

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

COUNTY DEED

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

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

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number(s):

Unassigned

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

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

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

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

(Official Seal)

ORANGE COUNTY, FLORIDA
By Board of County Commissioners

By: _____
Jerry L. Demings,
Orange County Mayor

Date: _____

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

By: _____
Deputy Clerk

Printed Name _____

Schedule "A"

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

Rec Fee: \$35.50

Deed Doc Tax: \$0.00

Intangible Tax: \$0.00

Mortgage Stamp: \$0.00

Martha O. Haynie, Comptroller

Orange County, FL

PU - Ret To: FIDELITY TITLE & GUARANTY



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

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

JANUARY 7, 2010

Return to: Grantee

File No.: 2021-2231848

BY: Ann Caswell
ASSISTANT MANAGER

Project: Winter Garden-Vineland Road
Parcel: 9064

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

WARRANTY DEED

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

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

having a business address at:

("Grantor"). and

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

having a mailing address of: PO Box 1393, Orlando, FL 32802
("Grantee"),

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

See Attached Schedule "A"

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

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

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

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

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

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

Banana Bay Homeowners Association, Inc.



By: Ed Banhill, President

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Stefanie Lollis


Witness Signature

Print Name: Daniel W. Langley

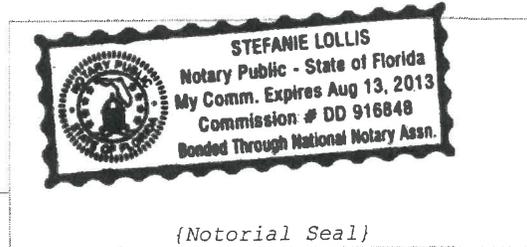
State of Florida
County of Orange

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


Notary Public

Stefanie Lollis
(Printed Name)

My Commission expires: _____



SCHEDULE "A"

Parcel No. 9064

Legal Description:

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

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

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

SHEET 1 OF 2



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

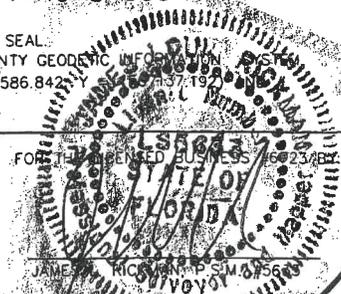
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

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

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

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



eFiled in the Office of Clerk of Court, Orange County Florida 2011 Feb 28 09:02 AM Lydia Gardner

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

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

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

Petitioner,

vs.

PARCELS: 1065, 1065A,
9065 and 8065

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

Respondent.

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



STIPULATED FINAL JUDGMENT

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

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

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

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

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

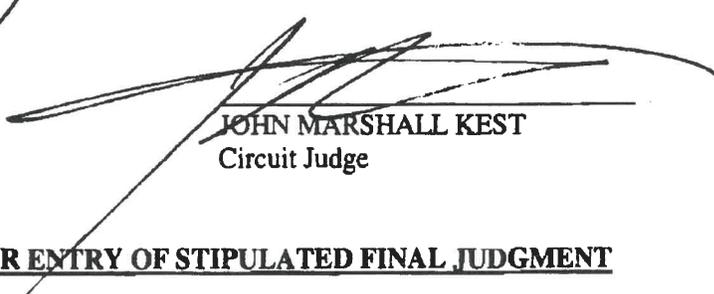
ORDERED that title to the following described property, to wit:

SEE ATTACHMENT "A"

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

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

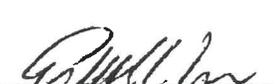
28 day of February, 2011.



JOHN MARSHALL KEST
Circuit Judge

JOINT MOTION FOR ENTRY OF STIPULATED FINAL JUDGMENT

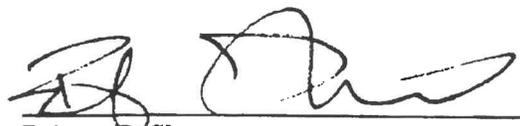
The parties by and through the undersigned, respectfully move for the entry of the foregoing Stipulated Final Judgment.



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



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



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

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

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

CERTIFICATE OF SERVICE

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



Attorney/~~Judicial Assistant~~

SCHEDULE "A"

Parcel No. 1065

Legal Description:

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

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

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

ATTACHMENT A

SHEET 1 OF 4

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



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

SURVEYOR'S NOTES:

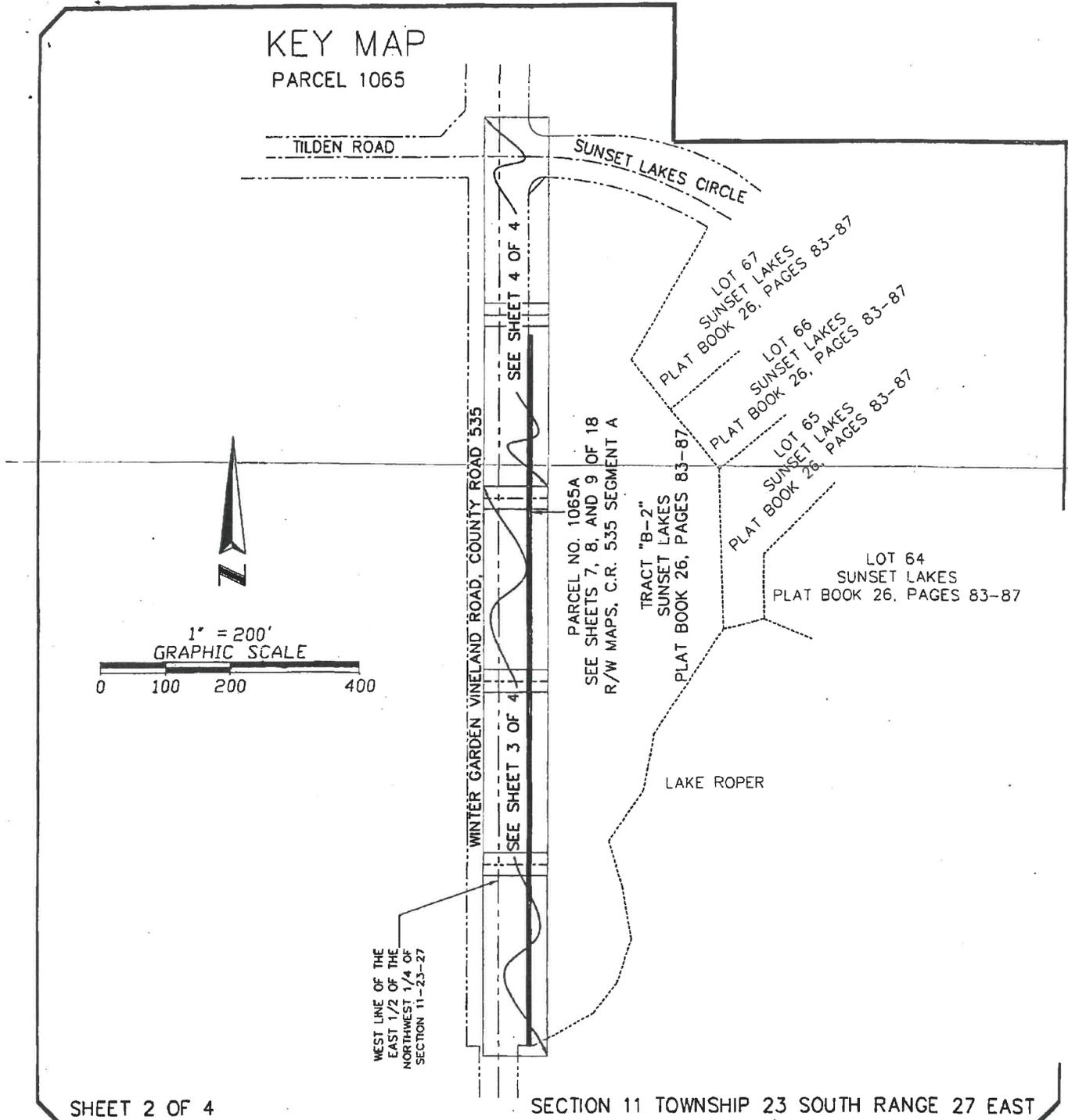
SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.872, Y = 1491264.527) AND MONUMENT # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

