
INTERLOCAL AGREEMENT

between the

CITY OF WINTER GARDEN, FLORIDA

and

ORANGE COUNTY, FLORIDA

regarding the

TRANSFER OF JURISDICTION OF
PORTIONS OF CERTAIN ROADS

Approved by the City of Winter
Garden City Commission

MAY 23, 2024

Approved by the Orange County
Board of County Commissioners

_____, 2024

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

THIS INTERLOCAL AGREEMENT is made and entered into by and between the **City of Winter Garden, Florida**, a municipal corporation created and existing under the laws of the State of Florida, whose mailing address is 300 West Plant Street, Winter Garden, Florida 34787 (“City”), and **Orange County**, a charter county and political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, Florida 32802-1393 (“County”).

RECITALS

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

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

WHEREAS, all roads that are open and available for use by the public and dedicated to public use, according to law or by prescription, are declared to be and established as, pursuant to Section 335.01(1), Florida Statutes, public roads;

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

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

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

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

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

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

WHEREAS, pursuant to Section 335.0415(3), Florida Statutes, subsequent to July 1, 1995, public roads within the respective road systems of a county or a city may be transferred

between those jurisdictions only by mutual agreement of those local governmental entities;

WHEREAS, City desires to own (and/or accept dedication of, as the case may be), maintain, control, and have responsibility over the portions of the functionally classified roads and local roads identified in **Exhibit “A”** attached hereto and incorporated herein, and to accept an assignment of County’s rights and duties of any easements or related instruments associated with those roads;

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

WHEREAS, this Interlocal Agreement is also intended to generally address County’s intent to construct future intersection improvements at the intersection of Tilden Road and Tiny Road;

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

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

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

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

2. Transfer of Jurisdiction; Scope; Torts; Powers.

A. Transfer of Jurisdiction. County hereby transfers to City, and City

hereby accepts and acknowledges jurisdiction over, the portions of the County functionally classified roads and local roads identified in **Exhibit “A”** (the “Roads”).

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

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

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

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

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

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

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

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

E. Intersection Improvements. City acknowledges that County intends to construct future intersection improvements at the intersection of Tilden Road and Tiny Road; the Parties agree to meet in good faith and negotiate the specific terms of County’s construction of the intersection improvements within the City street system.

4. Miscellaneous.

A. Validity. City and County each represent, warrant, and covenant to and with the other its respective authority and power under Florida law to enter into this Interlocal

Agreement, acknowledge the validity and enforceability of this Interlocal Agreement, and waive any future right of defense based on claim of illegality, invalidity, or unenforceability of any nature. City and County each hereby represent, warrant, and covenant to and with the other that this Interlocal Agreement has been validly approved by its respective governing body, and that this Interlocal Agreement constitutes a legal, valid, and binding contract enforceable against the respective party in accordance with the terms hereof (assuming the due authorization, execution, and delivery hereof by the other party hereto).

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

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

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

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

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

(2) Venue for any action arising out of or related to this Interlocal

Agreement shall be in the Circuit Court for the Ninth Judicial Circuit in Orange County, Florida.

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

F. Entire Agreement. This Interlocal Agreement, along with its exhibits, constitutes the entire Agreement between the parties regarding the subject matter hereof. Any prior oral or written agreements or understandings of any kind between the parties relating to the subject matter hereof are null and void and of no further effect.

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

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

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

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

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

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

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

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

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

[Signatures appear on following pages]

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



Executed on:

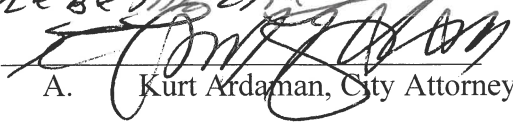
(SEAL)

FOR USE AND RELIANCE ON

APPROVED AS TO FORM AND
LEGALITY this 23rd day of MAY,
2022 FOR USE AND RELIANCE
ONLY BY THE CITY

By:

A.


Kurt Ardaman, City Attorney

CITY OF WINTER GARDEN, FLORIDA

By:


John Rees, Mayor

Attest:


Angela Grimage, City Clerk

APPROVED BY THE CITY OF WINTER
GARDEN, FLORIDA AT THE CITY
COMMISSION AT A MEETING
HELD ON MAY 23, 2024

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings, County Mayor

Date: _____, 2024

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

By: _____
Deputy Clerk

S:\RAlfonso\Public Works\Interlocal Agreement between Winter Garden and Orange County Transferring Jurisdiction of Portions of Certain Roads updated 02-23-24.doc

Exhibit "B"

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:

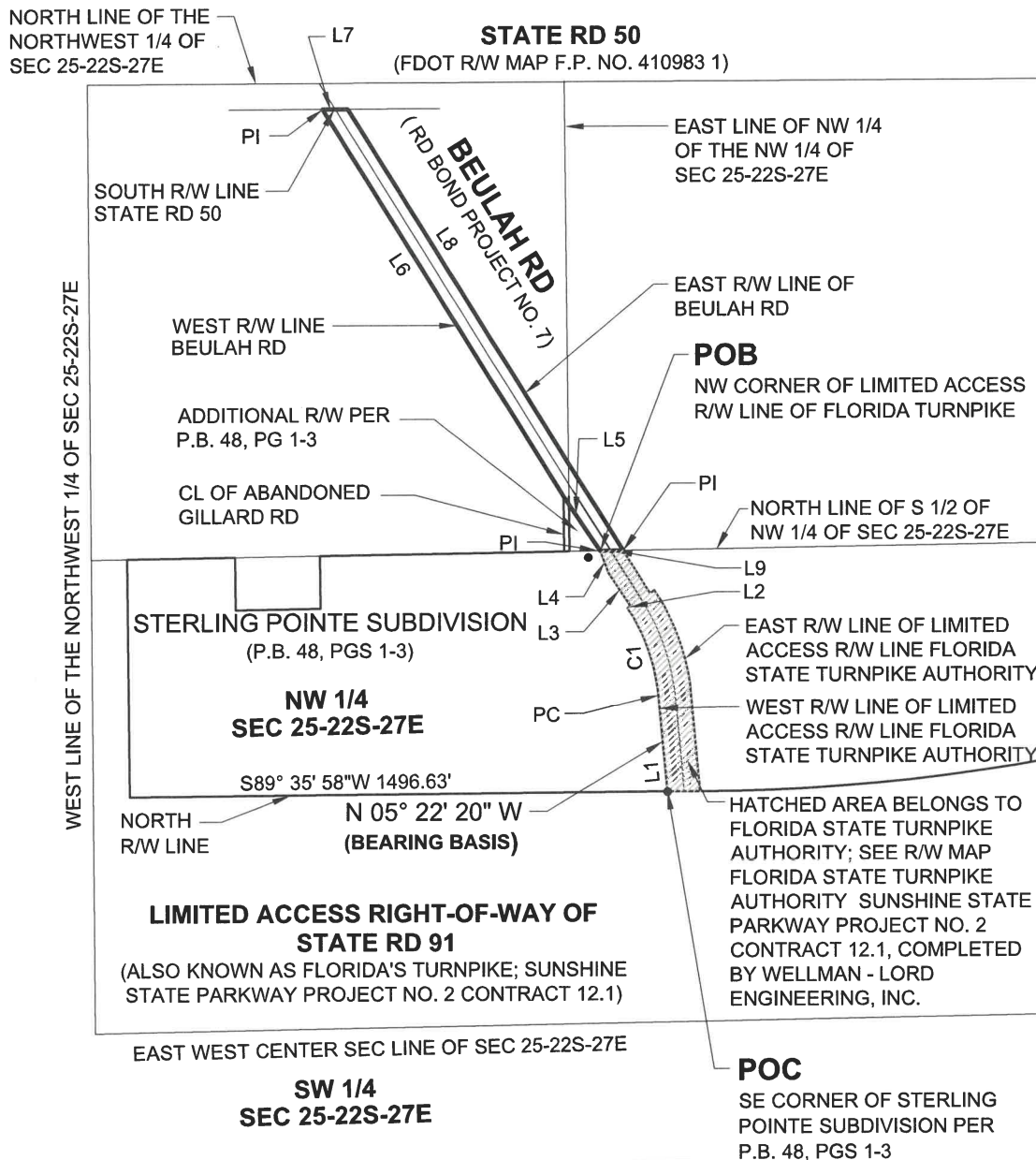
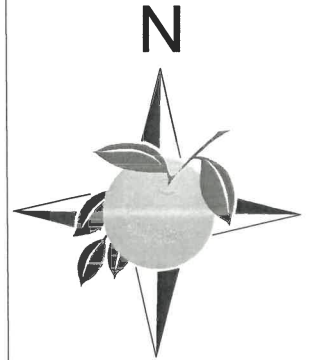
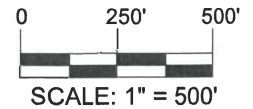
NOT VALID WITHOUT SHEET 2 OF 2

REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 06/20/2023	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			9084
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

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: -----	DATE: 06/20/2023	SECTION: 25	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951	ORANGE COUNTY GOVERNMENT FLORIDA	DRAWING SCALE: 1"=500'
DRAWN BY: JFM	REVISIONS: 10/24/2023	TOWNSHIP: 22S			COUNTY PROJECT NUMBER 9084
CHECKED BY: D. WHITTAKER		RANGE: 27E			
APPROVED BY: D. WHITTAKER		SHEET 2 OF 2			

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.

NOT VALID WITHOUT SHEET 2 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 32836-9205 (407) 836-7951		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 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.

PREPARED FOR:

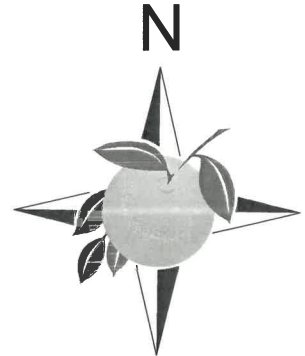
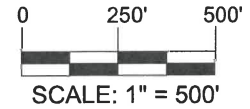
NOT VALID WITHOUT SHEET 1 AND 3 OF 3

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 32839-9205 (407) 836-7851		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

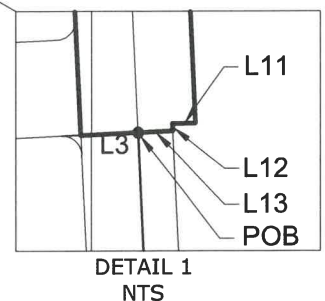
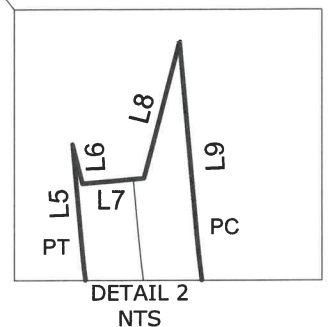
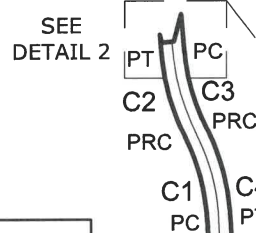


LINE TABLE		
SEGMENT	BEARING	LENGTH
L1	S 89° 58' 22" E	1897.22'
L2	N 02° 40' 29" W	1276.02'
L3	S 87° 19' 31" W	30.00'
L4	N 02° 40' 29" W	966.37'
L5	N 05° 01' 49" W	50.67'
L6	S 14° 03' 36" E	21.02'
L7	N 84° 56' 35" E	32.10'
L8	N 14° 35' 41" E	73.24'
L9	S 05° 01' 49" E	98.90'
L10	S 02° 40' 29" E	962.96'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

SUNBURST COVE LANE
 SOUTH R/W LINE
 ORANGE COVE
 SUBDIVISION
 (P.B. 34, PGS 59 & 60)

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

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

POC
 SW CORNER OF
 SEC 25-22S-27E
 L1
 SOUTH SEC LINE OF
 SEC 25-22S-27E
 S89° 58' 22"E
 (BEARING BASIS)
 CL of BEULAH
 ROAD

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

PREPARED FOR:
 REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEETS 1 AND 2 OF 3

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

DATE:
 06/20/2023
 REVISIONS:
 10/30/2023

SECTION: 25, 36
 TOWNSHIP: 22S
 RANGE: 27E
 SHEET 3 OF 3

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
 9084

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

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.

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: 30
TOWNSHIP: 22S
RANGE: 28E
SHEET 1 OF 2

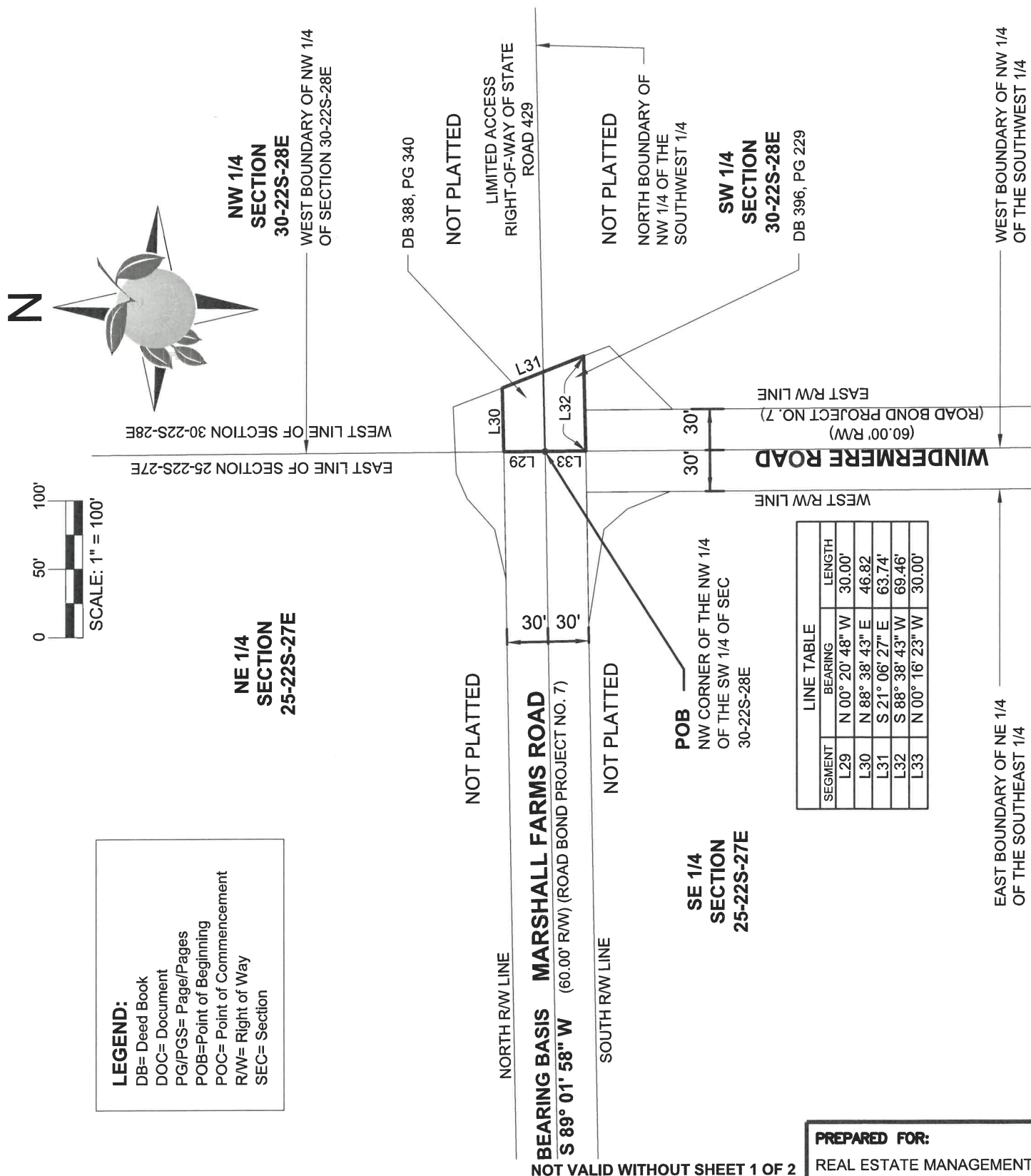
PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32836-8206
(407) 836-7861



DRAWING SCALE:
N/A
COUNTY PROJECT
NUMBER
9085

SKETCH OF DESCRIPTION

PROJECT: PARCEL 103 CITY OF WINTER GARDEN ROAD TRANSFERS



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) 838-7951



PREPARED FOR:
 REAL ESTATE MANAGEMENT

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

LEGAL DESCRIPTION

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

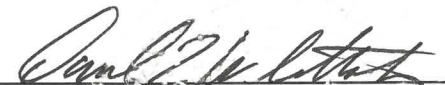
SPACE ABOVE RESERVED FOR RECORDING INFORMATION

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. 5643
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.


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.

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 32839-9205 (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 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.

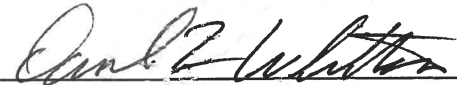
Containing 3,104.16 Square Feet or 0.07 Acres, More or Less.

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



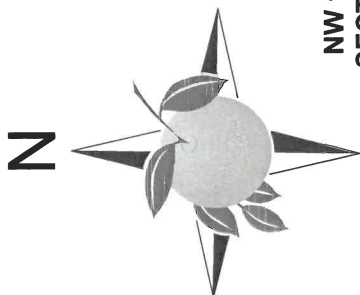
DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 10/24/2023

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 32839-8205 (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 3 OF 4			

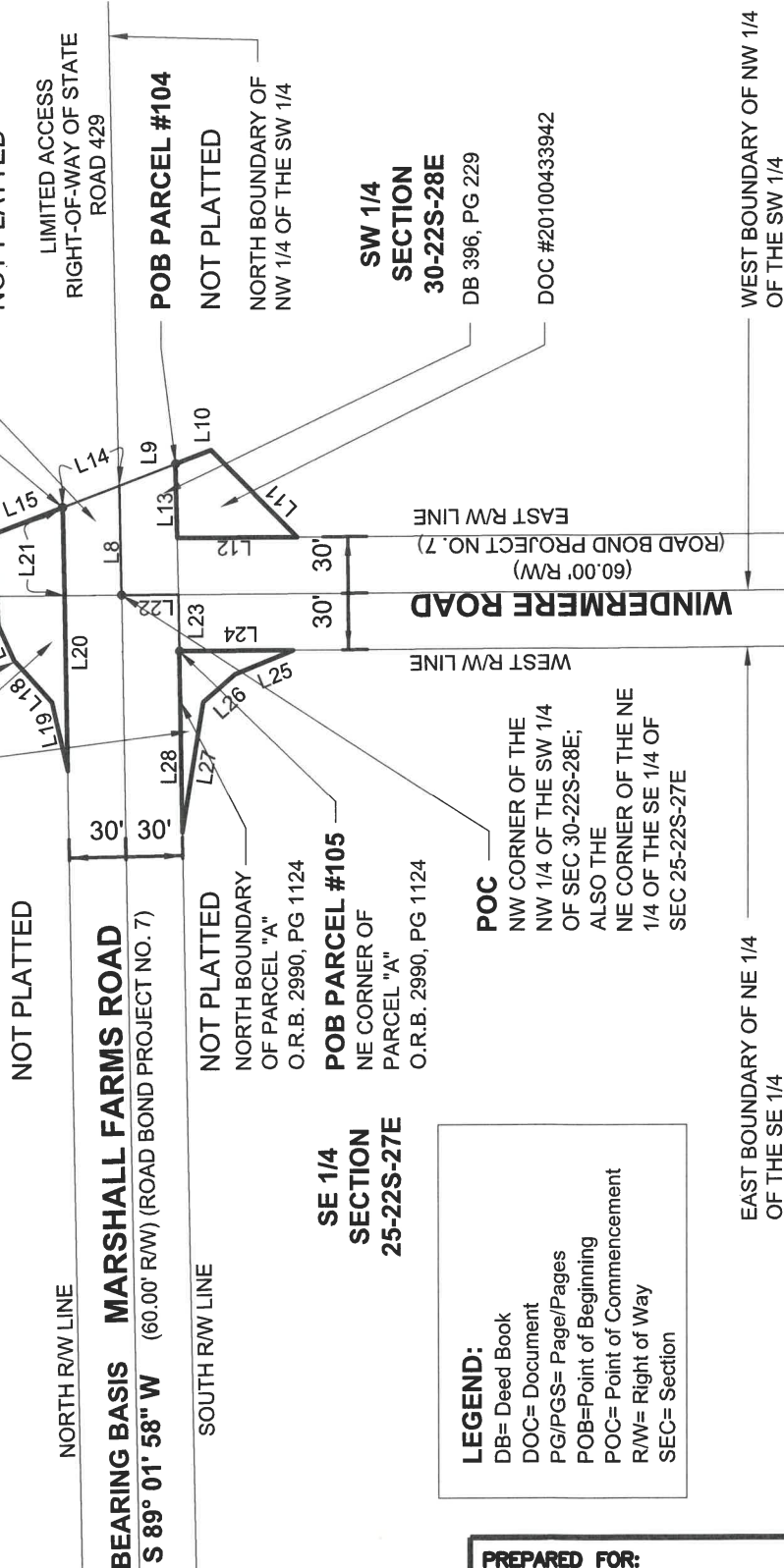
SKETCH OF DESCRIPTION

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



0 50' 100'
SCALE: 1" = 100'

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'



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

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 4 OF 4

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(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:

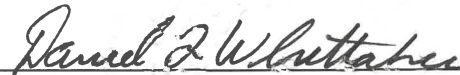
Begin at the Northeast Corner of the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 22 South, Range 27 East, Orange County, Florida; Thence run South 00° 16' 23" East a distance of 30.00 feet to a point along the South Right-of-Way line of Marshall Farms Road; Thence run South 89° 01' 58" 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

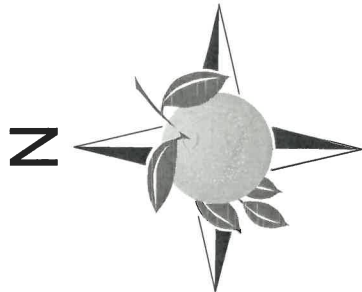
PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 06/13/2023	SECTION: 25	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32836-9205 (407) 838-7951		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER 9085
CHECKED BY: D. WHITTAKER	REVISIONS: 10/24/2023	RANGE: 27E			
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

LEGAL DESCRIPTION

PROJECT: PARCEL 107 CITY OF WINTER GARDEN ROAD TRANSFERS



0 250' 500'
SCALE: 1" = 500'

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
R/W= Right of Way
SEC= Section
Δ = Central Angle

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

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

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

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

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)

WINDERMERE ROAD
(ROAD BOND PROJECT 7)

MARSHALL FARMS ROAD
(ROAD BOND PROJECT NO. 7)

NOT PLATTED

NOT PLATTED

NOT PLATTED

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 VALID WITHOUT SHEET 1 OF 2

LINE TABLE		BEARING	LENGTH
SEGMENT			
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
Δ		28° 35' 00"	28° 35' 00"
RADIUS		1,176.28'	1,116.28'
ARC LENGTH		586.82'	556.88'
CHORD LENGTH		580.75'	551.13'
CHORD BEARING		N 76° 40' 32" W	S 76° 40' 32" E

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"=500'
COUNTY PROJECT
NUMBER
9085

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




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

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.

