Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

June 9, 2022 DATE:

TO: Mayor Jerry L. Demings

-AND-

County Commissioners

Mindy T. Cummings, Manager THROUGH:

WIC WINCE Real Estate Management Division

Luciana Mino, Assistant Manager FROM:

Real Estate Management Division

CONTACT Mindy T. Cummings, Manager PERSON:

DIVISION: Real Estate Management Division

Phone: (407) 836-7090

ACTION Approval and execution of Resolution, Purchase Agreement, County **REQUESTED:**

Deeds, and Quit-Claim Easements transferring certain Orange County real property interests to the State of Florida Department of Transportation and authorization for the Real Estate Management

Division to perform all actions necessary and incidental to closing.

PROJECT: FDOT – S.R. 400 (Interstate 4) at Turkey Lake Road (Central Florida

Parkway to Sand Lake Road)

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of road

> widening improvements required by State of Florida Department of Transportation ("FDOT"), as part of the Beyond the Ultimate Project.

Interoffice Memorandum Real Estate Management Division Agenda Item 8 June 9, 2022 Page 2 of 2

ITEMS: Resolution

Purchase Agreement (Parcel 106)

County Deed (Instrument 106.1)

Revenue: \$3,400,540 Size: 3.608 Acres

County Deed (Instrument 100.1)

Revenue: Donation Size: 7.311 Acres

Quit-Claim Easement (Instrument 804.1)

Revenue: Donation Size: 0.395 Acres

Quit-Claim Easement (Instrument 806.1/807.1)

Revenue: Donation Size: 5.481 Acres Size: 0.987 Acres

REVENUE: Account No.: 1003-072-2900-6410 and 1004-072-2900-6410

FUNDS: \$ 428,777 (Deposit into Account Code 1003-072-2900-6410)

\$2,971,763 (Deposit into Account Code 1004-072-2900-6410)

APPROVALS: Real Estate Management Division

County Attorney's Office

Risk Management

Public Works Department

REMARKS: FDOT to pay recording fees and record instrument.

BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 2 1 2022

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

PURCHASE AGREEMENT

575-030-07a RIGHT OF WAY OGC - 10/16 Page 1 of 4

			TEM SEGMENT NO.:	2424847			
			DISTRICT:	05-75280	***************************************		
			EDERAL PROJECT N				
			STATE ROAD NO.:				
			COUNTY:				
		F	PARCEL NO.:	106 Whole Ta	ake		***************************************
Sellei	: ORAN	NGE COUNTY, a charter county and politica	al subdivision of the sta	te of Florida			*******************************
Buye	r: State	of Florida, Department of Transportation	n				
Buyer follow	and Seing term	ller hereby agree that Seller shall sell and B s and conditions:	Buyer shall buy the follo	wing described prop	erty pursuar	nt to t	he
	Desci	ription of Property:					
(a)	Estate	e Being Purchased: ⊠ Fee Simple ☐ F	Permanent Fasement	☐ Temporary Fas	ement []	6266	hold
ω,	Lotat	o being i aronasea. A recomple	cimation Lasement		ement [Lease	siloid
(b)	Real	Property Described As: Parcel 106, Oran	ge County, Florida, as	more particularly descr	ibed on attac	ned E	xhibit "A".
(c)	Perso	onal Property: N/A					
		mar reporty. Italy					
(d)	Outde	oor Advertising Structure(s) Permit Num	ber(s): N/A				
Build	ings, St	ructures, Fixtures and Other Improveme	nts Owned By Others	s: N/A			
Build These	ings, St e items a	ructures, Fixtures and Other Improveme are NOT included in this agreement. A sepa	nts Owned By Others arate offer is being, or h	:: <u>N/A</u> nas been, made for t	hese items.		
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These	(b) (c) (d) (e)	CHASE PRICE Real Property Land Improvements Real Estate Damages (Severance/Cost-to-Cure) Total Real Property Total Personal Property Fees and Costs Attorney Fees Appraiser Fees Total Business Damages Total of Other Costs List: Agreement. A separate of the separate of	1. \$ 2. \$ 3. \$ 4. \$ 5. \$ 6. \$ 7. \$ Fee(s) 8. \$ 9. \$ 10. \$ 11. \$	3,066,800.00 3,308,92,400.00 3,400,	140.00 Initial 1	Herry	
These	(b) (c) (d) (e)	CHASE PRICE Real Property Land Improvements Real Estate Damages (Severance/Cost-to-Cure) Total Real Property Total Personal Property Fees and Costs Attorney Fees Appraiser Fees Total Business Damages Total of Other Costs List: List: List Price (Add Lines 4, 5, 9, 10 and 11) Settlement Amount	1. \$ 2. \$ 3. \$ 4. \$ 5. \$ 6. \$ 7. \$ Fee(s) 8. \$ 9. \$ 10. \$ 11. \$	3,066,800.00 3,308,92,400.00 3,159,200.00 3,400,	140.00 Initial 1	Herr	08
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of possession or _____

(a)

Conditions and Limitations

Seller is responsible for all taxes due on the property up to, but not including, the day of closing.

Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller.

- (c) Seller shall maintain the property described in **Section I** of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in **Section I** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
- (e) The property described in **Section I** of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.
- (f) Pursuant to Rule 14-10.004, Florida Administrative Code, Seller shall deliver completed Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in Section I of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) Seller agrees that the real property described in **Section I** of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer. Seller agrees that the real property described in Section I of this agreement shall be conveyed to the Buyer by the Seller's execution of the deed attached hereto as Exhibit "B".
- (h) Seller and buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- Other: Buyer and Seller agree there are no other fees, costs, or business damage claims associated with this agreement and that this agreement constitutes a final settlement of all such claims, fees, and costs, if any. State warrant in the amount of \$3,400,540.00 made payable to Orange County, a political subdivision of the state of Florida.
- (j) Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure Affidavit in accordance with Section 286.23, Florida Statutes.

IV. Closing Date

The closing will occur no later than 60 days after Final Agency Acceptance.

V. Typewritten or Handwritten Provisions

Any typewritten o	r handwritten	provisions	inserted	into oi	attached	to this	agreement	as addenda	must be	initialed
by both Seller and	d Buyer.									

	exhibit	
X	There is an addendum to this agreement.	Exhibits A & B are made a part of this agreement.
	There is not an addendum to this agreement	ent.

VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to **Section 119.0711**, **Florida Statutes**. A closing shall not be conducted prior to 30 days from the date this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in **Section VII** of this agreement.

TIMESS WHEREOF, the SELLER has caused these pre-	esents to be executed in its name by its Board, acting by the County
Seller ORANGE COUNTY, FLORIDA By: Board of County Commissioners By: Jerry L/Demings Orange County Mayor Date: As Clerk of the Board of County Comptroller As Clerk of the Board of County Commissioners BY: Deputy Clerk Print Name: Noe Lie Pere	State of Florida Department of Transportation Docusigned by: Joseph Bracken Signature Joseph Bracken Right of Way Manager Type or Print Name and Title
VII. FINAL AGENCY ACCEPTANCE	8/9/2022 8:09 AM EDT
The Buxer has granted Final Agency Acceptance this _ BY: Lawren (Lifton Signature 4F4	Lauren Clifton Deputy ROW Manager - Operat Type or Print Name and Title
Legal Review: Daniel McDermott daniel mcdermott Senior Attorney Type or Print Name and Title	7/8/2022 8:00 AM EDT Date

ADDITIONAL SIGNATURES

SELLER(S):

Signature	Date	Signature	Date
Type or Print Name		Type or Print Name	
Signature	Date	Signature	Date
Type or Print Name		Type or Print Name	
Signature	Date	Signature	Date
Type or Print Name		Type or Print Name	
Signature	Date	Signature	Date
Type or Print Name		Type or Print Name	
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Signature	Date	Signature	Date
Type or Print Name		Type or Print Name	

PARCEL NO.106 RIGHT OF WAY

SECTION 75280 F.P.NO. 242484 7

ALL OF:

Parcel 901 - That part of the Southeast 1/4 of Section 11, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the northeast corner of the said southeast 1/4 of said Section 11 and run thence S 89° 26' 04" W along the north line of said southeast 1/4 a distance of 67.21' to a point on a non-tangent curve concave westerly. having a radius of 2,614.93'; thence from a tangent bearing of S 05° 08' 58" W run southwesterly along the arc of said curve though a central angle of 03° 39' 08" a distance of 166.69' for the POINT OF BEGINNING; thence from a tangent bearing of S 08° 48' 06" W run southwesterly along the arc of said curve through a central angle of 11° 24' 16" a distance of 520.49' to the end of said curve; thence departing said curve run radially to said curve N 69° 47' 38" W. a distance of 15.00' to a point on a non-tangent curve, concave northwesterly, having a radius of 2,599.93' and a central angle of 08° 00' 28"; thence from a tangent bearing of S 20° 12' 22" W run southwesterly along the arc of said curve a distance of 363.37' to the end of said curve; thence run S 74° 25' 48" W a distance of 34.78'; thence run N 59° 37' 23" W a distance of 96.00' to a point of curvature of a curve concave northeasterly, having a radius of 513.69' and a central angle of 10° 28' 32"; thence run northwesterly along the arc of said curve a distance of 93.92' to a point on a non-tangent compound curve concave easterly, having a radius of 180.00', and a central angle of 81° 27' 52"; thence from a tangent bearing of N 33° 22' 25" W run northerly along the arc of said curve a distance of 255.93' to the end of said curve; thence run N 48° 05' 27" E. a distance of 307.41' to a point of curvature of a curve concave northwesterly, having a radius of 1,004.93' and a central angle of 21° 25' 34"; Thence run northeasterly along the arc of said curve a distance of 375.80' to the POINT OF BEGINNING.

(Being the lands described and recorded in Official Records Book 5045, Page 766 of the Public Records of Orange County, Florida.)

03-ORCO-5/11
August 25, 2021
This instrument prepared by
Suzette K. Hicks
Under the direction of
FREDRICK W. LOOSE, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 106.1 SECTION 75280 F.P. NO. 242484 7 STATE ROAD 400 COUNTY ORANGE

COUNTY DEED

THIS DEED, made as of the date signed below, by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, Grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, the receipt and sufficiency being hereby acknowledged, hereby remises, releases, and quit-claims unto the grantee, all that certain land situate in Orange County, Florida, viz:

PARCEL NO.106 RIGHT OF WAY SECTION 75280 F.P.NO. 242484 7

ALL OF:

Parcel 901 - That part of the Southeast 1/4 of Section 11, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the northeast corner of the said southeast 1/4 of said Section 11 and run thence S 89° 26′ 04″ W along the north line of said southeast 1/4 a distance of 67.21′ to a point on a non-tangent curve concave westerly, having a radius of 2,614.93′; thence from a tangent bearing of S 05° 08′ 58″ W run southwesterly along the arc of said curve though a central angle of 03° 39′ 08″ a distance of 166.69′ for the POINT OF BEGINNING; thence from a tangent bearing of S 08° 48′ 06″ W run southwesterly along the arc of said curve through

PARCEL NO. 106.1 SECTION 75280 F.P. NO. 242484 7 PAGE 2

> a central angle of 11° 24' 16" a distance of 520.49' to the end of said curve; thence departing said curve run radially to said curve N 69° 47' 38" W. a distance of 15.00' to a point on a non-tangent curve, concave northwesterly, having a radius of 2,599.93' and a central angle of 08° 00' 28"; thence from a tangent bearing of S 20° 12' 22" W run southwesterly along the arc of said curve a distance of 363.37' to the end of said curve; thence run S 74° 25' 48" W a distance of 34.78'; thence run N 59° 37' 23" W a distance of 96.00' to a point of curvature of a curve concave northeasterly, having a radius of 513.69' and a central angle of 10° 28' 32"; thence run northwesterly along the arc of said curve a distance of 93.92' to a point on a non-tangent compound curve concave easterly, having a radius of 180.00', and a central angle of 81° 27' 52"; thence from a tangent bearing of N 33° 22' 25" W run northerly along the arc of said curve a distance of 255.93' to the end of said curve; thence run N 48° 05' 27" E. a distance of 307.41' to a point of curvature of a curve concave northwesterly. having a radius of 1,004.93' and a central angle of 21° 25' 34"; Thence run northeasterly along the arc of said curve a distance of 375.80' to the POINT OF BEGINNING.

Containing: 3.608 Acres. more or less.

(Being the lands described and recorded in Official Records Book 5045, Page 766 of the Public Records of Orange County, Florida.)

RESERVING unto the Grantor, ORANGE COUNTY, a charter county and political subdivision of the state of Florida, a permanent, perpetual drainage easement in, over, under and through the property described above for the current storm water drainage needs of Orange County associated with Turkey Lake Road, located in Orange County, Florida. Additionally, and not by way of limitation, Grantor reserves any storm water drainage capacity in said lands that may remain after Grantor's current drainage volumes and Grantee's permitted stormwater drainage from SR 400 is directed to and included in the joint use water retention area to satisfy all capacity and permit conditions associated with any and all future improvement of Turkey Lake Road that may occur in the future.

TO HAVE AND TO HOLD, the same together with the appurtenances thereunto belonging or in anywise appertaining, and the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee forever.

PARCEL NO. 106.1 SECTION 75280 F.P. NO. 242484 7 PAGE 3

IN WITNESS WHEREOF, the County has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year as written below.

(Official Seal)	ORANGE COUNTY, FLORIDA By: Board of County Commissioners
	BY:
	Jerry L. Demings Orange County Mayor
	DATE:
	Address: P. O. Box 1393 Orlando, FL 32802-1393
ATTEST: Phil Diamond, CPA, County Com As Clerk of the Board of County (
BY: Deputy Clerk	
Printed Name	

APPROVED
BY ORANGE COUNTY BOARD
DE COUNTY COMMISSIONERS
JUN 2 1 2022

03-ORCO-5/11
August 25, 2021
This instrument prepared by
Suzette K. Hicks
Under the direction of
FREDRICK W. LOOSE, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 106.1 SECTION 75280 F.P. NO. 242484 7 STATE ROAD 400 COUNTY ORANGE

COUNTY DEED

THIS DEED, made as of the date signed below, by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, Grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, the receipt and sufficiency being hereby acknowledged, hereby remises, releases, and quit-claims unto the grantee, all that certain land situate in Orange County, Florida, viz:

PARCEL NO.106 RIGHT OF WAY **SECTION 75280** F.P.NO. 242484 7

ALL OF:

Parcel 901 - That part of the Southeast 1/4 of Section 11, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the northeast corner of the said southeast 1/4 of said Section 11 and run thence S 89° 26′ 04″ W along the north line of said southeast 1/4 a distance of 67.21′ to a point on a non-tangent curve concave westerly, having a radius of 2,614.93′; thence from a tangent bearing of S 05° 08′ 58″ W run southwesterly along the arc of said curve though a central angle of 03° 39′ 08″ a distance of 166.69′ for the POINT OF BEGINNING; thence from a tangent bearing of S 08° 48′ 06″ W run southwesterly along the arc of said curve through

PARCEL NO. 106.1 SECTION 75280 F.P. NO. 242484 7 PAGE 2

> a central angle of 11° 24' 16" a distance of 520.49' to the end of said curve; thence departing said curve run radially to said curve N 69° 47' 38" W. a distance of 15.00' to a point on a non-tangent curve, concave northwesterly, having a radius of 2,599.93' and a central angle of 08° 00' 28"; thence from a tangent bearing of S 20° 12' 22" W run southwesterly along the arc of said curve a distance of 363.37' to the end of said curve; thence run S 74° 25' 48" W a distance of 34.78'; thence run N 59° 37' 23" W a distance of 96.00' to a point of curvature of a curve concave northeasterly, having a radius of 513.69' and a central angle of 10° 28' 32"; thence run northwesterly along the arc of said curve a distance of 93.92' to a point on a non-tangent compound curve concave easterly, having a radius of 180.00', and a central angle of 81° 27' 52"; thence from a tangent bearing of N 33° 22' 25" W run northerly along the arc of said curve a distance of 255.93' to the end of said curve; thence run N 48° 05' 27" E. a distance of 307.41' to a point of curvature of a curve concave northwesterly, having a radius of 1,004.93' and a central angle of 21° 25' 34"; Thence run northeasterly along the arc of said curve a distance of 375.80' to the POINT OF BEGINNING.

Containing: 3.608 Acres. more or less.

(Being the lands described and recorded in Official Records Book 5045, Page 766 of the Public Records of Orange County, Florida.)

