



Legislation Text

File #: 26-0289, **Version:** 1

Interoffice Memorandum

DATE: February 17, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

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

CONTACT: Eduardo Avellaneda, P.E., Manager

PHONE: (407) 836-7871

DIVISION: Roads and Drainage Division

ACTION REQUESTED:

Approval and execution of (1) Interlocal Agreement between the City of Winter Garden, Florida and Orange County, Florida regarding the transfer of jurisdiction of portions of Winter Garden Vineland Road; (2) County Deed for portions of Winter Garden Vineland Road segment; and (3) Assignment of five drainage easements. District 1. (Roads and Drainage Division)

PROJECT: N/A

PURPOSE:

The City of Winter Garden (City) has requested the County to transfer the Deed and Assign the Easements for the portions of Winter Garden Vineland Road from approximately 230 feet north of Magnolia Park Court to the southernly right-of-way of State Road 429 from the County to the City.

In accordance with Florida Statutes, a County Deed and an Assignment of Easements has been prepared which transfers all interest, authority, and responsibility over that portion of Winter Garden Vineland Road and assigns five drainage easements to the City. Approval of this Agreement transfers responsibility for maintaining that portion of Winter Garden Vineland Road to the City. Note that the City has approved and executed the Interlocal Agreement.

The County Attorney's Office has reviewed the Agreement, Deed and Assignment and found the Agreement acceptable as to form.

BUDGET: N/A

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAR 10 2026

INTERLOCAL AGREEMENT

between the

CITY OF WINTER GARDEN, FLORIDA

and

ORANGE COUNTY, FLORIDA

regarding the

**TRANSFER OF JURISDICTION OF
PORTIONS OF WINTER GARDEN
VINELAND ROAD**

Approved by the City of Winter
Garden City Commission

January 8, 2026

Approved by the Orange County
Board of County Commissioners

MAR 10 2026, 2026

INTERLOCAL AGREEMENT
between the
CITY OF WINTER GARDEN, FLORIDA
and
ORANGE COUNTY, FLORIDA
regarding the
TRANSFER OF JURISDICTION OF
PORTIONS OF WINTER GARDEN
VINELAND ROAD

THIS INTERLOCAL AGREEMENT is made and entered into by and between the **City of Winter Garden, Florida**, a municipal corporation created and existing under the laws of the State of Florida, whose mailing address is 300 West Plant Street, Winter Garden, Florida 34787 (“City”), and **Orange County, Florida**, a charter county and political subdivision of the State of Florida, whose mailing address is 201 South Rosalind Avenue, Orlando, Florida 32801 (“County”).

RECITALS

WHEREAS, the County has authority pursuant to Section 125.01(1)(p), Florida Statutes, to enter into an agreement with another governmental entity or agency for joint performance, or performance by one unit on behalf of the other, of any of either entity’s or agency’s authorized functions;

WHEREAS, the City has authority pursuant Section 166.021, Florida Statutes, to enter into agreements;

WHEREAS, all roads that are open and available for use by the public and dedicated to public use, according to law or by prescription, are declared to be and established as, pursuant to

Section 335.01(1), Florida Statutes, public roads;

WHEREAS, a “road” is defined by Section 334.03(22), Florida Statutes, as “a way open to travel by the public, including, but not limited to, a street, highway, or alley. The term includes associated sidewalks, the roadbed, the right-of-way, and all culverts, drains, sluices, ditches, water storage areas, waterways, embankments, slopes, retaining walls, bridges, tunnels, and viaducts ”;

WHEREAS, the term “road” as defined by Section 334.03(22), Florida Statutes, also implicitly includes, curbs, guardrails, landscaping, and traffic control devices (such as signals and signs) within the right-of-way;

WHEREAS, according to Section 335.01(2), Florida Statutes, public roads are divided into the following four systems: (1) the “county road system”; (2) the “city street system”; (3) the “State Highway System”; and (4) the “State Park Road System”;

WHEREAS, the “county road system” is defined by Section 334.03(8), Florida Statutes, as “all collector roads in the unincorporated areas of a county and all extensions of such collector roads into and through any incorporated areas, all local roads in the unincorporated areas, and all urban minor arterial roads not in the State Highway System”;

WHEREAS, the “city street system” is defined by Section 334.03(3), Florida Statutes, as “all local roads within a municipality, and all collector roads inside that municipality, which are not in the county road system”;

WHEREAS, pursuant to Section 335.0415(2), Florida Statutes, any change of the jurisdiction of a public road after July 1, 1995, that is a part of a county road system or a city street system is governed by Section 335.0415(3), Florida Statutes;

WHEREAS, pursuant to Section 335.0415(3), Florida Statutes, subsequent to July 1, 1995, public roads within the respective road systems of a county or a city may be transferred between those jurisdictions only by mutual agreement of those local governmental entities;

WHEREAS, the City desires to own (and/or accept dedication of, whatever the case may be), maintain, control, and have responsibility over the portions of the County functionally classified road: WINTER GARDEN VINELAND ROAD from APPROXIMATELY 230 FEET NORTH OF MAGNOLIA PARK COURT to the SOUTHERNLY RIGHT-OF-WAY OF STATE ROAD 429 and identified in **Appendix “A”** attached hereto and incorporated herein, and to accept an assignment of the County’s rights and duties of any easements or related instruments associated with those roads;

WHEREAS, this Interlocal Agreement is intended to address the transfer of the portions of the roads identified in **Appendix “A”** from the County road system to the City street system;

WHEREAS, furthermore, this Interlocal Agreement is intended to apply to the subject of which party has jurisdiction to control traffic along such roads, pursuant to Section 316.006, Florida Statutes; and

WHEREAS, however, this Interlocal Agreement is not intended to apply, and shall not be construed as applying, to the subject of which law enforcement authority has jurisdiction to enforce traffic laws along such roads (see Section 316.640, Florida Statutes).

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference.

2 Transfer of Jurisdiction; Scope; Torts; Powers.

A Transfer of Jurisdiction. The County hereby transfers to the City, and the City hereby accepts and acknowledges jurisdiction over, the portions of the County functionally classified roads and local roads identified in **Appendix “A”** (the “Roads”).

B Scope. The City’s jurisdiction over the Roads means the authority and responsibility to maintain, control, repair, and improve the Roads, as the term “road” is defined by Section 334.03(22), Florida Statutes, and to control, regulate, warn, and guide traffic on the Roads pursuant to Section 316.006(2), Florida Statutes, regardless of any future alteration, realignment, construction, extension, widening, or renaming of the Roads. The Roads are deemed to be part of the “City street system,” for purposes of operation, maintenance, and control of traffic.

C Torts. Pursuant to Section 337.29(3), Florida Statutes, to the extent that sovereign immunity has been waived, liability for torts regarding the Roads shall be in the City, provided that the County shall remain responsible for any actions, causes of action, claims, and judgments concerning the Roads arising from events occurring prior to the transfer of the Roads to the City.

D Powers. Also pursuant to Section 337.29(3), Florida Statutes, except as may be otherwise provided by this Interlocal Agreement or by law, the City shall have the same governmental, corporate, and proprietary powers with relation to the Roads that the City has with relation to other public roads and rights-of-way within the City.

3 Dedication and Acceptance; Deed; Vesting of Title; Assignment of Easements.

A Dedication and Acceptance. For the Roads, or any portions thereof, that were heretofore dedicated, and that the County heretofore accepted, the County hereby dedicates the Roads, and any portions thereof, to the City, and the City hereby accepts such dedication.

B. Deed. The County shall execute and deliver a County deed in favor of the City substantially in the form attached hereto as **Appendix “B”** for any portion of the Roads that the County holds, or may hold, in fee simple, specifically described in the legal descriptions and sketches of description in **Schedule “A”** attached to **Appendix “B.”** Within ten (10) days after receipt thereof, the City shall accept each deed by recording the deed in the Official Records of Orange County at the City’s expense.

C. Vesting of Title. Upon the recording of the County deed pursuant to Section 3.B, title in the Roads shall vest in the City pursuant to Section 337.29(3), Florida Statutes.

D. Assignments of Easements. The County shall execute and deliver an assignment to the City of its rights, duties and obligations under easements associated with the maintenance or operation of the Roads. Such assignment shall be substantially in the form attached hereto as **Appendix “C,”** and the easements being assigned are described in **Schedule “A”** to **Appendix “C.”** The assignment shall occur contemporaneously with the delivery of the County deed described in Section 3.B. Within ten (10) days after receipt of such document, the City shall accept the assignment and record it in the Official Records of Orange County, at the City’s expense.

4. Miscellaneous.

A. Validity. The City and the County each represent, warrant, and covenant to and with the other its respective authority and power under Florida law to enter into this Interlocal Agreement, acknowledge the validity and enforceability of this Interlocal Agreement, and waive any future right of defense based on claim of illegality, invalidity or unenforceability of any nature. The City and the County each hereby represent, warrant and covenant to and with the other that this Interlocal Agreement has been validly approved by its respective governing body, and that this Interlocal Agreement

constitutes a legal, valid and binding contract enforceable against the respective party in accordance with the terms hereof (assuming the due authorization, execution and delivery hereof by the other party hereto).

B. Ambiguities. Both parties have been allowed equal input regarding the terms and wording of this Interlocal Agreement and have had the benefit of consultation with their respective legal counsel prior to its execution, such that all language herein shall be construed equally against the parties, and no language shall be construed strictly against its drafter.

C. Headings. The headings or captions of sections or subsections used in this Interlocal Agreement are merely for the convenience of the parties for reference only and are not intended to define or limit their contents, nor are they to affect the construction of or to be taken into consideration in interpreting this Interlocal Agreement.

D. Severability. The provisions of this Interlocal Agreement are declared by the parties to be severable only to the extent that the remaining provisions can effectuate the purpose and intent of the parties.

E. Governing Law; Venue; Attorney's Fees and Costs.

(1) This Interlocal Agreement shall be governed by and construed in accordance with laws of the State of Florida.

(2) Venue for any action arising out of or related to this Interlocal Agreement shall be in the Circuit Court for the Ninth Judicial Circuit in Orange County, Florida.

(3) In the event a party deems it necessary to take legal action to enforce any provisions of this Interlocal Agreement, each party shall bear its own attorney's fees and costs at both the trial and appellate levels.

F. Entire Agreement. This Interlocal Agreement, along with its exhibits, constitutes the entire Agreement between the parties regarding the subject matter hereof. Any prior

oral or written agreements or understandings of any kind between the parties relating to the subject matter hereof are null and void and of no further effect.

G. Amendments. This Interlocal Agreement may be amended only by express written instrument approved by the City Council and the Board of County Commissioners, and executed by the authorized officer of each party.

H. Counterparts. This Interlocal Agreement and any amendments thereto may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

I. Notices. Any notice required to be given or otherwise given by one party to the other party shall be in writing and shall be deemed delivered when given by hand delivery; five (5) days after being deposited in the United States Mail, postage prepaid, certified or registered; or the next business day after being deposited with a recognized overnight mail or courier delivery service; or when transmitted by facsimile or telecopy transmission, with receipt acknowledged upon transmission; and addressed as follows:

If to the City: A. Kurt Ardaman, Esq.
City Attorney
1947 Lee Road
Winter Park, Florida 32789
Facsimile: (407) 262-8402

With a copy to: Director of Public Services
City of Winter Garden
300 West Plant Street
Winter Garden, Florida 34787
Facsimile: (407) 877-2363

If to the County: County Attorney
Orange County Administration Center
201 South Rosalind Avenue, Third Floor
Orlando, Florida 32801
Facsimile: (407) 836-5888

With a copy to: Director, Orange County Public Works
4200 South John Young Parkway
Orlando, Florida 32839
Facsimile: (407) 836-7716

In all cases, notices shall be deemed delivered to a party only upon delivery of copies to the persons indicated above in the same manner as for the party being notified. Either party may change its designated official or address for receipt of notice by giving notice of such change to the other party in the manner provided in this section.

5. Effective Date. This Interlocal Agreement shall become effective on the date of execution by the City or the date of execution by the County, whichever date is later.

IN WITNESS WHEREOF, the parties have executed this Interlocal Agreement on the dates indicated below.

CITY OF WINTER GARDEN, FLORIDA

By: John Rees
John Rees, Mayor

Attest: Ronisha Martin
Ronisha Martin, Interim City Clerk



Executed on:

(SEAL)

FOR USE AND RELIANCE ON

APPROVED BY THE CITY OF WINTER GARDEN, FLORIDA AT THE CITY COMMISSION AT A MEETING HELD ON January 8, 2026

APPROVED AS TO FORM AND LEGALITY this 8th day of JANUARY 2026 FOR USE AND RELIANCE ONLY BY THE CITY

By: A. Kurt Ardaman
A. Kurt Ardaman, City Attorney



ORANGE COUNTY, FLORIDA

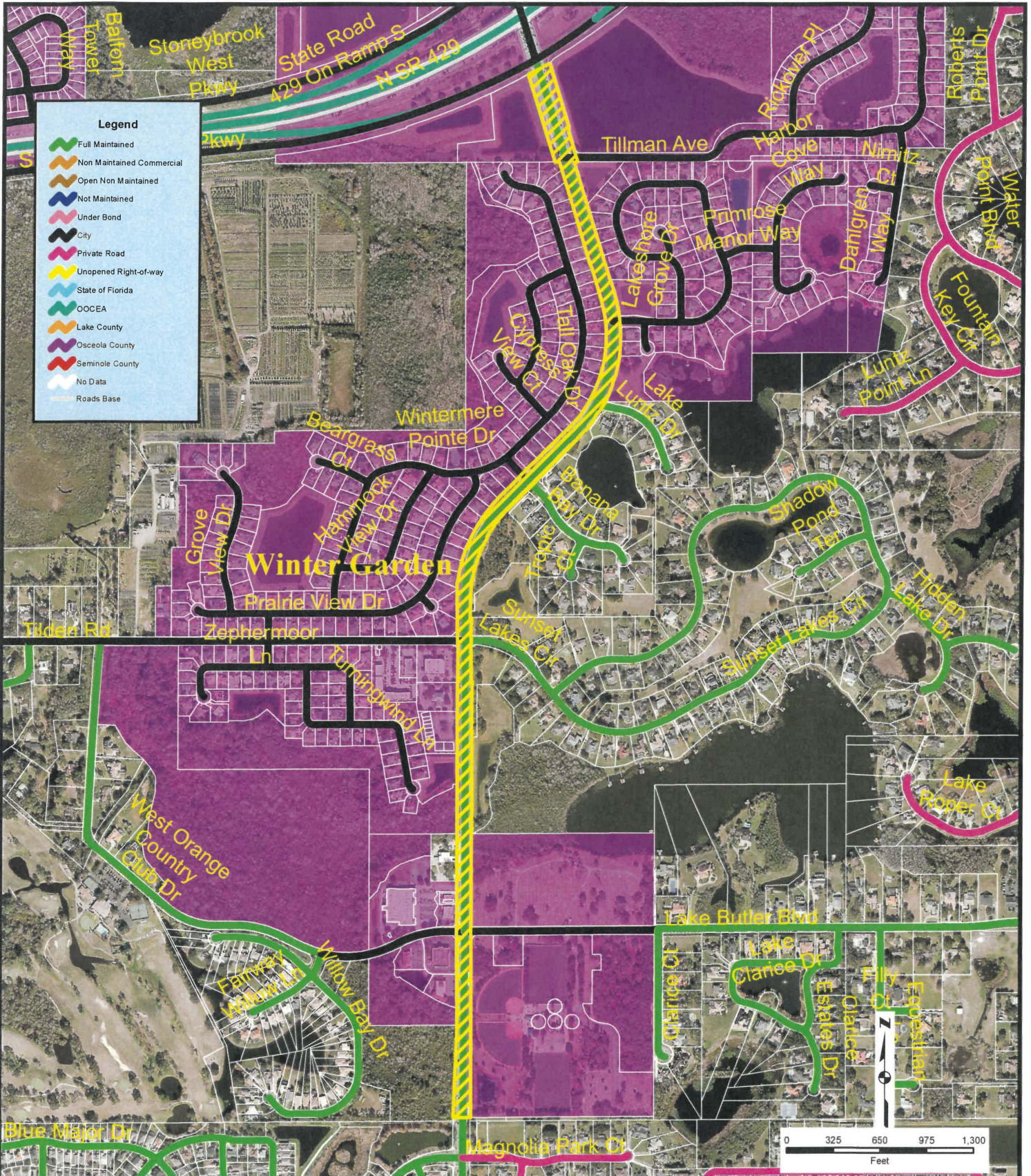
By: Board of County Commissioners

By: Bryan W. Burks
Bryan L. Demings, County Mayor

Date: 10 March, 2026

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

By: Femifer Jan-Klimes
Deputy Clerk



Appendix "A"
Interlocal Agreement regarding Transfer of Jurisdiction of a
Portion of Winter Garden Vineland Road from Stoneybrook
Parkway to City Limit

Author: Rojesh Sankar
 Checked by:
 Date Saved: 4/28/2025

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness

Appendix "B"

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

COUNTY DEED

THIS DEED, dated _____, 2025, by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the CITY OF WINTER GARDEN, a municipal corporation, under the laws of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number(s):

Unassigned

THIS COUNTY DEED is being given for in accordance with the Interlocal Agreement between the City of Winter Garden and Orange County regarding the transfer of jurisdiction of portions of Winter Garden Vineland Road.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

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

(Official Seal)

ORANGE COUNTY, FLORIDA
By Board of County Commissioners

By: _____
Jerry L. Demings,
Orange County Mayor

Date: _____

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

By: _____
Deputy Clerk

Printed Name _____

Schedule "A"

1. Warranty Deed recorded at DOC# 20100067414, et seq., on February 3, 2010 (*for Winter Garden Vineland Road*) Parcel 9064
2. Stipulated Order of Taking recorded at DOC# 20110116383, et seq., on March 4, 2011 (*for Winter Garden Vineland Road*) Parcels 1065, 1065A, 9065 and 8065
3. Legal Description (*for Winter Garden Vineland Road*) Parcel 118
4. Legal Description (*for Winter Garden Vineland Road*) Parcel 119

Rec Fee: \$35.50

Deed Doc Tax: \$0.00

Intangible Tax: \$0.00

Mortgage Stamp: \$0.00

Martha O. Haynie, Comptroller

Orange County, FL

PU - Ret To: FIDELITY TITLE & GUARANTY



Prepared by
Stefanie Lollis, an employee of
First American Title Insurance Company
2233 Lee Road, Suites 101 & 110
Winter Park, Florida 32789
(407)691-5200

ACCEPTED AND APPROVED BY THE REAL ESTATE MANAGEMENT
DIVISION ON BEHALF OF ORANGE COUNTY, FLORIDA

JANUARY 7, 2010

Return to: Grantee

File No.: 2021-2231848

BY: Ann Caswell
ASSISTANT MANAGER

Project: Winter Garden-Vineland Road
Parcel: 9064

This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceeding affecting the property described herein. This document is immune from documentary stamps tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla1993)

WARRANTY DEED

THIS WARRANTY DEED is made this 1/28/10, between

Banana Bay Homeowner's Association, Inc, a Florida non-profit corporation

having a business address at:

("Grantor"). and

Orange County, a charter county and a political subdivision of the state of Florida

having a mailing address of: PO Box 1393, Orlando, FL 32802

("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of Orange, State of Florida, to-wit:

See Attached Schedule "A"

Tax Parcel Identification Number: **portion of 02-23-27-0490-00-001**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Banana Bay Homeowners Association, Inc.

[Handwritten Signature]

By: Ed Barnhill President

Signed, sealed and delivered in our presence:

[Handwritten Signature]

Witness Signature

Print Name: Stefanie Lollis

[Handwritten Signature]

Witness Signature

Print Name: Daniel W. Langley

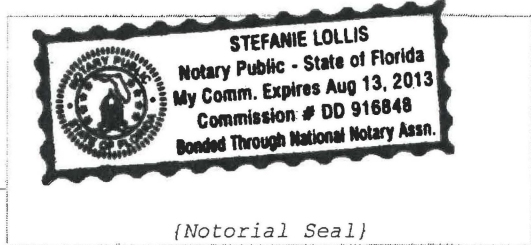
State of Florida
County of Orange

The foregoing instrument was acknowledged before me on 1/28/10, by Ed Barnhill who is the President of Banana Bay Homeowner's Association who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Handwritten Signature]
_____ Notary Public

Stefanie Lollis
(Printed Name)

My Commission expires: _____



SCHEDULE "A"

Parcel No. 9064

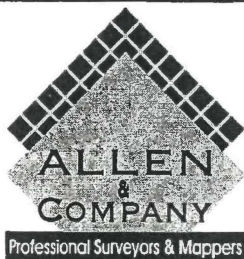
Legal Description:

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East and being a portion of Tract "A", Banana Bay Estates, as recorded in Plat Book 23, Page 109 and Plat Book 36, Page 113 both of the Public Records of Orange County, Florida. Being more particularly described as follows:

BEGIN at the Southwest corner of said Tract "A"; thence run North 00°08'32" West along the West line of said Tract "A" and the Easterly right of way line of County Road 535 (Winter Garden - Vineland Road) for a distance of 45.87 feet; thence departing said East line and Westerly right of way line run North 89°42'19" East for a distance of 26.58 feet; thence run North 00°17'41" West for a distance of 115.50 feet; thence run North 50°20'19" East for a distance of 167.81 feet; thence run North 88°58'59" East for a distance of 55.24 feet; thence run North 32°07'31" East for a distance of 127.48 feet; thence run North 89°58'31" East for a distance of 134.41 feet; thence run South 00°01'29" East for a distance of 178.32 feet; thence run South 29°13'46" East for a distance of 117.71 feet to a point along the Easterly line of aforesaid Tract "A" also being the West line of Lot 24 of aforesaid Banana Bay Estates; thence run South 00°01'29" East along said Easterly line for a distance of 94.16 feet to a point along the South line of aforesaid Tract "A"; thence departing said Easterly line and said West line run South 89°42'18" West along said South line for a distance of 470.08 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains 124,447 square feet or 2.857 acres, more or less.

SHEET 1 OF 2



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

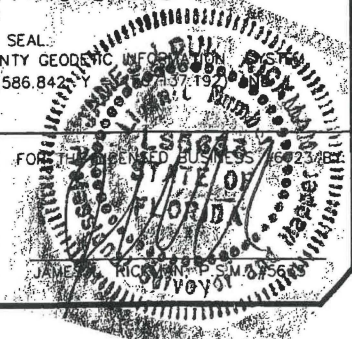
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC NETWORK, WGS 84, BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.842, Y = 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

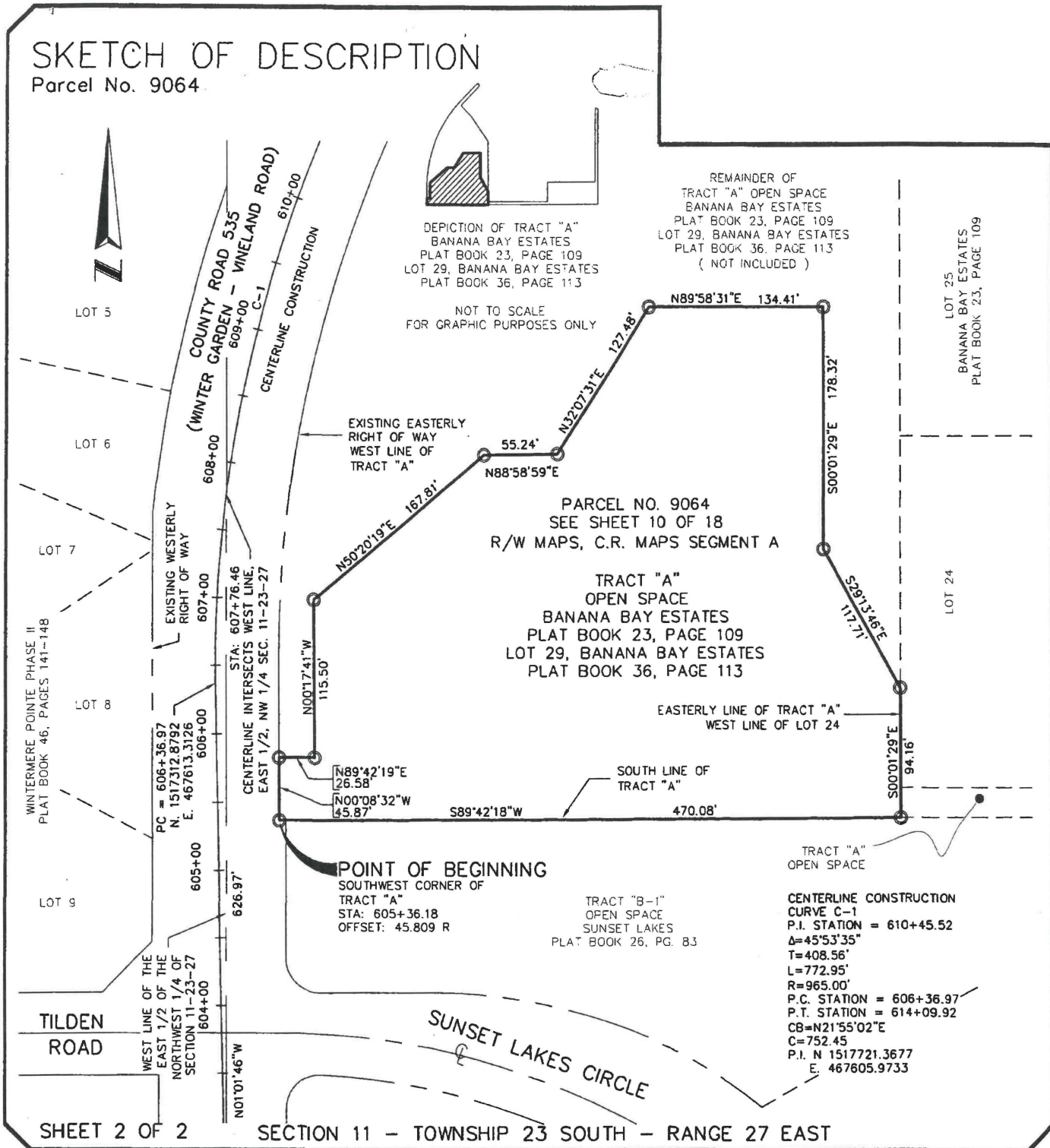
JOB NO. 24275
DATE: 03-10-07
SCALE: 1" = 100 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: PJR
CHECKED BY: JLR



SKETCH OF DESCRIPTION

Parcel No. 9064



SHEET 2 OF 2

SECTION 11 - TOWNSHIP 23 SOUTH - RANGE 27 EAST

ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 * (407) 654-5355

LEGEND:			
Δ DENOTES DELTA	L DENOTES LENGTH	STA. DENOTES STATION	
R DENOTES RADIUS	(P) DENOTES PLAT	P.I. DENOTES POINT OF INTERSECTION	
CB DENOTES CHORD BEARING	(C) DENOTES CALCULATED	P.T. DENOTES POINT OF TANGENCY	
TB DENOTES TANGENT BEARING	R/W DENOTES RIGHT OF WAY	P.C. DENOTES POINT OF CURVATURE	
TAN DENOTES TANGENT	\odot DENOTES CHANGE IN DIRECTION	C.R. DENOTES COUNTY ROAD	
	\curvearrowright DENOTES CENTERLINE		

JOB NO. 24275	CALCULATED BY: RT
DATE: 03-10-07	DRAWN BY: PJR
SCALE: 1" = 100 FEET	CHECKED BY: JLR
FIELD BY: N/A	

COUNTY ROAD 535
SEGMENT A

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2009-CA-35007-O
DIVISION: 34

ORANGE COUNTY, FLORIDA, a
political subdivision of the State of
Florida,

Petitioner,

vs.

PARCELS: 1065, 1065A,
9065 and 8065

**SUNSET LAKES OF WINDERMERE
HOMEOWNERS' ASSOCIATION, INC.**,
a Florida non-profit corporation, also known
as Sunset Lakes of Windemere Homeowners'
Association, Inc.,

Respondent.

DOCH 20110116383 B: 10181 P: 3901
03/04/2011 02:02:17 PM Page 1 of 21
Rec Fee: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
IO - Ret To: CLERK OF COURT CIVIL



STIPULATED FINAL JUDGMENT

THIS CAUSE having come on upon joint motion for the entry of a Final Judgment made by the Petitioner, ORANGE COUNTY, Florida, a political subdivision of the State of Florida ("ORANGE COUNTY"), Respondent, SUNSET LAKES OF WINDERMERE HOMEOWNERS' ASSOCIATION, INC., ("SUNSET LAKES"), and Respondents, DAN DELAURA AND AMANDA DELAURA, ("DELAURA"), and it appearing to the Court that the parties were authorized to enter into such motion, and the Court finding that the compensation to be paid by the Petitioner is full, just and reasonable for all parties concerned, and the Court being fully advised in the premises, it is therefore,

ORDERED AND ADJUDGED that the Respondents, SUNSET LAKES and DELAURA,

Stipulated Final Judgment
Case No. 2009-CA-35077-O

do have and recover of and from the Petitioner, ORANGE COUNTY, the sum of FIVE HUNDRED SEVENTY-SIX THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$576,900.00), in full payment for the property (designated Parcel 1065, 1065A, 9065 and 8065 herein) taken and for damages resulting to the remainder, and for all other damages and compensation of any nature, including all attorney's fees and costs; and, it is further,

ORDERED that within thirty (30) days the Petitioner, ORANGE COUNTY shall pay the sum of TWO HUNDRED FORTY-NINE THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$249,300.00) into the trust account of Fixel, Maguire & Willis, 605 E. Robinson Street, Suite 140, Orlando, Florida 32801-2041, c/o Raymer F. Maguire, III, as attorneys for the Respondent, SUNSET LAKES, that amount being the difference between the full payment required by this Stipulated Final Judgment and the amount deposited pursuant to the Order of Taking, for proper disbursement to all respondents as their interests appear; and, it is further

ORDERED, that this Final Judgment is based on Petitioner's commitments that it intends to construct the project as shown in the right of way maps and construction plans which have been filed by Petitioner in this action. A copy of said right of way maps and construction plans have been initialed, dated and retained by all three attorneys representing the parties herein. In the event Petitioner fails to construct the project substantially in conformance with these right of way maps and construction plans, Respondents retain all rights and remedies pursuant to *Central and Southern Florida Control District v. Wye River Farms, Inc.*, 297 So. 2d 323 (Fla. 4th DCA 1974) cert. denied 310 So. 2d 745 (Fla. 1975). By agreement of the parties there is no basis for the computation of attorney's fees for non-monetary benefits to the Respondents arising out of Petitioner's commitments in this paragraph.

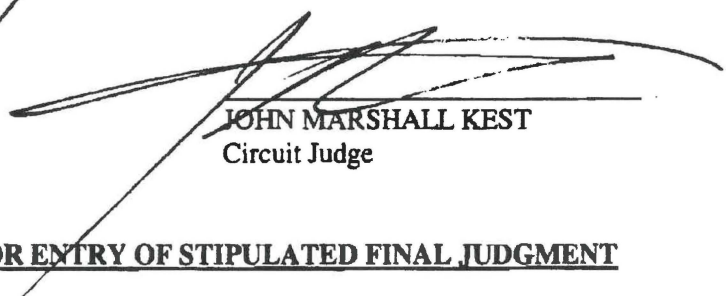
ORDERED that title to the following described property, to wit:

SEE ATTACHMENT "A"

which vested in the Petitioner pursuant to the Order of Taking and deposit of money heretofore made is approved, ratified and confirmed.

DONE AND ORDERED in Chambers at Orlando, Orange County, Florida this

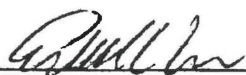
28 day of February, 2011.



JOHN MARSHALL KEST
Circuit Judge

JOINT MOTION FOR ENTRY OF STIPULATED FINAL JUDGMENT

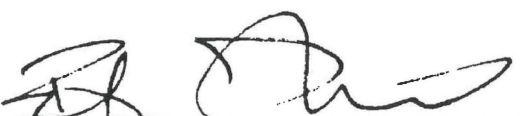
The parties by and through the undersigned, respectfully move for the entry of the foregoing Stipulated Final Judgment.



Edward Martin Chew
Senior Assistant County Attorney
Florida Bar No. 242608
Orange County Attorney's Office
Litigation Section
435 N. Orange Avenue, Suite 300
Orlando, FL 32801
Telephone (407) 836 - 7320
Facsimile (407) 836 - 2178
Attorney for Petitioner
Orange County, Florida



Raymer F. Maguire, III
Florida Bar No. 286885
Fixel, Maguire & Willis
605 E. Robinson Street, Suite 140
Orlando, FL 32801-2041
Telephone (407) 228-9522
Facsimile (407) 228-9665
Attorney for Respondent
Sunset Lakes of Windermere
Homeowners' Association, Inc.



Prineet D. Sharma
Florida Bar No. 0154520
Harris, Harris, Bauerle & Sharma

Stipulated Final Judgment
Case No. 2009-CA-35077-O

1201 E. Robinson Street
Orlando, FL 32801
Telephone (407) 843-0404
Facsimile (407) 843-0444
Attorney for Respondents
Dan and Amanda DeLaura

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy hereof has been furnished to **Edward Martin Chew**, Orange County Attorney's Office, 435 N. Orange Avenue, Suite 300, Orlando, Florida 32801, **Raymer F. Maguire, III**, Fixel, Maguire & Willis, 605 E. Robinson Street, Suite 140, Orlando, Florida 32801-2041, and **Prineet D. Sharma**, Harris, Harris, Bauerle & Sharma, 1201 East Robinson Street, Orlando, FL 32801, this 28th day of February, 2011.



Attorney/~~Judicial Assistant~~

SCHEDULE "A"

Parcel No. 1065

Legal Description:

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East and being a portion of Tract "B-2", Sunset Lakes, as recorded in Plat Book 26, Pages 83 through 87 of the Public Records of Orange County, Florida. Being more particularly described as follows:

BEGIN at the Southwest corner of Tract "B-2" of said Sunset Lakes; thence run North 00°02'00" West along the Easterly right of way line of Winter Garden-Vineland Road, County Road 535, also being the Westerly line of said Tract "B-2" for a distance of 1056.39 feet; thence departing said Easterly right of way line run North 88°58'14" East for a distance of 5.00 feet; thence run South 00°02'00" East along a line parallel and 5.00 feet East of the aforesaid Easterly right of way line of Winter Garden-Vineland Road, County Road 535 and the Westerly line of said Tract "B-2" for a distance of 1056.45 feet; thence departing said parallel line run South 89°41'18" West for a distance of 5.00 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains 5,282.09 square feet, more or less.

ATTACHMENT A

SHEET 1 OF 4

Revised 2-19-08 to show new Right-Of-Way line.



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

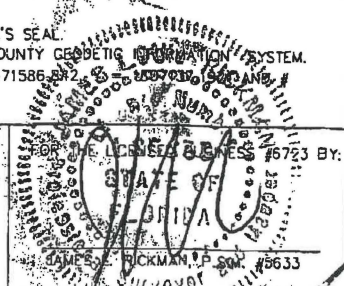
SURVEYOR'S NOTES:

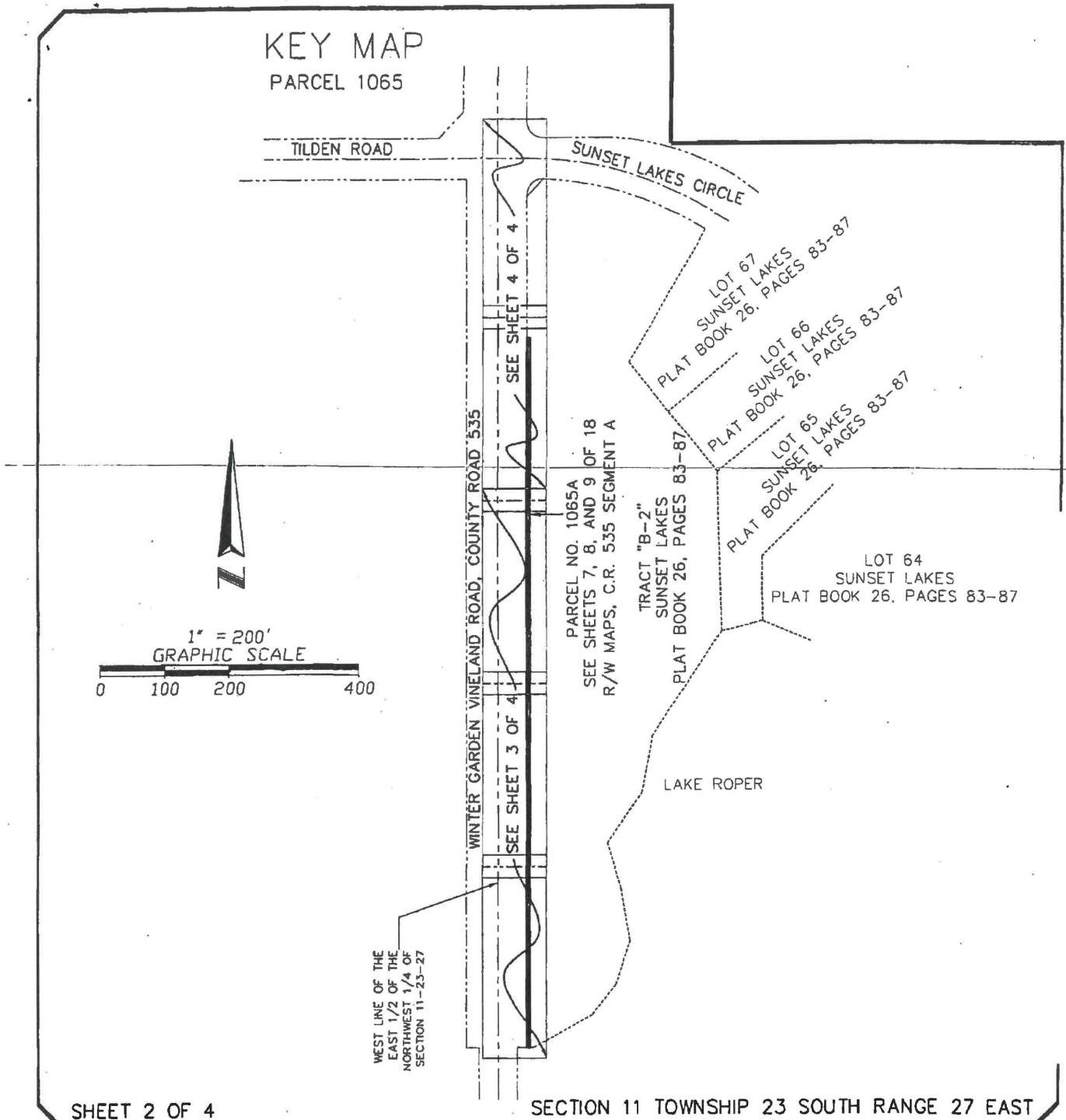
SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.542, Y = 1491264.527) AND MONUMENT # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275
DATE: 03-07-06
SCALE: 1" = 40 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: SM/BD
CHECKED BY: JLR