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) 836-7951		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.

PREPARED FOR:

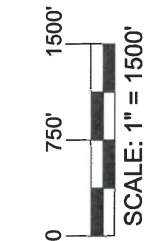
REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEETS 1 AND 3 OF 3

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 32839-8208 (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

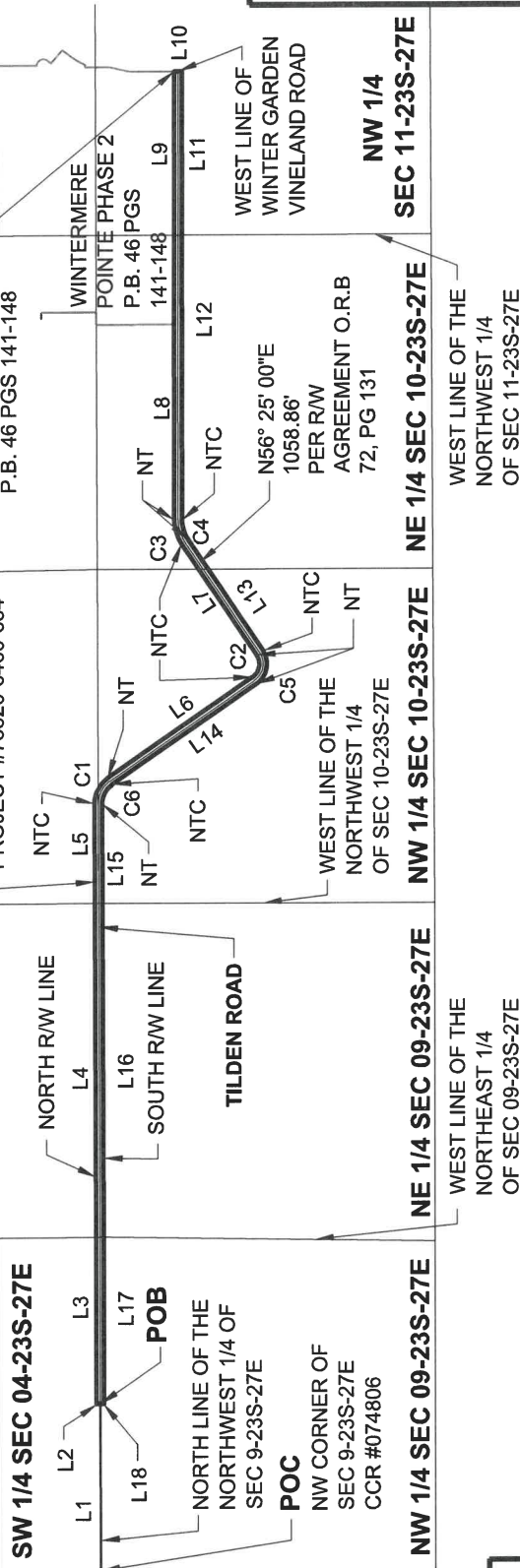
PROJECT: PARCEL 108 CITY OF WINTER GARDEN ROAD TRANSFERS



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

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'



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

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 32839-8206
(407) 836-7981



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

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) 836-7951		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.

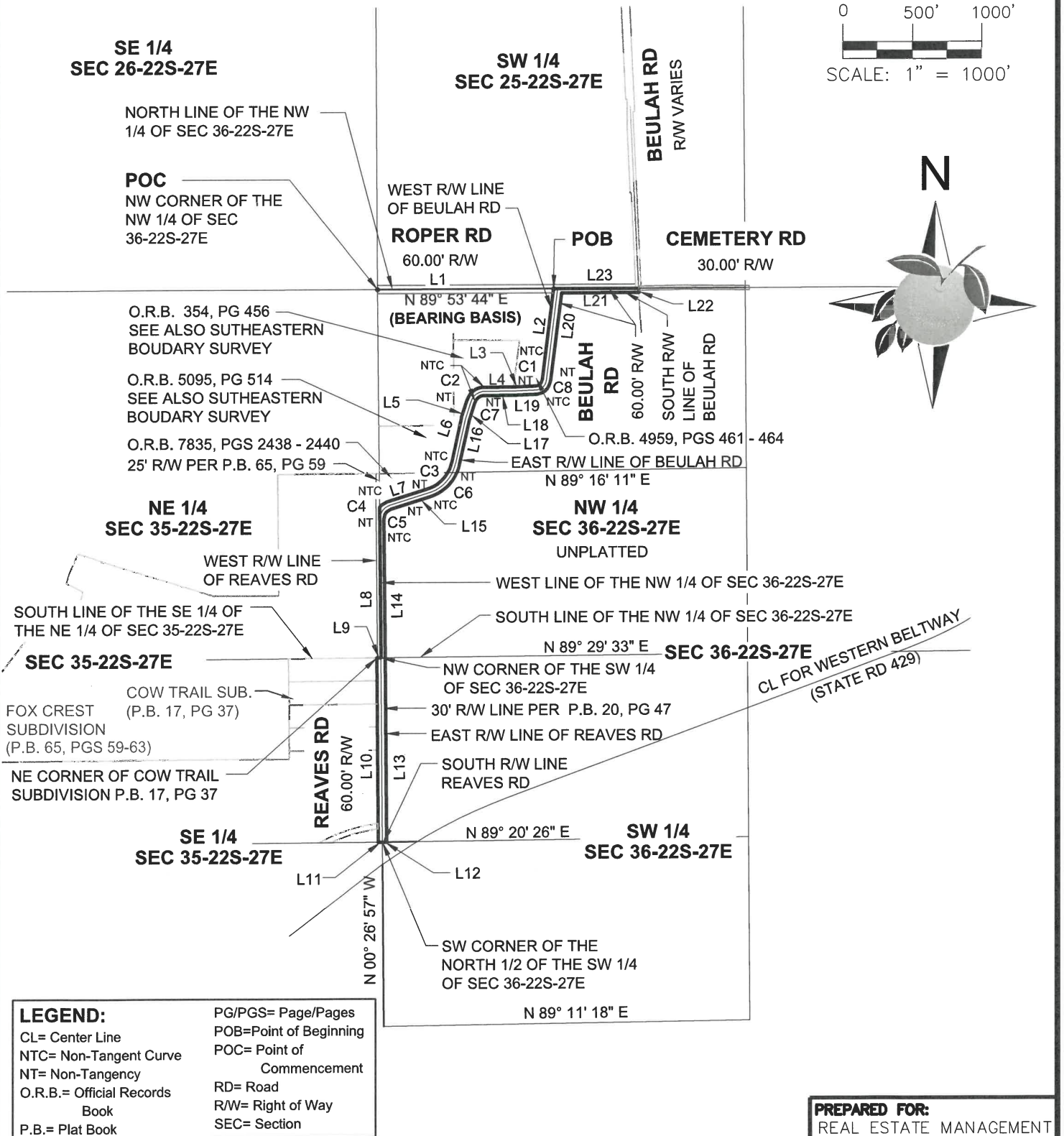
PREPARED FOR:
REAL ESTATE MANAGEMENT

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			

SKETCH OF DESCRIPTION

PROJECT: PARCEL 109 CITY OF WINTER GARDEN ROAD TRANSFERS



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 32839-9205 (407) 836-7851	ORANGE COUNTY GOVERNMENT FLORIDA	DRAWING SCALE: 1"=1000'
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER 9083
CHECKED BY: D. WHITTAKER	REVISIONS: 10/23/2023	RANGE: 27E			
APPROVED BY: D. WHITTAKER		SHEET 3 OF 5			


SKETCH OF DESCRIPTION TABLES
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'

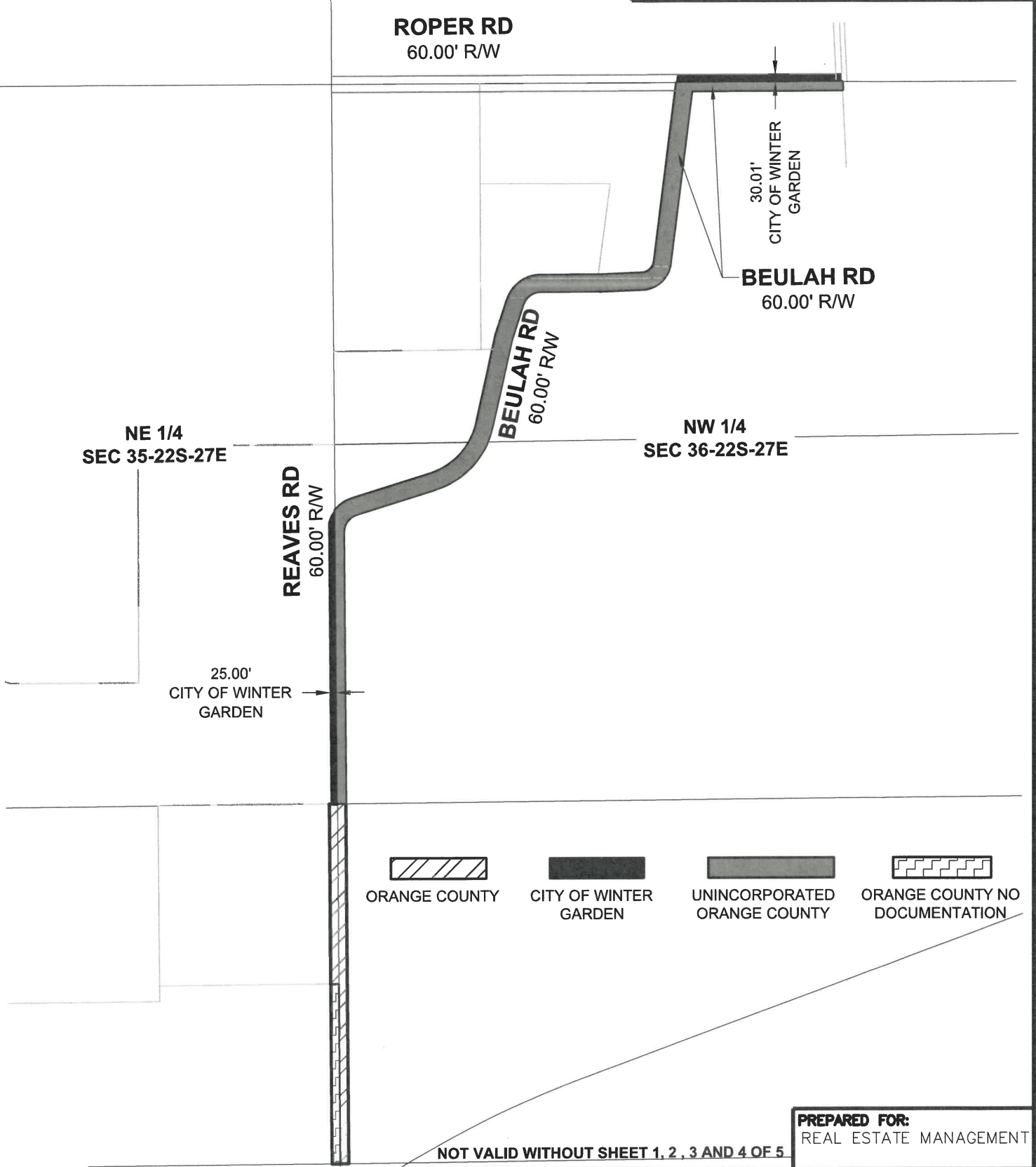
CURVE TABLE								
	C1	C2	C3	C4	C5	C6	C7	C8
Δ	80° 43' 56"	72° 00' 11"	60° 52' 09"	33° 18' 06"	72° 30' 10"	60° 46' 51"	71° 01' 02"	80° 43' 54"
RADIUS	47.28'	130.00'	253.12'	130.00'	70.00'	313.12'	70.00'	107.28'
ARC LENGTH	66.62'	163.37'	268.91'	75.56'	88.58'	332.17'	86.76'	151.16'
CHORD LENGTH	61.24'	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	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
CHECKED BY: D. WHITTAKER	REVISIONS: 10/23/2023	RANGE: 27E			NUMBER
APPROVED BY: D. WHITTAKER		SHEET 4 OF 5			9083

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



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

PREPARED FOR:
 REAL ESTATE MANAGEMENT

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

DATE:
 09/25/2023
REVISIONS:
 10/23/2023

SECTION: 36
TOWNSHIP: 22S
RANGE: 27E
SHEET 5 OF 5

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



DRAWING SCALE:
 N/A
COUNTY PROJECT
NUMBER
 9083

LEGAL DESCRIPTION

PROJECT: PARCEL 110 CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

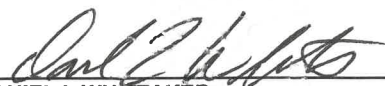
That portion of Right-of-Way of Cemetery Road lying in Sections 25 and 36, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

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 32836-9205 (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			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

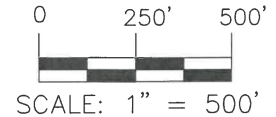
POC= Point of

Commencement

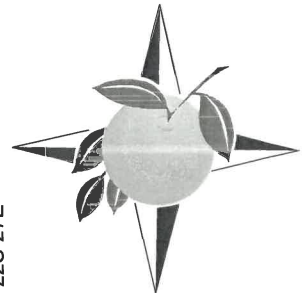
RD= Road

R/W= Right of Way

SEC= Section



N



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

WESTFIELD LAKES
PHASE 4
(P.B. 54, PG 74)

L7
L6, EASTERLY R/W LINE

N 89° 50' 23" E

NOT PLATTED

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

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

EAST SEC LINE OF NW 1/4
OF SEC 36-22S-27E

FAITH FAMILY
COMMUNITY CHURCH
OF NAZARENE

CEMETERY RD
30.00' R/W

NORTH R/W LINE

L9 L8

SOUTH R/W LINE

L3 L4

P.B. 6, PG 41

L2

CL

BEULAH RD
R/W VARIES

L10,
WESTERLY
R/W LINE

POB

PI

CL

BEULAH RD
60.00' R/W

NOT PLATTED

**NW 1/4
SEC 36-22S-27E**

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

AMBERLEIGH SUBDIVISION
(P.B. 47, PG 7)

POC
NW CORNER OF THE NW
1/4 OF SEC 36-22S-27E

ROPER RD
60.00' R/W

L1

N 89° 53' 44" E
(BEARING BASIS)

CANOPY OAKS
PHASE 1

WEST
ORANGE
HIGHWAY
MAINT UNIT

NOT PLATTED

WEST ORANGE
HIGHWAY
MAINTENANCE
UNIT

BEULAH RD
60.00' R/W

NOT PLATTED

REAVES RD
60.00' R/W

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

DRAWN BY: JFM

TOWNSHIP: 22S

CHECKED BY: D. WHITTAKER

REVISIONS: 10/24/2023

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"=500'

**COUNTY PROJECT
NUMBER**

9083

LEGAL DESCRIPTION

PROJECT: PARCEL 111 CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

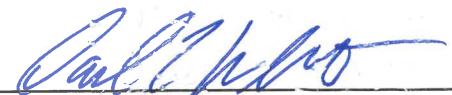
LEGAL DESCRIPTION:

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 32838-9205 (407) 836-7951		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:

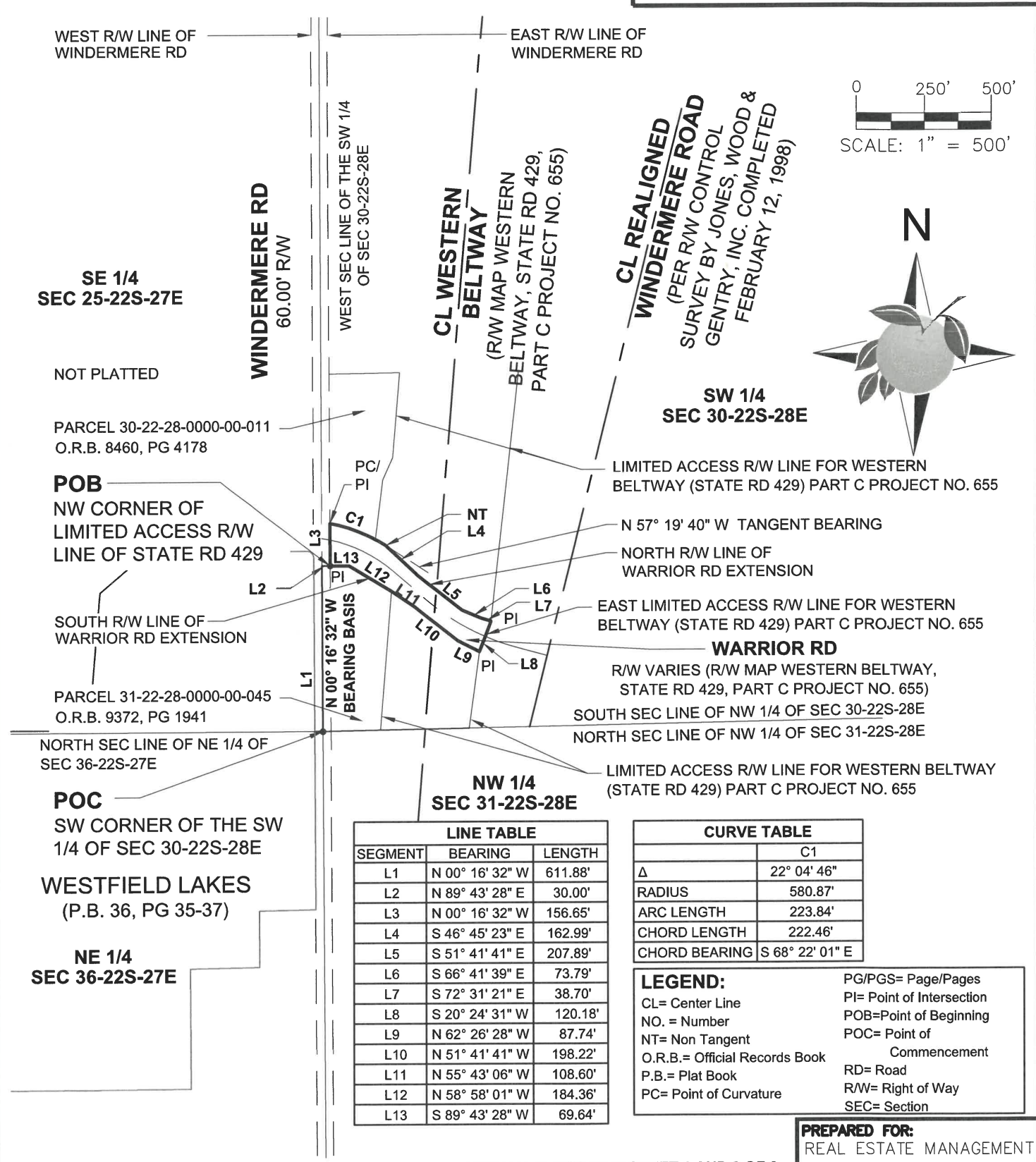
1. Linear measurements shown hereon are expressed in feet. Angular measurements shown hereon are expressed in degrees, minutes, and seconds.
2. Additions or deletions to sketch of description by other than the signing party or parties is prohibited without written consent of the signing party or parties.
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 32838-8205 (407) 836-7951		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 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 32839-9205 (407) 836-7851	ORANGE COUNTY GOVERNMENT FLORIDA	DRAWING SCALE: 1"=500'
DRAWN BY: _____	REVISIONS: _____	TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER		RANGE: 28E			9080
APPROVED BY: D. WHITTAKER		SHEET 3 OF 3			

