 of Section 6; thence run N.86°38'31"E. along said north line of the Southwest 1/4 of Section 6 a distance of 11.75 feet to the POINT OF BEGINNING.

Containing 5,059 square feet, more or less.

October 9, 1997

SHEET 2 OF 4

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-850

DRAINAGE EASEMENT

LEGAL DESCRIPTION

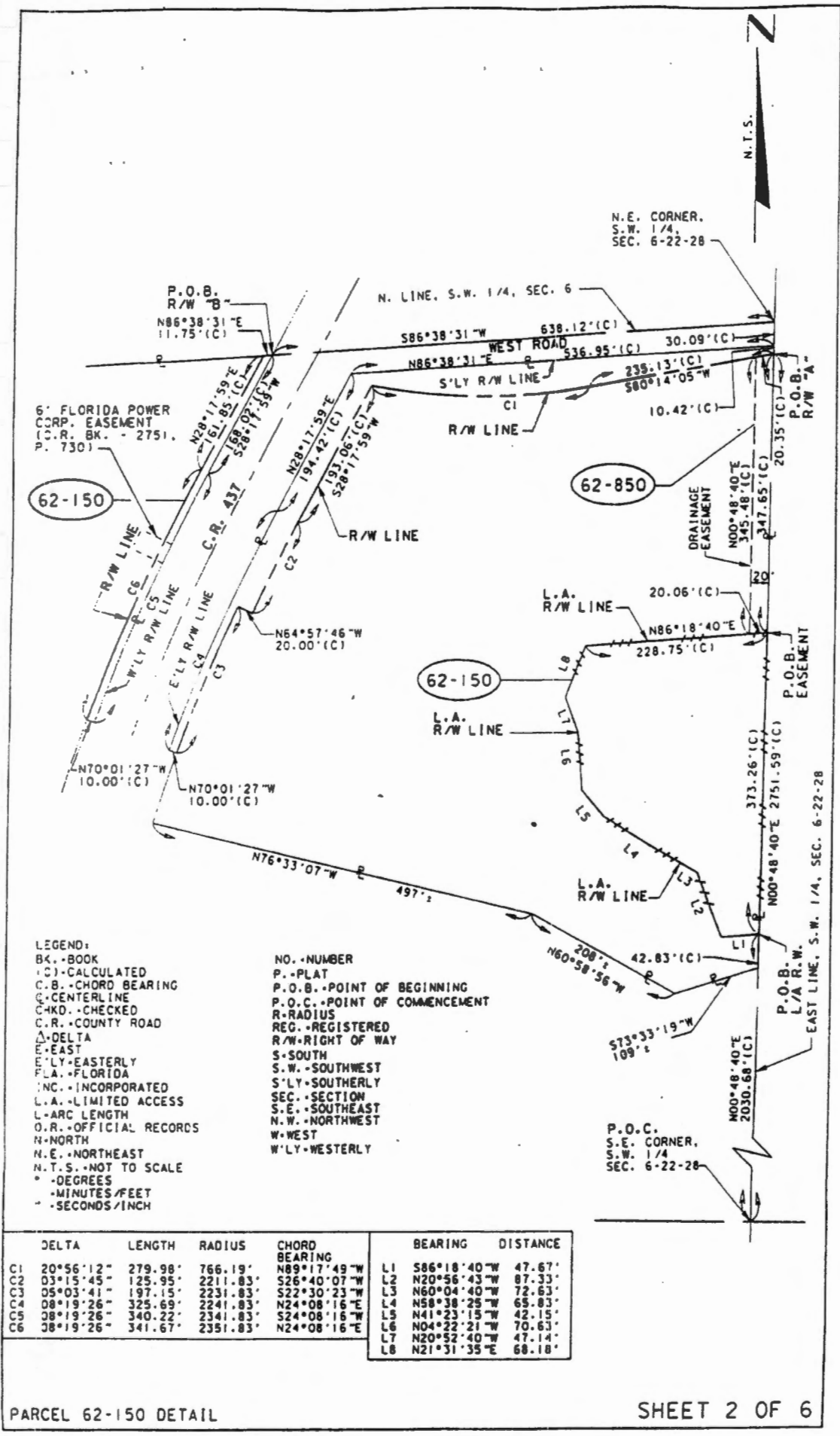
A portion of the Southwest 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of said Section 6; thence run N.00°48'40"E. along the east line of said Southwest 1/4 of Section 6 a distance of 2,403.94 feet for a POINT OF BEGINNING; thence departing said east line of the Southwest 1/4 of Section 6 run S.86°18'40"W. 20.06 feet; thence run N.00°48'40"E. 345.48 feet; thence run N.80°14'05"E. a distance of 20.35 feet to an intersection with the aforementioned east line of the Southwest 1/4 of Section 6; thence run S.00°48'40"W. along said east line of the Southwest 1/4 of Section 6 a distance of 347.65 feet to the POINT OF BEGINNING.

Containing 6,931 square feet, more or less.

