

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

COUNTY DEED

THIS DEED, dated _____, 2024, 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 certain roads.

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 Certain Roads

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”

LEGAL DESCRIPTION

PROJECT: PARCEL 101 CITY OF WINTER GARDEN ROAD TRANSFERS


SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

All that portion of Right-of-Way of Beulah Road lying North of the North Line of the South 1/2 of the Northwest 1/4 of Section 25, Township 22 South, Range 27 East, Orange County, Florida, to the South Right-of-Way line of State Road 50 lying in Section 25, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast Corner of Sterling Pointe Subdivision as described in Plat Book 48, Pages 1-3; Thence run North 05° 22' 20" West along the West Right-of-Way line of Beulah Road, also being the West Right-of-Way line of the Limited Access Right-of-Way of Florida State Turnpike Authority, a distance of 269.10 feet to a Point of Curvature; Curve concave Southeasterly; Thence run Northwesterly along said West Right-of-Way line and curve, having a Radius of 527.96 feet, a Central Angle of 28° 12' 17", an Arc length of 259.89 feet, a Chord length of 257.28 feet, and a Chord Bearing of North 19° 28' 29" West to the end of said curve; Thence run North 56° 25' 22" East, a distance of 10.00 feet; Continue along said West Right-of-Way line North 33° 34' 38" West, a distance of 110.00 feet; Thence run North 20° 39' 44" West, a distance of 67.12 feet to the Point of Beginning; Said point also being the Point of Intersection with the Westerly Limited Access Right-of-Way line of Florida State Turnpike Authority and said West Right-of-Way line of Beulah Road; Thence run North 33° 34' 38" West, a distance of 181.87 feet; Thence run North 31° 58' 26" West, a distance of 1,271.35 feet to a Point of Intersection with the South Right-of-Way line of State Road 50; Thence departing said West Right-of-Way line of Beulah Road run North 89° 49' 42" East along the South Right-of-Way line of State Road 50, a distance of 70.59 feet to a point along the East Right-of-Way line of Beulah Road; Thence run South 31° 58' 26" East along said East Right-of-Way line, a distance of 1,449.12 feet to a Point of Intersection with the Easterly Limited Access Right-of-Way line of Florida State Turnpike Authority; Thence departing said East Right-of-Way line run South 89° 09' 55" West, a distance of 64.14 feet to the Point of Beginning.

Containing 86,505.01 Square Feet or 1.98 Acres, More or Less.


DANIEL WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 10/24/2023

I HEREBY AFFIRM THAT THIS 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.

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 Southeast property line of Sterling Pointe Subdivision lying in Section 25, Township 22 South, Range 27 East of Orange County, Florida, per Plat Book 48 Pages 1 through 3 Public Records of Orange County, Florida. Bearing being South 05° 22' 20" East (Assumed).
6. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
7. This is not a Boundary Survey.

PREPARED FOR:

REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEET 2 OF 2

FIELD DATE: -----	DATE: 06/20/2023	SECTION: 25
DRAWN BY: JFM		TOWNSHIP: 22S
CHECKED BY: D. WHITTAKER	REVISIONS: 10/24/2023	RANGE: 27E
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2

**PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION**
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-8205
(407) 836-7851



DRAWING SCALE:

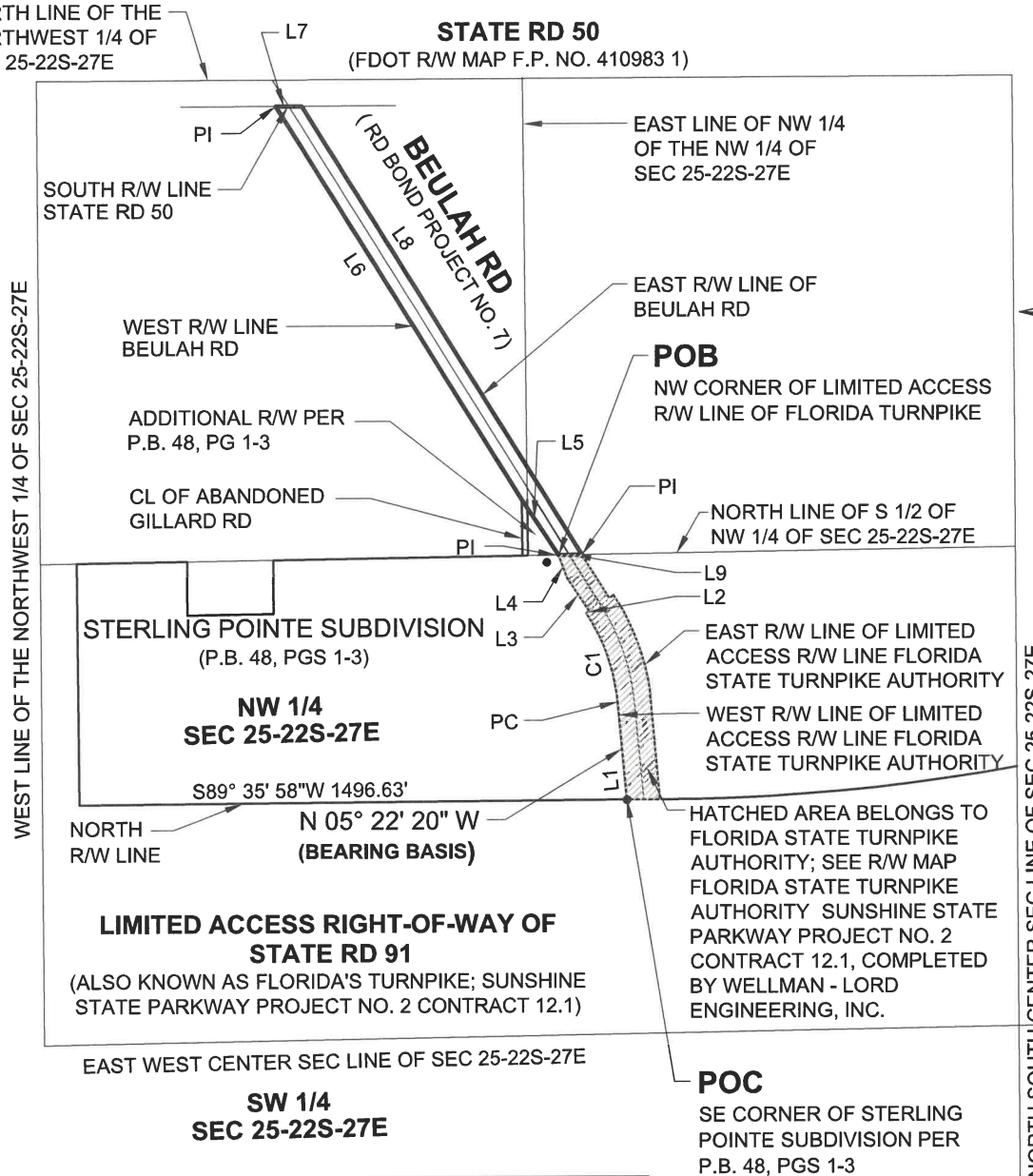
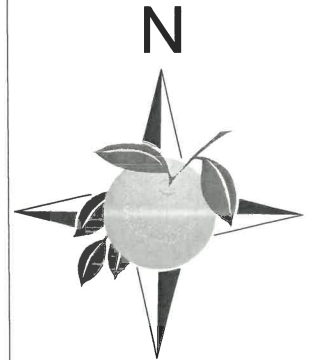
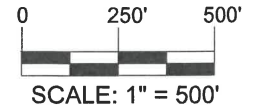
N/A

COUNTY PROJECT
NUMBER

9084

SKETCH OF DESCRIPTION

PROJECT: PARCEL 101 CITY OF WINTER GARDEN ROAD TRANSFERS



LEGEND:

CL= Center Line
NO. = Number
P.B.= Plat Book
PG/PGS= Page/Pages
PI= Point of Intersection
POB=Point of Beginning
POC= Point of Commencement
RD= Road
R/W= Right of Way
SEC= Section

LINE TABLE		
SEGMENT	BEARING	LENGTH
L1	N 05° 22' 20" W	269.10'
L2	N 56° 25' 22" E	10.00'
L3	N 33° 34' 38" W	110.00'
L4	N 20° 39' 44" W	67.12'
L5	N 33° 34' 38" W	181.87'
L6	N 31° 58' 26" W	1271.35'
L7	N 89° 49' 42" E	70.59'
L8	S 31° 58' 26" E	1449.12'
L9	S 89° 09' 55" W	64.14'

CURVE TABLE	
	C1
Δ	28° 12' 17"
RADIUS	527.96'
ARC LENGTH	259.89'
CHORD LENGTH	257.28'
CHORD BEARING	N 19° 28' 29" W

NOT VALID WITHOUT SHEETS 1 OF 2

PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: -----
DRAWN BY: JFM
CHECKED BY: D. WHITTAKER
APPROVED BY: D. WHITTAKER

DATE: 06/20/2023
REVISIONS: 10/24/2023

SECTION: 25
TOWNSHIP: 22S
RANGE: 27E
SHEET 2 OF 2

**PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION**
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-8205
(407) 836-7951



DRAWING SCALE:
1"=500'
**COUNTY PROJECT
NUMBER**
9084

LEGAL DESCRIPTION

PROJECT: PARCEL 102 CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

All that portion of Right-of-Way of Beulah Road lying South of the Limited Access Right-of-Way of Florida State Turnpike Authority to the South Right-of-Way line of Sunburst Cove Lane lying in Section 25, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest Corner of said Section 25; Thence run South 89° 58' 22" East along the South line of the Southwest 1/4 of said Section 25, a distance of 1,897.22 feet to a point along the center Right-of-Way line of Beulah Road; Thence run North 02° 40' 29" West along the center Right-of-Way line of Beulah Road for a distance of 1,276.02 feet to the Point of Beginning; Thence departing said center Right-of-Way line run South 87° 19' 31" West a distance of 30.00 feet to a point along the West Right-of-Way line of Beulah Road; Thence run North 02° 40' 29" West along said West Right-of-Way line a distance of 966.37 feet to a point of curvature; Curve concave Southwesterly; Thence run Northwesterly along said West Right-of-Way line and curve, having a Radius of 542.96 feet, a Central Angle of 24° 08' 02", an Arc length of 228.70 feet, a Chord length of 227.01 feet, and a Chord Bearing of North 14° 44' 29" West to a Point of Reverse Curvature; Said point lies on a curve, concave Northeasterly; Thence run Northwesterly along The Westerly Right-of-Way line and said curve, having a Radius of 588.14 feet, a Central Angle of 21° 46' 40", an Arc length of 223.55 feet, a Chord length of 222.20 feet, and a Chord Bearing of North 15° 55' 10" West to the Point of Tangency; Thence continue along the Westerly Right-of-Way line North 05° 01' 49" West a distance of 50.67 feet; Thence leaving said Westerly Right-of-Way line run South 14° 03' 36" East, a distance of 21.02 feet; Thence run North 84° 56' 35" East, a distance of 32.10 feet; Thence run North 14° 35' 41" East, a distance of 73.24 feet to a point along the East Right-of-Way line of Beulah Road; Thence run South 05° 01' 49" East along said East Right-of-Way line, a distance of 98.90 feet to a point of curvature; Curve concave Northeasterly;

Thence run Southeasterly along said East Right-of-Way line and curve, having a Radius of 528.14 feet, a Central Angle of 21° 46' 42", an Arc length of 200.74 feet, a Chord length of 199.54 feet, and a Chord Bearing of South 15° 55' 09" East to a Point of Reverse Curvature; said point lies on a curve, concave Southwesterly; Thence run Southeasterly along said East Right-of-Way line and curve, having a Radius of 602.96 feet, a Central Angle of 24° 08' 02", an Arc length of 253.97 feet, a Chord length of 252.10 feet, and a Chord Bearing of South 14° 44' 29" East to the Point of Tangency; Thence run South 02° 40' 29" East along said Easterly Right-of-way line, a distance of 962.96 feet; Thence leaving said Easterly Right-of-Way line of Beulah Road, run South 89° 31' 59" West, a distance of 12.01 feet; Thence run South 02° 40' 29" East, a distance of 3.88 feet; Thence run South 87° 19' 31" West, a distance of 18.00 feet to the Point of Beginning.

Containing 87,822.91 Square Feet or 2.02 Acres, More or Less.




DANIEL WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 10/30/2023

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.

PREPARED FOR:

REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEET 2 AND 3 OF 3

FIELD DATE: -----	DATE: 06/20/2023	SECTION: 25, 36	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32830-9205 (407) 836-7861		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER 9084
CHECKED BY: D. WHITTAKER	REVISIONS: 10/30/2023	RANGE: 27E			
APPROVED BY: D. WHITTAKER		SHEET 1 OF 3			

LEGAL DESCRIPTION

PROJECT: PARCEL 102 CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION


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 South Line of the Southwest 1/4 of Section 25, Township 22 South, Range 27 East of Orange County, Florida, per Plat Book 15 Pages 105 and 106 Public Records of Orange County, Florida. Bearing being South 89° 58' 22" East (Assumed).
6. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
7. This is not a Boundary Survey.