SKETCH OF DESCRIPTION

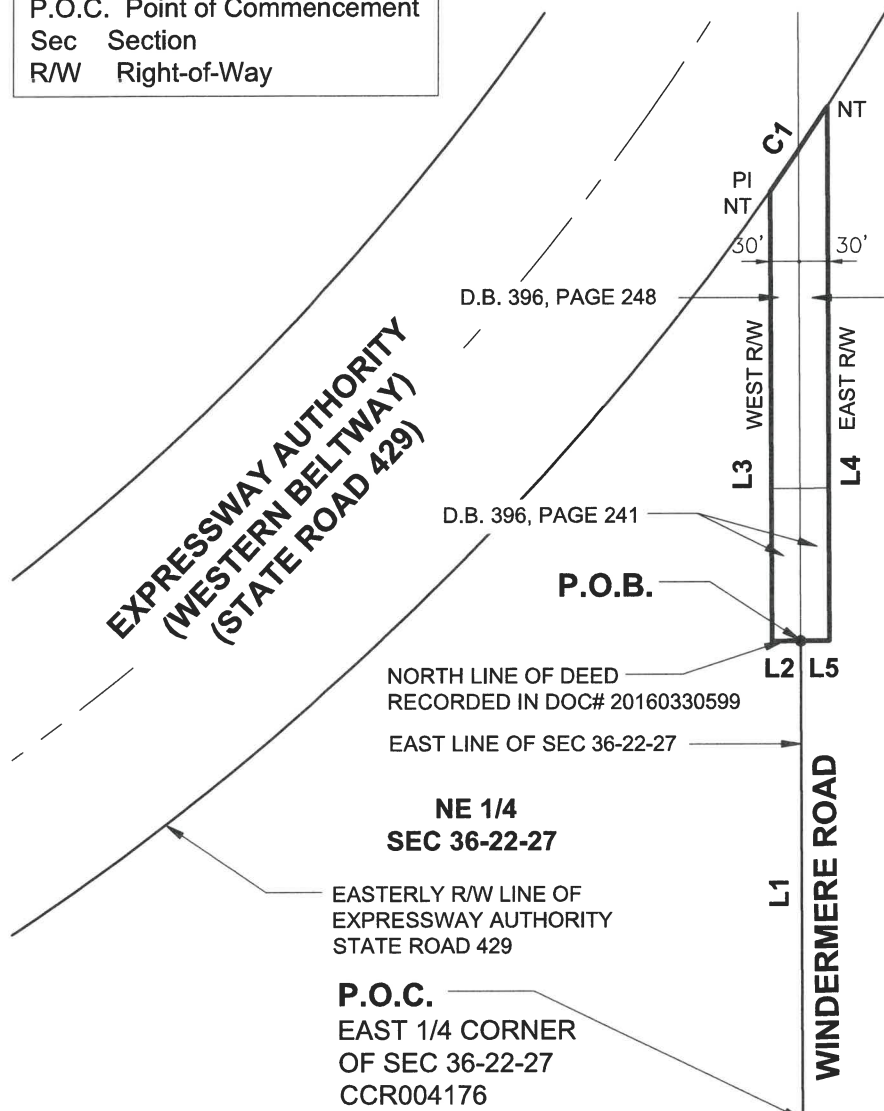
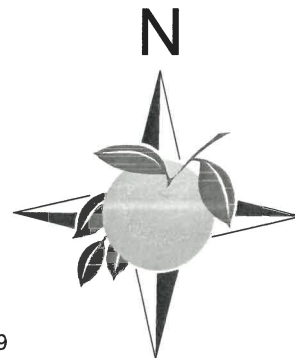
PROJECT: PARCEL 112 CITY OF WINTER GARDEN ROAD TRANSFERS

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: _____
 DRAWN BY: _____
 CHECKED BY: D. WHITTAKER
 APPROVED BY: D. WHITTAKER

DATE: 06/15/2023
 REVISIONS: 11/17/2023

SECTION: 36
 TOWNSHIP: 22S
 RANGE: 27E
 SHEET 2 OF 2

PUBLIC WORKS
 ENGINEERING DIVISION
 SURVEY SECTION
 4200 SOUTH JOHN YOUNG PARKWAY
 ORLANDO, FLORIDA 32838-8205
 (407) 838-7951



DRAWING SCALE:
 1"=200'
 COUNTY PROJECT
 NUMBER
 9082

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 Northwesterly; 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 32839-8205 (407) 836-7951		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.

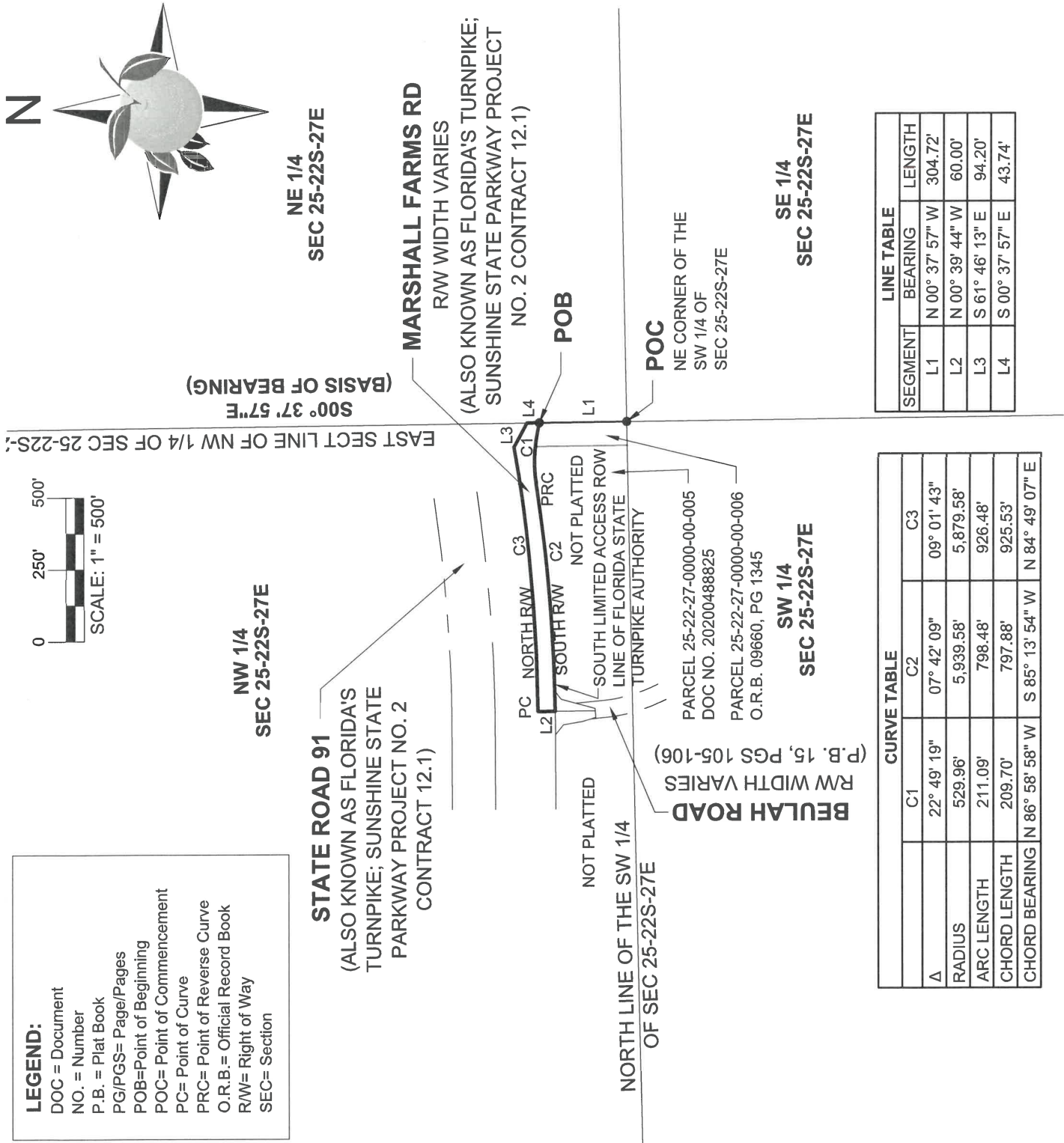
PREPARED FOR:

NOT VALID WITHOUT SHEET 2 OF 2

REAL ESTATE MANAGEMENT

FIELD DATE: -----	DATE: 06/30/2023	SECTION: 25	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32836-9206 (407) 838-7881		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



FIELD DATE: -----		DATE: 06/30/2023	SECTION: 25	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8205 (407) 836-7951	ORANGE COUNTY GOVERNMENT FLORIDA	DRAWING SCALE: 1"=500'
DRAWN BY: JFM			TOWNSHIP: 22S			COUNTY PROJECT NUMBER 9085
CHECKED BY: D. WHITTAKER		REVISIONS: 11/21/2023	RANGE: 27E			
APPROVED BY: D. WHITTAKER			SHEET 2 OF 2			

NOT VALID WITHOUT SHEET 1 OF 2
PREPARED FOR: REAL ESTATE MANAGEMENT

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:

Commence 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.

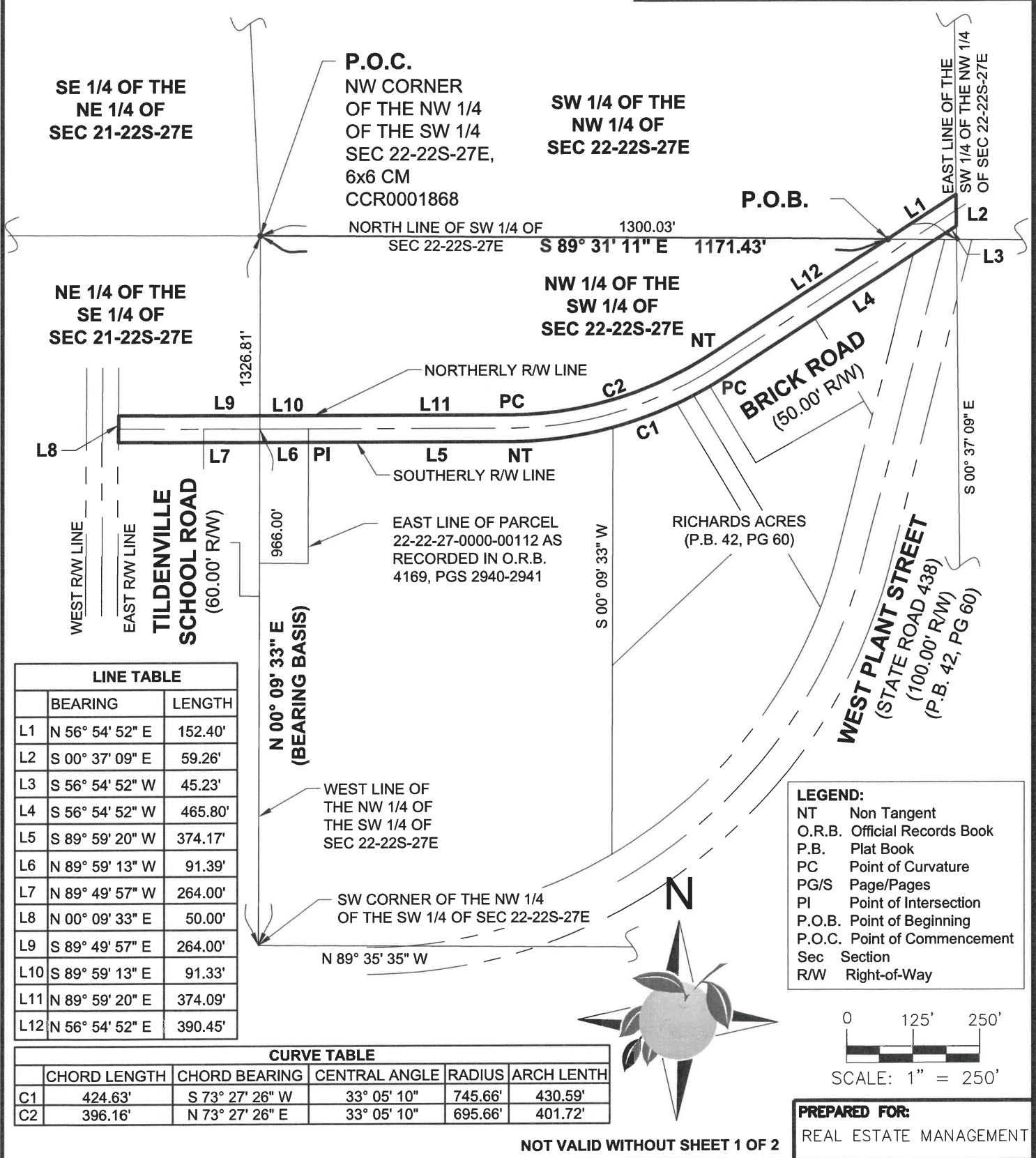
SURVEYORS NOTES:

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) 836-7851		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



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: 1"=250'
DRAWN BY:		TOWNSHIP: 22S			COUNTY PROJECT NUMBER 9193
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 27E			
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).

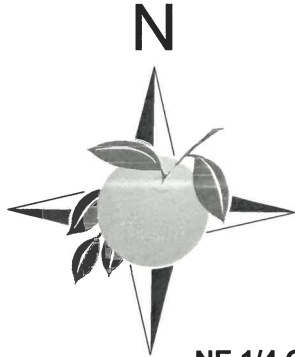
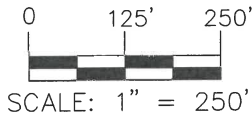
NOT VALID WITHOUT SHEET 2 OF 2

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 32839-8205 (407) 836-7951		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 27E			9194
APPROVED BY: D. WHITTAKER		SHEET 1 OF 2			

SKETCH OF DESCRIPTION

PROJECT: PARCEL 115 CITY OF WINTER GARDEN ROAD TRANSFERS



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

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

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

NOT VALID WITHOUT SHEET 1 OF 2

PREPARED FOR:

REAL ESTATE MANAGEMENT

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

Exhibit “C”

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

ASSIGNMENT

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

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

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

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

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

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

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

ASSIGNOR:

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

Date: _____, 2024

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

By: _____
Deputy Clerk
Print Name: _____

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

ASSIGNEE:

CITY OF WINTER GARDEN, FLORIDA

By: City Commission

By: _____
John Rees, Mayor

Attest: _____
Angela Grimmage, City Clerk

Executed on:

(SEAL)

FOR USE AND RELIANCE ON

**APPROVED AS TO FORM AND
LEGALITY this ____ day of _____,
2024**

By: _____
A. Kurt Ardaman, City Attorney

**APPROVED BY THE CITY OF
WINTER GARDEN, FLORIDA AT THE
CITY COMMISSION AT A MEETING
HELD ON _____, 2024**

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

Schedule "A"

1. Drainage Easement recorded at OR Book 5038, Page 1185, et seq., on April 8, 1996 (*for Beulah Rd.*)
2. Retention Pond Maintenance Easement recorded at OR Book 5140, Page 2312, et seq., on Oct. 18, 1996 (*for Beulah Rd.*)
3. Drainage Easement recorded at OR Book 07078, Page 4999, et seq., on September 3, 2002 (*for Tildenville School Road*)
4. Drainage Easement recorded at OR Book 07078, Page 4987, et seq., on September 3, 2002 (*for Tildenville School Road*)
5. Drainage Easement recorded at OR Book 07078, Page 4980, et seq., on September 3, 2002 (*for Tildenville School Road*)
6. Drainage Easement recorded at OR Book 07078, Page 4969, et seq., on September 3, 2002 (*for Tildenville School Road*)
7. Drainage Easement recorded at OR Book 07078, Page 4958, et seq., on September 3, 2002 (*for Tildenville School Road*)
8. Drainage Easement recorded at OR Book 07078, Page 5008, et seq., on September 3, 2002 (*for Tildenville School Road*)

Instrument: 801.1
Project: Beulah Baptist Church

APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS AT ITS MEETING

FEB 27 1996

(Pgs)

Orange Co FL 5570865
04/08/96 03:29:42pm
OR Bk 5038 Pg 1185
Rec 28.50 DSC .70

DRAINAGE EASEMENT

RETURN TO REAL ESTATE
MANAGEMENT DEPARTMENT

THIS INDENTURE, Made this 5th day of JANUARY
A.D., 1996, between Beulah Baptist Church, Inc., a Florida
corporation, and the Trustees of the Beulah Baptist Church of
Winter Garden, having its principal place of business in the city
of WINTER GARDEN, County of ORANGE, State of
FLORIDA, whose address is 671 BEULAH ROAD

GRANTOR, and ORANGE COUNTY, FLORIDA, whose post office address is
Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of
\$ 1.00 and other valuable considerations, paid by the
GRANTEE, the receipt whereof is hereby acknowledged, does hereby
give and grant to the GRANTEE and its assigns, an easement for
drainage purposes, with full authority to enter upon, construct,
and maintain, as the GRANTEE and its assigns may deem necessary, a
drainage ditch, pipe, or facility over, under, and upon the
following described lands situate in Orange County aforesaid,
to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraisers Parcel Identification (Folio) Number(s):

36-22-27-0000-00013

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

THE GRANTEE herein and its assigns shall have the right to
clear and keep clear all trees, undergrowth, and other obstructions
that may interfere with normal operation or maintenance of the
drainage ditch, pipe, or facility, out of and away from the herein
granted easement, and the GRANTOR, its heirs, successors, and
assigns agree not to build, construct, or create, nor permit others
to build, construct, or create any buildings or other structures on
the herein granted easement that may interfere with the normal
operation or maintenance of the drainage ditch, pipe, or facility.

Instrument: 801.1
Project: Beulah Baptist Church

OR Bk 5038 Pg 1186
Orange Co FL 5570865

IN WITNESS WHEREOF, the said GRANTOR has caused these presents
to be signed in its name by Todd Bates, its
PRESIDENT, attested by the TRUSTEES,
dated this 5th day of JANUARY, 1996.

Signed, sealed, and delivered
in the presence of:

Beulah Baptist Church, Inc.