October 9, 1997

SHEET 6 OF 6



LEGEND:
 BK.-BOOK
 (C)-CALCULATED
 C.B.-CHORD BEARING
 C.-CENTERLINE
 C-CHK.-CHECKED
 C.R.-COUNTY ROAD
 Δ-DELTA
 E.-EAST
 E'LY-EASTERLY
 FLA.-FLORIDA
 INC.-INCORPORATED
 L.A.-LIMITED ACCESS
 L-ARC LENGTH
 O.R.-OFFICIAL RECORDS
 N-NORTH
 N.E.-NORTHEAST
 N.T.S.-NOT TO SCALE
 °-DEGREES
 '-MINUTES/FEET
 "-SECONDS/INCH

NO.-NUMBER
 P.-PLAT
 P.O.B.-POINT OF BEGINNING
 P.O.C.-POINT OF COMMENCEMENT
 R-RADIUS
 REG.-REGISTERED
 R/W-RIGHT OF WAY
 S-SOUTH
 S.W.-SOUTHWEST
 S'LY-SOUTHERLY
 SEC.-SECTION
 S.E.-SOUTHEAST
 N.W.-NORTHWEST
 W-WEST
 W'LY-WESTERLY

DELTA	LENGTH	RADIUS	CHORD BEARING	BEARING	DISTANCE
C1	20°56'12"	279.98'	766.19'	L1 S86°18'40"W	47.67'
C2	03°15'45"	125.95'	2211.83'	L2 N20°56'43"W	87.33'
C3	05°03'41"	197.15'	2231.83'	L3 N60°04'40"W	72.63'
C4	08°19'26"	325.69'	2241.83'	L4 N58°38'25"W	65.83'
C5	08°19'26"	340.22'	2341.83'	L5 N41°23'15"W	42.15'
C6	08°19'26"	341.67'	2351.83'	L6 N04°22'21"W	70.63'
				L7 N20°52'40"W	47.14'
				L8 N21°31'35"E	68.18'

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-161 - PORTION (PARTIAL 2)

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 00°53'06" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 958.32 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROJECTION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE (WEST OF WEST ROAD) OF WESTERN BELTWAY (SR 429) AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN NORTH 77°03'49" EAST ALONG SAID NORTHEASTERLY PROJECTION, A DISTANCE OF 42.09 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PROJECTION LINE, RUN NORTH 18°37'58" EAST, A DISTANCE OF 83.37 FEET TO THE INTERSECTION WITH THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE (EAST OF WEST ROAD) OF SAID WESTERN BELTWAY (SR 429); THENCE RUN SOUTH 19°42'11" EAST ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 154.61 FEET; THENCE DEPARTING SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 49°48'07" WEST, A DISTANCE OF 103.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,998 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: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

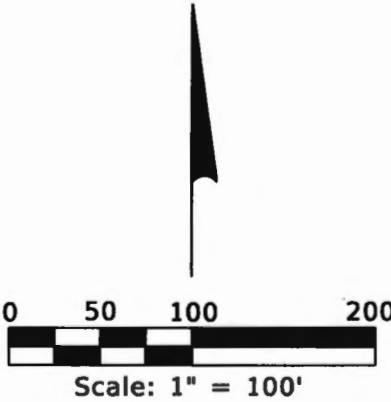
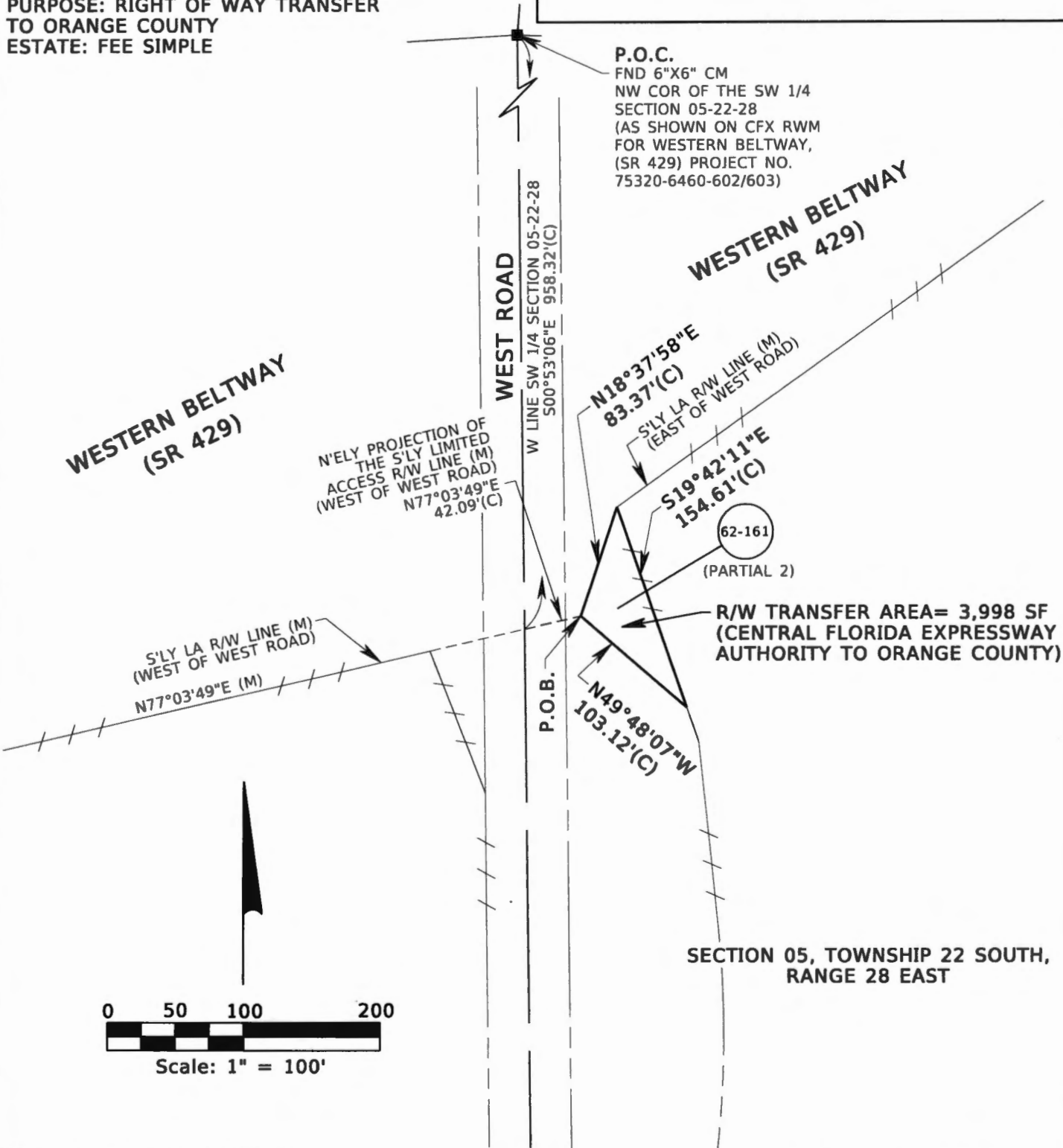
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LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-161 - PORTION (PARTIAL 2)