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

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





ALLEN COMPANY
Professional Surveyors & Mappers

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

LEGEND:

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

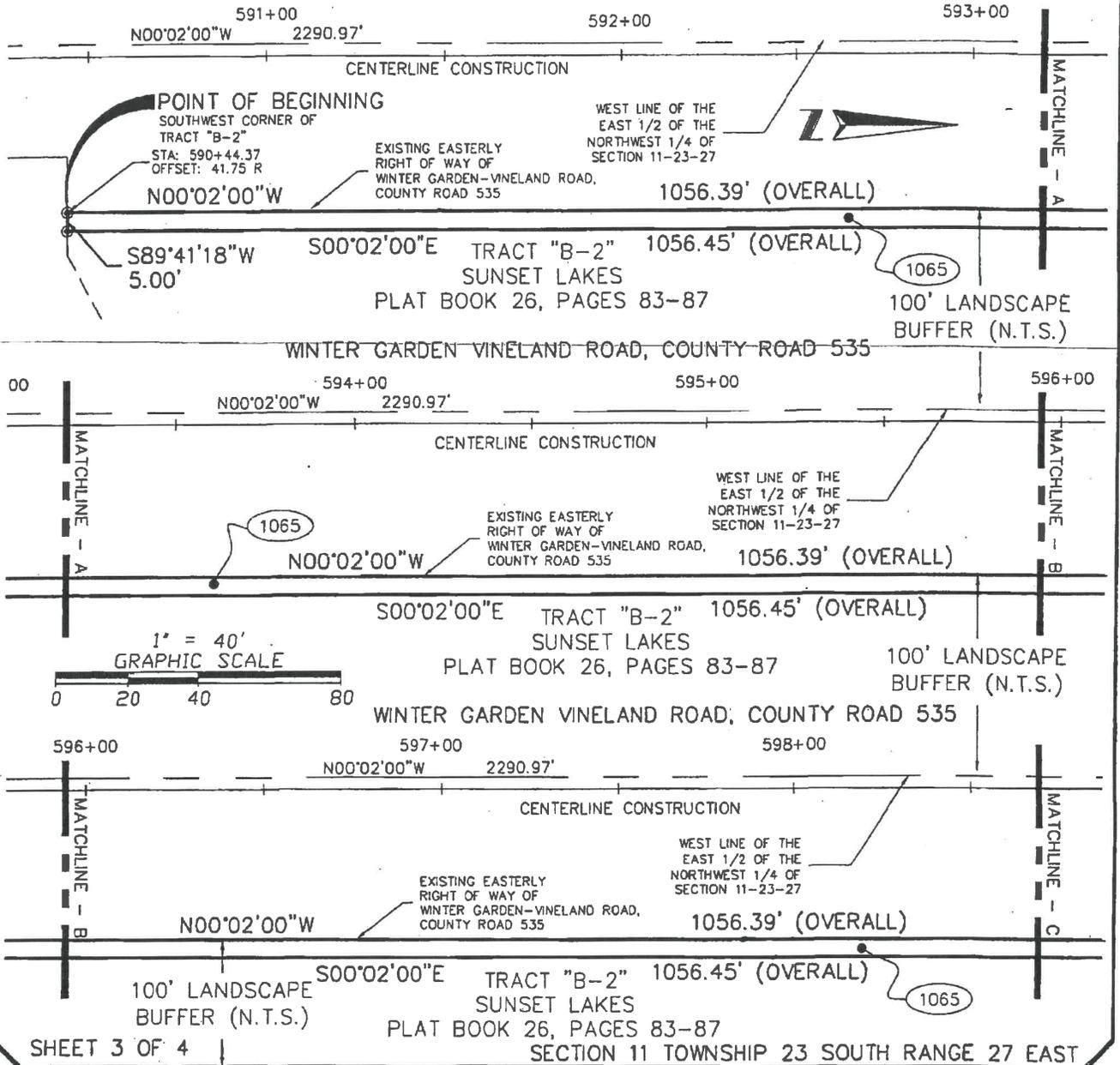
JOB NO. _____ 24275	CALCULATED BY: _____ RT
DATE: _____ 03-07-06	DRAWN BY: _____ SM/BD
SCALE: _____ 1" = 200 FEET	CHECKED BY: _____ JLR
FIELD BY: _____ N/A	

**COUNTY ROAD 535
SEGMENT A**

SKETCH OF DESCRIPTION

Parcel No. 1065

WINTER GARDEN VINELAND ROAD, COUNTY ROAD 535



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

LEGEND:

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

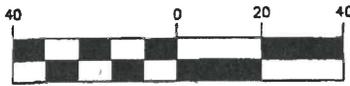
JOB NO. 24275	CALCULATED BY: RT
DATE: 03-07-06	DRAWN BY: SM/BD
SCALE: 1" = 40 FEET	CHECKED BY: J.R
FIELD BY: N/A	

