RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

AUTHORIZING THE CONVEYANCE OF
CERTAIN COUNTY PROPERTY
TO THE CITY OF WINTER GARDEN

Resolution No. 2009-M-19

WHEREAS, Orange County, a political subdivision of the State of Florida, pursuant to its home rule power and Section 125.37, Florida Statutes (2007), has authority to determine that certain real property is not needed for County purposes and to exchange said property for other real property; and

WHEREAS, the County has constructed, owns, operates, and maintains a 19-mile corridor known as the West Orange Trail, a portion of which runs through the City of Winter Garden; and

WHEREAS, the City and County have agreed to a realignment of the West Orange Trail as it passes through downtown Winter Garden, and the City has constructed substantial improvements to the Trail in this area; and

WHEREAS, the City and County have agreed that they would enter into a property exchange agreement under which the County would convey to the City certain property along the former alignment of the Trail (the “County Property,” as more fully described in Exhibit “A” attached hereto and by this reference made a part hereof) in exchange for the City’s conveyance of property interests to the County along the new Trail alignment through downtown Winter Garden (the “City Property,” as more fully described in Exhibit “B” attached hereto and by this reference made a part hereof)(this portion shall hereafter be called the “Trail Segment”); and

WHEREAS, the County hereby determines that it no longer needs the County Property
for County purposes in light of the new property interests it will acquire under this exchange and
that it is in the County’s interest to effectuate this exchange; and

WHEREAS, the City shall convey to County a recreational easement over the City
Property and upon receipt of the easement, the County shall convey to the City its interest in the
County Property by grant of a statutory County deed; and

WHEREAS, the County hereby determines that this exchange is in the public interest of
the County.

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

1. The exchange is in the public interest of the County.

2. A deed in favor of the City of Winter Garden conveying all right, title and interest
of Orange County in the County Property should be drawn and that the County Mayor execute
and deliver a County Deed to effectuate such conveyance.

3. This Resolution shall become effective upon its adoption by the Board.

ADOPTED THIS ___ day of JUN 2 3 2009, 2008.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: ?
Richard T. Crotty
County Mayor

DATE: 6.23.09

ATTEST: Martha O. Haynie, County
Comptroller, Clerk to the Board

BY: ?
Kathleen Johnson
Deputy Clerk

Printed Name
Exhibit “A”
SKETCH OF DESCRIPTION
PARCEL: __________
ESTATE: __________
PURPOSE: __________

PARCEL 1
(see sheet 2 of 6)

PARCEL 2
(see sheet 3 of 6)

PARCEL 3
(see sheet 5 of 6)

(upper panel)

(upper panel)

(upper panel)

(see sheet 4 of 6)

(see sheet 5 of 6)
(lower panel)

GRAPHIC SCALE 500

1 inch = 500 ft.

SURVEYORS NOTES:

(1) Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other matters of title by this firm.

(2) Bearings shown hereon are relative to Orange County Geodetic Information System based on the West boundary of the NW 1/4 of Section 23, Township 22 South, Range 27 East as North 00°02'50" East.

(3) This sketch and description is based primarily on Official Records Book 5017 at Page 3495 (lands quitclaim from CSX Transportation, Inc. to Orange County), Official Records Book 5017 at Page 3567 (lands quitclaim from Orange County to City of Winter Garden), Public Records of Orange County, Florida and Sketch of Description (sheets 1–10 of 31) prepared by Jones, Wood and Gentry, Inc. Job No. 26032–WG, Dated–7/26/95. The above-referenced documents were furnished by the client.

(4) The delineation and configuration of the lands shown hereon was at the client's direction.

LEGEND:

R = RADIUS
C = CHORD LENGTH
CB = CHORD BEARING
L = ARC LENGTH
D.B. = DEED BOOK
O.R.B. = OFFICIAL RECORDS BOOK
P = PAGE
TB = TANGENT BEARING
R/W = RIGHT-OF-WAY

THIS IS NOT A SURVEY

PROJECT TITLE:
ORANGE COUNTY PARKS AND RECREATION DEPARTMENT
LEGAL DESCRIPTION AND SKETCH
WEST ORANGE TRAIL THROUGH WINTER GARDEN

MACTEC
4150 North John Young Parkway
ORLANDO, FL 32804-2120
PHONE: (407) 522-7579
FAX: (407) 522-7576

* The MACTEC family of companies include the firms formerly known as Regional Engineers, Planners & Surveyors (REPS) and Harding Lawson Associates (HLA)

