

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
MAY 02 2000 AA/GG

# RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

APPROVING THE EXCHANGE OF CERTAIN PARCELS OF REAL  
ESTATE BETWEEN UNIVERSAL CITY PROPERTY  
MANAGEMENT COMPANY III AND ORANGE COUNTY,  
FLORIDA

Resolution No. 2000-M-17

WHEREAS, Universal City Property Management Company III ("Universal") and Orange County, Florida ("County") entered into a certain contract for sale and purchase of real estate, approved by the County's Board of County Commissioners on October 20, 1998, under the terms and conditions of which County purchased a certain parcel of real estate from Universal upon which parcel the County will construct the Phase V Expansion of the Orange County Convention Center (the "Expansion"); and

WHEREAS, the plans for the construction of the Expansion have now been designed with sufficient certainty to permit the final location of the building and the Pedestrian Walkway connecting Phase V to Phases III and IV; and

WHEREAS, in order to place the Expansion as designed, the County must exchange certain parcels of real estate with Universal; and

WHEREAS, the parties have further finalized the alignment of the roadway fronting Phase V Expansion; and

WHEREAS, the finalized alignment is such that there is a 5.136 acre parcel of County property on the west side of the road; and

WHEREAS, pursuant to the contract for sale and purchase, the County must convey to Universal any County-owned property that might be west of the final design of the roadway; and

WHEREAS, the parties have further determined that it is in their best interests for the 24.230 acre stormwater retention pond presently designed to be north of Universal Boulevard extension to be relocated to an area east of the expansion and in order to accomplish this, the parties must exchange similar sized parcels of land; and

WHEREAS, the County desires to acquire additional property to enhance the capacity of its stormwater retention; and

WHEREAS, the County desires to exchange the 5.136 acre parcel west of the roadway for corresponding acreage of property adjacent to the retention parcel in order to increase County's water retention capacity; and

WHEREAS, pursuant to Section 125.37, Florida Statutes, the real estate described hereinbelow to be exchanged with Universal by County is not needed for County purposes; and

WHEREAS, the parcels of real estate to be exchanged by Universal and County both adjoin properties presently owned by the exchangees and an exchange of said parcels would be fair and in the best interests of both County and Universal.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

***Section 1. Exchange of Parcels for Expansion Placement.***

a. **County Parcel.** The parcel of real estate described below is found to be surplus and not required for any present or foreseeable County use. Accordingly, it is proper to exchange such parcel pursuant to Section 125.37, Florida Statutes. In order to accomplish this exchange, the County Chairman is hereby authorized to execute a deed on behalf of the County to convey to Universal City Property Management Company III the following described property which consists of .972 acres, subject to all easements of record.

**County to Universal  
"Universal Center" Parcel**

BEGIN at the Southwest corner of Block B, PLAZA INTERNATIONAL UNIT SIX, as recorded in Plat Book 12, Page 78, Public Records of Orange County, Florida; thence run North 00 degrees 26 minutes 54 seconds West 210.00 feet along the West boundary of said Block B to a point; thence run North 89 degrees 33 minutes 06 seconds East 201.62 feet parallel with the South boundary of said Block B to a point; thence run South 00 degrees 26 minutes

54 seconds East 210.00 feet parallel with the aforesaid West boundary of Block B to a point the South boundary of said Block B; thence run South 89 degrees 33 minutes 06 seconds West 201.62 feet along said South boundary to the Point of Beginning.

CONTAINING: 0.972 Acres, more or less.

SUBJECT TO: Easements and Leases.

b. **Universal Parcel.** In return, Universal City Property Management Company

III shall tender to Orange County, as grantee, by special warranty deed, the following parcel consisting of 0.972 acres.

