



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: April 14, 2022

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

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

FROM: Luciana Mino, Assistant Manager
Real Estate Management Division *LM/MTC*

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

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

ACTION REQUESTED: Approval and execution of Resolution and approval of Quitclaim Deed by and between the State of Florida by and through the State of Florida Department of Transportation to Orange County.

PROJECT: FDOT – SR 482, Pump Station 3142 at Sand Lake Road (from Turkey Lake Road to Presidents Drive) (F.P. # 407143-3), FDOT Parcels 108, 117, 118 PART, 119, 120, 121, and 122

District 6

PURPOSE: To provide for access, construction, operation, and maintenance of road right of way in connection with a Memorandum.

ITEMS: Resolution

Quitclaim Deed
(FDOT Parcels No. 108, 117, 118 PART, 119, 120, 121, and 122)

APPROVALS: Real Estate Management Division
Public Works Department
Utilities Department

REMARKS: The Resolution and the conveyances contemplated herein are pursuant to a Memorandum of Understanding (MOU) between The State of Florida, Department of Transportation (FDOT) and Orange County approved by the Board at its November 1, 2011 meeting. The MOU contemplated that FDOT would convey these parcels upon completing certain roadway improvements as identified in the MOU.

FDOT to pay recording fees and record instrument.

APPROVED

BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

APR 26 2022

~~27-SPD04 04/19~~

November 22, 2021

This instrument prepared by

Tammy Mackey

Under the direction of

FREDRICK W. LOOSE, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 108, 117, 118 PART, 119, 120, 121, 122

SECTION 75002

F.P. NO. 407143-3

STATE ROAD 482

COUNTY ORANGE

QUITCLAIM DEED

THIS INDENTURE, Made this _____ day of _____, _____, by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 719 South Woodland Blvd., DeLand, FL 32720, to ORANGE COUNTY, a charter county and political subdivision of the State of Florida, Party of the Second Part, c/o Real Estate Management Department, P.O. Box 1393, Orlando, FL 32802-1393.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, certain interest in said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District Five, Florida Department of Transportation on _____ pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part.

NOW THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest in all that certain land situate in Orange County, Florida, viz:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

SUBJECT to all Utilities in place and in use to the maintenance thereof and all other liens and encumbrances on said land, recorded or unrecorded;

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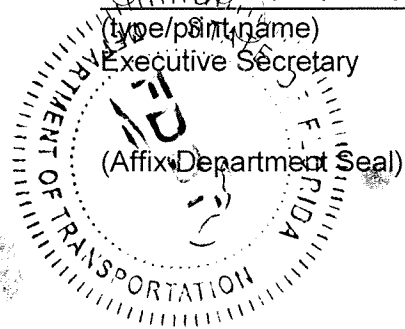
TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Five and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ATTEST: Imayra Wallace
Imayra Wallace
(type/print name)
Executive Secretary

By: [Signature]
John E. Tyler, P.E.
District Five Secretary

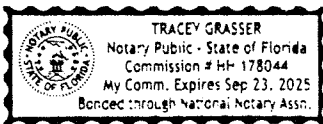


Legal Review
[Signature]
Office of General Counsel

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of May, 2022, John E. Tyler, P.E., District Secretary for District Five, who is personally known to me, or who has produced _____ as identification.



(Affix Notary Seal)

ACQUISITION OF THIS LAND IS
NECESSARY FOR R/W PURPOSES
UNDER THREAT OF CONDEMNATION
PURSUANT TO SEC 337.27 F.S.

MJW
FL D.O.T

Tracey Grasser
Tracey Grasser
(type/print name)
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: 9/23/2025

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EXHIBIT A

PARCEL NO. 108
FEE SIMPLE

SECTION 75002
F.P. NO. 407143 3

THAT PART OF:

"From the South $\frac{1}{4}$ corner of Section 25, Township 23 South, Range 28 East, Orange County, Florida, run South $89^{\circ} 39' 32''$ West along the South Line of said Southwest $\frac{1}{4}$, 1363.32 feet; run thence North $0^{\circ} 12' 27''$ East 25.31 feet to a Point of Beginning, said Point being on the North Right-of-Way of State Road No. 528; run thence North $87^{\circ} 23' 33''$ West along said Right-of-Way 175.0 feet; run thence North $0^{\circ} 12' 27''$ East 200.0 feet; thence South $87^{\circ} 23' 33''$ East 175.0 feet to a Point on the West Right-of-Way of a private road; run thence South $0^{\circ} 12' 27''$ West along said Right-of-Way line 200.0 feet, to the Point of Beginning, containing .8028 acres.

