RESOLUTION NO. 94-M-14

A RESOLUTION AUTHORIZING THE CONVEYANCE OF COUNTY PROPERTY TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA FOR THE CREATION OF THE "WEST ORANGE TRAIL."

WHEREAS, Orange County, a political subdivision of the State of Florida, pursuant to its home rule power and Florida Statutes 125.38, has authority to determine that certain County property is not needed for County purposes and convey or lease said property to the United States or any department agency thereof, the State or any political subdivision or agency thereof, or any municipality of Florida or any corporation or non-profit entity organized for the purposes of promoting community interest and welfare, and

WHEREAS, the Board of Trustees of the Internal Improvement Fund of the State of Florida (State) and the County are about to enter into a valid and binding long term land lease and Management Plan whereunder the County shall lease from the State a corridor of real property several miles in length and the County shall construct thereupon, maintain and operate a linear park recreational trail known as the "West Orange Trail" ("Trail"), and

WHEREAS, it is necessary and incumbent upon the State to assemble and take title to the real property encompassed within the boundaries of the Trail in order to lease the same to the County for the purposes hereinabove set forth, and

WHEREAS, the County presently has fee simple title of record to certain parcels of real property which lie within the boundaries of the Trail and which are hereinafter described, and

WHEREAS, it is necessary in order for State to accomplish its successful assemblage of the real property to be leased by the State to the County, as hereinabove described, that the County convey to the State title to such County owned real property as described herein,

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:
Section 1. That the real property presently owned by the County as described in that copy of a deed attached hereto, marked Exhibit "A" and hereby made a part hereof, be conveyed by the County to the State in consideration of the State entering into the long term lease and Management Plan pertaining to the West Orange Trail described hereinabove.

Section 2. That a certified copy of this Resolution shall be forwarded to the State.

Section 3. This Resolution shall become effective on the date of its adoption.


ORANGE COUNTY, FLORIDA

BY: [Signature]
FOR THE County Chairman
DATE: MARCH 29, 1994

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

BY: [Signature]
Deputy Clerk

CS2212 03/23/94
EXHIBIT "A"
Page 1 of 2

Project: West Orange Trail

COUNTY DEED

THIS DEED, Made the ______ day of __________________________ A.D., 19______, by ORANGE COUNTY, FLORIDA, whose post office address is Box 1393, Orlando, Florida 32802-1393, GRANTOR, and Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, whose address is Florida Department of Natural Resources, Division of State Lands, 3900 Commonwealth Blvd., Mail Station 115, Tallahassee, Florida 32399, GRANTEE.

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of $____________ and other valuable considerations, to it in hand paid by the GRANTEE, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the GRANTEE, its heirs and assigns forever, the following described land lying and being in Orange County, Florida:

SEE ATTACHED EXHIBIT "A"

Property Appraisers Parcel Identification Folio Numbers:

<table>
<thead>
<tr>
<th>Folio Numbers</th>
<th>Folio Numbers</th>
<th>Folio Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>20-22-27-0000-00040</td>
<td>21-22-27-0000-00085</td>
<td>22-22-27-0000-00089</td>
</tr>
<tr>
<td>06-22-28-0000-00037</td>
<td>33-21-28-0000-00035</td>
<td>34-21-28-0000-00017</td>
</tr>
</tbody>
</table>

THIS DEED shall also serve to release any automatic right of entry and reservation in accordance with Florida Statute Section 270.11 of an undivided three-fourths interest in and title in and to an undivided three-fourths interest in all the phosphate, minerals, and installs that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land and releasing the privilege to mine and develop the same.
IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Chairman, the day and year aforesaid.