**Universal to County  
"Western Parcel"**

BEGIN at the Southeast corner of Block A, PLAZA INTERNATIONAL UNIT SIX, as recorded in Plat Book 12, Page 78, Public Records of Orange County, Florida; thence run North 00 degrees 26 minutes 54 seconds West 309.43 feet along the East boundary of said Block A; thence run North 40 degrees 24 minutes 31 seconds East 314.94 feet along said East boundary to the most Easterly corner of said Block "A"; thence run South 55 degrees 15 minutes 31 seconds West 185.58 feet to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186" at the beginning of a tangent curve concave Southeasterly and having a radius of 661.50 feet; thence run Southwesterly 412.85 feet along the arc of said curve through a central angle of 35 degrees 45 minutes 33 seconds to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186" at the end of said curve and the beginning of a compound curve concave Northeasterly and having a radius of 91.14 feet; thence run Southeasterly 174.89 feet along the arc of said curve through a central angle of 109 degrees 56 minutes 52 seconds to a nail and disc stamped "LS 1585 LS 1819 LS 3186" at the end of said curve, the end of said curve being on the South boundary of the aforesaid Block A; thence North 89 degrees 33 minutes 06 seconds East 110.73 feet along said South boundary to the Point of Beginning. LESS: BEGIN at the Southeast corner of Block A, PLAZA INTERNATIONAL UNIT SIX, as recorded in Plat Book 12, Page 78, Public Records of Orange County, Florida; thence run North 00 degrees 26 minutes 54 seconds West 210.00 feet along the East boundary of said Block A to

a point; thence run South 89 degrees 33 minutes 06 seconds West 110.73 feet parallel with the South boundary of said Block A to a point; thence run South 00 degrees 26 minutes 54 seconds East 210.00 feet to a nail and disc stamped "LS 1585 LS 1819 LS 3186", said nail and disc being on the South boundary of the aforesaid Block A; thence North 89 degrees 33 minutes 06 seconds East 110.73 feet along said South boundary to the Point of Beginning.

CONTAINING: 0.972 Acres, more or less.

SUBJECT TO: Easements.

***Section 2. Exchange of Parcels for Retention on East side.***

a. **County Parcel.** The property described hereinbelow was designed for use as a stormwater retention area for the Expansion, however, there is evidence that the parcel is not suitable or sufficient for such use: therefore is found to be surplus and not required for any present or foreseeable County use. Accordingly, pursuant to Florida Statute Section 125.37, it is proper to exchange such parcel for a site that is suitable and sufficient for use as stormwater retention. In order to accomplish this exchange, the County Chairman is hereby authorized to execute a deed on behalf of the County to convey to Universal City Property Management Company III the following described property consisting of 24.230 acres.

**County to Universal  
"Drainage Parcel"**

That part of the East ½ of Section 36, Township 23 South, Range 28 East and that part of the East ½ of Section 1, Township 24 South, Range 28 East and that part of the West ½ of Section 6, Township 24 South, Range 29 East, Orange County, Florida, being described as follows:

From the most Easterly corner of Block A, PLAZA INTERNATIONAL UNIT SIX, as recorded in Plat Book 12, Page 78, public Records of Orange County, Florida, said point being on a Northeasterly boundary of that certain parcel of land designated as Tract 2 being described and recorded in Official Records Book 3445, Page 800, Public Records of Orange County, Florida; thence run