Nelda J Baker
Witness

BY: Todd Bates
President

Nelda J Baker
Printed Name

Todd Bates
Printed Name

Sid Gaines
Witness

ATTEST: _____

SID GAINES
Printed Name

Printed Name

Trustees of the Beulah Baptist
Church of Winter Garden

David Stanley
Witness

Roy A Keen
Trustee

David Stanley
Printed Name

Roy A Keen
Printed Name

Harry Pfabe
Witness

Olois W. Best
Trustee

Harry Pfabe
Printed Name

Olois W. Best
Printed Name

Nelda Baker
Witness

Steve Murphy
Trustee

Nelda Baker
Printed Name

Steve Murphy
Printed Name

Sid Gaines
Witness

Trustee

SID GAINES
Printed Name

Printed Name

Trustee

Witness

Printed Name

Printed Name

Trustee

Witness

Printed Name

Printed Name

(Signature of TWO Witnesses
required by Florida Law)

Instrument: 801.1
Project: Beulah Baptist Church

STATE OF FLORIDA

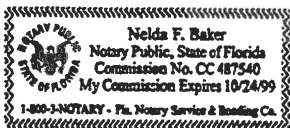
OR Bk 5038 Pg 1187
Orange Co FL 5570865

COUNTY OF ORANGE

I HEREBY CERTIFY, that on this 5th day of January
A.D., 1996, before me personally appeared TODD BATES
and _____, respectively PRESIDENT
and _____, of Beulah Baptist Church, Inc.,
a Florida corporation and the Trustees of the Beulah Baptist Church
of Winter Garden, to me known to be, or who have each produced
_____ and _____ as
identification, and did (did not) take an oath, the individuals and
officers described in and who executed the foregoing conveyance and
severally acknowledged the execution thereof to be their free act
and deed as such officers thereunto duly authorized, and that the
official seal of said corporation is duly affixed thereto, and the
said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 5th day of January, 1996.

(Notarial Seal)



Nelda F. Baker
Notary Signature

Nelda F. Baker
Printed Notary Name

Notary Public in and for the
County and State aforesaid

My commission expires: 10/24/99

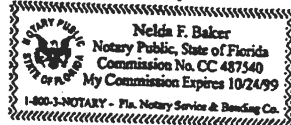
STATE OF Florida

COUNTY OF Orange

I HEREBY CERTIFY, that on this 7th day of January
A.D., 19____, before me personally appeared Roy A. Keen
and _____ ONE of the Trustees of the Beulah
Baptist Church of Winter Garden, to me known to be, or who have
each produced _____ and _____
as identification, and did (did not) take an oath, the individuals
and officers described in and who executed the foregoing conveyance
and severally acknowledged the execution thereof to be their free
act and deed as such officers thereunto duly authorized, and the
said conveyance is the act and deed of said church.

Witness my hand and official seal this 7th day of January, 1996.

(Notarial Seal)



Nelda F. Baker
Notary Signature

Nelda F. Baker
Printed Notary Name

Notary Public in and for the
County and State aforesaid

My commission expires: 10/24/99

Instrument: 801.1
Project: Beulah Baptist Church

OR Bk 5038 Pg 1188
Orange Co FL 5570865

STATE OF Florida

COUNTY OF Orange

I HEREBY CERTIFY, that on this 5th day of January
A.D., 1996, before me personally appeared M. Todd Bates
and _____, two of the Trustees of the Beulah
Baptist Church of Winter Garden, to me known to be, or who have
each produced _____ and _____
as identification, and did (did not) take an oath, the individuals
and officers described in and who executed the foregoing conveyance
and severally acknowledged the execution thereof to be their free
act and deed as such officers thereunto duly authorized, and the
said conveyance is the act and deed of said church.

Witness my hand and official seal this _____ day of _____, 19____.

(Notarial Seal)

Notary Signature

Printed Notary Name

Notary Public in and for the
County and State aforesaid

My commission expires:

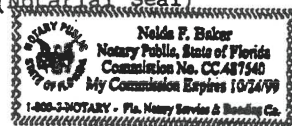
STATE OF Florida

COUNTY OF Orange

I HEREBY CERTIFY, that on this 10th day of January
A.D., 1996, before me personally appeared Steve Murphy
and Olois W Best, two of the Trustees of the Beulah
Baptist Church of Winter Garden, to me known to be, ~~or who have~~
~~each produced~~ _____ and _____
as identification, and ~~did~~ (did not) take an oath, the individuals
and officers described in and who executed the foregoing conveyance
and severally acknowledged the execution thereof to be their free
act and deed as such officers thereunto duly authorized, and the
said conveyance is the act and deed of said church.

Witness my hand and official seal this 10th day of January, 1996.

(Notarial Seal)



Nelda F. Baker
Notary Signature

Nelda F. Baker
Printed Notary Name

Notary Public in and for the
County and State aforesaid

My commission expires: 10-24-99

This instrument prepared by:

Elizabeth B. Price, a staff employee
in the course of duty with the
Real Estate Management Department
of Orange County, Florida

MISC DISK/BHBPCNDE.801/11/30/95jr

SCHEDULE "A"

PARCEL 801, ESTATE: PERPETUAL EASEMENT
PURPOSE: DRAINAGE

BEULAH BAPTIST CHURCH DRAINAGE EASEMENT

LEGAL DESCRIPTION

The East 20.00 feet of the following parcel of land as described in Deed Book 784, page 572 of the Public Records of Orange County, Florida. Begin 15 chains South and 12.36 chains East of the Northwest corner of Section 36, Township 22 South, Range 27 East, run North 226 feet, East 315 feet, South 226 feet, West 315 feet to Point of Beginning.

TOGETHER WITH: The North 20.00 feet of the East 221.95 feet of the following parcel of land as described in Official Record Book 2635, page 498 of the Public Records of Orange County, Florida. From the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 22 South, Range 27 East, run East 566.52 feet on the South boundary of the Northwest 1/4 of the Northwest 1/4 to the Eastern right-of-way boundary of Reaves Road for the Point of Beginning, thence continue East on the South boundary line of the Northwest 1/4 of the Northwest 1/4 765.97 feet, thence North 330 feet, thence West 685.29 feet to the Easterly right-of-way line of Reaves Road, thence Southwest along East right-of-way line to Point of Beginning.

Containing 8,959 square feet or 0.21 acres, more or less.

PREPARED FOR:

HIGHWAY MAINTENANCE

ORANGE COUNTY

ENGINEERING DEPARTMENT - SURVEY SECTION
4200 JOHN YOUNG PKWY. ORLANDO, FLORIDA 32839-9205



SECTION 36
TOWNSHIP 22 SOUTH
RANGE 27 EAST
X-SECT. 90-26
F.B. PL. 1-16

DRAWN BY L. LEWIS
DATE 10/95

CHECKED BY L. LEWIS
DATE 10/95

JOB NUMBER
1000-3933

SCALE:
1" = 200'

SHEET 1
OF 2

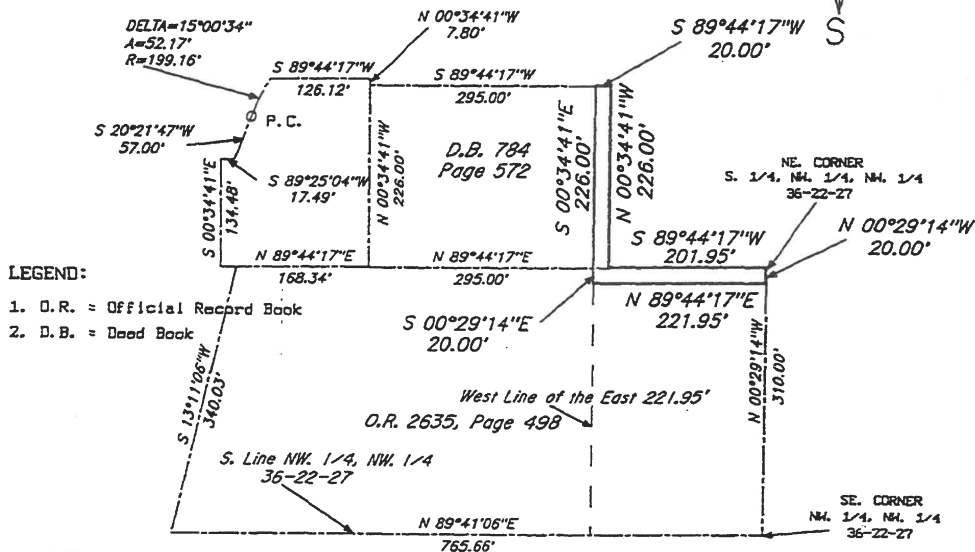
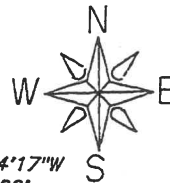
DRAWING NO. 95-020

Recorded - Martha D. Haynie

SKETCH OF DESCRIPTION (SEE SCHEDULE "A")

PARCEL 801, ESTATE: PERPETUAL EASEMENT
PURPOSE: DRAINAGE

BEULAH BAPTIST CHURCH DRAINAGE EASEMENT



LEGEND:

1. O.R. = Official Record Book
2. D.B. = Dead Book

NOTES:

1. Bearings based on the South line of the NW 1/4 of the NW 1/4 of Section 36, Township 22 South, Range 27 East as N 89°41'06\"/>
2. Legal prepared by Orange County Engineering Department - Survey Section.
3. No improvements above or below ground, other than those shown, were located.
4. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. The lands shown hereon were not abstracted by the undersigned for rights-of-way, easements, reservation and other similar matters of record.
6. This is not a survey.

I HEREBY CERTIFY THAT THIS "SKETCH OF DESCRIPTION" REPRESENTS THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION AND THAT IT MEETS THE WESTERN TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYING PURSUANT TO SECTION 476.07 OF THE FLORIDA STATUTES.

TERRANCE A. LEWIS

REAL LAND SURVEYOR 4644, STATE OF FLORIDA
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR:

HIGHWAY MAINTENANCE

ORANGE COUNTY

ENGINEERING DEPARTMENT - SURVEY SECTION
4200 JOHN YOUNG PKWY. ORLANDO, FLORIDA 32839-9205



SECTION 26
TOWNSHIP 22 SOUTH
RANGE 27 EAST
X-SECT. 90-26
F.S. 1-16

DRAWN BY T. LEWIS
DATE 10/95

CHECKED BY T. LEWIS
DATE 10/95

JOB NUMBER
1000-3933

SCALE:
1" = 200'

SHEET 2
OF 2

DRAWING NO. 95-020

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

OCT 08 1996 CS RS

Instrument: 801.1

Project: Beulah Baptist Church Retention Pond

Orange Co FL 5805478
101896 02:49:52pm
OR Bk 5140 Pg 2312
Rec 28.50

RETENTION POND MAINTENANCE EASEMENT

THIS INDENTURE, MADE THE 11th day of SEPTEMBER
A.D., 1996, between Beulah Baptist Church, Inc., a Florida
corporation, and the Trustees of the Beulah Baptist Church of
Winter Garden having its principal place of business in the City of
WINTER GARDEN County of ORANGE, State of FLORIDA,
whose address is 671 BEULAH RD

Grantor, and the COUNTY OF ORANGE, in the State of Florida, whose
post office address is Box 1393, Orlando, Florida 32802-1393,
Grantee.

WITNESSETH, That the Grantor, in consideration of the sum of
\$ 1.00 and other valuable considerations, paid by the
Grantee, the receipt whereof is hereby acknowledged, does hereby
give and grant to the Grantee and its assigns, a right of way and
easement for a retention pond, with full authority to enter upon,
construct and maintain, as the Grantee and its assigns may deem
necessary, facilities pertaining to a retention pond, over, under,
and upon the following described lands situate in Orange County
aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraisers Parcel Identification (Folio) Number(s):
36-22-27-0000-00013

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

THE GRANTEE herein and its assigns shall have the right to
clear and keep clear all trees, undergrowth, and other obstructions
that may interfere with normal operation or maintenance of the
retention pond constructed thereon and the Grantor, its successors
and assigns, agree not to build, construct, or create, nor permit
others to build, construct, or create any buildings or other
structures on the herein granted right of way that may interfere
with the normal operation or maintenance of the retention pond
installed thereon.

THIS IS A DONATION

RETURN TO REAL ESTATE
MANAGEMENT DEPARTMENT

Instrument: 801.1
Project: Beulah Baptist Church Retention Pond

OR Bk 5140 Pg 2313
Orange Co FL 5805478

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by Todd Bates, its president, attested by Steve Murphy, dated this 11th day of September, 1996.

Signed, sealed, and delivered
in the presence of:

Nelda F Baker
Witness

Nelda F Baker
Printed Name

Paul Daughtry
Witness

Paul Daughtry
Printed Name

Nelda F Baker
Witness

Nelda F Baker
Printed Name

Nelda F Baker
Witness

Nelda F Baker
Printed Name

Nelda F Baker
Witness

Nelda F Baker
Printed Name

William W Baker
Witness

William W Baker
Printed Name

Reena Druffi
Witness

Irene Griffin
Printed Name

Nelda F Baker
Witness

Nelda F Baker
Printed Name

(Signature of TWO Witnesses
required by Florida Law)

Beulah Baptist Church, Inc.

BY: Todd Bates
President

TODD BATES
Printed Name

ATTEST: Steve Murphy

Steve Murphy
Printed Name

Trustees of the Beulah Baptist
Church of Winter Garden

William W Baker
Trustee

William W. Baker
Printed Name

Dewane Pace
Trustee

Dewane Pace
Printed Name

Olois W. Best
Trustee

Olois W. Best
Printed Name

Harry Pfabe
Trustee

Harry Pfabe
Printed Name

Dudley Clyatt
Trustee

Dudley Clyatt
Printed Name

Carl D Hall
Trustee

Carl D Hall
Printed Name

Instrument: 801.1
Project: Beulah Baptist Church Retention Pond

OR Bk 5140 Pg 2314
Orange Co FL 5805478

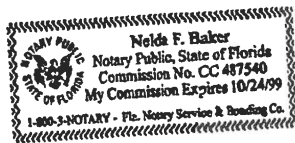
STATE OF Florida

COUNTY OF Orange

I HEREBY CERTIFY, that on this 11th day of September
A.D., 1996, before me personally appeared Tedd Bates
and Steve Murphy, respectively President
and Trustee, of Beulah Baptist Church, Inc.,
a Florida corporation, to me known to be, ~~or who have each produced~~
~~and~~ as identification,
and ~~did~~ (did not) take an oath, the individuals and officers
described in and who executed the foregoing conveyance and
severally acknowledged the execution thereof to be their free act
and deed as such officers thereunto duly authorized, and that the
official seal of said corporation is duly affixed thereto, and the
said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 11th day of Sept, 1996.

(Notarial Seal)



Nelda F. Baker
Notary Signature

Nelda F. Baker
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 10/24/99

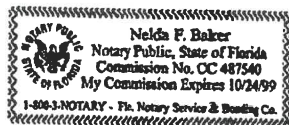
STATE OF Florida

COUNTY OF Orange

I HEREBY CERTIFY, that on this 11th day of September
A.D., 1996, before me personally appeared William Baker
and Dewane Pace, two of the Trustees of the Beulah
Baptist Church of Winter Garden, to me known to be, ~~or who have~~
~~each produced~~ and
as identification, and ~~did~~ (did not) take an oath, the individuals
and officers described in and who executed the foregoing conveyance
and severally acknowledged the execution thereof to be their free
act and deed as such officers thereunto duly authorized, and the
said conveyance is the act and deed of said church.

Witness my hand and official seal this 11th day of Sept, 1996.

(Notarial Seal)



Nelda F. Baker
Notary Signature

Nelda F. Baker
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 10/24/99

Instrument: 801.1
Project: Beulah Baptist Church Retention Pond

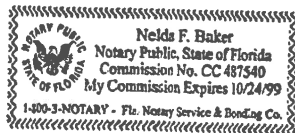
OR Bk 5140 Pg 2315
Orange Co FL 5805478

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY, that on this 11th day of September
A.D., 1996, before me personally appeared Olois Best
and Narry Pfabe, two of the Trustees of the Beulah
Baptist Church of Winter Garden, to me known to be, ~~or who have~~
~~each produced~~ and ~~as identification,~~
and ~~did~~ (did not) take an oath, the individuals and officers
described in and who executed the foregoing conveyance and
severally acknowledged the execution thereof to be their free act
and deed as such officers thereunto duly authorized, and the said
conveyance is the act and deed of said church.

Witness my hand and official seal this 11th day of Sept, 1996.

(Notarial Seal)



Nelda F Baker
Notary Signature

Nelda F Baker
Printed Notary Name

Notary Public in and for
the County and State aforesaid

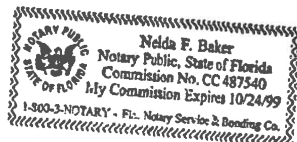
My commission expires: 10/24/99

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY, that on this 11th day of September
A.D., 1996, before me personally appeared Dudley Clyatt
and Carl Hall, two of the Trustees of the Beulah
Baptist Church of Winter Garden, to me known to be, ~~or who have~~
~~each produced~~ and ~~as identification,~~
and ~~did~~ (did not) take an oath, the individuals and officers
described in and who executed the foregoing conveyance and
severally acknowledged the execution thereof to be their free act
and deed as such officers thereunto duly authorized, and the said
conveyance is the act and deed of said church.

Witness my hand and official seal this 11th day of Sept, 1996.

(Notarial Seal)



Nelda F Baker
Notary Signature

Nelda F Baker
Printed Notary Name

Notary Public in and for the
County and State aforesaid

My commission expires: 10/24/99

This instrument prepared by:

Elizabeth B. Price, a staff employee
in the course of duty with the
Real Estate Management Department
of Orange County, Florida

MISC DISK/BUBTCHRP.801/05/13/96jk

SCHEDULE "A"

LEGAL DESCRIPTION

PARCEL 801, ESTATE: PERPETUAL EASEMENT

PURPOSE: RETENTION AREA MAINTENANCE

LEGAL DESCRIPTION

A parcel of land lying in Section 36, Township 22 South, Range 27 East Orange County, Florida and being more particularly described as follows:

For a Point of Reference commence at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 36; thence run North 00 Degrees-29 Minutes-14 Seconds West along the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 36 a distance of 310.00 feet; thence leaving said East line run South 89 Degrees-44 Minutes-17 Seconds West along a line 20.00 feet South of when measured perpendicular to the North line of a parcel of land described in Official Record Book 2635, page 498 of the Public Records of Orange County, Florida a distance of 151.53 feet to the POINT OF BEGINNING; thence continue South 89 Degrees-44 Minutes-17 Seconds West a distance of 38.65 feet; thence leaving said South line run South 03 Degrees-51 Minutes-24 Seconds East a distance of 104.05 feet; thence run South 37 Degrees-02 Minutes-58 Seconds West a distance of 25.70 feet; thence run South 82 Degrees-43 Minutes-39 Seconds West a distance of 176.61 feet; thence run South 15 Degrees-38 Minutes-44 Seconds West a distance of 125.32 feet; thence run North 85 Degrees-50 Minutes-28 Seconds East a distance of 151.43 feet; thence run North 41 Degrees-59 Minutes-58 Seconds East a distance of 201.75 feet; thence run North 15 Degrees-39 Minutes-49 Seconds West a distance of 110.74 feet to the POINT OF BEGINNING.

Containing 30.316 square feet or 0.70 acres, more or less.

NOTES:

1. Bearings on the South line of the NW 1/4 of the NW 1/4 of Section 36, Township 22 South, Range 27 East as N 89°41'06"E (ASSUMED).
2. Legal prepared by Orange County Engineering Department - Survey Section.
3. No improvements above or below ground, other than those shown, were located.
4. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. The lands shown hereon were not abstracted by the undersigned for rights-of-way, easements, reservation and other similar matters of record.
6. This is not a survey.

I HEREBY CERTIFY THAT THIS "SECTION OF DESCRIPTION" REPRESENTS A TRUE AND CORRECT COPY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS HEREBY SUBMITTED UNDER MY DIRECTION AND THAT IT MEETS THE NECESSARY TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 117.01 OF THE FLORIDA STATUTES.