ALLEN COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

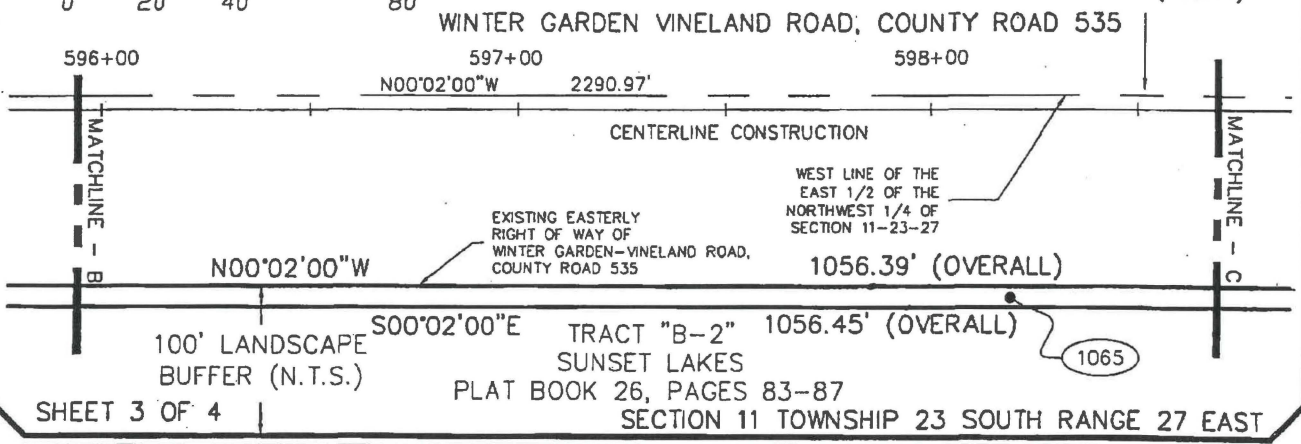
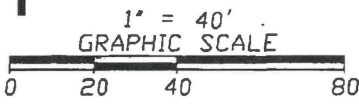
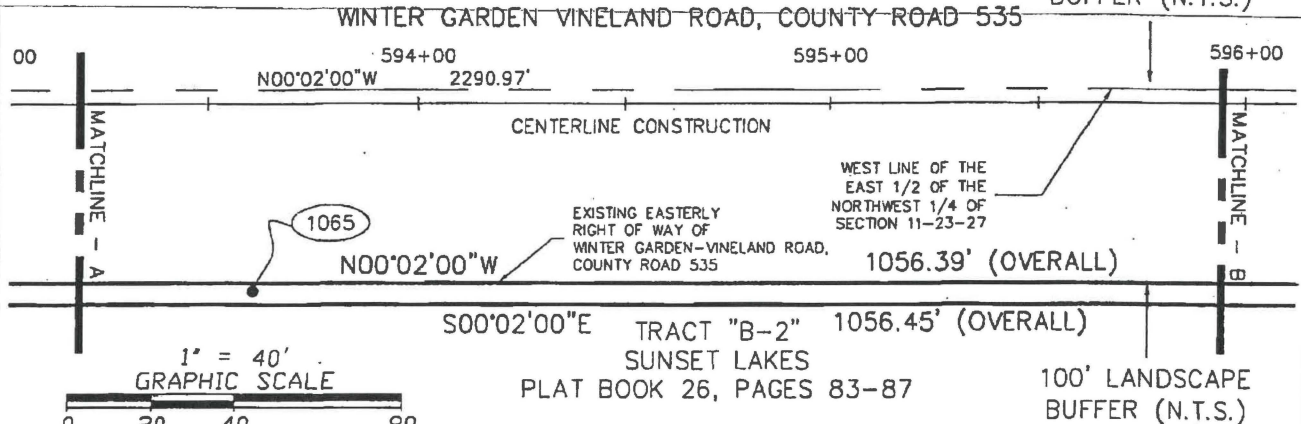
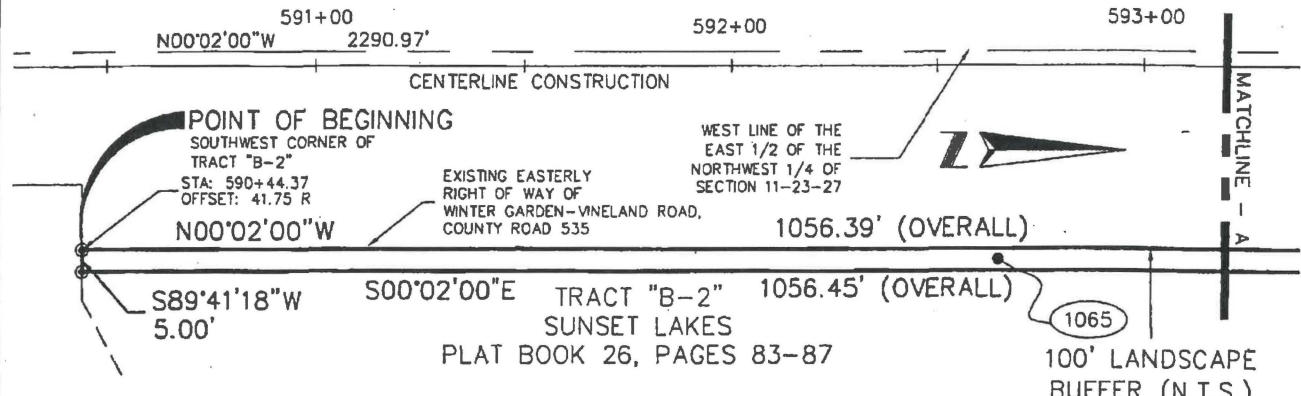
- DENOTES CHANGE IN DIRECTION
- (P) DENOTES PLAT
- (C) DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- ⊕ DENOTES CENTERLINE
- STA. DENOTES STATION
- C.R. DENOTES COUNTY ROAD

JOB NO. _____ 24275	CALCULATED BY: _____ RT	COUNTY ROAD 535 SEGMENT A
DATE: _____ 03-07-06	DRAWN BY: _____ SM/BD	
SCALE: _____ 1" = 200 FEET	CHECKED BY: _____ JLR	
FIELD BY: _____ N/A		

SKETCH OF DESCRIPTION

Parcel No. 1065

WINTER GARDEN VINELAND ROAD, COUNTY ROAD 535



SHEET 3 OF 4

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



16 EAST PLANT STREET
Winter Garden, Florida 32787 (407) 654-5355

LEGEND:

- DENOTES CHANGE IN DIRECTION
- (P) DENOTES PLAT
- (C) DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- ⊕ DENOTES CENTERLINE
- STA. DENOTES STATION

JOB NO. 24275
DATE: 03-07-06
SCALE: 1" = 40 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: SM/BD
CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

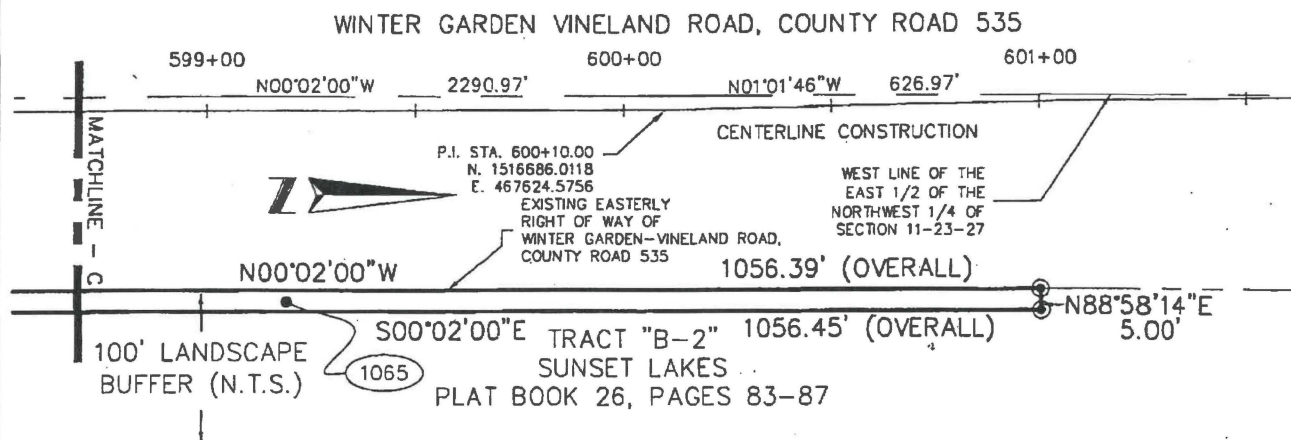
SKETCH OF DESCRIPTION

Parcel No. 1065

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



SHEET 4 OF 4

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 854-5355

LEGEND:

R DENOTES RADIUS
L DENOTES LENGTH
TAN DENOTES TANGENT
C DENOTES CHORD
CB DENOTES CHORD BEARING
Δ DENOTES DELTA

⊙ DENOTES CHANGE IN DIRECTION STA. DENOTES STATION
(P) DENOTES PLAT
(C) DENOTES CALCULATED
R/W DENOTES RIGHT OF WAY
⊕ DENOTES CENTERLINE

JOB NO. 24275
DATE: 03-07-05
SCALE: 1" = 40 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: SM/BD
CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 1065

FEE SIMPLE

Parcel 1065: the interest being acquired is fee simple.

SCHEDULE "A"

Parcel No. 1065A

Legal Description:

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East and being a portion of Tract "B-2", Sunset Lakes, as recorded in Plat Book 26, Pages 83 through 87 of the Public Records of Orange County, Florida. Being more particularly described as follows:

Commence at the Southwest corner of Tract "B-2" of said Sunset Lakes; thence run North 00°02'00" West along the Easterly right of way line of Winter Garden-Vineland Road, County Road 535, also being the Westerly line of said Tract "B-2" for a distance of 1279.71 feet to THE POINT OF BEGINNING; Thence continue along the aforementioned Easterly right of way line of Winter Garden-Vineland Road, County Road 535 a distance of 1.51 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence departing said Easterly right of way line run Northeasterly along said curve and the Northerly line of said Tract "B-2" through a central angle of 92°00'40" for an arc distance of 40.15 feet; thence departing said Northerly line run South 44°17'59" West for a distance of 37.03 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains 208.97 square feet, more or less.

SHEET 1 OF 2



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

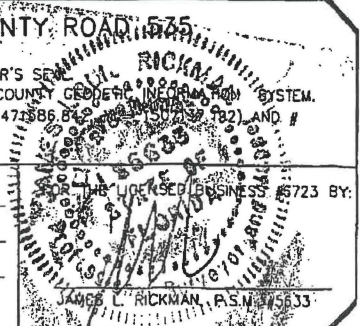
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 473586.84, Y = 1491264.527) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

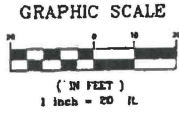
JOB NO. 24275
DATE: 02-19-08
SCALE: N/A
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: BD
CHECKED BY: JLR



SKETCH OF DESCRIPTION

Parcel No. 1065A

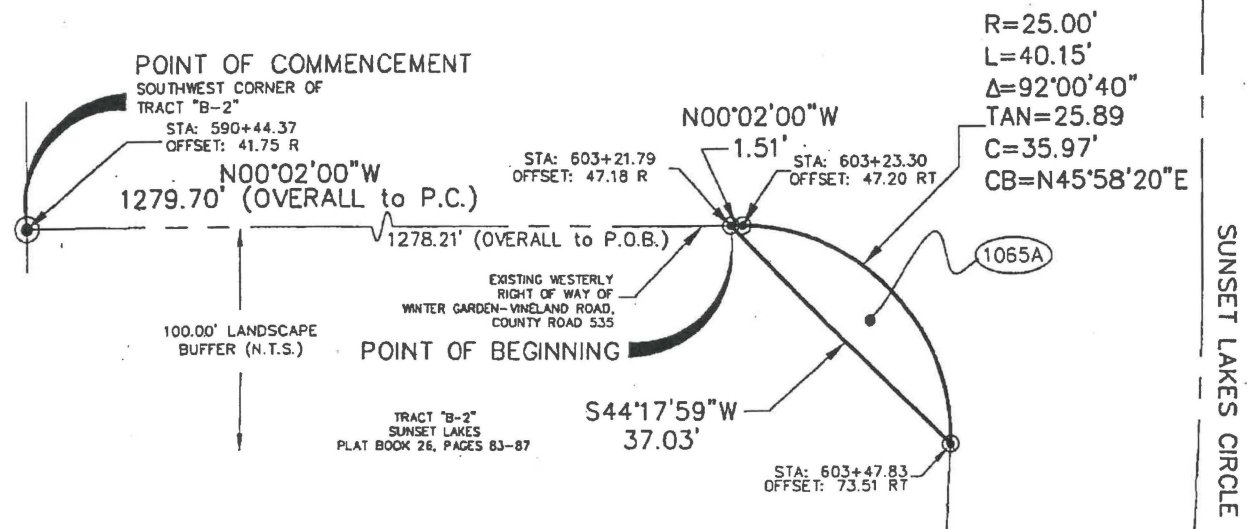


WINTER GARDEN VINELAND ROAD, COUNTY ROAD 535

603+00

CENTERLINE CONSTRUCTION

WEST LINE OF THE
EAST 1/2 OF THE
NORTHWEST 1/4 OF
SECTION 11-23-27



SHEET 2 OF 2

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

- R DENOTES RADIUS
- L DENOTES LENGTH
- TAN DENOTES TANGENT
- C DENOTES CHORD
- CB DENOTES CHORD BEARING
- Δ DENOTES DELTA
- ⊙ DENOTES CHANGE IN DIRECTION
- (P) DENOTES PLAT
- (C) DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- ⊔ DENOTES CENTERLINE
- STA. DENOTES STATION

JOB NO. 24275

DATE: 02-19-08

SCALE: 1" = 20 FEET

FIELD BY: N/A

CALCULATED BY: RT

DRAWN BY: BD

CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 1065A

FEE SIMPLE

Parcel 1065A: the interest being acquired is fee simple.

SCHEDULE "A"

Parcel No. 9065

Legal Description:

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East and being a portion of Tract "B-2", Sunset Lakes, as recorded in Plat Book 26, Pages 83 through 87 of the Public Records of Orange County, Florida. Being more particularly described as follows:

COMMENCE at the Southwest corner of Tract "B-2" of said Sunset Lakes; thence run North 89°41'18" East along the South line of said Tract "B-2" for a distance of 5.00 feet to a point on a line parallel with and 5.0 feet East of the West line of said Tract "B-2", also being the POINT OF BEGINNING; thence departing said Southerly line run North 00°02'00" West along said parallel line for a distance of 670.35 feet; thence departing said parallel line run North 90°00'00" East for a distance of 38.19 feet; thence run North 00°00'00" East for a distance of 361.15 feet; thence run North 89°58'02" East for a distance of 115.43 feet to a point on the Easterly line of aforesaid Tract "B-2"; thence run South 39°35'50" East along said Easterly line for a distance of 214.30 feet; thence run South 01°26'24" East for a distance of 239.20 feet; thence run South 33°48'08" West for a distance of 10.53 feet; thence departing said Easterly line run South 61°34'51" West for a distance of 97.58 feet; thence run South 17°06'55" West for a distance of 46.00 feet; thence run South 18°15'53" East for a distance of 28.78 feet; thence run South 25°13'46" West for a distance of 45.27 feet; thence run South 09°08'36" West for a distance of 58.08 feet; thence run South 16°24'57" West for a distance of 36.37 feet; thence run South 35°42'23" West for a distance of 71.09 feet; thence run South 18°05'36" East for a distance of 10.76 feet; thence run South 03°21'45" East for a distance of 50.71 feet; thence run South 05°30'09" East for a distance of 49.84 feet; thence run South 12°53'46" East for a distance of 68.70 feet to a point on aforesaid Easterly line; thence run South 17°56'57" West along said Easterly line for a distance of 39.73 feet; thence run South 39°26'57" West for a distance of 59.41 feet; thence run South 61°19'10" West for a distance of 101.78 feet to a point on aforesaid South line of Tract "B-2"; thence departing said Easterly line run North 89°41'18" West along said South line for a distance of 6.48 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains 189,014 square feet or 4.339 acres, more or less.

SHEET 1 OF 6

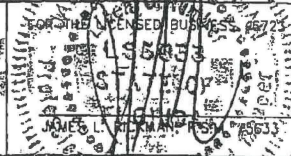


ALLEN COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

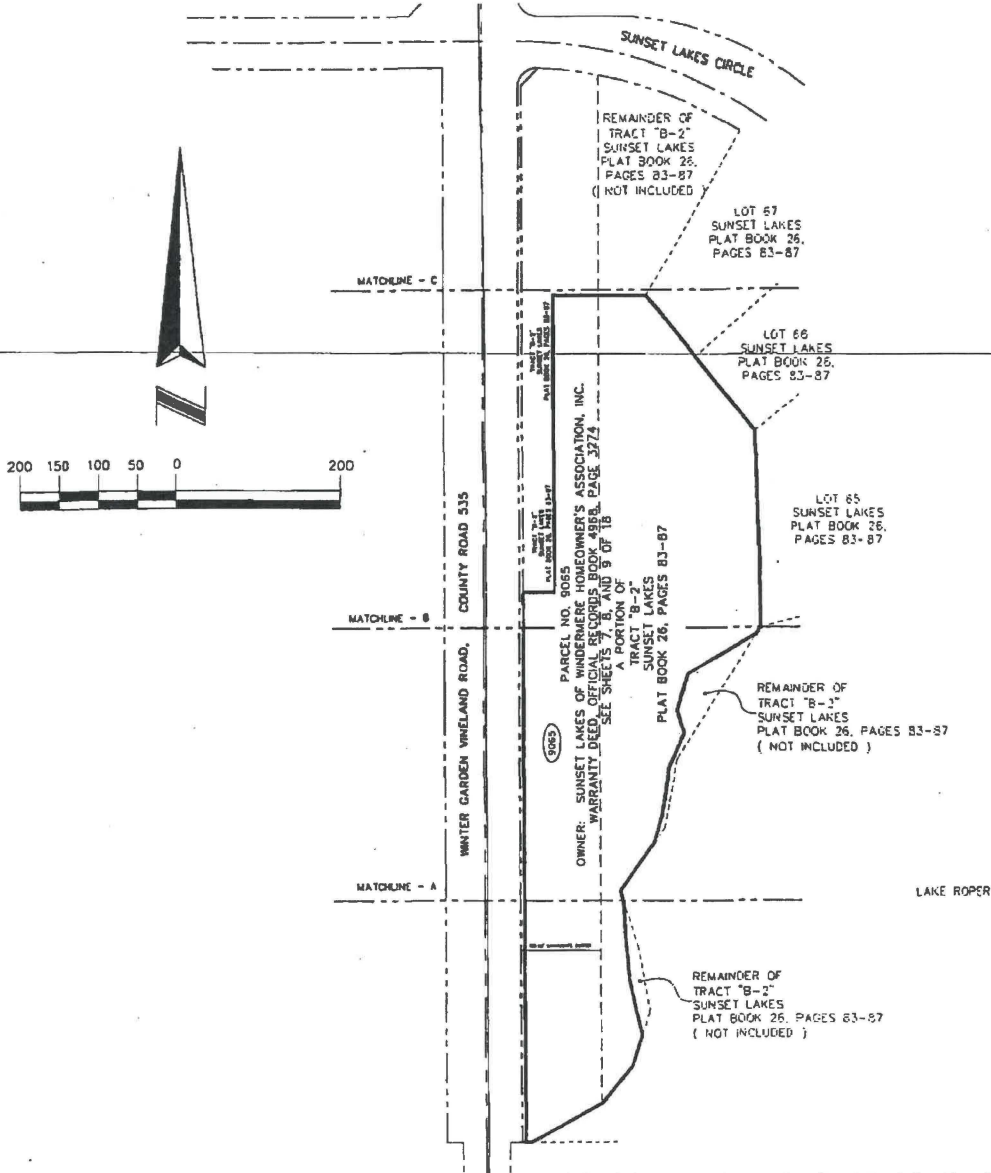
SURVEYOR'S NOTES: SEGMENT A - COUNTY ROAD 535 REV 5-27-09

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 475586.842, Y = 1491264.527) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. <u>24275</u>	CALCULATED BY: <u>RT</u>	
DATE: <u>3-09-07</u>	DRAWN BY: <u>PJR</u>	
SCALE: <u>1" = 60 FEET</u>	CHECKED BY: <u>JLR</u>	
FIELD BY: <u>N/A</u>		

SKETCH OF DESCRIPTION

Parcel No. 9065



SHEET 2 OF 6

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

- DENOTES CHANGE IN DIRECTION STA. DENOTES STATION
- (P) DENOTES PLAT
- (C) DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- ⊔ DENOTES CENTERLINE

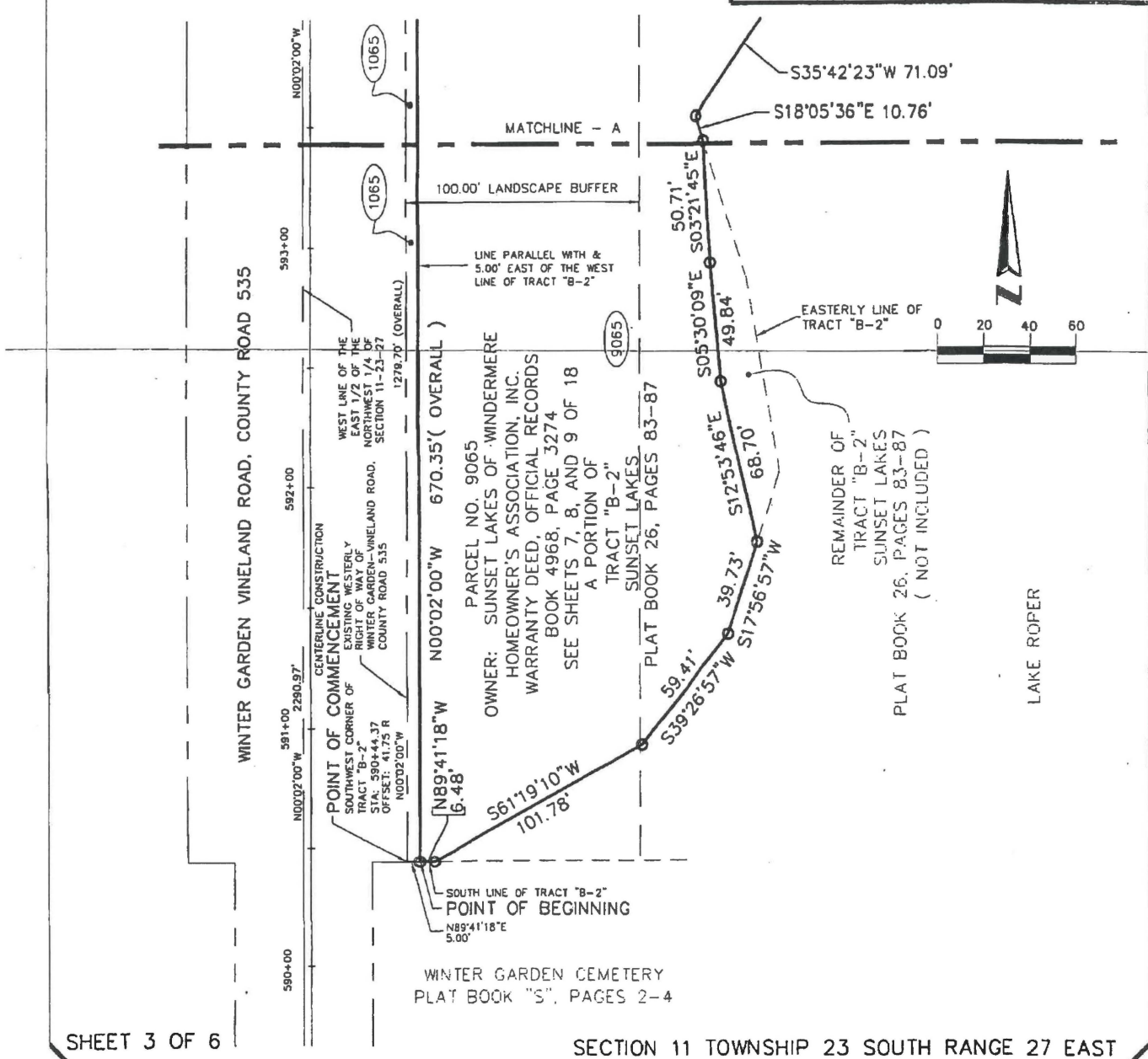
JOB NO. 24275
DATE: 03-09-07
SCALE: 1" = 200 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: PJR
CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

SKETCH OF DESCRIPTION

Parcel No. 9065



SHEET 3 OF 6

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST

ALLEN COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

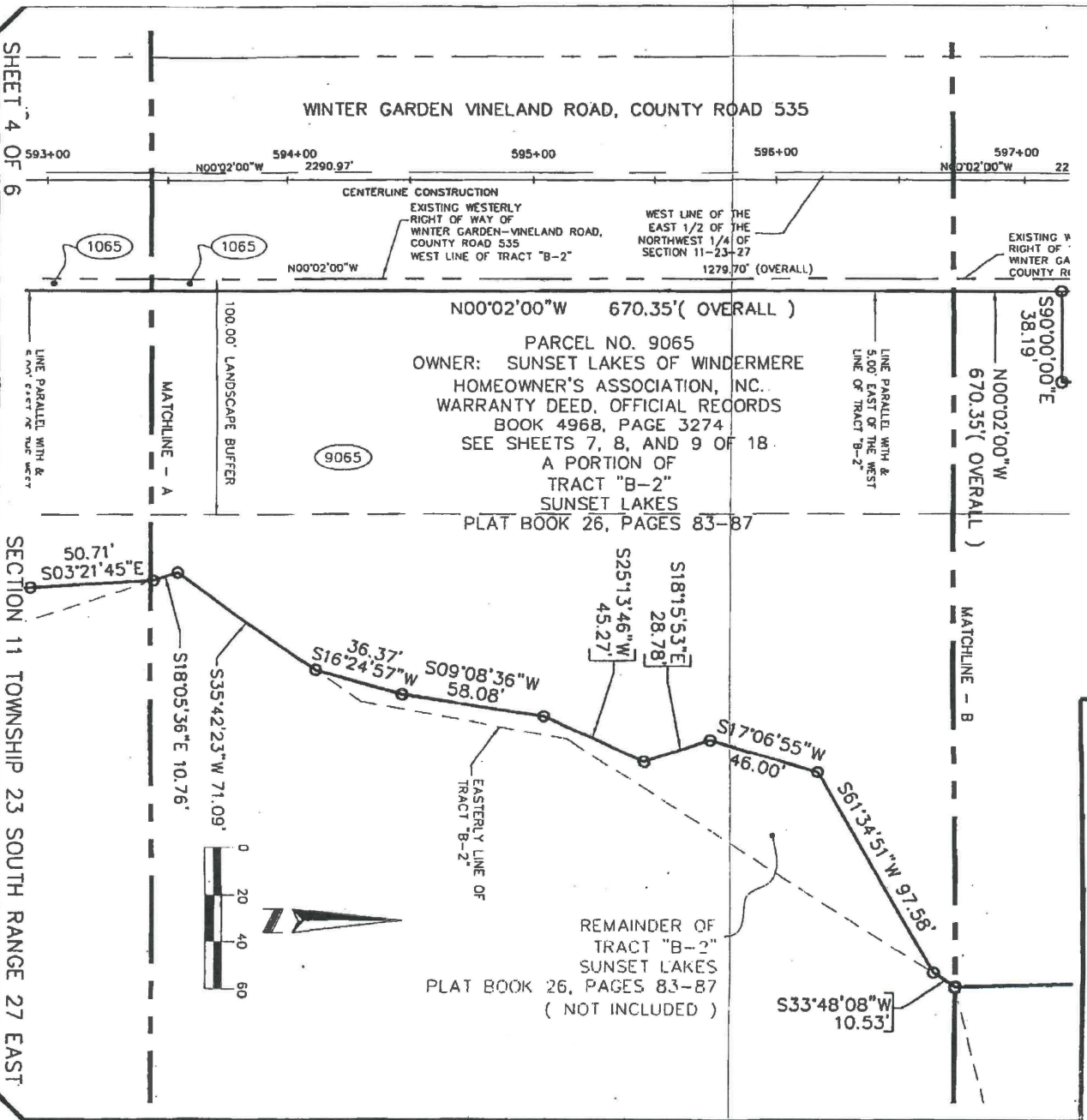
LEGEND:

- DENOTES CHANGE IN DIRECTION STA. DENOTES STATION
- (P) DENOTES PLAT
- (C) DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- ⊕ DENOTES CENTERLINE

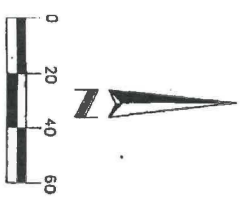
JOB NO. _____	24275	CALCULATED BY: _____	RT
DATE: _____	03-09-07	DRAWN BY: _____	PJR
SCALE: _____	1" = 60 FEET	CHECKED BY: _____	JLR
FIELD BY: _____	N/A		

COUNTY ROAD 535
SEGMENT A

SKETCH OF DESCRIPTION
Parcel No. 9065



PARCEL NO. 9065
OWNER: SUNSET LAKES OF WINDERMERE
HOMEOWNER'S ASSOCIATION, INC.
WARRANTY DEED, OFFICIAL RECORDS
BOOK 4968, PAGE 3274
SEE SHEETS 7, 8, AND 9 OF 18.
A PORTION OF
TRACT "B-2"
SUNSET LAKES
PLAT BOOK 26, PAGES 83-87



- LEGEND:**
- DENOTES CHANGE IN DIRECTION
 - (P) DENOTES PLAT
 - (C) DENOTES CALCULATED
 - R/W DENOTES RIGHT OF WAY
 - DENOTES CENTERLINE
 - STA. DENOTES STATION

CALEN COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5555

JOB NO. 24275
DATE: 03-09-07
SCALE: 1" = 60 FEET
FIELD BY: N/A

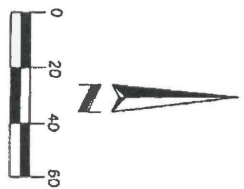
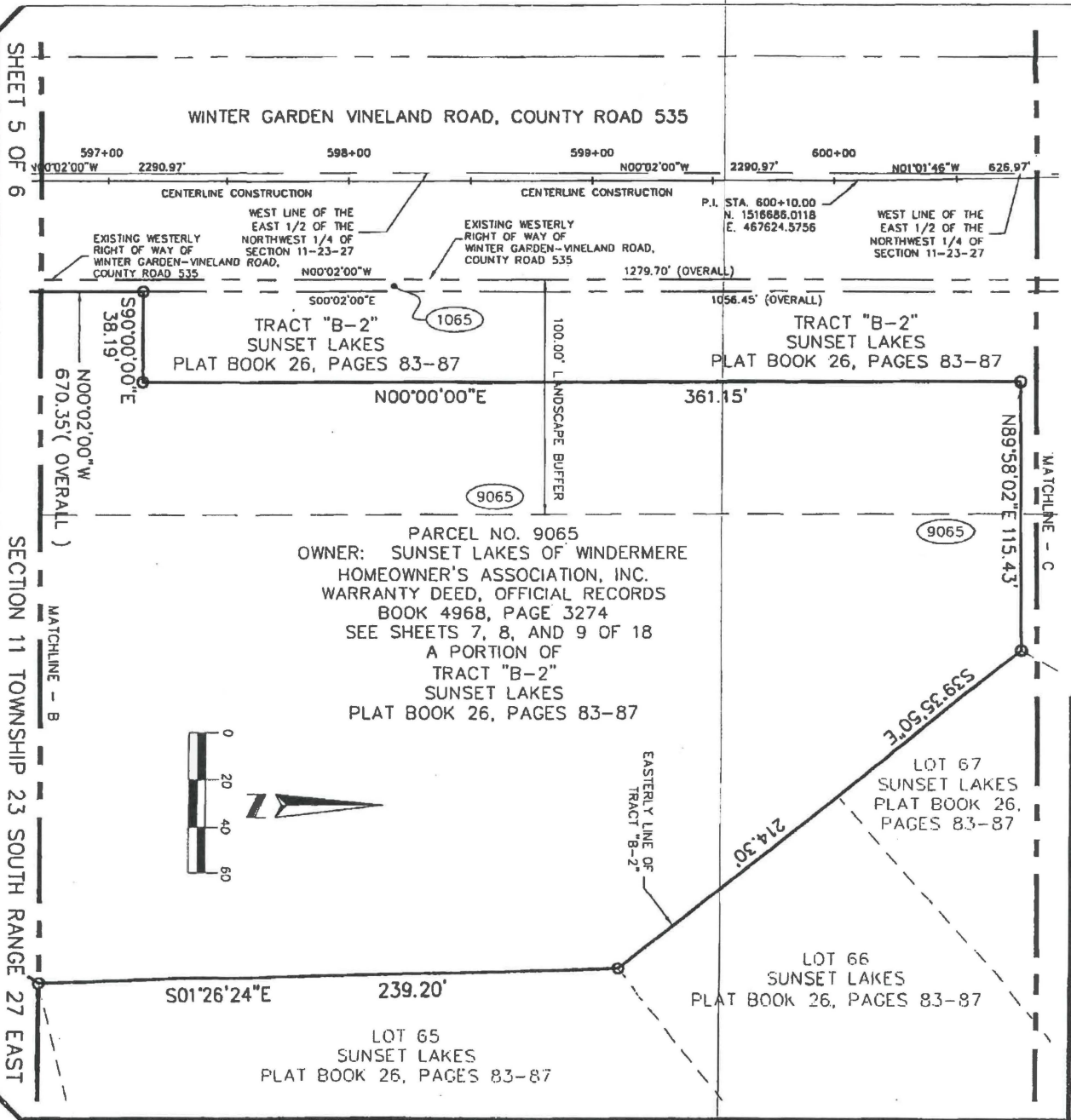
CALCULATED BY: RT
DRAWN BY: PUR
CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

SHEET 4 OF 6

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST

SKETCH OF DESCRIPTION
Parcel No. 9065



LEGEND:

- DENOTES CHANGE IN DIRECTION
- DENOTES PLAT
- DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- DENOTES CENTERLINE
- STA. DENOTES STATION

Professional Surveyors & Mappers
AVELAND COUNTY
16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

JOB NO. 24275
DATE: 03-09-07
SCALE: 1" = 60 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: PJR
CHECKED BY: JLR

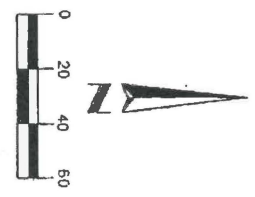
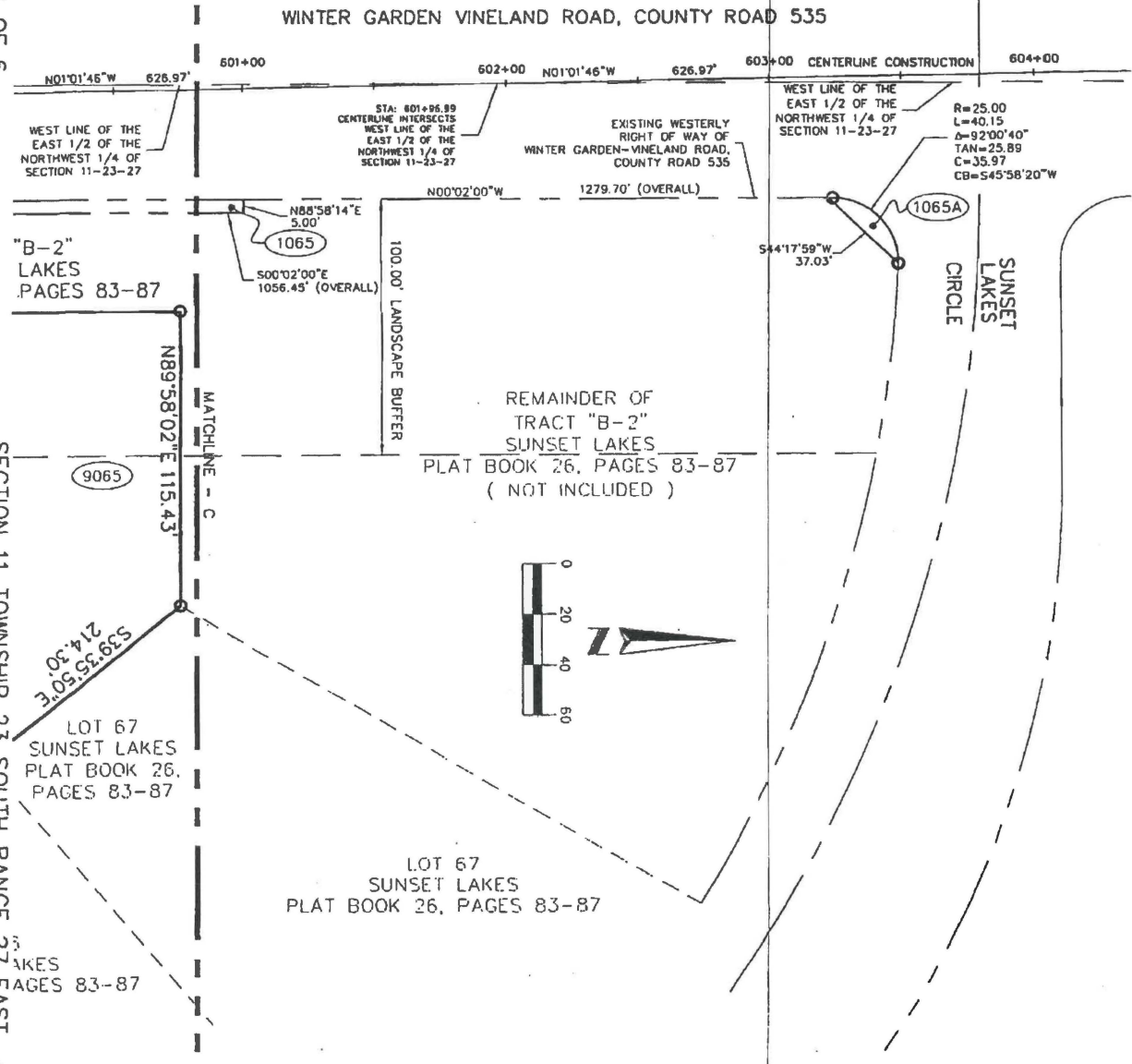
COUNTY ROAD 535
SEGMENT A

SHEET 5 OF 6

SKETCH OF DESCRIPTION
Parcel No. 9065

SHEET 6 OF 6

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



LEGEND:

- DENOTES CHANGE IN DIRECTION
- (P) DENOTES PLAT
- (C) DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- ⌒ DENOTES CENTERLINE
- STA. DENOTES STATION

16 EAST PLANT STREET
Maitle Garden, Florida 32787 • (407) 654-5355

JOB NO: 24275
DATE: 03-09-07
SCALE: 1" = 60 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: PJR
CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 9065

FEE SIMPLE

Parcel 9065: the interest being acquired is fee simple.

LEGAL DESCRIPTION
SCHEDULE "A"

Parcel No. 8065

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East Orange County, Florida. Being more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 11; thence run North 00°02'00" West along the West line of said Northeast 1/4 for a distance of 239.27 feet; thence departing said West line run North 89°58'00" East for a distance of 50.00 feet to the POINT OF BEGINNING; thence run North 00°02'00" West for a distance of 20.63 feet; thence run South 75°48'52" East for a distance of 39.54 feet; thence run South 00°00'00" East for a distance of 20.63 feet; thence run North 75°48'52" West for a distance of 39.53 feet to the POINT OF BEGINNING.

Containing 791 sq. ft. or 0.018 acres more or less

SHEET 1 OF 2



16 EAST PLANT STREET
Water Garden, Florida 32787 • (407) 654-5355

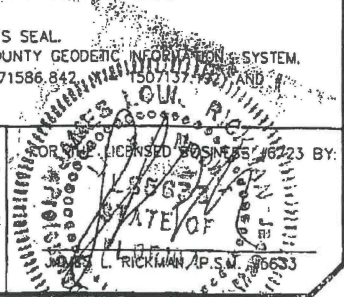
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM, BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.842, Y = 1507137.482) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275
DATE: 07-24-07
SCALE: N/A
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: EJC
CHECKED BY: JLR



SKETCH OF DESCRIPTION

PARCEL No. 8065

WINDWARD CAY
OFFICE PARK CONDOMINIUM
OR. 7658, PG. 465

LOT 3
WINDWARD CAY EAST
P.B. 57, PGS. 141-142

OWNER: COLONIAL BANK N.A.
PARCEL ID: 11-23-27-9168-00-030

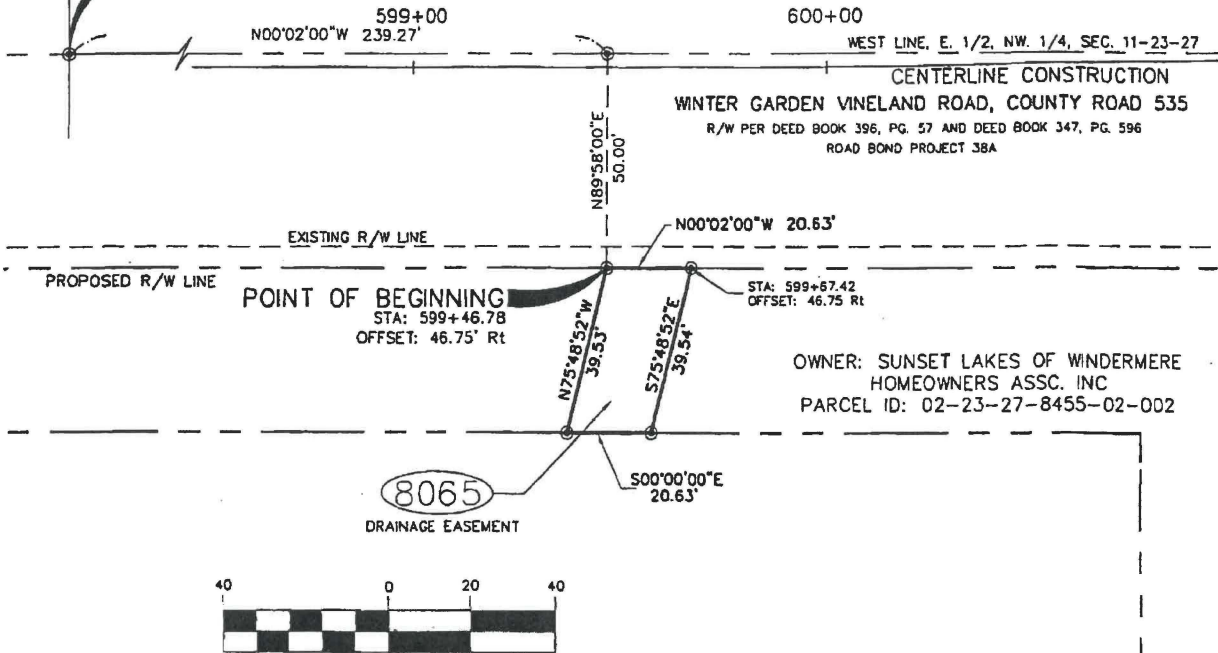
SOUTH LINE OF WINDWARD CAY EAST



EXISTING R/W LINE

POINT OF COMMENCEMENT

Southwest Corner of the
Northeast 1/4, Northwest 1/4
Section 11-23-27



WINTER GARDEN VINELAND ROAD, COUNTY ROAD 535
R/W PER DEED BOOK 396, PG. 57 AND DEED BOOK 347, PG. 596
ROAD BOND PROJECT 38A

OWNER: SUNSET LAKES OF WINDERMERE
HOMEOWNERS ASSC. INC
PARCEL ID: 02-23-27-8455-02-002

8065
DRAINAGE EASEMENT



(IN FEET)

1 inch = 40 ft.

