



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: February 27, 2023

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

THROUGH: Mindy T. Cummings, Manager *MTL*
Real Estate Management Division

FROM: Anmber Ayub, Program Manager – Right-of-Way *AK/MTL*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

DIVISION: **Real Estate Management Division**
Phone: (407) 836-7090

ACTION REQUESTED: Approval and execution of Resolution and authorization to initiate condemnation proceedings.

PROJECT: Texas Avenue RCA (Oak Ridge Rd to Holden Ave)

District 6

PURPOSE: To allow the acquisition of twelve fee simple parcels, eleven Temporary Construction Easements, and one Temporary Demolition Easement required for roadway improvements.

ITEM: Resolution
(Parcels 1003, 1006A/1006B/7006/1007, 1009/7009, 7011, 1012/7012, 7014, 7015A/7015B, 1049, 1055/7055, 1056/7056, 1057/7057, 1060, 1064/7064A/7064B)

APPROVALS: Real Estate Management Division
Public Works Engineering

REMARKS: This is the fifth submittal of parcels for this project to be acquired through eminent domain.

MAR 21 2023

Upon a motion by Commissioner Uribe, seconded by Commissioner Moore, and carried with all present members voting AYE by voice vote; the Board adopted the following:

RESOLUTION

WHEREAS, during FY 03/04, the Board approved the project known as Texas Avenue to improve the existing roadway, add sidewalks and turn lanes, address the drainage problems, and improve the traffic flow as outlined in the staff report attached as Exhibit "A"; and

WHEREAS, in connection with the construction, repair and maintenance of the Texas Avenue project by Orange County, a charter county and political subdivision of the State of Florida, it is necessary that said County have the required areas for roadway purposes and it is necessary and in the public interest that there be acquired the required fee simple, temporary construction easement, and temporary demolition easement interests in certain lands for proper construction and maintenance of the above road in the County's Road System; and

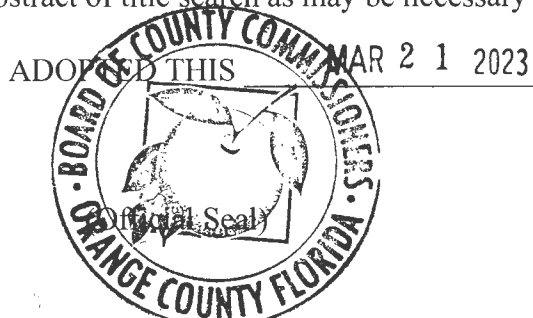
WHEREAS, efforts to purchase said lands from the owner of said lands have been unsuccessful to date.

NOW THEREFORE, BE IT RESOLVED by Orange County, a charter county and political subdivision of the State of Florida, by and through the Board of County Commissioners of said County, that the acquisition of the required fee simple, temporary construction easement, and temporary demolition easement interests in the required lands necessary for roadway purposes has been found to be and is hereby found to be necessary, practical, and to the best interest of Orange County, Florida, and the people of said County, and the same is for a County purpose; and be it further

RESOLVED that for the purposes aforesaid, it is necessary, practical, and to the best interest of the public and Orange County and of the people of said County that the fee simple, temporary construction easement, and temporary demolition easement interests for roadway purposes be acquired in the name of said County by gift, purchase, eminent domain proceedings, or otherwise over and upon all those certain pieces, parcels or tracts of land, situate, lying and being in Orange County, Florida, as described in the attached Schedule "A" and Schedule "B"; and be it further

RESOLVED that the temporary construction easements designated as parcel numbers 7006, 7009, 7011, 7012, 7014, 7015A, 7015B, 7056, 7057, 7064A, and 7064B and temporary demolition easement designated as parcel 7055 shall commence on the date that Orange County takes title to said temporary construction easements and terminate seven (7) years after that date, or upon the completion of the construction on the project adjacent to the lands described in the attached Schedule "A", whichever occurs first; and be it further

RESOLVED that the property descriptions under parcel numbers 1003, 1006A, 1006B, 7006, 1007, 1009, 7009, 7011, 1012, 7012, 7014, 7015A, 7015B, 1049, 1055, 7055, 1056, 7056, 1057, 7057, 1060, 1064, 7064A, and 7064B are ratified and confirmed and found necessary for this project to the extent of the estate or interest set forth as a part of the respective parcel descriptions, the above referenced descriptions being attached hereto as Schedule "A" and Schedule "B", and made a part by reference hereof, that Orange County, the Board of County Commissioners of said County, the Deputy Clerk of said Board of County Commissioners, the attorneys of said Board of County Commissioners and County, and all appropriate departments, officers and employees of said County be, and they are hereby authorized and directed to proceed to take necessary steps to institute and prosecute such necessary actions and proceedings as may be proper for the acquisition of the required fee simple, temporary construction easement, and temporary demolition easement interests in said lands by gift, purchase, eminent domain proceedings or otherwise, and to prepare, sign, execute, serve, publish, and file, in the name of the County by its commissioners, all eminent domain papers, affidavits and pleadings, and said attorneys are authorized to have prepared, at said County's expense, such abstract of title search as may be necessary in connection therewith.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

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

BY: *Bryan W. Brooks*
Jerry L. Demings
Orange County Mayor

BY: *Jennifer Lara-Klimentz*
Deputy Clerk

Jennifer Lara-Klimentz
Printed Name

DATE: 21 March 2023

STAFF REPORT
Texas Avenue
From Oak Ridge Road to Holden Avenue
CIP 5027

November 8, 2007

PROJECT HISTORY

1. In February 2002, Orange County began the Roadway Conceptual Analysis (RCA) for the Texas Avenue project. The Texas Avenue project extends from south of Oak Ridge Road to South of Holden Avenue. The services in this study included preparation of the *Texas Avenue Preliminary Engineering Report*. This report included, but was not limited to, design and analysis, traffic report, stormwater management, utility impacts, community impacts, natural and biological features, environmental audit, public involvement and project construction cost.
2. The Public Kickoff Meeting for the Texas Avenue RCA was held on Thursday, May 16, 2002, at Palmetto Elementary School at 2015 Duskin Avenue, Orlando, Florida and was attended by approximately 30 people. The meeting began at 6:30 PM and lasted until 9:00 PM.

The "open-house" portion of the meeting began at 6:30 PM with members of the study team available to answer questions from residents, business owners and other interested parties. At 7:00 PM, county staff provided a brief presentation that addressed the need for the project, the study process, the project schedule and an overview of the public involvement process that will be used during the entire study phase. Following the presentation, members of the study team again answered project questions one-on-one.

3. The second Public Meeting for the Texas Avenue RCA was held on August 1, 2002 at Orange County Public Works Building, 4200 S. John Young Parkway, Orlando, Florida and was attended by approximately 44 people.

This public meeting was similar to the first one held in May, with an open-house format followed by a formal presentation. It began at 6:30 PM with members of the Project Team available to answer questions from residents and business owners one-on-one. At 7:00 PM, the Project Team gave a formal presentation that described the activities that have been held since the first Public Meeting and the development and evaluation of the alternative alignments that are being considered. Following this presentation, a question & answer period was held to allow the public to ask questions in a formal setting.

4. The third Public Meeting for the Texas Avenue RCA was held on October 24, 2002 at Orange County Public Works Building, 4200 S. John Young Parkway, Orlando, Florida and was attended by approximately 20 people.

This workshop began at 6:30 PM with an open-house format followed by a formal presentation. The open-house portion of the meeting had members of the Project

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Team available to answer questions from residents and business owners one-on-one. At 7:00 PM, the Project Team gave a formal presentation that described the activities that have been held to date. The team presented the proposed design recommendations to the public, specifically the decision to utilize a 91.5 feet wide typical section with 15.5 foot raised median, four 11 foot wide travel lanes, 4-foot wide on road bicycle lanes and 5-foot wide sidewalks. Following this presentation, a question & answer period was held to allow the public to ask questions in a formal setting.

5. The Orange County Local Planning Agency Workshop was held on January 16, 2003. This workshop was held to present the *Texas Avenue Preliminary Engineering Report* results and recommendations as well as solicit comments from the Local Planning Agency.
6. A Local Planning Agency (LPA) Public Hearing was held on October 16, 2003 in the Commissioner Chambers at the Orange County Administration Building located at 201 South Rosalind Avenue, Orlando, Florida. The meeting began at 1:30 p.m. when the Orange County staff presented the roadway improvement concept, which is to widen Texas Avenue to four lanes. There were no objections to the project. The LPA voted to find the *Texas Avenue Preliminary Engineering Report* consistent with the Orange County Comprehensive Transportation Plan.
7. The Board of County Commissioners (BCC) Public Hearing was held on November 11, 2003 in the Commissioner Chambers at the Orange County Administration Building located at 201 South Rosalind Avenue, Orlando, Florida. The meeting began at 3:00 P.M., when at that time the Orange County staff presented the conclusions and recommendations of the Texas Avenue Roadway Conceptual Analysis (RCA) Study to the Orange County Board of County Commissioners (BCC). The proposed improvement concept consisted of widening Texas Avenue between Oak Ridge Road and Holden Avenue to four lanes. The BCC unanimously approved the RCA study and proceeding with the final design, right-of-way acquisition, and construction of the project.

PROJECT CONSIDERATIONS

Among the important elements in determining the need for the roadway improvements are: Existing conditions, long range planning, safety considerations, environmental considerations, evaluation of alternative alignments, engineering recommendations and project cost.

Existing Conditions

Texas Avenue is a two-lane roadway with a posted speed limit of 30 miles per hour from Oak Ridge Road to Americana Boulevard, and 35 miles per hour, from Americana

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Boulevard to Holden Avenue. Properties adjacent to Texas Avenue are mostly classified as residential, and the road is an important element of the Orange County's roadway network. This section describes the physical characteristics of the roadway and the study area.

Texas Avenue is classified as a minor arterial roadway. This 1.5-mile segment of roadway connects Oak Ridge Road on the south with Americana Boulevard and Holden Avenue to the north, and is located parallel to John Young Parkway (to the west) and to South Orange Blossom Trail (US 441) (to the east). Both John Young Parkway and US 441 are classified as principal urban arterials, while Oak Ridge Road and Americana Boulevard are classified as minor arterials. Holden Avenue is classified as a minor collector road. It is also worth noting that a study was performed on November 2001, recommending that Holden Avenue be widened. When the Holden Avenue improvements are completed, the classification for Holden Avenue will change from a minor collector to a minor arterial.

The typical section of Texas Avenue consists of two travel lanes, varying from ten to twelve feet in width. Center left turn lanes are located at certain locations, particularly at intersecting side street and neighborhood entrances.

Long Range Planning

The limits of the Texas Avenue RCA are from Oak Ridge Road to Holden Avenue. Using the projected traffic volumes presented in the RCA, the anticipated future year travel conditions along Texas Avenue were analyzed using the appropriate Highway Capacity Software (HCS 2000) modules and the FDOT Generalized Level of Service (LOS) tables. The results of the future year operational analyses for both the build and no-build conditions were analyzed. The operational analyses results clearly show that the projected travel service conditions on Texas Avenue will degrade to unacceptable levels by the mid-year (2015) if no roadway improvements are provided. The analysis results for the design year (2025) concluded that every Texas Avenue link will degrade to LOS-F, as will the major signalized intersections at Oak Ridge Road and Americana Boulevard if capacity enhancements are not provided. The analysis of the build scenario traffic forecasts showed that the roadway will generally be operating at LOS-C in the opening year, LOS-D in the mid-year (2015), and still at an acceptable LOS-E in the design year (2025).

Safety Considerations

As briefly described in Section 2.2 of the Texas Avenue RCA, pedestrians, bicyclists and bus transit users heavily travel the Texas Avenue Corridor. Most of the students attending the Palmetto Elementary School (approximately 98 percent of the school's student population) reach their final destination by either walking or bicycle riding. Furthermore,

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there is a considerable amount of residents walking and bicycle riding from the numerous residential communities to the community commercial centers, the Palmetto Elementary School, and the Lynx bus stops. Although sidewalks are provided along Texas Avenue, there are no designated bicycle facilities. The RCA evaluation, and the comments received from the corridor's residents during the public involvement activities, confirmed the need to enhance the safety parameters of the existing pedestrian and bicycle facilities. The evaluation of the Texas Avenue's accident history showed that a total of 124 accidents occurred within the corridor over the one-year period 2000 to 2001. Further analysis indicated that the most common types of accidents included rear end and turns, angles or sideswipes. Pedestrian and motorists safety is always a primary concern in the development of a project. Some of the safety features incorporated into the Texas Avenue project are: the 15.5-foot raised grassed median dividing the roadway, construction of new sidewalks, reconstruction of some existing sidewalks, addition of bicycle lanes, signalization improvements, and improved access management.

Environmental Considerations

The segment of Texas Avenue considered in this report serves a heavily developed corridor within central Orange County. Properties adjacent to Texas Avenue are mostly classified as residential. Due to the large amount of development that has occurred within the corridor, there is little natural environment remaining. Field reviews and record searches concluded that there are no threatened or endangered plant or animal species present in the corridor, nor are there any jurisdictional wetlands. An assessment of the corridor's natural resources was conducted by professional ecologists and biologists during the RCA study. Based on the study performed, no significant adverse impacts are anticipated by this project.

Widening of the existing roadway from two lanes to a four-lane divided roadway will have only minor impacts to several existing drainage ditches that are adjacent to the roadway. On the south side of Wakulla Way there is an existing ditch that runs in an east-west direction and is currently connected under Texas Avenue via an existing 48" Reinforced Concrete Pipe (RCP). As a result of widening the road, this existing pipe will need to be replaced, in order to maintain this connection.

The Americana Canal crosses Texas Avenue immediately south of Myakka Drive. This canal is part of the Shingle Creek Drainage Basin. The canal crosses under the roadway via an existing 84-inch RCP. There will be no wetland impacts associated with the canal crossing improvements; however, there will be some floodplain impacts, which can be mitigated by widening the westbound leg of the canal. Details of this system can be found in the Texas Avenue RCA Pond Siting Report. As a result of the shift in the Texas Avenue alignment to avoid impacts to Hidden Creek Villas (between Duskin and Myakka) modifications to the cross section of the canal are required.

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Approximately 1,000 feet of the Americana Canal section from immediately north of Duskin Avenue to just south of Myakka Drive will be reconstructed to include double 7-ft x 7-ft concrete box culvert (CBC) system. This system will connect the canal from upstream of the existing crossing to the southernmost limit of the canal where it turns back to the west again. The details of this concept can be found in the Texas Avenue RCA Pond Siting Report.

The preliminary contamination screening evaluation has been completed for the corridor. The results of the evaluation identified three (3) sites as having the potential for subsurface contamination. The OUC substation located in the southeast quadrant of the Texas Avenue/Holden Avenue intersection and the new gas station/convenience store located on Americana Boulevard east of Texas Avenue were identified as potentially low risk locations. The closed Mobil Gasoline station located in the northeast quadrant of the Texas Avenue/Americana Boulevard intersection was identified as a potentially high-risk location.

Stormwater treatment ponds will be used to treat and attenuate the collected water before discharge into receiving waters.

Evaluation of Alternative Alignments

For the purpose of this analysis, the Texas Avenue corridor was subdivided into three segments based on a variety of key engineering and environmental characteristics common to each segment.

These segments are the following:

- Segment 1 extends from south of the Oak Ridge Rd. intersection to Duskin Av.,
- Segment 2 extends from Duskin Avenue to Americana Boulevard, and
- Segment 3 extends from Americana Boulevard to south of Holden Avenue.

Improvements to the Americana Boulevard - Texas Avenue intersection will be made as part of this project. A number of alternative roadway alignments were developed and analyzed within each segment. These alternative alignments were based on left, right, and center orientations with respect to the existing pavement, and to the right-of-way location. Based upon the results of the engineering and environmental analyses, and the input received from the public and local governments, a preferred alignment was recommended for each of the three segments, as a function of incurring the lowest construction cost, the least residential and business impacts, and the least wetland and floodplain impacts.

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Engineering Recommendations

Segment 1: from south of the Oak Ridge Road intersection to Duskin Avenue,

Left, right, and center alignments were evaluated based on impacts to the Oak Ridge Road intersection, business impacts at the Oak Ridge intersection, as well as impacts to multi-family residences and single family residences between Oak Ridge Road and Duskin Avenue.

Based on the projected traffic volumes, the geometric improvements required at the intersection consist of two through travel lanes in each direction, dual left turn lanes for the southbound left turn movements (from southbound Texas Avenue onto eastbound Oak Ridge Road), a single left turn lane for the northbound left turn lane (from northbound Texas Avenue to westbound Oak Ridge Road), as well as dedicated right turn lanes for both north and southbound turning movements from Texas Avenue onto Oak Ridge Road. Based on the number of lanes required, the right of- way width on Texas Avenue at this intersection will be a minimum of 110 feet.

The preferred alignment at the Oak Ridge Road Intersection was set based on maintaining the existing eastern right-of-way to avoid impacts to the King Express restaurant and the Stoneridge Apartments. Widening at the intersection will be provided by constructing the proposed improvements to the west side of the existing roadway. The proposed alignment also minimizes impacts to the Pinehurst Apartments located on the south side of the intersection.

North of the Oak Ridge Road intersection, the roadway narrows down from 110 feet to 91.5 feet, and the proposed alignment transitions to the east immediately north of the Stoneridge Apartments entrance. The easterly shift was necessary to minimize impacts to both Stoneridge Apartments on the east side and The Seasons condominiums on the west side of the roadway just north of the intersection. However, the preferred alignment will impact approximately 17 parking spaces at The Seasons complex.

The proposed easterly alignment does result in the need for right-of-way acquisition of 7 single-family residences and 1 vacant lot between Wakulla Way and Duskin Avenue. Had the proposed 91.5-foot alignment been centered through this area, the resulting alignment would have required acquisition of a greater number of residential homes and properties on both sides of the roadway.

Segment 2 from Duskin Avenue to Americana Boulevard:

North of Duskin Avenue the proposed alignment shifts to the west to avoid impacts to Palmetto Elementary School, and to the apartment and condominium complexes at

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Hidden Creek Villas and Windover Health Club. The alignment through this area maintains the existing eastern right-of-way, and the proposed widening will be to the west side of the road. The existing right-of-way is 80 feet in width and will need to be increased to 91.5 feet. The proposed 91.5-foot roadway width will result in impacts to the Americana Canal between Duskin Avenue and Myakka Drive. Additionally, minor impacts will result in an acquisition of a strip at a single-family residence on the corner of Myakka Drive and Texas Avenue.

North of Myakka Drive, the proposed alignment will maintain the 91.5-foot roadway width and will also maintain the existing eastern right-of-way to approximately 400 feet south of the Americana Boulevard intersection. Along the west side of the alignment, acquisition of an approximately 11.5-foot strip of property from the Citrus Glen apartment complex will be required.

Based on the projected traffic volumes for the intersection of Texas Avenue and Americana Boulevard, the geometric improvements required at the intersection consist of two through travel lanes in each direction, as well as single left turn and right turn lanes for both the northbound and southbound turning movements (from Texas Avenue on to Americana Boulevard). The right-of-way width required along Texas Avenue to accommodate the proposed intersection geometry will be a minimum of 102.5 feet. Acquisition of the additional right-of-way will result in impacts to the Pointe Vista apartment complex, where approximately 100 linear feet of the existing wall will need to be reconstructed, and to the property located on the southeast corner of the intersection.

Segment 3 from Americana Boulevard to south of Holden Avenue:

Immediately north of the Americana Boulevard intersection, the alignment will maintain the existing eastern right-of-way, and will require right-of-way acquisition from the Huntington on the Green condominium complex, which will result in the loss of 20 parking spaces located in the southeasterly quadrant of this property. Approximately 500 feet north of the Americana Boulevard intersection, beyond the intersection turn lanes, the roadway width will narrow down back to a 91.5-foot section.

From the south entrance of Huntington on the Green to approximately 400' south of Holden Avenue, the alignment remains shifted to the east. In order to provide for the 91.5-foot roadway width, an approximately 11.5-foot strip of right-of-way from the vacant parcel north of Honour is required. Immediately north of the vacant parcel lies Buchanan Bay, here an approximately 11.5-foot strip of right-of-way will be required. The impacts to the south and north entrances of Buchanan Bay will be minor. Alhambra Court condominiums are located between the south and north entrances to Buchanan Bay, acquisition of an approximately 11.5-foot right-of-way strip will be required. Impacts to Buchanan Bay include of the impact to approximately 20 parking spaces north of the entrance, and the impact to 2 spaces south of the entrance. As a result of the

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easterly shift of the alignment from Huntington on the Green to approximately 400' south of Holden Avenue, the Park Central apartment complex property is not impacted.

The proposed Texas Avenue RCA improvements end approximately 300 feet south of the intersection of Texas Avenue and Holden Avenue where the proposed Texas Avenue ties into the roadway and intersection improvements shown in the Holden Avenue RCA project.