TERRANCE A. LEWIS

SEE LAND SURVEYOR 4644, STATE OF FLORIDA
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR:

HIGHWAY MAINTENANCE

ORANGE COUNTY

ENGINEERING DEPARTMENT - SURVEY SECTION
4200 JOHN YOUNG PKWY. ORLANDO, FLORIDA 32839-9205



SECTION 36
TOWNSHIP 22 SOUTH
RANGE 27 EAST
X-SECT. 95-7
F.S. Pg. 10-44

DRAWN BY T. LEWIS
DATE 04/96

CHECKED BY T. LEWIS
DATE 04/96

JOB NUMBER
1000-3933-2

SCALE:

SHEET 1
OF 2

DRAWING NO. 95-020

Recorded - Martha O. Haynie

SCHEDULE "A"

SKETCH OF DESCRIPTION

PARCEL 801, ESTATE: PERPETUAL EASEMENT
PURPOSE: RETENTION AREA MAINTENANCE

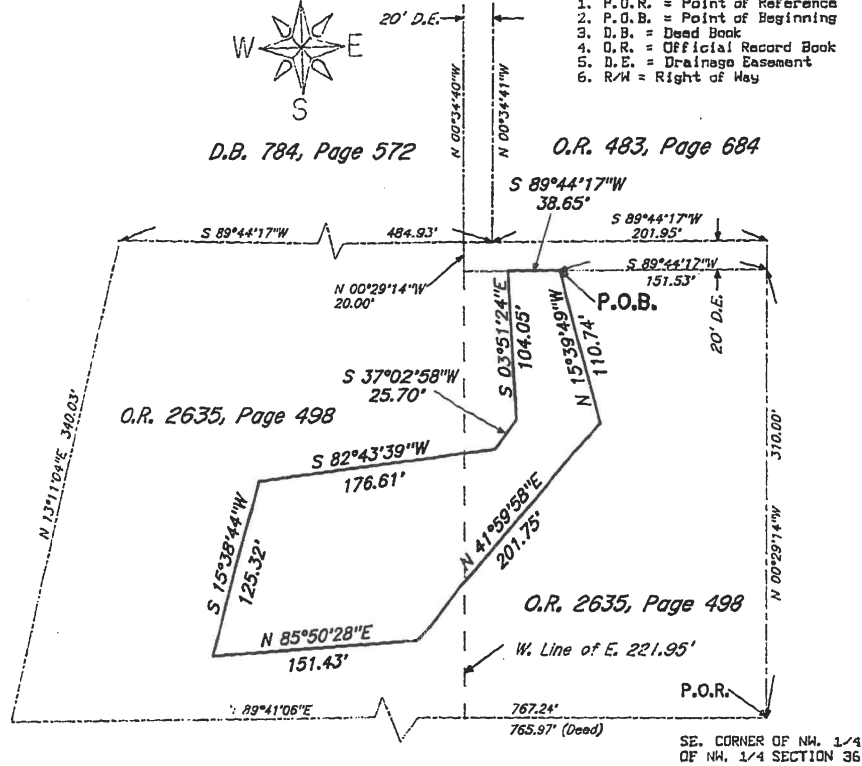
LEGEND:

1. P.O.R. = Point of Reference
2. P.O.B. = Point of Beginning
3. D.B. = Deed Book
4. O.R. = Official Record Book
5. D.E. = Drainage Easement
6. R/W = Right of Way



D.B. 784, Page 572

O.R. 483, Page 684



PREPARED FOR:

HIGHWAY MAINTENANCE

ORANGE COUNTY

ENGINEERING DEPARTMENT - SURVEY SECTION
4200 JOHN YOUNG PKWY. ORLANDO, FLORIDA 32839-8205



SECTION 36
TOWNSHIP 22 SOUTH
RANGE 27 EAST
X-SECT. 95-7
P.L. PG. 40-44

DRAWN BY J. LEWIS
DATE 04/96

CHECKED BY J. LEWIS
DATE 04/96

JOB NUMBER
1000-3333-2

SCALE
1" = 100'

SHEET 2
OF 2

DRAWING NO. 95-020



APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

AUG 05 2003

alalmm

INSTR 20030497760

OR BK 07078 PG 4999

MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL

09/03/2003 09:40:35 AM

DEED DOC TAX 0.70

REC FEE 42.00

Instrument: 805A.1 and 806.1

Project: Tildenville School Road Sidewalk Improvement

EASEMENT

THIS EASEMENT is made and entered by Jennifer F. Page, a single woman and Judith K. Bergmeier, a single woman, whose address is 741 Tildenville School Road, Winter Garden, Florida 34787, ("Grantor") and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida ("Grantee"), whose address is 201 S. Rosalind Avenue, 5th Floor, Orlando, Florida 32801.

RECITALS:

WHEREAS, Grantor owns in fee simple certain real property located in Orange County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, Grantee desires to obtain an easement across the Property for the purpose of constructing and maintaining a sidewalk for public use; and

WHEREAS, Grantor has agreed to grant an easement to Grantee over and across a portion of Grantor's property under the terms and conditions set forth herein;

THIS IS A DONATION

NOW, THEREFORE, in consideration of the above and the mutual covenants, restrictions and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby declares and agrees as follows:

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

RETURN TO REAL ESTATE
MANAGEMENT DIVISION

AGENT 8 BCC
RETURN TO REAL ESTATE
MANAGEMENT DIVISION

Instrument: 805A.1 and 806.1

Project: Tildenville School Road Sidewalk Improvement

2. Grant of Easement. Grantor hereby grants, bargains, sells and conveys to Grantee a perpetual, non-exclusive Easement in, upon, over, and across the Easement Area described in Exhibit "B" attached hereto and incorporated herein by reference (the "Easement Area"), for the purpose provided herein and subject to the reservations set forth herein.

3. Purpose. The purpose of this Easement is to enable to the County, its employees, agents, and contractors, to construct and maintain a sidewalk for the use, access, ingress, and egress of the public as well as to enable the County to repair and replace the sidewalk as it deems necessary and for no other purpose. This Easement shall include the right of Grantee, its employees, agents, and contractors acting at the express direction of the County to enter at any reasonable hour all portions of the Easement Area for the purpose of constructing, maintaining, repairing and replacing the sidewalk.

4. Restrictions. Grantor shall not construct or allow to be constructed any structure, temporary or permanent, upon, under, or above the Easement Area which shall in any way interfere with public access to and use of the sidewalk. Grantor shall not undertake or permit any activity that is inconsistent with the purpose of this Easement.

5. Maintenance. During the term of this Easement, the duty to maintain the sidewalk shall be Grantee's alone, although Grantee shall have no responsibility to maintain any other portion of the Easement Area. Grantor shall have no responsibility for improving or maintaining the sidewalk for the term of this Easement.

6. Restoration. In the event the Grantee disturbs any portion of the Property, Grantee shall promptly restore such property to the condition it was in prior to the disturbance.

7. Term. The easement rights granted herein are perpetual; provided, however, that in the event the Board of County Commissioners of Orange County, Florida approves a measure to change the traffic flow on Tildenville School Road in Winter Garden, Florida from one-way to two-way (the "Measure") prior to the date which is five (5) years from the date of execution of this Easement, the Grantor shall have the right to terminate this Easement, effective sixty (60) days after providing written notice, via certified mail, return receipt requested, to the Orange County Administrator; provided, however, that such right to terminate may only be exercised within one year after the date on which the Board of County Commissioners approves such Measure.

Instrument: 805A.1 and 806.1

Project: Tildenville School Road Sidewalk Improvement

8. Parties. All rights and obligations arising hereunder are appurtenances and covenants running with the Property, and shall be binding upon, and shall inure to the benefit of, the parties and their respective successors and assigns.

9. Severability. If any provision of this Easement, or the application thereof to any person or circumstances, shall be held invalid, inoperative or unenforceable, the remainder of this Easement, or the application of such provisions to any other person or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration of this Easement; and each provision of this Easement shall be valid and enforceable to the fullest extent permitted by law.

THE ACCEPTANCE OF THIS EASEMENT BY GRANTEE, AS EVIDENCED BY THE RECORDATION OF SAME IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, OR THE ENTRY ONTO THE EASEMENT AREA BY GRANTEE, ITS AGENTS OR ASSIGNS, FOR THE PURPOSES OF THIS EASEMENT SHALL CONSTITUTE GRANTEE'S AGREEMENT TO BE BOUND BY THE TERMS HEREOF.

REMAINDER OF PAGE INTENTIONALLY BLANK

RETURN TO REAL ESTATE
MANAGEMENT DIVISION

Instrument: 805A.1 and 806.1
Project: Tildenville School Road Sidewalk Improvement

IN WITNESS WHEREOF, the Grantor has hereunto executed this Easement as of the day and year indicated below.

GRANTOR

WITNESSES:

Claire L. Ertle
Print Name: Claire L. Ertle
Diana Johnson
Print Name: DIANA JOHNSON

By: Jennifer F. Page
Jennifer F. Page
By: Judith K. Bergmeier
Judith K. Bergmeier
Date: 12/2/02

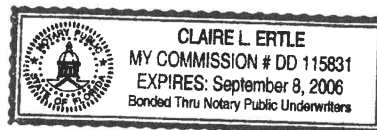
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 2nd day of December, 2002, by Jennifer F. Page, a single woman and Judith K. Bergmeier, a single woman, who [] are personally known to me or [☒] have each produced Driver's lic and Driver's lic as identification and did did not (circle one) take an oath.

(NOTARY SEAL)

Claire L. Ertle
Notary Public, State of Florida
Name: Claire L. Ertle
Notary Commission No.: _____
My Commission Expires: _____

This instrument prepared by:
John Lowndes
Assistant County Attorney
Orange County Attorney's Office



S:\Project Document Files\1_Misc. Documents\T\Tildenville School Rd Sidewalk Imprv 805A.1 & 806.1SE.doc 8/12/02 pb
rev 11/14/02 pb

RETURN TO REAL ESTATE
MANAGEMENT DIVISION

805A

EXHIBIT "A"

being in Orange County, Florida, to wit:

The South 199.0 feet of the East 293.7 feet of the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 22 South, Range 27 East, Orange County, Florida, less the South 150.0 feet of the West 168.0 feet thereof and also less road right-of-way on the South and West sides thereof.

806

mises, releases, conveys and confirms unto the grantee, all that certain land situate in Orange County, Florida, viz:

Begin in center of Avenue running North and South through Section 21, Township 22 South, Range 27 East, Orange County, Florida in center of said Avenue, running parallel to and 4 chains and 45 1/2 links West from Eastern Boundary of said Section 21, at a point in said Avenue on the South Boundary of the NE 1/4 of the SE 1/4 of the above-described Section, thence North 150 feet, East 168 feet, South 150 feet, West 168 feet to point of beginning, less road right-of-way.

EXHIBIT "A"

SCHEDULE "A"

**PURPOSE: SIDEWALK EASEMENT
ESTATE: PERPETUAL EASEMENT**

SKETCH OF DESCRIPTION

PARCEL 805A

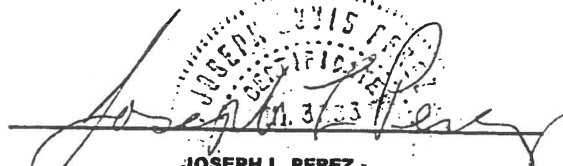
All that portion of the easterly 10.00 feet of the westerly 20.30 feet of the easterly 293.70 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East, Orange County, Florida, lying within the following described parcel of land:

The South 199.0 feet of the East 293.7 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East, Orange County, Florida, less the South 150.0 feet of the West 168.0 feet thereof and also less road right-of-way on the South and West sides thereof.

Less any portion thereof lying within the Right-of-Way of Tildenville School Road. Said easterly 10.00 feet containing 490 square feet, more or less.

I HEREBY CERTIFY THAT THIS "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY PREPARED UNDER MY DIRECTION AND THAT IT MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

THIS SKETCH IS NOT A SURVEY
NOT VALID UNLESS BEARS ORIGINAL SIGNATURE
AND EMBOSSED SEAL OF SURVEYOR


JOSEPH L. PEREZ
PROFESSIONAL LAND SURVEYOR NO. 3263 STATE OF FLORIDA

PREPARED FOR:
TILDENVILLE SCHOOL ROAD SIDEWALK

ORANGE COUNTY
PUBLIC WORKS DIVISION, ENGINEERING DEPARTMENT
4200 S. JOHN YOUNG PKWY. ORLANDO, FL. 32839-9205

PARCEL 805 A

**SECTION 21
TOWNSHIP 22 S
RANGE 27 E**

DRAWN BY: SMW
DATE: 07/25/02

CHECKED BY: JLP
DATE: 07/25/02

REVISION:

SHEET 1
OF 2

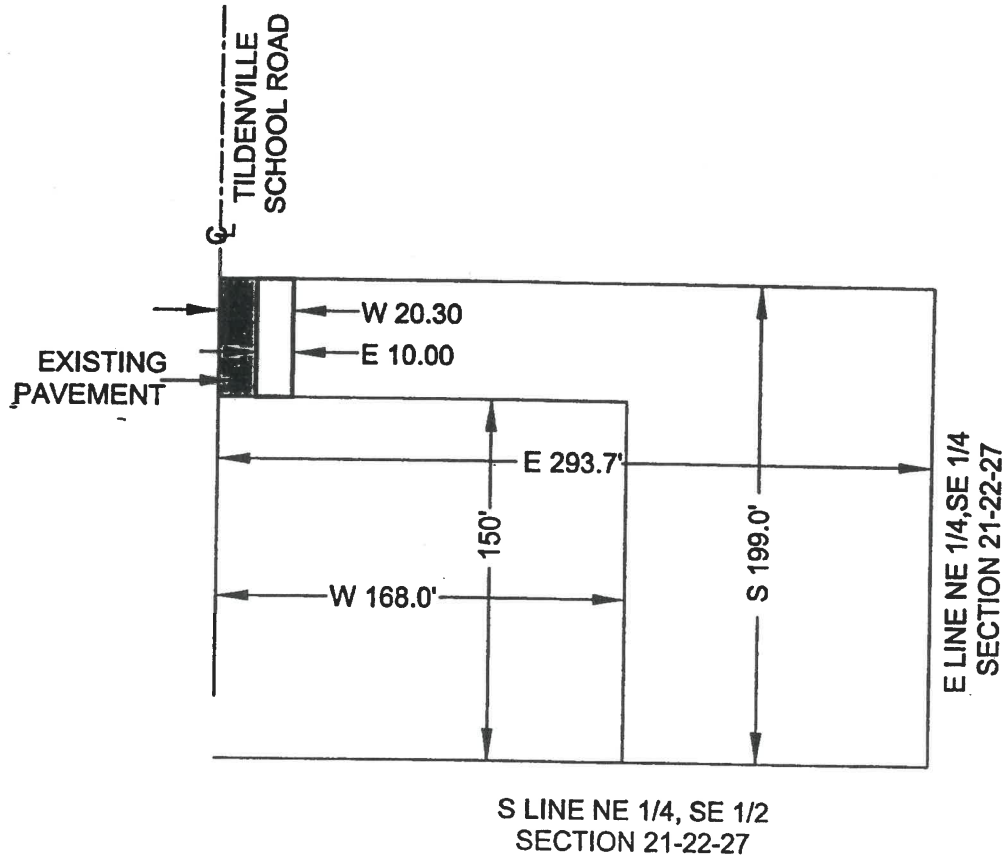
EXHIBIT "A"

INSTR 20030497760
OR BK 07078 PG 5005

~~SCHEDULE "A"~~

PURPOSE: SIDEWALK EASEMENT
ESTATE: PERPETUAL EASEMENT

SKETCH OF DESCRIPTION



NOT TO SCALE

THIS SKETCH IS NOT A SURVEY
NOT VALID UNLESS BEARS ORIGINAL SIGNATURE
AND EMBOSSED SEAL OF SURVEYOR

PREPARED FOR:
TILDENVILLE SCHOOL ROAD SIDEWALK

ORANGE COUNTY

PUBLIC WORKS DIVISION, ENGINEERING DEPARTMENT
4200 S. JOHN YOUNG PKWY. ORLANDO, FL. 32839-9205

JOSEPH L. PEREZ
PROFESSIONAL LAND SURVEYOR NO: 3263 STATE OF FLORIDA

PARCEL 805 A

SECTION 21
TOWNSHIP 22 S
RANGE 27 E

DRAWN BY: SMW
DATE: 07/25/02

CHECKED BY: JLP
DATE: 07/25/02

REVISION:

SHEET 2
OF 2

EXHIBIT ~~"A"~~ "B"

SCHEDULE "A"

**PURPOSE: SIDEWALK EASEMENT
ESTATE: PERPETUAL EASEMENT**

SKETCH OF DESCRIPTION

PARCEL 806

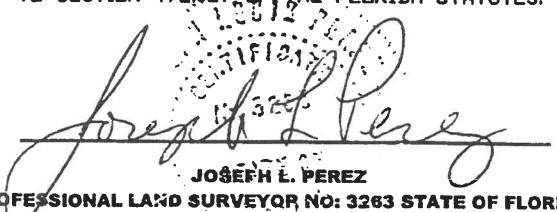
All that portion of the easterly 10.00 feet of the westerly 20.30 feet of the easterly 293.70 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East, Orange County, Florida, lying within the following described parcel of land:

Begin in center of Avenue running North and South through Section 21, Township 22 South, Range 27 East, Orange County, Florida in center of said Avenue, running parallel to and 4 chains and 45 $\frac{1}{2}$ links West from Eastern Boundary of said Section 21, at a point in said Avenue on the South Boundary of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the above described Section, thence North 150 feet, East 168 feet, South 150 feet, West 168 feet to point of beginning less road right-of-way.

Less any portion thereof lying within the Rights-of-Way of Tildenville School Road and West Plant Street. Said easterly 10.00 feet containing 1,500 square feet, more or less.

I HEREBY CERTIFY THAT THIS "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY PREPARED UNDER MY DIRECTION AND THAT IT MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

THIS SKETCH IS NOT A SURVEY
NOT VALID UNLESS BEARS ORIGINAL SIGNATURE
AND EMBOSSED SEAL OF SURVEYOR


JOSEPH L. PEREZ
PROFESSIONAL LAND SURVEYOR NO: 3263 STATE OF FLORIDA

PREPARED FOR:
TILDENVILLE SCHOOL ROAD SIDEWALK

ORANGE COUNTY
PUBLIC WORKS DIVISION, ENGINEERING DEPARTMENT
4200 S. JOHN YOUNG PKWY. ORLANDO, FL. 32839-9205

PARCEL 806

**SECTION 21
TOWNSHIP 22 S
RANGE 27 E**

DRAWN BY: SMW
DATE: 07/25/02

CHECKED BY: JLP
DATE: 07/25/02

REVISION:

**SHEET 1
OF 2**

PURPOSE: SIDEWALK EASEMENT
ESTATE: PERPETUAL EASEMENT

SKETCH OF DESCRIPTION

The sketch depicts a rectangular tract of land with the following features and dimensions:

- North Boundary:** Labeled "NORTH 150'".
- East Boundary:** Labeled "EAST 168'".
- South Boundary:** Labeled "SOUTH 150'".
- West Boundary:** Labeled "WEST 168'".
- Internal Dimensions:** From the north boundary, two points are marked with distances "W 20.30" and "E 10.00".
- Internal Distance:** A horizontal line segment is labeled "E 293.70'".
- Adjacent Features:**
 - To the north is "TILDENVILLE SCHOOL ROAD".
 - To the west is "EXISTING PAVEMENT".
 - To the south is "PLANT ST.".
- Sectional Description:** The tract is identified as "S LINE NE 1/4, SE 1/4 SECTION 21-22-27".
- Other Labels:**
 - "P.O.B." (Point of Beginning) is indicated at the southwest corner.
 - "NORTH AND SOUTH AVE." is labeled along the west boundary.
 - "PARALLEL" is labeled with a vertical line segment on the right side.
 - "E LINE NE 1/4, SE 1/4 SECTION 21-22-27" is labeled along the east boundary.
 - "SE CORNER NE 1/4, SE 1/4 SECTION 21-22-27" is labeled at the southeast corner.
 - "4 CHAINS 45 1/2 LINKS" is labeled with a horizontal line segment at the bottom.

SHEET 2
OF 2

NOT TO SCALE

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 05 2003 *ala/jmr*



INSTR 20030497758
OR BK 07078 PG 4987
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
09/03/2003 09:40:35 AM
DEED DOC TAX 0.70
REC FEE 33.00

Instrument: 805.1
Project: Tildenville School Road Sidewalk Improvement

EASEMENT

22
THIS EASEMENT is made and entered by Frank A. Sheffield and Donna Sheffield, his wife, whose address is ~~P.O. Box 1424, Eustis, Florida 32727~~, ("Grantor") and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida ("Grantee"), whose address is 201 S. Rosalind Avenue, 5th Floor, Orlando, Florida 32801.