SHEET 2 OF 2

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

- ⊙ DENOTES CHANGE IN DIRECTION PGS. DENOTES PAGES
- STA. DENOTES STATION
- R/W DENOTES RIGHT OF WAY
- P.B. DENOTES PLAT BOOK

JOB NO. 24275
DATE: 07-26-07
SCALE: 1" = 40 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: EJ
CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

LEGAL DESCRIPTION

PROJECT: PARCEL 118 - CITY OF WINTER GARDEN ROAD TRANSFERS

THIS IS NOT A SURVEY

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

All that part of County Road No. 535 (also known as Winter Garden Vineland Road) from the West 1/4 Corner of Section 2, Township 23 South, Range 27 East, Orange County, Florida, along the North line of the Southwest 1/4 of said Section 2 to the North right-of-way line of Lake Butler Boulevard, as shown on Orange County Project No. 5066, Segment "A"; lying in Section 2, Township 23 South, Range 27 East, Orange County, Florida; being more particularly described as follows:

DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 10/20/2025

I HEREBY AFFIRM THAT THIS SKETCH AND DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Commence at the West 1/4 Corner of Section 2, Township 23 South, Range 27 East, Orange County, Florida; Thence run N89°42'38"E, a distance of 1969.36 feet along the North line of the Southwest 1/4 of said Section 2 to the Westerly Right-of-Way line of Orange County Project No. 5066, C.R. 535 - Segment A and the **POINT OF BEGINNING**; thence continue along said North line N89°42'38"E, a distance of 104.69 feet to the Easterly Right-of-Way of said C.R. 535; thence along said Easterly Right-of-Way line the following twenty six (26) courses: S17°30'04"E, a distance of 948.58 feet to the point of curvature of a non-tangent curve with a radius of 1004.93 feet, concave to the West; thence Southeasterly along said curve to the right through a central angle of 08°08'59", an arc length of 142.94 feet where the chord bears S13°25'09"E a chord length of 142.82 feet to the point of intersection with a non-tangent line; thence S52°44'20"E, a distance of 24.30 feet ; thence S05°43'06"E, a distance of 80.36 feet; thence S40°17'36"W, a distance of 23.58 feet to a point on a non-tangent curve with a radius of 1004.93 feet, concave to the West; thence Southwesterly along said curve to the right through a central angle of 29°17'44", an arc length of 513.82 feet where the chord bears S11°45'33"W a chord length of 508.24 feet to the point of intersection with a non-tangent line; thence S89°46'20"W, a distance of 1.68 feet; thence S31°24'43"W, a distance of 63.90 feet to a point on a non-tangent curve with a radius of 999.93 feet, concave to the Northwest; thence Southwesterly along said curve to the right through a central angle of 14°45'23", an arc length of 257.53 feet where the chord bears S37°28'43"W, a chord length of 256.82 feet to the point of intersection with a non-tangent line; thence S44°51'49"W, a distance of 668.06 feet to the point of curvature of a curve with a radius of 909.93 feet, concave to the Southeast; thence Southwesterly along said curve to the left through a central angle of 45°00'21", an arc length of 714.75 feet where the chord bears S22°21'38"W a chord length of 696.52 feet to a point of tangency; thence S00°08'33"E, a distance of 119.17 feet; thence N88°37'59"E, a distance of 5.09 feet; thence S00°02'00"E, a distance of 102.24 feet to the point of curvature of a non-tangent curve with a radius of 25.00 feet, concave to the Northeast; thence Southeasterly along said curve to the left through a central angle of 88°10'55", an arc length of 38.48 feet where the chord bears S45°56'42"E a chord length of 34.79 feet to the point of

DESCRIPTION CONTINUED ON SHEET 2 OF 5

PREPARED FOR:
REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEETS 2, 3, 4 AND 5 OF 5

PA6374\2025\US-EL-12\1901A_2.6519-OC Winter Garden-Vineland Rd 5066-AutoCAD Civil 3D 2022\Winter Garden-Vineland Rd Parcel 118.dwg, 10/20/2025 10:09:40 AM

FIELD DATE: N/A	DATE: 09/04/2025	SECTION: 2,11	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951		DRAWING SCALE: N/A
DRAWN BY: JFM / TW (WSP)	REVISIONS: 10/20/2025	TOWNSHIP: 23S			COUNTY PROJECT NUMBER 9240
CHECKED BY: C. GARDINER		RANGE: 27E			
APPROVED BY: D. WHITTAKER		SHEET 1 OF 5			

LEGAL DESCRIPTION

PROJECT: PARCEL 118 - CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION CONTINUED:

intersection with a non-tangent line; thence S00°52'13"E, a distance of 61.53 feet; thence S44°17'59"W, a distance of 29.88 feet; thence S00°02'00"E, a distance of 1283.29 feet; thence S89°41'18"W, a distance of 2.50 feet; thence S00°02'00"E, a distance of 619.06 feet; thence S30°02'00"E, a distance of 15.00 feet; thence S00°02'00"E, a distance of 11.61 feet; thence S19°14'36"E, a distance of 63.43 feet; thence S44°49'26"W, a distance of 40.23 feet; thence S00°01'49"E, a distance of 923.79 feet; thence S00°24'12"W, a distance of 330.54 feet; thence departing aforesaid Easterly Right-of-Way line of C.R. 535, run S89°42'50"W, a distance of 120.00 feet to the aforementioned Westerly Right-of-Way line of C.R. 535; thence along said Westerly Right-of-Way line the following twenty-four (24) courses: N00°01'49"W, a distance of 63.51 feet; thence N02°13'09"E, a distance of 598.53 feet; thence N89°42'01"E, a distance of 1.51 feet; thence N00°01'49"W, a distance of 591.04 feet; thence N44°59'48"W, a distance of 43.31 feet; thence N05°55'10"E, a distance of 60.33 feet; thence N45°08'59"E, a distance of 34.33 feet; thence N00°02'00"W, a distance of 1899.12 feet; thence N48°11'31"W, a distance of 25.16 feet; thence S89°58'41"W, a distance of 10.17 feet; thence N00°02'00"W, a distance of 7.77 feet; thence N12°42'00"W, a distance of 62.42 feet; thence N44°52'43"E, a distance of 53.26 feet; thence N00°02'00"W, a distance of 314.11 feet to a point on a non-tangent curve with a radius of 1009.93 feet, concave to the Southeast; thence Northeasterly along said curve through a central angle of 14°01'07", an arc length of 247.10 feet where the chord bears N12°51'36"E a chord length of 246.48 feet to the point of intersection with a non-tangent line; thence N00°02'00"W, a distance of 32.63 feet; thence N89°42'39"E, a distance of 15.92 feet to a point on a non-tangent curve with a radius of 1055.00 feet, concave to the Southeast; thence Northeasterly along said curve to the right through a central angle of 23°06'37", an arc length of 425.53 feet where the chord bears N33°23'50"E a chord length of 422.66 feet to a point of tangency; thence N44°57'08"E, a distance of 741.97 feet to a point on a non-tangent curve with a radius of 904.93 feet, concave to the northwest; thence northeasterly along said curve to the left through a central angle of 03°56'11", an arc length of 62.17 feet where the chord bears N36°48'38"E a chord length of 62.16 feet to the point of intersection with a non-tangent line; thence N00°02'52"W, a distance of 12.20 feet; thence N89°57'08"E, a distance of 8.36 feet to a point on a non-tangent curve with a radius of 904.93 feet, concave to the West; thence Northeasterly along said curve through a central angle of 51°24'27", an arc length of 811.93 feet where the chord bears N08°12'09"E a chord length of 784.97 feet to a point of tangency; thence N17°30'04"W, a distance of 979.57 feet to the **POINT OF BEGINNING**.

Containing 714873.37 square feet or 16.41 acres, more or less.


SURVEYOR'S NOTES:

1. Linear measurements shown hereon are expressed in feet. Angular measurements shown hereon are expressed in degrees, minutes, and seconds.
2. Additions or deletions to sketch of description by other than the signing party or parties is prohibited without written consent of the signing party or parties.
3. All mapped features shown hereon were observed under the direction of the signing surveyor of this sketch unless otherwise specified.
4. This sketch was prepared without the benefit of a title commitment, and is subject to any right-of-way, easements, or other matters that a title search might disclose.
5. Bearing basis for this sketch is based on the North line of the Southwest 1/4 of Section 2, Township 23 South, Range 27 East of Orange County, Florida. Bearing being N89°42'38"E (Assumed).
6. This sketch of description is based upon Right-of-Way Map for Segment "A" of County Road #535, District No. 1, Capital Improvement Program (C.I.P.) Project #5066, prepared by Allen & Company, dated 10/18/2007.
7. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
8. This is not a Boundary Survey.

THIS IS NOT A SURVEY

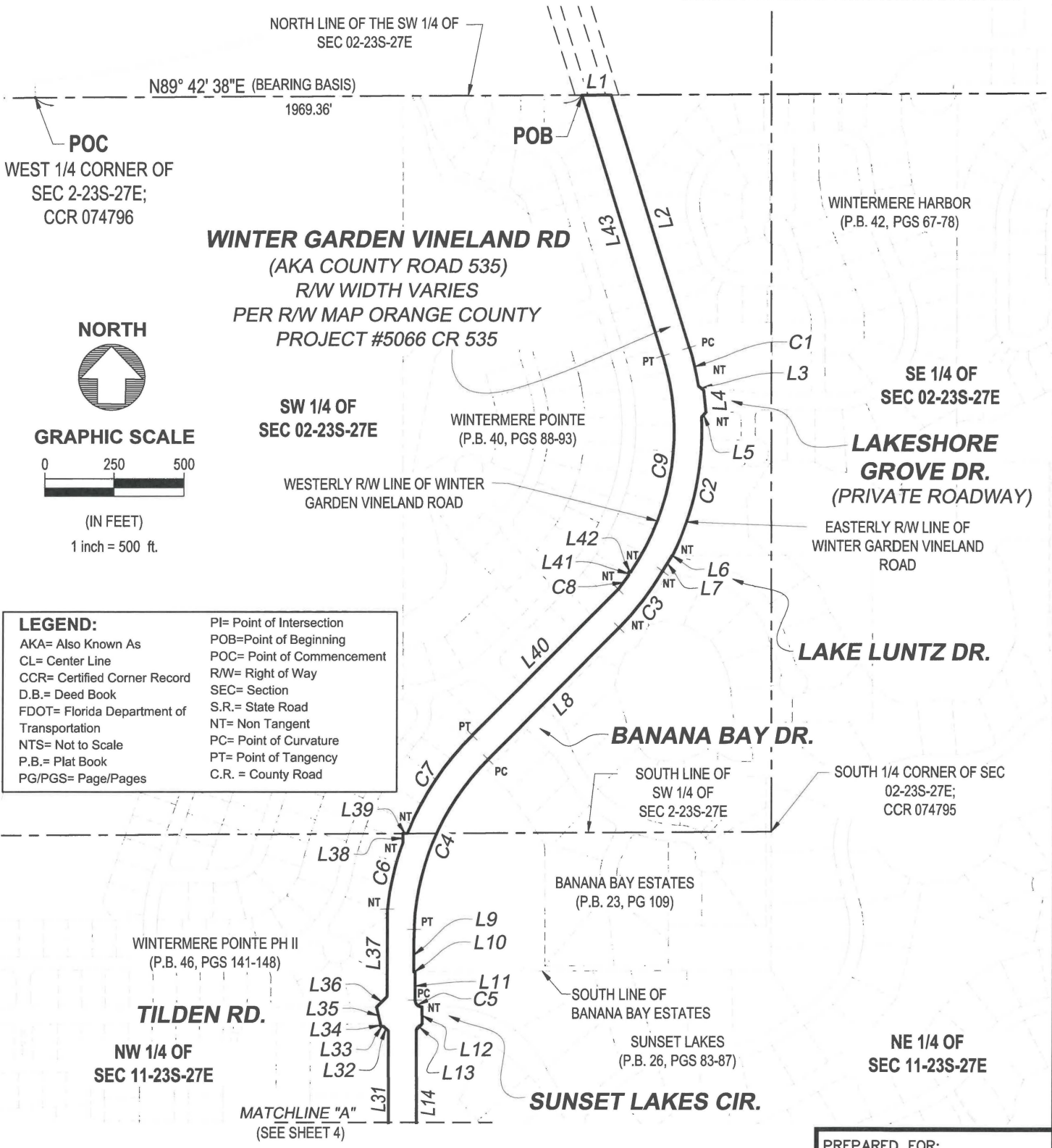
NOT VALID WITHOUT SHEETS 1, 3, 4 AND 5 OF 5

PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 09/04/2025	SECTION: 2,11	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951		DRAWING SCALE: N/A
DRAWN BY: JFM / TW (WSP)	REVISIONS: 10/20/2025	TOWNSHIP: 23S			COUNTY PROJECT NUMBER: 9240
CHECKED BY: C. GARDINER	RANGE: 27E	SHEET 2 OF 5			
APPROVED BY: D. WHITTAKER					

LEGAL DESCRIPTION
PROJECT: PARCEL 118 - CITY OF
WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION



LEGEND:

AKA= Also Known As	PI= Point of Intersection
CL= Center Line	POB=Point of Beginning
CCR= Certified Corner Record	POC= Point of Commencement
D.B.= Deed Book	R/W= Right of Way
FDOT= Florida Department of Transportation	SEC= Section
NTS= Not to Scale	S.R.= State Road
P.B.= Plat Book	NT= Non Tangent
PG/PGS= Page/Pages	PC= Point of Curvature
	PT= Point of Tangency
	C.R. = County Road

THIS IS NOT A SURVEY

NOT VALID WITHOUT SHEETS 1, 2, 4 AND 5 OF 5

PREPARED FOR:
REAL ESTATE MANAGEMENT

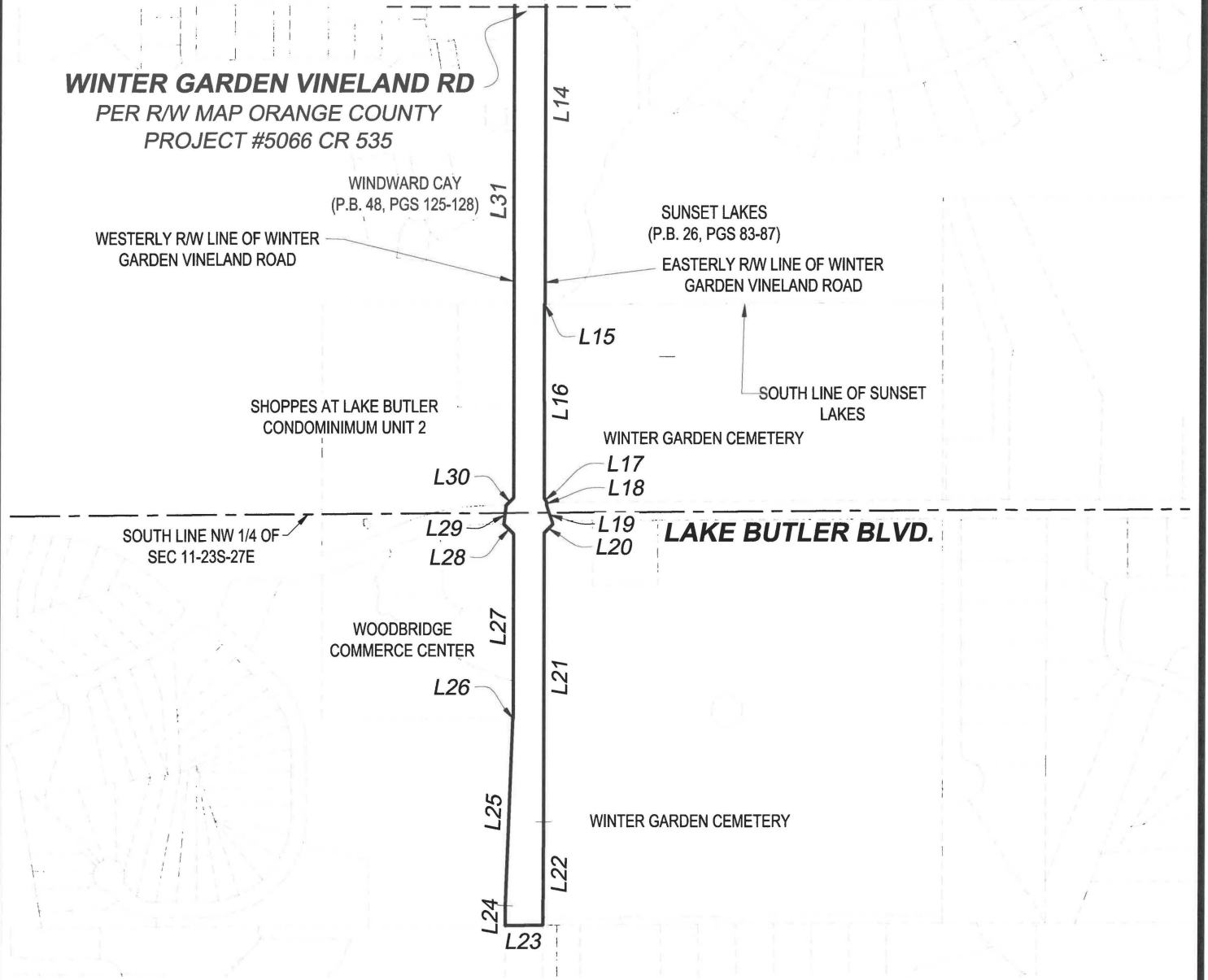
FIELD DATE: N/A	DATE: 09/04/2025	SECTION: 2,11	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951		DRAWING SCALE: 1" = 500'
DRAWN BY: JFM / TW (WSP)	REVISIONS:	TOWNSHIP: 23S			COUNTY PROJECT NUMBER: 9240
CHECKED BY: C. GARDINER	10/20/2025	RANGE: 27E			
APPROVED BY: D. WHITTAKER		SHEET 3 OF 5			

P:\6374\2025\US-EL\Y21901A_2.6519-OC-Winter Garden-Vineland Rd SODs\AutoCAD Civil 3D 2022\Winter Garden-Vineland Rd Parcel 118.dwg, 10/20/2025 10:09:43 AM

LEGAL DESCRIPTION
PROJECT: PARCEL 118 - CITY OF
WINTER GARDEN ROAD TRANSFERS


SPACE ABOVE RESERVED FOR RECORDING INFORMATION

MATCHLINE "A" (SEE SHEET 3)

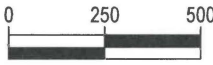


LEGEND:	
AKA= Also Known As	PI= Point of Intersection
CL= Center Line	POB=Point of Beginning
CCR= Certified Corner Record	POC= Point of Commencement
D.B.= Deed Book	R/W= Right of Way
FDOT= Florida Department of Transportation	SEC= Section
NTS= Not to Scale	S.R.= State Road
P.B.= Plat Book	NT= Non Tangent
PG/PGS= Page/Pages	PC= Point of Curvature
	PT= Point of Tangency
	C.R. = County Road

NORTH



GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.

THIS IS NOT A SURVEY

NOT VALID WITHOUT SHEETS 1, 2, 3 AND 5 OF 5

PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 09/04/2025
DRAWN BY: JFM / TW (WSP)	REVISIONS:
CHECKED BY: C. GARDINER	10/20/2025
APPROVED BY: D. WHITTAKER	

SECTION: 2,11
TOWNSHIP: 23S
RANGE: 27E
SHEET 4 OF 5

PUBLIC WORKS
 ENGINEERING DIVISION
 SURVEY SECTION
 4200 SOUTH JOHN YOUNG PARKWAY
 ORLANDO, FLORIDA 32839-9205
 (407) 836-7951



DRAWING SCALE: 1" = 500'
COUNTY PROJECT NUMBER: 9240

P:\637A\2025\US-EL\21901A_26519-OC-Winter Garden-Vineland Rd 500s\AutoCAD Civil 3D 2022\Winter Garden-Vineland Rd Parcel 118.dwg, 10/20/2025 10:09:54 AM

LEGAL DESCRIPTION
PROJECT: PARCEL 118 - CITY OF
WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

Line Table

Line #	Direction	Length
L1	N89°42'38"E	104.69'
L2	S17°30'04"E	948.58'
L3	S52°44'20"E	24.30'
L4	S05°43'06"E	80.36'
L5	S40°17'36"W	23.58'
L6	S89°46'20"W	1.68'
L7	S31°24'43"W	63.90'
L8	S44°51'49"W	668.06'
L9	S00°08'33"E	119.17'
L10	N88°37'59"E	5.09'
L11	S00°02'00"E	102.24'
L12	S00°52'13"E	61.53'
L13	S44°17'59"W	29.88'
L14	S00°02'00"E	1283.29'
L15	S89°41'18"W	2.50'
L16	S00°02'00"E	619.06'
L17	S30°02'00"E	15.00'
L18	S00°02'00"E	11.61'
L19	S19°14'36"E	63.43'
L20	S44°49'26"W	40.23'
L21	S00°01'49"E	923.79'
L22	S00°24'12"W	330.54'
L23	S89°42'50"W	120.00'
L24	N00°01'49"W	63.51'
L25	N02°13'09"E	598.53'
L26	N89°42'01"E	1.51'
L27	N00°01'49"W	591.04'
L28	N44°59'48"W	43.31'

Line Table

Line #	Direction	Length
L29	N05°55'10"E	60.33'
L30	N45°08'59"E	34.33'
L31	N00°02'00"W	1899.12'
L32	N48°11'31"W	25.16'
L33	S89°58'41"W	10.17'
L34	N00°02'00"W	7.77'
L35	N12°42'00"W	62.42'
L36	N44°52'43"E	53.26'
L37	N00°02'00"W	314.11'
L38	N00°02'00"W	32.63'
L39	N89°42'39"E	15.92'
L40	N44°57'08"E	741.97'
L41	N00°02'52"W	12.20'
L42	N89°57'08"E	8.36'
L43	N17°30'04"W	979.57'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	142.94	1004.93	08°08'59"	S13° 25' 09"E	142.82
C2	513.82	1004.93	29°17'44"	S11° 45' 33"W	508.24
C3	257.53	999.93	14°45'23"	S37° 28' 43"W	256.82
C4	714.75	909.93	45°00'21"	S22° 21' 38"W	696.52
C5	38.48	25.00	88°10'55"	S45° 56' 42"E	34.79
C6	247.10	1009.93	14°01'07"	N12° 51' 36"E	246.48
C7	425.53	1055.00	23°06'37"	N33° 23' 50"E	422.66
C8	62.17	904.93	03°56'11"	N36° 48' 38"E	62.16
C9	811.93	904.93	51°24'27"	N8° 12' 09"E	784.97

THIS IS NOT A SURVEY

NOT VALID WITHOUT SHEETS 1, 2, 3 AND 4 OF 5

PREPARED FOR:
 REAL ESTATE MANAGEMENT

FIELD DATE: N/A
 DRAWN BY: JFM / TW (WSP)
 CHECKED BY: C. GARDINER
 APPROVED BY: D. WHITTAKER

DATE: 09/04/2025
 REVISIONS: 10/20/2025

SECTION: 2,11
 TOWNSHIP: 23S
 RANGE: 27E
 SHEET 5 OF 5

PUBLIC WORKS
 ENGINEERING DIVISION
 SURVEY SECTION
 4200 SOUTH JOHN YOUNG PARKWAY
 ORLANDO, FLORIDA 32839-9205
 (407) 836-7951



DRAWING SCALE:
 N/A
 COUNTY PROJECT NUMBER:
 9240

P:\637A\2025\US-EL-121901\A_2.6519-OC Winter Garden-Vineland Rd SODs\AutoCAD Civil 3D 2022\Winter Garden-Vineland Rd Parcel 118.dwg, 10/20/2025 10:10:00 AM

LEGAL DESCRIPTION
PROJECT: PARCEL 119 - CITY OF
WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

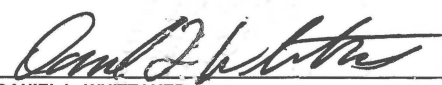
All that part of Winter Garden Vineland Road (also known as County Road 535) from the North line of the Southwest 1/4 of Section 2, Township 23 South, Range 27 East, Orange County, Florida to the North right of way line of Western Beltway (also known as State Road No. 429; Being more particularly described as follows:

Commence at the West 1/4 Corner of Section 2, Township 23 South, Range 27 East, Orange County, Florida; Thence run N89°42'57"E, a distance of 1943.49 feet along the North line of the Southwest 1/4 of said Section 2 to the Westerly Right-of-Way line of C.R. 535 - Segment A Western Beltway State Road No. 429, project No. 75320+6460-654 and the **POINT OF BEGINNING**; thence along Westerly Right-of-Way line the following three (3) courses: N17°29'47"W, a distance of 637.51 feet; thence N11°46'56"W, a distance of 130.51 feet; thence N17°29'47"W, a distance of 493.54 feet to the North Right-of-Way of State Road 429; thence departing Westerly Right-of-Way line, run N63°24'44"E, a distance of 125.59 feet to a point on the Easterly Right-of-Way line of C.R. 535 according to the aforesaid Document #; thence along said Easterly Right-of-Way line the following three (3) courses: S17°29'47"E, a distance of 464.38 feet; thence S22°06'47"E, a distance of 161.35 feet; thence S17°29'47"E, a distance of 702.01 feet to the aforementioned North line of the Southwest 1/4 of Section 2; thence along said North line S89°42'57"W, a distance of 157.02 feet to the **POINT OF BEGINNING**.

Containing 179,768.60 square feet or 4.13 acres, more or less.

SURVEYOR'S NOTES:

1. Linear measurements shown hereon are expressed in feet. Angular measurements shown hereon are expressed in degrees, minutes, and seconds.
2. Additions or deletions to sketch of description by other than the signing party or parties is prohibited without written consent of the signing party or parties.
3. All mapped features shown hereon were observed under the direction of the signing surveyor of this sketch unless otherwise specified.
4. This sketch was prepared without the benefit of a title commitment, and is subject to any right-of-way, easements, or other matters that a title search might disclose.
5. Bearing basis for this sketch is based on the North line of the Southwest 1/4 of Section 2, Township 23 South, Range 27 East of Orange County, Florida. Bearing being N89°42'57"E (Assumed).
6. This sketch of description is based upon the Right-of-Way Maps for Western Beltway, State Road 429, Project #75320-6460-654, prepared for Orlando - Orange County Expressway Authority by DRMP, dated August, 1999.
7. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
8. This is not a Boundary Survey.




DANIEL L. WHITTAKER,
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LICENSE NO. 5648
 DATE: 10/20/2025

I HEREBY AFFIRM THAT THIS SKETCH AND DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY

NOT VALID WITHOUT SHEET 2 OF 2

PREPARED FOR:
 REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 04/17/2025	SECTION: 2	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951		DRAWING SCALE: N/A
DRAWN BY: JFM / TW (WSP)	REVISIONS: 10/20/2025	TOWNSHIP: 23S			COUNTY PROJECT NUMBER 9240
CHECKED BY: C. GARDINER		RANGE: 27E			
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

P:\6374\2025\US-EL\Y21901A_2.6519-OC Winter Garden-Vineland Rd 50Ds\AutoCAD Civil 3D 2021\Winter Garden-Vineland Rd Parcel 119.dwg, 10/20/2025 10:08:43 AM

LEGAL DESCRIPTION
PROJECT: PARCEL 119 - CITY OF
WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

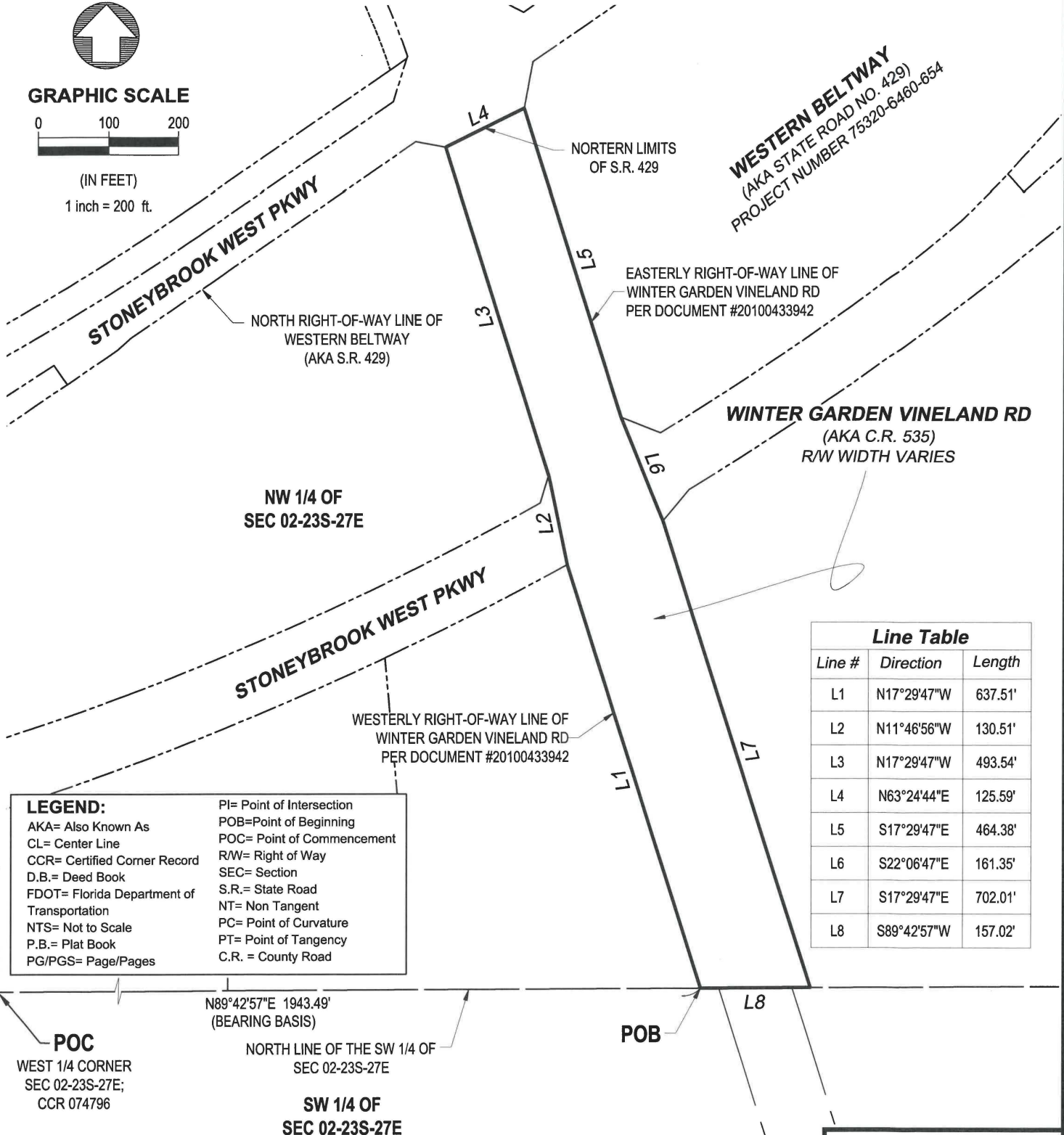
NORTH



GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.



P:\6374\2025\US-EL-Y21901A_2.6519-DC Winter Garden-Vineland Rd SODs\AutoCAD Civil 3D 2022\Winter Garden-Vineland Rd Parcel 119.dwg, 10/20/2025 10:08:45 AM

Line Table		
Line #	Direction	Length
L1	N17°29'47"W	637.51'
L2	N11°46'56"W	130.51'
L3	N17°29'47"W	493.54'
L4	N63°24'44"E	125.59'
L5	S17°29'47"E	464.38'
L6	S22°06'47"E	161.35'
L7	S17°29'47"E	702.01'
L8	S89°42'57"W	157.02'

LEGEND:
 AKA= Also Known As
 CL= Center Line
 CCR= Certified Corner Record
 D.B.= Deed Book
 FDOT= Florida Department of Transportation
 NTS= Not to Scale
 P.B.= Plat Book
 PG/PGS= Page/Pages
 PI= Point of Intersection
 POB=Point of Beginning
 POC= Point of Commencement
 R/W= Right of Way
 SEC= Section
 S.R.= State Road
 NT= Non Tangent
 PC= Point of Curvature
 PT= Point of Tangency
 C.R. = County Road

POC
 WEST 1/4 CORNER
 SEC 02-23S-27E;
 CCR 074796

N89°42'57"E 1943.49'
 (BEARING BASIS)

POB

NORTH LINE OF THE SW 1/4 OF
 SEC 02-23S-27E

**SW 1/4 OF
 SEC 02-23S-27E**

PREPARED FOR:
 REAL ESTATE MANAGEMENT

THIS IS NOT A SURVEY

NOT VALID WITHOUT SHEET 1 OF 2

FIELD DATE: N/A	DATE: 04/17/2025	SECTION: 2	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951		DRAWING SCALE: 1" = 200'
DRAWN BY: JFM / TW (WSP)	REVISIONS:	TOWNSHIP: 23S			COUNTY PROJECT NUMBER
CHECKED BY: C. GARDINER	10/20/2025	RANGE: 27E			9240
APPROVED BY: D. WHITTAKER		SHEET 2 OF 2			

Appendix "C"

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

ASSIGNMENT

THIS ASSIGNMENT (the "Assignment"), effective as of the day of execution, is made and entered into by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, FL 32802-1393 ("Assignor"), to the CITY of WINTER GARDEN, a municipal corporation under the laws of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787 ("Assignee").

WHEREAS, Assignor holds several easements identified in **Schedule "A"** attached hereto; and

WHEREAS, subject to the provisions herein, and the provisions of the Interlocal Agreement between Assignor and Assignee for the transfer of jurisdiction of portions of certain roads with an effective date of _____, Assignor desires to assign, and Assignee desires to assume, all of Assignor's rights, duties, obligations, and interests in those instruments.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.
2. **Assignment.** Assignor hereby assigns and transfers to Assignee all of Assignor's rights, duties, obligations, and interests under the instruments identified in **Schedule "A."**
3. **Assumption.** Assignee hereby assumes and accepts from Assignor all of Assignor's rights, duties, obligations and interests under the instruments identified in **Schedule "A,"** and Assignee further agrees that, as a condition of this Assignment, Assignee shall assume and abide by all terms and conditions of those instruments.

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

IN WITNESS WHEREOF, the Assignor hereto has executed this Assignment as of the day and year below its signature.

ASSIGNOR:

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____

Jerry L. Demings

Orange County Mayor

Date: _____, 2025

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

By: _____

Deputy Clerk

Print Name: _____

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

ASSIGNEE:

CITY OF WINTER GARDEN, FLORIDA

By: City Commission

By: _____
John Rees, Mayor

Attest: _____
Angela Grimmage, City Clerk

Executed on:

(SEAL)

FOR USE AND RELIANCE ON

**APPROVED AS TO FORM AND
LEGALITY this ___ day of _____,
2025**

By: _____
A. Kurt Ardaman, City Attorney

**APPROVED BY THE CITY OF
WINTER GARDEN, FLORIDA AT THE
CITY COMMISSION AT A MEETING
HELD ON _____, 2025**

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

Schedule "A"

1. Drainage Easement recorded at DOC# 20160163391, et seq., on March 31, 2016 (*for Winter Garden Vineland Road*)
2. Drainage Easement recorded at OR Book 10078, Page 9221, et seq., on July 22, 2010 (*for Winter Garden Vineland Road*)
3. Drainage Easement recorded at OR Book 10398, Page 1804, et seq., on June 25, 2012 (*for Winter Garden Vineland Road*)
4. Right-of-Way and Sidewalk Easement recorded at OR Book 10181, Page 192, et seq., (*for Winter Garden Vineland Road*)
5. Drainage Easement recorded at OR Book 10080, Page 9376, et seq., July 27, 2021 (*for Winter Garden Vineland Road*)

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2009-CA-1479-O
DIVISION: 33

ORANGE COUNTY, FLORIDA, a political
subdivision of the State of Florida,


PARCELS: 1004, 8004 and 8004A

Petitioner,

v.

WEST ORANGE TOWNHOUSE LIMITED,
a Florida limited partnership; VY Q. BUI;
MARC MARINO, Vice President, Mooring
Tax Asset Group as custodian for La
Crescenta Management, LLC; WINDWARD
CAY-WINTER GARDEN – HOMEOWNERS
ASSOCIATION, INC. and EARL K. WOOD,
ORANGE COUNTY TAX COLLECTOR.

Respondents.

FILED IN OPEN COURT
THIS 30 DAY OF March, 20 16
BY  Clerk
P.C.

STIPULATED FINAL JUDGMENT

THIS CAUSE having come on upon joint motion for the entry of a Stipulated Final Judgment made by the Petitioner, ORANGE COUNTY, FLORIDA, a political subdivision of the State of Florida ("ORANGE COUNTY"), and the Respondent WEST ORANGE TOWNHOUSE LIMITED, and it appearing to the Court that the parties were authorized to enter into such motion, and the Court finding that the compensation to be paid by the Petitioner is full, just and reasonable for all parties concerned, and the Court being fully advised in the premises, it is therefore,

ORDERED AND ADJUDGED that the Respondent WEST ORANGE TOWNHOUSE LIMITED does have and recover of and from the Petitioner ORANGE COUNTY the sum of

ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00), in full payment for the property (designated Parcels 1004, 8004, 8004A herein) taken and for damages resulting to the remainder, for experts' fees, attorneys' fees and costs and for all other compensation of any nature; and, it is further,


ORDERED AND DIRECTED that within thirty (30) days the Petitioner ORANGE COUNTY shall pay the sum of ONE HUNDRED FORTY-SIX THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$146,800.00) into the Trust Account of Fishback, Dominick, Bennett, Ardaman, Ahlers, Langley & Geller LLP, c/o A. Kurt Ardaman, Esq., 1947 Lee Road, Winter Park, Florida 32789, as attorneys for the Respondent WEST ORANGE TOWNHOUSE LIMITED, that amount being the difference between the full payment required by this Stipulated Final Judgment and the amount deposited pursuant to the Order of Taking; and, it is further

ORDERED that title to the following described property, to wit:

SEE ATTACHMENT "A"

which vested in the Petitioner pursuant to the Order of Taking and deposit of money heretofore made is approved, ratified and confirmed.

DONE AND ORDERED at Orange County Courthouse, Orlando, Florida this 30 day of March, 2016.



KEITH F. WHITE
Circuit Judge

SCHEDULE "A"

Parcel No. 1004

Legal Description:

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East, Orange County, Florida. Being more particularly described as follows:

BEGIN at the Northeasterly corner of Tract B, Summerport Phase 1, according to the plat thereof as recorded in Plat Book 53, Pages 1 through 8 of the Public Records of Orange County, Florida; thence run North 00°01'49" West for a distance of 63.51 feet; thence run North 02°13'09" East for a distance of 598.53 feet to a point along the Southerly line of Tract A, Woodbridge Commerce Center, according to the plat thereof as recorded in Plat Book 54, Pages 126 and 127 of the Public Records of Orange County, Florida; thence run North 89°42'01" East along said Southerly line for a distance of 1.51 feet to the Southeasterly corner of said Tract A; thence departing said Southerly line continue North 89°42'01" East along the Westerly right of way line of Winter Garden-Vineland Road, County Road 535 for a distance of 20.00 feet; thence run South 00°01'49" East continuing along said Westerly right of way line for a distance of 661.48 feet; thence run South 89°42'59" West for a distance of 45.00 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains, 22,742.84 square feet, 0.522 acres, more or less.

SHEET 1 OF 2




16 EAST PLANT STREET
Winter Garden, Florida 32787 * (407) 654-5355

SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEOSPATIAL INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471585.84, Y = 1491264.527) AND 144 (X = 476871.124, Y = 1491264.527.) BEARING BEING N 18°24'49" W.