COUNTY ROAD 535
 SEGMENT A

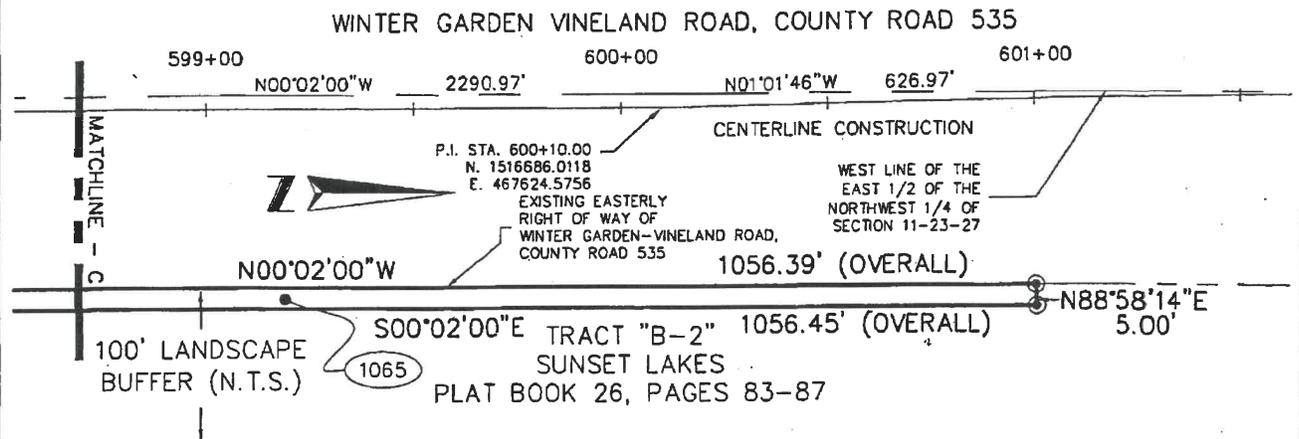
SKETCH OF DESCRIPTION

Parcel No. 1065

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



SHEET 4 OF 4

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST

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

LEGEND:

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

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

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

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

COUNTY ROAD 535
SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 1065

FEE SIMPLE

Parcel 1065: the interest being acquired is fee simple.

SCHEDULE "A"

Parcel No. 1065A

Legal Description:

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

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

Said parcel contains 208.97 square feet, more or less.

SHEET 1 OF 2



ALLEN & COMPANY
Professional Surveyors & Mappers

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

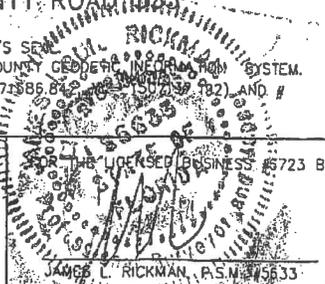
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 47386.842, Y = 149126.452) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

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

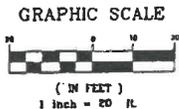
CALCULATED BY: RT
 DRAWN BY: BD
 CHECKED BY: JLR



JAMES L. RICKMAN, P.S.M. #7533
 STATE OF FLORIDA
 COMMISSION EXPIRES 02/19/11

SKETCH OF DESCRIPTION

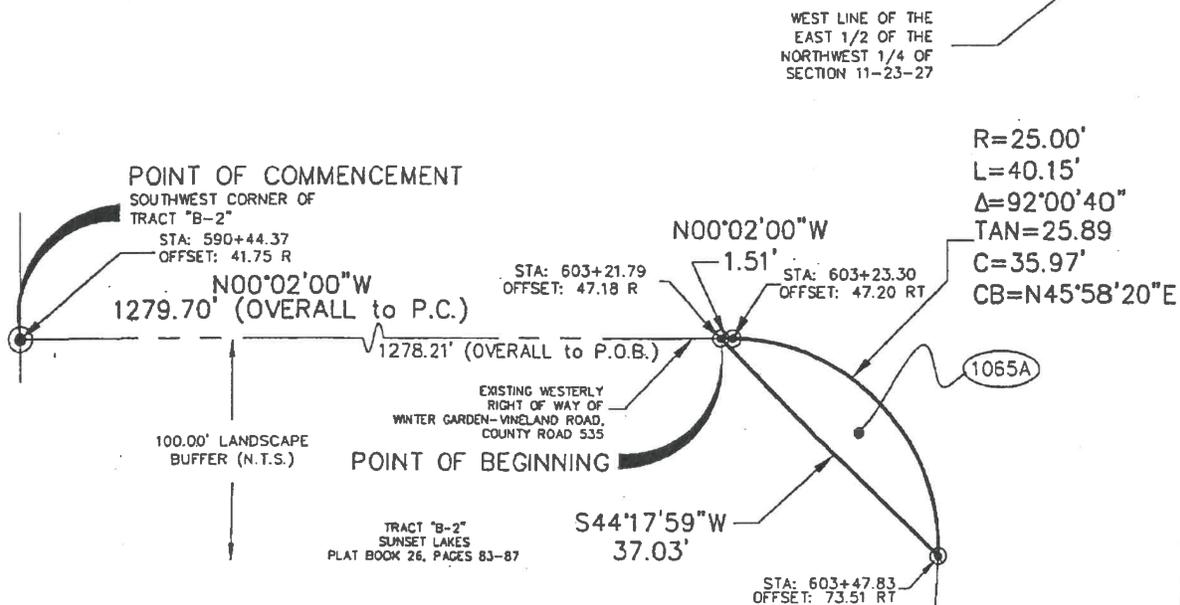
Parcel No. 1065A



WINTER GARDEN VINELAND ROAD, COUNTY ROAD 535

603+00

CENTERLINE CONSTRUCTION



SHEET 2 OF 2

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



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

LEGEND:

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

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

STA. DENOTES STATION

JOB NO. 24275
DATE: 02-19-08
SCALE: 1" = 20 FEET
FIELD BY: N/A

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

COUNTY ROAD 535
SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 1065A

FEE SIMPLE

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

SCHEDULE "A"

Parcel No. 9065

Legal Description:

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

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

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

SHEET 1 OF 6



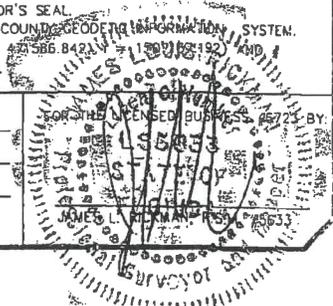
16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

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

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 475566.842, Y = 1491254.527) AND # 144 (X = 4766871.124, Y = 1491254.527) BEARING BEING N 18°24' 49" W.