** 775 TILDENVILLE SCHOOL RD.
WINTER GARDEN, FL 32748 A.B. D.S.*

RECITALS:

WHEREAS, Grantor owns in fee simple certain real property located in Orange County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, Grantee desires to obtain an easement across the Property for the purpose of constructing and maintaining a sidewalk for public use; and

WHEREAS, Grantor has agreed to grant an easement to Grantee over and across a portion of Grantor's property under the terms and conditions set forth herein; **THIS IS A DONATION**

NOW, THEREFORE, in consideration of the above and the mutual covenants, restrictions and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby declares and agrees as follows:

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

RETURN TO REAL ESTATE
MANAGEMENT DIVISION

AGENT 8 BCC
RETURN TO REAL ESTATE
MANAGEMENT DIVISION

Instrument: 805.1

Project: Tildenville School Road Sidewalk Improvement

2. Grant of Easement. Grantor hereby grants, bargains, sells and conveys to Grantee a perpetual, non-exclusive Easement in, upon, over, and across the Easement Area described in Exhibit "B" attached hereto and incorporated herein by reference (the "Easement Area"), for the purpose provided herein and subject to the reservations set forth herein.

3. Purpose. The purpose of this Easement is to enable to the County, its employees, agents, and contractors, to construct and maintain a sidewalk for the use, access, ingress, and egress of the public as well as to enable the County to repair and replace the sidewalk as it deems necessary and for no other purpose. This Easement shall include the right of Grantee, its employees, agents, and contractors acting at the express direction of the County to enter at any reasonable hour all portions of the Easement Area for the purpose of constructing, maintaining, repairing and replacing the sidewalk.

4. Restrictions. Grantor shall not construct or allow to be constructed any structure, temporary or permanent, upon, under, or above the Easement Area which shall in any way interfere with public access to and use of the sidewalk. Grantor shall not undertake or permit any activity that is inconsistent with the purpose of this Easement.

5. Maintenance. During the term of this Easement, the duty to maintain the sidewalk shall be Grantee's alone, although Grantee shall have no responsibility to maintain any other portion of the Easement Area. Grantor shall have no responsibility for improving or maintaining the sidewalk for the term of this Easement.

6. Restoration. In the event the Grantee disturbs any portion of the Property, Grantee shall promptly restore such property to the condition it was in prior to the disturbance.

7. Term. The easement rights granted herein are perpetual; provided, however, that in the event the Board of County Commissioners of Orange County, Florida approves a measure to change the traffic flow on Tildenville School Road in Winter Garden, Florida from one-way to two-way (the "Measure") prior to the date which is five (5) years from the date of execution of this Easement, the Grantor shall have the right to terminate this Easement, effective sixty (60) days after providing written notice, via certified mail, return receipt requested, to the Orange County Administrator; provided, however, that such right to terminate may only be exercised within one year after the date on which the Board of County Commissioners approves such Measure.

Instrument: 805.1
Project: Tildenville School Road Sidewalk Improvement

8. Parties. All rights and obligations arising hereunder are appurtenances and covenants running with the Property, and shall be binding upon, and shall inure to the benefit of, the parties and their respective successors and assigns.

9. Severability. If any provision of this Easement, or the application thereof to any person or circumstances, shall be held invalid, inoperative or unenforceable, the remainder of this Easement, or the application of such provisions to any other person or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration of this Easement; and each provision of this Easement shall be valid and enforceable to the fullest extent permitted by law.

THE ACCEPTANCE OF THIS EASEMENT BY GRANTEE, AS EVIDENCED BY THE RECORDATION OF SAME IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, OR THE ENTRY ONTO THE EASEMENT AREA BY GRANTEE, ITS AGENTS OR ASSIGNS, FOR THE PURPOSES OF THIS EASEMENT SHALL CONSTITUTE GRANTEE'S AGREEMENT TO BE BOUND BY THE TERMS HEREOF.

REMAINDER OF PAGE INTENTIONALLY BLANK

805

EXHIBIT "A"

lying and being in the County of ORANGE

State of Florida to wit:

The North 170.0 feet of the South 369.0 feet of the East 293.7 feet of the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 22 South, Range 27 East, Orange County, Florida, less road right-of-way on the West side thereof.

Instrument: 805.1
Project: Tildenville School Road Sidewalk Improvement

IN WITNESS WHEREOF, the Grantor has hereunto executed this Easement as of the day and year indicated below.

GRANTOR

WITNESSES:

W. B. Hall

Print Name: W. B. Hall

Robert D. Pierce

Print Name: ROBERT D. PIERCE

By: Frank A. Sheffield
Frank A. Sheffield

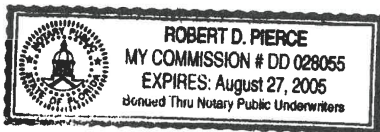
By: Donna Sheffield
Donna Sheffield

Date: 1/9/03

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 9th day of January, 2003 by Frank A. Sheffield and Donna Sheffield, his wife, who [X] are personally known to me or [] have each produced Id. Quinones License and _____ as identification and did/did not (circle one) take an oath.

(NOTARY SEAL)



Robert D. Pierce
Notary Public, State of Florida
Name: ROBERT D. PIERCE
Notary Commission No.: _____
My Commission Expires: _____

This instrument prepared by:
John Lowndes
Assistant County Attorney
Orange County Attorney's Office

S:\Project Document Files\1_Misc. Documents\T\Tildenville School Rd Sidewalk Imprv 805.1 SE.doc 8/12/02
pb rev 11/14/02 pb

RETURN TO REAL ESTATE
MANAGEMENT DIVISION

SCHEDULE "A"**PURPOSE: SIDEWALK EASEMENT
ESTATE: PERPETUAL EASEMENT****SKETCH OF DESCRIPTION****PARCEL 805**

All that portion of the easterly 10.00 feet of the westerly 20.30 feet of the easterly 293.70 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East, Orange County, Florida, lying within the following described parcel of land:

The North 170.0 feet of the South 369.0 feet of the East 293.7 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East, Orange County, Florida, less road right-of-way on the West side thereof.

Less any portion thereof lying within the Right-of-Way of Tildenville School Road. Said easterly 10.00 feet containing 1700 square feet, more or less.

I HEREBY CERTIFY THAT THIS "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY PREPARED UNDER MY DIRECTION AND THAT IT MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

THIS SKETCH IS NOT A SURVEY
NOT VALID UNLESS BEARS ORIGINAL SIGNATURE
AND EMBOSSED SEAL OF SURVEYOR

PREPARED FOR:
TILDENVILLE SCHOOL ROAD SIDEWALK

ORANGE COUNTY

PUBLIC WORKS DIVISION, ENGINEERING DEPARTMENT
4200 S. JOHN YOUNG PKWY. ORLANDO, FL. 32839-9205

JOSEPH A. LE PEREZ
PROFESSIONAL LAND SURVEYOR NO. 3263 STATE OF FLORIDA

PARCEL 805

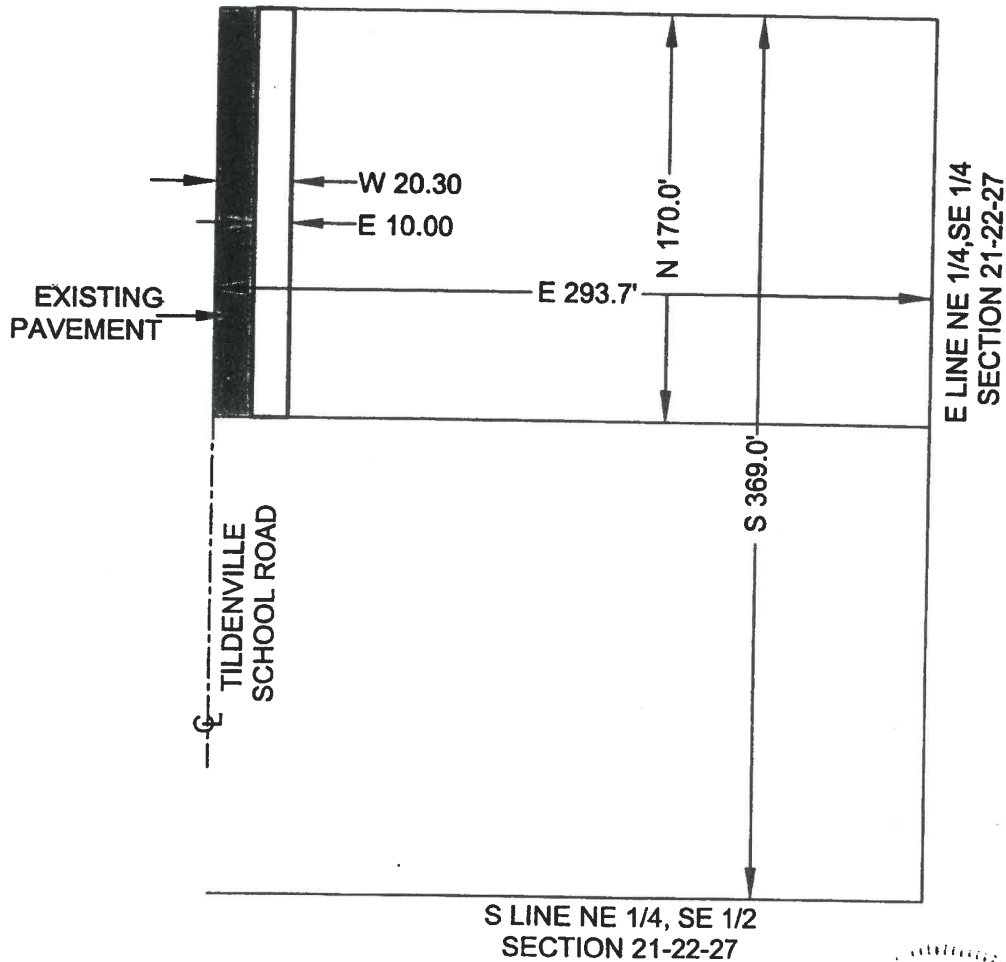
SECTION 21
TOWNSHIP 22 S
RANGE 27 E

DRAWN BY: SMW
DATE: 07/25/02

CHECKED BY: JLP
DATE: 07/25/02

REVISION:

SHEET 1
OF 2

SCHEDULE "A"**PURPOSE: SIDEWALK EASEMENT
ESTATE: PERPETUAL EASEMENT****SKETCH OF DESCRIPTION**

NOT TO SCALE

THIS SKETCH IS NOT A SURVEY
NOT VALID UNLESS BEARS ORIGINAL SIGNATURE
AND EMBOSSED SEAL OF SURVEYOR

PREPARED FOR:
TILDENVILLE SCHOOL ROAD SIDEWALK

ORANGE COUNTY

PUBLIC WORKS DIVISION, ENGINEERING DEPARTMENT
4200 S. JOHN YOUNG PKWY. ORLANDO, FL. 32839-9205

JOSEPH L. PEREZ
PROFESSIONAL LAND SURVEYOR NO. 3263 STATE OF FLORIDA

PARCEL 805

SECTION 21
TOWNSHIP 22 S
RANGE 27 E

DRAWN BY: SMW
DATE: 07/25/02

CHECKED BY: JLP
DATE: 07/25/02

REVISION:

SHEET 2
OF 2



APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 05 2003 *clalamb*

INSTR 20030497757
OR BK 07078 PG 4980
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
09/03/2003 09:40:35 AM
DEED DOC TAX 0.70
REC FEE 33.00

Instrument: 804.1
Project: Tildenville School Road Sidewalk Improvement

EASEMENT

THIS EASEMENT is made and entered by Thomas M. Jennings and Elizabeth Ann Jennings, his wife, whose address is P.O. Box 279, Winter Garden, Florida 34787, ("Grantor") and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida ("Grantee"), whose address is 201 S. Rosalind Avenue, 5th Floor, Orlando, Florida 32801.

RECITALS:

WHEREAS, Grantor owns in fee simple certain real property located in Orange County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, Grantee desires to obtain an easement across the Property for the purpose of constructing and maintaining a sidewalk for public use; and

WHEREAS, Grantor has agreed to grant an easement to Grantee over and across a portion of Grantor's property under the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the above and the mutual covenants, restrictions and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby declares and agrees as follows:

THIS IS A DONATION

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

Instrument: 804.1

Project: Tildenville School Road Sidewalk Improvement

2. Grant of Easement. Grantor hereby grants, bargains, sells and conveys to Grantee a perpetual, non-exclusive Easement in, upon, over, and across the Easement Area described in Exhibit "B" attached hereto and incorporated herein by reference (the "Easement Area"), for the purpose provided herein and subject to the reservations set forth herein.

3. Purpose. The purpose of this Easement is to enable to the County, its employees, agents, and contractors, to construct and maintain a sidewalk for the use, access, ingress, and egress of the public as well as to enable the County to repair and replace the sidewalk as it deems necessary and for no other purpose. This Easement shall include the right of Grantee, its employees, agents, and contractors acting at the express direction of the County to enter at any reasonable hour all portions of the Easement Area for the purpose of constructing, maintaining, repairing and replacing the sidewalk.

4. Restrictions. Grantor shall not construct or allow to be constructed any structure, temporary or permanent, upon, under, or above the Easement Area which shall in any way interfere with public access to and use of the sidewalk. Grantor shall not undertake or permit any activity that is inconsistent with the purpose of this Easement.

5. Maintenance. During the term of this Easement, the duty to maintain the sidewalk shall be Grantee's alone, although Grantee shall have no responsibility to maintain any other portion of the Easement Area. Grantor shall have no responsibility for improving or maintaining the sidewalk for the term of this Easement.

6. Restoration. In the event the Grantee disturbs any portion of the Property, Grantee shall promptly restore such property to the condition it was in prior to the disturbance.

7. Term. The easement rights granted herein are perpetual; provided, however, that in the event the Board of County Commissioners of Orange County, Florida approves a measure to change the traffic flow on Tildenville School Road in Winter Garden, Florida from one-way to two-way (the "Measure") prior to the date which is five (5) years from the date of execution of this Easement, the Grantor shall have the right to terminate this Easement, effective sixty (60) days after providing written notice, via certified mail, return receipt requested, to the Orange County Administrator; provided, however, that such right to terminate may only be exercised within one year after the date on which the Board of County Commissioners approves such Measure.

Instrument: 804.1

Project: Tildenville School Road Sidewalk Improvement

8. Parties. All rights and obligations arising hereunder are appurtenances and covenants running with the Property, and shall be binding upon, and shall inure to the benefit of, the parties and their respective successors and assigns.

9. Severability. If any provision of this Easement, or the application thereof to any person or circumstances, shall be held invalid, inoperative or unenforceable, the remainder of this Easement, or the application of such provisions to any other person or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration of this Easement; and each provision of this Easement shall be valid and enforceable to the fullest extent permitted by law.

THE ACCEPTANCE OF THIS EASEMENT BY GRANTEE, AS EVIDENCED BY THE RECORDATION OF SAME IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, OR THE ENTRY ONTO THE EASEMENT AREA BY GRANTEE, ITS AGENTS OR ASSIGNS, FOR THE PURPOSES OF THIS EASEMENT SHALL CONSTITUTE GRANTEE'S AGREEMENT TO BE BOUND BY THE TERMS HEREOF.

REMAINDER OF PAGE INTENTIONALLY BLANK

Instrument: 804.1
Project: Tildenville School Road Sidewalk Improvement

IN WITNESS WHEREOF, the Grantor has hereunto executed this Easement as of the day and year indicated below.

GRANTOR

WITNESSES:

Charles E. Lowndes

Print Name: Charles E. Lowndes

Robert D. Pierce

Print Name: ROBERT D. PIERCE

By: Thomas M. Jennings
Thomas M. Jennings

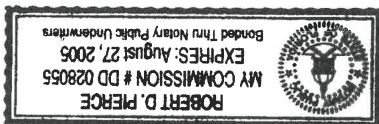
By: Elizabeth Ann Jennings
Elizabeth Ann Jennings

Date: 1/7/03

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 7th day of January, 2003, by Thomas M. Jennings and Elizabeth Ann Jennings, his wife, who [] are personally known to me or [x] have each produced Fl. Drivers License and _____ as identification and did/did not (circle one) take an oath.

(NOTARY SEAL)



Robert D. Pierce
Notary Public, State of Florida
Name: ROBERT D. PIERCE
Notary Commission No.: _____
My Commission Expires: _____

This instrument prepared by:
John Lowndes
Assistant County Attorney
Orange County Attorney's Office

S:\Project Document Files\1_Misc. Documents\T\Tildenville School Rd Sidewalk Imprv 804.1 SE.doc 8/12/02
pb rev 11/14/02 pb

804

EXHIBIT "A"

the County of Orange, State of Florida , to-wit:

From the S.E. corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East, Orange County, Florida, run North along the section line a distance of 966.0 feet, thence West parallel with the South line of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 293.70 feet, thence South parallel with the East line of said Section 21 a distance of 467.0 feet for a point of beginning; run thence South 115.0 feet, thence East 176.11 feet, thence North 115.0 feet, thence West 176.25 feet to the point of beginning.

EXHIBIT "A" "B"

INSTR 20030497757
OR BK 07078 PG 4985

SCHEDULE "A"

**PURPOSE: SIDEWALK EASEMENT
ESTATE: PERPETUAL EASEMENT**

SKETCH OF DESCRIPTION

PARCEL 804

All that portion of the easterly 10.00 feet of the westerly 20.30 feet of the easterly 293.70 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East, Orange County, Florida, lying within the following described parcel of land:

From the S.E. corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East Run North, along the Section line, a distance of 966.0 feet, thence West parallel with the South line of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 293.70 feet, thence South, parallel with the East line of said Section 21, a distance of 467.0 feet for a Point of Beginning; run thence South 115.0 Feet, thence east 176.11 feet, thence North 115.0 Feet, thence West 176.25 feet to the point of beginning. Subject to right-of-way for county road over the West side thereof.

Less any portion thereof lying within the Right-of-Way of Tildenville School Road. Said easterly 10.00 feet containing 1,150 square feet, more or less.