JOB NO. 24275	CALCULATED BY: RT
DATE: 04-25-07	DRAWN BY: SM
SCALE: 1" = 100 FEET	CHECKED BY: JLR
FIELD BY: N/A	

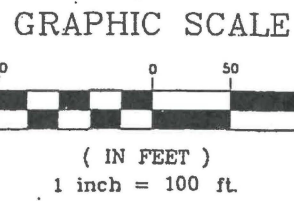
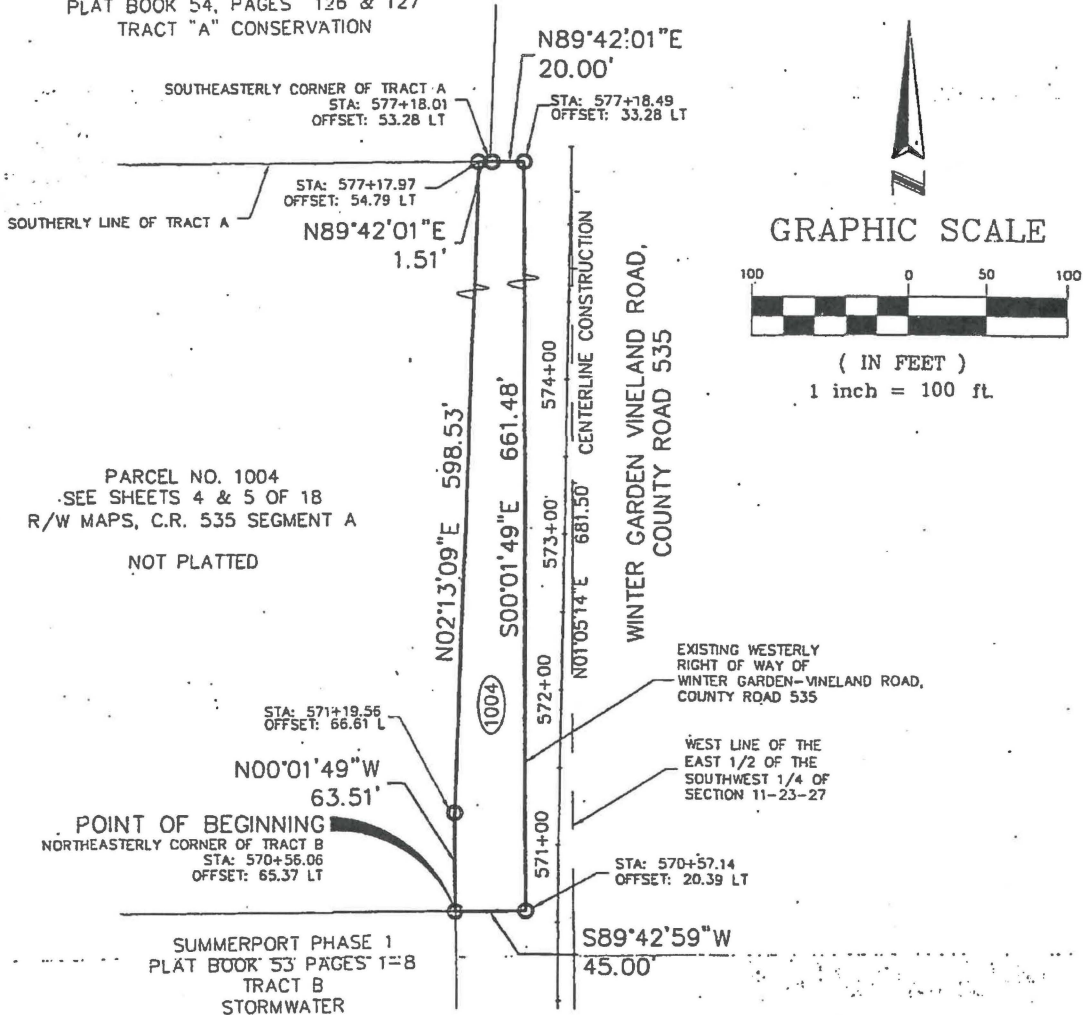


STATE OF FLORIDA
JAMES E. RICHMAN, P.S.
No. 12345
APR 25 2007

SKETCH OF DESCRIPTION

Parcel No. 1004

WOODBIDGE COMMERCE CENTER
 PLAT BOOK 54, PAGES 126 & 127
 TRACT "A" CONSERVATION



SHEET 2 OF 2

SECTION 11 - TOWNSHIP 23 SOUTH - RANGE 27 EAST

16 EAST PLANT STREET
 Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:		STA. DENOTES STATION	
Δ DENOTES DELTA	L DENOTES LENGTH	P.I. DENOTES POINT OF INTERSECTION	
R DENOTES RADIUS	(P) DENOTES PLAT	P.T. DENOTES POINT OF TANGENCY	
CB DENOTES CHORD BEARING	(C) DENOTES CALCULATED	P.C. DENOTES POINT OF CURVATURE	
TB DENOTES TANGENT BEARING	R/W DENOTES RIGHT OF WAY	○ DENOTES CHANGE IN DIRECTION	
TAN DENOTES TANGENT	⊖ DENOTES CENTERLINE	P.O.B. DENOTES POINT OF BEGINNING	
		C.R. DENOTES COUNTY ROAD	

JOB NO. 24275	CALCULATED BY: RT
DATE: 04-25-07	DRAWN BY: SM
SCALE: 1" = 100 FEET	CHECKED BY: JLR
FIELD BY: N/A	

COUNTY ROAD 535
 SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 1004

FEE SIMPLE

Parcel 1004: the interest being acquired is fee simple.

12/10/2007

Page 1 of 1

LEGAL DESCRIPTION

Parcel No. 8004

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East Orange County, Florida. Being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 11; thence run South 89°42'59" West along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 11 for a distance of 75.00 feet to the POINT OF BEGINNING; thence run South 89°42'59" West along said South line for a distance of 30.00 feet; thence departing said South line, run North 00°01'49" West for a distance of 77.61 feet; thence run North 89°02'08" West for a distance of 53.45 feet; thence run North 01°40'35" East for a distance of 67.22 feet; thence run South 89°02'08" East for a distance of 84.62 feet; thence run South 02°13'09" West for a distance of 80.67 feet; thence run South 00°01'49" East for a distance of 63.51 feet to the POINT OF BEGINNING;

Containing 7,988 sq. ft. 0.18 acres more or less.

SHEET 1 OF 2



**ALLEN
COMPANY**
Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5335

SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM, BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.842, Y = 1491264.527) AND # 144 (X = 475871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275	CALCULATED BY: RT
DATE: 07-24-07	DRAWN BY: EJC
SCALE: N/A	CHECKED BY: JLR
FIELD BY: N/A	

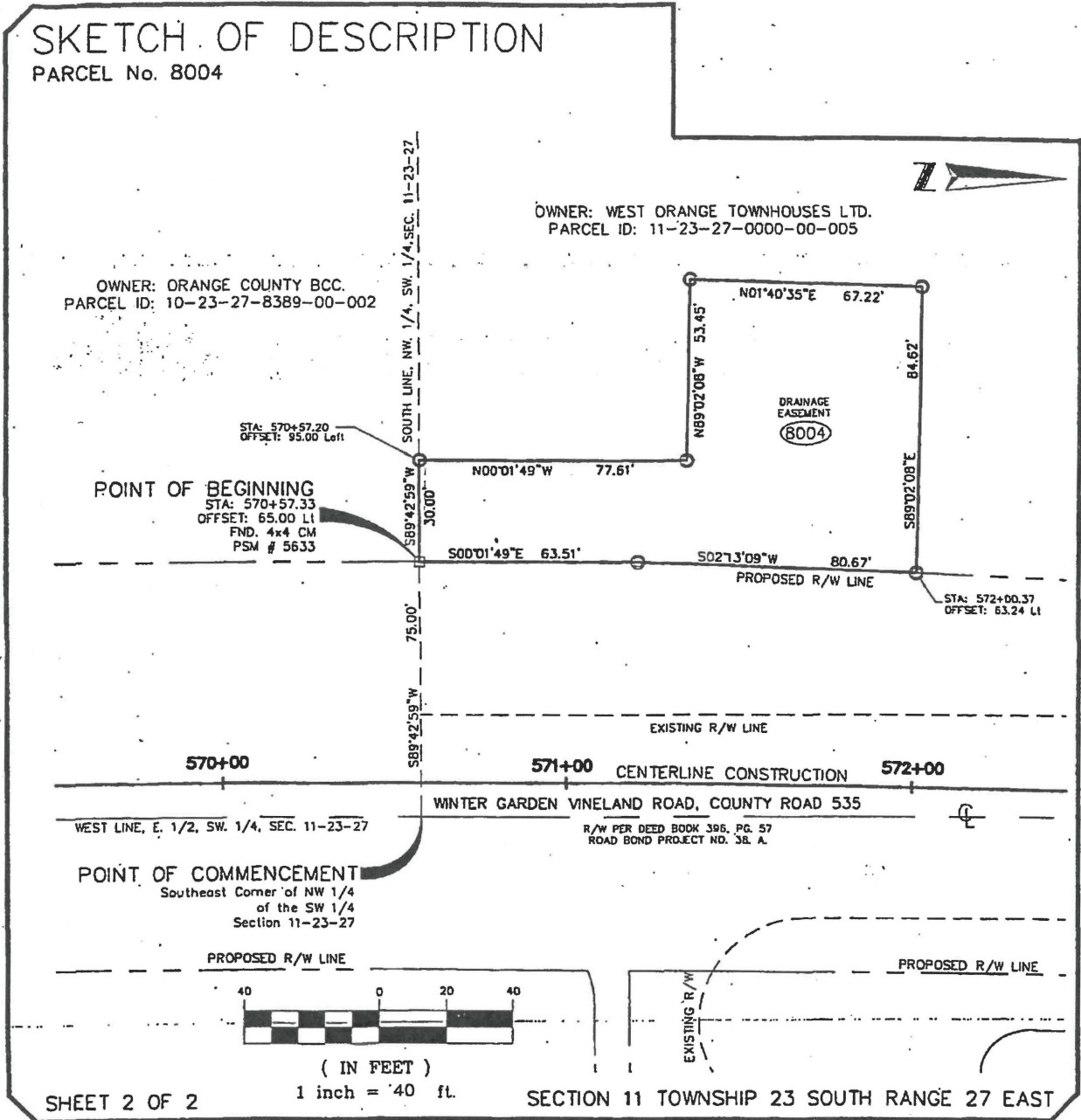
FOR THE PROPOSED BUSINESS OF

STATE OF FLORIDA

JACQUES BICKHAM, P.S.

Professional Surveyor

17200



ALLEN & COMPANY
Professional Surveyors & Mappers

16 EAST PLANT STREET
Easter Garden, Florida 32787 • (407) 654-5355

LEGEND:

- DENOTES CHANGE IN DIRECTION
- STA. DENOTES STATION
- R/W DENOTES RIGHT OF WAY
- ⊕ DENOTES CENTERLINE

JOB NO. 24275	CALCULATED BY: RT	COUNTY ROAD 535 SEGMENT A
DATE: 07-23-07	DRAWN BY: EJ	
SCALE: 1" = 40 FEET	CHECKED BY: JLR	
FIELD BY: N/A		

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 8004

DRAINAGE EASEMENT

Parcel 8004 is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a stormwater drainage ditch and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, or any activity that will not adversely affect the structural integrity of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

08/28/07

R:\ROW Acquisition\Personal Folders\Yahaira\Special Easement Language\CR 535 A Schedule B\Easements\5066 DE Schedule B P8004.doc

LEGAL DESCRIPTION

Parcel No. 8004A

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East Orange County, Florida. Being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 11; thence run North 00°01'49" West along the West line of the East 1/2 of the Southwest 1/4 of said Section 11 for a distance of 400.99 feet; thence departing said West line run North 90°00'00" West for a distance of 61.73 feet to the POINT OF BEGINNING; thence run North 90°00'00" West for a distance of 10.01 feet; thence run North 02°13'09" East for a distance of 30.02 feet; thence run North 90°00'00" East for a distance of 10.01 feet; thence run South 02°13'09" West for a distance of 30.02 feet to the POINT OF BEGINNING.

Containing 300 sq. ft., or 0.01 acres more or less

SHEET 1 OF 2



16 EAST PLANT STREET
Wesley Garden, Florida 32787 • (407) 654-5355

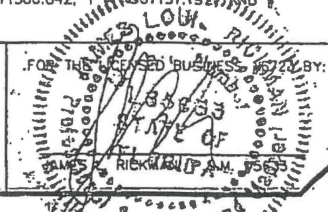
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.842, Y = 1491264.527) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

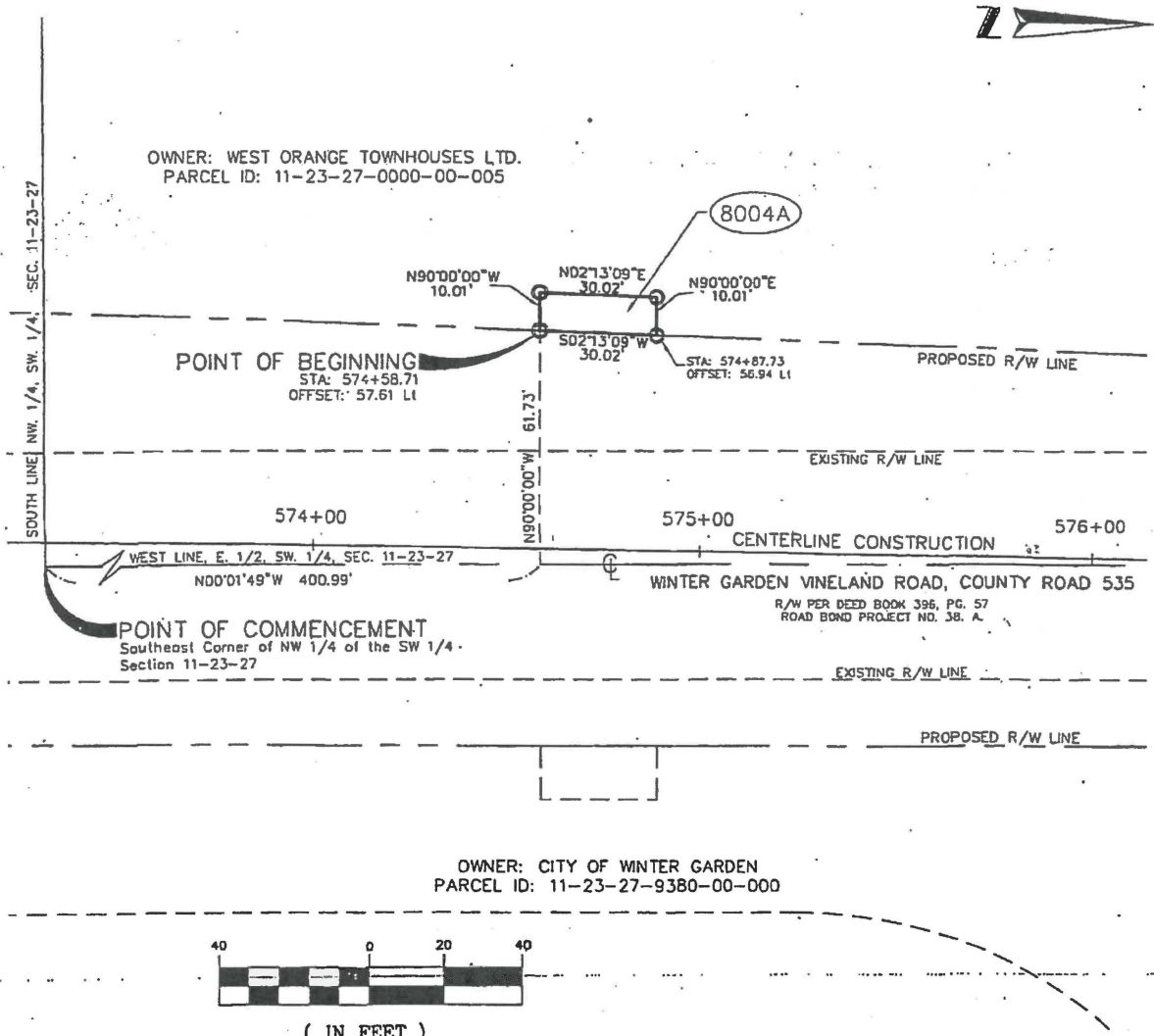
JOB NO. 24275
DATE: 07-24-07
SCALE: N/A
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: EJC
CHECKED BY: JLR



SKETCH OF DESCRIPTION

PARCEL No. 8004A



SHEET 2 OF 2

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

- DENOTES CHANGE IN DIRECTION
- STA. DENOTES STATION
- R/W DENOTES RIGHT OF WAY
- ⊙ DENOTES CENTERLINE

JOB NO. 24275
DATE: 07-25-07
SCALE: 1" = 40 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: EJ
CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 8004A

DRAINAGE EASEMENT

Parcel 8004A is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a stormwater drainage ditch and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to open space, setback area or any activity that will not adversely affect the structural integrity of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.


08/28/07
R:\ROW Acquisition\Personal Folders\Yahaira\Special Easement Language\CR 535 A Schedule B\Easements\5066 DE Schedule B
P8004A.doc

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 13 2010 *cs/les*

THIS INSTRUMENT PREPARED BY
~~AND RETURN TO~~

A. KURT ARDAMAN, ESQUIRE
FISHBACK, DOMINICK
1947 LEE ROAD
WINTER PARK, FLORIDA 32789

DOC# 20100424888 B: 10078 P: 9221
07/22/2010 10:56:16 AM Page 1 of 4
Rec Fee: \$35.50
Deed Doc Tax: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
PU - Ret To: ORANGE COUNTY REAL ESTATE



Instrument: 8066.1
Project: CR 535 (Magnolia Park Ct to SR 429) (RAC)

This easement constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.014(10), F.A.C.

DRAINAGE EASEMENT

THIS INDENTURE, Made this 4th day of February, 2010, between CITY OF WINTER GARDEN, a Florida municipal corporation, whose address is 300 West Plant Street, Winter Garden, Florida, 34787, GRANTOR, and ORANGE COUNTY, a charter county and a political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a perpetual, non-exclusive easement for drainage purposes, with full authority to enter upon, as the GRANTEE and its assigns may deem necessary, for the construction, use, operation, maintenance, and repair of a joint use pond in a manner deemed appropriate by GRANTEE, in accordance with that certain Interlocal Agreement between GRANTOR and GRANTEE, executed by the GRANTOR on March 26, 2009 and by the GRANTEE on April 7, 2009, regarding the widening of County Road 535 from Magnolia Park Court to State Road 429 from a two-lane roadway to a four-lane divided highway, including necessary storm water retention areas ("Interlocal Agreement") over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

11-23-27-9380-00-000

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

As provided in the aforementioned Interlocal Agreement, the GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the joint use pond, out of and away from the herein granted non-

AGENT 8 BCC
RETURN TO REAL ESTATE
MANAGEMENT DIVISION

Instrument: 8066.1

Project: CR 535 (Magnolia Park Ct to SR 429) (RAC)

exclusive easement, and the GRANTOR, its heirs, successors, and assigns agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the joint use pond.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be signed in its name.

Signed, and delivered in the presence of:

Witness

Printed Name

Witness

Printed Name

CITY OF WINTER GARDEN, a Florida municipal corporation

By:

Its:

[Handwritten signature]

AKVRI ARDAMAN

[Handwritten signature]

Lori L. Dunn

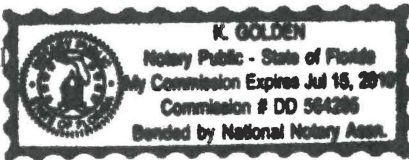
[Handwritten signature]
City Manager

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Michael Bollhoefer, as City Manager of the CITY OF WINTER GARDEN, who is personally known to me to be, ~~or who~~ ~~has produced~~ as identification, the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal this 4th day of February, 2010.

(Notary Seal)



[Handwritten signature]
Notary Signature

K. Golden
Printed Notary Name

Notary Public in and for the County and state aforesaid
My Commission Expires:

SCHEDULE "A"

Parcel No. 8066

Legal Description:

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East. Being more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 11; thence run North 00°01'49" West along the West line of said Northeast 1/4 for a distance of 49.97 feet; thence departing said West line run North 89°42'58" East for a distance of 45.38 feet to the Point of Beginning; thence run North 00°24'12" East for a distance of 280.54 feet; thence run North 00°01'49" West for a distance of 144.27 feet; thence run South 89°58'11" East for a distance of 51.12 feet to a point on a curve concave Northeasterly having a radius of 341.00 feet, a chord bearing of South 52°25'22" East, and a chord distance of 222.42 feet; thence run Southeasterly along said curve through a central angle of 38°04'07" for an arc distance of 226.57 feet to a point of reverse curvature of a curve concave Southwesterly having a radius of 47.00 feet, a chord bearing of South 35°52'46" East, and a chord distance of 54.69 feet; thence run Southeasterly along said curve through a central angle of 71°09'19" for an arc distance of 58.37 feet to a point of tangency; thence run South 00°18'07" East for a distance of 126.10 feet; thence run North 89°44'28" East for a distance of 22.70 feet; thence run South 00°01'49" East for a distance of 117.48 feet; thence run South 89°42'58" West for a distance of 284.78 feet to the aforesaid Point of Beginning.

Said parcel contains 93632.15 square feet, or 2.15 acres more or less.

SHEET 1 OF 2



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 (407) 654-5355

SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.842, Y = 1507137.192) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275
 DATE: 03-12-08
 SCALE: 1" = 60 FEET
 FIELD BY: N/A

CALCULATED BY: RJT
 DRAWN BY: BD
 CHECKED BY: RJT

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT,
IN AND FOR ORANGE COUNTY, FLORIDA**

**CASE NO. 2009-CA-001479-O
DIVISION 33 (Judge Robert J. Egan)**

**ORANGE COUNTY, FLORIDA,
a political subdivision of the State
of Florida,**

DOCH 20120335564 B: 10398 P: 1804
06/25/2012 03:23:51 PM Page 1 of 7
Rec Fee: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
IO - Ret To: CLERK OF COURT CIVIL

Petitioner,

vs.

PARCEL: 8009

**WEST ORANGE TOWNHOUSE LIMITED,
a Florida limited partnership; VY Q. BUI;
MARC MARINO, Vice President, Mooring
Tax Asset Group as custodian for La
Crescenta Management, LLC; WINDWARD
CAY-WINTER GARDEN - HOMEOWNERS
ASSOCIATION, INC. and EARL K. WOOD,
ORANGE COUNTY TAX COLLECTOR.**

FILED IN OFFICE 6/19/12
LYDIA GARDNER, Clerk, Cir. Ct., Orange Co., FL
By [Signature] D.C.

Respondents.



**STIPULATED FINAL JUDGMENT
AS TO PARCEL 8009**

THIS CAUSE having come on to be heard upon Joint Motion for the entry of a Stipulated Final Judgment made by the Petitioner, ORANGE COUNTY, FLORIDA and the Respondent, WINDWARD CAY-WINTER GARDEN - HOMEOWNERS ASSOCIATION, INC., set forth below, and it appearing to the Court that the parties were authorized to enter into such Motion, and the Court finding that the taking is necessary for a public purpose and that the compensation to be paid by the Petitioner is full, just and reasonable for all parties concerned, and the Court further finding that the Petitioner previously deposited into the Registry of the Court the sum of FIFTY

AND NO/100 DOLLARS (\$50.00) for Parcel 8009, and the Court being otherwise fully advised in the premises, it is therefore

ORDERED AND ADJUDGED that full compensation for the taking is NINE HUNDRED AND NO/100 DOLLARS (\$900.00) for Parcel 8009 and includes damages of any kind, excluding statutory attorneys' fees and costs, and it is further

ORDERED AND ADJUDGED that Larsen & Associates, P.L., c/o Patryk Ozim, Esquire, 300 South Orange Avenue - Suite 1200, Orlando, Florida 32801, as attorneys for Respondent, WINDWARD CAY-WINTER GARDEN-HOMEOWNERS ASSOCIATION, INC., shall receive the sum of TWO HUNDRED EIGHTY AND 50/100 (\$280.50) as statutory attorneys' fees, and it is further

ORDERED AND ADJUDGED that no non-monetary benefits under Section 73.092(1)(b), *Florida Statutes*, have been obtained in this proceeding, and it is further

ORDERED AND ADJUDGED that no reimbursable costs have been incurred in defense of this proceeding under Section 73.091, *Florida Statutes*, and it is further

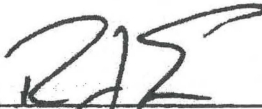
ORDERED AND DIRECTED that within thirty (30) days from the entry of this Stipulated Final Judgment as to Parcel 8009, Petitioner shall deposit the sum of ONE THOUSAND ONE HUNDRED THIRTY AND 50/100 DOLLARS (\$1,130.50) into the Registry of the Court, and it is further

ORDERED AND DIRECTED, that upon deposit the Clerk of the Court shall without further order of the Court immediately disburse the sum of ONE THOUSAND ONE HUNDRED EIGHTY AND 50/100 DOLLARS (\$1,180.50) by check mailed to Patryk Ozim, Esquire, by regular U.S. Mail, with the check payable to the Trust Account of Larsen & Associates, P.L., 300 South Orange

Avenue - Suite 1200, Orlando, Florida 32801, to be disbursed to Respondent, WINDWARD CAY-WINTER GARDEN - HOMEOWNERS ASSOCIATION, INC., and it is further

ORDERED AND DIRECTED that upon payment of the deposit of the money hereinafter specified into the Registry of this Court, the right, title or interest specified in the Petition as described therein shall vest in the Petitioner, and it is further


DONE AND ORDERED in Chambers at Orlando, Orange County, Florida this 19th day of June, 2012.



ROBERT J. EGAN
Circuit Judge

JOINT MOTION FOR ENTRY OF STIPULATED FINAL JUDGMENT

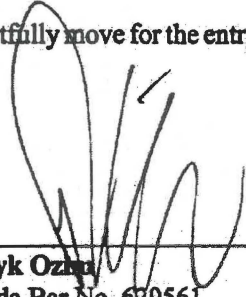
The parties, by and through the undersigned, respectfully move for the entry of the foregoing Stipulated Final Judgment as to Parcel 8009.



Henry M. Brown
Assistant County Attorney
Florida Bar No. 760455
ORANGE COUNTY ATTORNEY'S OFFICE
LITIGATION SECTION
201 S. Rosalind Avenue, Third Floor
P.O. Box 1393
Orlando, FL 32802-1393
Telephone: (407) 836-7320
Facsimile: (407) 836-5888
E-Mail: Henry.Brown@ocfl.net

Attorney for Petitioner,
ORANGE COUNTY, FLORIDA

Dated: June 15, 2012



Patryk Ozim
Florida Bar No. 629561
Larsen & Associates, P.L.
300 South Orange Avenue, Suite 1200
Orlando, Florida 32801-3378
Telephone: (407) 841-6555
Facsimile: (407) 841-6686
E-mail: pozim@larsenandassociates.com

Attorney for Respondent,
WINDWARD CAY-WINTER GARDEN -
HOMEOWNERS ASSOCIATION, INC.

Dated: June 12, 2012

CERTIFICATE OF SERVICE

I hereby certify that on June 19, 2012, I electronically filed the foregoing with the Clerk of the Courts by using the ECF system, which will send a notice of electronic filing to the following: **Henry M. Brown, Assistant County Attorney, County Attorney's Office - Litigation Section, 201 S. Rosalind Avenue - Third Floor, P.O. Box 1393, Orlando, Florida 32802-1393, and Patrick Ozim, Esquire, Larsen & Associates, P.L., 300 S. Orange Avenue - Suite 1200, Orlando, Florida 32801.**


Attorney / Judicial Assistant

S:\HBrown\CASES\West Orange Townhouse Limited\Pleadings\Stip FJ - P 8009.wpd

LEGAL DESCRIPTION

Parcel No. 8009

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East Orange County, Florida. Being more particularly described as follows:

Commence at the Southeast corner of Tract C, Winward Cay as recorded in Plat Book 48, Pages 125-128 of the Public Records of Orange County, Florida; thence run North 00°02'00" West along the East line of said Winward Cay, said East line also being the Westerly right of way line of Orange County Road 535, also known as Winter Garden-Vineland Road as recorded in Deed Book 396, Page 57 of the Official Records of Orange County, Florida, for a distance of 30.71 feet to the POINT OF BEGINNING; thence departing said East line, run North 88°13'31" West for a distance of 8.00 feet; thence run North 00°02'00" West for a distance of 37.87 feet; thence run South 88°13'31" East for a distance of 8.00 feet to the aforesaid East line; thence run South 00°02'00" East along said East line for a distance of 37.87 feet to the POINT OF BEGINNING.

Containing 303 sq. ft. or 0.01 acres more or less

SHEET 1 OF 2



16 EAST PLANT STREET

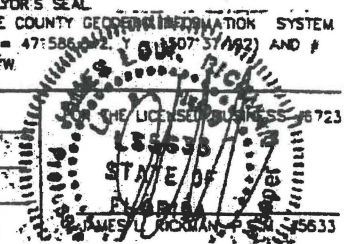
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEOSPATIAL INFORMATION SYSTEM BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 47586.042 Y = 491264.527) AND # 144 (X = 476871.124 Y = 491264.527) BEARING BEING N 18°24' 49" W

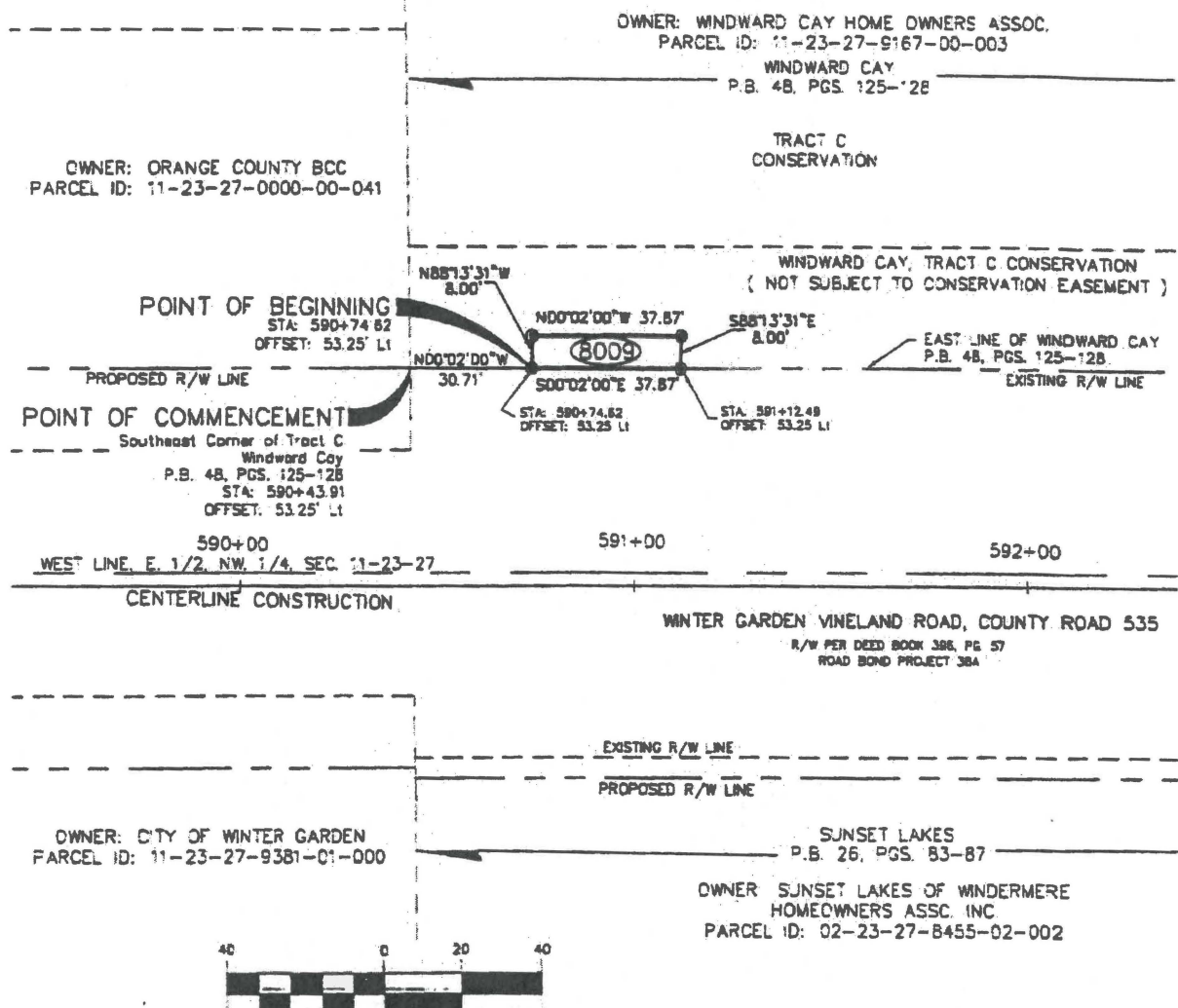
JOB NO. 24275
 DATE: 07-24-07
 SCALE: N/A
 --- N/A

CALCULATED BY: RT
 DRAWN BY: EJC
 CHECKED BY: JLR



SKETCH OF DESCRIPTION

PARCEL No. 8009



(IN FEET)

1 inch = 40 ft

SHEET 2 OF 2

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



LEGEND:

- ⊙ DENOTES CHANGE IN DIRECTION
- STA DENOTES STATION
- R/W DENOTES RIGHT OF WAY
- PB DENOTES PLAT BOOK
- PGS DENOTES PAGES

JOB NO. 24275	CALCULATED BY: RT
DATE: 07-26-07	DRAWN BY: EL
SCALE: 1" = 40 FEET	CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 8009

DRAINAGE EASEMENT

Parcel 8009 is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a stormwater drainage ditch and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to open space, setback area or any activity that will not adversely affect the structural integrity of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

08/28/07

R:\ROW Acquisition\Personal Folders\Yahaira\Special Easement Language\CR 535 A Schedule B\Easements\5068 DE Schedule B P8009.doc

ACCEPTED AND APPROVED BY THE REAL
ESTATE MANAGEMENT DIVISION ON
BEHALF OF ORANGE COUNTY, FLORIDA

JAN 06 2011

BY: Am Caswell
ASSISTANT MANAGER

DOC# 20110114883 B: 10181 P: 0192
03/04/2011 09:47:53 AM Page 1 of 4
Rec Fee: \$35.50
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
PU - Ret To: ORANGE COUNTY REAL ESTATE



Instrument: 8061B.1
Project: Winter Garden-Vineland Road (CR 535) Segment A
(N. of Magnolia Ct to S. of SR 429)

This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

RIGHT-OF-WAY AND SIDEWALK EASEMENT

THIS INDENTURE, made the 2nd day of DECEMBER, 2010, between Wintermere Harbor Homeowners Association, Inc., a Florida non-profit corporation, having its principal place of business in the city of Winter Garden, county of Orange, whose address is 2582 S. Maguire Rd., Suite 318, Ocoee, Florida 34761, GRANTOR, and ORANGE COUNTY, a charter county and a political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the Grantor, in consideration of the sum of \$ 6,000⁻ and other valuable considerations, paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to the Grantee and its assigns a perpetual, exclusive easement for public right-of-way and sidewalk purposes, over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

02-23-27-9200-00-002

TO HAVE AND TO HOLD said easement unto said Grantee and its assigns forever.

THE Grantee herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the easement and the Grantor, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the granted easement.

AGENT 8 BCC
RETURN TO REAL ESTATE
MANAGEMENT DIVISION

Instrument: 8061B.1
Project: Winter Garden-Vineland Road (CR 535) Segment A
(N. of Magnolia Ct to S. of SR 429)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed, and delivered
in the presence of:

Wintermere Harbor Homeowners Association,
Inc., a Florida non-profit corporation

[Signature]
Witness

BY: [Signature]

JOHN M. BIDES
Printed Name

Keith Powell
Printed Name

[Signature]
Witness

HOA President
Title

STEVEN P. BARBER
Printed Name

(Corporate Seal)

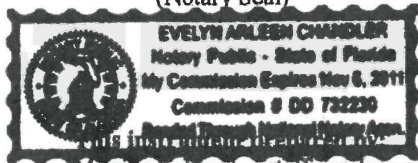
(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY, that on this day of, before me personally appeared John Bides, as Keith Powell of Wintermere Harbor Homeowners Association, Inc., a Florida non-profit corporation, to me known to be, or who has produced Drivers Licenses as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 2nd day of December, 2010.

(Notary Seal)



[Signature]
Notary Signature

EVELYN Arleen Chandler
Printed Notary Name

Monica L. Hand, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Notary Public in and for the
county and state aforesaid
My commission expires: 11/6/2011

SCHEDULE "A"

Parcel No. 8061B

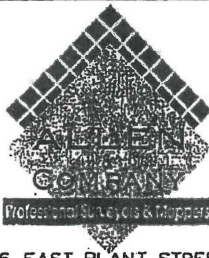
Legal Description:

A parcel of land lying within a portion of Section 2, Township 23 South, Range 27 East and being a portion of Tract "B", Wintermere Harbor, as recorded in Plat Book 42, Pages 67 through 78 of the Public Records of Orange County, Florida. Being more particularly described as follows:

COMMENCE at the Southwest corner of Tract "G" of said Wintermere Harbor, also being a point along the Easterly right of way line of Winter Garden-Vineland Road, County Road 535 and a point of curvature of a curve concave Northwesterly having a radius of 1004.93 feet; thence from a tangent bearing of North 26°24'25" East run Northeasterly along said curve and said Easterly right of way line, also being the Westerly line of said Tracts "A" and "G" and Lots 1 and 2 of said Wintermere Harbor through a central angle of 29°17'44" for an arc distance of 513.82 feet to the Southwest corner of Tract "B" of said Wintermere Harbor, also being a point of curvature of a curve concave Southwesterly having a radius of 1004.93 feet and the POINT OF BEGINNING; thence from a tangent bearing of North 08°29'52" West continue Northwesterly along said Easterly right of way line of Winter Garden-Vineland Road, County Road 535, also being the Westerly line of said Tract "B" through a central angle of 0°51'14" for an arc distance of 14.98 feet; thence departing said Easterly and Westerly lines run South 52°44'20" East for a distance of 24.30 feet to a point along the Northerly line of aforesaid Tract "A" of Wintermere Harbor, also being the North right of way line of Lakeshore Grove Drive; thence run South 89°42'38" West along said Northerly line and North right of way line for a distance of 17.02 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains 125.72 square feet, more or less.

SHEET 1 OF 2



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

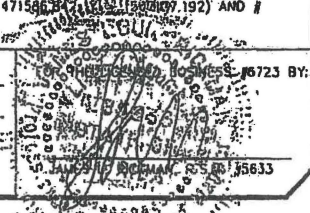
SURVEYOR'S NOTES:

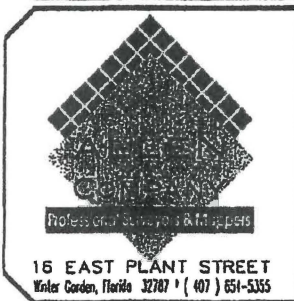
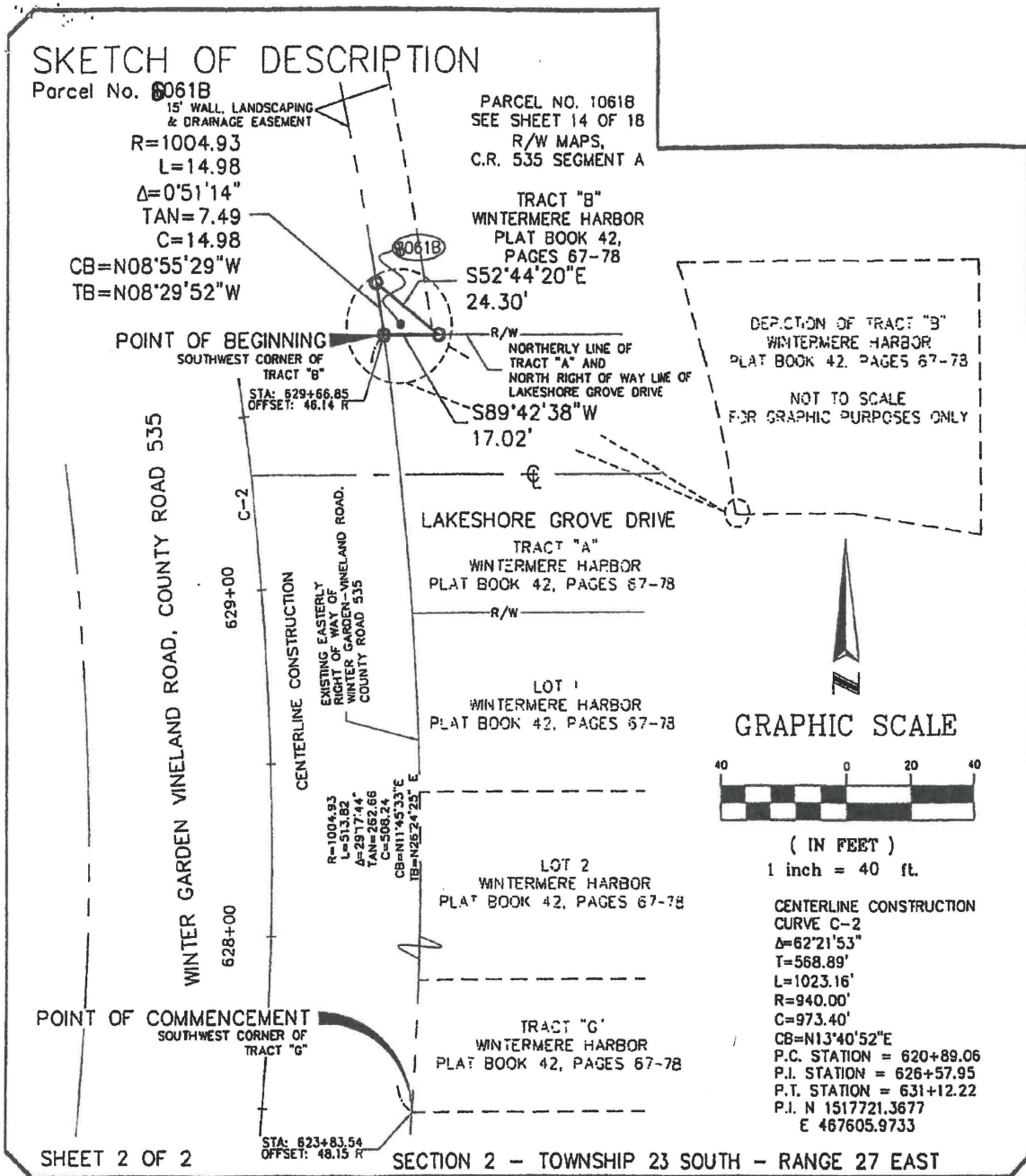
SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.37, Y = 1491264.192) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275
DATE: 03-03-06
SCALE: 1" = 40 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: SM
CHECKED BY: JLR





LEGEND: Δ DENOTES DELTA R DENOTES RADIUS CB DENOTES CHORD BEARING TB DENOTES TANGENT BEARING TAN DENOTES TANGENT L DENOTES LENGTH ○ DENOTES CHANGE IN DIRECTION (P) DENOTES PLAT (C) DENOTES CALCULATED R/W DENOTES RIGHT OF WAY CL DENOTES CENTERLINE STA. DENOTES STATION P.I. DENOTES POINT OF INTERSECTION P.T. DENOTES POINT OF TANGENCY P.C. DENOTES POINT OF CURVATURE	
JOB NO. 24275 DATE: 03-03-06 SCALE: 1" = 40 FEET FIELD BY: N/A	CALCULATED BY: RT DRAWN BY: SM CHECKED BY: JLR
COUNTY ROAD 535 SEGMENT A	

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 20 2010 NP/BS

DOCH 20100433944 B: 10080 P: 9376
07/27/2010 01:25:42 PM Page 1 of 6
Rec Fee: \$52.50
Deed Doc Tax: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
PU - Ret To: BROAD & CASSEL

Return to:
Robert F. Mallett, L.L.C.
Broad and Cassel
390 N. Orange Avenue, Suite 1400
Orlando, FL 32801

Prepared by:
Robert D. Guthrie
Senior Assistant County Attorney
County Attorney's Office
P.O. Box 1393
Orlando, Florida 32802-1393

Project Name: OOCEA-SR 429 (Western Expressway)
Part C R/W Conveyances

DRAINAGE EASEMENT

THIS INDENTURE, Made this day of JUL 20 2010, A.D. 20 , between ORANGE COUNTY, FLORIDA, a charter county and a political subdivision of the State of Florida, whose mailing address is Post Office Box 1393, Orlando, FL 32802-1393 ("County") GRANTOR, and the CITY OF WINTER GARDEN, a Florida municipal corporation, whose address is 300 West Plant Street, Winter Garden, FL. 34787 ("City") GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a perpetual, non-exclusive easement on, upon, over, in and through the County Pond 1 (also known as Pond 6A as depicted on OOCEA Plan Sheet 60, Project No. 654A) Property described in Exhibit "A", for the purpose of providing stormwater drainage for Stoneybrook West Parkway and its appurtenant improvements to the extent permitted, shown on the construction plans or constructed as of the date of this easement.