North 49 degrees 35 minutes 02 seconds West 301.33, feet along said Northeasterly boundary to the Northeast corner of said Block A; thence run North 00 degrees 00 minutes 27 seconds East 400.00 feet to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186", said 4" x 4" concrete monument being a point on a non-tangent curve concave Northeasterly and having a radius of 628.71 feet; thence from a tangent bearing of North 53 degrees 20 minutes 05 seconds West, run Northwesterly 842.84 feet along the arc of said curve through a central angle of 76 degrees 48 minutes 36 seconds to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186" at the end of said curve; thence run South 76 degrees 43 minutes 41 seconds East 150.00 feet to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186"; thence run South 70 degrees 32 minutes 48 seconds East 132.90 feet to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186" at the beginning of a tangent curve concave Northeasterly and having a radius of 2432.85 feet; thence run Southeasterly 824.83 feet along the arc of said curve through a central angle of 19 degrees 25 minutes 32 seconds to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186" at the end of said curve; thence run North 00 degrees 01 minutes 40 seconds East 200.00 feet to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186" for the POINT OF BEGINNING; thence run South 89 degrees 58 minutes 20 seconds East 1525.19 feet to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186"; thence run North 00 degrees 01 minutes 40 seconds East 164.17 feet to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186"; thence run North 50 degrees 46 minutes 55 seconds West 592.00 feet to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186"; thence run North 26 degrees 10 minutes 13 seconds West 286.45 feet to a 6" x 6" concrete monument with disc stamped "RLS 1585 RLS 1819" at the Southwest corner of Section 31, Township 23 South, Range 29 East, Orange County, Florida; thence continue North 26 degrees 10 minutes 13 seconds West 37.54 feet to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186"; thence run South 89 degrees 40 minutes 05 seconds West 861.49 feet to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186"; thence run South 27 degrees 09 minutes 59 seconds West 180.00 feet to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186", said 4" x 4" concrete monument being a point on a non-tangent curve concave Northerly and having a radius of 2232.85 feet; thence form a tangent bearing of South 85 degrees 24 minutes 29 seconds East, run Easterly 177.87 feet along the arc of

said curve through a central angle of 04 degrees 33 minutes 51 seconds to the Point of Beginning.

CONTAINING: 24.230 Acres, more or less.

SUBJECT TO: Easements, leases and restrictions.

**b. Universal "New Drainage" Parcels.** In return, Universal City Property Management Company III, shall tender to Orange County, as grantee, by special warranty deed, the following parcels.

**Universal to County  
New Drainage - Parcel A**

That part of Section 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Southwest corner of said Section 6 and run South 89 degrees 30 minutes 38 seconds East along the South line of the Southwest 1/4 of said Section 6 for a distance of 1228.59 feet; thence run North 00 degrees 31 minutes 57 seconds West for a distance of 112.69 feet to the Southeast corner of PLAZA INTERNATIONAL UNIT TWELVE, according to the plat thereof, as recorded in plat Book 29, page 13 of the Public Records of Orange County, Florida; thence run North 00 degrees 31 minutes 57 seconds West along the East line of said PLAZA INTERNATIONAL UNIT TWELVE for a distance of 887.47 feet to the Northeast corner thereof; thence run South 89 degrees 30 minutes 38 seconds East for a distance of 960.22 feet to the point of curvature of a curve concave Northerly having a radius of 1320.34 feet; thence run Easterly along the arc of said curve through a central angle of 22 degrees 26 minutes 51 seconds for a distance of 517.29 feet to the North line of a 100 foot wide Orange County Drainage Easement, as recorded in Official Records Book 3081, Page 210 of said Public Records, to the point of compound curvature of a curve concave Northwesterly having a radius of 1945.00 feet, and to the POINT OF BEGINNING; thence run Northeasterly along the arc of said curve having a radius of 1945.00 feet through a central angle of 26 degrees 10 minutes 20 seconds for a distance of 888.46 feet to a point of non-tangency; thence run North 07 degrees 11 minutes 01 seconds West for a distance of 790.53 feet; thence run North 50 degrees 40 minutes 29 seconds West for a

distance of 302.64 feet; thence run South 88 degrees 38 minutes 33 seconds West for a distance of 821.35 feet to a point of non-tangency of a curve concave Northwesterly having a radius of 5502.40 feet and a chord bearing of South 30 degrees 31 minutes 42 seconds West; thence run Southwesterly along the arc of said curve through a central angle of 02 degrees 01 minutes 54 seconds for a distance of 195.12 feet to a point of non-tangency; thence run North 88 degrees 38 minutes 33 seconds East for a distance of 228.91 feet to the point of curvature of a curve concave Southwesterly having a radius of 100.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 84 degrees 10 minutes 26 seconds for a distance of 146.91 feet to the point of tangency; thence run South 07 degrees 11 minutes 01 seconds East for a distance of 312.00 feet; thence run South 10 degrees 12 minutes 52 seconds East for a distance of 917.27 feet to the POINT OF BEGINNING.