LESS:

For a Point of reference, commence at the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 23 South, Range 28 East; Run thence S. $00^{\circ} 12' 21''$ E., 493.24 feet along the East boundary of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 36 to the Point of Beginning of the tract of land herein described, also being the Point of Curvature of a curve concave to the East having a radius of 1243.82 feet; Run thence Northerly 179.62 feet along said curve through a central angle of $08^{\circ} 16' 27''$ to the Point of Reverse Curvature of a curve concave to the West having a radius of 1253.82 feet; Run thence Northerly 176.86 feet along said curve through a central angle of $08^{\circ} 04' 55''$ to a point; Run thence N. $36^{\circ} 14' 50''$ E., 31.94 feet to a point lying on the South Right of Way line of Sand Lake Road (S.R. 528A); Run thence S. $87^{\circ} 42' 35''$ W., along said Right of Way line 45.00 feet to a point on the East boundary line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; Run thence S. $00^{\circ} 12' 21''$ E., along the East boundary of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ 379.28 feet to the Point of Beginning.

All being and lying in the Northwest $\frac{1}{4}$ of Section 36, Township 23 South, Range 28 East, Orange County, Florida.

Containing 5444 square feet, more or less.

(The above described land being the land described and recorded in Official Records Book 2067, Page 599 and Official Records Book 3203, Page 778, Public Records of Orange County, Florida.)

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DESCRIBED AS FOLLOWS:

PART A – RIGHT OF WAY

From a nail and disc stamped "FDOT" at the Southwest corner of the Southwest 1/4 of Section 25, Township 23 South, Range 28 East, Orange County, Florida on the centerline of State Road 482 (Sand Lake Road) at station 110+00.00 as shown on the Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road), F.P. No. 407143 3 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run North 89 degrees 46 minutes 26 seconds East 1322.02 feet along the South boundary of said Southwest 1/4 and said centerline to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 25 at station 123+22.02, said Southeast corner also being a point on the centerline of International Drive at station 30+00.00 as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road); thence North 00 degrees 17 minutes 48 seconds East 22.39 feet along the East boundary of said Southwest 1/4 of the Southwest 1/4 and the centerline of said International Drive to a point on the existing North right of way line on State Road 482 (Sand Lake Road); thence North 87 degrees 08 minutes 41 seconds West 46.05 feet along said existing North right of way line for the POINT OF BEGINNING, said Point of Beginning being a point on the existing West right of way line of the aforesaid International Drive; thence continue North 87 degrees 08 minutes 41 seconds West 19.73 feet along said existing North right of way line and the South boundary of that certain parcel of land as described and recorded in Official Records Book 2067, Page 599, Public Records of Orange County, Florida to a point on a non-tangent curve concave Northwesterly and having a radius of 40.00 feet; thence from a tangent bearing of North 34 degrees 31 minutes 27 seconds East run Northeasterly 22.75 feet along the arc of said curve with a chord bearing on North 18 degrees 13 minutes 37 seconds East through a central angle of 32 degrees 35 minutes 39 seconds to the end of said curve; thence North 01 degrees 55 minutes 48 seconds East 95.33 feet to a point; thence North 88 degrees 04 minutes 12 seconds West 3.00 feet to a point; North 01 degrees 55 minutes 48 seconds East 79.67 feet to a point being 56.81 West of, when measured perpendicular to the centerline of the aforesaid International Drive at station 32+21.70; thence North 03 degrees 37 minutes 42 seconds West 3.24 feet to a point on the North boundary of the aforesaid parcel of land described and recorded in Official Records Book 2067, Page 599; thence South 87 degrees 08 minutes 41 seconds East 17.05 feet along said North boundary to the Northeast corner thereof, said Northeast corner being a point on the aforesaid existing West right of way line on International Drive; thence run along said existing West right of way line with the following courses and distances: South 00 degrees 17 minutes 48 seconds West 34.73 feet to a point; thence

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North 89 degrees 42 minutes 12 seconds West 6.00 feet to a point; thence South 00 degrees 17 minutes 48 seconds West 165.00 feet to the Point of Beginning.

(Containing: 2616 Square feet, more or less.)