I HEREBY CERTIFY THAT THIS "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY PREPARED UNDER MY DIRECTION AND THAT IT MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

THIS SKETCH IS NOT A SURVEY
NOT VALID UNLESS BEARS ORIGINAL SIGNATURE
AND EMBOSSED SEAL OF SURVEYOR

PREPARED FOR:
TILDENVILLE SCHOOL ROAD SIDEWALK

ORANGE COUNTY
PUBLIC WORKS DIVISION, ENGINEERING DEPARTMENT
4200 S. JOHN YOUNG PKWY. ORLANDO, FL. 32839-9205

PROFESSIONAL LAND SURVEYOR NO. 32453 STATE OF FLORIDA

PARCEL 804

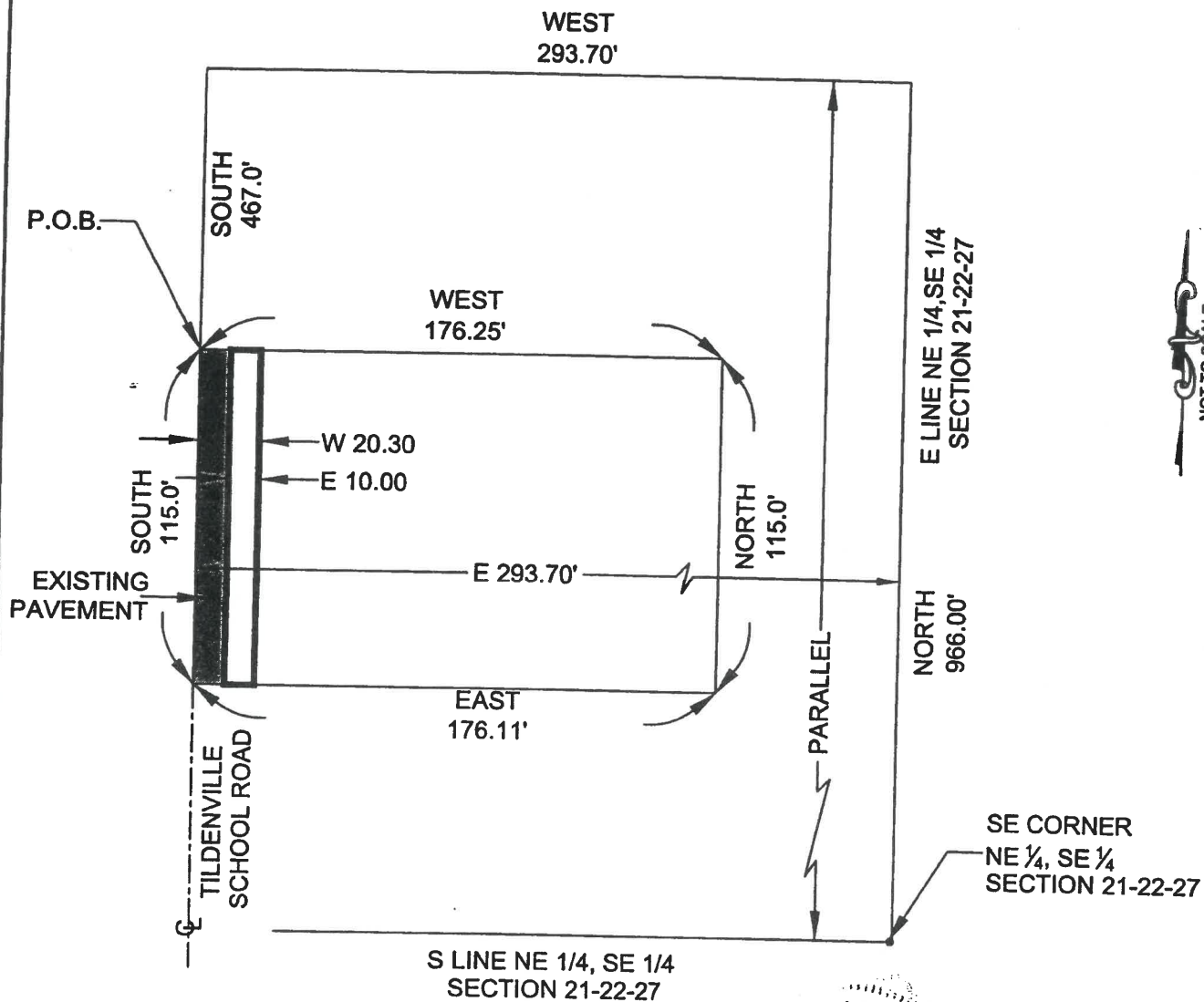
**SECTION 21
TOWNSHIP 22 S
RANGE 27 E**

DRAWN BY: SMW
DATE: 07/25/02

CHECKED BY: JLP
DATE: 07/25/02

REVISION:

**SHEET 1
OF 2**

SCHEDULE "A"**PURPOSE: SIDEWALK EASEMENT**
ESTATE: PERPETUAL EASEMENT**SKETCH OF DESCRIPTION**

NOT TO SCALE

THIS SKETCH IS NOT A SURVEY
NOT VALID UNLESS BEARS ORIGINAL SIGNATURE
AND EMBOSSED SEAL OF SURVEYORPREPARED FOR:
TILDENVILLE SCHOOL ROAD SIDEWALK**ORANGE COUNTY**PUBLIC WORKS DIVISION, ENGINEERING DEPARTMENT
4200 S. JOHN YOUNG PKWY. ORLANDO, FL. 32839-9205JOSEPH L. PEREZ
PROFESSIONAL LAND SURVEYOR NO. 3283 STATE OF FLORIDA**PARCEL 804**SECTION 21
TOWNSHIP 22 S
RANGE 27 EDRAWN BY: SMW
DATE: 07/25/02CHECKED BY: JLP
DATE: 07/25/02

REVISION:

SHEET 2
OF 2

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 05 2003 *ala/smb*



INSTR 20030497755
OR BK 07078 PG 4969
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
09/03/2003 09:40:35 AM
DEED DOC TAX 0.70
REC FEE 33.00

Instrument: 803.1
Project: Tildenville School Road Sidewalk Improvement

EASEMENT

THIS EASEMENT is made and entered by Willis G. Hall and Glenda June Hall, his wife, whose address is 865 Tildenville School Road, Winter Garden, Florida 34787,, ("Grantor") and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida ("Grantee"), whose address is 201 S. Rosalind Avenue, 5th Floor, Orlando, Florida 32801.

RECITALS:

WHEREAS, Grantor owns in fee simple certain real property located in Orange County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, Grantee desires to obtain an easement across the Property for the purpose of constructing and maintaining a sidewalk for public use; and

WHEREAS, Grantor has agreed to grant an easement to Grantee over and across a portion of Grantor's property under the terms and conditions set forth herein;

THIS IS A DONATION

NOW, THEREFORE, in consideration of the above and the mutual covenants, restrictions and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby declares and agrees as follows:

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

RETURN TO REAL ESTATE
MANAGEMENT DIVISION

AGENT 8 BCC
RETURN TO REAL ESTATE
MANAGEMENT DIVISION

Instrument: 803.1

Project: Tildenville School Road Sidewalk Improvement

2. Grant of Easement. Grantor hereby grants, bargains, sells and conveys to Grantee a perpetual, non-exclusive Easement in, upon, over, and across the Easement Area described in Exhibit "B" attached hereto and incorporated herein by reference (the "Easement Area"), for the purpose provided herein and subject to the reservations set forth herein.

3. Purpose. The purpose of this Easement is to enable to the County, its employees, agents, and contractors, to construct and maintain a sidewalk for the use, access, ingress, and egress of the public as well as to enable the County to repair and replace the sidewalk as it deems necessary and for no other purpose. This Easement shall include the right of Grantee, its employees, agents, and contractors acting at the express direction of the County to enter at any reasonable hour all portions of the Easement Area for the purpose of constructing, maintaining, repairing and replacing the sidewalk.

4. Restrictions. Grantor shall not construct or allow to be constructed any structure, temporary or permanent, upon, under, or above the Easement Area which shall in any way interfere with public access to and use of the sidewalk. Grantor shall not undertake or permit any activity that is inconsistent with the purpose of this Easement.

5. Maintenance. During the term of this Easement, the duty to maintain the sidewalk shall be Grantee's alone, although Grantee shall have no responsibility to maintain any other portion of the Easement Area. Grantor shall have no responsibility for improving or maintaining the sidewalk for the term of this Easement.

6. Restoration. In the event the Grantee disturbs any portion of the Property, Grantee shall promptly restore such property to the condition it was in prior to the disturbance.

7. Term. The easement rights granted herein are perpetual; provided, however, that in the event the Board of County Commissioners of Orange County, Florida approves a measure to change the traffic flow on Tildenville School Road in Winter Garden, Florida from one-way to two-way (the "Measure") prior to the date which is five (5) years from the date of execution of this Easement, the Grantor shall have the right to terminate this Easement, effective sixty (60) days after providing written notice, via certified mail, return receipt requested, to the Orange County Administrator; provided, however, that such right to terminate may only be exercised within one year after the date on which the Board of County Commissioners approves such Measure.

Instrument: 803.1

Project: Tildenville School Road Sidewalk Improvement

8. Parties. All rights and obligations arising hereunder are appurtenances and covenants running with the Property, and shall be binding upon, and shall inure to the benefit of, the parties and their respective successors and assigns.

9. Severability. If any provision of this Easement, or the application thereof to any person or circumstances, shall be held invalid, inoperative or unenforceable, the remainder of this Easement, or the application of such provisions to any other person or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration of this Easement; and each provision of this Easement shall be valid and enforceable to the fullest extent permitted by law.

THE ACCEPTANCE OF THIS EASEMENT BY GRANTEE, AS EVIDENCED BY THE RECORDATION OF SAME IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, OR THE ENTRY ONTO THE EASEMENT AREA BY GRANTEE, ITS AGENTS OR ASSIGNS, FOR THE PURPOSES OF THIS EASEMENT SHALL CONSTITUTE GRANTEE'S AGREEMENT TO BE BOUND BY THE TERMS HEREOF.

REMAINDER OF PAGE INTENTIONALLY BLANK

Instrument: 803.1
Project: Tildenville School Road Sidewalk Improvement

IN WITNESS WHEREOF, the Grantor has hereunto executed this Easement as of the day and year indicated below.

GRANTOR

WITNESSES:

Donna Sheffield
DONNA Sheffield

Print Name:

Robert D. Pierce

Print Name: ROBERT D. PIERCE

By: Willis G. Hall
Willis G. Hall

By: Glenda June Hall
Glenda June Hall

Date: 11/15/2002

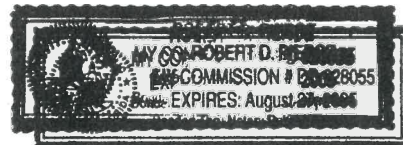
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of November, 2002, by Willis G. Hall and Glenda June Hall, who [☒] are personally known to me or [☐] have each produced Fl. Drivers License and _____ as identification and ~~did~~ did not (circle one) take an oath.

(NOTARY SEAL)

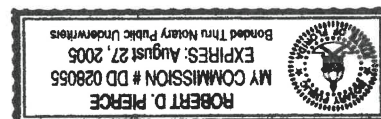
Robert D. Pierce
Notary Public, State of Florida
Name: ROBERT D. PIERCE
Notary Commission No.: _____
My Commission Expires: 8/27/05

This instrument prepared by:
John Lowndes
Assistant County Attorney
Orange County Attorney's Office



S:\Project Document Files\1_Misc. Documents\T\Tildenville School Rd Sidewalk Imprv 803.1 SE.doc 8/12/02
pb rev 11/14/02 pb

RETURN TO REAL ESTATE
MANAGEMENT DIVISION



803

EXHIBIT "A"

Begin 293.7 feet West, 499 feet North of the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East, thence run East 304 feet; thence run North 154.6 feet; thence run West 46.6 feet; thence run North 100 feet; thence run West 60 feet; thence run North 40 feet; thence run West 197.4 feet; thence South to the Point of Beginning. Subject to County Road Right-of-way over approximately the West 30 feet thereof. ^{Orange} _{County, FL}

SUBJECT TO restrictions, easements, covenants of record, if any, and to all taxes and assessments for the current year and all subsequent years.

SCHEDULE "A"**PURPOSE: SIDEWALK EASEMENT
ESTATE: PERPETUAL EASEMENT****SKETCH OF DESCRIPTION****PARCEL 803**

All that portion of the easterly 10.00 feet of the westerly 20.30 feet of the easterly 293.70 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East, Orange County, Florida, lying within the following described parcel of land:

Begin 293.7 feet West, 499 feet North of the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East; thence run East 304 feet; thence run North 154.6 feet; thence run West 46.6 feet; thence run North 100 feet; thence run West 60 feet; thence run North 40 feet; thence run West 197.4 feet; thence run South to the Point of Beginning. Subject to County Road Right-of-way over approximately the West 30 feet thereof.

Less any portion thereof lying within the Right-of-Way of Tildenville School Road. Said easterly 10.00 feet containing 2,946 square feet, more or less.

I HEREBY CERTIFY THAT THIS "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY PREPARED UNDER MY DIRECTION AND THAT IT MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

THIS SKETCH IS NOT A SURVEY
NOT VALID UNLESS BEARS ORIGINAL SIGNATURE
AND EMBOSSED SEAL OF SURVEYOR

PREPARED FOR:
TILDENVILLE SCHOOL ROAD SIDEWALK

ORANGE COUNTY
PUBLIC WORKS DIVISION, ENGINEERING DEPARTMENT
4200 S. JOHN YOUNG PKWY. ORLANDO, FL. 32839-9205

JOSEPH L. PEREZ
PROFESSIONAL LAND SURVEYOR NO. 3263 STATE OF FLORIDA

PARCEL 803

SECTION 21
TOWNSHIP 22 S
RANGE 27 E

DRAWN BY: SMW
DATE: 07/25/02

CHECKED BY: JLP
DATE: 07/25/02

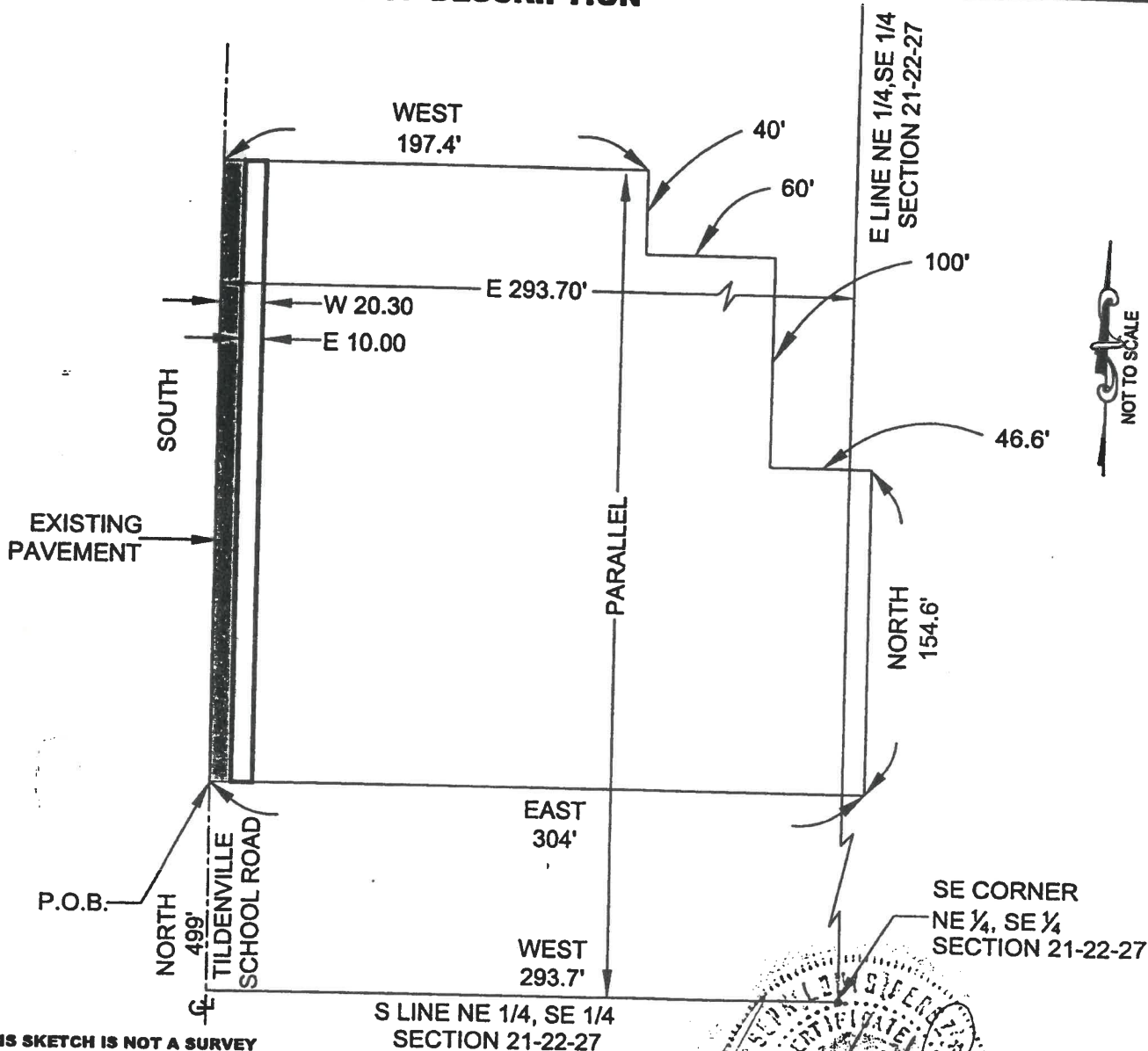
REVISION:

SHEET 1
OF 2

SCHEDULE "A"

PURPOSE: SIDEWALK EASEMENT
ESTATE: PERPETUAL EASEMENT

SKETCH OF DESCRIPTION



THIS SKETCH IS NOT A SURVEY
NOT VALID UNLESS BEARS ORIGINAL SIGNATURE
AND EMBOSSED SEAL OF SURVEYOR

PREPARED FOR:
TILDENVILLE SCHOOL ROAD SIDEWALK

ORANGE COUNTY
PUBLIC WORKS DIVISION, ENGINEERING DEPARTMENT
4200 S. JOHN YOUNG PKWY. ORLANDO, FL. 32839-9205

PROFESSIONAL LAND SURVEYOR NO. 3283 STATE OF FLORIDA

PARCEL 803

SECTION 21
TOWNSHIP 22 S
RANGE 27 E

DRAWN BY: SMW
DATE: 07/25/02

CHECKED BY: JLP
DATE: 07/25/02

REVISION:

SHEET 2
OF 2



APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 05 2003 *alafms*

INSTR 20030497753
OR BK 07078 PG 4958
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
09/03/2003 09:40:35 AM
REC FEE 33.00

Instrument: 802.1
Project: Tildenville School Road Sidewalk Improvement

EASEMENT

THIS EASEMENT is made and entered by Charles E. Loew and Glenda Clark Loew, his wife, whose address is P.O. Box 802, Winter Garden, Florida 34777, ("Grantor") and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida ("Grantee"), whose address is 201 S. Rosalind Avenue, 5th Floor, Orlando, Florida 32801.

RECITALS:

WHEREAS, Grantor owns in fee simple certain real property located in Orange County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, Grantee desires to obtain an easement across the Property for the purpose of constructing and maintaining a sidewalk for public use; and

WHEREAS, Grantor has agreed to grant an easement to Grantee over and across a portion of Grantor's property under the terms and conditions set forth herein;

THIS IS A DONATION

NOW, THEREFORE, in consideration of the above and the mutual covenants, restrictions and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby declares and agrees as follows:

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

RETURN TO REAL ESTATE
MANAGEMENT DIVISION

AGENT 8 BCC
RETURN TO REAL ESTATE
MANAGEMENT DIVISION

Instrument: 802.1

Project: Tildenville School Road Sidewalk Improvement

2. Grant of Easement. Grantor hereby grants, bargains, sells and conveys to Grantee a perpetual, non-exclusive Easement in, upon, over, and across the Easement Area described in Exhibit "B" attached hereto and incorporated herein by reference (the "Easement Area"), for the purpose provided herein and subject to the reservations set forth herein.

3. Purpose. The purpose of this Easement is to enable to the County, its employees, agents, and contractors, to construct and maintain a sidewalk for the use, access, ingress, and egress of the public as well as to enable the County to repair and replace the sidewalk as it deems necessary and for no other purpose. This Easement shall include the right of Grantee, its employees, agents, and contractors acting at the express direction of the County to enter at any reasonable hour all portions of the Easement Area for the purpose of constructing, maintaining, repairing and replacing the sidewalk.

4. Restrictions. Grantor shall not construct or allow to be constructed any structure, temporary or permanent, upon, under, or above the Easement Area which shall in any way interfere with public access to and use of the sidewalk. Grantor shall not undertake or permit any activity that is inconsistent with the purpose of this Easement.

5. Maintenance. During the term of this Easement, the duty to maintain the sidewalk shall be Grantee's alone, although Grantee shall have no responsibility to maintain any other portion of the Easement Area. Grantor shall have no responsibility for improving or maintaining the sidewalk for the term of this Easement.

6. Restoration. In the event the Grantee disturbs any portion of the Property, Grantee shall promptly restore such property to the condition it was in prior to the disturbance.

7. Term. The easement rights granted herein are perpetual; provided, however, that in the event the Board of County Commissioners of Orange County, Florida approves a measure to change the traffic flow on Tildenville School Road in Winter Garden, Florida from one-way to two-way (the "Measure") prior to the date which is five (5) years from the date of execution of this Easement, the Grantor shall have the right to terminate this Easement, effective sixty (60) days after providing written notice, via certified mail, return receipt requested, to the Orange County Administrator; provided, however, that such right to terminate may only be exercised within one year after the date on which the Board of County Commissioners approves such Measure.

Instrument: 802.1

Project: Tildenville School Road Sidewalk Improvement

8. Parties. All rights and obligations arising hereunder are appurtenances and covenants running with the Property, and shall be binding upon, and shall inure to the benefit of, the parties and their respective successors and assigns.

9. Severability. If any provision of this Easement, or the application thereof to any person or circumstances, shall be held invalid, inoperative or unenforceable, the remainder of this Easement, or the application of such provisions to any other person or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration of this Easement; and each provision of this Easement shall be valid and enforceable to the fullest extent permitted by law.

THE ACCEPTANCE OF THIS EASEMENT BY GRANTEE, AS EVIDENCED BY THE RECORDATION OF SAME IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, OR THE ENTRY ONTO THE EASEMENT AREA BY GRANTEE, ITS AGENTS OR ASSIGNS, FOR THE PURPOSES OF THIS EASEMENT SHALL CONSTITUTE GRANTEE'S AGREEMENT TO BE BOUND BY THE TERMS HEREOF.