CONTAINING: 24.436 acres, more or less.

SUBJECT TO: Rights-of-way, restrictions, and easements, if any.

and

**New Drainage - Parcel B**

That part of Section 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Southwest corner of said Section 6 and run South 89 degrees 30 minutes 38 seconds East along the South line of the Southwest 1/4 of said Section 6 for a distance of 1228.59 feet; thence run North 00 degrees 31 minutes 57 seconds West for a distance of 112.69 feet to the Southeast corner of PLAZA INTERNATIONAL UNIT TWELVE, according to the plat thereof, as recorded in Plat Book 29, Page 13 of the Public Records of Orange County, Florida; thence run North 00 degrees 31 minutes 57 seconds West along the East line of said PLAZA INTERNATIONAL UNIT TWELVE for a distance of 835.11 feet; thence departing said East line, run South 89 degrees 54 minutes 23 seconds East for a distance of 734.22 feet to the point of curvature of a curve concave Northwesterly having a radius of 1945.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 22 degrees 03 minutes 06 seconds for a distance of 748.58 feet to the North line of a 100 foot wide Orange County Drainage Easement, as recorded in Official Records Book 3081, Page 210 of said Public Records; thence run South 89 degrees

32 minutes 56 seconds East along said North line for a distance of 253.41 feet to the point of non-tangency of a curve concave Northwesterly having a radius of 2055.00 feet and a chord bearing of North 51 degrees 40 minutes 58 seconds East, and to the POINT OF BEGINNING; thence run Northeasterly along the arc of said curve through a central angle of 19 degrees 37 minutes 35 seconds for a distance of 703.93 feet to a point of non-tangency; thence run South 48 degrees 07 minutes 49 seconds East for a distance of 663.03 feet to said North line of a 100 foot wide Orange County Drainage; thence run North 89 degrees 32 minutes 56 seconds West along said North line for a distance of 1043.37 feet to the POINT OF BEGINNING.

CONTAINING: 4.930 Acres, more or less.

SUBJECT TO: Rights-of-way, restrictions, and easements, if any.

TOGETHER WITH:

**Drainage & Access Easement**

That part of Section 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Southwest corner of said Section 6 and run South 89 degrees 30 minutes 38 seconds East along the South line of the Southwest 1/4 of said Section 6 for a distance of 1228.59 feet; thence run North 00 degrees 31 minutes 57 seconds West for a distance of 112.69 feet to the Southeast corner of PLAZA INTERNATIONAL UNIT TWELVE, according to the plat thereof, as recorded in Plat Book 29, Page 13 of the Public Records of Orange County, Florida; thence run North 00 degrees 31 minutes 57 seconds West along the East line of said PLAZA INTERNATIONAL UNIT TWELVE for a distance of 835.11 feet; thence departing said East line, run South 89 degrees 54 minutes 23 seconds East for a distance of 734.22 feet to the point of curvature of a curve concave Northwesterly having a radius of 1945.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 22 degrees 03 minutes 06 seconds for a distance of 748.58 feet to the North line of a 100 foot wide Orange County Drainage Easement, as recorded in Official Records Book 3081, Page 210 of said Public Records; thence continue Northeasterly along the arc of said curve through central angle of 13 degrees 35 minutes 39 seconds for a distance of 461.48 feet to a point of non-tangency and the POINT OF BEGINNING; thence continue



Northeasterly along the arc of said curve through a central angle of 01 degrees 28 minutes 24 seconds for a distance of 50.01 feet to a point of non-tangency; thence run South 37 degrees 23 minutes 35 seconds East for a distance of 110.00 feet to a point of non-tangency of a curve concave Northwesterly having a radius of 2055.00 feet and a chord bearing of South 53 degrees 39 minutes of 07 seconds West; thence run Southwesterly along the arc of said curve through a central angle of 01 degrees 23 minutes 40 seconds for a distance of 50.01 feet to a point of non-tangency; thence run North 37 degrees 23 minutes 35 seconds West for a distance of 110.05 feet to the POINT OF BEGINNING.