RESERVING unto the Grantor, ORANGE COUNTY, a charter county and political subdivision of the state of Florida, a permanent, perpetual drainage easement in, over, under and through the property described above for the current storm water drainage needs of Orange County associated with Turkey Lake Road, located in Orange County, Florida. Additionally, and not by way of limitation, Grantor reserves any storm water drainage capacity in said lands that may remain after Grantor's current drainage volumes and Grantee's permitted stormwater drainage from SR 400 is directed to and included in the joint use water retention area to satisfy all capacity and permit conditions associated with any and all future improvement of Turkey Lake Road that may occur in the future.

TO HAVE AND TO HOLD, the same together with the appurtenances thereunto belonging or in anywise appertaining, and the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee forever.

PARCEL NO. 106.1 SECTION 75280 F.P. NO. 242484 7 PAGE 3

IN WITNESS WHEREOF, the County has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year as written below.



ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

BY:

Jerry L. Demings Orange County Mayor

DATE: 22 JUNE 2013

Address:

P. O. Box 1393

Orlando, FL 32802-1393

ATTEST: Phil Diamond, CPA, County Comptroller

As Clerk of the Board of County Commissioners

Deputy Clerk

Printed Name

BY ORANGE COUNTY BOARD
DE COUNTY COMMISSIONERS
UN 2 1 2022

03-ORCO-5/11
August 4, 2021
This instrument prepared by
Suzette Hicks
Under the direction of
FREDRICK W. LOOSE, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 100.1 SECTION 75280 F.P. NO. 242484 7 STATE ROAD 400 COUNTY ORANGE

COUNTY DEED

THIS DEED, made as of the date signed below, by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby remises, releases, and quit-claims unto the grantee, all that certain land situate in Orange County, Florida, viz:

PARCEL NO. 100

SECTION 75280

RIGHT OF WAY

F.P. NO. 242484 7

PART "A"

Those portions of Turkey Lake Road as shown on the Orange County Right of Way Map Contract No. Y8-849B lying in the East 1/2 of Section 11, Township 24 South, Range 28 East and in the West 1/2 of Section 12, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of Section 11, Township 24 South, Range 28 East, Orange County, Florida, being a found 4" x 4" concrete monument with no identification as shown on the Florida Department of Transportation Right of Way Map for State Road 400, Section 75280, F.P. No. 242484-7 on file at the Florida Department of

PARCEL NO. 100.1 SECTION 75280 F.P. NO. 242484 7

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Transportation District Five Office, Surveying and Mapping Section, Deland, Florida; Thence North 00°25'25 West along the East line of the Southeast 1/4 of said Section 11 a distance of 2715.08 feet to the Southeast corner of the Northeast 1/4 of said Section 11, being a found 6" x 6" concrete monument with a 1" iron pipe in the center and no identification as shown on said Right of Way Map; Thence South 89°25'21" West along the North line of the Southeast 1/4 of said Section 11, a distance of 74.44 feet to the Centerline of Survey of Turkey Lake Road per Orange County Right of Way Map Contract No. Y8-849B and the beginning of a non-tangent curve concave Westerly and having a radius of 955.34 feet; Thence along said Centerline the following four (4) courses: (1) Thence from a tangent bearing of North 17°22'05" East along the arc of said Centerline and said curve to the left, through a central angle of 17°17'26", an arc distance of 288.30 feet, said curve having a chord bearing and distance of North 08°43'22" East, 287.21 feet to a point of compound curvature of a curve concave Westerly and having a radius of 2888.04 feet; (2) Thence along the arc of said curve to the left, through a central angle of 12°51'49", an arc distance of 648.40 feet, said curve having a chord bearing and distance of North 06°21'15" West, 647.04 feet to the point of tangency; (3) Thence on a radial bearing of North 77°12'50" East a distance of 24.00 feet; (4) Thence North 12°47'10" West a distance of 5.69 feet to the end of said courses; Thence departing said Centerline North 77°12'50" East a distance of 30.00 feet to the Easterly Limited Access Right of Way line of Turkey Lake Road per said Orange County Right of Way Map and the POINT OF BEGINNING: Thence along said Easterly Limited Access Right of Way line of Turkey Lake Road the following four (4) courses: (1)Thence South 12°47'10" East a distance of 5.69 feet; (2) Thence South 12°45'06" East a distance of 112.92 feet to the beginning of a non-tangent curve concave Westerly and having a radius of 1939.86 feet; (3) Thence from a tangent bearing of South 12°47'01" East, along the arc of said curve to the right, through a central angle of 12°50'40", an arc distance of 434.87 feet, said curve having a chord bearing and distance of South 06°21'41" East, 433.96 feet to the end of said curve; (4) Thence South 89°56'21" East a distance of 20.00 feet to the end of said courses and the end of the Easterly Limited Access Right of Way line of Turkey Lake Road and the beginning of the Westerly Limited Access Right of Way line of State Road 400 (Interstate 4) per State Road Department Right of Way Map Section 75280-2413; Thence along said Westerly Limited Access Right of Way line South 00°03'39" West a distance of 166.80 feet to the point of curvature of a curve concave Westerly and having a radius of 2712.32 feet; Thence continuing along said Westerly Limited Access Right of Way line and the arc of said curve to the right, through a central angle of 26°12'14", an arc distance of 1240.47 feet, said curve having a chord bearing and distance of South 13°09'46" West, 1229.68 feet to the end of said curve and the end of said Westerly Limited Access Right of Way line and the beginning of the Westerly Limited Access Right of Way line of the Central Florida Parkway as shown on the Florida Department of Transportation Right of Way Map Section 75280-MISC; Thence along said Westerly Limited Access Right of Way line North 63°45'22" West a distance of 114.58 feet to the end of said Westerly Limited Access Right of Way line and the beginning of the Westerly Right of Way line of State Road 400 (Interstate 4) and beginning of a non-tangent PARCEL NO. 100.1 SECTION 75280 F.P. NO. 242484 7

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curve concave Northwesterly and having a radius of 2599.93 feet; Thence along said Westerly Right of Way line the following three (3) courses: (1) Thence from a tangent bearing of North 26°14'38" East along the arc of said curve to the left, through a central angle of 06°03'34", an arc distance of 274.96 feet, said curve having a chord bearing and distance of North 23°12'51" East, 274.84 feet to the end of said curve; (2) Thence on a radial bearing of South 69° 48' 56" East a distance of 15.00 feet to the beginning of a non-tangent curve concave Westerly and having a radius of 2614.93 feet; (3) Thence from a tangent bearing of North 20°11'04" East along the arc of said curve to the left, through a central angle of 11°24'45", an arc distance of 520.85 feet, said curve having a chord bearing and distance of North 14°28'41" East, 519.99 feet to the end of said courses and a point of cusp being the intersection of the Westerly Right of Way of State Road 400 and the Easterly Right of Way line of Turkey Lake Road and the beginning of a non-tangent curve concave Northwesterly and having a radius of 1005.34 feet; Thence along said Easterly Right of Way line and the arc of said curve to the right, through a central angle of 10°45'59", an arc distance of 188.91 feet, said curve having a chord bearing and distance of South 31°59'43" West, 188.64 feet to the end of said curve and the beginning of a non-tangent curve concave Northwesterly and having a radius of 2277.28 feet; Thence departing said Easterly Right of Way along the arc of said curve to the left, through a central angle of 00°35'37", an arc distance of 23.60 feet, said curve having a chord bearing and distance of North 12°08'32" East, 23.60 feet to the end of said curve and the beginning of a non-tangent curve concave Northwesterly and having a radius of 837.50 feet; Thence from a tangent bearing of North 31°34'17" East along the arc of said curve to the left, through a central angle of 13°16'02", an arc distance of 193.93 feet, said curve having a chord bearing and distance of North 24°56'16" East, 193.50 feet to the end of said curve and the beginning of a tangent curve concave Westerly and having a radius of 1715.30 feet; Thence from a tangent bearing of North 18°18'15" East along the arc of said curve to the left, through a central angle of 24°12'39", an arc distance of 724.81 feet, said curve having a chord bearing and distance of North 06°11'56" East, 719.43 feet to the end of said curve and the beginning of a non-tangent curve concave Westerly and having a radius of 4542.00 feet; Thence from a tangent bearing of North 02°14'44" West along the arc of said curve to the left, through a central angle of 04°30'14", an arc distance of 357.03 feet, said curve having a chord bearing and distance of North 04°29'51" West, 356.94 feet to the Easterly Right of Way line of Turkey Lake Road and end of said curve and the POINT OF BEGINNING.

