



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

**DATE:** November 16, 2020

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

**THROUGH:** William J. Blackham, Assistant Manager *WJB*  
Real Estate Management Division

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

**CONTACT PERSON:** William J. Blackham, Assistant Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7352

**ACTION REQUESTED:** Approval and execution of County Deed from Orange County to Central Florida Expressway Authority, and Easement and Maintenance Agreement between Orange County and Central Florida Expressway Authority, and approval of Quit Claim Deed from Central Florida Expressway Authority to Orange County, and Notice of Partial Release of Limited Access Line from Central Florida Expressway Authority, and authorization to disburse funds to pay recording fees and perform all actions necessary and incidental to closing

**PROJECT:** Boggy Creek Road Right-of-Way Transfer (CFX)  
  
District 4

**PURPOSE:** To transfer certain real property interests pursuant to a right-of-way transfer agreement.

**ITEMS:** County Deed  
Revenue: None  
Total size: 21,248 square feet  
  
Easement and Maintenance Agreement  
Revenue/Cost: None  
Total size: 1.411 acres

Quit Claim Deed  
Cost: None  
Total size: 15.924 acres

Notice of Partial Release of Limited Access Line  
Cost: None

**BUDGET:** Account No.: 1321-072-5085-6110

**FUNDS:** \$771.00 Payable to Orange County Comptroller  
(recording fees)

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department

**REMARKS:** On September 1, 2020, the Board approved that certain Right-of-Way Transfer and Continuing Maintenance Agreement between Central Florida Expressway Authority ("CFX") and Orange County, Florida (Boggy Creek Road) (the "Agreement"). This transfer of property rights is pursuant to the Agreement.

County is paying recording fees, but will be reimbursed for CFX's share of the recording fees at closing in the amount of \$385.50.

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: November 13, 2020

Total Amount: \$771.00 DEC 11/16/2020

Project: Boggy Creek Road Right-of-Way Transfer (CFX)

Charge to Account #

1321-072-5085-6110

*[Signature]* 11/16/2020  
Controlling Agency Approval Signature Date

RAYMOND WILLIAMS

Printed Name:

*[Signature]* 11-16-20  
Fiscal Approval Signature Pa: Davis Date

Printed Name

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

N/A District # 4

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

\$771.00 Orange County Comptroller (Recording Fees)

DOCUMENTATION ATTACHED (Check appropriate block(s))

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

Payable to: Orange County Comptroller (\$771.00)

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

Recommended by *[Signature]*  
Jeffrey Spopenburg, Title Program Manager, REM

11/13/2020  
Date

Payment Approved *[Signature]*  
William J. Blackham, Assistant Manager, REM

11/13/20  
Date

or  
Payment Approved \_\_\_\_\_

Certified *[Signature]*  
Approved by BCC for Deputy Clerk to the Board

DEC 0 1 2020  
Date

Examined/Approved \_\_\_\_\_  
Comptroller/Government Grants

Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as check is available.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

~~DEC 0 1 2020~~

Project 417-454 Boggy Creek Road  
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B  
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
DEC 01 2020

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

Reserved for Recording

Project 417-454 Boggy Creek Road  
Parcels 45-402A, 45-402B, 45-501A and 45-501B  
County Project: Boggy Creek 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 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"**

**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.) 417 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. 417 from the Property, nor does Grantee have any rights of light, air or view from S.R. 417 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. 417 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 as noted in the legal descriptions for the Property.
- 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. 417 or otherwise constitute a hazard for S.R. 417 or any related system or structure.
- d) By acceptance of this deed, Grantee acknowledges that the Property was acquired via eminent domain and is 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 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:

[Signature]  
Signature  
Mala Key  
Print Name

“GRANTOR”

CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY

By: [Signature]  
Brenda Carey, Chairman

Date: 11/12/2020

Second Witness:

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

Approved as to form and legality by legal  
counsel to the Central Florida Expressway  
Authority on this 2<sup>nd</sup> day of November  
2020 for its exclusive use and reliance.

By: [Signature]  
Diego “Woody” Rodriguez  
General Counsel

STATE OF FLORIDA )  
COUNTY OF Orange )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of Nov.,  
2020, by Brenda Carey, as Chairman of the Central Florida Expressway  
Authority, on behalf of the organization. She is personally known to me OR produced  
nila as identification.

NOTARY PUBLIC  
[Signature]  
Signature of Notary Public - State of Florida  
Print Name: \_\_\_\_\_



REGLA CARIDAD LAMAUTE  
Commission # GG 352738 Commission No.: \_\_\_\_\_  
Expires November 6, 2023 My Commission Expires: \_\_\_\_\_  
Bonded Thru Budget Notary Services



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-402 - PORTION

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 SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART A

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 54.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°03'56" WEST, A DISTANCE OF 356.11 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 18.72 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 5737.58 FEET, A CHORD BEARING OF SOUTH 00°21'30" EAST, A CHORD DISTANCE OF 356.35 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 03°55'03" EAST, RUN SOUTHERLY 356.41 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°33'33"; THENCE NORTH 89°32'19" WEST, A DISTANCE OF 25.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,508 SQUARE FEET, MORE OR LESS.

PART B

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 546.51 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.42 FEET, A CHORD BEARING OF NORTH 03°07'21" WEST AND A CHORD DISTANCE OF 356.69 FEET; THENCE FROM A TANGENT BEARING OF NORTH 05°52'57" EAST, RUN NORTHERLY 358.16 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°00'36"; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 114.29 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP; THENCE THE FOLLOWING TWO COURSES ALONG SAID RIGHT OF WAY LINE; RUN SOUTH 01°03'56" EAST, A DISTANCE OF 10.63 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1249.42 FEET, A CHORD BEARING OF SOUTH 02°33'05" EAST AND A CHORD DISTANCE OF 345.84 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 10°30'24" EAST, RUN SOUTHERLY 346.95 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°54'38"; THENCE DEPARTING SAID RIGHT OF WAY, RUN NORTH 89°32'19" WEST, A DISTANCE OF 110.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.904 ACRES, MORE OR LESS.

PARTS A AND B CONTAINING IN THE AGGREGATE 1.099 ACRES, MORE OR LESS

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.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD  
CFX PROJECT NO. 454**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 S INTERNATIONAL PKWY

SUITE 2401

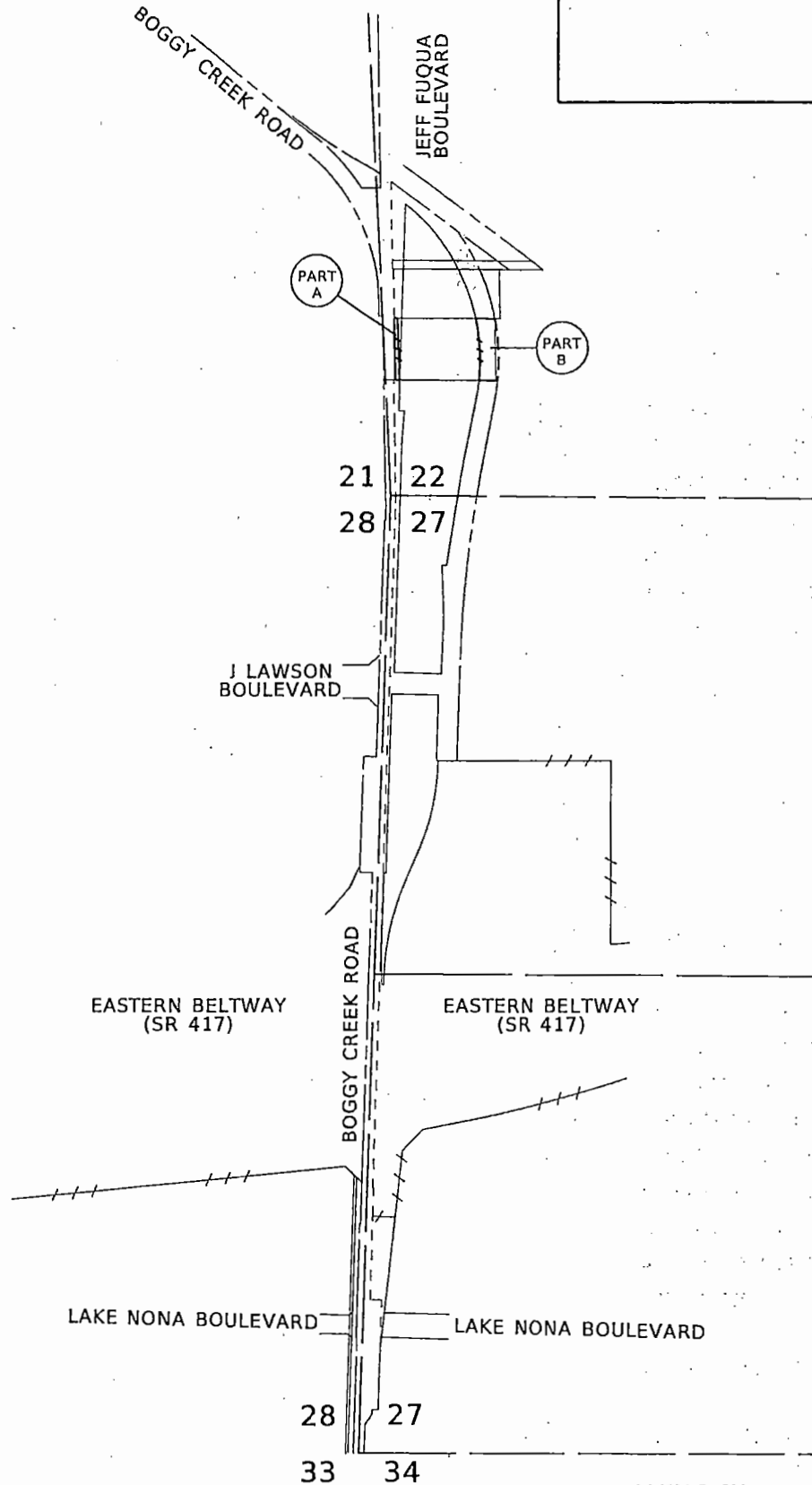
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556



VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION  
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN  
 TOWNSHIP 24 SOUTH, RANGE 30 EAST  
 SHEET 2 OF 4

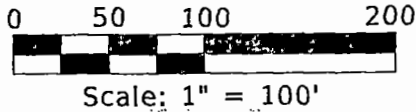
FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: DECEMBER 11, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



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 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION



GINN - AIRPORT  
PB 55, PGS 44-49

CITY LIMITS

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C-1	03°33'33" RT	356.41'(C)	5737.58'(C)	356.35'(C)	S00°21'30"E

BOGGY CREEK ROAD SOUTH  
N01°03'56"W 356.11'(C)

S89°32'19"E 18.72'(C)  
TBB = S03°55'03"E

R/W TRANSFER AREA  
= 0.904 AC  
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY TO ORANGE COUNTY)

R/W TRANSFER AREA  
= 8,508 SF  
(CENTRAL FLORIDA EXPRESSWAY AUTHORITY TO ORANGE COUNTY)

SECTION 22,  
TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

C-2  
Δ = 18°00'36" LT  
L = 358.16'(C)  
R = 1139.42'(C)  
CH = 356.69'(C)  
CB = N03°07'21"W  
TBB = N05°52'57"E

Δ = 15°54'38" RT  
L = 346.95'(M)  
R = 1249.42'(M)  
CH = 345.84'(C)  
CB = S02°33'05"E  
TBB = S10°30'24"E

S01°03'56"E  
10.63'(C)

SEE DETAIL "C"

114.29'(C)  
S89°32'19"E

BOGGY CREEK ROAD NORTH

E'LY R/W LINE

ORLANDO-KISSIMMEE FARMS  
PB O, PGS 75-78

SEE DETAIL "A"

S89°32'19"E 546.51'(C)

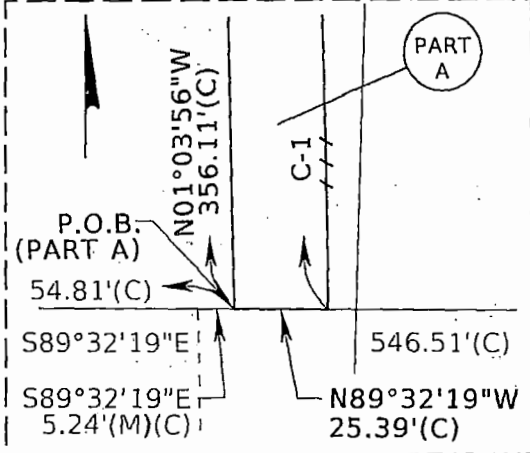
SEE DETAIL "B"

110.45'(C)  
N89°32'19"W

P.O.B. (PART B)

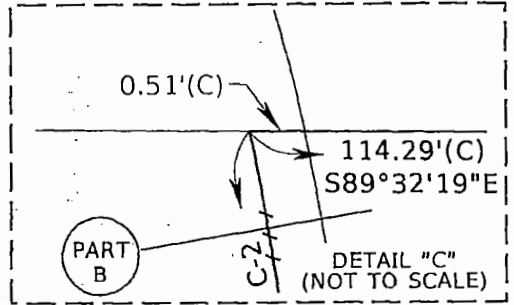
CITY OF ORLANDO

NOT PLATTED

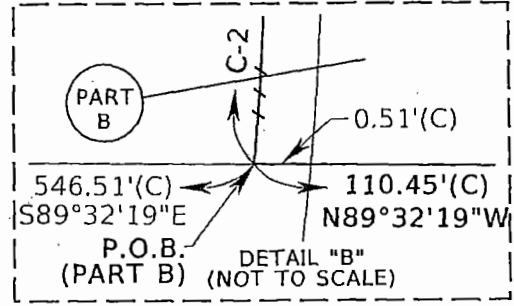


P.O.C. (PART A & PART B)  
SW CORNER OF SECTION 22-24-30  
FND IB, IN WELL BOX  
(AS SHOWN ON CFX R/W FOR EASTERN BELTWAY, (SR 417) PROJECT 454)

DETAIL "A" (NOT TO SCALE)



DETAIL "C" (NOT TO SCALE)



DETAIL "B" (NOT TO SCALE)

21 22  
28 27

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR VICINITY MAP  
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
DATE: DECEMBER 11, 2019  
PROJECT NO.: D08-01  
DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD  
CFX PROJECT NO. 454

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	NO.	= NUMBER
(C)	= CALCULATED	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
Δ	= DELTA	PG(S)	= PAGE OR PAGES
E'LY	= EASTERLY	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	PT	= POINT OF TANGENCY
ID	= IDENTIFICATION	R	= RADIUS
IB	= IRON BAR	RT	= RIGHT
L	= LENGTH	R/W	= RIGHT OF WAY
LA	= LIMITED ACCESS	(RWM) OR (M)	= RIGHT OF WAY MAP
LT	= LEFT	SEC	= SECTION
		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, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 02°46'10" 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.

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.

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 FOR VICINITY MAP  
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION

H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020  
 DATE

REVISION	BY	DATE

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 DATE: DECEMBER 11, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**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  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-501 - PORTION

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

LEGAL DESCRIPTION

PART A (RIGHT OF WAY)

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE SOUTH 89°55'46" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 30.01 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01° 41'36" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 168.59 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE, CONTINUE NORTH 01° 41'36" EAST ALONG A LINE 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 83.83 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 38.17 FEET TO THE INTERSECTION WITH AFORESAID RIGHT OF WAY LINE; THENCE THE FOLLOWING TWO COURSES ALONG SAID RIGHT OF WAY LINE; RUN SOUTH 06°38'10" WEST, A DISTANCE OF 32.29 FEET; THENCE SOUTH 35°40'52" WEST, A DISTANCE OF 63.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,096 SQUARE FEET, MORE OR LESS.

PART B (LIMITED ACCESS RIGHT OF WAY)

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE WEST 1/4 OF SECTION 27 AND THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01° 41'36" EAST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1370.04 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LIMITED ACCESS RIGHT OF WAY LINE OF EASTERN BELTWAY (SR 417) AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 87°18'24" EAST ALONG SAID PROLONGATION, A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PROLONGATION, RUN NORTH 01°41'36" EAST ALONG A LINE 35.00 EAST OF AND PARALLEL TO AFORESAID WEST LINE, A DISTANCE OF 157.86 FEET; THENCE NORTH 89°32'19" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 01°41'36" EAST ALONG A LINE 30.00 EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 3856.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 5801.86 FEET, A CHORD BEARING OF NORTH 00°18'13" EAST AND A CHORD DISTANCE OF 281.41 FEET; THENCE RUN NORTHERLY 281.44 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°46'46" TO A POINT OF TANGENCY; THENCE NORTH 01°05'10" WEST, A DISTANCE OF 524.03 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 30.63 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 5737.58 FEET, A CHORD BEARING OF SOUTH 00°40'03" WEST AND A CHORD DISTANCE OF 205.44 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 00° 21' 30" EAST; RUN SOUTHERLY 205.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°03' 06" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 5.26 FEET;

SEE SHEET 4 FOR VICINITY MAP  
SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION  
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 13

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



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  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-501 - PORTION

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

**LEGAL DESCRIPTION**

THENCE SOUTH 85°18'26" EAST, A DISTANCE OF 32.13 FEET; THENCE SOUTH 04°41'34" WEST, A DISTANCE OF 274.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3500.00 FEET, A CHORD BEARING OF SOUTH 03°11'35" WEST AND A CHORD DISTANCE OF 183.21 FEET; THENCE RUN SOUTHERLY 183.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°59'58" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 463.63 FEET; THENCE SOUTH 02°05'46" EAST, A DISTANCE OF 196.69 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 286.58 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 58.31 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 24.83 FEET; THENCE SOUTH 73°18'26" EAST, A DISTANCE OF 16.56 FEET; THENCE SOUTH 88°18'26" EAST, A DISTANCE OF 129.00 FEET; THENCE NORTH 77°11'19" EAST, A DISTANCE OF 82.69 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 18.11 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 7681.94 FEET, A CHORD BEARING OF NORTH 01°47'10" EAST AND A CHORD DISTANCE OF 24.84 FEET; THENCE FROM A TANGENT BEARING OF NORTH 01°52'43" EAST, RUN NORTHERLY 24.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 11'07"; THENCE SOUTH 88°07'17" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7671.94 FEET, A CHORD BEARING OF NORTH 02°48'50" EAST AND A CHORD DISTANCE OF 250.43 FEET; THENCE FROM A TANGENT BEARING OF NORTH 01°52'43" EAST, RUN NORTHERLY 250.44 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°52'13"; THENCE NORTH 02°26'50" WEST, A DISTANCE OF 351.33 FEET; THENCE NORTH 87°33'10" EAST, A DISTANCE OF 38.17 FEET; THENCE NORTH 09°01'09" EAST, A DISTANCE OF 352.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7671.94 FEET, A CHORD BEARING OF NORTH 10°08'03" EAST AND A CHORD DISTANCE OF 298.53 FEET; THENCE RUN NORTHERLY 298.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'47" TO A POINT OF TANGENCY; THENCE NORTH 11°14'56" EAST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.42 FEET, A CHORD BEARING OF NORTH 08°33'57" EAST AND A CHORD DISTANCE OF 106.68 FEET; THENCE RUN NORTHERLY 106.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°21'59"; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 110.45 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1249.42 FEET, A CHORD BEARING OF SOUTH 08°19'35" WEST AND A CHORD DISTANCE OF 127.40 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 05°24'14" WEST, RUN SOUTHERLY 127.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 50'42" TO A POINT OF TANGENCY; THENCE SOUTH 11°14'56" WEST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7561.94 FEET, A CHORD BEARING OF SOUTH 06°28'16" WEST AND A CHORD DISTANCE OF 1259.69 FEET; THENCE RUN SOUTHERLY 1261.15 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°33'20" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 546.43 FEET TO THE INTERSECTION WITH THE NORTH LIMITED ACCESS RIGHT OF WAY LINE OF SAID EASTERN BELTWAY (SR 417); THENCE SOUTH 89°50'55" WEST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 36.84 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1500.39 FEET, A CHORD BEARING OF SOUTH 09°51'45" WEST AND A CHORD DISTANCE OF 421.85 FEET; THENCE DEPARTING SAID LIMITED ACCESS RIGHT OF WAY LINE, FROM A TANGENT BEARING OF SOUTH 01°46'52" WEST, RUN SOUTHERLY 423.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°09' 46"; THENCE SOUTH 14°08'10" WEST, A DISTANCE OF 32.87 FEET; THENCE SOUTH 67°20'22" WEST, A DISTANCE OF 34.85 FEET; THENCE SOUTH 20°59'58" WEST, A DISTANCE OF 190.71 FEET; THENCE SOUTH 21°11'57" WEST, A DISTANCE OF 185.42 FEET; THENCE SOUTH 15°17'19" WEST, A DISTANCE OF 163.36 FEET; THENCE SOUTH 01°56'47" WEST, A DISTANCE OF 73.72 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1366.39 FEET, A CHORD BEARING OF SOUTH 05°43'41" WEST AND A CHORD DISTANCE OF 192.28 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 09°45'46" WEST,

SEE SHEET 4 FOR VICINITY MAP  
SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION  
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 13

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**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  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-501 - PORTION

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

LEGAL DESCRIPTION

RUN SOUTHERLY 192.44 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°04'10" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 57.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 90.00 FEET, A CHORD BEARING OF SOUTH 21°43'31" EAST AND A CHORD DISTANCE OF 71.54 FEET; THENCE RUN SOUTHERLY 73.57 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°50' 14"; THENCE SOUTH 32°58'22" WEST, A DISTANCE OF 85.96 FEET; THENCE SOUTH 02°44'39" WEST, A DISTANCE OF 189.80 FEET; THENCE SOUTH 18°57'36" WEST, A DISTANCE OF 8.92 FEET; THENCE SOUTH 01°49'32" WEST, A DISTANCE OF 166.08 FEET; THENCE SOUTH 01°03'48" EAST, A DISTANCE OF 97.94 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 197.84 FEET; THENCE SOUTH 46°11'25" EAST, A DISTANCE OF 43.05 FEET; THENCE SOUTH 08°55'13" EAST, A DISTANCE OF 87.17 FEET; THENCE SOUTH 43°29'30" EAST A DISTANCE OF 52.58 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF AFORESAID EASTERN BELTWAY (SR 417); THENCE SOUTH 06°16'02" WEST, ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE AND EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 488.72 FEET; THENCE SOUTH 06°38'10" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 642.78 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 01°41'36" EAST, ALONG A LINE 100.00 FEET EAST OF AND PARALLEL TO THE AFORESAID WEST LINE OF SECTION 27, A DISTANCE OF 269.53 FEET; THENCE NORTH 89°32'37" WEST, A DISTANCE OF 65.02 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 479.10 FEET TO THE POINT OF BEGINNING.

LESS

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01°41'36" EAST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 2702.17 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 88°18'24" EAST, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°41'36" EAST ALONG A LINE 43.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 33.70 FEET; THENCE NORTH 02°04'10" WEST, A DISTANCE OF 137.14 FEET; THENCE NORTH 01°41'36" EAST ALONG A LINE 34.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 472.13 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 11.00 FEET; THENCE NORTH 01°41'36" EAST ALONG A LINE 45.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 1036.13 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 272.89 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 381.94 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 10.17 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1425.39 FEET, A CHORD BEARING OF SOUTH 12°15'33" WEST AND A CHORD DISTANCE OF 513.46 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 01°52'58" WEST, RUN SOUTHERLY 516.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°45'10" TO A POINT OF TANGENCY; THENCE SOUTH 22°38'08" WEST, A DISTANCE OF 237.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1439.39 FEET, A CHORD BEARING OF SOUTH 12°09'52" WEST AND A CHORD DISTANCE OF 523.19 FEET; THENCE RUN SOUTHWESTERLY 526.11 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°56'32"; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 56.17 FEET; THENCE NORTH 88°18'24" WEST, A DISTANCE OF 11.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.777 ACRES, MORE OR LESS.

PART B - 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.

SEE SHEET 4 FOR VICINITY MAP  
SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION

SEE SHEET 13 FOR GENERAL NOTES  
AND LEGEND

SHEET 3 OF 13

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

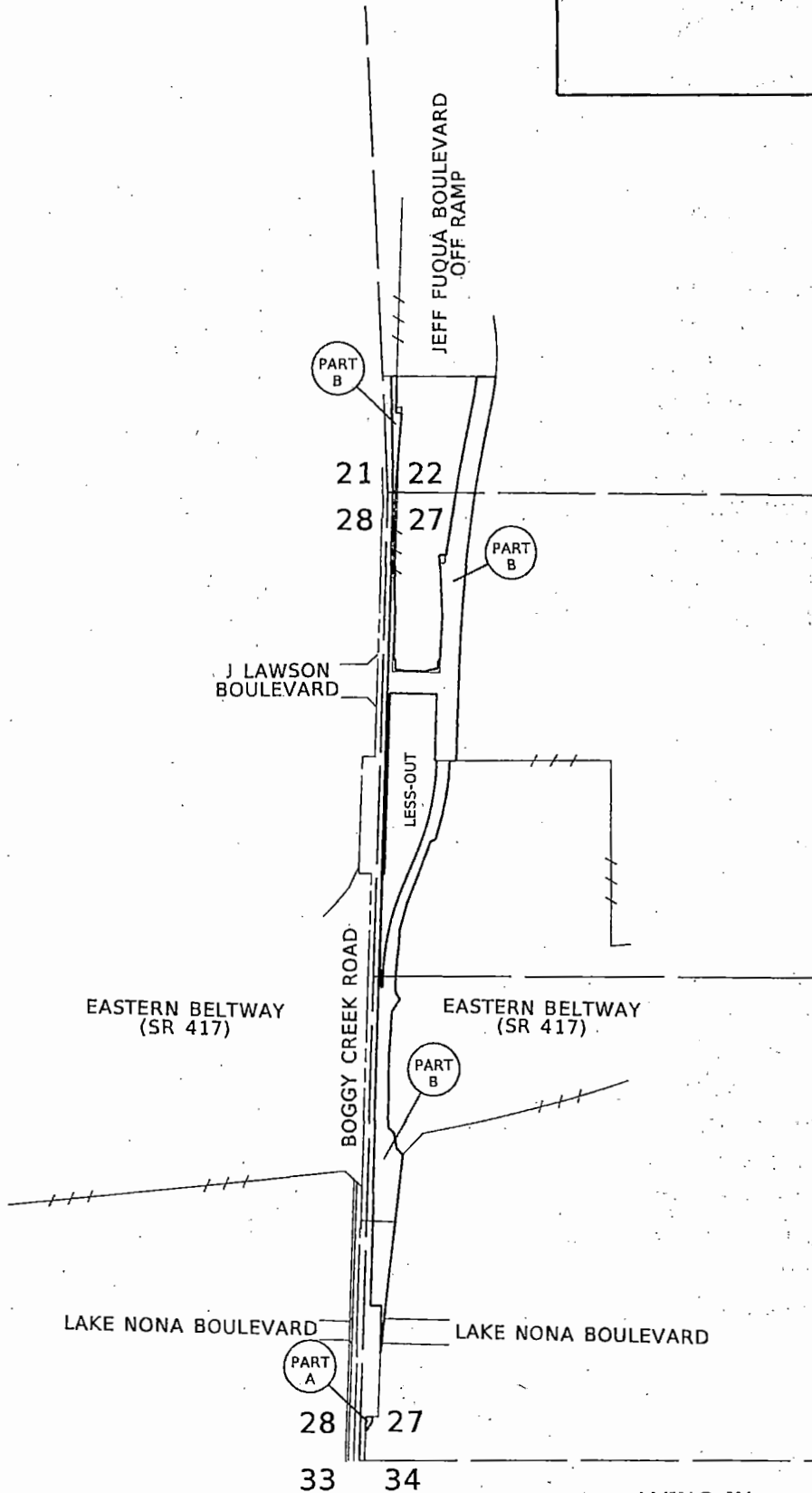
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
 SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION  
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

