



Interoffice Memorandum

June 9, 2022

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

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

CONTACT PERSON: Eduardo Avellaneda, P.E., Manager
Roads & Drainage Division

PHONE NUMBER: (407) 836-7871

SUBJ: **Right of Way Transfer and Continuing Maintenance Agreement between Central Florida Expressway Authority and Orange County for Clarcona-Ocoee Road / West Road**

The Central Florida Expressway Authority (CFEA) has prepared and executed a Right of Way Transfer and Continuing Maintenance Agreement and is requesting that Orange County (County) accept the transfer and continuing maintenance agreement for portions of Clarcona-Ocoee Road / West Road.

In accordance with Florida Statutes, a Quit Claim Deed has been prepared which transfers interest over portions of Clarcona-Ocoee Road / West Road to Orange County. Approval of this agreement transfers the responsibility for maintaining that portion of Clarcona-Ocoee Road / West Road to the County.

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

Action Requested: Approval and execution of Right of Way Transfer and Continuing Maintenance Agreement between Central Florida Expressway Authority and Orange County, Florida (Clarcona-Ocoee Road/West Road) and approval to record the Quit Claim Deed for Clarcona-Ocoee Road/West Road. District 2.

EA/GS/rs

Attachment(s)

BCC Mtg. Date: June 21, 2022

Project No. 429-603
Parcels 62-100, 62-150, Part A and B, 62-850, 62-161 Partial 2, 62-171 Part A, 62-172 Part B,
62-174 Part A and B, 62-175, 62-176
County Project: Clarcona-Ocoee Road/West Road Right-of-Way Transfer (CFX)

**RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT
BETWEEN
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
AND ORANGE COUNTY, FLORIDA
(Clarcona-Ocoee Road/West Road)**

THIS RIGHT-OF-WAY TRANSFER AND CONTINUING MAINTENANCE AGREEMENT (“Agreement”) is made and entered into on the last date of execution below by and between the **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 (“CFX”) and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32801-1393 (“County”). CFX and County are sometimes collectively referred to herein as the “Parties.”

WITNESSETH:

WHEREAS, pursuant to Section 348.753, Florida Statutes, CFX is empowered to construct, improve, maintain, and operate the Central Florida Expressway System (“Expressway System”) and, in connection therewith, to construct any extensions, additions or improvements to said system or appurtenant facilities, including all necessary approaches, roads, bridges, and avenues of access; and

WHEREAS, pursuant to Section 125.01 and Chapter 336, Florida Statutes, County is empowered to provide and maintain arterial and other roads encompassing the county road system for the benefit of its citizens; and

WHEREAS, pursuant to Section 335.0415, Florida Statutes, “public roads may be transferred between jurisdictions . . . by mutual agreement;” and

WHEREAS, Section 163.01, Florida Statutes, authorizes both Parties to this Agreement to enter into Interlocal Agreements; and

WHEREAS, in the course of the construction of State Road 429 and improvements to Clarcona-Ocoee Road, Ocoee-Apopka Road and West Road, CFX acquired certain real property for the benefit of the local jurisdictions and constructed thereon certain roadways and other improvements to ensure a minimal disruption of traffic to the citizens and to provide for a smooth transition to the Expressway System, thus making both the Expressway System and the local road system compatible; and

WHEREAS, the construction of State Road 429 and improvements to Clarcona-Ocoee Road, Ocoee-Apopka Road and West Road are completed, and both Parties desire to conclude the land conveyances to ensure that title to all of County's right-of-way and related facilities is vested in County, subject to certain rights retained by CFX, and title to all of CFX's right-of-way and related facilities and crossings is vested in CFX; and

WHEREAS, concurrent with the conveyance of fee simple interest in the CFX Property (hereinafter defined) and County Property (hereinafter defined), the Parties agree to release, relocate, and reestablish certain limited access lines in favor of CFX, and remove, relocate, or construct any fences, walls, or light poles within the limited access line in accordance with the terms and conditions hereof; and

WHEREAS, the Parties also desire to define the future and continuing maintenance responsibilities for the right-of-way and related facilities and to set responsibility therefore.

NOW THEREFORE, for and in consideration of the mutual agreements herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby expressly acknowledged, CFX and County agree as follows:

1. **Recitals**. The above recitals are true and correct and form a material part of this Agreement and are incorporated herein by reference.

2. **Right-of-Way Maps**. CFX previously delivered to County a full and complete set of right-of-way maps consisting of S.R. 429 Project 429-603.

3. **CFX Conveyance**. CFX agrees to transfer, assign, and convey to County, and County agrees to accept by quit claim deed, all of CFX's right, title, and interest in and to the real property located in Orange County, Florida designated as CFX parcels 62-150, Part A and B, 62-161 Partial 2, 62-171A, 62-172 Part B, 62-174 Part A and B, 62-175, 62-176, and 62-850, as more specifically described in **Exhibit "A"** attached hereto and incorporated herein by reference ("**CFX Property**"), subject to the covenants, reservations, conditions, restrictions, and easements of record, including, without limitation, a reservation for any air rights associated with any Expressway System bridge crossings of local roads. CFX and County agree that the quit claim deed to be executed and delivered under the provisions of this section shall be substantially in the form attached hereto as **Exhibit "B"** and incorporated herein by reference ("**CFX Deed**").

4. **County Conveyance**. County agrees to transfer and convey to CFX, and CFX agrees to accept by county deed, all of County's right, title, and interest in and to the real property located in Orange County, Florida designated as CFX parcel 62-100 as more specifically described in **Exhibit "C"** attached hereto and incorporated herein by reference ("**County Property**"), subject to the covenants, reservations, conditions, restrictions, and easements of record. CFX and County agree that the county deed to be executed and delivered under the provisions of this section shall be consistent with the requirements of Section 125.411, Florida Statutes, and be substantially in the form attached hereto as **Exhibit "D"** and incorporated herein by reference ("**County Deed**").

5. **Release and Establishment of Limited Access Lines.** Upon delivery of the County Deed to CFX, CFX hereby agrees to execute a notice of release of the limited access rights and lines represented by the limited access lines described in **Exhibit “E”** attached hereto and incorporated herein by reference (“**Existing L/A Lines**”); provided, however, the Parties agree this release shall not impact any other limited access lines or rights and the remaining lines and rights shall remain in full force and effect. The Parties agree that the terms and conditions of the notice of release shall be substantially in the form attached hereto as **Exhibit “F”** and incorporated herein by reference (“**Release**”). The Parties agree and acknowledge that the limited access lines shall be established as more particularly depicted in **Exhibit “G”** attached hereto and incorporated herein by reference (“**New L/A Lines**”) and attached as an exhibit and identified in the County Deed, which establishment shall occur upon acceptance and recording of the County Deed and the legal descriptions referenced therein. The Parties agree and acknowledge that the release is made without any warranty or representation by CFX and is being released to County “AS IS, WHERE IS, WITH ALL FAULTS,” in such condition as the same may be on the Closing Date and will not act to convey or restore any abutter’s rights including, without limitation, any claims for air, light and view between any abutting property and CFX’s remaining property. To the extent permitted under, and without waiving any of the provisions of, Section 768.28, Florida Statutes, County further agrees to release and discharge CFX from any and all past, present, and future claims or actions arising out of, or in any way connected with, the location or relocation of the limited access line, including, without limitation, any claim for loss of access to any County’s remaining property, business damages, severance damages, or any other damages.

6. **Removal and Replacement of Fence, Light Poles, and Walls.** At the Closing, County agrees to grant CFX a license to remove any existing fences, walls, light poles, or any other structures located within the CFX Property or along the Existing L/A Lines and replace, relocate, reinstall, or construct a new fence, wall, or light poles, within the CFX Property or along the New L/A Lines. This license shall remain in effect for eighteen (18) months from the Closing Date. CFX shall be responsible, at no cost to County, for any and all costs and expenses associated with CFX’s exercise of the license and the removal, relocation, reinstallation, or construction of any fences, walls, light poles, or other structures associated with the license.

7. **Future and Continuing Maintenance.** The Parties agree that it is necessary and desirable to define with specificity the locations for future and continuing maintenance, and the details of such maintenance responsibility applicable to the following areas: 1. Local road bridge over CFX expressway system; 2. CFX expressways bridge over local road; 3. Canals/waterways originating or extending beyond CFX right-of-way; 4. Canals/waterways within CFX right-of-way; 5. Detention/retention pond and structures; 6. Utilities; and 7. Roadways (collectively, the “**Maintenance Areas**”), as such areas are defined in **Exhibit “H”** attached hereto and incorporated herein by reference. The Parties agree to perform, each at its sole cost and expense, and accept responsibility for any and all continuing and future maintenance obligations and responsibility for the Maintenance Areas as particularly allocated to each Party pursuant to **Exhibit “I”** attached hereto and incorporated by reference. The Parties agree that the maintenance functions and future and continuing maintenance responsibilities, as defined and allocated in **Exhibits “H” and “I,”** respectively, are necessary and properly defined and allocated. CFX does hereby agree to assume the future and continuing maintenance responsibility as outlined on

Exhibits “H” and “I” and to perform such maintenance in a timely, workmanlike manner. Said maintenance responsibility shall commence as of the date of this Agreement. County does hereby agree to assume the future and continuing maintenance responsibility as outlined on **Exhibits “H” and “I”** and to perform such maintenance in a timely, workmanlike manner. Said maintenance responsibilities shall commence as of the date of this Agreement.

8. **Consideration.** The consideration for the CFX Property to be transferred to County and the County Property to be transferred to CFX, collectively referred to herein as the “Property,” shall be the respective values attributed to the release and reestablishment of the Existing L/A Lines and New L/A Lines, the removal and replacement of fences, light poles, and walls, and the continuing and future obligations to maintain the Property.

9. **Evidence of Title.** At any time before Closing, either Party, at its sole cost and expense, order a commitment from an agent for a policy of owner’s title insurance (“**Commitment**”) which shall be written on a title insurance company reasonably satisfactory and acceptable to that Party.

10. **Survey.** Either Party shall have the right, at any time before Closing, to have the Property surveyed at its sole cost and expense (“**Survey**”). The surveyor shall provide certified legal descriptions and sketches of said descriptions and the legal descriptions will be included in the deed subject to the approval of the Parties.

11. **Deed Restriction; Reverter.** The CFX Property conveyed to County shall be utilized for the purpose of public right-of-way. The Parties agree that the CFX Property shall have imposed thereon a use restriction consistent with the following (“**Use Restriction**”):

“By acceptance of this deed, County agrees that the CFX Property shall only be used for public right-of-way. Further, the foregoing use restriction shall run with title to the CFX Property for a term of the lesser of forty (40) years after the date of recording of this deed or the maximum number of years allowable by law (“**Term**”). During the Term, if the CFX Property ceases to be used as public right-of-way, CFX may elect to pursue any remedies available to the CFX in law or equity including, without limitation, specific performance, or for all right, title, and interest to the CFX Property that is not used for public right-of-way to automatically revert back to CFX at no cost to CFX. In such event, CFX shall notify County in writing of its intent to exercise its right of reverter with respect to the CFX Property (“**Reversion Notice**”). Notwithstanding the foregoing, in the event County desires to cease operation of the CFX Property as public right-of-way or otherwise sell, convey, or transfer the CFX Property to a third party, County shall provide written notice to CFX of such (“**Sale Notice**”) and in such event, CFX shall have the right of first refusal and shall have ninety (90) days from County’s receipt of the Sale Notice to deliver to Grantee a Reversion Notice.”

The conveyance provided herein is made by a governmental entity to a governmental entity and therefore excepted from the provisions of Section 689.18, Florida Statutes, and excluded from the application of the statutory rules against perpetuities as set forth in Section 689.225(2), Florida Statutes.

12. **Closing Date and Location.** The closing of the conveyances contemplated under this Agreement (“**Closing**”) shall be held on or before sixty (60) days after the Effective Date (hereinafter defined) or such earlier date selected by CFX upon not less than ten (10) days’ prior written notice to County (“**Closing Date**”), at the offices of CFX, or CFX’s attorney, or any other place which is mutually acceptable to the Parties. The Closing Date is subject to an option to extend that may be exercised with written approval from the Manager of Orange County Real Estate Management Division and the Executive Director of CFX, as applicable.

13. **Conveyance of Title.** The Parties shall execute and deliver to the other the required CFX Deed, County Deed, and Release as described above.

14. **Closing Documents and FIRPTA Affidavit.** At Closing, each owner of the Property (“**Owner**”) shall sign a closing statement, if applicable, and an affidavit that Owner is not a foreign person for purposes of the Foreign Investment in Real Property Tax Act (FIRPTA), as revised by the Deficit Reduction Act of 1984 and as same may be amended from time to time (which certificates shall include Owner’s taxpayer identification numbers and address or a withholding certificate from the Internal Revenue Service stating that Owner is exempt from withholding tax on the Purchase Price under FIRPTA) and such other documents as are necessary to complete the transaction. In the event one of the Owners elects to obtain a Commitment, the other Party shall execute an owner’s affidavit including matters referenced in Section 627.7842(b) and (c), Florida Statutes.

15. **Recording.** County agrees to record the CFX Deed, County Deed, and Release (“**Closing Documents**”) no later than thirty (30) days after delivery of the original Closing Documents to County. CFX agrees to pay fifty percent (50%) of the costs of the recording of the Closing Documents within ten (10) business days after execution of the Closing Documents. County agrees to deliver to CFX a copy of the recorded CFX Deed and Release and original of the recorded County Deed.

16. **Agreement Not Recorded.** This Agreement shall not be recorded in the official records of any county in the State of Florida. Notwithstanding the foregoing, the Parties acknowledge that this Agreement is and will remain a public record that will be available for review and inspection by the public.

17. **As-Is Conveyance.**

a. **Conveyance by CFX to County.** County hereby agrees, acknowledges and understands that the CFX Property is being conveyed to County “AS IS, WHERE IS, WITH ALL FAULTS,” in such condition as the same may be on the Closing Date, without any representations or warranties by CFX as to any condition of the CFX Property, including, without limitation, surface and subsurface environmental conditions, whether latent or patent. CFX makes no guarantee, warranty, or representation, express or implied, as to the quality, character, or condition of the CFX Property, or any part thereof, or to the fitness of the CFX Property, or any part thereof, for any use or purpose, or any representation as to the nonexistence of any hazardous substances. Neither party shall have any claim against the other, in law or in equity, based upon the condition

of the CFX Property, or the failure of the CFX Property to meet any standards. In no event shall CFX be liable for any incidental, special, exemplary, or consequential damage. In the event that any hazardous substances are discovered on, at, or under the CFX Property, neither party shall maintain any action or assert any claim against the other, its successors and their respective members, employees, and agents arising out of or relating to any such hazardous substances. The provisions of this Section shall survive the Closing. (CFX Manual, Sec. 5-6.09) County has read and understands the provisions of this Section and acknowledges and agrees that except as expressly set forth in this Agreement, it is acquiring the CFX Property “**AS-IS, WHERE IS AND WITH ALL FAULTS**” and that CFX has disclaimed herein any and all warranties, express or implied.

b. Conveyance by County to CFX. CFX hereby agrees, understands and acknowledges that the County Property is being conveyed “AS IS, WHERE IS, WITH ALL FAULTS,” in such condition as the same may be on the closing date, without any representations or warranties by County as to any condition of the County Property, including, without limitation, surface and subsurface environmental conditions, whether latent or patent. County makes no guarantee, warranty, or representation, express or implied, as to the quality, character, or condition of the County Property, or any part thereof, or to the fitness of the County Property, or any part thereof, for any use or purpose, or any representation as to the nonexistence of any hazardous substances. Neither party shall have any claim against the other, in law or in equity, based upon the condition of the County Property, or the failure of the County Property to meet any standards. In no event shall County be liable for any incidental, special, exemplary, or consequential damage. In the event that any hazardous substances are discovered on, at, or under the property, neither party shall maintain any action or assert any claim against the other, its successors and their respective members, employees, and agents arising out of or relating to any such hazardous substances. The provisions of this Section shall survive the Closing. CFX has read and understands the provisions of this Section and acknowledges and agrees that except as expressly set forth in this Agreement, it is acquiring the County Property “**AS-IS, WHERE IS AND WITH ALL FAULTS**” and that County has disclaimed herein any and all warranties, express or implied.

18. Notices. Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, transmitted electronically (i.e., by telecopier device) or within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed as follows:

CFX: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
4974 ORL Tower Road
Orlando, Florida 32807
Attn: Executive Director
Telephone: (407) 690-5000

With a copy to: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

4974 ORL Tower Road
Orlando, Florida 32807
Attn: General Counsel
Telephone: (407) 690-5000

COUNTY: Orange County Real Estate Management Division
P.O. Box 1393
Orlando, Florida 32802-1393
Attn: Manager
Telephone: (407)836-7070

With a copy to: Orange County Attorney's Office
P. O. Box 1393
Orlando, Florida 32802-1393
Telephone: (407) 836-7320

or to such other address as either party hereto shall from time to time designate to the other party by notice in writing as herein provided. The attorneys for the parties set forth herein may deliver and receive notices on behalf of their clients.

19. **Default.** In the event either of the Parties breaches any warranty or representation contained in this Agreement or fails to comply with or perform any of the conditions to be complied with or any of the covenants, agreements, or obligations to be performed by said party under the terms and provisions of this Agreement, the other party, in its sole discretion, and after thirty (30) days prior written notice and opportunity to cure, shall be entitled to: (i) exercise any and all rights and remedies available to said party at law and in equity, including, without limitation, the right of specific performance, or (ii) terminate this Agreement, whereupon the Agreement shall be deemed null and void and of no further force and effect, and no party hereto shall have any further rights, obligations, or liability hereunder. Upon any such termination, this Agreement and all rights and obligations created hereunder shall be deemed null and void and of no further force or effect.

20. **General Provisions.** No failure of either party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of either party's right to demand exact compliance with the terms hereof. This Agreement contains the entire agreement of the Parties hereto, and no representations, inducements, promises, or agreements, oral or otherwise, between the Parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon any of the Parties hereto unless such amendment is in writing and executed by both Parties. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or legal holiday, such time for performance shall be extended to the next business day. This Agreement may be executed in multiple counterparts, including by electronic (including digital) signature in compliance with Chapter 668, Florida Statutes, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. The headings inserted at the beginning of

each paragraph of this Agreement are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph. County and CFX do hereby agree that such documents as may be legally necessary or otherwise appropriate to carry out the terms of this Agreement shall be executed and delivered by each party at or prior to Closing. This Agreement shall be interpreted under the laws of the State of Florida. The Parties hereto agree that the exclusive venue and jurisdiction for any legal action authorized hereunder shall be in the courts of Orange County, Florida. TIME IS OF THE ESSENCE OF THIS AGREEMENT AND EACH AND EVERY PROVISION HEREOF.

21. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their successors and assigns.

22. **Survival of Provisions.** All representations and warranties and the future and continuing maintenance responsibilities set forth in this Agreement shall survive the Closing and shall survive the execution or delivery of any and all deeds and other documents at any time executed or delivered under, pursuant to, or by reason of this Agreement, and shall survive the payment of all monies made under, pursuant to, or by reason of this Agreement.

23. **Severability.** This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules, and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

24. **Effective Date.** This Agreement shall be and become effective on the date that it is signed and executed by the last to sign of CFX and County ("**Effective Date**").

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed in a manner and form sufficient to bind them on the date set forth herein below.

[SIGNATURES TO FOLLOW]



“COUNTY”

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

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

Date: June 21, 2022

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

By: *Katie Smith*
Deputy Clerk

Print Name: **Katie Smith**

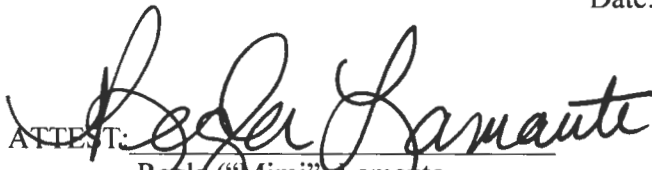
[ADDITIONAL SIGNATURE PAGE TO FOLLOW]

“CFX”

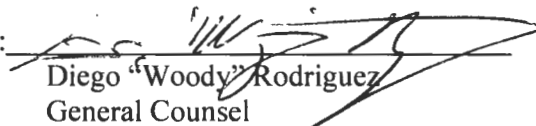
**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

By: 
Buddy Dyer, Chairman

Date: 9.9.21

ATTEST: 
Regla (“Mimi”) Lamante
Recording Clerk

Approved as to form and legality by legal
counsel to the Central Florida Expressway
Authority on this 2nd day of SEPTEMBER
2021 for its exclusive use and reliance.