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

P.O.C.
 FND 6"X6" CM
 NW COR OF THE SW 1/4
 SECTION 05-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)



SECTION 05, TOWNSHIP 22 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: MARCH 16, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603

 **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

AC	= ACRES	N'LY	= NORTHERLY
(C)	= CALCULATED	N'ELY	= NORTHEASTERLY
CB	= CHORD BEARING	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	NT	= NON TANGENT
CH	= CHORD LENGTH	PB	= PLAT BOOK
CM	= CONCRETE MONUMENT	PC	= POINT OF CURVATURE
(D)	= DEED	PG	= PAGE
Δ	= DELTA	ℙ	= PROPERTY LINE
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.B.	= POINT OF BEGINNING
FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
L	= LENGTH	PT	= POINT OF TANGENCY
LA	= LIMITED ACCESS	R	= RADIUS
ORB	= OFFICIAL RECORDS BOOK	(RWM) OR (M)	= RIGHT OF WAY
		SEC	= SECTION
		S'LY	= SOUTHERLY
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

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, EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 05, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 00°53'06" 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. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. 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: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

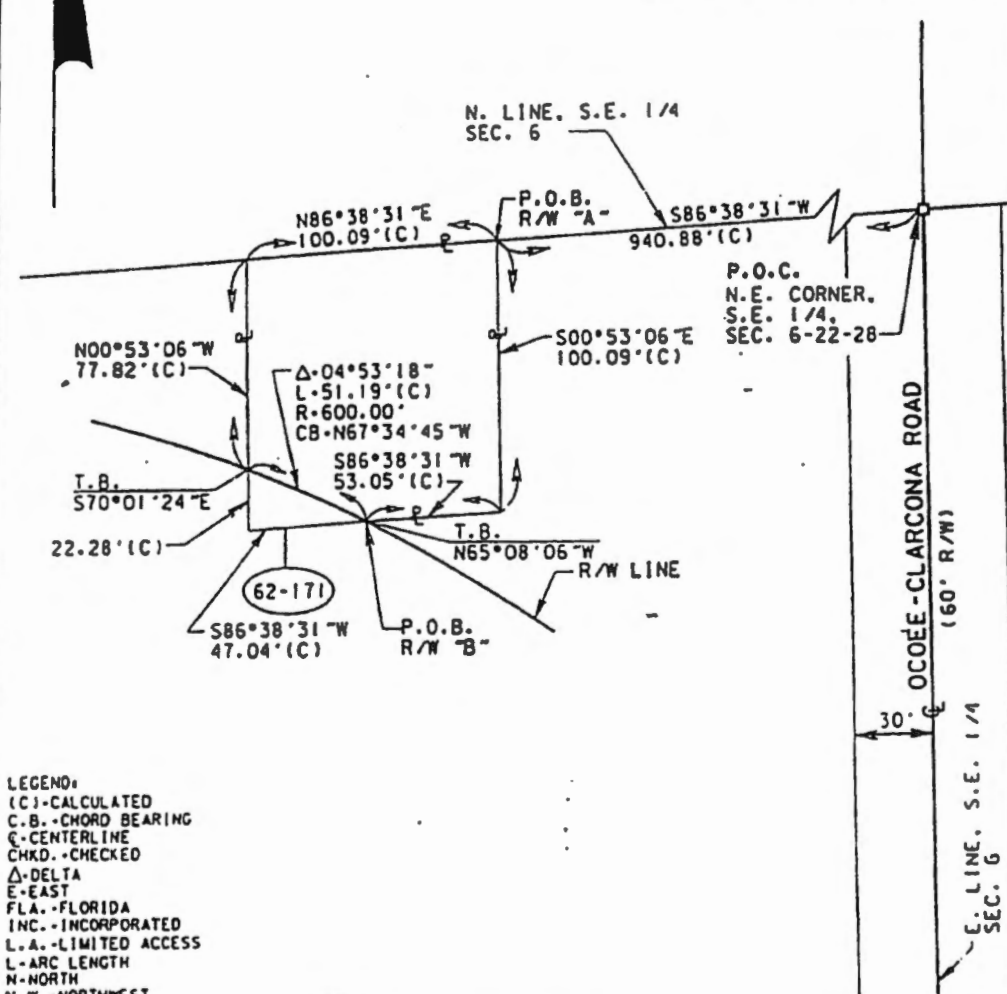
1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556



LEGEND:
 (C) - CALCULATED
 C.B. - CHORD BEARING
 C - CENTERLINE
 CHKD. - CHECKED
 Δ - DELTA
 E - EAST
 FLA. - FLORIDA
 INC. - INCORPORATED
 L.A. - LIMITED ACCESS
 L - ARC LENGTH
 N - NORTH
 N.W. - NORTHWEST
 N.T.S. - NOT TO SCALE
 ° - DEGREES
 ' - MINUTES/FEET
 " - SECONDS/INCH
 NO. - NUMBER
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 R - RADIUS
 REG. - REGISTERED
 R/W - RIGHT OF WAY
 S - SOUTH
 S'LY - SOUTHERLY
 SEC. - SECTION
 S.E. - SOUTHEAST
 T.B. - TANGENT BEARING
 W - WEST

NOTES:

1. BEARINGS AND DISTANCES BASED ON THE FLORIDA STATE PLANE COORDINATES SYSTEM - EAST ZONE MEAN SCALE FACTOR: 0.99997293
2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
3. OWNER: SYDNEY HART
4. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.