SEE ATTACHED EXHIBIT "A"

County Pond 1 Property

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

GRANTOR, their heirs, successors, and assigns agree to perform, at its expense, maintenance of the County Pond 1 Property, including the segment of the existing 36 inch influent pipe and appurtenances within County Pond 1 property and CR 535 right of

way that convey stormwater drainage from Stoneybrook West Parkway, SR 429 and CR 535 so as to maintain same in good state of repair and fully operational in accordance with all applicable Federal, State or local laws, permits and requirements.

Neither GRANTOR nor GRANTEE shall cause or allow any hazardous or toxic substance or other contaminant regulated under any local, state, or federal laws to be discharged or released into or upon the County Pond 1 Property.

GRANTEE shall not have the right to use the County Pond 1 Property for drainage of any other property without the express written prior consent of GRANTOR. Notwithstanding anything to contrary contained herein, the easement granted herein shall be appurtenant to and run with the Stoneybrook West Parkway right-of-way and shall not be assigned, conveyed or transferred by GRANTEE except as an appurtenance thereto. Nothing herein shall grant the general public or the owner or occupant of any lands any right, easement or privilege in or use of the County Pond 1 Property.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Richard T. Crotty*
Richard T. Crotty
Orange County Mayor

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

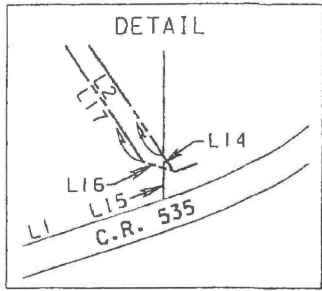
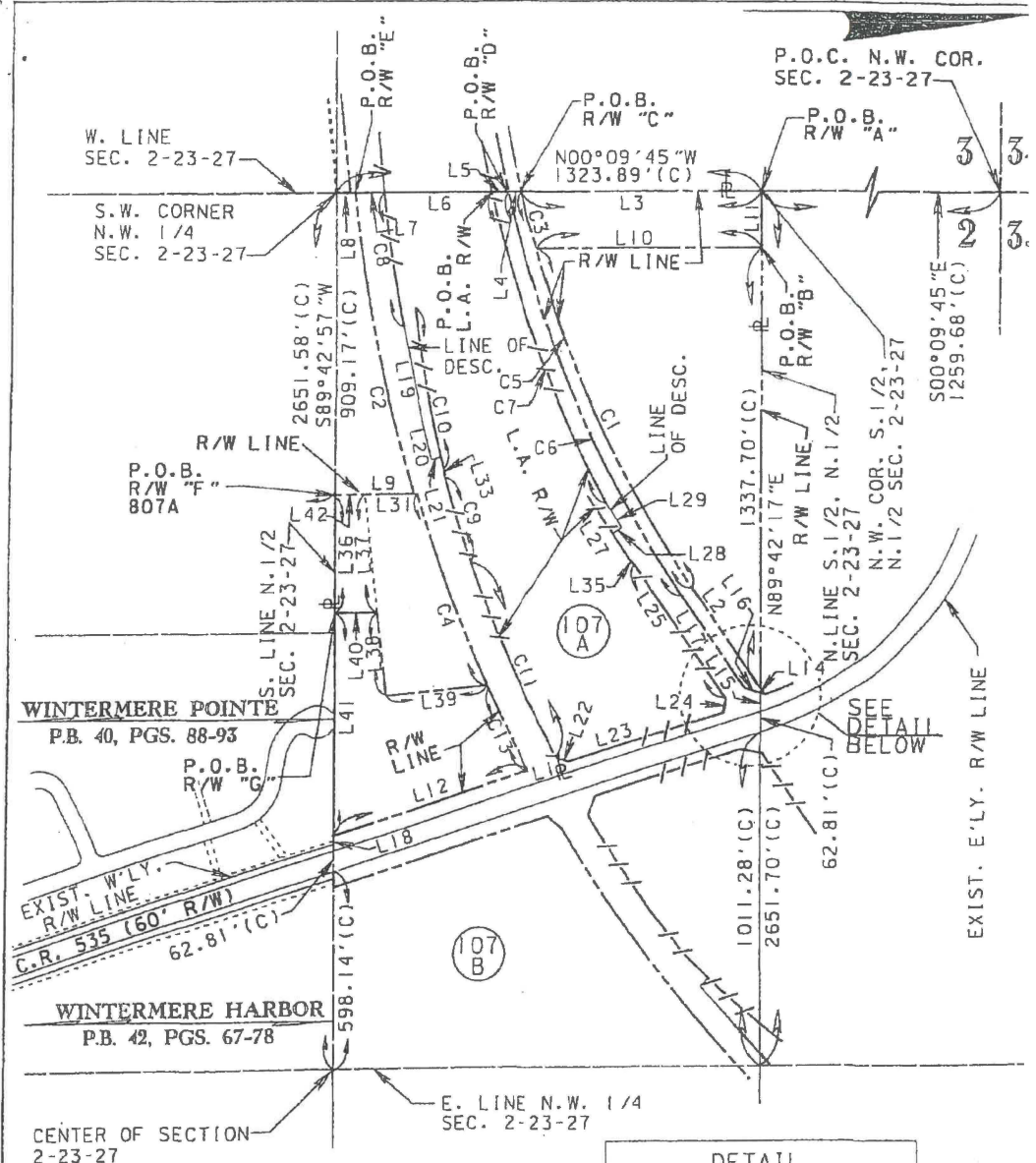
By: *Martha O. Haynie*
Deputy Clerk



EXHIBIT "A"

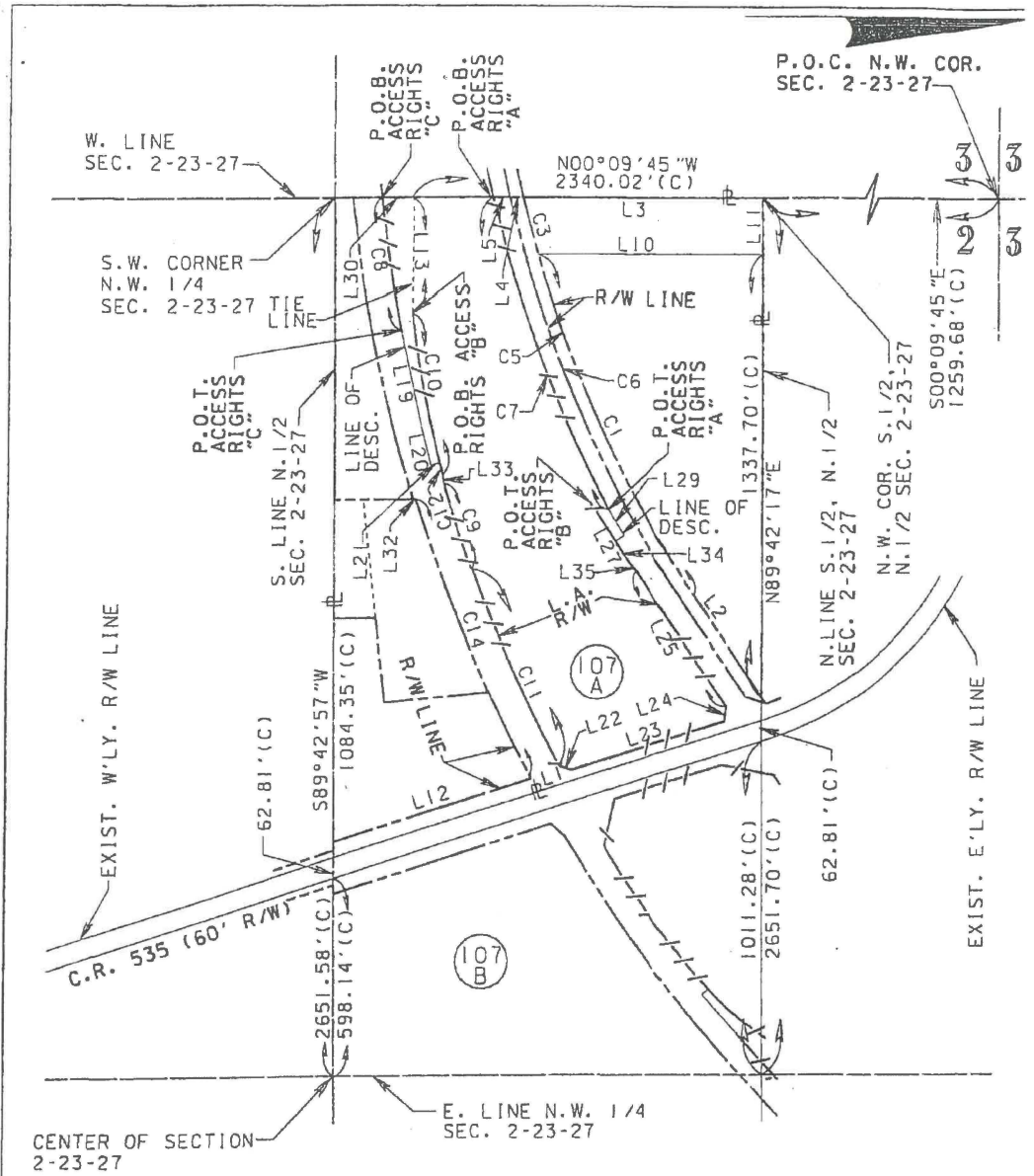
[EXHIBIT "K-1"]

[insert legals for Parcels 107A Right-of-Way G (County Pond 1)]



SHEET 1 OF 16
 SEE SHEET 2 OF 16 FOR L.A. R/W LINE DESCRIPTION DATA.
 SEE SHEET 3 OF 16 FOR NOTES, LEGEND, CURVE AND LINE TABLES

RIGHT OF WAY PARCEL SKETCH	WESTERN BELTWAY PART C ORANGE COUNTY, FLORIDA		CHRISTENSEN FAMILY, LTD. B SUSAN DILL		PROJECT NO. 75320-6460-654
					R/W MAP SHEET: 4, 22-25
REGISTERED LAND SURVEYOR NO. 5221	DRMP PROJECT NO.	SHEET 1 OF 16	DATE 8/10/00	SKETCH PREPARED BY	
			SCALE: 1" = 400'	 DYER, RIDDLE, MILLS & PRECOURT, INC. ENGINEERS & SURVEYORS 1505 E. CORDIAL DRIVE ORLANDO, FLORIDA 32813 (407) 858-0594	
			CHECKED: AAS		
	REVISION	BY	DATE	DRAWN: MFR	



SHEET 2 OF 16 (L.A. R/W LINE DESCRIPTION DATA)
 SEE SHEET 3 OF 16 FOR NOTES, LEGEND, CURVE AND LINE TABLES

RIGHT OF WAY PARCEL SKETCH	WESTERN BELTWAY PART C ORANGE COUNTY, FLORIDA		CHRISTENSEN FAMILY, LTD. & SUSAN DILL	PROJECT NO. 75320-6460-654
	REGISTERED LAND SURVEYOR NO. 5221			R/W MAP SHEETS: 4, 22-25
DRMP PROJECT NO.		SHEET 2 OF 16	DATE: 8/10/00	SKETCH PREPARED BY DRMP OPEN, RIDDLE, HILLS & PRECOURT, INC. ENGINEERS & SURVEYORS 1505 E. COLONIAL DRIVE DALLAS, FLORIDA 32803 407/598-0334
			SCALE: 1" = 400'	
			CHECKED: AAS	
REVISION		BY	DATE	DRAWN: CSL

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-654**

PARCEL 107A

RIGHT-OF-WAY "G"

LEGAL DESCRIPTION

A portion of the South 1/2 of the North 1/2 of Section 2, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 2; thence run S.00°09'45"E. along the West line of said Section 2 a distance of 2583.57 feet to the Southwest corner of the Northwest 1/4 of said Section 2; thence departing said West line of Section 2, run N.89°42'57"E. along said South line of the South 1/2 of the North 1/2 of Section 2 a distance of 1265.88 feet for a POINT OF BEGINNING; thence departing said South line of the North 1/2 of Section 2 run N.00°17'03"W. 129.11 feet; thence N.83°29'16"E. 256.17 feet; thence N.05°13'53"W. 320.93 feet to a point on a curve concave Northwesterly, having a radius of 4654.66 feet and a central angle of 03°36'50"; thence from a chord bearing of N.62°55'09"E. run Northeasterly along the arc of said curve a distance of 293.58 feet; thence departing said curve; run S.17°29'47"E. a distance of 637.51 feet to an intersection with the aforesaid South line of the North 1/2 of Section 2; thence run S.89°42'57"W. along said South line of the North 1/2 of Section 2 a distance of 677.64 feet to the POINT OF BEGINNING;

Containing 5.208 acres, more or less.

August 10, 2000

SHEET 15 OF 16

BCC Mtg. Date: March 10, 2026

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

COUNTY DEED

THIS DEED, dated March 10, 2026, ~~2025~~, by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the CITY OF WINTER GARDEN, a municipal corporation, under the laws of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number(s):

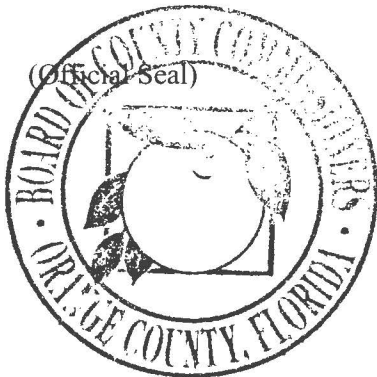
Unassigned

THIS COUNTY DEED is being given for in accordance with the Interlocal Agreement between the City of Winter Garden and Orange County regarding the transfer of jurisdiction of portions of Winter Garden Vineland Road.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

IN WITNESS WHEREOF, the said GRANTOR 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*
Jerry L. Demings,
for Orange County Mayor

Date: *10 March 2026*

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

By: *Jennifer Lora-Klimetz*
Deputy Clerk

Printed Name *Jennifer Lora-Klimetz*

Schedule "A"

1. Warranty Deed recorded at DOC# 20100067414, et seq., on February 3, 2010 (*for Winter Garden Vineland Road*) Parcel 9064
2. Stipulated Order of Taking recorded at DOC# 20110116383, et seq., on March 4, 2011 (*for Winter Garden Vineland Road*) Parcels 1065, 1065A, 9065 and 8065
3. Legal Description (*for Winter Garden Vineland Road*) Parcel 118
4. Legal Description (*for Winter Garden Vineland Road*) Parcel 119

Rec Fee: \$35.50

Deed Doc Tax: \$0.00

Intangible Tax: \$0.00

Mortgage Stamp: \$0.00

Martha O. Haynie, Comptroller

Orange County, FL

PU - Ret To: FIDELITY TITLE & GUARANTY



Prepared by
Stefanie Lollis, an employee of
First American Title Insurance Company
2233 Lee Road, Suites 101 & 110
Winter Park, Florida 32789
(407)691-5200

ACCEPTED AND APPROVED BY THE REAL ESTATE MANAGEMENT
DIVISION ON BEHALF OF ORANGE COUNTY, FLORIDA

JANUARY 7, 2010

Return to: Grantee

File No.: 2021-2231848

BY: Ann Caswell
ASSISTANT MANAGER

Project: Winter Garden-Vineland Road
Parcel: 9064

This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceeding affecting the property described herein. This document is immune from documentary stamps tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla1993)

WARRANTY DEED

THIS WARRANTY DEED is made this 1/28/10, between

Banana Bay Homeowner's Association, Inc, a Florida non-profit corporation

having a business address at:

("Grantor"). and

Orange County, a charter county and a political subdivision of the state of Florida

having a mailing address of: PO Box 1393, Orlando, FL 32802

("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of Orange, State of Florida, to-wit:

See Attached Schedule "A"

Tax Parcel Identification Number: **portion of 02-23-27-0490-00-001**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

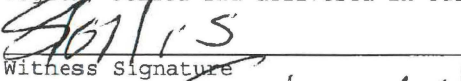
In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Banana Bay Homeowners Association, Inc.



By: Ed Barnhill, President

Signed, sealed and delivered in our presence:


Witness Signature

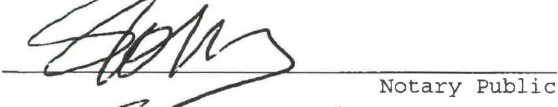
Print Name: Stefanie Lollis


Witness Signature

Print Name: Daniel W. Langley

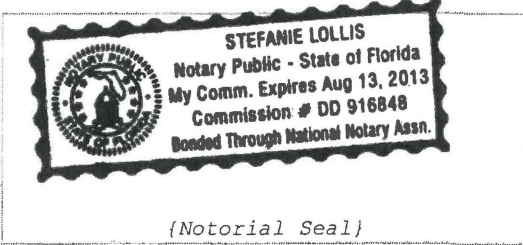
State of Florida
County of Orange

The foregoing instrument was acknowledged before me on 1/28/10,
by Ed Barnhill who is the President of Banana Bay Homeowner's
Association who is/are personally known to me or who has/have produced a valid
driver's license as identification.


Notary Public

Stefanie Lollis
(Printed Name)

My Commission expires: _____



SCHEDULE "A"

Parcel No. 9064

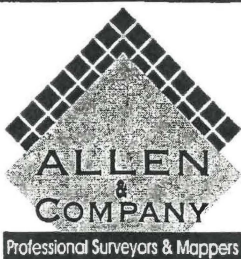
Legal Description:

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East and being a portion of Tract "A", Banana Bay Estates, as recorded in Plat Book 23, Page 109 and Plat Book 36, Page 113 both of the Public Records of Orange County, Florida. Being more particularly described as follows:

BEGIN at the Southwest corner of said Tract "A"; thence run North 00°08'32" West along the West line of said Tract "A" and the Easterly right of way line of County Road 535 (Winter Garden - Vineland Road) for a distance of 45.87 feet; thence departing said East line and Westerly right of way line run North 89°42'19" East for a distance of 26.58 feet; thence run North 00°17'41" West for a distance of 115.50 feet; thence run North 50°20'19" East for a distance of 167.81 feet; thence run North 88°58'59" East for a distance of 55.24 feet; thence run North 32°07'31" East for a distance of 127.48 feet; thence run North 89°58'31" East for a distance of 134.41 feet; thence run South 00°01'29" East for a distance of 178.32 feet; thence run South 29°13'46" East for a distance of 117.71 feet to a point along the Easterly line of aforesaid Tract "A" also being the West line of Lot 24 of aforesaid Banana Bay Estates; thence run South 00°01'29" East along said Easterly line for a distance of 94.16 feet to a point along the South line of aforesaid Tract "A"; thence departing said Easterly line and said West line run South 89°42'18" West along said South line for a distance of 470.08 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains 124,447 square feet or 2.857 acres, more or less.

SHEET 1 OF 2



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

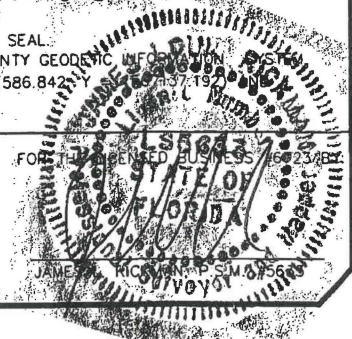
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODEMIC NETWORK BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.842, Y = 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275
 DATE: 03-10-07
 SCALE: 1" = 100 FEET
 FIELD BY: N/A

CALCULATED BY: RT
 DRAWN BY: PJR
 CHECKED BY: JLR



IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2009-CA-35007-O
DIVISION: 34

ORANGE COUNTY, FLORIDA, a
political subdivision of the State of
Florida,

Petitioner,

vs.

PARCELS: 1065, 1065A,
9065 and 8065

**SUNSET LAKES OF WINDERMERE
HOMEOWNERS' ASSOCIATION, INC.**,
a Florida non-profit corporation, also known
as Sunset Lakes of Windemere Homeowners'
Association, Inc.,

Respondent.

DOCH 20110116383 B: 10181 P: 3901
03/04/2011 02:02:17 PM Page 1 of 21
Rec Fee: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
IO - Ret To: CLERK OF COURT CIVIL



STIPULATED FINAL JUDGMENT

THIS CAUSE having come on upon joint motion for the entry of a Final Judgment made by the Petitioner, ORANGE COUNTY, Florida, a political subdivision of the State of Florida ("ORANGE COUNTY"), Respondent, SUNSET LAKES OF WINDERMERE HOMEOWNERS' ASSOCIATION, INC., ("SUNSET LAKES"), and Respondents, DAN DELAURA AND AMANDA DELAURA, ("DELAURA"), and it appearing to the Court that the parties were authorized to enter into such motion, and the Court finding that the compensation to be paid by the Petitioner is full, just and reasonable for all parties concerned, and the Court being fully advised in the premises, it is therefore,

ORDERED AND ADJUDGED that the Respondents, SUNSET LAKES and DELAURA,

do have and recover of and from the Petitioner, ORANGE COUNTY, the sum of FIVE HUNDRED SEVENTY-SIX THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$576,900.00), in full payment for the property (designated Parcel 1065, 1065A, 9065 and 8065 herein) taken and for damages resulting to the remainder, and for all other damages and compensation of any nature, including all attorney's fees and costs; and, it is further,

ORDERED that within thirty (30) days the Petitioner, ORANGE COUNTY shall pay the sum of TWO HUNDRED FORTY-NINE THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$249,300.00) into the trust account of Fixel, Maguire & Willis, 605 E. Robinson Street, Suite 140, Orlando, Florida 32801-2041, c/o Raymer F. Maguire, III, as attorneys for the Respondent, SUNSET LAKES, that amount being the difference between the full payment required by this Stipulated Final Judgment and the amount deposited pursuant to the Order of Taking, for proper disbursement to all respondents as their interests appear; and, it is further

ORDERED, that this Final Judgment is based on Petitioner's commitments that it intends to construct the project as shown in the right of way maps and construction plans which have been filed by Petitioner in this action. A copy of said right of way maps and construction plans have been initialed, dated and retained by all three attorneys representing the parties herein. In the event Petitioner fails to construct the project substantially in conformance with these right of way maps and construction plans, Respondents retain all rights and remedies pursuant to *Central and Southern Florida Control District v. Wye River Farms, Inc.*, 297 So. 2d 323 (Fla. 4th DCA 1974) cert. denied 310 So. 2d 745 (Fla. 1975). By agreement of the parties there is no basis for the computation of attorney's fees for non-monetary benefits to the Respondents arising out of Petitioner's commitments in this paragraph.

ORDERED that title to the following described property, to wit:

SEE ATTACHMENT "A"

which vested in the Petitioner pursuant to the Order of Taking and deposit of money heretofore made is approved, ratified and confirmed.

DONE AND ORDERED in Chambers at Orlando, Orange County, Florida this

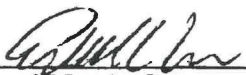
28 day of February, 2011.



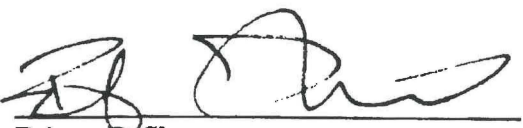
JOHN MARSHALL KEST
Circuit Judge

JOINT MOTION FOR ENTRY OF STIPULATED FINAL JUDGMENT

The parties by and through the undersigned, respectfully move for the entry of the foregoing Stipulated Final Judgment.



Edward Martin Chew
Senior Assistant County Attorney
Florida Bar No. 242608
Orange County Attorney's Office
Litigation Section
435 N. Orange Avenue, Suite 300
Orlando, FL 32801
Telephone (407) 836 - 7320
Facsimile (407) 836 - 2178
Attorney for Petitioner
Orange County, Florida

Raymer F. Maguire, III
Florida Bar No. 286885
Fixel, Maguire & Willis
605 E. Robinson Street, Suite 140
Orlando, FL 32801-2041
Telephone (407) 228-9522
Facsimile (407) 228-9665
Attorney for Respondent
Sunset Lakes of Windermere
Homeowners' Association, Inc.

Prineet D. Sharma
Florida Bar No. 0154520
Harris, Harris, Bauerle & Sharma

Stipulated Final Judgment
Case No. 2009-CA-35077-O

1201 E. Robinson Street
Orlando, FL 32801
Telephone (407) 843-0404
Facsimile (407) 843-0444
Attorney for Respondents
Dan and Amanda DeLaura

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy hereof has been furnished to **Edward Martin Chew**, Orange County Attorney's Office, 435 N. Orange Avenue, Suite 300, Orlando, Florida 32801, **Raymer F. Maguire, III**, Fixel, Maguire & Willis, 605 E. Robinson Street, Suite 140, Orlando, Florida 32801-2041, and **Prineet D. Sharma**, Harris, Harris, Bauerle & Sharma, 1201 East Robinson Street, Orlando, FL 32801, this 28th day of February, 2011.



Attorney/~~Judicial Assistant~~

SCHEDULE "A"

Parcel No. 1065

Legal Description:

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East and being a portion of Tract "B-2", Sunset Lakes, as recorded in Plat Book 26, Pages 83 through 87 of the Public Records of Orange County, Florida. Being more particularly described as follows:

BEGIN at the Southwest corner of Tract "B-2" of said Sunset Lakes; thence run North 00°02'00" West along the Easterly right of way line of Winter Garden-Vineland Road, County Road 535, also being the Westerly line of said Tract "B-2" for a distance of 1056.39 feet; thence departing said Easterly right of way line run North 88°58'14" East for a distance of 5.00 feet; thence run South 00°02'00" East along a line parallel and 5.00 feet East of the aforesaid Easterly right of way line of Winter Garden-Vineland Road, County Road 535 and the Westerly line of said Tract "B-2" for a distance of 1056.45 feet; thence departing said parallel line run South 89°41'18" West for a distance of 5.00 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains 5,282.09 square feet, more or less.

ATTACHMENT A

SHEET 1 OF 4

Revised 2-19-08 to show new Right-Of-Way line.



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

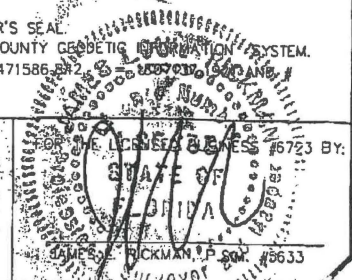
SURVEYOR'S NOTES:

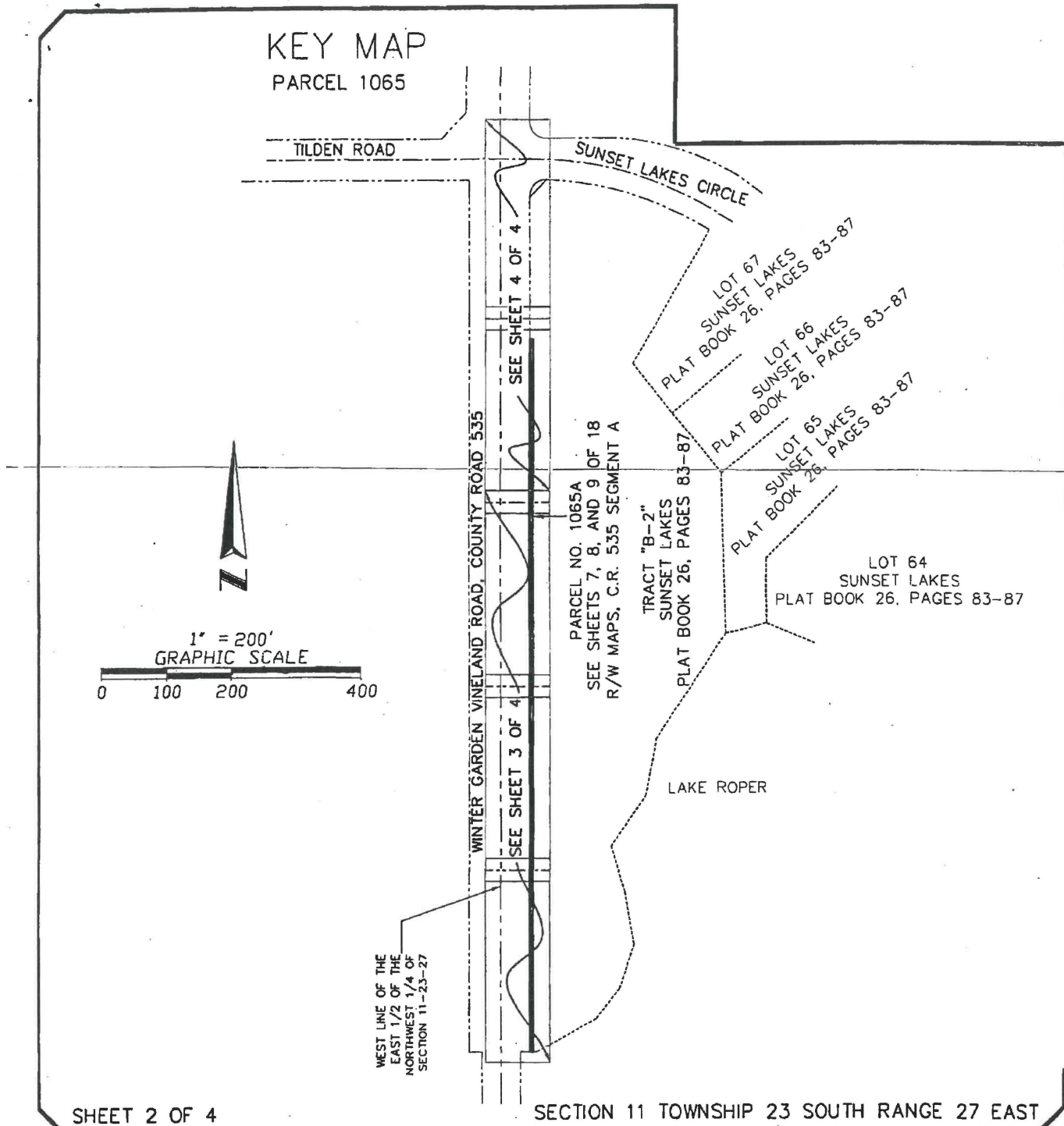
SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.242, Y = 1491264.527) AND MONUMENT # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275
DATE: 03-07-06
SCALE: 1" = 40 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: SM/BD
CHECKED BY: JLR





**ALLEN
COMPANY**
Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

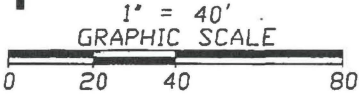
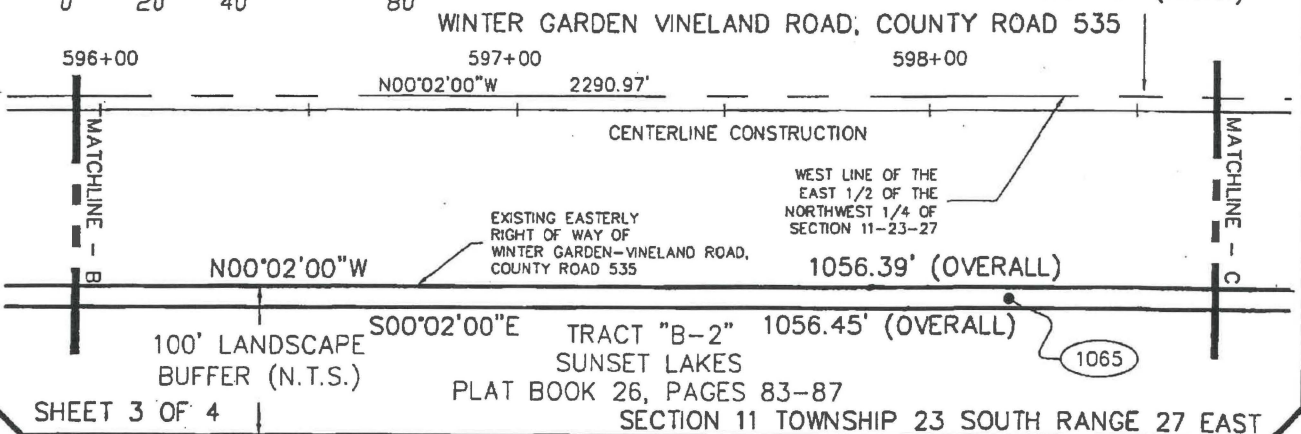
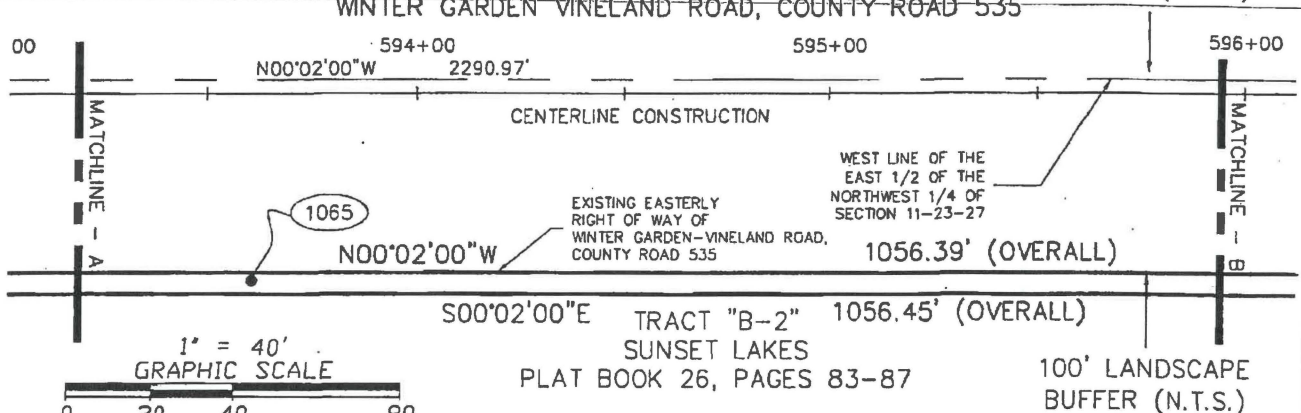
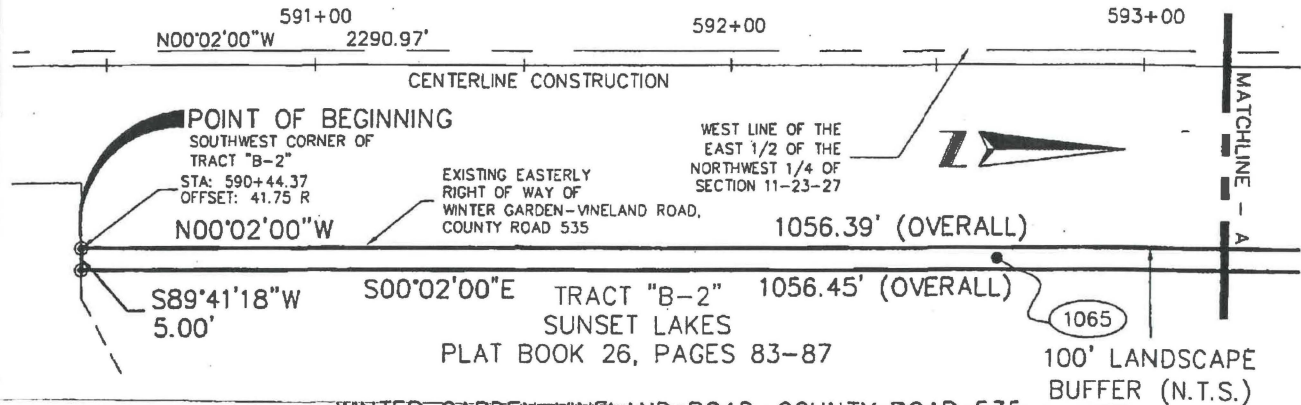
- DENOTES CHANGE IN DIRECTION
- (P) DENOTES PLAT
- (C) DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- ⊕ DENOTES CENTERLINE
- STA. DENOTES STATION
- C.R. DENOTES COUNTY ROAD

JOB NO. _____ 24275	CALCULATED BY: _____ RT	COUNTY ROAD 535 SEGMENT A
DATE: _____ 03-07-06	DRAWN BY: _____ SM/BD	
SCALE: _____ 1" = 200 FEET	CHECKED BY: _____ JLR	
FIELD BY: _____ N/A		

SKETCH OF DESCRIPTION

Parcel No. 1065

WINTER GARDEN VINELAND ROAD, COUNTY ROAD 535



SHEET 3 OF 4

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

- DENOTES CHANGE IN DIRECTION
 - (P) DENOTES PLAT
 - (C) DENOTES CALCULATED
 - R/W DENOTES RIGHT OF WAY
 - ⊕ DENOTES CENTERLINE
- STA. DENOTES STATION

JOB NO. 24275
DATE: 03-07-06
SCALE: 1" = 40 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: SM/BD
CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

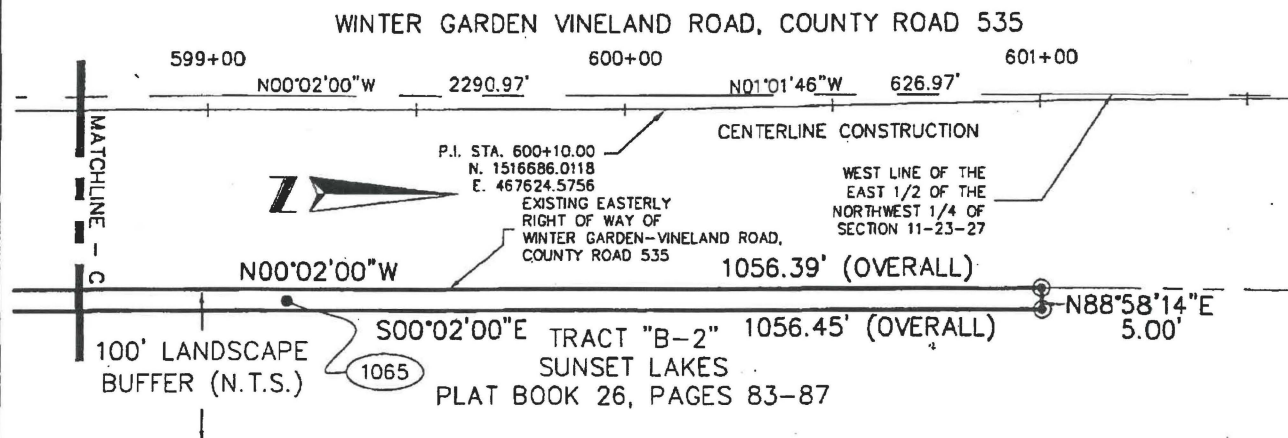
SKETCH OF DESCRIPTION

Parcel No. 1065

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



SHEET 4 OF 4

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

R DENOTES RADIUS
L DENOTES LENGTH
TAN DENOTES TANGENT
C DENOTES CHORD
CB DENOTES CHORD BEARING
Δ DENOTES DELTA

⊙ DENOTES CHANGE IN DIRECTION STA. DENOTES STATION
(P) DENOTES PLAT
(C) DENOTES CALCULATED
R/W DENOTES RIGHT OF WAY
⊕ DENOTES CENTERLINE

JOB NO. 24275
DATE: 03-07-06
SCALE: 1" = 40 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: SM/BD
CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 1065

FEE SIMPLE

Parcel 1065: the interest being acquired is fee simple.