NOT VALID WITHOUT SHEET 1 AND 3 OF 3

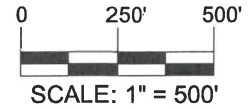
PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 06/20/2023	SECTION: 25, 36	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32830-9205 (407) 836-7861		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 10/30/2023	RANGE: 27E			9084
APPROVED BY: D. WHITTAKER		SHEET 2 OF 3			

SKETCH OF DESCRIPTION

PROJECT: PARCEL 102 CITY OF WINTER GARDEN ROAD TRANSFERS

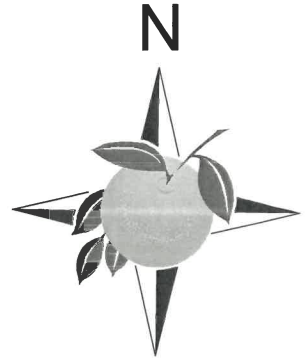


LINE TABLE		
SEGMENT	BEARING	LENGTH
L1	S 89° 58' 22" E	1897.22'
L2	N 02° 40' 29" W	1276.02'
L3	S 87° 19' 31" W	30.00'
L4	N 02° 40' 29" W	966.37'
L5	N 05° 01' 49" W	50.67'
L6	S 14° 03' 36" E	21.02'
L7	N 84° 56' 35" E	32.10'
L8	N 14° 35' 41" E	73.24'
L9	S 05° 01' 49" E	98.90'
L10	S 02° 40' 29" E	962.96'
L11	S 89° 31' 59" W	12.01'
L12	S 02° 40' 29" E	3.88'
L13	S 87° 19' 31" W	18.00'

LEGEND:

CL= Center Line
 DOC= Document
 P.B.= Plat Book
 PC= Point of Curvature
 PRC= Point of Reverse Curvature
 PG/PGS= Page/Pages
 POB=Point of Beginning
 POC= Point of Commencement
 PT= Point of Tangency
 R/W= Right of Way
 SEC= Section

LIMITED ACCESS RIGHT-OF-WAY
 OF STATE ROAD 91
 (ALSO KNOWN AS FLORIDA'S
 TURNPIKE; SUNSHINE STATE
 PARKWAY PROJECT NO. 2
 CONTRACT 12.1)

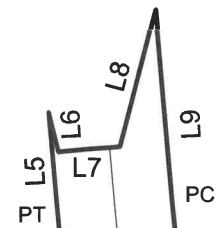


CURVE TABLE				
	C1	C2	C3	C4
Δ	24° 08' 02"	21° 46' 40"	21° 46' 42"	24° 08' 02"
RADIUS	542.96'	588.14'	528.14'	602.96'
ARC LENGTH	228.70'	223.55'	200.74'	253.97'
TANGENT	116.07'	113.14'	101.60'	128.90'
CHORD LENGTH	227.01'	222.20'	199.54'	252.10'
CHORD BEARING	N 14° 44' 29" W	N 15° 55' 10" W	S 15° 55' 09" E	S 14° 44' 29" E

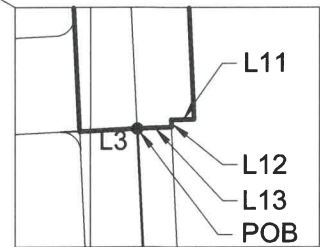
SEE
 DETAIL 2

PT
 C2
 PRC
 C1
 PC

PC
 C3
 PRC
 C4
 PT



SEE
 DETAIL 1



SUNBURST COVE LANE
 SOUTH RW LINE

ORANGE COVE
 SUBDIVISION
 (P.B. 34, PGS 59 & 60)

SW 1/4 OF SECTION
 25-22S-27E

BEULAH ROAD
 R/W WIDTH VARIES
 (P.B. 15, PGS 105-106)

POC
 SW CORNER OF
 SEC 25-22S-27E

L1

SOUTH SEC LINE OF
 SEC 25-22S-27E

S 89° 58' 22" E
 (BEARING BASIS)

L2

NW 1/4 OF SECTION
 36-22S-27E

CL of BEULAH
 ROAD

PREPARED FOR:
 REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEETS 1 AND 2 OF 3

FIELD DATE: -----	DATE: 06/20/2023	SECTION: 25, 36	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7951	ORANGE COUNTY GOVERNMENT FLORIDA	DRAWING SCALE: 1"=500'
DRAWN BY: JFM	REVISIONS: 10/30/2023	TOWNSHIP: 22S			COUNTY PROJECT NUMBER 9084
CHECKED BY: D. WHITTAKER		RANGE: 27E			
APPROVED BY: D. WHITTAKER		SHEET 3 OF 3			

LEGAL DESCRIPTION

PROJECT: PARCEL 103 CITY OF WINTER GARDEN ROAD TRANSFERS

DESCRIPTION:

That portion of Right-of-Way of Marshall Farms Road, from the West Section line of Section 30, Township 22 South, Range 28 East, Orange County, Florida, to the limited Access Right-of-Way of State Road 429 lying in Section 30, Township 22 South, Range 28 East, Orange County, Florida; being more particularly described as follows:

Begin at the Northwest Corner of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 22 South, Range 28 East, Orange County, Florida; Thence run North 00° 20' 48" West along the West line of said Section 30, a distance of 30.00 feet to a point along the Easterly prolongation of the North Right-of-Way line of Marshall Farms Road; Thence run North 88° 38' 43" East along said North Right-of-Way line, a distance of 46.82 feet to a point on the Limited Access Right-of-Way line of State Road 429; Thence departing said North Right-of-Way line run South 21° 06' 27" East along said Limited Access Right-of-Way line a distance of 63.74 feet to a point along the South Right-of-Way line of Marshall Farms Road; Thence run South 88° 38' 43" West along the South Right-of-Way line of Marshall Farms Road a distance of 69.46 feet to a point along the West boundary line of the Northwest 1/4 of the Southwest 1/4 of said Section 30; Thence run North 00° 16' 23" West a distance of 30.00 feet to the Point of Beginning.

Containing 3,487.43 Square Feet or 0.08 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 Center East/West Section line of Section 25, Township 22 South, Range 27 East of Orange County, Florida. Bearing being South 89° 01' 58" West (Assumed).
6. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
7. This is not a Boundary Survey.

NOT VALID WITHOUT SHEET 2 of 2

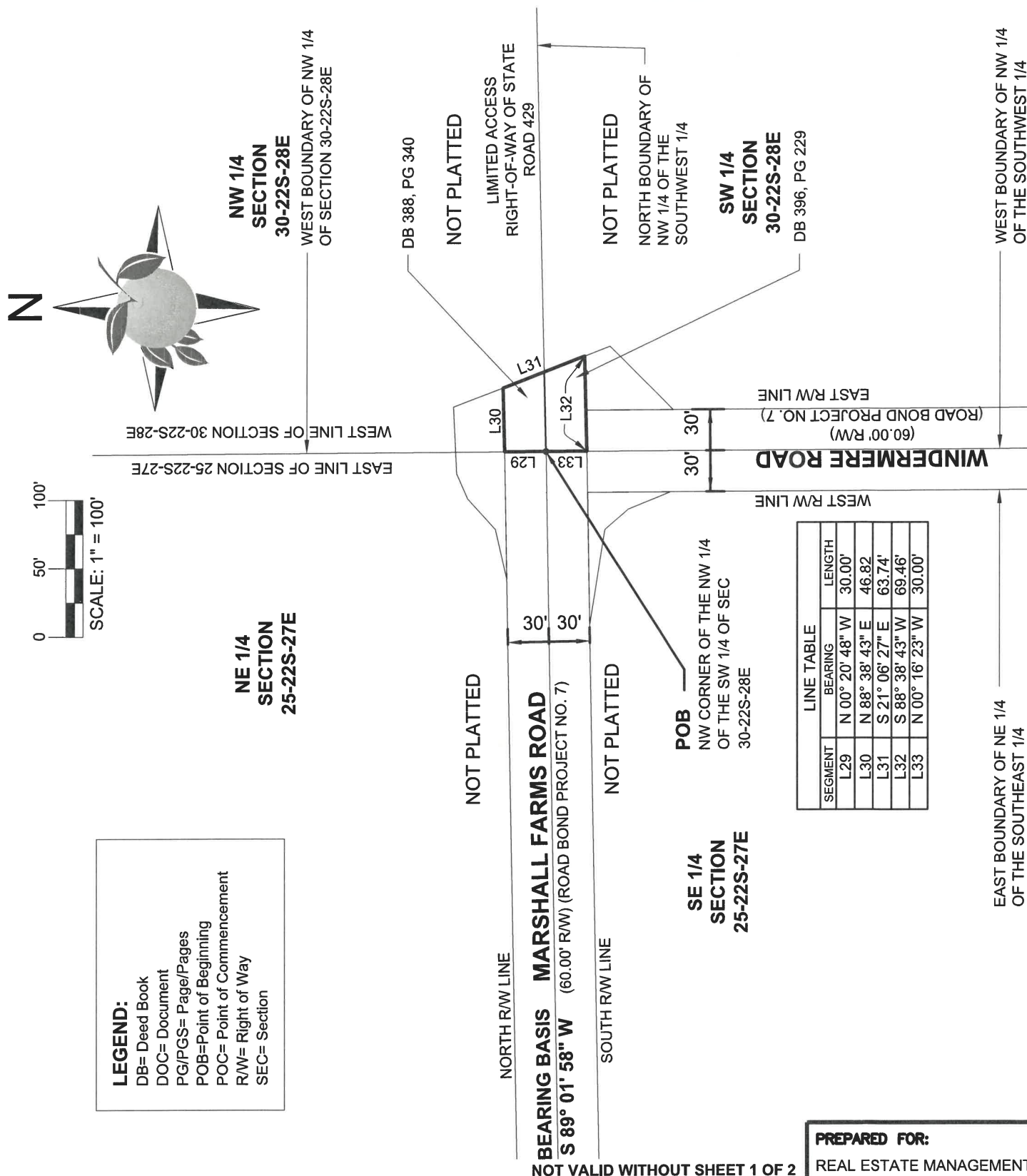
PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 06/13/2023	SECTION: 30	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7961		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 10/24/2023	RANGE: 28E			9085
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

SKETCH OF DESCRIPTION

PROJECT: PARCEL 103 CITY OF WINTER GARDEN ROAD TRANSFERS



PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: -----
 DRAWN BY: JFM
 CHECKED BY: D. WHITTAKER
 APPROVED BY: D. WHITTAKER

DATE:
06/13/2023
 REVISIONS:
10/24/2023

SECTION: 25, 30
 TOWNSHIP: 22S
 RANGE: 27E, 28E
 SHEET 2 OF 2

PUBLIC WORKS
 ENGINEERING DIVISION
 SURVEY SECTION
 4200 SOUTH JOHN YOUNG PARKWAY
 ORLANDO, FLORIDA 32839-8205
 (407) 836-7981



DRAWING SCALE:
1"=100'
 COUNTY PROJECT
 NUMBER
 9085

LEGAL DESCRIPTION

PROJECT: PARCELS 104 105 106 CITY OF WINTER GARDEN ROAD TRANSFERS


SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION PARCEL #104:

That part of the West 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest Corner of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 22 South, Range 28 East, Orange County, Florida; Thence run North 88° 38' 43" East a distance of 58.12 feet along the North Boundary of said Northwest 1/4 of the Southwest 1/4; Thence run South 21° 06' 27" East 31.87 feet for the Point of Beginning, said Point of Beginning being on a line parallel with and 30.00 feet South of, when measured at right angles to, said North boundary of the Northwest 1/4 of the Southwest 1/4; Thence continue South 21° 06' 27" East 20.04 feet; Thence run South 45° 05' 53" West 65.44 feet to a point on a line being parallel with and 30.00 feet East of, when measured at right angles to, the West boundary of the aforesaid Northwest 1/4 of the Southwest 1/4; Thence run North 00° 16' 23" West 63.96 feet along said parallel line to a point on the aforesaid line being parallel with and 30.00 feet South of, when measured at right angles to, the North boundary of the Northwest 1/4 of the Southwest 1/4; Thence run North 88° 38' 43" East 39.45 feet along said parallel line to the Point of Beginning.

Containing 1,861.50 Square Feet or 0.04 Acres, More or Less.



DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 10/24/2023

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.


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5. Bearing basis for this sketch is based on the Center East/West Section line of Section 25, Township 22 South, Range 27 East of Orange County, Florida. Bearing being South 89° 01' 58" West (Assumed).
6. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
7. This is not a Boundary Survey.

PREPARED FOR:

REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEETS 2, 3, 4 OF 4

FIELD DATE: -----	DATE: 06/13/2023	SECTION: 30	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7851		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 10/24/2023	RANGE: 28E			9085
APPROVED BY: D. WHITTAKER		SHEET 1 OF 4			

LEGAL DESCRIPTION

PROJECT: PARCELS 104 105 106 CITY OF WINTER GARDEN ROAD TRANSFERS

DESCRIPTION OF PARCEL #105:

That part of the East 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 22 South, Range 27 East, Orange County, Florida; Thence run South 00° 16' 23" East a distance of 30.00 feet along the East Boundary of said Northeast 1/4 of the Southeast 1/4 to a point on the Easterly prolongation of the South Right-of-Way line of Marshall Farms Road; Thence run South 89° 01' 58" West 30.00 feet along said Easterly prolongation to a point on the West Right-of-Way line of Windermere Road for the Point of Beginning, said Point of Beginning being the Northeast corner of Parcel "A" as described and recorded in Official Records Book 2990, Page 1124, Public Records of Orange County Florida; Thence run South 00° 16' 23" East 60.61 feet along said West Right-of-Way line and the East boundary of said Parcel "A"; Thence departing said West Right-of-Way line run North 22° 14' 27" West 33.35 feet; Thence run North 40° 41' 18" West 22.54 feet; Thence run North 80° 58' 39" West 70.27 feet to a point on the aforesaid South Right-of-Way line of Marshall Farms Road, said South Right-of-Way line also being the North Boundary of the aforesaid Parcel "A"; Thence run North 89° 01' 58" East 96.44 feet along said South Right-of-Way line and said North Boundary of Parcel "A" to the Point of Beginning.

Containing 1,289.84 Square Feet or 0.02 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 Center East/West Section line of Section 25, Township 22 South, Range 27 East of Orange County, Florida. Bearing being South 89° 01' 58" West (Assumed).
6. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
7. This is not a Boundary Survey.

SPACE ABOVE RESERVED FOR RECORDING INFORMATION




DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 10/24/2023

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.

NOT VALID WITHOUT SHEETS 1, 3, 4 OF 4

PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 06/13/2023	SECTION: 25	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7851		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 10/24/2023	RANGE: 27E			9085
APPROVED BY: D. WHITTAKER		SHEET 2 OF 4			

LEGAL DESCRIPTION

PROJECT: PARCELS 104 105 106 CITY OF WINTER GARDEN ROAD TRANSFERS DESCRIPTION PARCEL #106:

That part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 22 South, Range 27 East, and the Southwest 1/4 of the Northwest 1/4 of Section 30, Township 22 South, Range 28 East, Orange County, Florida, lying South of the Right-of-Way of Florida State Turnpike, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 22 South, Range 28 East, Orange County, Florida; Thence run North 88° 38' 43" East a distance of 58.12 feet along the North boundary line of the Northwest 1/4 of the Southwest 1/4; Thence run North 21° 06' 27" West a distance of 31.87 feet to a point on the North Right-of-Way line of Marshall Farms Road for the Point of Beginning; Said North Right-of-Way line being parallel with and 30.00 feet North of, when measured at right angles to said North boundary line of the Northwest 1/4 of the Southwest 1/4; Thence continue North 21° 06' 27" West a distance of 38.74 feet to a point; Thence run South 87° 13' 41" West a distance of 48.92 feet; Thence run South 65° 48' 42" West a distance of 20.00 feet; Thence run South 48° 07' 22" West a distance of 29.98 feet; Thence run South 77° 18' 04" West a distance of 37.51 feet to a point on the aforesaid North Right-of-Way line of Marshall Farms Road; Thence run North 89° 01' 58" East a distance of 93.17 feet along said North Right-of-Way line to a point on the West boundary of the Northwest 1/4 of the aforesaid Section 30; Thence run North 88° 38' 43" East a distance of 46.82 feet along said North Right-of-Way line to the Point of Beginning.

Containing 3,104.16 Square Feet or 0.07 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 Center East/West Section line of Section 25, Township 22 South, Range 27 East of Orange County, Florida. Bearing being South 89° 01' 58" West (Assumed).
6. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
7. This is not a Boundary Survey.


NOT VALID WITHOUT SHEETS 1, 2, 4 OF 4

SPACE ABOVE RESERVED FOR RECORDING INFORMATION



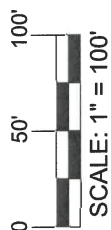
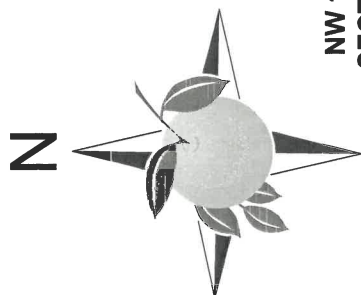
DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 10/24/2023

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.