AND

PARCEL NO. 117
FEE SIMPLE

SECTION 75002
F.P. NO. 407143 3

THAT PART OF:

“Commence at the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 23 South, Range 28 East, Orange County, Florida; thence run N $0^{\circ}03'30''$ E. along the East boundary of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 22.39 feet; thence run N $87^{\circ}25'37''$ W. along the North right-of-way line of Sand Lake Road (State Road No. 528) for a distance of 215.04 feet to the point of beginning; said point also being the Southwest Corner of the Exxon Property; thence run N $87^{\circ}25'37''$ W. along the said North right-of-way line for a distance of 200.00 feet; thence run N $0^{\circ}03'30''$ E parallel to the East boundary of the said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 300.00 feet; thence run S $87^{\circ}25'37''$ E. parallel with the said North right-of-way line for a distance of 200.00 feet; thence run S $0^{\circ}03'30''$ W. parallel with the said East boundary of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 50.00 feet; thence run S $89^{\circ}56'30''$ E perpendicular to the said East Boundary of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 174.83 feet to a point on the West right-of-way line of International Drive, thence run S $0^{\circ}03'30''$ W. along the said West right-of-way line, said line being 40.00 feet West of and parallel with the said East boundary of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 28.14 feet to a point; thence run N $89^{\circ}56'30''$ W. at right angles to the last described course for a distance of 19.00 feet; thence run S $3^{\circ}52'00''$ E for a distance of 22.55 feet; thence run S $89^{\circ}56'30''$ E for a distance of 17.46 feet to a point; thence run S $0^{\circ}03'30''$ W. along the said West right-of-way line for a distance of 7.04 feet to the Northeast Corner of the Exxon Property; thence run N $87^{\circ}25'37''$ W. parallel to to the North right-of-way line of Sand Lake Road for a distance of 175.00; thence run S $0^{\circ}03'30''$ W. parallel to the West right-of-way line of International Drive for a distance of 200.00 feet to the point of beginning.”

(The above described land being the land described and recorded in Official Records Book 2711, Page 243, Public Records of Orange County, Florida.)

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DESCRIBED AS FOLLOWS:

PART A – RIGHT OF WAY

From a nail and disc stamped "FDOT" at the Southwest corner of the Southwest 1/4 of Section 25, Township 23 South, Range 28 East, Orange County, Florida on the centerline of State Road 482 (Sand Lake Road) at station 110+00.00 as shown on the Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road), F.P. No. 407143 3 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run North 89 degrees 46 minutes 26 seconds East 1322.02 feet along the South boundary of said Southwest 1/4 and said centerline to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 25 at station 123+22.02, said Southeast corner also being a point on the centerline of International Drive at station 30+00.00 as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road); thence North 00 degrees 17 minutes 48 seconds East 189.45 feet along the East boundary of said Southwest 1/4 of the Southwest 1/4 and the centerline of said International Drive to a point at station 31+89.45; thence North 89 degrees 42 minutes 12 seconds West 40.00 feet to a point on the existing West right of way line of International Drive as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road); thence North 00 degrees 17 minutes 48 seconds East 34.73 feet along said existing West right of way line for the POINT OF BEGINNING, said Point of Beginning also being the Southeasterly corner of that certain parcel of land as described and recorded in Official Record Book 2711, Page 243, Public Records Orange County, Florida; thence continue North 00 degrees 17 minutes 48 seconds East 7.00 feet along said existing West right of way line and the Easterly boundary of said parcel of land to an angle point in said Easterly boundary; thence North 89 degrees 42 minutes 12 seconds West 17.46 feet along said Easterly boundary to an angle point in said Easterly boundary; thence South 03 degrees 37 minutes 42 seconds East 6.26 feet to a point on the Southerly boundary of said parcel of land; thence South 87 degrees 08 minutes 41 seconds East 17.05 feet along said Southerly boundary to the Point of Beginning. (Containing: 114 Square feet, more or less.)

PART B – RIGHT OF WAY

From a nail and disc stamped "FDOT" at the Southwest corner of the Southwest 1/4 of Section 25, Township 23 South, Range 28 East, Orange County, Florida on the centerline of State Road 482 (Sand Lake Road) at station 110+00.00 as shown on the Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road), F.P. No. 407143 3 on file at the Florida Department of Transportation District Five Office,