LYING IN  
 TOWNSHIP 24 SOUTH, RANGE 30 EAST  
 SHEET 4 OF 13

FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

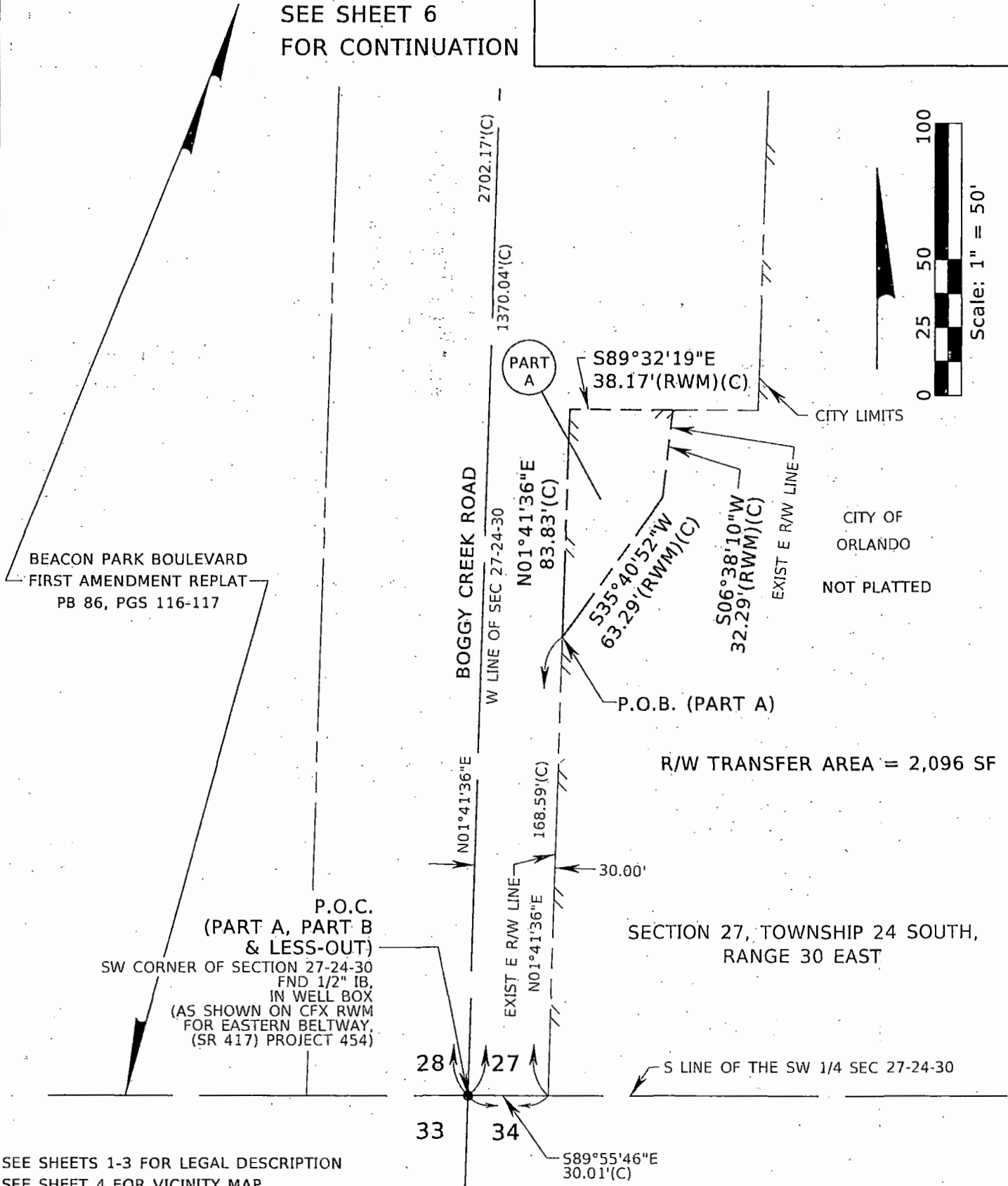
**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**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 6  
FOR CONTINUATION



SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR VICINITY MAP  
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SHEET 5 OF 13

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
DATE: DECEMBER 11, 2019  
PROJECT NO.: D08-01  
DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**

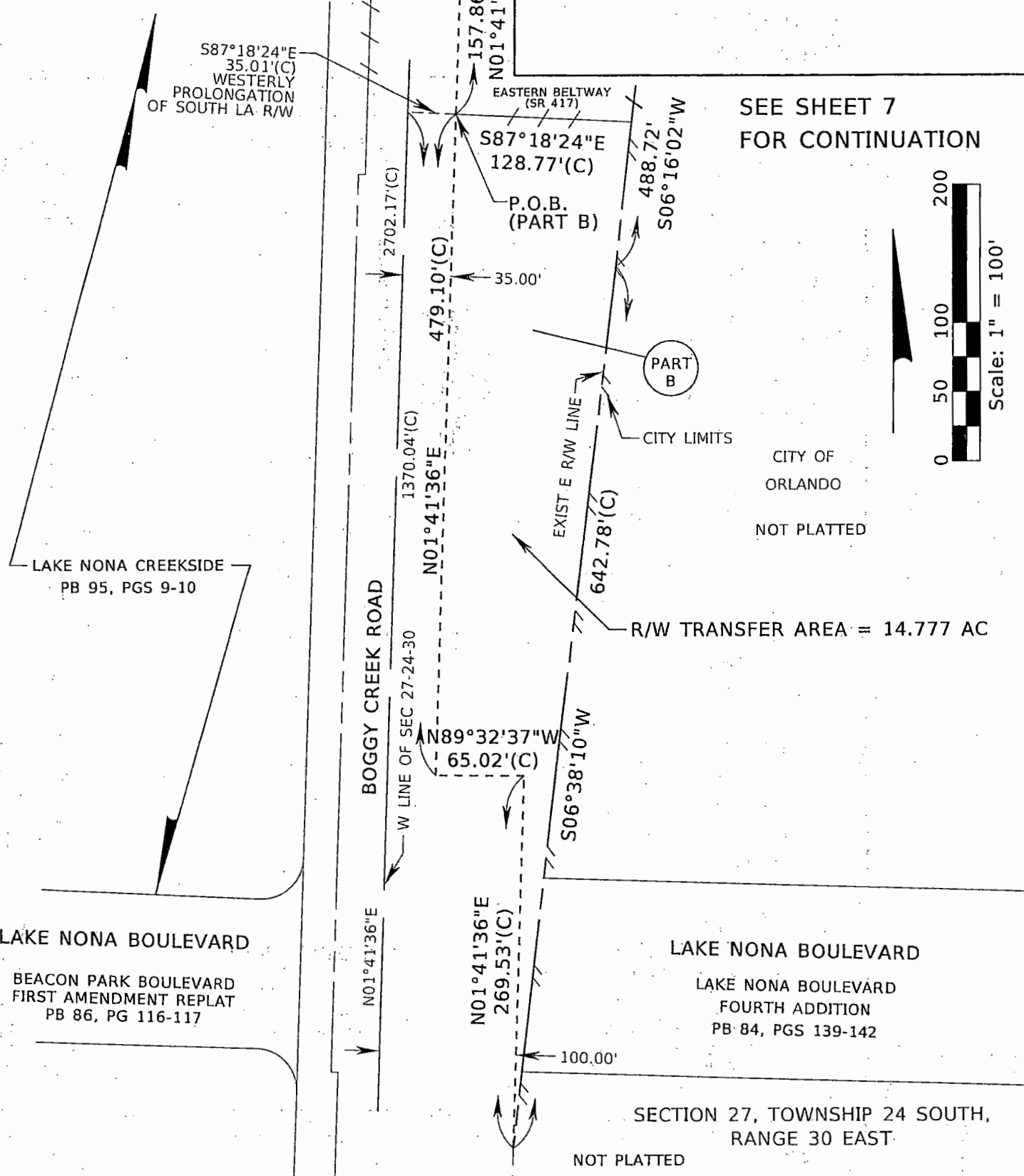
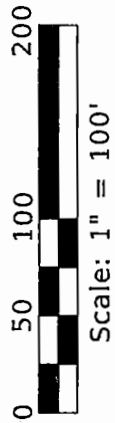


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SKETCH OF DESCRIPTION

SEE SHEET 7  
FOR CONTINUATION



LAKE NONA CREEKSIDE  
PB 95, PGS 9-10

LAKE NONA BOULEVARD  
BEACON PARK BOULEVARD  
FIRST AMENDMENT REPLAT  
PB 86, PG 116-117

LAKE NONA BOULEVARD  
LAKE NONA BOULEVARD  
FOURTH ADDITION  
PB 84, PGS 139-142

SECTION 27, TOWNSHIP 24 SOUTH,  
RANGE 30 EAST


SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR VICINITY MAP  
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SEE SHEET 5  
FOR CONTINUATION

SHEET 6 OF 13

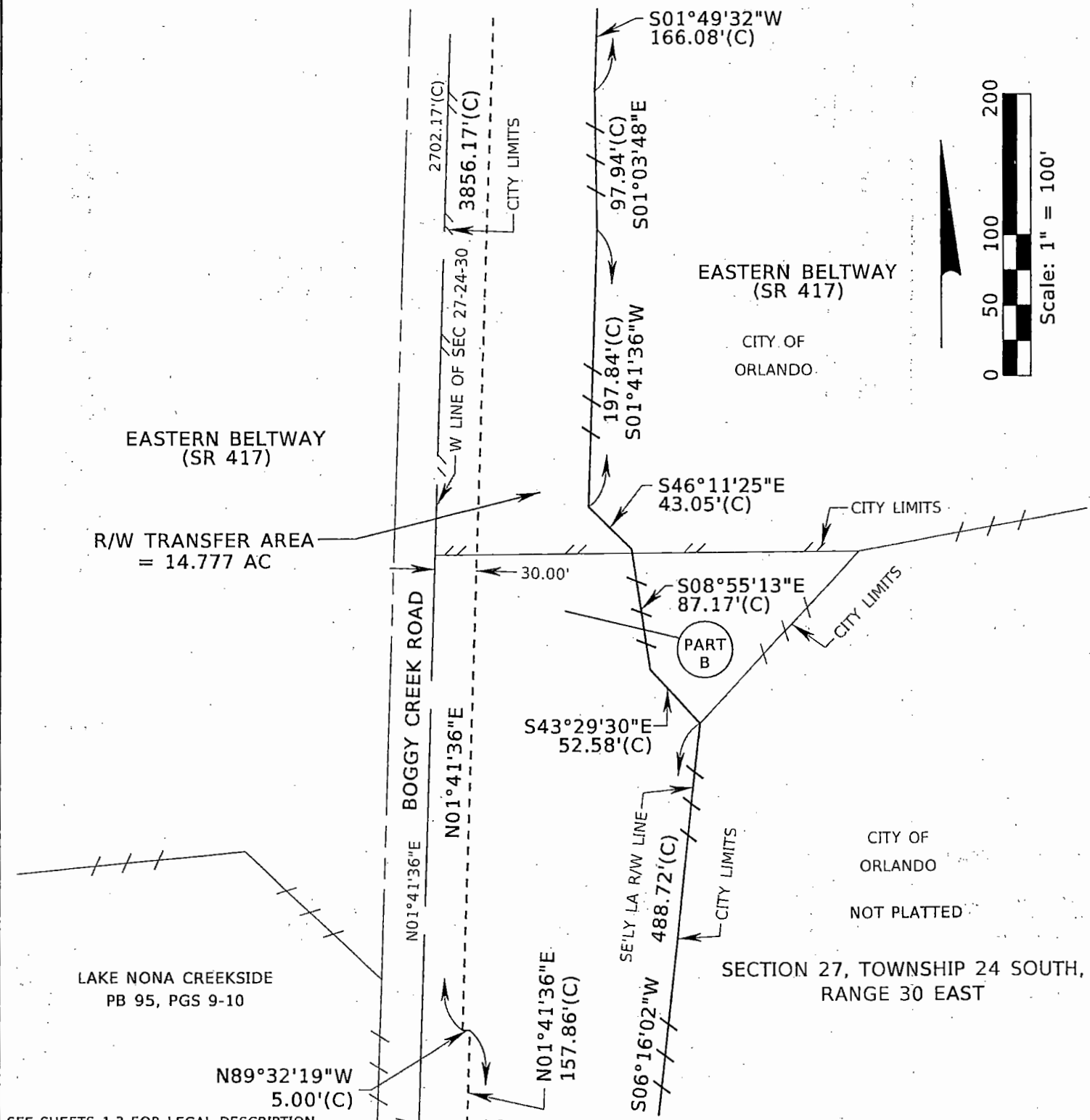
FOR: CENTRAL FLORIDA  
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BOGGY CREEK ROAD  
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SKETCH OF DESCRIPTION

SEE SHEET 8  
FOR CONTINUATION



EASTERN BELTWAY (SR 417)  
R/W TRANSFER AREA = 14.777 AC

LAKE NONA CREEKSIDE  
PB 95, PGS 9-10

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR VICINITY MAP  
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SEE SHEET 6 FOR CONTINUATION SHEET 7 OF 13

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
DATE: DECEMBER 11, 2019  
PROJECT NO.: D08-01  
DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**

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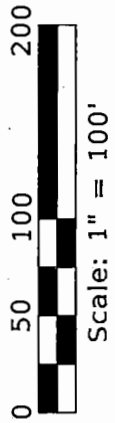
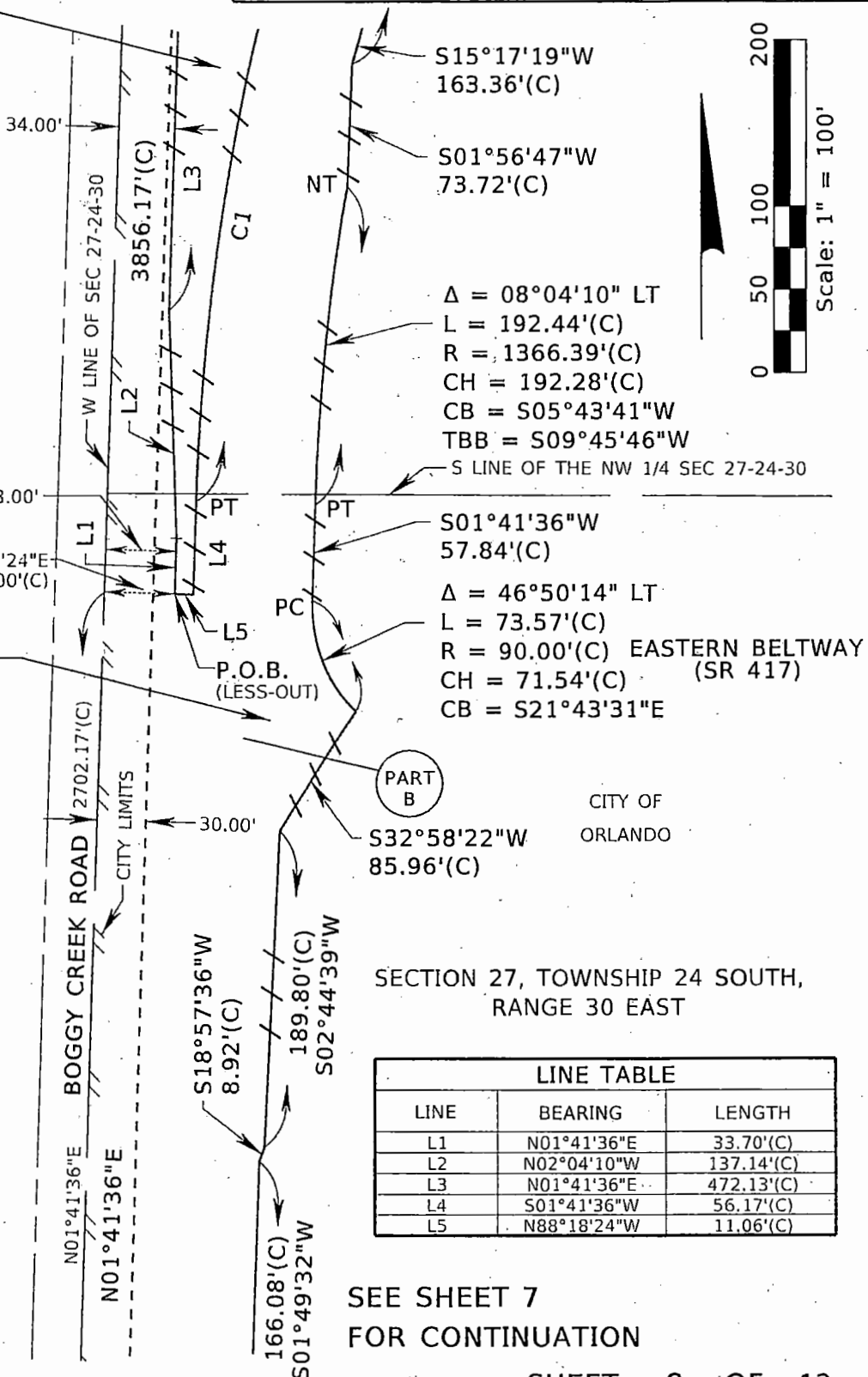
SEE SHEET 9  
FOR CONTINUATION

LESS-OUT AREA  
= 6.685 AC  
(NOT INCLUDED)

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	20°56'32" LT	526.11'(C)	1439.39'(C)	523.19'(C)	S12°09'52"W

R/W TRANSFER AREA  
= 14.777 AC

EASTERN BELTWAY  
(SR 417)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°41'36"E	33.70'(C)
L2	N02°04'10"W	137.14'(C)
L3	N01°41'36"E	472.13'(C)
L4	S01°41'36"W	56.17'(C)
L5	N88°18'24"W	11.06'(C)

SEE SHEET 7  
FOR CONTINUATION

SHEET 8 OF 13

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR VICINITY MAP  
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

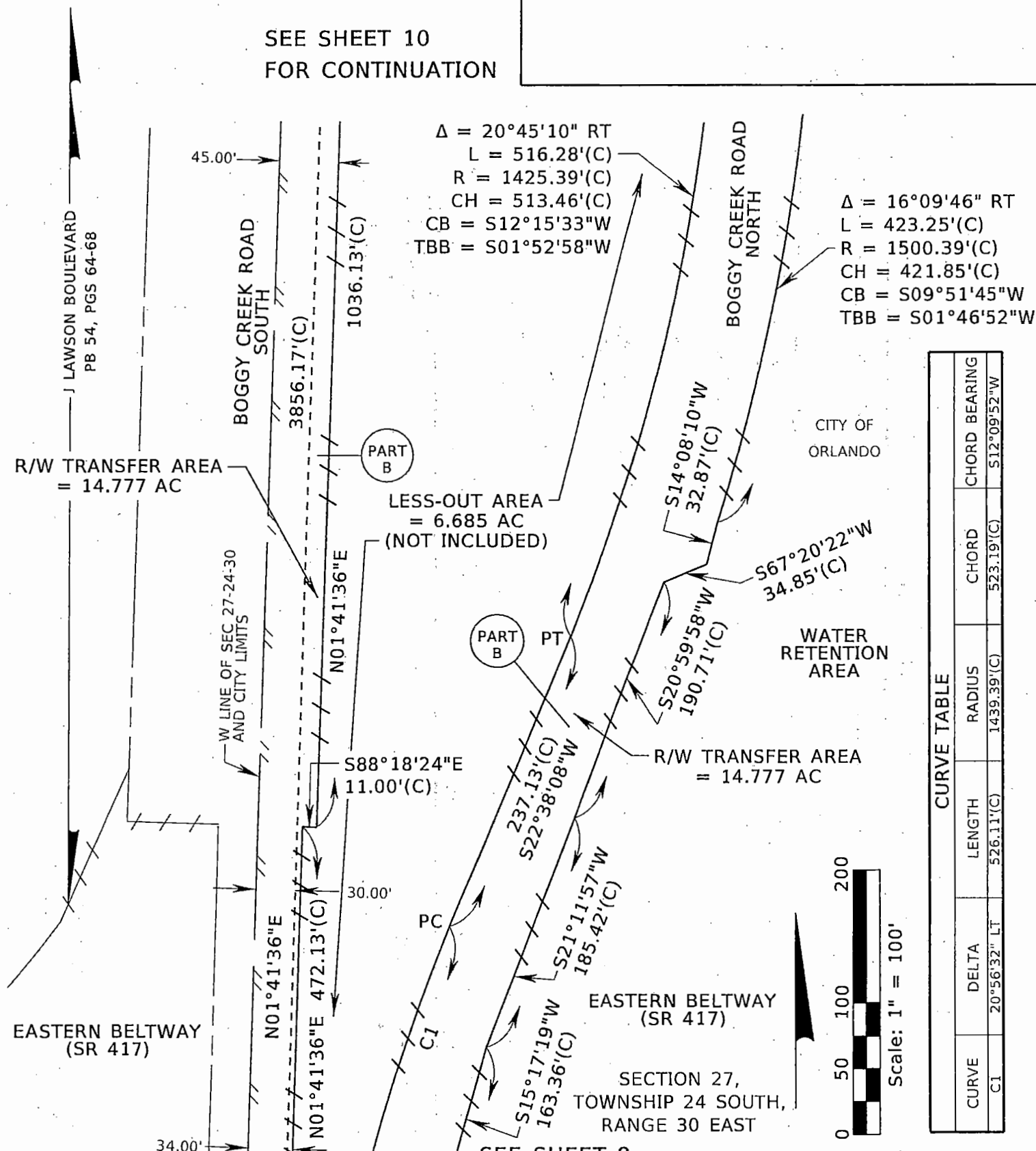
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BOGGY CREEK ROAD  
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SKETCH OF DESCRIPTION

SEE SHEET 10  
FOR CONTINUATION



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	20°56'32" LT	526.11'(C)	1439.39'(C)	523.19'(C)	S12°09'52"W



SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR VICINITY MAP  
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

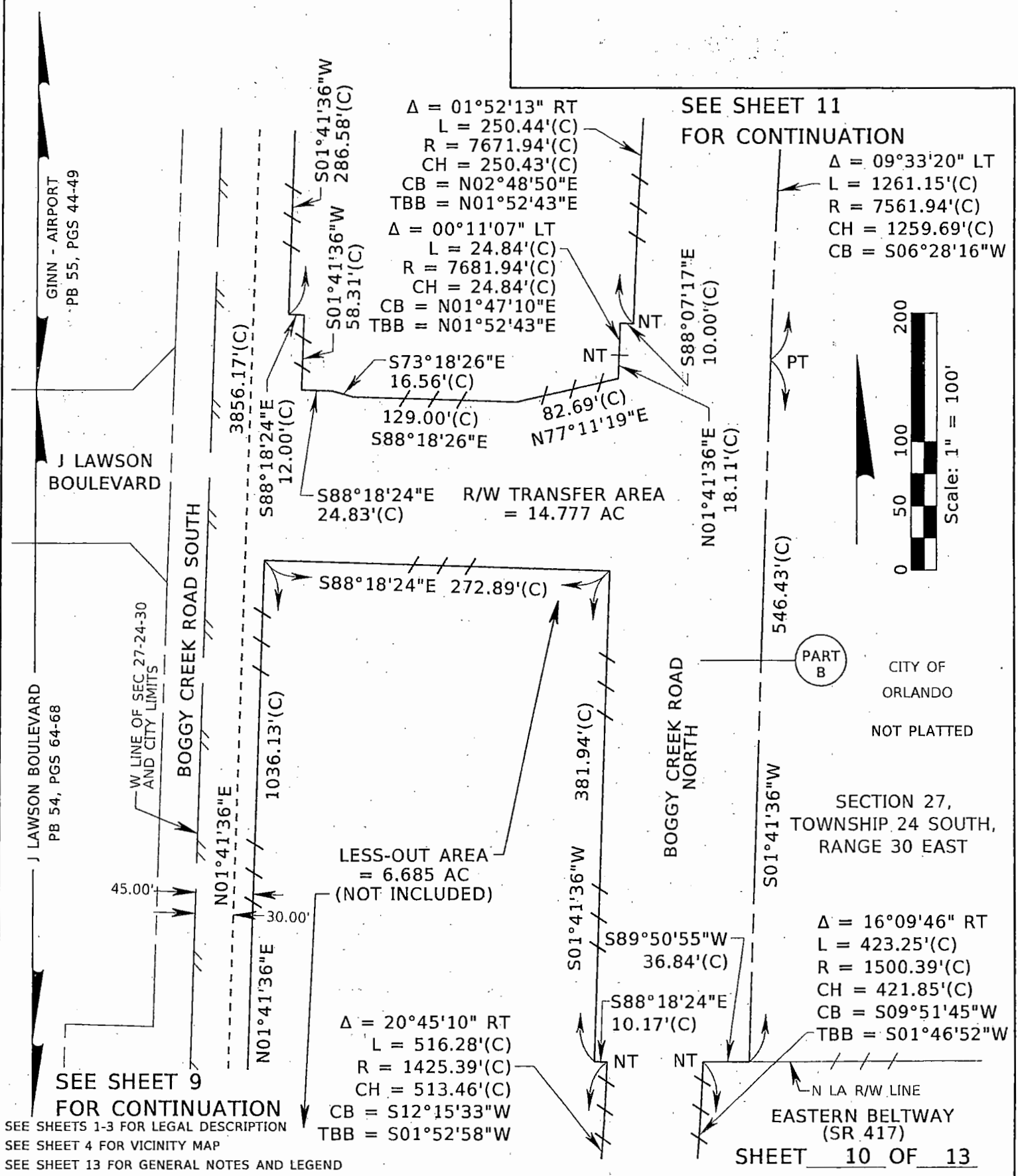
SEE SHEET 8  
FOR CONTINUATION SHEET 9 OF 13

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
DATE: DECEMBER 11, 2019  
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BOGGY CREEK ROAD  
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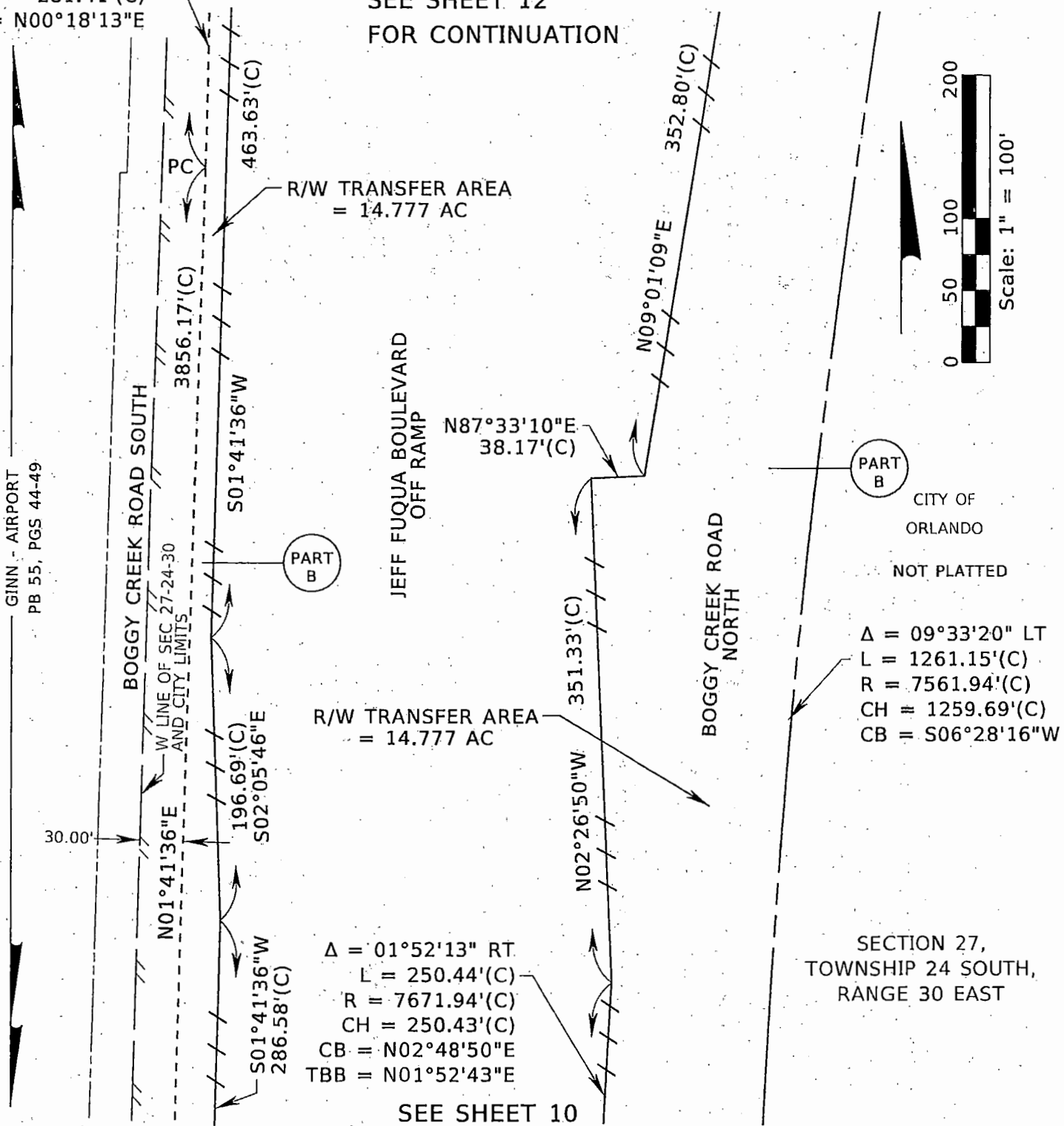
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SKETCH OF DESCRIPTION

$\Delta = 02^{\circ}46'46''$  LT  
 $L = 281.44'(C)$   
 $R = 5801.86'(C)$   
 $CH = 281.41'(C)$   
 $CB = N00^{\circ}18'13''E$

SEE SHEET 12  
 FOR CONTINUATION



SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
 SEE SHEET 4 FOR VICINITY MAP  
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SEE SHEET 10  
 FOR CONTINUATION

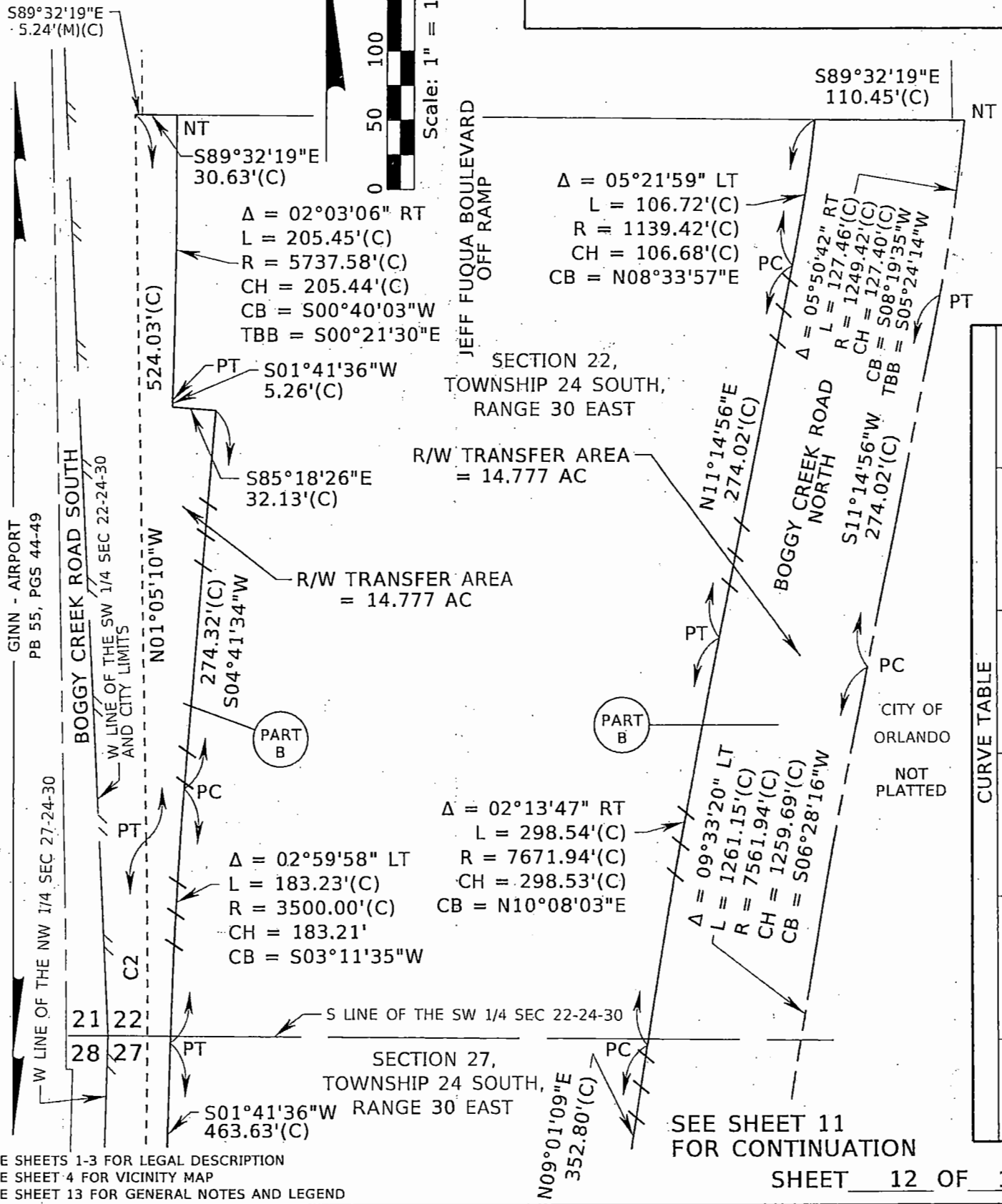
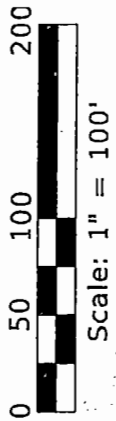
SHEET 11 OF 13

FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
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SKETCH OF DESCRIPTION



CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING
C2	02°46'46" LT	281.44'(C)	5801.86'(C)	281.41'(C)
				N00°18'13"E

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
 SEE SHEET 4 FOR VICINITY MAP  
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC = ACRES  
 (C) = CALCULATED  
 CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 CB = CHORD BEARING  
 CH = CHORD LENGTH  
 Δ = DELTA  
 EXIST = EXISTING  
 FND = FOUND  
 ID = IDENTIFICATION  
 IB = IRON BAR  
 L = LENGTH  
 LA = LIMITED ACCESS  
 LT = LEFT


NO. = NUMBER  
 NT = NON TANGENT  
 ORB = OFFICIAL RECORDS BOOK  
 PB = PLAT BOOK  
 PC = POINT OF CURVATURE  
 PG(S) = PAGE OR PAGES  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 PT = POINT OF TANGENCY  
 R = RADIUS  
 RT = RIGHT  
 R/W = RIGHT OF WAY  
 RWM = RIGHT OF WAY MAP  
 SEC = SECTION  
 SE'LY = SOUTHEASTERLY  
 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, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE WEST LINE OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 01°41'36" 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.