By: 
Diego “Woody” Rodriguez
General Counsel

LIST OF EXHIBITS

- Exhibit “A” - Legal Description of the CFX Property**
- Exhibit “B” - CFX Deed**
- Exhibit “C” - Legal Description of the County Property**
- Exhibit “D” – County Deed**
- Exhibit “E” - Existing L/A Lines**
- Exhibit “F” - Release**
- Exhibit “G” - New L/A Lines**
- Exhibit “H” – Detailed Maintenance Function**
- Exhibit “I” - Maintenance Responsibility**

EXHIBIT "A"
Legal Description of the CFX Property

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-150 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER
TO ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 7S320-6460-602/603; THENCE NORTH 86°38'31" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2207.52 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 28°17'59" WEST ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 35.26 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY PROJECTION, RUN NORTH 86°38'31" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.24 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 28°17'59" WEST ALONG THE NORTHERLY PROJECTION OF THE PROPOSED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AND ALONG THE PROPOSED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP, A DISTANCE OF 212.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2211.83 FEET, A CHORD BEARING OF SOUTH 26°40'07" WEST AND A CHORD DISTANCE OF 125.93 FEET; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY LINE THE FOLLOWING THREE COURSES; RUN SOUTHERLY 125.94 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°15'45"; THENCE NORTH 64°57'46" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2231.83 FEET, A CHORD BEARING OF SOUTH 22°30'23" WEST AND A CHORD DISTANCE OF 197.09 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 25°02'14" WEST, RUN SOUTHERLY 197.16 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°03'41"; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, RUN THE FOLLOWING THREE COURSES ALONG THE AFORESAID EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437; RUN NORTH 70°01'27" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2241.83 FEET, A CHORD BEARING OF NORTH 24°08'16" EAST AND A CHORD DISTANCE OF 325.41 FEET; THENCE FROM A TANGENT BEARING OF NORTH 19°58'33" EAST, RUN NORTHERLY 325.69 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°19'26" TO A POINT OF TANGENCY; THENCE NORTH 28°17'59" EAST, A DISTANCE OF 194.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,890 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY
SUITE 2401

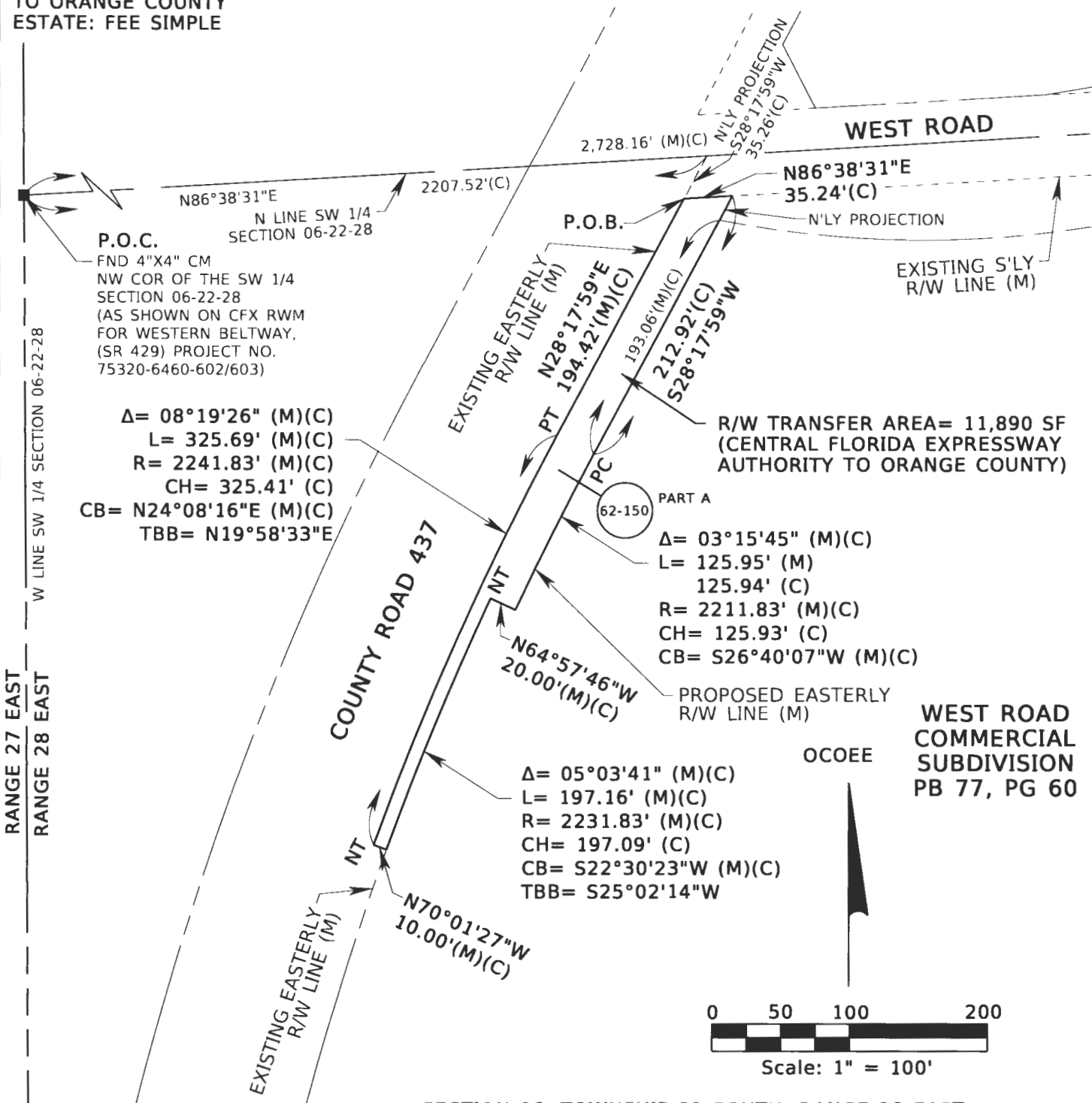
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-150 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE

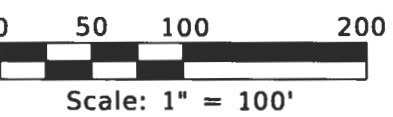


P.O.C.
 FND 4"X4" CM
 NW COR OF THE SW 1/4
 SECTION 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

$\Delta = 08^{\circ}19'26''$ (M)(C)
 $L = 325.69'$ (M)(C)
 $R = 2241.83'$ (M)(C)
 $CH = 325.41'$ (C)
 $CB = N24^{\circ}08'16''E$ (M)(C)
 $TBB = N19^{\circ}58'33''E$

$\Delta = 03^{\circ}15'45''$ (M)(C)
 $L = 125.95'$ (M)
 $125.94'$ (C)
 $R = 2211.83'$ (M)(C)
 $CH = 125.93'$ (C)
 $CB = S26^{\circ}40'07''W$ (M)(C)

$\Delta = 05^{\circ}03'41''$ (M)(C)
 $L = 197.16'$ (M)(C)
 $R = 2231.83'$ (M)(C)
 $CH = 197.09'$ (C)
 $CB = S22^{\circ}30'23''W$ (M)(C)
 $TBB = S25^{\circ}02'14''W$



WEST ROAD COMMERCIAL SUBDIVISION
 PB 77, PG 60

SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST
 SHEET 2 OF 3

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: MARCH 16, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603

GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC = ACRES
 (C) = CALCULATED
 CB = CHORD BEARING
 CH = CHORD LENGTH
 CM = CONCRETE MONUMENT
 COR = CORNER
 CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 Δ = DELTA (CENTRAL ANGLE)
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 FND = FOUND
 L = LENGTH
 LA = LIMITED ACCESS

N'LY = NORTHERLY
 NO. = NUMBER
 NT = NON TANGENT
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PG = PAGE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PT = POINT OF TANGENCY
 R = RADIUS
 R/W = RIGHT OF WAY
 (RWM) OR (M) = RIGHT OF WAY MAP
 SEC = SECTION
 SF = SQUARE FEET
 S'LY = SOUTHERLY
 SR = STATE ROAD
 TBB = TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 86°38'31" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

REVISION

BY

DATE

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RIJ

SR 429
 CFX PROJECT NO.
 429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-150

LIMITED ACCESS RIGHT OF WAY

LEGAL DESCRIPTION

A portion of the Southwest 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of said Section 6; thence run N.00°48'40"E. along the east line of the Southwest 1/4 of said Section 6 a distance of 2,030.68 feet for a POINT OF BEGINNING; thence departing said east line of the Southwest 1/4 of Section 6 run S.86°18'40"W. 47.67 feet; thence run N.20°56'43"W. 87.33 feet; thence run N.60°04'40"W. 72.63 feet; thence run N.58°38'25"W. 65.83 feet; thence run N.41°23'15"W. 42.15 feet; thence run N.04°22'21"W. 70.63 feet; thence run N.20°52'40"W. 47.14 feet; thence run N.21°31'35"E. 68.18 feet; thence run N.86°18'40"E. a distance of 228.75 feet to an intersection with the aforementioned east line of the Southwest 1/4 of Section 6; thence run S.00°48'40"W. along said east line of the Southwest 1/4 of Section 6 a distance of 373.26 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

Containing 1.510 acres, more or less.

October 9, 1997

SHEET 3 OF 6

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603

PARCEL 62-150 RIGHT OF WAY 'B'

LEGAL DESCRIPTION

A portion of the Southwest 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of said Section 6; thence run N.00°48'40"E. along the east line of the Southwest 1/4 of said Section 6 a distance of 2,792.09 feet to the northeast corner of the Southwest 1/4 of said Section 6; thence run S.86°38'31"W. along the north line of the Southwest 1/4 of said Section 6 a distance of 638.12 feet for a POINT OF BEGINNING, said point also being a point on the existing westerly right of way line of County Road 437 (as now established); thence departing said north line of the Southwest 1/4 of Section 6 run S.28°17'59"W. along said westerly right of way line of County Road 437 a distance of 168.02 feet to the point of curvature of a curve, concave southeasterly, having a radius of 2,341.83 feet and a central angle of 08°19'26"; thence run southwesterly along the arc of said curve a distance of 340.22 feet to a point on said curve; thence departing said curve, continue along said existing westerly right of way line of County Road 437 N.70°01'27"W. a distance of 10.00 feet to a point on a curve, concave southeasterly, having a radius of 2,351.83 feet and a central angle of 08°19'26"; thence departing said westerly right of way line of County Road 437 from a chord bearing of N.24°08'16"E. run northeasterly along the arc of said curve a distance of 341.67 feet to the point of tangency; thence run N.28°17'59"E. a distance of 161.85 feet to an intersection with the aforementioned north line of the Southwest 1/4 of Section 6; thence run N.86°38'31"E. along said north line of the Southwest 1/4 of Section 6 a distance of 11.75 feet to the POINT OF BEGINNING.

Containing 5,059 square feet, more or less.

October 9, 1997

SHEET 2 OF 4

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-850

DRAINAGE EASEMENT

LEGAL DESCRIPTION

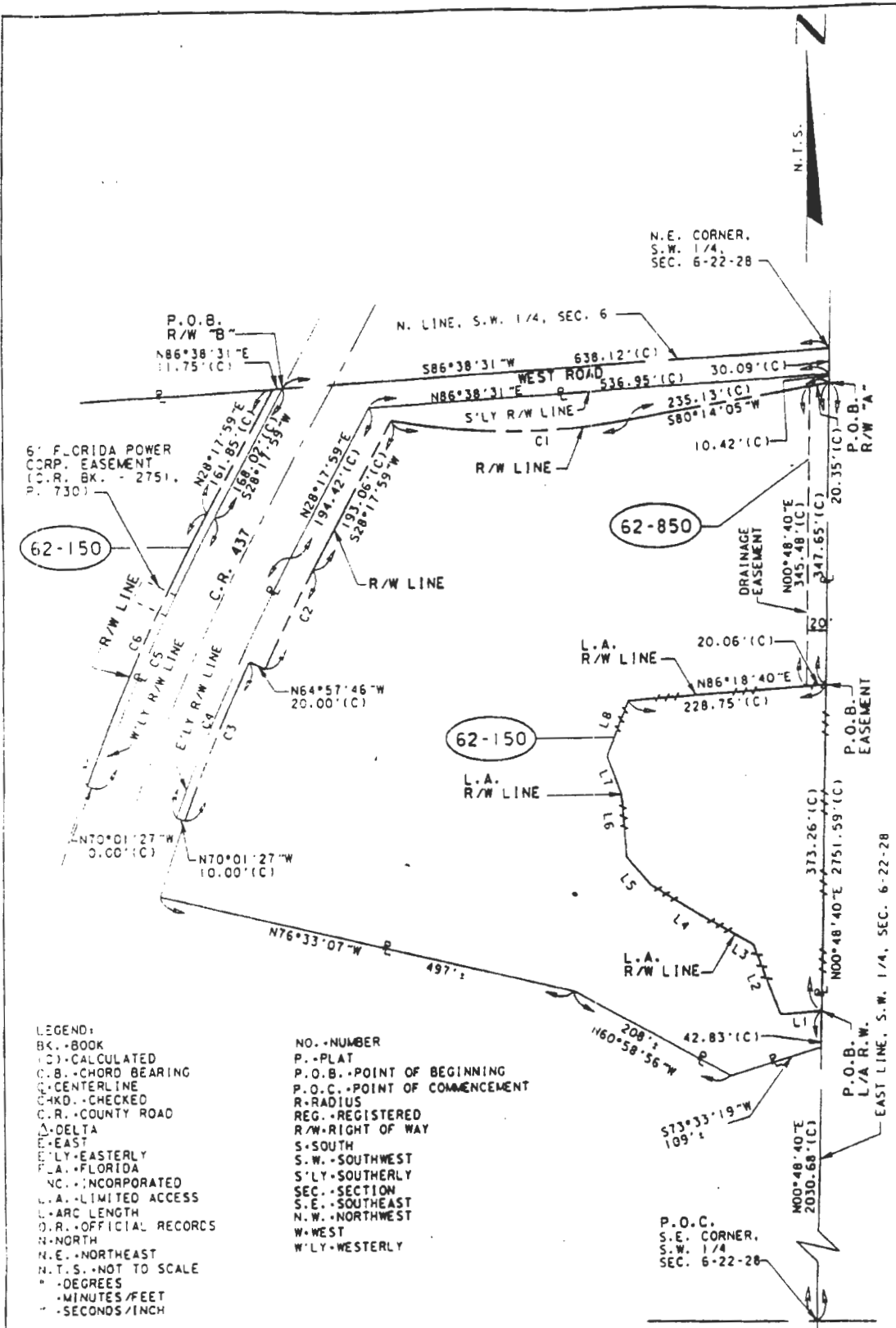
A portion of the Southwest 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of said Section 6; thence run N.00°48'40"E. along the east line of said Southwest 1/4 of Section 6 a distance of 2,403.94 feet for a POINT OF BEGINNING; thence departing said east line of the Southwest 1/4 of Section 6 run S.86°18'40"W. 20.06 feet; thence run N.00°48'40"E. 345.48 feet; thence run N.80°14'05"E. a distance of 20.35 feet to an intersection with the aforementioned east line of the Southwest 1/4 of Section 6; thence run S.00°48'40"W. along said east line of the Southwest 1/4 of Section 6 a distance of 347.65 feet to the POINT OF BEGINNING.

Containing 6,931 square feet, more or less.

October 9, 1997

SHEET 6 OF 6



LEGEND:
 BK.-BOOK
 (C)-CALCULATED
 C.B.-CHORD BEARING
 C.L.-CENTERLINE
 CKD.-CHECKED
 C.R.-COUNTY ROAD
 Δ-DELTA
 E-EAST
 E.LY.-EASTERLY
 F.L.A.-FLORIDA
 INC.-INCORPORATED
 L.A.-LIMITED ACCESS
 L-ARC LENGTH
 O.R.-OFFICIAL RECORDS
 N-NORTH
 N.E.-NORTHEAST
 N.T.S.-NOT TO SCALE
 °-DEGREES
 '-MINUTES/FEET
 "-SECONDS/INCH

NO.-NUMBER
 P.-PLAT
 P.O.B.-POINT OF BEGINNING
 P.O.C.-POINT OF COMMENCEMENT
 R-RADIUS
 REG.-REGISTERED
 R/W-RIGHT OF WAY
 S-SOUTH
 S.W.-SOUTHWEST
 S.LY.-SOUTHERLY
 SEC.-SECTION
 S.E.-SOUTHEAST
 N.W.-NORTHWEST
 W-WEST
 W.LY.-WESTERLY

P.O.C.
 S.E. CORNER,
 S.W. 1/4,
 SEC. 6-22-28

DELTA	LENGTH	RADIUS	CHORD BEARING	BEARING	DISTANCE
C1	20°56'12"	279.98'	766.19'	L1 S86°18'40"W	47.67'
C2	03°15'45"	125.95'	2211.83'	L2 N20°56'43"W	87.33'
C3	05°03'41"	197.15'	2231.83'	L3 N60°04'40"W	72.63'
C4	08°19'26"	325.69'	2241.83'	L4 N58°38'25"W	65.83'
C5	08°19'26"	340.22'	2341.83'	L5 N41°23'15"W	42.15'
C6	08°19'26"	341.67'	2351.83'	L6 N04°22'21"W	70.63'
				L7 N20°52'40"W	47.14'
				L8 N21°31'35"E	68.18'

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-161 - PORTION (PARTIAL 2)

PURPOSE: RIGHT OF WAY TRANSFER
TO ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 00°53'06" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 958.32 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROJECTION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE (WEST OF WEST ROAD) OF WESTERN BELTWAY (SR 429) AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN NORTH 77°03'49" EAST ALONG SAID NORTHEASTERLY PROJECTION, A DISTANCE OF 42.09 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PROJECTION LINE, RUN NORTH 18°37'58" EAST, A DISTANCE OF 83.37 FEET TO THE INTERSECTION WITH THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE (EAST OF WEST ROAD) OF SAID WESTERN BELTWAY (SR 429); THENCE RUN SOUTH 19°42'11" EAST ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 154.61 FEET; THENCE DEPARTING SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 49°48'07" WEST, A DISTANCE OF 103.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,998 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

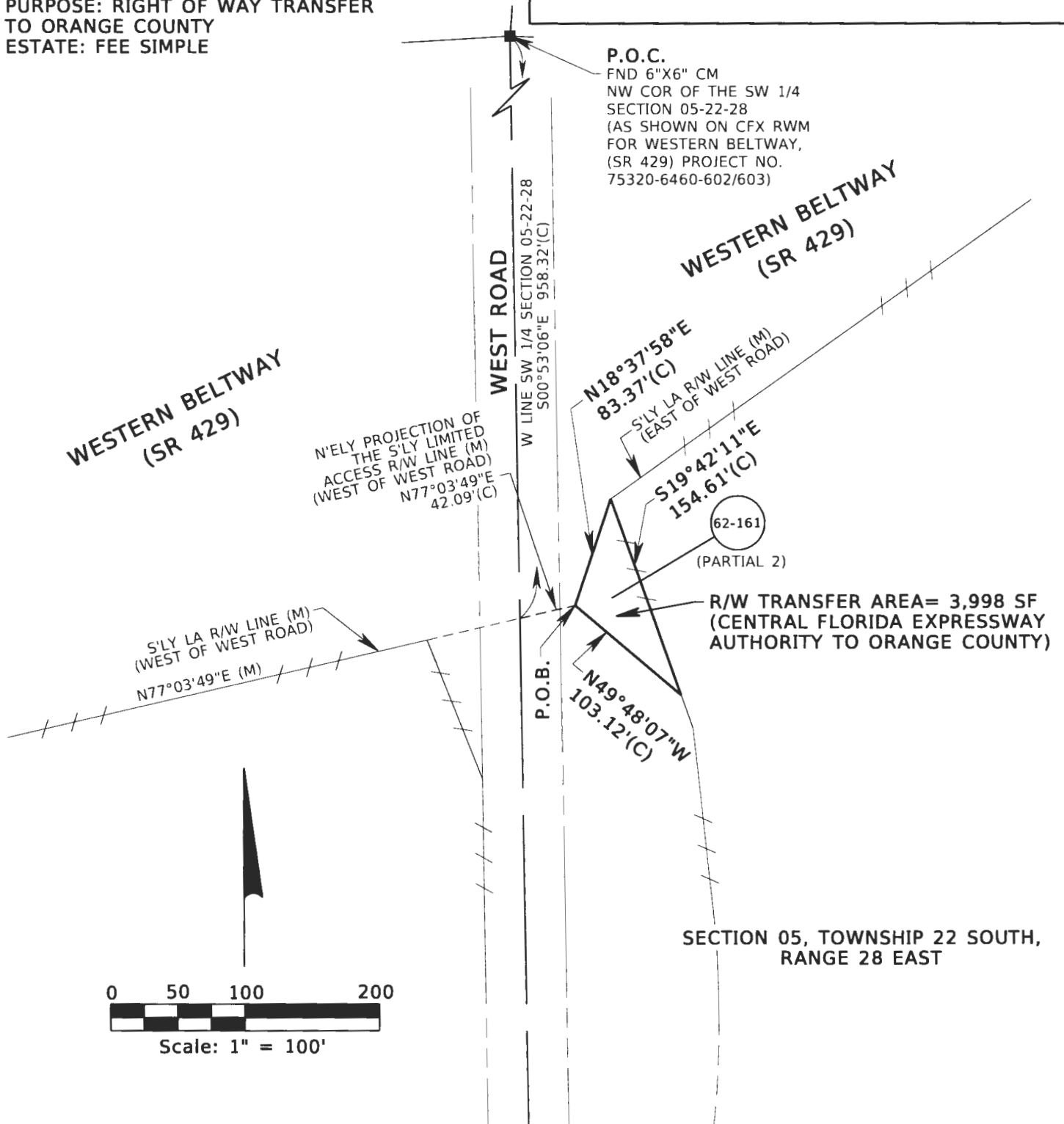
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-161 - PORTION (PARTIAL 2)

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE



P.O.C.
 FND 6"X6" CM
 NW COR OF THE SW 1/4
 SECTION 05-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

**WESTERN BELTWAY
 (SR 429)**

**WESTERN BELTWAY
 (SR 429)**

N'ELY PROJECTION OF
 THE S'LY LIMITED
 ACCESS R/W LINE (M)
 (WEST OF WEST ROAD)
 N77°03'49"E
 42.09'(C)

WEST ROAD
 W LINE SW 1/4 SECTION 05-22-28
 500°53'06"E 958.32'(C)

N18°37'58"E
 83.37'(C)
 S'LY LA R/W LINE (M)
 (EAST OF WEST ROAD)

S19°42'11"E
 154.61'(C)

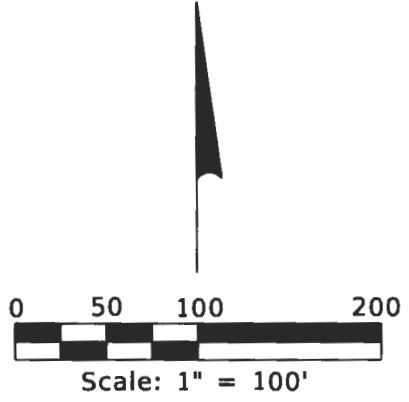
62-161
 (PARTIAL 2)

R/W TRANSFER AREA= 3,998 SF
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)

P.O.B.
 N49°48'07"W
 103.12'(C)

S'LY LA R/W LINE (M)
 (WEST OF WEST ROAD)
 N77°03'49"E (M)

SECTION 05, TOWNSHIP 22 SOUTH,
 RANGE 28 EAST



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: MARCH 16, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603

 **GEODATA CONSULTANTS, INC.**
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	= ACRES	N'LY	= NORTHERLY
(C)	= CALCULATED	N'ELY	= NORTHEASTERLY
CB	= CHORD BEARING	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	NT	= NON TANGENT
CH	= CHORD LENGTH	PB	= PLAT BOOK
CM	= CONCRETE MONUMENT	PC	= POINT OF CURVATURE
(D)	= DEED	PG	= PAGE
Δ	= DELTA	PL	= PROPERTY LINE
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.B.	= POINT OF BEGINNING
FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
L	= LENGTH	PT	= POINT OF TANGENCY
LA	= LIMITED ACCESS	R	= RADIUS
ORB	= OFFICIAL RECORDS BOOK	R/W	= RIGHT OF WAY
		(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 05, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 00°53'06" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION

BY

DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

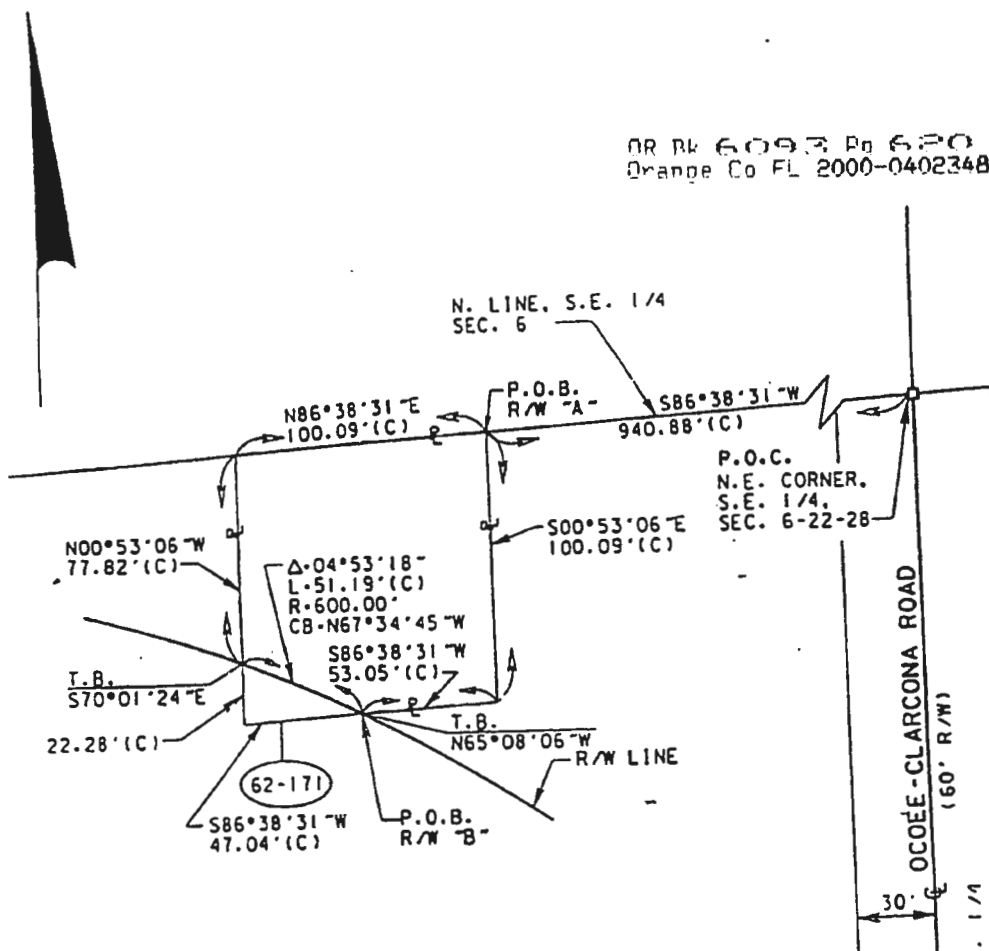
1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556



LEGEND:
 (C) - CALCULATED
 C.B. - CHORD BEARING
 C - CENTERLINE
 CHKD. - CHECKED
 Δ - DELTA
 E - EAST
 FLA. - FLORIDA
 INC. - INCORPORATED
 L.A. - LIMITED ACCESS
 L - ARC LENGTH
 N - NORTH
 N.W. - NORTHWEST
 N.T.S. - NOT TO SCALE
 ° - DEGREES
 ' - MINUTES/FEET
 " - SECONDS/INCH
 NO. - NUMBER
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 R - RADIUS
 REG. - REGISTERED
 R/W - RIGHT OF WAY
 S - SOUTH
 S'LY - SOUTHERLY
 SEC. - SECTION
 S.E. - SOUTHEAST
 T.B. - TANGENT BEARING
 W - WEST

NOTES:
 1. BEARINGS AND DISTANCES BASED ON THE FLORIDA STATE PLANE COORDINATES SYSTEM - EAST ZONE MEAN SCALE FACTOR: 0.99997293
 2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
 3. OWNER: SYDNEY HART
 4. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.