FIELD DATE: -----	DATE: 06/13/2023	SECTION: 25	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		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 10/24/2023	RANGE: 27E			9085
APPROVED BY: D. WHITTAKER		SHEET 3 OF 4			

SKETCH OF DESCRIPTION

PROJECT: PARCEL 104 105 106 CITY OF WINTER GARDEN ROAD TRANSFERS



LINE TABLE		
SEGMENT	BEARING	LENGTH
L8	N 88° 38' 43" E	58.12'
L9	S 21° 06' 27" E	31.87'
L10	S 21° 06' 27" E	20.04'
L11	S 45° 05' 53" W	65.44'
L12	N 00° 16' 23" W	63.96'
L13	N 88° 38' 43" E	39.45'
L14	N 21° 06' 27" W	31.87'
L15	N 21° 06' 27" W	38.74'
L16	S 87° 13' 41" W	48.92'
L17	S 65° 48' 42" W	20.00'
L18	S 48° 07' 22" W	29.98'
L19	S 77° 18' 04" W	37.51'
L20	N 89° 01' 58" E	93.17'
L21	N 88° 38' 43" E	46.82'
L22	S 00° 16' 23" E	30.00'
L23	S 89° 01' 58" W	30.00'
L24	S 00° 16' 23" E	60.61'
L25	N 22° 14' 27" W	33.35'
L26	N 40° 41' 18" W	22.54'
L27	N 80° 58' 39" W	70.27'
L28	N 89° 01' 58" E	96.44'

NORTH R/W LINE

BEARING BASIS **MARSHALL FARMS ROAD**
S 89° 01' 58" W (60.00' R/W) (ROAD BOND PROJECT NO. 7)

SOUTH R/W LINE

SE 1/4
SECTION
25-22S-27E

LEGEND:

DB= Deed Book
DOC= Document
PG/PGS= Page/Pages
POB=Point of Beginning
POC= Point of Commencement
R/W= Right of Way
SEC= Section

PREPARED FOR:

REAL ESTATE MANAGEMENT

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

FIELD DATE: -----
DRAWN BY: JFM
CHECKED BY: D. WHITTAKER
APPROVED BY: D. WHITTAKER

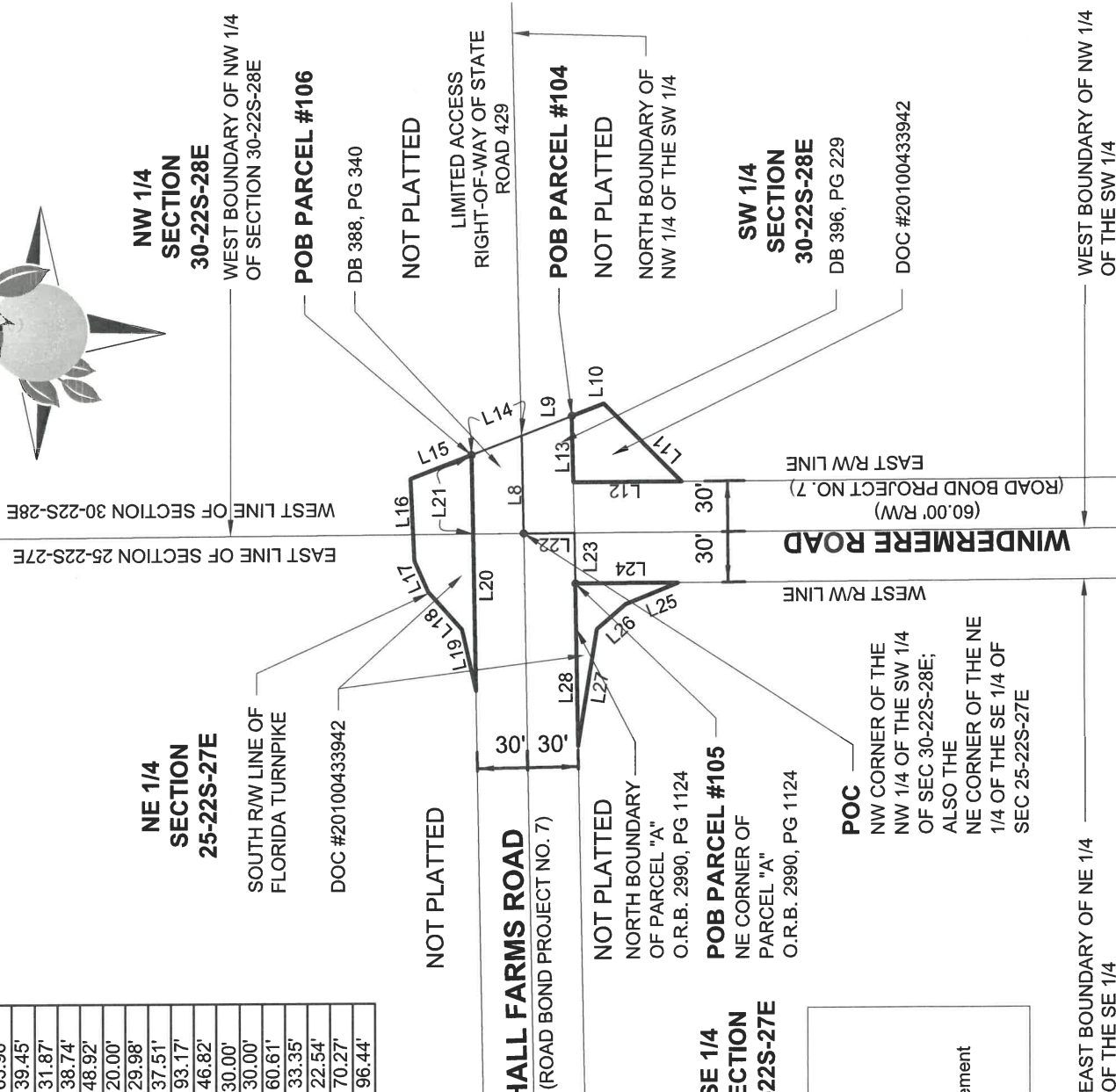
DATE: 06/13/2023
REVISIONS: 10/24/2023

SECTION: 25, 30
TOWNSHIP: 22S
RANGE: 27E, 28E
SHEET 4 **OF** 4

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32836-8205
(407) 836-7951



DRAWING SCALE:
1"=100'
COUNTY PROJECT
NUMBER
9085



LEGAL DESCRIPTION

PROJECT: PARCEL 107 CITY OF WINTER GARDEN ROAD TRANSFERS

DESCRIPTION:

All that portion of Right-of-Way of Marshall Farms Road, from the Center Section line to the East Section line of Section 25, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:


Begin at the Northeast Corner of the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 22 South, Range 27 East, Orange County, Florida; Thence run South 00° 16' 23" East a distance of 30.00 feet to a point along the South Right-of-Way line of Marshall Farms Road; Thence run South 89° 01' 58" West a distance of 1,775.48 feet to a point of curvature, concave Northeasterly; Thence run Northwesterly along said curve; having a Radius of 1,176.28 feet, Central Angle of 28° 35' 00", an Arc length of 586.82 feet, a Chord Length of 580.75 feet, and a Chord Bearing of North 76° 40' 32" West to the Point of Tangency; Thence continue along said Southerly Right-of-Way line North 62° 23' 02" West, a distance of 380.72 feet; Thence departing said Southerly Right-of-Way line run North 00° 23' 41" West, along the Center Section line of Section 25, Township 22 South, Range 27 East, Orange County, Florida, a distance of 67.96 feet to a point along the Northerly Right-of-Way line of Marshall Farms Road; Thence run along the Northerly Right-of-Way line South 62° 23' 02" East a distance of 412.64 feet to a point of curvature, concave Northeasterly; Thence run Southeasterly along said curve; having a Radius of 1,116.28 feet, Central Angle of 28° 35' 00", an Arc length of 556.88 feet, a Chord Length of 551.13 feet, and a Chord Bearing of South 76° 40' 32" East to the Point of Tangency; Thence continue along said North Right-of-Way line North 89° 01' 58" East a distance of 1,776.16 feet to a point along the East line of said Section 25; Thence departing said North Right-of-way line run South 00° 20' 48" East along the East line of said Section 25 for a distance of 30.00 feet to the Point of Beginning.

Containing 164,661.51 Square Feet or 3.78 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 Center East/West Section line of Section 25, Township 22 South, Range 27 East of Orange County, Florida. Bearing being South 89° 01' 58" West (Assumed).
6. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
7. This is not a Boundary Survey.

SPACE ABOVE RESERVED FOR RECORDING INFORMATION



DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 10/24/2023

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.

NOT VALID WITHOUT SHEET 2 OF 2

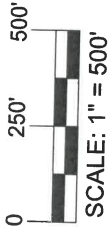
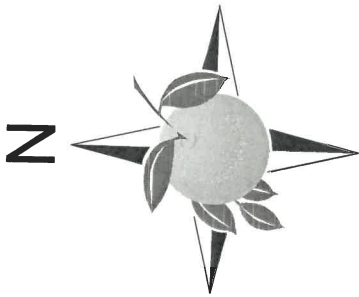
PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 06/13/2023	SECTION: 25	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 838-7951		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 10/24/2023	RANGE: 27E			9085
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

LEGAL DESCRIPTION

PROJECT: PARCEL 107 CITY OF WINTER GARDEN
ROAD TRANSFERS



LEGEND:

DB= Deed Book
DOC= Document
PC= Point of Curvature
PG/PGS= Page/Pages
POB=Point of Beginning
POC= Point of Commencement
PT= Point of Tangency
RW= Right of Way
SEC= Section
Δ = Central Angle

NW 1/4
SECTION
25-22S-27E

NE 1/4
SECTION
25-22S-27E

NW 1/4
SECTION
30-22S-28E

SW 1/4
SECTION
25-22S-27E

SE 1/4
SECTION
25-22S-27E

SW 1/4
SECTION
30-22S-28E

NOT VALID WITHOUT SHEET 1 OF 2

PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: -----
DRAWN BY: JFM
CHECKED BY: D. WHITTAKER
APPROVED BY: D. WHITTAKER

DATE:
06/13/2023
REVISIONS:
10/24/2023

SECTION: 25, 30
TOWNSHIP: 22S
RANGE: 27E, 28E
SHEET 2 OF 2

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32836-9206
(407) 836-7981



DRAWING SCALE:
1"=500'
COUNTY PROJECT
NUMBER
9085

CENTER SECTION LINE OF SECTION 25-22S-27E
S00° 23' 41"E

EAST LINE OF SECTION 25-22S-27E
S00° 20' 48"E

LIMITED ACCESS
RIGHT-OF-WAY OF STATE
ROAD 91
(ALSO KNOWN AS
FLORIDA'S TURNPIKE;
SUNSHINE STATE
PARKWAY PROJECT NO. 2
3"E CONTRACT 12.1)

NOT PLATTED

NOT PLATTED

MARSHALL FARMS ROAD
(ROAD BOND PROJECT NO. 7)

PT NORTH RW LINE L6
PC SOUTH RW LINE L2

NOT PLATTED

NOT PLATTED

POB
NE CORNER OF THE
NE 1/4 OF THE SE 1/4
OF SEC 25-22S-27E

LIMITED ACCESS
RIGHT-OF-WAY OF STATE
ROAD 429
(ROAD BOND PROJECT
NO. 68)

S 89° 01' 58" W
BEARING BASIS

EAST/WEST CENTER
SECTION LINE OF
SECTION 25-22S-27E
NOT PLATTED

LINE TABLE		
SEGMENT	BEARING	LENGTH
L1	S 00° 16' 23" E	30.00'
L2	S 89° 01' 58" W	1775.48'
L3	N 62° 23' 02" W	380.72'
L4	N 00° 23' 41" W	67.96'
L5	S 62° 23' 02" E	412.64'
L6	N 89° 01' 58" E	1776.16'
L7	S 00° 20' 48" E	30.00'

CURVE TABLE	
C1	C2
28° 35' 00"	28° 35' 00"
1,176.28'	1,116.28'
586.82'	556.88'
580.75'	551.13'
N 76° 40' 32" W	S 76° 40' 32" E

WINDERMERE ROAD
(ROAD BOND PROJECT 7)

30'

L1

L7

LEGAL DESCRIPTION

PROJECT: PARCEL 108 CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

That portion of Right-of-Way of Tilden Road lying in Sections 3, 4, 9, 10 and 11, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:


Commence at the Northwest Corner of Section 9, Township 23 South, Range 27 East, Orange County, Florida; Thence run North 89° 56' 13" East a distance of 1,324.96 feet along the North line of the Northwest 1/4 of said Section 9 for THE POINT OF BEGINNING; Thence departing said North Boundary line run North 00° 08' 57" West 29.99 feet to a point along the North Right-of-Way line of Tilden Road; Thence run North 89° 56' 13" East along said North Right-of-Way line a distance of 1,324.86 feet to a point of intersection with the West line of the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 23 South, Range 27 East, Orange County, Florida; Thence continuing along said North Right-of-Way line run North 89° 50' 16" East a distance of 2,649.46 feet to a point of intersection with the West line of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 23 South, Range 27 East, Orange County, Florida; Continue along said North Right-of-Way line North 89° 41' 58" East a distance of 791.67 feet to a point on a non-tangent curve; curve concave Southwesterly; Thence run Southeasterly along said curve, having a Radius of 248.93 feet, a Central Angle of 55° 04' 53", an Arc Length of 239.31 feet, a Chord Length of 230.20 feet, and a Chord Bearing of South 62° 45' 02" East to a point of non-tangency; Thence run South 34° 54' 00" East along said North Right-of-Way line a distance of 1,393.65 feet to a point on a non-tangent curve; curve concave Northerly; Thence run Southeasterly along said curve, having a Radius of 133.22 feet, a Central Angle of 85° 44' 53", an Arc Length of 199.37 feet, a Chord Length of 181.28 feet, and a Chord Bearing of South 79° 13' 53" East to the point of non-tangency; Thence run North 56° 07' 13" East a distance of 1,065.03 feet to a point on a non-tangent curve; curve concave Southeasterly; Thence run Northeasterly along said curve, having a Radius of 342.88 feet, a Central Angle of 33° 38' 26", an Arc Length of 201.32 feet, a Chord Length of 198.44 feet, and a Chord Bearing of North 73° 07' 03" East to the point of non-tangency; Thence run North 89° 53' 42" East along said North Right-of-Way line a distance of 2,262.83 feet to a point of intersection with the West line of the Northwest 1/4 of Section 11, Township 23 South, Range 27 East, Orange County, Florida; Thence continue along said North Right-of-Way line North 89° 52' 43" East a distance of 1,298.58 feet to the Southeast Corner of Wintermere Pointe Phase 2 Subdivision as described in Plat Book 46, Pages 141 through 148; Said corner also being a point of intersection with the West line of Winter Garden Vineland Road; Thence departing said Southeast Corner run South 00° 07' 17" East a distance of 60.00 feet to a point along the South Right-of-Way line of Tilden Road; Thence run along said South Right-of-Way line South 89° 52' 43" West a distance of 1,298.61 feet to a point of intersection with the West line of the Northwest 1/4 of said Section 11; Thence run South 89° 53' 42" West along said South Right-of-Way line a distance of 2,262.87 feet to a point on a non-tangent curve; curve concave Southeasterly; Thence run Southwesterly along said curve, having a Radius of 282.88 feet, a Central Angle of 33° 38' 26", an Arc Length of 166.09 feet, a Chord Length of 163.71 feet, and a Chord Bearing of South 73° 07' 03" West to the point of non-tangency;