SCHEDULE "A"

Parcel No. 1065A

Legal Description:

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East and being a portion of Tract "B-2", Sunset Lakes, as recorded in Plat Book 26, Pages 83 through 87 of the Public Records of Orange County, Florida. Being more particularly described as follows:

Commence at the Southwest corner of Tract "B-2" of said Sunset Lakes; thence run North 00°02'00" West along the Easterly right of way line of Winter Garden-Vineland Road, County Road 535, also being the Westerly line of said Tract "B-2" for a distance of 1279.71 feet to THE POINT OF BEGINNING; Thence continue along the aforementioned Easterly right of way line of Winter Garden-Vineland Road, County Road 535 a distance of 1.51 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; thence departing said Easterly right of way line run Northeasterly along said curve and the Northerly line of said Tract "B-2" through a central angle of 92°00'40" for an arc distance of 40.15 feet; thence departing said Northerly line run South 44°17'59" West for a distance of 37.03 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains 208.97 square feet, more or less.

SHEET 1 OF 2



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 854-5355

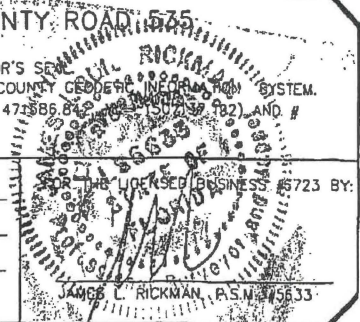
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 473866.84, Y = 1491264.527) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

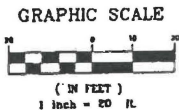
JOB NO. 24275
DATE: 02-19-08
SCALE: N/A
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: BD
CHECKED BY: JLR



SKETCH OF DESCRIPTION

Parcel No. 1065A

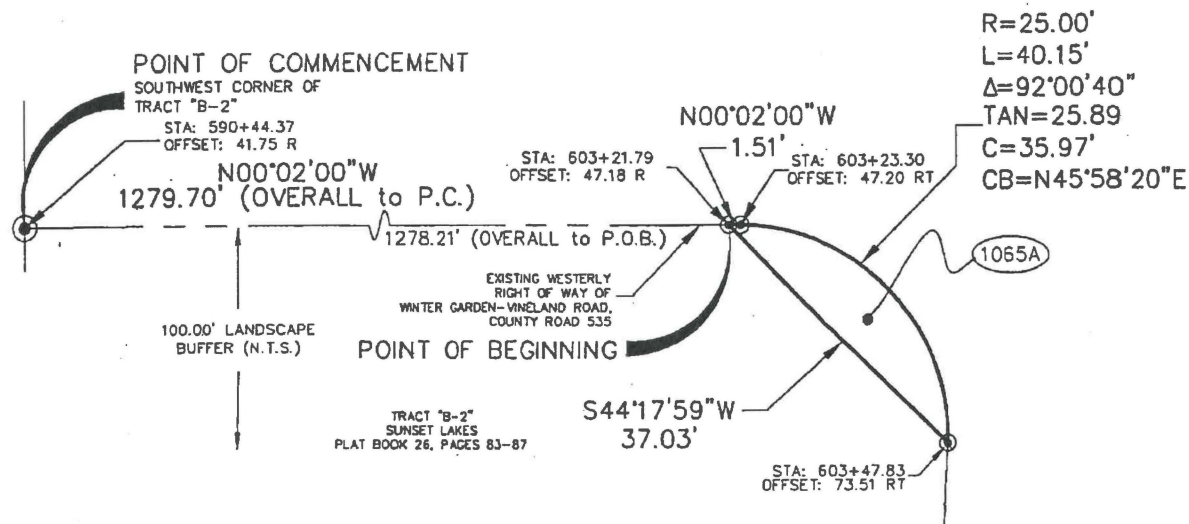


WINTER GARDEN VINELAND ROAD, COUNTY ROAD 535

603+00

CENTERLINE CONSTRUCTION

WEST LINE OF THE
EAST 1/2 OF THE
NORTHWEST 1/4 OF
SECTION 11-23-27



SHEET 2 OF 2

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

R DENOTES RADIUS
L DENOTES LENGTH
TAN DENOTES TANGENT
C DENOTES CHORD
CB DENOTES CHORD BEARING
Δ DENOTES DELTA

⊙ DENOTES CHANGE IN DIRECTION
(P) DENOTES PLAT
(C) DENOTES CALCULATED
R/W DENOTES RIGHT OF WAY
⊕ DENOTES CENTERLINE

STA. DENOTES STATION

JOB NO. 24275

DATE: 02-19-08

SCALE: 1" = 20 FEET

FIELD BY: N/A

CALCULATED BY: RT

DRAWN BY: BD

CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 1065A

FEE SIMPLE

Parcel 1065A: the interest being acquired is fee simple.

SCHEDULE "A"

Parcel No. 9065

Legal Description:

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East and being a portion of Tract "B-2", Sunset Lakes, as recorded in Plat Book 26, Pages 83 through 87 of the Public Records of Orange County, Florida. Being more particularly described as follows:

COMMENCE at the Southwest corner of Tract "B-2" of said Sunset Lakes; thence run North 89°41'18" East along the South line of said Tract "B-2" for a distance of 5.00 feet to a point on a line parallel with and 5.0 feet East of the West line of said Tract "B-2", also being the POINT OF BEGINNING; thence departing said Southerly line run North 00°02'00" West along said parallel line for a distance of 670.35 feet; thence departing said parallel line run North 90°00'00" East for a distance of 38.19 feet; thence run North 00°00'00" East for a distance of 361.15 feet; thence run North 89°58'02" East for a distance of 115.43 feet to a point on the Easterly line of aforesaid Tract "B-2"; thence run South 39°35'50" East along said Easterly line for a distance of 214.30 feet; thence run South 01°26'24" East for a distance of 239.20 feet; thence run South 33°48'08" West for a distance of 10.53 feet; thence departing said Easterly line run South 61°34'51" West for a distance of 97.58 feet; thence run South 17°06'55" West for a distance of 46.00 feet; thence run South 18°15'53" East for a distance of 28.78 feet; thence run South 25°13'46" West for a distance of 45.27 feet; thence run South 09°08'36" West for a distance of 58.08 feet; thence run South 16°24'57" West for a distance of 36.37 feet; thence run South 35°42'23" West for a distance of 71.09 feet; thence run South 18°05'36" East for a distance of 10.76 feet; thence run South 03°21'45" East for a distance of 50.71 feet; thence run South 05°30'09" East for a distance of 49.84 feet; thence run South 12°53'46" East for a distance of 68.70 feet to a point on aforesaid Easterly line; thence run South 17°56'57" West along said Easterly line for a distance of 39.73 feet; thence run South 39°26'57" West for a distance of 59.41 feet; thence run South 61°19'10" West for a distance of 101.78 feet to a point on aforesaid South line of Tract "B-2"; thence departing said Easterly line run North 89°41'18" West along said South line for a distance of 6.48 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains 189,014 square feet or 4.339 acres, more or less.

SHEET 1 OF 6



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

SURVEYOR'S NOTES:

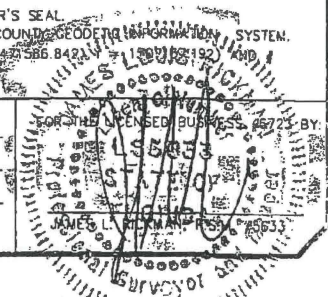
SEGMENT A - COUNTY ROAD 535

REV 5-27-09

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 475566.842, Y = 1491264.527) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

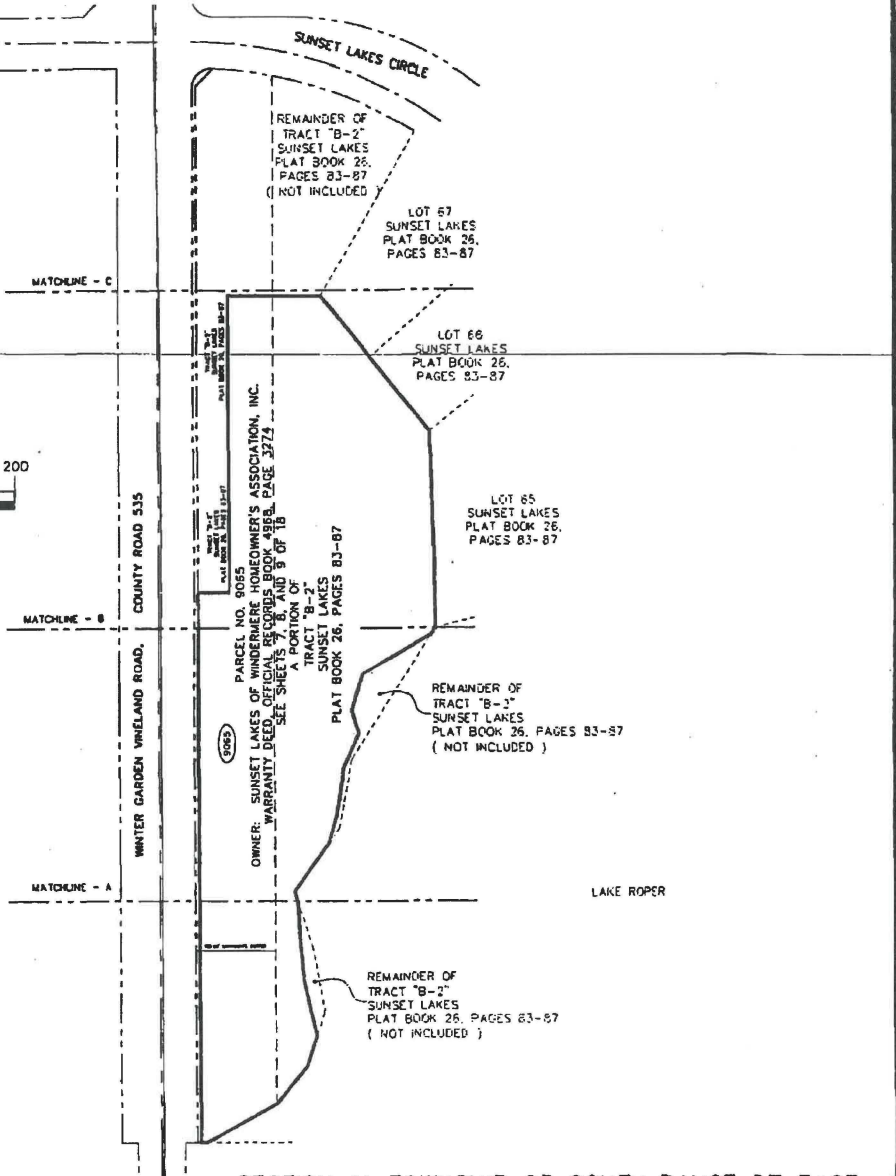
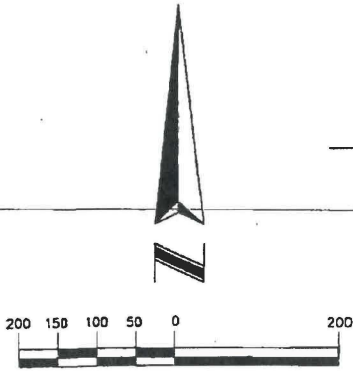
JOB NO. 24275
DATE: 3-09-07
SCALE: 1" = 60 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: PJR
CHECKED BY: JLR



SKETCH OF DESCRIPTION

Parcel No. 9065



SHEET 2 OF 6

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

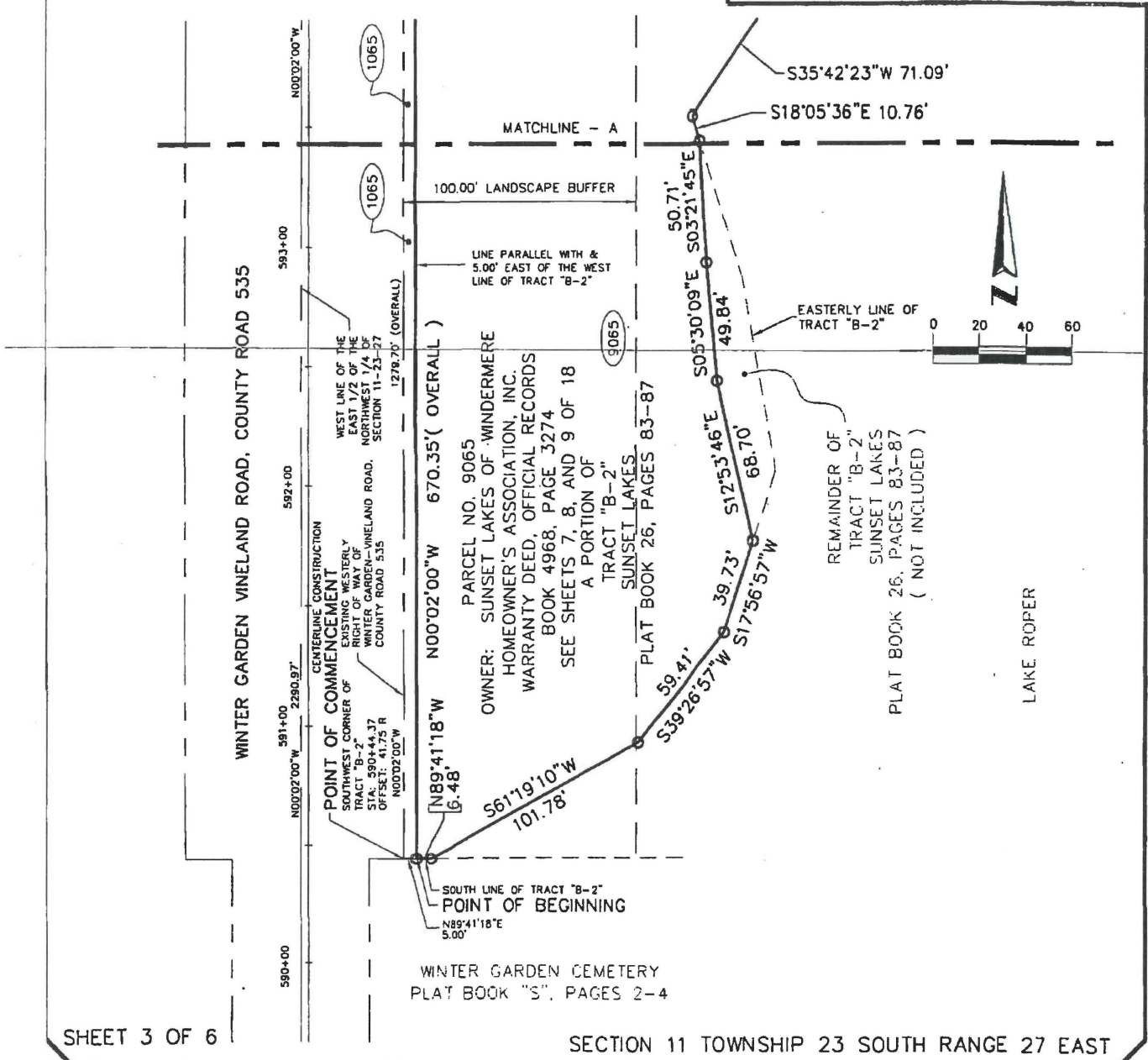
- DENOTES CHANGE IN DIRECTION STA. DENOTES STATION
- (P) DENOTES PLAT
- (C) DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- ⊙ DENOTES CENTERLINE

JOB NO. _____	24275	CALCULATED BY: _____	RT
DATE: _____	03-09-07	DRAWN BY: _____	PJR
SCALE: _____	1" = 200 FEET	CHECKED BY: _____	JLR
FIELD BY: _____	N/A		

COUNTY ROAD 535
SEGMENT A

SKETCH OF DESCRIPTION

Parcel No. 9065



SHEET 3 OF 6

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST

ALLEN COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

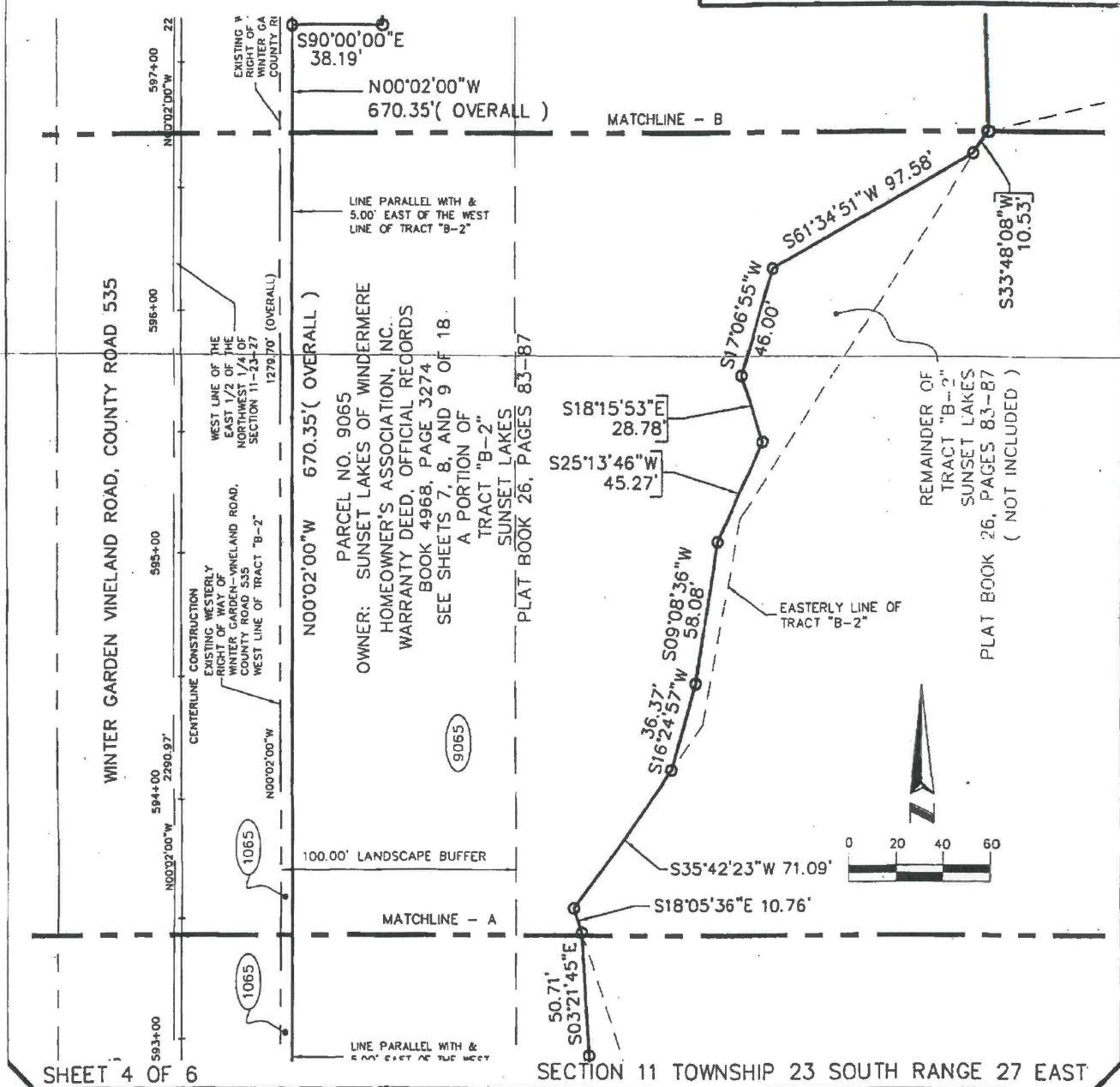
- DENOTES CHANGE IN DIRECTION STA. DENOTES STATION
- (P) DENOTES PLAT
- (C) DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- ⊔ DENOTES CENTERLINE

JOB NO. 24275	CALCULATED BY: RT
DATE: 03-09-07	DRAWN BY: PJR
SCALE: 1" = 60 FEET	CHECKED BY: JLR
FIELD BY: N/A	

COUNTY ROAD 535
SEGMENT A

SKETCH OF DESCRIPTION

Parcel No. 9065



SHEET 4 OF 6

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST

ALLEN COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

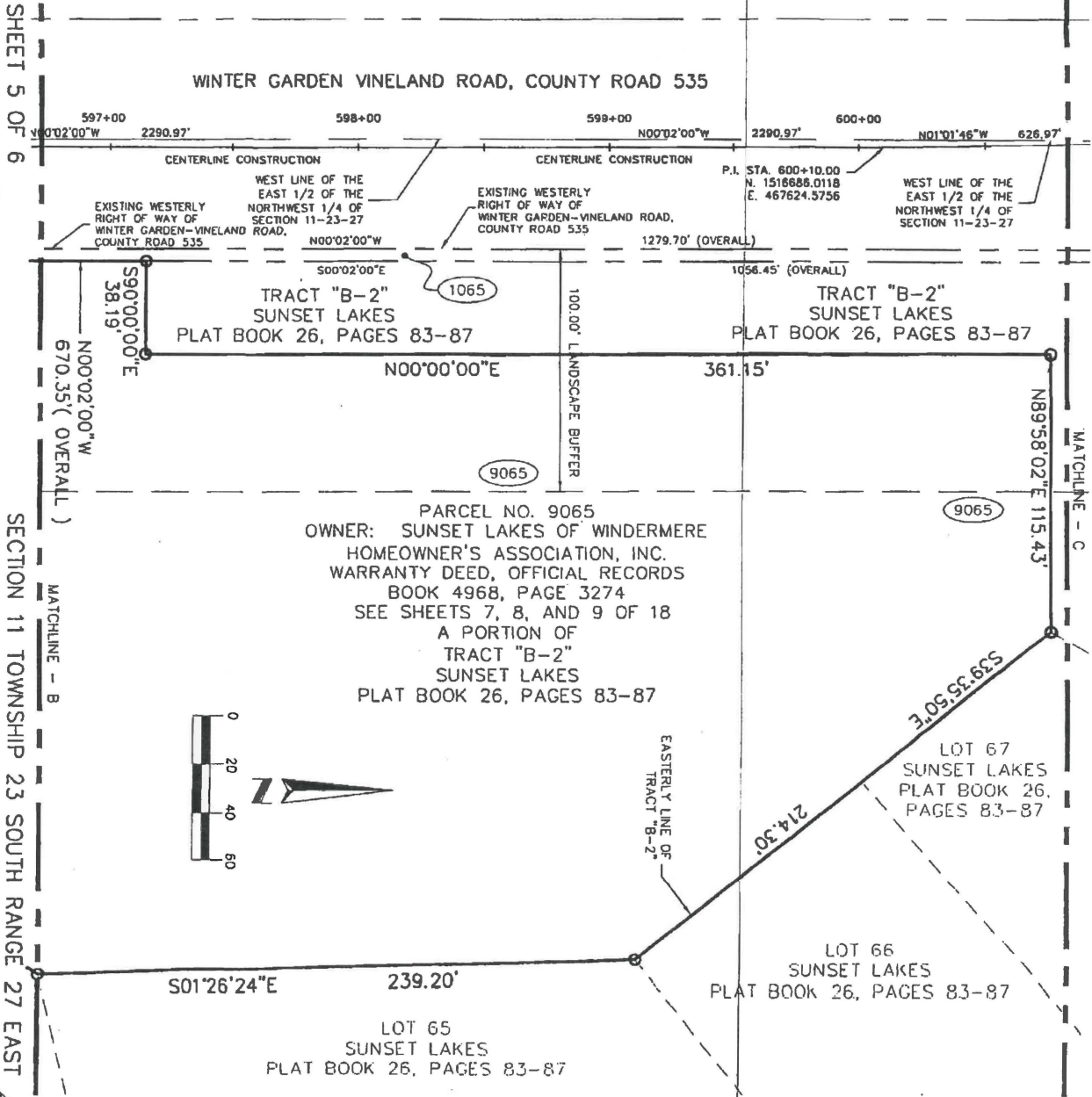
- DENOTES CHANGE IN DIRECTION STA. DENOTES STATION
- (P) DENOTES PLAT
- (C) DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- ⊕ DENOTES CENTERLINE

JOB NO. 24275
 DATE: 03-09-07
 SCALE: 1" = 60 FEET
 FIELD BY: N/A

CALCULATED BY: RT
 DRAWN BY: PJR
 CHECKED BY: JLR

COUNTY ROAD 535
 SEGMENT A

SKETCH OF DESCRIPTION
Parcel No. 9065



PARCEL NO. 9065
OWNER: SUNSET LAKES OF WINDERMERE HOMEOWNER'S ASSOCIATION, INC.
WARRANTY DEED, OFFICIAL RECORDS BOOK 4968, PAGE 3274
SEE SHEETS 7, 8, AND 9 OF 18
A PORTION OF TRACT "B-2" SUNSET LAKES PLAT BOOK 26, PAGES 83-87

LEGEND:

- DENOTES CHANGE IN DIRECTION
- (P) DENOTES PLAT
- (C) DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- DENOTES CENTERLINE
- STA. DENOTES STATION

Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

JOB NO. 24275
DATE: 03-09-07
SCALE: 1" = 60 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: PJR
CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 9065

FEE SIMPLE

Parcel 9065: the interest being acquired is fee simple.

LEGAL DESCRIPTION
SCHEDULE "A"

Parcel No. 8065

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East Orange County, Florida. Being more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 11; thence run North 00°02'00" West along the West line of said Northeast 1/4 for a distance of 239.27 feet; thence departing said West line run North 89°58'00" East for a distance of 50.00 feet to the POINT OF BEGINNING; thence run North 00°02'00" West for a distance of 20.63 feet; thence run South 75°48'52" East for a distance of 39.54 feet; thence run South 00°00'00" East for a distance of 20.63 feet; thence run North 75°48'52" West for a distance of 39.53 feet to the POINT OF BEGINNING.

Containing 791 sq. ft. or 0.018 acres more or less

SHEET 1 OF 2



16 EAST PLANT STREET
Water Garden, Florida 32787 • (407) 654-5355

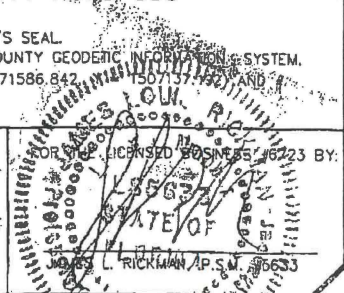
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.842, Y = 1507137.732) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275
DATE: 07-24-07
SCALE: N/A
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: EJC
CHECKED BY: JLR



SKETCH OF DESCRIPTION

PARCEL No. 8065

WINDWARD CAY
OFFICE PARK CONDOMINIUM
OR. 7658, PG. 465

LOT 3
WINDWARD CAY EAST
P.B. 57, PGS. 141-142

OWNER: COLONIAL BANK N.A.
PARCEL ID: 11-23-27-9168-00-030

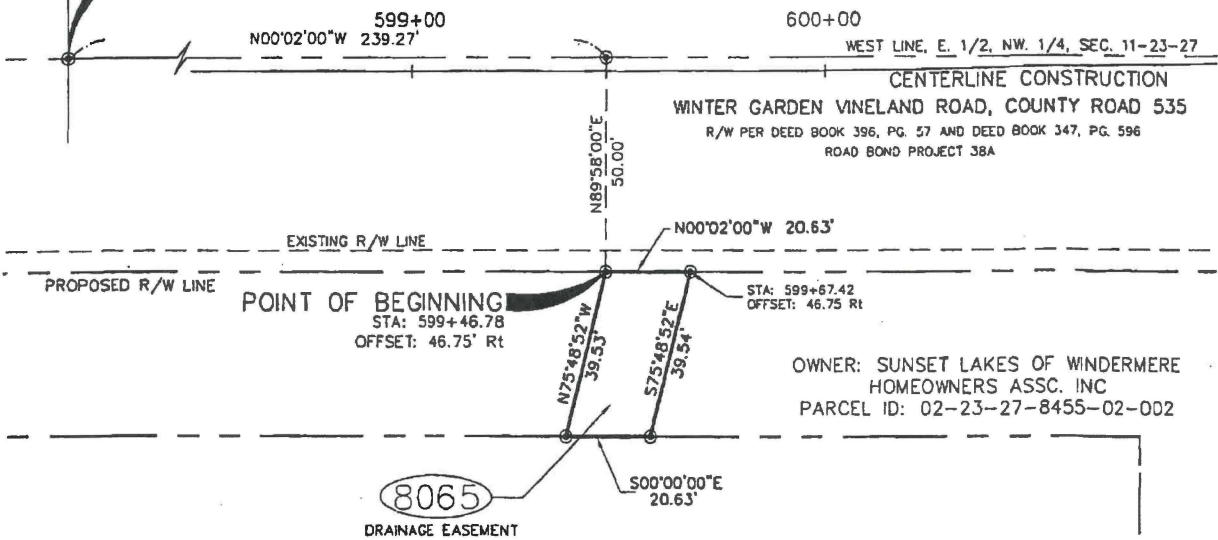
SOUTH LINE OF WINDWARD CAY EAST



EXISTING R/W LINE

POINT OF COMMENCEMENT

Southwest Corner of the
Northeast 1/4, Northwest 1/4
Section 11-23-27



(IN FEET)
1 inch = 40 ft.

SHEET 2 OF 2

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

- ⊙ DENOTES CHANGE IN DIRECTION PGS. DENOTES PAGES
- STA. DENOTES STATION
- R/W DENOTES RIGHT OF WAY
- P.B. DENOTES PLAT BOOK

JOB NO. 24275
DATE: 07-26-07
SCALE: 1" = 40 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: EJ
CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

LEGAL DESCRIPTION

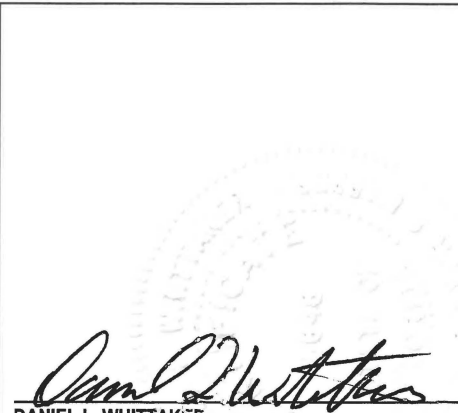
PROJECT: PARCEL 118 - CITY OF WINTER GARDEN ROAD TRANSFERS

THIS IS NOT A SURVEY

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

All that part of County Road No. 535 (also known as Winter Garden Vineland Road) from the West 1/4 Corner of Section 2, Township 23 South, Range 27 East, Orange County, Florida, along the North line of the Southwest 1/4 of said Section 2 to the North right-of-way line of Lake Butler Boulevard, as shown on Orange County Project No. 5066, Segment "A"; lying in Section 2, Township 23 South, Range 27 East, Orange County, Florida; being more particularly described as follows:



DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 10/20/2025

I HEREBY AFFIRM THAT THIS SKETCH AND DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Commence at the West 1/4 Corner of Section 2, Township 23 South, Range 27 East, Orange County, Florida; Thence run N89°42'38"E, a distance of 1969.36 feet along the North line of the Southwest 1/4 of said Section 2 to the Westerly Right-of-Way line of Orange County Project No. 5066, C.R. 535 - Segment A and the **POINT OF BEGINNING**; thence continue along said North line N89°42'38"E, a distance of 104.69 feet to the Easterly Right-of-Way of said C.R. 535; thence along said Easterly Right-of-Way line the following twenty six (26) courses: S17°30'04"E, a distance of 948.58 feet to the point of curvature of a non-tangent curve with a radius of 1004.93 feet, concave to the West; thence Southeasterly along said curve to the right through a central angle of 08°08'59", an arc length of 142.94 feet where the chord bears S13°25'09"E a chord length of 142.82 feet to the point of intersection with a non-tangent line; thence S52°44'20"E, a distance of 24.30 feet ; thence S05°43'06"E, a distance of 80.36 feet; thence S40°17'36"W, a distance of 23.58 feet to a point on a non-tangent curve with a radius of 1004.93 feet, concave to the West; thence Southwesterly along said curve to the right through a central angle of 29°17'44", an arc length of 513.82 feet where the chord bears S11°45'33"W a chord length of 508.24 feet to the point of intersection with a non-tangent line; thence S89°46'20"W, a distance of 1.68 feet; thence S31°24'43"W, a distance of 63.90 feet to a point on a non-tangent curve with a radius of 999.93 feet, concave to the Northwest; thence Southwesterly along said curve to the right through a central angle of 14°45'23", an arc length of 257.53 feet where the chord bears S37°28'43"W, a chord length of 256.82 feet to the point of intersection with a non-tangent line; thence S44°51'49"W, a distance of 668.06 feet to the point of curvature of a curve with a radius of 909.93 feet, concave to the Southeast; thence Southwesterly along said curve to the left through a central angle of 45°00'21", an arc length of 714.75 feet where the chord bears S22°21'38"W a chord length of 696.52 feet to a point of tangency; thence S00°08'33"E, a distance of 119.17 feet; thence N88°37'59"E, a distance of 5.09 feet; thence S00°02'00"E, a distance of 102.24 feet to the point of curvature of a non-tangent curve with a radius of 25.00 feet, concave to the Northeast; thence Southeasterly along said curve to the left through a central angle of 88°10'55", an arc length of 38.48 feet where the chord bears S45°56'42"E a chord length of 34.79 feet to the point of

DESCRIPTION CONTINUED ON SHEET 2 OF 5

NOT VALID WITHOUT SHEETS 2, 3, 4 AND 5 OF 5

PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: N/A
DRAWN BY: JFM / TW (WSP)
CHECKED BY: C. GARDINER
APPROVED BY: D. WHITTAKER

DATE: 09/04/2025
REVISIONS: 10/20/2025

SECTION: 2,11
TOWNSHIP: 23S
RANGE: 27E
SHEET 1 OF 5

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7951



DRAWING SCALE:
N/A
COUNTY PROJECT NUMBER:
9240

P:\6374\2025\US-EL-Y21901A_2-6519-OC-Winter Garden-Vineland Rd SODs\AutoCAD Civil 3D 2022\Winter Garden-Vineland Rd Parcel 118.dwg, 10/20/2025 10:09:40 AM

LEGAL DESCRIPTION

PROJECT: PARCEL 118 - CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION CONTINUED:

intersection with a non-tangent line; thence S00°52'13"E, a distance of 61.53 feet; thence S44°17'59"W, a distance of 29.88 feet; thence S00°02'00"E, a distance of 1283.29 feet; thence S89°41'18"W, a distance of 2.50 feet; thence S00°02'00"E, a distance of 619.06 feet; thence S30°02'00"E, a distance of 15.00 feet; thence S00°02'00"E, a distance of 11.61 feet; thence S19°14'36"E, a distance of 63.43 feet; thence S44°49'26"W, a distance of 40.23 feet; thence S00°01'49"E, a distance of 923.79 feet; thence S00°24'12"W, a distance of 330.54 feet; thence departing aforesaid Easterly Right-of-Way line of C.R. 535, run S89°42'50"W, a distance of 120.00 feet to the aforementioned Westerly Right-of-Way line of C.R. 535; thence along said Westerly Right-of-Way line the following twenty-four (24) courses: N00°01'49"W, a distance of 63.51 feet; thence N02°13'09"E, a distance of 598.53 feet; thence N89°42'01"E, a distance of 1.51 feet; thence N00°01'49"W, a distance of 591.04 feet; thence N44°59'48"W, a distance of 43.31 feet; thence N05°55'10"E, a distance of 60.33 feet; thence N45°08'59"E, a distance of 34.33 feet; thence N00°02'00"W, a distance of 1899.12 feet; thence N48°11'31"W, a distance of 25.16 feet; thence S89°58'41"W, a distance of 10.17 feet; thence N00°02'00"W, a distance of 7.77 feet; thence N12°42'00"W, a distance of 62.42 feet; thence N44°52'43"E, a distance of 53.26 feet; thence N00°02'00"W, a distance of 314.11 feet to a point on a non-tangent curve with a radius of 1009.93 feet, concave to the Southeast; thence Northeasterly along said curve through a central angle of 14°01'07", an arc length of 247.10 feet where the chord bears N12°51'36"E a chord length of 246.48 feet to the point of intersection with a non-tangent line; thence N00°02'00"W, a distance of 32.63 feet; thence N89°42'39"E, a distance of 15.92 feet to a point on a non-tangent curve with a radius of 1055.00 feet, concave to the Southeast; thence Northeasterly along said curve to the right through a central angle of 23°06'37", an arc length of 425.53 feet where the chord bears N33°23'50"E a chord length of 422.66 feet to a point of tangency; thence N44°57'08"E, a distance of 741.97 feet to a point on a non-tangent curve with a radius of 904.93 feet, concave to the northwest; thence northeasterly along said curve to the left through a central angle of 03°56'11", an arc length of 62.17 feet where the chord bears N36°48'38"E a chord length of 62.16 feet to the point of intersection with a non-tangent line; thence N00°02'52"W, a distance of 12.20 feet; thence N89°57'08"E, a distance of 8.36 feet to a point on a non-tangent curve with a radius of 904.93 feet, concave to the West; thence Northeasterly along said curve through a central angle of 51°24'27", an arc length of 811.93 feet where the chord bears N08°12'09"E a chord length of 784.97 feet to a point of tangency; thence N17°30'04"W, a distance of 979.57 feet to the **POINT OF BEGINNING**.

Containing 714873.37 square feet or 16.41 acres, more or less.


SURVEYOR'S NOTES:

1. Linear measurements shown hereon are expressed in feet. Angular measurements shown hereon are expressed in degrees, minutes, and seconds.
2. Additions or deletions to sketch of description by other than the signing party or parties is prohibited without written consent of the signing party or parties.
3. All mapped features shown hereon were observed under the direction of the signing surveyor of this sketch unless otherwise specified.
4. This sketch was prepared without the benefit of a title commitment, and is subject to any right-of-way, easements, or other matters that a title search might disclose.
5. Bearing basis for this sketch is based on the North line of the Southwest 1/4 of Section 2, Township 23 South, Range 27 East of Orange County, Florida. Bearing being N89°42'38"E (Assumed).
6. This sketch of description is based upon Right-of-Way Map for Segment "A" of County Road #535, District No. 1, Capital Improvement Program (C.I.P.) Project #5066, prepared by Allen & Company, dated 10/18/2007.
7. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
8. This is not a Boundary Survey.

PREPARED FOR:
REAL ESTATE MANAGEMENT

THIS IS NOT A SURVEY

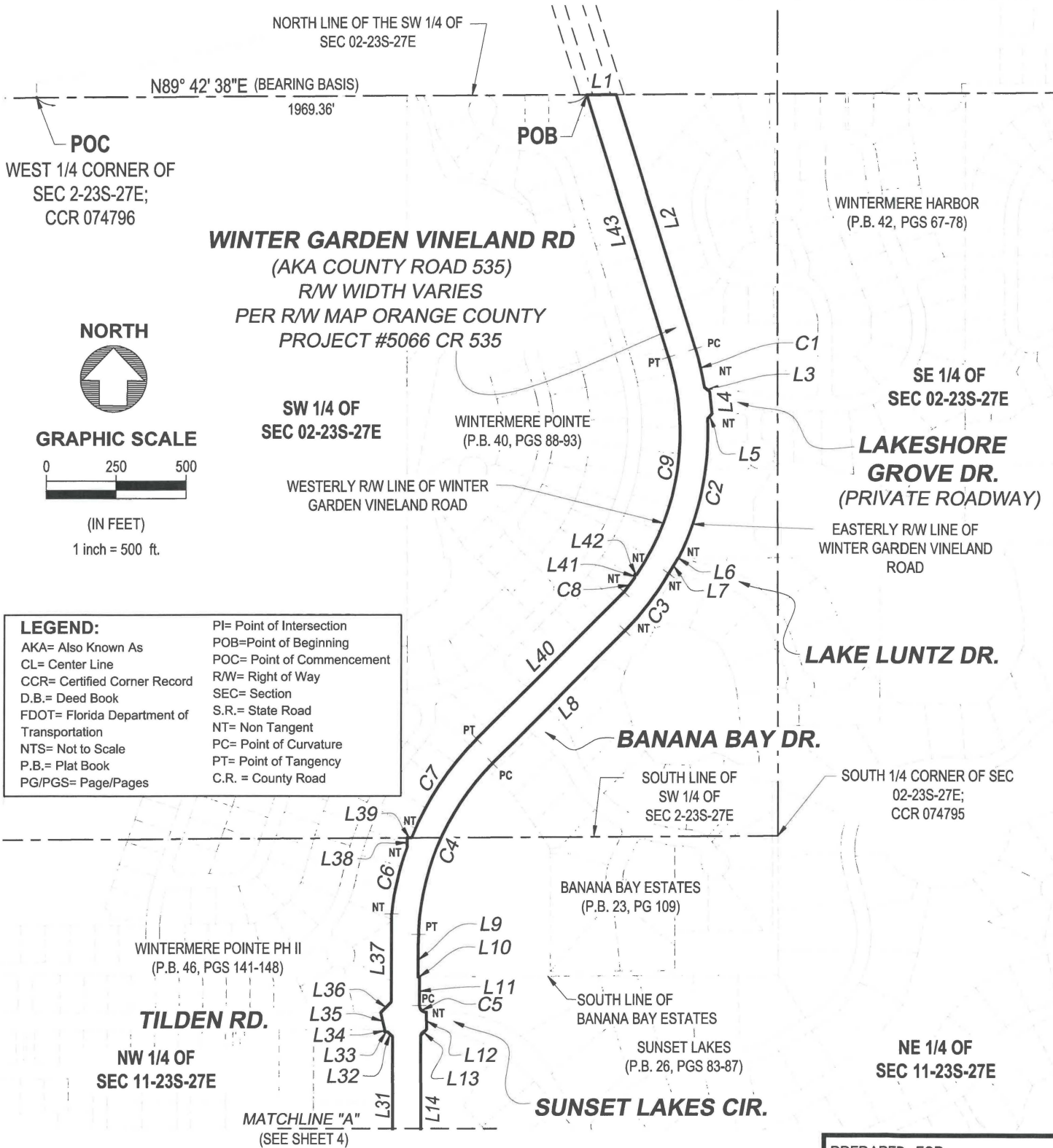
NOT VALID WITHOUT SHEETS 1, 3, 4 AND 5 OF 5

FIELD DATE: N/A	DATE: 09/04/2025	SECTION: 2,11	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951		DRAWING SCALE: N/A
DRAWN BY: JFM / TW (WSP)	REVISIONS: 10/20/2025	TOWNSHIP: 23S			COUNTY PROJECT NUMBER 9240
CHECKED BY: C. GARDINER		RANGE: 27E			
APPROVED BY: D. WHITTAKER		SHEET 2 OF 5			

P:\6374\2025\US-EL\Y21901A_2.6519-OC Winter Garden-Vineland Rd SODs\AutoCAD Civil 3D\2025\Winter Garden-Vineland Rd Parcel 118.dwg, 10/20/2025 10:09:41 AM

LEGAL DESCRIPTION
PROJECT: PARCEL 118 - CITY OF
WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION




LEGEND:

AKA= Also Known As	PI= Point of Intersection
CL= Center Line	POB= Point of Beginning
CCR= Certified Corner Record	POC= Point of Commencement
D.B.= Deed Book	R/W= Right of Way
FDOT= Florida Department of Transportation	SEC= Section
NTS= Not to Scale	S.R.= State Road
P.B.= Plat Book	NT= Non Tangent
PG/PGS= Page/Pages	PC= Point of Curvature
	PT= Point of Tangency
	C.R. = County Road

THIS IS NOT A SURVEY

NOT VALID WITHOUT SHEETS 1, 2, 4 AND 5 OF 5

PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 09/04/2025	SECTION: 2,11	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951	DRAWING SCALE: 1" = 500'
DRAWN BY: JFM / TW (WSP)	REVISIONS:	TOWNSHIP: 23S		
CHECKED BY: C. GARDINER	10/20/2025	RANGE: 27E		COUNTY PROJECT NUMBER: 9240
APPROVED BY: D. WHITTAKER		SHEET 3 OF 5		

P:\6374\2025\US-ELY\21901A_2.6519-OC Winter Garden-Vineland Rd SODs\AutoCAD Civil 3D 2022\Winter Garden-Vineland Rd Parcel 118.dwg, 10/20/2025 10:09:43 AM

LEGAL DESCRIPTION
PROJECT: PARCEL 118 - CITY OF
WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

MATCHLINE "A" (SEE SHEET 3)

WINTER GARDEN VINELAND RD
 PER R/W MAP ORANGE COUNTY
 PROJECT #5066 CR 535

WINDWARD CAY
 (P.B. 48, PGS 125-128)
 WESTERLY R/W LINE OF WINTER
 GARDEN VINELAND ROAD

SUNSET LAKES
 (P.B. 26, PGS 83-87)
 EASTERLY R/W LINE OF WINTER
 GARDEN VINELAND ROAD

SHOPPES AT LAKE BUTLER
 CONDOMINIUM UNIT 2

SOUTH LINE OF SUNSET
 LAKES

WINTER GARDEN CEMETERY

SOUTH LINE NW 1/4 OF
 SEC 11-23S-27E

LAKE BUTLER BLVD.