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.

SEE SHEETS 1 - 3 FOR LEGAL DESCRIPTION  
 SEE SHEET 4 FOR VICINITY MAP  
 SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION

  
 H. Paul deOlivero, Professional Land Surveyor No. 4990


6/25/2020  
 DATE

REVISION	BY	DATE

SHEET 13 OF 13

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 DATE: DECEMBER 11, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**

 **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



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

**DEC 01 2020**

***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

SR 417, Project No. 417-454 Boggy Creek Road  
Parcels 45-400, 45-402, and 45-501  
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

**NOTICE OF PARTIAL RELEASE OF LIMITED ACCESS LINE**

**THIS NOTICE OF PARTIAL RELEASE OF LIMITED ACCESS LINES** ("Notice") is hereby executed the 12<sup>th</sup> day of November 2020 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 north along the west side of north Boggy Creek Road, and running along the east side of Boggy Creek Road south, both more particularly described as Limited Access Right of Way Parcels 45-400, 45-402, and 45-501 as acquired pursuant to that certain Stipulated Order of Taking, Case No. CI91-6724 in the Circuit Court of the Ninth Judicial Circuit, Orange County, Florida entered October 18, 1991, and that certain Warranty Deed recorded November 14, 1991 in Official Records Book 4345, Page 3237, Public Records of Orange County, Florida ("Existing Limited Access Lines"); and

**WHEREAS**, Orange County has conveyed to CFX new limited access lines also along the west side of Boggy Creek Road south and running along the east side of Boggy Creek Road north, via County Deed dated \_\_\_\_\_ and recorded \_\_\_\_\_ as Document number \_\_\_\_\_ and as established in a 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 Boggy Creek Road 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]

Signed, sealed, and delivered  
in the presence of:

Signature

Print Name

*[Handwritten Signature]*  
Mala FLEY

"CFX"

CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY

By:

*[Handwritten Signature]*  
Brenda Carey, Chairman

Date:

November 12, 2020

Second Witness:

ATTEST

*[Handwritten Signature]*  
Regla ("Mimi") Lamaute  
Recording Clerk

Approved as to form and legality by legal counsel  
to the Central Florida Expressway Authority on  
this 30 day of November, 2020 for its  
exclusive use and reliance.

By:

*[Handwritten Signature]*  
Diego "Woody" Rodriguez  
General Counsel

STATE OF FLORIDA  
COUNTY OF Orange )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of Nov., 2020, by  
*Brenda Carey*, as Chairman of the Central Florida Expressway Authority, on behalf of  
the organization. She is personally known to me OR produced nila as  
identification.

NOTARY PUBLIC

*[Handwritten Signature]*

Signature of Notary Public - State of Florida

Print Name:

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

Commission No.:

My Commission Expires:



**EXHIBIT "A"**  
**Existing L/A Lines**

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-400 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS  
ESTATE: FEE SIMPLE

### LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### LINE "A"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1306.33 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 133.07 FEET TO THE INTERSECTION WITH THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING FOR LINE "A"; THENCE NORTH 01°41'36" EAST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 50.01 FEET TO THE POINT OF TERMINUS FOR LINE "A".

#### LINE "B"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1306.33 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 456.47 FEET TO THE INTERSECTION WITH THE LIMITED ACCESS RIGHT OF WAY LINE AS SHOWN ON SAID MAP, BEING A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.92 FEET, A CHORD BEARING OF NORTH 28°47'56" WEST, A CHORD DISTANCE OF 57.31 FEET AND THE POINT OF BEGINNING; THENCE FROM A TANGENT BEARING OF NORTH 27°21'30" WEST, RUN NORTHERLY 57.32 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°52'52" TO THE POINT OF TERMINUS FOR LINE "B".

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: AUGUST 20, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 S INTERNATIONAL PKWY

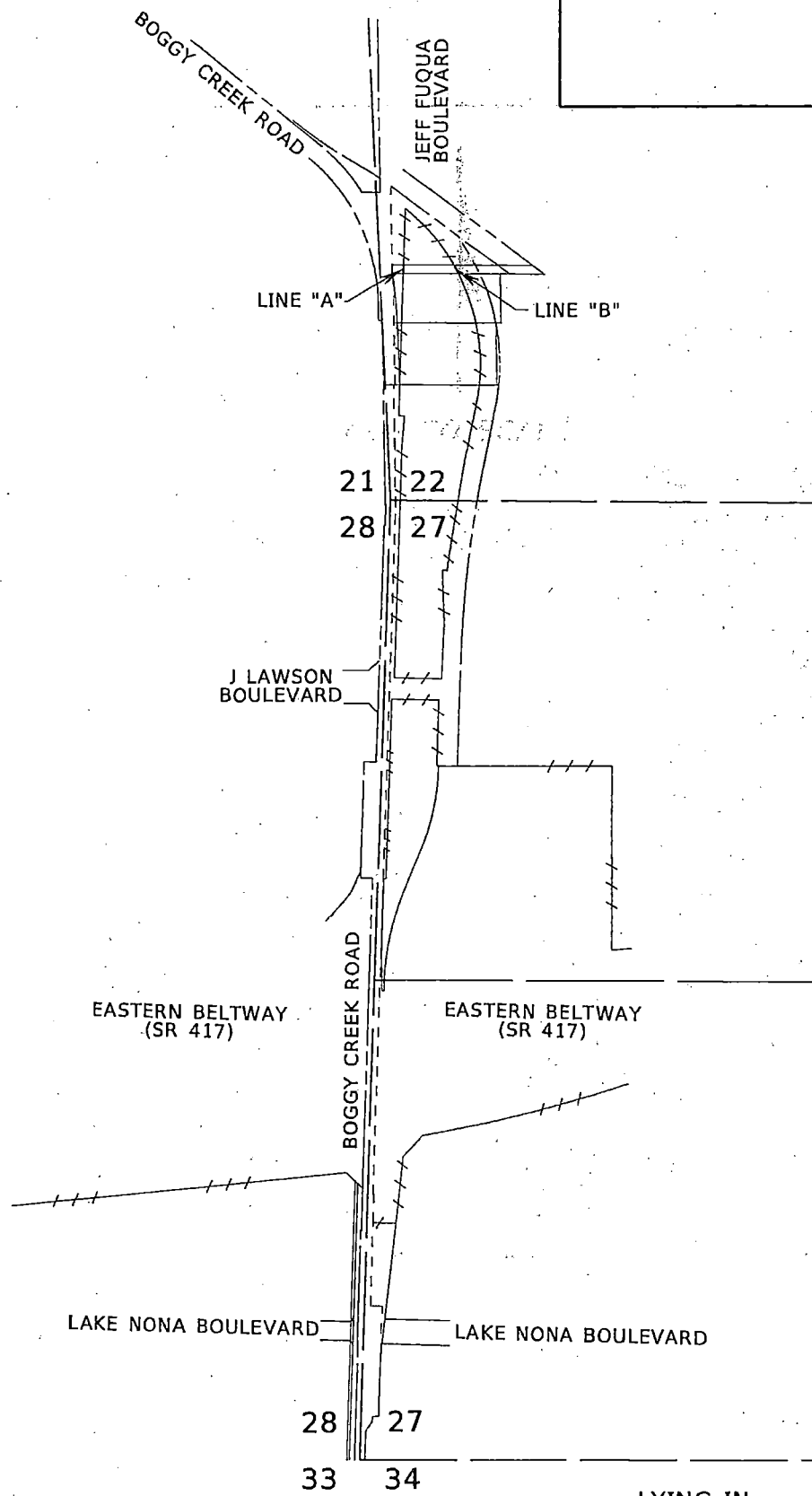
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION  
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN  
 TOWNSHIP 24 SOUTH, RANGE 30 EAST  
 SHEET 2 OF 4

FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: AUGUST 20, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

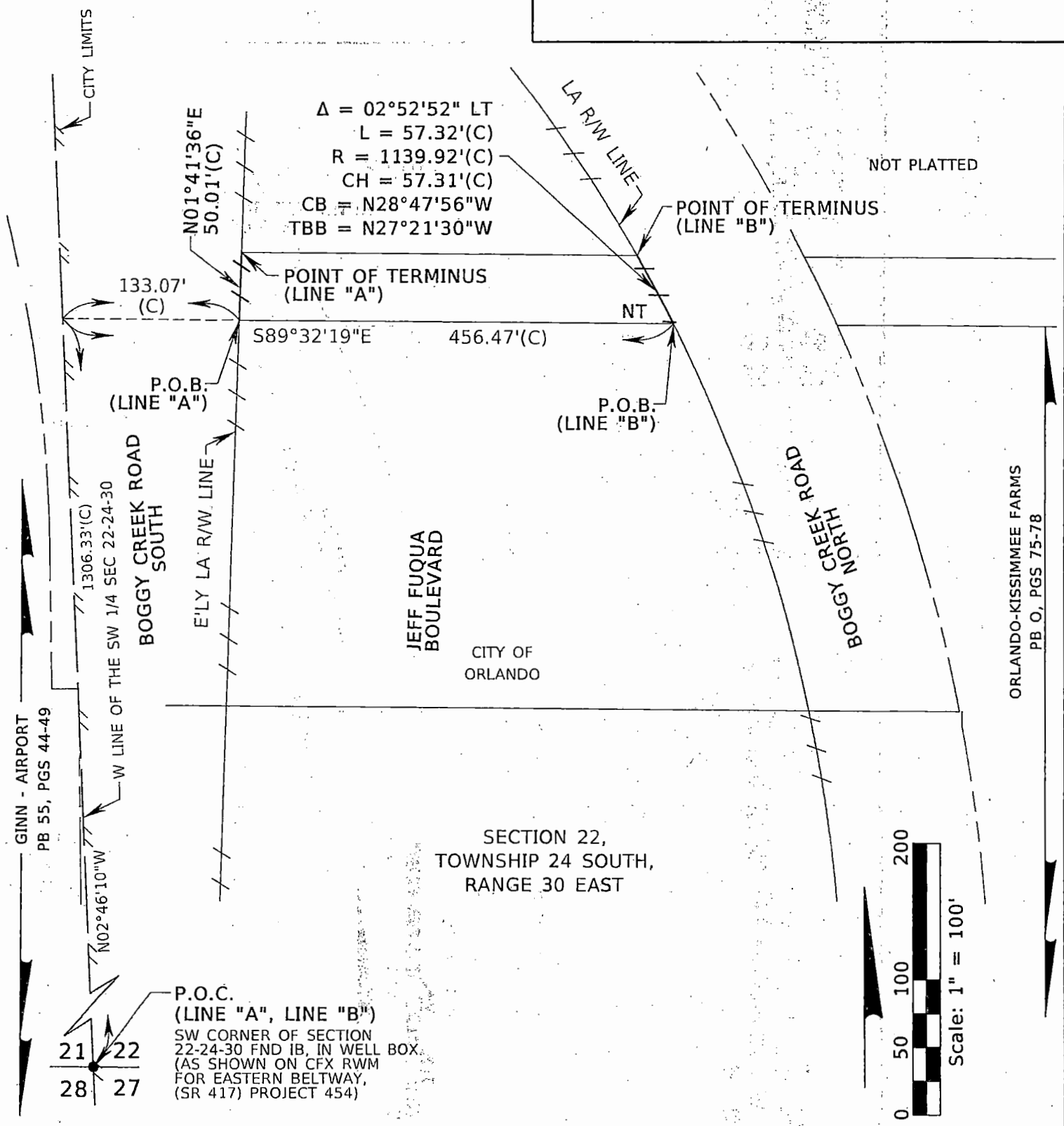
**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



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



SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 FOR VICINITY MAP  
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: AUGUST 20, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



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**SKETCH OF DESCRIPTION**

**LEGEND AND ABBREVIATIONS**

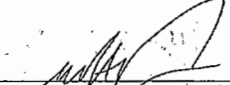
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CB	= CHORD BEARING	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
Δ	= DELTA	PG(S)	= PAGE OR PAGES
E'LY	= EASTERLY	P.O.B.	= POINT OF BEGINNING
EXIST.	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND.	= FOUND	PT	= POINT OF TANGENCY
ID	= IDENTIFICATION	R	= RADIUS
IB	= IRON BAR	R/W	= RIGHT OF WAY
L	= LENGTH	(RWM) OR (M)	= RIGHT OF WAY MAP
LA	= LIMITED ACCESS	SEC	= SECTION
LT	= LEFT	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, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 02°46'10" 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 VICINITY MAP  
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION


  
 H. Paul Oliveira, Professional Land Surveyor No. 4990  
 6/25/2020  
 DATE

REVISION	BY	DATE

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 DATE: AUGUST 20, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**

 **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



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-402 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS  
ESTATE: FEE SIMPLE

### LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### LINE "A"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 83.21 FEET TO THE INTERSECTION WITH THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING FOR LINE "A"; THENCE NORTH 01°41'36" EAST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 356.07 FEET TO THE POINT OF TERMINUS FOR LINE "A".

#### LINE "B"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 547.02 FEET TO THE INTERSECTION WITH THE LIMITED ACCESS RIGHT OF WAY LINE AS SHOWN ON SAID MAP, BEING A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.92 FEET, A CHORD BEARING OF NORTH 03°07'18" WEST, A CHORD DISTANCE OF 356.69 FEET AND SAID POINT BEING THE POINT OF BEGINNING FOR LINE "B"; THENCE FROM A TANGENT BEARING OF NORTH 05°52'46" EAST, RUN NORTHERLY 358.16 FEET ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°00'07" TO THE POINT OF TERMINUS FOR LINE "B".

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: AUGUST 20, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 S INTERNATIONAL PKWY

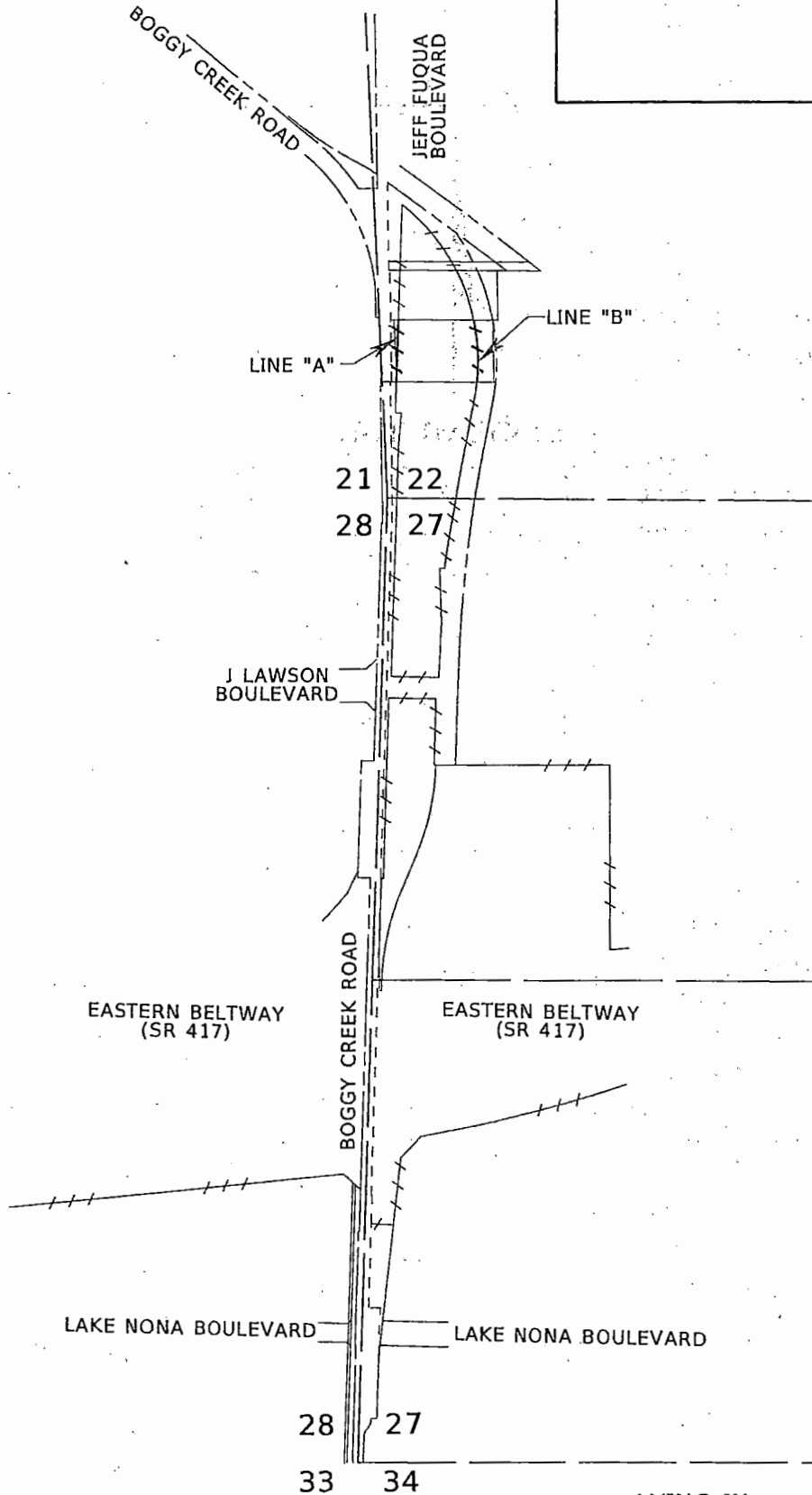
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION  
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN  
 TOWNSHIP 24 SOUTH, RANGE 30 EAST  
 SHEET 2 OF 4

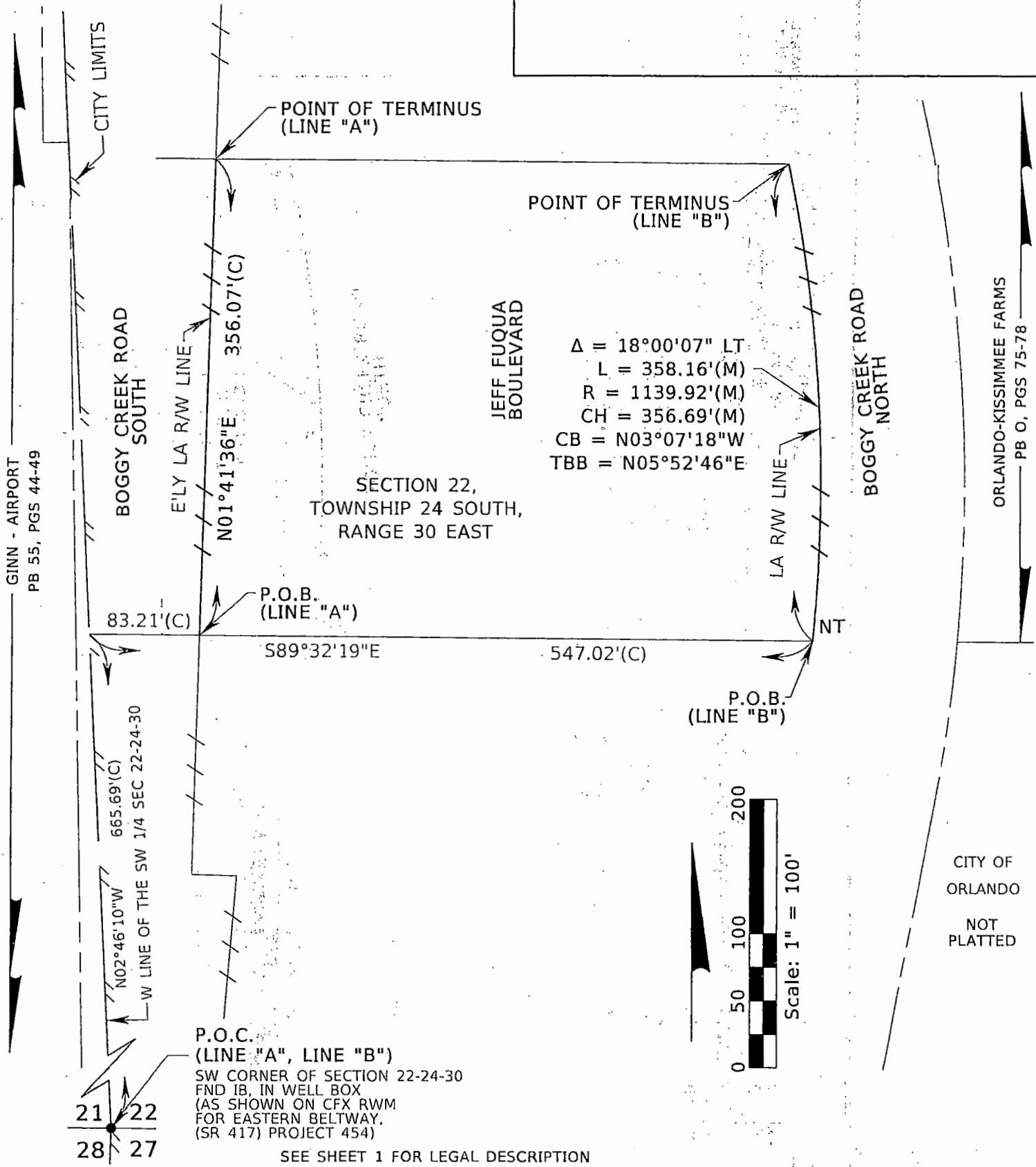
FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
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 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



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SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR VICINITY MAP  
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: AUGUST 20, 2019  
PROJECT NO.: D08-01  
DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD  
CFX PROJECT NO. 454



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**SKETCH OF DESCRIPTION**

**LEGEND AND ABBREVIATIONS**

AC	= ACRES	NO.	= NUMBER
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SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 FOR VICINITY MAP  
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION

H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020  
 DATE

REVISION	BY	DATE	

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 DATE: AUGUST 20, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD  
 CFX PROJECT NO. 454**



**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  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL45-501 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS  
ESTATE: FEE SIMPLE

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22 AND THE WEST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LINE "A"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01°41'36" EAST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1370.04 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF SAID EASTERN BELTWAY (SR 417); THENCE DEPARTING SAID WEST LINE, RUN SOUTH 87°18'24" EAST ALONG SAID PROLONGATION LINE, A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING FOR LINE "A"; THENCE CONTINUE SOUTH 87°18'24" EAST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 128.77 FEET TO THE POINT OF TERMINUS FOR LINE "A".

### LINE "B"

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A SET NAIL AND DISK "L.B. #3577" AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01°41'36" EAST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 583.17 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF SAID EASTERN BELTWAY (SR 417); THENCE DEPARTING SAID WEST LINE, RUN SOUTH 88°18'24" EAST ALONG SAID PROLONGATION LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING FOR LINE "B"; THENCE THE FOLLOWING FIVE COURSES ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE; CONTINUE SOUTH 88°18'24" EAST, A DISTANCE OF 13.38 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 1036.13 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 275.00 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 382.25 FEET; THENCE NORTH 89°50'55" EAST, A DISTANCE OF 84.73 FEET TO THE POINT OF TERMINUS FOR LINE "B".

### LINE "C"

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 83.21 FEET TO THE INTERSECTION WITH THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING FOR LINE "C"; THENCE THE FOLLOWING FOURTEEN COURSES ALONG THE LIMITED ACCESS RIGHT OF WAY LINE AS SHOWN ON SAID MAP; RUN SOUTH 01°41'36" WEST, A DISTANCE OF 178.55 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 33.60 FEET; THENCE SOUTH 04°41'36" WEST, A DISTANCE OF 183.45 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 302.50 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF AFORESAID SOUTHWEST 1/4; THENCE CONTINUE SOUTH 01°41'36" WEST, A DISTANCE OF 1020.60 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 275.00 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 45.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7671.44 FEET, A CHORD BEARING OF

SEE SHEET 3 FOR VICINITY MAP  
SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION  
SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 8

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 18, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



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  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL45-501 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS  
ESTATE: FEE SIMPLE

### LEGAL DESCRIPTION

NORTH 02°41'01" EAST AND A CHORD DISTANCE OF 265.15 FEET; THENCE RUN NORTHERLY 265.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°58'50"; THENCE NORTH 02°06'16" WEST, A DISTANCE OF 317.67 FEET; THENCE SOUTH 82°05'05" EAST, A DISTANCE OF 27.45 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7673.26 FEET, A CHORD BEARING OF NORTH 09°09'25" EAST AND A CHORD DISTANCE OF 332.59 FEET; THENCE FROM A TANGENT BEARING OF NORTH 07°54'55" EAST, RUN NORTHERLY 332.61 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°29'01" TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7671.44 FEET, A CHORD BEARING OF NORTH 09°52'23" EAST AND A CHORD DISTANCE OF 368.37 FEET; THENCE FROM A TANGENT BEARING OF NORTH 08°29'50" EAST, RUN NORTHERLY 368.41 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°45'05" TO A POINT OF TANGENCY; THENCE NORTH 11°14'56" EAST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.92 FEET, A CHORD BEARING OF NORTH 08°33'50" EAST AND A CHORD DISTANCE OF 106.78 FEET; THENCE RUN NORTHERLY 106.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°22'08" TO THE POINT OF TERMINUS FOR LINE "C".