Certificate of authorization number LO-0008692
SKETCH OF DESCRIPTION

EXHIBIT "A"

PARCEL:

ESTATE:

PURPOSE:

A portion of those lands described as DESCRIPTION 1 and DESCRIPTION 2 in Official Records Book 5017 at Page 3493 of the Public Records of Orange County, Florida, more particularly described as follows:

From the Southwest corner of the Northwest 1/4 of Section 23, Township 22 South, Range 27 East, Orange County, Florida, run North 00 degrees 05 minutes 50 seconds East 229.49 feet along the West boundary of said Northwest 1/4 to a point on the Southerly right-of-way line of the former Tavera and Gulf Railroad as described and recorded in Deed Book 104, Page 407, Public records of Orange County, Florida for the POINT OF BEGINNING; thence run North 79 degrees 42 minutes 34 seconds East 50.71 feet along said Southerly right-of-way line to a 5/8 inch Iron bar with cap stamped "LB 1" at the beginning of a tangent curve concave Southerly and having a radius of 3036.00 feet; thence run Easterly 182.03 feet along the arc of said curve and said Southerly right-of-way line through a central angle of 03 degrees 26 minutes 23 seconds to a 5/8 inch Iron bar with cap stamped "LB 1" at the end of said curve and the beginning of a compound curve concave Southerly and having a radius of 2719.35 feet; thence run Easterly 17.76 feet along the arc of said curve and said Southerly right-of-way line through a central angle of 00 degrees 22 minutes 27 seconds to a 5/8 inch Iron bar with cap stamped "LB 1" at the end of said curve; thence run North 80 degrees 03 minutes 39 seconds East 35.86 feet to a 5/8 inch Iron bar with cap stamped "LB 1"; thence run North 79 degrees 04 minutes 14 seconds East 36.88 feet to a 5/8 inch Iron bar with cap stamped "LB 1"; thence run North 75 degrees 46 minutes 35 seconds East 33.43 feet to a 5/8 inch Iron bar with cap stamped "LB 1"; thence run North 70 degrees 13 minutes 04 seconds East 22.13 feet to a 5/8 inch Iron bar with cap stamped "LB 1"; thence run North 62 degrees 55 minutes 14 seconds East 21.86 feet to a 5/8 inch Iron bar with cap stamped "LB 1"; thence run North 62 degrees 50 minutes 32 seconds East 3.52 feet; thence run North 62 degrees 49 minutes 12 seconds West 68.30 feet to a tangent curve concave Southerly and having a radius of 724.43 feet; thence run Westerly 90.86 feet along the arc of said curve through a Central angle of 07 degrees 11 minutes 11 seconds to the end of said curve and the beginning of a compound curve concave Southerly and having a radius of 165.98 feet; thence run Westerly 14.48 feet along the arc of said curve through a central angle of 00 degrees 41 minutes 49 seconds to the end of said curve; thence run South 79 degrees 42 minutes 34 seconds West 232.33 feet along the Southerly right-of-way line of the former Orange Belt Railway Company Railroad to a point on the above described boundary of the Northwest 1/4 of Section 23; thence run South 00 degrees 02 minutes 59 seconds West 50.83 feet to the Point of Beginning.

CONTAINING 0.411 Acres, more or less.

SUBJECT TO: Road right-of-way for Park Avenue, Plant Street (State Road 438) and North Central Avenue.

THIS IS NOT A SURVEY

PROJECT TITLE:

ORANGE COUNTY PARKS AND RECREATION DEPARTMENT
LEGAL DESCRIPTION AND SKETCH
WEST ORANGE TRAIL THROUGH WINTER GARDEN

MACTEC

4150 North John Young Parkway
ORLANDO, FL 32804-2221
PHONE: (407) 822-7570
FAX: (407) 822-7570

*The MACTEC family of companies include the firms formerly known as Regional Engineers, Planners & Surveyors (REPS) and Harding Lawson Associates (HLA)

Certificate of authorization number LB-356609

DRAWN BY: P.E.W. CHK'D: R.M.J.
DATE: 03/20/06 DATE: 03/20/06

JOB No. 5170401015 SCALE: 1"=50' SHT: 2

DRAWING NAME: 6274920038 Water Garden Legal NOT.Aug

4/14/06 PEW MINOR REVISIONS

DATE BY DESCRIPTION REV.

03/20/06
SKETCH OF DESCRIPTION
PARCEL:  
ESTATE:  
PURPOSE:  

EXHIBIT "A"

DELTA = 228°55'
R = 740.43'
L = 32.07'
C = 32.07'
CB = N84°13'39"W

South of right-of-way line of the former Orange Belt Railroad Company Railroad.