CONTINUED

NOT VALID WITHOUT SHEETS 2 AND 3 OF 3

PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 07/25/2023	SEC: 2,3,4,9, 10,11	PUBLIC WORKS ENGINEERING DIVISION SURVEY SEC 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 838-7851		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 23S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 10/23/2023	RANGE: 27E			9081
APPROVED BY: D. WHITTAKER		SHEET 1 OF 3			

LEGAL DESCRIPTION

PROJECT: PARCEL 108 CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION CONTINUED:

Thence run South 56° 07' 13" West a distance of 1,065.47 feet to a point on a non-tangent curve; curve concave Northerly; Thence run Northwesterly along said curve, having a Radius of 193.20 feet, a Central Angle of 88° 47' 10", an Arc Length of 299.39 feet, a Chord Length of 270.33 feet, and a Chord Bearing of North 78° 04' 53" West to the point of non-tangency; Continue along said South Right-of-Way line North 34° 54' 00" West a distance of 1,385.86 feet to a point on a non-tangent curve; curve concave Southwesterly; Thence run Northwesterly along said curve, having a Radius of 188.93 feet, a Central Angle of 55° 06' 00", an Arc Length of 181.69 feet, a Chord Length of 174.77 feet, and a Chord Bearing of North 62° 45' 35" West to the point of non-tangency; Continue along said South Right-of-Way line the following courses: Thence run South 89° 41' 58" West a distance of 791.80 feet to a point of intersection with the West line of the Northwest 1/4 of Section 10, Township 23 South, Range 27 East, Orange County, Florida; Thence run South 89° 50' 16" West a distance of 2,649.85 feet to a point of intersection with the West line of the Northeast 1/4 of Section 09, Township 23 South, Range 27 East, Orange County, Florida; Thence run South 89° 56' 13" West a distance of 1,324.78 feet to a point; Thence departing said South Right-of-Way line run North 00° 30' 03" East a distance of 30.01 feet to THE POINT OF BEGINNING.

Containing 685,569.09 Square Feet or 15.74 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 Center East/West Section line of Section 25, Township 22 South, Range 27 East of Orange County, Florida. Bearing being North 89° 41' 58" East (Assumed).
6. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
7. This is not a Boundary Survey.

NOT VALID WITHOUT SHEETS 1 AND 3 OF 3

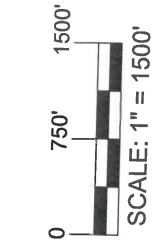
PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 07/25/2023	SEC: 2,3,4,9, 10,11	PUBLIC WORKS ENGINEERING DIVISION SURVEY SEC 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7851		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 23S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 10/23/2023	RANGE: 27E			9081
APPROVED BY: D. WHITTAKER		SHEET 2 OF 3			

SKETCH OF DESCRIPTION

PROJECT: PARCEL 108 CITY OF WINTER GARDEN ROAD TRANSFERS



LEGEND:

DOC = Document
NO. = Number
NTC = Non-Tangent Curve
NT = Non-Tangency
P.B. = Plat Book
PG/PGS = Page/Pages
POB = Point of Beginning
POC = Point of Commencement
O.R.B. = Official Record Book
R/W = Right of Way
SEC = Section

LINE TABLE		
SEGMENT	BEARING	LENGTH
L1	N 89° 56' 13" E	1,324.96'
L2	N 00° 08' 57" W	29.99'
L3	N 89° 56' 13" E	1,324.86'
L4	N 89° 50' 16" E	2,649.46'
L5	N 89° 41' 58" E	791.67'
L6	S 34° 54' 00" E	1,393.65'
(C) L7	N 56° 07' 13" E	1,065.03'
L8	N 89° 53' 42" E	2,262.83'
L9	N 89° 52' 43" E	1,298.58'
L10	S 00° 07' 17" E	60.00'
L11	S 89° 52' 43" W	1,298.61'
L12	S 89° 53' 42" W	2,262.87'
(C) L13	S 56° 07' 13" W	1,065.47'
L14	N 34° 54' 00" W	1,385.86'
L15	S 89° 41' 58" W	791.80'
L16	S 89° 50' 16" W	2,649.85'
L17	S 89° 56' 13" W	1,324.78'
L18	N 00° 30' 03" E	30.01'

SW 1/4 SEC 04-23S-27E

NOT VALID WITHOUT SHEETS 1 AND 2 OF 3

PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: N/A
DRAWN BY: JFM
CHECKED BY: D. WHITTAKER
APPROVED BY: D. WHITTAKER

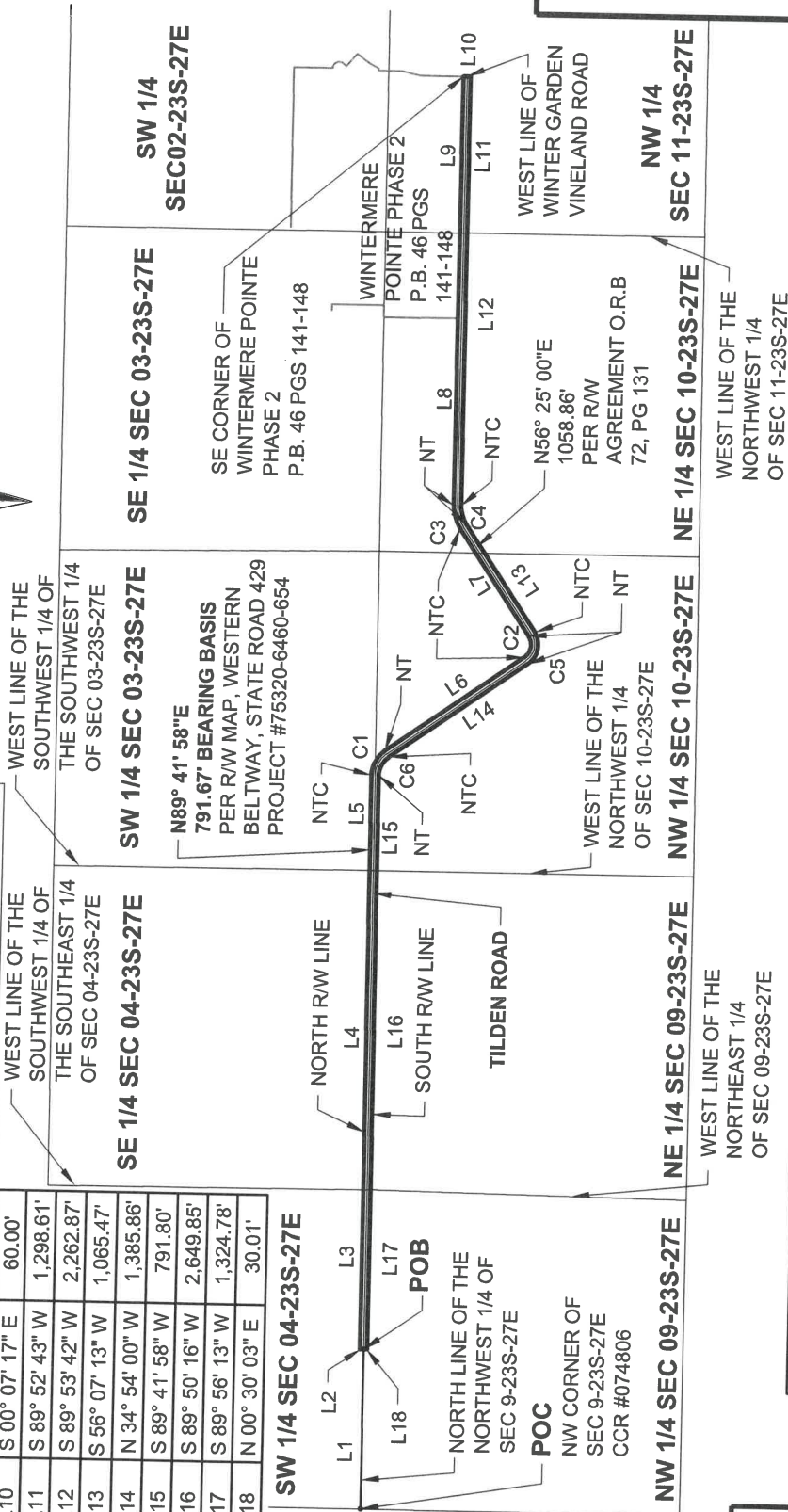
DATE: 07/25/2023
REVISIONS: 10/23/2023

SEC: 2,3,4,9,
10,11
TOWNSHIP: 23S
RANGE: 27E
SHEET 3 OF 3

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SEC
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-8205
(407) 836-7881



DRAWING SCALE:
1"=1500'
COUNTY PROJECT
NUMBER
9081



CURVE TABLE

	C1	C2	C3	C4	C5	C6
Δ	55° 04' 53"	85° 44' 53"	33° 38' 26"	33° 38' 26"	88° 47' 10"	55° 06' 00"
RADIUS	248.93'	133.22'	342.88'	282.88'	193.20'	188.93'
ARC LENGTH	239.31'	199.37'	201.32'	166.09'	299.39'	181.69'
CHORD LENGTH	230.20'	181.28'	198.44'	163.71'	270.33'	174.77'
CHORD BEARING	S 62° 45' 02" E	S 79° 13' 53" E	N 73° 07' 03" E	S 73° 07' 03" W	N 78° 04' 53" W	N 62° 45' 35" W

LEGAL DESCRIPTION

PROJECT: PARCEL 109 CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

That portion of Right-of-Way of Beulah Road and Reaves Road lying in Sections 25, 35 and 36, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of Section 36, Township 22 South, Range 27 East, Orange County, Florida; Thence run North 89° 53' 44" East a distance of 1,281.81 feet along the North line of the Northwest 1/4 of said Section 36 for THE POINT OF BEGINNING; said point also being along the West Right-of-Way line of Beulah Road; Thence departing said North line run South 07° 06' 26" West 666.72 feet along said Westerly Right-of-Way line of Beulah Road to a point on a non-tangent curve; curve concave Northwesterly; Thence run Southwesterly along said curve, having a Radius of 47.28 feet, a Central Angle of 80° 43' 56", an Arc Length of 66.62 feet, a Chord Length of 61.24 feet, and a Chord Bearing of South 44° 59' 44" West to the point of non-tangency; Thence run South 87° 50' 17" West along said Westerly Right-of-Way line a distance of 163.45 feet to a point; Thence run South 89° 45' 06" West along said Westerly Right-of-Way line a distance of 217.53 feet to a point on a non-tangent curve; curve concave Southeasterly; Thence run Southwesterly along said curve, having a Radius of 130.00 feet, a Central Angle of 72° 00' 11", an Arc Length of 163.37 feet, a Chord Length of 152.83 feet, and a Chord Bearing of South 53° 45' 04" West to the point of non-tangency; Thence run South 17° 45' 02" West a distance of 136.88 feet to a point; Thence run South 12° 30' 30" West a distance of 332.45 feet to a point on a non-tangent curve; curve concave Northwesterly; said point also being a point of intersection with the Westerly Right-of-Way line of Reaves Road; Thence run Southwesterly along said curve, having a Radius of 253.12 feet, a Central Angle of 60° 52' 09", an Arc Length of 268.91 feet, a Chord Length of 256.44 feet, and a Chord Bearing of South 42° 04' 02" West to the point of non-tangency; Thence run South 72° 30' 07" West along said Westerly Right-of-Way line of Reaves Road a distance of 304.66 feet to a point on a non-tangent curve; curve concave Southeasterly; Thence run Southwesterly along said curve, having a Radius of 130.00 feet, a Central Angle of 33° 18' 06", an Arc Length of 75.56 feet, a Chord Length of 74.50 feet, and a Chord Bearing of South 55° 51' 07" West to the point of non-tangency; said point also being a point along the West line of the Northwest 1/4 of said Section 36; Thence run South 00° 30' 47" East along said West line a distance of 1,091.16 feet to the Northwest Corner of the Southwest 1/4 of said Section 36; Thence run South 89° 33' 25" West a distance of 30.00 feet to the Northeast corner of Cow Trail Subdivision as described in Plat Book 17, Page 37; Thence departing said corner run South 00° 26' 57" East a distance of 1,338.14 feet to a point along the South Right-of-Way line of Reaves Road; Thence run North 89° 36' 03" East a distance of 30.00 feet along said South Right-of-Way line to a point of intersection with the aforementioned West line of the Northwest 1/4 of said Section 36; said point also being the Southwest Corner of the North 1/2 of the Southwest 1/4 of said Section 36. Thence run North 89° 20' 26" East along said South Right-of-Way line a distance of 30.00 feet to a point on the East Right-of-Way line of Reaves Road; Thence departing said South Right-of-Way line run North 00° 26' 57" West along said East Right-of-Way line a distance of 1,338.09 feet to a point along the South line of the Northwest 1/4 of said Section 36;

CONTINUED




DANIEL L. WHITTAKER,
REGISTERED LAND SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 10/23/2023

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.

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

PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 09/25/2023	SECTION: 36	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 838-7851		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 10/23/2023	RANGE: 27E			9083
APPROVED BY: D. WHITTAKER		SHEET 1 OF 5			

LEGAL DESCRIPTION**PROJECT: PARCEL 109 CITY OF WINTER GARDEN
ROAD TRANSFERS**

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION CONTINUED:

Thence run North 00° 30' 47" West a distance of 1,008.72 feet to a point on a non-tangent curve; curve concave Southeasterly; Thence continuing along the Easterly Right-of-Way line of Reaves Road run Northeasterly along said curve; having a Radius of 70.00 feet, a Central Angle of 72° 30' 10", an Arc Length of 88.58 feet, a Chord Length of 82.79 feet, and a Chord Bearing of North 36° 15' 05" East to the point of non-tangency; Thence continue North 72° 30' 07" East a distance of 304.66 feet to a point along a non-tangent curve; curve concave Northwesterly; Thence run Northeasterly along said curve, having a Radius of 313.12 feet, a Central Angle of 60° 46' 51", an Arc Length of 332.17 feet, a Chord Length of 316.81 feet, and a Chord Bearing of North 42° 06' 41" East to the point of non-tangency; said point also being a point of intersection with the Easterly Right-of-Way line of Beulah Road; Thence run North 12° 30' 30" East a distance of 329.27 feet to a point; Thence run North 17° 45' 02" East a distance of 135.37 feet to a point on a non-tangent curve; curve concave Southeasterly; Thence run Northeasterly along said curve, having a Radius of 70.00 feet, a Central Angle of 71° 01' 02", an Arc Length of 86.76 feet, a Chord Length of 81.32 feet, and a Chord Bearing of North 54° 14' 38" East to the point of non-tangency; Thence run North 89° 45' 06" East a distance of 219.53 feet to a point; Thence run North 87° 50' 17" East a distance of 164.48 feet to a point on a non-tangent curve; curve concave Northwesterly; Thence run Northeasterly along said curve, having a Radius of 107.28 feet, a Central Angle of 80° 43' 54", an Arc Length of 151.16 feet, a Chord Length of 138.96 feet, and a Chord Bearing of North 45° 49' 42" East to the point of non-tangency; Thence continue along said Easterly Right-of-Way line of Beulah Road North 07° 06' 26" East a distance of 643.04 feet to a point along the Southerly Right-of-Way line of Beulah Road; Thence departing said Easterly Right-of-Way line of Beulah Road run North 89° 53' 44" East along said Southerly Right-of-Way line a distance of 560.07 feet to a point; Thence departing said Southerly Right-of-Way line run North 02° 40' 29" West a distance of 30.03 feet to a point along the North line of the Northwest 1/4 of said Section 36; Thence run South 89° 53' 44" West along said North line a distance 615.41 feet to the POINT OF BEGINNING.