WOODBIDGE
 COMMERCE CENTER

WINTER GARDEN CEMETERY

NORTH



GRAPHIC SCALE



(IN FEET)
 1 inch = 500 ft.

LEGEND:

AKA= Also Known As	PI= Point of Intersection
CL= Center Line	POB=Point of Beginning
CCR= Certified Corner Record	POC= Point of Commencement
D.B.= Deed Book	R/W= Right of Way
FDOT= Florida Department of Transportation	SEC= Section
NTS= Not to Scale	S.R.= State Road
P.B.= Plat Book	NT= Non Tangent
PG/PGS= Page/Pages	PC= Point of Curvature
	PT= Point of Tangency
	C.R. = County Road

THIS IS NOT A SURVEY

NOT VALID WITHOUT SHEETS 1, 2, 3 AND 5 OF 5

PREPARED FOR:
 REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 09/04/2025
DRAWN BY: JFM / TW (WSP)	REVISIONS:
CHECKED BY: C. GARDINER	10/20/2025
APPROVED BY: D. WHITTAKER	

SECTION: 2,11	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951
TOWNSHIP: 23S	
RANGE: 27E	DRAWING SCALE: 1" = 500'
SHEET 4 OF 5	

ORANGE COUNTY GOVERNMENT
 FLORIDA

COUNTY PROJECT NUMBER
 9240

P:\637A\2025\US-ER\21901A_26519-OC Winter Garden-Vineland Rd 50Ds\AutoCAD Civil 3D 2022\Winter Garden-Vineland Rd Parcel 118.dwg, 10/20/2025 10:09:54 AM

LEGAL DESCRIPTION
PROJECT: PARCEL 118 - CITY OF
WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

Line Table

Line #	Direction	Length
L1	N89°42'38"E	104.69'
L2	S17°30'04"E	948.58'
L3	S52°44'20"E	24.30'
L4	S05°43'06"E	80.36'
L5	S40°17'36"W	23.58'
L6	S89°46'20"W	1.68'
L7	S31°24'43"W	63.90'
L8	S44°51'49"W	668.06'
L9	S00°08'33"E	119.17'
L10	N88°37'59"E	5.09'
L11	S00°02'00"E	102.24'
L12	S00°52'13"E	61.53'
L13	S44°17'59"W	29.88'
L14	S00°02'00"E	1283.29'
L15	S89°41'18"W	2.50'
L16	S00°02'00"E	619.06'
L17	S30°02'00"E	15.00'
L18	S00°02'00"E	11.61'
L19	S19°14'36"E	63.43'
L20	S44°49'26"W	40.23'
L21	S00°01'49"E	923.79'
L22	S00°24'12"W	330.54'
L23	S89°42'50"W	120.00'
L24	N00°01'49"W	63.51'
L25	N02°13'09"E	598.53'
L26	N89°42'01"E	1.51'
L27	N00°01'49"W	591.04'
L28	N44°59'48"W	43.31'

Line Table

Line #	Direction	Length
L29	N05°55'10"E	60.33'
L30	N45°08'59"E	34.33'
L31	N00°02'00"W	1899.12'
L32	N48°11'31"W	25.16'
L33	S89°58'41"W	10.17'
L34	N00°02'00"W	7.77'
L35	N12°42'00"W	62.42'
L36	N44°52'43"E	53.26'
L37	N00°02'00"W	314.11'
L38	N00°02'00"W	32.63'
L39	N89°42'39"E	15.92'
L40	N44°57'08"E	741.97'
L41	N00°02'52"W	12.20'
L42	N89°57'08"E	8.36'
L43	N17°30'04"W	979.57'


Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	142.94	1004.93	08°08'59"	S13° 25' 09"E	142.82
C2	513.82	1004.93	29°17'44"	S11° 45' 33"W	508.24
C3	257.53	999.93	14°45'23"	S37° 28' 43"W	256.82
C4	714.75	909.93	45°00'21"	S22° 21' 38"W	696.52
C5	38.48	25.00	88°10'55"	S45° 56' 42"E	34.79
C6	247.10	1009.93	14°01'07"	N12° 51' 36"E	246.48
C7	425.53	1055.00	23°06'37"	N33° 23' 50"E	422.66
C8	62.17	904.93	03°56'11"	N36° 48' 38"E	62.16
C9	811.93	904.93	51°24'27"	N8° 12' 09"E	784.97

THIS IS NOT A SURVEY

NOT VALID WITHOUT SHEETS 1, 2, 3 AND 4 OF 5

PREPARED FOR:
 REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 09/04/2025	SECTION: 2,11	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951		DRAWING SCALE: N/A
DRAWN BY: JFM / TW (WSP)	REVISIONS:	TOWNSHIP: 23S			COUNTY PROJECT NUMBER
CHECKED BY: C. GARDINER	10/20/2025	RANGE: 27E			9240
APPROVED BY: D. WHITTAKER		SHEET 5 OF 5			

P:\6374\2025\US-EL\Y21901A_2.6519-OC Winter Garden-Vineland Rd SODs\AutoCAD Civil 3D\2025\Winter Garden-Vineland Rd Parcel 118.dwg, 10/20/2025 10:10:00 AM

LEGAL DESCRIPTION
PROJECT: PARCEL 119 - CITY OF
WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

All that part of Winter Garden Vineland Road (also known as County Road 535) from the North line of the Southwest 1/4 of Section 2, Township 23 South, Range 27 East, Orange County, Florida to the North right of way line of Western Beltway (also known as State Road No. 429; Being more particularly described as follows:

Commence at the West 1/4 Corner of Section 2, Township 23 South, Range 27 East, Orange County, Florida; Thence run N89°42'57"E, a distance of 1943.49 feet along the North line of the Southwest 1/4 of said Section 2 to the Westerly Right-of-Way line of C.R. 535 - Segment A Western Beltway State Road No. 429, project No. 75320+6460-654 and the **POINT OF BEGINNING**; thence along Westerly Right-of-Way line the following three (3) courses: N17°29'47"W, a distance of 637.51 feet; thence N11°46'56"W, a distance of 130.51 feet; thence N17°29'47"W, a distance of 493.54 feet to the North Right-of-Way of State Road 429; thence departing Westerly Right-of-Way line, run N63°24'44"E, a distance of 125.59 feet to a point on the Easterly Right-of-Way line of C.R. 535 according to the aforesaid Document #; thence along said Easterly Right-of-Way line the following three (3) courses: S17°29'47"E, a distance of 464.38 feet; thence S22°06'47"E, a distance of 161.35 feet; thence S17°29'47"E, a distance of 702.01 feet to the aforementioned North line of the Southwest 1/4 of Section 2; thence along said North line S89°42'57"W, a distance of 157.02 feet to the **POINT OF BEGINNING**.

Containing 179,768.60 square feet or 4.13 acres, more or less.

SURVEYOR'S NOTES:

1. Linear measurements shown hereon are expressed in feet. Angular measurements shown hereon are expressed in degrees, minutes, and seconds.
2. Additions or deletions to sketch of description by other than the signing party or parties is prohibited without written consent of the signing party or parties.
3. All mapped features shown hereon were observed under the direction of the signing surveyor of this sketch unless otherwise specified.
4. This sketch was prepared without the benefit of a title commitment, and is subject to any right-of-way, easements, or other matters that a title search might disclose.
5. Bearing basis for this sketch is based on the North line of the Southwest 1/4 of Section 2, Township 23 South, Range 27 East of Orange County, Florida. Bearing being N89°42'57"E (Assumed).
6. This sketch of description is based upon the Right-of-Way Maps for Western Beltway, State Road 429, Project #75320-6460-654, prepared for Orlando - Orange County Expressway Authority by DRMP, dated August, 1999.
7. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
8. This is not a Boundary Survey.




DANIEL L. WHITTAKER,
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LICENSE NO. 5648
 DATE: 10/20/2025

I HEREBY AFFIRM THAT THIS SKETCH AND DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY

NOT VALID WITHOUT SHEET 2 OF 2

PREPARED FOR:
 REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 04/17/2025	SECTION: 2	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951		DRAWING SCALE: N/A
DRAWN BY: JFM / TW (WSP)		TOWNSHIP: 23S			COUNTY PROJECT NUMBER 9240
CHECKED BY: C. GARDINER	REVISIONS: 10/20/2025	RANGE: 27E			
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

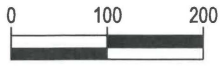
LEGAL DESCRIPTION
PROJECT: PARCEL 119 - CITY OF
WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

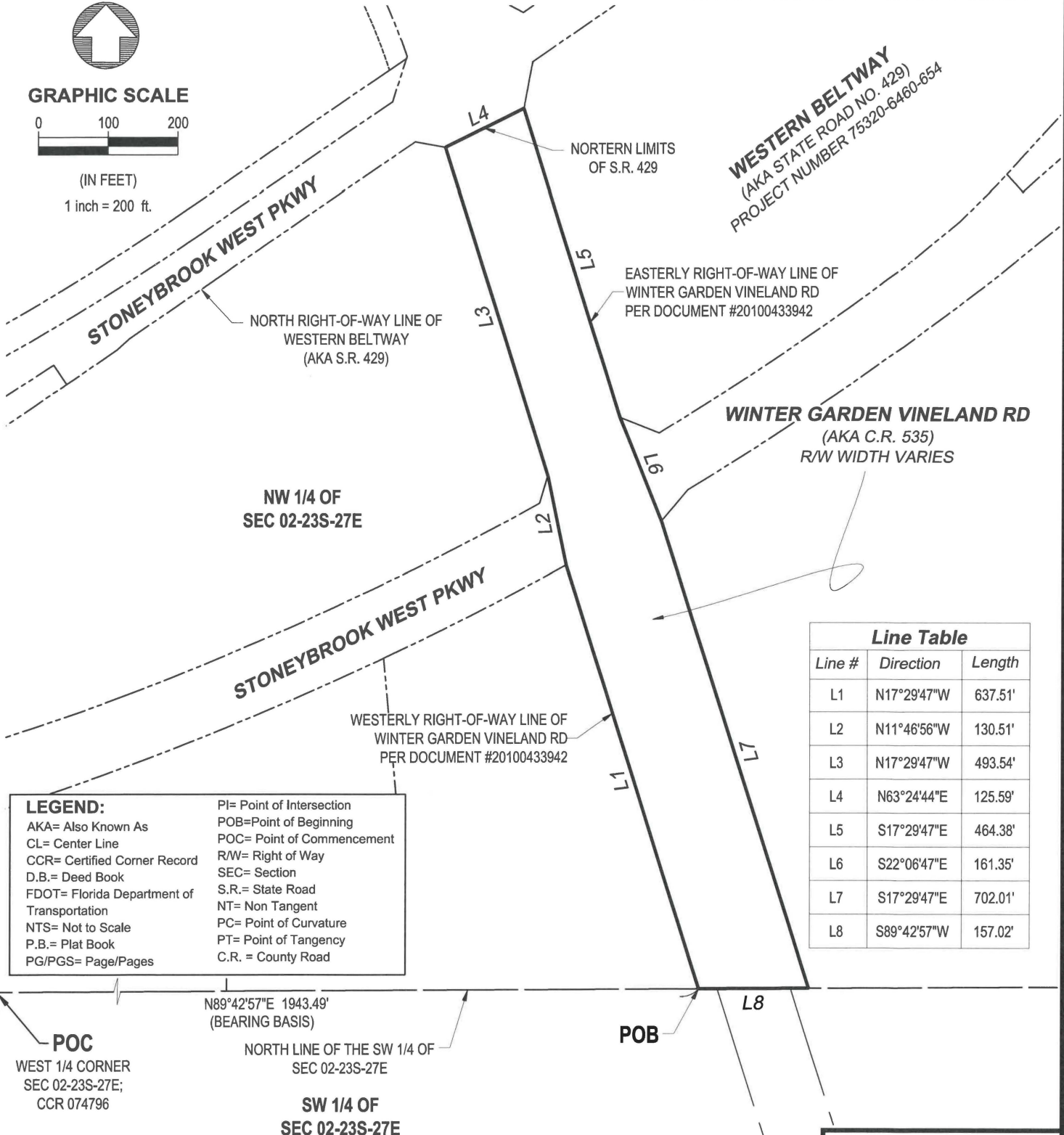
NORTH



GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.



WESTERN BELTWAY
 (AKA STATE ROAD NO. 429)
 PROJECT NUMBER 75320-6460-654

NORTHERN LIMITS
 OF S.R. 429

EASTERLY RIGHT-OF-WAY LINE OF
 WINTER GARDEN VINELAND RD
 PER DOCUMENT #20100433942

WINTER GARDEN VINELAND RD
 (AKA C.R. 535)
 R/W WIDTH VARIES

NW 1/4 OF
SEC 02-23S-27E

WESTERLY RIGHT-OF-WAY LINE OF
 WINTER GARDEN VINELAND RD
 PER DOCUMENT #20100433942

Line Table		
Line #	Direction	Length
L1	N17°29'47"W	637.51'
L2	N11°46'56"W	130.51'
L3	N17°29'47"W	493.54'
L4	N63°24'44"E	125.59'
L5	S17°29'47"E	464.38'
L6	S22°06'47"E	161.35'
L7	S17°29'47"E	702.01'
L8	S89°42'57"W	157.02'

LEGEND:
 AKA= Also Known As
 CL= Center Line
 CCR= Certified Corner Record
 D.B.= Deed Book
 FDOT= Florida Department of Transportation
 NTS= Not to Scale
 P.B.= Plat Book
 PG/PGS= Page/Pages
 PI= Point of Intersection
 POB=Point of Beginning
 POC= Point of Commencement
 R/W= Right of Way
 SEC= Section
 S.R.= State Road
 NT= Non Tangent
 PC= Point of Curvature
 PT= Point of Tangency
 C.R. = County Road

N89°42'57"E 1943.49'
 (BEARING BASIS)

POC
 WEST 1/4 CORNER
 SEC 02-23S-27E;
 CCR 074796

NORTH LINE OF THE SW 1/4 OF
 SEC 02-23S-27E

SW 1/4 OF
SEC 02-23S-27E

POB

PREPARED FOR:
 REAL ESTATE MANAGEMENT

THIS IS NOT A SURVEY

NOT VALID WITHOUT SHEET 1 OF 2

FIELD DATE: N/A	DATE: 04/17/2025	SECTION: 2	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951	 ORANGE COUNTY GOVERNMENT FLORIDA	DRAWING SCALE: 1" = 200'
DRAWN BY: JFM / TW (WSP)	REVISIONS: 10/20/2025	TOWNSHIP: 23S			COUNTY PROJECT NUMBER: 9240
CHECKED BY: C. GARDINER		RANGE: 27E			
APPROVED BY: D. WHITTAKER		SHEET 2 OF 2			

P:\6374\2025\US-EL-Y21901A_2.6519-OC Winter Garden-Vineland Rd SODS\AutoCAD Civil 3D 2022\Winter Garden-Vineland Rd Parcel 119.dwg, 10/20/2025 10:08:45 AM

BCC Mtg. Date: March 10, 2026

**Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the
Transfer of Jurisdiction of Portions of Winter Garden Vineland Road**

ASSIGNMENT

THIS ASSIGNMENT (the “Assignment”), effective as of the day of execution, is made and entered into by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, FL 32802-1393 (“Assignor”), to the CITY of WINTER GARDEN, a municipal corporation under the laws of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787 (“Assignee”).

WHEREAS, Assignor holds several easements identified in **Schedule “A”** attached hereto; and

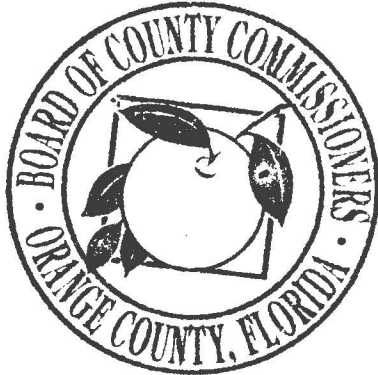
WHEREAS, subject to the provisions herein, and the provisions of the Interlocal Agreement between Assignor and Assignee for the transfer of jurisdiction of portions of certain roads with an effective date of March 10, 2026, Assignor desires to assign, and Assignee desires to assume, all of Assignor’s rights, duties, obligations, and interests in those instruments.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.
2. **Assignment.** Assignor hereby assigns and transfers to Assignee all of Assignor’s rights, duties, obligations, and interests under the instruments identified in **Schedule “A.”**
3. **Assumption.** Assignee hereby assumes and accepts from Assignor all of Assignor’s rights, duties, obligations and interests under the instruments identified in **Schedule “A,”** and Assignee further agrees that, as a condition of this Assignment, Assignee shall assume and abide by all terms and conditions of those instruments.

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

IN WITNESS WHEREOF, the Assignor hereto has executed this Assignment as of the day and year below its signature.



ASSIGNOR:

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

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

Date: *10 March*, 2025

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

By: *Jennifer Lara-Klimetz*
Deputy Clerk
Print Name: *Jennifer Lara-Klimetz*

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

ASSIGNEE:

CITY OF WINTER GARDEN, FLORIDA

By: City Commission

By: John Rees
John Rees, Mayor



At test: Ronisha Martin
Ronisha Martin, Interim City Clerk

Executed on:

(SEAL)

FOR USE AND RELIANCE ON

APPROVED BY THE CITY OF
WINTER GARDEN, FLORIDA AT THE
CITY COMMISSION AT A MEETING
HELD ON January 8, 2026

APPROVED AS TO FORM AND
LEGALITY this 8th day of JANUARY
2026 ~~For use and reliance only by the City,~~

By: A. Kurt Arslaman
A. Kurt Arslaman, City Attorney

Project: Interlocal Agreement between the City of Winter Garden and Orange County regarding the Transfer of Jurisdiction of Portions of Winter Garden Vineland Road

Schedule “A”

1. Drainage Easement recorded at DOC# 20160163391, et seq., on March 31, 2016 (*for Winter Garden Vineland Road*)
2. Drainage Easement recorded at OR Book 10078, Page 9221, et seq., on July 22, 2010 (*for Winter Garden Vineland Road*)
3. Drainage Easement recorded at OR Book 10398, Page 1804, et seq., on June 25, 2012 (*for Winter Garden Vineland Road*)
4. Right-of-Way and Sidewalk Easement recorded at OR Book 10181, Page 192, et seq., (*for Winter Garden Vineland Road*)
5. Drainage Easement recorded at OR Book 10080, Page 9376, et seq., July 27, 2021 (*for Winter Garden Vineland Road*)

DOC # 20160163391

03/31/2016 16:00 PM Page 1 of 11

Rec Fee: \$0.00

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Martha O. Haynie, Comptroller

Orange County, FL

Ret To: ORANGE COUNTY CLERK OF COURT

RECORD

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2009-CA-1479-O

DIVISION: 33

ORANGE COUNTY, FLORIDA, a political
subdivision of the State of Florida,

PARCELS: 1004, 8004 and 8004A

Petitioner,

v.

WEST ORANGE TOWNHOUSE LIMITED,
a Florida limited partnership; VY Q. BUI;
MARC MARINO, Vice President, Mooring
Tax Asset Group as custodian for La
Crescenta Management, LLC; WINDWARD
CAY-WINTER GARDEN – HOMEOWNERS
ASSOCIATION, INC. and EARL K. WOOD,
ORANGE COUNTY TAX COLLECTOR.

Respondents.

FILED IN OPEN COURT
THIS 30 DAY OF March, 20 16
Clerk
BY [Signature] D.C.

STIPULATED FINAL JUDGMENT

THIS CAUSE having come on upon joint motion for the entry of a Stipulated Final Judgment made by the Petitioner, ORANGE COUNTY, FLORIDA, a political subdivision of the State of Florida ("ORANGE COUNTY"), and the Respondent WEST ORANGE TOWNHOUSE LIMITED, and it appearing to the Court that the parties were authorized to enter into such motion, and the Court finding that the compensation to be paid by the Petitioner is full, just and reasonable for all parties concerned, and the Court being fully advised in the premises, it is therefore,

ORDERED AND ADJUDGED that the Respondent WEST ORANGE TOWNHOUSE LIMITED does have and recover of and from the Petitioner ORANGE COUNTY the sum of

ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00), in full payment for the property (designated Parcels 1004, 8004, 8004A herein) taken and for damages resulting to the remainder, for experts' fees, attorneys' fees and costs and for all other compensation of any nature; and, it is further,


ORDERED AND DIRECTED that within thirty (30) days the Petitioner ORANGE COUNTY shall pay the sum of ONE HUNDRED FORTY-SIX THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$146,800.00) into the Trust Account of Fishback, Dominick, Bennett, Ardaman, Ahlers, Langley & Geller LLP, c/o A. Kurt Ardaman, Esq., 1947 Lee Road, Winter Park, Florida 32789, as attorneys for the Respondent WEST ORANGE TOWNHOUSE LIMITED, that amount being the difference between the full payment required by this Stipulated Final Judgment and the amount deposited pursuant to the Order of Taking; and, it is further

ORDERED that title to the following described property, to wit:

SEE ATTACHMENT "A"

which vested in the Petitioner pursuant to the Order of Taking and deposit of money heretofore made is approved, ratified and confirmed.

DONE AND ORDERED at Orange County Courthouse, Orlando, Florida this 30 day of March, 2016.



KEITH F. WHITE
Circuit Judge

SCHEDULE "A"

Parcel No. 1004

Legal Description:

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East, Orange County, Florida. Being more particularly described as follows:

BEGIN at the Northeasterly corner of Tract B, Summerport Phase 1, according to the plat thereof as recorded in Plat Book 53, Pages 1 through 8 of the Public Records of Orange County, Florida; thence run North 00°01'49" West for a distance of 63.51 feet; thence run North 02°13'09" East for a distance of 598.53 feet to a point along the Southerly line of Tract A, Woodbridge Commerce Center, according to the plat thereof as recorded in Plat Book 54, Pages 126 and 127 of the Public Records of Orange County, Florida; thence run North 89°42'01" East along said Southerly line for a distance of 1.51 feet to the Southeasterly corner of said Tract A; thence departing said Southerly line continue North 89°42'01" East along the Westerly right of way line of Winter Garden-Vineland Road, County Road 535 for a distance of 20.00 feet; thence run South 00°01'49" East continuing along said Westerly right of way line for a distance of 661.48 feet; thence run South 89°42'59" West for a distance of 45.00 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains, 22,742.84 square feet, 0.522 acres, more or less.

SHEET 1 OF 2



**ALLEN
COMPANY**
Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

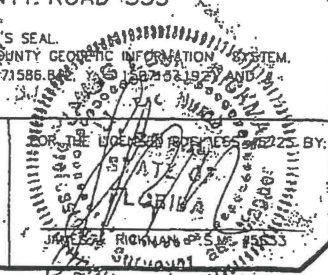
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.84, Y = 1491264.527) AND MONUMENT 144 (X = 476871.124, Y = 1491264.527.) BEARING BEING N 18°24' 49" W.

JOB NO. 24275
 DATE: 04-25-07
 SCALE: 1" = 100 FEET
 FIELD BY: N/A

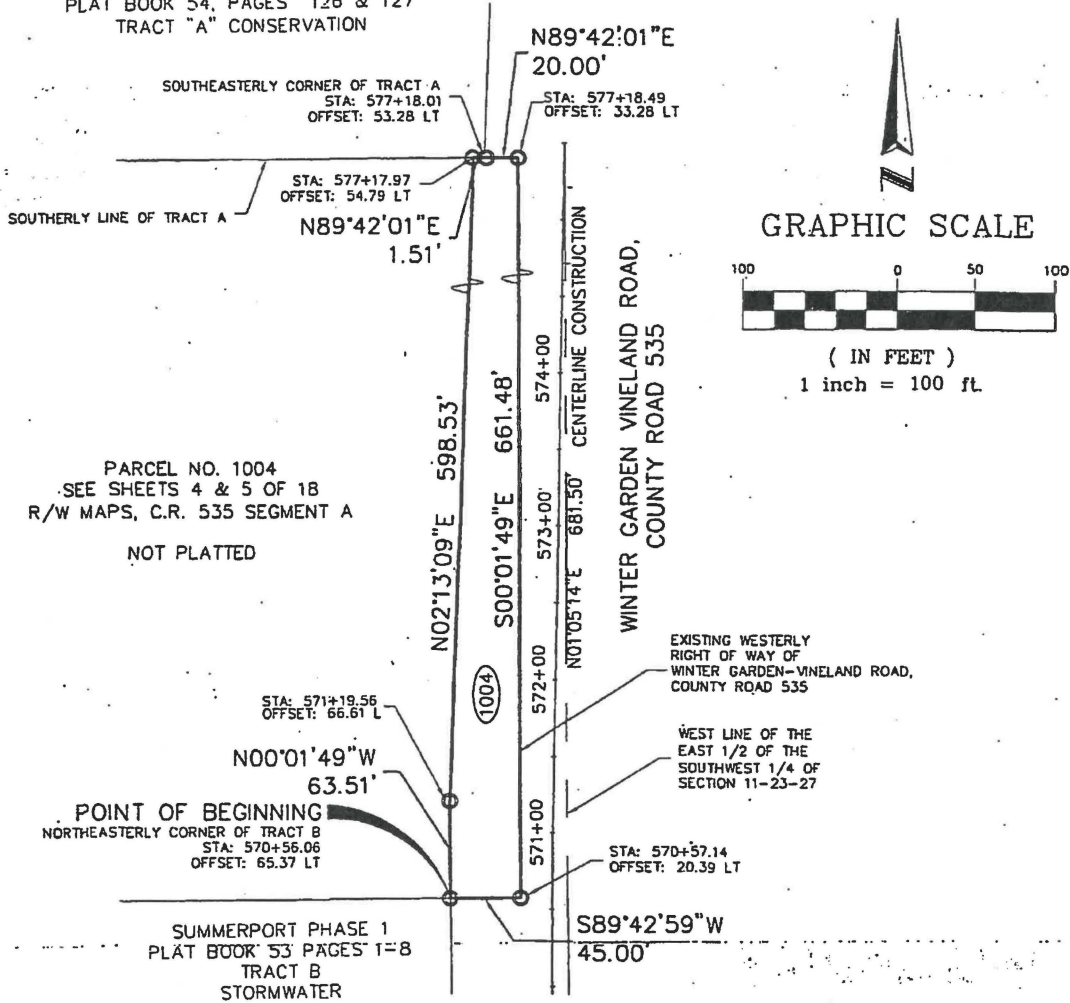
CALCULATED BY: RT
 DRAWN BY: SM
 CHECKED BY: JLR



SKETCH OF DESCRIPTION

Parcel No. 1004

WOODBIDGE COMMERCE CENTER
PLAT BOOK 54, PAGES 126 & 127
TRACT "A" CONSERVATION



PARCEL NO. 1004
SEE SHEETS 4 & 5 OF 18
R/W MAPS, C.R. 535 SEGMENT A
NOT PLATTED

SHEET 2 OF 2

SECTION 11 - TOWNSHIP 23 SOUTH - RANGE 27 EAST



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

Δ DENOTES DELTA
R DENOTES RADIUS
CB DENOTES CHORD BEARING
TB DENOTES TANGENT BEARING
TAN-DENOTES TANGENT

L DENOTES LENGTH
(P) DENOTES PLAT
(C) DENOTES CALCULATED
R/W DENOTES RIGHT OF WAY
C DENOTES CENTERLINE

STA. DENOTES STATION
P.I. DENOTES POINT OF INTERSECTION
P.T. DENOTES POINT OF TANGENCY
P.C. DENOTES POINT OF CURVATURE
○ DENOTES CHANGE IN DIRECTION
P.O.B. DENOTES POINT OF BEGINNING
C.R. DENOTES COUNTY ROAD

JOB NO. 24275
DATE: 04-25-07
SCALE: 1" = 100 FEET
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: SM
CHECKED BY: JLR

COUNTY ROAD 535
SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 1004

FEE SIMPLE

Parcel 1004: the interest being acquired is fee simple.

12/10/2007

Page 1 of 1

LEGAL DESCRIPTION

Parcel No. 8004

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East Orange County, Florida. Being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 11; thence run South 89°42'59" West along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 11 for a distance of 75.00 feet to the POINT OF BEGINNING; thence run South 89°42'59" West along said South line for a distance of 30.00 feet; thence departing said South line, run North 00°01'49" West for a distance of 77.61 feet; thence run North 89°02'08" West for a distance of 53.45 feet; thence run North 01°40'35" East for a distance of 67.22 feet; thence run South 89°02'08" East for a distance of 84.62 feet; thence run South 02°13'09" West for a distance of 80.67 feet; thence run South 00°01'49" East for a distance of 63.51 feet to the POINT OF BEGINNING;

Containing 7,988 sq. ft. 0.18 acres more or less.

SHEET 1 OF 2



16 EAST PLANT STREET
Water Garden, Florida 32787 (407) 654-5355

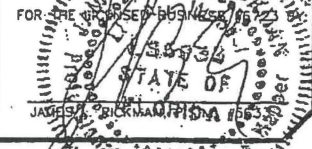
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.842, Y = 1491264.527) AND MONUMENT # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275
DATE: 07-24-07
SCALE: N/A
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: EJC
CHECKED BY: JLR

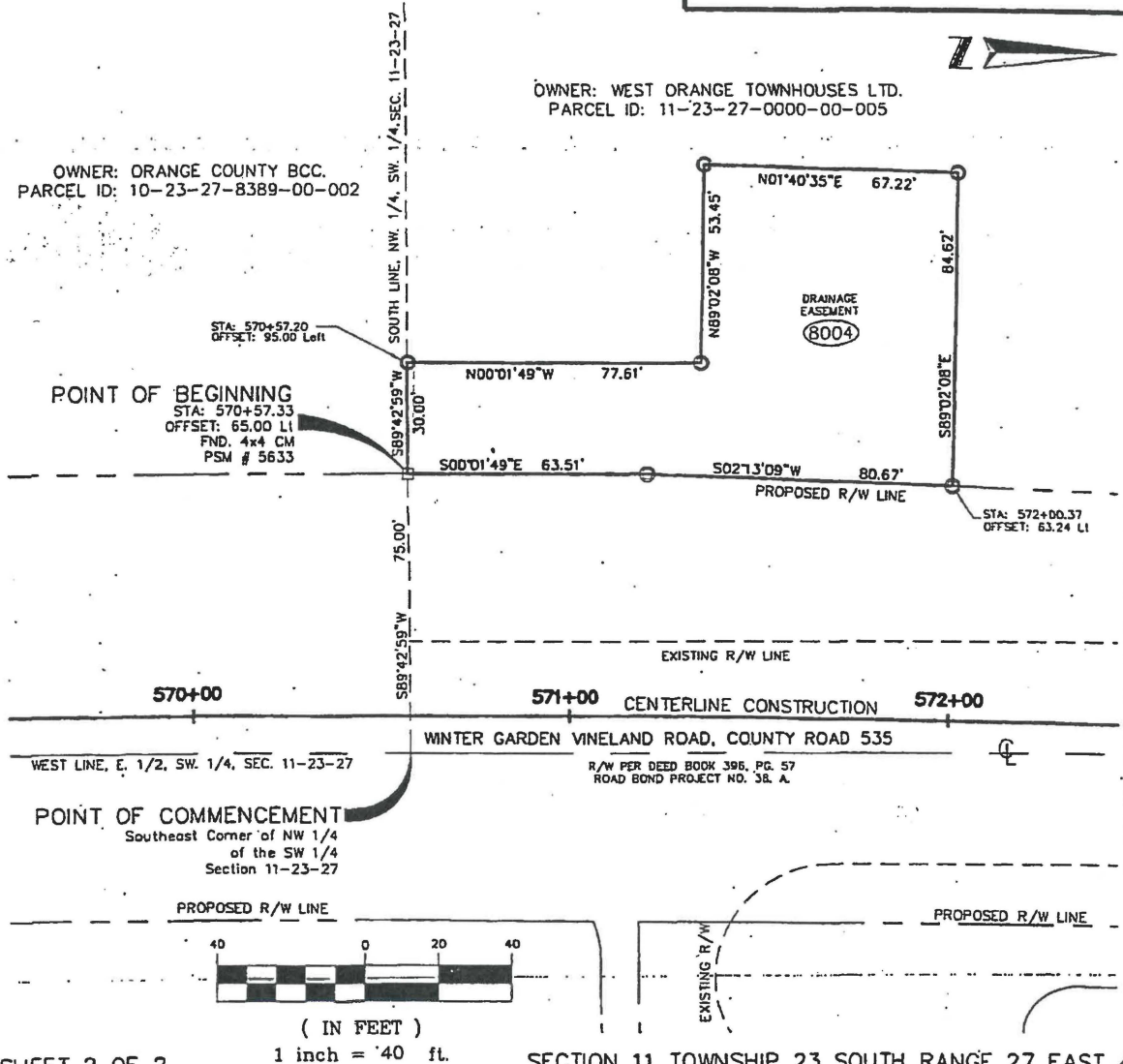


SKETCH OF DESCRIPTION

PARCEL No. 8004

OWNER: ORANGE COUNTY BCC.
PARCEL ID: 10-23-27-8389-00-002

OWNER: WEST ORANGE TOWNHOUSES LTD.
PARCEL ID: 11-23-27-0000-00-005



SHEET 2 OF 2

(IN FEET)
1 inch = 40 ft.

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

- LEGEND:**
- DENOTES CHANGE IN DIRECTION
 - STA. DENOTES STATION
 - R/W DENOTES RIGHT OF WAY
 - ⊕ DENOTES CENTERLINE

JOB NO. 24275	CALCULATED BY: RT
DATE: 07-23-07	DRAWN BY: EJ
SCALE: 1" = 40 FEET	CHECKED BY: JLR
FIELD BY: N/A	

COUNTY ROAD 535
SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 8004

DRAINAGE EASEMENT

Parcel 8004 is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a stormwater drainage ditch and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, or any activity that will not adversely affect the structural integrity of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

08/28/07
R:\ROW Acquisition\Personal Folders\Yahaira\Special Easement Language\CR 535 A Schedule B\Easements\5066 DE Schedule B
P8004.doc

LEGAL DESCRIPTION

Parcel No. 8004A

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East Orange County, Florida. Being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 11; thence run North 00°01'49" West along the West line of the East 1/2 of the Southwest 1/4 of said Section 11 for a distance of 400.99 feet; thence departing said West line run North 90°00'00" West for a distance of 61.73 feet to the POINT OF BEGINNING; thence run North 90°00'00" West for a distance of 10.01 feet; thence run North 02°13'09" East for a distance of 30.02 feet; thence run North 90°00'00" East for a distance of 10.01 feet; thence run South 02°13'09" West for a distance of 30.02 feet to the POINT OF BEGINNING.

Containing 300 sq. ft., or 0.01 acres more or less

SHEET 1 OF 2



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.842, Y = 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

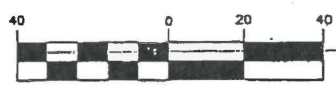
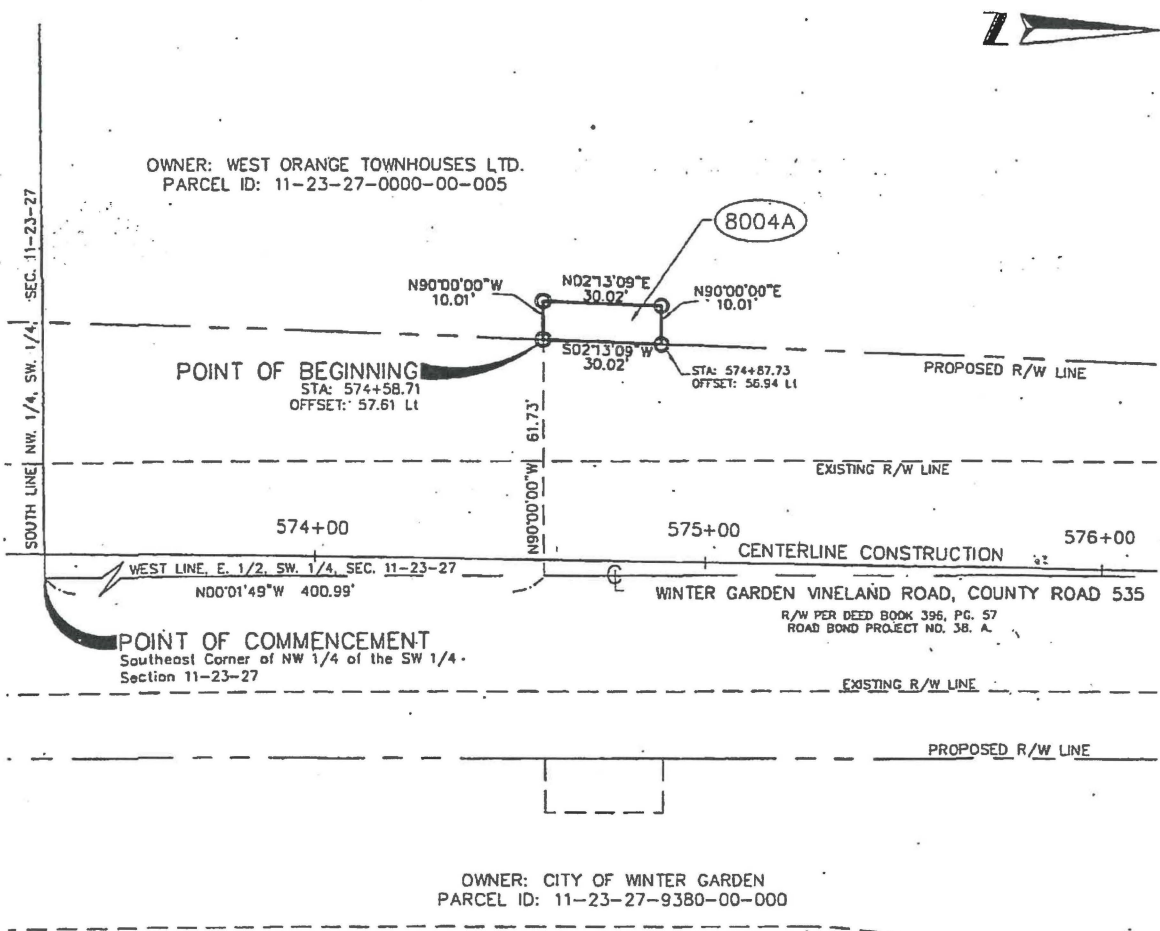
JOB NO. 24275
DATE: 07-24-07
SCALE: N/A
FIELD BY: N/A

CALCULATED BY: RT
DRAWN BY: EJC
CHECKED BY: JLR



SKETCH OF DESCRIPTION

PARCEL No. 8004A



(IN FEET)
1 inch = 40 ft.

