



Interoffice Memorandum

September 14, 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 between Central Florida Expressway Authority  
and Orange County for West Road**

On June 21, 2022, the Board approved and executed the Right of Way Transfer and Continuing Maintenance Agreement between Central Florida Expressway Authority (CFEA) and Orange County (County).

The CFEA has prepared a Deed for transfer of Right of Way for West Road from the County to CFEA and is requesting the County to execute the Quit Claim Deed for portions of West Road per the terms of the Agreement.

In accordance with Florida Statutes, a Quit Claim Deed has been prepared which transfers interest over portions of West Road to CFEA. Approval of this Deed transfers the right of way for that portion of West Road to CFEA.

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

**Action Requested: Approval and execution of County Deed for West Road Right of Way to Central Florida Expressway Authority and approval to record the Deed for West Road Right of Way. District 2.**

EA/GS/rs

Attachment(s)

BCC Mtg. Date: September 27, 2022

**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

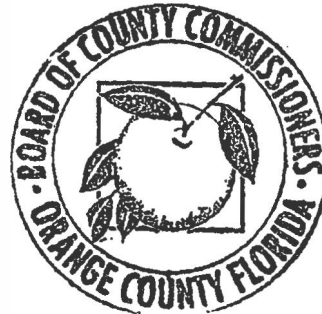
ATTEST: Phil Diamond, CPA, County  
Comptroller, Clerk to the Board of County  
Commissioners

By: Katie Smith  
Deputy Clerk

Print Name: Katie Smith

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

Date: September 27, 2022



**EXHIBIT "A"**  
**Legal Description of 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**  
**PARCEL 62-100**



**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.



Scale: 1" = 100'

701.16'(C)  
E LINE SE 1/4 SECTION 06-22-28

WEST ROAD

705.06'(C)

EXISTING EAST R/W LINE (M)

WESTERN BELTWAY  
(SR 429)

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

WESTERN BELTWAY  
(SR 429)

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  
PARCEL 62-100



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	NT	= NON TANGENT
	AUTHORITY	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
CM	= CONCRETE MONUMENT	PG	= PAGE
COR	= CORNER	PL	= PROPERTY LINE
(D)	= DEED	P.O.B.	= POINT OF BEGINNING
Δ	= DELTA	P.O.C.	= POINT OF COMMENCEMENT
FDOT	= FLORIDA DEPARTMENT OF	PT	= POINT OF TANGENCY
	TRANSPORTATION	R	= RADIUS
FND	= FOUND	R/W	= RIGHT OF WAY
L	= LENGTH	(RWM) OR (M)	= RIGHT OF WAY MAP
LA	= LIMITED ACCESS	SEC	= SECTION
ORB	= OFFICIAL RECORDS BOOK	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	
REVISION		BY	DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SR 429	
DATE: MARCH 16, 2020		CFX PROJECT NO.	
PROJECT NO.: D08-01		429-603	
DRAWN: RTS CHECKED: RJH		PARCEL 62-100	
		 <b>GEODATA CONSULTANTS, INC.</b> 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

### 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**  
**PARCEL 62-100**



**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

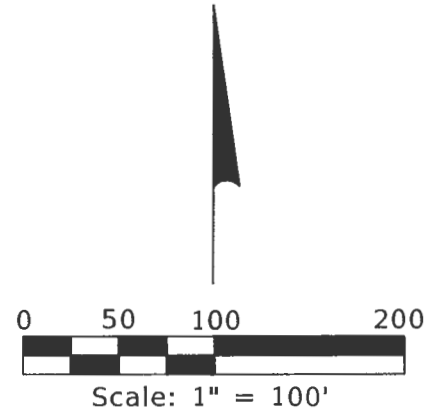


CENTRAL FLORIDA EXPRESSWAY AUTHORITY  
SR 429  
PROJECT NO. 429-603  
PARCEL 62-100 - PORTION

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



958.32'(C)

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

WEST ROAD

WESTERN BELTWAY  
(SR 429)

WESTERN BELTWAY  
(SR 429)

SECTION 06, TOWNSHIP 22 SOUTH,  
RANGE 28 EAST

EXISTING WEST R/W LINE (M)