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

SEE SHEET 3 FOR VICINITY MAP  
SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION  
SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 8

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 18, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 S INTERNATIONAL PKWY

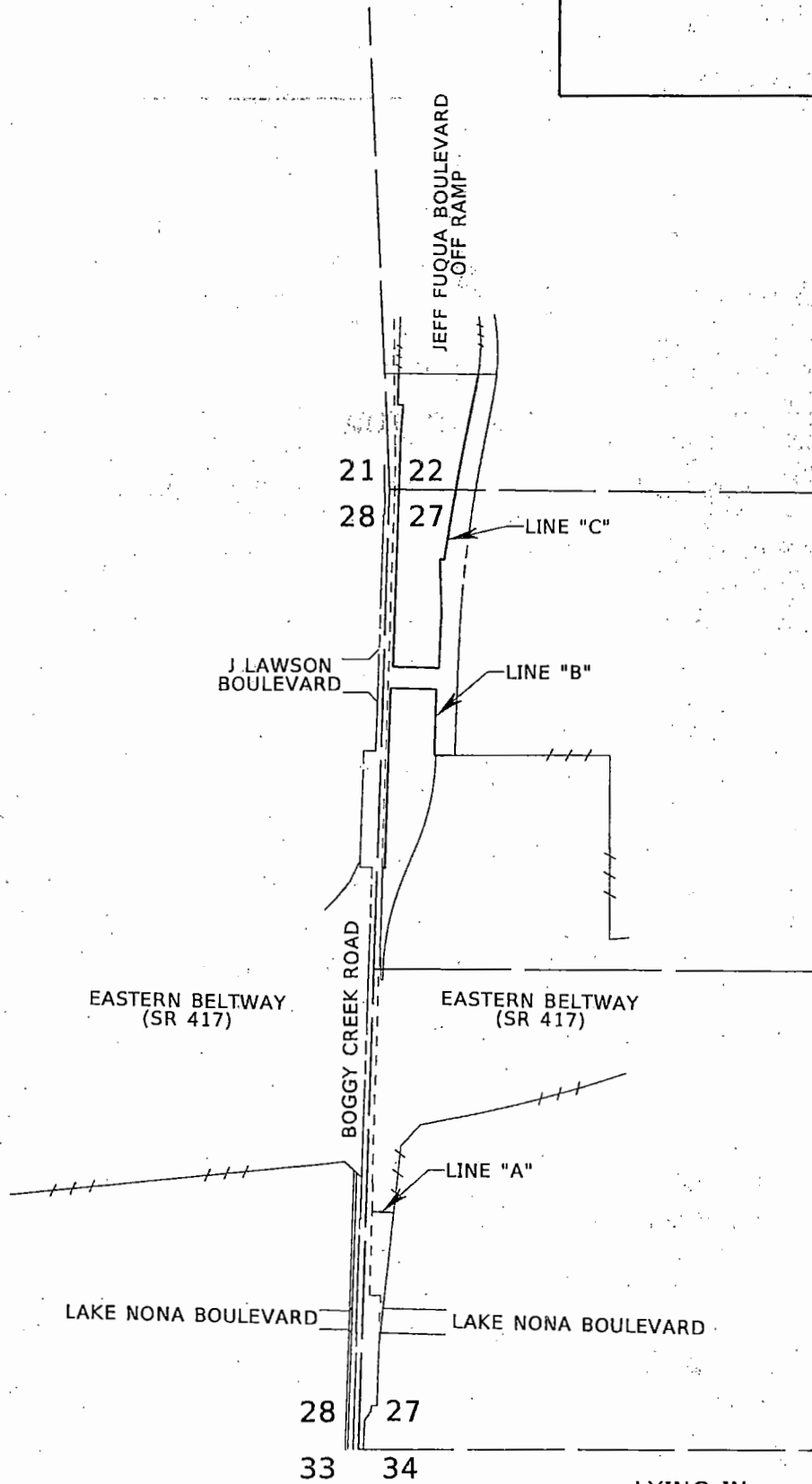
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEETS 1-2 FOR LEGAL DESCRIPTION  
 SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION  
 SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

LYING IN  
 TOWNSHIP 24 SOUTH, RANGE 30 EAST  
 SHEET 3 OF 8

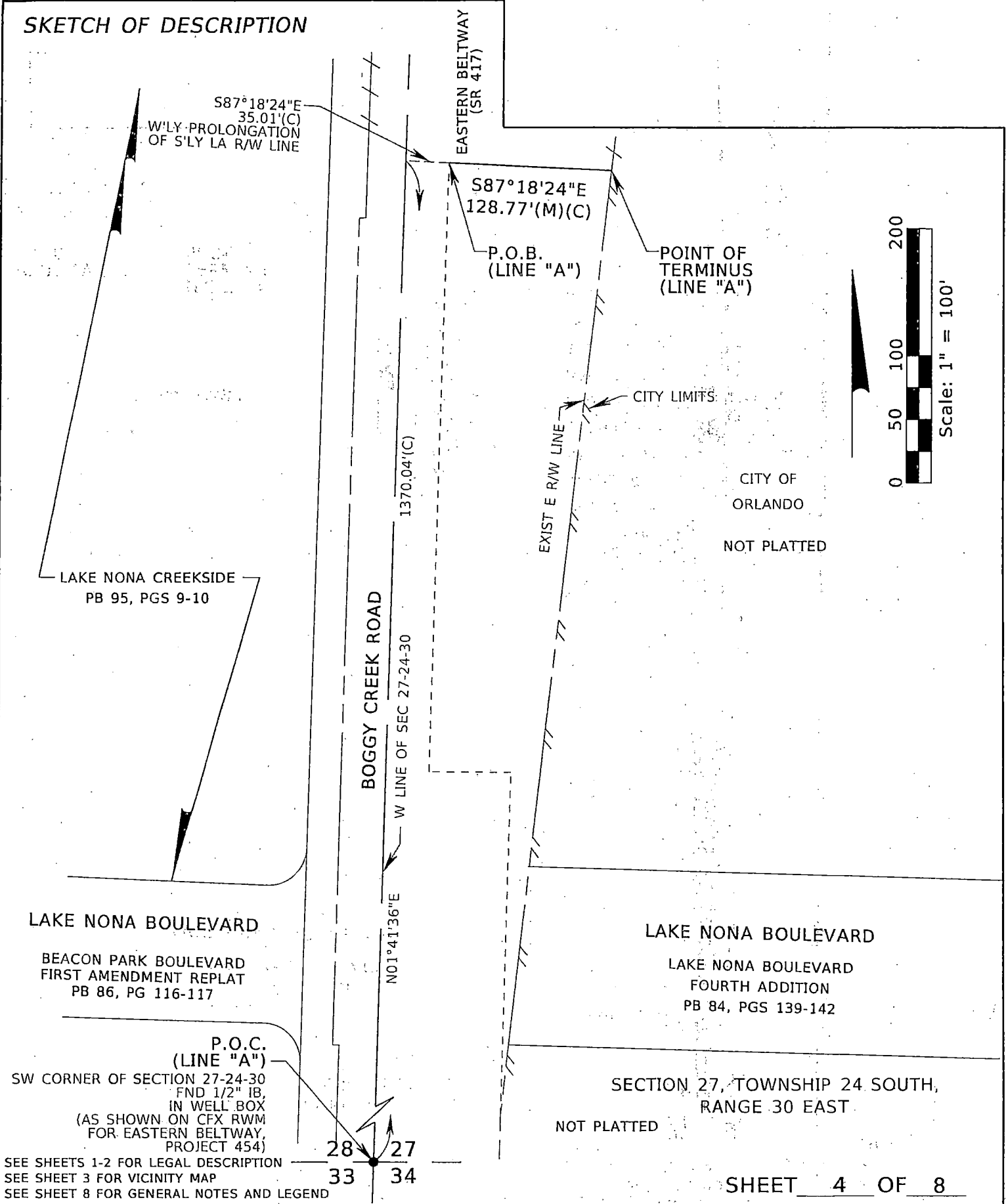
FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: SEPTEMBER 18, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



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 1349 S INTERNATIONAL PKWY  
 SUITE 2401  
 LAKE MARY, FLORIDA 32746  
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**SKETCH OF DESCRIPTION**




SEE SHEETS 1-2 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR VICINITY MAP  
 SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

SHEET 4 OF 8

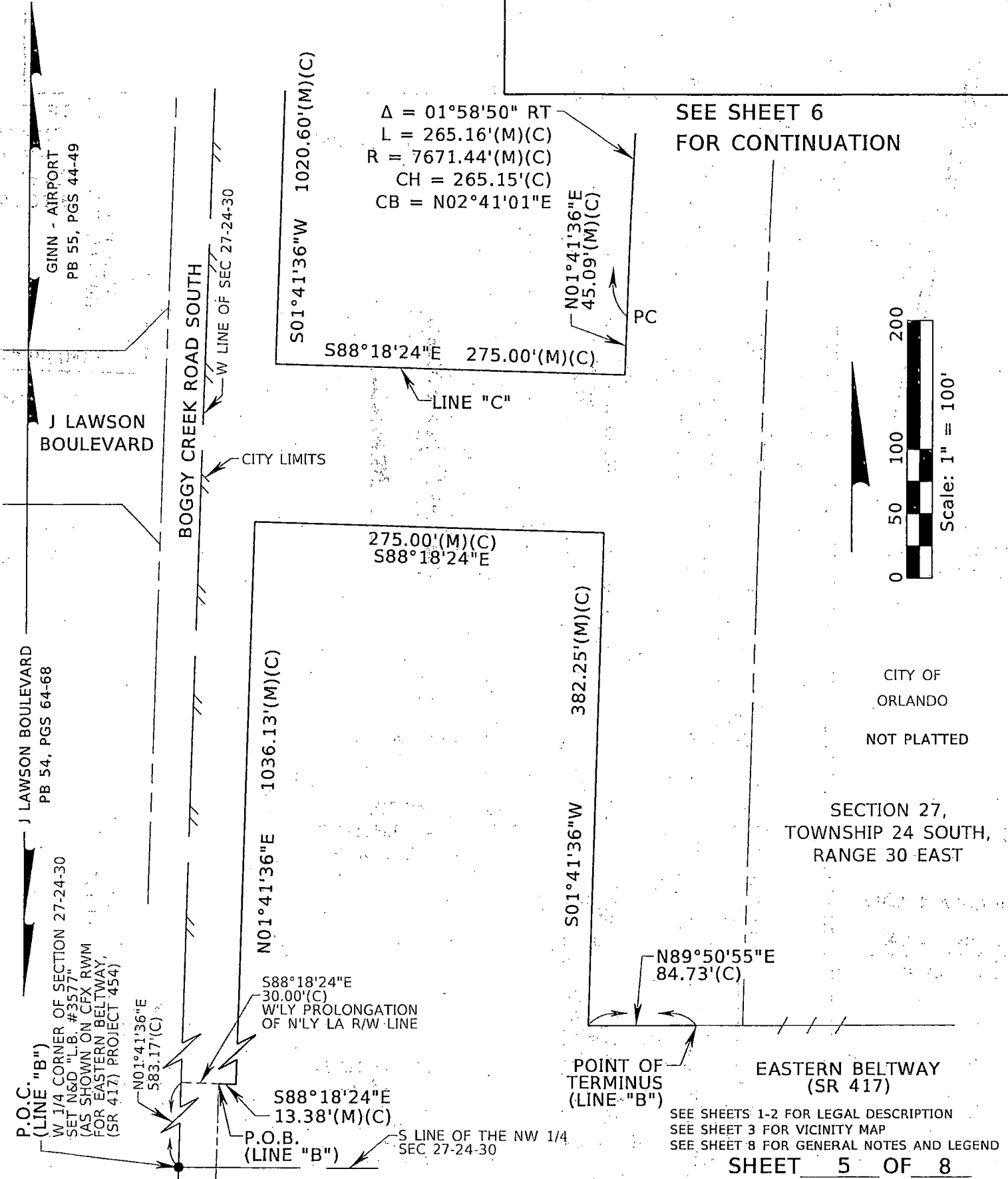
FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: SEPTEMBER 18, 2019  
 PROJECT NO.: D08-01  
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**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**

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SKETCH OF DESCRIPTION



SEE SHEET 6 FOR CONTINUATION

SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST

SEE SHEETS 1-2 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR VICINITY MAP  
 SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

SHEET 5 OF 8

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 DATE: SEPTEMBER 18, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD  
 CFX PROJECT NO. 454

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 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SEE SHEET 7  
FOR CONTINUATION

GINN - AIRPORT  
PB 55, PGS 44-49

BOGGY CREEK ROAD SOUTH  
W LINE OF SEC 27-24-30  
CITY LIMITS

1020.60'(M)(C)  
LINE "C"  
S01°41'36"W

$\Delta = 02^{\circ}45'05''$  RT  
L = 368.39'(M)  
368.41'(C)  
R = 7671.44'(M)(C)  
CH = 368.37'(C)  
CB = N09°52'23"E  
TBB = N08°29'50"E

$\Delta = 02^{\circ}29'01''$  RT  
L = 332.62'(M)  
332.61'(C)  
R = 7673.26'(M)(C)  
CH = 332.59'(C)  
CB = N09°09'25"E  
TBB = N07°54'55"E

S82°05'05"E  
27.45'(M)(C)

JEFF FUQUA BOULEVARD  
OFF RAMP

317.67'(M)(C)  
LINE "C"

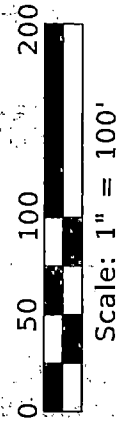
BOGGY CREEK ROAD NORTH

CITY OF  
ORLANDO  
NOT PLATTED

SECTION 27,  
TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

$\Delta = 01^{\circ}58'50''$  RT  
L = 265.16'(M)(C)  
R = 7671.44'(M)(C)  
CH = 265.15'(C)  
CB = N02°41'01"E

SEE SHEET 5  
FOR CONTINUATION



SEE SHEETS 1-2 FOR LEGAL DESCRIPTION  
SEE SHEET 3 FOR VICINITY MAP  
SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

SHEET 6 OF 8

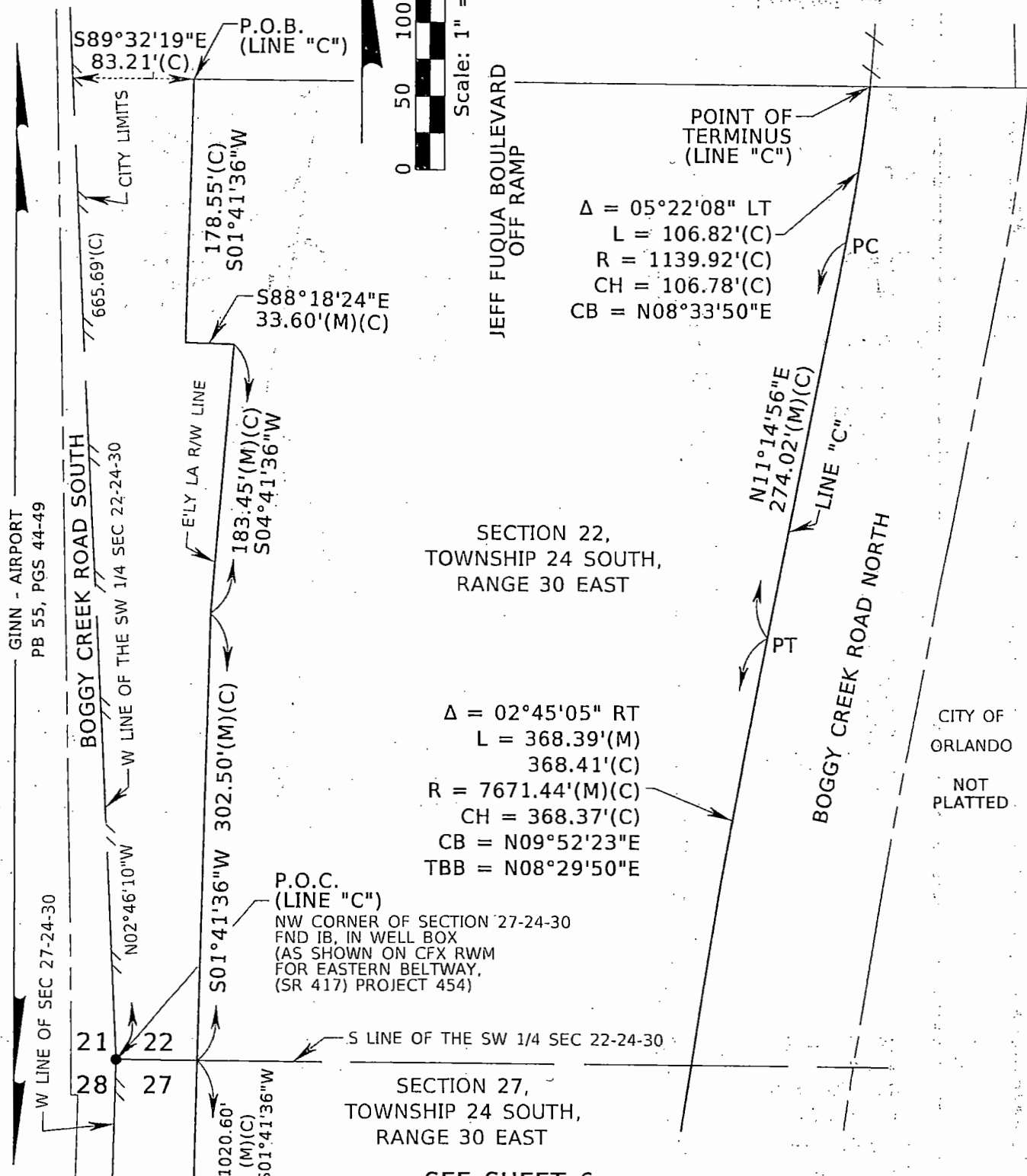
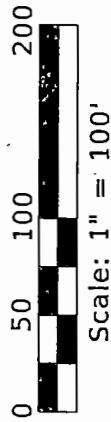
FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
DATE: SEPTEMBER 18, 2019  
PROJECT NO.: D08-01  
DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD  
CFX PROJECT NO. 454



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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



SECTION 22,  
TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

$\Delta = 02^{\circ}45'05''$  RT  
 $L = 368.39'(M)$   
 $368.41'(C)$   
 $R = 7671.44'(M)(C)$   
 $CH = 368.37'(C)$   
 $CB = N09^{\circ}52'23''E$   
 $TBB = N08^{\circ}29'50''E$

$\Delta = 05^{\circ}22'08''$  LT  
 $L = 106.82'(C)$   
 $R = 1139.92'(C)$   
 $CH = 106.78'(C)$   
 $CB = N08^{\circ}33'50''E$

SEE SHEETS 1-2 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR VICINITY MAP  
 SEE SHEET 8 FOR GENERAL NOTES AND LEGEND

SEE SHEET 6  
 FOR CONTINUATION

SHEET 7 OF 8

FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: SEPTEMBER 18, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**

 **GEODATA CONSULTANTS, INC.**  
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 LAND SURVEYOR BUSINESS LICENSE NO. 6556

# SKETCH OF DESCRIPTION

## LEGEND AND ABBREVIATIONS

AC = ACRES  
 (C) = CALCULATED  
 CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 CB = CHORD BEARING  
 CH = CHORD LENGTH  
 Δ = DELTA  
 E'LY = EASTERLY  
 EXIST = EXISTING  
 FND = FOUND  
 ID = IDENTIFICATION  
 IB = IRON BAR  
 L = LENGTH  
 LA = LIMITED ACCESS  
 LT = LEFT

N'LY = NORTHERLY  
 NO. = NUMBER  
 NT = NON TANGENT  
 ORB = OFFICIAL RECORDS BOOK  
 PB = PLAT BOOK  
 PC = POINT OF CURVATURE  
 PG(S) = PAGE OR PAGES  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 PT = POINT OF TANGENCY  
 R = RADIUS  
 RT = RIGHT  
 R/W = RIGHT OF WAY  
 (RWM) OR (M) = RIGHT OF WAY MAP  
 S'LY = SOUTHERLY  
 SEC = SECTION  
 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, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 01°41'36" 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.

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.

SEE SHEETS 1 - 2 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR VICINITY MAP  
 SEE SHEETS 4-7 FOR SKETCH OF DESCRIPTION

H. Paul deOlivero, Professional Land Surveyor No. 4990

6/25/2020  
 DATE

REVISION	BY	DATE

SHEET 8 OF 8

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 DATE: SEPTEMBER 18, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**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

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
DEC 01 2020

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

Reserved for Recording

Project 417-454 Boggy Creek Road  
Parcels 45-400 and 45-401  
County Project: Boggy Creek 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.

### COUNTY DEED

**THIS COUNTY DEED**, dated as of the date of execution below, by **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393 ("**Grantor**"), and **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("**Grantee**").

**WITNESSETH**, 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: unassigned

Project 417-454 Boggy Creek Road  
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B  
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

**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.

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

**ORANGE COUNTY, FLORIDA**

By: Board of County Commissioners

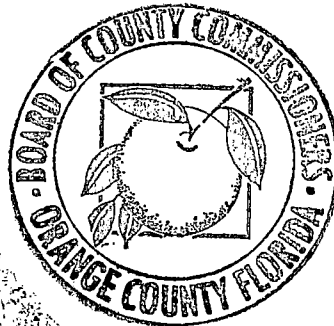
ATTEST: Phil Diamond, CPA, County  
Comptroller, Clerk to the Board of County  
Commissioners

By: Noelia Perez  
for Deputy Clerk

Print Name: Noelia Perez

By: Bryan W. Brooks  
for Jerry L. Demings  
Orange County Mayor

Date: 1 December 2020



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-400 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER TO  
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
ESTATE: FEE SIMPLE

## EXHIBIT "A"

### LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1306.33 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 68.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 50.01 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 357.82 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.42 FEET, A CHORD BEARING OF SOUTH 28°48'43" EAST AND A CHORD DISTANCE OF 57.32 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 30°15'12" EAST, RUN SOUTHERLY 57.33 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°52'58"; THENCE NORTH 89°32'19" WEST, A DISTANCE OF 382.04 FEET; THENCE SOUTH 01°03'56" EAST, A DISTANCE OF 36.15 FEET; THENCE NORTH 09°20'29" WEST, A DISTANCE OF 34.64 FEET; THENCE NORTH 01°41'34" EAST, A DISTANCE OF 2.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,728 SQUARE FEET, MORE OR LESS.

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.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 09, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 S INTERNATIONAL PKWY

SUITE 2401

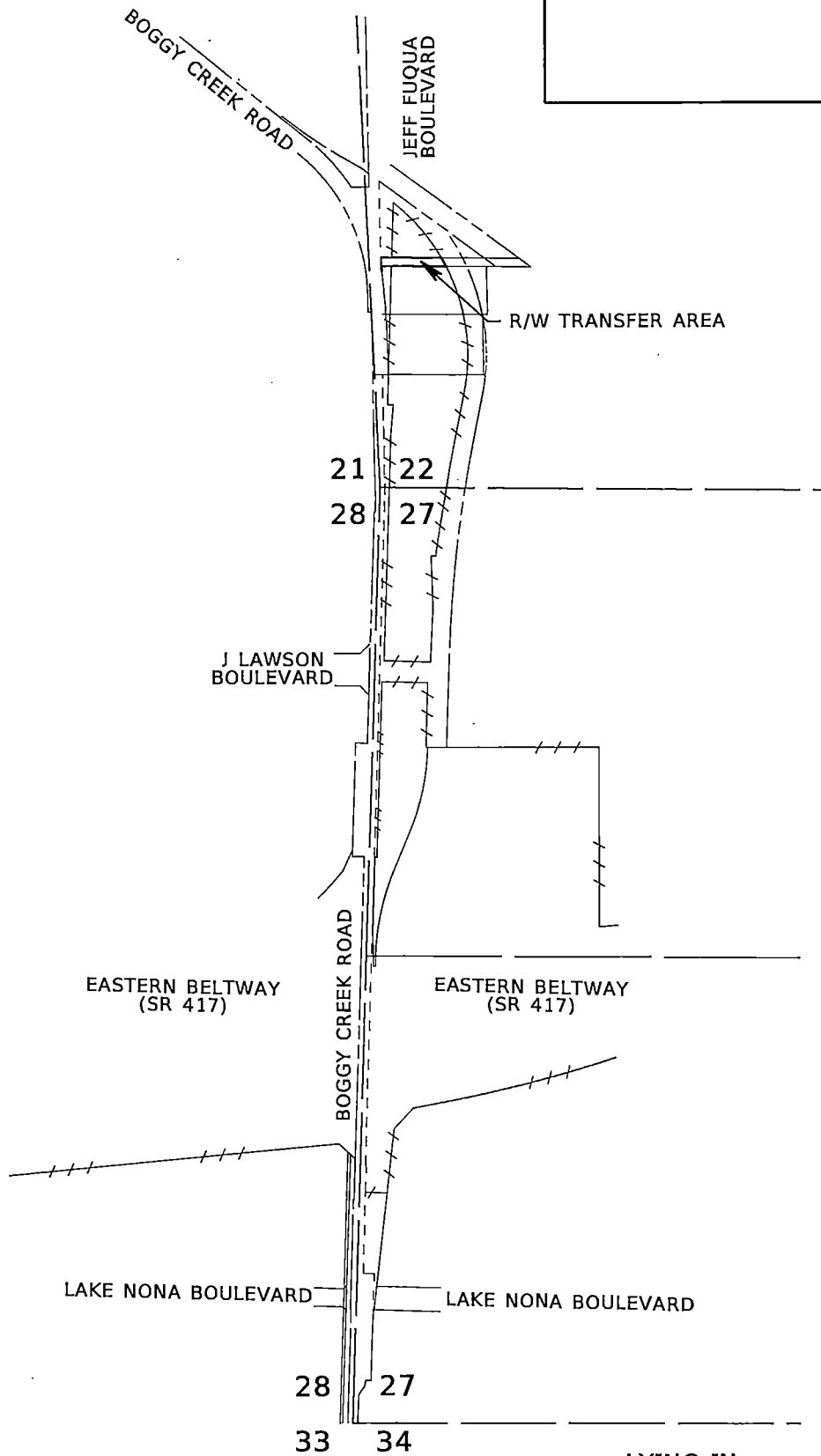
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

011 11/4/2019

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION  
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN  
 TOWNSHIP 24 SOUTH, RANGE 30 EAST  
 SHEET 2 OF 4

FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: SEPTEMBER 09, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**

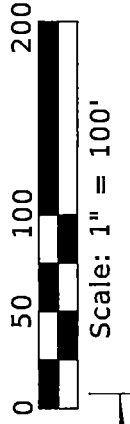
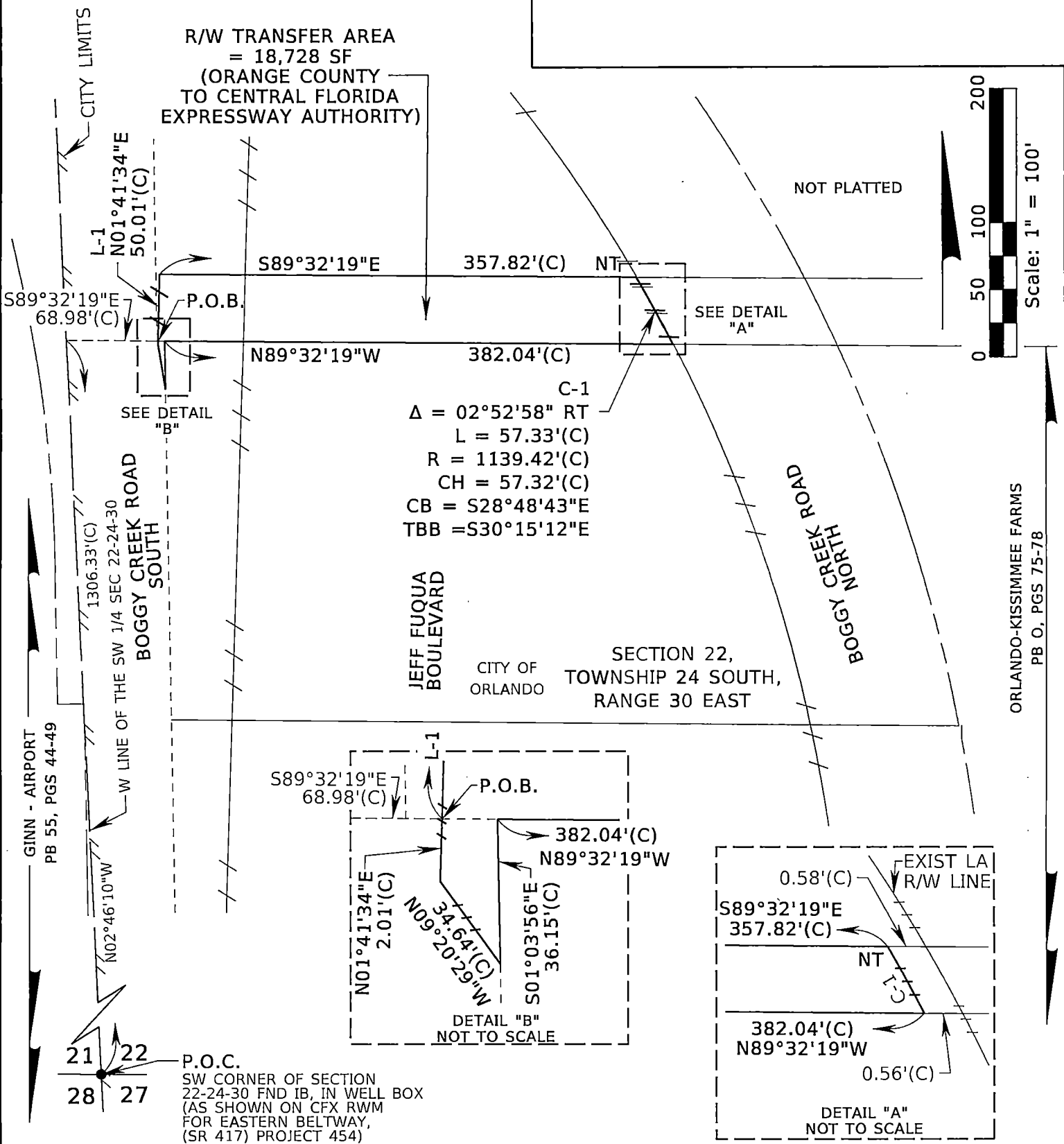
 **GEODATA CONSULTANTS, INC.**  
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 LAKE MARY, FLORIDA 32746  
 VOICE: (407) 732-6965 FAX: 878-0841  
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

211611272



**SKETCH OF DESCRIPTION**

R/W TRANSFER AREA  
= 18,728 SF  
(ORANGE COUNTY  
TO CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY)



GINN - AIRPORT  
PB 55, PGS 44-49

W LINE OF THE SW 1/4 SEC 22-24-30  
BOGGY CREEK ROAD SOUTH

JEFF FUQUA BOULEVARD

SECTION 22,  
TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

ORLANDO-KISSIMMEE FARMS  
PB O. PGS 75-78

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR VICINITY MAP  
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: SEPTEMBER 09, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**

 **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**

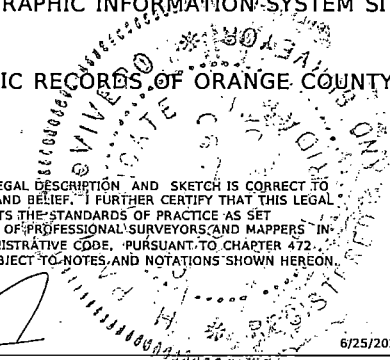
**LEGEND AND ABBREVIATIONS**

AC	= ACRES	NO.	= NUMBER
(C)	= CALCULATED	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
Δ	= DELTA	PG(S)	= PAGE OR PAGES
EXIST	= EXISTING	P.O.B.	= POINT OF BEGINNING
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ID	= IDENTIFICATION	PT	= POINT OF TANGENCY
IB	= IRON BAR	R	= RADIUS
L	= LENGTH	RT	= RIGHT
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
		(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		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, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 02°46'10" 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.