REMAINDER OF PAGE INTENTIONALLY BLANK

Instrument: 802.1
Project: Tildenville School Road Sidewalk Improvement

IN WITNESS WHEREOF, the Grantor has hereunto executed this Easement as of the day and year indicated below.

GRANTOR

WITNESSES:

Elizabeth A. Whittemore

Print Name: Elizabeth A. Whittemore

Robert D. Pierce

Print Name: ROBERT D. PIERCE

By: Charles E. Loew
Charles E. Loew

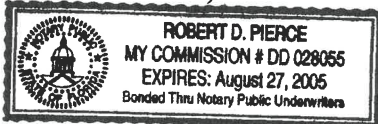
By: Glenda Clark Loew
Glenda Clark Loew

Date: Jan 7, 2003

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 7th day of January, 2003, by Charles E. Loew and Glenda Clark Loew, his wife, who [] are personally known to me or [] have each produced L.D. Oliver & Son and _____ as identification and did (did/did not (circle one) take an oath.

(NOTARY SEAL)



Robert D. Pierce
Notary Public, State of Florida
Name: ROBERT D. PIERCE
Notary Commission No.: _____
My Commission Expires: _____

This instrument prepared by:
John Lowndes
Assistant County Attorney
Orange County Attorney's Office

S:\Project Document Files\1_Misc. Documents\T\Tildenville School Rd Sidewalk Imprv 802.1 SE.doc 8/12/02
pb rev 11/13/02 pb

RETURN TO REAL ESTATE
MANAGEMENT DIVISION

852

Exhibit "A"

From the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 21, Township 22 South, Range 27 East, run North along the section line, a distance of 966.0 feet, thence West parallel with the South line of said Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) a distance of 145.93 feet for a point of beginning; continue thence West 147.77 feet, thence South, parallel with the East line of said section, a distance of 172.40 feet, thence East 147.77 feet, thence North 172.40 feet to the point of beginning. *Orange County, Florida*

Subject to Rights-of-way for County Roads over the North and West sides thereof.

SCHEDULE "A"**PURPOSE: SIDEWALK EASEMENT
ESTATE: PERPETUAL EASEMENT****SKETCH OF DESCRIPTION****PARCEL 802**

All that portion of the easterly 10.00 feet of the westerly 20.30 feet of the easterly 293.70 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East, Orange County, Florida, lying within the following described parcel of land:

From the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East, run north along the East section line a distance of 966.0 feet; thence run West, parallel with the South line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 105.88 feet for a Point of Beginning; continue thence West 187.82 feet; thence run South, parallel with the East line of said section, a distance of 172.40 feet; thence run East 187.82 feet; thence run North 172.40 feet to the Point of Beginning;

Less any portion thereof lying within the Rights-of-Way of Tildenville School Road and Brick Road. Said easterly 10.00 feet containing 1,724 square feet, more or less.

I HEREBY CERTIFY THAT THIS "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY PREPARED UNDER MY DIRECTION AND THAT IT MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES.

THIS SKETCH IS NOT A SURVEY
NOT VALID UNLESS BEARS ORIGINAL SIGNATURE
AND EMBOSSED SEAL OF SURVEYOR

PREPARED FOR:
TILDENVILLE SCHOOL ROAD SIDEWALK

ORANGE COUNTY
PUBLIC WORKS DIVISION, ENGINEERING DEPARTMENT
4200 S. JOHN YOUNG PKWY. ORLANDO, FL. 32839-9205

JOSEPH L. PEREZ
PROFESSIONAL LAND SURVEYOR NO. 3283 STATE OF FLORIDA

PARCEL 802

SECTION 21
TOWNSHIP 22 S
RANGE 27 E

DRAWN BY: SMW
DATE: 07/25/02

CHECKED BY: JLP
DATE: 07/25/02

REVISION:

SHEET 1
OF 2

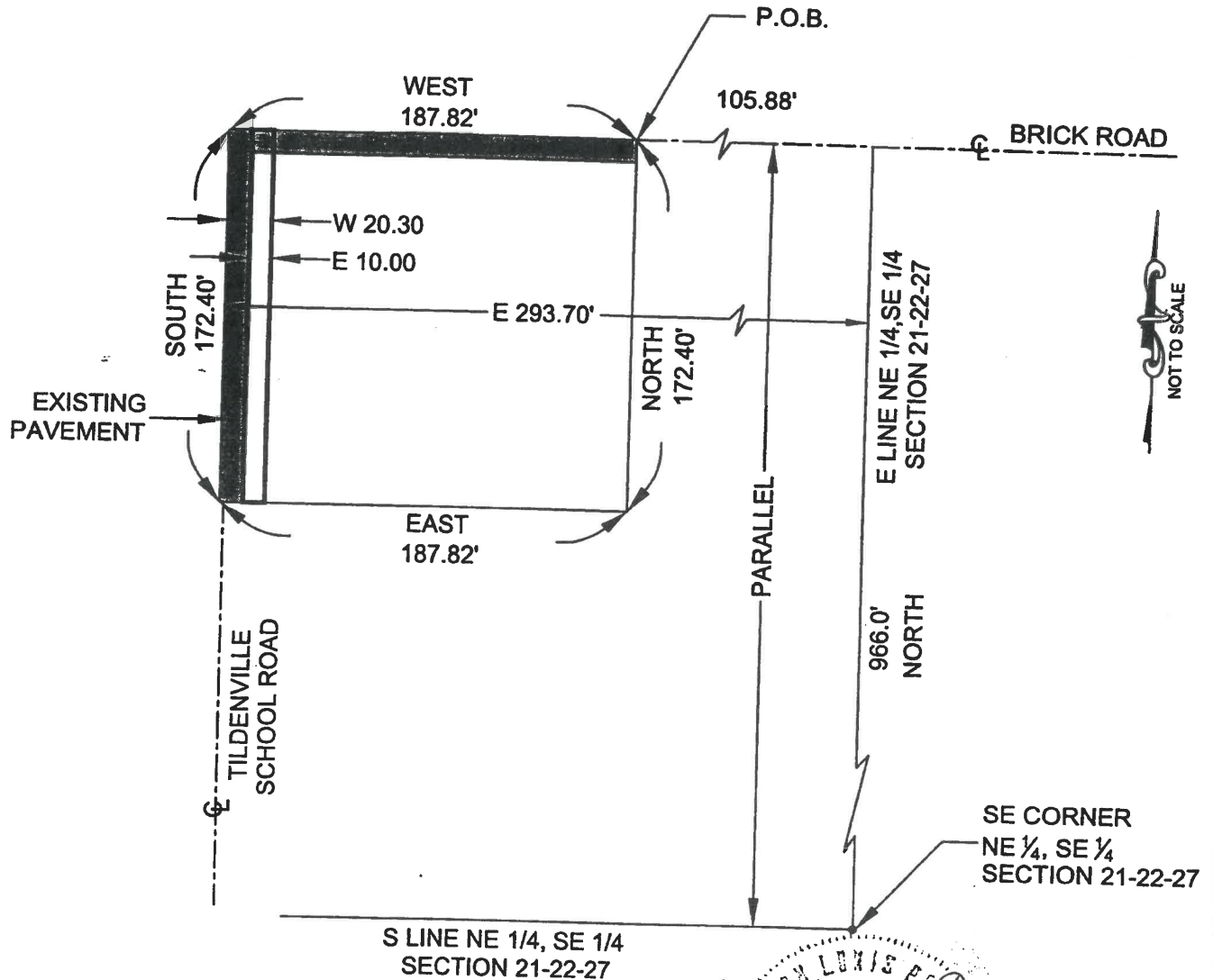
EXHIBIT "A" "B"

INSTR 20030497753
OR BK 07078 PG 4964
LAST PAGE

SCHEDULE "A"

**PURPOSE: SIDEWALK EASEMENT
ESTATE: PERPETUAL EASEMENT**

SKETCH OF DESCRIPTION



THIS SKETCH IS NOT A SURVEY
NOT VALID UNLESS BEARS ORIGINAL SIGNATURE
AND EMBOSSED SEAL OF SURVEYOR

PREPARED FOR:
TILDENVILLE SCHOOL ROAD SIDEWALK

ORANGE COUNTY

PUBLIC WORKS DIVISION, ENGINEERING DEPARTMENT
4200 S. JOHN YOUNG PKWY. ORLANDO, FL. 32839-9205

JOSEPH L. PEREZ
PROFESSIONAL LAND SURVEYOR NO. 3283 STATE OF FLORIDA

PARCEL 802

SECTION 21
TOWNSHIP 22 S
RANGE 27 E

DRAWN BY: SMW
DATE: 07/25/02

CHECKED BY: JLP
DATE: 07/25/02

REVISION:

SHEET 2
OF 2



APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 05 2003 *ala/pmr*

INSTR 20030497761
OR BK 07078 PG 5008
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
09/03/2003 09:40:35 AM
DEED DOC TAX 0.70
REC FEE 33.00

Instrument: 805B.1
Project: Tildenville School Road Sidewalk Improvement

EASEMENT

THIS EASEMENT is made and entered by Elizabeth A. Whittemore, a married woman, formerly known as Elizabeth A. Lott, whose address is 2026 Clarcona Ocoee Road, Ocoee, Florida 34761, ("Grantor") and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida ("Grantee"), whose address is 201 S. Rosalind Avenue, 5th Floor, Orlando, Florida 32801.

RECITALS:

WHEREAS, Grantor owns in fee simple certain real property located in Orange County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, Grantee desires to obtain an easement across the Property for the purpose of constructing and maintaining a sidewalk for public use; and

WHEREAS, Grantor has agreed to grant an easement to Grantee over and across a portion of Grantor's property under the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the above and the mutual covenants, restrictions and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby declares and agrees as follows:

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

THIS IS A DONATION
This is not now, nor has it ever been, the homestead property of the Grantor(s) herein.

AGENT S BCC
RETURN TO REAL ESTATE
MANAGEMENT DIVISION

Instrument: 805B.1

Project: Tildenville School Road Sidewalk Improvement

2. Grant of Easement. Grantor hereby grants, bargains, sells and conveys to Grantee a perpetual, non-exclusive Easement in, upon, over, and across the Easement Area described in Exhibit "B" attached hereto and incorporated herein by reference (the "Easement Area"), for the purpose provided herein and subject to the reservations set forth herein.

3. Purpose. The purpose of this Easement is to enable to the County, its employees, agents, and contractors, to construct and maintain a sidewalk for the use, access, ingress, and egress of the public as well as to enable the County to repair and replace the sidewalk as it deems necessary and for no other purpose. This Easement shall include the right of Grantee, its employees, agents, and contractors acting at the express direction of the County to enter at any reasonable hour all portions of the Easement Area for the purpose of constructing, maintaining, repairing and replacing the sidewalk.

4. Restrictions. Grantor shall not construct or allow to be constructed any structure, temporary or permanent, upon, under, or above the Easement Area which shall in any way interfere with public access to and use of the sidewalk. Grantor shall not undertake or permit any activity that is inconsistent with the purpose of this Easement.

5. Maintenance. During the term of this Easement, the duty to maintain the sidewalk shall be Grantee's alone, although Grantee shall have no responsibility to maintain any other portion of the Easement Area. Grantor shall have no responsibility for improving or maintaining the sidewalk for the term of this Easement.

6. Restoration. In the event the Grantee disturbs any portion of the Property, Grantee shall promptly restore such property to the condition it was in prior to the disturbance.

7. Term. The easement rights granted herein are perpetual; provided, however, that in the event the Board of County Commissioners of Orange County, Florida approves a measure to change the traffic flow on Tildenville School Road in Winter Garden, Florida from one-way to two-way (the "Measure") prior to the date which is five (5) years from the date of execution of this Easement, the Grantor shall have the right to terminate this Easement, effective sixty (60) days after providing written notice, via certified mail, return receipt requested, to the Orange County Administrator; provided, however, that such right to terminate may only be exercised within one year after the date on which the Board of County Commissioners approves such Measure.

Instrument: 805B.1
Project: Tildenville School Road Sidewalk Improvement

8. Parties. All rights and obligations arising hereunder are appurtenances and covenants running with the Property, and shall be binding upon, and shall inure to the benefit of, the parties and their respective successors and assigns.

9. Severability. If any provision of this Easement, or the application thereof to any person or circumstances, shall be held invalid, inoperative or unenforceable, the remainder of this Easement, or the application of such provisions to any other person or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration of this Easement; and each provision of this Easement shall be valid and enforceable to the fullest extent permitted by law.

THE ACCEPTANCE OF THIS EASEMENT BY GRANTEE, AS EVIDENCED BY THE RECORDATION OF SAME IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, OR THE ENTRY ONTO THE EASEMENT AREA BY GRANTEE, ITS AGENTS OR ASSIGNS, FOR THE PURPOSES OF THIS EASEMENT SHALL CONSTITUTE GRANTEE'S AGREEMENT TO BE BOUND BY THE TERMS HEREOF.

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Instrument: 805B.1
Project: Tildenville School Road Sidewalk Improvement

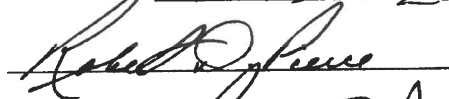
IN WITNESS WHEREOF, the Grantor has hereunto executed this Easement as of the day and year indicated below.

GRANTOR

WITNESSES:



Print Name: Charles E. Loew



Print Name: ROBERT D. PIERCE

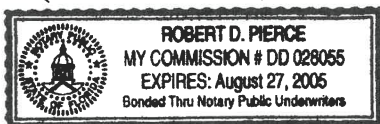
By: 
Elizabeth A. Whittemore

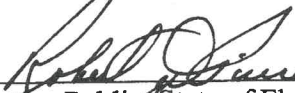
Date: 1-7-03

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 7th day of January, 2003, by Elizabeth A. Whittemore, a married woman, formerly known as Elizabeth A. Lott, who [] is personally known to me or [] has produced Lt. Officers License as identification and did/did not (circle one) take an oath.

(NOTARY SEAL)




Notary Public, State of Florida
Name: ROBERT D. PIERCE
Notary Commission No.: _____
My Commission Expires: _____

This instrument prepared by:
John Lowndes
Assistant County Attorney
Orange County Attorney's Office

S:\Project Document Files\1_Misc. Documents\T\Tildenville School Rd Sidewalk Imprv 805B.1 SE.doc 8/12/02
pb rev 11/14/02 pb

RETURN TO REAL ESTATE
MANAGEMENT DIVISION

805B

EXHIBIT "A"

being in Orange County, Florida, to wit:

The North 130.0 feet of the South 499.0 feet of the East 293.7 feet of the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 22 South, Range 27 East, Orange County, Florida, less the North 115.0 feet of the West 215.65 feet thereof and also less road right-of-way on the West side thereof.

SCHEDULE "A"

PURPOSE: SIDEWALK EASEMENT
ESTATE: PERPETUAL EASEMENT

SKETCH OF DESCRIPTION**PARCEL 805B**

All that portion of the easterly 10.00 feet of the westerly 20.30 feet of the easterly 293.70 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East, Orange County, Florida, lying within the following described parcel of land:

The North 130.0 feet of the South 499.0 feet of the East 293.7 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 22 South, Range 27 East, Orange County, Florida, less the North 115.0 feet of the West 215.65 feet thereof and also less road right-of-way on the West side thereof.

Less any portion thereof lying within the Right-of-Way of Tildenville School Road. Said easterly 10.00 feet containing 150 square feet, more or less.

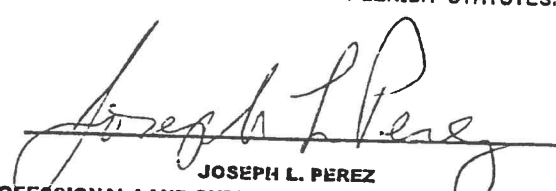
I HEREBY CERTIFY THAT THIS "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY PREPARED UNDER MY DIRECTION AND THAT IT MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

THIS SKETCH IS NOT A SURVEY
 NOT VALID UNLESS BEARS ORIGINAL SIGNATURE
 AND EMBOSSED SEAL OF SURVEYOR

PREPARED FOR:
TILDENVILLE SCHOOL ROAD SIDEWALK

ORANGE COUNTY

PUBLIC WORKS DIVISION, ENGINEERING DEPARTMENT
 4200 S. JOHN YOUNG PKWY. ORLANDO, FL. 32839-9205


 JOSEPH L. PEREZ
 PROFESSIONAL LAND SURVEYOR NO: 3263 STATE OF FLORIDA

PARCEL 805 B

SECTION 21
 TOWNSHIP 22 S
 RANGE 27 E

DRAWN BY: SMW
 DATE: 07/25/02

CHECKED BY: JLP
 DATE: 07/25/02

REVISION:

SHEET 1
 OF 2

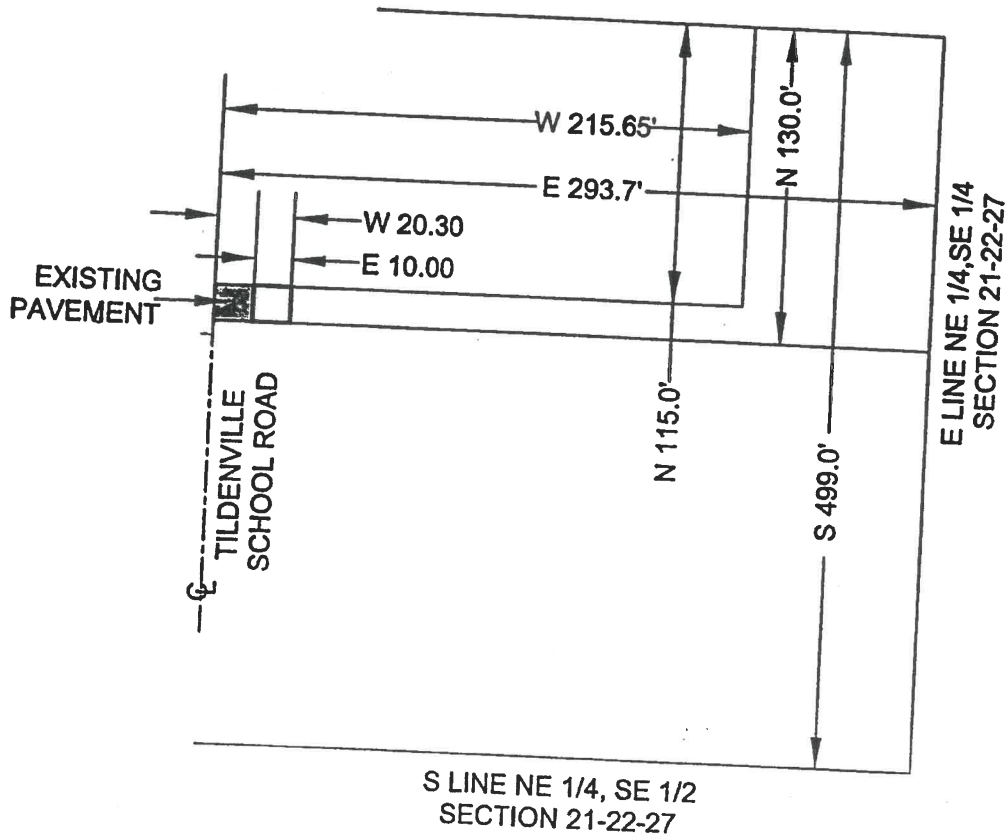
EXHIBIT "A" "B"

INSTR 20030497761
OR BK 07078 PG 5014
LAST PAGE

SCHEDULE "A"

PURPOSE: SIDEWALK EASEMENT
ESTATE: PERPETUAL EASEMENT

SKETCH OF DESCRIPTION



NOT TO SCALE

THIS SKETCH IS NOT A SURVEY
NOT VALID UNLESS BEARS ORIGINAL SIGNATURE
AND EMBOSSED SEAL OF SURVEYOR

PREPARED FOR:
TILDENVILLE SCHOOL ROAD SIDEWALK

ORANGE COUNTY

PUBLIC WORKS DIVISION, ENGINEERING DEPARTMENT
4200 S. JOHN YOUNG PKWY. ORLANDO, FL. 32839-9205

DRAWN BY: SMW
DATE: 07/25/02

CHECKED BY: JLP
DATE: 07/25/02

REVISION:

JOSEPH L. PEREZ
PROFESSIONAL LAND SURVEYOR NO: 3263 STATE OF FLORIDA

PARCEL 805 B

SECTION 21
TOWNSHIP 22 S
RANGE 27 E

SHEET 2
OF 2