SKETCH OF DESCRIPTION
 NOT A PLAT OF SURVEY
 NOT VALID UNLESS SIGNED AND SEALED

RIGHT OF WAY PARCEL SKETCH	WESTERN BELTWAY PART A ORANGE COUNTY, FLORIDA		PARCEL NO. 62-171	PROJECT NO.
				R/W MAP SHEET:
DRP PROJECT NO. 97-0079.000		SHEET 1 OF 2	DATE: 10/1/97	SKETCH PREPARED BY DRMP DRP, INC. 1111 S. WINDYBROOK, INC. (CORPORATE) 1000 E. COLLEGE AVENUE ORLANDO, FLORIDA 32817 (407) 253-1111
REGISTERED LAND SURVEYOR NO. 6221 			SCALE: 1" = 50'	
		REVISION	BY DATE DRAWN: GRR	



ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603

PARCEL 62-171

RIGHT-OF-WAY 'A'

OR Bk 6093 Pg 621
Orange Co FL 2000-0402348

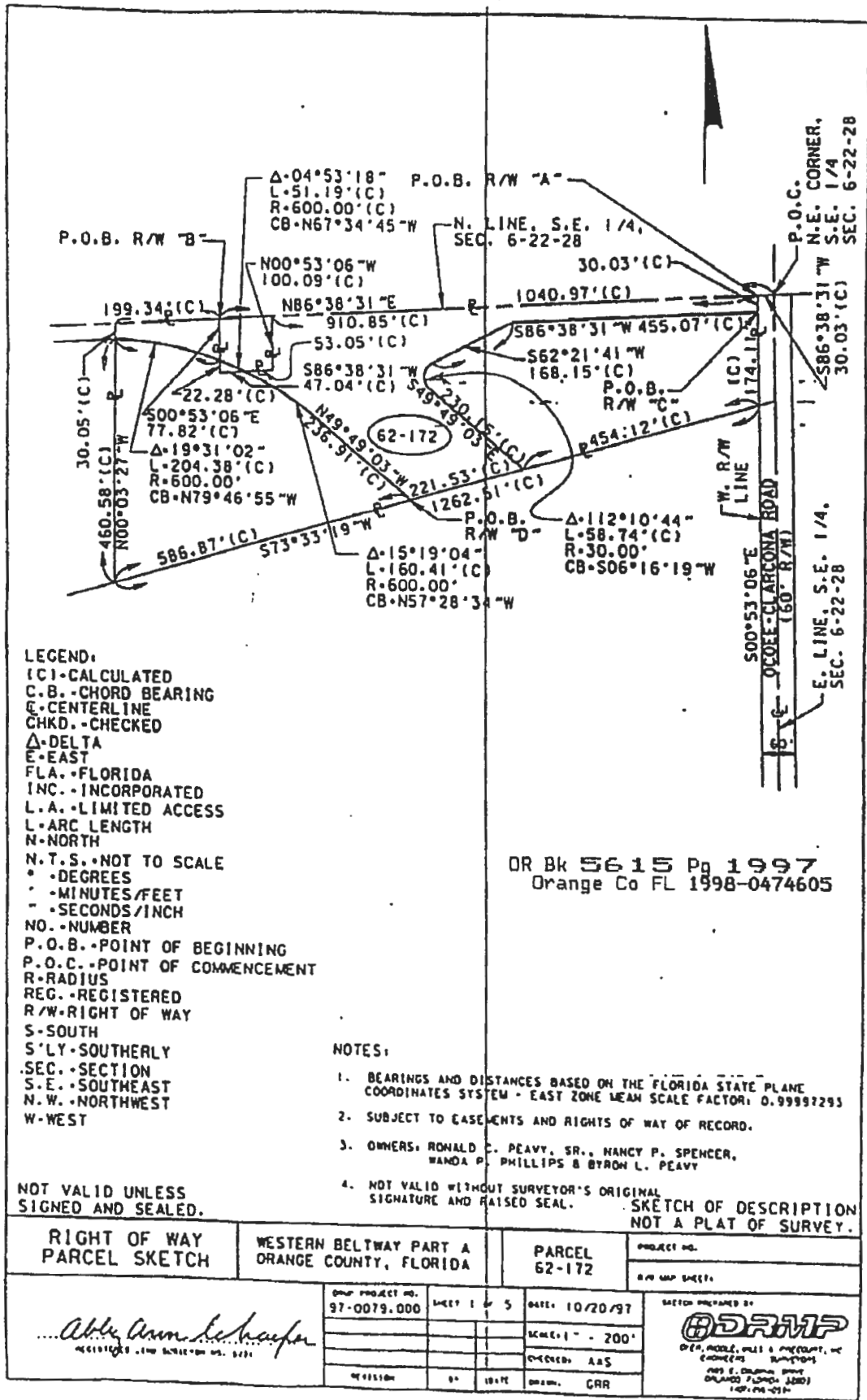
LEGAL DESCRIPTION

A portion of the Southeast 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the northeast corner of the Southeast 1/4 of said Section 6; thence run South 86°38'31" West along the north line of the Southeast 1/4 of said Section 6, a distance of 940.88 feet for a POINT OF BEGINNING; thence departing said north line of the Southeast 1/4 of Section 6, run South 00°53'06" East 100.09 feet; thence run South 86°38'31" West 53.05 feet to a point on a curve, concave southwesterly, having a radius of 600.00 feet and a central angle of 04°53'18"; thence from a tangent bearing of North 65°08'06" West run northwesterly along the arc of said curve a distance of 51.19 feet to a point on said curve; thence departing said curve run North 00°53'06" West 77.82 feet to an intersection with the aforementioned north line of the Southeast 1/4 of Section 6; thence run North 86°38'31" East along said north line of the Southeast 1/4 of Section 6, a distance of 100.09 feet to the POINT OF BEGINNING.

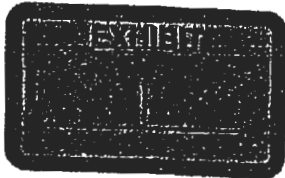
Containing 9467 square feet, more or less.

October 1, 1997

SHEET 2 OF 2



SHEET 1 of 2



ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603

OR Bk 5615 Pg 1999
Orange Co FL 1998-0474605

PARCEL 62-172

RIGHT-OF-WAY 'B'

LEGAL DESCRIPTION

A portion of the Southeast 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the northeast corner of the Southeast 1/4 of said Section 6; thence run South 86°38'31" West along the north line of the Southeast 1/4 of said Section 6, a distance of 1,040.97 feet for a POINT OF BEGINNING; thence departing said north line of the Southeast 1/4 of Section 6, run South 00°53'06" East a distance of 77.82 feet to a point on a curve, concave southwesterly, having a radius of 600.00 feet and a central angle of 19°31'02"; thence from a chord bearing of North 79°46'55" West run northwesterly along the arc of said curve 204.38 feet to a point on said curve; thence departing said curve run North 00°03'27" West, a distance of 30.05 feet to an intersection with the aforesaid north line of the Southeast 1/4 of Section 6; thence run North 86°38'31" East along said north line of the Southeast 1/4 of Section 6, a distance of 199.34 feet to the POINT OF BEGINNING.

Containing 9,583 square feet, more or less.

October 20, 1997

SHEET 2 of 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-172 - PORTION (PARTIAL 1)

PURPOSE: RIGHT OF WAY TRANSFER
TO ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 86°38'31" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 30.03 FEET TO THE INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°53'06" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.03 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 86°38'31" WEST, A DISTANCE OF 455.07 FEET; THENCE SOUTH 62°21'41" WEST, A DISTANCE OF 168.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 06°58'19" WEST AND A CHORD DISTANCE OF 49.38 FEET; THENCE RUN 58.00 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 110°46'45" TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 49°49'03" EAST, A DISTANCE OF 230.89 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ORANGE TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4814, PAGE 3829 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 73°33'19" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 221.54 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 49°49'03" WEST, A DISTANCE OF 232.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.38 FEET, A CHORD BEARING OF NORTH 57°48'12" WEST AND A CHORD DISTANCE OF 166.82 FEET; THENCE RUN 167.36 FEET IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°58'18"; THENCE NORTH 86°38'31" EAST, A DISTANCE OF 55.75 FEET; THENCE NORTH 00°53'06" WEST, A DISTANCE OF 100.10 FEET TO THE INTERSECTION WITH THE AFORESAID NORTH LINE; THENCE NORTH 86°38'31" EAST ALONG SAID NORTH LINE, A DISTANCE OF 66.77 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF NORTH 86°38'31" EAST AND A CHORD DISTANCE OF 130.01 FEET; THENCE DEPARTING SAID NORTH LINE, FROM A TANGENT BEARING OF SOUTH 74°23'27" EAST, RUN EASTERLY 132.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°56'03" TO THE INTERSECTION WITH SAID NORTH LINE; THENCE NORTH 86°38'31" EAST ALONG SAID NORTH LINE, A DISTANCE OF 714.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.690 ACRES, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: JUNE 11, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

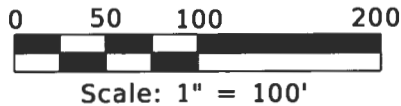
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-172 - PORTION (PARTIAL 1)

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE



CITY OF OCOEE

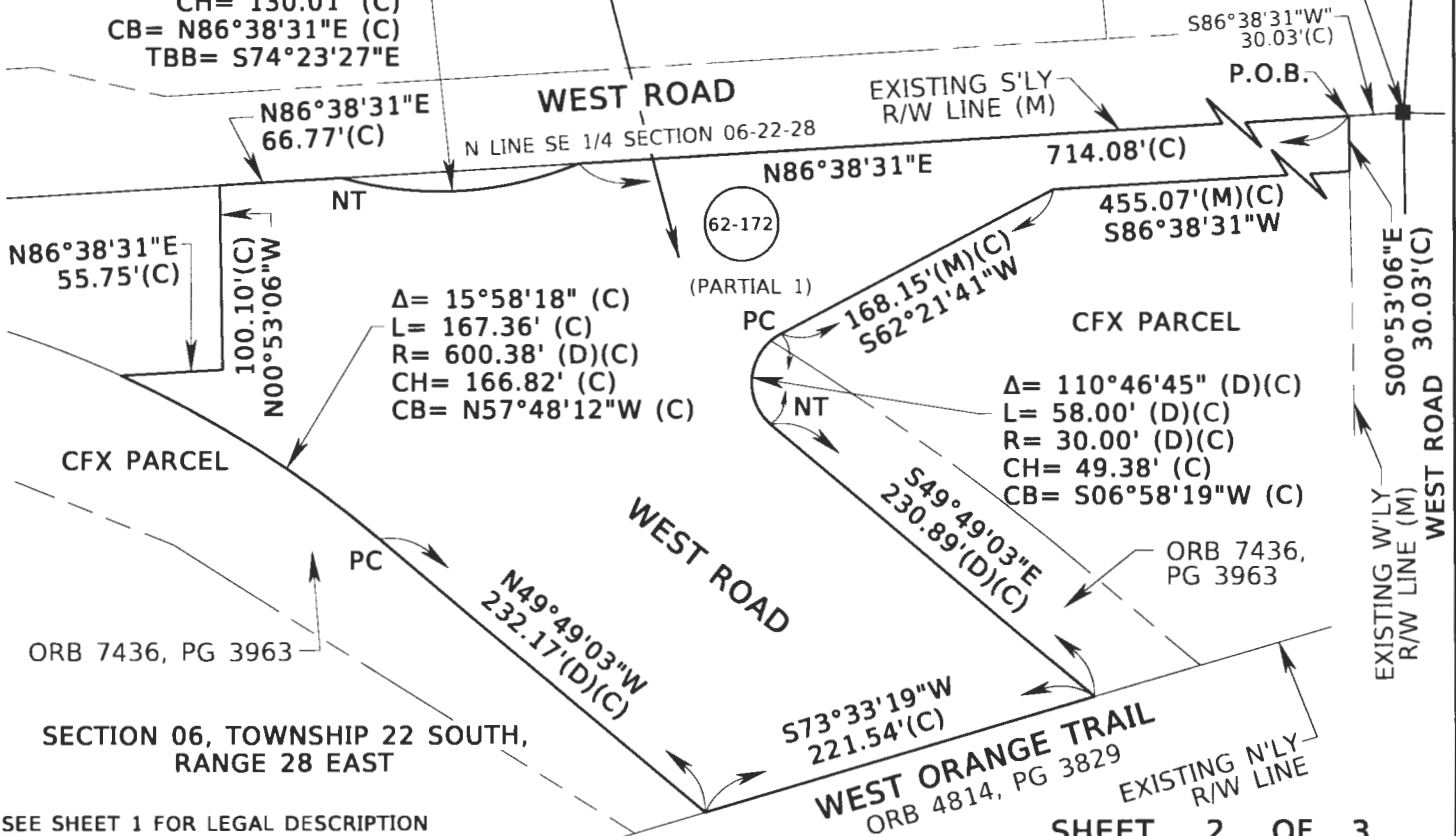
TRACT 1
 FOUNTAINS WEST
 PB 72, PG 111

P.O.C.
 FND 6"X6" CM
 NE COR OF THE SE 1/4
 SECTION 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

NOT
 PLATTED

$\Delta = 37^{\circ}56'03''$ (C)
 $L = 132.42'$ (C)
 $R = 200.00'$ (C)
 $CH = 130.01'$ (C)
 $CB = N86^{\circ}38'31''E$ (C)
 $TBB = S74^{\circ}23'27''E$

R/W TRANSFER AREA = 2.690 AC
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: JUNE 11, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC = ACRES
 (C) = CALCULATED
 CB = CHORD BEARING
 CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 CH = CHORD LENGTH
 CM = CONCRETE MONUMENT
 COR = CORNER
 (D) = DEED
 Δ = DELTA
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 FND = FOUND
 L = LENGTH
 LA = LIMITED ACCESS

N'LY = NORTHERLY
 NO. = NUMBER
 NT = NON TANGENT
 ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PG = PAGE
 P.L. = PROPERTY LINE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PT = POINT OF TANGENCY
 R = RADIUS
 R/W = RIGHT OF WAY
 (RWM) OR (M) = RIGHT OF WAY MAP
 SEC = SECTION
 S'LY = SOUTHERLY
 SF = SQUARE FEET
 SR = STATE ROAD
 TBB = TANGENT BEARING BACK
 W'LY = WESTERLY

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 86°38'31" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION

BY

DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: JUNE 11, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-174 - PORTION (PARTS A & B)

PURPOSE: RIGHT OF WAY TRANSFER
TO ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE NORTH 86°38'31" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2728.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 6 AS SHOWN ON SAID MAP; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°48'40" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 30.08 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°48'40" EAST ALONG SAID WEST LINE, A DISTANCE OF 31.14 FEET TO THE INTERSECTION WITH THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN THE FOLLOWING THREE COURSES ALONG SAID PROPOSED NORTHERLY RIGHT OF WAY LINE; RUN NORTH 80°14'05" EAST, A DISTANCE OF 13.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1195.91 FEET, A CHORD BEARING OF NORTH 83°26'18" EAST AND A CHORD DISTANCE OF 133.67 FEET; THENCE RUN 133.74 FEET IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°24'26" TO A POINT OF TANGENCY; THENCE NORTH 86°38'31" EAST, A DISTANCE OF 1051.87 FEET; THENCE DEPARTING SAID PROPOSED NORTHERLY RIGHT OF WAY LINE, RUN SOUTH 05°13'58" EAST, A DISTANCE OF 40.02 FEET TO THE INTERSECTION WITH THE AFORESAID EXISTING NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 86°38'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1201.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.092 ACRES, MORE OR LESS.

AND

PART B

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE NORTH 86°38'31" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2184.02 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 28°17'59"

SEE SHEETS 3 & 4 FOR SKETCH OF DESCRIPTION
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 5

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-174 - PORTION (PARTS A & B)

PURPOSE: RIGHT OF WAY TRANSFER
TO ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

EAST ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 35.24 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY PROJECTION, RUN NORTH 28°17'59" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 531.89 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN SOUTH 87°42'04" EAST, A DISTANCE OF 33.38 FEET TO THE INTERSECTION WITH THE PROPOSED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP; THENCE SOUTH 28°17'59" WEST ALONG SAID PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 528.02 FEET TO THE INTERSECTION WITH THE AFORESAID NORTHERLY EXISTING RIGHT OF WAY LINE OF WEST ROAD; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, RUN SOUTH 86°38'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,900 SQUARE FEET, MORE OR LESS.

SEE SHEETS 3 & 4 FOR SKETCH OF DESCRIPTION
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 5

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

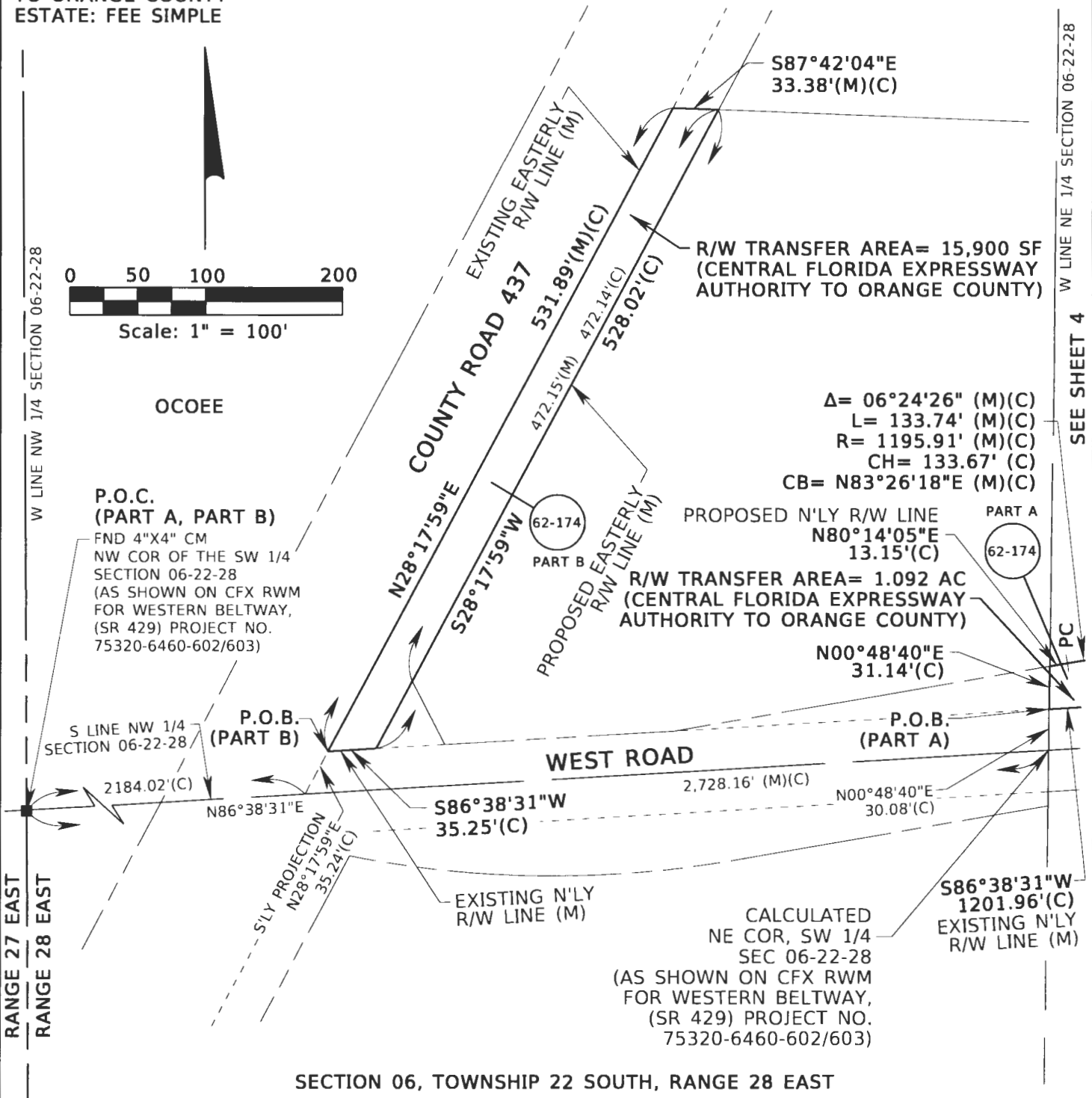
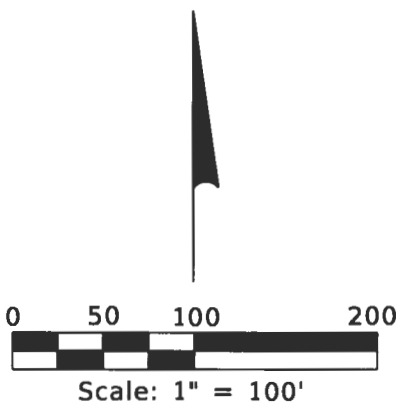
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-174 - PORTION (PARTS A & B)

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE



W LINE NW 1/4 SECTION 06-22-28

W LINE NE 1/4 SECTION 06-22-28
 SEE SHEET 4

RANGE 27 EAST
 RANGE 28 EAST

SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST

SEE SHEET 1 & 2 FOR LEGAL DESCRIPTION
 SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 5

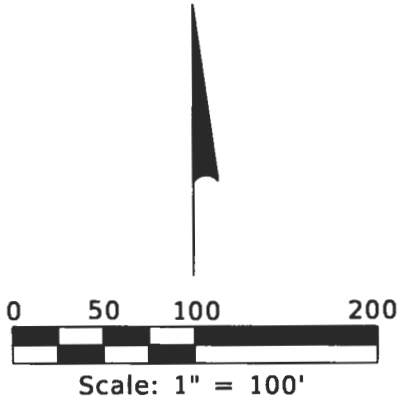
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: MARCH 16, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603