The four-lane typical section includes the following:

- Four 11-foot travel lanes;
- 4-foot bike lanes;
- 15.5-foot raised median;
- 5-foot sidewalks (6-foot sidewalks where needed);
- 91.5-foot right-of-way width (except at intersections)

Project Costs

The total Right-of-Way cost for the project is approximately \$11,200,000

The Engineering Design cost for the project is approximately \$1,200,000

The estimated construction cost for the project is approximately \$8,400,000

Therefore, the total project cost is approximately \$ 20,800,000

Conclusion

In accordance with the Texas Avenue Roadway Conceptual Analysis, the Texas Avenue project from Oak Ridge Road to Holden Avenue should be designed and constructed as a four lane urban, divided facility in order to increase the traffic operation capacity of the existing two-lane roadway, to accommodate the current and future transportation demands resulting from urban growth in the area, and to provide safer pedestrian and bicycle facilities. This project will provide a continuous multi-lane minor arterial route, allowing an alternate link for motorists traveling north and south within central Orange County.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 1003

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5301, PAGE 4991, BEING A PART OF BLOCK B, ORLANDO CENTRAL PARK NUMBER THIRTY-ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 121, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°38'18" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE PROJECTED NORTHERLY FROM THE EXISTING WESTERLY RIGHT OF WAY OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ORLANDO CENTRAL PARK NUMBER THIRTY-ONE, RECORDED IN PLAT BOOK 6, PAGE 121, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING THE NORTH LINE OF THE AFOREMENTIONED SOUTHEAST QUARTER, RUN SOUTH 00°09'38" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 80.10 FEET, TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AND THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING FOUR COURSES ALONG SAID EXISTING RIGHT OF WAY LINE: CONTINUE SOUTH 00°09'38" EAST, A DISTANCE OF 69.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 83.00 FEET, A CHORD BEARING OF SOUTH 08°50'22" WEST, AND CHORD DISTANCE OF 25.97 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°00'00", A DISTANCE OF 26.08 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 17°50'22" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 183.00 FEET, A CHORD BEARING OF SOUTH 11°09'47" WEST, AND CHORD DISTANCE OF 42.55 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°21'11", A DISTANCE OF 42.65 FEET TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5301, PAGE 4991, OF THE AFORESAID PUBLIC RECORDS; THENCE, DEPARTING SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°38'18" WEST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 0.58 FEET; THENCE, DEPARTING SAID SOUTH LINE, RUN THE FOLLOWING FOUR COURSES: RUN NORTH 00°05'04" WEST, A DISTANCE OF 190.62 FEET; THENCE RUN NORTH 67°19'22" WEST, A DISTANCE OF 17.48 FEET; THENCE RUN NORTH 39°45'32" WEST, A DISTANCE OF 16.78 FEET;

(CONTINUED ON SHEET 2 OF 4)

NOTE: BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 89°38'18" EAST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 4
	REV.:			C.I.P. - 5027

A.A. 10/20/2021

LEGAL DESCRIPTION

SCHEDULE "A"

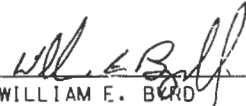
PARCEL NUMBER : 1003

(CONTINUED FROM SHEET 1 OF 4)

THENCE RUN NORTH 00°10'38" WEST, A DISTANCE OF 4.40 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF OAK RIDGE ROAD AS DEPICTED ON THE AFOREMENTIONED PLAT; THENCE RUN NORTH 89°38'18" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 24.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 45°15'40" EAST, AND CHORD DISTANCE OF 42.50 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 90°12'05", A DISTANCE OF 47.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,721 SQUARE FEET OR 0.108 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

 11/24/11
WILLIAM E. BIRD DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

NOTE: BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 89°38'18" EAST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

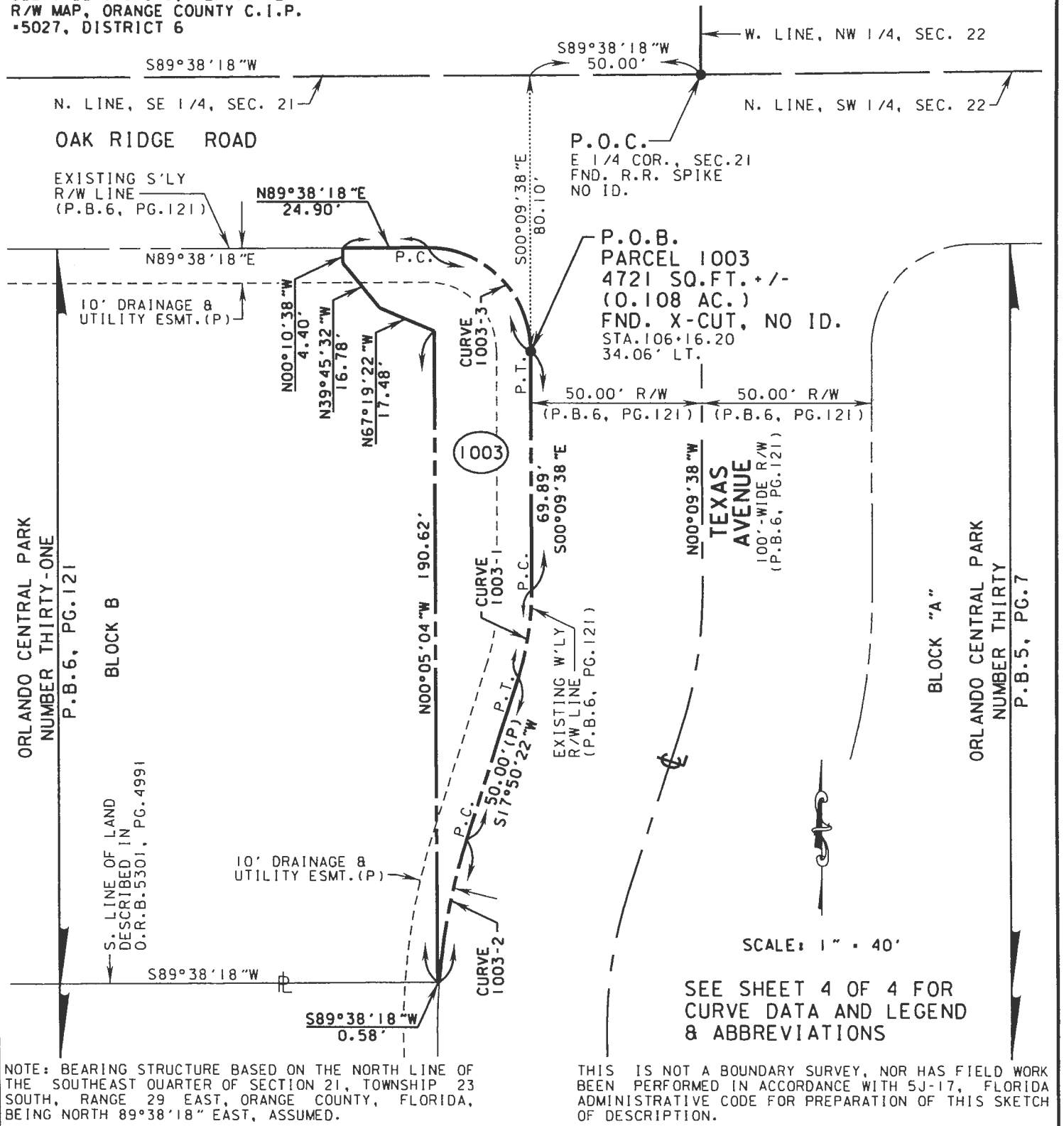
WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 4
	REV.:			C.I.P. • 5027

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 1003

SEE SHEETS 5 & 6, TEXAS AVE.
R/W MAP, ORANGE COUNTY C.I.P.
5027, DISTRICT 6



DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 40'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 3 OF 4
	REV.:			C.I.P. • 5027

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 1003

SEE SHEET 3 OF 4 FOR
SKETCH OF DESCRIPTION

CURVE DATA

CURVE 1003-1	CURVE 1003-2	CURVE 1003-3
Δ • 18°00'00"(C)(P)	Δ • 13°21'11"	Δ • 90°12'05"(C)
L • 26.08'(C)(P)	L • 42.65'(C)	90°12'04"(P)
R • 83.00'(C)(P)	R • 183.00'(C)(P)	L • 47.23'(C)(P)
C.B. • S08°50'22"W	C.B. • S11°09'47"W	R • 30.00'(C)(P)
C.D. • 25.97'(C)	C.D. • 42.55'(C)	C.B. • S45°15'40"E
		C.D. • 42.50'(C)

LEGEND & ABBREVIATIONS

AC. • ACRE(S)	P.B. • PLAT BOOK
(C) • CALCULATED	P.C. • POINT OF CURVATURE
C.B. • CHORD BEARING	P.T. • POINT OF TANGENCY
C.D. • CHORD LENGTH	P.O.B. • POINT OF BEGINNING
C.M. • CONCRETE MONUMENT	P.O.C. • POINT OF COMMENCEMENT
COR. • CORNER	PG. • PAGE(S)
(D) • DEED	R • RADIUS
D.B. • DEED BOOK	R/W • RIGHT OF WAY
ESMT. • EASEMENT	RGE • RANGE
EXIST. • EXISTING	R.R. • RAILROAD
FND. • FOUND	RT. • RIGHT
ID. • IDENTIFICATION	SEC. • SECTION
I.P. • IRON PIPE	SO.FT. • SQUARE FEET
I.R.C. • IRON ROD & CAP	STA. • STATION
L • ARC LENGTH	TB • TANGENT BEARING
LT. • LEFT	TWP • TOWNSHIP
LB • CERTIFICATE OF AUTHORIZATION	N'LY • NORTHERLY
M.B. • MAP BOOK	S'LY • SOUTHERLY
N/A • NOT APPLICABLE	E'LY • EASTERLY
N.D. • NAIL & DISK	W'LY • WESTERLY
O.R.B. • OFFICIAL RECORDS BOOK	B • BASE LINE
ORIG. • ORIGINAL	C • CENTER LINE
(P) • PER PLAT	P • PROPERTY LINE
	Δ • DELTA (CENTRAL ANGLE)
	—V— • LINE BREAK

NOTE: BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 89°38'18" EAST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE - ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 4 OF 4
	REV.:			C.I.P. • 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 1003

FEE SIMPLE

Parcel 1003: the interest being acquired is fee simple.

LEGAL DESCRIPTION

SCHEDULE "A"

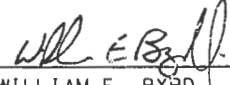
PARCEL NUMBER: 1006A

A PORTION OF FARM 17, THE MCKOY LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°07'40" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 662.81 FEET TO A POINT ON A LINE PROJECTED EASTERLY FROM THE SOUTH LINE OF FARM 17 AS DEPICTED ON THE PLAT OF THE MCKOY LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK F, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER, RUN SOUTH 89°38'06" WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS RECORDED IN SAID PLAT BOOK F, PAGE 48, AND IN OFFICIAL RECORDS BOOK 452, PAGE 638, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°38'06" WEST, ALONG THE SOUTH LINE OF THE AFORESAID FARM 17, A DISTANCE OF 29.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 7,685.18 FEET, A CHORD BEARING OF NORTH 02°55'53" EAST, AND A CHORD DISTANCE OF 225.49 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°40'52", A DISTANCE OF 225.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 7,593.68 FEET, A CHORD BEARING OF NORTH 03°26'47" EAST, AND A CHORD DISTANCE OF 86.31 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°39'04", A DISTANCE OF 86.31 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3396, PAGE 2627, OF THE AFORESAID PUBLIC RECORDS; THENCE, DEPARTING SAID CURVE, RUN NORTH 89°54'10" EAST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 12.20 FEET TO A POINT ON THE AFOREMENTIONED EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE, DEPARTING SAID SOUTH LINE, RUN SOUTH 00°07'40" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 311.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,712 SQUARE FEET
OR 0.154 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.


WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

1/24/11

DATE

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

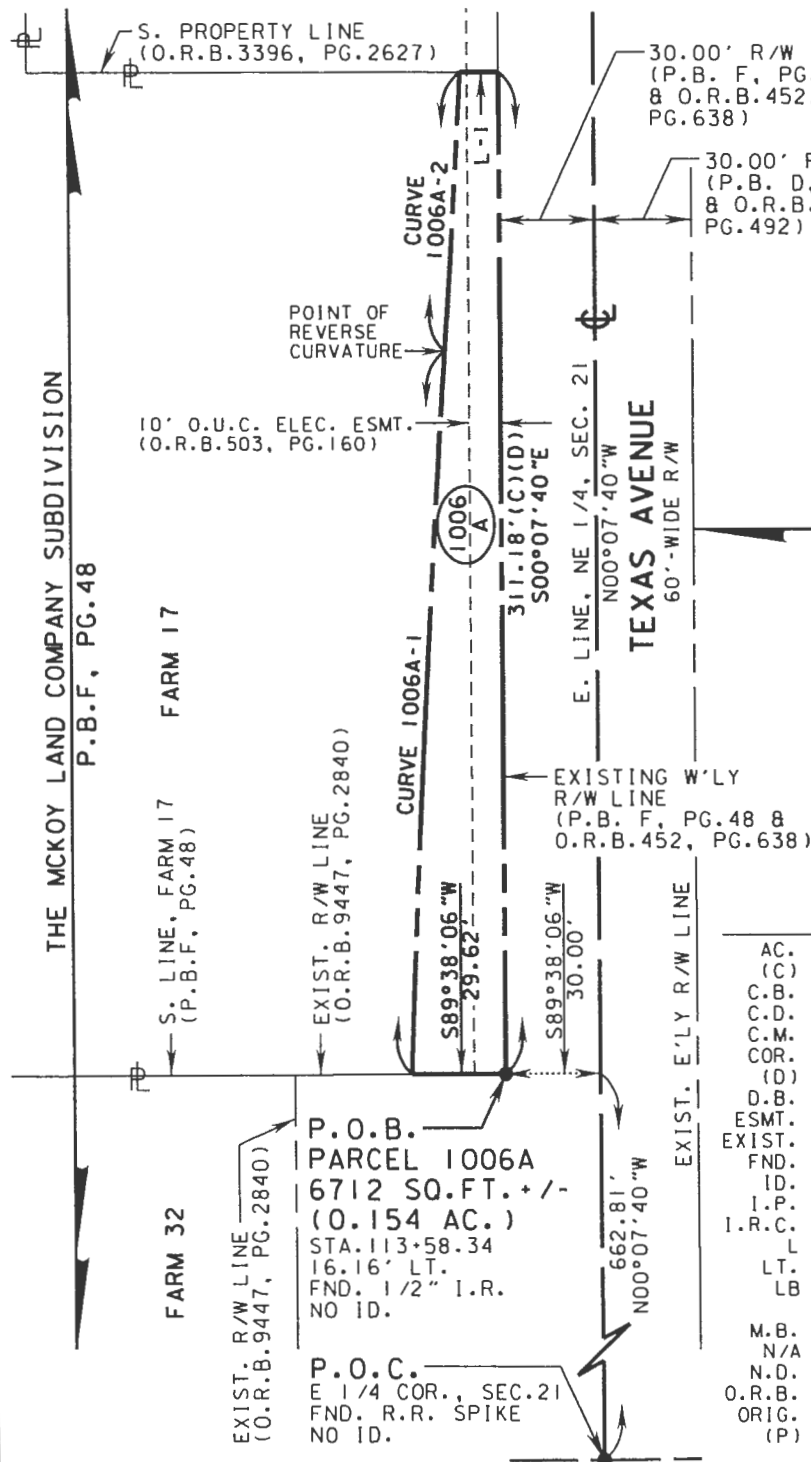
WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. - 5027

2/16/23 A.D.

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1006A



CURVE 1006A-1
 $\Delta = 01^{\circ}40'52''$
 $L = 225.50'$
 $R = 7685.18'$
 $C.B. = N02^{\circ}55'53''E$
 $C.D. = 225.49'$

CURVE 1006A-2
 $\Delta = 00^{\circ}39'04''$
 $L = 86.31'$
 $R = 7593.68'$
 $C.B. = N03^{\circ}26'47''E$
 $C.D. = 86.31'$

L-1 = N89°54'10"E
 12.20'

SCALE: 1" = 60'

PLAN OF BLOCK "ONE"
 PROSPER COLONY
 P.B.D., PG. 109

LOT 33

SEE SHEET 8, TEXAS AVE.
 R/W MAP, ORANGE COUNTY
 C.I.P. 5027, DISTRICT 6

LEGEND & ABBREVIATIONS

AC. • ACRE(S)	P.B. • PLAT BOOK
(C) • CALCULATED	P.C. • POINT OF CURVATURE
C.B. • CHORD BEARING	P.T. • POINT OF TANGENCY
C.D. • CHORD LENGTH	P.O.B. • POINT OF BEGINNING
C.M. • CONCRETE MONUMENT	P.O.C. • POINT OF COMMENCEMENT
COR. • CORNER	PG. • PAGE(S)
(D) • DEED	R • RADIUS
D.B. • DEED BOOK	R/W • RIGHT OF WAY
ESMT. • EASEMENT	RGE • RANGE
EXIST. • EXISTING	R.R. • RAILROAD
FND. • FOUND	RT. • RIGHT
ID. • IDENTIFICATION	SEC. • SECTION
I.P. • IRON PIPE	SO.FT. • SQUARE FEET
I.R.C. • IRON ROD & CAP	STA. • STATION
L • ARC LENGTH	TB • TANGENT BEARING
LT. • LEFT	TWP • TOWNSHIP
LB • CERTIFICATE OF AUTHORIZATION	N'LY • NORTHERLY
M.B. • MAP BOOK	S'LY • SOUTHERLY
N/A • NOT APPLICABLE	E'LY • EASTERLY
N.D. • NAIL & DISK	W'LY • WESTERLY
O.R.B. • OFFICIAL RECORDS BOOK	B • BASE LINE
ORIG. • ORIGINAL	C • CENTER LINE
(P) • PER PLAT	P • PROPERTY LINE
	Δ • DELTA (CENTRAL ANGLE)
	— • LINE BREAK

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 60'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 1006A

FEE SIMPLE

Parcel 1006A: the interest being acquired is fee simple.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1006B

A PORTION OF FARM 17, THE MCKOY LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK F, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°07'40" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 662.81 FEET TO A POINT ON A LINE PROJECTED EASTERLY FROM THE SOUTH LINE OF FARM 17 AS DEPICTED ON THE PLAT OF THE MCKOY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK F, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER, RUN SOUTH 89°38'06" WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS RECORDED IN SAID PLAT BOOK F, PAGE 48, AND IN OFFICIAL RECORDS BOOK 452, PAGE 638, OF SAID PUBLIC RECORDS; THENCE, DEPARTING SAID PROJECTED LINE, RUN NORTH 00°07'40" WEST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 442.96 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3396, PAGE 2627, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°52'20" WEST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 5.87 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 7,593.68 FEET, A CHORD BEARING OF NORTH 01°24'59" EAST, AND A CHORD DISTANCE OF 187.95 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°25'05", A DISTANCE OF 187.96 FEET TO A POINT ON A LINE RUNNING PARALLEL WITH AND 17.00 FEET SOUTHERLY OF, WHEN MEASURED PERPENDICULAR TO, THE EXISTING SOUTH RIGHT OF WAY LINE OF WAKULLA WAY AS IDENTIFIED ON THE PLAT OF ORANGE BLOSSOM TERRACE FIRST ADDITION, RECORDED IN PLAT BOOK T, PAGE 12, OF SAID PUBLIC RECORDS, AND AS DEPICTED ON THE AFOREMENTIONED PLAT OF THE MCKOY LAND COMPANY

(CONTINUED ON SHEET 2 OF 3)

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 3
	REV.:			C.I.P. • 5027

2110/23 A.A.

LEGAL DESCRIPTION

SCHEDULE "A"

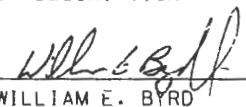
PARCEL NUMBER: 1006B

(CONTINUED FROM SHEET 1 OF 3)

SUBDIVISION; THENCE, DEPARTING SAID CURVE, RUN SOUTH 89°42'05" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 58.19 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN NORTH 00°15'05" WEST, A DISTANCE OF 17.00 FEET TO A POINT ON SAID EXISTING SOUTH RIGHT OF WAY LINE OF WAKULLA WAY; THENCE RUN NORTH 89°42'05" EAST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, A DISTANCE OF 59.04 FEET TO A POINT ON THE AFORESAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE, DEPARTING SAID EXISTING SOUTH RIGHT OF WAY LINE OF WAKULLA WAY, RUN SOUTH 00°07'40" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 204.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1558 SQUARE FEET OR 0.036 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.


WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

1/24/11

DATE

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

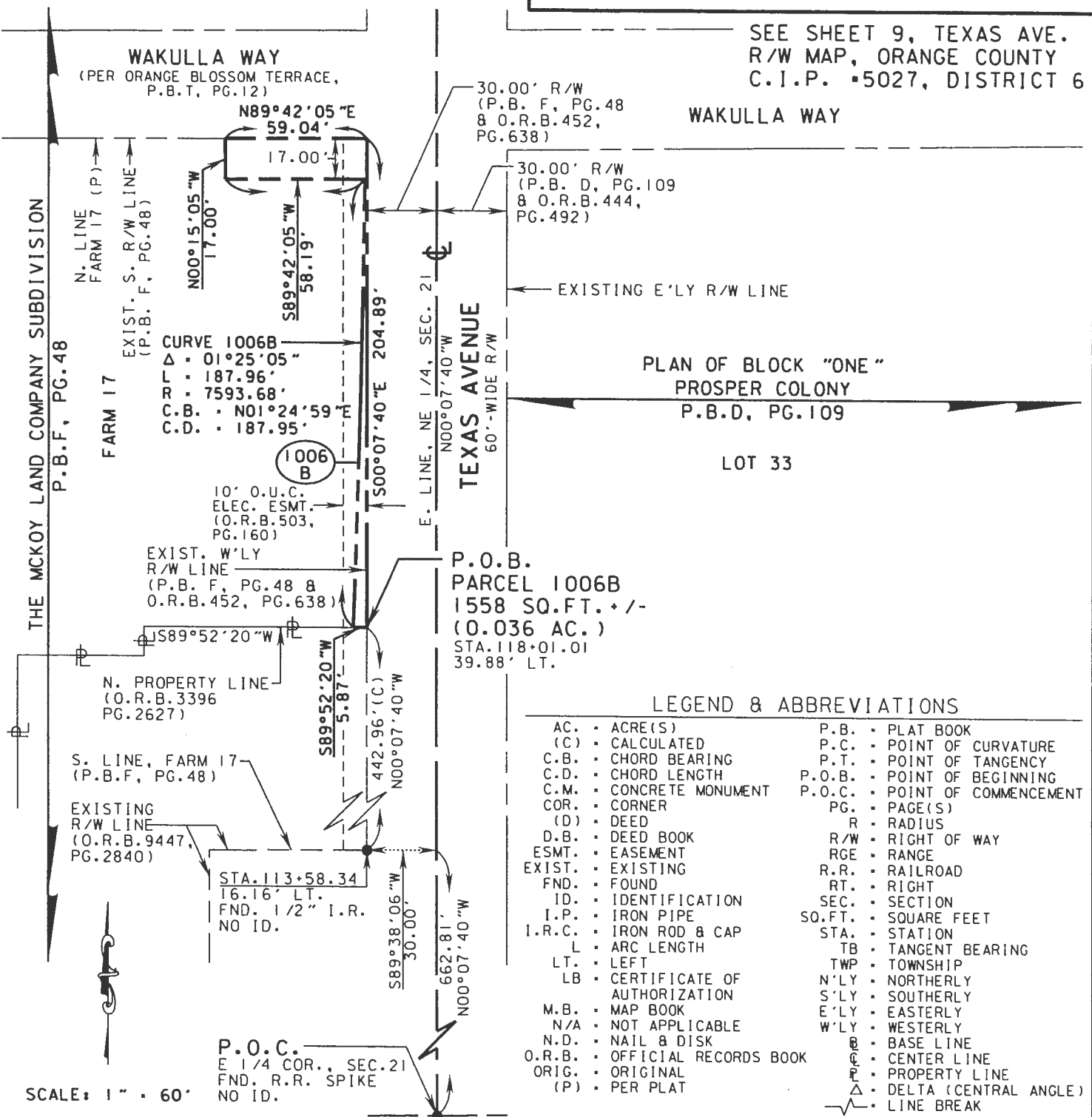
CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 3
	REV.:			C.I.P. - 5027

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1006B



THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 60'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 3 OF 3
	REV.:			C.I.P. = 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 1006B

FEE SIMPLE

Parcel 1006B: the interest being acquired is fee simple.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7006


A PORTION OF FARM 17, THE MCKOY LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°07'40" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 662.81 FEET TO A POINT ON A LINE PROJECTED EASTERLY FROM THE SOUTH LINE OF FARM 17 AS DEPICTED ON THE PLAT OF THE MCKOY LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK F, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER, RUN SOUTH 89°38'06" WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS RECORDED IN SAID PLAT BOOK F, PAGE 48, AND IN OFFICIAL RECORDS BOOK 452, PAGE 638, OF SAID PUBLIC RECORDS; THENCE, DEPARTING SAID PROJECTED LINE, RUN NORTH 00°07'40" WEST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 311.18 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3396, PAGE 2627, OF SAID PUBLIC RECORDS; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°54'10" WEST, ALONG SAID SOUTH LINE OF A PARCEL OF LAND, A DISTANCE OF 12.20 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 7,593.68 FEET, A CHORD BEARING OF SOUTH 03°12'48" WEST, AND A CHORD DISTANCE OF 24.50 FEET; THENCE, DEPARTING SAID SOUTH LINE FROM A TANGENT BEARING OF SOUTH 03°07'15" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°11'05", A DISTANCE OF 24.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON SAID CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 7,593.68 FEET, A CHORD BEARING OF SOUTH 03°32'20" WEST, AND A CHORD DISTANCE OF 61.81 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF

(CONTINUED ON SHEET 2 OF 3)

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.: 01/31/22	TOWNSHIP: 23S	 800 NORTH MAGNOLIA AVENUE, SUITE 1000 ORLANDO, FLORIDA 32803 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 3
	REV.:			C.I.P. • 5027

2/16/23 A.A.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7006

(CONTINUED FROM SHEET 1 OF 3)

SAID CURVE, THROUGH A CENTRAL ANGLE OF $00^{\circ}27'59''$, A DISTANCE OF 61.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 7,685.18 FEET, A CHORD BEARING OF SOUTH $03^{\circ}34'37''$ WEST, AND A CHORD DISTANCE OF 52.32 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $00^{\circ}23'24''$, A DISTANCE OF 52.32 FEET; THENCE, DEPARTING SAID CURVE, RUN THE FOLLOWING THREE COURSES AND DISTANCES: NORTH $86^{\circ}37'05''$ WEST, A DISTANCE OF 24.44 FEET; THENCE, NORTH $00^{\circ}02'27''$ WEST, A DISTANCE OF 112.13 FEET; THENCE NORTH $89^{\circ}23'31''$ EAST, A DISTANCE OF 31.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,166 SQUARE FEET OR 0.073 ACRES, MORE OR LESS


THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

William E. Byrd 02/03/2022
WILLIAM E. BYRD DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH $00^{\circ}07'40''$ WEST, ASSUMED.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