CONTAINING: 0.126 acres, more or less.

SUBJECT TO: Rights-of-way, restrictions, and easements, if any.

ALSO TOGETHER WITH:

**Drainage & Access Easement**

That part of Section 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Southwest corner of said Section 6 and run South 89 degrees 30 minutes 38 seconds East along the South line of the Southwest 1/4 of said Section 6 for a distance of 1228.59 feet; thence run North 00 degrees 31 minutes 57 seconds West for a distance of 112.69 feet to the Southeast corner of PLAZA INTERNATIONAL UNIT TWELVE, according to the plat thereof, as recorded in Plat Book 29, Page 13 of the Public Records of Orange County, Florida; thence run North 00 degrees 31 minutes 57 seconds West along the East line of said PLAZA INTERNATIONAL UNIT TWELVE for a distance of 835.11 feet; thence departing said East line, run South 89 degrees 54 minutes 23 seconds East for a distance of 734.22 feet to the point of curvature of a curve concave Northwesterly having a radius of 1945.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 22 degrees 03 minutes 06 seconds for a distance of 748.58 feet to the North line of a 100 foot wide Orange County Drainage Easement, as recorded in Official Records Book 3081, Page 210, of said Public Records; thence run North 89 degrees 32 minutes 56 seconds West along said North line a distance of 66.98 feet; thence run North 89 degrees 30 minutes 38 seconds West along said North line for a distance of 463.51 feet; thence departing said

North line, run North 0 degrees 00 minutes 00 seconds East for a distance of 170.00 feet; thence run North 20 degrees 17 minutes 42 seconds East for distance of 50.00 feet; thence run North 72 degrees 53 minutes 00 seconds East for a distance of 432.53 feet; thence run North 06 degrees 43 minutes 50 seconds West for a distance of 868.80 feet to the point of curvature of a curve concave Southwesterly having a radius of 100.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 84 degrees 37 minutes 37 seconds for a distance of 147.70 feet to the point of tangency; thence run South 88 degrees 38 minutes 33 seconds West for a distance of 228.91 feet to the POINT OF BEGINNING; thence run South 88 degrees 38 minutes 33 seconds West for a distance of 792.03 feet to a point on a non-tangent curve concave Southeasterly having a radius of 2165.65 feet and a chord bearing of South 16 degrees 24 minutes 07 seconds West; thence run Southwesterly along the arc of said curve through a central angle of 19 degrees 52 minutes 56 seconds for a distance of 751.50 feet to a non-tangent line; thence run South 90 degrees 00 minutes 00 seconds West for a distance of 120.73 feet to the Southeast corner of lands recorded in Official Records Book 5638, Page 4160 of said Public Records and to a point on a non-tangent curve concave Southeasterly having a radius of 2285.65 feet and a chord bearing of North 17 degrees 08 minutes 55 seconds East; thence run Northeasterly along the Easterly line of said lands recorded in Official Records Book 5638, Page 4160, and along the arc of said for a distance of 879.89 feet to a non-tangent line; thence departing said Easterly line, run North 88 degrees 38 minutes 33 seconds East for a distance of 938.70 feet to a point on a non-tangent curve concave Northwesterly having a radius of 5502.40 feet and a chord bearing of South 30 degrees 48 minutes 22 seconds West; thence run Southwesterly along the arc of said curve through a central angle of 01 degrees 28 minutes 34 seconds for a distance of 141.76 feet to the POINT OF BEGINNING.

CONTAINING: 4.632 acres, more or less.

SUBJECT TO: Rights-of-way restrictions, and easements, if any.