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

6/25/2020

DATE

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

REVISION	BY	DATE

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
DATE: SEPTEMBER 09, 2019  
PROJECT NO.: D08-01  
DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD  
CFX PROJECT NO. 454**



**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  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-401 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER TO  
CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
ESTATE: FEE SIMPLE

## EXHIBIT "A"

### LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A SET NAIL AND DISK "LB #3557" AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE SOUTH 01°41'36" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 397.95 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 88°18'24" WEST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE SOUTH 18°56'59" EAST, A DISTANCE OF 35.54 FEET; THENCE SOUTH 01°13'59" WEST, A DISTANCE OF 148.11 FEET; THENCE SOUTH 16°02'00" WEST, A DISTANCE OF 55.39 FEET TO THE INTERSECTION WITH AFORESAID WEST RIGHT OF WAY LINE OF BOGGY CREEK ROAD; THENCE NORTH 01°41'36" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 235.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,520 SQUARE FEET, MORE OR LESS.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: OCTOBER 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 S INTERNATIONAL PKWY

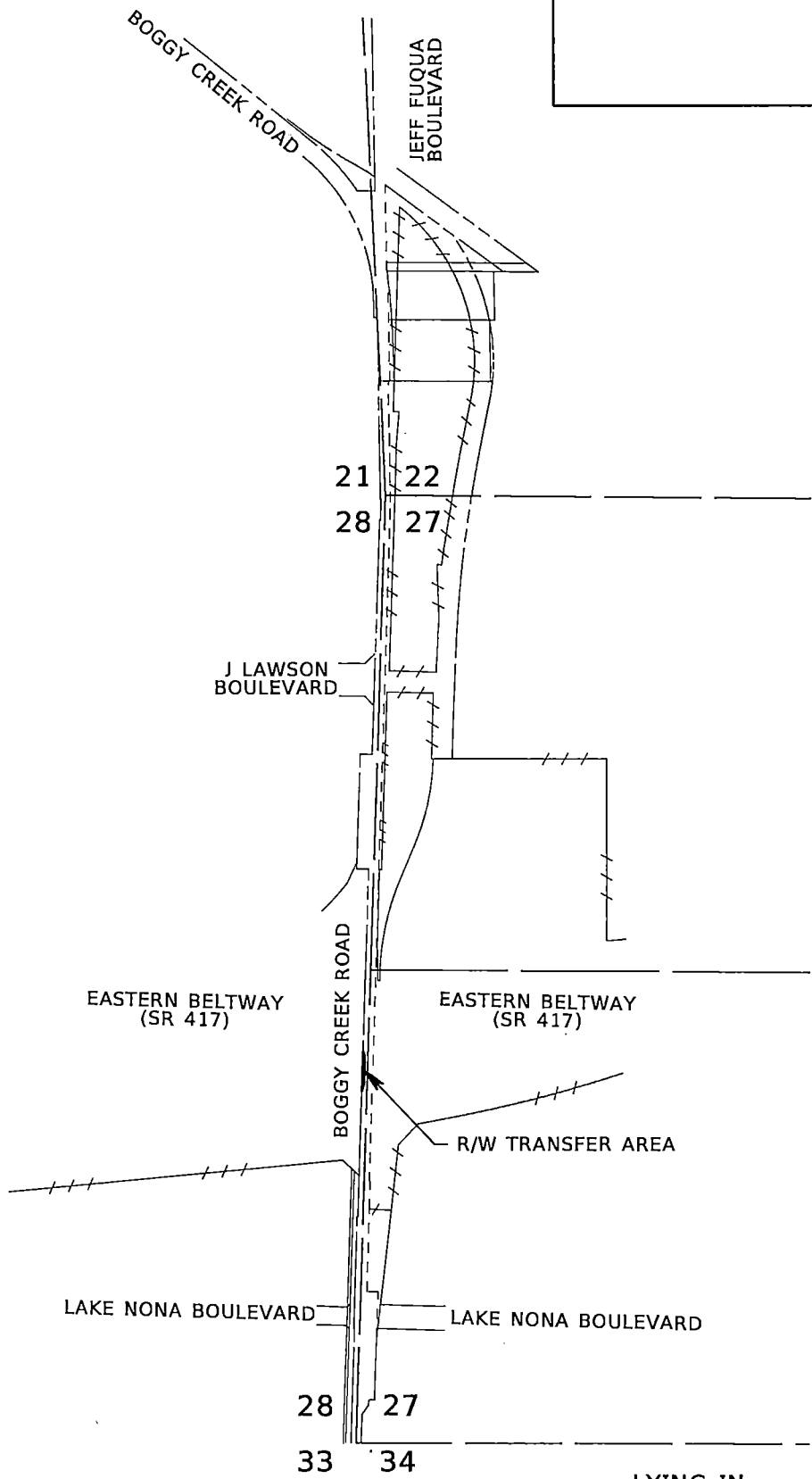
SUITE 2401

LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION  
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN  
 TOWNSHIP 24 SOUTH, RANGE 30 EAST  
 SHEET 2 OF 4

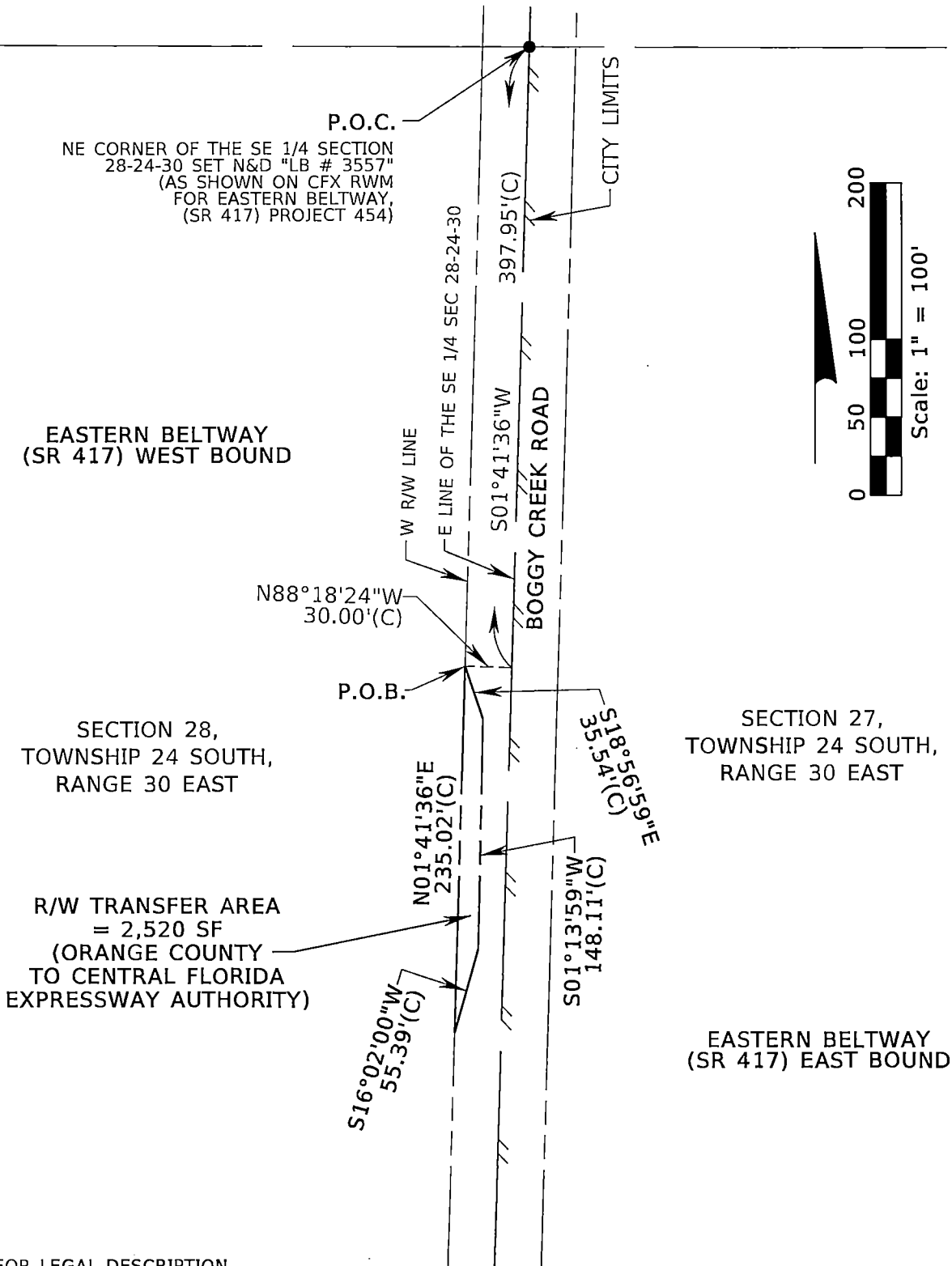
FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: OCTOBER 01, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**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 2 FOR VICINITY MAP  
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

**SHEET 3 OF 4**

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: OCTOBER 01, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD  
CFX PROJECT NO. 454**



**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

011 711/1228

# SKETCH OF DESCRIPTION

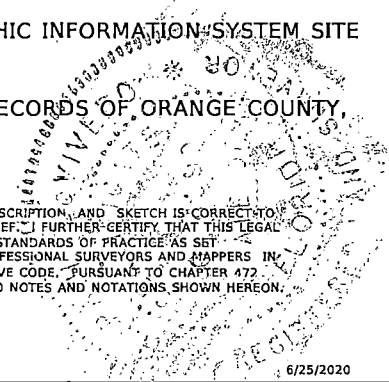
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SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 FOR VICINITY MAP  
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION

H. Paul deViviero, Professional Land Surveyor No. 4990

6/25/2020  
 DATE

REVISION	BY	DATE

SHEET 4 OF 4

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

**BOGGY CREEK ROAD  
 CFX PROJECT NO. 454**



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



OFFICE OF COMPTROLLER

ORANGE  
COUNTY  
FLORIDA

Phil Diamond, CPA  
County Comptroller as  
Clerk of the Board of County Commissioners  
201 South Rosalind Avenue  
Post Office Box 38  
Orlando, FL 32802  
Telephone: (407) 836-7300  
Fax: (407) 836-5359

DATE: December 1, 2020

TO: William J Blackham, Assistant Manager  
Real Estate Management Division, BCC

FROM: Katie Smith, Deputy Clerk *XP R 105*  
Comptroller Clerk of BCC

SUBJECT: Request for Execution of Document, Administrative Services Department  
Consent Item 12, Legislative File # 20-1671, December 1, 2020

Enclosed is the Easement and Maintenance Agreement (1 original) which was approved by the Board of County Commissioners (BCC) at its regular meeting held on December 1, 2020.

Please forward the document to all required parties for signature.

**Email copies of the fully-executed documents to [ClerkofBCC@occompt.com](mailto:ClerkofBCC@occompt.com) and copy [terese.parsons@ocfl.net](mailto:terese.parsons@ocfl.net). Note: [ClerkofBCC@occompt.com](mailto:ClerkofBCC@occompt.com) is used only for County staff submission of pending documents.**

Please include in cover memo or subject line identification of the document by name, agenda item number, and date of BCC approval. Emailed copies must be in full-size PDF format. The document will be processed and filed for the record upon receipt.

If you are unable to return a copy of the fully-executed document before January 1, 2021, notify Katie Smith by email of the reason for the delay prior to that date.

If you have any questions, please do not hesitate to call.

ks:np

Enclosure (1)

dl: Anne Kulikowski, Director, Administrative Services Department, BCC [email]  
Darren Gray, Deputy County Administrator, BCC [email]  
Pamela Baumbach, Administrative Services Department and Divisions, BCC [email]  
Terese Parsons, Executive Assistant, County Administrator's Office, BCC [email]  
Pending File

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

DEC 01 2020

This document was prepared by:  
Laura L. Kelly  
Central Florida Expressway Authority  
4974 ORL Tower Road  
Orlando, FL 32807

Project 417-454 Boggy Creek Road  
Parcels 45-401, 45-402, and 501  
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

### EASEMENT AND MAINTENANCE AGREEMENT

**THIS EASEMENT AND MAINTENANCE AGREEMENT** (hereinafter, the “**Agreement**”) is made and entered as of the Effective Date (hereinafter defined), by and between **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393 (“**County**”), and **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**”). County and CFX are sometimes collectively referred to herein as the “**Parties**.”

#### **WITNESSETH:**

**WHEREAS**, contemporaneous with the execution and delivery of this Agreement, CFX has conveyed to County approximately 15.924 acres, lying in unincorporated east Orange County, Florida more particularly described on Exhibit “A” attached hereto and incorporated herein by reference (“**Property**”); and

**WHEREAS**, CFX and County entered into that certain Right-of-Way Transfer and Continuing Maintenance Agreement Between Central Florida Expressway Authority and County dated 9/1/2020 (“**ROW Agreement**”), whereby County agreed to grant to CFX certain drainage easements over, across and upon portions of the Property more particularly described in Exhibit “B” attached hereto and incorporated herein by reference (“**Easement Areas**”); and

**WHEREAS**, CFX and County have agreed to the establishment of the easement as set forth herein and the establishment of the maintenance obligations relating thereto and have further agreed to other matters contained herein.

**NOW THEREFORE**, in consideration of mutual promises herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, County and CFX hereby covenant and agree to and with each other as follows:

1. Recitals. That the foregoing recitals are true and correct and are incorporated herein by this reference.



2. **Drainage Easement.** County does hereby grant, bargain, sell, release, convey, and confirm unto CFX a non-exclusive perpetual easement in, upon, over, through, and across the Easement Areas, for the purpose of providing stormwater drainage, discharge, conveyance, runoff, detention, and retention (collectively, the “Drainage Facilities”) and the right to construct, reconstruct, or reconfigure the Drainage Facilities therein (collectively, the “Drainage Easement”), subject to any and all applicable permits and other governmental requirements. CFX shall have the right to design, engineer, permit, construct, develop, and maintain the Drainage Easement herein granted including all incidental rights reasonably necessary for the use and enjoyment of the Drainage Easement for its intended purposes, including, specifically, the right of entry onto the Easement Areas for purposes of maintenance, operation, repair, and construction of Drainage Facilities now or hereafter located within the Easement Areas.

3. **Maintenance of the Easement Areas.** CFX, at its sole cost and expense, accepts responsibility for any and all continuing and future maintenance obligations and responsibility for the Easement Areas. In the event County disturbs or damages the Drainage Facilities or any other areas within the Easement Areas restricting the use of the Drainage Facilities, County shall, at its sole cost and expense, repair and replace the Drainage Facilities and any other disturbed areas in the Easement Areas to the reasonable satisfaction of CFX.

4. **Non-Disturbance of Easement Rights.** Except as otherwise provided in this Agreement, the Parties hereto agree not to build, construct, or place any buildings, structures, barriers, and fill or other hindrances in the Drainage Easement other than the intended facility or Drainage Facilities, and not to in any way materially modify or change the lands encumbered by the foregoing Drainage Easement in a manner that would disturb or interfere with the proper construction, operation, or maintenance of such Drainage Easement.

5. **Termination of Drainage Easement.** CFX may, at its option, remove the materials comprising the Drainage Facilities installed and maintained by CFX with one hundred eighty (180) days prior written notice to County, in which event, CFX shall return the Easement Areas to its original state as it existed prior to the Effective Date of this Agreement and shall execute and record a written termination of easement in the Public Records of Orange County, Florida. In the event of damage to or destruction of all or a portion of the Property due to such removal, CFX, at its sole cost and expense, shall return the Property and replace any improvements located on the Property to the condition as they existed immediately prior to such damage or destruction by CFX and to the reasonable satisfaction of County. If the Drainage Facilities are replaced, the provisions of this Agreement shall remain in full force and effect, including CFX’s obligation to maintain said Drainage Facilities.

6. **Compliance with all Legal Rules.** CFX shall, at its sole expense, comply with all present and future valid and applicable laws, ordinances, and regulations of the federal government and its agencies, the State of Florida, and Orange County, unless otherwise agreed between the County and CFX.

7. **Notices.** All notices, demands, approvals, requests, and other communication required or permitted hereunder shall be in writing and shall be deemed to be delivered and received upon the earlier of (i) actual receipt; (ii) the next business day following its deposit with a reputable overnight courier or (iii) the third (3<sup>rd</sup>) day following its deposit in a regularly

Project 417-454 Boggy Creek Road  
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B  
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

maintained receptacle for the United States Mail, as registered or certified mail, return receipt requested, postage fully prepaid, addressed to the addressee as its address is set forth below, or at such other address as such addressee may have specified by notice delivered in accordance with this paragraph and actually received by the addressee:

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 Public Works  
4200 S. John Young Parkway  
Orlando, Florida 32839  
Attn: County Engineer  
Telephone: (407) 836-7900

CFX: Central Florida Expressway Authority  
4974 ORL Tower Road  
Orlando, Florida 32807  
Attn: Executive Director  
Telephone: (407) 690-5000  
Facsimile: (407) 690-5011

With a copy to: Central Florida Expressway Authority  
4974 ORL Tower Road  
Orlando, Florida 32807  
Attn: General Counsel  
Telephone: (407) 690-5000

8. **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.

9. **Miscellaneous Provisions.**

a. **No Other Parties.** This Agreement is solely for the benefit of the Parties,

Project 417-454 Boggy Creek Road  
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B  
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

and no rights are intended, nor shall any rights accrue, to any third party unless expressly provided in this Agreement.

b. Binding Effect. This Agreement shall be binding on the Parties, and upon all entities operating for or on behalf of the Parties pursuant to this Agreement.

c. Governing Law; Venue. The Florida law shall govern the validity, enforcement and interpretation of this Agreement, and the Parties agree that venue for any action arising hereunder shall lie in Orange County, Florida

d. Entire Agreement. This Agreement constitutes the entire understanding and agreement between the Parties and shall not be changed, altered, or modified, except by an instrument in writing signed by the Parties.

e. Counterparts. This Agreement may be executed in one or more counterparts, including electronic, digital or facsimile copies, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement.

f. Effective Date. The effective date of this Agreement shall be effective upon which the last of the Parties hereto executes this Agreement ("Effective Date").

g. Non-Waiver. The failure of any party to insist upon the other party's compliance with its obligations under this Agreement in any one or more instances shall not operate to release such other party from its duty to comply with such obligations in all other instances.

h. Recording. County shall, subject to reimbursement from CFX for fifty percent (50%) of the costs, cause this Agreement to be recorded in the Public Records of Orange County, Florida.

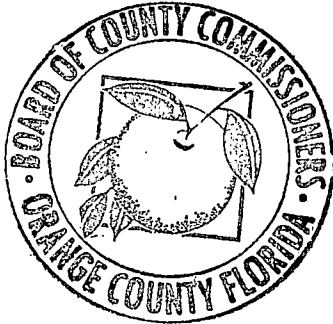
[SIGNATURE PAGES TO FOLLOW]

Project 417-454 Boggy Creek Road  
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B  
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed as of the date and year last written below.

“COUNTY”

(Official Seal)



ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

BY: *Jerry L. Demings*  
for Jerry L. Demings  
Orange County Mayor

DATE: 1 December 2020

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

BY: *Noelia Perez*  
for Deputy Clerk  
Noelia Perez  
Printed Name

[ADDITIONAL SIGNATURE PAGE TO FOLLOW]

Signed, sealed, and delivered  
in the presence of:

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

Print Name

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

Print Name

**“CFX”**

**CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY**

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

Brenda Carey, 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 \_\_\_\_\_,  
2020 for its exclusive use and reliance.

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

Diego “Woody” Rodriguez  
General Counsel

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

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_,  
2020, by \_\_\_\_\_, as Chairman of the Central Florida Expressway Authority,  
on behalf of the organization. She 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: \_\_\_\_\_

Project 417-454 Boggy Creek Road  
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B  
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

**EXHIBIT "A"**

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-402 - PORTION

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 SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART A

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 54.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°03'56" WEST, A DISTANCE OF 356.11 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 18.72 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 5737.58 FEET, A CHORD BEARING OF SOUTH 00°21'30" EAST, A CHORD DISTANCE OF 356.35 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 03°55'03" EAST, RUN SOUTHERLY 356.41 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°33'33"; THENCE NORTH 89°32'19" WEST, A DISTANCE OF 25.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,508 SQUARE FEET, MORE OR LESS.

PART B

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 546.51 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.42 FEET, A CHORD BEARING OF NORTH 03°07'21" WEST AND A CHORD DISTANCE OF 356.69 FEET; THENCE FROM A TANGENT BEARING OF NORTH 05°52'57" EAST, RUN NORTHERLY 358.16 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°00'36"; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 114.29 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP; THENCE THE FOLLOWING TWO COURSES ALONG SAID RIGHT OF WAY LINE; RUN SOUTH 01°03'56" EAST, A DISTANCE OF 10.63 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1249.42 FEET, A CHORD BEARING OF SOUTH 02°33'05" EAST AND A CHORD DISTANCE OF 345.84 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 10°30'24" EAST, RUN SOUTHERLY 346.95 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°54'38"; THENCE DEPARTING SAID RIGHT OF WAY, RUN NORTH 89°32'19" WEST, A DISTANCE OF 110.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.904 ACRES, MORE OR LESS.

PARTS A AND B CONTAINING IN THE AGGREGATE 1.099 ACRES, MORE OR LESS

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.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 S INTERNATIONAL PKWY

SUITE 2401

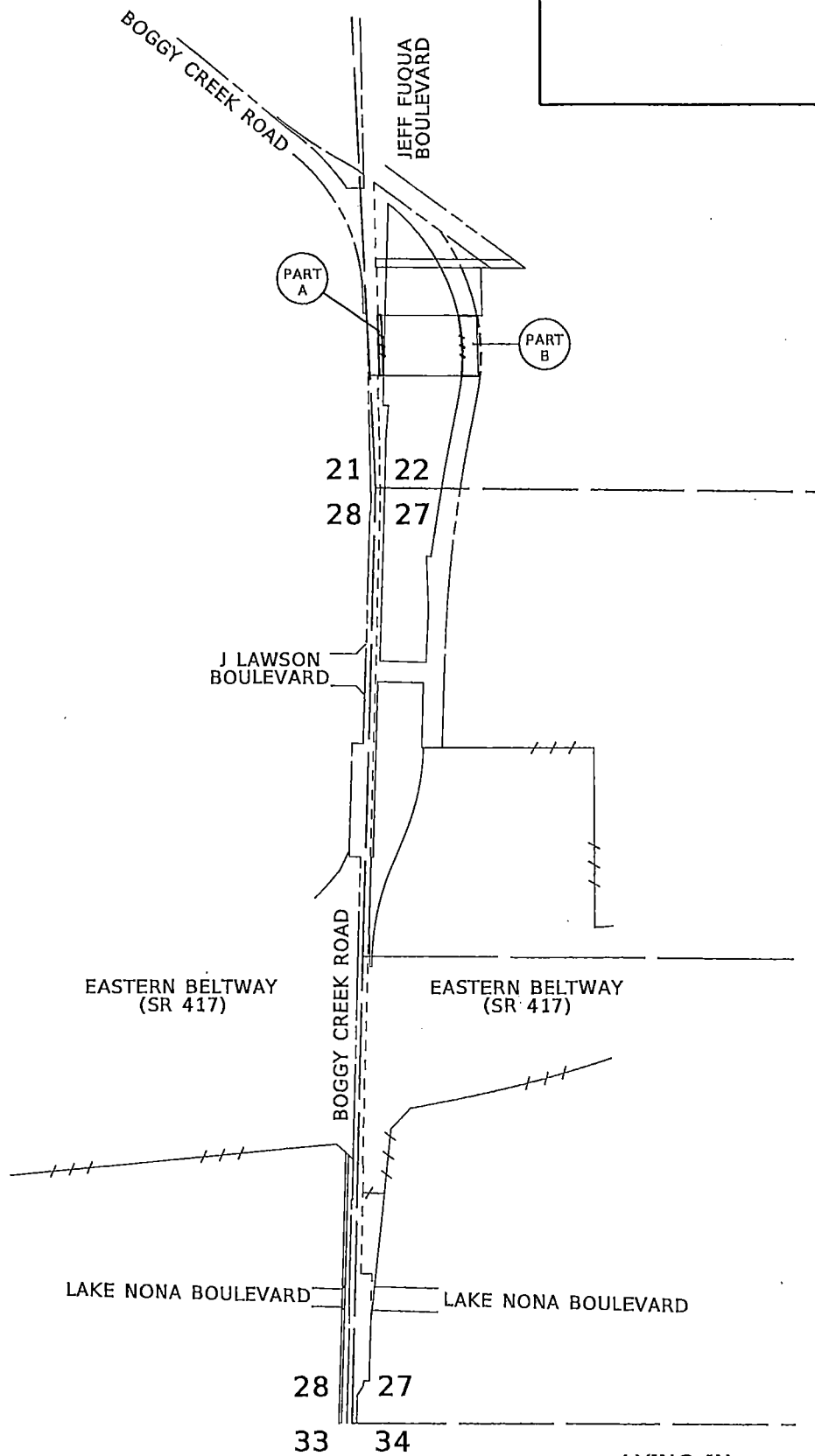
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

011710228

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION  
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN  
 TOWNSHIP 24 SOUTH, RANGE 30 EAST  
 SHEET 2 OF 4

FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: DECEMBER 11, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**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

PA 77817228



SKETCH OF DESCRIPTION

0 50 100 200



Scale: 1" = 100'

GINN - AIRPORT  
PB 55, PGS 44-49

CITY LIMITS

S89°32'19"E 18.72'(C)  
TBB= S03°55'03"E

S01°03'56"E  
10.63'(C) SEE DETAIL "C"

R/W TRANSFER AREA  
= 0.904 AC  
(CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
TO ORANGE COUNTY)

114.29'(C)  
S89°32'19"E

PART A

PART B

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	03°33'33" RT	356.41'(C)	5737.58'(C)
			CHORD BEARING 500°21'30"E

BOGGY CREEK ROAD  
SOUTH  
356.11'(C)  
N01°03'56"W

R/W TRANSFER AREA  
= 8,508 SF  
(CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
TO ORANGE COUNTY)

JEFF FUQUA  
BOULEVARD

C-2  
Δ = 18°00'36" LT  
L = 358.16'(C)  
R = 1139.42'(C)  
CH = 356.69'(C)  
CB = N03°07'21"W  
TBB = N05°52'57"E

Δ = 15°54'38" RT  
L = 346.95'(M)  
R = 1249.42'(M)  
CH = 345.84'(C)  
CB = S02°33'05"E  
TBB = S10°30'24"E

SECTION 22,  
TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

S89°32'19"E 546.51'(C)

SEE DETAIL "B"

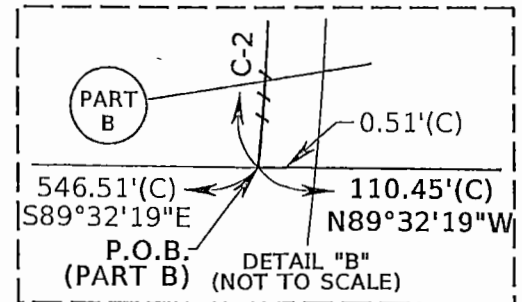
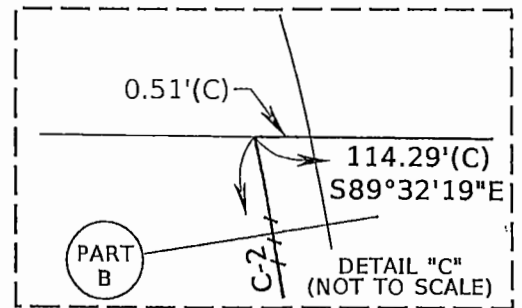
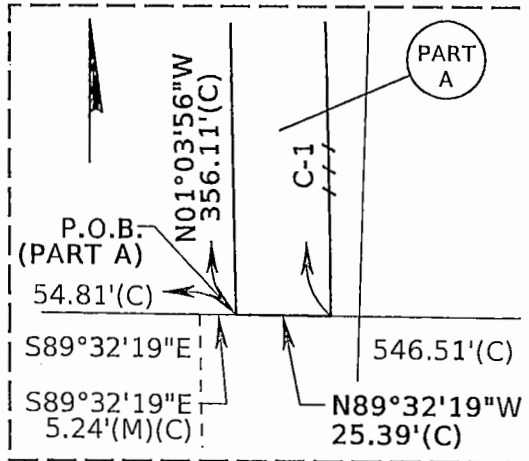
110.45'(C)  
N89°32'19"W  
CITY OF ORLANDO

ORLANDO-KISSIMMEE FARMS  
PB O, PGS 75-78

SEE DETAIL "A"

P.O.B.  
(PART B)

NOT  
PLATTED



P.O.C.  
(PART A & PART B)  
SW CORNER OF SECTION 22-24-30  
FND IB, IN WELL BOX  
(AS SHOWN ON CFX RWM  
FOR EASTERN BELTWAY,  
(SR 417) PROJECT 454)

DETAIL "A"  
(NOT TO SCALE)

SHEET 3 OF 4

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR VICINITY MAP  
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD  
CFX PROJECT NO. 454



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

11 11/12/2019

**SKETCH OF DESCRIPTION**

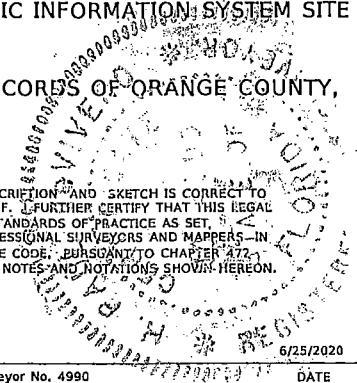
**LEGEND AND ABBREVIATIONS**

AC	= ACRES	NO.	= NUMBER
(C)	= CALCULATED	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
Δ	= DELTA	PG(S)	= PAGE OR PAGES
E'LY	= EASTERLY	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	PT	= POINT OF TANGENCY
ID	= IDENTIFICATION	R	= RADIUS
IB	= IRON BAR	RT	= RIGHT
L	= LENGTH	R/W	= RIGHT OF WAY
LA	= LIMITED ACCESS	(RWM) OR (M)	= RIGHT OF WAY MAP
LT	= LEFT	SEC	= SECTION
		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, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 02°46'10" 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.