 **GEODATA CONSULTANTS, INC.**
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-174 - PORTION (PARTS A & B)

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE



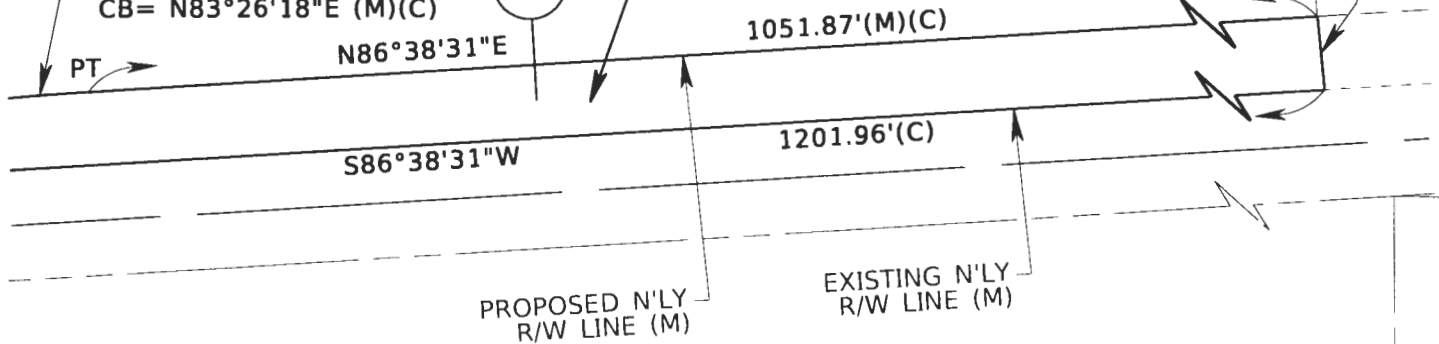
FOUNTAINS WEST
 PB 72, PG 111

SEE SHEET 3

$\Delta = 06^{\circ}24'26''$ (M)(C)
 $L = 133.74'$ (M)(C)
 $R = 1195.91'$ (M)(C)
 $CH = 133.67'$ (C)
 $CB = N83^{\circ}26'18''E$ (M)(C)

PART A
 62-174

R/W TRANSFER AREA = 1.092 AC
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)



SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION
 SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SHEET 4 OF 5

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: _____ CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	= ACRES	N'LY	= NORTHERLY
(C)	= CALCULATED	NO.	= NUMBER
CB	= CHORD BEARING	PB	= PLAT BOOK
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PC	= POINT OF CURVATURE
CH	= CHORD LENGTH	PG	= PAGE
CM	= CONCRETE MONUMENT	ℙ	= PROPERTY LINE
COR	= CORNER	P.O.B.	= POINT OF BEGINNING
Δ	= DELTA	P.O.C.	= POINT OF COMMENCEMENT
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	PT	= POINT OF TANGENCY
FND	= FOUND	R	= RADIUS
L	= LENGTH	R/W	= RIGHT OF WAY
LA	= LIMITED ACCESS	(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		SF	= SQUARE FEET
		SR	= STATE ROAD

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 86°38'31" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION
SEE SHEETS 3 & 4 FOR SKETCH OF DESCRIPTION

SHEET 5 OF 5

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

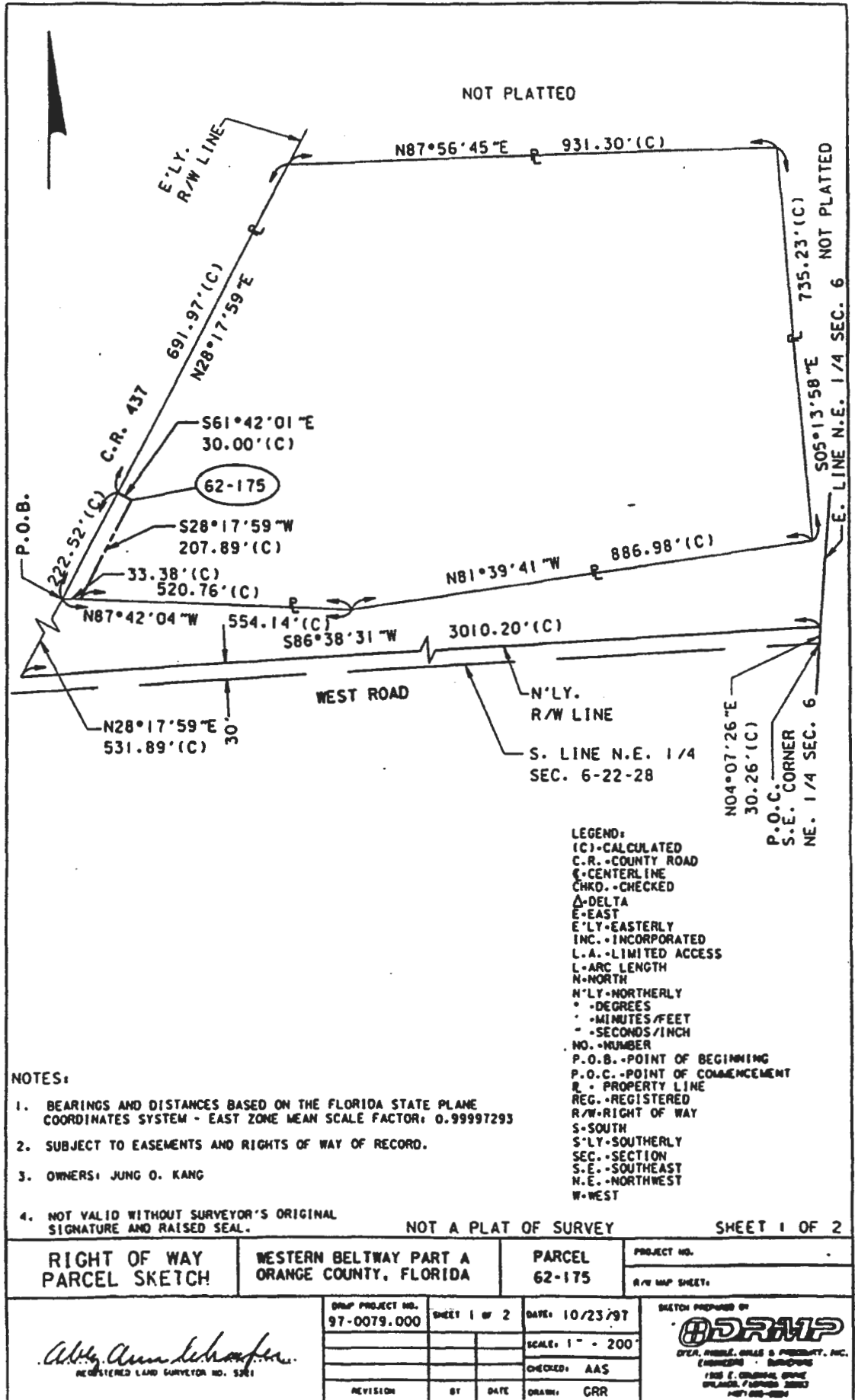
1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

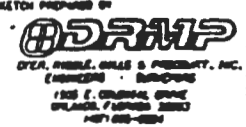


NOTES:

1. BEARINGS AND DISTANCES BASED ON THE FLORIDA STATE PLANE COORDINATES SYSTEM - EAST ZONE MEAN SCALE FACTOR: 0.99997293
2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
3. OWNERS: JUNG O. KANG
4. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.

LEGEND:
 (C) - CALCULATED
 C.R. - COUNTY ROAD
 C - CENTERLINE
 CHKD. - CHECKED
 Δ - DELTA
 E - EAST
 E'LY - EASTERLY
 INC. - INCORPORATED
 L.A. - LIMITED ACCESS
 L - ARC LENGTH
 N - NORTH
 N'LY - NORTHERLY
 ° - DEGREES
 ' - MINUTES/FEET
 " - SECONDS/INCH
 NO. - NUMBER
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 R - PROPERTY LINE
 REG. - REGISTERED
 R/W - RIGHT OF WAY
 S - SOUTH
 S'LY - SOUTHERLY
 SEC. - SECTION
 S.E. - SOUTHEAST
 N.E. - NORTHWEST
 W - WEST

NOT A PLAT OF SURVEY SHEET 1 OF 2

RIGHT OF WAY PARCEL SKETCH	WESTERN BELTWAY PART A ORANGE COUNTY, FLORIDA	PARCEL 62-175	PROJECT NO. R/W MAP SHEET:
DRAFT PROJECT NO. 97-0079.000 SHEET 1 OF 2 DATE: 10/23/97 SCALE: 1" = 200' CHECKED: AAS REVISION BY DATE DRAWN: GRR		SKETCH PREPARED BY  1300 E. GARDNER DRIVE ORLANDO, FLORIDA 32812 (407) 680-0000	

Ally Ann Schaefer
 REGISTERED LAND SURVEYOR NO. 5281

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-175 RIGHT-OF-WAY

LEGAL DESCRIPTION

A portion of the North 1/2 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the southeast corner of the Northeast 1/4 of said Section 6; thence run North 04°07'26" East along the east line of the Northeast 1/4 of said Section 6 a distance of 30.26 feet to an intersection with the northerly right of way line of West Road (as now established); thence departing said east line of the Northeast 1/4 of Section 6 run South 86°38'31" West along said northerly right of way line of West Road a distance of 3,010.20 feet to an intersection with the easterly right of way line of County Road 437; thence departing said northerly right of way line of West Road run North 28°17'59" East along said easterly right of way line of County Road 437 a distance of 531.89 feet for a POINT OF BEGINNING; thence continue North 28°17'59" East along said easterly right of way line a distance of 222.52 feet; thence departing said easterly right of way line run South 61°42'01" East a distance of 30.00 feet; thence run South 28°17'59" West a distance of 207.89 feet; thence run North 87°42'04" West a distance of 33.38 feet to the POINT OF BEGINNING.

Containing 6,456 square feet, more or less.

October 24, 1997

SHEET 2 OF 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-176 - PORTION (PARTIAL 1)

PURPOSE: RIGHT OF WAY TRANSFER
TO ORANGE COUNTY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 86°38'31" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 967.93 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 03°21'29" WEST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE SOUTH 86°38'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 308.54 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 05°13'58" WEST, A DISTANCE OF 40.02 FEET TO THE INTERSECTION WITH THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP; THENCE THE FOLLOWING TWO COURSES ALONG SAID PROPOSED RIGHT OF WAY LINE; RUN NORTH 86°38'31" EAST, A DISTANCE OF 240.88 FEET; THENCE SOUTH 77°11'15" EAST, A DISTANCE OF 71.81 FEET; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, RUN SOUTH 03°21'29" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,678 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

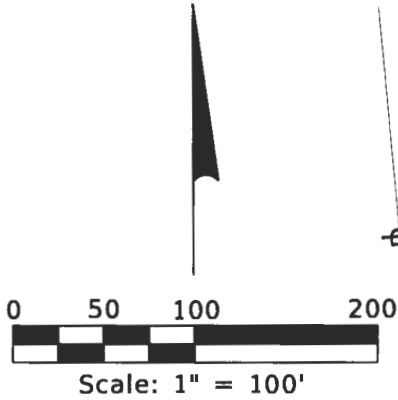
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-176 - PORTION (PARTIAL 1)

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE

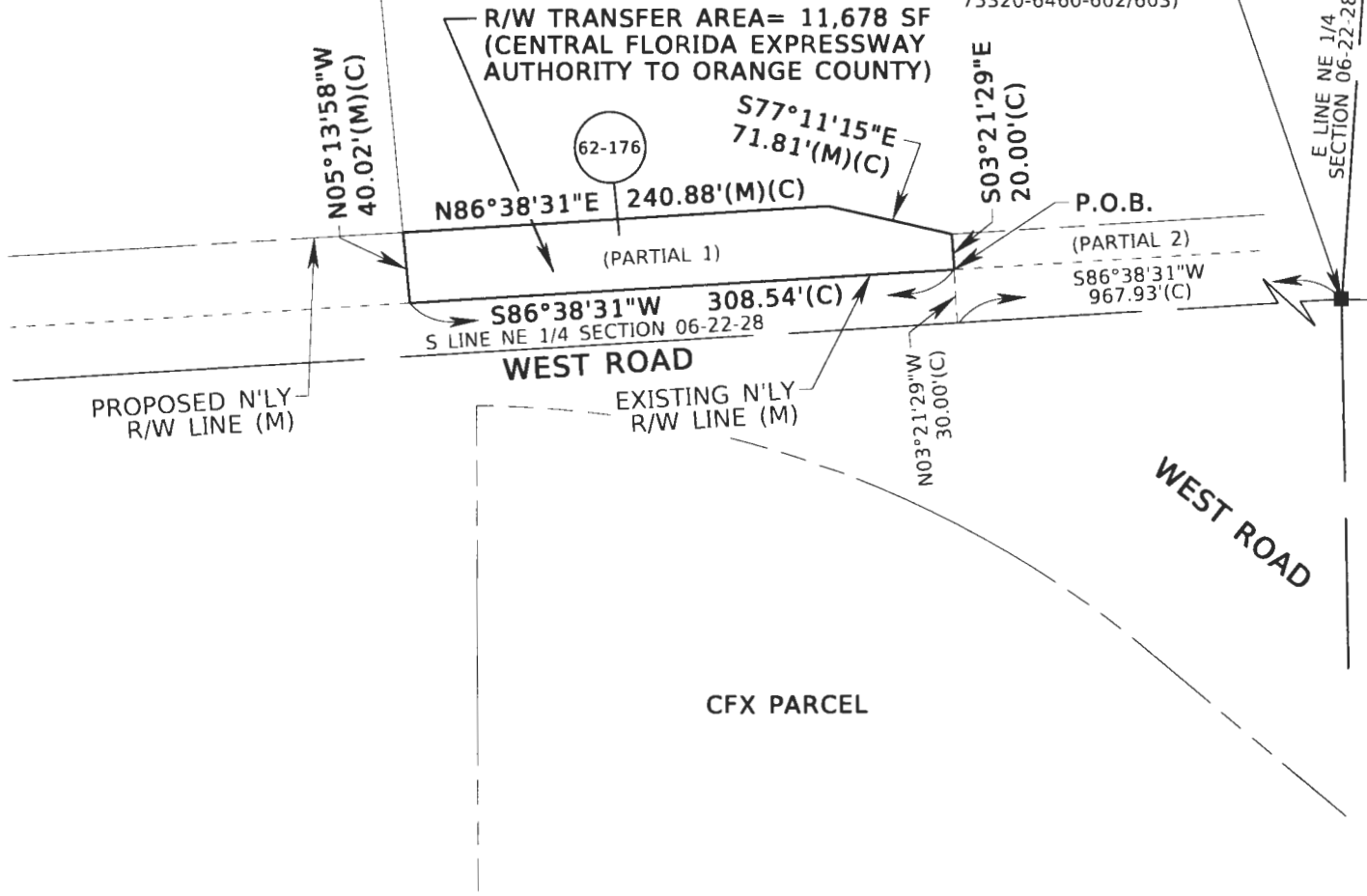


CITY OF OCOEE

TRACT 1
 FOUNTAINS WEST
 PB 72, PG 111

P.O.C.
 FND 6"X6" CM
 SE COR OF THE NE 1/4
 SECTION 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

R/W TRANSFER AREA= 11,678 SF
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)



SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: MARCH 16, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603

 **GEODATA CONSULTANTS, INC.**
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

- | | | | |
|------|--|--------------|-------------------------|
| AC | = ACRES | N'LY | = NORTHERLY |
| (C) | = CALCULATED | NO. | = NUMBER |
| CFX | = CENTRAL FLORIDA EXPRESSWAY AUTHORITY | PB | = PLAT BOOK |
| CM | = CONCRETE MONUMENT | PG | = PAGE |
| COR | = CORNER | ⌞ | = PROPERTY LINE |
| FDOT | = FLORIDA DEPARTMENT OF TRANSPORTATION | P.O.B. | = POINT OF BEGINNING |
| FND | = FOUND | P.O.C. | = POINT OF COMMENCEMENT |
| LA | = LIMITED ACCESS | R/W | = RIGHT OF WAY |
| | | (RWM) OR (M) | = RIGHT OF WAY MAP |
| | | SEC | = SECTION |
| | | S'LY | = SOUTHERLY |
| | | SF | = SQUARE FEET |
| | | SR | = STATE ROAD |

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 86°38'31" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

EXHIBIT "B"
CFX Deed

Prepared By:
Laura L. Kelly, Esquire
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Reserved for Recording

Project No. 429-603
Parcels 62-150, Part A and B, 62-850, 62-161 Partial 2, 62-171 Part A, 62-172 Part B, 62-174
Part A and B, 62-175, and 62-176
County Project: West Road Right-of-Way Transfer (CFX)

This deed is exempt from Florida documentary stamp tax under Department of Revenue Rules
12B-4.002(4)(a), 12B-4.014(10), F.A.C., and Section 201.02(6), Florida Statutes.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, dated as of the date of execution below, by **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said Grantee, all the right, title, interest, claim, and demand which the Grantor has in and to the following described real property, situate, lying and being in Orange County, Florida, more particularly described as follows ("**Property**"):

SEE ATTACHED EXHIBIT "A"

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.

SUBJECT TO the covenants, conditions, restrictions, reservations, and easements which are set forth below:

- a) Grantor reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view to, from, or across any State Road (S.R.) 429 right-of-way property which may otherwise accrue to any portion of the Property abutting said right-of-way. Grantee has no rights of ingress, egress, or access to S.R. 429 from the Property, nor does Grantee have any rights of light, air or view from S.R. 429 associated with the Property. Grantor is not conveying or restoring any other abutters' rights, including, without limitation, any claims for ingress, egress, air, light and view between the Property being conveyed, any abutting property, S.R. 429 and any other remaining property owned by Grantor.
- b) Grantor reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view across the Property, including, without limitation, any air rights reasonably necessary for bridges or infrastructure required for S.R. 429.
- c) By acceptance of this deed, Grantee expressly agrees for itself, and its successors and assigns, to prevent any use of the Property which would interfere with S.R. 429 or otherwise constitute a hazard for S.R. 429 or any related system or structure.
- d) By acceptance of this deed, Grantee acknowledges that portions of the Property were acquired via eminent domain and are subject to Section 73.013, Florida Statutes.
- e) By acceptance of this deed, Grantee expressly agrees for itself, and its successors and assigns, that in the event the Grantee no longer uses the Property (or any part thereof) for public right-of-way, then all right, title, and interest to the Property that is not used for public right-of-way shall automatically revert back to Grantor, at Grantor's option and at no cost to Grantor. The conveyance provided herein is made by a governmental entity to a governmental entity and therefore excepted from the provisions of Section 689.18, Florida Statutes, and excluded from the application of the statutory rules against perpetuities as set forth in Section 689.225(2), Florida Statutes.
- f) Easements, covenants, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, provided; however, this reference shall not operate to reimpose the same.
- g) Ad valorem real property taxes and assessments, if applicable, for the year 2021 and subsequent years.

The preparer of this deed was neither furnished with, nor requested to review, an abstract of title for the above described Property and therefore expresses no opinion as to the condition of title.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed in its name by its duly authorized representative.

Signed, sealed, and delivered
in the presence of:

“GRANTOR”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

Print Name: _____

By: _____
Buddy Dyer, its Chairman

Print Name: _____

Date: _____

ATTEST: _____

Regla (“Mimi”) Lamaute
Recording Clerk

Approved as to form and legality by legal
counsel to the Central Florida Expressway
Authority on this ___ day of _____,
2021 for its exclusive use and reliance.

By: _____
Diego “Woody” Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization on this ___ day of _____, 2021, by _____
_____, as Chairman of the Central Florida Expressway Authority, on behalf of the organization.
He is personally known to me OR produced _____ as identification.

NOTARY PUBLIC

Signature of Notary Public - State of Florida
Print Name: _____

Commission No.: _____
My Commission Expires: _____

EXHIBIT "C"
Legal Description of County Property

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-100 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER
TO CENTRAL FLORIDA EXPRESSWAY
AUTHORITY
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 00°53'06" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 255.21 FEET TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF WESTERN BELTWAY (SR 429) AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN NORTH 73°33'19" EAST ALONG SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 31.14 FEET TO THE INTERSECTION WITH THE EXISTING EAST RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP; THENCE DEPARTING SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN SOUTH 00°53'06" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 705.06 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROJECTION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF WESTERN BELTWAY (SR 429) AS SHOWN ON SAID MAP; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN SOUTH 77°03'49" WEST ALONG SAID NORTHEASTERLY PROJECTION, A DISTANCE OF 61.35 FEET TO THE INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF SAID WEST ROAD; THENCE DEPARTING SAID PROJECTION LINE, RUN NORTH 00°53'06" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 701.16 FEET TO THE INTERSECTION WITH THE AFORESAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN NORTH 73°33'19" EAST ALONG SAID NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 31.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.968 ACRES, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: MARCH 16, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-100 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER
 TO CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY
 ESTATE: FEE SIMPLE

P.O.C.
 FND 6"X6" CM
 NE COR OF THE SE 1/4
 SECTION 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

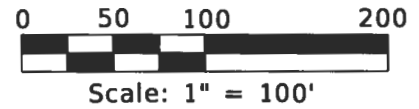
WEST ORANGE TRAIL
 N'LY LIMITED ACCESS
 R/W LINE (M)

N73°33'19"E
 31.14'(M)(C)

S00°53'06"E
 255.21'(C)

N73°33'19"E
 31.14'(M)(C)

P.O.B.



WESTERN BELTWAY
 (SR 429)

701.16'(C)

E LINE SE 1/4 SECTION 06-22-28

WEST ROAD

705.06'(C)

EXISTING EAST R/W LINE (M)

R/W TRANSFER AREA= 0.968 AC
 (ORANGE COUNTY TO CENTRAL
 FLORIDA EXPRESSWAY AUTHORITY)

62-100

WESTERN BELTWAY
 (SR 429)

EXISTING WEST R/W LINE (M)

N00°53'06"W

S00°53'06"E

SECTION 06, TOWNSHIP 22 SOUTH,
 RANGE 28 EAST

SECTION 05, TOWNSHIP 22 SOUTH,
 RANGE 28 EAST

N'ELY PROJECTION OF
 THE S'LY LIMITED ACCESS
 R/W LINE (M)
 S77°03'49"W
 61.35'(C)

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	= ACRES	N'LY	= NORTHERLY
(C)	= CALCULATED	N'ELY	= NORTHEASTERLY
CB	= CHORD BEARING	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	NT	= NON TANGENT
CH	= CHORD LENGTH	PB	= PLAT BOOK
CM	= CONCRETE MONUMENT	PC	= POINT OF CURVATURE
COR	= CORNER	PG	= PAGE
(D)	= DEED	PL	= PROPERTY LINE
Δ	= DELTA	P.O.B.	= POINT OF BEGINNING
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	PT	= POINT OF TANGENCY
L	= LENGTH	R	= RADIUS
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
ORB	= OFFICIAL RECORDS BOOK	(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 00°53'06" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

EXHIBIT "D"
County Deed

Prepared By:
Laura L. Kelly, Esquire
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Reserved for Recording

Project No. 429-603
Parcel 62-100
County Project: West Road Right-of-Way Transfer (CFX)

This deed is exempt from Florida documentary stamp tax under Department of Revenue Rules 12B-4.002(4)(a), 12B-4.014(10), F.A.C., and Section 201.02(6), Florida Statutes.