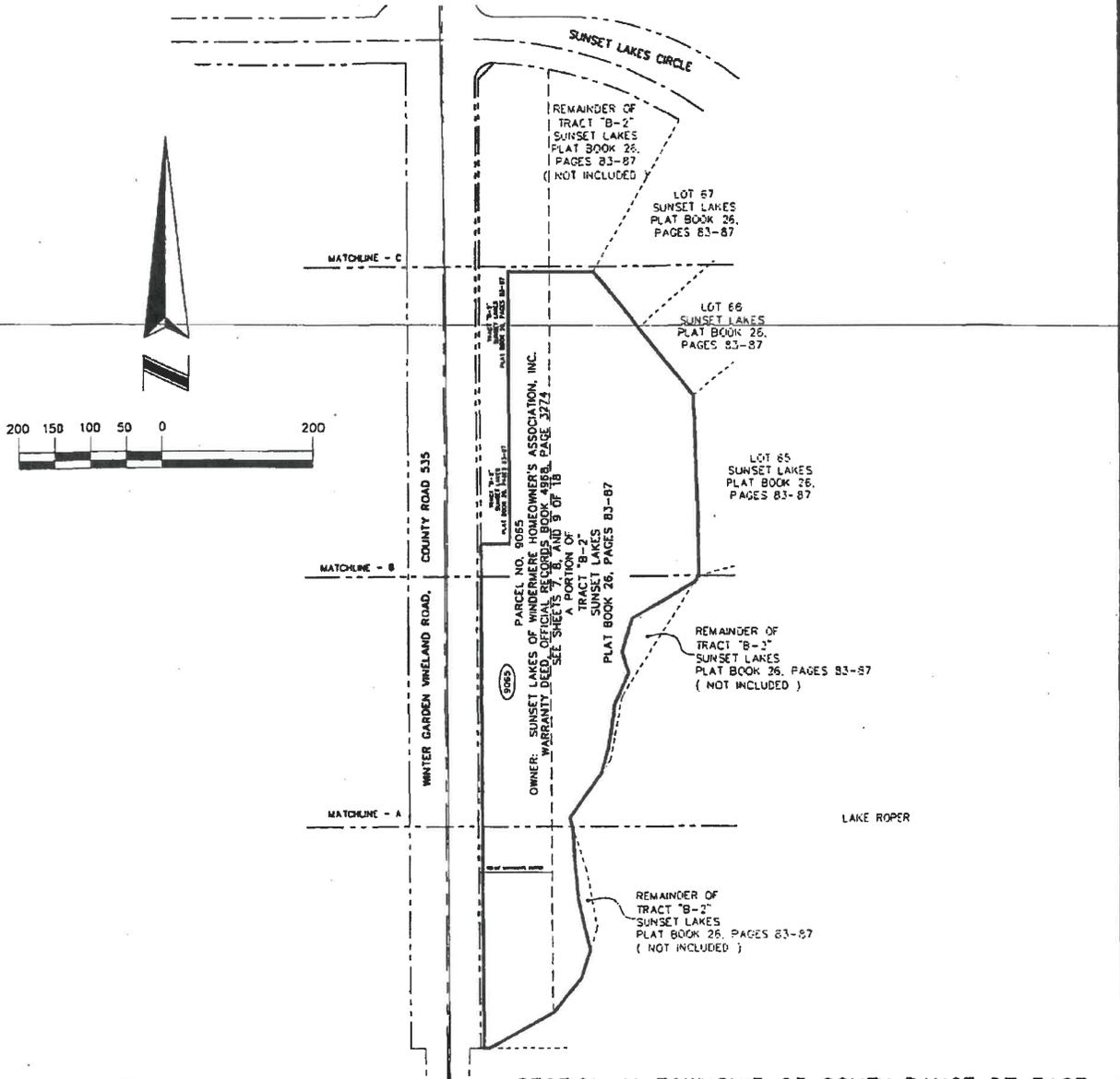
JOB NO. 24275
 DATE: 3-09-07
 SCALE: 1" = 60 FEET
 FIELD BY: N/A

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



SKETCH OF DESCRIPTION

Parcel No. 9065



SHEET 2 OF 6

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



LEGEND:

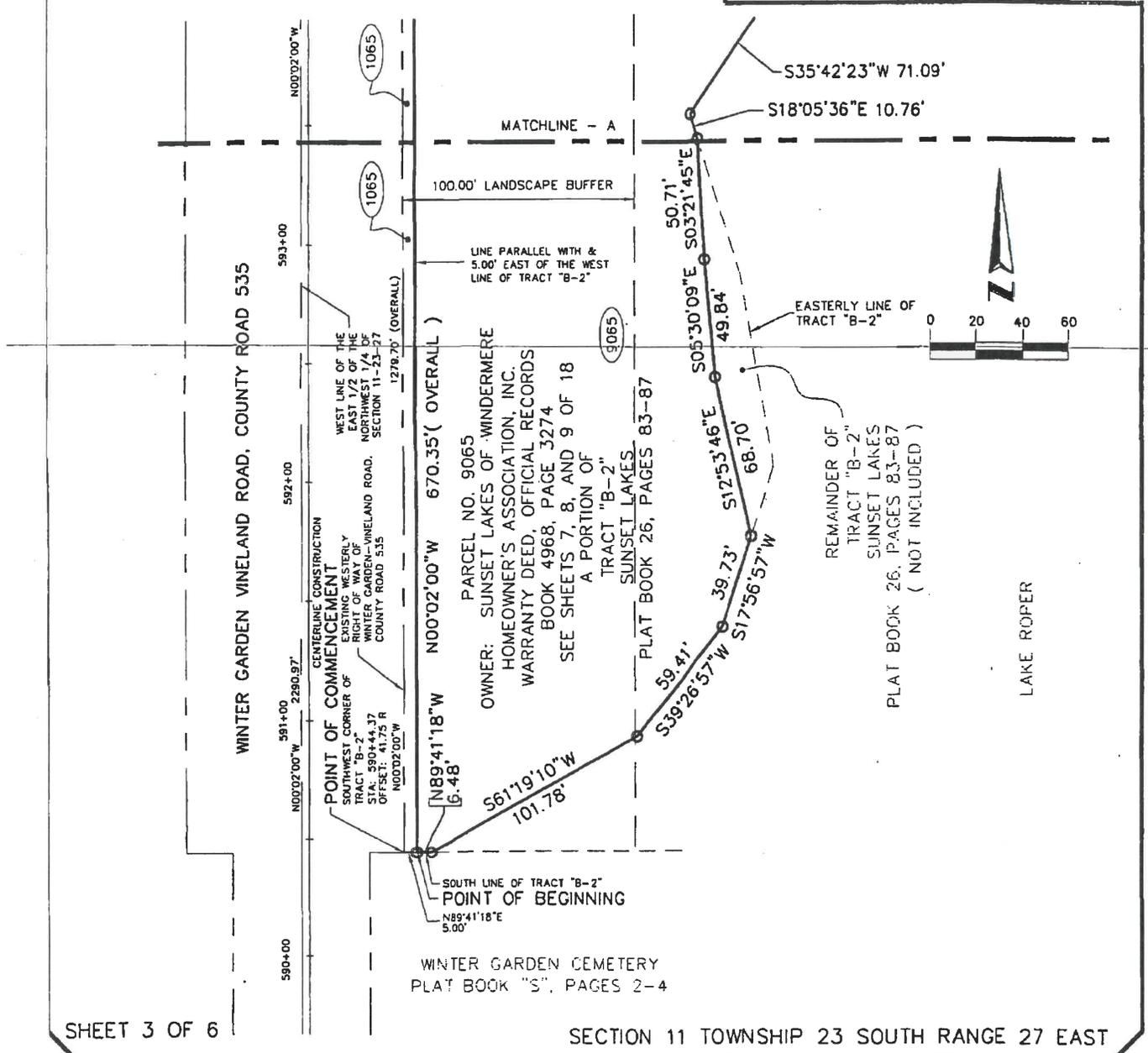
- DENOTES CHANGE IN DIRECTION STA. DENOTES STATION
- (P) DENOTES PLAT
- (C) DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- ⊙ DENOTES CENTERLINE

