

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

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

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number(s):

Unassigned

THIS COUNTY DEED is being given for in accordance with the Interlocal Agreement between the City of Winter Garden and Orange County regarding the transfer of jurisdiction of portions of Avalon Road, East Crown Point Road and Parcel 100.

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 _____

LEGAL DESCRIPTION

PROJECT: PARCEL 116 CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

That portion of Right-of-Way of East Crown Point Road lying in Section 12, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 1 Corsino Place as recorded in Plat Book 31, Page 120 of the Public Records of Orange County, Florida; Said corner also being a point on the West Right-of-Way line of East Crown Point Road and a point on a non-tangent curve; curve concave Southwesterly; Thence run Northwesterly along said curve, having a Radius of 1392.69 feet, a Central Angle of $01^{\circ} 10' 28''$, an Arc Length of 28.55 feet, a Chord Length of 28.55 feet, and a Chord Bearing of North $01^{\circ} 53' 30''$ West to a point of non-tangency; Thence run North $02^{\circ} 28' 45''$ West along said West Right-of-Way line of East Crown Point Road a distance of 301.51 feet to the Northeast corner of Corsino Place; Thence departing said Northeast corner of Corsino Place, run North $89^{\circ} 52' 02''$ East along said West Right-of-Way line of East Crown Point Road a distance of 10.00 feet; Thence run North $02^{\circ} 28' 45''$ West along said West Right-of-Way line a distance of 312.62 feet to a point on a non-tangent curve; curve concave Southeasterly; Thence run Northeasterly along said curve, having a Radius of 603.69 feet, a Central Angle of $20^{\circ} 35' 26''$, an Arc Length of 216.95 feet, a Chord Length of 215.78 feet, and a Chord Bearing of North $07^{\circ} 48' 58''$ East to a point of non-tangency; Thence run North $18^{\circ} 09' 15''$ East a distance of 409.40 feet to a point on a non-tangent curve; curve concave Southeasterly; Thence run Northeasterly along said curve, having a Radius of 985.40 feet, a Central Angle of $14^{\circ} 06' 18''$, an Arc Length of 242.59 feet, a Chord Length of 241.97 feet, and a Chord Bearing of North $23^{\circ} 50' 23''$ East to a point of non-tangency; Thence run North $32^{\circ} 59' 14''$ East a distance of 405.76 feet to a point along the East line of the Northeast 1/4 of said Section 12; Thence run South $00^{\circ} 04' 29''$ West along said East line for a distance of 110.38 feet; Thence departing said East line of the Northeast 1/4 of said Section 12 run South $32^{\circ} 59' 14''$ West along the East Right-of-Way line of East Crown Point Road a distance of 310.90 feet to a point on a non-tangent curve; curve concave Southeasterly; Thence run

Southwesterly along said curve, having a Radius of 925.40 feet, a Central Angle of $14^{\circ} 06' 18''$, an Arc Length of 227.82 feet, a Chord Length of 227.24 feet, and a Chord Bearing of South $23^{\circ} 50' 23''$ West to a point of non-tangency; Thence continuing along the East Right-of-Way line run South $18^{\circ} 09' 15''$ West for a distance of 410.79 feet to a point on a non-tangent curve; curve concave Southeasterly; Thence run Southwesterly along said curve, having a Radius of 543.69 feet, a Central Angle of $20^{\circ} 35' 26''$, an Arc Length of 195.39 feet, a Chord Length of 194.34 feet, and a Chord Bearing of South $07^{\circ} 48' 58''$ West to a point of non-tangency; Thence run South $02^{\circ} 28' 45''$ East along said East Right-of-Way line a distance of 613.72 feet to a point on a non-tangent curve; curve concave Westerly; Thence run Southwesterly along said curve, having a Radius of 1462.69 feet, a Central Angle of $14^{\circ} 19' 22''$, an Arc Length of 365.64 feet, a Chord Length of 364.69 feet, and a Chord Bearing of South $04^{\circ} 40' 56''$ West to a point of non-tangency; Thence continuing along the East Right-of-Way line run South $11^{\circ} 38' 20''$ West for a distance of 1022.25 feet to a point on a non-tangent curve; curve concave Southeasterly; Thence run Southwesterly along said curve, having a Radius of 925.37 feet, a Central Angle of $13^{\circ} 06' 56''$, an Arc Length of 211.83 feet, a Chord Length of 211.36 feet, and a Chord Bearing of South $02^{\circ} 49' 43''$ West to a point of non-tangency;



DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 05/09/2024


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.

CONTINUED

NOT VALID WITHOUT SHEETS 2, 3 AND 4 OF 4

PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 05/09/2024	SECTION: 12	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7807		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 27E			8912
APPROVED BY: D. WHITTAKER		SHEET 1 OF 4			

LEGAL DESCRIPTION

PROJECT: PARCEL 116 CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION CONTINUED:

Thence continuing along said East Right-of-Way line of East Crown Point Road run South 00° 07' 46" East for a distance of 372.45 feet to a point on a non-tangent curve; curve concave Southwesterly; Thence run Southeasterly along said curve, having a Radius of 8564.18 feet, a Central Angle of 01° 25' 22", an Arc Length of 212.66, a Chord Length of 212.66 feet, and a Chord Bearing of South 02° 24' 50" East to a point of non-tangency; Thence continuing along said East Right-of-Way line run South 02° 02' 26" East for a distance of 14.13 feet to a point on a non-tangent curve; curve concave Southwesterly; Thence run Southeasterly along said curve, having a Radius of 8624.11 feet, a Central Angle of 01° 54' 40", an Arc Length of 287.65, a Chord Length of 287.64 feet, and a Chord Bearing of South 01° 05' 06" East to a point of non-tangency; Thence continuing along said East Right-of-Way line of East Crown Point Road run South 00° 07' 46" East for a distance of 211.64 feet to a point along the South line of the Southeast 1/4 of said Section 12; Thence run South 89° 59' 29" West along the South line of the Southeast 1/4 of said Section 12 for a distance of 60.01 feet to a point along the West Right-of-Way line of East Crown Point Road; Thence departing said South line run North 00° 07' 46" West along the West Right-of-Way line of East Crown Point Road for a distance of 211.52 feet to a point on a non-tangent curve; curve concave Southwesterly; Thence run Northwesterly along said curve, having a Radius of 8564.11 feet, a Central Angle of 01° 54' 40", an Arc Length of 285.65, a Chord Length of 285.64 feet, and a Chord Bearing of North 01° 05' 06" West to a point of non-tangency; Thence continuing along said West Right-of-Way line of East Crown Point Road run North 02° 02' 26" West for a distance of 14.48 feet to a point on a non-tangent curve; curve concave Westerly; Thence run Northwesterly along said curve, having a Radius of 8504.18 feet, a Central Angle of 01° 25' 22", an Arc Length of 211.17, a Chord Length of 211.17 feet, and a Chord Bearing of North 02° 24' 50" West to a point of non-tangency; Thence continuing along said West Right-of-Way line of East Crown Point Road run North 00° 07' 46" West for a distance of 371.81 feet to a point on a non-tangent curve; curve concave Easterly; Thence run Northeasterly along said curve, having a Radius of 985.37 feet, a Central Angle of 13° 06' 56", an Arc Length of 225.57, a Chord Length of 225.08 feet, and a Chord Bearing of North 02° 49' 42" East to a point of non-tangency; Thence continuing along said West Right-of-Way line of East Crown Point Road run North 11° 38' 20" East for a distance of 1024.82 feet to a point on a non-tangent curve; curve concave Northwesterly; Thence run Northeasterly along said curve, having a Radius of 1402.69 feet, a Central Angle of 13° 08' 00", an Arc Length of 321.53, a Chord Length of 320.82 feet, and a Chord Bearing of North 05° 16' 37" East to a point of non-tangency; Thence continuing along said West Right-of-Way line of East Crown Point Road run North 89° 14' 38" West for a distance of 10.01 feet to the Point of Beginning.

Containing 274,513.83 Square Feet or 6.30 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 South Section line of the Southeast 1/4 of the Northeast 1/4 Section 12, Township 22 South, Range 27 East of Orange County, Florida. Bearing being North 89° 52' 02" East (Assumed).
6. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
7. This is not a Boundary Survey.

NOT VALID WITHOUT SHEETS 1, 3 AND 4 OF 4

PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 05/09/2024	SECTION: 12	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7807		DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 27E			8912
APPROVED BY: D. WHITTAKER		SHEET 2 OF 4			

SKETCH OF DESCRIPTION PROJECT: PARCEL 116 CITY OF WINTER GARDEN ROAD TRANSFERS

NE 1/4 OF NE 1/4
12-22S-27E

EAST FULLER CROSS ROAD

60.00' R/W
(DB 410, PGS 335 AND 339)

SPACE ABOVE RESERVED FOR RECORDING INFORMATION



SE 1/4 OF NE 1/4
12-22S-27E

NE CORNER OF
CORSINO PLACE

WESTERLY R/W LINE OF
EAST CROWN POINT RD

CORSINO PLACE
(P.B. 31, PG 120)

SOUTH LINE OF
SE 1/4 OF NE 1/4 OF
SEC 12-22S-27E

SW CORNER OF
SE 1/4 OF THE NE 1/4
OF SEC 12-22S-27E

NE 1/4 OF SE 1/4
12-22S-27E

EAST LINE OF THE
NW 1/4 OF THE SE 1/4
OF SEC 12-22S-27E

SE CORNER
OF TUSCANY SUB
P.B. 26, PG 107 ALSO
THE
SE CORNER OF NE 1/4
OF NW 1/4 OF SE 1/4
OF
SEC 12-22S-27E

POB
SE CORNER OF
LOT 1 CORSINO
PLACE
P.B. 31, PG 120

TRAILS OF
WINTER GARDEN
(PB 57,
PGS 109-110)

WESTERLY R/W LINE OF
EAST CROWN POINT RD

DB 995, PG 466

DB 995, PG 471

DB 995, PGS 466-467

CROWN POINT CROSS ROAD

R/W VARIES
(DB 997, PAGE 373)

EAST CROWN POINT ROAD
R/W VARIES
(DB 995, PGS 459-463)

EAST LINE OF SE 1/4
SEC 12-22S-27E

DB 347, PG 577

DB 410, PG 335

DB 410, PG 339

DB 995, PG 459

EASTERLY R/W LINE OF EAST
CROWN POINT RD

DB 995, PG 460

WEST 1/4 CORNER OF SEC
7-22S-27E; ALSO EAST 1/4
CORNER OF SEC 12-22S-27E

DB 995, PG 463

DB 995, PG 461



LEGEND

DB = DEED BOOK
NT = NON-TANGENCY
P.B. = PLAT BOOK
PG(S) = PAGE/PAGES
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
SEC = SECTION
SUB = SUBDIVISION
= LINE CONTINUES

DB 995, PG 464

EASTERLY R/W LINE OF EAST
CROWN POINT RD


DB 995, PG 465

SE CORNER OF SEC
12-22S-27E

SOUTH LINE OF THE SE 1/4
OF SEC 12-22S-27E

PREPARED FOR:
REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEETS 1, 2 AND 4 OF 4

FIELD DATE: N/A	DATE: 05/09/2024	SECTION: 12	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION  ORANGE COUNTY GOVERNMENT 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-8672	DRAWING SCALE: 1"=500'
DRAWN BY: JFM		TOWNSHIP: 22S		COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 27E		8912
APPROVED BY: D. WHITTAKER		SHEET 3 OF 4		

TABLES

PROJECT: PARCEL 116 CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

CURVE TABLE


SEGMENT	Δ	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	01° 10' 28"	1392.69'	28.55'	N01° 53' 30"W	28.55'
C2	20° 35' 26"	603.69'	216.95'	N07° 48' 58"E	215.78'
C3	14° 06' 18"	985.40'	242.59'	N23° 50' 23"E	241.97'
C4	14° 06' 18"	925.40'	227.82'	S23° 50' 23"W	227.24'
C5	20° 35' 26"	543.69'	195.39'	S07° 48' 58"W	194.34'
C6	14° 19' 22"	1462.69'	365.64'	S04° 40' 56"W	364.69'
C7	13° 06' 56"	925.37'	211.83'	S02° 49' 43"W	211.36'
C8	01° 25' 22"	8564.18'	212.66'	S02° 24' 50"E	212.66'
C9	01° 54' 40"	8624.11'	287.65'	S01° 05' 06"E	287.64'
C10	01° 54' 40"	8564.11'	285.65'	N01° 05' 06"W	285.64'
C11	01° 25' 22"	8504.18'	211.17'	N02° 24' 50"W	211.17'
C12	13° 06' 56"	985.37'	225.57'	N02° 49' 42"E	225.08'
C13	13° 08' 00"	1402.69'	321.53'	N05° 16' 37"E	320.82'