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 deIviero, Professional Land Surveyor No. 4990

6/25/2020  
DATE

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR VICINITY MAP  
SEE SHEET 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
DATE: DECEMBER 11, 2019  
PROJECT NO.: D08-01  
DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD  
CFX PROJECT NO. 454**



**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  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-501 - PORTION

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

**LEGAL DESCRIPTION**

PART A (RIGHT OF WAY)

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE SOUTH 89°55'46" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 30.01 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF BOGGY CREEK ROAD AS SHOWN ON SAID MAP; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01° 41'36" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 168.59 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE, CONTINUE NORTH 01° 41'36" EAST ALONG A LINE 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 83.83 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 38.17 FEET TO THE INTERSECTION WITH AFORESAID RIGHT OF WAY LINE; THENCE THE FOLLOWING TWO COURSES ALONG SAID RIGHT OF WAY LINE; RUN SOUTH 06°38'10" WEST, A DISTANCE OF 32.29 FEET; THENCE SOUTH 35°40'52" WEST, A DISTANCE OF 63.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,096 SQUARE FEET, MORE OR LESS.

PART B (LIMITED ACCESS RIGHT OF WAY)

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE WEST 1/4 OF SECTION 27 AND THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01° 41'36" EAST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1370.04 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LIMITED ACCESS RIGHT OF WAY LINE OF EASTERN BELTWAY (SR 417) AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 87°18'24" EAST ALONG SAID PROLONGATION, A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PROLONGATION, RUN NORTH 01°41'36" EAST ALONG A LINE 35.00 EAST OF AND PARALLEL TO AFORESAID WEST LINE, A DISTANCE OF 157.86 FEET; THENCE NORTH 89°32'19" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 01°41'36" EAST ALONG A LINE 30.00 EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 3856.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 5801.86 FEET, A CHORD BEARING OF NORTH 00°18'13" EAST AND A CHORD DISTANCE OF 281.41 FEET; THENCE RUN NORTHERLY 281.44 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°46'46" TO A POINT OF TANGENCY; THENCE NORTH 01°05'10" WEST, A DISTANCE OF 524.03 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 30.63 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 5737.58 FEET, A CHORD BEARING OF SOUTH 00°40'03" WEST AND A CHORD DISTANCE OF 205.44 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 00° 21' 30" EAST, RUN SOUTHERLY 205.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°03' 06" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 5.26 FEET;

SEE SHEET 4 FOR VICINITY MAP  
SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION  
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 13

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**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

PH 7/10/20

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-501 - PORTION

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

LEGAL DESCRIPTION

THENCE SOUTH 85°18'26" EAST, A DISTANCE OF 32.13 FEET; THENCE SOUTH 04°41'34" WEST, A DISTANCE OF 274.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3500.00 FEET, A CHORD BEARING OF SOUTH 03°11'35" WEST AND A CHORD DISTANCE OF 183.21 FEET; THENCE RUN SOUTHERLY 183.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°59'58" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 463.63 FEET; THENCE SOUTH 02°05'46" EAST, A DISTANCE OF 196.69 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 286.58 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 58.31 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 24.83 FEET; THENCE SOUTH 73°18'26" EAST, A DISTANCE OF 16.56 FEET; THENCE SOUTH 88°18'26" EAST, A DISTANCE OF 129.00 FEET; THENCE NORTH 77°11'19" EAST, A DISTANCE OF 82.69 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 18.11 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 7681.94 FEET, A CHORD BEARING OF NORTH 01°47'10" EAST AND A CHORD DISTANCE OF 24.84 FEET; THENCE FROM A TANGENT BEARING OF NORTH 01°52'43" EAST, RUN NORTHERLY 24.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 11'07"; THENCE SOUTH 88°07'17" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7671.94 FEET, A CHORD BEARING OF NORTH 02°48'50" EAST AND A CHORD DISTANCE OF 250.43 FEET; THENCE FROM A TANGENT BEARING OF NORTH 01°52'43" EAST, RUN NORTHERLY 250.44 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°52'13"; THENCE NORTH 02°26'50" WEST, A DISTANCE OF 351.33 FEET; THENCE NORTH 87°33'10" EAST, A DISTANCE OF 38.17 FEET; THENCE NORTH 09°01'09" EAST, A DISTANCE OF 352.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7671.94 FEET, A CHORD BEARING OF NORTH 10°08'03" EAST AND A CHORD DISTANCE OF 298.53 FEET; THENCE RUN NORTHERLY 298.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°13'47" TO A POINT OF TANGENCY; THENCE NORTH 11°14'56" EAST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1139.42 FEET, A CHORD BEARING OF NORTH 08°33'57" EAST AND A CHORD DISTANCE OF 106.68 FEET; THENCE RUN NORTHERLY 106.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°21'59"; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 110.45 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1249.42 FEET, A CHORD BEARING OF SOUTH 08°19'35" WEST AND A CHORD DISTANCE OF 127.40 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 05°24'14" WEST, RUN SOUTHERLY 127.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 50'42" TO A POINT OF TANGENCY; THENCE SOUTH 11°14'56" WEST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7561.94 FEET, A CHORD BEARING OF SOUTH 06°28'16" WEST AND A CHORD DISTANCE OF 1259.69 FEET; THENCE RUN SOUTHERLY 1261.15 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°33'20" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 546.43 FEET TO THE INTERSECTION WITH THE NORTH LIMITED ACCESS RIGHT OF WAY LINE OF SAID EASTERN BELTWAY (SR 417); THENCE SOUTH 89°50'55" WEST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 36.84 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1500.39 FEET, A CHORD BEARING OF SOUTH 09°51'45" WEST AND A CHORD DISTANCE OF 421.85 FEET; THENCE DEPARTING SAID LIMITED ACCESS RIGHT OF WAY LINE, FROM A TANGENT BEARING OF SOUTH 01°46'52" WEST, RUN SOUTHERLY 423.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°09' 46"; THENCE SOUTH 14°08'10" WEST, A DISTANCE OF 32.87 FEET; THENCE SOUTH 67°20'22" WEST, A DISTANCE OF 34.85 FEET; THENCE SOUTH 20°59'58" WEST, A DISTANCE OF 190.71 FEET; THENCE SOUTH 21°11'57" WEST, A DISTANCE OF 185.42 FEET; THENCE SOUTH 15°17'19" WEST, A DISTANCE OF 163.36 FEET; THENCE SOUTH 01°56'47" WEST, A DISTANCE OF 73.72 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1366.39 FEET, A CHORD BEARING OF SOUTH 05°43'41" WEST AND A CHORD DISTANCE OF 192.28 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 09°45'46" WEST,

SEE SHEET 4 FOR VICINITY MAP  
SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION  
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 13

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**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

*RH 7/10/20*

CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-501 - PORTION

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

**LEGAL DESCRIPTION**

RUN SOUTHERLY 192.44 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°04'10" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 57.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 90.00 FEET, A CHORD BEARING OF SOUTH 21°43'31" EAST AND A CHORD DISTANCE OF 71.54 FEET; THENCE RUN SOUTHERLY 73.57 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°50' 14"; THENCE SOUTH 32°58'22" WEST, A DISTANCE OF 85.96 FEET; THENCE SOUTH 02°44'39" WEST, A DISTANCE OF 189.80 FEET; THENCE SOUTH 18°57'36" WEST, A DISTANCE OF 8.92 FEET; THENCE SOUTH 01°49'32" WEST, A DISTANCE OF 166.08 FEET; THENCE SOUTH 01°03'48" EAST, A DISTANCE OF 97.94 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 197.84 FEET; THENCE SOUTH 46°11'25" EAST, A DISTANCE OF 43.05 FEET; THENCE SOUTH 08°55'13" EAST, A DISTANCE OF 87.17 FEET; THENCE SOUTH 43°29'30" EAST A DISTANCE OF 52.58 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF AFORESAID EASTERN BELTWAY (SR 417); THENCE SOUTH 06°16'02" WEST, ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE AND EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 488.72 FEET; THENCE SOUTH 06°38'10" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 642.78 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 01°41'36" EAST, ALONG A LINE 100.00 FEET EAST OF AND PARALLEL TO THE AFORESAID WEST LINE OF SECTION 27, A DISTANCE OF 269.53 FEET; THENCE NORTH 89°32'37" WEST, A DISTANCE OF 65.02 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 479.10 FEET TO THE POINT OF BEGINNING.

LESS

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1/2" IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01°41'36" EAST ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 2702.17 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 88°18'24" EAST, A DISTANCE OF 43.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°41'36" EAST ALONG A LINE 43.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 33.70 FEET; THENCE NORTH 02°04'10" WEST, A DISTANCE OF 137.14 FEET; THENCE NORTH 01°41'36" EAST ALONG A LINE 34.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 472.13 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 11.00 FEET; THENCE NORTH 01°41'36" EAST ALONG A LINE 45.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE , A DISTANCE OF 1036.13 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 272.89 FEET; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 381.94 FEET; THENCE SOUTH 88°18'24" EAST, A DISTANCE OF 10.17 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1425.39 FEET, A CHORD BEARING OF SOUTH 12°15'33" WEST AND A CHORD DISTANCE OF 513.46 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 01°52'58" WEST, RUN SOUTHERLY 516.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°45'10" TO A POINT OF TANGENCY; THENCE SOUTH 22°38'08" WEST, A DISTANCE OF 237.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1439.39 FEET, A CHORD BEARING OF SOUTH 12°09'52" WEST AND A CHORD DISTANCE OF 523.19 FEET; THENCE RUN SOUTHWESTERLY 526.11 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°56'32"; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 56.17 FEET; THENCE NORTH 88°18'24" WEST, A DISTANCE OF 11.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.777 ACRES, MORE OR LESS.

PART B - 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.

SEE SHEET 4 FOR VICINITY MAP

SEE SHEET 13 FOR GENERAL NOTES

SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION

AND LEGEND

SHEET 3 OF 13

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 S INTERNATIONAL PKWY

SUITE 2401

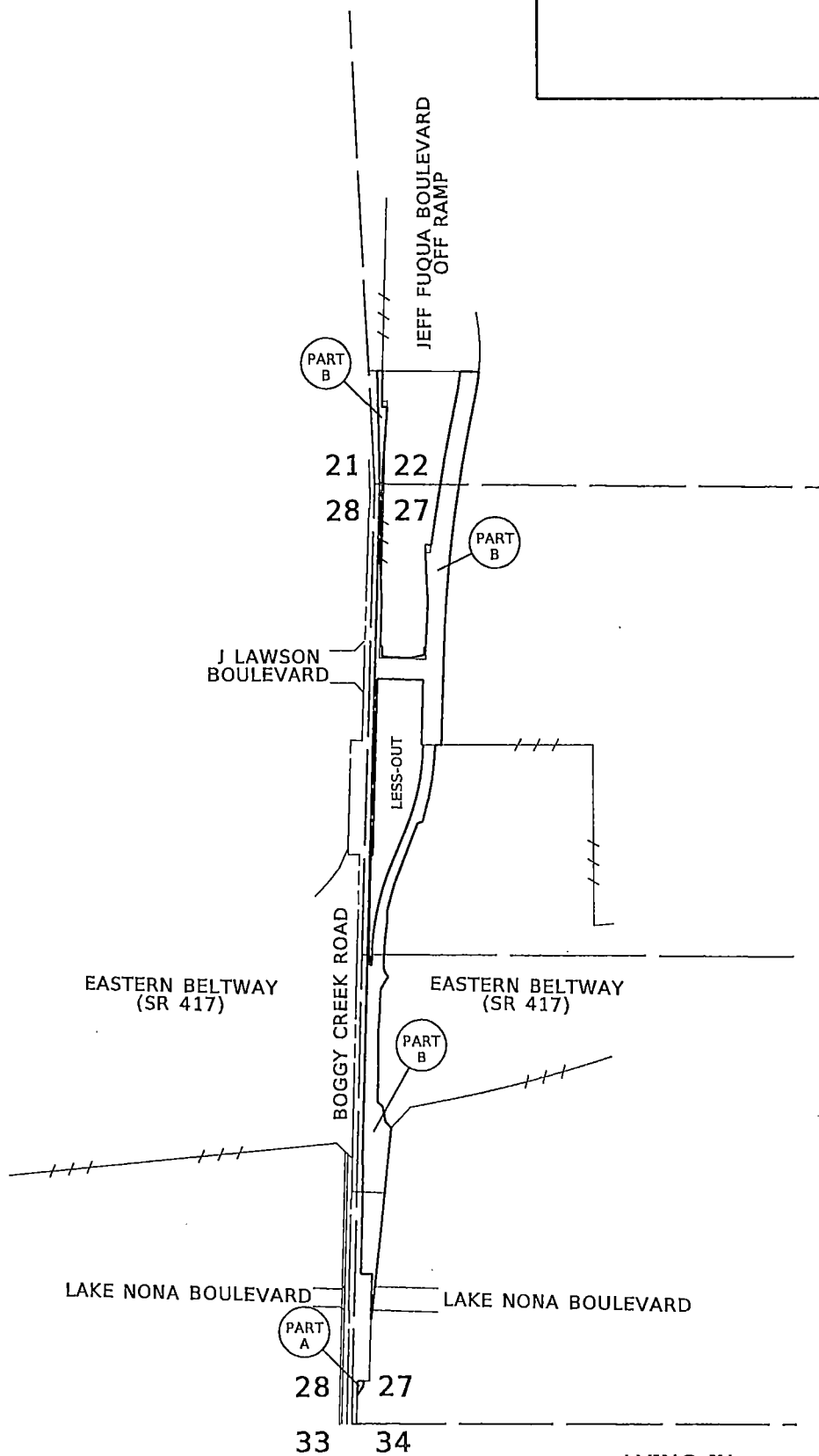
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

*Ed 7/10/20*

VICINITY MAP



NOT TO SCALE

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
 SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION  
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

LYING IN  
 TOWNSHIP 24 SOUTH, RANGE 30 EAST  
 SHEET 4 OF 13

FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: DECEMBER 11, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



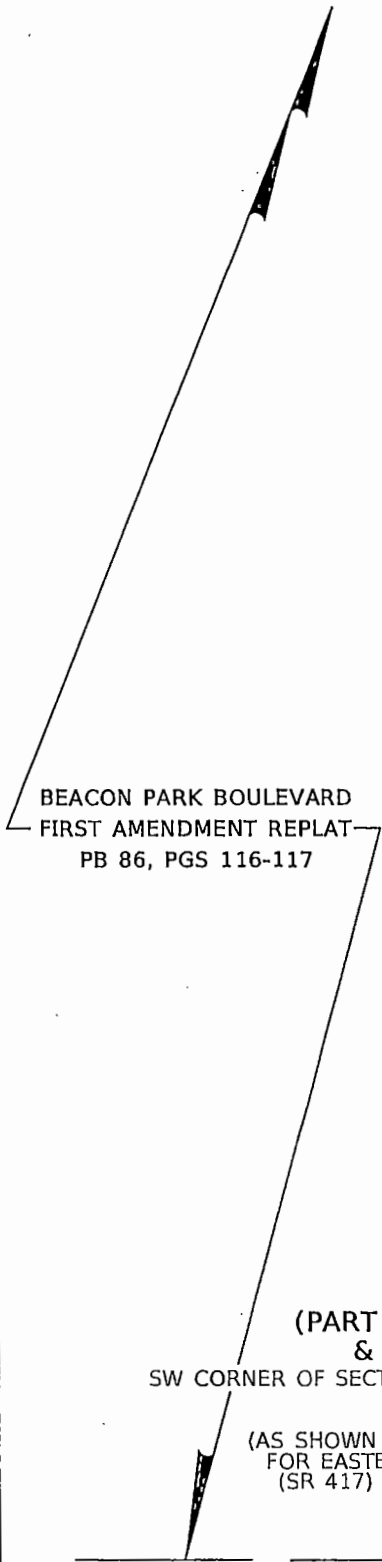
GEODATA CONSULTANTS, INC.

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 SUITE 2401  
 LAKE MARY, FLORIDA 32746

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**SKETCH OF DESCRIPTION**

SEE SHEET 6  
FOR CONTINUATION



BEACON PARK BOULEVARD  
FIRST AMENDMENT REPLAT  
PB 86, PGS 116-117

P.O.C.  
(PART A, PART B  
& LESS-OUT)  
SW CORNER OF SECTION 27-24-30  
FND 1/2" IB,  
IN WELL BOX  
(AS SHOWN ON CFX RWM  
FOR EASTERN BELTWAY,  
(SR 417) PROJECT 454)

BOGGY CREEK ROAD  
W LINE OF SEC 27-24-30

2702.17'(C)

1370.04'(C)

PART A

S89°32'19"E  
38.17'(RWM)(C)

N01°41'36"E  
83.83'(C)

S35°40'52"W  
63.29'(RWM)(C)

S06°38'10"W  
32.29'(RWM)(C)

CITY LIMITS

CITY OF  
ORLANDO  
NOT PLATTED

P.O.B. (PART A)

R/W TRANSFER AREA = 2,096 SF

SECTION 27, TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

N01°41'36"E

EXIST E R/W LINE  
N01°41'36"E

168.59'(C)

30.00'

28

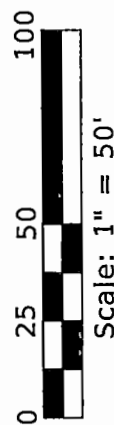
27

33

34

S89°55'46"E  
30.01'(C)

S LINE OF THE SW 1/4 SEC 27-24-30



Scale: 1" = 50'

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR VICINITY MAP  
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

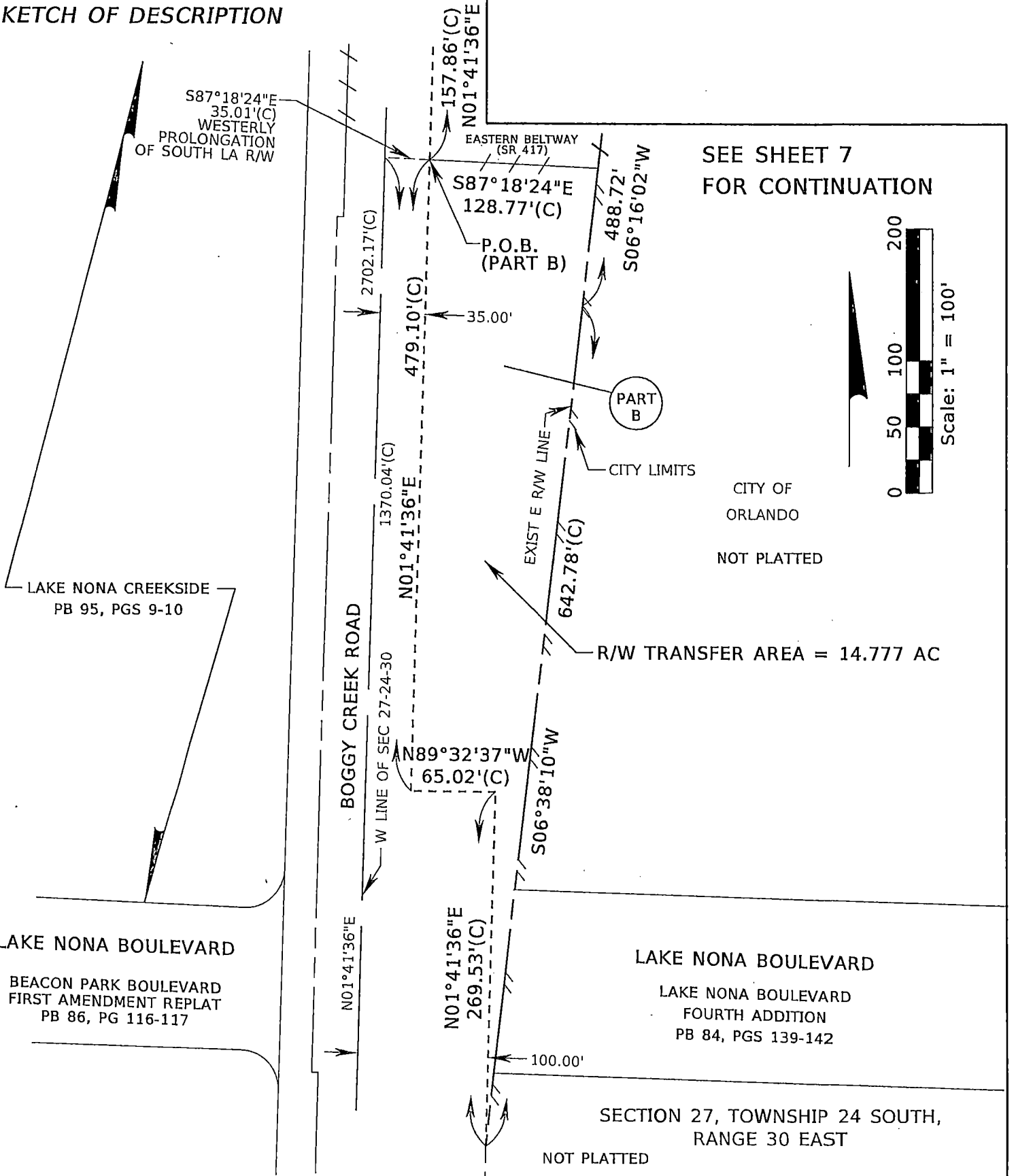
SHEET 5 OF 13

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
DATE: DECEMBER 11, 2019  
PROJECT NO.: D08-01  
DRAWN: RTS CHECKED: RJH

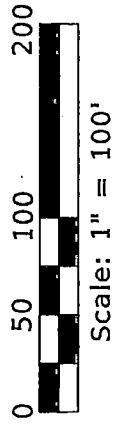
**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**

**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 7  
FOR CONTINUATION



CITY OF ORLANDO  
NOT PLATTED

R/W TRANSFER AREA = 14.777 AC


SEE SHEET 5  
FOR CONTINUATION

SHEET 6 OF 13

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR VICINITY MAP  
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
DATE: DECEMBER 11, 2019  
PROJECT NO.: D08-01  
DRAWN: RTS CHECKED: RJH

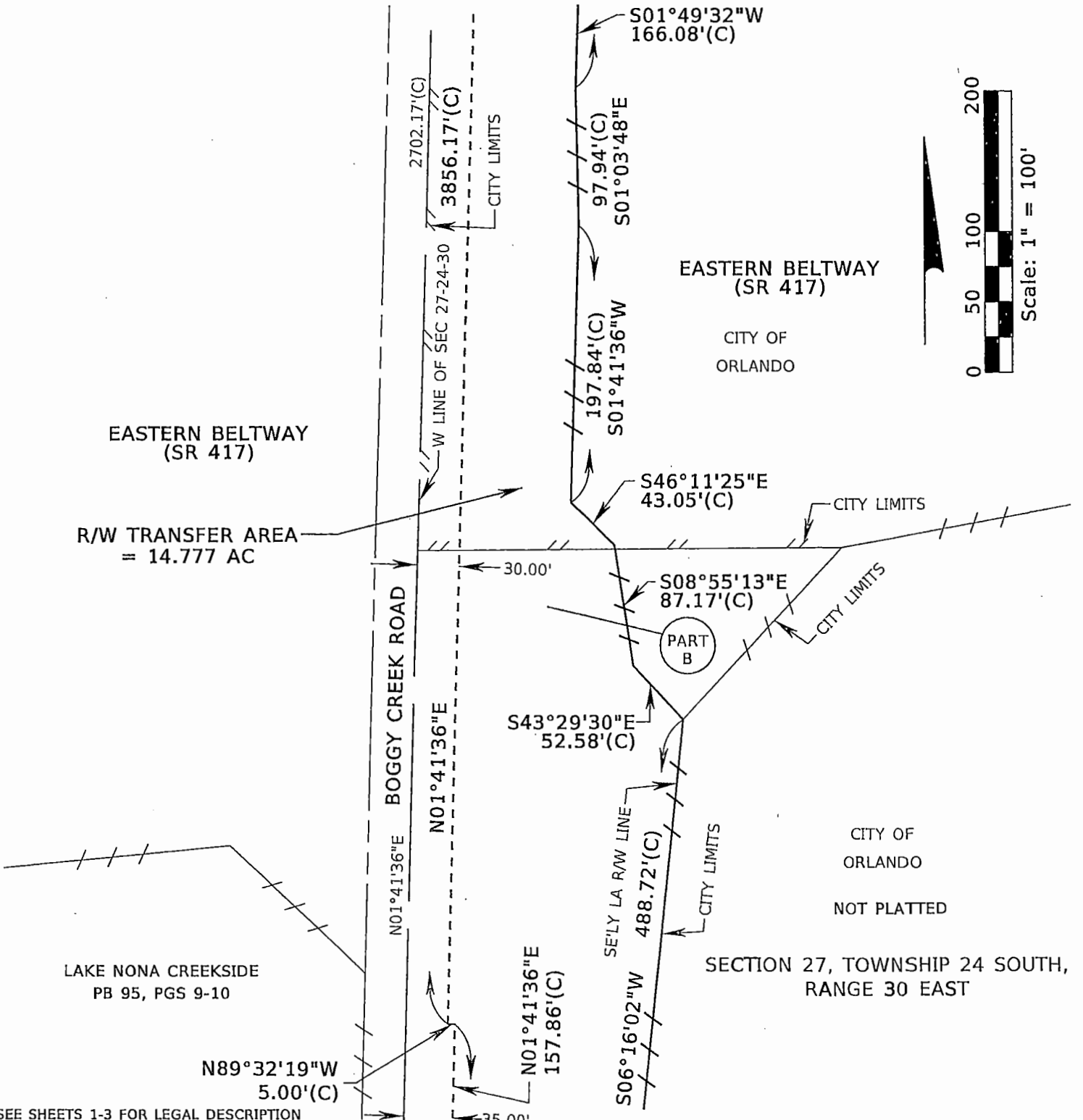
**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**

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SKETCH OF DESCRIPTION

SEE SHEET 8  
FOR CONTINUATION



SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR VICINITY MAP  
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SEE SHEET 6  
FOR CONTINUATION SHEET 7 OF 13

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
DATE: DECEMBER 11, 2019  
PROJECT NO.: D08-01  
DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