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

COUNTY ROAD 535
SEGMENT A

SKETCH OF DESCRIPTION

Parcel No. 9065



SHEET 3 OF 6

ALLEN COMPANY
Professional Surveyors & Mappers

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

LEGEND:

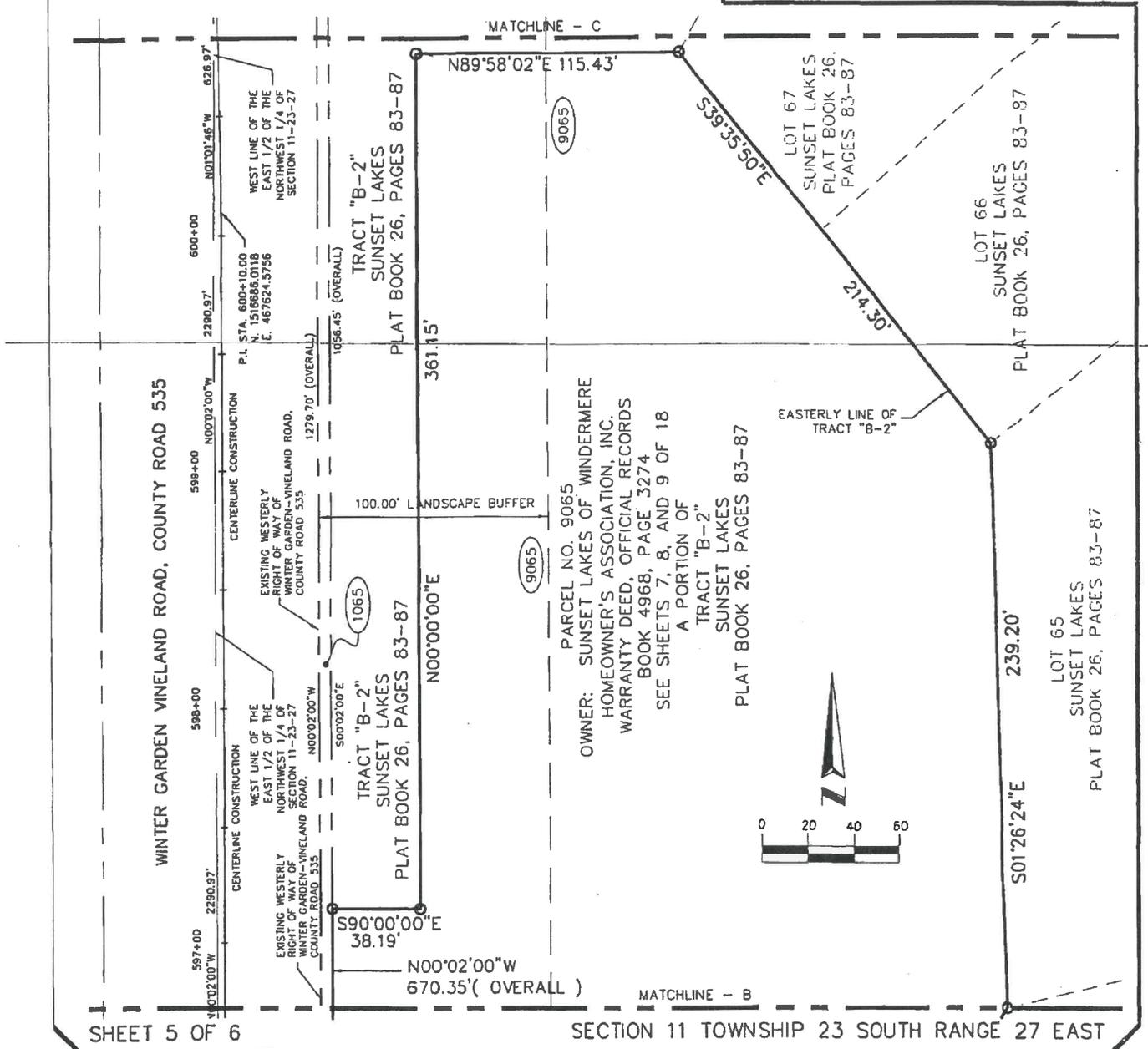
- DENOTES CHANGE IN DIRECTION STA. DENOTES STATION
- (P) DENOTES PLAT
- (C) DENOTES CALCULATED
- R/W DENOTES RIGHT OF WAY
- ⊔ DENOTES CENTERLINE