SKETCH OF DESCRIPTION NOT A PLAT OF SURVEY NOT VALID UNLESS SIGNED AND SEALED

RIGHT OF WAY PARCEL SKETCH		WESTERN BELTWAY PART A ORANGE COUNTY, FLORIDA		PARCEL NO. 62-171	PROJECT NO.
				R/W MAP SHEET:	
GROUP PROJECT NO. 97-0079.000 SHEET 1 OF 2 DATE: 10/1/97 SCALE: 1" = 50' CHECKER: AAS DRAWN: GRR		SKETCH PREPARED BY DRMP OVER, REEVE, HALL & PHILLIPS, INC. (INCORPORATED SURVEYORS) 605 E. ORANGE AVENUE ORANGE, FLORIDA 32838 1-877-888-8888			



ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603

PARCEL 62-171

RIGHT-OF-WAY 'A'

OR Bk 6093 Pg 621
Orange Co FL 2000-0402348

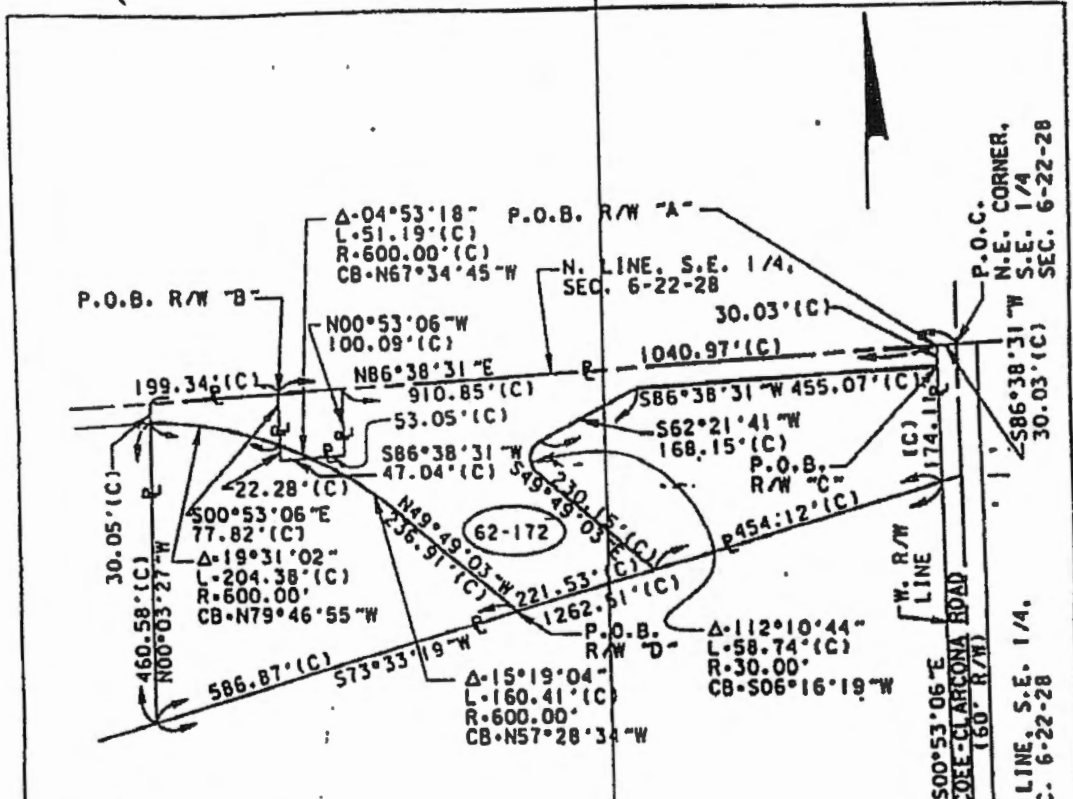
LEGAL DESCRIPTION

A portion of the Southeast 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the northeast corner of the Southeast 1/4 of said Section 6; thence run South 86°38'31" West along the north line of the Southeast 1/4 of said Section 6, a distance of 940.88 feet for a POINT OF BEGINNING; thence departing said north line of the Southeast 1/4 of Section 6, run South 00°53'06" East 100.09 feet; thence run South 86°38'31" West 53.05 feet to a point on a curve, concave southwesterly, having a radius of 600.00 feet and a central angle of 04°53'18"; thence from a tangent bearing of North 65°08'06" West run northwesterly along the arc of said curve a distance of 51.19 feet to a point on said curve; thence departing said curve run North 00°53'06" West 77.82 feet to an intersection with the aforementioned north line of the Southeast 1/4 of Section 6; thence run North 86°38'31" East along said north line of the Southeast 1/4 of Section 6, a distance of 100.09 feet to the POINT OF BEGINNING.

Containing 9467 square feet, more or less.