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Surveying and Mapping Section, Deland, Florida, run North 89 degrees 46 minutes 26 seconds East 1322.02 feet along the South boundary of said Southwest 1/4 and said centerline to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 25 at station 123+22.02, said Southeast corner also being a point on the centerline of International Drive at station 30+00.00 as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road); thence North 00 degrees 17 minutes 48 seconds East 189.45 feet along the East boundary of said Southwest 1/4 of the Southwest 1/4 and the centerline of said International Drive to a point at station 31+89.45; thence North 89 degrees 42 minutes 12 seconds West 40.00 feet to a point on the existing West right of way line of International Drive as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road); thence North 00 degrees 17 minutes 48 seconds East 34.73 feet along said existing West right of way line to the Southeast corner of that certain parcel of land as described and recorded in Official Record Book 2711, Page 243, Public Records Orange County, Florida; thence continue North 00 degrees 17 minutes 48 seconds East 7.00 feet along said existing West right of way line and the Easterly boundary of said parcel of land to an angle point in said Easterly boundary; thence North 89 degrees 42 minutes 12 seconds West 17.46 feet along said Easterly boundary to an angle point in said Easterly boundary; thence North 03 degrees 37 minutes 42 seconds West 22.55 feet along said Easterly boundary to an angle point in said Easterly boundary; thence South 89 degrees 42 minutes 12 seconds East 2.60 feet along said Easterly boundary for the POINT OF BEGINNING; said Point of Beginning being 56.40 feet left of, when measured perpendicular to the centerline of the aforesaid International Drive station 32+53.68; thence North 00 degrees 17 minutes 48 seconds East 28.20 feet to a point on the Northerly boundary of the aforesaid parcel of land; thence South 89 degrees 42 minutes 12 seconds East 16.40 feet along said Northerly boundary to the Northeasterly corner thereof, said Northeasterly corner being a point on the aforesaid existing West right of way line; thence South 00 degrees 17 minutes 48 seconds West 28.20 feet along the aforesaid Easterly boundary and said West right of line to an angle point in said Easterly boundary; thence North 89 degrees 42 minutes 12 seconds West 16.40 feet along said Easterly boundary to the Point of Beginning. (Containing: 463 Square feet, more or less).

CONTAINING IN AGGREGATE: 577 Square feet, more or less.

AND

PARCEL NO. 118 PART
FEE SIMPLE

SECTION 75002
F.P. NO. 407143 3

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THAT PART OF:

"A portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of Section 25, Township 23 South, Range 28 East, Orange County, Florida more particularly described as follows:

Commence at the Northeast corner of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$, of said Section 25; thence run $S00^{\circ}03'30''W$, along the East line of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$, of Section 25, for 885.00 feet; thence run $S89^{\circ}25'55''W$, parallel with the North line of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$, of said Section 25 for 40.00 feet to the Point of Beginning, being situated on the West right-of-way line of International Drive; thence continue $S89^{\circ}25'55''W$, for 174.84 feet; thence run $S00^{\circ}03'30''W$, for 151.12 feet; thence run $S89^{\circ}56'30''E$, for 174.83 feet to the West right-of-way line of International Drive; thence run $N00^{\circ}03'30''E$, for 153.03 feet to the Point of Beginning."

(The above described land being the land described and recorded in Official Records Book 10165, Page 1265, Public Records of Orange County, Florida.)

DESCRIBED AS FOLLOWS:

From the Northeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 23 South, Range 28 East, Orange County, Florida, said corner lying on the centerline of survey of International Drive at station 43+20.34 as shown on the Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road), Section 75002, F.P. No. 407143 3 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run $S00^{\circ}17'48''W$, along the East boundary of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and said centerline, a distance of 1038.46 feet to a point at station 32+81.88; thence departing said east line and centerline, $N89^{\circ}42'12''W$, a distance of 56.40 feet to a point on the west right of way line of International Drive as shown on said Right of Way Map and the **POINT OF BEGINNING**, said point lying on the south boundary of a certain parcel of land as described and recorded in Official Records Book 10165, Page 1265, Public Records of Orange County, Florida; thence continue $N89^{\circ}42'12''W$, along the south boundary of said parcel, a distance of 158.43 feet to the southwest corner of said parcel of said land; thence $N00^{\circ}17'48''E$, along the west boundary of said parcel, a distance of 70.00 feet; thence departing said west boundary, $S89^{\circ}42'12''E$, a distance of 70.00 feet; thence $S00^{\circ}17'48''W$, a distance of 21.32 feet; thence $S89^{\circ}46'53''E$, a distance of 16.54 feet; thence $S03^{\circ}20'08''E$, a distance of 9.38 feet; thence $S09^{\circ}54'01''E$, a distance of 5.15 feet; thence $S20^{\circ}48'31''E$, a distance of 4.01 feet to a point on a non-tangent curve with a radius of 9.58 feet, concave to the northeast; thence southeasterly along said curve to the left through a central angle of $64^{\circ}58'04''$, a distance of 10.86 feet where the chord bears

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S57°07'02"E a distance of 10.29 feet to the point of intersection with a non-tangent line; thence S89°42'12"E, a distance of 21.27 feet; thence N66°35' 38"E, a distance of 44.78 feet to said west right of way line of International Drive; thence S00°17'48"W, along said west right of way line, a distance of 37.66 feet; thence N89°42'12"W, along said west right of way line, a distance of 2.00 feet; thence S00°17'48"W, along said west right of way line, a distance of 5.34 feet to the **POINT OF BEGINNING**.