Containing 3.450 acres, more or less.

PART "B"

DESCRIBED AS FOLLOWS:

Those portions of Turkey Lake Road as shown on the Orange County Right of Way Map

PARCEL NO. 100.1 SECTION 75280 F.P. NO. 242484 7 PAGE 4

Contract No. Y8-849B lying in the West 1/2 of Section 1, Township 24 South, Range 28 East and in the East 1/2 of Section 2, Township 24 South, Range 28 East, and the West 1/2 of Section 36, Township 23 South, Range 28 East, all in Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 35, Township 23 South, Range 28 East, Orange County, Florida said corner also being the Southwest corner of the Northwest 1/4 of Section 36, Township 23 South, Range 28 East, Orange County, Florida, being a found three and one-half inch brass disc with an X-cut on top and no identification as shown on the Florida Department of Transportation Right of Way Map for State Road 400, Section 75280, F.P. No. 242484-7 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida; Thence North 89°18'37" East along the North line of the Southwest 1/4 of said Section 36 a distance of 19.49 feet to the POINT OF BEGINNING: Thence departing said North line North 00°26'07" East a distance of North 00°02'44" West a distance Thence of 426.96 feet: North 12°29'29" East a distance of 40.73 feet to the Easterly Limited Access Right of Way line for the aforementioned Turkey Lake Road, said Easterly line also being the Westerly Limited Access Right of Way line of the aforementioned State Road 400; Thence along said Easterly Limited Access Right of Way and said Westerly Limited Access Right of Way the following seven (7) courses: (1) South 00°01'50" East a distance of 686.93 feet to the aforementioned North line of the Southwest 1/4 of said Section 36; (2) thence departing said North line South 00°01'50" East a distance of 0.48 feet; (3) South 00°28'40" West a distance of 2689.38 feet to the South line of said Section 36 and the North line of Section 1, Township 24 South, Range 28 East, Orange County, Florida; (4) Thence departing said South line and said North line South 00°24'45" West a distance of 2594.92 feet to the North line of the Southwest 1/4 of said Section 1; (5) Thence departing said North line South 00°28'06" East a distance of 896.25 feet to the beginning of a tangent curve concave Westerly and having a radius of 2114.69 feet; (6) Thence along the arc of said curve to the right, through a central angle of 15°50'44", an arc distance of 584.83 feet, said curve having a chord bearing and distance of South 07°27'16" West, 582.97 feet to the end of said curve; (7) South 15°22'38" West a distance of 106.36 feet to the end of said courses; Thence departing said Easterly Limited Access Right of Way line of the aforementioned Turkey Lake Road and said Westerly Limited Access Right of Way line of said State Road 400, the following ten (10) courses: (1) North 07°23'14" East a distance of 250.53 feet; (2) Thence North 07°23'14" East a distance of 30.98 feet; to the beginning of a non-tangent curve concave Westerly and having a radius of 2465.00 feet; (3) Thence from a tangent bearing of North 09°43'36" East, along the arc of said curve to the left, through a central angle of 10°12'30", an arc distance of 439.19 feet, said curve having a chord bearing and distance of North 04°37'21" East, 438.60 feet to the end of said curve; (4) Thence North 00°28'07" West a distance of 860.04 feet; (5) Thence North 00°24'45" East a distance of 0.29 feet to the South line of the Northeast 1/4 of Section 2, Township 24 South, Range 28 East, Orange County, Florida; (6) Thence departing said

PARCEL NO. 100.1 SECTION 75280 F.P. NO. 242484 7 PAGE 5

South line North 00°24'45"East a distance of 1075.95 feet; (7) Thence North 02°24'45" East a distance of 57.29 feet to an intersection with the Centerline of the aforementioned Turkey Lake Road, said Centerline also being the East line of the Northeast 1/4 of said Section 2 and the West line of the aforementioned Section 1; (8) Thence departing said Centerline and West line and said East line North 02°24'45" East a distance of 605.87 feet; (9) Thence North 00°26'07" East a distance of 856.53 feet to the aforementioned North line of said Section 1, Township 24 South, Range 28 East also being the South line of said Section 36, Township 23 South, Range 28 East; (10) Thence departing said North line and said South line North 00°26'07" East a distance of 2689.73 feet to the aforementioned North line of the Southwest 1/4 of said Section 36 and the end of said courses and the POINT OF BEGINNING

Containing 3.083 acres, more or less.

PART "C"

DESCRIBED AS FOLLOWS:

That portion of Turkey Lake Road as shown on the Orange County Right of Way Map Contract No. Y8-849B lying in the Northeast 1/4 of Section 35, Township 23 South, Range 28 East and in the Northwest of Section 36, Township 23 South, Range 28 East, all in Orange County, Florida, being more particularly described as follows

Commence at the Northeast corner of the Northeast 1/4 of Section 35, Township 23 South, Range 28 East, Orange County, Florida, being a found nail and disc stamped "FDOT" as shown on the Florida Department of Transportation Right of Way Map for State Road 400, Section 75280, F.P. No. 242484-7 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida; Thence along the East line of said Northeast 1/4 of Section 35, also being the West line of said Northwest 1/4 of Section 36, South 00°01'50" East a distance of 711.72 feet to an intersection with the Westerly Limited Access Right of Way line of said State Road 400 as shown on the State of Florida State Road Department Right of Way Map for State Road 400, Section 75280-2413 also on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida and the POINT OF BEGINNING; Thence departing said East line and said West line, along said Westerly Limited Access Right of Way line, South 10°29'48" East a distance of 165.15 feet; Thence continuing along said Westerly Limited Access Right of Way line South 00°01'50" East a distance of 503.95 feet; Thence departing said Westerly Limited Access Right of Way line North 85°52'39" West a distance of 83.75 feet; Thence North 04°07'21" East a distance of 86.39 feet to the Northerly line of Turkey Lake Road also being the Southerly line of the plat of PHILLIPS CROSSING AT DR. PHILLIPS, FLORIDA, as recorded in Plat Book 73, Page 45 of the Public Records of Orange County, Florida; Thence along said Northerly line and said Southerly line North 88°17'43" East a distance of 17.28 feet PARCEL NO. 100.1 SECTION 75280 F.P. NO. 242484 7

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to an intersection with the Westerly Right of Way line of said Turkey Lake Road also being the Easterly line of said plat; Thence along said Westerly Right of Way line and said easterly plat line North 00°01'50" West a distance of 115.56 feet; Thence departing said Westerly Right of Way line and said Easterly plat line North 11°00'52" East a distance of 26.50 feet; Thence North 04°07'21" East a distance of 340.03 feet; Thence North 12°50'28" West a distance of 35.31 feet; Thence North 15°07'47" West a distance of 83.97 feet to an intersection with the aforementioned Westerly Right of Way line of said Turkey Lake Road; Thence along said Westerly Right of Way line North 00°01'50" West a distance of 139.81 feet to an intersection with the aforementioned Westerly Limited Access Right of Way line of said State Road 400; Thence along said Westerly Limited Access Right of Way line South 10°29'48" East a distance of 165.15 feet to the POINT OF BEGINNING:

Containing 0.778 acres, more or less.

TOTAL AREA FOR PARTS "A", "B" AND "C" IS 7.311 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD, the same together with the appurtenances thereunto belonging or in anywise appertaining, and the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee forever.

PROVIDED that the following rights are reserved to the grantor:

- 1. The grantor shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate road and utility facilities on, within, and upon the lands described herein in accordance with the grantee's current minimum standards for such facilities as required by the F.D.O.T. Utility Accommodation Manual in effect at the time the agreement is executed. However, the grantor shall not be required to upgrade the system in the event of modification of existing facilities. Any new construction or relocation of facilities within the lands will be subject to prior approval by the grantee. Should the grantee fail to approve any new construction or relocation of facilities by the grantor or require the grantor to alter, adjust, or relocate its facilities located within said lands, the grantee hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to, the cost of acquiring appropriate easements.
- 2. Notwithstanding any provisions set forth herein, the terms of the utility permits or any subsequent utility permits shall supersede any contrary

PARCEL NO. 100.1 SECTION 75280 F.P. NO. 242484 7 PAGE 7

provisions, with the exception of the provisions herein regarding reserved rights and reimbursement rights.