October 1, 1997

SHEET 2 OF 2



LEGEND:
 (C) - CALCULATED
 C.B. - CHORD BEARING
 C - CENTERLINE
 CHKD. - CHECKED
 Δ - DELTA
 E - EAST
 FLA. - FLORIDA
 INC. - INCORPORATED
 L.A. - LIMITED ACCESS
 L - ARC LENGTH
 N - NORTH
 N.T.S. - NOT TO SCALE
 ° - DEGREES
 ' - MINUTES/FEET
 " - SECONDS/INCH
 NO. - NUMBER
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 R - RADIUS
 REG. - REGISTERED
 R/W - RIGHT OF WAY
 S - SOUTH
 S'LY - SOUTHERLY
 SEC. - SECTION
 S.E. - SOUTHEAST
 N.W. - NORTHWEST
 W - WEST

OR Bk 5615 Pg 1997
 Orange Co FL 1998-0474605

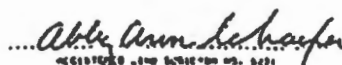

NOTES:

1. BEARINGS AND DISTANCES BASED ON THE FLORIDA STATE PLANE COORDINATES SYSTEM - EAST ZONE MEAN SCALE FACTOR: 0.99997293
2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
3. OWNERS: RONALD C. PEAVY, SR., NANCY P. SPENCER, WANDA P. PHILLIPS & BYRON L. PEAVY
4. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.

NOT VALID UNLESS
 SIGNED AND SEALED.

SKETCH OF DESCRIPTION
 NOT A PLAN OF SURVEY.

SHEET 1 of 2

RIGHT OF WAY PARCEL SKETCH	WESTERN BELTWAY PART A ORANGE COUNTY, FLORIDA		PARCEL 62-172	PROJECT NO.
				SUB MAP SHEET
 <small>REGISTERED LAND SURVEYOR NO. 5421</small>		SHEET 1 of 5 DATE: 10/20/97 SCALE: 1" = 200' CHECKED: AAS	SKETCH DRAWN BY:  <small>ODAMP, INC. 1111 S. COLLETT AVENUE, SUITE 100 ORLANDO, FLORIDA 32801 (407) 251-2111</small>	
REVISION	BY	DATE	DESCRIPTION	CRR



ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603

OR Bk 5615 Pg 1999
Orange Co FL 1998-0474605

PARCEL 62-172

RIGHT-OF-WAY 'B'

LEGAL DESCRIPTION

A portion of the Southeast 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the northeast corner of the Southeast 1/4 of said Section 6; thence run South 86°38'31" West along the north line of the Southeast 1/4 of said Section 6, a distance of 1,040.97 feet for a POINT OF BEGINNING; thence departing said north line of the Southeast 1/4 of Section 6, run South 00°53'06" East a distance of 77.82 feet to a point on a curve, concave southwesterly, having a radius of 600.00 feet and a central angle of 19°31'02"; thence from a chord bearing of North 79°46'55" West run northwesterly along the arc of said curve 204.38 feet to a point on said curve; thence departing said curve run North 00°03'27" West, a distance of 30.05 feet to an intersection with the aforesaid north line of the Southeast 1/4 of Section 6; thence run North 86°38'31" East along said north line of the Southeast 1/4 of Section 6, a distance of 199.34 feet to the POINT OF BEGINNING.

Containing 9,583 square feet, more or less.

October 20, 1997

SHEET 2 of 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-172 - PORTION (PARTIAL 1)

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 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 86°38'31" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 30.03 FEET TO THE INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°53'06" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.03 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 86°38'31" WEST, A DISTANCE OF 455.07 FEET; THENCE SOUTH 62°21'41" WEST, A DISTANCE OF 168.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 06°58'19" WEST AND A CHORD DISTANCE OF 49.38 FEET; THENCE RUN 58.00 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 110°46'45" TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 49°49'03" EAST, A DISTANCE OF 230.89 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ORANGE TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4814, PAGE 3829 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 73°33'19" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 221.54 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 49°49'03" WEST, A DISTANCE OF 232.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.38 FEET, A CHORD BEARING OF NORTH 57°48'12" WEST AND A CHORD DISTANCE OF 166.82 FEET; THENCE RUN 167.36 FEET IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°58'18"; THENCE NORTH 86°38'31" EAST, A DISTANCE OF 55.75 FEET; THENCE NORTH 00°53'06" WEST, A DISTANCE OF 100.10 FEET TO THE INTERSECTION WITH THE AFORESAID NORTH LINE; THENCE NORTH 86°38'31" EAST ALONG SAID NORTH LINE, A DISTANCE OF 66.77 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF NORTH 86°38'31" EAST AND A CHORD DISTANCE OF 130.01 FEET; THENCE DEPARTING SAID NORTH LINE, FROM A TANGENT BEARING OF SOUTH 74°23'27" EAST, RUN EASTERLY 132.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°56'03" TO THE INTERSECTION WITH SAID NORTH LINE; THENCE NORTH 86°38'31" EAST ALONG SAID NORTH LINE, A DISTANCE OF 714.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.690 ACRES, 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: JUNE 11, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

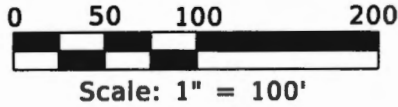
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-172 - PORTION (PARTIAL 1)