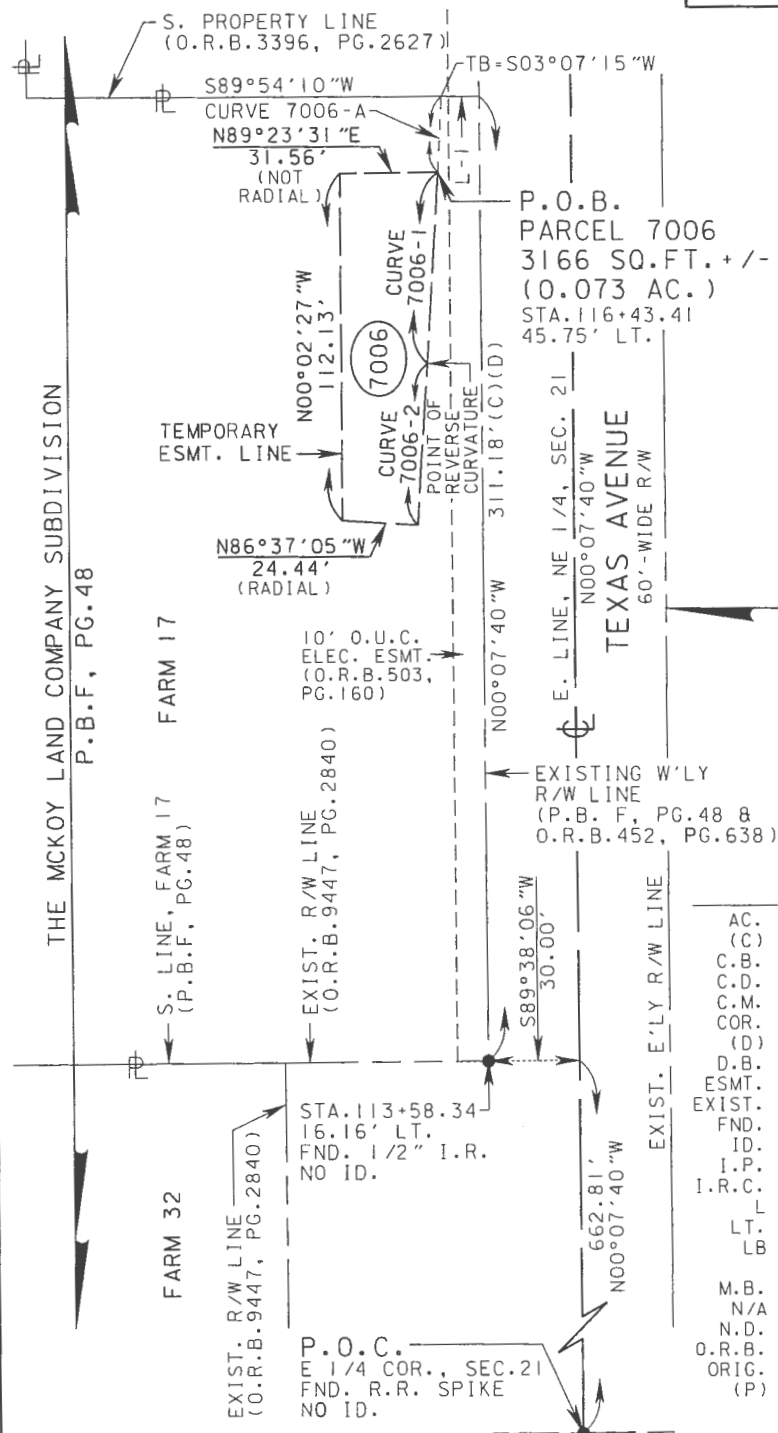
CERTIFICATE OF AUTHORIZATION NUMBER LB 8011

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.: 01/31/22	TOWNSHIP: 23S	 Dewberry 800 NORTH MAGNOLIA AVENUE, SUITE 1000 ORLANDO, FLORIDA 32803 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 3
	REV.:			C.I.P. • 5027

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7006



L-1 = S89°54'10"W
12.20'

CURVE 7006-A
Δ = 00°11'05"
L = 24.50'
R = 7593.68'
C.B. = S03°12'48"W
C.D. = 24.50'

CURVE 7006-1
Δ = 00°27'59"
L = 61.81'
R = 7593.68'
C.B. = S03°32'20"W
C.D. = 61.81'

CURVE 7006-2
Δ = 00°23'24"
L = 52.32'
R = 7685.18'
C.B. = S03°34'37"W
C.D. = 52.32'

SCALE: 1" = 60'

PLAN OF BLOCK "ONE"
PROSPER COLONY
P.B.D., PG. 109

LOT 33

SEE SHEET 8, TEXAS AVE.
R/W MAP, ORANGE COUNTY
C.I.P. #5027, DISTRICT 6

LEGEND & ABBREVIATIONS

AC. = ACRE(S)	P.B. = PLAT BOOK
(C) = CALCULATED	P.C. = POINT OF CURVATURE
C.B. = CHORD BEARING	P.T. = POINT OF TANGENCY
C.D. = CHORD LENGTH	P.O.B. = POINT OF BEGINNING
C.M. = CONCRETE MONUMENT	P.O.C. = POINT OF COMMENCEMENT
COR. = CORNER	PG. = PAGE(S)
(D) = DEED	R = RADIUS
D.B. = DEED BOOK	R/W = RIGHT OF WAY
ESMT. = EASEMENT	RGE = RANGE
EXIST. = EXISTING	R.R. = RAILROAD
FND. = FOUND	RT. = RIGHT
ID. = IDENTIFICATION	SEC. = SECTION
I.P. = IRON PIPE	SQ.FT. = SQUARE FEET
I.R.C. = IRON ROD & CAP	STA. = STATION
L = ARC LENGTH	TB = TANGENT BEARING
LT. = LEFT	TWP = TOWNSHIP
LB = CERTIFICATE OF AUTHORIZATION	N'LY = NORTHERLY
M.B. = MAP BOOK	S'LY = SOUTHERLY
N/A = NOT APPLICABLE	E'LY = EASTERLY
N.D. = NAIL & DISK	W'LY = WESTERLY
O.R.B. = OFFICIAL RECORDS BOOK	B = BASE LINE
ORIG. = ORIGINAL	C = CENTER LINE
(P) = PER PLAT	P = PROPERTY LINE
	Δ = DELTA (CENTRAL ANGLE)
	— LINE BREAK

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.: 01/31/22	TOWNSHIP: 23S	Dewberry 800 NORTH MAGNOLIA AVENUE, SUITE 1000 ORLANDO, FLORIDA 32803 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 60'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 3 OF 3
	REV.:			C.I.P. # 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 7006

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7006 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a same or similar condition as the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the "Easement Area" or after seven (7) years, whichever occurs first.

LEGAL DESCRIPTION

SCHEDULE "A"

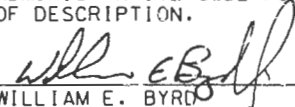
PARCEL NUMBER: 1007

A PORTION OF A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, DESCRIBED IN OFFICIAL RECORDS BOOK 3396, PAGE 2627, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°07'40" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 662.81 FEET TO A POINT ON A LINE PROJECTED EASTERLY FROM THE SOUTH LINE OF FARM 17 AS DEPICTED ON THE PLAT OF THE MCKOY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK F, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER, RUN SOUTH 89°38'06" WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS RECORDED IN SAID PLAT BOOK F, PAGE 48, AND IN OFFICIAL RECORDS BOOK 452, PAGE 638, OF SAID PUBLIC RECORDS; THENCE, DEPARTING SAID PROJECTED LINE, RUN NORTH 00°07'40" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 311.18 FEET TO A POINT ON THE SOUTH PROPERTY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3396, PAGE 2627, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°54'10" WEST, ALONG SAID SOUTH LINE OF A PARCEL OF LAND, A DISTANCE OF 12.20 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 7,593.68 FEET, A CHORD BEARING OF NORTH 02°37'24" EAST, AND A CHORD DISTANCE OF 131.92 FEET; THENCE, DEPARTING SAID SOUTH LINE OF A PARCEL OF LAND, RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°59'43", A DISTANCE OF 131.93 FEET TO A POINT THE NORTH PROPERTY LINE OF THE AFORESAID PARCEL OF LAND; THENCE DEPARTING SAID CURVE, RUN NORTH 89°52'20" EAST, ALONG SAID NORTH PROPERTY LINE, A DISTANCE OF 5.87 FEET TO A POINT ON THE AFOREMENTIONED EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE, DEPARTING SAID NORTH PROPERTY LINE, RUN SOUTH 00°07'40" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 131.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,166 SQUARE FEET,
OR 0.027 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

 5/06/2010
WILLIAM E. BYRD DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

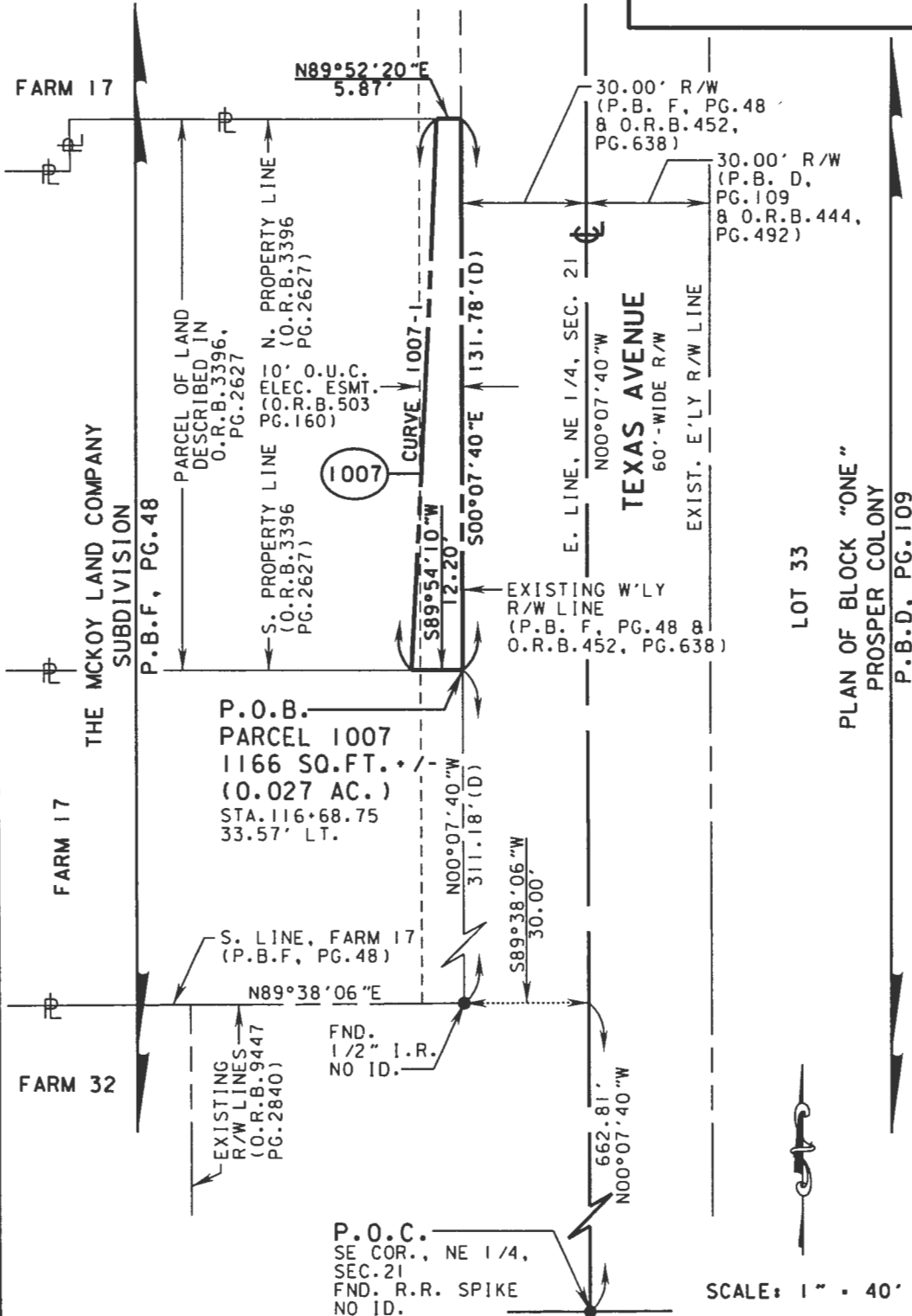
WRITTEN BY: RRC	DATE: 05/06/10	SECTION: 21	TEXAS AVENUE - ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. - 5027

A.A 10/20/2021

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1007



SEE SHEETS 8 & 9, TEXAS AVE.
R/W MAP, ORANGE COUNTY C.I.P.
5027, DISTRICT 6

CURVE 1007-1
 $\Delta = 00^\circ 59' 43''$
 $L = 131.93'$
 $R = 7593.68'$
 $C.B. = N02^\circ 37' 24'' E$
 $C.D. = 131.92'$

LEGEND & ABBREVIATIONS

- AC. • ACRE(S)
- (C) • CALCULATED
- C.B. • CHORD BEARING
- C.D. • CHORD LENGTH
- C.M. • CONCRETE MONUMENT
- COR. • CORNER
- (D) • DEED
- D.B. • DEED BOOK
- ESMT. • EASEMENT
- EXIST. • EXISTING
- FND. • FOUND
- ID. • IDENTIFICATION
- I.P. • IRON PIPE
- I.R.C. • IRON ROD & CAP
- L. • ARC LENGTH
- LT. • LEFT
- LB. • CERTIFICATE OF AUTHORIZATION
- M.B. • MAP BOOK
- N/A. • NOT APPLICABLE
- N.D. • NAIL & DISK
- O.R.B. • OFFICIAL RECORDS BOOK
- ORIG. • ORIGINAL
- (P) • PER PLAT
- P.B. • PLAT BOOK
- P.C. • POINT OF CURVATURE
- P.T. • POINT OF TANGENCY
- P.O.B. • POINT OF BEGINNING
- P.O.C. • POINT OF COMMENCEMENT
- PG. • PAGE(S)
- R. • RADIUS
- R/W. • RIGHT OF WAY
- RGE. • RANGE
- R.R. • RAILROAD
- RT. • RIGHT
- SEC. • SECTION
- SQ. FT. • SQUARE FEET
- STA. • STATION
- TB. • TANGENT BEARING
- TWP. • TOWNSHIP
- N'LY. • NORTHERLY
- S'LY. • SOUTHERLY
- E'LY. • EASTERLY
- W'LY. • WESTERLY
- B. • BASE LINE
- C. • CENTER LINE
- P. • PROPERTY LINE
- Δ • DELTA (CENTRAL ANGLE)
- LINE BREAK

SCALE: 1" = 40'

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 05/06/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 40'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. = 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 1007

FEE SIMPLE

Parcel 1007: the interest being acquired is fee simple.

LEGAL DESCRIPTION

SCHEDULE "A"

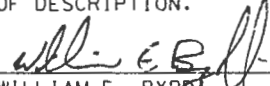
PARCEL NUMBER : 1009

A PORTION OF LOT 16, BLOCK F, ORANGE BLOSSOM TERRACE FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK T, PAGE 12, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°45'51" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED NORTHERLY FROM THE EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON THE PLAT OF THE MCKOY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK F, PAGE 48, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 444, PAGE 493, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING THE NORTH LINE OF THE AFORESAID NORTHEAST QUARTER OF SECTION 21, RUN SOUTH 00°07'40" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 45.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE AS DEPICTED ON THE AFORESAID PLAT OF THE MCKOY LAND COMPANY SUBDIVISION AND AS DESCRIBED IN DEED BOOK 910, PAGE 298, RECORDED IN THE AFOREMENTIONED PUBLIC RECORDS; THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE, CONTINUE SOUTH 00°07'40" EAST, ALONG THE AFORESAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, AND PROJECTIONS OF SAID RIGHT OF WAY LINE, A DISTANCE OF 1240.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'40" EAST, ALONG THE AFORESAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON THE AFORESAID PLAT OF THE MCKOY LAND COMPANY SUBDIVISION AND AS DEPICTED ON THE PLAT OF ORANGE BLOSSOM TERRACE FIRST ADDITION, RECORDED IN PLAT BOOK T, PAGE 12, OF THE AFOREMENTIONED PUBLIC RECORDS, A DISTANCE OF 10.37 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WAKULLA WAY AS DEPICTED ON SAID PLAT OF ORANGE BLOSSOM TERRACE FIRST ADDITION; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN SOUTH 89°42'05" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF WAKULLA WAY, A DISTANCE OF 17.79 FEET; THENCE, DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 59°30'17" EAST, A DISTANCE OF 20.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 92 SQUARE FEET
OR 0.002 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

 5/06/2010
WILLIAM E. BYRD DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

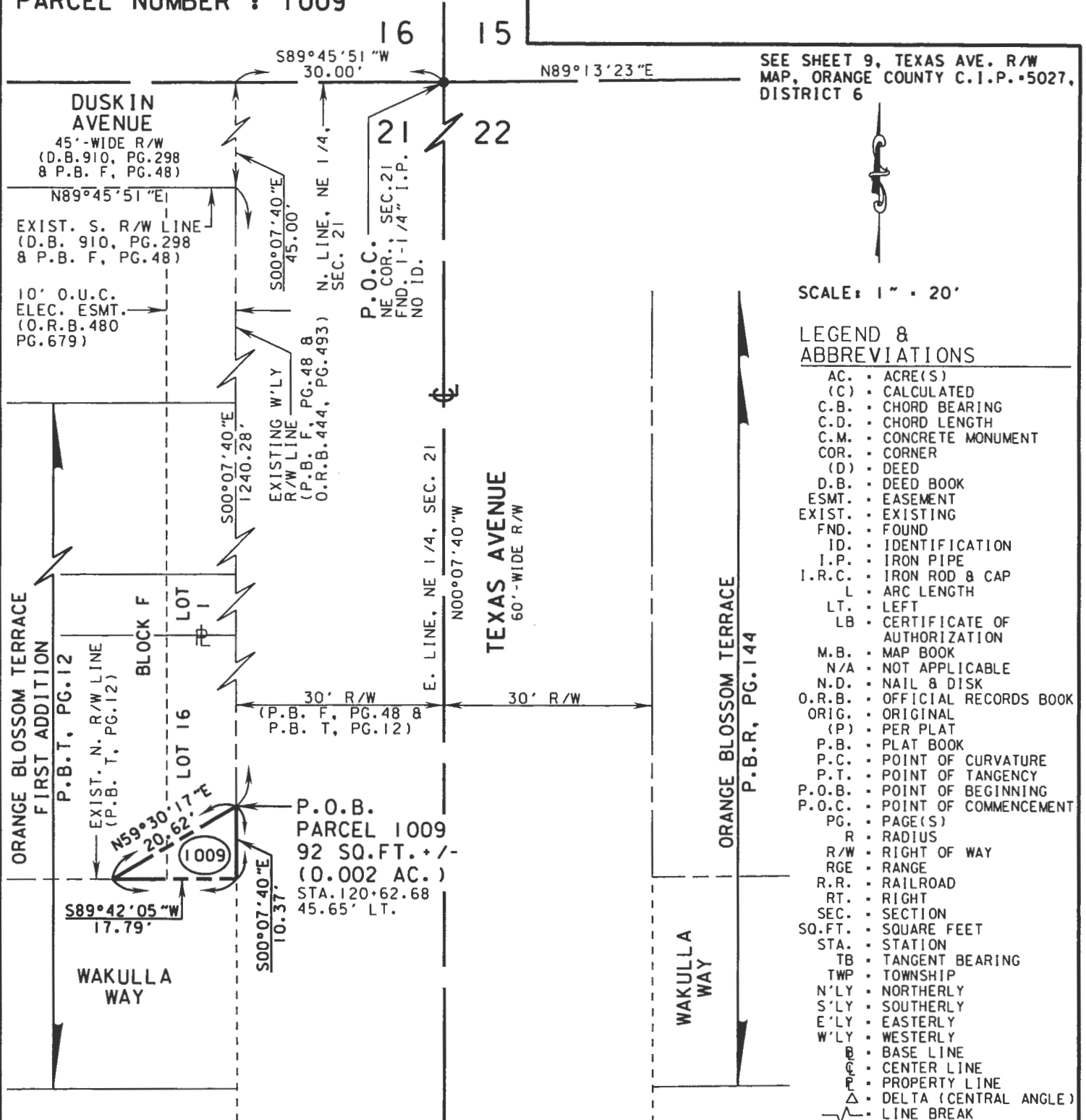
WRITTEN BY: RRC	DATE: 05/06/10	SECTION: 21	TEXAS AVENUE - ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. - 5027

A.A. 10/20/2021

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 1009



SEE SHEET 9, TEXAS AVE. R/W
MAP, ORANGE COUNTY C.I.P. 5027,
DISTRICT 6

SCALE: 1" = 20'

LEGEND & ABBREVIATIONS

- AC. • ACRE(S)
- (C) • CALCULATED
- C.B. • CHORD BEARING
- C.D. • CHORD LENGTH
- C.M. • CONCRETE MONUMENT
- COR. • CORNER
- (D) • DEED
- D.B. • DEED BOOK
- ESMT. • EASEMENT
- EXIST. • EXISTING
- FND. • FOUND
- ID. • IDENTIFICATION
- I.P. • IRON PIPE
- I.R.C. • IRON ROD & CAP
- L • ARC LENGTH
- LT. • LEFT
- LB • CERTIFICATE OF AUTHORIZATION
- M.B. • MAP BOOK
- N/A • NOT APPLICABLE
- N.D. • NAIL & DISK
- O.R.B. • OFFICIAL RECORDS BOOK
- ORIG. • ORIGINAL
- (P) • PER PLAT
- P.B. • PLAT BOOK
- P.C. • POINT OF CURVATURE
- P.T. • POINT OF TANGENCY
- P.O.B. • POINT OF BEGINNING
- P.O.C. • POINT OF COMMENCEMENT
- PG. • PAGE(S)
- R • RADIUS
- R/W • RIGHT OF WAY
- RGE • RANGE
- R.R. • RAILROAD
- RT. • RIGHT
- SEC. • SECTION
- SQ.FT. • SQUARE FEET
- STA. • STATION
- TB • TANGENT BEARING
- TWP • TOWNSHIP
- N'LY • NORTHERLY
- S'LY • SOUTHERLY
- E'LY • EASTERLY
- W'LY • WESTERLY
- B • BASE LINE
- C • CENTER LINE
- P • PROPERTY LINE
- Δ • DELTA (CENTRAL ANGLE)
- • LINE BREAK

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 05/06/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 20'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. • 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 1009

FEE SIMPLE

Parcel 1009: the interest being acquired is fee simple.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 7009

A PORTION OF LOT 16, BLOCK F, ORANGE BLOSSOM TERRACE FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK T, PAGE 12, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°45'51" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED NORTHERLY FROM THE EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON THE PLAT OF THE MCKOY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK F, PAGE 48, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 444, PAGE 493, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH 00°07'40" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 45.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE AS DEPICTED ON THE SAID PLAT OF THE MCKOY LAND COMPANY SUBDIVISION AND AS DESCRIBED IN DEED BOOK 910, PAGE 298, RECORDED IN SAID PUBLIC RECORDS; THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE, CONTINUE SOUTH 00°07'40" EAST, ALONG THE SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 1250.65 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF WAKULLA WAY AS DEPICTED ON THE PLAT OF ORANGE BLOSSOM TERRACE FIRST ADDITION, RECORDED IN PLAT BOOK T, PAGE 12, OF SAID PUBLIC RECORDS; THENCE, DEPARTING SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN SOUTH 89°42'05" WEST, ALONG SAID EXISTING NORTH RIGHT OF WAY LINE OF WAKULLA WAY, A DISTANCE OF 17.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'05" WEST, ALONG SAID EXISTING NORTH RIGHT OF WAY LINE OF WAKULLA WAY, A DISTANCE OF 22.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 7,553.11 FEET, A CHORD BEARING OF NORTH 00°12'34" EAST AND A CHORD DISTANCE OF 8.65 FEET; THENCE, DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE OF WAKULLA WAY, RUN NORTHERLY ALONG THE ARC OF SAID CURVE,

(CONTINUED ON SHEET 2 OF 3)

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE - ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 3
	REV.:			C.I.P. • 5027

A.A 1012012021

LEGAL DESCRIPTION

SCHEDULE "A"

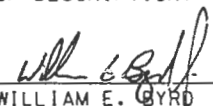
PARCEL NUMBER : 7009

(CONTINUED FROM SHEET 1 OF 3)

THROUGH A CENTRAL ANGLE OF $00^{\circ}03'56''$, A DISTANCE OF 8.65 FEET; THENCE, DEPARTING SAID CURVE, RUN NORTH $89^{\circ}26'33''$ EAST, A DISTANCE OF 30.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 7,583.11 FEET, A CHORD BEARING OF SOUTH $00^{\circ}11'29''$ WEST AND A CHORD DISTANCE OF 4.65 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $00^{\circ}02'07''$, A DISTANCE OF 4.65 FEET; THENCE, DEPARTING SAID CURVE, RUN SOUTH $59^{\circ}30'17''$ WEST, A DISTANCE OF 8.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 247 SQUARE FEET OR 0.006 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