(Official Seal) ORANGE COUNTY, FLORIDA

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

BY: County Chairman

BY: Deputy Clerk/Assistant Deputy Clerk DATE: ______________________

This instrument prepared by:

Virginia G. Williams, a staff employee in the course of duty with the Real Estate Management Department of Orange County, Florida 03/15/94cn

PROJ PR DISK RWD-PCLS.CSX 03/09/94JB

COUNTY.RWD CORR/VW/CN 11/08/93
PARCEL 101

DESCRIPTION #1

That part of that certain CSX Transportation, Inc. Railroad right-of-way as described and recorded in Deed Book 82, Page 510 and Deed Book 82, Page 504, Public Records of Orange County, Florida, being described as follows:

From the Northwest corner of the Northwest 1/4 of Section 30, Township 22 South, Range 27 East, Orange County, Florida, run South 00 degrees 28 minutes 56 seconds West 217.12 feet along the West boundary of said Section 30 to a 4" round concrete monument; thence run South 00 degrees 23 minutes 10 seconds West 597.84 feet along said West boundary for the POINT OF BEGINNING, said Point of Beginning being 1/2" iron bar with a plastic cap stamped "LB #1" on the Northerly right-of-way line of that certain CSX Transportation, Inc. Railroad as described and recorded in Deed Book 82, Page 510, Public Records of Orange County, Florida; thence continue South 00 degrees 23 minutes 10 seconds West 74.00 feet along said West boundary to a 1/2" iron bar with a plastic cap stamped "LB #1" on the Southerly right-of-way line of said CSX Transportation, Inc. Railroad; thence run South 42 degrees 07 minutes 03 seconds East 494.77 feet along the Southerly right-of-way line of the CSX Transportation, Inc. Railroad as described and recorded in Deed Book 82, Pages 504 and 510, Public Records of Orange County, Florida to 1/2" iron bar with a plastic cap stamped "LB #1" at the beginning of a tangent curve concave Northeasterly, having a radius of 1064.70 feet and an intersection angle of 26 degrees 42 minutes 39 seconds; thence run Northeastly 496.35 feet along the arc of said curve and said Southerly right-of-way line to the Southwesterly corner of that certain parcel of land as described and recorded in Official Records Book 3822, Page 3609, Public Records of Orange County, Florida; thence run North 21 degrees 10 minutes 18 seconds East 50.00 feet to the Northwesterly corner of said parcel of land, said Northwesterly corner being a point on the Northerly right-of-way line of the aforesaid CSX Transportation, Inc. Railroad, said Northerly right-of-way line being a nontangent curve concave Northeasterly and having a radius of 1014.70 feet; thence from a tangent bearing of North 68 degrees 49 minutes 42 seconds West, run Northwesterly 473.04 feet along the arc of said curve and said Northerly right-of-way line through a central angle of 26 degrees 42 minutes 39 seconds to a 1/2" iron bar with a plastic cap stamped "LB #1" at the end of said curve; thence run North 42 degrees 07 minutes 03 seconds West 549.33 feet to the Point of Beginning.

AND

DESCRIPTION #2

From the Northwest corner of the Northwest 1/4 of Section 30, Township 22 South, Range 27 East, Orange County, Florida, run:...
PARCEL 101
DESCRIPTION #2 (Continued)

South, Range 27 East, Orange County, Florida, run North 87 degrees 43 minutes 56 seconds East 1287.95 feet to the Northeast corner of the West 1/2 of the Northwest 1/4 of said Section 30; thence run South 00 degrees 14 minutes 33 seconds West 1594.07 feet along the East boundary of said West 1/2 of the Northwest 1/4 for the POINT OF BEGINNING, said Point of Beginning being on the Northerly right-of-way line of that certain CSX Transportation, Inc. Railroad as described and recorded in Deed Book 82, Page 504, Public Records of Orange County, Florida; thence continue South 00 degrees 14 minutes 33 seconds West 50.68 feet along said East boundary to a point on the Southerly right-of-way line of said CSX Transportation, Inc. Railroad, said Southerly right-of-way line being a nontangent curve concave Northerly and having a radius of 1064.70 feet; thence from a tangent bearing of South 81 degrees 05 minutes 52 seconds West, run Westerly 118.51 feet along the arc of said curve and said Southerly right-of-way line through a central angle of 06 degrees 22 minutes 39 seconds to the Southeasterly corner of that certain parcel of land as described and recorded in Official Records Book 3822, Page 3609, Public Records of Orange County, Florida; thence run North 02 degrees 31 minutes 29 seconds West 50.00 feet to the Northeasterly corner of said parcel of land, said Northeasterly corner being a point on the aforesaid Northerly right-of-way line of the CSX Transportation, Inc. Railroad, said Northerly right-of-way line being a nontangent curve concave Northerly and having a radius of 1014.70 feet; thence from a tangent bearing of North 87 degrees 28 minutes 31 seconds East, run Easterly 121.00 feet along the arc of said curve and said Northerly right-of-way line through a central angle of 06 degrees 49 minutes 56 seconds to the Point of Beginning.