CONTAINING: 0.18 acres or 7957 square feet, more or less

AND

From a nail and disc stamped "FDOT" at the Southwest corner of the Southwest 1/4 of Section 25, Township 23 South, Range 28 East, Orange County, Florida on the centerline of State Road 482 (Sand Lake Road) at station 110+00.00 as shown on the Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road), F.P. No. 407143 3 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run North 89 degrees 46 minutes 26 seconds East 1322.02 feet along the South boundary of said Southwest 1/4 and said centerline to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 25 at station 123+22.02, said Southeast corner also being a point on the centerline of International Drive at station 30+00.00 as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road); thence North 00 degrees 17 minutes 48 seconds East 435.28 feet along the East boundary of said Southwest 1/4 of the Southwest 1/4 and the centerline of said International Drive to a point at station 34+35.28; thence South 89 degrees 46 minutes 05 seconds West 40.00 feet for the POINT OF BEGINNING, said Point of Beginning being a 5/8 inch iron bar and cap stamped "FDOT JWG LB 1" at an angle point in the Easterly boundary of Lot 1, "Plat of Rosen Trustee", as recorded in Plat Book 35, Page 83, Public Records of Orange County, Florida; and also being the Northeasterly corner of that certain parcel of land as described and recorded in Official Records Book 5829, Page 2464, Public Records of Orange County, Florida, and also being the Northeasterly corner being a point on the existing West right of way line of said International Drive; thence South 00 degrees 17 minutes 48 seconds West 153.03 feet along the East boundary of said parcel of land and said existing West right of way line to the Southeast corner of said parcel of land; thence run North 89 degrees 42 minutes 12 seconds West 16.40 feet along the South boundary of said parcel of land; thence North 00 degrees 17 minutes 48 seconds East 5.34 feet to a point; thence South 89 degrees 42 minutes 12 seconds East 2.00 feet to a point; thence North 00 degrees 17 minutes 48 seconds East 54.56 feet to a point; thence North 20 degrees 26 minutes 14 seconds East 8.71 feet to a point; thence North 00 degrees 17 minutes 48 seconds East 76.51 feet to a point; thence South 89 degrees 42 minutes 12 seconds East

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4.00 feet to a point; thence North 00 degrees 17 minutes 48 seconds East 8.37 feet to a point on the North boundary of the aforesaid parcel of land, and also being on the aforesaid Easterly boundary of Lot 1; thence North 89 degrees 46 minutes 05 seconds East 7.40 feet along said North boundary and said Easterly boundary to the Point of Beginning.

CONTAINING: 1913 Square feet, more or less.

AND

PARCEL NO. 119
FEE SIMPLE

SECTION 75002
F.P. NO. 407143 3

THAT PART OF:

“Lot 1, “Plat of Rosen Trustee”, Plat Book 35, Page 83, Public Records of Orange County, Florida.”

(Being a portion of the above described land as described and recorded in Official Records Book 3163, Page 598 and Official Records Book 3194, Page 1542, Public Records of Orange County, Florida.)

DESCRIBED AS FOLLOWS:

From a nail and disc stamped “FDOT” at the Southwest corner of the Southwest 1/4 of Section 25, Township 23 South, Range 28 East, Orange County, Florida on the centerline of State Road 482 (Sand Lake Road) at station 110+00.00 as shown on the Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road), F.P. No. 407143 3 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run North 89 degrees 46 minutes 26 seconds East 1322.02 feet along the South boundary of said Southwest 1/4 and said centerline to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 25 at station 123+22.02, said Southeast corner also being a point on the centerline of International Drive at station 30+00.00 as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road); thence North 00 degrees 17 minutes 48 seconds East 435.28 feet along the East boundary of said Southwest 1/4 of the Southwest 1/4 and the centerline of said International Drive to a point at station 34+35.28; thence South 89 degrees 46 minutes 05 seconds West 40.00 feet for