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



CITY OF OCOEE

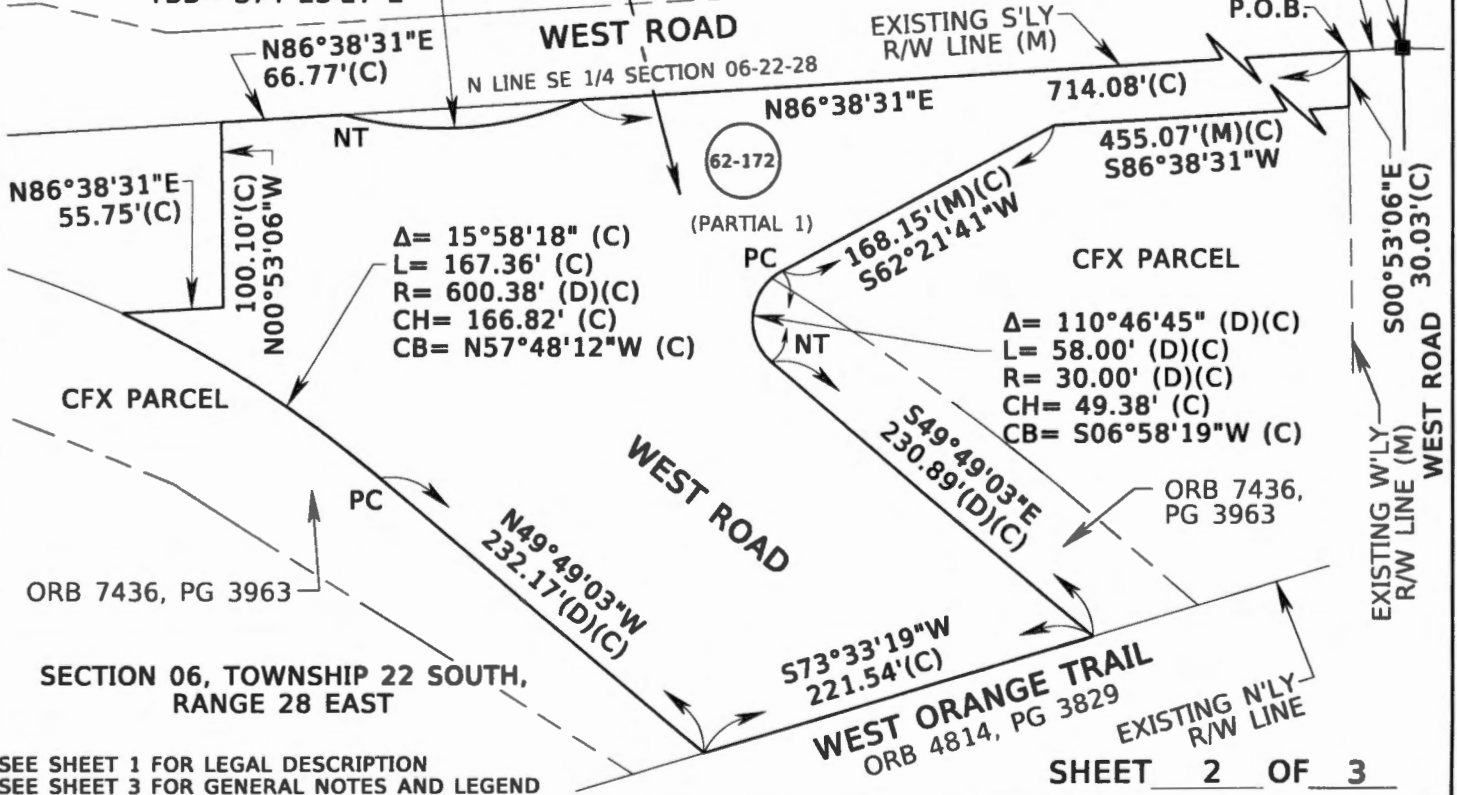
TRACT 1
 FOUNTAINS WEST
 PB 72, PG 111

P.O.C.
 FND 6"X6" CM
 NE COR OF THE SE 1/4
 SECTION 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

NOT
 PLATTED

$\Delta = 37^\circ 56' 03''$ (C)
 $L = 132.42'$ (C)
 $R = 200.00'$ (C)
 $CH = 130.01'$ (C)
 $CB = N86^\circ 38' 31'' E$ (C)
 $TBB = S74^\circ 23' 27'' E$

R/W TRANSFER AREA = 2.690 AC
 (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: JUNE 11, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603



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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

AC = ACRES
 (C) = CALCULATED
 CB = CHORD BEARING
 CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 CH = CHORD LENGTH
 CM = CONCRETE MONUMENT
 COR = CORNER
 (D) = DEED
 Δ = DELTA
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 FND = FOUND
 L = LENGTH
 LA = LIMITED ACCESS

N'LY = NORTHERLY
 NO. = NUMBER
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 ORB = OFFICIAL RECORDS BOOK
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 PC = POINT OF CURVATURE
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 P.O.C. = POINT OF COMMENCEMENT
 PT = POINT OF TANGENCY
 R = RADIUS
 R/W = RIGHT OF WAY
 (RWM) OR (M) = RIGHT OF WAY MAP
 SEC = SECTION
 S'LY = SOUTHERLY
 SF = SQUARE FEET
 SR = STATE ROAD
 TBB = TANGENT BEARING BACK
 W'LY = WESTERLY

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, EAST ZONE, WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 86°38'31" 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. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. 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 SJ-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

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: JUNE 11, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603

 **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
SR 429
PROJECT NO. 429-603
PARCEL 62-174 - PORTION (PARTS A & B)

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

LEGAL DESCRIPTION

PART A

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE NORTH 86°38'31" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2728.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 6 AS SHOWN ON SAID MAP; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°48'40" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 30.08 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°48'40" EAST ALONG SAID WEST LINE, A DISTANCE OF 31.14 FEET TO THE INTERSECTION WITH THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN THE FOLLOWING THREE COURSES ALONG SAID PROPOSED NORTHERLY RIGHT OF WAY LINE; RUN NORTH 80°14'05" EAST, A DISTANCE OF 13.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1195.91 FEET, A CHORD BEARING OF NORTH 83°26'18" EAST AND A CHORD DISTANCE OF 133.67 FEET; THENCE RUN 133.74 FEET IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°24'26" TO A POINT OF TANGENCY; THENCE NORTH 86°38'31" EAST, A DISTANCE OF 1051.87 FEET; THENCE DEPARTING SAID PROPOSED NORTHERLY RIGHT OF WAY LINE, RUN SOUTH 05°13'58" EAST, A DISTANCE OF 40.02 FEET TO THE INTERSECTION WITH THE AFORESAID EXISTING NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 86°38'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1201.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.092 ACRES, MORE OR LESS.