COUNTY DEED

THIS COUNTY DEED, dated as of the date of execution below, 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 **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said Grantee, all the right, title, interest, claim, and demand which the Grantor has in and to the following described real property, situate, lying and being in Orange County, Florida, more particularly described as follows ("**Property**"):

SEE ATTACHED EXHIBIT "A"

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.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed in its name by its duly authorized representative.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

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

By: _____
Jerry L. Demings
Orange County Mayor

By: _____
Deputy Clerk

Date: _____

Print Name: _____

EXHIBIT "E"
Existing L/A Lines

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-161 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

RELEASE OF ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 00°53'06" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 1185.92 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 83°44'02" EAST, A DISTANCE OF 140.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 06°15'58" WEST, A DISTANCE OF 131.33 FEET; THENCE NORTH 19°42'11" WEST, A DISTANCE OF 180.72 FEET; THENCE NORTH 54°40'57" EAST, A DISTANCE OF 56.22 FEET TO THE POINT OF TERMINUS.

RELEASE OF LIMITED ACCESS RIGHTS ALONG LINES WITHOUT AREA.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

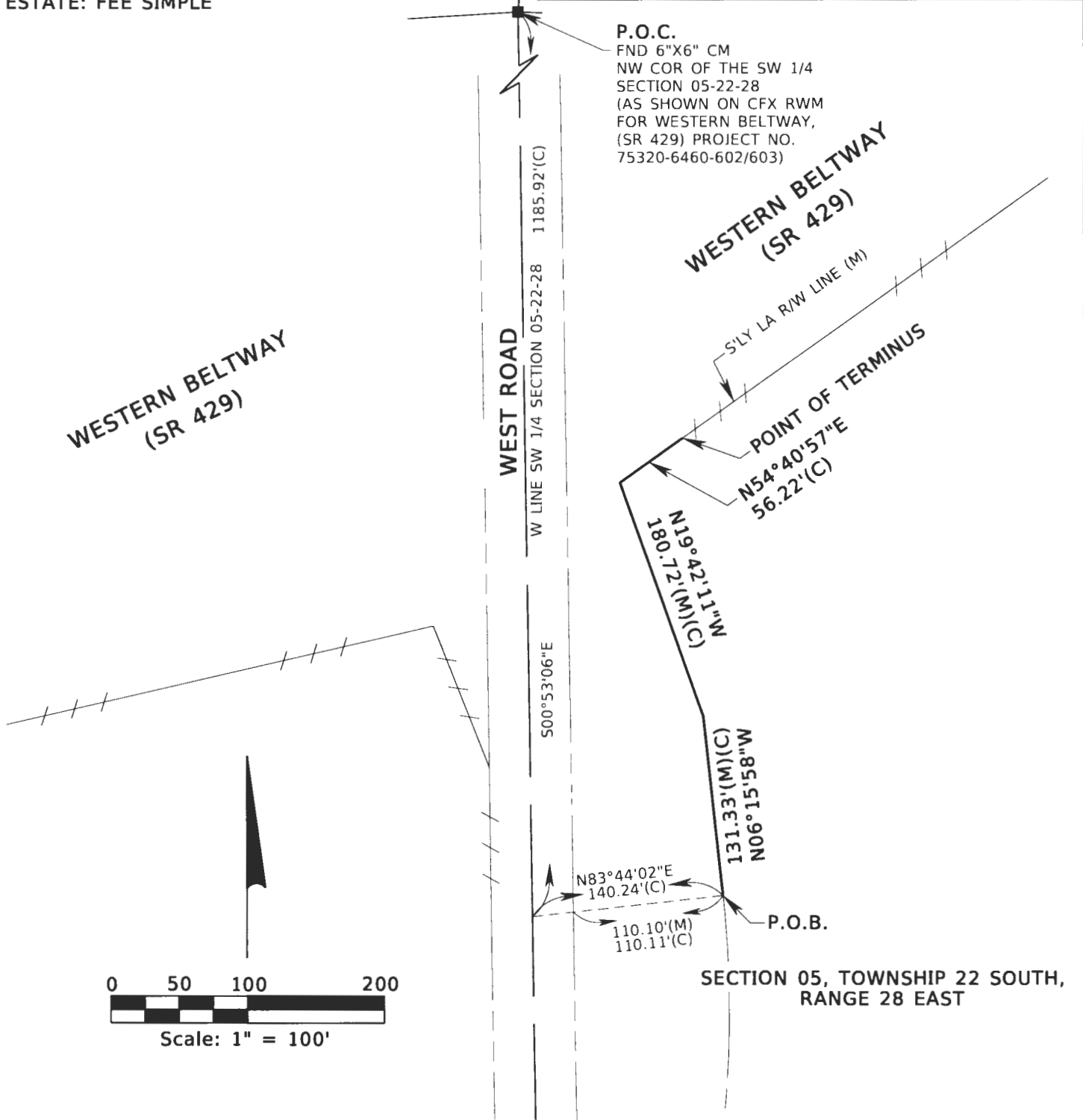
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-161 - PORTION

PURPOSE: RELEASE OF LIMITED ACCESS RIGHTS
 ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: MARCH 16, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603



GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	= ACRES	N'LY	= NORTHERLY
(C)	= CALCULATED	N'ELY	= NORTHEASTERLY
CB	= CHORD BEARING	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	NT	= NON TANGENT
CH	= CHORD LENGTH	PB	= PLAT BOOK
CM	= CONCRETE MONUMENT	PC	= POINT OF CURVATURE
COR	= CORNER	PG	= PAGE
(D)	= DEED	PL	= PROPERTY LINE
Δ	= DELTA	P.O.B.	= POINT OF BEGINNING
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	PT	= POINT OF TANGENCY
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LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
ORB	= OFFICIAL RECORDS BOOK	(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 05, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 00°53'06" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION

BY

DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

EXHIBIT "F"
Release

Prepared by and Return to:

Laura L. Kelly
Associate General Counsel
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, Florida 32807

For recording purposes

SR 429, Project No. 429-603 West Road
Parcel 62-161
County Project: West Road Right-of-Way Transfer (CFX)

NOTICE OF PARTIAL RELEASE OF LIMITED ACCESS LINE

THIS NOTICE OF PARTIAL RELEASE OF LIMITED ACCESS LINES ("Notice") is hereby executed the _____ day of _____ 2021 by CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a public corporation and an agency of the State of Florida ("CFX"), whose mailing address is 4974 ORL Tower Road, Orlando, Florida 32807.

RECITALS:

WHEREAS, CFX is the owner and holder of a limited access lines running north along West Road, and north along Clarcona-Ocoee Road, both as more particularly described as Limited Access Right of Way Parcel 62-161 as acquired pursuant to that certain Stipulated Order of Taking, Case No. CI98-1671 in the Circuit Court of the Ninth Judicial Circuit, Orange County, Florida entered April 9, 1998, respectively ("Existing Limited Access Lines"); and

WHEREAS, Orange County has conveyed to CFX new limited access lines also along the West Road, as established in a Quit Claim Deed from CFX to the County dated _____ and recorded _____ as Document number _____; and

WHEREAS, CFX is desirous of releasing a portion of the Existing Limited Access Lines along West Road more particularly described on **EXHIBIT "A"**.

WITNESSETH:

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which CFX hereby acknowledges, the CFX agrees:

1. **Incorporation.** The foregoing recitals are hereby incorporated into and made a part of this Notice.

2. **Release.** CFX hereby releases and terminates the portion of the Existing Limited Access Lines represented by the limited access lines more particularly set forth on **EXHIBIT "A"** attached hereto and incorporated herein by this reference. It is understood and agreed that nothing contained herein shall be construed to release, discharge or convey any other portion of the limited access lines, the remainder of which shall remain and continue in full force and effect.

IN WITNESS WHEREOF, CFX has caused this instrument to be executed in the manner and form sufficient to bind it as of the day and year first above written.

[SIGNATURE PAGE TO FOLLOW]

Signed, sealed, and delivered
in the presence of:

Print Name: _____

Print Name: _____

“CFX”

**CENTRAL FLORIDA EXPRESSWAY
AUTHORITY**

By: _____
Buddy Dyer, Chairman

Date: _____

ATTEST: _____
Regla (“Mimi”) Lamaute
Recording Clerk

Approved as to form and legality by legal counsel
to the Central Florida Expressway Authority on
this ___ day of _____, 2021 for its
exclusive use and reliance.

By: _____
Diego “Woody” Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence or []
online notarization on this ___ day of _____, 2021, by _____, as
Chairman of the Central Florida Expressway Authority, on behalf of the organization. He is personally
known to me OR produced _____ as identification.

NOTARY PUBLIC

Signature of Notary Public - State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT "G"
NEW L/A LINES

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-100 - PORTION

PURPOSE: ESTABLISH LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 00°53'06" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 958.32 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROJECTION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF WESTERN BELTWAY (SR 429) AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING FOR LINE "A" AND LINE "B"; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 77°03'49" WEST ALONG SAID NORTHEASTERLY PROJECTION, A DISTANCE OF 30.68 FEET TO THE INTERSECTION WITH THE EXISTING WEST RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF TERMINUS FOR LINE "A". BEGIN AGAIN AT POINT OF BEGINNING FOR LINE "A" AND LINE "B"; THENCE RUN NORTH 77°03'49" EAST ALONG SAID NORTHEASTERLY PROJECTION, A DISTANCE OF 30.68 FEET TO THE INTERSECTION WITH THE EXISTING EAST RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF TERMINUS FOR LINE "B".

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
DATE: MARCH 16, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746

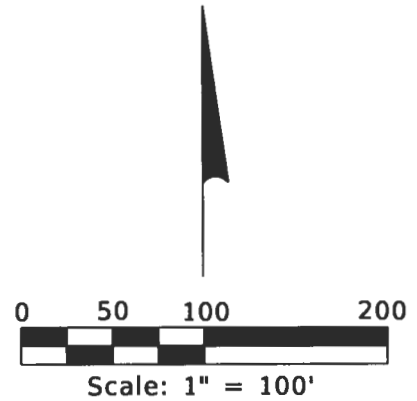
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-100 - PORTION

PURPOSE: ESTABLISH LIMITED
 ACCESS RIGHTS
 ESTATE: FEE SIMPLE

P.O.C.
 FND 6"X6" CM
 NE COR OF THE SE 1/4
 SECTION 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

WEST ORANGE TRAIL



WESTERN BELTWAY
 (SR 429)

WESTERN BELTWAY
 (SR 429)

WEST ROAD

SECTION 06, TOWNSHIP 22 SOUTH,
 RANGE 28 EAST

SECTION 05, TOWNSHIP 22 SOUTH,
 RANGE 28 EAST

N'ELY PROJECTION OF
 THE S'LY LIMITED ACCESS
 R/W LINE (M)
 LINE "A"
 S77°03'49"W
 30.68'(C)
 POINT OF TERMINUS
 LINE "A"

LINE "B"
 N77°03'49"E
 30.68'(C)
 POINT OF TERMINUS
 LINE "B"

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	= ACRES	N'LY	= NORTHERLY
(C)	= CALCULATED	N'ELY	= NORTHEASTERLY
CB	= CHORD BEARING	NO.	= NUMBER
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FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.C.	= POINT OF COMMENCEMENT
FND	= FOUND	PT	= POINT OF TANGENCY
L	= LENGTH	R	= RADIUS
LA	= LIMITED ACCESS	R/W	= RIGHT OF WAY
ORB	= OFFICIAL RECORDS BOOK	(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 00°53'06" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION

BY

DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-161 - PORTION

PURPOSE: ESTABLISH LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE "A"

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 00°53'06" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 918.27 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY PROJECTION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE (EAST OF WEST ROAD) OF WESTERN BELTWAY (SR 429) AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN NORTH 54°40'57" EAST ALONG SAID SOUTHWESTERLY PROJECTION, A DISTANCE OF 139.89 FEET TO THE POINT OF BEGINNING FOR LINE "A"; THENCE DEPARTING SAID PROJECTION LINE, RUN SOUTH 49°49'02" EAST, A DISTANCE OF 186.16 FEET; THENCE SOUTH 36°19'17" EAST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 49°49'11" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF TERMINUS FOR LINE "A".

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

AND

LINE "B"

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 00°53'06" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 958.32 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROJECTION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE (WEST OF WEST ROAD) OF WESTERN BELTWAY (SR 429) AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN NORTH 77°03'49" EAST ALONG SAID NORTHEASTERLY PROJECTION, A DISTANCE OF 42.09 FEET TO THE POINT OF BEGINNING FOR LINE "B"; THENCE DEPARTING SAID PROJECTION LINE, RUN SOUTH 49°48'07" EAST, A DISTANCE OF 319.62 FEET TO THE POINT OF TERMINUS FOR LINE "B".

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603
PARCEL 62-161



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

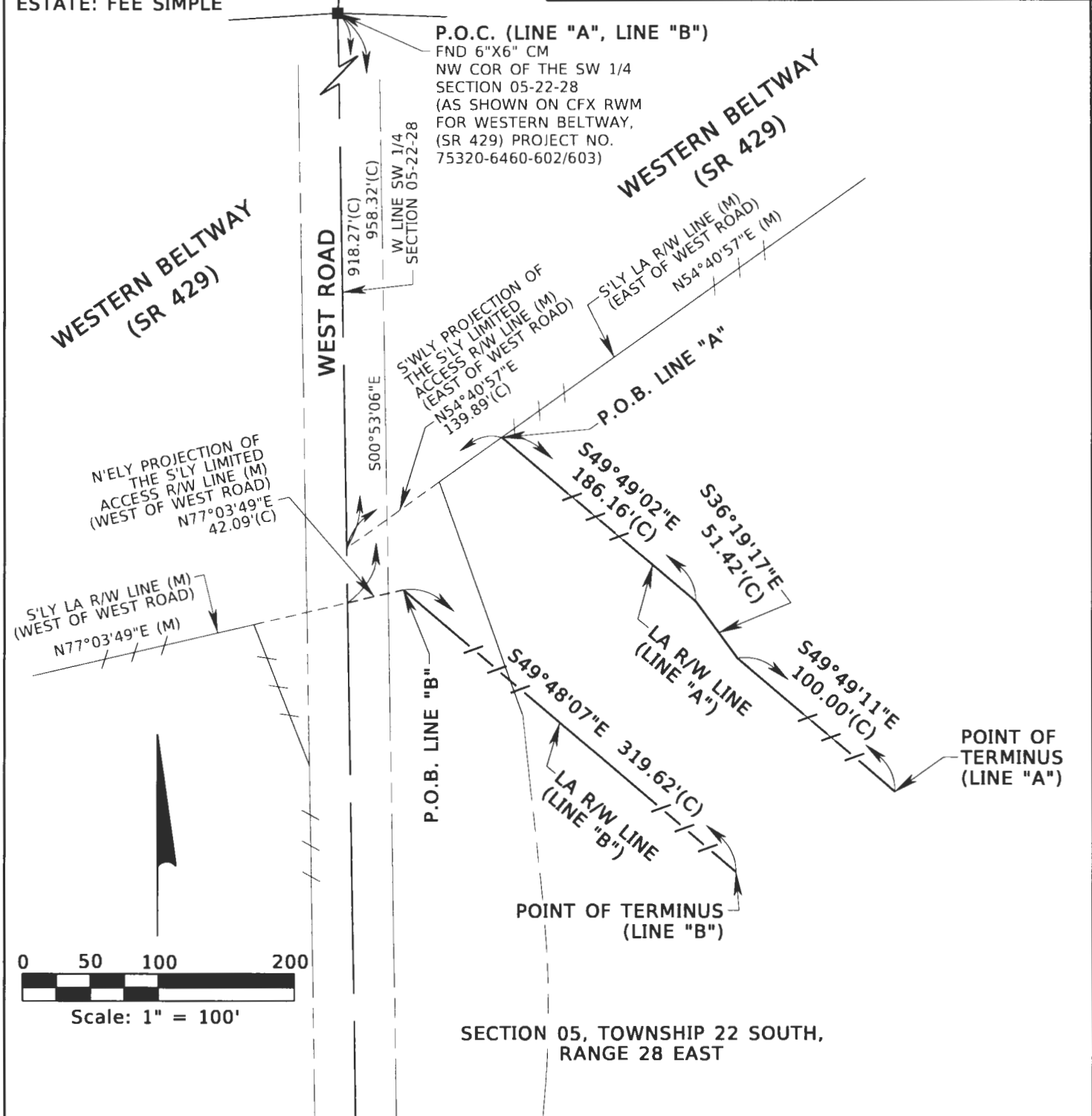
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-161 - PORTION

PURPOSE: ESTABLISH LIMITED ACCESS RIGHTS
 ESTATE: FEE SIMPLE



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: OCTOBER 29, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603
 PARCEL 62-161

 **GEODATA CONSULTANTS, INC.**
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

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ORB	= OFFICIAL RECORDS BOOK	(RWM) OR (M)	= RIGHT OF WAY MAP
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		S'LY	= SOUTHERLY
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		SR	= STATE ROAD
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GENERAL NOTES:

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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 05, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 00°53'06" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

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H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: OCTOBER 29, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603
PARCEL 62-161



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-172 - PORTION

PURPOSE: ESTABLISH LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

LINE "A"

ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 86°38'31" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 30.03 FEET TO THE INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°53'06" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.15 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ORANGE TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4814, PAGE 3829 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN SOUTH 73°33'19" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 393.94 FEET TO THE POINT OF BEGINNING FOR LINE "A"; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 49°46'57" WEST, A DISTANCE OF 80.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1437.33 FEET, A CHORD BEARING OF NORTH 54°01'30" WEST AND A CHORD DISTANCE OF 212.67 FEET; THENCE RUN 212.86 FEET IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°29'07" TO THE POINT OF TERMINUS FOR LINE "A".

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

AND

LINE "B"

ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE PROPERTIES LYING ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE LYING IN A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 86°38'31" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 30.03 FEET TO THE INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY LINE OF

SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

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LAKE MARY, FLORIDA 32746

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PARCEL 62-172 - PORTION

PURPOSE: ESTABLISH LIMITED ACCESS RIGHTS
ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

WEST ROAD AS SHOWN ON SAID MAP; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°53'06" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.15 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ORANGE TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4814, PAGE 3829 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN SOUTH 73°33'19" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 715.84 FEET TO THE POINT OF BEGINNING FOR LINE "B"; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 57°50'47" WEST, A DISTANCE OF 126.00 FEET TO A POINT OF TERMINUS.

LIMITED ACCESS RIGHTS ONLY ALONG A LINE WITHOUT AREA.

SEE SHEET 3 FOR SKETCH OF DESCRIPTION
SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 4

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

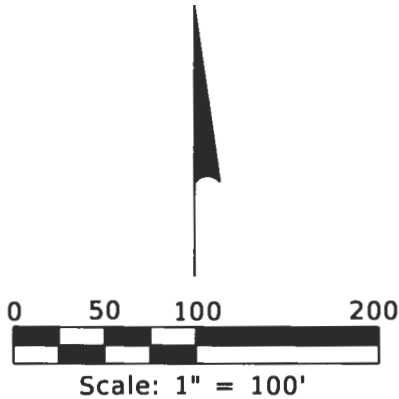
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-172 - PORTION

PURPOSE: ESTABLISH LIMITED ACCESS RIGHTS
 ESTATE: FEE SIMPLE



CITY OF OCOEE

TRACT 1
 FOUNTAINS WEST
 PB 72, PG 111

SECTION 06, TOWNSHIP 22 SOUTH,
 RANGE 28 EAST

$\Delta = 08^{\circ}29'07''$ (D)(C)
 $L = 212.86'$ (D)(C)
 $R = 1437.33'$ (D)(C)
 $CH = 212.67'$ (C)
 $CB = N54^{\circ}01'33''W$ (D)
 $N54^{\circ}01'31''W$ (C)

NOT
 PLATTED

WEST ROAD

N LINE SE 1/4 SECTION 06-22-28

POINT OF TERMINUS
 (LINE "A")

CFX PARCEL

P.O.C.
 (LINE "A", LINE "B")
 FND 6"X6" CM
 NE COR OF THE SE 1/4
 SECTION 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

LA R/W LINE

WEST ROAD

LA R/W LINE

P.O.B.
 (LINE "B")

CFX PARCEL

POINT OF TERMINUS
 (LINE "B")
 $N57^{\circ}50'47''W$
 $126.00'(C)$

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTIONS
 SEE SHEET 4 FOR GENERAL NOTES AND LEGEND

PC
 $N49^{\circ}46'57''W$
 $80.79'(M)(C)$
 $393.94'(M)(D)(C)$
 $60.19'(D)$
 $60.18'(C)$
 $715.84'(C)$
 EXISTING N'LY R/W LINE
 ORB 4814, PG 3829
 WEST ORANGE TRAIL
 P.O.B.
 (LINE "A")

SHEET 3 OF 4

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603



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1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	= ACRES	N'LY	= NORTHERLY
(C)	= CALCULATED	NO.	= NUMBER
CB	= CHORD BEARING	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
CM	= CONCRETE MONUMENT	PG	= PAGE
COR	= CORNER	⌋	= PROPERTY LINE
(D)	= DEED	P.O.B.	= POINT OF BEGINNING
Δ	= DELTA	P.O.C.	= POINT OF COMMENCEMENT
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	PT	= POINT OF TANGENCY
FND	= FOUND	R	= RADIUS
L	= LENGTH	R/W	= RIGHT OF WAY
LA	= LIMITED ACCESS	(RWM) OR (M)	= RIGHT OF WAY MAP
ORB	= OFFICIAL RECORDS BOOK	SEC	= SECTION
		S'LY	= SOUTHERLY
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK
		W'LY	= WESTERLY

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 86°38'31" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTIONS
SEE SHEET 3 FOR SKETCH OF DESCRIPTION

SHEET 4 OF 4

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION

BY

DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

EXHIBIT “H”
DETAILED MAINTENANCE FUNCTIONS

1. Local Road Bridge Over CFX Expressway System

- a) CFX Responsibility
 - i) Bridge structure per se, including bridge deck and approach slabs
 - ii) Ramp pavement to intersection with Local Road edge of pavement
 - iii) Reinforced Earth/Retaining Walls and associated embankment within CFX right-of-way
 - iv) Bridge underdeck and ramp lighting
 - v) Drainage structures and pipe from CFX right-of-way to either CFX or Local Road ponds
 - vi) Ramp maintenance to Local Road edge of pavement
- b) Local Agency Responsibility
 - i. Local roadway up to bridge approach slabs
 - ii. Embankments/Sideslopes to CFX limited-access right-of-way fence
 - iii. Signalization, guard rails, jurisdictional signage and bridge lighting above deck, if applicable
 - iv. **Non- CFX** Utilities facilities within CFX right-of-way
 - v. Local Road drainage structures and systems to CFX or Local Road ponds
 - vi. Cleaning/sweeping, pavement and marking for Local Roads and sidewalks, if applicable.