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the POINT OF BEGINNING, said Point of Beginning being a 5/8 inch iron bar and cap stamped "FDOT JWG LB 1" at an angle point in the Easterly boundary of Lot 1, "Plat of Rosen Trustee", as recorded in Plat Book 35, Page 83, Public Records of Orange County, Florida, and point being the Southeasterly corner of that certain parcel of land as described and recorded in Official Records Book 3194, Page 1542, Public Records of Orange County, Florida, and also being a point on the existing West right of way line of said International Drive; thence continue South 89 degrees 46 minutes 05 seconds West 7.40 feet along said Easterly boundary Lot 1 and the Southerly boundary of said parcel of land to a point; thence North 00 degrees 17 minutes 48 seconds East 34.99 feet to a point on said Easterly boundary of Lot 1, and also being on the North boundary of that certain parcel of land as described and recorded in Official Records Book 3163, Page 598, Public Records of Orange County, Florida; thence North 89 degrees 42 minutes 41 seconds East 7.40 feet along said Easterly boundary of Lot 1 and said North boundary to a 5/8 inch iron bar and cap stamped "FDOT JWG LB 1" at an angle point in said Easterly boundary of Lot 1, said point being the Northeast corner of said parcel of land as described and recorded in Official Records Book 3163, Page 598, and also being on the aforesaid existing West right of way line of International Drive; thence South 00 degrees 17 minutes 48 seconds West 35.00 feet along said Easterly boundary of Lot 1 and said West right of way line to the Point of Beginning.

CONTAINING: 259 Square feet, more or less.

AND

PARCEL NO. 120
FEE SIMPLE

SECTION 75002
F.P. NO. 407143 3

THAT PART OF:

"Commence at the NE corner of the SW ¼ of the SW ¼ corner of Section 25, Township 23 South, Range 28 E, Orange County, Florida; thence S 0°06'23"W along the East line of said SW ¼ of the SW ¼ a distance of 690.00 feet, thence S 89°28'48" W 40.00 feet for a point of beginning; said point being on the West right-of-way line of International Drive; thence S 0°06'23" W along said West R/W line 160.00 feet; thence S 89°28'48" W parallel with the North line of said SW ¼ of the SW ¼ a distance of 278.00 feet; thence N 0°06'23" E parallel to the West R/W line of International Drive for 160.00 feet; thence N 89°28'48" E for 278.00 feet to the Point of Beginning."

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(The above described land being the land described and recorded in Official Records Book 6977, Page 2128 and Official Records Book 6977, Page 2131, Public Records of Orange County, Florida.)

DESCRIBED AS FOLLOWS:

From a nail and disc stamped "FDOT" at the Southwest corner of the Southwest 1/4 of Section 25, Township 23 South, Range 28 East, Orange County, Florida on the centerline of State Road 482 (Sand Lake Road) at station 110+00.00 as shown on the Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road), F.P. No. 407143 3 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run North 89 degrees 46 minutes 26 seconds East 1322.02 feet along the South boundary of said Southwest 1/4 and said centerline to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 25 at station 123+22.02, said Southeast corner also being a point on the centerline of International Drive at station 30+00.00 as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road); thence North 00 degrees 17 minutes 48 seconds East 470.31 feet along the East boundary of said Southwest 1/4 of the Southwest 1/4 and the centerline of said International Drive to a point at station 34+70.31; thence South 89 degrees 42 minutes 41 seconds West 40.00 feet for the POINT OF BEGINNING, said Point of Beginning being a 5/8 inch iron bar and cap stamped "FDOT JWG LB 1" at an angle point in the Easterly boundary of Lot 1, "Plat of Rosen Trustee", as recorded in Plat Book 35, Page 83, Public Records of Orange County, Florida, and being the Southeasterly corner of that certain parcel of land as described and recorded in Official Records Book 6977, Page 2131, Public Records of Orange County, Florida, and also being a point on the existing West right of way line of said International Drive; thence continue South 89 degrees 42 minutes 41 seconds West 4.40 feet along the South boundary of said parcel of land and said Easterly boundary of Lot 1 to a point; thence North 00 degrees 17 minutes 48 seconds East 99.52 feet to a point; thence North 89 degrees 42 minutes 12 seconds West 3.00 feet to a point; thence North 00 degrees 17 minutes 48 seconds East 41.41 feet to a point; thence South 89 degrees 42 minutes 12 seconds East 3.00 feet to a point; thence North 00 degrees 17 minutes 48 seconds East 19.07 feet to a point on the North boundary of the aforesaid parcel of land and the aforesaid Easterly boundary of Lot 1; thence North 89 degrees 42 minutes 41 seconds East 4.40 feet along said North boundary and said Easterly boundary to a 5/8 inch iron bar and cap stamped "FDOT JWG LB 1" at an angle point in said Easterly boundary of Lot 1, and being the Northeast corner of the aforesaid parcel of land, and also being a point on the aforesaid existing West right of way line of International Drive; thence South 00 degrees 17 minutes 48 seconds West 160.00 feet along the East boundary of said parcel of land and said existing West right of way line to the Point of Beginning.