AND

PART B

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE NORTH 86°38'31" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2184.02 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 28°17'59"

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

SHEET 1 OF 5

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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
SR 429
PROJECT NO. 429-603
PARCEL 62-174 - PORTION (PARTS A & B)

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

LEGAL DESCRIPTION

EAST ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 35.24 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY PROJECTION, RUN NORTH 28°17'59" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 531.89 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN SOUTH 87°42'04" EAST, A DISTANCE OF 33.38 FEET TO THE INTERSECTION WITH THE PROPOSED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP; THENCE SOUTH 28°17'59" WEST ALONG SAID PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 528.02 FEET TO THE INTERSECTION WITH THE AFORESAID NORTHERLY EXISTING RIGHT OF WAY LINE OF WEST ROAD; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, RUN SOUTH 86°38'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,900 SQUARE FEET, MORE OR LESS.

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

SHEET 2 OF 5

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

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CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

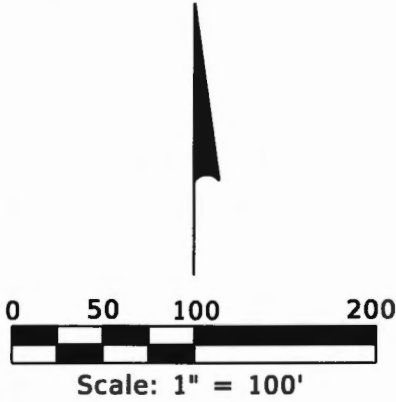
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-174 - PORTION (PARTS A & B)

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



OCOEE

P.O.C.
 (PART A, PART B)

FND 4"x4" CM
 NW COR OF THE SW 1/4
 SECTION 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

S LINE NW 1/4
 SECTION 06-22-28

P.O.B.
 (PART B)

2184.02'(C)

N86°38'31"E

S'LY PROJECTION
 N28°17'59"E
 35.24'(C)

RANGE 27 EAST
 RANGE 28 EAST

N28°17'59"E

S28°17'59"W

COUNTY ROAD 437

EXISTING EASTERLY
 R/W LINE (M)

531.89'(M)(C)

472.14'(C)

528.02'(C)

472.15'(M)

PROPOSED EASTERLY
 R/W LINE (M)

S87°42'04"E
 33.38'(M)(C)

R/W TRANSFER AREA= 15,900 SF
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)

Δ= 06°24'26" (M)(C)
 L= 133.74' (M)(C)
 R= 1195.91' (M)(C)
 CH= 133.67' (C)
 CB= N83°26'18"E (M)(C)

PROPOSED N'LY R/W LINE
 N80°14'05"E
 13.15'(C)

R/W TRANSFER AREA= 1.092 AC
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)

N00°48'40"E
 31.14'(C)

WEST ROAD

P.O.B.
 (PART A)

2,728.16' (M)(C)

N00°48'40"E
 30.08'(C)

S86°38'31"W
 35.25'(C)

EXISTING N'LY
 R/W LINE (M)

CALCULATED
 NE COR, SW 1/4
 SEC 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

S86°38'31"W
 1201.96'(C)
 EXISTING N'LY
 R/W LINE (M)

SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST

SEE SHEET 1 & 2 FOR LEGAL DESCRIPTION
 SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 5

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603



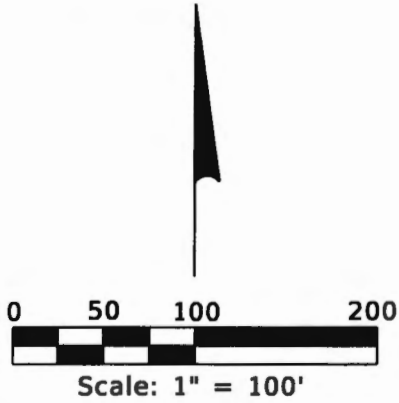
GEODATA CONSULTANTS, INC.

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

W LINE NE 1/4 SECTION 06-22-28
 SEE SHEET 4

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-174 - PORTION (PARTS A & B)