 1/24/11
WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH $00^{\circ}07'40''$ WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

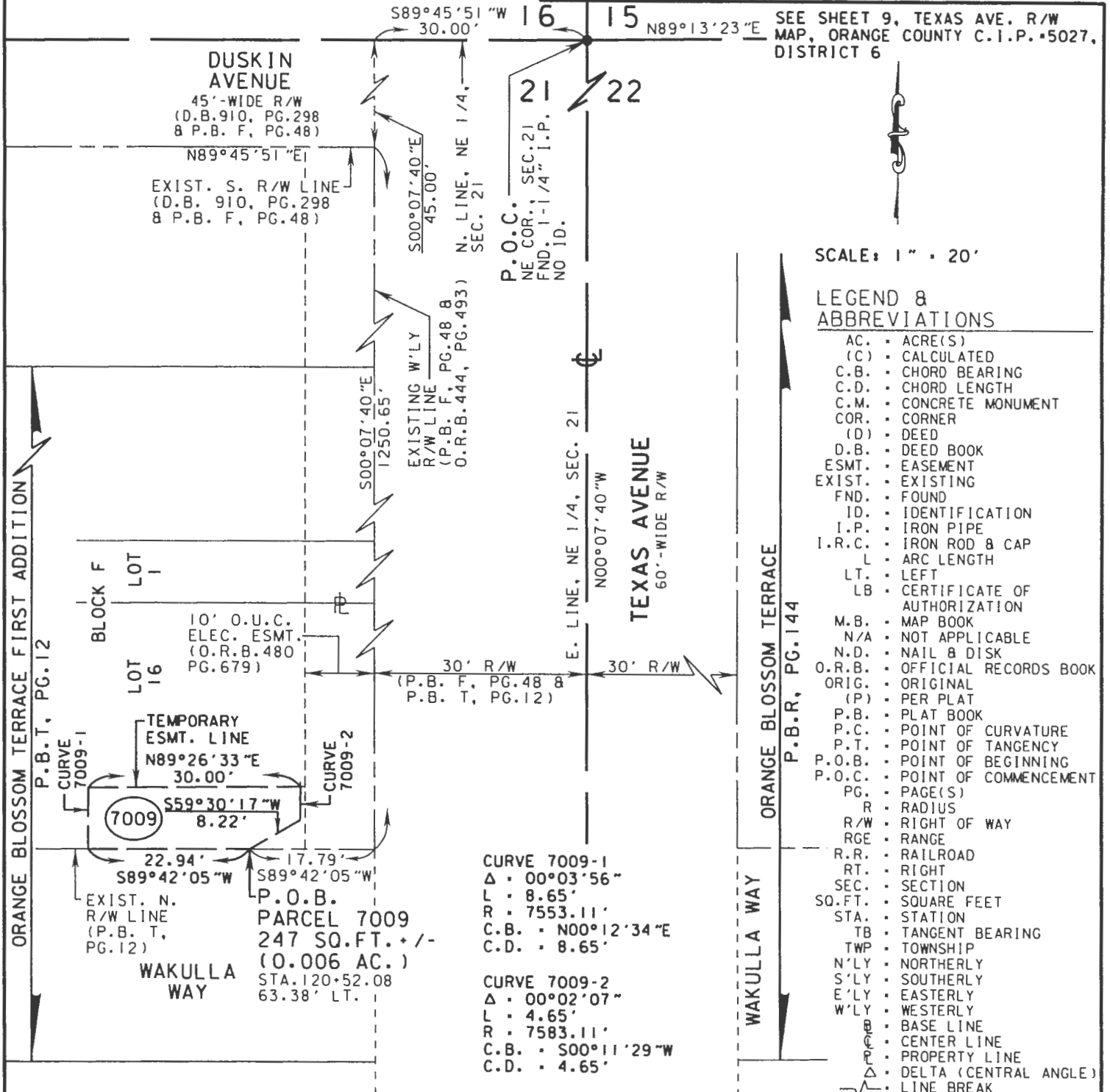
CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 3
	REV.:			C.I.P. • 5027

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 7009



NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 20'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 3 OF 3
	REV.:			C.I.P. - 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 7009

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7009 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a same or similar condition as the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the "Easement Area" or after seven (7) years, whichever occurs first.

LEGAL DESCRIPTION

SCHEDULE "A"

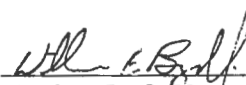
PARCEL NUMBER : 7011

A PORTION OF LOT 16, BLOCK A, ORANGE BLOSSOM TERRACE FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 12, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°45'51" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED NORTHERLY FROM THE EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON THE PLAT OF THE MCKOY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK F, PAGE 48, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 444, PAGE 493, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE OF THE NORTHEAST QUARTER, RUN SOUTH 00°07'40" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 45.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE AS DEPICTED ON SAID PLAT OF THE MCKOY LAND COMPANY SUBDIVISION AND AS DESCRIBED IN DEED BOOK 910, PAGE 298, RECORDED IN SAID PUBLIC RECORDS; THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE, CONTINUE SOUTH 00°07'40" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 823.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'40" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON THE PLAT OF ORANGE BLOSSOM TERRACE FIRST ADDITION, RECORDED IN PLAT BOOK T, PAGE 12, IN SAID PUBLIC RECORDS, A DISTANCE OF 33.50 FEET; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 89°52'20" WEST, A DISTANCE OF 4.68 FEET; THENCE NORTH 00°07'40" WEST, A DISTANCE OF 33.50 FEET; THENCE NORTH 89°52'20" EAST, A DISTANCE OF 4.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 157 SQUARE FEET OR 0.004 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

 1/24/11
WILLIAM E. BYRD DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

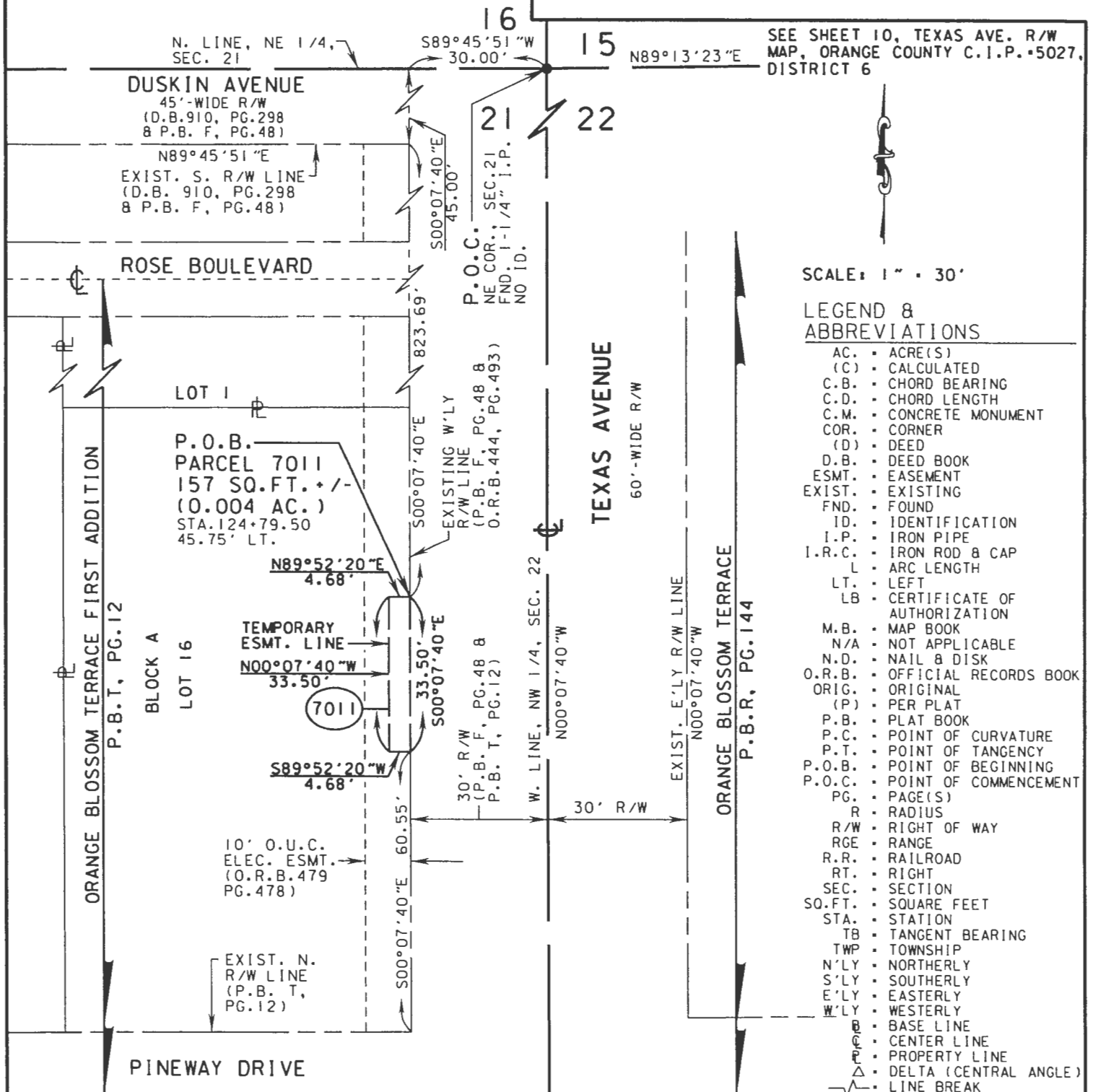
WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. - 5027

A.A 10/21/2021

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 7011



SEE SHEET 10, TEXAS AVE. R/W
MAP, ORANGE COUNTY C.I.P. 5027,
DISTRICT 6

SCALE: 1" = 30'

LEGEND & ABBREVIATIONS

- AC. • ACRE(S)
- (C) • CALCULATED
- C.B. • CHORD BEARING
- C.D. • CHORD LENGTH
- C.M. • CONCRETE MONUMENT
- COR. • CORNER
- (D) • DEED
- D.B. • DEED BOOK
- ESMT. • EASEMENT
- EXIST. • EXISTING
- FND. • FOUND
- ID. • IDENTIFICATION
- I.P. • IRON PIPE
- I.R.C. • IRON ROD & CAP
- L. • ARC LENGTH
- LT. • LEFT
- LB. • CERTIFICATE OF AUTHORIZATION
- M.B. • MAP BOOK
- N/A. • NOT APPLICABLE
- N.D. • NAIL & DISK
- O.R.B. • OFFICIAL RECORDS BOOK
- ORIG. • ORIGINAL
- (P) • PER PLAT
- P.B. • PLAT BOOK
- P.C. • POINT OF CURVATURE
- P.T. • POINT OF TANGENCY
- P.O.B. • POINT OF BEGINNING
- P.O.C. • POINT OF COMMENCEMENT
- PG. • PAGE(S)
- R. • RADIUS
- R/W. • RIGHT OF WAY
- RGE. • RANGE
- R.R. • RAILROAD
- RT. • RIGHT
- SEC. • SECTION
- SQ.FT. • SQUARE FEET
- STA. • STATION
- TB. • TANGENT BEARING
- TWP. • TOWNSHIP
- N'LY. • NORTHERLY
- S'LY. • SOUTHERLY
- E'LY. • EASTERLY
- W'LY. • WESTERLY
- B. • BASE LINE
- C. • CENTER LINE
- P. • PROPERTY LINE
- Δ. • DELTA (CENTRAL ANGLE)
- LINE BREAK

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 30'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. • 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 7011

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7011 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a same or similar condition as the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the "Easement Area" or after seven (7) years, whichever occurs first.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 1012

A PORTION OF LOT 1, BLOCK A, AS DEPICTED ON THE PLAT OF ORANGE BLOSSOM TERRACE FIRST ADDITION, RECORDED IN PLAT BOOK T, PAGE 12, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°45'51" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED NORTHERLY FROM THE EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON THE PLAT OF THE MCKOY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK F, PAGE 48, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 444, PAGE 493, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE OF THE NORTHEAST QUARTER, RUN SOUTH 00°07'40" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 45.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE AS DEPICTED ON SAID PLAT OF THE MCKOY LAND COMPANY SUBDIVISION AND AS DESCRIBED IN DEED BOOK 910, PAGE 298, RECORDED IN SAID PUBLIC RECORDS; THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE, CONTINUE SOUTH 00°07'40" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 647.76 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF ROSE BOULEVARD AS DEPICTED ON THE PLAT OF ORANGE BLOSSOM TERRACE FIRST ADDITION, RECORDED IN PLAT BOOK T, PAGE 12, OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'40" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON SAID PLAT OF ORANGE BLOSSOM TERRACE FIRST ADDITION, A DISTANCE OF 12.47 FEET; THENCE, DEPARTING SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN NORTH 37°17'00" WEST, A DISTANCE OF 11.38 FEET; THENCE RUN NORTH 82°10'04" WEST, A DISTANCE OF 9.84 FEET; THENCE RUN NORTH 01°12'29" WEST, A DISTANCE OF 2.00 FEET TO A POINT ON SAID EXISTING SOUTH RIGHT OF WAY LINE OF ROSE BOULEVARD; THENCE RUN NORTH 89°43'58" EAST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF ROSE BOULEVARD, A DISTANCE OF 16.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 81 SQUARE FEET OR 0.002 ACRES, MORE OR LESS


THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

W.E. Byrd 8/22/2022
WILLIAM E. BYRD DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 8011

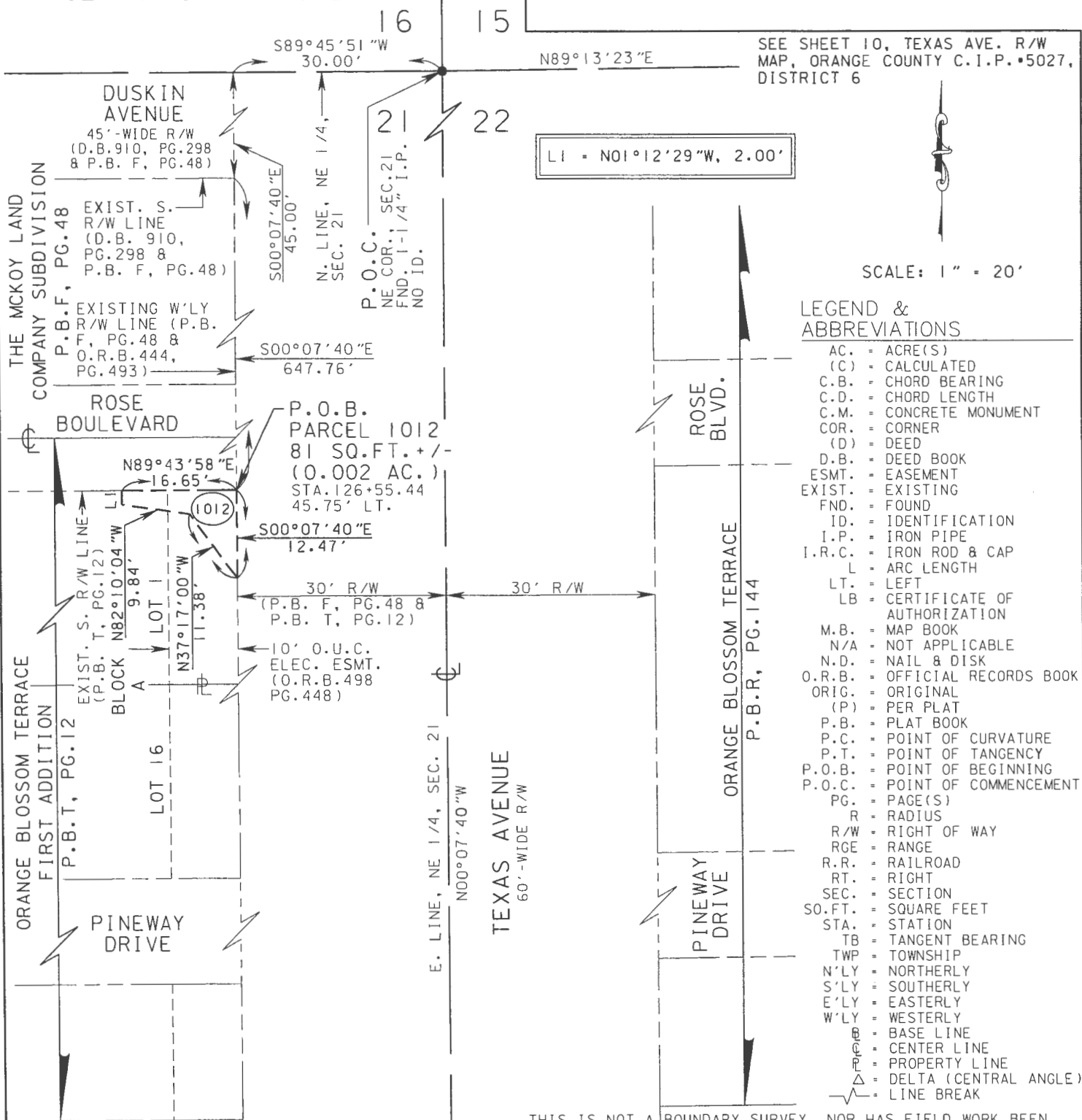
WRITTEN BY: RRC	DATE: 01/21/11	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.: 08/05/22	TOWNSHIP: 23S	 Dewberry 800 NORTH MAGNOLIA AVENUE, SUITE 1000 ORLANDO, FLORIDA 32803 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. • 5027

R.A.H. 11/17/2022

SKETCH OF DESCRIPTION


SCHEDULE "A"

PARCEL NUMBER : 1012



NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 01/21/11	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.: 08/05/22	TOWNSHIP: 23S	 Dewberry 800 NORTH MAGNOLIA AVENUE, SUITE 1000 ORLANDO, FLORIDA 32803 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 20'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. * 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 1012

FEE SIMPLE

Parcel 1012: the interest being acquired is fee simple.

LEGAL DESCRIPTION

SCHEDULE "A"

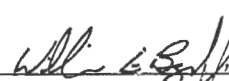
PARCEL NUMBER : 7012

A PORTION OF LOT 1, BLOCK A, ORANGE BLOSSOM TERRACE FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK T, PAGE 12, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°45'51" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED NORTHERLY FROM THE EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON THE PLAT OF THE MCKOY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK F, PAGE 48, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 444, PAGE 493, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE OF THE NORTHEAST QUARTER, RUN SOUTH 00°07'40" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 45.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE AS DEPICTED ON SAID PLAT OF THE MCKOY LAND COMPANY SUBDIVISION AND AS DESCRIBED IN DEED BOOK 910, PAGE 298, RECORDED IN SAID PUBLIC RECORDS; THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE, CONTINUE SOUTH 00°07'40" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 703.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°07'40" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON THE PLAT OF ORANGE BLOSSOM TERRACE FIRST ADDITION, RECORDED IN PLAT BOOK T, PAGE 12, RECORDED IN SAID PUBLIC RECORDS, A DISTANCE OF 38.41 FEET; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 88°12'27" WEST, A DISTANCE OF 5.25 FEET; THENCE NORTH 00°07'40" WEST, A DISTANCE OF 38.23 FEET; THENCE NORTH 89°52'20" EAST, A DISTANCE OF 5.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 201 SQUARE FEET OR 0.005 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

 1/24/11
WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

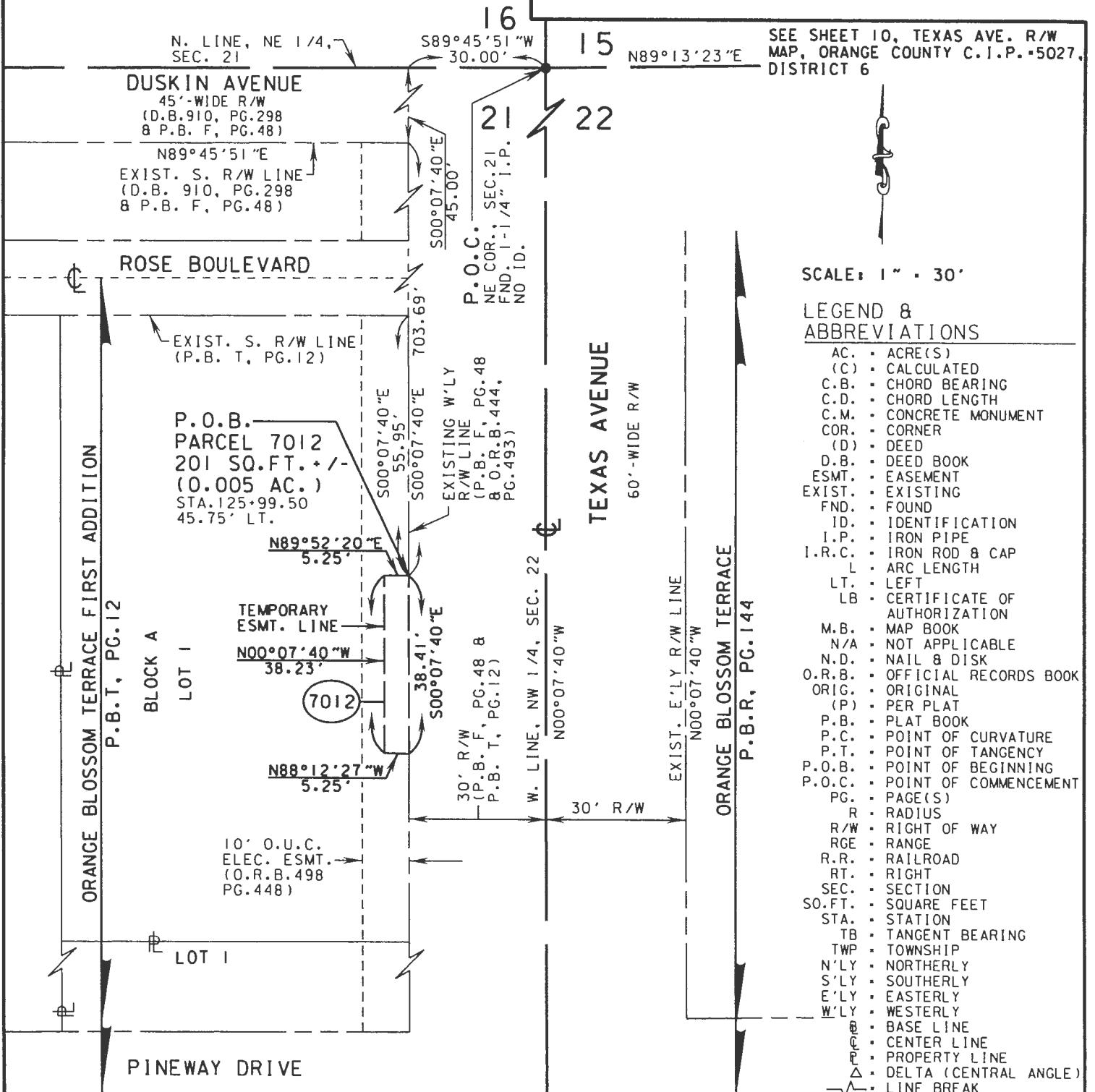
WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. - 5027

A.A. 12/27/21

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 7012



NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 30'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. - 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 7012

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7012 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a same or similar condition as the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the "Easement Area" or after seven (7) years, whichever occurs first.

LEGAL DESCRIPTION

SCHEDULE "A"

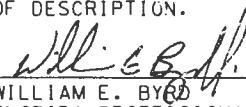
PARCEL NUMBER : 7014

A PORTION OF A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, DESCRIBED IN OFFICIAL RECORDS BOOK 6531, PAGE 3660, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE, WITH NO IDENTIFICATION, MARKING THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°45'51" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED NORTHERLY FROM THE EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON THE PLAT OF THE MCKOY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK F, PAGE 48, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 444, PAGE 493, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE OF THE NORTHEAST QUARTER, RUN SOUTH 00°07'40" EAST, ALONG SAID PROJECTED RIGHT OF WAY LINE, A DISTANCE OF 45.00 FEET, TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE AS DEPICTED ON SAID PLAT OF THE MCKOY LAND COMPANY SUBDIVISION AND AS DESCRIBED IN DEED BOOK 910, PAGE 298, RECORDED IN SAID PUBLIC RECORDS; THENCE, DEPARTING SAID EXISTING SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE, CONTINUE SOUTH 00°07'40" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 344.69 FEET, TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 00°07'40" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 40.08 FEET; THENCE, DEPARTING SAID EXSITING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 89°52'20" WEST, A DISTANCE OF 7.95 FEET; THENCE NORTH 00°07'40" WEST, A DISTANCE OF 40.08 FEET; THENCE NORTH 89°52'20" EAST, A DISTANCE OF 7.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 319 SQUARE FEET, OR 0.007 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.


WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

1/24/11
DATE

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

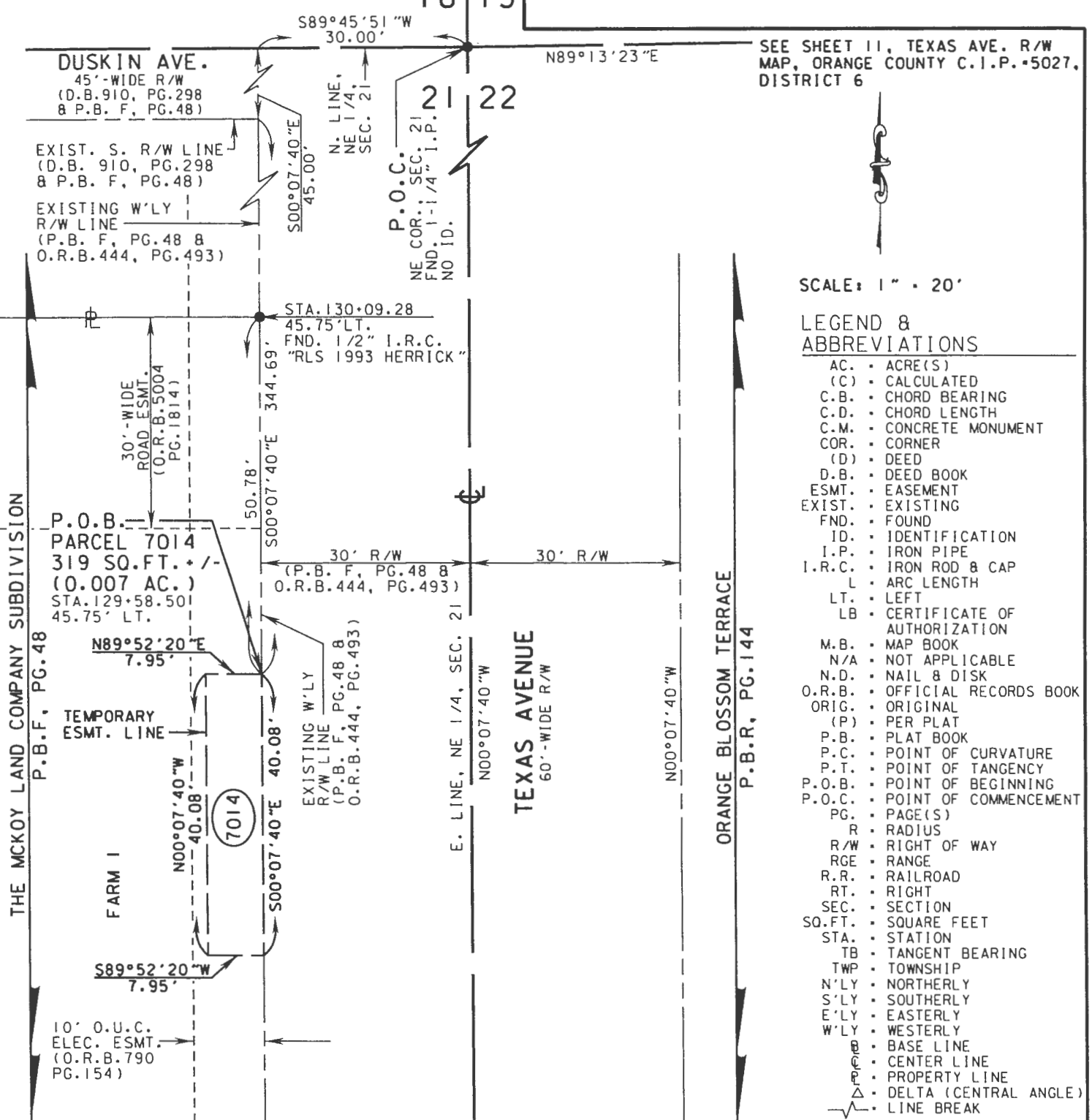
WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. - 5027

A.A 10/20/2021

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 7014



NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE - ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 20'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. • 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 7014

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7014 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a same or similar condition as the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the "Easement Area" or after seven (7) years, whichever occurs first.

LEGAL DESCRIPTION

SCHEDULE "A"

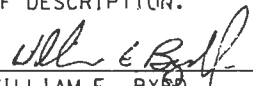
PARCEL NUMBER : 7015A

A PORTION OF THE SOUTH 160 FEET OF THE NORTH 1/2 OF FARM 1, AS DEPICTED ON THE PLAT OF THE MCKOY LAND COMPANY SUBDIVISION, IN SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RECORDED IN PLAT BOOK F, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE, WITH NO IDENTIFICATION, MARKING THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°45'51" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED NORTHERLY FROM THE EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON THE PLAT OF THE MCKOY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK F, PAGE 48, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 444, PAGE 493, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE OF THE NORTHEAST QUARTER, RUN SOUTH 00°07'40" EAST, ALONG SAID PROJECTED RIGHT OF WAY LINE, A DISTANCE OF 45.00 FEET, TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE AS DEPICTED ON SAID PLAT OF THE MCKOY LAND COMPANY SUBDIVISION AND AS DESCRIBED IN DEED BOOK 910, PAGE 298, RECORDED IN SAID PUBLIC RECORDS; THENCE, DEPARTING SAID EXISTING SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE, CONTINUE SOUTH 00°07'40" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 257.65 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 00°07'40" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 36.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF FARM 1 AS DEPICTED ON SAID PLAT OF THE MCKOY LAND COMPANY SUBDIVISION; THENCE, DEPARTING SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN SOUTH 89°44'54" WEST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF FARM 1, A DISTANCE OF 8.89 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE NORTH HALF OF FARM 1, RUN NORTH 00°02'27" WEST A DISTANCE OF 36.30 FEET; THENCE RUN NORTH 89°57'33" EAST, A DISTANCE OF 8.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 321 SQUARE FEET, OR 0.007 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.


WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

1/24/11
DATE

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE - ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. • 5027

SKETCH OF DESCRIPTION

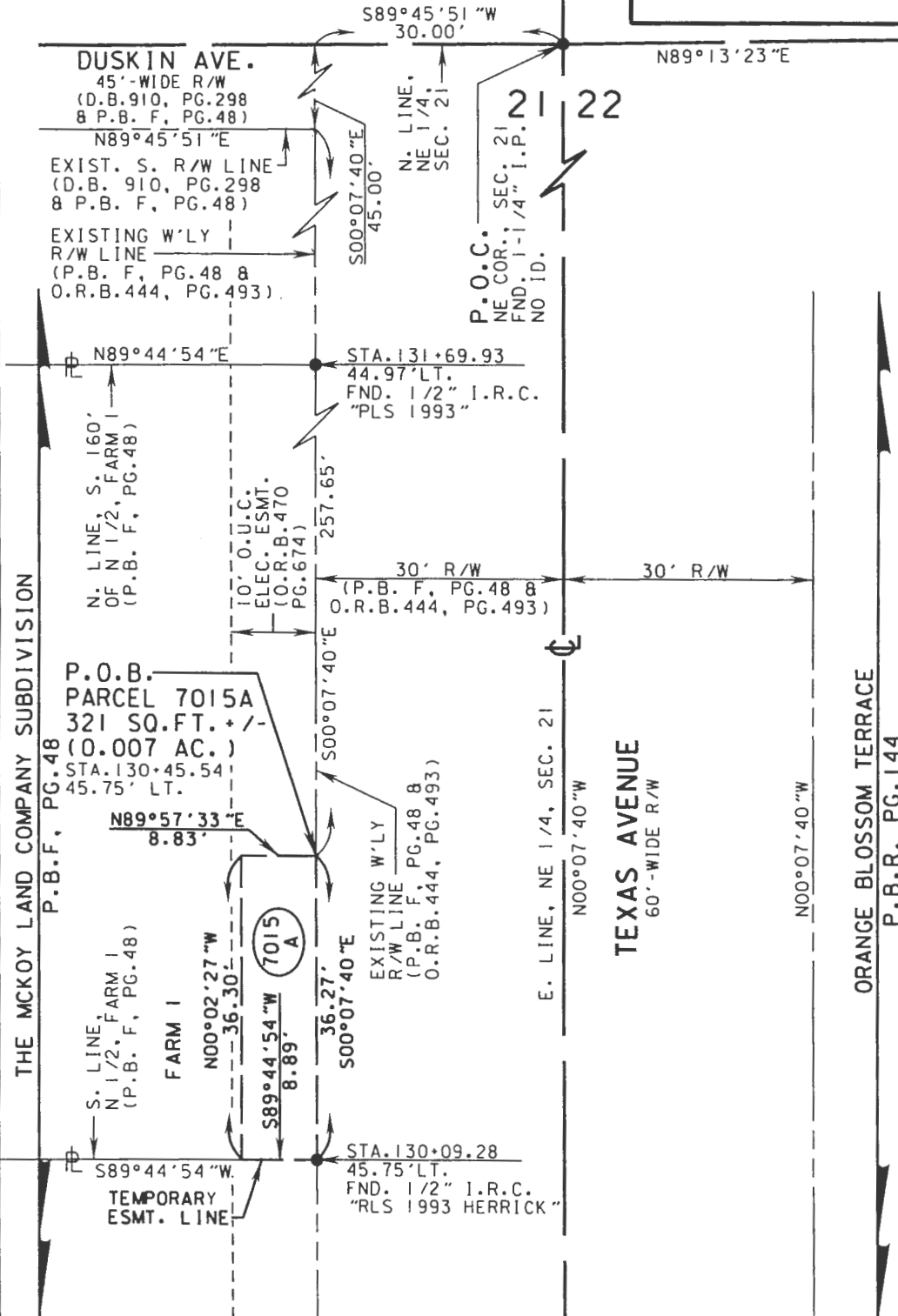
SCHEDULE "A"

PARCEL NUMBER : 7015A

16 15

21 22

SEE SHEET 11, TEXAS AVE. R/W
MAP, ORANGE COUNTY C.I.P. 5027,
DISTRICT 6



SCALE: 1" = 20'

LEGEND & ABBREVIATIONS

- AC. - ACRE(S)
- (C) - CALCULATED
- C.B. - CHORD BEARING
- C.D. - CHORD LENGTH
- C.M. - CONCRETE MONUMENT
- COR. - CORNER
- (D) - DEED
- D.B. - DEED BOOK
- ESMT. - EASEMENT
- EXIST. - EXISTING
- FND. - FOUND
- ID. - IDENTIFICATION
- I.P. - IRON PIPE
- I.R.C. - IRON ROD & CAP
- L - ARC LENGTH
- LT. - LEFT
- LB - CERTIFICATE OF AUTHORIZATION
- M.B. - MAP BOOK
- N/A - NOT APPLICABLE
- N.D. - NAIL & DISK
- O.R.B. - OFFICIAL RECORDS BOOK
- ORIG. - ORIGINAL
- (P) - PER PLAT
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- PG. - PAGE(S)
- R - RADIUS
- R/W - RIGHT OF WAY
- RGE - RANGE
- R.R. - RAILROAD
- RT. - RIGHT
- SEC. - SECTION
- SQ.FT. - SQUARE FEET
- STA. - STATION
- TB - TANGENT BEARING
- TWP. - TOWNSHIP
- N'LY - NORTHERLY
- S'LY - SOUTHERLY
- E'LY - EASTERLY
- W'LY - WESTERLY
- BL - BASE LINE
- CL - CENTER LINE
- PL - PROPERTY LINE
- Δ - DELTA (CENTRAL ANGLE)
- - LINE BREAK

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 20'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 7015A

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7015A is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a same or similar condition as the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the "Easement Area" or after seven (7) years, whichever occurs first.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 7015B

A PORTION OF THE SOUTH 160 FEET OF THE NORTH 1/2 OF FARM 1, AS DEPICTED ON THE PLAT OF THE MCKOY LAND COMPANY SUBDIVISION, IN SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RECORDED IN PLAT BOOK F, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE, WITH NO IDENTIFICATION, MARKING THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°45'51" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED NORTHERLY FROM THE EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON THE PLAT OF THE MCKOY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK F, PAGE 48, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 444, PAGE 493, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTH LINE OF THE NORTHEAST QUARTER, RUN SOUTH 00°07'40" EAST, ALONG SAID PROJECTED RIGHT OF WAY LINE, A DISTANCE OF 45.00 FEET, TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE AS DEPICTED ON SAID PLAT OF THE MCKOY LAND COMPANY SUBDIVISION AND AS DESCRIBED IN DEED BOOK 910, PAGE 298, RECORDED IN SAID PUBLIC RECORDS; THENCE, DEPARTING SAID EXISTING SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE, CONTINUE SOUTH 00°07'40" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 133.91 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 00°07'40" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 28.49 FEET; THENCE, DEPARTING SAID EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN SOUTH 89°52'20" WEST, A DISTANCE OF 13.63 FEET; THENCE RUN NORTH 00°02'27" WEST A DISTANCE OF 28.44 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 160 FEET OF THE NORTH HALF OF FARM 1 AS DEPICTED ON SAID PLAT OF THE MCKOY LAND COMPANY SUBDIVISION; THENCE RUN NORTH 89°44'54" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 13.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 388 SQUARE FEET, OR 0.009 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

W. E. Byrd 1/24/11
WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

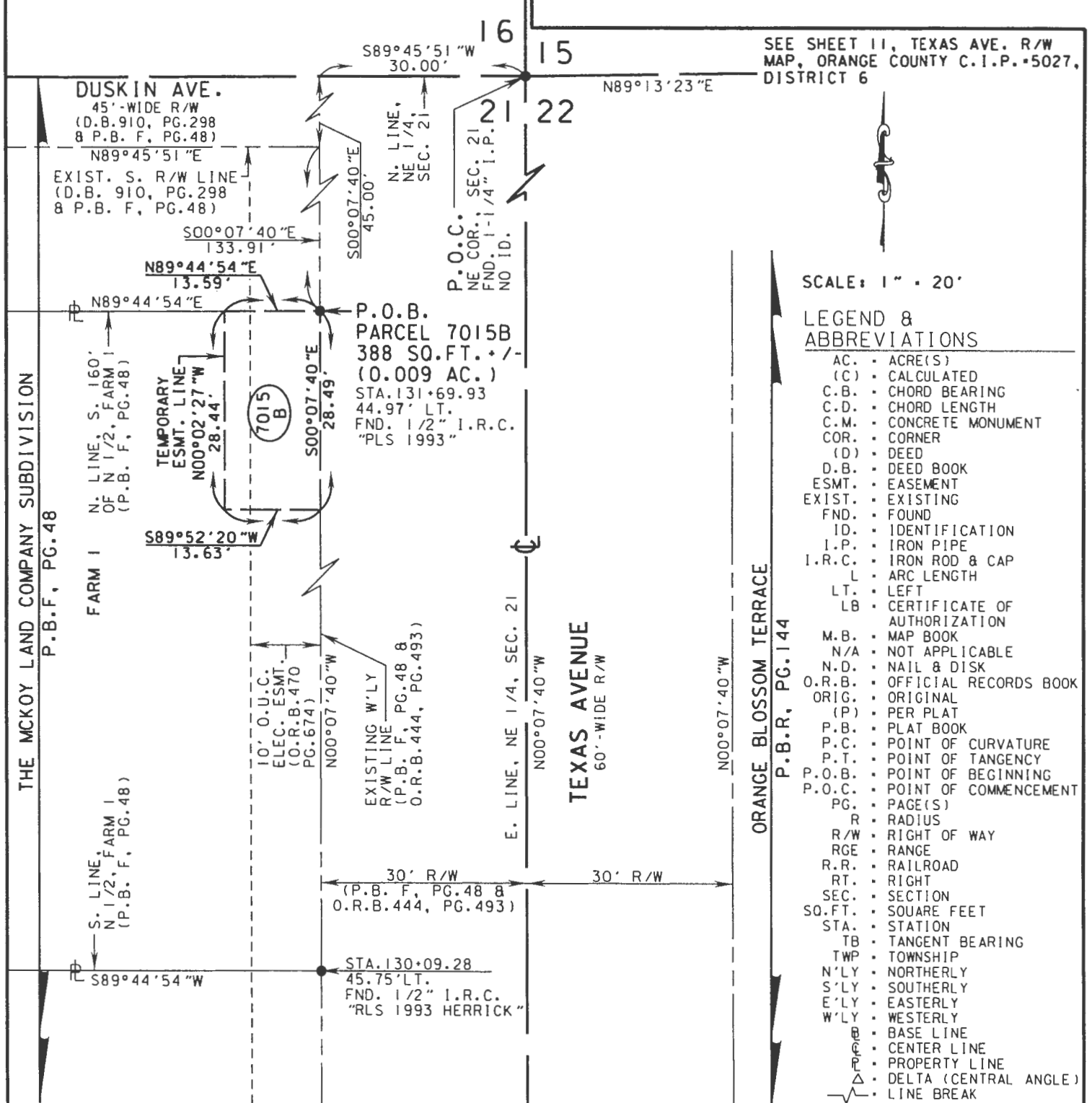
WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. - 5027

A.A. 11/4/2021

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 7015B



NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE - ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 20'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. - 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 7015B

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7015B is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a same or similar condition as the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the "Easement Area" or after seven (7) years, whichever occurs first.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1049

A PORTION OF LOT 9, BLOCK B, ORANGE BLOSSOM TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK R, PAGE 144, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1-1/4" IRON PIPE WITH NO IDENTIFICATION MARKING THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°13'23" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED NORTHERLY FROM THE EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON THE PLAN OF BLOCK "ONE" PROSPER COLONY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK D, PAGE 109, AND AS DEPICTED ON THE PLAT OF ORANGE BLOSSOM TERRACE, RECORDED IN PLAT BOOK R, PAGE 144, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 22, RUN SOUTH 00°07'40" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE AS DEPICTED ON SAID PLAT OF ORANGE BLOSSOM TERRACE; THENCE, DEPARTING SAID EXISTING SOUTH RIGHT OF WAY LINE OF DUSKIN AVENUE, CONTINUE SOUTH 00°07'40" EAST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 135.01 FEET TO A POINT ON THE NORTH LINE OF LOT 9, BLOCK B, AS DEPICTED ON SAID PLAT OF ORANGE BLOSSOM TERRACE, SAID POINT BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN NORTH 89°13'23" EAST, ALONG SAID NORTH LINE OF LOT 9, A DISTANCE OF 32.51 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 7,702.75 FEET, A CHORD BEARING OF SOUTH 00°36'44" EAST, AND A CHORD DISTANCE OF 117.34 FEET; THENCE, DEPARTING SAID NORTH LINE OF LOT 9 FROM A TANGENT BEARING OF SOUTH 01°02'55" EAST, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°52'22", A DISTANCE OF

(CONTINUED ON SHEET 2 OF 3)

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 3
	REV.:			C.I.P. • 5027

A.A. 11/11/2021

LEGAL DESCRIPTION

SCHEDULE "A"

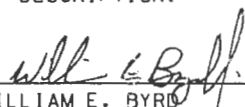
PARCEL NUMBER: 1049

(CONTINUED FROM SHEET 1 OF 3)

117.34 FEET; THENCE, DEPARTING SAID CURVE, RUN SOUTH 35°11'17" EAST, A DISTANCE OF 21.41 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF BLOSSOM TERRACE, AS DEPICTED ON SAID PLAT OF ORANGE BLOSSOM TERRACE; THENCE RUN SOUTH 89°13'23" WEST, ALONG SAID EXISTING NORTH RIGHT OF WAY LINE OF BLOSSOM TERRACE, A DISTANCE OF 45.80 FEET TO A POINT ON SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE, DEPARTING SAID NORTH RIGHT OF WAY LINE OF BLOSSOM TERRACE, RUN NORTH 00°07'40" WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 135.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,590 SQUARE FEET OR 0.105 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.


WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

1/24/11

DATE

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

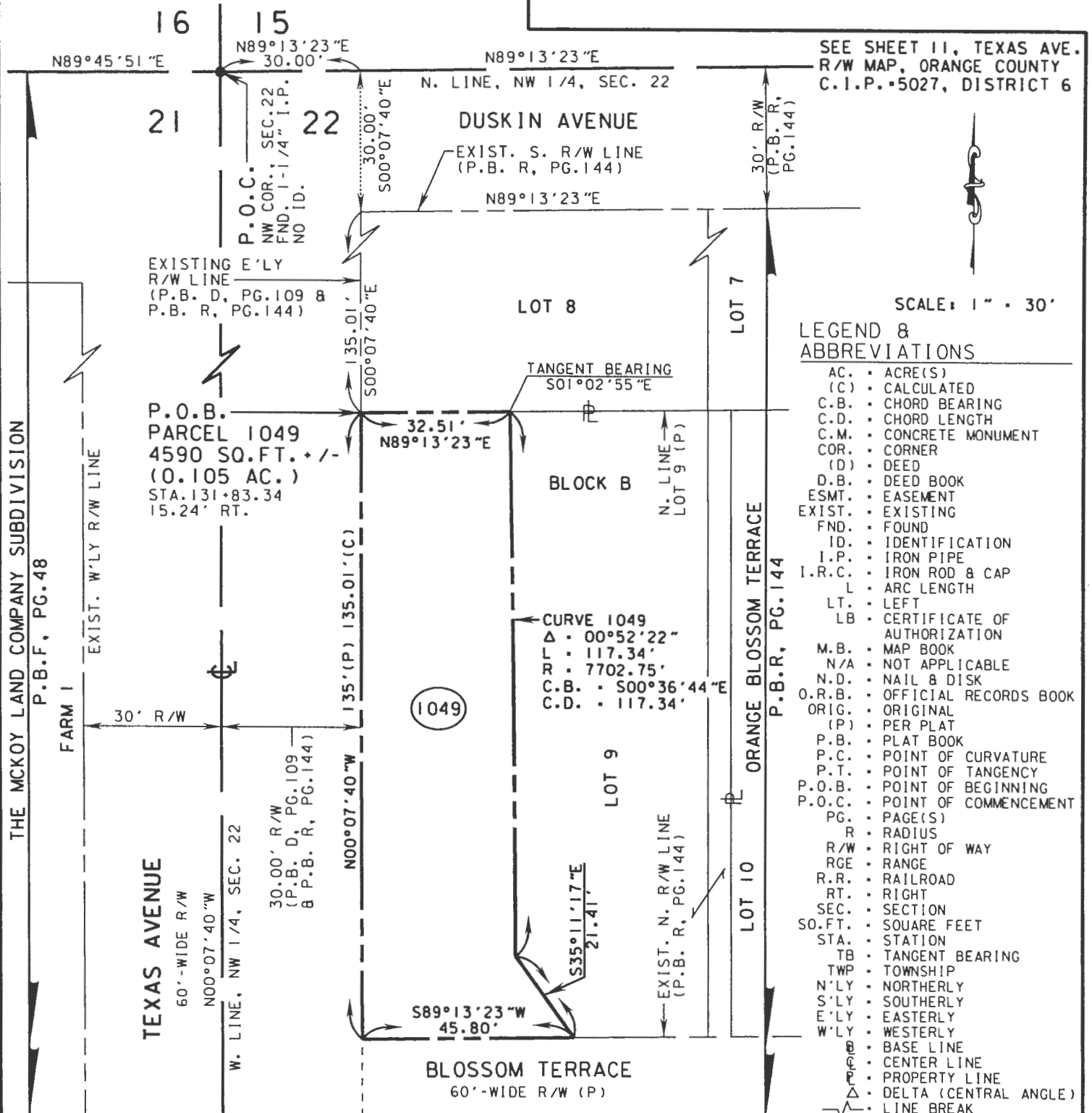
CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 3
	REV.:			C.I.P. • 5027

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1049



NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 30'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 3 OF 3
	REV.:			C.I.P. • 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 1049

FEE SIMPLE

Parcel 1049: the interest being acquired is fee simple.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1055