***Section 3. Exchange of Parcel West of Loop Road for Additional Retention.***

**County Roadway Parcel.** The parcel of real estate hereinbelow is located west of the Loop Road Connector design and, by contract must be conveyed to Universal. It is therefore

declared to be surplus and not required for any present or foreseeable County use. Accordingly, it is proper to exchange such parcel pursuant to Section 125.37, Florida Statutes. In order to accomplish this exchange, the County Chairman is hereby authorized to execute a deed on behalf of the County to convey to Universal City Property Management Company III the following described property which consists of 5.136 acres, subject to all easements of record.

### **County Roadway Parcel**

That part of the East ½ of Section 1, Township 24 South, Range 28 East, Orange County, Florida, being described as follows:

From the most Easterly corner of Block A, PLAZA INTERNATIONAL UNIT SIX, as recorded in Plat Book 12, page 78, Public Records of Orange County, Florida, said point being on a Northeasterly boundary of that certain parcel of land designated as Tract 2 being described and recorded in Official Records Book 3445, Page 800, Public Records of Orange County, Florida; thence run North 49 degrees 35 minutes 02 seconds West 301.33 feet along said Northeasterly boundary to a 4" x 4" concrete monument with disc stamped "RLS 1585 RLS 1819" at the Northeast corner of said Block A; thence run North 00 degrees 00 minutes 27 seconds East 51.75 feet along the Westerly boundary of that certain parcel of land described in Exhibit "A" as recorded in Official Records Book 5638, Page 4163, Public Records of Orange County, Florida for the POINT OF BEGINNING; thence continue North 00 degrees 00 minutes 27 seconds East 348.25 feet along said Westerly boundary to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186", said 4" x 4" concrete monument being a point on a non-tangent curve concave Northeasterly and having a radius of 628.71 feet; thence from a tangent bearing of North 53 degrees 20 minutes 05 seconds West, run Northwesterly 842.84 feet along the arc of said curve and said Westerly boundary through a central angle of 76 degrees 48 minutes 36 seconds to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186" at the end of said curve; thence run South 76 degrees 43 minutes 41 seconds East 150.00 feet along said Westerly boundary to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186"; thence run North 13 degrees 16 minutes 19 seconds East 877.42 feet along said Westerly boundary to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819

LS 3186" at the Northwest corner of said parcel of land; thence run South 70 degrees 32 minutes 48 seconds East 119.86 feet along the Northerly boundary of said parcel of land to a point on a non-tangent curve being concave Northwesterly and having a radius of 122.00 feet; thence form a tangent bearing of South 06 degrees 30 minutes 36 seconds West, run Southwesterly 46.05 feet along the arc of said curve through a central angle of 21 degrees 37 minutes 39 seconds to the end of said curve and the beginning of a reverse curve concave Southeasterly and having a radius of 403.40 feet; thence run Southwesterly 268.84 feet along the arc of said curve through a central angle of 38 degrees 11 minutes 04 seconds to the end of said curve and the beginning of a reverse curve concave Northwesterly and having a radius of 359.76 feet; thence run Southwesterly 243.48 feet along the arc of said curve through a central angle of 38 degrees 46 minutes 35 seconds to the end of said curve and the beginning of a compound curve concave Northwesterly and having a radius of 574.57 feet; thence run Southwesterly 96.84 feet along the arc of said curve through a central angle of 09 degrees 39 minutes 26 seconds to the end of said curve and the beginning of a reverse curve concave Southeasterly and having a radius of 843.00 feet; thence run Southwesterly 876.57 feet along the arc of said curve through a central angle of 59 degrees 34 minutes 39 seconds to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 870.27 feet; thence run Southeasterly 153.65 feet along the arc of said curve through a central angle of 10 degrees 06 minutes 57 seconds to the end of said curve and the beginning of a compound curve concave Westerly and having a radius of 419.57 feet; thence run Southerly 196.84 feet along the arc of said curve through a central angle of 26 degrees 52 minutes 49 seconds to the end of said curve and the beginning of a reverse curve concave Southeasterly and having a radius of 983.94 feet; thence run Southwesterly 94.02 feet along the arc of said curve through a central angle of 05 degrees 28 minutes 30 seconds to the POINT OF BEGINNING.