2. CFX Expressway Bridge over Local Road

- a) CFX Responsibility
 - i) Bridge structure per se, including bridge deck and approach slabs
 - ii) Ramp pavement to intersection with Local Road edge of pavement
 - iii) Reinforced Earth/Retaining Walls and associated embankment within CFX right-of-way
 - iv) Bridge underdeck and ramp lighting
 - v) Drainage structures and pipe from CFX right-of-way to either CFX or Local Road ponds
 - vi) Ramp maintenance to Local Road edge of pavement
- b) Local Agency Responsibility
 - i) Local Road Maintenance
 - ii) Local Road within Local right-of-way, including pavement, pavement markings, sidewalks, lighting, and other improvements on or under the Local Road up to CFX’s L/A right-of-way line or retaining wall or fence
 - iii) Embankment/sideslopes to CFX L/A right-of-way fence
 - iv) Signalization, guard rails, jurisdictional signage and Local Road lighting
 - v) **Non- CFX** Utilities facilities within CFX right-of-way

- vi) Local road drainage structures and systems to CFX or Local Road retention area
- vii) Cleaning/sweeping, pavement marking for Local Roads and sidewalks, if applicable

3. Canals/Waterways originating or extending beyond CFX Right-of-Way.

- a) CFX Responsibility
 - i) Structural integrity of headwalls and structure within CFX right-of-way
 - ii) Bridge structure per se, including bridge deck and approach slabs
 - iii) Rip-rap
- b) Local Agency Responsibility
 - i) Canal and banks beyond head walls within Local Agency right-of-way
 - ii) Open flow channel under CFX

4. Canals/Waterways within CFX Right-of-Way

- a) CFX Responsibility
 - i) Bridge structure per se, including bridge deck and approach slabs
 - ii) Waterway/channel within CFX right-of-way
 - iii) Rip-rap
- b) Local Agency Responsibility: None

5. Detention/Retention Ponds and Structures

- a) CFX Responsibility
 - i) CFX assigned ponds and CFX drainage structures within LIA right-of-way handling CFX water
 - ii) Drainage structures and systems in CFX right-of-way conveying water across Expressway
- b) Local Agency Responsibility
 - i) Local Agency assigned ponds and Local Agency drainage structures and systems handling Local Road water
 - ii) Drainage structures in Local Road right-Utilities feeding into CFX ponds/right-of-way

6. Utilities


- a) CFX Responsibility: None
- b) Local Agency Responsibility: Water and wastewater mains in CFX LIA right-of-way
- c) General: Non- CFX utilities in public or LIA right-of-way are the responsibility of the utility company

7. Roadways

- a) CFX Responsibility: All facilities within CFX's L/A right-of-way except as noted.
- b) Local Agency Responsibility: All facilities within Local Road right-of-way, except as noted.

EXHIBIT "I"
MAINTENANCE RESPONSIBILITY
 See **Exhibit "H"** for the Detailed Maintenance Functions

Project	Location	Local Agency Responsibility	CFX Responsibility
429-603	abandoned road within expressway	None	7a
429-602/603	along Ocoee-Apopka Rd and West Rd.	7b	None
429-603	along Ocoee-Apopka Rd and West Rd.	5b	None
429-603	at Clarcona-Ocoee intersection with SR 429	7b	None
429-602/603	along West Rd.	7b	None
429-603	along West Rd.	7b	None
429-603	along West Rd.	7b	None
429-603	along Ocoee-Apopka Rd and West Rd.	7b	None
429-602/603	along Ocoee-Apopka Rd and West Rd.	7b	None
429-603	along West Rd.	7b	None

DOC# 20220400088
06/28/2022 11:08:32 AM Page 1 of 32
Rec Fee: \$273.50
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
IO - Ret To: ORANGE COUNTY PUBLIC WKS


Prepared By:
Laura L. Kelly, Esquire
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Reserved for Recording

Project No. 429-603
Parcels 62-150, Part A and B, 62-850, 62-161 Partial 2, 62-171 Part A, 62-172 Part B, 62-174
Part A and B, 62-175, and 62-176
County Project: West Road Right-of-Way Transfer (CFX)

This deed is exempt from Florida documentary stamp tax under Department of Revenue Rules
12B-4.002(4)(a), 12B-4.014(10), F.A.C., and Section 201.02(6), Florida Statutes.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, dated as of the date of execution below, by **CENTRAL FLORIDA EXPRESSWAY AUTHORITY**, a body corporate and an agency of the State of Florida, created by Part III of Chapter 348, Florida Statutes, whose address is 4974 ORL Tower Road, Orlando, Florida 32807 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, does hereby remise, release, and forever quit-claim unto the said Grantee, all the right, title, interest, claim, and demand which the Grantor has in and to the following described real property, situate, lying and being in Orange County, Florida, more particularly described as follows ("**Property**"):

SEE ATTACHED EXHIBIT "A"

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.

SUBJECT TO the covenants, conditions, restrictions, reservations, and easements which are set forth below:

- a) Grantor reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view to, from, or across any State Road (S.R.) 429 right-of-way property which may otherwise accrue to any portion of the Property abutting said right-of-way. Grantee has no rights of ingress, egress, or access to S.R. 429 from the Property, nor does Grantee have any rights of light, air or view from S.R. 429 associated with the Property. Grantor is not conveying or restoring any other abutters' rights, including, without limitation, any claims for ingress, egress, air, light and view between the Property being conveyed, any abutting property, S.R. 429 and any other remaining property owned by Grantor.
- b) Grantor reserves unto itself, its successors and assigns, all rights of ingress, egress, light, air, and view across the Property, including, without limitation, any air rights reasonably necessary for bridges or infrastructure required for S.R. 429.
- c) By acceptance of this deed, Grantee expressly agrees for itself, and its successors and assigns, to prevent any use of the Property which would interfere with S.R. 429 or otherwise constitute a hazard for S.R. 429 or any related system or structure.
- d) By acceptance of this deed, Grantee acknowledges that portions of the Property were acquired via eminent domain and are subject to Section 73.013, Florida Statutes.
- e) By acceptance of this deed, Grantee expressly agrees for itself, and its successors and assigns, that in the event the Grantee no longer uses the Property (or any part thereof) for public right-of-way, then all right, title, and interest to the Property that is not used for public right-of-way shall automatically revert back to Grantor, at Grantor's option and at no cost to Grantor. The conveyance provided herein is made by a governmental entity to a governmental entity and therefore excepted from the provisions of Section 689.18, Florida Statutes, and excluded from the application of the statutory rules against perpetuities as set forth in Section 689.225(2), Florida Statutes.
- f) Easements, covenants, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, provided; however, this reference shall not operate to reimpose the same.
- g) Ad valorem real property taxes and assessments, if applicable, for the year 2021 and subsequent years.

The preparer of this deed was neither furnished with, nor requested to review, an abstract of title for the above described Property and therefore expresses no opinion as to the condition of title.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed in its name by its duly authorized representative.

Signed, sealed, and delivered in the presence of:

“GRANTOR”

Rita Moore
Print Name: Rita Moore

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Regla Lamaute
Print Name: Regla Lamaute

By: Buddy Dyer
Buddy Dyer, its Chairman

Date: 9.9.21

ATTEST: Regla Lamaute
Regla (Mimi) Lamaute
Recording Clerk

Approved as to form and legality by legal counsel to the Central Florida Expressway Authority on this 2nd day of September, 2021 for its exclusive use and reliance.

By: Diego "Woody" Rodriguez
General Counsel

STATE OF FLORIDA)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 9th day of Sept., 2021, by Buddy Dyer, as Chairman of the Central Florida Expressway Authority, on behalf of the organization. He is personally known to me OR produced n/a as identification.



REGLA CARIDAD LAMAUTE
Commission # GG 352738
Expires November 6, 2023
Bonded Thru Budget Notary Services

NOTARY PUBLIC

Regla Lamaute
Signature of Notary Public - State of Florida
Print Name: _____

Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"

Legal Description of the Property

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-150 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

PART A

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE NORTH 86°38'31" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2207.52 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 28°17'59" WEST ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 35.26 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY PROJECTION, RUN NORTH 86°38'31" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.24 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 28°17'59" WEST ALONG THE NORTHERLY PROJECTION OF THE PROPOSED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AND ALONG THE PROPOSED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP, A DISTANCE OF 212.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2211.83 FEET, A CHORD BEARING OF SOUTH 26°40'07" WEST AND A CHORD DISTANCE OF 125.93 FEET; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY LINE THE FOLLOWING THREE COURSES; RUN SOUTHERLY 125.94 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°15'45"; THENCE NORTH 64°57'46" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2231.83 FEET, A CHORD BEARING OF SOUTH 22°30'23" WEST AND A CHORD DISTANCE OF 197.09 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 25°02'14" WEST, RUN SOUTHERLY 197.16 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°03'41"; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, RUN THE FOLLOWING THREE COURSES ALONG THE AFORESAID EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437; RUN NORTH 70°01'27" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2241.83 FEET, A CHORD BEARING OF NORTH 24°08'16" EAST AND A CHORD DISTANCE OF 325.41 FEET; THENCE FROM A TANGENT BEARING OF NORTH 19°58'33" EAST, RUN NORTHERLY 325.69 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°19'26" TO A POINT OF TANGENCY; THENCE NORTH 28°17'59" EAST, A DISTANCE OF 194.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,890 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: MARCH 16, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

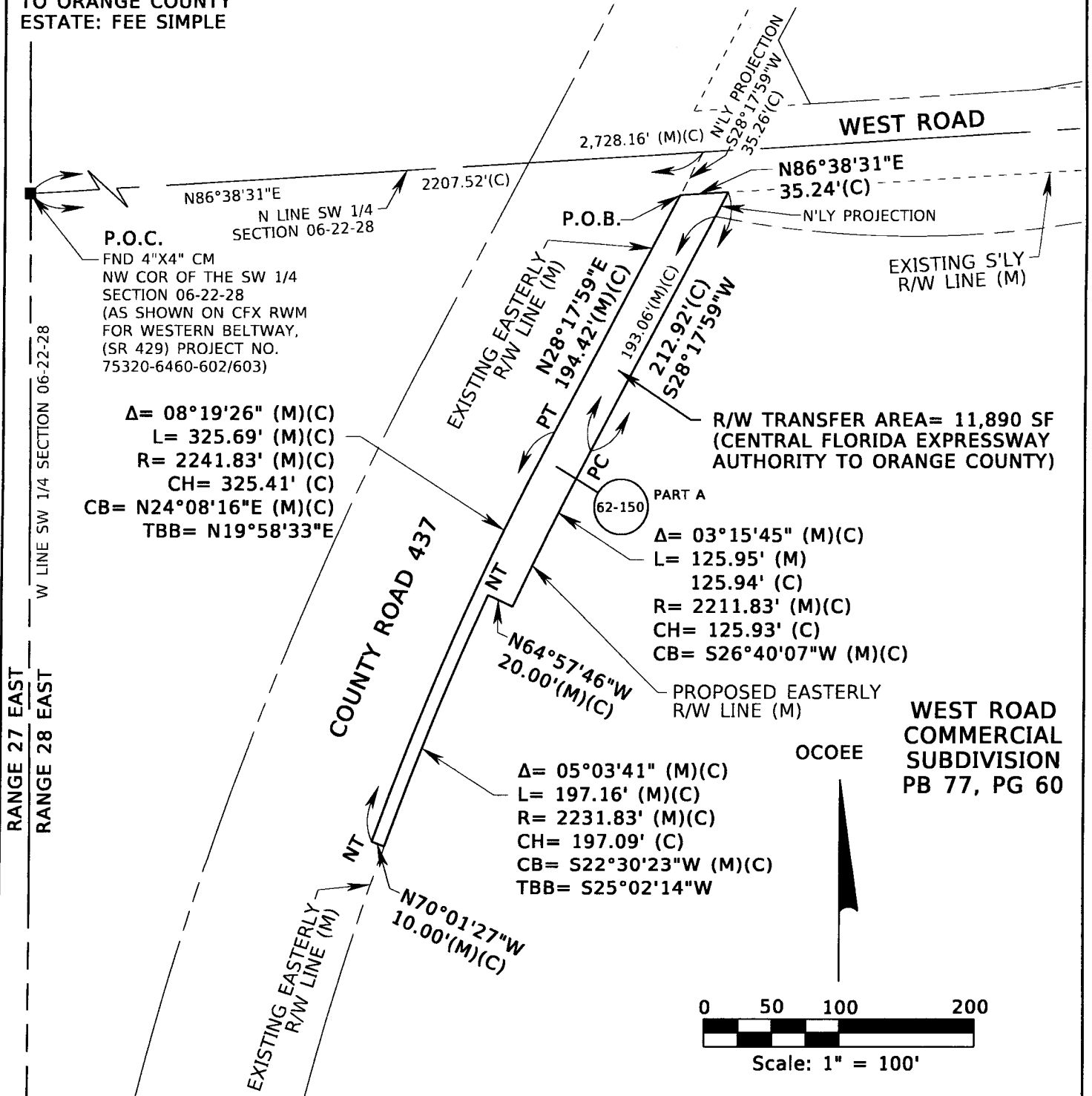
SR 429
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 SUITE 2401
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 LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-150 - PORTION

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE



P.O.C.
 FND 4"X4" CM
 NW COR OF THE SW 1/4
 SECTION 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

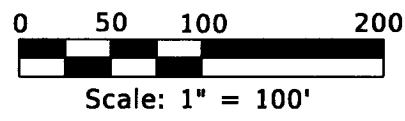
$\Delta = 08^{\circ}19'26"$ (M)(C)
 $L = 325.69'$ (M)(C)
 $R = 2241.83'$ (M)(C)
 $CH = 325.41'$ (C)
 $CB = N24^{\circ}08'16"E$ (M)(C)
 $TBB = N19^{\circ}58'33"E$

R/W TRANSFER AREA= 11,890 SF
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)

PART A
 $\Delta = 03^{\circ}15'45"$ (M)(C)
 $L = 125.95'$ (M)
 $125.94'$ (C)
 $R = 2211.83'$ (M)(C)
 $CH = 125.93'$ (C)
 $CB = S26^{\circ}40'07"W$ (M)(C)

$\Delta = 05^{\circ}03'41"$ (M)(C)
 $L = 197.16'$ (M)(C)
 $R = 2231.83'$ (M)(C)
 $CH = 197.09'$ (C)
 $CB = S22^{\circ}30'23"W$ (M)(C)
 $TBB = S25^{\circ}02'14"W$

WEST ROAD
 COMMERCIAL
 SUBDIVISION
 PB 77, PG 60



SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: MARCH 16, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
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 **GEODATA CONSULTANTS, INC.**
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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC = ACRES
 (C) = CALCULATED
 CB = CHORD BEARING
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 COR = CORNER
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 Δ = DELTA (CENTRAL ANGLE)
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 FND = FOUND
 L = LENGTH
 LA = LIMITED ACCESS

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 NO. = NUMBER
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 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PT = POINT OF TANGENCY
 R = RADIUS
 R/W = RIGHT OF WAY
 (RWM) OR (M) = RIGHT OF WAY MAP
 SEC = SECTION
 SF = SQUARE FEET
 S'LY = SOUTHERLY
 SR = STATE ROAD
 TBB = TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 86°38'31" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

REVISION	BY	DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-150

LIMITED ACCESS RIGHT OF WAY

LEGAL DESCRIPTION

A portion of the Southwest 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of said Section 6; thence run N.00°48'40"E. along the east line of the Southwest 1/4 of said Section 6 a distance of 2,030.68 feet for a POINT OF BEGINNING; thence departing said east line of the Southwest 1/4 of Section 6 run S.86°18'40"W. 47.67 feet; thence run N.20°56'43"W. 87.33 feet; thence run N.60°04'40"W. 72.63 feet; thence run N.58°38'25"W. 65.83 feet; thence run N.41°23'15"W. 42.15 feet; thence run N.04°22'21"W. 70.63 feet; thence run N.20°52'40"W. 47.14 feet; thence run N.21°31'35"E. 68.18 feet; thence run N.86°18'40"E. a distance of 228.75 feet to an intersection with the aforementioned east line of the Southwest 1/4 of Section 6; thence run S.00°48'40"W. along said east line of the Southwest 1/4 of Section 6 a distance of 373.26 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

Containing 1.510 acres, more or less.

October 9, 1997

SHEET 3 OF 6

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-150

RIGHT OF WAY 'B'

LEGAL DESCRIPTION

A portion of the Southwest 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of said Section 6; thence run N.00°48'40"E. along the east line of the Southwest 1/4 of said Section 6 a distance of 2,792.09 feet to the northeast corner of the Southwest 1/4 of said Section 6; thence run S.86°38'31"W. along the north line of the Southwest 1/4 of said Section 6 a distance of 638.12 feet for a POINT OF BEGINNING, said point also being a point on the existing westerly right of way line of County Road 437 (as now established); thence departing said north line of the Southwest 1/4 of Section 6 run S.28°17'59"W. along said westerly right of way line of County Road 437 a distance of 168.02 feet to the point of curvature of a curve, concave southeasterly, having a radius of 2,341.83 feet and a central angle of 08°19'26"; thence run southwesterly along the arc of said curve a distance of 340.22 feet to a point on said curve; thence departing said curve, continue along said existing westerly right of way line of County Road 437 N.70°01'27"W. a distance of 10.00 feet to a point on a curve, concave southeasterly, having a radius of 2,351.83 feet and a central angle of 08°19'26"; thence departing said westerly right of way line of County Road 437 from a chord bearing of N.24°08'16"E. run northeasterly along the arc of said curve a distance of 341.67 feet to the point of tangency; thence run N.28°17'59"E. a distance of 161.85 feet to an intersection with the aforementioned north line of the Southwest 1/4 of Section 6; thence run N.86°38'31"E. along said north line of the Southwest 1/4 of Section 6 a distance of 11.75 feet to the POINT OF BEGINNING.

Containing 5,059 square feet, more or less.

October 9, 1997

SHEET 2 OF 4

**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-850

DRAINAGE EASEMENT

LEGAL DESCRIPTION

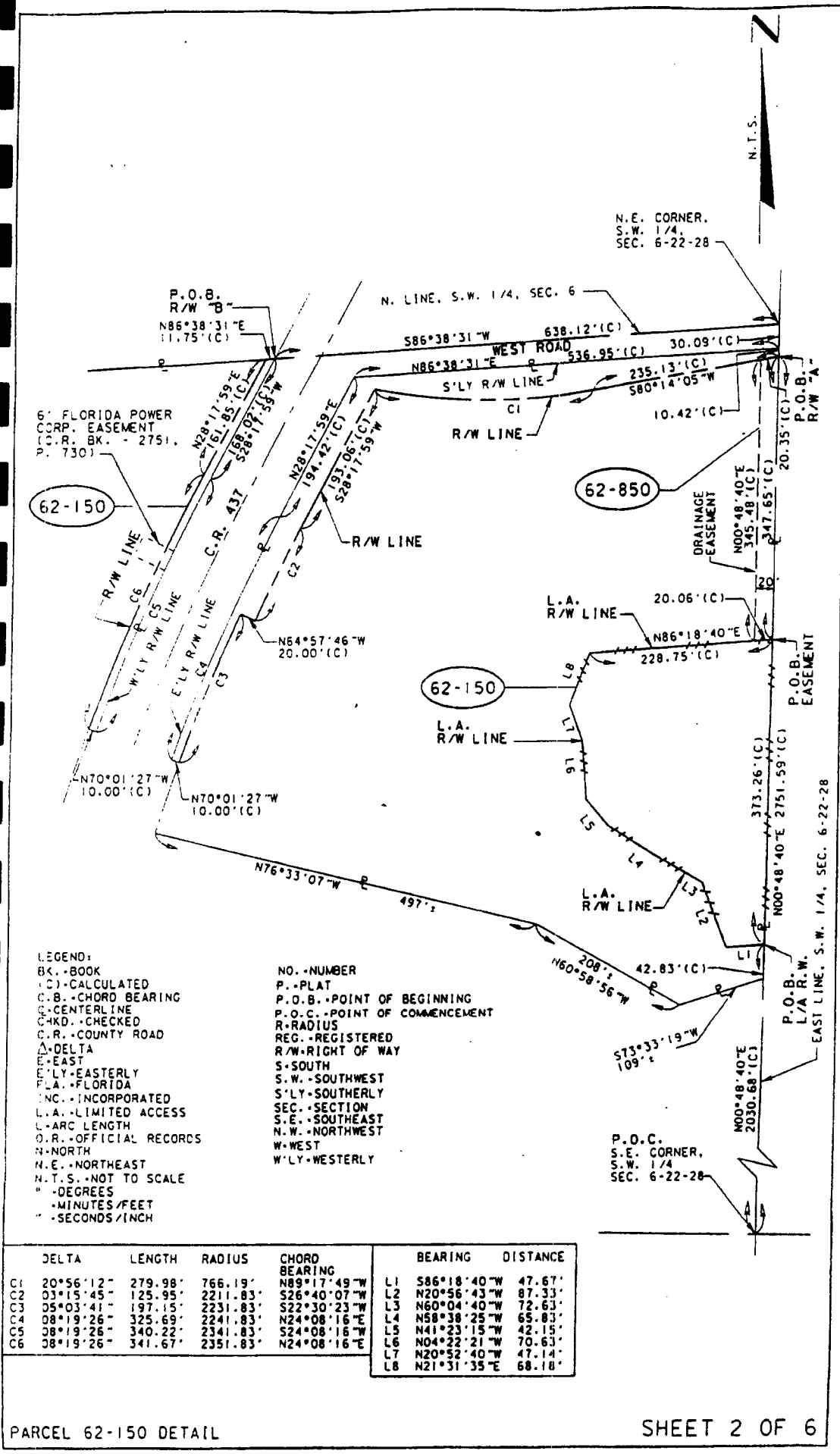
A portion of the Southwest 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of the Southwest 1/4 of said Section 6; thence run N.00°48'40"E. along the east line of said Southwest 1/4 of Section 6 a distance of 2,403.94 feet for a POINT OF BEGINNING; thence departing said east line of the Southwest 1/4 of Section 6 run S.86°18'40"W. 20.06 feet; thence run N.00°48'40"E. 345.48 feet; thence run N.80°14'05"E. a distance of 20.35 feet to an intersection with the aforementioned east line of the Southwest 1/4 of Section 6; thence run S.00°48'40"W. along said east line of the Southwest 1/4 of Section 6 a distance of 347.65 feet to the POINT OF BEGINNING.

Containing 6,931 square feet, more or less.