SHEET 2 OF 2

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST

ALLEN COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

LEGEND:

- DENOTES CHANGE IN DIRECTION
- STA. DENOTES STATION
- R/W DENOTES RIGHT OF WAY
- ⊕ DENOTES CENTERLINE

JOB NO. 24275	CALCULATED BY: RT
DATE: 07-25-07	DRAWN BY: EJ
SCALE: 1" = 40 FEET	CHECKED BY: JLR
FIELD BY: N/A	

COUNTY ROAD 535
SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 8004A

DRAINAGE EASEMENT

Parcel 8004A is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a stormwater drainage ditch and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to open space, setback area or any activity that will not adversely affect the structural integrity of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 13 2010 *cs/les*

THIS INSTRUMENT PREPARED BY
~~AND RETURN TO:~~

A.KURT ARDAMAN, ESQUIRE
FISHBACK, DOMINICK
1947 LEE ROAD
WINTER PARK, FLORIDA 32789

DOC# 20100424888 B: 10078 P: 9221

07/22/2010 10:56:16 AM Page 1 of 4

Rec Fee: \$35.50

Deed Doc Tax: \$0.00

Intangible Tax: \$0.00

Mortgage Stamp: \$0.00

Martha O. Haynie, Comptroller

Orange County, FL

PU - Ret To: ORANGE COUNTY REAL ESTATE



Instrument: 8066.1

Project: CR 535 (Magnolia Park Ct to SR 429) (RAC)

This easement constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.014(10), F.A.C.

DRAINAGE EASEMENT

THIS INDENTURE, Made this 4th day of February, 2010, between CITY OF WINTER GARDEN, a Florida municipal corporation, whose address is 300 West Plant Street, Winter Garden, Florida, 34787, GRANTOR, and ORANGE COUNTY, a charter county and a political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a perpetual, non-exclusive easement for drainage purposes, with full authority to enter upon, as the GRANTEE and its assigns may deem necessary, for the construction, use, operation, maintenance, and repair of a joint use pond in a manner deemed appropriate by GRANTEE, in accordance with that certain Interlocal Agreement between GRANTOR and GRANTEE, executed by the GRANTOR on March 26, 2009 and by the GRANTEE on April 7, 2009, regarding the widening of County Road 535 from Magnolia Park Court to State Road 429 from a two-lane roadway to a four-lane divided highway, including necessary storm water retention areas ("Interlocal Agreement") over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

11-23-27-9380-00-000

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

As provided in the aforementioned Interlocal Agreement, the GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the joint use pond, out of and away from the herein granted non-

AGENT 8 BCC
RETURN TO REAL ESTATE
MANAGEMENT DIVISION

Instrument: 8066.1

Project: CR 535 (Magnolia Park Ct to SR 429) (RAC)

exclusive easement, and the GRANTOR, its heirs, successors, and assigns agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the joint use pond.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be signed in its name.

Signed, and delivered in the presence of:
[Signature]
Witness
AKVRI ARDAMAN
Printed Name

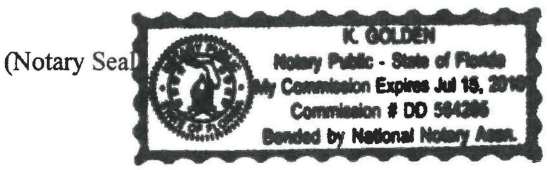
CITY OF WINTER GARDEN, a Florida municipal corporation
By: Michael Bollhoefer
Its: City Manager

Lori L. Dunn
Witness
Lori L. Dunn
Printed Name

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Michael Bollhoefer, as City Manager of the CITY OF WINTER GARDEN, who is personally known to me to be, ~~or who~~ ~~has produced~~ as identification, the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal this 4th day of February, 2010.



K. Golden
Notary Signature
K. Golden
Printed Notary Name
Notary Public in and for the
County and state aforesaid
My Commission Expires:

SCHEDULE "A"

Parcel No. 8066

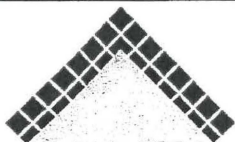
Legal Description:

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East. Being more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 11; thence run North 00°01'49" West along the West line of said Northeast 1/4 for a distance of 49.97 feet; thence departing said West line run North 89°42'58" East for a distance of 45.38 feet to the Point of Beginning; thence run North 00°24'12" East for a distance of 280.54 feet; thence run North 00°01'49" West for a distance of 144.27 feet; thence run South 89°58'11" East for a distance of 51.12 feet to a point on a curve concave Northeasterly having a radius of 341.00 feet, a chord bearing of South 52°25'22" East, and a chord distance of 222.42 feet; thence run Southeasterly along said curve through a central angle of 38°04'07" for an arc distance of 226.57 feet to a point of reverse curvature of a curve concave Southwesterly having a radius of 47.00 feet, a chord bearing of South 35°52'46" East, and a chord distance of 54.69 feet; thence run Southeasterly along said curve through a central angle of 71°09'19" for an arc distance of 58.37 feet to a point of tangency; thence run South 00°18'07" East for a distance of 126.10 feet; thence run North 89°44'28" East for a distance of 22.70 feet; thence run South 00°01'49" East for a distance of 117.48 feet; thence run South 89°42'58" West for a distance of 284.78 feet to the aforesaid Point of Beginning.

Said parcel contains 93632.15 square feet, or 2.15 acres more or less.

SHEET 1 OF 2



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.842, Y = 1507137.192) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275
DATE: 03-12-08
SCALE: 1" = 60 FEET
FIELD BY: N/A

CALCULATED BY: RJT
DRAWN BY: BD
CHECKED BY: RJT

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT,
IN AND FOR ORANGE COUNTY, FLORIDA

CASE NO. 2009-CA-001479-O
DIVISION 33 (Judge Robert J. Egan)

ORANGE COUNTY, FLORIDA,
a political subdivision of the State
of Florida,

DOCH 20120335564 B: 10398 P: 1804
06/25/2012 03:23:51 PM Page 1 of 7
Rec Fee: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
IO - Ret To: CLERK OF COURT CIVIL

Petitioner,

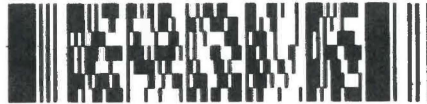
vs.

PARCEL: 8009

WEST ORANGE TOWNHOUSE LIMITED,
a Florida limited partnership; VY Q. BUI;
MARC MARINO, Vice President, Mooring
Tax Asset Group as custodian for La
Crescenta Management, LLC; WINDWARD
CAY-WINTER GARDEN - HOMEOWNERS
ASSOCIATION, INC. and EARL K. WOOD,
ORANGE COUNTY TAX COLLECTOR.

FILED IN OFFICE 6/19/12
LYDIA GARDNER, Clerk, Cir. Ct., Orange Co., FL
By [Signature] D.C.

Respondents.



STIPULATED FINAL JUDGMENT
AS TO PARCEL 8009

THIS CAUSE having come on to be heard upon Joint Motion for the entry of a Stipulated Final Judgment made by the Petitioner, ORANGE COUNTY, FLORIDA and the Respondent, WINDWARD CAY-WINTER GARDEN - HOMEOWNERS ASSOCIATION, INC., set forth below, and it appearing to the Court that the parties were authorized to enter into such Motion, and the Court finding that the taking is necessary for a public purpose and that the compensation to be paid by the Petitioner is full, just and reasonable for all parties concerned, and the Court further finding that the Petitioner previously deposited into the Registry of the Court the sum of FIFTY

AND NO/100 DOLLARS (\$50.00) for Parcel 8009, and the Court being otherwise fully advised in the premises, it is therefore

ORDERED AND ADJUDGED that full compensation for the taking is NINE HUNDRED AND NO/100 DOLLARS (\$900.00) for Parcel 8009 and includes damages of any kind, excluding statutory attorneys' fees and costs, and it is further

ORDERED AND ADJUDGED that Larsen & Associates, P.L., c/o Patryk Ozim, Esquire, 300 South Orange Avenue - Suite 1200, Orlando, Florida 32801, as attorneys for Respondent, WINDWARD CAY-WINTER GARDEN - HOMEOWNERS ASSOCIATION, INC., shall receive the sum of TWO HUNDRED EIGHTY AND 50/100 (\$280.50) as statutory attorneys' fees, and it is further

ORDERED AND ADJUDGED that no non-monetary benefits under Section 73.092(1)(b), *Florida Statutes*, have been obtained in this proceeding, and it is further

ORDERED AND ADJUDGED that no reimbursable costs have been incurred in defense of this proceeding under Section 73.091, *Florida Statutes*, and it is further

ORDERED AND DIRECTED that within thirty (30) days from the entry of this Stipulated Final Judgment as to Parcel 8009, Petitioner shall deposit the sum of ONE THOUSAND ONE HUNDRED THIRTY AND 50/100 DOLLARS (\$1,130.50) into the Registry of the Court, and it is further

ORDERED AND DIRECTED, that upon deposit the Clerk of the Court shall without further order of the Court immediately disburse the sum of ONE THOUSAND ONE HUNDRED EIGHTY AND 50/100 DOLLARS (\$1,180.50) by check mailed to Patryk Ozim, Esquire, by regular U.S. Mail, with the check payable to the Trust Account of Larsen & Associates, P.L., 300 South Orange

Avenue - Suite 1200, Orlando, Florida 32801, to be disbursed to Respondent, WINDWARD CAY-WINTER GARDEN – HOMEOWNERS ASSOCIATION, INC., and it is further

ORDERED AND DIRECTED that upon payment of the deposit of the money hereinafter specified into the Registry of this Court, the right, title or interest specified in the Petition as described therein shall vest in the Petitioner, and it is further


DONE AND ORDERED in Chambers at Orlando, Orange County, Florida this 19th day of June, 2012.



ROBERT J. EGAN
Circuit Judge

JOINT MOTION FOR ENTRY OF STIPULATED FINAL JUDGMENT

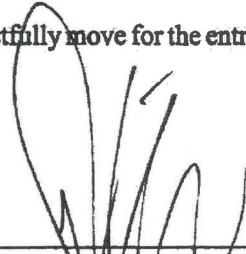
The parties, by and through the undersigned, respectfully move for the entry of the foregoing Stipulated Final Judgment as to Parcel 8009.



Henry M. Brown
Assistant County Attorney
Florida Bar No. 760455
ORANGE COUNTY ATTORNEY'S OFFICE
LITIGATION SECTION
201 S. Rosalind Avenue, Third Floor
P.O. Box 1393
Orlando, FL 32802-1393
Telephone: (407) 836-7320
Facsimile: (407) 836-5888
E-Mail: Henry.Brown@ocfl.net

Attorney for Petitioner,
ORANGE COUNTY, FLORIDA

Dated: June 15, 2012



Patryk Ozim
Florida Bar No. 629561
Larsen & Associates, P.L.
300 South Orange Avenue, Suite 1200
Orlando, Florida 32801-3378
Telephone: (407) 841-6555
Facsimile: (407) 841-6686
E-mail: pozim@larsenandassociates.com

Attorney for Respondent,
WINDWARD CAY-WINTER GARDEN –
HOMEOWNERS ASSOCIATION, INC.

Dated: June 12, 2012

CERTIFICATE OF SERVICE

I hereby certify that on June 19, 2012, I electronically filed the foregoing with the Clerk of the Courts by using the ECF system, which will send a notice of electronic filing to the following: **Henry M. Brown, Assistant County Attorney, County Attorney's Office - Litigation Section, 201 S. Rosalind Avenue - Third Floor, P.O. Box 1393, Orlando, Florida 32802-1393, and Patrick Ozim, Esquire, Larsen & Associates, P.L., 300 S. Orange Avenue - Suite 1200, Orlando, Florida 32801.**


Attorney / Judicial Assistant

S:\HBrown\CASES\West Orange Townhouse Limited\Pleadings\Stip FJ - P 8009.wpd

LEGAL DESCRIPTION

Parcel No. 8009

A parcel of land lying within a portion of Section 11, Township 23 South, Range 27 East Orange County, Florida. Being more particularly described as follows:

Commence at the Southeast corner of Tract C, Winward Cay as recorded in Plat Book 48, Pages 125-128 of the Public Records of Orange County, Florida; thence run North 00°02'00" West along the East line of said Winward Cay, said East line also being the Westerly right of way line of Orange County Road 535, also known as Winter Garden-Vineland Road as recorded in Deed Book 396, Page 57 of the Official Records of Orange County, Florida, for a distance of 30.71 feet to the POINT OF BEGINNING; thence departing said East line, run North 88°13'31" West for a distance of 8.00 feet; thence run North 00°02'00" West for a distance of 37.87 feet; thence run South 88°13'31" East for a distance of 8.00 feet to the aforesaid East line; thence run South 00°02'00" East along said East line for a distance of 37.87 feet to the POINT OF BEGINNING.

Containing 303 sq. ft. or 0.01 acres more or less

SHEET 1 OF 2



16 EAST PLANT STREET

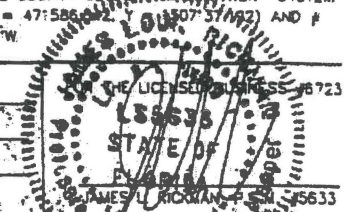
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.042, Y = 1491264.527) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

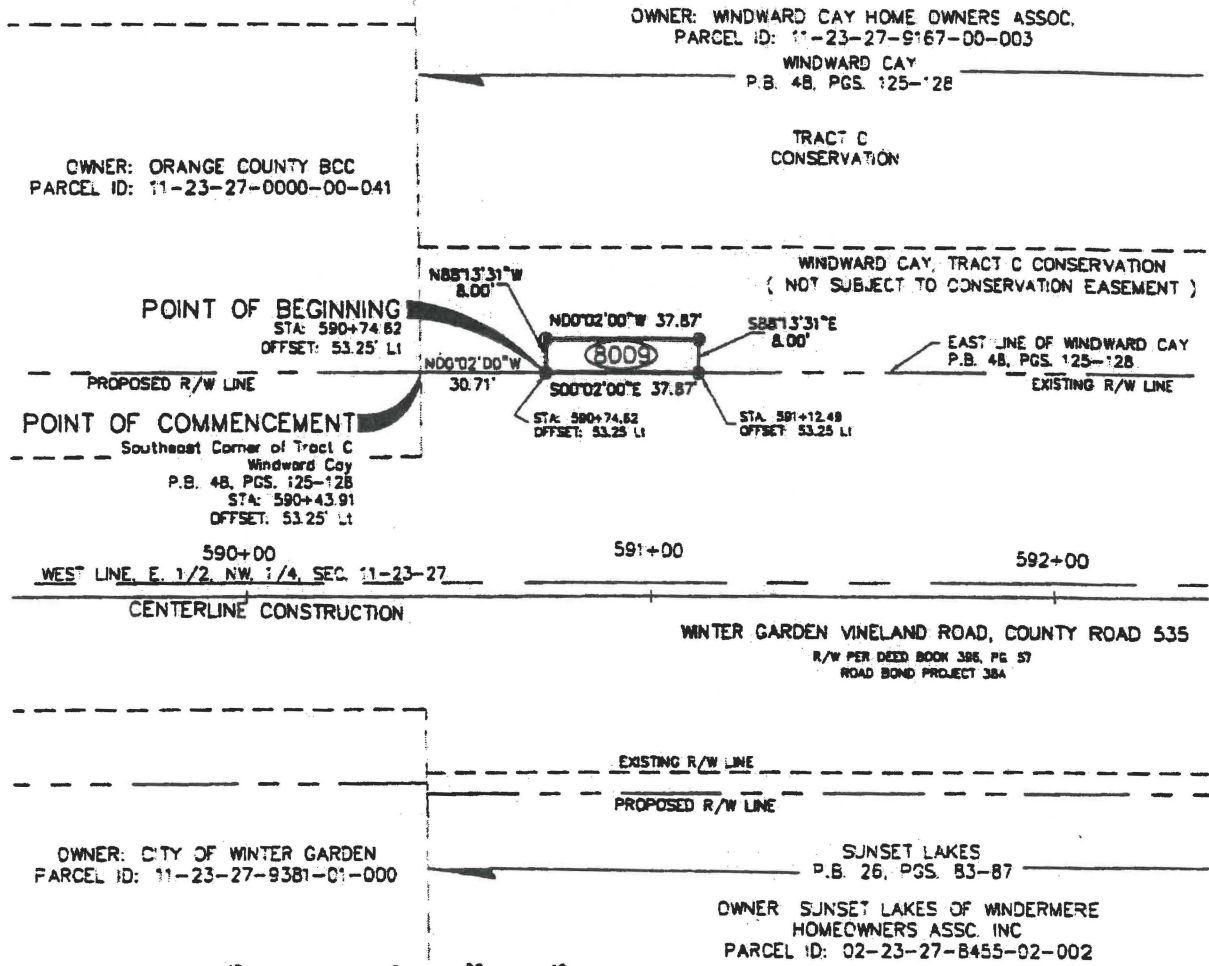
JOB NO. 24275
 DATE: 07-24-07
 SCALE: N/A
 --- N/A

CALCULATED BY: RT
 DRAWN BY: EJC
 CHECKED BY: JLR



SKETCH OF DESCRIPTION

PARCEL No. 8009



(IN FEET)

1 inch = 40 ft

SHEET 2 OF 2

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



LEGEND:
 © DENOTES CHANGE IN DIRECTION PE DENOTES PLAT BOOK
 STA DENOTES STATION PGS DENOTES PAGES
 R/W DENOTES RIGHT OF WAY

JOB NO.	24275	CALCULATED BY:	RT
DATE:	07-26-07	DRAWN BY:	EL
SCALE:	1" = 40 FEET	CHECKED BY:	JLR

COUNTY ROAD 53E
 SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 8009

DRAINAGE EASEMENT

Parcel 8009 is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a stormwater drainage ditch and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to open space, setback area or any activity that will not adversely affect the structural integrity of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

ACCEPTED AND APPROVED BY THE REAL
ESTATE MANAGEMENT DIVISION ON
BEHALF OF ORANGE COUNTY, FLORIDA

JAN 06 2011

BY: Am Caswell
ASSISTANT MANAGER

DOCH# 20110114883 B: 10181 P: 0192
03/04/2011 09:47:53 AM Page 1 of 4
Rec Fee: \$35.50
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
PU - Ret To: ORANGE COUNTY REAL ESTATE



Instrument: 8061B.1
Project: Winter Garden-Vineland Road (CR 535) Segment A
(N. of Magnolia Ct to S. of SR 429)

This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

RIGHT-OF-WAY AND SIDEWALK EASEMENT

THIS INDENTURE, made the 2nd day of DECEMBER, 2010, between Wintermere Harbor Homeowners Association, Inc., a Florida non-profit corporation, having its principal place of business in the city of Winter Garden, county of Orange, whose address is 2582 S. Maguire Rd., Suite 318, Ocoee, Florida 34761, GRANTOR, and ORANGE COUNTY, a charter county and a political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the Grantor, in consideration of the sum of \$ 6,000⁻ and other valuable considerations, paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to the Grantee and its assigns a perpetual, exclusive easement for public right-of-way and sidewalk purposes, over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

02-23-27-9200-00-002

TO HAVE AND TO HOLD said easement unto said Grantee and its assigns forever.

THE Grantee herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the easement and the Grantor, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the granted easement.

AGENT 8 BCC
RETURN TO REAL ESTATE
MANAGEMENT DIVISION

Instrument: 8061B.1
Project: Winter Garden-Vineland Road (CR 535) Segment A
(N. of Magnolia Ct to S. of SR 429)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed, and delivered
in the presence of:

Wintermere Harbor Homeowners Association,
Inc., a Florida non-profit corporation

[Signature]
Witness

BY: [Signature]

JOHN M. BIDES
Printed Name

Keith Powell
Printed Name

[Signature]
Witness

HOA President
Title

STEVEN P. BAUKARD
Printed Name

(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

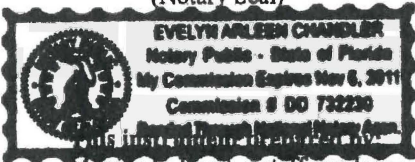
STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY, that on this day of, before me personally appeared John Bides, as Keith Powell of Wintermere Harbor Homeowners Association, Inc., a Florida non-profit corporation, to me known to be, or who has produced Driver's Licenses as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 2nd day of December, 2010.

(Notary Seal)

[Signature]
Notary Signature



EVELYN Arleen Chandler
Printed Notary Name

Monica L. Hand, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Notary Public in and for the
county and state aforesaid
My commission expires: 11/6/2011

SCHEDULE "A"

Parcel No. 8061B

Legal Description:

A parcel of land lying within a portion of Section 2, Township 23 South, Range 27 East and being a portion of Tract "B", Wintermere Harbor, as recorded in Plat Book 42, Pages 67 through 78 of the Public Records of Orange County, Florida. Being more particularly described as follows:

COMMENCE at the Southwest corner of Tract "G" of said Wintermere Harbor, also being a point along the Easterly right of way line of Winter Garden-Vineland Road, County Road 535 and a point of curvature of a curve concave Northwesterly having a radius of 1004.93 feet; thence from a tangent bearing of North 26°24'25" East run Northeasterly along said curve and said Easterly right of way line, also being the Westerly line of said Tracts "A" and "G" and Lots 1 and 2 of said Wintermere Harbor through a central angle of 29°17'44" for an arc distance of 513.82 feet to the Southwest corner of Tract "B" of said Wintermere Harbor, also being a point of curvature of a curve concave Southwesterly having a radius of 1004.93 feet and the POINT OF BEGINNING; thence from a tangent bearing of North 08°29'52" West continue Northwesterly along said Easterly right of way line of Winter Garden-Vineland Road, County Road 535, also being the Westerly line of said Tract "B" through a central angle of 0°51'14" for an arc distance of 14.98 feet; thence departing said Easterly and Westerly lines run South 52°44'20" East for a distance of 24.30 feet to a point along the Northerly line of aforesaid Tract "A" of Wintermere Harbor, also being the North right of way line of Lakeshore Grove Drive; thence run South 89°42'38" West along said Northerly line and North right of way line for a distance of 17.02 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains 125.72 square feet, more or less.

SHEET 1 OF 2



16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 651-5355

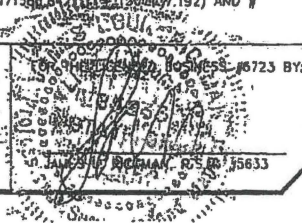
SURVEYOR'S NOTES:

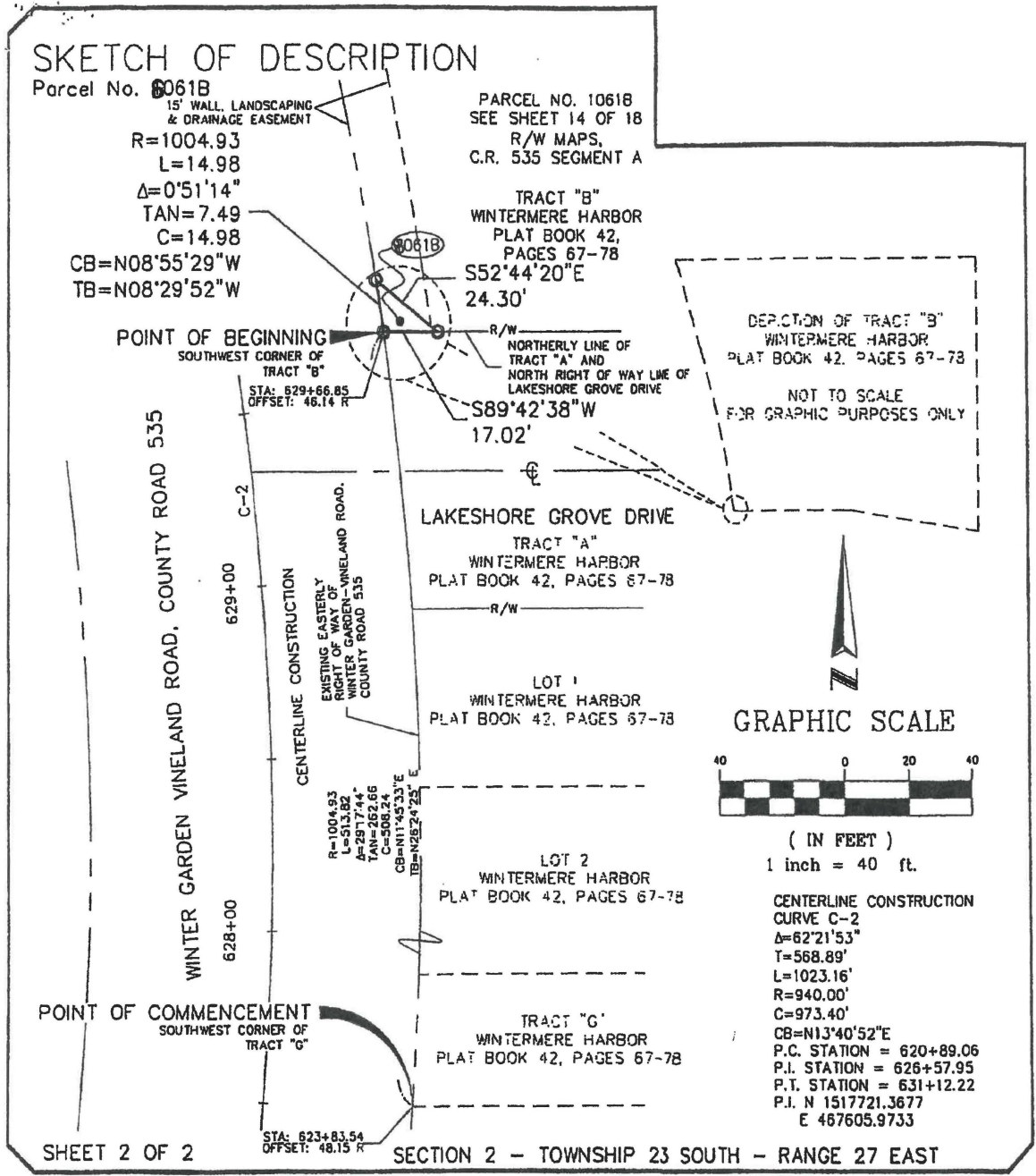
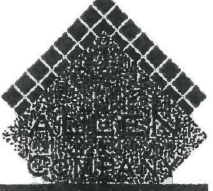
SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.877, Y = 1491264.192) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

JOB NO. 24275
 DATE: 03-03-06
 SCALE: 1" = 40 FEET
 FIELD BY: N/A

CALCULATED BY: RT
 DRAWN BY: SM
 CHECKED BY: JLR



Professional Engineer & Mapper

16 EAST PLANT STREET
 Winter Garden, Florida 32787 • (407) 651-5355

LEGEND:		
Δ DENOTES DELTA R DENOTES RADIUS CB DENOTES CHORD BEARING TB DENOTES TANGENT BEARING TAN DENOTES TANGENT L DENOTES LENGTH	○ DENOTES CHANGE IN DIRECTION (P) DENOTES PLAT (C) DENOTES CALCULATED R/W DENOTES RIGHT OF WAY CL DENOTES CENTERLINE	STA. DENOTES STATION P.I. DENOTES POINT OF INTERSECTION P.T. DENOTES POINT OF TANGENCY P.C. DENOTES POINT OF CURVATURE
JOB NO. 24275 DATE: 03-03-06 SCALE: 1" = 40 FEET FIELD BY: N/A	CALCULATED BY: RT DRAWN BY: SM CHECKED BY: JLR	COUNTY ROAD 535 SEGMENT A

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 20 2010 NPIBS

DOCH 20100433944 B: 10080 P: 9376
07/27/2010 01:25:42 PM Page 1 of 6
Rec Fee: \$52.50
Deed Doc Tax: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
PU - Ret To: BROAD & CASSEL



Return to:
Robert F. Mallett, L.L.C.
Broad and Cassel
390 N. Orange Avenue, Suite 1400
Orlando, FL 32801

Prepared by:
Robert D. Guthrie
Senior Assistant County Attorney
County Attorney's Office
P.O. Box 1393
Orlando, Florida 32802-1393

Project Name: OOCEA-SR 429 (Western Expressway)
Part C R/W Conveyances

DRAINAGE EASEMENT

THIS INDENTURE, Made this _____ day of JUL 20 2010, A.D. 20____, between ORANGE COUNTY, FLORIDA, a charter county and a political subdivision of the State of Florida, whose mailing address is Post Office Box 1393, Orlando, FL 32802-1393 ("County") GRANTOR, and the CITY OF WINTER GARDEN, a Florida municipal corporation, whose address is 300 West Plant Street, Winter Garden, FL. 34787 ("City") GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a perpetual, non-exclusive easement on, upon, over, in and through the County Pond 1 (also known as Pond 6A as depicted on OOCEA Plan Sheet 60, Project No. 654A) Property described in Exhibit "A", for the purpose of providing stormwater drainage for Stoneybrook West Parkway and its appurtenant improvements to the extent permitted, shown on the construction plans or constructed as of the date of this easement.

SEE ATTACHED EXHIBIT "A"

County Pond 1 Property

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

GRANTOR, their heirs, successors, and assigns agree to perform, at its expense, maintenance of the County Pond 1 Property, including the segment of the existing 36 inch influent pipe and appurtenances within County Pond 1 property and CR 535 right of

way that convey stormwater drainage from Stoneybrook West Parkway, SR 429 and CR 535 so as to maintain same in good state of repair and fully operational in accordance with all applicable Federal, State or local laws, permits and requirements.

Neither GRANTOR nor GRANTEE shall cause or allow any hazardous or toxic substance or other contaminant regulated under any local, state, or federal laws to be discharged or released into or upon the County Pond 1 Property.

GRANTEE shall not have the right to use the County Pond 1 Property for drainage of any other property without the express written prior consent of GRANTOR. Notwithstanding anything to contrary contained herein, the easement granted herein shall be appurtenant to and run with the Stoneybrook West Parkway right-of-way and shall not be assigned, conveyed or transferred by GRANTEE except as an appurtenance thereto. Nothing herein shall grant the general public or the owner or occupant of any lands any right, easement or privilege in or use of the County Pond 1 Property.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Richard T. Crotty*
Richard T. Crotty
Orange County Mayor

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

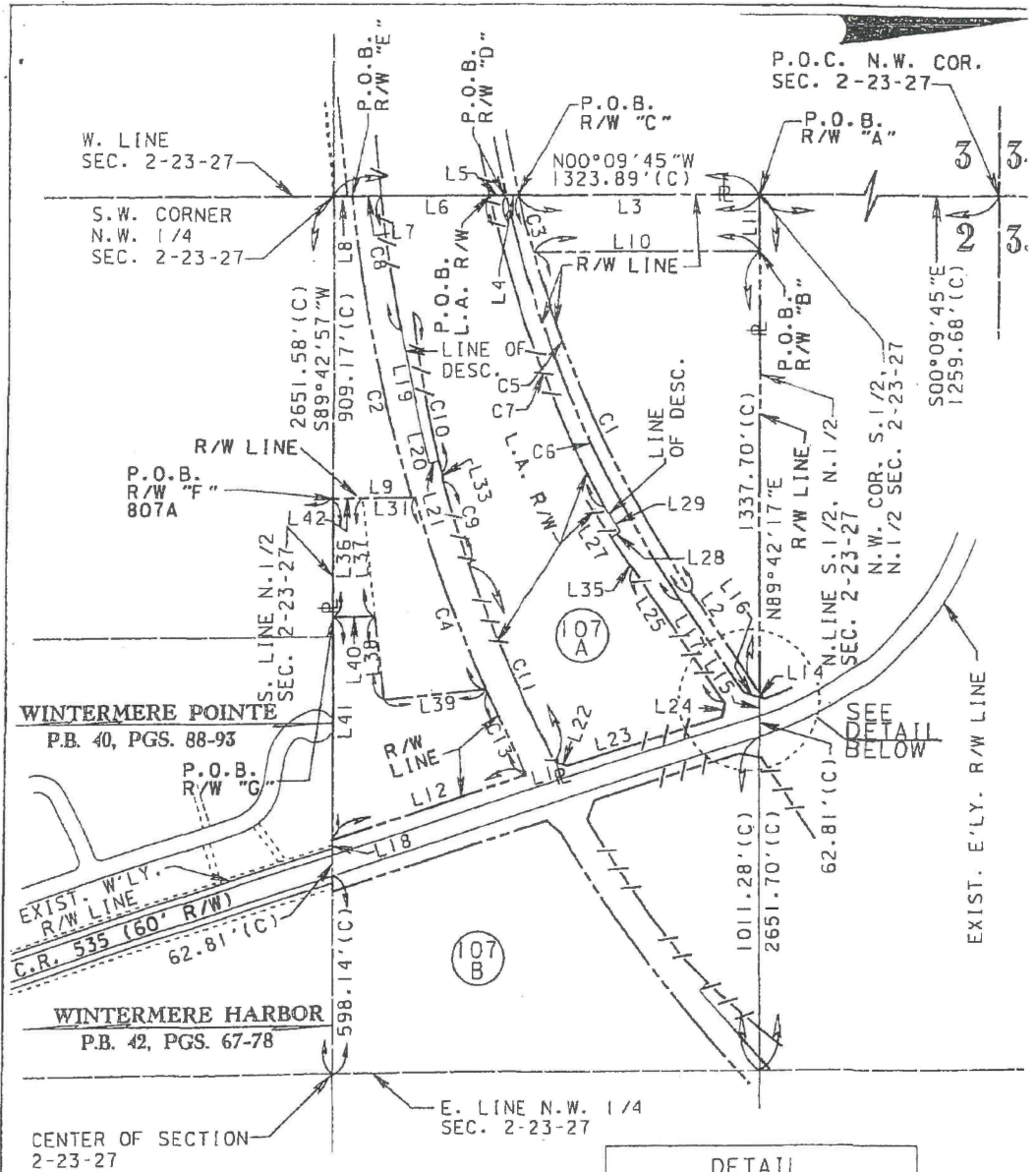
By: *Martha O. Haynie*
Deputy Clerk



EXHIBIT "A"

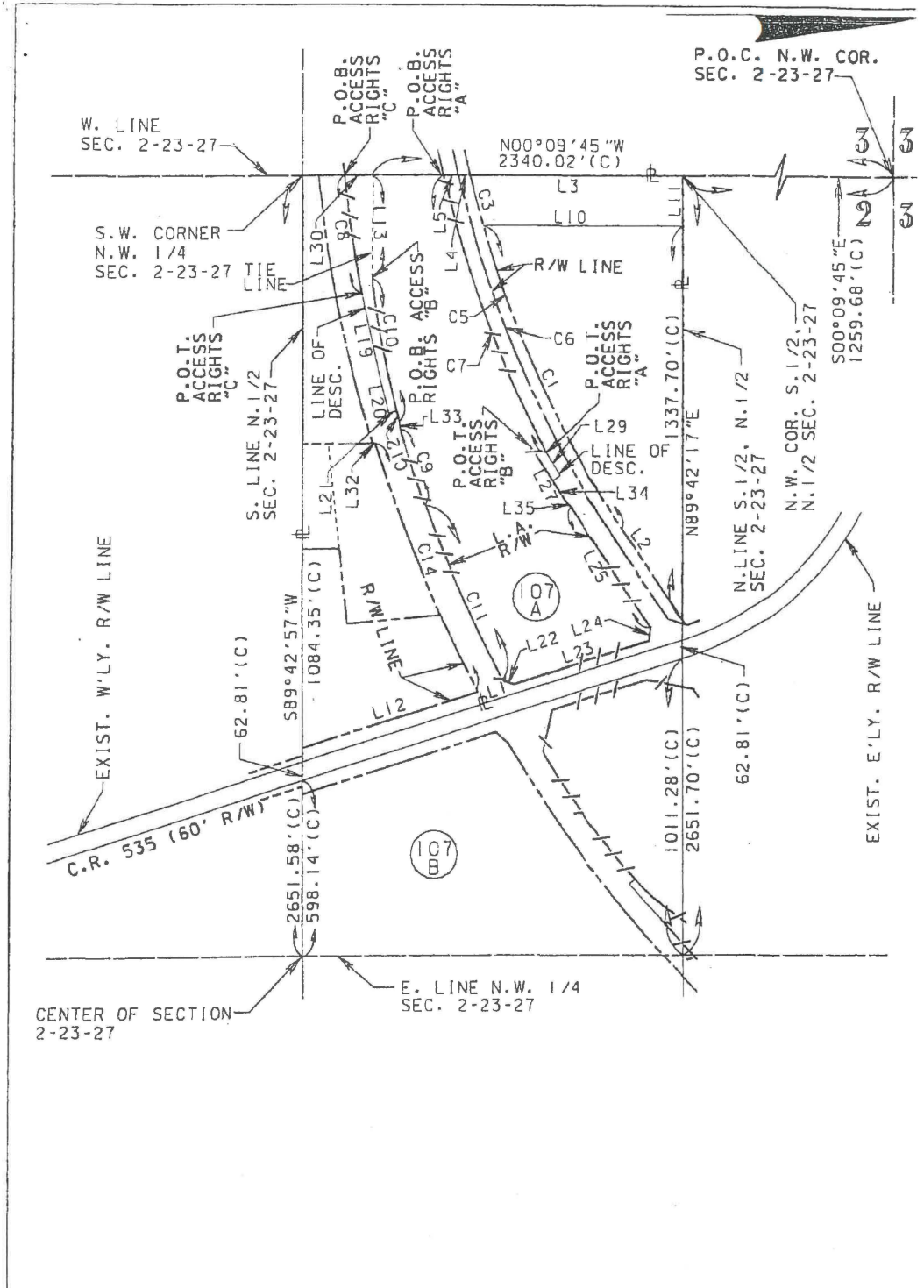
[EXHIBIT "K-1"]

[insert legals for Parcels 107A Right-of-Way G (County Pond 1)]



SHEET 1 OF 16
 SEE SHEET 2 OF 16 FOR L.A. R/W LINE DESCRIPTION DATA.
 SEE SHEET 3 OF 16 FOR NOTES, LEGEND, CURVE AND LINE TABLES

RIGHT OF WAY PARCEL SKETCH	WESTERN BELTWAY PART C ORANGE COUNTY, FLORIDA		CHRISTENSEN FAMILY, LTD. & SUSAN DILL	PROJECT NO. 75320-6460-654 R/W MAP SHEET: 4, 22-25
	DRMP PROJECT NO.	SHEET 1 OF 16	DATE: 8/10/00	SKETCH PREPARED BY DRMP DYER, RIDGEL, HILLS & PRECOURT, INC. ENGINEERS - SURVEYORS 1505 E. COLONIAL DRIVE ORLANDO, FLORIDA 32803 (407) 856-0584
REGISTERED LAND SURVEYOR NO. 5221	REVISION	BY	DATE	CHECKED: AAS DRAWN: MFR



SHEET 2 OF 16 (L.A. R/W LINE DESCRIPTION DATA)
 SEE SHEET 3 OF 16 FOR NOTES, LEGEND, CURVE AND LINE TABLES

RIGHT OF WAY PARCEL SKETCH	WESTERN BELTWAY PART C ORANGE COUNTY, FLORIDA		CHRISTENSEN FAMILY, LTD. & SUSAN DILL	PROJECT NO. 75320-6460-654
	REGISTERED LAND SURVEYOR NO. 9221		DRMP PROJECT NO. SHEET 2 OF 16 DATE: 8/10/00	R/W MAP SHEETS: 4, 22-25
		SCALE: 1" = 400'	SKETCH PREPARED BY DRMP DYER, RIDDLE, MILLS & PRECOURT, INC. ENGINEERS & SURVEYORS 1505 E. COLONIAL DRIVE ORLANDO, FLORIDA 32803 (407) 896-0594	
		CHECKED: AAS		
		REVISION BY DATE DRAWN: CSL		

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-654**

PARCEL 107A

RIGHT-OF-WAY "G"

LEGAL DESCRIPTION

A portion of the South 1/2 of the North 1/2 of Section 2, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 2; thence run S.00°09'45"E. along the West line of said Section 2 a distance of 2583.57 feet to the Southwest corner of the Northwest 1/4 of said Section 2; thence departing said West line of Section 2, run N.89°42'57"E. along said South line of the South 1/2 of the North 1/2 of Section 2 a distance of 1265.88 feet for a POINT OF BEGINNING; thence departing said South line of the North 1/2 of Section 2 run N.00°17'03"W. 129.11 feet; thence N.83°29'16"E. 256.17 feet; thence N.05°13'53"W. 320.93 feet to a point on a curve concave Northwesterly, having a radius of 4654.66 feet and a central angle of 03°36'50"; thence from a chord bearing of N.62°55'09"E. run Northeasterly along the arc of said curve a distance of 293.58 feet; thence departing said curve; run S.17°29'47"E. a distance of 637.51 feet to an intersection with the aforesaid South line of the North 1/2 of Section 2; thence run S.89°42'57"W. along said South line of the North 1/2 of Section 2 a distance of 677.64 feet to the POINT OF BEGINNING;

Containing 5.208 acres, more or less.

August 10, 2000

SHEET 15 OF 16