LINE TABLE

SEGMENT	BEARING	LENGTH
L1	N 02° 28' 45" W	301.51'
L2	N 89° 52' 02" E	10.00'
L3	N 02° 28' 45" W	312.62'
L4	N 18° 09' 15" E	409.40'
L5	N 32° 59' 14" E	405.76'
L6	S 00° 04' 29" W	110.38'
L7	S 32° 59' 14" W	310.90'
L8	S 18° 09' 15" W	410.79'
L9	S 02° 28' 45" E	613.72'
L10	S 11° 38' 20" W	1022.25'
L11	S 00° 07' 46" E	372.45'
L12	S 02° 02' 26" E	14.13'
L13	S 00° 07' 46" E	211.64'
L14	S 89° 59' 29" W	60.01'
L15	N 00° 07' 46" W	211.52'
L16	N 02° 02' 26" W	14.48'
L17	N 00° 07' 46" W	371.81'
L18	N 11° 38' 20" E	1024.82'
L19	N 89° 14' 38" W	10.01'

NOT VALID WITHOUT SHEETS 1, 2 AND 3 OF 4

PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 05/09/2024	SECTION: 12	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION  4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-8672	DRAWING SCALE: N/A
DRAWN BY: JFM		TOWNSHIP: 22S		COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS:	RANGE: 27E		8912
APPROVED BY: D. WHITTAKER		SHEET 4 OF 4		

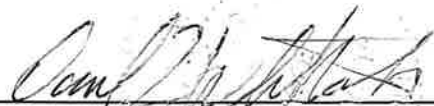
SKETCH OF DESCRIPTION

PROJECT: PARCEL 117 - CITY OF WINTER GARDEN ROAD TRANSFER

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

All that part of Avalon Road (State Road 545) from the Winter Garden city limit line along the Northerly projection of the west line of the Plat of Reserve At Carriage Point Phase 1, as recorded in Plat Book 78, Pages 117 through 122, of the Public Records of Orange County, Florida, to the southern right of way line of Florida State Turnpike authority, according to the State of Florida Department of Transportation Right-of-Way map, as recorded in State Road Plat Book 2, Pages 46 through 54, of the Public Records of Orange County Florida; lying in Sections 4 and 9, Township 23 South, Range 27 East, Orange County, Florida and Sections 27, 28, 33 and 34, Township 22 South, Range 27 East, Orange County, Florida; Being South of Florida State Turnpike Authority and North of Davenport Road. Being more particularly described as follows:



DANIEL L. WHITTAKER,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5648
DATE: 01/02/2025

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


Commence at the North 1/4 Corner of Section 8, Township 23 South, Range 27 East, Orange County, Florida; Thence run South 89° 57' 56" East a distance of 1,321.61 feet along the North line of the Northeast 1/4 of said Section 8 to THE POINT OF BEGINNING; Thence departing said North line run North 00° 02' 04" East 33.00 feet to a point on the North Right-of-Way line of Avalon Road; Thence run South 89° 57' 56" East a distance of 1,318.81 feet to a Point of Intersection with the West line of the Southwest 1/4 of Section 4, Township 23 South, Range 27 East, Orange County, Florida; Thence continuing along said Northerly Right-of-Way line run North 89° 56' 13" East a distance of 1083.37 feet to a point of a non-tangent curve concave Northwesterly; Thence run Northeasterly along said curve, having a Radius of 208.92 feet, a Central Angle of 90° 14' 04", an Arc Length of 329.03 feet, a Chord Length of 296.06 feet, and a Chord Bearing of North 45° 01' 25" East to a point of non-tangency; Thence run North 00° 05' 37" West a distance of 1,969.06 feet; Thence run North 00° 25' 06" West a distance of 3035.49 feet; Thence run North 00° 16' 19" East a distance of 1073.50 feet to a point of a non-tangent curve concave Southeasterly; Thence run Northeasterly along said curve, having a Radius of 276.81 feet, a Central Angle of 89° 19' 22", an Arc Length of 431.54 feet, a Chord Length of 389.15 feet, and a Chord Bearing of North 44° 55' 56" East to the point of non-tangency; Thence run North 89° 20' 33" East a distance of 1,376.07 feet; Thence run South 00° 24' 28" East along said North Right-of-Way line a distance of 6.00 feet; Thence run North 89° 35' 32" East a distance of 779.22 feet to a point of a non-tangent curve concave Northwesterly; Thence run Northeasterly along said curve, having a Radius of 212.55 feet, a Central Angle of 89° 38' 36", an Arc Length of 332.55 feet, a Chord Length of 299.65 feet, and a Chord Bearing of North 44° 46' 20" East to a point of non-tangency;

CONTINUED

NOT VALID WITHOUT SHEETS 2, 3, 4, 5, 6, 7 AND 8 OF 8

PREPARED FOR:

REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 05/20/2024	SECTION: 4, 5, 8, 9, 27, 28, 33, 34	 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, JDB		TOWNSHIP: 22S, 23S		COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 01/02/2025	RANGE: 27E		8904
APPROVED BY: D. WHITTAKER		SHEET 1 OF 8		

SKETCH OF DESCRIPTION

PROJECT: PARCEL 117 - CITY OF WINTER GARDEN ROAD TRANSFER

SPACE ABOVE RESERVED FOR RECORDING INFORMATION


DESCRIPTION CONTINUED:

Thence run North 00° 02' 53" West along the Westerly Right-of-Way line a distance of 310.93 feet to a point of a non-tangent curve concave Southeasterly; Thence run Northeasterly along said curve, having a Radius of 258.43 feet, a Central Angle of 45° 11' 54", an Arc Length of 203.86 feet, a Chord Length of 198.62 feet, and a Chord Bearing of North 22° 32' 59" East to a point of non-tangency; Thence run South 00° 00' 00" West a distance of 4.26 feet; North 44° 28' 32" East a distance of 109.29 feet; South 45° 31' 28" East a distance of 8.00 feet; North 44° 28' 32" East a distance of 876.00 feet; South 45° 31' 28" East a distance of 2.00 feet; North 44° 28' 32" East a distance of 148.00 feet; North 45° 31' 27" West a distance of 12.00 feet; North 44° 28' 32" East a distance of 35.00 feet; South 45° 31' 27" East a distance of 7.00 feet; North 44° 28' 32" East a distance of 319.21 feet to a point of a non-tangent curve concave Northwesterly; Thence run along said curve, having a Radius of 793.51 feet, a Central Angle of 44° 21' 39", an Arc Length of 614.37 feet, a Chord Length of 599.02 feet, and a Chord Bearing of North 21° 41' 12" East to a point of non-tangency; Thence run the North 00° 06' 55" East along a distance of 1159.08 feet; South 89° 53' 05" East a distance of 2.00 feet; North 00° 06' 55" East a distance of 469.43 feet; North 00° 04' 43" East a distance of 730.57 feet; North 89° 53' 05" West a distance of 2.00 feet; North 00° 04' 43" East a distance of 1929.10 feet to a point on the North line of the Southeast 1/4 of Section 28, Township 22 South, Range 27 East, Orange County, Florida; Thence departing said North line run North 00° 04' 00" East, a distance of 343.84 feet to a Point of Intersection with the South Right-of-Way line of Florida Turnpike; Thence run North 89° 58' 30" East along the South Right-of-Way line of the Florida Turnpike a distance of 55.00 feet to a point of intersection with the Easterly Right-of-Way line of Avalon Road; Thence run South 00° 04' 00" West a distance of 343.93 feet to a point on the North line of the Southwest 1/4 of Section 27, Township 22 South, Range 27 East, Orange County, Florida; Thence departing said North line run South 00° 04' 43" West a distance of 1429.14 feet; Thence run North 89° 53' 05" West a distance of 10.00 feet; South 00° 04' 43" West a distance of 1230.56 feet; South 00° 06' 55" West a distance of 469.44 feet; South 89° 53' 05" East a distance of 4.00 feet; South 00° 06' 55" West a distance of 200.00 feet; South 89° 53' 05" East a distance of 1.00 feet; South 00° 06' 55" West a distance of 958.68 feet to a point on a non-tangent curve concave Westerly; Thence run along said curve, having a Radius of 843.51 feet, a Central Angle of 23° 52' 27", an Arc Length of 351.61 feet, a Chord Length of 348.81 feet, and a Chord Bearing of South 11° 27' 41" West to the point of non-tangency; Thence run South 66° 35' 43" East a distance of 5.00 feet to a point on a non-tangent curve concave Northwesterly; Thence run along said curve, having a Radius of 848.51 feet, a Central Angle of 20° 28' 38", an Arc Length of 303.25 feet, a Chord Length of 301.64 feet, and a Chord Bearing of South 33° 37' 59" West to the point of non-tangency; Thence run South 44° 28' 32" West a distance of 613.52 feet to a point on the North line of the Southeast 1/4 of Section 33, Township 22 South, Range 27 East; Thence run North 89° 59' 04" East along said North line of said Southeast 1/4 of Section 33 a distance of 4.21 feet; Thence run South 44° 28' 32" West along said Easterly Right-of-Way line a distance of 877.51 feet to a point of a non-tangent curve concave Southeasterly; Thence run Southwesterly along said curve, having a Radius of 192.43 feet, a Central Angle of 44° 31' 25", an Arc Length of 149.53 feet, a Chord Length of 145.80 feet, and a Chord Bearing of South 22° 12' 50" West to the point of non-tangency;

CONTINUED

NOT VALID WITHOUT SHEETS 1, 3, 4, 5, 6, 7 AND 8 OF 8

PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 05/20/2024	SECTION: 4, 5, 8, 9, 27, 28, 33, 34 TOWNSHIP: 22S, 23S	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, JDB		RANGE: 27E			COUNTY PROJECT NUMBER
CHECKED BY: D. WHITTAKER	REVISIONS: 01/02/2025	SHEET 2 OF 8			8904
APPROVED BY: D. WHITTAKER					

SKETCH OF DESCRIPTION

PROJECT: PARCEL 117 - CITY OF WINTER GARDEN ROAD TRANSFER

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION CONTINUED:

Thence run South 00° 02' 53" East a distance of 310.94 feet to a point of a non-tangent curve concave Westerly; Thence run Southwesterly along said curve, having a Radius of 278.55 feet, a Central Angle of 89° 38' 39", an Arc Length of 435.82 feet, a Chord Length of 392.70 feet, and a Chord Bearing of South 44° 46' 20" West to the point of non-tangency; Thence run South 89° 35' 32" West along said Southerly Right-of-Way line a distance of 2155.28 feet to a point of a non-tangent curve concave Southeasterly; Thence run Southwesterly along said curve, having a Radius of 210.81 feet, a Central Angle of 89° 19' 22", an Arc Length of 328.65 feet, a Chord Length of 296.36 feet, and a Chord Bearing of South 44° 55' 55" West to the point of non-tangency; Thence run South 00° 16' 19" West along a distance of 1073.32 feet; South 00° 25' 06" East a distance of 3035.52 feet; South 00° 05' 37" East a distance of 2245.85 feet; South 89° 56' 13" West a distance of 1357.50 feet to a point on West line of the Northwest 1/4 of Section 9, Township 23 South, Range 27 East, Orange County, Florida; Said point also being a point along the South Right-of-Way line of Avalon Road; Thence departing said West line run North 89° 57' 56" West a distance of 1321.61 feet; Thence departing said South Right-of-Way line run North 00° 02' 04" East a distance of 35.00 feet to the POINT OF BEGINNING.


Containing 1,179,810.12 Square Feet or 27.08 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 North line of the Northeast 1/4 of Section 8, Township 23 South, Range 27 East of Orange County, Florida. Bearing being South 89° 57' 56" East (Assumed).
6. Public records indicated hereon are of Orange County, Florida, unless otherwise noted.
7. This is not a Boundary Survey.