October 9, 1997

SHEET 6 OF 6



LEGEND:
 BK.-BOOK
 (C)-CALCULATED
 C.B.-CHORD BEARING
 C.L.-CENTERLINE
 CHKD.-CHECKED
 C.R.-COUNTY ROAD
 Δ-DELTA
 E-EAST
 E'LY-EASTERLY
 FLA.-FLORIDA
 INC.-INCORPORATED
 L.A.-LIMITED ACCESS
 L-ARC LENGTH
 O.R.-OFFICIAL RECORDS
 N-NORTH
 N.E.-NORTHEAST
 N.T.S.-NOT TO SCALE
 °-DEGREES
 '-MINUTES/FEET
 ''-SECONDS/INCH

NO.-NUMBER
 P.-PLAT
 P.O.B.-POINT OF BEGINNING
 P.O.C.-POINT OF COMMENCEMENT
 R-RADIUS
 REG.-REGISTERED
 R/W-RIGHT OF WAY
 S-SOUTH
 S.W.-SOUTHWEST
 S'LY-SOUTHERLY
 SEC.-SECTION
 S.E.-SOUTHEAST
 N.W.-NORTHWEST
 W-WEST
 W'LY-WESTERLY

DELTA	LENGTH	RADIUS	CHORD BEARING	BEARING	DISTANCE
C1	20°56'12"	279.98'	766.19'	N89°17'49"W	L1 586°18'40"W 47.67'
C2	03°15'45"	125.95'	2211.83'	S26°40'07"W	L2 N20°56'43"W 87.33'
C3	05°03'41"	197.15'	2231.83'	S22°30'23"W	L3 N60°04'40"W 72.63'
C4	08°19'26"	325.69'	2241.83'	N24°08'16"E	L4 N58°38'25"W 65.83'
C5	08°19'26"	340.22'	2341.83'	S24°08'16"W	L5 N41°23'15"W 42.15'
C6	08°19'26"	341.67'	2351.83'	N24°08'16"E	L6 N04°22'21"W 70.63'
					L7 N20°52'40"W 47.14'
					L8 N21°31'35"E 68.18'

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-161 - PORTION (PARTIAL 2)**

**PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 00°53'06" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 958.32 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROJECTION OF THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE (WEST OF WEST ROAD) OF WESTERN BELTWAY (SR 429) AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN NORTH 77°03'49" EAST ALONG SAID NORTHEASTERLY PROJECTION, A DISTANCE OF 42.09 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PROJECTION LINE, RUN NORTH 18°37'58" EAST, A DISTANCE OF 83.37 FEET TO THE INTERSECTION WITH THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE (EAST OF WEST ROAD) OF SAID WESTERN BELTWAY (SR 429); THENCE RUN SOUTH 19°42'11" EAST ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 154.61 FEET; THENCE DEPARTING SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, RUN NORTH 49°48'07" WEST, A DISTANCE OF 103.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,998 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: MARCH 16, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

**SR 429
 CFX PROJECT NO.
 429-603**

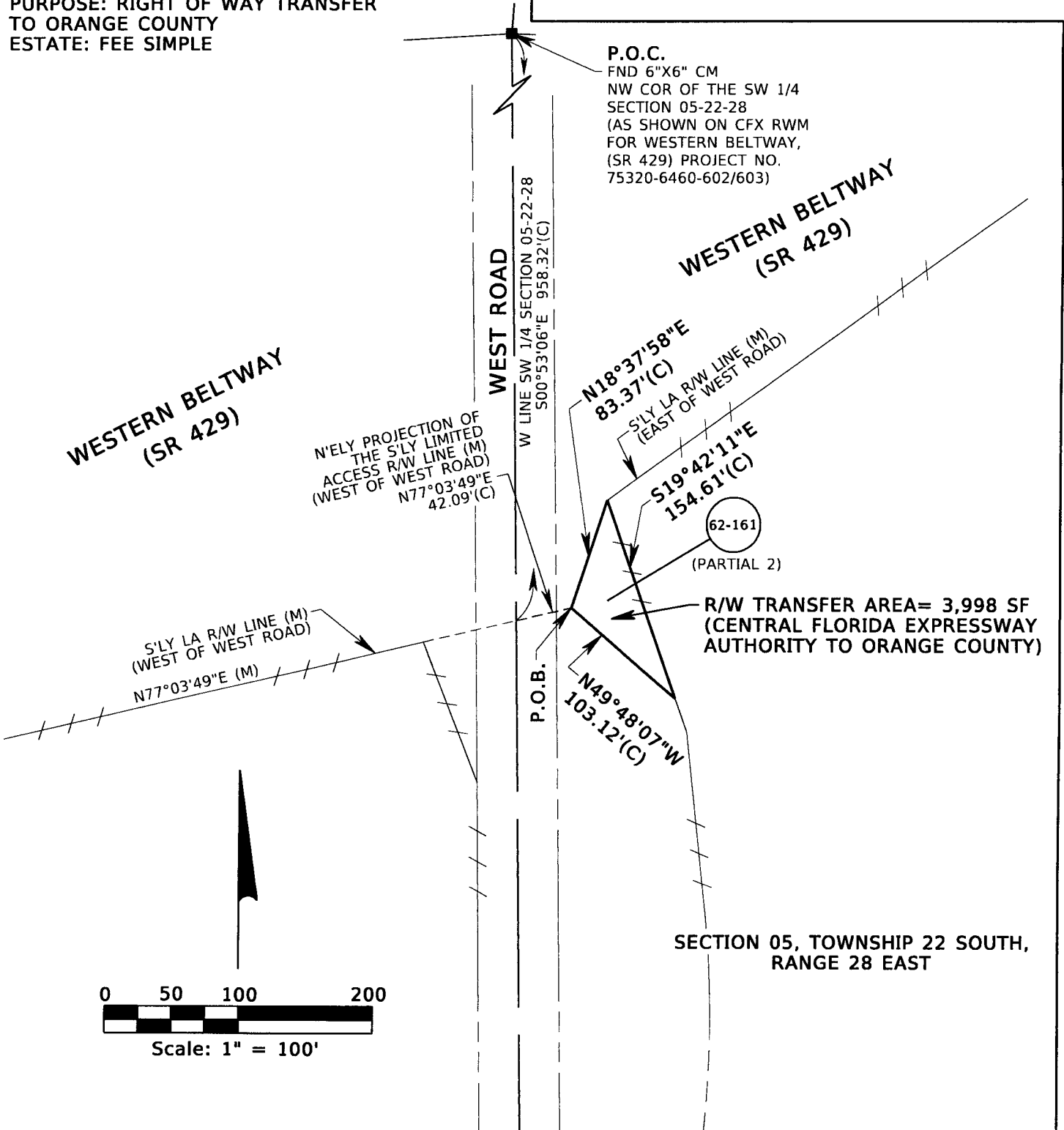


GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-161 - PORTION (PARTIAL 2)

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE

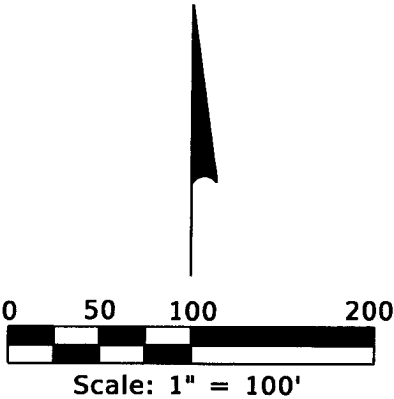
P.O.C.
 FND 6"X6" CM
 NW COR OF THE SW 1/4
 SECTION 05-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)



62-161
 (PARTIAL 2)

R/W TRANSFER AREA= 3,998 SF
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)

SECTION 05, TOWNSHIP 22 SOUTH,
 RANGE 28 EAST




SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: MARCH 16, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603

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 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC	= ACRES	N'LY	= NORTHERLY
(C)	= CALCULATED	N'ELY	= NORTHEASTERLY
CB	= CHORD BEARING	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	NT	= NON TANGENT
CH	= CHORD LENGTH	PB	= PLAT BOOK
CM	= CONCRETE MONUMENT	PC	= POINT OF CURVATURE
(D)	= DEED	PG	= PAGE
Δ	= DELTA	PL	= PROPERTY LINE
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.B.	= POINT OF BEGINNING
FND	= FOUND	P.O.C.	= POINT OF COMMENCEMENT
L	= LENGTH	PT	= POINT OF TANGENCY
LA	= LIMITED ACCESS	R	= RADIUS
ORB	= OFFICIAL RECORDS BOOK	R/W	= RIGHT OF WAY
		(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		SF	= SQUARE FEET
		SR	= STATE ROAD
		TBB	= TANGENT BEARING BACK

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 05, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 00°53'06" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION

BY

DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

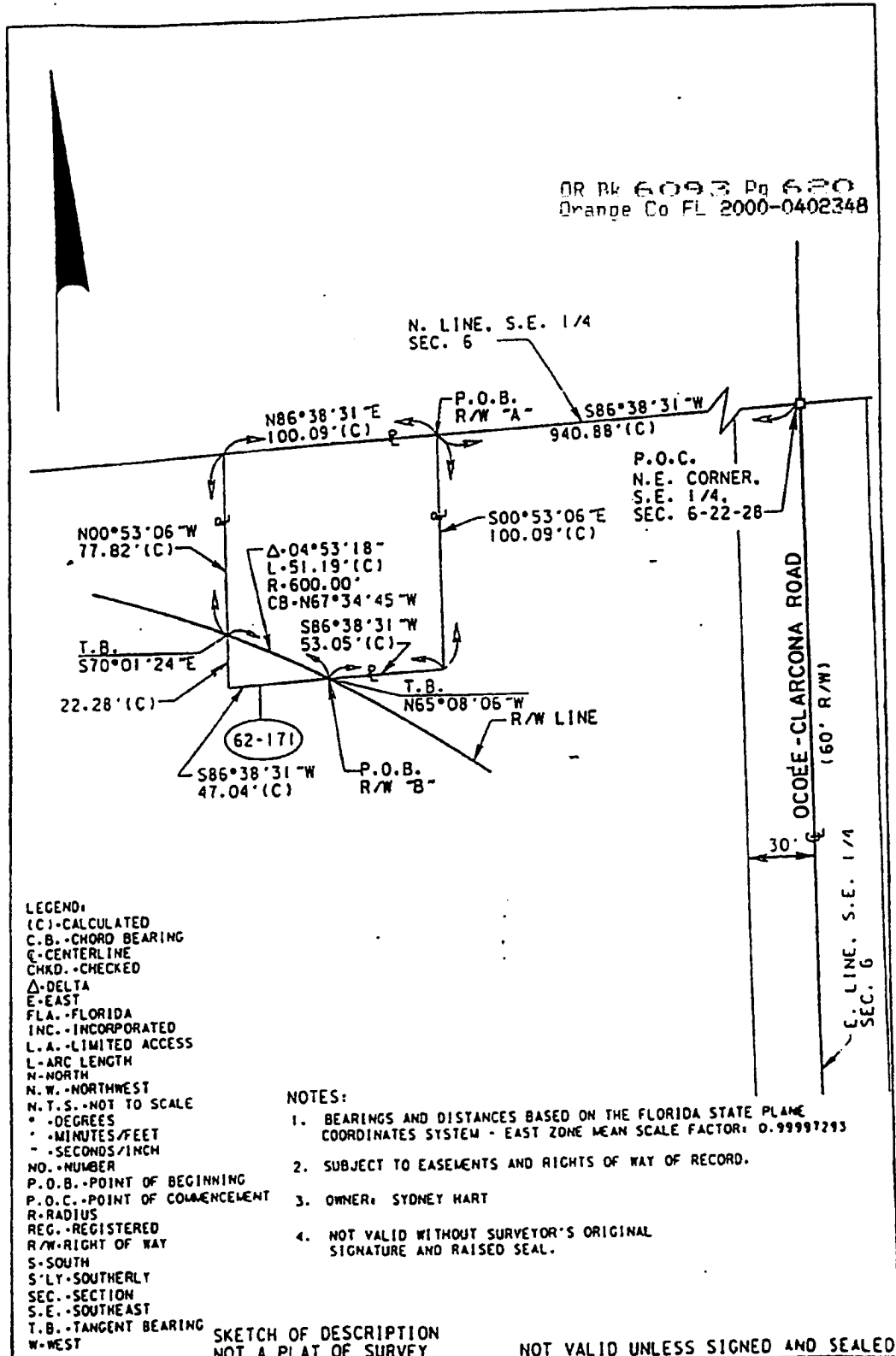
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

OR PL 6093 Pg 620
Orange Co FL 2000-0402348

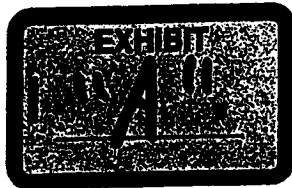
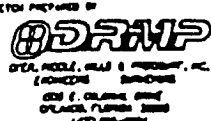


LEGEND:
 (C) - CALCULATED
 C.B. - CHORD BEARING
 C - CENTERLINE
 CHKD. - CHECKED
 Δ - DELTA
 E - EAST
 FLA. - FLORIDA
 INC. - INCORPORATED
 L.A. - LIMITED ACCESS
 L - ARC LENGTH
 N - NORTH
 N.W. - NORTHWEST
 N.T.S. - NOT TO SCALE
 ° - DEGREES
 ' - MINUTES/FEET
 \" - SECONDS/INCH
 NO. - NUMBER
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 R - RADIUS
 REG. - REGISTERED
 R/W - RIGHT OF WAY
 S - SOUTH
 S'LY - SOUTHERLY
 SEC. - SECTION
 S.E. - SOUTHEAST
 T.B. - TANGENT BEARING
 W - WEST

NOTES:
 1. BEARINGS AND DISTANCES BASED ON THE FLORIDA STATE PLANE COORDINATES SYSTEM - EAST ZONE MEAN SCALE FACTOR: 0.99997293
 2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
 3. OWNER: SYDNEY HART
 4. NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL.

SKETCH OF DESCRIPTION
 NOT A PLAT OF SURVEY
 NOT VALID UNLESS SIGNED AND SEALED

RIGHT OF WAY PARCEL SKETCH	WESTERN BELTWAY PART A ORANGE COUNTY, FLORIDA	PARCEL NO. 62-171	PROJECT NO.
		R/W MAP SHEET:	
 REGISTERED LAND SURVEYOR NO. 6221	ORLP PROJECT NO. 97-0079.000	SHEET 1 OF 2	DATE: 10/1/97
			SCALE: 1" = 50'
			CHECKED: AAS
	DESIGN	BY	DATE
		DESIGN: GRR	



**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-171

RIGHT-OF-WAY 'A'

DR Bk 6093 Pg 621
Orange Co FL 2000-0402348

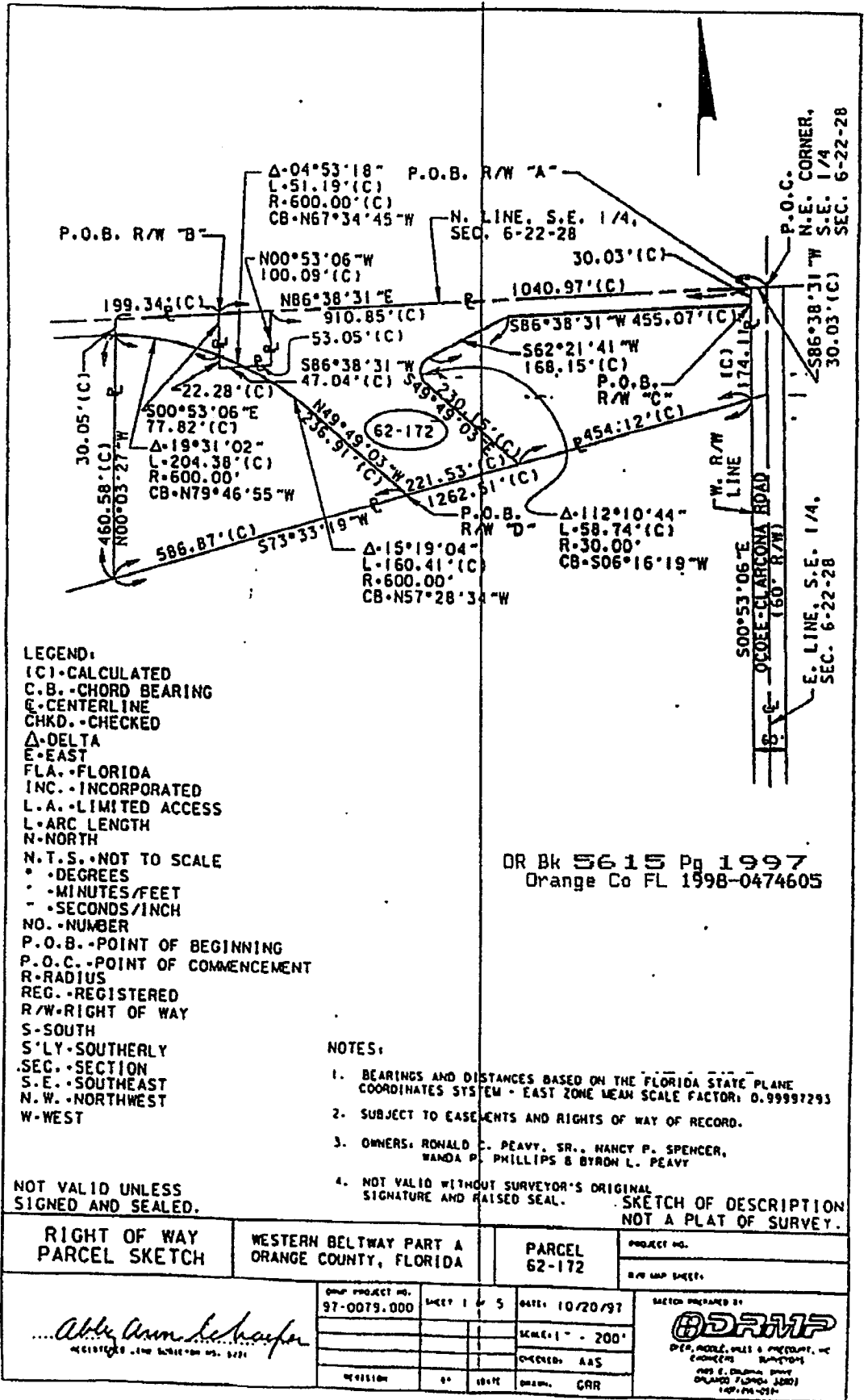
LEGAL DESCRIPTION

A portion of the Southeast 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the northeast corner of the Southeast 1/4 of said Section 6; thence run South 86°38'31" West along the north line of the Southeast 1/4 of said Section 6, a distance of 940.88 feet for a POINT OF BEGINNING; thence departing said north line of the Southeast 1/4 of Section 6, run South 00°53'06" East 100.09 feet; thence run South 86°38'31" West 53.05 feet to a point on a curve, concave southwesterly, having a radius of 600.00 feet and a central angle of 04°53'18"; thence from a tangent bearing of North 65°08'06" West run northwesterly along the arc of said curve a distance of 51.19 feet to a point on said curve; thence departing said curve run North 00°53'06" West 77.82 feet to an intersection with the aforementioned north line of the Southeast 1/4 of Section 6; thence run North 86°38'31" East along said north line of the Southeast 1/4 of Section 6, a distance of 100.09 feet to the POINT OF BEGINNING.

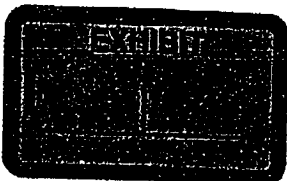
Containing 9467 square feet, more or less.

October 1, 1997

SHEET 2 OF 2



SHEET 1 of 2



ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603

OR Bk 5615 Pg 1999
Orange Co FL 1998-0474605

PARCEL 62-172

RIGHT-OF-WAY 'B'

LEGAL DESCRIPTION

A portion of the Southeast 1/4 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the northeast corner of the Southeast 1/4 of said Section 6; thence run South 86°38'31" West along the north line of the Southeast 1/4 of said Section 6, a distance of 1,040.97 feet for a POINT OF BEGINNING; thence departing said north line of the Southeast 1/4 of Section 6, run South 00°53'06" East a distance of 77.82 feet to a point on a curve, concave southwesterly, having a radius of 600.00 feet and a central angle of 19°31'02"; thence from a chord bearing of North 79°46'55" West run northwesterly along the arc of said curve 204.38 feet to a point on said curve; thence departing said curve run North 00°03'27" West, a distance of 30.05 feet to an intersection with the aforesaid north line of the Southeast 1/4 of Section 6; thence run North 86°38'31" East along said north line of the Southeast 1/4 of Section 6, a distance of 199.34 feet to the POINT OF BEGINNING.

Containing 9,583 square feet, more or less.

October 20, 1997

SHEET 2 of 2

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-172 - PORTION (PARTIAL 1)

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 86°38'31" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 30.03 FEET TO THE INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°53'06" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.03 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 86°38'31" WEST, A DISTANCE OF 455.07 FEET; THENCE SOUTH 62°21'41" WEST, A DISTANCE OF 168.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 06°58'19" WEST AND A CHORD DISTANCE OF 49.38 FEET; THENCE RUN 58.00 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 110°46'45" TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 49°49'03" EAST, A DISTANCE OF 230.89 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ORANGE TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4814, PAGE 3829 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 73°33'19" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 221.54 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 49°49'03" WEST, A DISTANCE OF 232.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.38 FEET, A CHORD BEARING OF NORTH 57°48'12" WEST AND A CHORD DISTANCE OF 166.82 FEET; THENCE RUN 167.36 FEET IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°58'18"; THENCE NORTH 86°38'31" EAST, A DISTANCE OF 55.75 FEET; THENCE NORTH 00°53'06" WEST, A DISTANCE OF 100.10 FEET TO THE INTERSECTION WITH THE AFORESAID NORTH LINE; THENCE NORTH 86°38'31" EAST ALONG SAID NORTH LINE, A DISTANCE OF 66.77 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF NORTH 86°38'31" EAST AND A CHORD DISTANCE OF 130.01 FEET; THENCE DEPARTING SAID NORTH LINE, FROM A TANGENT BEARING OF SOUTH 74°23'27" EAST, RUN EASTERLY 132.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°56'03" TO THE INTERSECTION WITH SAID NORTH LINE; THENCE NORTH 86°38'31" EAST ALONG SAID NORTH LINE, A DISTANCE OF 714.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.690 ACRES, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: JUNE 11, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

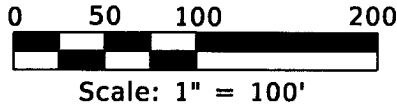
SR 429
CFX PROJECT NO.
429-603



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 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-172 - PORTION (PARTIAL 1)

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE



CITY OF OCOEE

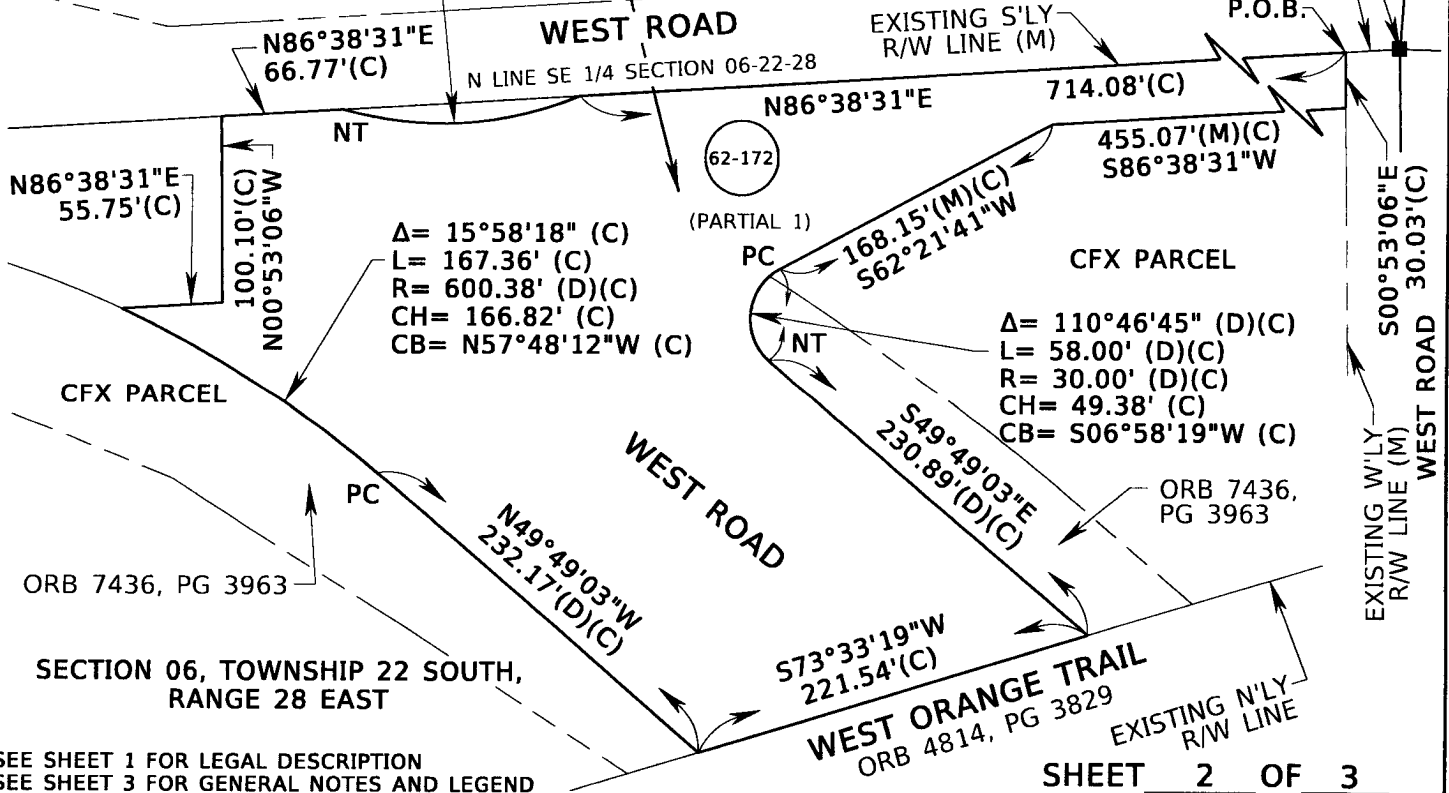
TRACT 1
 FOUNTAINS WEST
 PB 72, PG 111

P.O.C.
 FND 6"X6" CM
 NE COR OF THE SE 1/4
 SECTION 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