DELTA = 332°23'
R = 301.00'
L = 182.00'
C = 182.00'
CB = S81°25'45"E

South of right-of-way line of the former Tavares and Gulf Railroad.

SOUTH OF REFERECNE
Southwest corner of the Northwest 1/4 of Section 23, Township 22 South, Range 27 East

POUT OF BEGINNING
50' R/A

PARCEL 2

A portion of those lands described as DESCRIPTION 1 and DESCRIPTION 2 in Official Records Book 5017 at Page 3495 of the Public Records of Orange County, Florida, more particularly described as follows:

From the Southwest corner of the Northwest 1/4 of Section 23, Township 22 South, Range 27 East, Orange County, Florida, run North 00 degrees 02 minutes 50 seconds East 228.13 feet along the West boundary of said Northeast 1/4 to a point on the Southwesterly right-of-way line of the former Tavares and Gulf Railroad as described and recorded in Deed Book 104, Page 407, Public Records of Orange County, Florida; thence run North 79 degrees 42 minutes 34 seconds East 50.71 feet along said Southwesterly right-of-way line to a 5/8 inch iron bar with cap stamped "LB 1." at the beginning of a tangent curve concave Southerly and having a radius of 3,032.00 feet; thence run Easterly 182.03 feet along the arc of said curve and said Southwesterly right-of-way line through a central angle of 03 degrees 26 minutes 23 seconds to a 5/8 inch iron bar with cap stamped "LB 1." at the end of said curve and the beginning of a compounded curve concave Southwesterly and having a radius of 2,719.35 feet; thence run Easterly 17.76 feet along the arc of said curve and said Southwesterly right-of-way line through a central angle of 00 degrees 22 minutes 27 seconds to a 5/8 inch iron bar with cap stamped "LB 1." at the end of said curve; thence run North 80 degrees 03 minutes 39 seconds East 36.66 feet to a 5/8 inch iron bar with cap stamped "LB 1." thence run North 79 degrees 04 minutes 14 seconds East 36.88 feet to a 5/8 inch iron bar with cap stamped "LB 1." thence run North 75 degrees 46 minutes 35 seconds East 33.43 feet to a 5/8 inch iron bar with cap stamped "LB 1." thence run North 70 degrees 13 minutes 04 seconds East 22.13 feet to a 5/8 inch iron bar with cap stamped "LB 1." thence run North 62 degrees 53 minutes 14 seconds East 21.85 feet to a 5/8 inch iron bar with cap stamped "LB 1." thence run North 62 degrees 31 minutes 50 seconds East 31.56 feet for the POINT OF BEGINNING; thence run North 92 degrees 49 minutes 12 seconds West 86.05 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 740.43 feet; thence run Northwesterly 32.07 feet along the arc of said curve with a chord bearing of North 84 degrees 03 minutes 39 seconds West through a central angle of 02 degrees 28 minutes 55 seconds to a point on the Southwesterly right-of-way line of the former Orange Belt Railroad Company Railroad as described and recorded in Deed Book 40, Page 275, Public Records of Orange County, Florida; thence run North 79 degrees 42 minutes 34 seconds East 179.56 feet along said Southwesterly right-of-way line South 23 degrees 29 minutes 15 seconds West 14.98 feet; thence South 46 degrees 35 minutes 41 seconds West 14.98 feet; thence South 62 degrees 31 minutes 50 seconds West 47.94 feet to the Point of Beginning.

CONTAINING 0.079 Acres, more or less.

SUBJECT TO: Road right-of-way for Park Avenue, Plant Street (State Road 438) and North Central Avenue.

THIS IS NOT A SURVEY

PROJECT TITLE:
ORANGE COUNTY PARKS AND RECREATION DEPARTMENT
LEGAL DESCRIPTION AND SKETCH
WEST ORANGE TRAIL THROUGH WINTER GARDEN

MACTEC

4150 North John Young Parkway
ORLANDO, FL 32804-2829
PHONE: (407) 522-7579
FAX: (407) 522-7578

* The MACTEC family of companies include the firms formerly known as Regional Engineers, Planners & Surveyors (REPS) and Harding Lawson Associates (HLA).