NOT VALID WITHOUT SHEETS 1, 2, 4, 5, 6, 7 AND 8 OF 8

PREPARED FOR:
REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 05/20/2024	SECTION: 4, 5, 8, 9, 27, 28, 33, 34	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, JDB		TOWNSHIP: 22S, 23S			COUNTY PROJECT NUMBER 8904
CHECKED BY: D. WHITTAKER	REVISIONS: 01/02/2025	RANGE: 27E			
APPROVED BY: D. WHITTAKER		SHEET 3 OF 8			

SKETCH OF DESCRIPTION

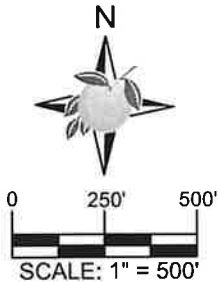
PROJECT: PARCEL 117 - CITY OF WINTER

GARDEN ROAD TRANSFER

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

LEGEND:
 O.R.B.=Official Record Book
 CL= Center Line
 CCR= Certified Corner Record
 DB= Deed Book
 FDOT= Florida Department of Transportation
 NTS= Not to Scale
 NT=Non-Tangent

P.B.= Plat Book
 PG(S)= Page(s)
 PI= Point of Intersection
 POB=Point of Beginning
 POC= Point of Commencement
 R/W= Right of Way
 SEC= Section
 S.R.= State Road
 ● =No point set



FOR CONTINUATION SEE SHEET 5 OF 8

**NORTH LINE OF
SW 1/4 OF
SEC 04-23S-27E**

**W 1/4 CORNER
SEC 04-23S-27E;
CCR 074798**

DB 400,
PG 313

**NW 1/4 OF SW 1/4
OF SEC 04-23S-27E**

**AVALON ROAD
(STATE ROAD 545)
R/W VARIES
(S.R. P.B. 2, PGS 46-54)**

L6

L46

L5

L47

**SE 1/4 OF
SEC 05-23S-27E**

WEST LINE OF THE SW 1/4
OF SEC 04-23S-27E

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

DB 385,
PG 480

DB 400,
PG 313

DB 400,
PG 304
DB 400,
PG 313

NT

C1

**N LINE OF NE 1/4
OF SEC 08-23S-27E**

**NE CORNER OF
SEC 08-23S-27E;
CCR 74806**

**AVALON ROAD
(STATE ROAD 545)
R/W VARIES
(S.R. P.B. 2, PGS 46-54)**

DB 400, PG 313

DB 400, PG 275

L2

L3

NORTH R/W LINE

L4

**POC
N 1/4
CORNER OF
SEC
08-23S-27E;
CCR 74805**

POB

DB 400,
PG 301

WEST LINE OF RESERVE AT
CARRIAGE POINTE PHASE 1

**NE 1/4 OF
SEC 08-23S-27E**

RESERVE AT
CARRIAGE POINTE PHASE 1
(P.B. 78, PGS 117-122)

DB 400, PG 301

SOUTH R/W LINE OF
ADDITIONAL R/W PER
O.R.B.10511, PG 3021

**DAVENPORT
BLVD**

25.00' R/W
(P.B. H, PG 24)

WEST LINE OF THE SE 1/4
OF SEC 09-23S-27E

TRACT B
SOUTH R/W LINE
PER O.R.B. 9798,
PGS 1008-1011

**NW 1/4 OF
SEC 09-23S-27E**

ALEXANDER RIDGE
(P.B. 80 PGS 37-48)