Containing 274,716.08 Square Feet or 6.31 Acres More or Less.

SURVEYOR'S NOTES:

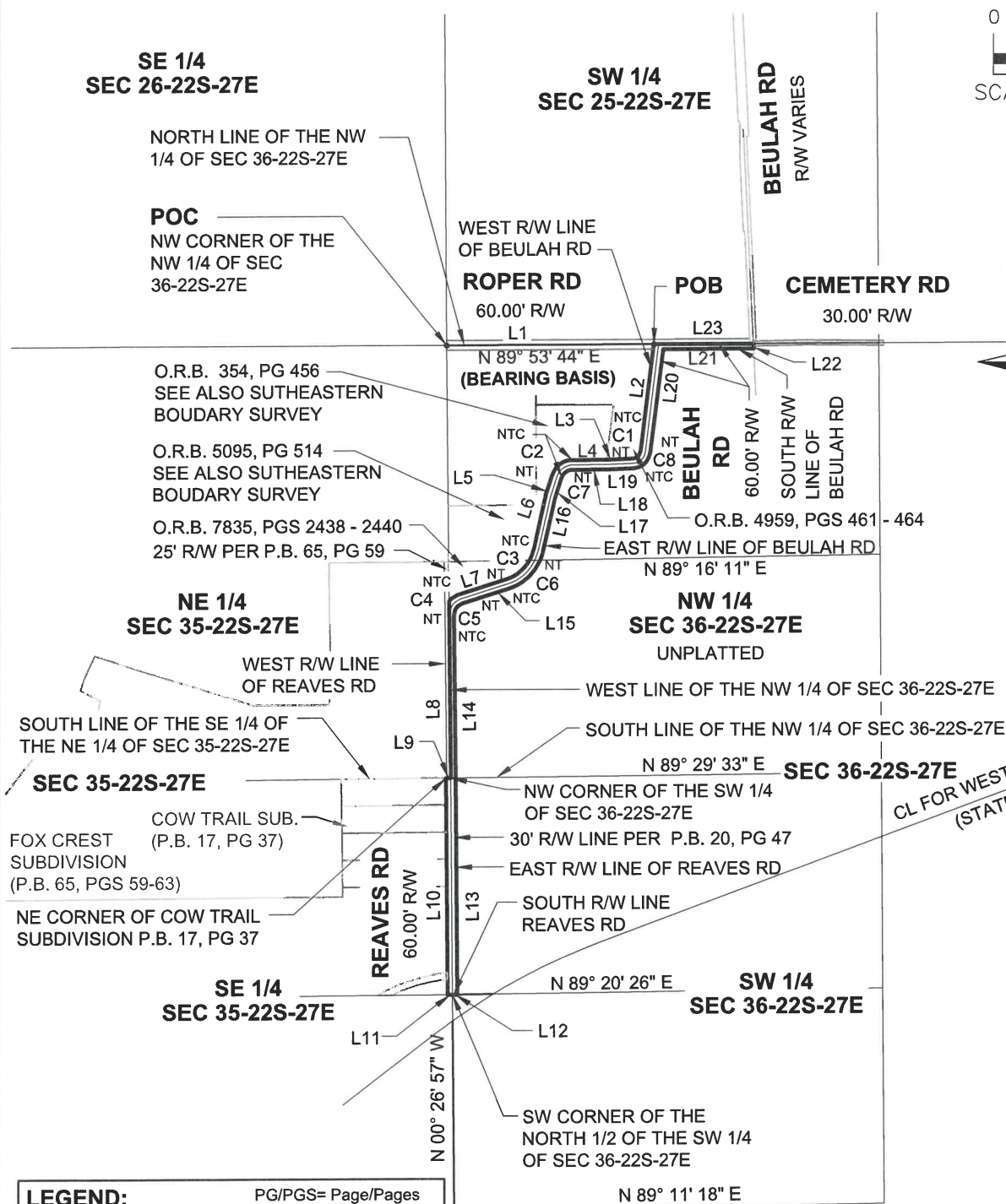
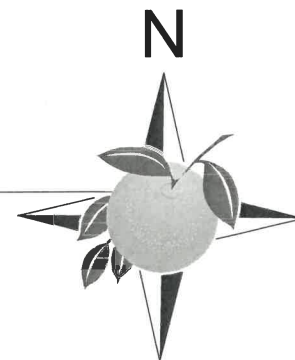
1. Linear measurements shown hereon are expressed in feet. Angular measurements shown hereon are expressed in degrees, minutes, and seconds.
2. Additions or deletions to sketch of description by other than the signing party or parties is prohibited without written consent of the signing party or parties.
3. 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.
4. Bearing basis for this sketch is based on the North line of the Northwest 1/4 of Section 36, Township 22 South, Range 27 East of Orange County, Florida, per Right-of-Way Map for the Western Beltway (State Road 429) Part C, Project No. 655, Completed by Jones, Wood and Gentry, Inc. February 12, 1998. Bearing being North 89° 53' 44" East (Assumed).
5. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
6. This is not a Boundary Survey.

PREPARED FOR:
REAL ESTATE MANAGEMENT

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

FIELD DATE: -----	DATE: 09/25/2023	SECTION: 36	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7851		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER 9083
CHECKED BY: D. WHITTAKER	REVISIONS: 10/23/2023	RANGE: 27E			
APPROVED BY: D. WHITTAKER		SHEET 2 OF 5			

**PROJECT: PARCEL 109 CITY OF WINTER GARDEN
ROAD TRANSFERS**




CL= Center Line
NTC= Non-Tangent Curve
NT= Non-Tangency
O.R.B.= Official Records
Book
P.B.= Plat Book

PG/PGS= Page/Pages
POB=Point of Beginning
POC= Point of
Commencement
RD= Road
R/W= Right of Way
SEC= Section

PREPARED FOR:
REAL ESTATE MANAGEMENT

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

FIELD DATE: _____	DATE: 09/25/2023	SECTION: 36	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32836-0205 (407) 838-7851		DRAWING SCALE: 1"=1000'
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER 9083
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 27E			
APPROVED BY: D. WHITTAKER	10/23/2023	SHEET 3 OF 5			

**PROJECT: PARCEL 109 CITY OF WINTER GARDEN
ROAD TRANSFERS**

LINE TABLE		
SEGMENT	BEARING	LENGTH
L1	N 89° 53' 44" E	1281.81'
L2	S 07° 06' 26" W	666.72'
L3	S 87° 50' 17" W	163.45'
L4	S 89° 45' 06" W	217.53'
L5	S 17° 45' 02" W	136.88'
L6	S 12° 30' 30" W	332.45'
L7	S 72° 30' 07" W	304.66'
L8	S 00° 30' 47" E	1091.16'
L9	S 89° 33' 25" W	30.00'
L10	S 00° 26' 57" E	1338.14'
L11	N 89° 36' 03" E	30.00'
L12	N 89° 20' 26" E	30.00'
L13	N 00° 26' 57" W	1338.09'
L14	N 00° 30' 47" W	1008.72'
L15	N 72° 30' 07" E	304.66'
L16	N 12° 30' 30" E	329.27'
L17	N 17° 45' 02" E	135.37'
L18	N 89° 45' 06" E	219.53'
L19	N 87° 50' 17" E	164.48'
L20	N 07° 06' 26" E	643.04'
L21	N 89° 53' 44" E	560.07'
L22	N 02° 40' 29" W	30.03'
L23	S 89° 53' 44" W	615.41'

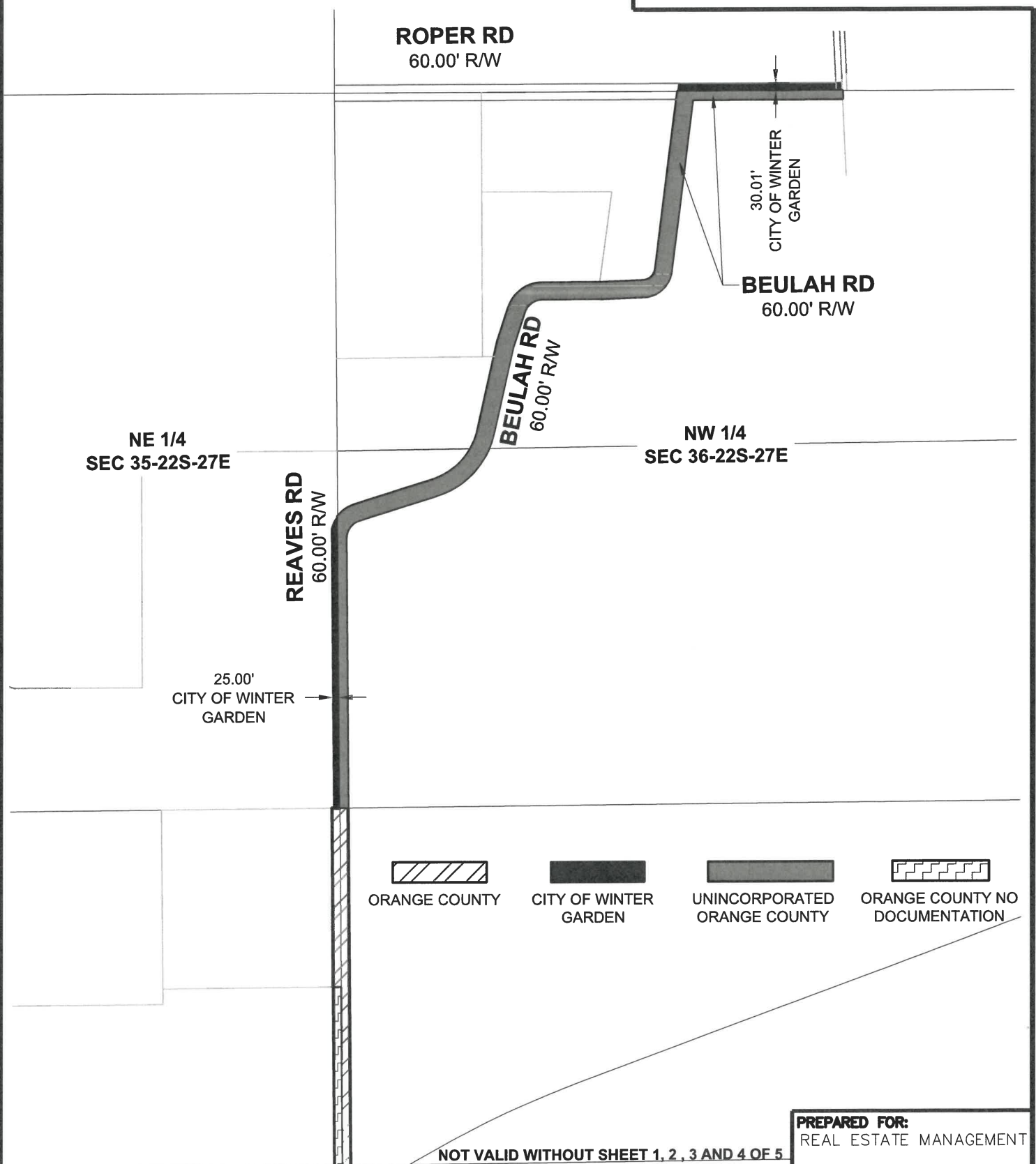
CURVE TABLE								
	C1	C2	C3	C4	C5	C6	C7	C8
Δ	80° 43' 56"	72° 00' 11"	60° 52' 09"	33° 18' 06"	72° 30' 10"	60° 46' 51"	71° 01' 02"	80° 43' 54"
RADIUS	47.28'	130.00'	253.12'	130.00'	70.00'	313.12'	70.00'	107.28'
ARC LENGTH	66.62'	163.37'	268.91'	75.56'	88.58'	332.17'	86.76'	151.16'
CHORD LENGTH	61.24'	152.83'	256.44'	74.50'	82.79'	316.81'	81.32'	138.96'
CHORD BEARING	S 44° 59' 44" W	S 53° 45' 04" W	S 42° 04' 02" W	S 55° 51' 07" W	N 36° 15' 05" E	N 42° 06' 41" E	N 54° 14' 38" E	N 45° 49' 42" E

PREPARED FOR:
REAL ESTATE MANAGEMENT


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

FIELD DATE: _____	DATE: 09/25/2023	SECTION: 36	<p>PUBLIC WORKS ENGINEERING DIVSION SURVEY SECTION</p> <p>ORANGE COUNTY GOVERNMENT FLORIDA</p> <p>4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7861</p>	DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S		COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 10/23/2023	RANGE: 27E		9083
APPROVED BY: D. WHITTAKER		SHEET 4 OF 5		

SKETCH OF DESCRIPTION DIAGRAM
PROJECT: PARCEL 109 CITY OF WINTER GARDEN
ROAD TRANSFERS



PREPARED FOR:
 REAL ESTATE MANAGEMENT

FIELD DATE: _____	DATE: 09/25/2023	SECTION: 36	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION  4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7951	DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S		COUNTY PROJECT NUMBER 9083
CHECKED BY: D. WHITTAKER	REVISIONS: 10/23/2023	RANGE: 27E		
APPROVED BY: D. WHITTAKER		SHEET 5 OF 5		

LEGAL DESCRIPTION

PROJECT: PARCEL 110 CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:


That portion of Right-of-Way of Cemetery Road lying in Sections 25 and 36, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of Section 36, Township 22 South, Range 27 East, Orange County, Florida; Thence run North 89° 53' 44" East a distance of 1,897.22 feet along the North line of the Northwest 1/4 of said Section 36 for the POINT OF BEGINNING; said point also being the centerline of Beulah Road and a point of intersection with Cemetery Road as recorded in Plat Book 6 Page 41, Public Records of Orange County, Florida; Thence run South 02° 40' 29" East a distance of 15.02 feet to the South Right-of-Way line of Cemetery Road; Thence run North 88° 50' 18" East a distance of 299.55 feet along said South Right-of-Way line to a point; Thence run South 89° 26' 03" East a distance of 471.25 feet along said South Right-of-Way line to a point along the East Section line of the Northwest 1/4 of Section 36; Thence run North 89° 50' 23" East a distance of 29.86 feet to a point along the Easterly Right-of-Way line of said Cemetery Road; Thence run North 00° 12' 42" East a distance of 29.80 feet along said Easterly Right-of-Way line to a point along the North Right-of-Way line of Cemetery Road; Thence run North 89° 47' 18" West a distance of 30.16 feet to a point along the East Section line of the Southwest 1/4 of Section 25; Thence run North 89° 23' 03" West a distance of 471.61 feet; Thence run South 88° 50' 18" West a distance of 300.42 feet along said North Right-of-Way line to a point along the Westerly Right-of-Way line of Cemetery Road; said point also being along the centerline of Beulah Road and point of intersection with Cemetery Road; Thence run South 02° 40' 29" East a distance of 15.41 feet to the POINT OF BEGINNING.