DRIVING MAIL: 637405989 Warden Garden Legal, 701-09.png
SKETCH OF DESCRIPTION

PARCEL: __________

ESTATE: __________

PURPOSE: __________

PROJECT TITLE:

ORANGE COUNTY PARKS AND RECREATION DEPARTMENT

LEGAL DESCRIPTION AND SKETCH

WEST ORANGE TRAIL THROUGH WINTER GARDEN

EXHIBIT "A"

POINT OF REFERENCE

Southwest corner of the

Northwest 1/4 of Section 23,

Township 22 South, Range 27 East

PARCEL 3

O.R. Book 5017, Pg. 3567

Exhibit "A" "LESS DESCRIPTION"

THIS IS NOT A SURVEY

MACTEC

4158 North John Young Parkway

ORLANDO, FL 32804-2829

PHONE: (407) 522-7670

FAX: (407) 522-7576

* The MACTEC family of companies include the firms formerly known as Regional Engineers, Planners & Surveys (REPS) and Harding Lawson Associates (HLA)

Certificate of authorization number 08-009899
EXHIBIT "A"

**Parcel Description**

**Purpose:**

**Estate:**

**Parcel:**

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**Project Title:**

**Exhibit "A"**

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**Sketched Drawings**

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**Sketch of Description**

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**Exhibit "A"**

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**South Orange Trail Through Winter Garden**

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**MaCTEC**

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**THIS IS NOT A SURVEY**

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**Legal Description and Sketch**

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**Winter Garden Logos**
SKETCH OF DESCRIPTION

PARCEL:

ESTATE:

PURPOSE:

PARCEL 3

Those lands described as "Less Description" in Official Records Book 5017, Pg. 3567 of the Public Records of Orange County, Florida as follows:

From the Southwest corner of the Northwest 1/4 of Section 23, Township 22 South, Range 27 East, Orange County, Florida, run North 100 degrees 02 minutes 20 seconds East 2308.13 feet along the West boundary of said Northwest 1/4 to a point on the Southerly right-of-way line of the former Tavares and Gulf Railroad as described and recorded in Deed Book 104, Page 407. Pursuant to the laws of Orange County, Florida, run North 79 degrees 42 minutes 41 seconds 35 feet 18 inches North 79 degrees 42 minutes 41 seconds 7 feet 6 inches along said Southerly right-of-way line to a 5/8 inch iron bar with cap stamped "LB 1" at the beginning of a tangent curve concave Southerly and having a radius of 3,032.00 feet; thence run Easterly 182.03 feet along the arc of said curve concave Southerly and having a radius of 0.3 degrees 22 minutes 22 seconds East 5/8 inch iron bar with cap stamped "LB 1" at the end of said curve and the beginning of a compound curve concave Southerly and having a radius of 2,719.35 feet; thence run Easterly 17.76 feet along the arc of said curve and said Southerly right-of-way line through a central angle of 30 degrees 22 minutes 27 seconds to a 5/8 inch iron bar with cap stamped "LB 1" at the end of said curve; thence run North 80 degrees 03 minutes 39 seconds 39 feet East 36.86 feet to a 5/8 inch iron bar with cap stamped "LB 1"; thence run North 79 degrees 42 minutes 04 minutes 14 seconds East 36.88 feet to a 5/8 inch iron bar with cap stamped "LB 1"; thence run North 75 degrees 46 minutes 45 seconds East 33.43 feet to a 5/8 inch iron bar with cap stamped "LB 1"; thence run North 62 degrees 55 minutes 14 seconds East 216.8 feet to a 5/8 inch iron bar with cap stamped "LB 1"; thence run North 62 degrees 31 minutes 50 seconds East 31.66 feet to a point; thence run North 82 degrees 49 minutes 12 seconds West 86.05 feet to the beginning of a tangent curve concave Southwestwesterly and having a radius of 31.8 seconds West; thence run Northwestervly 32.07 feet along the arc of said curve with a chord bearing of North 84 degrees 03 minutes 49 seconds West through a central angle of 02 degrees 28 minutes 55 seconds to a point on the Southerly right-of-way line of the former Orange Belt Railway Company Railroad as described and recorded in Deed Book 40, Page 765, Public Records of Orange County, Florida, for the PURPOSE OF BEGINNING thence run North 79 degrees 42 minutes 24 seconds East 5.93 feet along said Southerly right-of-way to a 5/8 inch iron bar with cap stamped "LB 1"; thence continue North 79 degrees 42 minutes 11 seconds 34 feet East 38.49.93 feet along said Southerly right-of-way line to a nail and disc stamped "LS 1585 LS 1819 LS 3186" being on the East boundary of the Northwest 1/4 of the Northwest 1/4 of the aforesaid Section 23; thence continue North 79 degrees 42 minutes 36.43 seconds East 187.98 feet along said Southerly right-of-way to a nail and disc stamped "LS 1585 LS 1819 LS 3186"; thence continue North 79 degrees 42 minutes 36 seconds East 1,846.15 feet along said Southerly right-of-way line as described in the aforesaid Deed Book 82, Page 466 and the Southerly right-of-way line of the former Atlantic Coast Line Railroad Company right-of-way as shown on the Official "railroad" and track Maps for the Atlantic Coast Line Railroad Company, Sanford and Se. Peter'sburg Railroad - Sanford to Triby dated June 30, 1917, Sheet V. 128tla 5.7 and sheet V.128tla 7.4 to a nail and disc stamped "LS 1585 LS 1819 LS 3186"; thence run North 10 degrees 17 minutes 26 seconds West 26.68 feet to a 5/8 inch iron bar with cap stamped "LB 1" at the beginning of a tangent curve concave Southerly and having a radius of 3,763.00 feet; thence run Westernly 60.60 feet along the arc of said curve through a central angle of 01 degrees 31 minutes 54 seconds 41 feet 2/8 inch iron bar with cap stamped "LB 1" at the end of said curve; thence run South 80 degrees 32 minutes 38 seconds West 55.00 feet to a 5/8 inch iron bar with cap stamped "LB 1" at the beginning of a tangent curve concave Southerly and having a radius of 6,793.00 feet; thence run Westernly 74.46 feet along the arc of said curve through a central angle of 03 degrees 41 minutes 41 seconds 2/8 inch iron bar with cap stamped "LB 1" at the end of said curve; thence run South 99 degrees 25 minutes 18 seconds West 200.02 feet to a 5/8 inch iron bar with cap stamped "LB 1"; thence run South 79 degrees 42 minutes 31 seconds West 38.46 feet to a 5/8 inch iron bar with cap stamped "LB 1"; thence run South 79 degrees 42 minutes 38 seconds West 300.56 feet to a 5/8 inch iron bar with cap stamped "LB 1" at the beginning of a tangent curve concave Southerly and having a radius of 81.500 feet; thence run Westernly 86.13 feet along the arc of said curve through a central angle of 06 degrees 03 minutes 18 seconds to a 5/8 inch iron bar with cap stamped "LB 1" at the end of said curve; thence run South 73 degrees 38 minutes 20 seconds West 66.28 feet to a 5/8 inch iron bar with cap stamped "LB 1" at the beginning of a tangent curve concave Northerly and having a radius of 597.00 feet; thence run westerly 63.25 feet along the arc of said curve through a central angle of 05 degrees 04 minutes 14 seconds to a 5/8 inch iron bar with cap stamped "LB 1" at the end of said curve; thence run South 79 degrees 42 minutes 34 seconds West 873.87 feet to a nail and disc stamped "LS 1585 LS 1819 LS 3186" being on the aforeaid East boundary of the Northwest 1/4 of Section 23; thence continue South 79 degrees 42 minutes 34 seconds West 1064.03 feet to a 5/8 inch iron bar with cap stamped "LB 1"; thence run South 79 degrees 42 minutes 34 seconds West 292 feet to a point on a non-tangent curve concave Southwestwesterly and having a radius of 35.00 feet; thence from a tangent bearing of South 52 degrees 03 minutes 18 seconds West, run Southwesterly 2035 feet along the arc of said curve with a chord bearing of South 33 degrees 14 minutes 20 seconds West through a central angle of 33 degrees 27 minutes 53 seconds to a point on the North boundary of South 86 degrees 10 minutes 05 seconds East, run Southwesterly 11.19 feet along the arc of said curve with a chord bearing of South 85 degrees 44 minutes 66 seconds East through a central angle of 00 degrees 51 minutes 58 seconds to the Point of Beginning.

CONTAINING 1.614 Acres, more or less.

SUBJECT TO
Road right-of-way for Park Avenue, Plant Street (State Road 433), North Central Avenue, Highland Avenue, Lakeview Avenue, Boyd Street, Main Street, Woodland Street, Dillard Street and Virginia Drive.

THIS IS NOT A SURVEY

PROJECT TITLE:
ORANGE COUNTY PARKS AND RECREATION DEPARTMENT
LEGAL DESCRIPTION AND SKETCH
WEST ORANGE TRAIL THROUGH WINTER GARDEN

MAC TEC
4159 North John Young Parkway
ORLANDO, FL 32804-3629
PHONE: (407) 522-7250
FAX: (407) 522-7257

* The MACTEC family of companies include the firms formerly known as National Engineers, Planners & Surveyors (REPS) and Harding Lawson Associates (HLA).

