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*Law Offices*  
*of*  
SCHOENE, BYRD & PIERCEFIELD, P.A.

23/109

March 24, 1989

Orange County Board  
of County Commissioners  
201 S. Rosalind Avenue  
Orlando, FL 32801

APPROVED BY THE BOARD OF COUNTY  
COMMISSIONERS AT THEIR MEETING

JUN 19 1989

Re: Proposed Plat of Banana Bay Estates

Gentlemen:

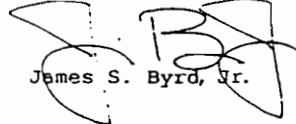
The undersigned, a duly licensed attorney in the State of Florida, does hereby certify that he has examined the title to the real property described at Exhibit "A" attached hereto as set forth in Attorney's Title Insurance Fund, Inc.'s Policy No. CPM-289068 and has found the following:

1. Fee simple title therein is vested in Pro Land, Ltd., a Florida Limited Partnership.
2. All real estate taxes have been paid thereon, including estimated 1989 taxes.
3. That the property is encumbered by and/or subject to the following:

(a) Mortgage Deed and Security Agreement dated January 14, 1988 executed by Brashk, Ltd. to Frank B. Roper, Sr. and Lynn L. Roper, his wife, and recorded in OR Book 3951, Page 3499, Public Records of Orange County, Florida.

This opinion is being given pursuant to the provisions of Chapter 177.041, Florida Statutes and does not include any findings relative to easements, rights-of-way, littoral or riparian rights or matters not of record.

Yours very truly,

  
James S. Byrd, Jr.

JSB, Jr., ce  
041

ORIGINAL RECEIVED IN RECORDS MANAGEMENT  
DEPARTMENT AS 18

BANANA BAY ESTATE LEGAL DESCRIPTION  
Exhibit "A"

A PART OF THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 27 EAST, AND A PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ALL IN ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE RUN S 00°22'57" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11 A DISTANCE OF 497.38 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE RUN S 89°20'30" W ALONG SAID SOUTH LINE OF THE NORTH 3/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 11 A DISTANCE OF 1300.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 535; THENCE RUN N 00°30'35" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 535 A DISTANCE OF 119.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 924.93 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 49°00'21" A DISTANCE OF 726.53 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY, HAVING A RADIUS OF 864.93 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 17°51'58" A DISTANCE OF 307.12 FEET TO THE NORTH LINE OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE RUN N 69°20'51" E ALONG SAID NORTH LINE OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE RUN N 00°31'36" W ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 2 A DISTANCE OF 0.99 FEET; THENCE DEPARTING SAID EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2 RUN N 69°20'24" E A DISTANCE OF 363.00 FEET; THENCE RUN S 00°31'36" E A DISTANCE OF 600.00 FEET; THENCE RUN S 89°20'24" W A DISTANCE OF 363.00 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE RUN S 00°31'36" E ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 2 A DISTANCE OF 393.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.866 ACRES, MORE OR LESS.