Containing 24,257.85 Square Feet or 0.56 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 Northwest 1/4 of Section 36, Township 22 South, Range 27 East of Orange County, Florida, per Right-of-Way Map for the Western Beltway (State Road 429) Part C, Project No. 655, Completed by Jones, Wood and Gentry, Inc. February 12, 1998. Bearing being North 89° 53' 44" East (Assumed).
6. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
7. This is not a Boundary Survey.


DANIEL L. WHITTAKER,
REGISTERED LAND SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 10/24/2023

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.

PREPARED FOR:
REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEET 2 OF 2

FIELD DATE: -----	DATE: 09/25/2023	SECTION: 36	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7951		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 10/24/2023	RANGE: 27E			9083
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

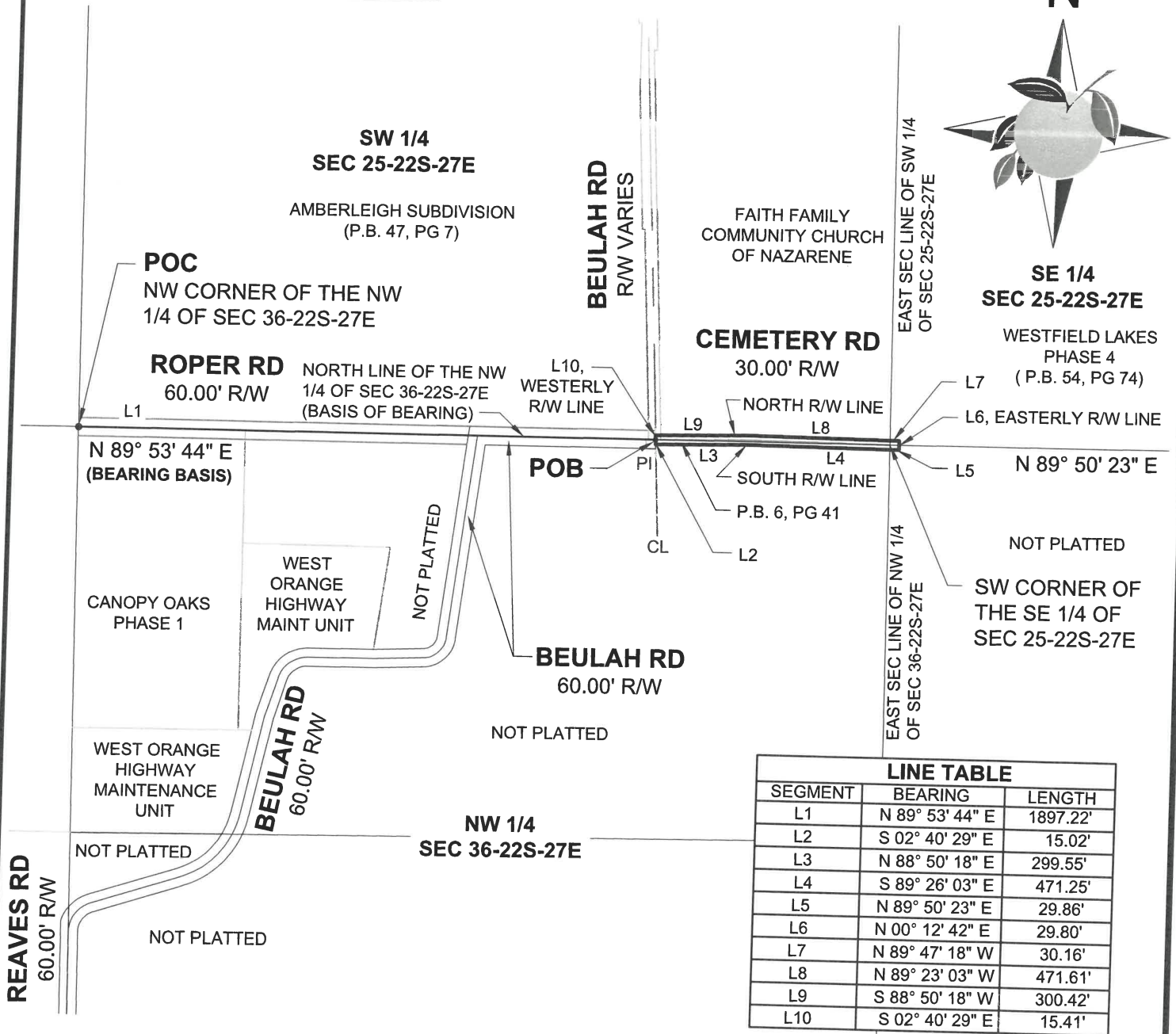
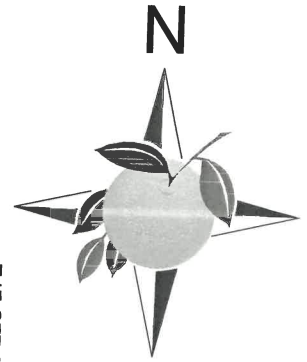
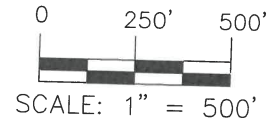
SKETCH OF DESCRIPTION

PROJECT: PARCEL 110 CITY OF WINTER GARDEN

ROAD TRANSFERS

LEGEND:

CL= Center Line
O.R.B.= Official Records Book
P.B.= Plat Book
PG/PGS= Page/Pages
PI= Point of Intersection
POB=Point of Beginning
POC= Point of Commencement
RD= Road
R/W= Right of Way
SEC= Section



LINE TABLE		
SEGMENT	BEARING	LENGTH
L1	N 89° 53' 44" E	1897.22'
L2	S 02° 40' 29" E	15.02'
L3	N 88° 50' 18" E	299.55'
L4	S 89° 26' 03" E	471.25'
L5	N 89° 50' 23" E	29.86'
L6	N 00° 12' 42" E	29.80'
L7	N 89° 47' 18" W	30.16'
L8	N 89° 23' 03" W	471.61'
L9	S 88° 50' 18" W	300.42'
L10	S 02° 40' 29" E	15.41'

PREPARED FOR:
REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEET 1 OF 2

FIELD DATE: _____	DATE: 09/25/2023	SECTION: 36	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	REVISIONS:	TOWNSHIP: 22S		COUNTY PROJECT NUMBER 9083
CHECKED BY: D. WHITTAKER	10/24/2023	RANGE: 27E		
APPROVED BY: D. WHITTAKER		SHEET 2 OF 2		

LEGAL DESCRIPTION**PROJECT: PARCEL 111 CITY OF WINTER GARDEN
ROAD TRANSFERS**


SPACE ABOVE RESERVED FOR RECORDING INFORMATION

LEGAL DESCRIPTION:

A portion of land lying in the Southwest 1/4 of Section 30, Township 22 South, Range 28 East, Orange County, Florida. Being more particularly described as follows:

Commence at the Southwest Corner of the Southwest 1/4 of Section 30, Township 22 South, Range 28 East, Orange County Florida; Thence run North 00° 16' 32" West along the West Section line of the Southwest 1/4 of said Section 30, a distance of 611.88 feet; Thence run North 89° 43' 28" East, a distance of 30.00 feet to a Point of Intersection with the South Right-of-Way line of Warrior Road Extension as shown on the Orlando-Orange County Expressway Authority Right-of-Way Map for the Western Beltway (State Road 429) Part C, Project No. 655 and the East Right-of-Way line of Windermere Road; Said point also being the Point of Beginning; Thence run North 00° 16' 32" West along said East Right-of-Way line of Windermere Road, a distance of 156.65 feet to a Point of Intersection with the North Right-of-Way line of said Warrior Road Extension; Said point also being a Point of Curvature; curve concave Southwesterly; Thence departing the East Right-of-Way line of Windermere Road run Southeasterly along said curve; having a Radius of 580.87 feet, a Central Angle of 22° 04' 46", an Arc Length of 223.84 feet, a Chord Length of 222.46 feet, and a Chord Bearing of South 68° 22' 01" East to a point of a non tangent line; Thence continue along said North Right-of-Way line South 46° 45' 23" East, a distance of 162.99 feet; Thence run South 51° 41' 41" East, a distance of 207.89 feet; Thence run South 66° 41' 39" East, a distance of 73.79 feet; Thence run South 72° 31' 21" East, a distance of 38.70 feet to a Point of Intersection with the East Limited Access Right-of-Way line of State Road 429 as shown on the Orlando-Orange County Expressway Authority Right-of-Way Map for the Western Beltway (State Road 429) Part C, Project No. 655 and the North Right-of-Way line of said Warrior Road Extension; Thence departing said North Right-of-Way line of Warrior Road Extension, run South 20° 24' 31" West, a distance of 120.18 feet to a Point of Intersection with the South Right-of-Way line of said Warrior Road Extension and said East Limited Access Right-of-Way line of State Road 429; Thence departing said East limited Access Right-of-Way line of State Road 429, run North 62° 26' 28" West along the South Right-of-Way line of said Warrior Road Extension, a distance of 87.74 feet; Thence run North 51° 41' 41" West, a distance of 198.22 feet; Thence run North 55° 43' 06" West, a distance of 108.60 feet; Thence run North 58° 58' 01" West, a distance of 184.36 feet; Thence run South 89° 43' 28" West, a distance of 69.64 feet to the Point of Beginning.


Containing 78,257.58 Square Feet or 1.80 Acres, MORE or LESS.


DANIEL L. WHITTAKER,
REGISTERED LAND SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 02/01/2024

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.

PREPARED FOR:
REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEETS 2 AND 3 OF 3

FIELD DATE: -----	DATE: 02/01/2024	SECTION: 30	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 838-7951		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 28E			9080
APPROVED BY: D. WHITTAKER		SHEET 1 OF 3			

LEGAL DESCRIPTION**PROJECT: PARCEL 111 CITY OF WINTER GARDEN
ROAD TRANSFERS**


SPACE ABOVE RESERVED FOR RECORDING INFORMATION

SURVEYOR'S NOTES:

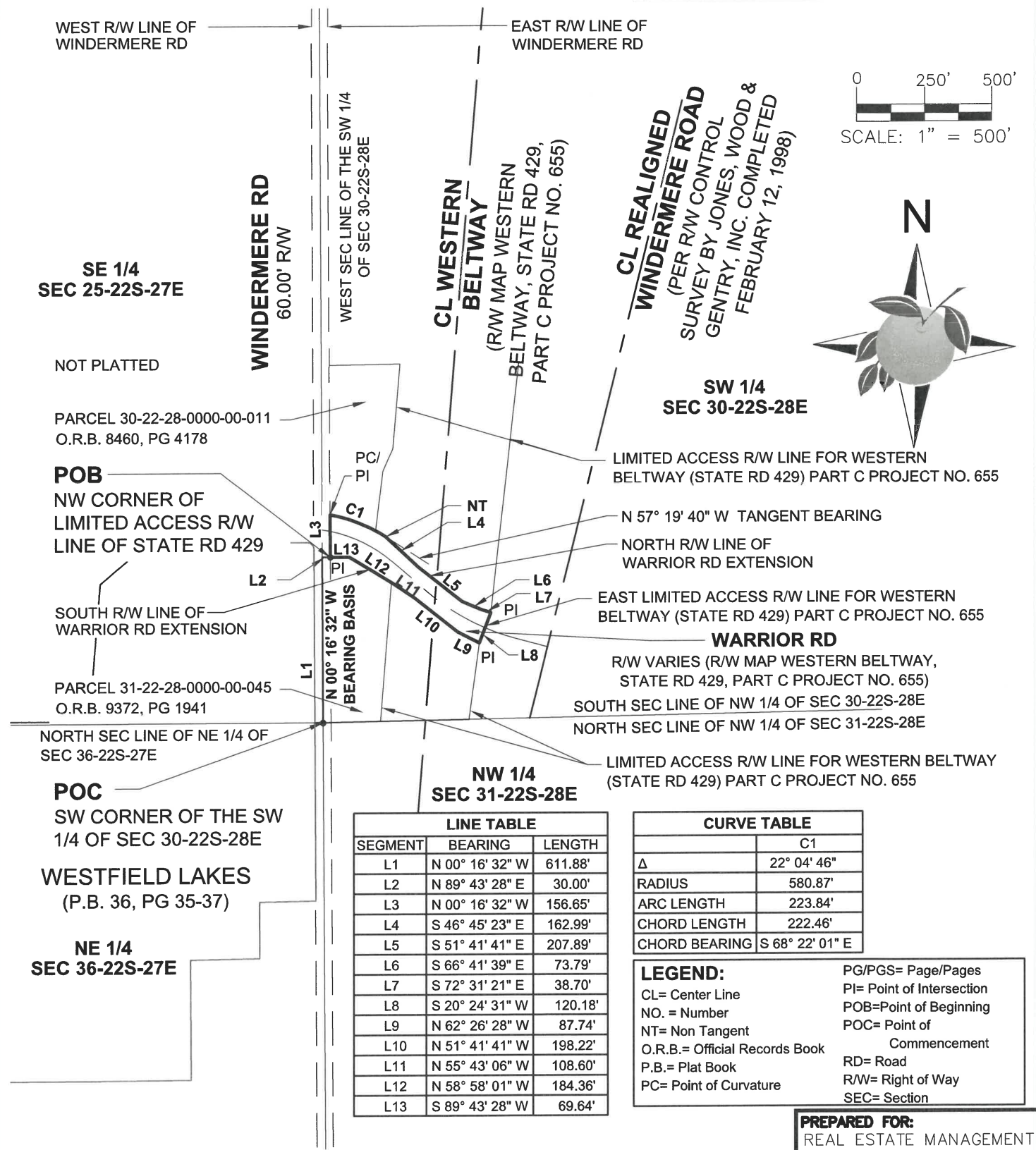
1. Linear measurements shown hereon are expressed in feet. Angular measurements shown hereon are expressed in degrees, minutes, and seconds.
2. Additions or deletions to sketch of description by other than the signing party or parties is prohibited without written consent of the signing party or parties.
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 West Section line of the Southwest 1/4 of Section 30, Township 22 South, Range 28 East of Orange County, Florida, per Right-of-Way Map for the Western Beltway (State Road 429) Part C, Project No. 655, Completed by Jones, Wood and Gentry, Inc. February 12, 1998. Bearing being North 00° 16' 32" West (Assumed).
6. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
7. This is not a Boundary Survey.