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

COUNTY ROAD 535
SEGMENT A

SKETCH OF DESCRIPTION

Parcel No. 9065



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

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

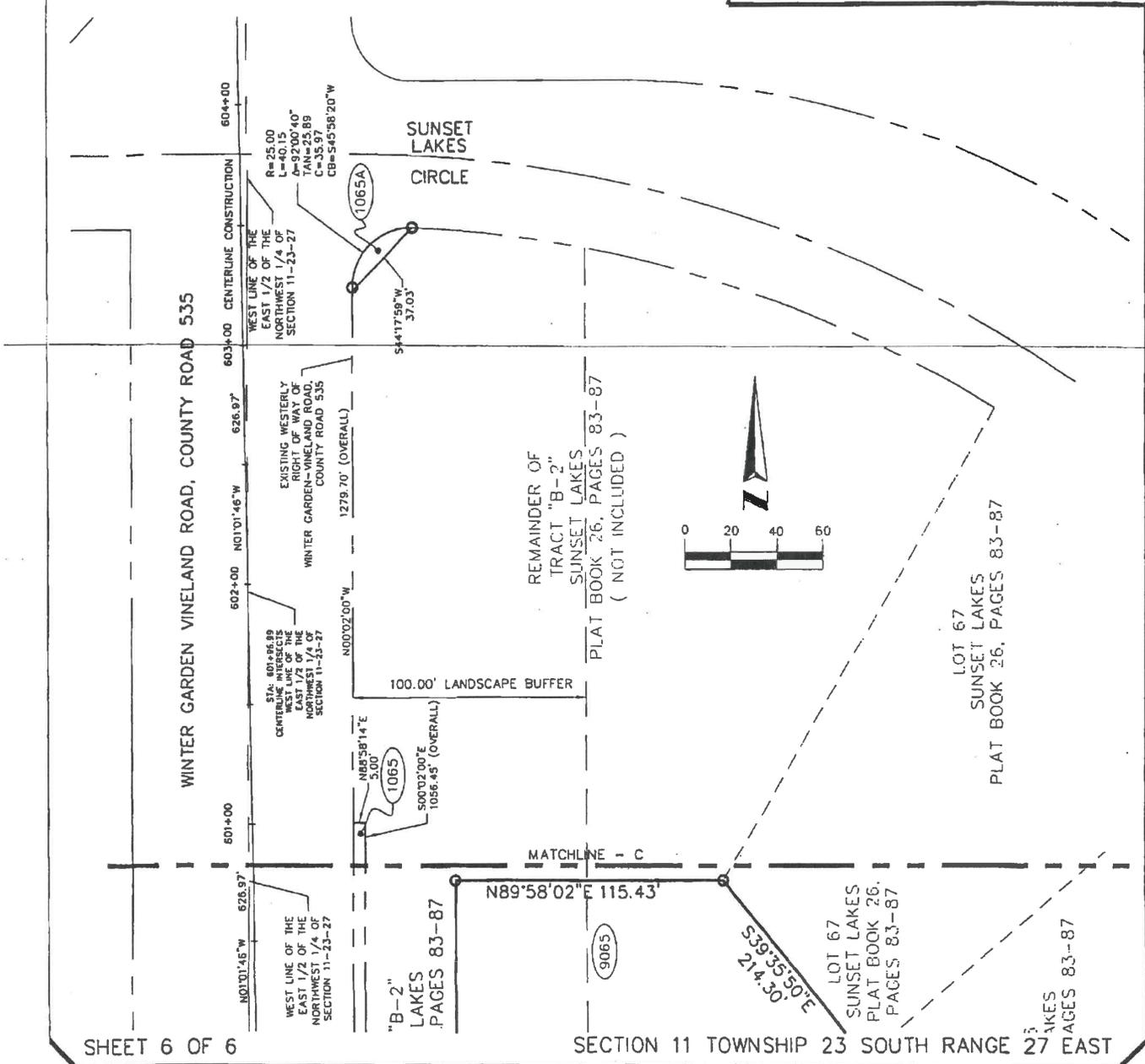
LEGEND:

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

JOB NO. _____	24275	CALCULATED BY: _____	RT
DATE: _____	03-09-07	DRAWN BY: _____	PJR
SCALE: _____	1" = 60 FEET	CHECKED BY: _____	JLR
FIELD BY: _____	N/A	COUNTY ROAD 535 SEGMENT A	

SKETCH OF DESCRIPTION

Parcel No. 9065



SHEET 6 OF 6

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



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

LEGEND:

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

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

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

COUNTY ROAD 535
 SEGMENT A

SCHEDULE "B"

CR 535 SEGMENT A PARCEL 9065

FEE SIMPLE

Parcel 9065: the interest being acquired is fee simple.

LEGAL DESCRIPTION
SCHEDULE "A"

Parcel No. 8065

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

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

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

SHEET 1 OF 2



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

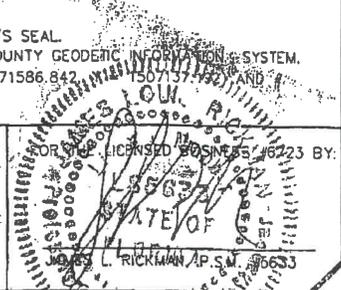
SURVEYOR'S NOTES:

SEGMENT A - COUNTY ROAD 535

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ORANGE COUNTY GEODETIC INFORMATION SYSTEM. BASED ON A LINE BETWEEN ORANGE COUNTY GIS MONUMENTS # 142 (X = 471586.842, Y = 1507137.752) AND # 144 (X = 476871.124, Y = 1491264.527) BEARING BEING N 18°24' 49" W.

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

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



SKETCH OF DESCRIPTION

PARCEL No. 8065

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

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

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

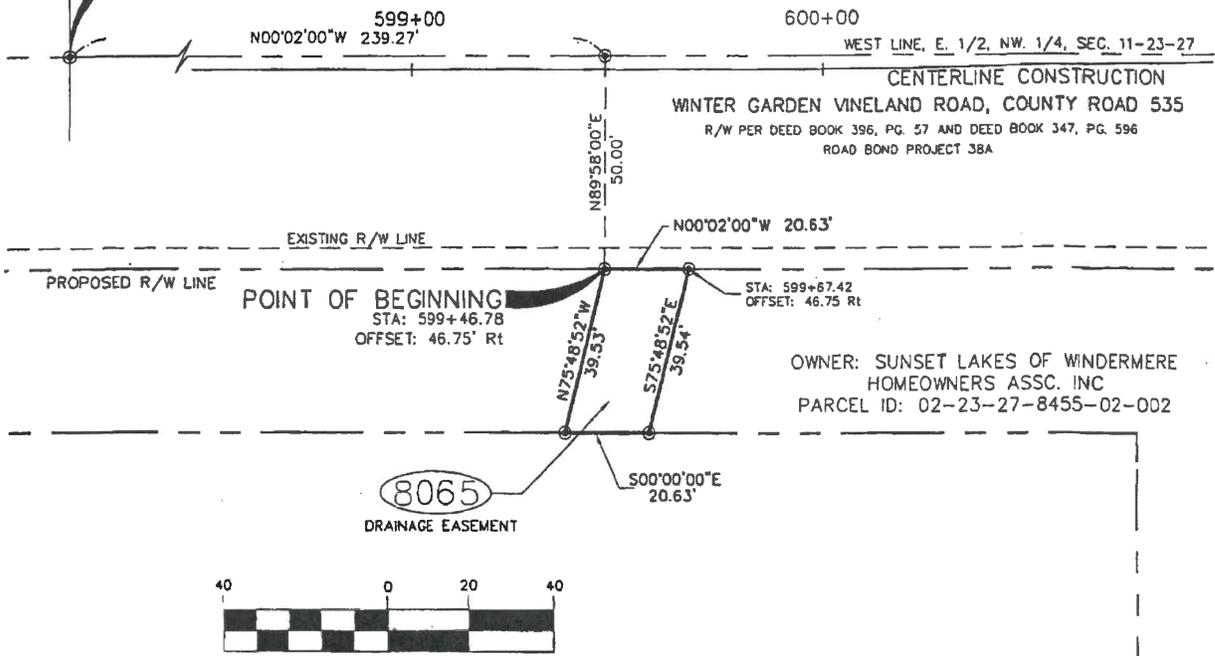
SOUTH LINE OF WINDWARD CAY EAST



EXISTING R/W LINE

POINT OF COMMENCEMENT

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



8065
DRAINAGE EASEMENT



(IN FEET)
1 inch = 40 ft.