**ALEXANDER RIDGE
COMMERCIAL CENTER
(P.B. 100 PGS 12 & 13)**

LOT 1 LOT 2


MANN ROAD

60.00 R/W
(DB 896, PAGE 521)
(DB 896, PAGE 522)

NOT PLATTED

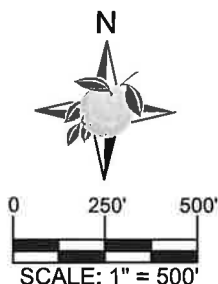
PREPARED FOR:
REAL ESTATE MANAGEMENT

NOT VALID WITHOUT SHEETS 1, 2, 3, 5, 6, 7 AND 8 OF 8

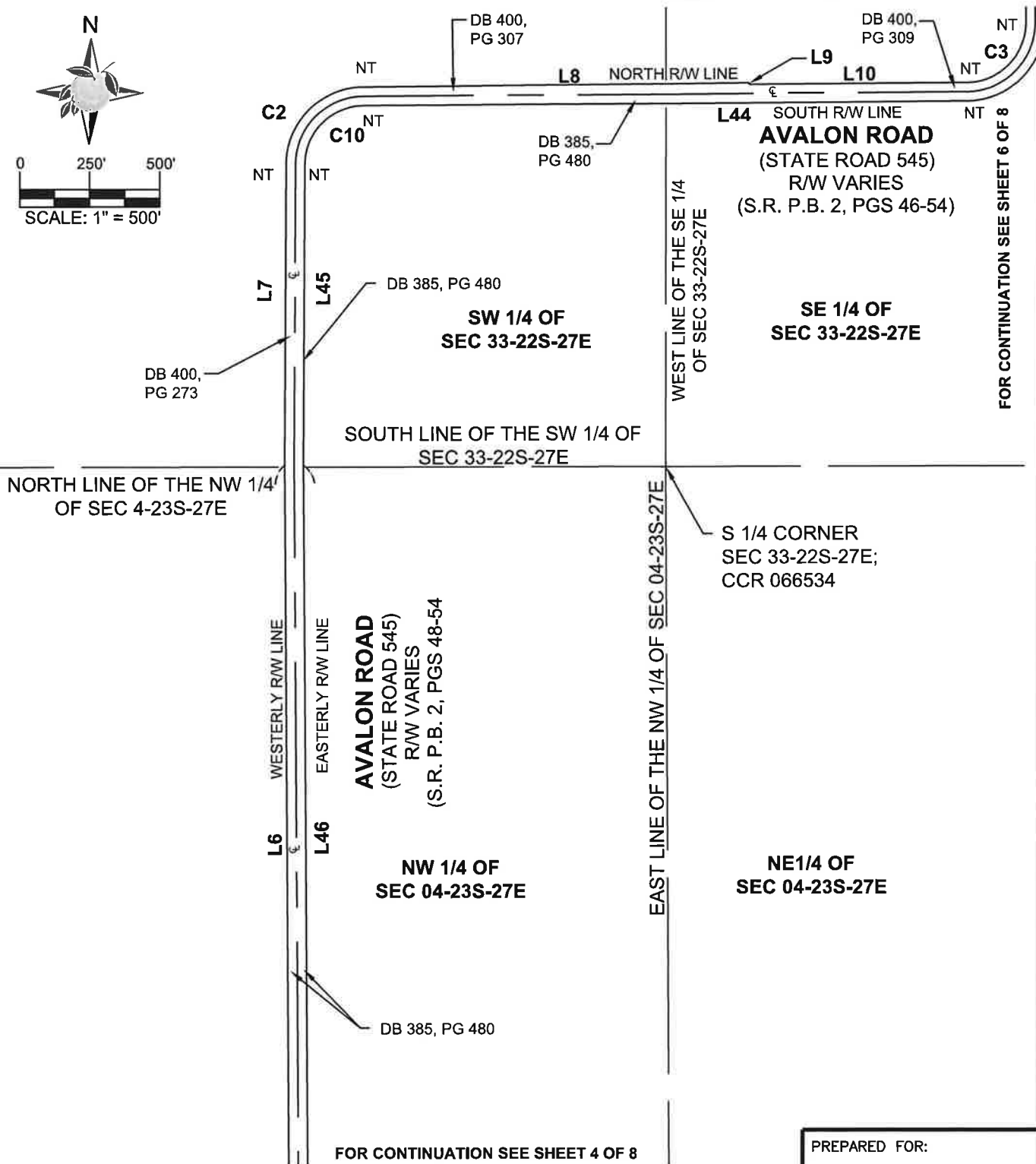
FIELD DATE: N/A	DATE: 05/20/2024	SECTION: 4,5,8,9, 27,28,33,34	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951		DRAWING SCALE: 1"=500'
DRAWN BY: JFM, JDB	REVISIONS: 01/02/2025	TOWNSHIP: 22S,23S			COUNTY PROJECT NUMBER 8904
CHECKED BY: D. WHITTAKER		RANGE: 27E			
APPROVED BY: D. WHITTAKER		SHEET 4 OF 8			

SKETCH OF DESCRIPTION

PROJECT: PARCEL 117 - CITY OF WINTER GARDEN ROAD TRANSFER



SPACE ABOVE RESERVED FOR RECORDING INFORMATION



FOR CONTINUATION SEE SHEET 4 OF 8

PREPARED FOR:

NOT VALID WITHOUT SHEETS 1, 2, 3, 4, 6, 7 AND 8 OF 8

REAL ESTATE MANAGEMENT

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

DATE: 05/20/2024
 REVISIONS: 01/02/2025

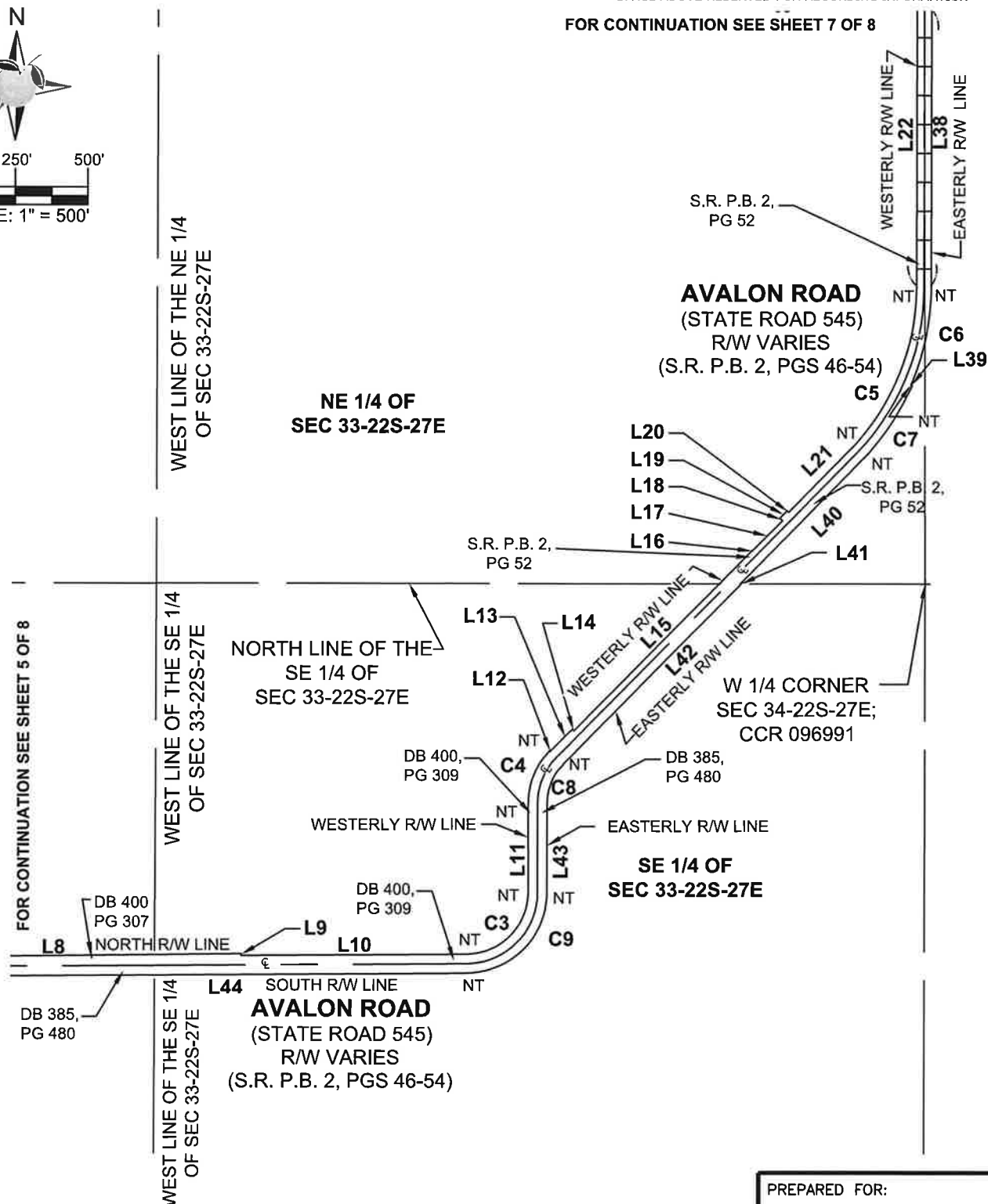
SECTION: 4, 5, 8, 9, 27, 28, 33, 34
 TOWNSHIP: 22S, 23S
 RANGE: 27E
 SHEET 5 OF 8