PREPARED FOR:
REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEETS 1 AND 3 OF 3

FIELD DATE: -----	DATE: 02/01/2024	SECTION: 30	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951	 ORANGE COUNTY GOVERNMENT FLORIDA	DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER 9080
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 28E			
APPROVED BY: D. WHITTAKER		SHEET 2 OF 3			

SKETCH OF DESCRIPTION
PROJECT: PARCEL 111 CITY OF WINTER GARDEN
ROAD TRANSFERS



NOT VALID WITHOUT SHEET 1 AND 2 OF 3

FIELD DATE: _____	DATE: 02/01/2024	SECTION: 30	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7851	 ORANGE COUNTY GOVERNMENT FLORIDA	DRAWING SCALE: 1"=500'
DRAWN BY: _____	REVISIONS: _____	TOWNSHIP: 22S			COUNTY PROJECT NUMBER 9080
CHECKED BY: D. WHITTAKER		RANGE: 28E			
APPROVED BY: D. WHITTAKER		SHEET 3 OF 3			

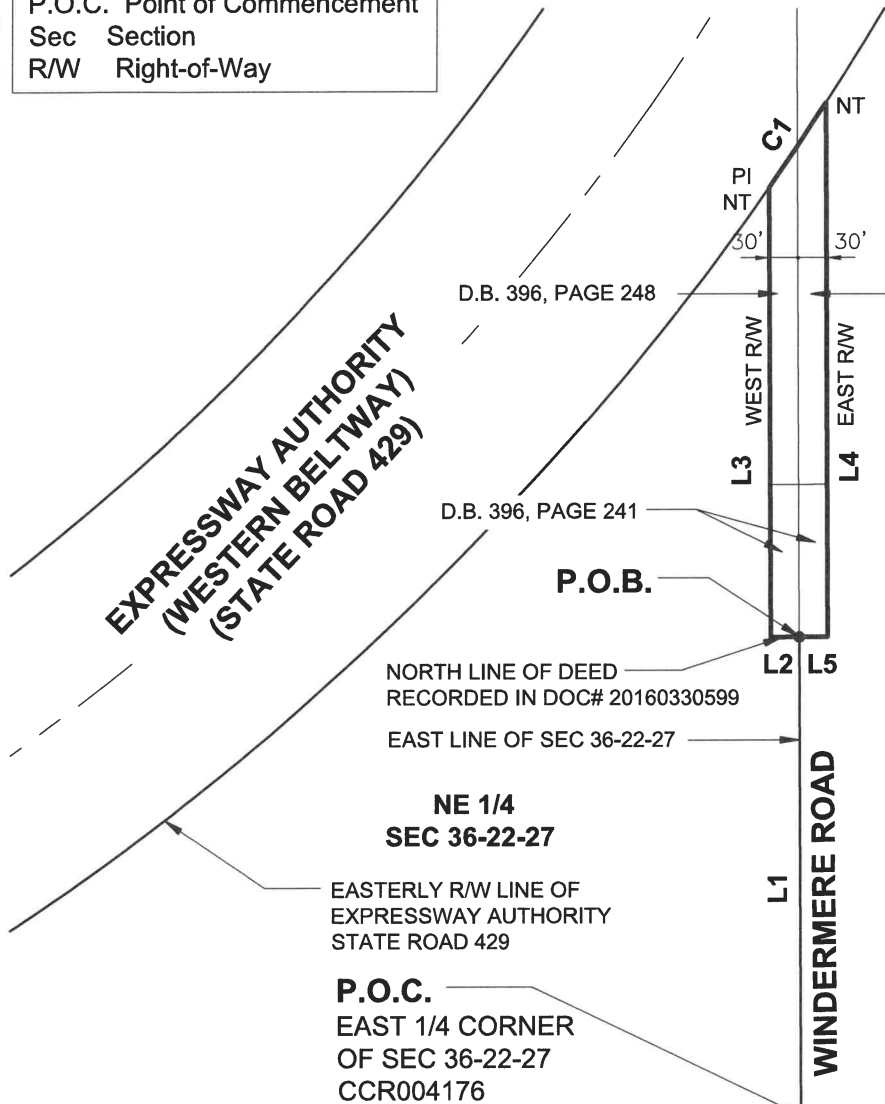
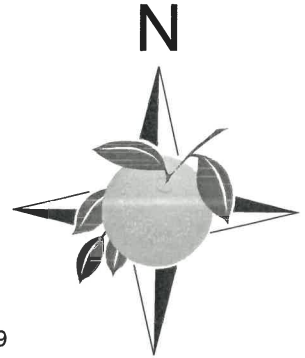
SKETCH OF DESCRIPTION

PROJECT: PARCEL 112 CITY OF WINTER GARDEN ROAD TRANSFERS

LEGEND:

Δ Central Angle
D.B. Deed Book
NT Non Tangent
O.R.B. Official Records Book
PG/S Page/Pages
PI Point of Intersection
P.O.B. Point of Beginning
P.O.C. Point of Commencement
Sec Section
R/W Right-of-Way

0 100' 200'
SCALE: 1" = 200'



CURVE TABLE	
C1	
CHORD LENGTH	106.43'
CHORD BEARING	N 33° 59' 46" E
Δ	02° 01' 22"
RADIUS	3014.79'
ARC LENGTH	106.43'

LINE TABLE		
	BEARING	LENGTH
L1	N 00° 19' 13" W	500.00'
L2	S 89° 29' 33" W	30.00'
L3	N 00° 19' 13" W	468.67'
L4	S 00° 19' 13" E	556.43'
L5	S 89° 35' 48" W	30.00'

STONEBROOK WEST PARKWAY
(ROBERSON ROAD EXTENSION)
100.00' R/W (O.R.B. 5698, PG 2213)

ROBERSON ROAD
R/W WIDTH VARIES

SE 1/4
SEC 36-22-27
CAMBRIDGE CROSSING PHASE 1
(P.B. 42, PAGE 96-97)

NW 1/4
SEC 31-22-28

SW 1/4
SEC 31-22-28

NOT VALID WITHOUT SHEET 1 OF 2

PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: _____	DATE: 06/15/2023	SECTION: 36	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7951	DRAWING SCALE: 1"=200'
DRAWN BY: _____	REVISIONS: 11/17/2023	TOWNSHIP: 22S		COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER		RANGE: 27E		9082
APPROVED BY: D. WHITTAKER		SHEET 2 OF 2		

LEGAL DESCRIPTION**PROJECT: PARCEL 112 CITY OF WINTER GARDEN
ROAD TRANSFERS**

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

LEGAL DESCRIPTION:

That portion of Right-of-Way of Windermere Road lying in the Northwest quarter of Section 31, Township 22 South, Range 28 East, and the Northeast quarter of Section 36, Township 22 South, Range 27 East, Orange County, Florida. Being more particularly described as follows:

Commence at the East 1/4 corner of Section 36, Township 22, Range 27; Thence run North 00° 19' 13" West along the East line of said Section a distance of 500.00 feet to the POINT OF BEGINNING; Thence departing the East line of said Section, run South 89° 29' 33" West a distance of 30.00 feet to a point along the West Right-of-Way line of Windermere Road; Thence run North 00° 19' 13" West along said West Right-of-Way line, a distance of 468.67 feet to a point of intersection with the Easterly Right-of-Way line of Expressway Authority State Road 429; Said point also lies on non-tangent curve, concave Northwesternly; Thence run Northeasterly along a non-tangent curve, having a Radius of 3014.79 feet, a Central Angle of 02° 01' 22", an Arc length of 106.43 feet, a Chord Length of 106.43 feet, and a Chord Bearing of North 33° 59' 46" East to a point on the East Right of Way line of Windermere Road; Thence run South 00° 19' 13" East along said East Right-of- Way line a distance of 556.43 feet; Thence run South 89° 35' 48" West for a distance of 30.00 feet to THE POINT OF BEGINNING.

Containing 30,718.73 Square Feet or 0.70 Acres, MORE or LESS.



DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 11/17/2023


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.

SURVEYORS NOTES:

1. THIS DESCRIPTION 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.
2. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
3. NOT A BOUNDARY SURVEY.
4. THE PURPOSE OF THIS SKETCH AND DISCRIPTION IS A TRANSFER TO WINTER GARDEN.
5. BEARINGS BASED ON THE EAST LINE OF THE EAST 1/4 CORNER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. BEING NORTH 00° 19' 13" WEST (ASSUMED).

NOT VALID WITHOUT SHEET 2 OF 2

PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 06/15/2023	SECTION: 36	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7981		DRAWING SCALE: N/A
DRAWN BY:		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 11/17/2023	RANGE: 27E			9082
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

LEGAL DESCRIPTION

PROJECT: PARCEL 113 CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

All that portion of Right-of-Way of Marshall Farms Road lying South of State Road 91 also known as Florida's Turnpike lying in the Northwest 1/4 of Section 25, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of the Southwest 1/4 of said Section 25; Thence run along the East line of the Northwest 1/4 of said Section 25 North 00° 37' 57" West, a distance of 304.72 feet to a Point of Beginning; said point lies along the South Right-of-Way line of Marshall Farms Road and the South Limited Access Right-of-Way line of Florida State Turnpike Authority as shown on the Right-of-Way Map for Florida State Turnpike Authority Sunshine State Parkway Project number 2, contract 12.1; said point also lies on a point of curvature; Curve concave Southwesterly; Thence run Northwesterly along said Southerly Right-of-Way line and curve, having a Radius of 529.96 feet, a Central Angle of 22° 49' 19", an Arc length of 211.09 feet, a Chord length of 209.70 feet, and a Chord Bearing of North 86° 58' 58" West to a point of reverse curvature; Curve concave Northwesterly; Thence run Southwesterly along said Southerly Right-of-Way line and curve, having a Radius of 5,939.58 feet, a Central Angle of 07° 42' 09", an Arc length of 798.48 feet, a Chord length of 797.88 feet, and a Chord Bearing of South 85° 13' 54" West to a point; Thence run North 00° 39' 44" West a distance of 60.00 feet to a point along the North Right-of-Way line of Marshall Farms Road; said point also lies on a point of curvature; Curve concave Northwesterly; Thence run Northeasterly along said Northerly Right-of-Way line and curve, having a Radius of 5,879.58 feet, a Central Angle of 09° 01' 43", an Arc length of 926.48 feet, a Chord length of 925.53 feet, and a Chord Bearing of North 84° 49' 07" East to a point; Thence run South 61° 46' 13" East a distance of 94.20 feet to a point along the East Section line of the Northwest 1/4 of said Section 25; Thence run along said East Section line South 00° 37' 57" East, a distance of 43.74 feet to the Point of Beginning.

Containing 59,216.31 Square Feet or 1.36 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 East Section line of the Northwest 1/4 of Section 25, Township 22 South, Range 27 East of Orange County, Florida, per Florida State Turnpike Authority; Sunshine State Parkway Right Of Way Map, Project No. 2 Contract 12.1. Bearing being South 00° 37' 57" East (Assumed).
6. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
7. This is not a Boundary Survey.




DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 11/21/2023

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.

NOT VALID WITHOUT SHEET 2 OF 2

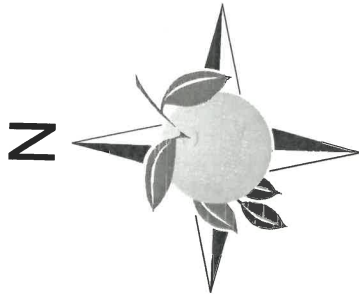
PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 06/30/2023	SECTION: 25	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7861		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 11/21/2023	RANGE: 27E			9085
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

LEGAL DESCRIPTION

PROJECT: PARCEL 113 CITY OF WINTER GARDEN ROAD TRANSFERS

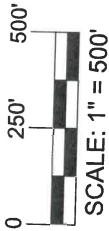


NE 1/4
SEC 25-22S-27E

SE 1/4
SEC 25-22S-27E

(BASIS OF BEARING)
S00° 37' 57"E

EAST SECT LINE OF NW 1/4 OF SEC 25-22S-27E



NW 1/4
SEC 25-22S-27E

STATE ROAD 91

(ALSO KNOWN AS FLORIDA'S
TURNPIKE; SUNSHINE STATE
PARKWAY PROJECT NO. 2
CONTRACT 12.1)

MARSHALL FARMS RD

R/W WIDTH VARIES

(ALSO KNOWN AS FLORIDA'S TURNPIKE;
SUNSHINE STATE PARKWAY PROJECT
NO. 2 CONTRACT 12.1)

POB

POC

NE CORNER OF THE
SW 1/4 OF
SEC 25-22S-27E

SW 1/4
SEC 25-22S-27E

BEULAH ROAD
R/W WIDTH VARIES
(P.B. 15, PGS 105-106)

NOT PLATTED

NORTH LINE OF THE SW 1/4
OF SEC 25-22S-27E

PC NORTH R/W C3
L2 SOUTH R/W C2
PRC
NOT PLATTED
SOUTH LIMITED ACCESS ROW
LINE OF FLORIDA STATE
TURNPIKE AUTHORITY

PARCEL 25-22-27-0000-00-005
DOC NO. 2020048825
PARCEL 25-22-27-0000-00-006
O.R.B. 09660, PG 1345

LINE TABLE		
SEGMENT	BEARING	LENGTH
L1	N 00° 37' 57" W	304.72'
L2	N 00° 39' 44" W	60.00'
L3	S 61° 46' 13" E	94.20'
L4	S 00° 37' 57" E	43.74'

CURVE TABLE			
	C1	C2	C3
Δ	22° 49' 19"	07° 42' 09"	09° 01' 43"
RADIUS	529.96'	5,939.58'	5,879.58'
ARC LENGTH	211.09'	798.48'	926.48'
CHORD LENGTH	209.70'	797.88'	925.53'
CHORD BEARING	N 86° 58' 58" W	S 85° 13' 54" W	N 84° 49' 07" E

LEGEND:

DOC = Document
NO. = Number
P.B. = Plat Book
PG/PGS = Page/Pages
POB = Point of Beginning
POC = Point of Commencement
PC = Point of Curve
PRC = Point of Reverse Curve
O.R.B. = Official Record Book
R/W = Right of Way
SEC = Section

PREPARED FOR:

NOT VALID WITHOUT SHEET 1 OF 2

REAL ESTATE MANAGEMENT

FIELD DATE: -----
DRAWN BY: JFM
CHECKED BY: D. WHITTAKER
APPROVED BY: D. WHITTAKER

DATE: 06/30/2023
REVISIONS: 11/21/2023

SECTION: 25
TOWNSHIP: 22S
RANGE: 27E
SHEET 2 OF 2

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
9085

LEGAL DESCRIPTION
PROJECT: PARCEL 114 CITY OF WINTER GARDEN
ROAD TRANSFERS

LEGAL DESCRIPTION:

That portion of Right-of-Way of Brick Road lying in the Southwest 1/4 of Section 22, Township 22 South, Range 27 East, and the Southeast 1/4 of Section 21, Township 22 South, Range 27 East, Orange County, Florida. Being more particularly described as follows:

Commece at the Northwest Corner of the of the Northwest 1/4 of the Southwest 1/4 of said Section 22; Thence run South 89° 31' 11" East along the North line of the Southwest 1/4 of said Section 22 a distance of 1171.43 feet to the POINT OF BEGINNING; Said point also being a point along the Northerly Right of Way line of Brick Road. Thence departing the North line of the Southwest 1/4 of said Section 22, run North 56° 54' 52" East along the Northerly Right of Way line of Brick Road a distance of 152.40 feet to a point along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 22; Thence departing said Northerly Right of Way line, run South 00° 37' 09" East along said East line of the Southwest 1/4 of the Northwest 1/4 of said Section 22 a distance of 59.26 feet to a point along the Southerly Right of Way line of Brick Road; Thence departing said East line run South 56° 54' 52" West along the Southerly Right of Way line of Brick Road, a distance of 45.23 feet to a point along the North line of the Southwest 1/4 of said Section 22; Thence departing said North line continue South 56° 54' 52" West along said Southerly Right of Way line, a distance of 465.80 feet to a point of curvature; Said point being on a non-tangent curve, concave Northwesterly; Thence run Southwesterly along said curve, having a Radius of 745.66 feet, a Central Angle of 33° 05' 10", an Arc length of 430.59 feet, a Chord Length of 424.63 feet, and a Chord Bearing of South 73° 27' 26" West to a point of non-tangency; Thence continue along the said Southerly Right of Way line of Brick Road South 89° 59' 20" West a distance of 374.17 feet to a Point of Intersection with the South Right of Way line of Brick Road and the East line of lands described in Official Records Book 4169 Pages 2940 through 2941; Thence run North 89° 59' 13" West a distance of 91.39 feet to a point along the West line of the Northwest 1/4 of the Southwest 1/4 of said Section 22; Thence departing said West line run North 89° 49' 57" West along said South Right of Way line of Brick Road, a distance of 264.00 feet to a point along the East Right of Way line of Tildenville School Road; Thence departing said Southerly Right of Way line of Brick Road run North 00° 09' 33" East along the East Right of Way line of Tildenville School Road a distance of 50.00 feet to a point along the North Right of Way line of Brick Road; Thence departing said East Right of Way line run South 89° 49' 57" East along the North Right of Way line of Brick Road a distance of 264.00 feet to a point along the West line of the Northwest 1/4 of the Southwest 1/4 of said Section 22; Thence South 89° 59' 13" East along the North Right of Way line of Brick Road a distance of 91.33 feet to a point; Thence run North 89° 59' 20" East along said North Right of Way line a distance of 374.09 feet to a point of curvature; Said point being on a non-tangent curve, concave Northwesterly; Thence run Northeasterly along said curve, having a Radius of 695.66 feet, a Central Angle of 33° 05' 10", an Arc length of 401.72 feet, a Chord Length of 396.16 feet, and a Chord Bearing of North 73° 27' 26" East to a point of non-tangency; Thence run North 56° 54' 52" East along the North Right of Way line of Brick Road a distance of 390.45 feet to a point along the North line of the Southwest 1/4 of said Section 22 to THE POINT OF BEGINNING.

Containing 83,629 Square Feet or 1.92 acres, MORE or LESS. NOT VALID WITHOUT SHEET 2 OF 2

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 01/12/2024

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.

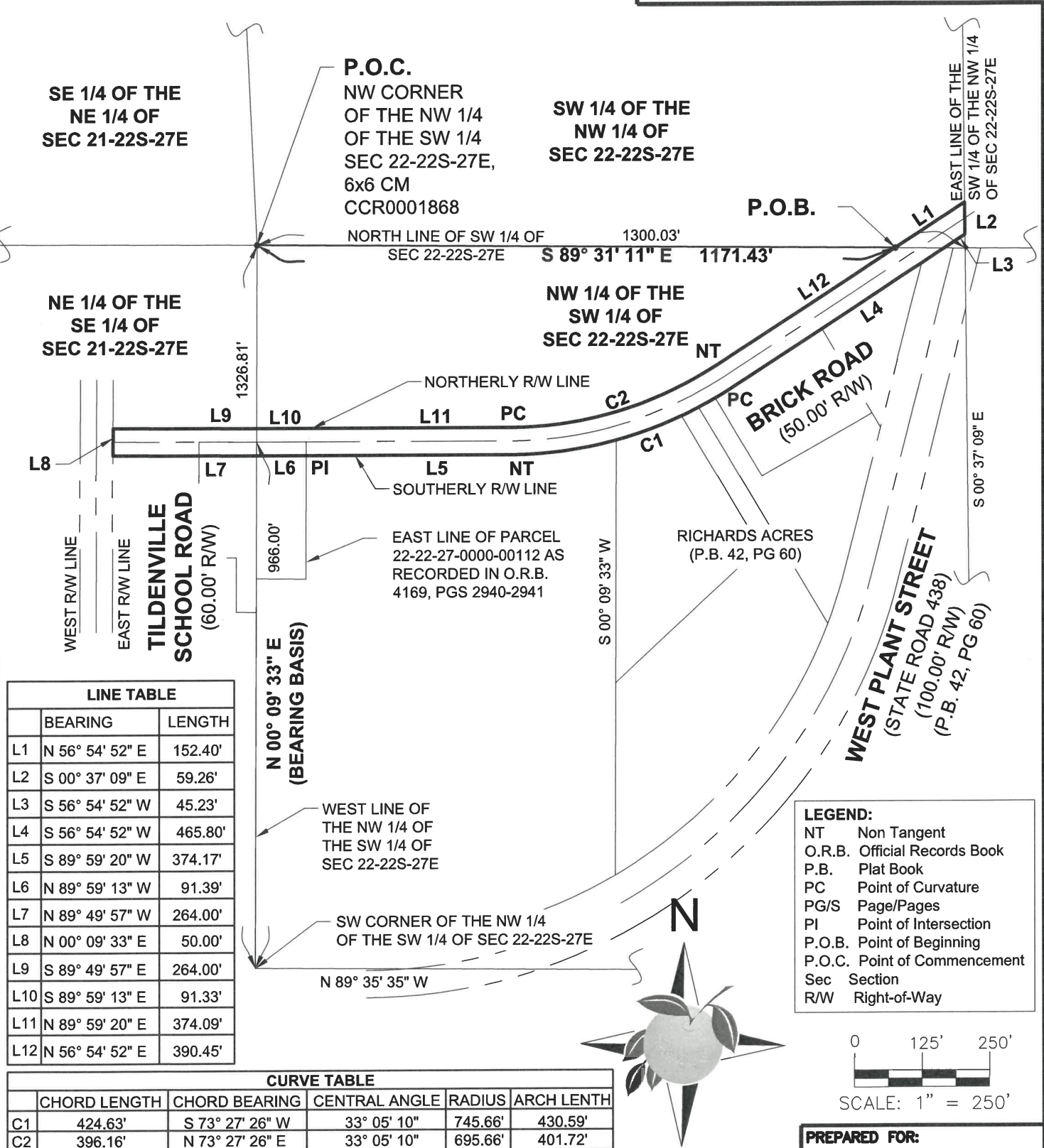
SURVEYORS NOTES:

- 1. THIS DESCRIPTION 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.
- 2. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
- 3. NOT A BOUNDARY SURVEY.
- 4. THE PURPOSE OF THIS SKETCH AND DISCRIPTION IS A TRANSFER TO WINTER GARDEN.
- 5. BEARINGS BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. BEARING BEING NORTH 00° 09' 33" EAST (ASSUMED).


PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 01/12/2024	SECTION: 22	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7951	ORANGE COUNTY GOVERNMENT FLORIDA	DRAWING SCALE: N/A
DRAWN BY:		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 27E			9193
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

SKETCH OF DESCRIPTION
PROJECT: PARCEL 114 CITY OF WINTER GARDEN
ROAD TRANSFERS



NOT VALID WITHOUT SHEET 1 OF 2

FIELD DATE: N/A	DATE: 01/12/2024	SECTION: 22	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7851		DRAWING SCALE: 1"=250'
DRAWN BY:		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 27E			9193
APPROVED BY: D. WHITTAKER		SHEET 2 OF 2			

LEGAL DESCRIPTION

PROJECT: PARCEL 115 CITY OF WINTER GARDEN ROAD TRANSFERS

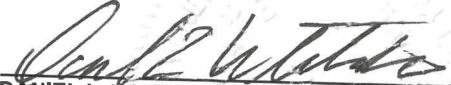
LEGAL DESCRIPTION:

That portion of Right-of-Way of Tildenville School Road lying in the Southeast 1/4 of Section 21, Township 22 South, Range 27 East, Orange County, Florida. Being more particularly described as follows:

Commence at the Northeast Corner of the of the Northeast 1/4 of the Southeast 1/4 of said Section 21; Thence run South 00° 09' 33" West along the East line of the Northeast 1/4 of the Southeast 1/4 of said Section 21 a distance of 335.81 feet to a point along the North Right of Way line of Brick Road; Thence run North 89° 49' 57" West along said North Right of Way line a distance of 264.00 feet to the POINT OF BEGINNING; Said point also being on the East Right of Way line of Tildenville School Road; Thence run South 00° 09' 33" West along said East Right of Way line a distance of 959.90 feet to a point on the North Right of Way line of West Plant Street, also known as State Road 438; Thence run North 89° 35' 35" West along said North Right of Way line a distance of 60.00 feet to a point of intersection with the West Right of Way line of Tildenville School Road and the North Right of Way line of East Oakland Avenue, also known as State Road 438; Thence departing said North Right of Way line run North 00° 09' 33" East along the West Right of Way line of Tildenville School Road a distance of 959.65 feet; Thence departing said West Right of Way line run South 89° 49' 57" East a distance of 60.00 feet to THE POINT OF BEGINNING.

Containing 57,586.29 Square Feet or 1.32 acres, MORE or LESS.

SPACE ABOVE RESERVED FOR RECORDING INFORMATION


DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 01/31/2024


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.

SURVEYORS NOTES:

1. THIS DESCRIPTION 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.
2. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
3. NOT A BOUNDARY SURVEY.
4. THE PURPOSE OF THIS SKETCH AND DISCRIPTION IS A TRANSFER TO WINTER GARDEN.
5. BEARINGS BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. BEARING BEING SOUTH 00° 09' 33" WEST (ASSUMED).

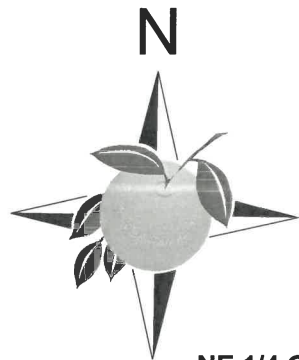
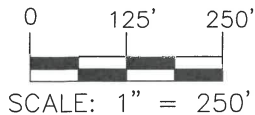
NOT VALID WITHOUT SHEET 2 OF 2

PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 01/31/2024	SECTION: 21	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 838-7881		DRAWING SCALE: N/A
DRAWN BY: JFM	TOWNSHIP: 22S	COUNTY PROJECT NUMBER			
CHECKED BY: D. WHITTAKER	RANGE: 27E	9194			
APPROVED BY: D. WHITTAKER	SHEET 1 OF 2				
REVISIONS:					

SKETCH OF DESCRIPTION

PROJECT: PARCEL 115 CITY OF WINTER GARDEN ROAD TRANSFERS



SE 1/4 OF THE
NE 1/4 OF
SEC 21-22S-27E

NORTH LINE OF SE 1/4
OF SEC 21-22S-27E

OAKLAND PARK UNIT 3
(P.B. 87, PG 30)

P.O.B.

L6

PARCEL I.D.
21-22-27-0000-00-049

NE 1/4 OF THE
SE 1/4 OF
SEC 21-22S-27E

PARCEL I.D.
21-22-27-0000-00-029

PARCEL I.D.
21-22-27-6091-06-001
OAKLAND PARK UNIT 1B-1A
(P.B. 76, PGS 8-10)(TRACT F1)
PARCEL I.D.
21-22-27-6091-06-006

PARCEL I.D.
21-22-27-0000-00-045

PARCEL
21-22-27-0000-00044
DOC #: 20120318090

PI
NORTH R/W LINE
OF SR 438

EAST
OAKLAND AVE
(STATE ROAD 438)
(R/W VARIES)

SOUTH LINE OF NE 1/4
OF THE SE 1/4 OF
SEC 21-22S-27E

P.O.C.

NE CORNER
OF THE NE 1/4
OF THE SE 1/4
SEC 21-22S-27E,
6x6 CM
CCR0001868

SW 1/4 OF THE
NW 1/4 OF
SEC 22-22S-27E

TILDENVILLE
ELEMENTARY

NW 1/4 OF THE
SW 1/4 OF
SEC 22-22S-27E

NORTHERLY R/W LINE

BRICK ROAD
(50.00' R/W)

SOUTHERLY R/W LINE

PARCEL 22-22-27-0000-00112
AS RECORDED IN O.R.B. 4169,
PGS 2940-2941

EAST LINE OF THE
NE 1/4 OF THE SE 1/4
OF SEC 21-22S-27E

EAST R/W LINE

TILDENVILLE
SCHOOL ROAD
(60.00' R/W)

S 00° 09' 33" W
(BEARING BASIS)

WEST PLANT STREET
(STATE ROAD 438)
(100.00' R/W)

N 89° 35' 35" W

SE CORNER OF
THE NE 1/4
OF THE SE 1/4 OF
SEC 21-22S-27E

LINE TABLE		
	BEARING	LENGTH
L1	S 00° 09' 33" W	335.81'
L2	N 89° 49' 57" W	264.00'
L3	S 00° 09' 33" W	959.90'
L4	N 89° 35' 35" W	60.00'
L5	N 00° 09' 33" E	959.65'
L6	S 89° 49' 57" E	60.00'

LEGEND:

AVE Avenue
CM Concrete Monument
CCR Certified Corner Record
DOC # Document Number
I.D. Identification
O.R.B. Official Records Book
P.B. Plat Book
PG/S Page/Pages
PI Point of Intersection
P.O.B. Point of Beginning
P.O.C. Point of Commencement
R/W Right-of-Way
SEC Section
SR State Road

PREPARED FOR:

REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEET 1 OF 2

FIELD DATE: _____

DATE:
01/31/2024

SECTION: 21

DRAWN BY:

TOWNSHIP: 22S

CHECKED BY: D. WHITTAKER

REVISIONS:

RANGE: 27E

APPROVED BY: D. WHITTAKER

SHEET 2 OF 2

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION

4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7951



DRAWING SCALE:

1"=250'

COUNTY PROJECT
NUMBER

9194