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CONTAINING: 828 Square feet, more or less.

AND

PARCEL NO. 121
FEE SIMPLE

SECTION 75002
F.P. NO. 407143 3

A PORTION OF:

Lot 1, "Plat of Rosen Trustee" as recorded in Plat Book 35, Page 83, Public Records of Orange County, Florida.

BEING MORE PARTICULARLY DESCRIBED AS:

"A portion of the SW ¼ of the SW ¼ of Section 25, Township 23 South, Range 28 East, Orange County, Florida, more particularly described as follows: Commence at the Northeast corner of the SW 1/4 of the SW ¼ of said Section 25; Thence run South 0°03'30" West, along the East line of the SW ¼ of the SW ¼ of said Section 25, for 275.00 feet; Thence run South 89°25'55" West, parallel with the North line of the SW ¼ of the SW ¼ of said Section 25, for 40.00 feet to the Point of Beginning, said point being situated on the West Right-Of-Way line of International Drive; Thence continue South 89°25'55" West, for 937.63 feet to the Easterly Right-of-way line of Interstate Highway No.4 (State Road No. 400); thence run South 0°16'21" East along the Easterly Right-of-Way line of Interstate Highway No. 4 (State Road No. 400) for 185.74 feet; Thence run South 12°11'35" East, along said Right-of-Way line, for 678.57 feet to the point of curvature of a circular curve concave Northeasterly, having a radius of 170.00 feet (chord distance 207.12 feet, chord bearing South 49°43'25" East); Thence continuing along said Right-of-Way line, through a central angle of 75°03'41", run Southeasterly along the arc of said curve for 222.71 feet to a point situated 675.00 feet West of the East line of the S.W. ¼ of the S.W. ¼ of said Section 25, as measured along the Northerly right-of-Way line of Sand Lake Road (State Road No. 528): Thence run North 2°34'23" East for 250.00 feet; Thence run South 87°25'37" East, parallel with the Northerly Right-of-Way line of Sand Lake Road, for 200.00 feet; Thence run South 2°34'23" West, for 250.00 feet to the Northerly Right-Of-Way line of Sand Lake Road; Thence run South 87°25'37" East, along said Right-of-Way line, for 59.96 feet; Thence run North 0°03'30" East, parallel with the East line of the S.W. ¼ of the S.W. ¼ of said Section 25, for 425.16 feet; Thence run North 89°25'55" East for 96.66 feet; Thence run North 0°03'30" East for 160.00 feet; Thence run North 89°25'55" East for 278.00 feet to the Westerly Right-Of-Way line of International Drive; Thence run North

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0°03'30" East along said Right-Of-Way line for 415.00 feet to the Point of Beginning."

(The above described land being the land described and recorded in Official Records Book 5910, Page 2067, Public Records of Orange County, Florida.)

DESCRIBED AS FOLLOWS:

From a nail and disc stamped "FDOT" at the Southwest corner of the Southwest 1/4 of Section 25, Township 23 South, Range 28 East, Orange County, Florida on the centerline of State Road 482 (Sand Lake Road) at station 110+00.00 as shown on the Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road), F.P. No. 407143 3 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run North 89 degrees 46 minutes 26 seconds East 1322.02 feet along the South boundary of said Southwest 1/4 and said centerline to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 25 at station 123+22.02, said Southeast corner also being a point on the centerline of International Drive at station 30+00.00 as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road); thence North 00 degrees 17 minutes 48 seconds East 630.32 feet along the East boundary of said Southwest 1/4 of the Southwest 1/4 and the centerline of said International Drive to point at station 36+30.32; thence South 89 degrees 42 minutes 41 seconds West 40.00 feet for the POINT OF BEGINNING, said Point of Beginning being a 5/8 inch iron bar and cap stamped "FDOT JWG LB 1" at an angle point in the Easterly boundary of Lot 1, "Plat of Rosen Trustee", as recorded in Plat Book 35, Page 83, Public Records of Orange County, Florida, and being a point on the existing West right of way line of said International Drive; thence continue South 89 degrees 42 minutes 41 seconds West 4.40 feet along said Easterly boundary to a point; thence North 00 degrees 17 minutes 48 seconds East 60.40 feet to a point; thence North 04 degrees 10 minutes 35 seconds East 65.03 feet to a point on the aforesaid Easterly boundary of Lot 1 and the aforesaid West right of way line; thence South 00 degrees 17 minutes 48 seconds West 125.23 feet along said Easterly boundary and said existing West right of way line to the Point of Beginning.