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
 8904

PROJECT: PARCEL 117 - CITY OF WINTER GARDEN ROAD TRANSFER



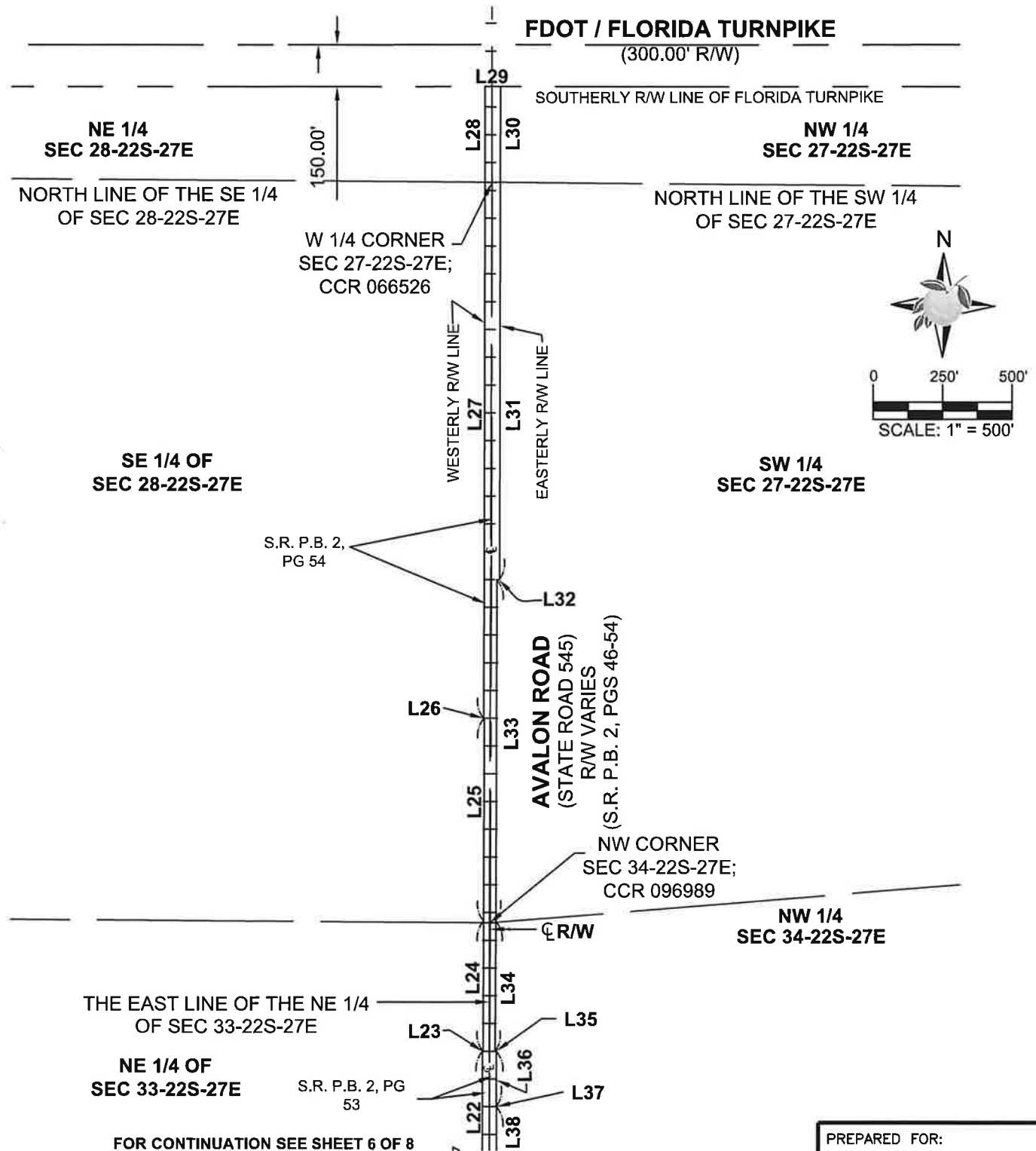
PREPARED FOR:
REAL ESTATE MANAGEMENT


FIELD DATE: N/A	DATE: 05/20/2024	SECTION: 4,5,8,9 27,28,33,34	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 8904
DRAWN BY: JFM, JDB	REVISIONS: 01/02/2025	TOWNSHIP: 22S,23S		
CHECKED BY: D. WHITTAKER		RANGE: 27E		
APPROVED BY: D. WHITTAKER		SHEET 6 OF 8		

SKETCH OF DESCRIPTION

PROJECT: PARCEL 117 - CITY OF WINTER GARDEN ROAD TRANSFER

SPACE ABOVE RESERVED FOR RECORDING INFORMATION



FIELD DATE: N/A	DATE: 05/20/2024	SECTION: 4, 5, 8, 9, 27, 28, 33, 34	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION  4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951	DRAWING SCALE: 1" = 500'
DRAWN BY: JFM, JDB		TOWNSHIP: 22S, 23S		COUNTY PROJECT NUMBER 8904
CHECKED BY: D. WHITTAKER	REVISIONS: 01/02/2025	RANGE: 27E		
APPROVED BY: D. WHITTAKER		SHEET 7 OF 8		