Certificate of Authorization number LS-0008898

DRAWN BY: P.E.W. CHK'D BY: R.M.J.
DATE: 03/20/06 DATE: 03/20/06

JOB NO. 32740819
SCALE: N/A
SHT: 6 OF 6
EXHIBIT "B"
CITY PROPERTY

(Beth Jackson)
GAI 2004 description
LEGAL DESCRIPTION:

West Orange Trail Easement: City of Winter Garden, Orange County, Florida

A portion of Sections 14 and 23, Township 22 South, Range 27 East, Winter Garden, Orange County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the East right-of-way line of Park Avenue and the North right-of-way line of West Plant Street; thence run S 00°25'00" W along the Southerly prolongation of said East right-of-way line of Park Avenue, 93.80 feet; thence S 79°42'34" W, 101.12 feet to the North line of the existing West Orange Trail, and the POINT OF BEGINNING of a Trail Easement being 14 feet in width; thence S 10°17'31" E, 14.00 feet to a point lying on an arc of curve concave to the Southwest, having a radius of 18.00 feet and a central angle of 51°05'01"; thence Southeasterly along said curve, an arc length of 16.05 feet, said arc is subtended by a chord bearing S 74°45'00" E to a point of reverse curvature of a curve concave to the Northeast, having a radius of 32.00 feet, and a central angle of 51°04'56"; thence Southeasterly along said curve, an arc length of 28.53 feet to the point of tangency; thence N 79°42'34" E, crossing aforementioned Park Avenue, 67.55 feet to a point of curvature of a curve concave to the Northwest, having a radius of 507.00 feet and a central angle of 7°38’33”; thence Easterly along said curve to the left, 67.63 feet to a point of tangency; thence N 72°04'01" E, 61.14 feet to a point of curvature of a curve concave to the South, having a radius of 193.00 feet and a central angle of 16°50'04"; thence Easterly along said curve to the right, an arc length of 56.71 feet to the point of tangency; thence N 88°54'05" E, 36.67 feet to a point of curvature of a curve concave to the Northwest, having a radius of 52.00 feet and a central angle of 75°16'18"; thence Northeasterly along said curve to the left, an arc length of 68.31 feet to a point of reverse curvature of a curve concave to the Southeast, having a radius of 23.00 feet and a central angle of 58°07'46"; thence Northeasterly along said curve to the right, an arc length of 22.53 feet to the point of tangency; thence N 69°45'34" E, 67.58 feet to a non-tangent curve concave to the to the Southeast, having a radius of 1482.08 feet, and a central angle of 4°03'45"; thence Northeasterly along said curve, an arc length of 105.08 feet, said arc is subtended by a chord bearing N 68°23'21" E to a point where aforementioned 14 foot Trail Easement converges to a 10 foot Trail Easement; thence N 72°09'23" E, along said convergence line and crossing North Central Avenue, 45.88 feet to the point where the 10 foot Trail Easement begins; thence N 77°46'11" E, 59.06 feet; thence turn and run S 24°17'55" E crossing the North lane of West Plant Street, into the prolongation of said East Trail Easement, thence W along the prolongation of said East Trail Easement converging to the median, 51.53 feet, to a curve concave to the Northwest, having a radius of 844.00 feet and a central angle of 15°02'31"; thence Northeasterly along said curve, an arc length of 221.58 feet, said arc subtended by a chord bearing N 72°09'20" E, to the point of tangency; thence N 79°40'35" E, crossing North Highland Avenue, 384.46 feet; thence N 80°50'45" E, crossing North Lakeview Avenue, 383.43 feet to a point of curvature of a curve concave to the Northwest, having a radius of 21.00 feet and a central angle of 60°37'07"; thence Northeasterly along said curve to the left, an arc length of 22.22 feet to a point of reverse curvature of a curve concave to the Northeast, having a radius of 8.00 feet and a central angle of 56°24'12"; thence Northeasterly along said curve to the right, an arc length of 7.88 feet to a point of reverse curvature of a curve concave to the Northwest, having a radius of 15.00 feet and a central angle of 42°18'50"; thence Northeasterly along said curve to the right, an arc length of 10.42 feet to a point of reverse curvature of a curve concave to the Southeast, having a radius of 15.00 feet and a central angle of 42°18'50"; thence Northeasterly along said curve to the right, an arc length of 11.08 feet to the point of tangency; thence N 79°17'29" E, 48.17 feet to a point of curvature of a curve concave to the Southwest, having a radius of 40.00 feet and a central angle of 24°46'45";