CONTAINING: 408 Square feet, more or less.

AND

PARCEL NO. 122
FEE SIMPLE

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THAT PART OF:

"All that part of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 23 South, Range 28 East, Orange County, Florida, lying North of Sand Lake Road and East of Interstate Route 4. (Less: from the Southwest corner of Section 25, Township 23 South, Range 28 East run N 89° 33' 22" E along the South line of said section, 846.21 feet, thence N 2° 36' 27" E 48.26 feet for a point of beginning. Said point being on the Northerly right of way line of Sand Lake Road; run thence N 87° 23' 33" W along said right of way line, 200 feet to the Easterly end of the limited access right of way to Interstate Route 4, thence N 2° 36' 27" E, 250 feet, thence S 87° 23' 33" E, 200 feet, thence S 2° 36' 27" W, 250 feet to the point of beginning). All in Orange County, Florida."

(The above described land being the land described and recorded in Official Records Book 1868, Page 755, Public Records of Orange County, Florida.)

DESCRIBED AS FOLLOWS:

From a nail and disc stamped "FDOT" at the Southwest corner of the Southwest 1/4 of Section 25, Township 23 South, Range 28 East, Orange County, Florida on the centerline of State Road 482 (Sand Lake Road) at station 110+00.00 as shown on the Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road), F.P. No. 407143 3 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run North 89 degrees 46 minutes 26 seconds East 1322.02 feet along the South boundary of said Southwest 1/4 and said centerline to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 25 at station 123+22.02, said Southeast corner also being a point on the centerline of International Drive at station 30+00.00 as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road); thence North 00 degrees 17 minutes 48 seconds East 189.45 feet along the East boundary of said Southwest 1/4 of the Southwest 1/4 and the centerline of said International Drive to a point at station 31+89.45; thence North 89 degrees 42 minutes 12 seconds West 40.00 feet to a point on the existing West right of way line of International Drive as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road); thence North 00 degrees 17 minutes 48 seconds East 34.73 feet along said existing West right of way line to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 2711, Page 243, Public Records Orange County, Florida; thence continue North 00 degrees 17 minutes 48 seconds East 7.00 feet along said existing West right of way line and the Easterly boundary of said parcel of land to an angle point in said Easterly boundary, also being the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 2067, Page 56, Public Records Orange County, Florida; thence North 89 degrees 42 minutes 12 seconds West

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15.00 feet along the Southerly boundary as described in Official Records Book 2067, Page 56, also being said Easterly boundary as described in Official Records Book 2711, Page 243 to the Southwest corner of that certain parcel of land as described and recorded in Official Records Book 2067, Page 56, Public Records Orange County, Florida, for the POINT OF BEGINNING; thence continue North 89 degrees 42 minutes 12 seconds West 2.46 feet along said Easterly boundary to an angle point in said Easterly boundary; thence North 03 degrees 37 minutes 42 seconds West 22.55 feet along said Easterly boundary to an angle point in said Easterly boundary; thence South 89 degrees 42 minutes 12 seconds East 19.00 feet along said Easterly boundary to a point on the existing West right of way line of International Drive as shown on the aforesaid Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road); thence South 00 degrees 17 minutes 48 seconds West 0.50 feet along said existing West right of way line to the Northeast corner of that certain parcel of land as described and recorded in Official Records Book 2067, Page 56, Public Records Orange County, Florida; thence North 89 degrees 42 minutes 12 seconds West 15.00 feet along the Northerly boundary of said parcel of land to the Northwest corner of that certain parcel of land as described and recorded in Official Records Book 2067, Page 56, Public Records Orange County, Florida; thence South 00 degrees 17 minutes 48 seconds West 22.00 feet along the Westerly boundary of said parcel of land to said Southwest corner of said parcel of land and the Point of Beginning.

Containing: 80 Square feet, more or less.