- 3. The grantor shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the grantee's facilities.
- 4. The grantor and grantee agree to repair any damage to the other's facilities resulting from the grantor or grantee exercising its rights outlined herein; provided, however that work necessitated as a result of grantee exercising its rights under the last sentence of Paragraph 1 above shall not be deemed to be damage and provided further that nothing herein shall be construed to be a waiver of sovereign immunity with respect to either party

PARCEL NO. 100.1 SECTION 75280 F.P. NO. 242484 7 PAGE 8

IN WITNESS WHEREOF, the County has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.



ORANGE COUNTY, FLORIDA By: Board of County Commissioners

BY:

Jerry L. Demings Orange County Mayor

DATE: 22 June 2022

Address:

P. O. Box 1393

Orlando, FL 32802-1393

ATTEST: Phil Diamond, CPA, County Comptroller

As Clerk of the Board of County Commissioners

BY; / Celes f

Printed Name

August 4, 2021
This instrument prepared by
Suzette Hicks
Under the direction of
FREDRICK W. LOOSE, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 2 1 2022

PARCEL NO. 804.1 SECTION 75280 F.P. NO. 242484 7 STATE ROAD 400 COUNTY ORANGE

QUIT-CLAIM EASEMENT

THIS QUIT-CLAIM EASEMENT, made as of the date signed below, by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee: (wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of organizations.)

WITNESSETH: That the grantor only remises, releases, and quit-claims unto the grantee, its successors and assigns, an easement for clearing, excavating, constructing, operating, and maintaining outfall and drainage ditches and drains, with all such fills, cuts, drains, ditches and other incidents which the grantee may deem necessary or convenient in connection therewith, in, over, under, upon and through the following described land in Orange County, Florida, viz:

SEE ATTACHED EXHIBIT "A"

The grantor makes no warranty, express or implied, as to title in the property herein described.

PARCEL NO. 804.1 SECTION 75280 F.P. NO. 242484 7

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IN WITNESS WHEREOF, the County has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.



ORANGE COUNTY, FLORIDA By: Board of County Commissioners

3Y: <u>D</u>

Jerry L. Demings Orange County Mayor

DATE

ADDRESS OF GRANTOR

P. O. Box 1393

Orlando, Florida 32802-1393

ATTEST: Phil Diamond, CPA, County Comptroller

As Clerk of the Board of County Commissioners

BY: / Cello

Printed Name

PARCEL NO. 804.1 SECTION 75280 F.P. NO. 242484 7

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EXHIBIT A

PARCEL NO. 804 SECTION 75280

DRAINAGE EASEMENT F.P. NO. 242484 7

PART "A"

DESCRIBED AS FOLLOWS:

Those portions of Turkey Lake Road as shown on the Orange County Right of Way Map Contract No. Y8-849B lying in the Northwest 1/4 of Section 1 and in the Northeast 1/4 of Section 2, all in Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 2, Township 24 South, Range 28 East, Orange County, Florida, said corner being on the Centerline of the aforementioned Turkey Lake Road and being a found three and one-half inch brass disc stamped "T.23 S. R.28 E." with no identification as shown on the Florida Department of Transportation Right of Way Map for State Road 400, Section 75280, F.P. No. 242484-7 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida: Thence South 00°24'45" West along said Centerline and the East line of the Northeast 1/4 of said Section 2, a distance of 115.91 feet to the POINT OF BEGINNING: Thence departing said Centerline and said East line South 89°35'15" East a distance of 21.44 feet; Thence South 00°26'07" West a distance of 50.00 feet; Thence North 89°35'15" West a distance of 21.42 feet to said Centerline and said East line: Thence departing said Centerline and said East line continue North 89°35'15" West a distance of 97.00 feet to the Westerly Right of Way line of the aforementioned Turkey Lake Road; Thence North 00°24'45" East along said Westerly Right of Way line a distance of 50.00 feet; Thence departing said Westerly Right of Way line South 89°35'15" East a distance of 97.00 feet to the Centerline of said Turkey Lake Road and the East line of the Northeast 1/4 of Section 2 and the POINT OF BEGINNING.

Containing 5921 square feet, more or less.

PART "B"

DESCRIBED AS FOLLOWS:

Commence at the Northeast corner of Section 2, Township 24 South, Range 28 East, Orange County, Florida, said Northeast corner also being the Southeast corner of Section 35, Township

PARCEL NO. 804.1 SECTION 75280 F.P. NO. 242484 7 PAGE 4

23 South, Range 28 East, Orange County, Florida, said corner also being a point on the Centerline of the aforementioned Turkey Lake Road and being a found three and one-half inch brass disc stamped "T.23 S. R.28 E." with no identification as shown on the Florida Department of Transportation Right of Way Map for State Road 400, Section 75280, F.P. No. 242484-7 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida: Thence North 00°28'40" East along said Centerline and the East line of the Southeast 1/4 of said Section 35 a distance of 734.91 feet to the POINT OF BEGINNING; Thence departing said Centerline and said East line North 87°20'05" West a distance of 85.06 feet to the Westerly Right of Way line of said Turkey Lake Road; Thence along said Westerly Right of Way line the following three (3) courses: (1) North 00°28'40" East a distance of 25.02 feet; (2) North 87°20'05" West a distance of 3.00 feet; (3) North 00°28'40" East a distance of 140.60 feet to the end of said courses; Thence departing said Westerly Right of Way line South 89°31'20" East a distance of 25.00 feet; Thence South 00°28'40" West a distance of 116.54 feet; Thence South 87°20'05" East a distance of 63.05 feet to the Centerline of said Turkey Lake Road and the East line of the Southeast 1/4 of said Section 35; Thence departing said Centerline and said East line continue South 87°20'05" East a distance of 20.92 feet; Thence South 00°26'07" West a distance of 50.04 feet: Thence North 87°20'05" West a distance of 20.95 feet to said Centerline and said East line and the POINT OF BEGINNING.

Containing 8276 square feet, more or less.

TOTAL AREA FOR PARTS "A" AND "B" IS 14,197 SQUARE FEET, MORE OR LESS.

APPROVED

BY ORANGE COUNTY BOARD

DE COUNTY COMMISSIONERS

04-QCD12-09/01
May 25, 2022
This instrument prepared by
Suzette Hicks
Under the direction of

FREDRICK W. LOOSE, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 806.1 / 807.1 SECTION 75280 F.P. NO. 242484 7 STATE ROAD 400 COUNTY ORANGE

QUIT-CLAIM EASEMENT

THIS QUIT-CLAIM EASEMENT, made as of the date signed below, by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee: (wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of organizations.)

WITNESSETH: That the grantor only remises, releases, and quit-claims an easement unto the grantee, its successors and assigns, for the following purposes in, over, under, upon and through the land in Orange County, Florida, as referenced in each purpose, viz:

- 1. To construct, operate and maintain bridge footers, on Parcel 806, as described in Exhibit A attached hereto and by this reference made a part hereof, and
- 2. To construct, operate, and maintain an aerial bridge overhang, as shown on the plan sheet attached as Exhibit "1", on Parcel 807, Parts A and B, as described in Exhibit A attached hereto and by this reference made a part hereof.

The grantor makes no warranty, express or implied, as to title in the property herein described.

SECTION

75280

F.P. NO.

2424847

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IN WITNESS WHEREOF, the County has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.



ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

BY:

Jerry L. Demings

Orange County Mayor

DATE

ADDRESS OF GRANTOR

P. O. Box 1393

Orlando, Florida 32802-1393

ATTEST: Phil Diamond, CPA, County Comptroller

As Clerk of the Board of County Commissioners

BY:

1 hal

Printed Name

SECTION 75280 F.P. NO. 242484 7

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EXHIBIT A

PARCEL NO. 806
PERPETUAL RIGHT OF WAY EASEMENT

SECTION 75280 F.P. NO. 242484 7

PART A:

A portion of the existing right of way of Turkey Lake Road, lying in Section 11, Township 24 South, Range 28 East, Orange County, Florida, more particularly described as follows:

COMMENCE at a found 4-inch by 4-inch concrete monument, without identification, marking the Southeast corner of the Southeast one-quarter of Section 11, Township 24 South, Range 28 East, Orange County, Florida, according to the Florida Department of Transportation Right of Way Map for State Road Number 400 (Interstate 4), Section 75280, Financial Project Number 242484-7; thence North 00°25'25" West, along the East line of said Southeast one-quarter, 2715.08 feet to the Northeast corner of said Southeast one-quarter, marked by a 6-inch by 6inch concrete monument with a 1-inch iron pipe in the center, without identification; thence South 89°25'21" West, along the North line of said Southeast one-quarter, 64.21 feet to an intersection with the Limited Access Right of Way Line for Parcel 100, Part A, according to the aforementioned Right of Way Map, being a point on a curve, concave Westerly, with a radius of 1715.30 feet, said point also being the POINT OF BEGINNING; thence, from a tangent bearing of South 13°53'53" West, run Southerly, along said Limited Access Right of Way Line and the arc of said curve, through a central angle of 03°52'27", a distance of 115.99 feet; thence, departing said Limited Access Right of Way Line, North 65°59'17" West 83.88 feet to an intersection with the Westerly existing right of way line of Turkey Lake Road as shown on the aforementioned Right of Way Map; thence along said Westerly existing right of way line the following courses and distances: North 27°33'00" East 86.56 feet to an intersection with the aforementioned North line of the Southeast one-quarter of Section 11, said point being the beginning of a non-tangent curve, concave Westerly, with a radius of 900.34 feet; thence, from a tangent bearing of North 18°30'20" East, run Northerly, along the arc of said curve, through a central angle of 18°25'41", a distance of 289.57 feet to the end of said curve; thence North 02°16'46" West 162.09 feet; thence North 10°06'51" West 67.72 feet; thence South 88°11'53" East 9.00 feet to the beginning of a non-tangent curve, concave Westerly, with a radius of 1824.86 feet; thence, from a tangent bearing of North 03°32'46" West, run Northerly, along the arc of said curve, through a central angle of 09°14'24", a distance of 294.29 feet to end of said curve; thence North 12°47'10" West 437.65 feet; thence, departing said Westerly existing right of way line of Turkey Lake Road, North 77°12'50" East 115.00 feet, to an intersection with the Easterly existing Limited Access right of way line of Turkey Lake Road as shown on the aforementioned Right of Way Map; thence South 12°47'10" East, along said Easterly existing Limited Access right of way line, 319.01 feet, to an intersection with the aforementioned Limited Access Right of Way Line for Parcel 100, Part A, said point being the beginning of a non-tangent

SECTION 75280 F.P. NO. 242484 7

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curve, concave Westerly, with a radius of 4542.00 feet; thence, from a tangent bearing of South 06°44′58" East, run Southerly, along said Limited Access Right of Way Line and along the arc of said curve, through a central angle of 04°30′14", a distance of 357.03 feet to the end of said curve and the beginning of another non-tangent curve, concave Westerly, with a radius of 1715.30 feet; thence from a tangent bearing of South 05°54′23" East, run Southerly, along said Limited Access Right of Way Line and along the arc of said curve, through a central angle of 19°48′15", a distance of 592.89 feet to the POINT OF BEGINNING.

CONTAINING 2.723 acres, more or less.

AND

PART B:

A portion of the existing right of way of Turkey Lake Road, lying in Section 2, Township 24 South, Range 28 East, Orange County, Florida, more particularly described as follows:

COMMENCE at a found nail and disk, without identification, marking the Southwest corner of the Southwest one-quarter of Section 2, Township 24 South, Range 28 East, Orange County, Florida, according to the Florida Department of Transportation Right of Way Map for State Road Number 400 (Interstate 4), Section 75280, Financial Project Number 242484-7; thence North 89°43'12" East, along the South line of said Southwest one-guarter, 2643.98 feet to the position of the Southeast corner of the Southwest one-quarter of said Section 2, said position falls within the waters of Big Sand Lake and is therefore not monumented; thence North 89°40'20" East, along the South line of the Southeast one-quarter of said Section 2, a distance of 2659.39 feet to the Southeast corner of said Section 2, marked by a 6-inch by 6-inch concrete monument with a 4-inch brass disk stamped "JW&G RLS 1585 RLS 1819 1989 SEC 1,2,11,&12 TWP 24 S RNG 28 E"; thence North 00°30'32" West, along the East line of said Southeast one-quarter, 2630.23 feet to the Northeast corner of said Southeast one-quarter, marked by a 3 and one-half-inch brass disk, without identification, set in a well box, thence South 89°44'10" West, along the North line of said Southeast one-quarter, 2.00 feet to an intersection with the Limited Access Right of Way Line for Parcel 100, Part B, according to the aforementioned Right of Way Map; thence South 00°24'45" West, along said Limited Access Right of Way Line, 0.29 feet; thence South 00°28'07" East, along said Limited Access Right of Way Line, 17.64 feet to the POINT OF BEGINNING; thence continue along said Limited Access Right of Way Line South 00°28'07" East 842.40 feet to the beginning of a non-tangent curve, concave Westerly, with a radius of 2465.00 feet; thence, from a tangent bearing of South 00°28'54" East, run Southerly, along the arc of said curve, through a central angle of 10°12'30", a distance of 439.19 feet to the end of said curve; thence continue along said Limited Access Right of Way Line South 07°23'14" West

SECTION 75280 F.P. NO. 242484 7

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187.50 feet; thence, departing said Limited Access Right of Way Line, North 74°37'22" West 104.93 feet to an intersection with the Westerly existing right of way line of Turkey Lake Road as shown on the aforementioned Right of Way Map; thence along said existing right of way line North 15°22'38" East 13.26 feet to the beginning of a curve, concave Westerly, with a radius of 1996.69 feet; thence Northerly, along said existing right of way line and the arc of said curve, through a central angle of 15°50'44", a distance of 552.20 feet to the end of said curve; thence continue along said existing right of way line North 00°28'06" West 115.18 feet; thence continue along said existing right of way line North 89°31'54" East 8.00 feet; thence continue along said existing right of way line North 00°28'06" West 763.25 feet; thence, departing said existing right of way line, North 89°31'54" East 78.00 feet to the POINT OF BEGINNING.

CONTAINING 2.758 acres, more or less.

CONTAINING IN THE AGGREGATE 5.481 acres, more or less.

PARCEL NO. 807 AERIAL EASEMENT SECTION 75280 F.P. NO. 242484 7

PART A:

That portion of the existing right of way of Turkey Lake Road, lying in Section 11, Township 24 South, Range 28 East, Orange County, Florida, lying at and above the elevation of 133.62 feet, North American Vertical Datum of 1988, more particularly described as follows:

COMMENCE at a found 4-inch by 4-inch concrete monument, without identification, marking the Southeast corner of the Southeast one-quarter of Section 11, Township 24 South, Range 28 East, Orange County, Florida, according to the Florida Department of Transportation Right of Way Map for State Road Number 400 (Interstate 4), Section 75280, Financial Project Number 242484-7; thence North 00°25′25″ West, along the East line of said Southeast one-quarter, 2715.08 feet to the Northeast corner of said Southeast one-quarter, marked by a 6-inch by 6-inch concrete monument with a 1-inch iron pipe in the center, without identification; thence South 89°25′21″ West, along the North line of said Southeast one-quarter, 64.21 feet to an intersection with the Limited Access Right of Way Line for Parcel 100, Part A, according to the aforementioned Right of Way Map, being a point on a curve, concave Westerly, with a radius of 1715.30 feet, said point also being the POINT OF BEGINNING; thence, from a tangent bearing of South 13°53′53″ West, run Southerly, along said Limited Access Right of Way Line and the arc of said curve, through a central angle of 03°52′27″, a distance of 115.99 feet to the point of cusp with a curve, concave Westerly, with a radius of 11443.00 feet; thence, departing said

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Limited Access Right of Way Line, from a tangent bearing of North 11°01'32" East, run Northerly along the arc of said curve, through a central angle of 00°46'14", a distance of 153.91 feet to the point of compound curvature of a curve, concave Westerly, with a radius of 2284.00 feet; thence run Northerly along the arc of said curve, through a central angle of 18°18'35", a distance of 729.89 feet to the end of said curve; thence North 08°03'17" West 342.86 feet to the beginning of a curve, concave Easterly, with a radius of 11475.00 feet; thence Northerly, along the arc of said curve, through a central angle of 00°45'14", a distance of 150.97 feet, to an intersection with the Easterly existing Limited Access right of way line of Turkey Lake Road as shown on the aforementioned Right of Way Map; thence South 12°47'10" East, along said Easterly existing Limited Access right of way line, 319.01 feet, to an intersection with the aforementioned Limited Access Right of Way Line for Parcel 100, Part A, said point being the beginning of a non-tangent curve, concave Westerly, with a radius of 4542.00 feet; thence, from a tangent bearing of South 06°44'58" East, run Southerly, along said Limited Access Right of Way Line and along the arc of said curve, through a central angle of 04°30'14", a distance of 357.03 feet to the end of said curve and the beginning of another non-tangent curve, concave Westerly, with a radius of 1715.30 feet; thence from a tangent bearing of South 05°54'23" East, run Southerly, along said Limited Access Right of Way Line and along the arc of said curve, through a central angle of 19°48'15", a distance of 592.89 feet to the POINT OF BEGINNING.