SHEET 2 OF 2

SECTION 11 TOWNSHIP 23 SOUTH RANGE 27 EAST



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

LEGEND:

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

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

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

COUNTY ROAD 535
SEGMENT A

LEGAL DESCRIPTION

PROJECT: PARCEL 118 - CITY OF WINTER GARDEN ROAD TRANSFERS

THIS IS NOT A SURVEY

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

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

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

DESCRIPTION CONTINUED ON SHEET 2 OF 5

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

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

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

PREPARED FOR:
REAL ESTATE MANAGEMENT

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

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

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

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



DRAWING SCALE:
N/A
 COUNTY PROJECT NUMBER:
9240

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

LEGAL DESCRIPTION

PROJECT: PARCEL 118 - CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION CONTINUED:

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

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

SURVEYOR'S NOTES:

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

PREPARED FOR:
REAL ESTATE MANAGEMENT

THIS IS NOT A SURVEY

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

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

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

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

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

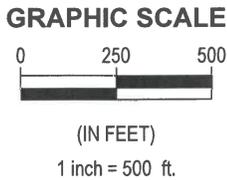
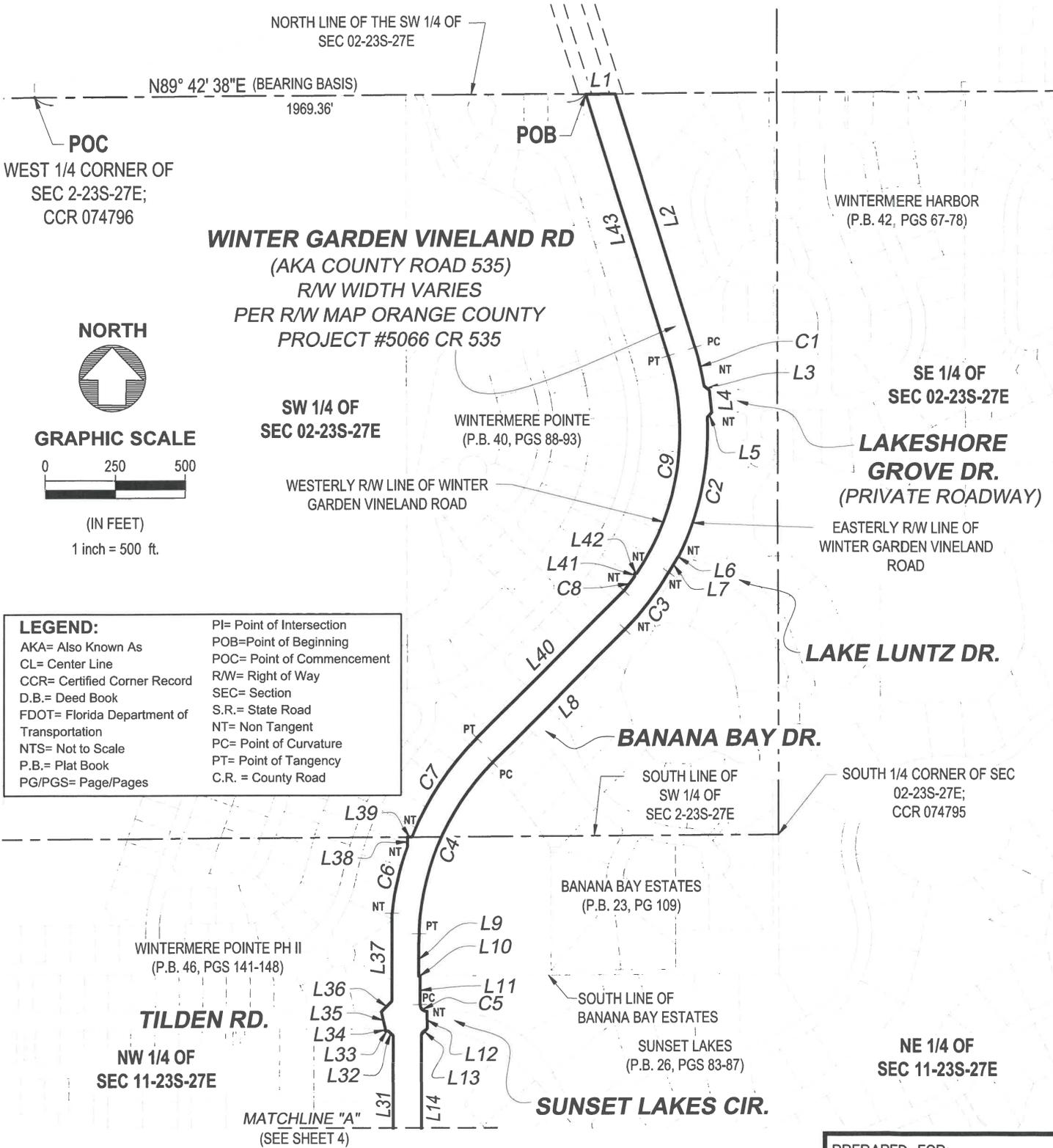


DRAWING SCALE:	N/A
COUNTY PROJECT NUMBER:	9240

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

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

SPACE ABOVE RESERVED FOR RECORDING INFORMATION



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

P:\6374\2025\US-ELY21901A_2.6519-OC Winter Garden-Vineland Rd SODs\AutoCAD Civil 3D 2022\Winter Garden-Vineland Rd Parcel 118.dwg, 10/20/2025 10:09:43 AM

THIS IS NOT A SURVEY

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

PREPARED FOR:
REAL ESTATE MANAGEMENT

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

SECTION: 2,11	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951
TOWNSHIP: 23S	
RANGE: 27E	DRAWING SCALE: 1" = 500'
SHEET 3 OF 5	

COUNTY PROJECT NUMBER: 9240

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

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

MATCHLINE "A" (SEE SHEET 3)

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

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

SUNSET LAKES
 (P.B. 26, PGS 83-87)

EASTERLY R/W LINE OF WINTER
 GARDEN VINELAND ROAD

SHOPPES AT LAKE BUTLER
 CONDOMINIUM UNIT 2

SOUTH LINE OF SUNSET
 LAKES

WINTER GARDEN CEMETERY

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

LAKE BUTLER BLVD.

WOODBIDGE
 COMMERCE CENTER

WINTER GARDEN CEMETERY

NORTH



GRAPHIC SCALE



(IN FEET)

1 inch = 500 ft.