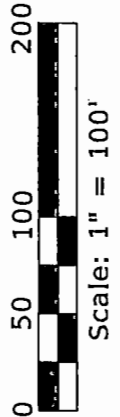
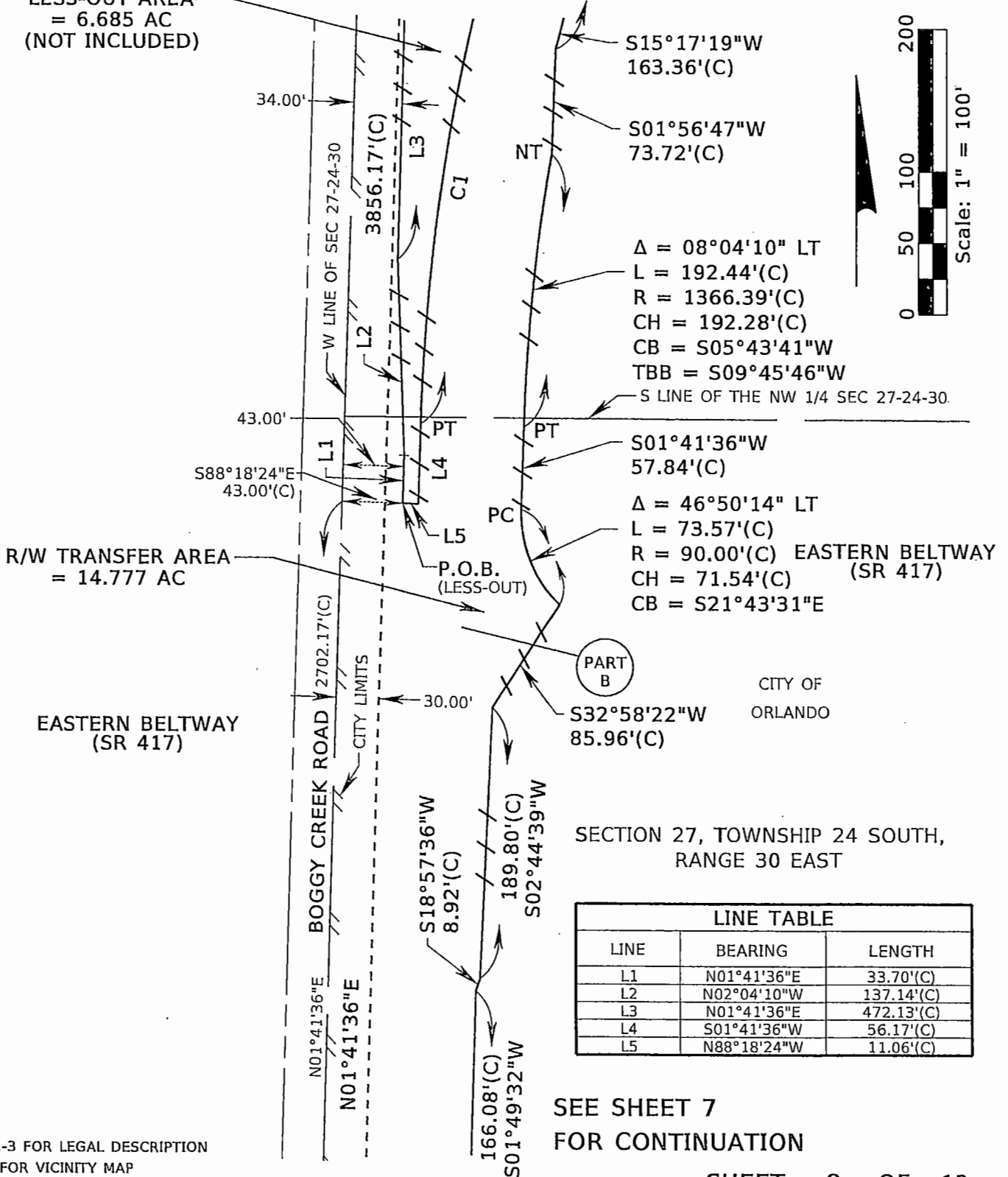
**GEODATA CONSULTANTS, INC.**  
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LAKE MARY, FLORIDA 32746  
VOICE: (407) 732-6965 FAX: 878-0841  
LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

SEE SHEET 9  
FOR CONTINUATION

LESS-OUT AREA  
= 6.685 AC  
(NOT INCLUDED)

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	20°56'32" LT	526.11'(C)	1439.39'(C)	523.19'(C)	S12°09'52"W



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°41'36"E	33.70'(C)
L2	N02°04'10"W	137.14'(C)
L3	N01°41'36"E	472.13'(C)
L4	S01°41'36"W	56.17'(C)
L5	N88°18'24"W	11.06'(C)

SEE SHEET 7  
FOR CONTINUATION

SHEET 8 OF 13

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR VICINITY MAP  
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD  
CFX PROJECT NO. 454



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

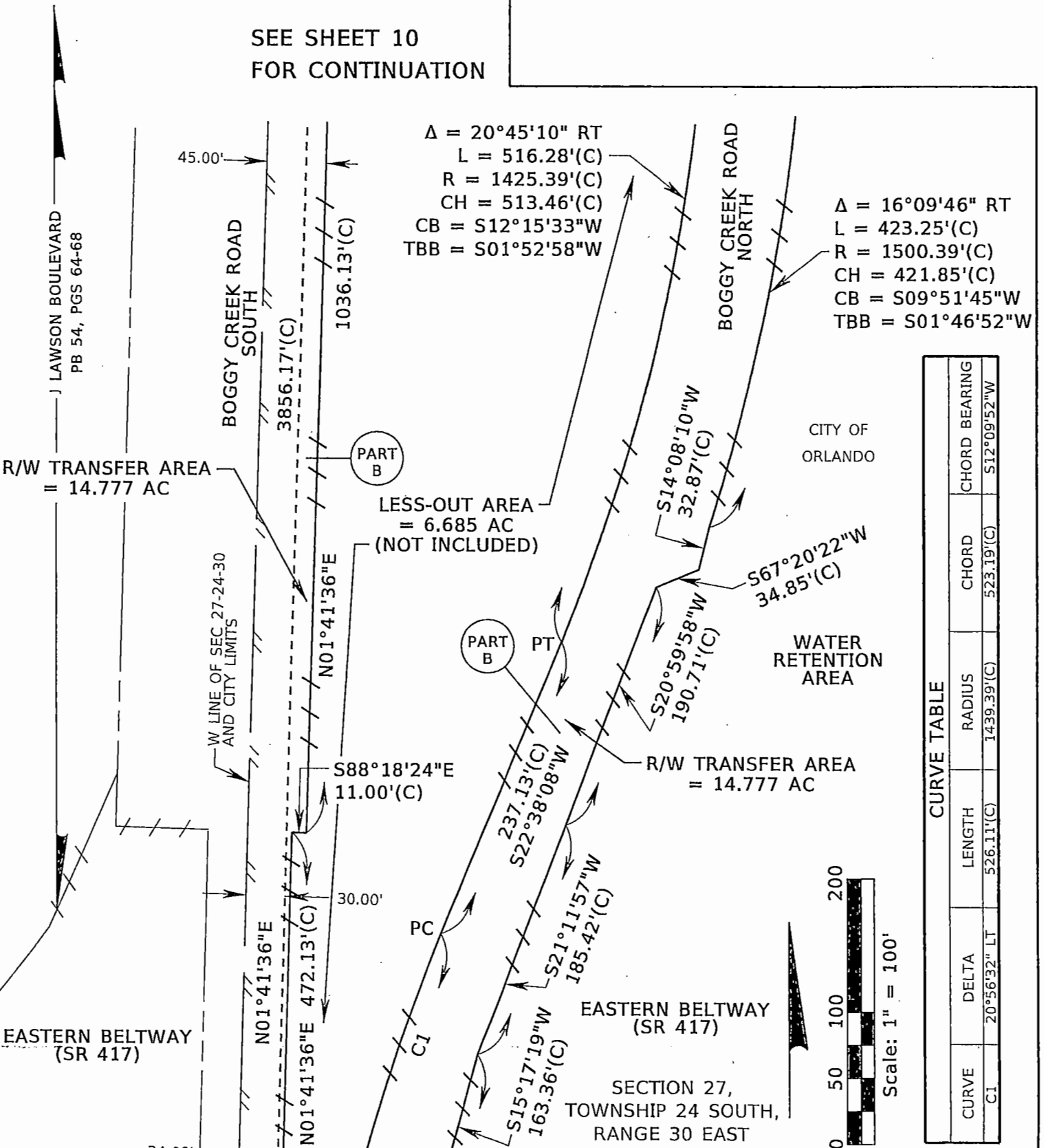
LAKE MARY, FLORIDA 32746

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LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

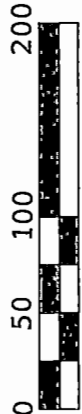
SEE SHEET 10  
FOR CONTINUATION



$\Delta = 20^{\circ}45'10''$  RT  
 $L = 516.28'(C)$   
 $R = 1425.39'(C)$   
 $CH = 513.46'(C)$   
 $CB = S12^{\circ}15'33''W$   
 $TBB = S01^{\circ}52'58''W$

$\Delta = 16^{\circ}09'46''$  RT  
 $L = 423.25'(C)$   
 $R = 1500.39'(C)$   
 $CH = 421.85'(C)$   
 $CB = S09^{\circ}51'45''W$   
 $TBB = S01^{\circ}46'52''W$

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING
C1	$20^{\circ}56'32''$ LT	526.11'(C)	1439.39'(C)	$S12^{\circ}09'52''W$
			523.19'(C)	




SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
 SEE SHEET 4 FOR VICINITY MAP  
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

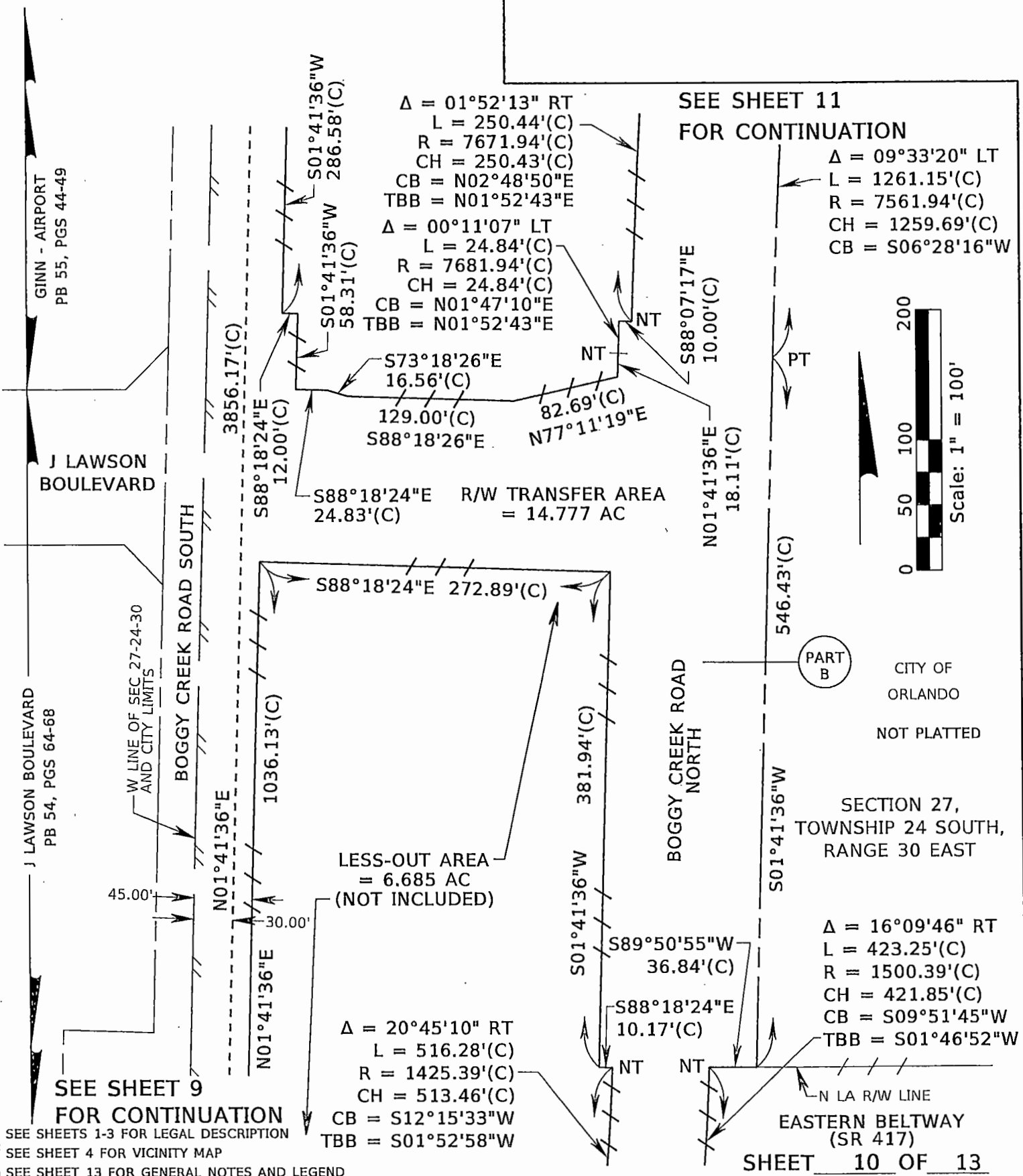
SEE SHEET 8  
 FOR CONTINUATION SHEET 9 OF 13

FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: DECEMBER 11, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**

 **GEODATA CONSULTANTS, INC.**  
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 VOICE: (407) 732-6965 FAX: 878-0841  
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

**SKETCH OF DESCRIPTION**



FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 DATE: DECEMBER 11, 2019  
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 DRAWN: RTS CHECKED: RJH

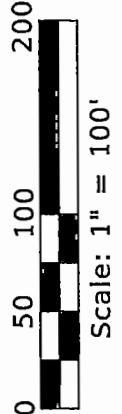
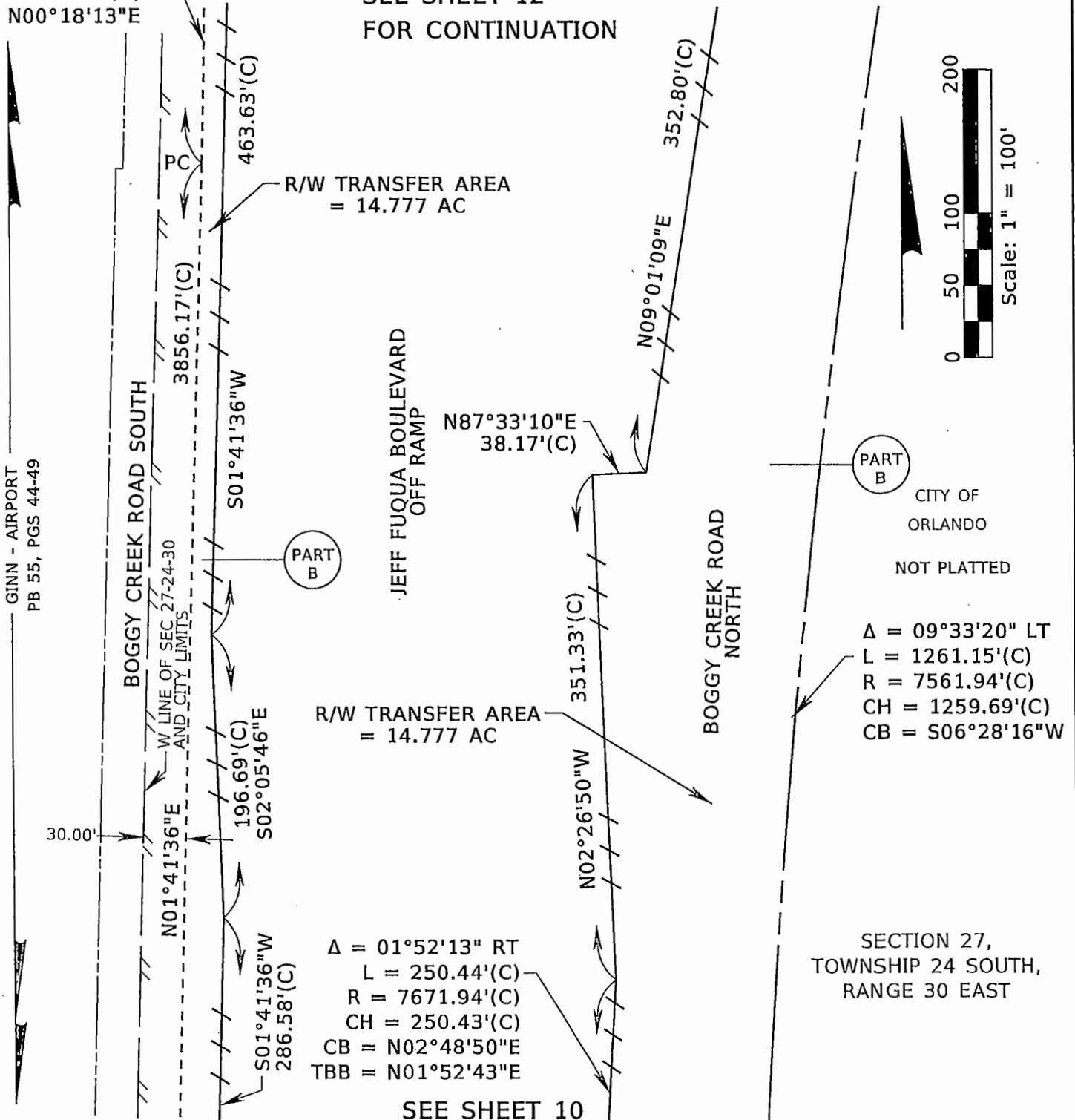
**BOGGY CREEK ROAD**  
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 LAND SURVEYOR BUSINESS LICENSE NO. 6556

**SKETCH OF DESCRIPTION**

Δ = 02°46'46" LT  
 L = 281.44'(C)  
 R = 5801.86'(C)  
 CH = 281.41'(C)  
 CB = N00°18'13"E

SEE SHEET 12  
 FOR CONTINUATION



PART B  
 CITY OF ORLANDO  
 NOT PLATTED

Δ = 09°33'20" LT  
 L = 1261.15'(C)  
 R = 7561.94'(C)  
 CH = 1259.69'(C)  
 CB = S06°28'16"W

SECTION 27,  
 TOWNSHIP 24 SOUTH,  
 RANGE 30 EAST

Δ = 01°52'13" RT  
 L = 250.44'(C)  
 R = 7671.94'(C)  
 CH = 250.43'(C)  
 CB = N02°48'50"E  
 TBB = N01°52'43"E

SEE SHEET 10  
 FOR CONTINUATION

SHEET 11 OF 13

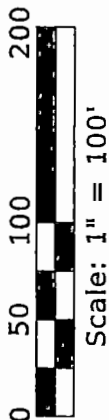
SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
 SEE SHEET 4 FOR VICINITY MAP  
 SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: DECEMBER 11, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD  
 CFX PROJECT NO. 454**

**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



S89°32'19"E  
5.24'(M)(C)

S89°32'19"E  
110.45'(C)

NT

S89°32'19"E  
30.63'(C)

Δ = 02°03'06" RT  
L = 205.45'(C)  
R = 5737.58'(C)  
CH = 205.44'(C)  
CB = S00°40'03"W  
TBB = S00°21'30"E

Δ = 05°21'59" LT  
L = 106.72'(C)  
R = 1139.42'(C)  
CH = 106.68'(C)  
CB = N08°33'57"E

SECTION 22,  
TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

R/W TRANSFER AREA  
= 14.777 AC

R/W TRANSFER AREA  
= 14.777 AC

Δ = 02°13'47" RT  
L = 298.54'(C)  
R = 7671.94'(C)  
CH = 298.53'(C)  
CB = N10°08'03"E

Δ = 02°59'58" LT  
L = 183.23'(C)  
R = 3500.00'(C)  
CH = 183.21'  
CB = S03°11'35"W

Δ = 09°33'20" LT  
L = 1261.15'(C)  
R = 7561.94'(C)  
CH = 1259.69'(C)  
CB = S06°28'16"W

Δ = 05°50'42" RT  
L = 127.46'(C)  
R = 1249.42'(C)  
CH = 127.40'(C)  
CB = S08°19'35"W  
TBB = S05°24'14"W

S11°14'56"W  
274.02'(C)

PC  
CITY OF  
ORLANDO  
NOT  
PLATTED

S LINE OF THE SW 1/4 SEC 22-24-30

SECTION 27,  
TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

S01°41'36"W  
463.63'(C)

SEE SHEET 11  
FOR CONTINUATION

N09°01'09"E  
352.80'(C)

GINN - AIRPORT  
PB 55, PGS 44-49

BOGGY CREEK ROAD SOUTH

W LINE OF THE SW 1/4 SEC 22-24-30  
AND CITY LIMITS

N01°05'10"W

524.03'(C)

PART B

PART B

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING
C2	02°46'46" LT	281.44'(C)	5801.86'(C)	281.41'(C) N00°18'13"E

SEE SHEETS 1-3 FOR LEGAL DESCRIPTION  
SEE SHEET 4 FOR VICINITY MAP  
SEE SHEET 13 FOR GENERAL NOTES AND LEGEND

SHEET 12 OF 13

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

BOGGY CREEK ROAD  
CFX PROJECT NO. 454



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**

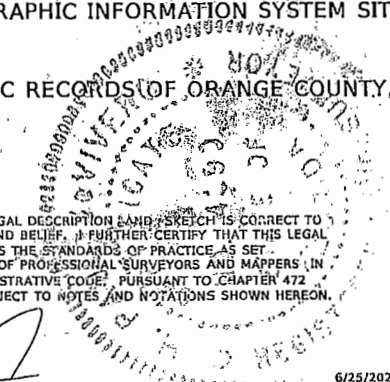
AC = ACRES  
 (C) = CALCULATED  
 CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 CB = CHORD BEARING  
 CH = CHORD LENGTH  
 Δ = DELTA  
 EXIST = EXISTING  
 FND = FOUND  
 ID = IDENTIFICATION  
 IB = IRON BAR  
 L = LENGTH  
 LA = LIMITED ACCESS  
 LT = LEFT

NO. = NUMBER  
 NT = NON TANGENT  
 ORB = OFFICIAL RECORDS BOOK  
 PB = PLAT BOOK  
 PC = POINT OF CURVATURE  
 PG(S) = PAGE OR PAGES  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 PT = POINT OF TANGENCY  
 R = RADIUS  
 RT = RIGHT  
 R/W = RIGHT OF WAY  
 RWM = RIGHT OF WAY MAP  
 SEC = SECTION  
 SE'LY = SOUTHEASTERLY  
 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, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE WEST LINE OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 01°41'36" 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.

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

6/25/2020  
DATE

SEE SHEETS 1 - 3 FOR LEGAL DESCRIPTION  
 SEE SHEET 4 FOR VICINITY MAP  
 SEE SHEETS 5-12 FOR SKETCH OF DESCRIPTION

REVISION	BY	DATE

SHEET 13 OF 13

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 DATE: DECEMBER 11, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD  
 CFX PROJECT NO. 454**



**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

6/25/2020

Project 417-454 Boggy Creek Road  
Parcels 45-400, 45-401, 45-402A, 45-402B, 45-501A and 45-501B  
County Project: Boggy Creek Road Right-of-Way Transfer (CFX)

**EXHIBIT "B"**  
**Easement Areas**



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-401 - PORTION

PURPOSE: DRAINAGE EASEMENT  
ESTATE: PERMANENT DRAINAGE EASEMENT

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A SET NAIL AND DISK "LB #3557" AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 01°41'36" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1184.77 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 88°13'06" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 88°13'06" EAST, A DISTANCE OF 75.00 FEET TO THE INTERSECTION WITH THE EAST LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD SOUTH; THENCE SOUTH 01°41'36" WEST ALONG SAID EAST LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID EAST LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 88°13'06" WEST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,875 SQUARE FEET, MORE OR LESS.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: NOVEMBER 25, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 S INTERNATIONAL PKWY

SUITE 2401

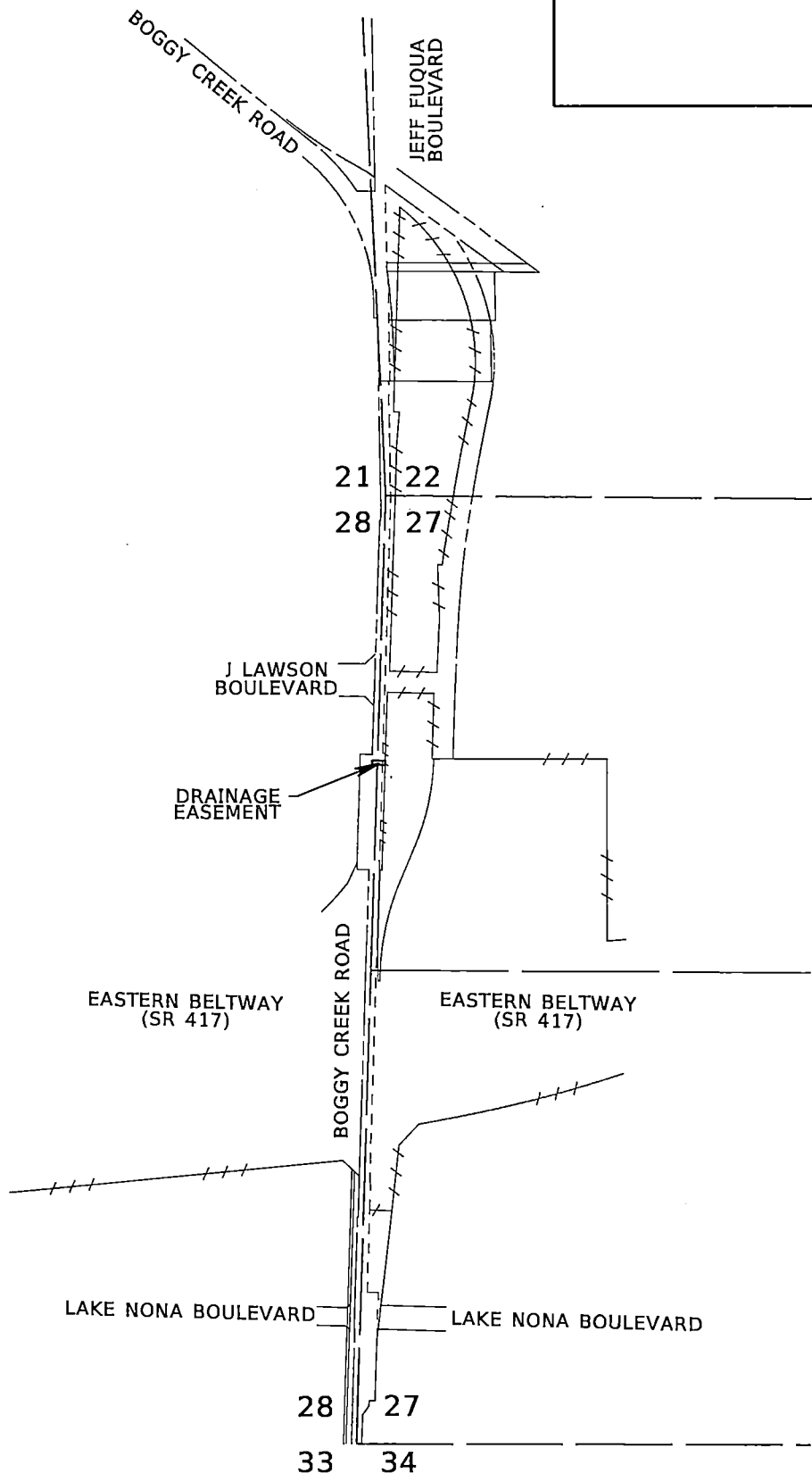
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

01 11/25/19

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION  
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN  
 TOWNSHIP 24 SOUTH, RANGE 30 EAST  
 SHEET 2 OF 4

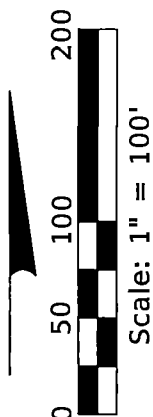
FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: NOVEMBER 25, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



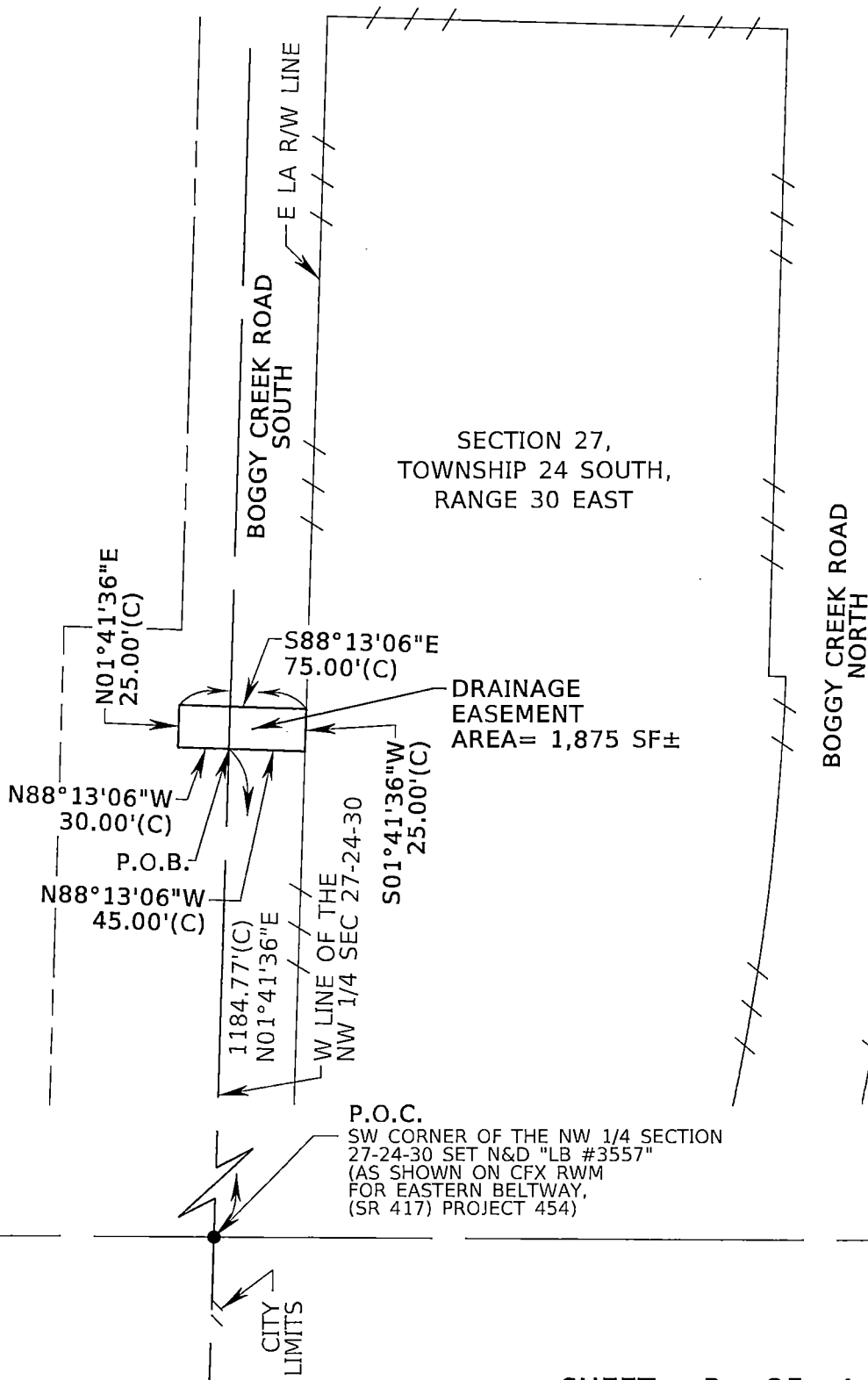
**GEODATA CONSULTANTS, INC.**  
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 LAKE MARY, FLORIDA 32746  
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SKETCH OF DESCRIPTION



SECTION 28,  
TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

SECTION 27,  
TOWNSHIP 24 SOUTH,  
RANGE 30 EAST



SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR VICINITY MAP  
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
DATE: NOVEMBER 25, 2019  
PROJECT NO.: D08-01  
DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



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LAND SURVEYOR BUSINESS LICENSE NO. 6556

# SKETCH OF DESCRIPTION

## LEGEND AND ABBREVIATIONS

AC	= ACRES	NO.	= NUMBER
(C)	= CALCULATED	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
Δ	= DELTA	PG(S)	= PAGE OR PAGES
EXIST	= EXISTING	P.O.B.	= POINT OF BEGINNING
FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
ID	= IDENTIFICATION	PT	= POINT OF TANGENCY
IB	= IRON BAR	R	= RADIUS
L	= LENGTH	RT	= RIGHT
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
N&D	= NAIL AND DISK	(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		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, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 01°41'36" 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.