CONTAINING 21451 square feet, more or less.

AND

PART B:

That portion of the existing right of way of Turkey Lake Road, lying in Section 2, Township 24 South, Range 28 East, Orange County, Florida, lying at and above the elevation of 136.59 feet, North American Vertical Datum of 1988, more particularly described as follows:

COMMENCE at a found nail and disk, without identification, marking the Southwest corner of the Southwest one-quarter of Section 2, Township 24 South, Range 28 East, Orange County, Florida, according to the Florida Department of Transportation Right of Way Map for State Road Number 400 (Interstate 4), Section 75280, Financial Project Number 242484-7; thence North 89°43'12" East, along the South line of said Southwest one-quarter, 2643.98 feet to the position of the Southeast corner of the Southwest one-quarter of said Section 2, said position falls within the waters of Big Sand Lake and is therefore not monumented; thence North 89°40'20" East, along the South line of the Southeast one-quarter of said Section 2, a distance of 2659.39 feet to the Southeast corner of said Section 2, marked by a 6-inch by 6-inch concrete monument with a 4-inch brass disk stamped "JW&G RLS 1585 RLS 1819 1989 SEC 1,2,11,&12 TWP 24 S RNG

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28 E"; thence North 00°30'32" West, along the East line of said Southeast one-guarter, 2630.23 feet to the Northeast corner of said Southeast one-quarter, marked by a 3 and one-half-inch brass disk, without identification, set in a well box; thence South 89°44'10" West, along the North line of said Southeast one-guarter, 2.00 feet to an intersection with the Limited Access Right of Way Line for Parcel 100, Part B, according to the aforementioned Right of Way Map; thence South 00°24'45" West, along said Limited Access Right of Way Line, 0.29 feet; thence South 00°28'07" East, along said Limited Access Right of Way Line, 17.64 feet to the POINT OF BEGINNING; thence continue along said Limited Access Right of Way Line South 00°28'07" East 842.40 feet to the beginning of a non-tangent curve, concave Westerly, with a radius of 2465.00 feet; thence, from a tangent bearing of South 00°28'54" East, run Southerly, along the arc of said curve, through a central angle of 10°12'30", a distance of 439.19 feet to the end of said curve; thence continue along said Limited Access Right of Way Line South 07°23'14" West 187.50 feet; thence, departing said Limited Access Right of Way Line, run North 04°32'42" East 373.35 feet to the beginning of a curve, concave Westerly, with a radius of 2849.00 feet; thence run Northerly, along the arc of said curve, through a central angle of 04°47'51", a distance of 238.55 feet to the end of said curve; thence North 00°15'09" West 357.26 feet to the beginning of a curve, concave Easterly, with a radius of 4600.00 feet; thence run Northerly, along the arc of said curve, through a central angle of 02°45'28", a distance of 221.41 feet to the end of said curve; thence North 02°30'19" East 190.00 feet to the beginning of a curve, concave Westerly, with a radius of 4568.00 feet; thence run Northerly, along the arc of said curve, through a central angle of 01°05'12", a distance of 86.65 feet to the end of said curve at the POINT OF BEGINNING.

CONTAINING 21529 square feet, more or less.

CONTAINING IN THE AGGREGATE 0.987 acres, more or less.

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EXHIBIT 1

CONTRACT PLANS COMPONENTS

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

CONTRACT PLANS

INDEX OF ROADWAY PLANS

SHEET DESCRIPTION SHEET NO.

KEY SHEET NOTES TO REVIEWER GENERAL NOTES DRAINAGE MAPS 4-10 TYPICAL SECTIONS 11-38 PROJECT LAYOUT 40-41 CURVE DATA INTERCHANGE LAYOUT 42-46 ROADWAY PLAN SHEETS 47-117 118-286 PROFILE SHEETS CROSS SECTION PATTERN LINES CROSS SECTIONS 287-290 291-435 POND DETAILS (ORANGE COUNTY) 436 437-444 POND DETAILS (FDOT)

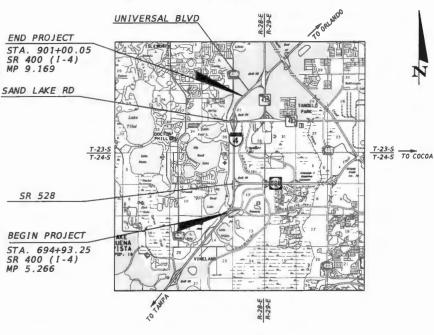
445-446 OUTFALL CONTROL STRUCTURE DETAILS CTL-01 REFERENCE POINTS CTL-02-CTL-04 PROJECT NETWORK CONTROL CTL-05-CTL-10

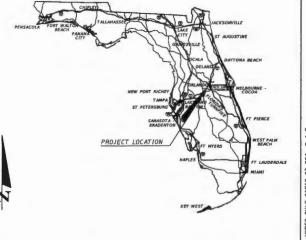
HORIZONTAL/VERTICAL CONTROL REFERENCE POINTS HORIZONTAL/VERTICAL CONTROL FINANCIAL PROJECT ID 242484-7-32-01

ORANGE COUNTY (75280)

STATE ROAD NO. 400 (1-4)

FROM W. of SR 528 TO W. of Kirkman Rd (SR 435)





ROADWAY PLANS

ENGINEER OF RECORD: PIERRE NAVAILLE

PIERRE NAVALLE P.E. 46076 CH2M HILL 225 E ROBINSON STREET SUITE 505 ORLANDO, FL 32801 CONTRACT NO. C-9187 VENDOR NO. 59-0918189 CERTIFICATE OF AUTH. 000072

PAVEMENT MARKING PLANS SIGNALIZATION PLANS ENGINEER OF RECORD:

RICHARD T. ROSS RICHARD T. ROSS
P.E. 48205
CH2M HILL
225 E ROBINSON STREET
SUITE 505
ORLANDO, FL 32801
CONTRACT NO. C-9187
VENDOR NO. 59-0918189
CERTIFICATE OF AUTH. 000072

DRAINAGE

ENGINEER OF RECORD: KENNEDY A. SIMMONDS

KENNEDY A. SIMMONDS P.E. 66357 CH2M HILL 225 E ROBINSON STREET SUITE 505 ORLANDD, FL 32801 CONTRACT NO. C-9187 VENOOR NO. 59-0918189 CERTIFICATE OF AUTH. 000072

ENGINEER OF RECORD:

ENVINEER OF RECORD:
ERNEST E. SACKEY
P.E. 71730
CH2M HILL
225 E ROBINSON STREET
SUITE 505
ORLANDO, FL 32801
CONTRACT NO. C-9187
VENDOR NO. 59-0918189
CERTIFICATE OF AUTH. 000072

GOVERNING DESIGN STANDARDS:

Florida Department of Transportation, FY2017/18 Design Standards eBook (DSeB) and applicable Design Standards Revisions (DSRs) at the following website: http://www.fdot.gov/rddesign/DesignStandards/Standards.shtm