CONTAINING: 5.136 Acres, more or less.

SUBJECT TO: Easements, leases, and restrictions.

***Section 4. Additional Land to County.*** In consideration of other exchanges described herein, Universal Property Management, Inc. III shall convey the following property to County by

special warranty deed.

**Universal to County  
"Roadway Parcel One"  
(Located within proposed OCCC Loop Road Connector)**

From the Southeast corner of Block A, PLAZA INTERNATIONAL UNIT SIX, as recorded in Plat Book 12, Page 78, Public Records of Orange County, Florida, run North 00 degrees 26 minutes 54 seconds west 309.43 feet along the East boundary of said Block "A"; thence run North 40 degrees 24 minutes 31 seconds East 314.94 feet along said East boundary to the most Easterly corner of said Block "A"; thence run North 49 degrees 35 minutes 29 seconds West 301.33 feet along the Northeasterly boundary of said Block "A" to the Northeast corner of said Block "A," said Northeast corner being a point on a non-tangent curve concave Northwesterly and having a radius of 510.57 feet; thence from a tangent bearing of South, run Southwesterly 194.48 feet along the arc of said curve through a central angle of 21 degrees 49 minutes 28 seconds to a point; thence run North 89 degrees 45 minutes 21 seconds East 81.48 feet for the POINT OF BEGINNING; thence run North 55 degrees 15 minutes 31 seconds East 54.16 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 620.57 feet; thence from a tangent bearing of South 14 degrees 48 minutes 27 seconds West, run Southwesterly 32.00 feet along the arc of said curve through a central angle of 02 degrees 57 minutes 16 seconds to a point; thence run South 89 degrees 45 minutes 21 seconds West 35.53 feet to the Point of Beginning.

CONTAINING: 0.013 acres, more or less.

SUBJECT TO: Easements.

and

**Roadway Parcel Two**

From the Southeast corner of Block A, PLAZA INTERNATIONAL UNIT SIX as recorded in Plat Book 12, Page 78, Public Records of Orange County, Florida, run North 00 degrees 26 minutes 54 seconds West 309.43 feet along the East boundary of said Block "A"; thence run North 40 degrees 24 minutes 31 seconds East 314.94 feet along

said East boundary to the most Easterly corner of said Block "A" for the POINT OF BEGINNING; thence run North 49 degrees 35 minutes 29 seconds West 113.80 feet along the Northeasterly boundary of said Block A to a 4" x4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186"; thence run South 55 degrees 15 minutes 31 seconds West 64.99 feet to a point, said point being North 55 degrees 15 minutes 31 seconds East 91.43 feet from a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186", said point also being a point on a non-tangent curve concave Northwesterly and having a radius of 620.57 feet; thence from a tangent bearing of South 14 degrees 48 minutes 27 seconds West, run Southwesterly 285.97 feet along the arc of said curve through a central angle of 26 degrees 24 minutes 12 seconds to the end of said curve, the end of said curve being a point on a non-tangent curve concave Southeasterly and having a radius of 661.50 feet; thence from a tangent bearing of North 41 degrees 12 minutes 39 seconds East, run Northeasterly 162.19 feet along the arc of said curve through a central angle of 14 degrees 02 minutes 52 seconds to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186" at the end of said curve; thence North 55 degrees 15 minutes 31 seconds East 185.58 feet to the Point of Beginning.

CONTAINING: 0.415 acres, more or less.

SUBJECT TO: A 15.00 foot platted Sanitary Sewer and Utilities Easement as shown on PLAZA INTERNATIONAL UNIT SIX, Plat Book 12, Page 78, Public Records of Orange County, Florida.

AND SUBJECT TO: Easements.

**Section 5** This Resolution shall take effect upon adoption.

ADOPTED THIS 2nd day of May, 2000.

ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

BY: Mel Martinez  
Mel Martinez  
County Chairman

ATTEST: Martha O. Haynie, County Comptroller  
As Clerk of the Board of County Commissioners

BY: Martha O. Haynie  
Deputy Clerk