500°53'06"E

EXISTING EAST R/W LINE (M)

SECTION 05, TOWNSHIP 22 SOUTH,  
RANGE 28 EAST

N'E'LY 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"

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

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

LA R/W LINE

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  
PARCEL 62-100



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'E'LY	= 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 33-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.	
		8-12-2021	
REVISION		BY	DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SR 429 CFX PROJECT NO. 429-603 PARCEL 62-100	
DATE: MARCH 16, 2020		GEODATA CONSULTANTS, INC.	
PROJECT NO.: D08-01		SURVEYING & MAPPING	
DRAWN: RTS CHECKED: RJH		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

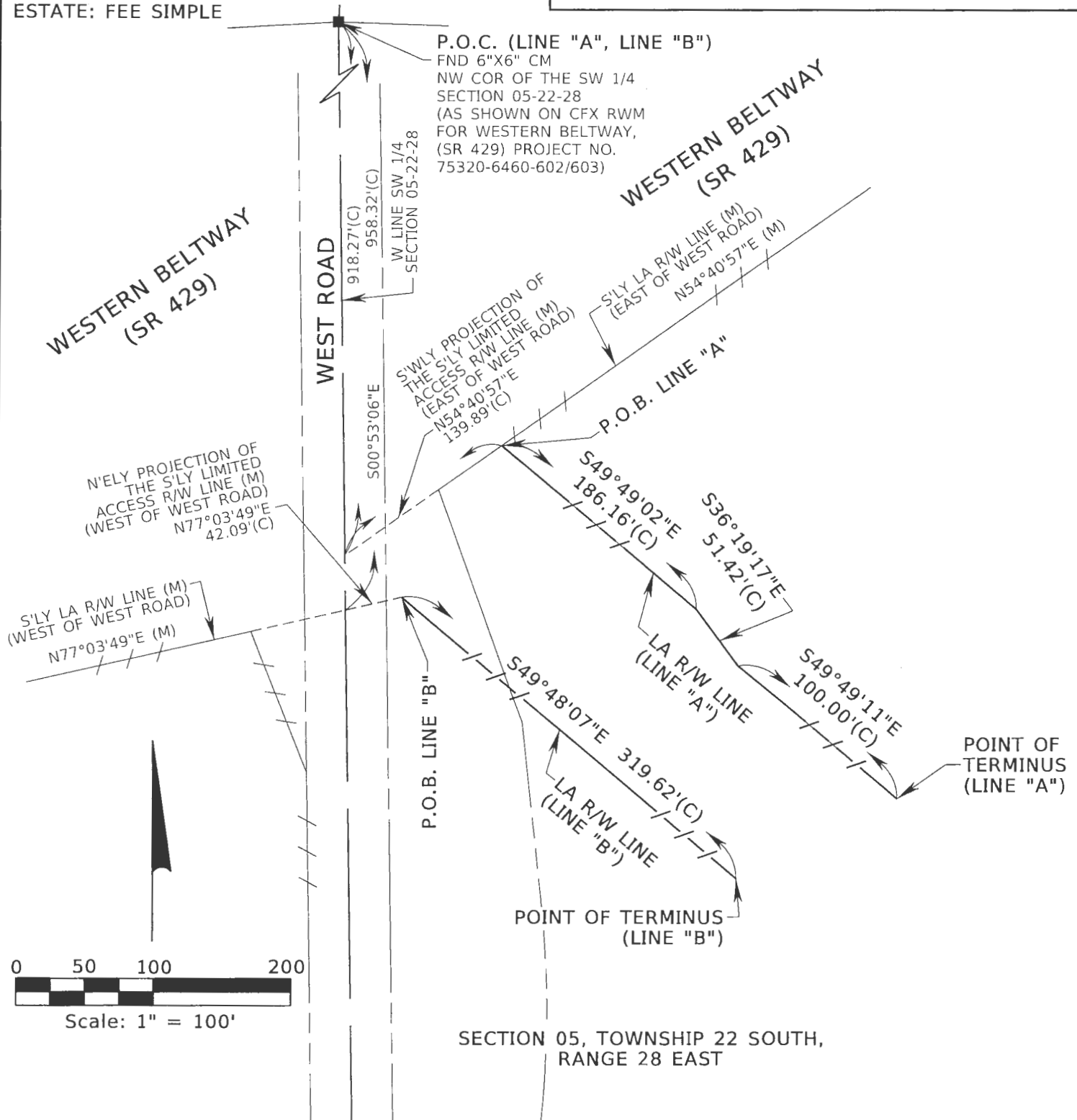
LAKE MARY, FLORIDA 32746

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

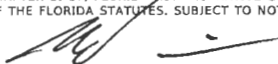

AC	= ACRES	N'LY	= NORTHERLY
(C)	= CALCULATED	N'ELY	= NORTHEASTERLY
CB	= CHORD BEARING	NO.	= NUMBER
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	NT	= NON TANGENT
CH	= CHORD LENGTH	PB	= PLAT BOOK
CM	= CONCRETE MONUMENT	PC	= POINT OF CURVATURE
COR	= CORNER	PG	= PAGE
(D)	= DEED	PL	= PROPERTY LINE
Δ	= DELTA	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
		S'WLY	= SOUTHWESTERLY
		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.	
				
			8-12-2021	
REVISION			BY	DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY			SR 429 CFX PROJECT NO. 429-603 PARCEL 62-161	
DATE: <u>OCTOBER 29, 2020</u>				
PROJECT NO.: <u>D08-01</u>			GEODATA CONSULTANTS, INC.	