DESCRIPTION (NOT A BOUNDARY SURVEY)
Trail Easement, continued...

thence Southeasterly along said curve to the right, an arc length of 17.30 feet to a point of reverse curve of a curve concave to the North, having a radius of 35.00 feet and a central angle of 24°00'55"; thence Northwesterly along said curve to the left, an arc length of 14.67 feet to the point of tangency; thence N 80°03'18" E, 19.15 feet to a point of curvature of a curve concave to the Southwest, having a radius of 12.00 feet and a central angle of 65°49'45"; thence Southeastwesterly along said curve to the right, an arc length of 13.79 feet to a point of reverse curvature of a curve concave to the Northeast, having a radius of 14.00 feet and a central angle of 66°12'00"; thence Southeasterly along said curve to the left, an arc length of 16.18 feet to the point of tangency; thence N 79°41'03" E, 228.32 feet; thence turn and run N 71°27'27" W and crossing the North lane of aforementioned Plant Street, 36.53 feet; thence turn and run N 80°23'52" E, 5.46 feet; thence N 76°24'10" E, 16.64 feet to a point in North Main Street; thence N 83°44'46" E, crossing North Main Street, 29.50 feet to a point of curvature of a curve concave to the South, having a radius of 30.00 feet, and a central angle of 31°27'19"; thence Southeasterly along said curve to the right, an arc length of 16.47 feet to a point of reverse curvature of a curve concave to the Northwest, having a radius of 71.41 feet to the point where the 14 foot Trail Easement diverges to a curve concave to the North, having a radius of 35.00 feet and a central angle of 35°45'51"; thence Easterly along said curve to the left, an arc length of 31.21 feet to the point of tangency; thence N 79°26'14" E, 228.59 feet to a point in North Woodland Avenue; thence N 74°53'16" E, crossing North Woodland Avenue, 28.55 feet; thence N 80°52'32" E, 38.75 feet; thence N 79°39'51" E, 262.46 feet; thence S 84°34'20" E, 29.29 feet to a point where aforementioned 10 foot Trail Easement diverges to a 14 foot Trail Easement; thence N 82°05'08" E, along said divergence line and crossing North Dillard Street, 71.41 feet to the point where the 14 foot Trail Easement begins; thence N 79°44'50" E, 521.39 feet; thence N 80°59'29" E, 75.14 feet; thence N 79°43'29" E, 35.39 feet to a point of curvature of a curve concave to the Northeast, having a radius of 14.00 feet and a central angle of 72°32'33"; thence Northwesterly along said curve to the left, an arc length of 25.32 feet to the North right-of-way line of Plant Street; thence S 79°43'29" W along said North line, 54.32 feet to the East right-of-way line of Virginia Drive; thence S 80°59'29" W, 75.14 feet; thence S 79°44'50" W, 521.55 feet to a point where aforementioned 14 foot Trail Easement converges to a 10 foot Trail Easement; thence S 78°31'49" W, 68.67 feet along said convergence line and crossing North Dillard Street, to the point where the 10 foot Trail Easement begins; thence N 84°34'20" W, 30.68 feet; thence S 79°39'51" W, 265.50 feet; thence S 60°52'32" W, 39.17 feet; thence S 74°53'16" W, crossing aforementioned North Woodland Avenue, 26.93 feet; thence S 79°25'14" W, 229.20 feet to a point of curvature of a curve concave to the North, having a radius of 40.00 feet and a central angle of 35°45'51"; thence Northwesterly along said curve to the right, 24.97 feet to a point of reverse curve of a curve concave to the South, having a radius of 40.00 feet and a central angle of 31°27'19"; thence Westerly along said curve to the left, an arc length of 21.96 feet to the point of tangency; thence S 83°44'46" W crossing North Main Street, 30.14 feet; thence S 76°24'10" W, 16.93 feet; thence S 80°23'52" W, 14.71 feet; thence turn and run S 71°27'27" E, crossing aforementioned North lane of Plant Street, into the median, 36.65 feet; thence turn and run S 79°41'03" W, 218.85 feet to a point of a curve concave to the Northeast, having a radius of 4.00 feet and a central angle of 66°12'00"; thence Northwest along said curve to the right, an arc length of 4.82 feet to a point of reverse curve of a curve concave to the Southwest, having a radius of 22.00 feet and a central angle of 65°49'45"; thence Northwesterly along said curve to the left, an arc length of 25.28 feet to the point of tangency; thence S 80°03'18" W, 19.15 feet to a point of curvature of a curve concave to the North, having a radius of 25.00 feet and a central angle of 24°00'56"; thence Northwesterly along said curve to the right, an arc length of 10.48 feet to a point of reverse curve of a curve concave to the Southwest, having a radius of 50.00 feet and a central angle of 24°46'45"; thence Northwesterly along said curve to the left, an arc length of 21.62 feet to the point of tangency; thence S 79°17'29" W, 48.17 feet to a point of a curve concave to the Southeast.