LEGEND:

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

THIS IS NOT A SURVEY

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

PREPARED FOR:
 REAL ESTATE MANAGEMENT

FIELD DATE: N/A	DATE: 09/04/2025	SECTION: 2,11	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951		DRAWING SCALE: 1" = 500'
DRAWN BY: JFM / TW (WSP)	REVISIONS:	TOWNSHIP: 23S			COUNTY PROJECT NUMBER
CHECKED BY: C. GARDINER	10/20/2025	RANGE: 27E			9240
APPROVED BY: D. WHITTAKER		SHEET 4 OF 5			

P:\6374\2025\US-FL\21901A_2.6519-OC Winter Garden-Vineland Rd SODs\AutoCAD Civil 3D 2022\Winter Garden-Vineland Rd Parcel 118.dwg, 10/20/2025 10:09:54 AM

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

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

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

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

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

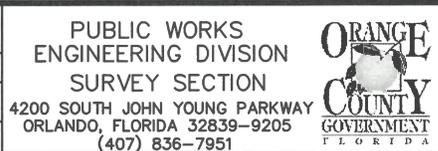
THIS IS NOT A SURVEY

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

PREPARED FOR:
REAL ESTATE MANAGEMENT

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

SECTION: 2,11	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7951
TOWNSHIP: 23S	
RANGE: 27E	DRAWING SCALE: N/A COUNTY PROJECT NUMBER 9240
SHEET 5 OF 5	



P:\6374\2025\US-ELY21901A_26519-OC Winter Garden-Vineland Rd SODs\AutoCAD Civil 3D 2022\Winter Garden-Vineland Rd Parcel 118.dwg, 10/20/2025 10:10:00 AM

LEGAL DESCRIPTION

PROJECT: PARCEL 119 - CITY OF WINTER GARDEN ROAD TRANSFERS

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION:

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

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

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

SURVEYOR'S NOTES:

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

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

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

THIS IS NOT A SURVEY

NOT VALID WITHOUT SHEET 2 OF 2

PREPARED FOR:
REAL ESTATE MANAGEMENT

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

DATE:	04/17/2025
REVISIONS:	10/20/2025

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

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



DRAWING SCALE:	N/A
COUNTY PROJECT NUMBER:	9240

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

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

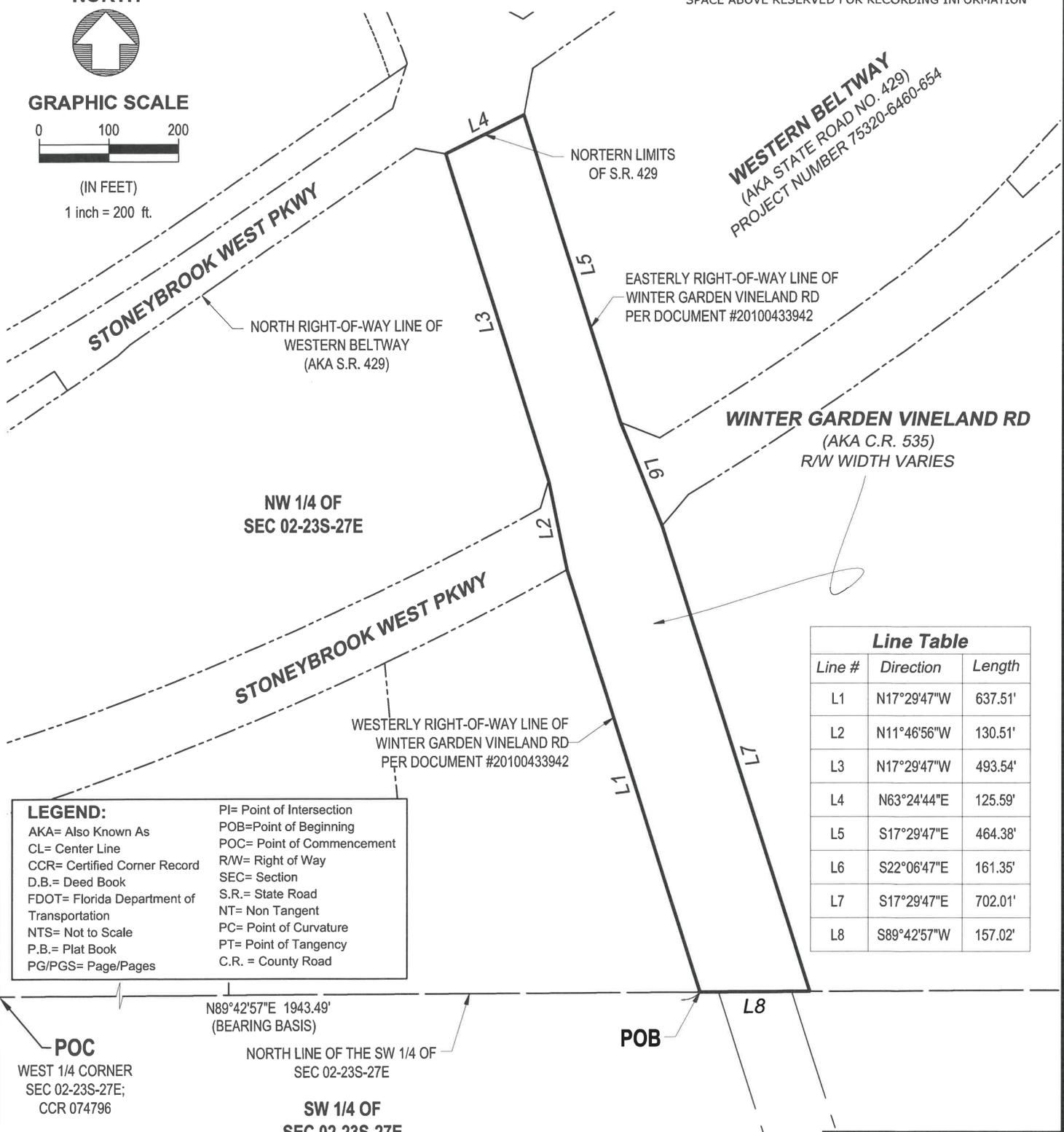
NORTH



GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.



P:\0374\2025\US-EL\Y21901A_2.0519-OC Winter Garden-Vineland Rd SODS\AutoCAD Civil 3D 2022\Winter Garden-Vineland Rd Parcel 119.dwg, 10/20/2025 10:08:45 AM

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

STONEYBROOK WEST PKWY

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

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

N89°42'57"E 1943.49'
 (BEARING BASIS)

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

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

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

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

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

PREPARED FOR:
 REAL ESTATE MANAGEMENT

THIS IS NOT A SURVEY

NOT VALID WITHOUT SHEET 1 OF 2

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