A PORTION OF LOT 9, BLOCK G, ORANGE BLOSSOM TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK R, PAGE 144, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°21'30" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED SOUTHERLY FROM THE EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON THE PLAN OF BLOCK "ONE" PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK D, PAGE 109, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 450, PAGE 614, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING THE SOUTH LINE OF SAID NORTHWEST QUARTER, RUN NORTH 00°07'40" WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 50.00 FEET TO A POINT ON SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE CONTINUE NORTH 00°07'40" WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 1,305.64 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF WAKULLA WAY, AS DEPICTED ON THE PLAT OF ORANGE BLOSSOM TERRACE, RECORDED IN PLAT BOOK R, PAGE 144, OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE OF WAKULLA WAY, CONTINUE NORTH 00°07'40" WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 140.58 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9, BLOCK G, OF SAID PLAT OF ORANGE BLOSSOM TERRACE; THENCE, DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN NORTH 89°13'23" EAST, ALONG SAID NORTH LINE OF LOT 9, A DISTANCE OF 33.50 FEET; THENCE, DEPARTING SAID NORTH LINE OF LOT 9, RUN SOUTH 00°07'40" EAST, A DISTANCE OF 124.40 FEET; THENCE RUN SOUTH 53°26'42" EAST, A DISTANCE OF 26.79 FEET TO A POINT ON THE AFOREMENTIONED EXISTING NORTH RIGHT OF WAY LINE OF WAKULLA WAY; THENCE RUN SOUTH 89°17'27" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF WAKULLA WAY, A DISTANCE OF 54.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,884 SQUARE FEET OR 0.112 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

William E. Byrd 1/24/10
WILLIAM E. BYRD DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

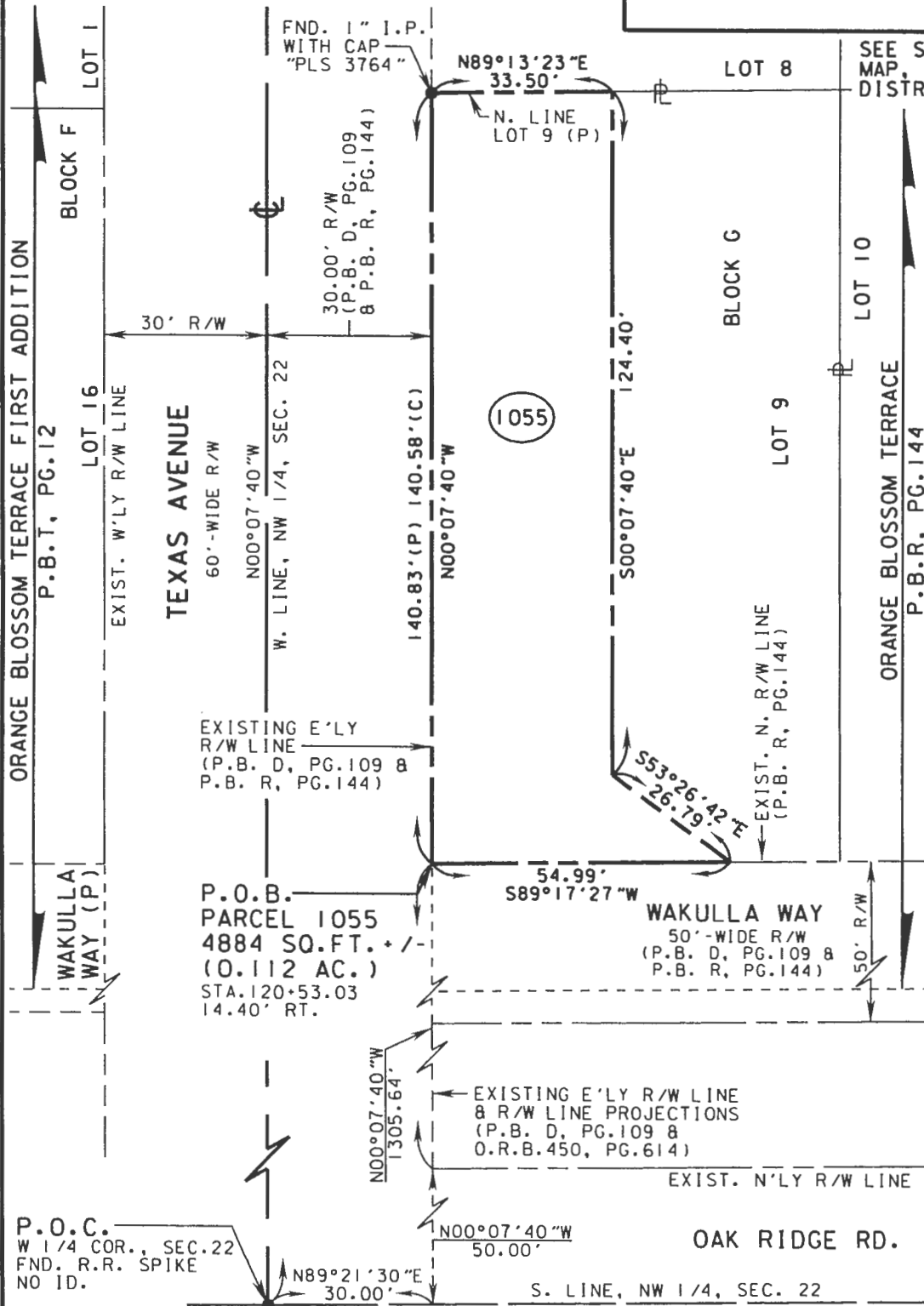
WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. - 5027

RAH 11/17/2021

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1055



SEE SHEET 9, TEXAS AVE. R/W
MAP, ORANGE COUNTY C.I.P. 5027,
DISTRICT 6

SCALE: 1" = 30'

LEGEND & ABBREVIATIONS

- AC. • ACRE(S)
- (C) • CALCULATED
- C.B. • CHORD BEARING
- C.D. • CHORD LENGTH
- C.M. • CONCRETE MONUMENT
- COR. • CORNER
- (D) • DEED
- D.B. • DEED BOOK
- ESMT. • EASEMENT
- EXIST. • EXISTING
- FND. • FOUND
- ID. • IDENTIFICATION
- I.P. • IRON PIPE
- I.R.C. • IRON ROD & CAP
- L • ARC LENGTH
- LT. • LEFT
- LB • CERTIFICATE OF AUTHORIZATION
- M.B. • MAP BOOK
- N/A • NOT APPLICABLE
- N.D. • NAIL & DISK
- O.R.B. • OFFICIAL RECORDS BOOK
- ORIG. • ORIGINAL
- (P) • PER PLAT
- P.B. • PLAT BOOK
- P.C. • POINT OF CURVATURE
- P.T. • POINT OF TANGENCY
- P.O.B. • POINT OF BEGINNING
- P.O.C. • POINT OF COMMENCEMENT
- PG. • PAGE(S)
- R • RADIUS
- R/W • RIGHT OF WAY
- RGE • RANGE
- R.R. • RAILROAD
- RT. • RIGHT
- SEC. • SECTION
- SO.FT. • SQUARE FEET
- STA. • STATION
- TB • TANGENT BEARING
- TWP • TOWNSHIP
- N'LY • NORTHERLY
- S'LY • SOUTHERLY
- E'LY • EASTERLY
- W'LY • WESTERLY
- B • BASE LINE
- C • CENTER LINE
- P • PROPERTY LINE
- Δ • DELTA (CENTRAL ANGLE)
- LINE BREAK

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 30'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. • 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 1055

FEE SIMPLE

Parcel 1055: the interest being acquired is fee simple.

LEGAL DESCRIPTION

SCHEDULE "A"

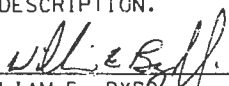
PARCEL NUMBER: 7055

A PORTION OF LOT 9, BLOCK G, ORANGE BLOSSOM TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK R, PAGE 144, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH $89^{\circ}21'30''$ EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED SOUTHERLY FROM THE EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON THE PLAN OF BLOCK "ONE" PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK D, PAGE 109, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 450, PAGE 614, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING THE SOUTH LINE OF SAID NORTHWEST QUARTER, RUN NORTH $00^{\circ}07'40''$ WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 50.00 FEET TO A POINT ON SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE CONTINUE NORTH $00^{\circ}07'40''$ WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 1,305.64 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF WAKULLA WAY, AS DEPICTED ON THE PLAT OF ORANGE BLOSSOM TERRACE, RECORDED IN PLAT BOOK R, PAGE 144, OF SAID PUBLIC RECORDS; THENCE RUN NORTH $89^{\circ}17'27''$ EAST, ALONG SAID EXISTING NORTH RIGHT OF WAY LINE OF WAKULLA WAY, A DISTANCE OF 54.99 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE OF WAKULLA WAY, RUN NORTH $53^{\circ}26'42''$ WEST, A DISTANCE OF 26.79 FEET TO A POINT ON A LINE RUNNING PARALLEL WITH AND 33.50 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE AFORESAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE RUN NORTH $00^{\circ}07'40''$ WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 124.40 FEET TO A POINT ON THE NORTH LINE OF LOT 9, BLOCK G, OF SAID PLAT OF ORANGE BLOSSOM TERRACE; THENCE, DEPARTING SAID PARALLEL LINE, RUN NORTH $89^{\circ}13'23''$ EAST, ALONG SAID NORTH LINE OF LOT 9, A DISTANCE OF 41.50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 9; THENCE, DEPARTING SAID NORTH LINE, RUN SOUTH $00^{\circ}07'40''$ EAST, ALONG SAID EAST LINE OF LOT 9, A DISTANCE OF 140.67 FEET TO A POINT ON THE AFOREMENTIONED EXISTING NORTH RIGHT OF WAY LINE OF WAKULLA WAY; THENCE, DEPARTING SAID EAST LINE OF LOT 9, RUN SOUTH $89^{\circ}17'27''$ WEST, ALONG SAID EXISTING NORTH RIGHT OF WAY LINE OF WAKULLA WAY, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,662 SQUARE FEET
OR 0.130 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.


WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

1/24/11

DATE

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH $00^{\circ}07'40''$ WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

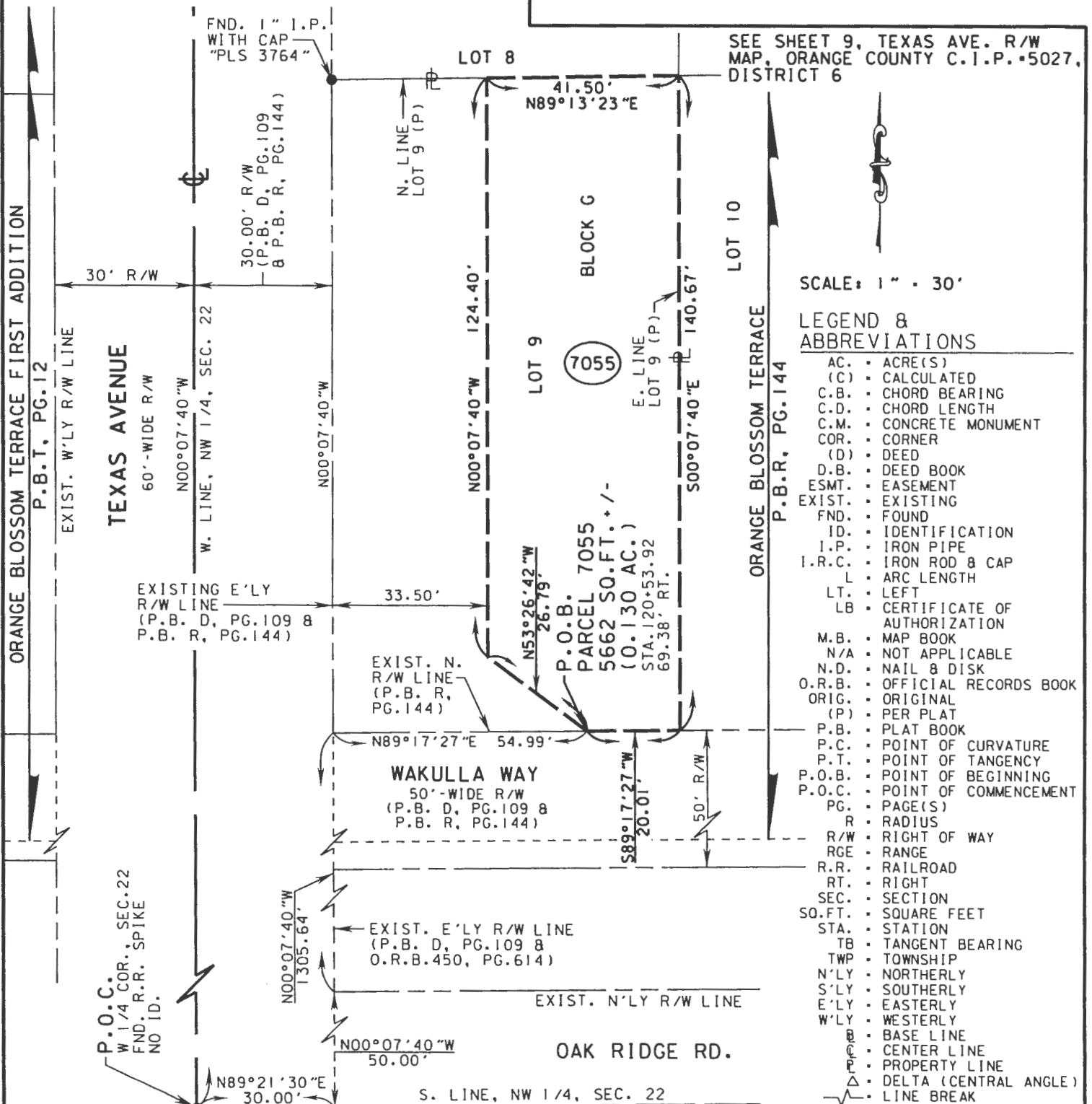
WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. - 5027

RAH 11/17/2021

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7055



NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE - ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 30'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. = 5027

SCHEDULE "B"

5027 TEXAS AVE PARCEL 7055

TEMPORARY DEMOLITION EASEMENT

Parcel 7055 is being acquired as a temporary non-exclusive demolition easement with full authority for GRANTEE to enter upon the lands described in Schedule "A" ("Easement Area") for the purpose of demolishing or modifying any part of any existing structure and improvements on this Parcel. The demolition or modification will be limited to that necessary to facilitate construction of the project adjacent to the "Easement Area" in a safe manner. At all times during construction, the GRANTEE will maintain access to the GRANTOR'S remaining lands to the extent practicable to ensure safety during demolition and modification.

After the demolition or modification of the structure(s) and/or improvement(s) on the Parcel is completed, the GRANTEE shall restore any affected lands within the Parcel to a safe and sanitary condition after being disturbed by the GRANTEE as sodded land.

This easement shall expire upon the completion of the construction of the project adjacent to the "Easement Area" or after seven (7) years, whichever occurs first.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1056

A PORTION OF THE NORTH HALF OF LOT 33, PLAN OF BLOCK "ONE" PROSPER COLONY, SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°21'30" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED SOUTHERLY FROM THE EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON PLAN OF BLOCK "ONE" PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 109, AND AS RECORDED IN OFFICIAL RECORDS BOOK 450, PAGE 614, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING THE SOUTH LINE OF THE AFORESAID NORTHWEST QUARTER, RUN NORTH 00°07'40" WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 50.00 FEET, TO A POINT ON SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE CONTINUE NORTH 00°07'40" WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 934.23 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF LOT 33 OF SAID PLAN OF BLOCK "ONE" PROSPER COLONY, AS RECORDED IN OFFICIAL RECORDS BOOK 5087, PAGE 2125, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTH LINE OF THE NORTH HALF OF LOT 33, CONTINUE NORTH 00°07'40" WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 321.41 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF WAKULLA WAY, SAID LINE ALSO BEING THE NORTH LINE OF LOT 33 AS RECORDED IN SAID PLAT BOOK D, PAGE 109; THENCE, DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN NORTH 89°17'27" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF WAKULLA WAY, A DISTANCE OF 86.71 FEET; THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE OF WAKULLA WAY, RUN SOUTH 01°21'50" WEST A DISTANCE OF 5.00 FEET TO A POINT ON A LINE RUNNING

(CONTINUED ON SHEET 2 OF 3)

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 3
	REV.:			C.I.P. • 5027

RAH 11/17/2021

LEGAL DESCRIPTION

SCHEDULE "A"

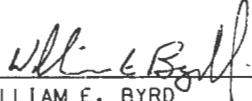
PARCEL NUMBER: 1056

(CONTINUED FROM SHEET 1 OF 3)

PARALLEL WITH AND 5.00 FEET SOUTHERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID SOUTH RIGHT OF WAY LINE OF WAKULLA WAY; THENCE RUN SOUTH 89°17'27" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 55.77 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 7,685.18 FEET, A CHORD BEARING OF SOUTH 01°49'14" WEST, AND CHORD DISTANCE OF 316.71 FEET; THENCE, FROM A TANGENT BEARING OF SOUTH 00°38'24" WEST, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°21'41", A DISTANCE OF 316.73 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF THE NORTH HALF OF LOT 33; THENCE RUN SOUTH 89°18'28" WEST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF LOT 33, A DISTANCE OF 20.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,823 SQUARE FEET OR 0.203 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.


WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

1/24/11

DATE

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

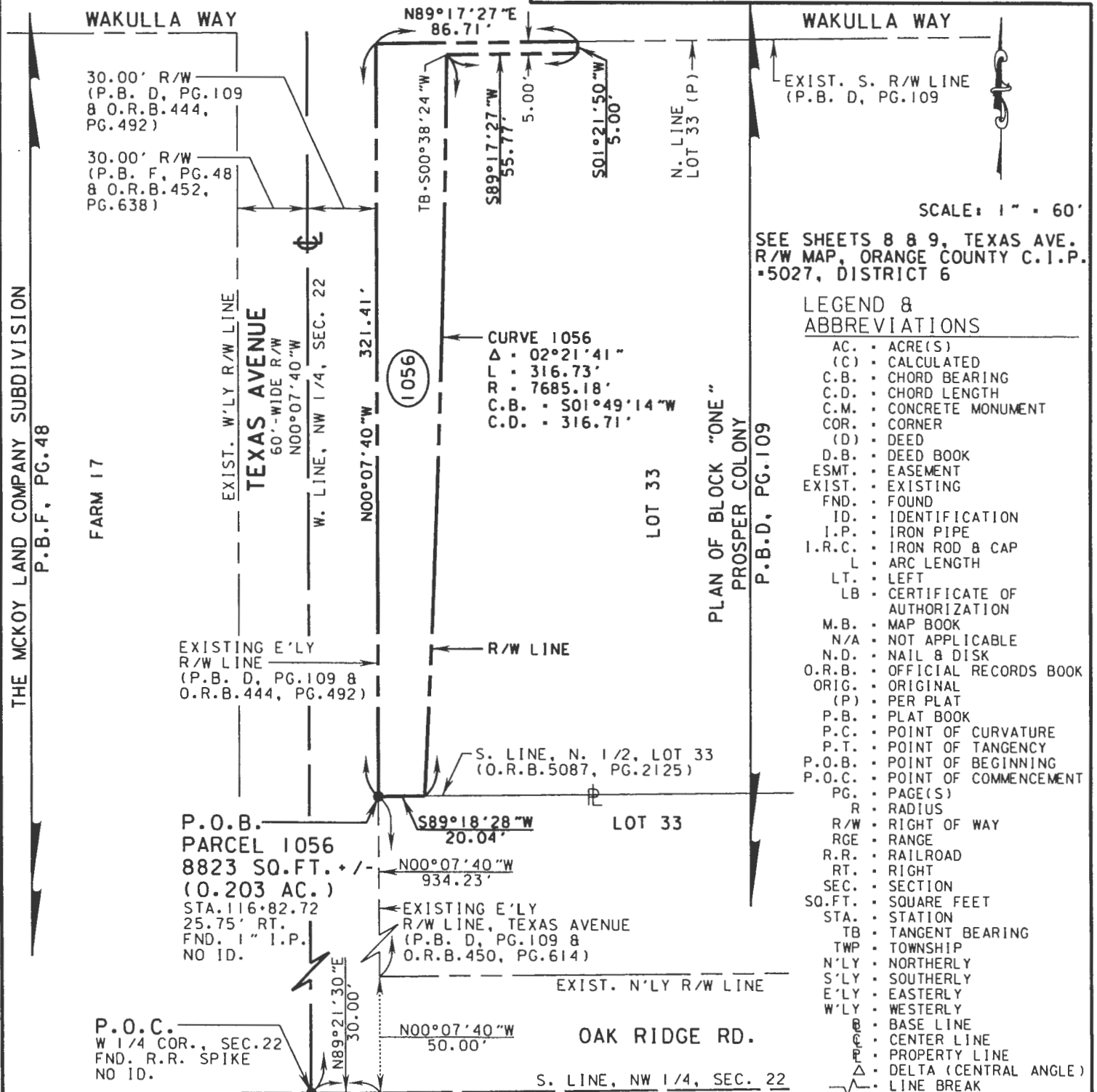
CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 3
	REV.:			C.I.P. - 5027

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1056



NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 60'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 3 OF 3
	REV.:			C.I.P. = 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 1056

FEE SIMPLE

Parcel 1056: the interest being acquired is fee simple.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7056

A PORTION OF THE NORTH HALF OF LOT 33, PLAN OF BLOCK "ONE" PROSPER COLONY, SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°21'30" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED SOUTHERLY FROM THE EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON PLAN OF BLOCK "ONE" PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 109, AND AS RECORDED IN OFFICIAL RECORDS BOOK 450, PAGE 614, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING THE SOUTH LINE OF THE AFORESAID NORTHWEST QUARTER, RUN NORTH 00°07'40" WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 50.00 FEET, TO A POINT ON SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE CONTINUE NORTH 00°07'40" WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 934.23 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF LOT 33 OF SAID PLAN OF BLOCK "ONE" PROSPER COLONY, AS RECORDED IN OFFICIAL RECORDS BOOK 5087, PAGE 2125, OF SAID PUBLIC RECORDS; THENCE, DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN NORTH 89°18'28" EAST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF LOT 33, A DISTANCE OF 20.04 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 7,685.18 FEET, A CHORD BEARING OF NORTH 02°24'56" EAST, AND CHORD DISTANCE OF 157.16 FEET; THENCE, DEPARTING SAID SOUTH LINE OF THE NORTH HALF OF LOT 33 FROM A TANGENT BEARING OF NORTH 03°00'05" EAST, RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°10'18", A DISTANCE OF 157.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON SAID CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 7,685.18 FEET, A CHORD BEARING OF NORTH 01°43'17" EAST, AND A CHORD DISTANCE OF 29.00 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°12'58", A DISTANCE OF 29.00 FEET; THENCE, DEPARTING SAID CURVE, RUN THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 88°16'43" EAST, A DISTANCE OF 17.41 FEET; THENCE, SOUTH 01°43'28" WEST, A DISTANCE OF 29.00 FEET; THENCE, NORTH 88°16'43" WEST, A DISTANCE OF 17.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 505 SQUARE FEET
OR 0.012 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

William E. Byrd
WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

1/24/11
DATE

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

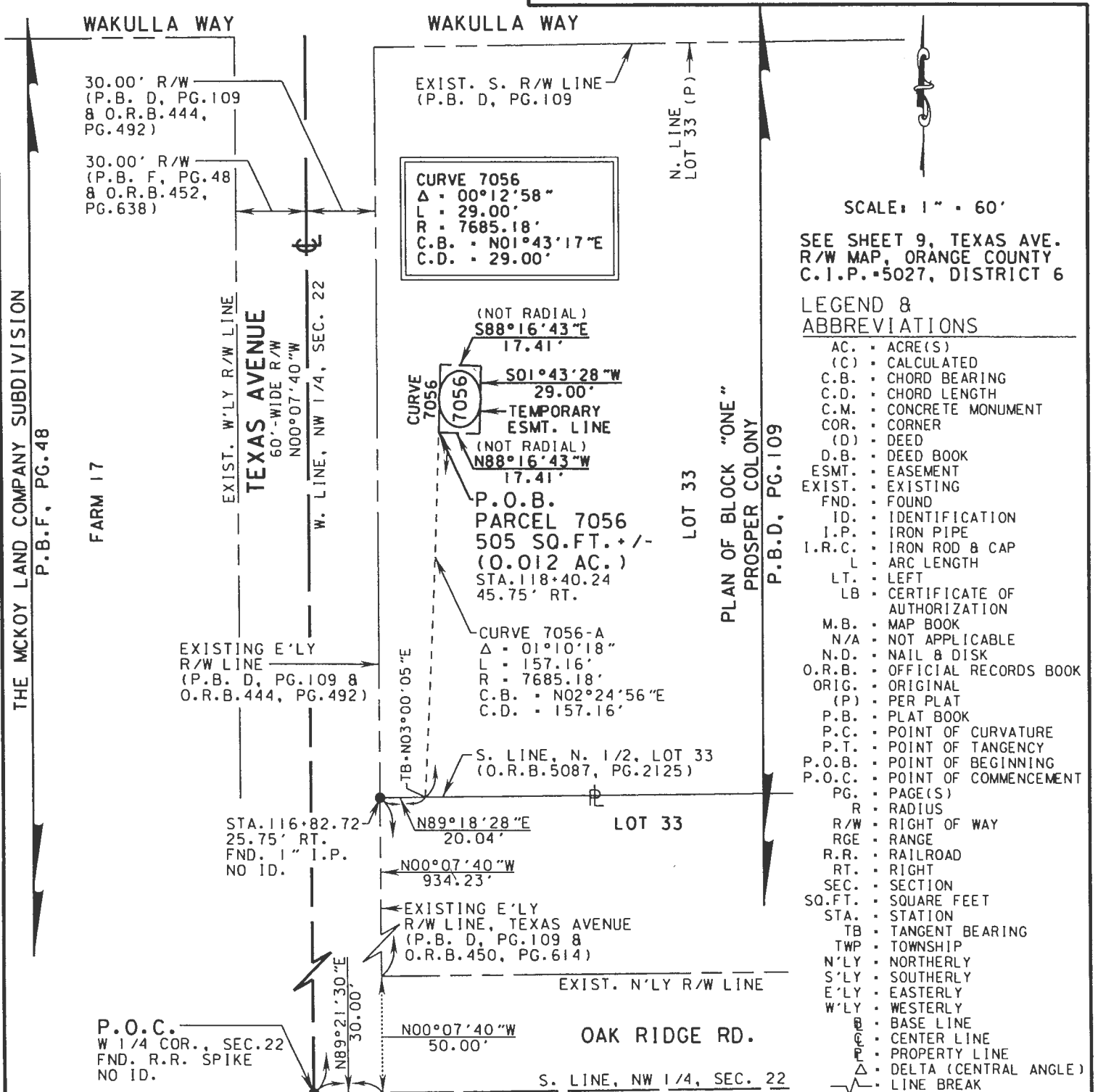
WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE - ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. • 5027

RAH 11/17/2021

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7056



NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH $00^\circ 07' 40''$ WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 60'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. = 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 7056

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7056 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a same or similar condition as the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the "Easement Area" or after seven (7) years, whichever occurs first. .