CONTAINING: 56,325 Square feet or 1.293 Acres, more or less.

SUBJECT TO: Easements and leases, if any.

FOR:

ORANGE COUNTY

JULY 1, 1992

PARCEL NO. 101

JOB NUMBER 28032

Sheet 4 of 4 Sheets

IT IS CERTIFIED THAT THE DESCRIPTION REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JONES, WOOD & GENTRY, INC
136 EAST ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 841-2122

MICHAEL N. CROZIER
FLA. REG. NO. 3186

FILE:\wp5\desc28\28032.01
DESCRIPTION
Parcel 101 A

From the Northwest corner of the Northeast 1/4 of Section 30, Township 22 South, Range 27 East, Orange County, Florida, run South 00 degrees 12 minutes 04 seconds West 763.19 feet along the West boundary of said Northeast 1/4 to a 1/2" iron bar with a plastic cap stamped "LB 1" for the POINT OF BEGINNING, said Point of Beginning being a point on the Northwesterly railroad right-of-way line as shown on the CSX Transportation, Inc. Railroad (formerly the Atlantic Coast Line Company Railroad) Right-of-Way Map for the Sanford to St. Petersburg Railroad Company - Sanford to Trilby track, Station 1689+60 to Station 1900+80, Sheet 8 of V.12, Florida, dated June 30, 1917; thence continue South 00 degrees 12 minutes 04 seconds West 44.35 feet to a 1/2" iron bar with a plastic cap stamped "LB 1" on the Southeasterly railroad right-of-way line as shown on the CSX Transportation, Inc. Right-of-Way Map; thence run North 50 degrees 15 minutes 17 seconds East 954.93 feet along said Southeasterly railroad right-of-way line to a 1/2" iron bar, with a plastic cap stamped "LB 1"; thence run North 50 degrees 13 minutes 17 seconds East 365.27 feet along said Southeasterly railroad right-of-way line to a 1/2" iron bar with a plastic cap stamped "LB 1" being a point on the Southerly limited access right-of-way line of Florida's Turnpike (formerly the Sunshine State Parkway), as said Southerly right-of-way line is now laid out and exists; thence run North 72 degrees 08 minutes 08 seconds West 8.43 feet along said Southerly limited access right-of-way line to a 1/2" iron bar with a plastic cap stamped "LB 1" on the North boundary of the aforesaid Northeast 1/4 of Section 30; thence run South 87 degrees 45 minutes 27 seconds West 44.12 feet along said North boundary to a 1/2" iron bar with a plastic cap stamped "LB 1" on the aforesaid Northwesterly railroad right-of-way line; thence run South 50 degrees 13 minutes 17 seconds West 325.76 feet along said Northwesterly railroad right-of-way line to a 1/2" iron bar with a plastic cap stamped "LB 1"; thence run South 50 degrees 15 minutes 17 seconds West 926.45 feet along said Northwesterly railroad right-of-way line to the Point of Beginning.

CONTAINING: 43,795 Square feet or 1.0054 Acres, more or less.

SUBJECT TO: Easements and leases, if any.