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.

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 FOR VICINITY MAP  
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION


H. Paul deVivero, Professional Land Surveyor No. 4990 DATE 6/25/2020

REVISION	BY	DATE	

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 DATE: NOVEMBER 25, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD  
 CFX PROJECT NO. 454**

 **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  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-402 - PORTION

PURPOSE: DRAINAGE EASEMENT  
ESTATE: PERMANENT DRAINAGE EASEMENT

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE NORTH 02°46'10" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.69 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'19" EAST, A DISTANCE OF 590.20 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1182.92 FEET, A CHORD BEARING OF NORTH 05°39'05" EAST, A CHORD DISTANCE OF 1.29 FEET AND SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM A TANGENT BEARING OF NORTH 05°40'57" EAST, RUN NORTHERLY 1.29 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°03'45"; THENCE NORTH 88°17'31" WEST, A DISTANCE OF 43.61 FEET TO THE INTERSECTION WITH THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD NORTH AND A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1139.42 FEET, A CHORD BEARING OF NORTH 05°08'24" EAST, A CHORD DISTANCE OF 25.04 FEET; THENCE FROM A TANGENT BEARING OF NORTH 05°46'11" EAST, RUN NORTHERLY 25.05 FEET ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°15'34"; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN SOUTH 88°17'31" EAST, A DISTANCE OF 68.58 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1207.92 FEET, A CHORD BEARING OF SOUTH 04°57'46" WEST, A CHORD DISTANCE OF 25.78 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 04°21'05" WEST, RUN SOUTHERLY 25.78 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°13'23"; THENCE NORTH 89°32'19" WEST, A DISTANCE OF 25.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,741 SQUARE FEET, MORE OR LESS.

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

SHEET 1 OF 4

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY  
DATE: NOVEMBER 25, 2019  
PROJECT NO.: D08-01  
DRAWN: RTS CHECKED: RJH

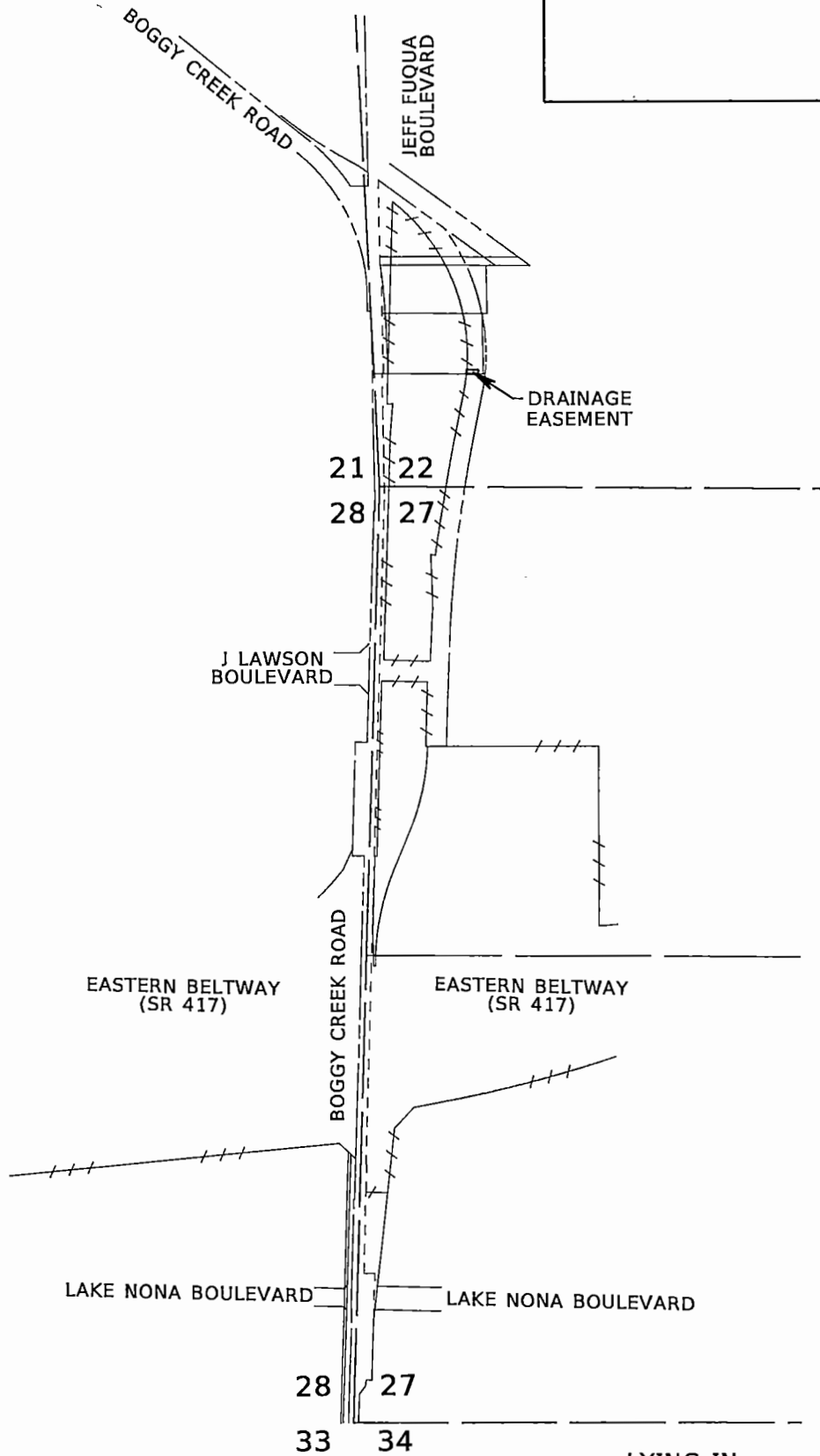
**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



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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

04 11/2019

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION  
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

LYING IN  
 TOWNSHIP 24 SOUTH, RANGE 30 EAST  
 SHEET 2 OF 4

FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: NOVEMBER 25, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

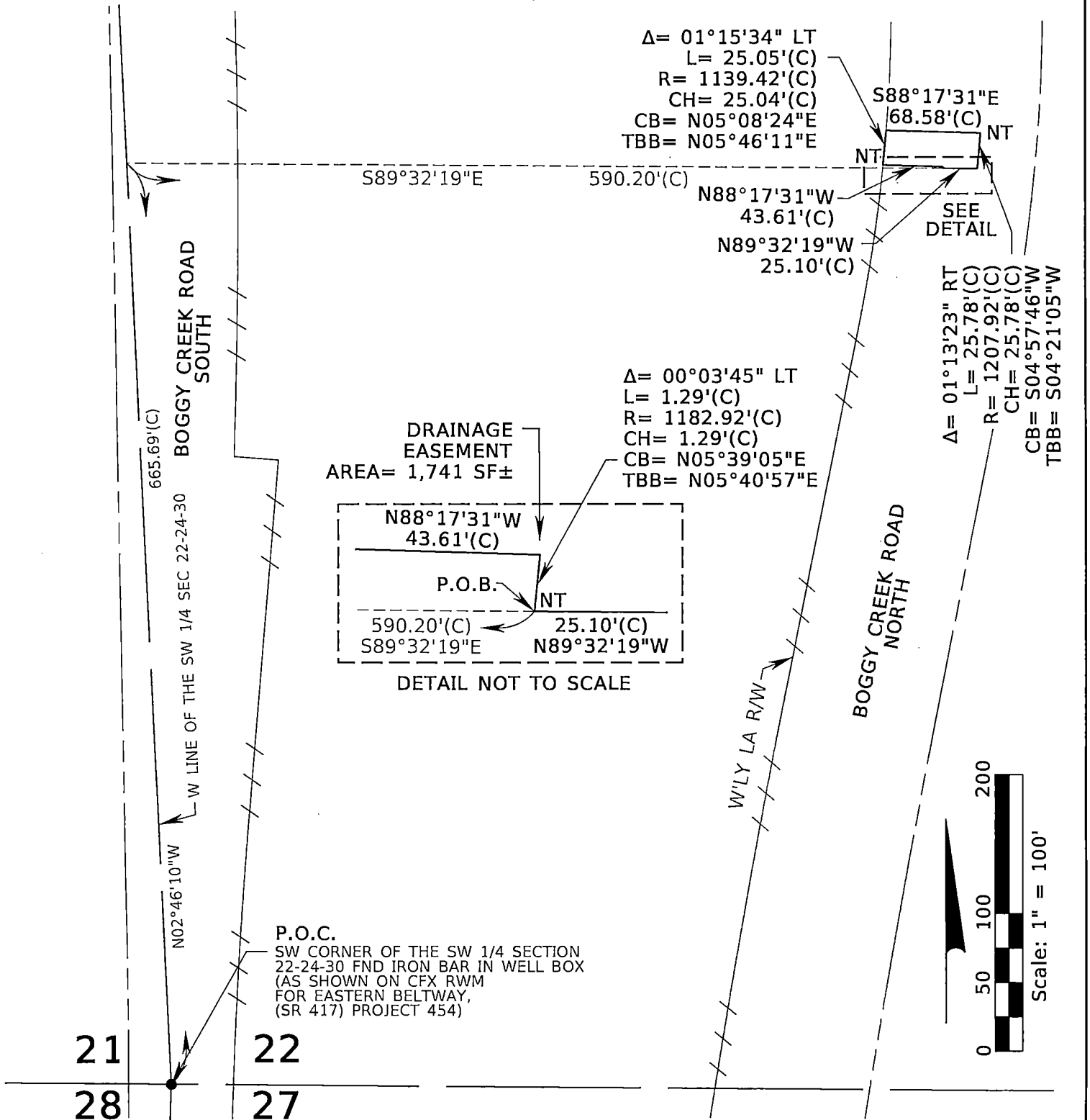
SUITE 2401

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 2 FOR VICINITY MAP  
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 DATE: NOVEMBER 25, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**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

04 718/022

# SKETCH OF DESCRIPTION

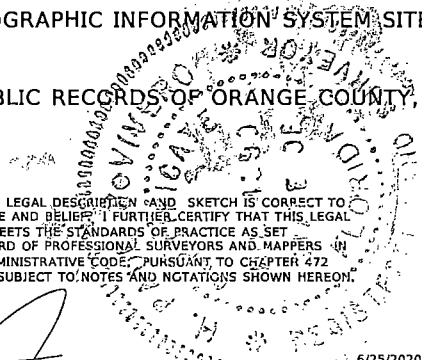
## LEGEND AND ABBREVIATIONS

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ID	= IDENTIFICATION	PT	= POINT OF TANGENCY
IB	= IRON BAR	R	= RADIUS
L	= LENGTH	RT	= RIGHT
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
LT	= LEFT	(RWM) OR (M)	= RIGHT OF WAY MAP
N&D	= NAIL AND DISK	SEC	= SECTION
		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, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF NORTH 02°46'10" 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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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.



SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 FOR VICINITY MAP  
 SEE SHEET 3 FOR SKETCH OF DESCRIPTION

H. Paul deVivero, Professional Land Surveyor No. 4990

6/25/2020  
 DATE

REVISION	BY	DATE

SHEET 4 OF 4

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
 DATE: NOVEMBER 25, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**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

01 718222



CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
BOGGY CREEK ROAD  
PROJECT NO. 454 BOGGY CREEK ROAD  
PARCEL 45-501 - PORTION

PURPOSE: DRAINAGE EASEMENT  
ESTATE: PERMANENT DRAINAGE EASEMENT

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 22 AND THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND IRON BAR IN WELLBOX AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR EASTERN BELTWAY (SR 417), PROJECT 454; THENCE SOUTH 89°33'29" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 437.20 FEET TO THE POINT OF BEGINNING AND TO A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 7628.44 FEET, A CHORD BEARING OF NORTH 10°10'34" EAST AND A CHORD DISTANCE OF 285.64 FEET; THENCE DEPARTING SAID SOUTH LINE, FROM A TANGENT BEARING OF NORTH 09°06'12" EAST, RUN NORTHEASTERLY 285.66 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°08'44" TO A POINT OF TANGENCY; THENCE NORTH 11°14'56" EAST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1182.92 FEET, A CHORD BEARING OF NORTH 08°27'57" EAST AND A CHORD DISTANCE OF 114.88 FEET; THENCE RUN NORTHERLY 114.92 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°33'59"; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 25.10 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1207.92 FEET, A CHORD BEARING OF SOUTH 08°24'42" WEST AND A CHORD DISTANCE OF 119.59 FEET; THENCE RUN SOUTHERLY 119.63 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°40'29" TO A POINT OF TANGENCY; THENCE SOUTH 11°14'56" WEST, A DISTANCE OF 274.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7603.44 FEET, A CHORD BEARING OF SOUTH 06°28'16" WEST AND A CHORD DISTANCE OF 1266.60 FEET; THENCE RUN SOUTHERLY 1268.07 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°33'20" TO A POINT OF TANGENCY; THENCE SOUTH 01°41'36" WEST, A DISTANCE OF 553.99 FEET; THENCE SOUTH 88°18'26" EAST, A DISTANCE OF 4.65 FEET TO THE INTERSECTION WITH THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD NORTH AND A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1500.39 FEET, A CHORD BEARING OF SOUTH 02°52'21" WEST AND A CHORD DISTANCE OF 44.40 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 02°01'29" WEST, RUN SOUTHERLY 44.41 FEET ALONG SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'45"; THENCE DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 89°23'54" WEST, A DISTANCE OF 75.12 FEET TO THE INTERSECTION WITH THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF BOGGY CREEK ROAD NORTH AND A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1425.39 FEET, A CHORD BEARING OF NORTH 03°22'54" EAST AND A CHORD DISTANCE OF 25.03 FEET; THENCE FROM A TANGENT BEARING OF NORTH 03°53'05" EAST, RUN NORTHERLY 25.03 FEET ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'22"; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN SOUTH 89°23'54" EAST, A DISTANCE OF 45.64 FEET; THENCE NORTH 01°41'36" EAST, A DISTANCE OF 573.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 7628.44 FEET, A CHORD BEARING OF NORTH 05°23'54" EAST AND A CHORD DISTANCE OF 985.90 FEET; THENCE RUN NORTHERLY 986.58 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°24'36" TO THE POINT OF BEGINNING.

CONTAINING 1.328 ACRES, MORE OR LESS.

SEE SHEET 2 FOR VICINITY MAP  
SEE SHEETS 3-5 FOR SKETCH OF DESCRIPTION  
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 6

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 S INTERNATIONAL PKWY

SUITE 2401

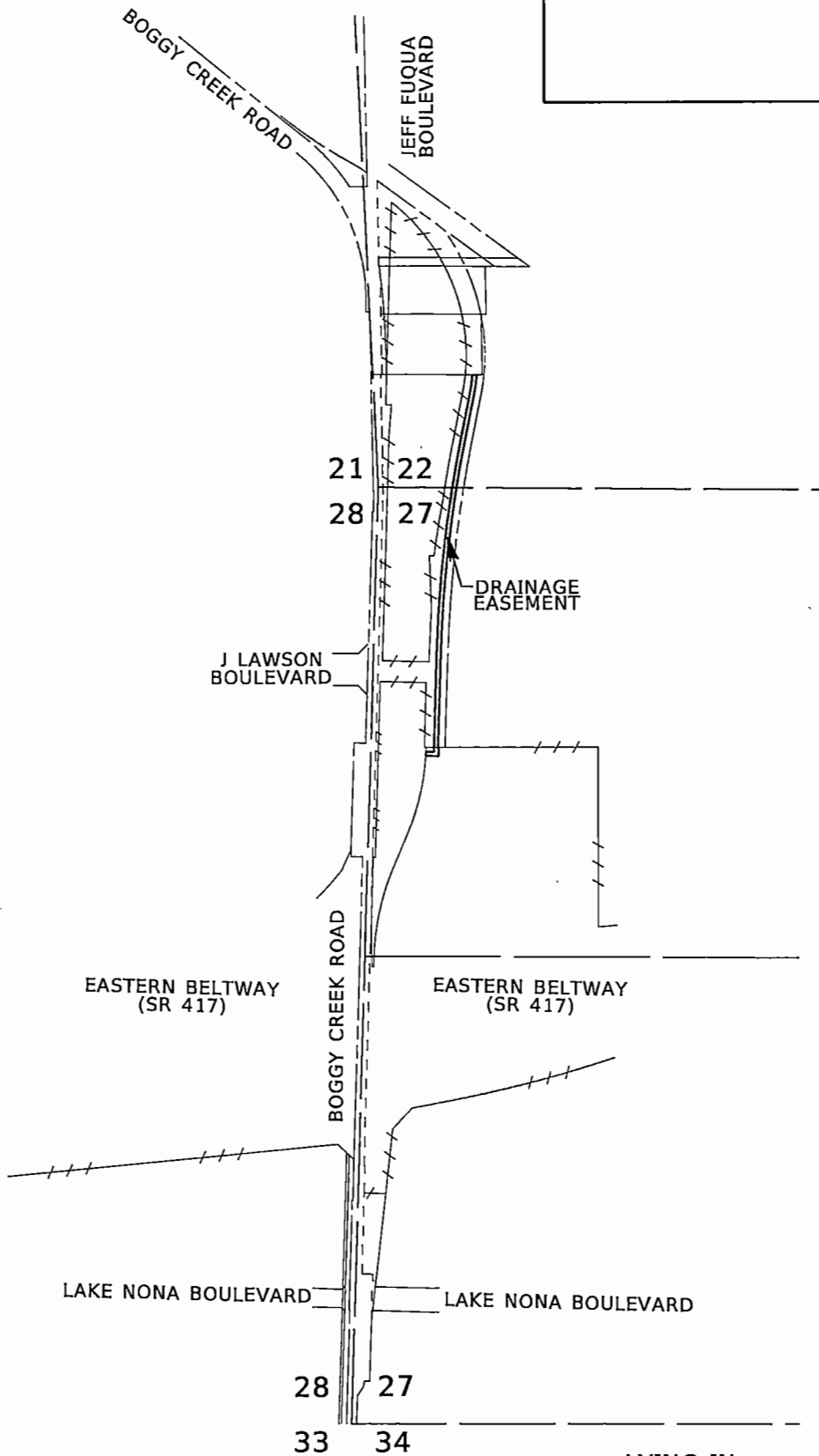
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

047141220

VICINITY MAP



NOT TO SCALE

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEETS 3-5 FOR SKETCH OF DESCRIPTION  
 SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

LYING IN  
 TOWNSHIP 24 SOUTH, RANGE 30 EAST  
 SHEET 2 OF 6

FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY  
 DATE: DECEMBER 11, 2019  
 PROJECT NO.: D08-01  
 DRAWN: RTS CHECKED: RJH

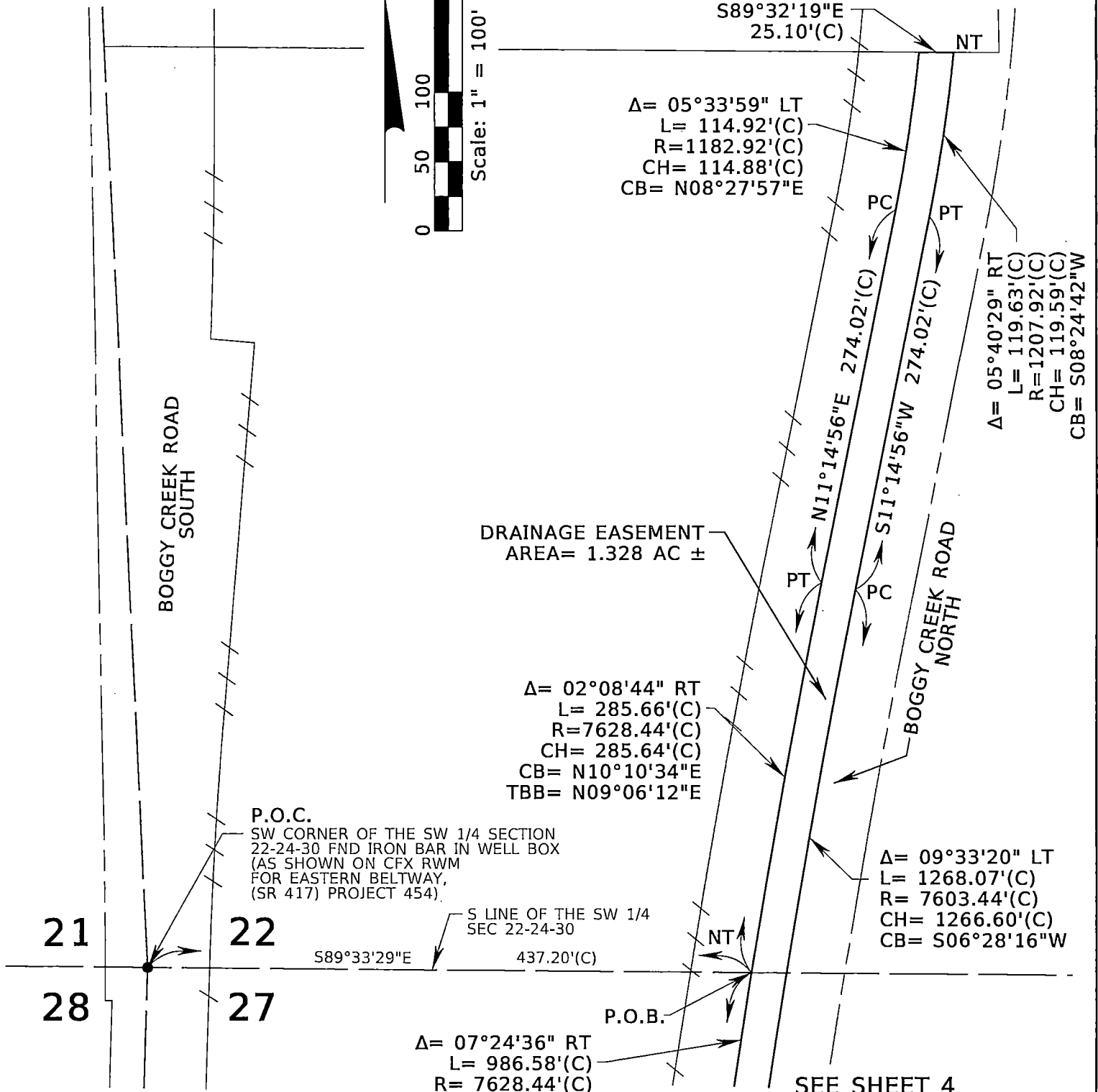
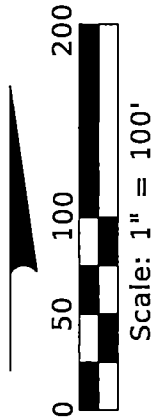
**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



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 LAND SURVEYOR BUSINESS LICENSE NO. 6556

*0.1 7/14/2020*

SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 FOR VICINITY MAP  
 SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

SEE SHEET 4  
**SHEET 3 OF 6**


FOR: CENTRAL FLORIDA  
 EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

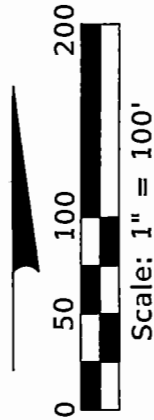
DRAWN: RTS CHECKED: RJH

**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**

 **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

11172020

SKETCH OF DESCRIPTION



SECTION 28,  
TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

W LINE OF THE NW 1/4 SEC 27-24-30

BOGGY CREEK ROAD  
SOUTH

SECTION 27,  
TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

DRAINAGE EASEMENT  
AREA= 1.328 AC ±

SEE SHEET 3

$\Delta = 07^{\circ}24'36''$  RT  
L= 986.58'(C)  
R= 7628.44'(C)  
CH= 985.90'(C)  
CB= N05°23'54"E

$\Delta = 09^{\circ}33'20''$  LT  
L= 1268.07'(C)  
R= 7603.44'(C)  
CH= 1266.60'(C)  
CB= S06°28'16"W

BOGGY CREEK ROAD  
NORTH

SEE SHEET 5

N01°41'36"E  
573.93'(C)

PC

PT

S01°41'36"W  
553.99'(C)

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR VICINITY MAP  
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

SHEET 4 OF 6

FOR: CENTRAL FLORIDA  
EXPRESSWAY AUTHORITY

DATE: DECEMBER 11, 2019

PROJECT NO.: D08-01

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**BOGGY CREEK ROAD**  
**CFX PROJECT NO. 454**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

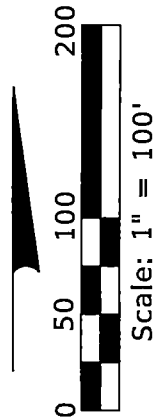
LAKE MARY, FLORIDA 32746

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

LAND SURVEYOR BUSINESS LICENSE NO. 6556

2/11/2020

SKETCH OF DESCRIPTION



SECTION 28,  
TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

W LINE OF THE NW 1/4 SEC 27-24-30

BOGGY CREEK ROAD  
SOUTH

SECTION 27,  
TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

DRAINAGE EASEMENT  
AREA= 1.328 AC ±

BOGGY CREEK ROAD  
NORTH

S89°23'54"E  
45.64'(C)  
Δ= 01°00'22" LT  
L= 25.03'(C)  
R=1425.39'(C)  
CH= 25.03'(C)  
CB= N03°22'54"E  
TBB= N03°53'05"E

Δ= 07°24'36" RT  
L= 986.58'(C)  
R= 7628.44'(C)  
CH= 985.90'(C)  
CB= N05°23'54"E

573.93'(C)

553.99'(C)

SEE SHEET 4

Δ= 09°33'20" LT  
L= 1268.07'(C)  
R= 7603.44'(C)  
CH= 1266.60'(C)  
CB= S06°28'16"W

S01°41'36"W

S88°18'26"E  
4.65'(C)

Δ= 01°41'45" RT  
L= 44.41'(C)  
R= 1500.39'(C)  
CH= 44.40'(C)  
CB= S02°52'21"W  
TBB= S02°01'29"W

N89°23'54"W  
75.12'(C)

W'LY LA R/W

E'LY LA R/W

SHEET 5 OF 6

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR VICINITY MAP  
SEE SHEET 6 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA  
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1/14/2020

**SKETCH OF DESCRIPTION**

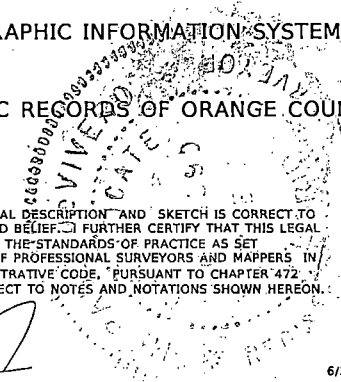
**LEGEND AND ABBREVIATIONS**

AC	= ACRES	NO.	= NUMBER
(C)	= CALCULATED	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	ORB	= OFFICIAL RECORDS BOOK
CB	= CHORD BEARING	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
Δ	= DELTA	PG(S)	= PAGE OR PAGES
E'LY	= EASTERLY	P.O.B.	= POINT OF BEGINNING
EXIST	= EXISTING	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	PT	= POINT OF TANGENCY
ID	= IDENTIFICATION	R	= RADIUS
IB	= IRON BAR	RT	= RIGHT
L	= LENGTH	R/W	= RIGHT OF WAY
LA	= LIMITED ACCESS	(RWM) OR (M)	= RIGHT OF WAY MAP
LT	= LEFT	SEC	= SECTION
N&D	= NAIL AND DISK	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, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT (NAD83), EAST ZONE, WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF SOUTH 89°33'29" 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.

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 deIvero, Professional Land Surveyor No. 4990

6/25/2020  
DATE

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR VICINITY MAP  
SEE SHEETS 3-5 FOR SKETCH OF DESCRIPTION

SHEET 6 OF 6

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
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1st 7/14/2020