SKETCH OF DESCRIPTION

PROJECT: PARCEL 117 - CITY OF WINTER GARDEN ROAD TRANSFER

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

CURVE TABLE

SEGMENT	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90° 14' 04"	208.92'	329.03'	N45° 01' 25"E	296.06'
C2	89° 19' 22"	276.81'	431.54'	N44° 55' 56"E	389.15'
C3	89° 38' 36"	212.55'	332.55'	N44° 46' 20"E	299.65'
C4	45° 11' 54"	258.43'	203.86'	N22° 32' 59"E	198.62'
C5	44° 21' 39"	793.51'	614.37'	N21° 41' 12"E	599.02'
C6	23° 52' 27"	843.51'	351.61'	S11° 27' 41"W	348.81'
C7	20° 28' 38"	848.51'	303.25'	S33° 37' 59"W	301.64'
C8	44° 31' 25"	192.43'	149.53'	S22° 12' 50"W	145.80'
C9	89° 38' 39"	278.55'	435.82'	S44° 46' 20"W	392.70'
C10	89° 19' 22"	210.81'	328.65'	S44° 55' 55"W	296.36'

LINE TABLE

SEGMENT	BEARING	LENGTH
L1	S 89° 57' 56" E	1321.61'
L2	N 00° 02' 04" E	33.00'
L3	S 89° 57' 56" E	1318.81'
L4	N 89° 56' 13" E	1083.37'
L5	N 00° 05' 37" W	1969.06'
L6	N 00° 25' 06" W	3035.49'
L7	N 00° 16' 19" E	1073.50'
L8	N 89° 20' 33" E	1376.07'
L9	S 00° 24' 28" E	6.00'
L10	N 89° 35' 32" E	779.22'
L11	N 00° 02' 53" W	310.93'
L12	S 00° 00' 00" W	4.26'
L13	N 44° 28' 32" E	109.29'
L14	S 45° 31' 28"E	8.00'
L15	N 44° 28' 32" E	876.00'
L16	S 45° 31' 28" E	2.00'
L17	N 44° 28' 32" E	148.00'
L18	N 45° 31' 27" W	12.00'
L19	N 44° 28' 32" E	35.00'
L20	S 45° 31' 27" E	7.00'
L21	N 44° 28' 32" E	319.21'
L22	N 00° 06' 55" E	1159.08'
L23	S 89° 53' 05" E	2.00'
L24	N 00° 06' 55" E	469.43'
L25	N 00° 04' 43" E	730.57'
L26	N 89° 53' 05" W	2.00'
L27	N 00° 04' 43" E	1929.10'
L28	N 00° 04' 00" E	343.84'
L29	N 89° 58' 30" E	55.00'
L30	S 00° 04' 00" W	343.93'
L31	S 00° 04' 43" W	1429.14'
L32	N 89° 53' 05" W	10.00'
L33	S 00° 04' 43" W	1230.56'
L34	S 00° 06' 55" W	469.44'
L35	S 89° 53' 05" E	4.00'
L36	S 00° 06' 55" W	200.00'
L37	S 89° 53' 05" E	1.00'
L38	S 00° 06' 55" W	958.68'
L39	S 66° 35' 43" E	5.00'
L40	S 44° 28' 32" W	613.52'
L41	N 89° 59' 04" E	4.21'
L42	S 44° 28' 32" W	877.51'
L43	S 00° 02' 53" E	310.94'
L44	S 89° 35' 32" W	2155.28'
L45	S 00° 16' 19" W	1073.32'
L46	S 00° 25' 06" E	3035.52'
L47	S 00° 05' 37" E	2245.85'
L48	S 89° 56' 13" W	1357.50'
L49	N 89° 57' 56" W	1321.61'
L50	N 00° 02' 04" E	35.00'

NOT VALID WITHOUT SHEETS 1, 2, 3, 4, 5, 6 AND 7 OF 8

PREPARED FOR:

REAL ESTATE MANAGEMENT

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

DATE:
05/20/2024
REVISIONS:
01/02/2025

SECTION: 4, 5, 8, 9,
27, 28, 33, 34
TOWNSHIP: 22S, 23S
RANGE: 27E
SHEET 8 OF 8

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



DRAWING SCALE:
N/A
COUNTY PROJECT
NUMBER
8904

OR3797 PG1197

Instrument 100.1
Project: Tildenville Sidewalk
Project No. CD 84-06

DEED

THIS INDENTURE, Made this 27th day of May A. D., 19 86, between South Lake Apopka Citrus Growers Association, a Florida Corporation, a corporation organized and existing under the laws of the State of Florida, having its principal place of business in the city of Oakland, County of Orange, State of Florida, as party of the first part, and the COUNTY OF ORANGE, in the State of Florida, as party of the second part.

X
WITNESSETH, that the party of the first part, for and in consideration of the sum of \$ 200.00 and other valuable considerations, paid, receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed and does hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns forever, the following described land, situate, lying and being in the County of Orange, State of Florida, to-wit:

Parcel 100 (Fee Simple)

Description:

The East 15.00 feet of the West 45.00 feet of the South 185.50 feet of the Northwest 1/4 of Section 27, Township 22 South, Range 27 East, Orange County, Florida.

Containing 2,782.50 square feet, more or less.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, forever; and the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed in its name by Dan L. McKinnon, its President, and its corporate seal to be affixed, attested by William S. Arrington, dated this 27th day of May, 19 86.

Signed, sealed, and delivered
in the presence of:

Wallace H. Adams

Wanda P. Quales

(Corporate Seal)

APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS AT THEIR MEETING

JUN 9 1986

South Lake Apopka Citrus Growers
Association, a Florida Corporation

BY: Dan L. McKinnon
President

ATTEST: William S. Arrington
Secretary

Acquisition of this land is necessary for Right of Way
purposes under the threat of condemnation pursuant
to Rule 12B-4.14 (15), Florida Administrative
Revenue.

By Ann Bivins
ORANGE COUNTY RIGHT OF WAY

Florida
Rec Fee \$ 9.00 THOMAS H. LOCKER,
Doc Tax \$ _____ Orange County,
Int Tax \$ _____ Comptroller
Total \$ 9.00 By RS
Deputy Clerk

OR3797 PG 1198

I HEREBY CERTIFY, that on this 27th day of May A. D., 1986,
before me personally appeared Dan L. McKinnon
and William S. Arrington
respectively President and Secretary

Witness my hand and official seal this 27th day of May, 1986.



My commission expires:

Notary Public, State of Florida
My Commission Expires April 12, 1987
Removal After Two Years - Insurance, Inc.

RELATIVES & RESIDING YEARS

Thos. H. Loken
County Comptroller, Orange Co., N.