NOT
 PLATTED

$\Delta = 37^{\circ}56'03''$ (C)
 $L = 132.42'$ (C)
 $R = 200.00'$ (C)
 $CH = 130.01'$ (C)
 $CB = N86^{\circ}38'31''E$ (C)
 $TBB = S74^{\circ}23'27''E$

R/W TRANSFER AREA = 2.690 AC
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)



SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: JUNE 11, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603

 **GEODATA CONSULTANTS, INC.**
 SURVEYING & MAPPING
 1349 S INTERNATIONAL PKWY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 LAND SURVEYOR BUSINESS LICENSE NO. 6556

SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

AC = ACRES
 (C) = CALCULATED
 CB = CHORD BEARING
 CFX = CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 CH = CHORD LENGTH
 CM = CONCRETE MONUMENT
 COR = CORNER
 (D) = DEED
 Δ = DELTA
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 FND = FOUND
 L = LENGTH
 LA = LIMITED ACCESS

N'LY = NORTHERLY
 NO. = NUMBER
 NT = NON TANGENT
 ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PG = PAGE
 PL = PROPERTY LINE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PT = POINT OF TANGENCY
 R = RADIUS
 R/W = RIGHT OF WAY
 (RWM) OR (M) = RIGHT OF WAY MAP
 SEC = SECTION
 S'LY = SOUTHERLY
 SF = SQUARE FEET
 SR = STATE ROAD
 TBB = TANGENT BEARING BACK
 W'LY = WESTERLY

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 86°38'31" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
6. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

REVISION

BY DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

DATE: JUNE 11, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-174 - PORTION (PARTS A & B)**

**PURPOSE: RIGHT OF WAY TRANSFER
TO ORANGE COUNTY
ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

PART A

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE NORTH 86°38'31" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2728.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 6 AS SHOWN ON SAID MAP; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°48'40" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 30.08 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°48'40" EAST ALONG SAID WEST LINE, A DISTANCE OF 31.14 FEET TO THE INTERSECTION WITH THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP; THENCE DEPARTING SAID WEST LINE, RUN THE FOLLOWING THREE COURSES ALONG SAID PROPOSED NORTHERLY RIGHT OF WAY LINE; RUN NORTH 80°14'05" EAST, A DISTANCE OF 13.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1195.91 FEET, A CHORD BEARING OF NORTH 83°26'18" EAST AND A CHORD DISTANCE OF 133.67 FEET; THENCE RUN 133.74 FEET IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°24'26" TO A POINT OF TANGENCY; THENCE NORTH 86°38'31" EAST, A DISTANCE OF 1051.87 FEET; THENCE DEPARTING SAID PROPOSED NORTHERLY RIGHT OF WAY LINE, RUN SOUTH 05°13'58" EAST, A DISTANCE OF 40.02 FEET TO THE INTERSECTION WITH THE AFORESAID EXISTING NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 86°38'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1201.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.092 ACRES, MORE OR LESS.

AND

PART B

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE NORTH 86°38'31" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2184.02 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 28°17'59"

SEE SHEETS 3 & 4 FOR SKETCH OF DESCRIPTION
SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 5

FOR: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

**SR 429
CFX PROJECT NO.
429-603**



GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 S INTERNATIONAL PKWY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: 878-0841
LAND SURVEYOR BUSINESS LICENSE NO. 6556

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-174 - PORTION (PARTS A & B)

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE

LEGAL DESCRIPTION

EAST ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 35.24 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY PROJECTION, RUN NORTH 28°17'59" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 531.89 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN SOUTH 87°42'04" EAST, A DISTANCE OF 33.38 FEET TO THE INTERSECTION WITH THE PROPOSED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 AS SHOWN ON SAID MAP; THENCE SOUTH 28°17'59" WEST ALONG SAID PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 528.02 FEET TO THE INTERSECTION WITH THE AFORESAID NORTHERLY EXISTING RIGHT OF WAY LINE OF WEST ROAD; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, RUN SOUTH 86°38'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,900 SQUARE FEET, MORE OR LESS.

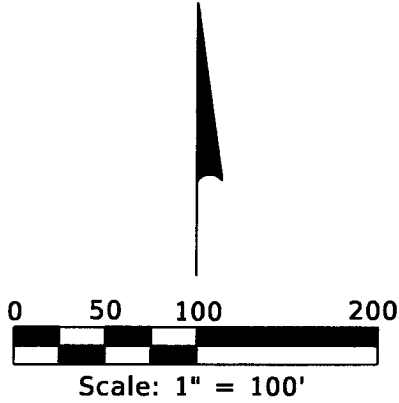
SEE SHEETS 3 & 4 FOR SKETCH OF DESCRIPTION
 SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 5

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY DATE: <u> MARCH 16, 2020 </u> PROJECT NO.: <u> D08-01 </u> DRAWN: <u> RTS </u> CHECKED: <u> RJH </u>	SR 429 CFX PROJECT NO. 429-603	 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING 1349 S INTERNATIONAL PKWY SUITE 2401 LAKE MARY, FLORIDA 32746 VOICE: (407) 732-6965 FAX: 878-0841 LAND SURVEYOR BUSINESS LICENSE NO. 6556
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CENTRAL FLORIDA EXPRESSWAY AUTHORITY
SR 429
PROJECT NO. 429-603
PARCEL 62-174 - PORTION (PARTS A & B)

PURPOSE: RIGHT OF WAY TRANSFER
TO ORANGE COUNTY
ESTATE: FEE SIMPLE



OCOEE

P.O.C.
(PART A, PART B)

FND 4"X4" CM
 NW COR OF THE SW 1/4
 SECTION 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

P.O.B.
(PART B)

S LINE NW 1/4
 SECTION 06-22-28

2184.02'(C)
 N86°38'31"E

S'LY PROJECTION
 N28°17'59"E
 35.24'(C)

N28°17'59"E
 S28°17'59"W

PROPOSED EASTERLY
 R/W LINE (M)

COUNTY ROAD 437

EXISTING EASTERLY
 R/W LINE (M)

531.89'(M)(C)
 472.15'(M)
 472.14'(C)
 528.02'(C)

S87°42'04"E
 33.38'(M)(C)

R/W TRANSFER AREA= 15,900 SF
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)

Δ= 06°24'26" (M)(C)
 L= 133.74' (M)(C)
 R= 1195.91' (M)(C)
 CH= 133.67' (C)
 CB= N83°26'18"E (M)(C)

PROPOSED N'LY R/W LINE
 N80°14'05"E
 13.15'(C)

R/W TRANSFER AREA= 1.092 AC
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)

N00°48'40"E
 31.14'(C)

WEST ROAD

2,728.16' (M)(C)

N00°48'40"E
 30.08'(C)

EXISTING N'LY
 R/W LINE (M)

CALCULATED
 NE COR, SW 1/4
 SEC 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

S86°38'31"W
 1201.96'(C)
 EXISTING N'LY
 R/W LINE (M)

SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST

SEE SHEET 1 & 2 FOR LEGAL DESCRIPTION
 SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SHEET 3 OF 5

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY

DATE: MARCH 16, 2020

PROJECT NO.: D08-01

DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PKWY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

W LINE NW 1/4 SECTION 06-22-28

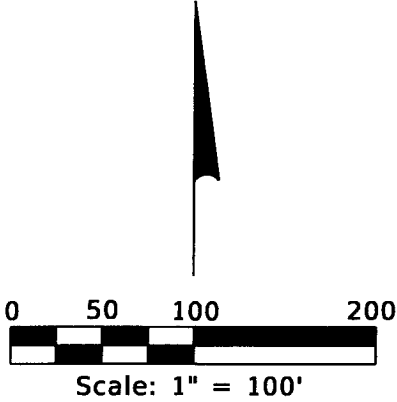
W LINE NE 1/4 SECTION 06-22-28
 SEE SHEET 4

RANGE 27 EAST
 RANGE 28 EAST

PC

CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-174 - PORTION (PARTS A & B)

PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE



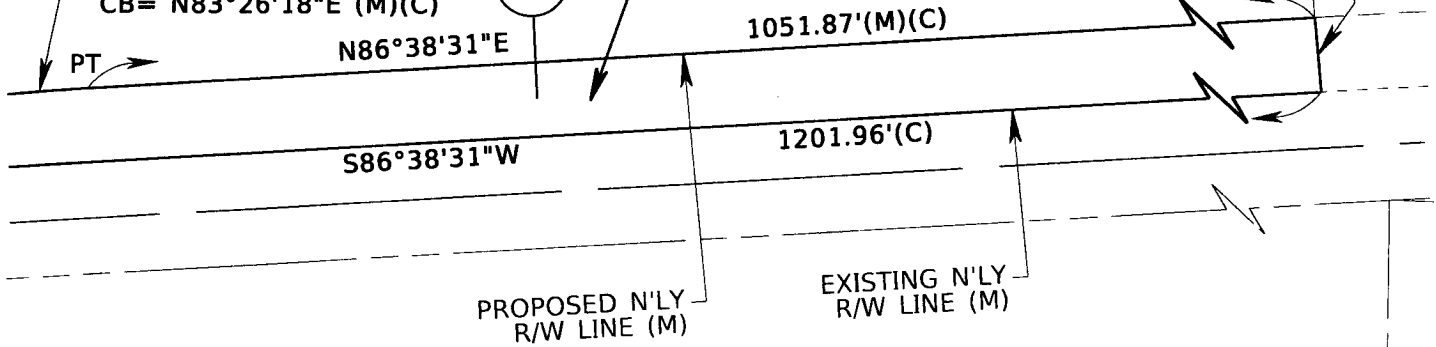
FOUNTAINS WEST
 PB 72, PG 111

SEE SHEET 3

$\Delta = 06^{\circ}24'26''$ (M)(C)
 $L = 133.74'$ (M)(C)
 $R = 1195.91'$ (M)(C)
 $CH = 133.67'$ (C)
 $CB = N83^{\circ}26'18''E$ (M)(C)

PART A
 62-174

R/W TRANSFER AREA = 1.092 AC
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)



SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION
 SEE SHEET 5 FOR GENERAL NOTES AND LEGEND

SHEET 4 OF 5

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
 DATE: MARCH 16, 2020
 PROJECT NO.: D08-01
 DRAWN: _____ CHECKED: RJH

SR 429
 CFX PROJECT NO.
 429-603



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SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

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Δ	= DELTA	P.O.C.	= POINT OF COMMENCEMENT
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	PT	= POINT OF TANGENCY
FND	= FOUND	R	= RADIUS
L	= LENGTH	R/W	= RIGHT OF WAY
LA	= LIMITED ACCESS	(RWM) OR (M)	= RIGHT OF WAY MAP
		SEC	= SECTION
		S'LY	= SOUTHERLY
		SF	= SQUARE FEET
		SR	= STATE ROAD

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF NORTH 86°38'31" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
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SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION
SEE SHEETS 3 & 4 FOR SKETCH OF DESCRIPTION

SHEET 5 OF 5

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H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

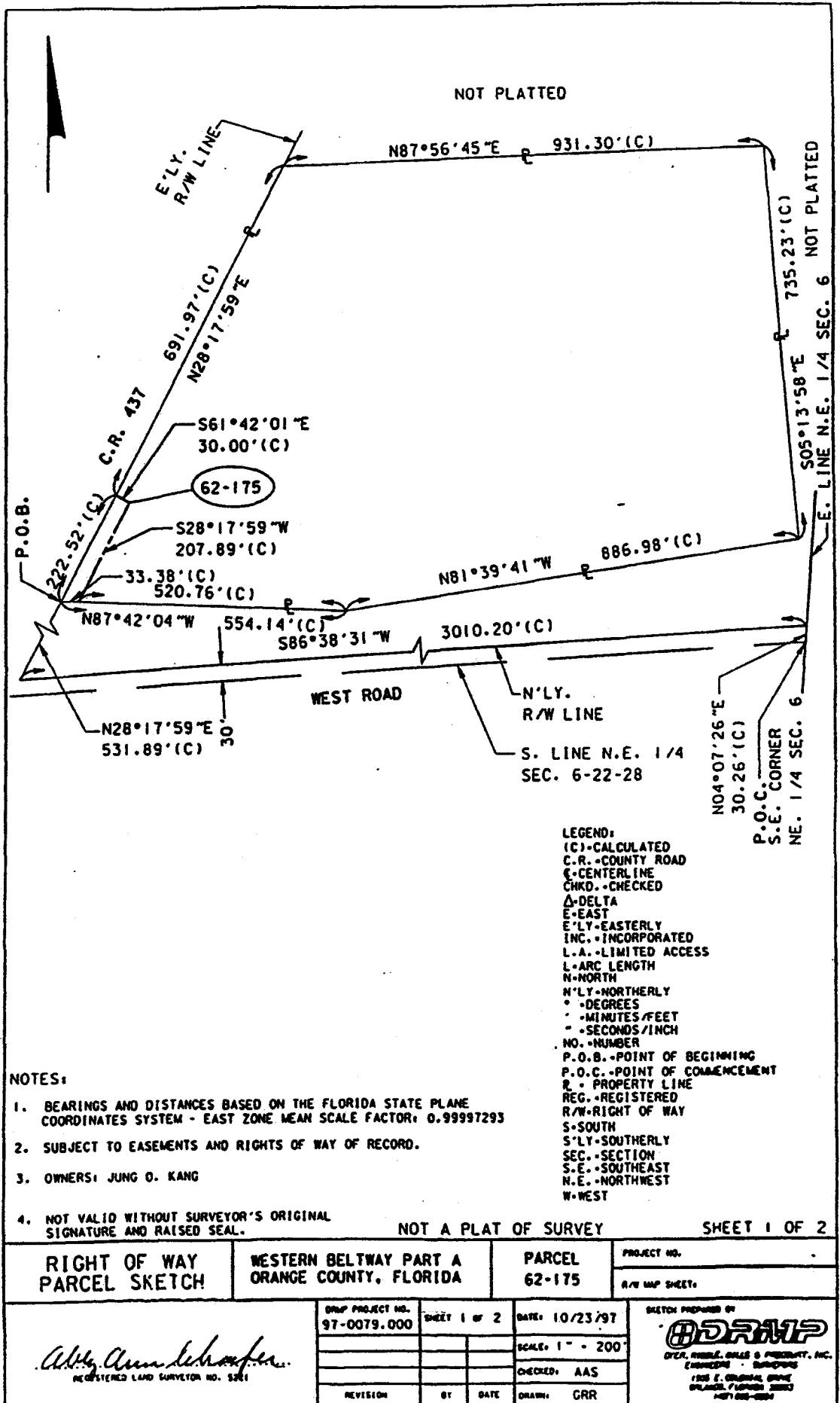
REVISION	BY	DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
DATE: MARCH 16, 2020
PROJECT NO.: D08-01
DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
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**ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD 429
SECTION 75320-6460-602/603**

PARCEL 62-175 RIGHT-OF-WAY

LEGAL DESCRIPTION

A portion of the North 1/2 of Section 6, Township 22 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the southeast corner of the Northeast 1/4 of said Section 6; thence run North 04°07'26" East along the east line of the Northeast 1/4 of said Section 6 a distance of 30.26 feet to an intersection with the northerly right of way line of West Road (as now established); thence departing said east line of the Northeast 1/4 of Section 6 run South 86°38'31" West along said northerly right of way line of West Road a distance of 3,010.20 feet to an intersection with the easterly right of way line of County Road 437; thence departing said northerly right of way line of West Road run North 28°17'59" East along said easterly right of way line of County Road 437 a distance of 531.89 feet for a POINT OF BEGINNING; thence continue North 28°17'59" East along said easterly right of way line a distance of 222.52 feet; thence departing said easterly right of way line run South 61°42'01" East a distance of 30.00 feet; thence run South 28°17'59" West a distance of 207.89 feet; thence run North 87°42'04" West a distance of 33.38 feet to the POINT OF BEGINNING.

Containing 6,456 square feet, more or less.

October 24, 1997

SHEET 2 OF 2

**CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 SR 429
 PROJECT NO. 429-603
 PARCEL 62-176 - PORTION (PARTIAL 1)**

**PURPOSE: RIGHT OF WAY TRANSFER
 TO ORANGE COUNTY
 ESTATE: FEE SIMPLE**

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 6"X6" CONCRETE MONUMENT AS SHOWN ON THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY RIGHT OF WAY MAP FOR WESTERN BELTWAY (SR 429), PROJECT NUMBER 75320-6460-602/603; THENCE SOUTH 86°38'31" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 967.93 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 03°21'29" WEST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING; THENCE SOUTH 86°38'31" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 308.54 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN NORTH 05°13'58" WEST, A DISTANCE OF 40.02 FEET TO THE INTERSECTION WITH THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF WEST ROAD AS SHOWN ON SAID MAP; THENCE THE FOLLOWING TWO COURSES ALONG SAID PROPOSED RIGHT OF WAY LINE; RUN NORTH 86°38'31" EAST, A DISTANCE OF 240.88 FEET; THENCE SOUTH 77°11'15" EAST, A DISTANCE OF 71.81 FEET; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, RUN SOUTH 03°21'29" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,678 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 1 OF 3

FOR: CENTRAL FLORIDA
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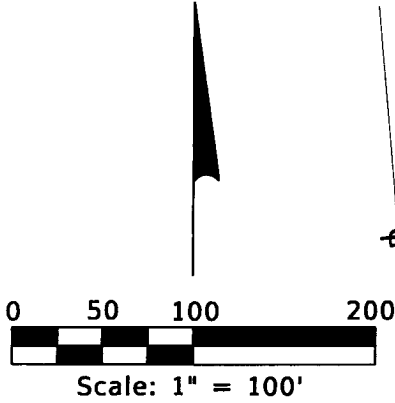
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PURPOSE: RIGHT OF WAY TRANSFER
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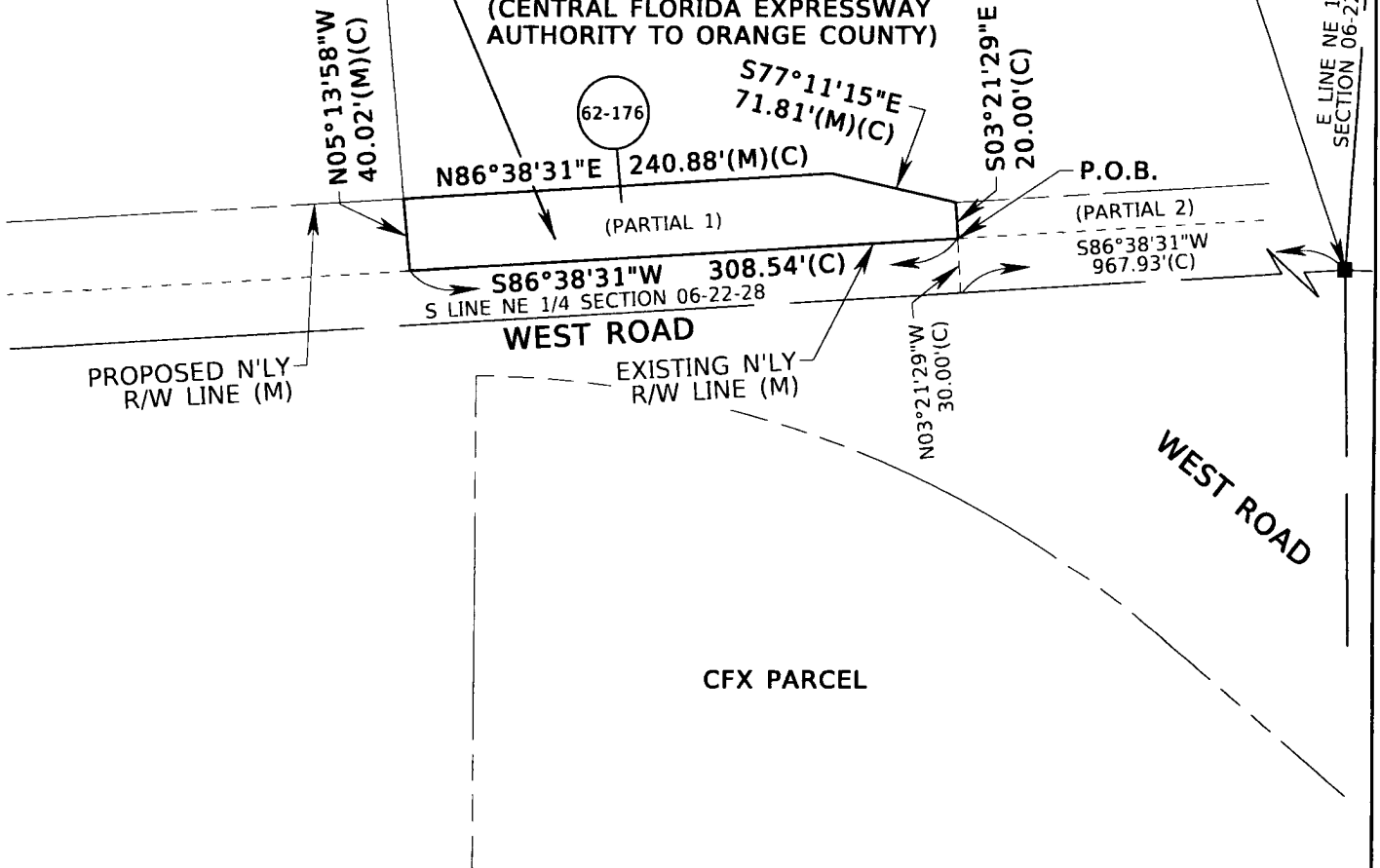


CITY OF OCOEE

TRACT 1
 FOUNTAINS WEST
 PB 72, PG 111

P.O.C.
 FND 6"X6" CM
 SE COR OF THE NE 1/4
 SECTION 06-22-28
 (AS SHOWN ON CFX RWM
 FOR WESTERN BELTWAY,
 (SR 429) PROJECT NO.
 75320-6460-602/603)

R/W TRANSFER AREA= 11,678 SF
 (CENTRAL FLORIDA EXPRESSWAY
 AUTHORITY TO ORANGE COUNTY)



SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR GENERAL NOTES AND LEGEND

SHEET 2 OF 3

FOR: CENTRAL FLORIDA
 EXPRESSWAY AUTHORITY
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2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28 EAST, HAVING A BEARING OF SOUTH 86°38'31" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 3 OF 3

			I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.
REVISION	BY	DATE	H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 DATE: MARCH 16, 2020
 PROJECT NO.: D08-01
 DRAWN: RTS CHECKED: RJH

SR 429
CFX PROJECT NO.
429-603


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