FOR:

ORANGE COUNTY

REVISED: NOVEMBER 3, 1992
APRIL 6, 1992
PARCEL NO. 101A
JOB NUMBER 28032.
SHEET 2 OF 2 SHEETS

JONES, WOOD & CEMETRY, INC
136 EAST ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 841-2122

IT IS CERTIFIED THAT THE DESCRIPTION REPRESENTED HEREBY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL N. CROZIER
FLA. REG. NO. 3156
DESCRIPTION
Parcel 105

From the Southeast corner of the Southeast 1/4 of Section 19, Township 22 South, Range 27 East, Orange County, Florida, run North 00 degrees 02 minutes 14 seconds West 384.44 feet along the East boundary of said Southeast 1/4 to a 1/2" iron bar with plastic cap stamped "LB #1" for the POINT OF BEGINNING, said Point of Beginning being a point on the Southerly railroad right-of-way line of the CSX Transportation, Inc. Railroad (formerly the Atlantic Coast Line Company Railroad) as shown on the Right-of-Way Map for the Sanford to St. Petersburg Railroad Company - Sanford to Trilby track, Station 1689+60 to Station 1900+80, Sheet 8 of V.12, Florida, dated June 30, 1917; thence continue North 00 degrees 02 minutes 14 seconds West 50.39 feet along said East boundary to 1/2" iron bar with plastic cap stamped "LB #1" being on the Northerly railroad right-of-way line of said CSX Transportation, Inc. Railroad (formerly the Atlantic Coast Line Company Railroad) as shown on the Right-of-Way Map for the Sanford to St. Petersburg Railroad Company - Sanford to Trilby track, Station 1689+60 to Station 1900+80, Sheet 8 of V.12, Florida, dated June 30, 1917; thence run North 82 degrees 55 minutes 53 seconds West 332.38 feet along said Northerly right-of-way line to a 1/2" iron bar with plastic cap stamped "LB #1" at the beginning of a tangent curve concave Southeasterly, having a radius of 1469.56 feet and an intersection angle of 45 degrees 05 minutes 27 seconds; thence run Southwesterly 1156.52 feet along the arc of said curve and said Northerly right-of-way line to a 1/2" iron bar with plastic cap stamped "LB #1" being a point on the Northerly limited access right-of-way line of Florida's Turnpike (formerly the Sunshine State Parkway), as said Northerly right-of-way line is now laid out and exists; thence run South 72 degrees 08 minutes 08 seconds East 60.89 feet along said Northerly limited access right-of-way line to a 1/2" iron bar with plastic cap stamped "LB 1" on the aforesaid Southerly railroad right-of-way line, said Southerly railroad right-of-way line being a nontangent curve concave Southeasterly and having a radius of 1419.56 feet; thence from a tangent bearing of North 53 degrees 21 minutes 23 seconds East, run Northeasterly 1083.02 feet along the arc of said curve and said Southerly railroad right-of-way line through a central angle of 43 degrees 42 minutes 44 seconds to a 1/2" iron bar with plastic cap stamped "LB #1" at the end of said curve; thence run South 82 degrees 55 minutes 53 seconds East 338.62 feet along said Southerly railroad right-of-way line to the Point of Beginning.

AND

From the Southwest corner of the Southeast 1/4 of Section 19, Township 22 South, Range 27 East, Orange County, Florida, run North 87 degrees 45 minutes 27 seconds East 947.62 feet along the South boundary of said Southeast 1/4 to a 1/2" iron bar with plastic cap stamped "LB 1" for the POINT OF BEGINNING, said Point of Beginning being a point on the Northwesterly railroad right-of-way line of the CSX Transportation, Inc.

FOR:

ORANGE COUNTY

REVISED: NOVEMBER 3, 1992
APRIL 6, 1992
PARCEL No. 105
JOB Number 28032
SHEET 3 OF 4 SHEETS

IT IS CERTIFIED THAT THE DESCRIPTION REPRESENTED HEREBON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL N. CROZIER
FLA. REG. No. 3186

JONES, WOOD & GENTRY, INC
136 EAST ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 841-2122
DESCRIPTION - Parcel 105
(Continued)