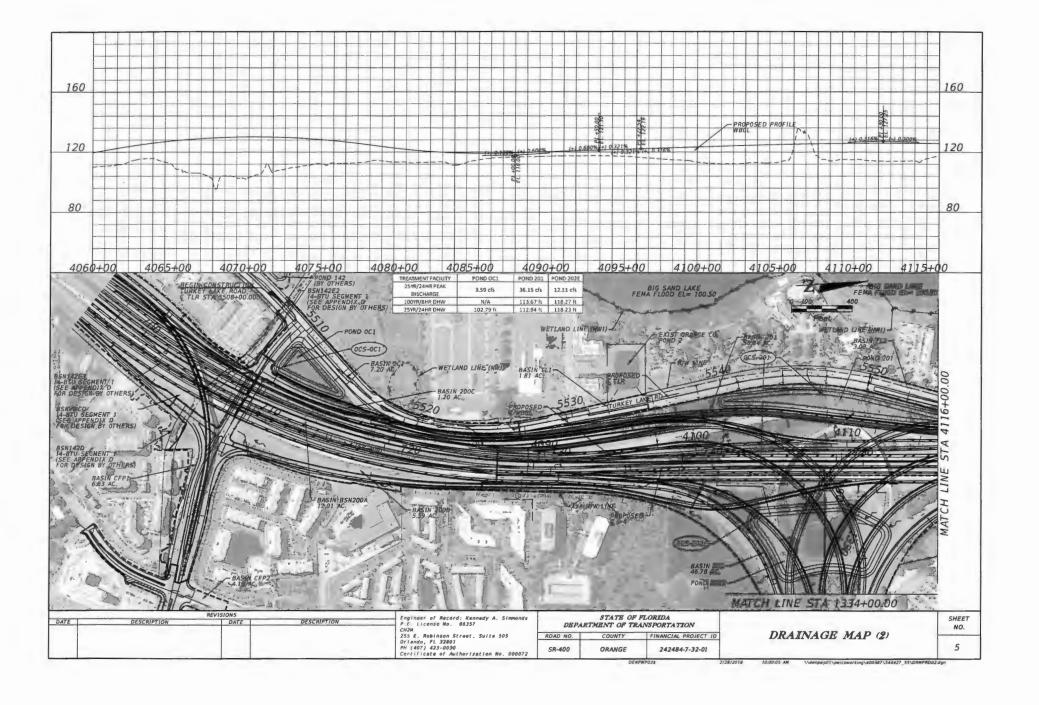
PHASE I (30%) SUBMITTAL PLANS APRII 2018

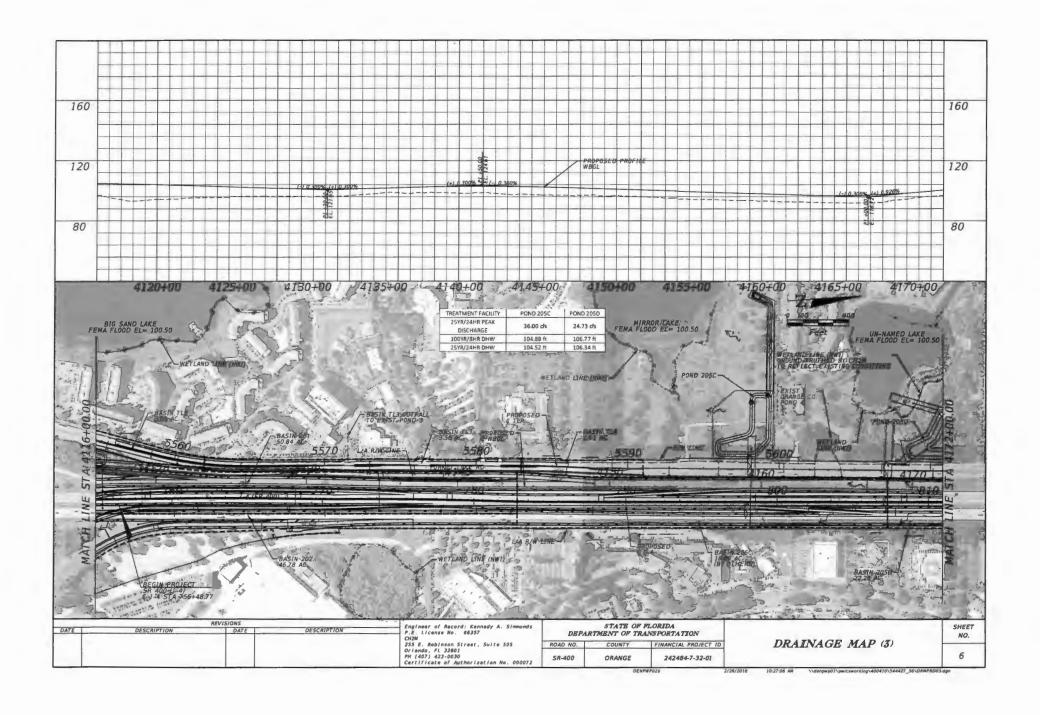
FDOT PROJECT MANAGER: Todd Helton, P.E.

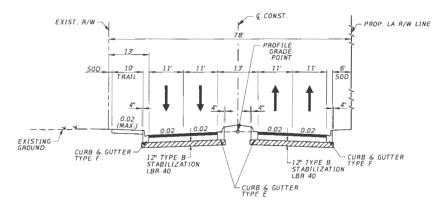
GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, July 2017 Standard Specifications for Road and Bridge Construction at the following website: http://www.fdot.gov/programmanagement/Implemented/SpecBooks

CONSTRUCTION	FISCAL	SHEET
CONTRACT NO.	YEAR	NO.
	20	1







TYPICAL SECTION 13 TURKEY LAKE ROAD SECTION

NB STA 5508+41.95 TO STA 5535+03.76 STA 5550+31.92 TO STA 5591+01.00 SB STA 5508+41.95 TO STA 5531+14.03 STA 5555+91.05 TO STA 5586+06.36

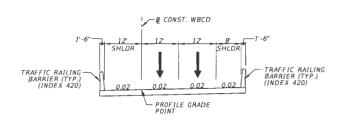
TRAFFIC DATA

ESTIMATED OPENING YEAR = 2020 AADT = 22,500 ESTIMATED DESIGN YEAR = 2040 AADT = 22,500 K = 9.0% D = 50.0% T = 4.4% (24 HOUR) DESIGN HOUR T = 2.2% DESIGN SPEED = 45 MPH NOTE

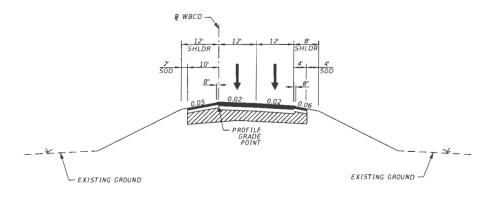
PAVEMENT CORING DATA, INCLUDING BASE MATERIAL TYPE AND THICKNESS, IS AVAILABLE ON DEPARTMENT'S WEBSITE AT https://ftp.fdot.gov. AFTER ACCESSING AS "GUEST", CLICK ON THE FOLLOWING FOLDER DIRECTORIES AS FOLLOWS: FTP, FDOT LTS, DS, CONSTRUCTION, PAVEMENT CORING DATA. THE PAVEMENT CORING DATA FOR THIS PROJECT IS LISTED IN ONE OF THE COUNTIES IN WHICH THE PROJECT IS LOCATED. THE DATA REPRESENTS MATERIALS ENCOUNTERED AT EACH CORING LOCATION. MATERIAL VARIATIONS BETWEEN CORES SHOULD BE ANTICIPATED AS INDICATED IN SECTION 2-4 OF THE STANDARD SPECIFICATIONS.

REVISIONS				Engineer of Record: Pierre Navaille	STATE OF FLORIDA				SHEET
DATE	DESCRIPTION	DATE	DESCRIPTION	P.E. License No. 46076 CH2M HILL	DEPARTMENT OF TRANSPORTATION				NO.
				255 E. Robinson Street, Suite 505	ROAD NO.	COUNTY	FINANCIAL PROJECT ID	TYPICAL SECTION	
				Orlando, FL 32801 PH (407) 423-0030 Certificate of Authorization No. 000072	5R 400	ORANGE	242484-7-32-01		23





BRIDGE TYPICAL SECTION 33 WESTBOUND C-D ROAD SECTION



TYPICAL SECTION 34 WESTBOUND C-D ROAD SECTION

TRAFFIC DATA (WBCD)

ESTIMATED OPENING YEAR = 2020 AADT = 7,620 ESTIMATED DESIGN YEAR = 2040 AADT = 10,430 K = 8.0% D = 100% T = 12.2% (24 HOUR) DESIGN HOUR T = 6.1 % DESIGN SPEED = 60 MPH

DATE	REVISIONS DESCRIPTION DATE DESCRIPTION		DESCRIPTION Engineer of Record Pierre P.E. License No. 46076 CH2M HILL CH2M	re Navaille	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION					SHEET NO.	
			255 E. Robinson Street, Su Orlando, FL 32801 PH (407) 423-0030	SR	AD NO.	COUNTY	FINANCIAL PROJECT ID 242484-7-32-01		TYPICAL SECTION	38	
			Certificate of Authorizati	10h NO. 0000/2		CA04013	2	4/4/2018	1:57:25 PM	c:\pw workdir\den001\ca040132\d0544453\tvosrd01.don	