DRAWN: <u>RTS</u> CHECKED: <u>RJH</u>			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**  
**PARCEL 62-172**



**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

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**  
**PARCEL 62-172**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 S INTERNATIONAL PKWY

SUITE 2401

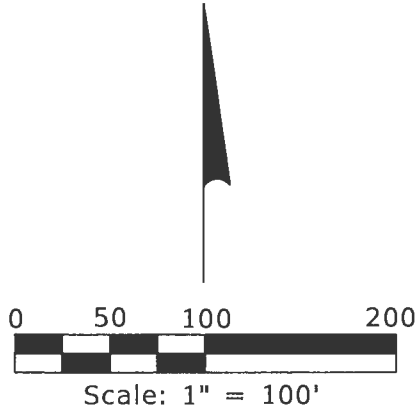
LAKE MARY, FLORIDA 32746

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

POINT OF TERMINUS  
(LINE "B")

CFX PARCEL

$N57^{\circ}50'47''W$   
 $126.00'$  (C)

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

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTIONS  
SEE SHEET 4 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  
PARCEL 62-172



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

SHEET 3 OF 4



## SKETCH OF DESCRIPTION

### LEGEND AND ABBREVIATIONS

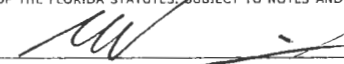

AC	= ACRES	N'LY	= NORTHERLY
(C)	= CALCULATED	NO.	= NUMBER
CB	= CHORD BEARING	NT	= NON TANGENT
CFX	= CENTRAL FLORIDA EXPRESSWAY AUTHORITY	PB	= PLAT BOOK
CH	= CHORD LENGTH	PC	= POINT OF CURVATURE
CM	= CONCRETE MONUMENT	PG	= PAGE
COR	= CORNER	PL	= PROPERTY LINE
(D)	= DEED	P.O.B.	= POINT OF BEGINNING
Δ	= 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.	
		 8-12-2021	
REVISION		BY	DATE
FOR: CENTRAL FLORIDA EXPRESSWAY AUTHORITY		SR 429 CFX PROJECT NO. 429-603 PARCEL 62-172	
DATE: MARCH 16, 2020		 GEODATA CONSULTANTS, INC.	
PROJECT NO.: D08-01		SURVEYING & MAPPING	
DRAWN: RTS CHECKED: RJH		1349 S INTERNATIONAL PKWY SUITE 2401 LAKE MARY, FLORIDA 32746	
		VOICE: (407) 732-6965 FAX: 878-0841 LAND SURVEYOR BUSINESS LICENSE NO. 6556	