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



FOUNTAINS WEST
 PB 72, PG 111

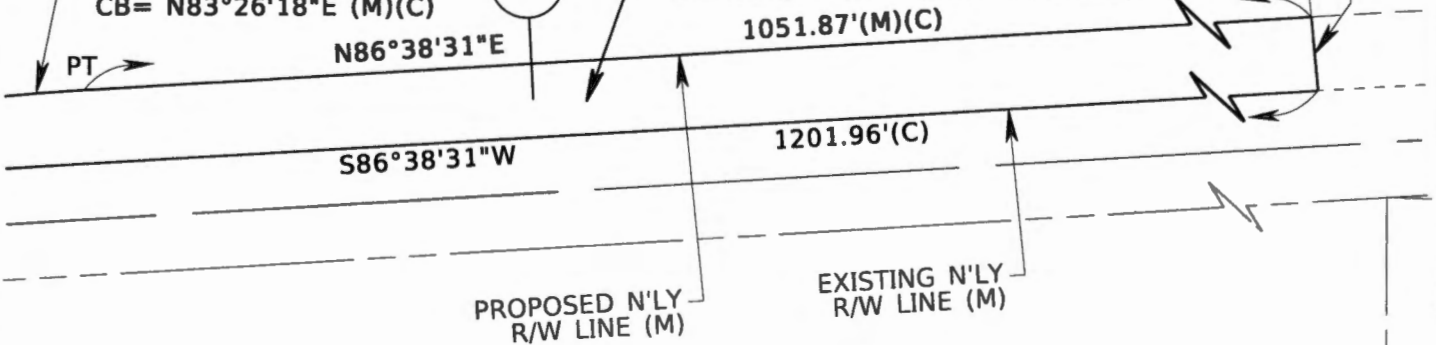
SEE SHEET 3

$\Delta = 06^{\circ}24'26''$ (M)(C)
 $L = 133.74'$ (M)(C)
 $R = 1195.91'$ (M)(C)
 $CH = 133.67'$ (C)
 $CB = N83^{\circ}26'18''E$ (M)(C)

PART A

62-174

R/W TRANSFER AREA = 1.092 AC
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)



SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST

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

SHEET 4 OF 5

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: _____ CHECKED: RJH

SR 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

AC	= ACRES	N'LY	= NORTHERLY
(C)	= CALCULATED	NO.	= NUMBER
CB	= CHORD BEARING	PB	= PLAT BOOK
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PC	= POINT OF CURVATURE
CH	= CHORD LENGTH	PG	= PAGE
CM	= CONCRETE MONUMENT	PL	= PROPERTY LINE
COR	= CORNER	P.O.B.	= POINT OF BEGINNING
Δ	= DELTA	P.O.C.	= POINT OF COMMENCEMENT
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	PT	= POINT OF TANGENCY
FND	= FOUND	R	= RADIUS
L	= LENGTH	R/W	= RIGHT OF WAY
LA	= LIMITED ACCESS	(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		SF	= SQUARE FEET
		SR	= STATE ROAD

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, EAST ZONE, WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 86°38'31" 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. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION
SEE SHEETS 3 & 4 FOR SKETCH OF DESCRIPTION

SHEET 5 OF 5

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: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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LAND SURVEYOR BUSINESS LICENSE NO. 6556

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-175

RIGHT-OF-WAY

LEGAL DESCRIPTION

A portion of the North 1/2 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the southeast corner of the Northeast 1/4 of said Section 6; thence run North 04°07'26" East along the east line of the Northeast 1/4 of said Section 6 a distance of 30.26 feet to an intersection with the northerly right of way line of West Road (as now established); thence departing said east line of the Northeast 1/4 of Section 6 run South 86°38'31" West along said northerly right of way line of West Road a distance of 3,010.20 feet to an intersection with the easterly right of way line of County Road 437; thence departing said northerly right of way line of West Road run North 28°17'59" East along said easterly right of way line of County Road 437 a distance of 531.89 feet for a POINT OF BEGINNING; thence continue North 28°17'59" East along said easterly right of way line a distance of 222.52 feet; thence departing said easterly right of way line run South 61°42'01" East a distance of 30.00 feet; thence run South 28°17'59" West a distance of 207.89 feet; thence run North 87°42'04" West a distance of 33.38 feet to the POINT OF BEGINNING.

Containing 6,456 square feet, more or less.

October 24, 1997

SHEET 2 OF 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-176 - PORTION (PARTIAL 1)

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

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 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 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 86°38'31" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 967.93 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 03°21'29" WEST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE SOUTH 86°38'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 308.54 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 05°13'58" WEST, A DISTANCE OF 40.02 FEET TO THE INTERSECTION WITH THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP; THENCE THE FOLLOWING TWO COURSES ALONG SAID PROPOSED RIGHT OF WAY LINE; RUN NORTH 86°38'31" EAST, A DISTANCE OF 240.88 FEET; THENCE SOUTH 77°11'15" EAST, A DISTANCE OF 71.81 FEET; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, RUN SOUTH 03°21'29" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,678 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: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



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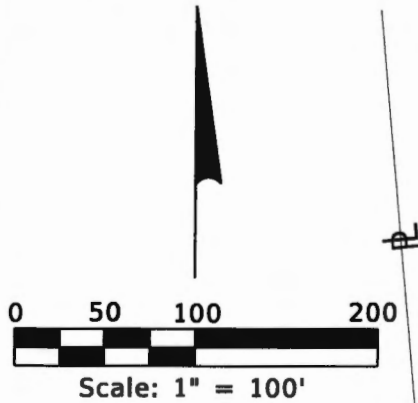
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LAND SURVEYOR BUSINESS LICENSE NO. 6556

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 SR 429
 PROJECT NO. 429-603
 PARCEL 62-176 - PORTION (PARTIAL 1)

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



CITY OF OCOEE

TRACT 1
 FOUNTAINS WEST
 PB 72, PG 111

P.O.C.
 FND 6"X6" CM
 SE COR OF THE NE 1/4
 SECTION 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

R/W TRANSFER AREA= 11,678 SF
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)

62-176

S77°11'15"E
 71.81'(M)(C)

N86°38'31"E 240.88'(M)(C)

S03°21'29"E
 20.00'(C)

P.O.B.

(PARTIAL 2)

S86°38'31"W
 967.93'(C)

S86°38'31"W 308.54'(C)
 S LINE NE 1/4 SECTION 06-22-28

WEST ROAD

PROPOSED N'LY
 R/W LINE (M)

EXISTING N'LY
 R/W LINE (M)

N03°21'29"W
 30.00'(C)

WEST ROAD

CFX PARCEL

E LINE NE 1/4
 SECTION 06-22-28

SECTION 06, TOWNSHIP 22 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

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SHEET 3 OF 3

REVISION	BY	DATE

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