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1057

A PORTION OF THE SOUTH HALF OF LOT 33, PLAN OF BLOCK "ONE" PROSPER COLONY, SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK D, PAGE 109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°21'30" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED SOUTHERLY FROM THE EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON PLAN OF BLOCK "ONE" PROSPER COLONY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK D, PAGE 109, AND AS RECORDED IN OFFICIAL RECORDS BOOK 450, PAGE 614, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING THE SOUTH LINE OF THE SAID NORTHWEST QUARTER, RUN NORTH 00°07'40" WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 50.00 FEET, TO A POINT ON SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE CONTINUE NORTH 00°07'40" WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 612.82 FEET TO A POINT ON THE SOUTH LINE OF LOT 33 OF SAID PLAN OF BLOCK "ONE" PROSPER COLONY, SAID POINT BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTH LINE OF LOT 33, CONTINUE NORTH 00°07'40" WEST, ALONG THE SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 321.41 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF LOT 33 AS RECORDED IN OFFICIAL RECORDS BOOK 5087, PAGE 2125, OF SAID PUBLIC RECORDS; THENCE, DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY LINE, RUN NORTH 89°18'28" EAST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF LOT 33, A DISTANCE OF 18.54 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 7,683.68 FEET, A CHORD BEARING OF SOUTH 03°17'58" WEST, AND CHORD DISTANCE OF 79.80 FEET; THENCE, FROM A TANGENT BEARING OF SOUTH 03°00'07" WEST, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°35'42", A DISTANCE OF 79.80 FEET; THENCE, DEPARTING SAID CURVE, RUN NORTH 89°25'11" EAST, A DISTANCE

(CONTINUED ON SHEET 2 OF 3)

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 3
	REV.:			C.I.P. • 5027

R.A.H. 11/17/2021

LEGAL DESCRIPTION

SCHEDULE "A"

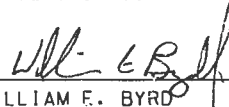
PARCEL NUMBER: 1057

(CONTINUED FROM SHEET 1 OF 3)

OF 1.50 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 7,685.18 FEET, A CHORD BEARING OF SOUTH 03°41'03" WEST, AND CHORD DISTANCE OF 23.59 FEET; THENCE, FROM A TANGENT BEARING OF SOUTH 03°35'47" WEST, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°10'33", A DISTANCE OF 23.59 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 7,855.80 FEET, A CHORD BEARING OF SOUTH 02°23'48" WEST, AND CHORD DISTANCE OF 80.08 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°35'03", A DISTANCE OF 80.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 7,592.18 FEET, A CHORD BEARING OF SOUTH 02°38'43" WEST, AND CHORD DISTANCE OF 138.54 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'44", A DISTANCE OF 138.54 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF LOT 33; THENCE, RUN SOUTH 89°19'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 3.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,497 SQUARE FEET OR 0.080 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.


WILLIAM F. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

1/24/11
DATE

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

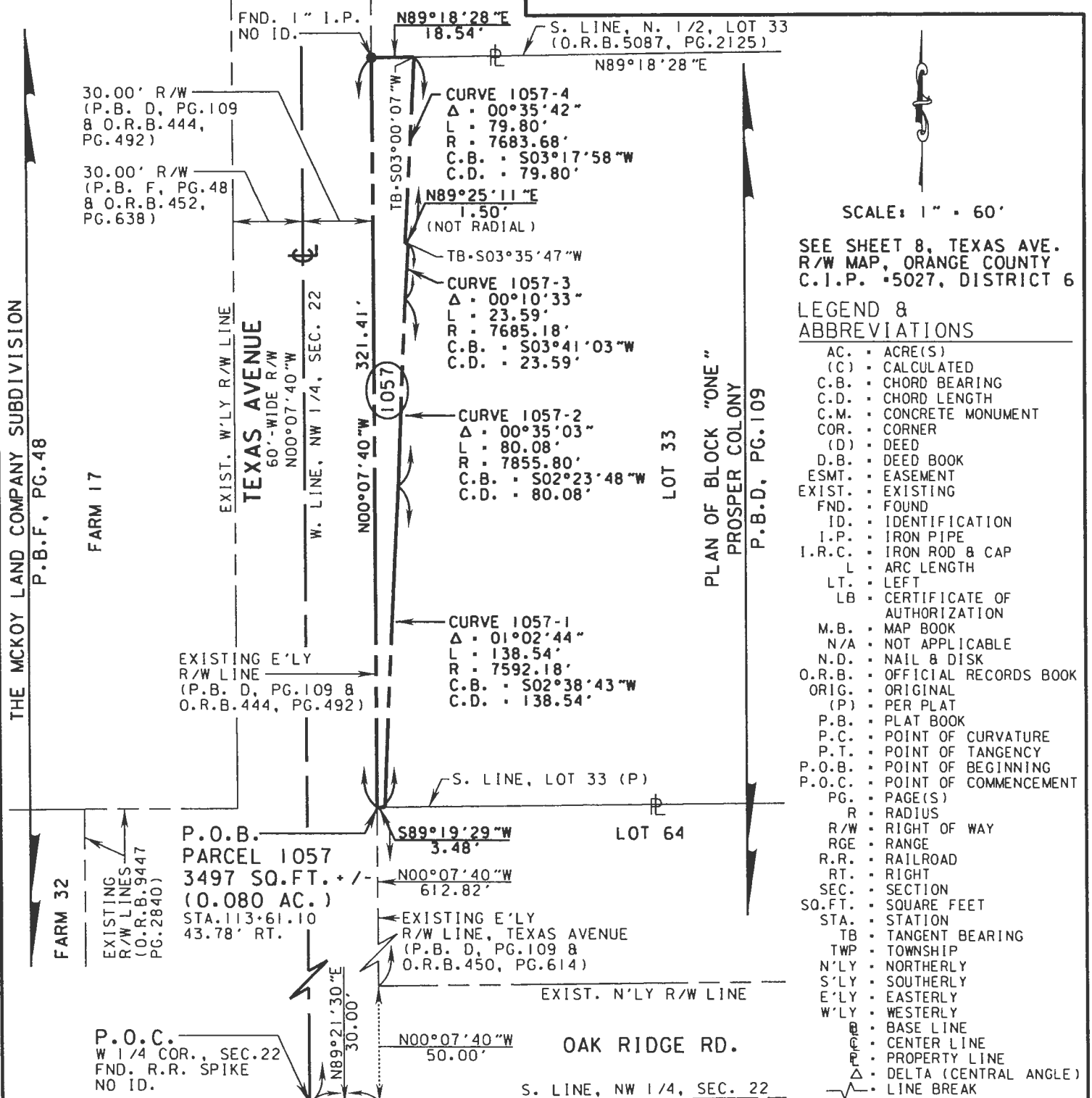
CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 3
	REV.:			C.I.P. - 5027

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1057



NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 60'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 3 OF 3
	REV.:			C.I.P. = 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 1057

FEE SIMPLE

Parcel 1057: the interest being acquired is fee simple.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7057


A PORTION OF THE SOUTH HALF OF LOT 33, PLAN OF BLOCK "ONE" PROSPER COLONY, SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK D, PAGE 109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°21'30" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED SOUTHERLY FROM THE EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS DEPICTED ON PLAN OF BLOCK "ONE" PROSPER COLONY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK D, PAGE 109, AND AS RECORDED IN OFFICIAL RECORDS BOOK 450, PAGE 614, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING THE SOUTH LINE OF SAID NORTHWEST QUARTER, RUN NORTH 00°07'40" WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 50.00 FEET, TO A POINT ON SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE CONTINUE NORTH 00°07'40" WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 612.82 FEET TO A POINT ON THE SOUTH LINE OF LOT 33 OF SAID PLAN OF BLOCK "ONE" PROSPER COLONY; THENCE, DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN NORTH 89°19'29" EAST, ALONG SAID SOUTH LINE OF LOT 33, A DISTANCE OF 3.48 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 7,592.18 FEET, A CHORD BEARING OF NORTH 02°30'06" EAST AND CHORD DISTANCE OF 100.48 FEET; THENCE, DEPARTING SAID SOUTH LINE OF LOT 33 FROM A TANGENT BEARING OF NORTH 02°07'21" EAST, RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°45'30", A DISTANCE OF 100.48 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON SAID CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 7,592.18 FEET, A CHORD BEARING OF NORTH 03°01'27" EAST AND A CHORD DISTANCE OF 38.06 FEET; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°17'14", A DISTANCE OF 38.06 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 7,855.80 FEET, A CHORD BEARING OF NORTH 02°23'48" EAST AND A

(CONTINUED ON SHEET 2 OF 3)

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WRITTEN BY: RRC	DATE: 01/21/11	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.: 08/05/22	TOWNSHIP: 23S	 Dewberry 800 NORTH MAGNOLIA AVENUE, SUITE 1000 ORLANDO, FLORIDA 32803 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 3
	REV.:			C.I.P. • 5027

R.A.H. 11/17/2022

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7057

(CONTINUED FROM SHEET 1 OF 3)

CHORD DISTANCE OF 80.08 FEET; THENCE FROM A TANGENT BEARING OF NORTH 02°06'17" EAST RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°35'03", A DISTANCE OF 80.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 7,685.18 FEET, A CHORD BEARING OF NORTH 03°44'39" EAST AND A CHORD DISTANCE OF 7.46 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°03'20", A DISTANCE OF 7.46 FEET; THENCE, DEPARTING SAID CURVE, RUN SOUTH 86°14'46" EAST, A DISTANCE OF 17.26 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 7,576.43 FEET, A CHORD BEARING OF SOUTH 03°21'16" WEST AND A CHORD DISTANCE OF 125.37 FEET; THENCE, FROM A TANGENT BEARING OF SOUTH 03°49'43" WEST, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°56'53", A DISTANCE OF 125.37 FEET; THENCE, DEPARTING SAID CURVE, RUN NORTH 87°00'49" WEST, A DISTANCE OF 15.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,047 SQUARE FEET OR 0.047 ACRES, MORE OR LESS


THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

W. E. Byrd 8/22/2022
 WILLIAM E. BYRD, DATE
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5442
 800 NORTH MAGNOLIA AVENUE, SUITE 1000
 ORLANDO, FLORIDA 32803

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

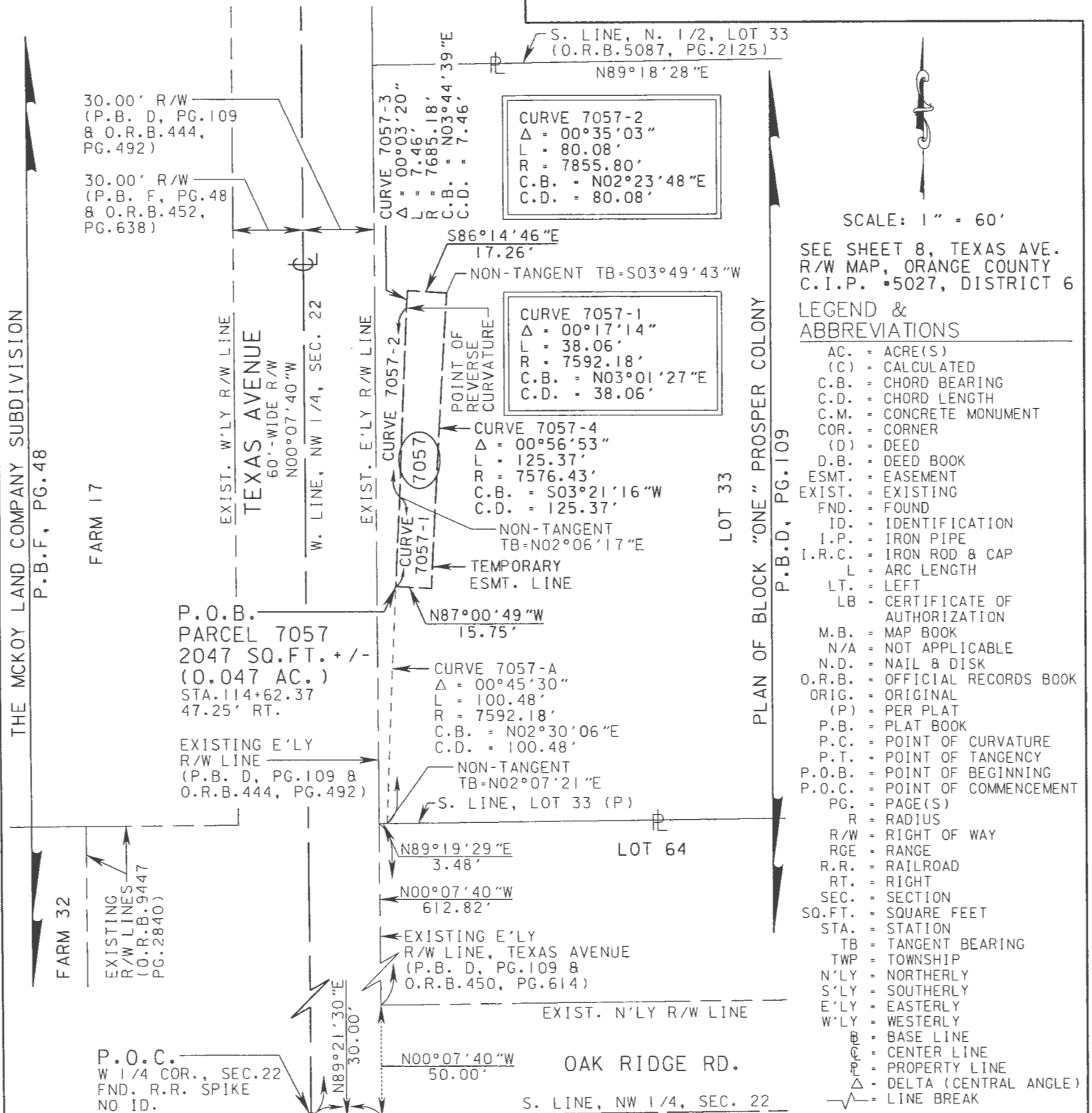
CERTIFICATE OF AUTHORIZATION NUMBER LB 8011

WRITTEN BY: RRC	DATE: 01/21/11	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.: 08/05/22	TOWNSHIP: 23S	 800 NORTH MAGNOLIA AVENUE, SUITE 1000 ORLANDO, FLORIDA 32803 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 3
	REV.:			C.I.P. • 5027

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7057



NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 01/21/11	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.: 08/05/22	TOWNSHIP: 23S	Dewberry 800 NORTH MAGNOLIA AVENUE, SUITE 1000 ORLANDO, FLORIDA 32803 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 60'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 3 OF 3
	REV.:			C.I.P. # 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 7057

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7057 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway as well as constructing a replacement stormwater catch basin within the driveway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a same or similar condition as the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the "Easement Area" or after seven (7) years, whichever occurs first.

LEGAL DESCRIPTION

SCHEDULE "A"

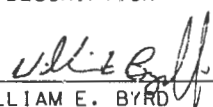
PARCEL NUMBER : 1060

A PORTION OF LOT 2, OAK RIDGE TRUST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 20, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°21'30" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED SOUTHERLY FROM THE EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AS RECORDED IN PLAT BOOK D, PAGE 109 AND IN OFFICIAL RECORDS BOOK 450, PAGE 614, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING THE SOUTH LINE OF SAID NORTHWEST QUARTER, RUN NORTH 00°07'40" WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE AFORESAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°07'40" WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 23.30 FEET; THENCE, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN SOUTH 31°18'37" EAST, A DISTANCE OF 15.37 FEET; THENCE RUN SOUTH 51°00'48" EAST, A DISTANCE OF 15.80 FEET, TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF OAK RIDGE ROAD AS RECORDED IN PLAT BOOK D, PAGE 109 AND IN OFFICIAL RECORDS BOOK 232, PAGE 325, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°21'30" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 20.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 195 SQUARE FEET OR 0.004 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

 1/24/11
WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

NOTE: BEARING STRUCTURE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°07'40" WEST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

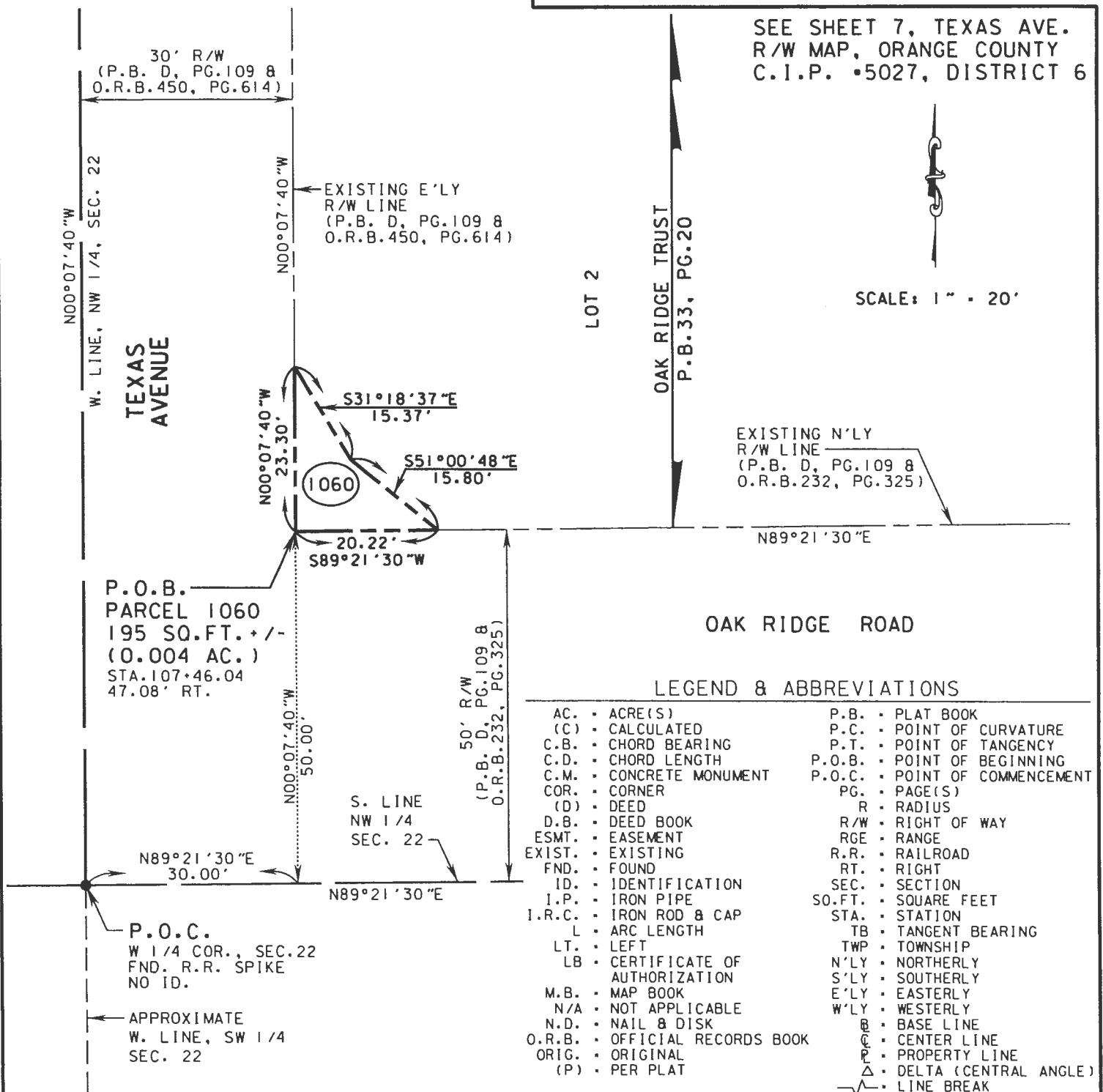
WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. - 5027

RAH 11/17/2021

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 1060



DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 20'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. • 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 1060

FEE SIMPLE

Parcel 1060: the interest being acquired is fee simple.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 1064

A PORTION OF BLOCK "A", AS DEPICTED ON THE PLAT OF ORLANDO CENTRAL PARK NUMBER THIRTY, RECORDED IN PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE, NO IDENTIFICATION, LOCATED AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°21'30" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE PROJECTED NORTHERLY FROM THE EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2639, PAGE 495, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID LINE ALSO BEING THE WEST LINE OF BLOCK "A", AS DEPICTED ON THE PLAT OF ORLANDO CENTRAL PARK NUMBER THIRTY, RECORDED IN PLAT BOOK 5, PAGE 7, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°09'38" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 79.75 FEET TO A POINT ON SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE CONTINUE SOUTH 00°09'38" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 70.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 183.00 FEET, A CHORD BEARING OF SOUTH 08°24'14" WEST AND A CHORD DISTANCE OF 54.50 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°07'43", A DISTANCE OF 54.71 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTH 00°07'40" EAST, A DISTANCE OF 216.88 FEET; THENCE SOUTH 15°14'41" WEST, A DISTANCE OF 57.97 FEET; THENCE SOUTH 00°43'27" EAST, A DISTANCE OF 20.32 FEET; THENCE NORTH 89°52'04" WEST, A DISTANCE OF 5.03 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AND THE AFOREMENTIONED WEST LINE OF BLOCK "A"; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE: NORTH 00°09'38" WEST, A DISTANCE OF 217.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, A CHORD BEARING OF NORTH 08°50'22" EAST AND A CHORD DISTANCE OF 25.97 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°00'00", A DISTANCE OF 26.08 FEET;

(CONTINUED ON SHEET 2 OF 4)

NOTE: BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 89°21'30" EAST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 4
	REV.:			C.I.P. • 5027

RAH 11/17/2021

LEGAL DESCRIPTION

SCHEDULE "A"

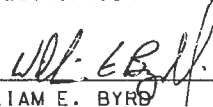
PARCEL NUMBER : 1064

(CONTINUED FROM SHEET 1 OF 4)

THENCE RUN NORTH 17°50'22" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 183.00 FEET, A CHORD BEARING OF NORTH 17°24'14" EAST AND A CHORD DISTANCE OF 2.78 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°52'17", A DISTANCE OF 2.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,553 SQUARE FEET, OR 0.105 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.


WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

1/24/11

NOTE: BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 89°21'30" EAST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

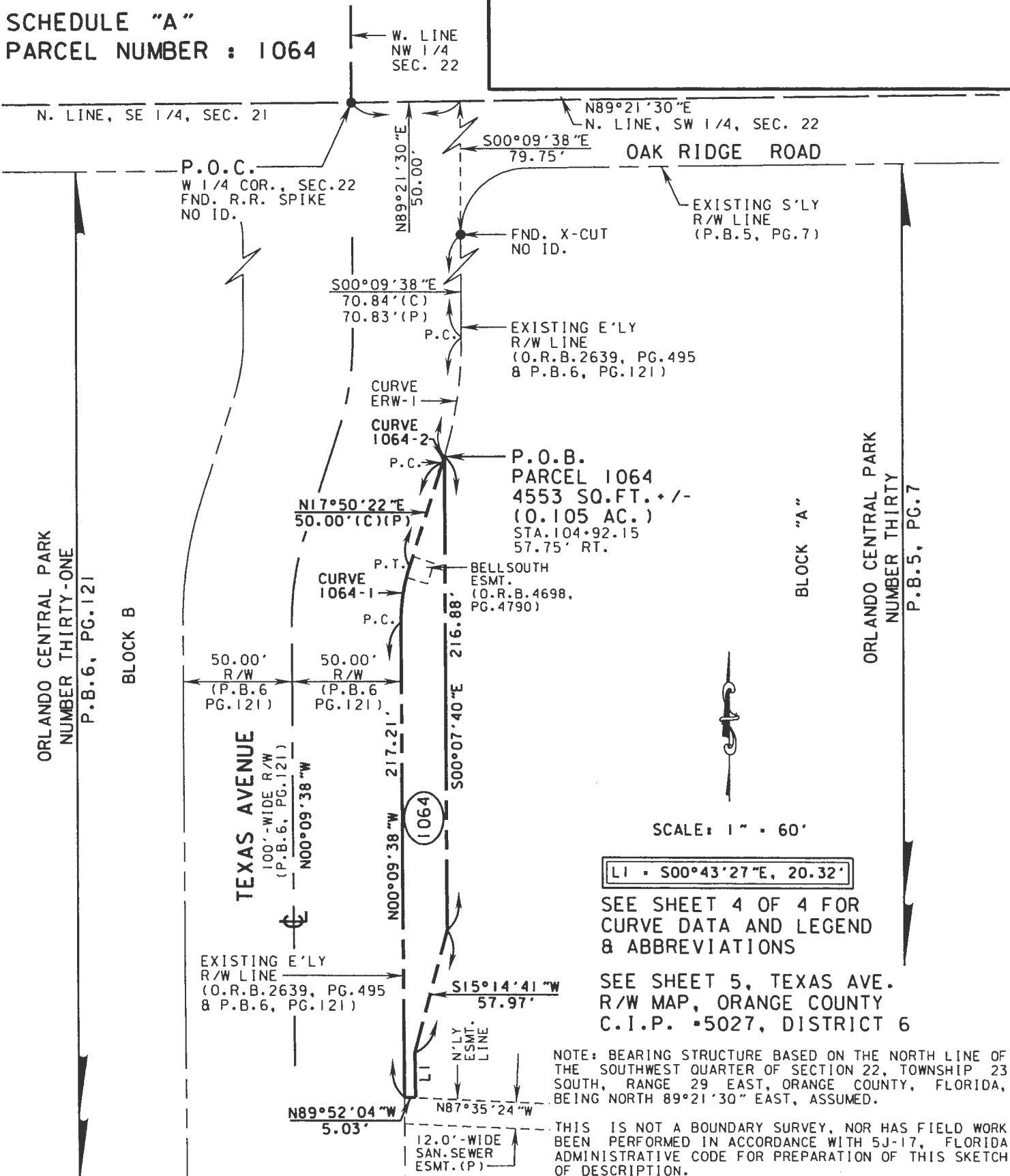
CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 4
	REV.:			C.I.P. - 5027

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 1064



DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 60'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 3 OF 4
	REV.:			C.I.P. # 5027

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 1064

SEE SHEET 3 OF 4 FOR
SKETCH OF DESCRIPTION

CURVE DATA

CURVE ERW-1	CURVE 1064-1	CURVE 1064-2
Δ - 17°07'43"(C)	Δ - 18°00'00"(C)(P)	Δ - 00°52'17"(C)
L - 54.71'(C)	L - 26.08'(C)(P)	L - 2.78'(C)
R - 183.00'(C)(P)	R - 83.00'(C)(P)	R - 183.00'(C)(P)
C.B. - S08°24'14"W	C.B. - N08°50'22"E	C.B. - N17°24'14"E
C.D. - 54.50'(C)	C.D. - 25.97'(C)	C.D. - 2.78'(C)

LEGEND & ABBREVIATIONS

AC. - ACRE(S)	P.B. - PLAT BOOK
(C) - CALCULATED	P.C. - POINT OF CURVATURE
C.B. - CHORD BEARING	P.T. - POINT OF TANGENCY
C.D. - CHORD LENGTH	P.O.B. - POINT OF BEGINNING
C.M. - CONCRETE MONUMENT	P.O.C. - POINT OF COMMENCEMENT
COR. - CORNER	PG. - PAGE(S)
(D) - DEED	R - RADIUS
D.B. - DEED BOOK	R/W - RIGHT OF WAY
ESMT. - EASEMENT	RGE - RANGE
EXIST. - EXISTING	R.R. - RAILROAD
FND. - FOUND	RT. - RIGHT
ID. - IDENTIFICATION	SEC. - SECTION
I.P. - IRON PIPE	SQ.FT. - SQUARE FEET
I.R.C. - IRON ROD & CAP	STA. - STATION
L - ARC LENGTH	TB - TANGENT BEARING
LT. - LEFT	TWP - TOWNSHIP
LB - CERTIFICATE OF AUTHORIZATION	N'LY - NORTHERLY
M.B. - MAP BOOK	S'LY - SOUTHERLY
N/A - NOT APPLICABLE	E'LY - EASTERLY
N.D. - NAIL & DISK	W'LY - WESTERLY
O.R.B. - OFFICIAL RECORDS BOOK	B - BASE LINE
ORIG. - ORIGINAL	C - CENTER LINE
(P) - PER PLAT	P - PROPERTY LINE
	Δ - DELTA (CENTRAL ANGLE)
	— — - LINE BREAK

NOTE: BEARING STRUCTURE BASED ON THE NORTH LINE OF
THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23
SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA,
BEING NORTH 89°21'30" EAST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK
BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA
ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH
OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 4 OF 4
	REV.:			C.I.P. - 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 1064

FEE SIMPLE

Parcel 1064: the interest being acquired is fee simple.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 7064A

A PORTION OF BLOCK "A", AS DEPICTED ON THE PLAT OF ORLANDO CENTRAL PARK NUMBER THIRTY, RECORDED IN PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE, NO IDENTIFICATION, LOCATED AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°21'30" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE PROJECTED NORTHERLY FROM THE EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2639, PAGE 495, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID LINE ALSO BEING THE WEST LINE OF BLOCK "A", AS DEPICTED ON THE PLAT OF ORLANDO CENTRAL PARK NUMBER THIRTY, RECORDED IN PLAT BOOK 5, PAGE 7, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°09'38" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 79.75 FEET TO A POINT ON SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE: CONTINUE SOUTH 00°09'38" EAST, A DISTANCE OF 70.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 183.00 FEET, A CHORD BEARING OF SOUTH 08°50'22" WEST AND A CHORD DISTANCE OF 57.26 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°00'00", A DISTANCE OF 57.49 FEET; THENCE RUN SOUTH 17°50'22" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, A CHORD BEARING OF SOUTH 08°50'22" WEST AND A CHORD DISTANCE OF 25.97 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°00'00", A DISTANCE OF 26.08 FEET; THENCE RUN SOUTH 00°09'38" EAST, A DISTANCE OF 217.21 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH 89°52'04" EAST, A DISTANCE OF 5.03 FEET; THENCE, NORTH 00°43'27" WEST, A DISTANCE OF 1.82 FEET; THENCE, NORTH 89°12'13" EAST, A DISTANCE OF 7.15 FEET; THENCE SOUTH 00°44'00" EAST, A DISTANCE OF 55.77 FEET; THENCE SOUTH 89°16'33" WEST, A DISTANCE OF 12.73 FEET TO A POINT ON THE AFORESAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS

(CONTINUED ON SHEET 2 OF 4)

NOTE: BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 89°21'30" EAST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY. NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 4
	REV.:			C.I.P. - 5027

RAH 11/17/2021

LEGAL DESCRIPTION

SCHEDULE "A"

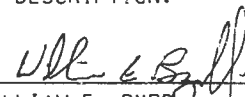
PARCEL NUMBER : 7064A

(CONTINUED FROM SHEET 1 OF 4)

AVENUE, SAID POINT BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING OF NORTH 00°00'31" EAST AND A CHORD DISTANCE OF 0.89 FEET; THENCE, FROM A TANGENT BEARING OF NORTH 00°10'40" EAST, RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°20'18", A DISTANCE OF 0.89 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°09'38" WEST, A DISTANCE OF 53.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 685 SQUARE FEET, OR 0.016 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

 1/24/11
WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

NOTE: BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 89°21'30" EAST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 4
	REV.:			C.I.P. - 5027

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 7064A

W. LINE
NW 1/4
SEC. 22

N. LINE, SE 1/4, SEC. 21

N89°21'30"E

N. LINE, SW 1/4, SEC. 22

S00°09'38"E

79.75'

OAK RIDGE ROAD

P.O.C.

W 1/4 COR., SEC. 22

FND. R.R. SPIKE

NO ID.

N89°21'30"E

50.00'

FND. X-CUT
NO ID.

EXISTING S'LY
R/W LINE
(P.B.5, PG.7)

S00°09'38"E

70.84'(C)

70.83'(P)

P.C.

EXISTING E'LY
R/W LINE
(O.R.B.2639, PG.495
& P.B.6, PG.121)

CURVE
ERW-1

P.T.

S17°50'22"W

50.00'(C)(P)

P.C.

CURVE
ERW-2

P.T.

50.00'

R/W

(P.B.6

PG.121)

50.00'

R/W

(P.B.6

PG.121)

TEXAS AVENUE

100'-WIDE R/W
(P.B.6, PG.121)

N00°09'38"W

S00°09'38"E

217.21'(C)

P.O.B.
PARCEL 7064A
685 SQ.FT. +/-
(0.016 AC.)
STA. 101+99.07
37.56' RT.

N'LY
ESMT.
LINE

N87°35'24"W

12.0'-WIDE
SAN. SEWER
ESMT. (P)

7064
A

SEE DETAIL
ON SHEET 4

CURVE ERW-1
Δ = 18°00'00"(C)(P)
L = 57.49'(C)(P)
R = 183.00'(C)(P)
C.B. = S08°50'22"W
C.D. = 57.26'(C)

CURVE ERW-2
Δ = 18°00'00"(C)(P)
L = 26.08'(C)(P)
R = 83.00'(C)(P)
C.B. = S08°50'22"W
C.D. = 25.97'(C)

SEE SHEET 4 OF 4 FOR
PARCEL 7064A DETAIL AND
LEGEND & ABBREVIATIONS

SEE SHEET 5, TEXAS AVE.
R/W MAP, ORANGE COUNTY
C.I.P. 5027, DISTRICT 6

NOTE: BEARING STRUCTURE BASED ON THE NORTH LINE OF
THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23
SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA,
BEING NORTH 89°21'30" EAST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK
BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA
ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH
OF DESCRIPTION.

SCALE: 1" = 60'

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 60'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 3 OF 4
	REV.:			C.I.P. 5027

SKETCH OF DESCRIPTION

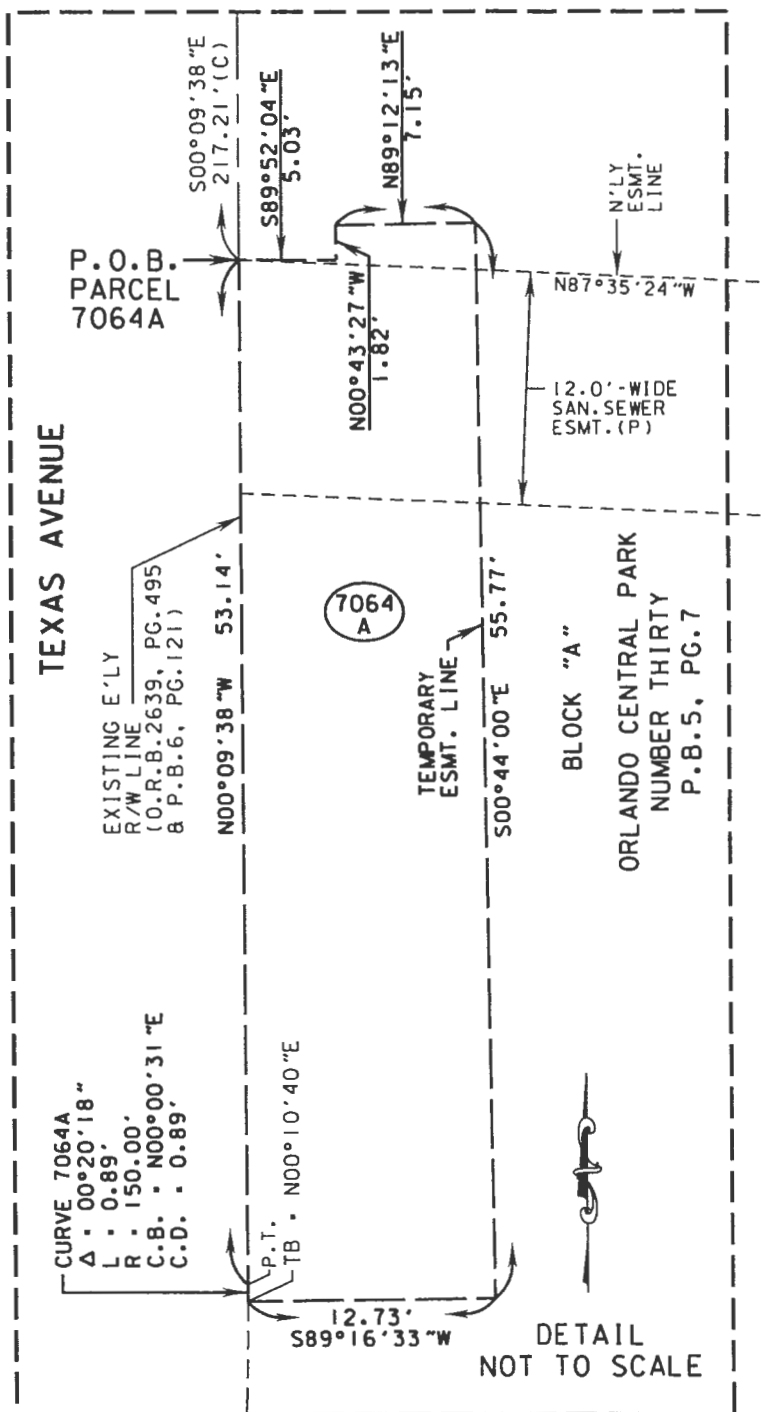
SCHEDULE "A"

PARCEL NUMBER : 7064A

SEE SHEET 3 OF 4 FOR
SKETCH OF DESCRIPTION

LEGEND & ABBREVIATIONS

AC.	•	ACRE(S)
(C)	•	CALCULATED
C.B.	•	CHORD BEARING
C.D.	•	CHORD LENGTH
C.M.	•	CONCRETE MONUMENT
COR.	•	CORNER
(D)	•	DEED
D.B.	•	DEED BOOK
ESMT.	•	EASEMENT
EXIST.	•	EXISTING
FND.	•	FOUND
ID.	•	IDENTIFICATION
I.P.	•	IRON PIPE
I.R.C.	•	IRON ROD & CAP
L	•	ARC LENGTH
LT.	•	LEFT
LB	•	CERTIFICATE OF AUTHORIZATION
M.B.	•	MAP BOOK
N/A	•	NOT APPLICABLE
N.D.	•	NAIL & DISK
O.R.B.	•	OFFICIAL RECORDS BOOK
ORIG.	•	ORIGINAL
(P)	•	PER PLAT
P.B.	•	PLAT BOOK
P.C.	•	POINT OF CURVATURE
P.T.	•	POINT OF TANGENCY
P.O.B.	•	POINT OF BEGINNING
P.O.C.	•	POINT OF COMMENCEMENT
PG.	•	PAGE(S)
R	•	RADIUS
R/W	•	RIGHT OF WAY
RGE	•	RANGE
R.R.	•	RAILROAD
RT.	•	RIGHT
SEC.	•	SECTION
SO.FT.	•	SQUARE FEET
STA.	•	STATION
TB	•	TANGENT BEARING
TWP	•	TOWNSHIP
N'LY	•	NORTHERLY
S'LY	•	SOUTHERLY
E'LY	•	EASTERLY
W'LY	•	WESTERLY
B.L.	•	BASE LINE
C.L.	•	CENTER LINE
P.L.	•	PROPERTY LINE
Δ	•	DELTA (CENTRAL ANGLE)
— —	•	LINE BREAK



NOTE: BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 89°21'30" EAST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 4 OF 4
	REV.:			C.I.P. • 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 7064A

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7064A is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a same or similar condition as the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the "Easement Area" or after seven (7) years, whichever occurs first.

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 7064B

A PORTION OF BLOCK "A", AS DEPICTED ON THE PLAT OF ORLANDO CENTRAL PARK NUMBER THIRTY, RECORDED IN PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE, NO IDENTIFICATION, LOCATED AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°21'30" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE PROJECTED NORTHERLY FROM THE EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2639, PAGE 495, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID LINE ALSO BEING THE WEST LINE OF BLOCK "A", AS DEPICTED ON THE PLAT OF ORLANDO CENTRAL PARK NUMBER THIRTY, RECORDED IN PLAT BOOK 5, PAGE 7, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°09'38" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 79.75 FEET TO A POINT ON SAID EXISTING EASTERLY RIGHT OF WAY LINE OF TEXAS AVENUE, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF NORTH 03°06'11" EAST AND A CHORD DISTANCE OF 3.42 FEET; THENCE FROM A TANGENT BEARING OF NORTH 00°09'44" WEST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°31'49", A DISTANCE OF 3.42 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON SAID CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF NORTH 39°23'22" EAST AND A CHORD DISTANCE OF 32.70 FEET; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°02'33", A DISTANCE OF 34.58 FEET; THENCE, DEPARTING SAID CURVE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 00°06'45" EAST, A DISTANCE OF 7.22 FEET; THENCE, SOUTH 89°53'15" WEST, A DISTANCE OF 6.28 FEET; THENCE SOUTH 38°45'50" WEST, A DISTANCE OF 23.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 126 SQUARE FEET, OR 0.003 ACRES, MORE OR LESS


THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

William E. Byrd 8/22/2022
 WILLIAM E. BYRD DATE
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5442
 800 NORTH MAGNOLIA AVENUE, SUITE 1000
 ORLANDO, FLORIDA 32803

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 8011

NOTE: BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 89°21'30" EAST, ASSUMED.

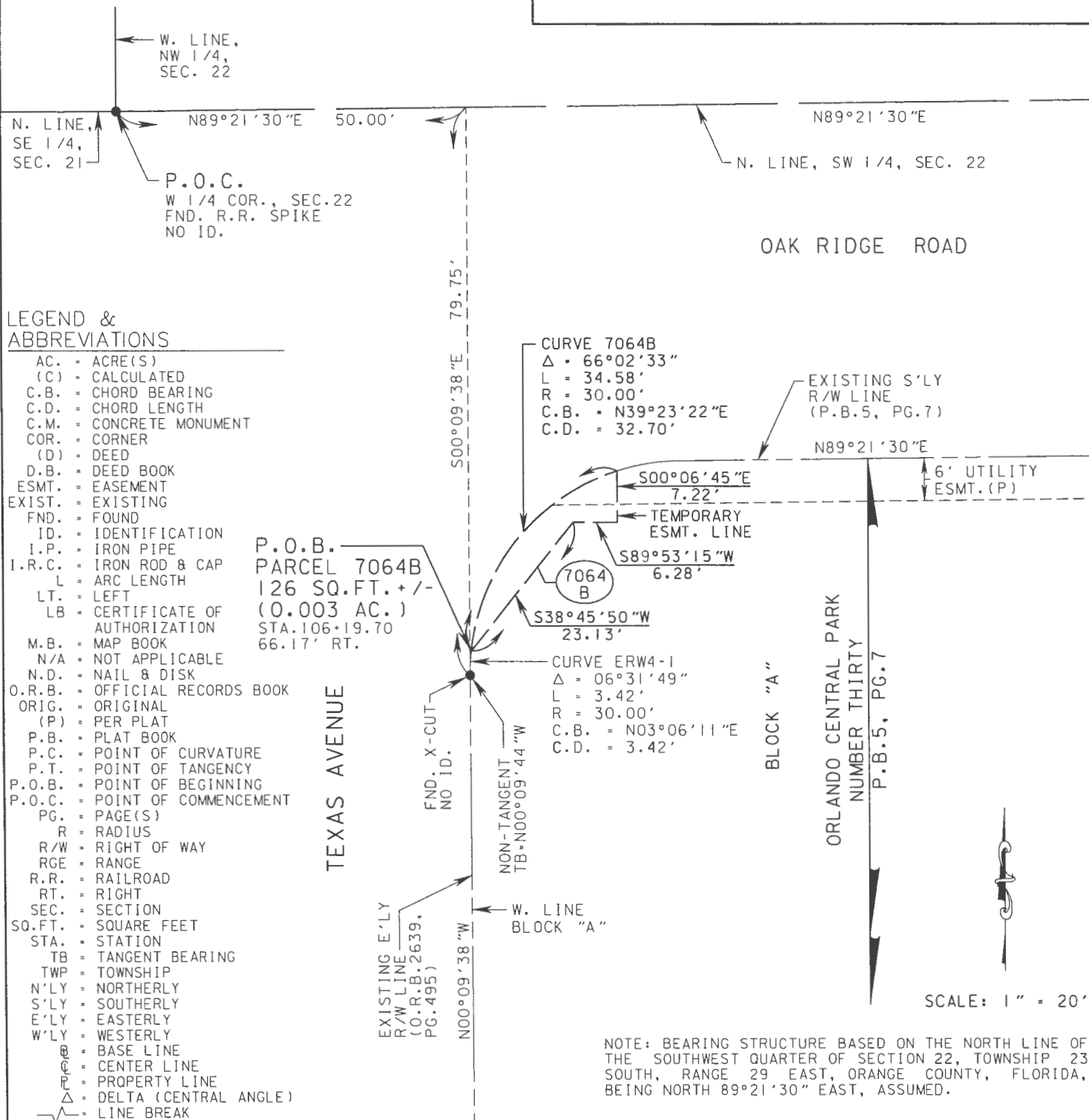
WRITTEN BY: RRC	DATE: 01/21/11	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.: 08/05/22	TOWNSHIP: 23S	 800 NORTH MAGNOLIA AVENUE, SUITE 1000 ORLANDO, FLORIDA 32803 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:			C.I.P. * 5027

RAH 11/17/2022

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER : 7064B



SEE SHEET 7, TEXAS AVE.
 R/W MAP, ORANGE COUNTY
 C.I.P. #5027, DISTRICT 6

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 01/21/11	SECTION: 22	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.: 08/05/22	TOWNSHIP: 23S	Dewberry 800 NORTH MAGNOLIA AVENUE, SUITE 1000 ORLANDO, FLORIDA 32803 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 20'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 2
	REV.:			C.I.P. # 5027

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 7064B

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7064B is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" ("Easement Area") for the purpose of tying in and harmonizing the existing grade with the adjacent roadway and removal of existing sidewalk in easement area. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a same or similar condition as the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the "Easement Area" or after seven (7) years, whichever occurs first.