DESCRIPTION (NOT A BOUNDARY SURVEY)

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gai consultants
618 East South Street
Orlando, Florida 32801
407-423-8398

DATE: 2/27/04
DRAWN BY: MAD
APPROVED BY: LJG
SCALE: 1"=40'
PROJECT NO.: A000115.11
SHEET NO. 2 OF 15
having a radius of 25.00 feet and a central angle of 42°18'50"; thence Southwesterly along said curve to the left, an arc length of 18.46 feet to a point of reverse curvature of a curve concave to the Northwest, having a radius of 5.00 feet and a central angle of 39°48'42"; thence Southwesterly along said curve to the left, an arc length of 3.47 feet to a point of reverse curvature of a curve concave to the Northwest, having a radius of 11.00 feet and a central angle of 60°37'07"; thence Southwesterly along said curve to the right, an arc length of 11.64 feet to the point of tangency, thence S 80°50'45" W, crossing aforementioned North Lakeview Drive, 383.54 feet; thence S 79°40'35" W, crossing aforementioned North Highland Avenue, 384.56 feet to a point of curvature of a curve concave to the Southeast, having a radius of 854.00 feet and a central angle of 14°21'30"; thence Southwesterly along said curve to the left, 214.01 feet; thence turn and run N 24°17'55" W, crossing aforementioned North lane of West Plant Street, 49.49 feet; thence S 77°46'11" W, 77.15 feet to a point where aforementioned 10 foot Trail Easement diverges to a 14 foot Trail Easement; thence S 77°02'31" W, along said divergence line and crossing aforementioned North Central Avenue, 47.45 feet to the point where the 14 foot Trail Easement begins, being a non-tangent curve concave to the Southeast, having a radius of 1496.08 feet and a central angle of 4°02'47"; thence Southwesterly along said curve, an arc length of 105.66 feet, said arc is subtended by a chord bearing S 68°23'49" W, to a non-tangent line; thence S 59°45'34" W, along said line, 67.27 feet to a point of curvature of a curve concave to the Southeast, having a radius of 37.00 feet, and a central angle of 56°07'46"; thence Southwesterly along said curve to the left, 36.25 feet to a point of reverse curvature of a curve concave to the Northwest, having a radius of 38.00 feet and a central angle of 75°16'18"; thence Southwesterly along said curve to the right, an arc length of 49.92 feet to the point of tangency; thence S 88°54'05" W, 36.67 feet to a point of curvature of a curve concave to the South, having a radius of 207.00 feet and a central angle of 18°50'04"; thence Westerly along said curve to the left, 60.82 feet to the point of tangency; thence S 72°04'01" W, 61.14 feet to a point of curvature of a curve concave to the Northwest, having a radius of 493.00 feet and a central angle of 7°38'33"; thence Southwesterly along said curve to the right, 65.76 feet to the point of tangency; thence S 79°42'34" W, crossing aforementioned Park Avenue, 67.55 feet to a point of curvature of a curve concave to the North, having a radius of 18.00 feet and a central angle of 51°04'56"; thence Northwesterly along said curve to the right, an arc length of 16.05 feet to a point of reverse curvature of a curve concave to the South, having a radius of 32.00 feet and a central angle of 51°05'01"; thence Northwesterly along said curve to the left, an arc length of 28.53 feet to the Point of Beginning.

Containing 41,227 Square Feet, more or less.
ABBREVIATIONS:

PC  Point of Curvature
PT  Point of Tangency
PRC Point of Reverse Curvature
POC Point of Convergence
POD Point of Divergence
AB  Angle Brake

NOTES:

1) The bearings shown hereon are based on the East right-of-way line of Park Avenue being S 00°02'50" W which may not be a true North Azimuth.

2) The West Orange Trail Easement description is based on actual field measurements. The 14 foot Easement allows for 2 additional feet on each side of the existing 10 foot trail.

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REVISIONS

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SHEET NO.: 4 OF 15
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SHEET NO. 10 OF 15