Railroad (formerly the Atlantic Coast Line Company Railroad) as shown on the Right-of-Way Map for the Sanford to St. Petersburg Railroad Company - Sanford to Trilby track, Station 1689+60 to Station 1900+90, Sheet 8 of V.12, Florida, dated June 30, 1917; thence continue North 87 degrees 45 minutes 27 seconds East 57.25 feet along said South boundary to a 1/2" iron bar with plastic cap stamped "LB 1" being a point on the Southerly limited access right-of-way line of Florida's Turnpike (formerly the Sunshine State Parkway), as said Southerly right-of-way line is now laid out and exists; thence run North 72 degrees 08 minutes 14 seconds West 41.29 feet along said Southerly limited access right-of-way line to a 1/2" iron bar with plastic cap stamped "LB 1" being on the aforesaid Northwesterly railroad right-of-way line; thence run South 50 degrees 13 minutes 17 seconds West 23.30 feet along said Northwesterly railroad right-of-way line to the Point of Beginning.

CONTAINING: 73,172 Square feet or 1.6798 Acres, more or less.

SUBJECT TO: Easements and leases.

FOR:

ORANGE COUNTY

REVISED: NOVEMBER 3, 1992
APRIL 6, 1992
PARCEL NO. 105
JOB NUMBER 28032
SHEET 4 OF 4 SHEETS

IT IS CERTIFIED THAT THE DESCRIPTION REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL N. CROZIER
FLA. REG. NO. 3186

JONES, WOOD & GENTRY, INC
136 EAST ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 841-2122
DESCRIPTION
Parcel 109

From the Southwest corner of the Southwest 1/4 of Section 20, Township 22 South, Range 27 East, run South 89 degrees 22 minutes 22 seconds East 1319.97 feet to the Southwest corner of the West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 20; thence run North 00 degrees 02 minutes 03 seconds East 1048.13 feet along the West boundary of said West 1/2 of the East 1/2 of the Southwest 1/4 for the POINT OF BEGINNING, said Point of Beginning being on the Southerly right-of-way of the CSX Transportation, Inc. railroad as described and recorded in Deed Book 84, Page 38, Public Records of Orange County, Florida; thence run North 25 degrees 18 minutes 08 seconds West 473.05 feet along said Southerly right-of-way line to the beginning of a tangent curve concave Southeasterly, having a radius of 1453.75 feet and an intersection angle of 129 degrees 28 minutes 55 seconds; thence run Northerly 722.31 feet along the arc of said curve and said Southerly right-of-way line to a point on the East boundary of the aforesaid West 1/2 of the East 1/2 of the Southwest 1/4; thence run North 00 degrees 04 minutes 10 seconds East 60.74 feet along said East boundary to a point on the Northerly right-of-way line of the aforesaid CSX Transportation, Inc. railroad, said Northerly right-of-way line being a nontangent curve concave Southeasterly and having a radius of 1453.75 feet; thence from a tangent bearing of South 56 degrees 10 minutes 01 seconds West, run Southwesterly 783.12 feet along the arc of said curve and said Northerly right-of-way line through a central angle of 30 degrees 51 minutes 53 seconds to the end of said curve; thence run South 25 degrees 18 minutes 08 seconds West 367.13 feet along said Northerly right-of-way line to a point on the aforesaid West boundary of the West 1/2 of the East 1/2 of the Southwest 1/4; thence run South 00 degrees 02 minutes 03 seconds West 117.14 feet to the Point of Beginning.

LESS: Road right-of-way for Gulley Avenue (platted Fourth Avenue) as shown on the PLAT OF THE TOWN OF OAKLAND, as recorded in Plat Book B, Pages 99 and 100, Public Records of Orange County, Florida.

ALSO LESS: Road right-of-way for Jefferson Street as maintained by the municipality of the City of Oakland.

CONTAINING: 52,022 Square feet or 1.19426 Acres, more or less.

SUBJECT TO: Easements and leases.
DESCRIPTION
Parcel 109A

From the Northeast corner of Block N, PLAT OF THE TOWN OF OAKLAND, as recorded in Plat Book B, Pages 99 and 100, Public Records of Orange County, Florida, run South 00 degrees 09 minutes 11 seconds West 12.77 feet along the East Boundary of said Block N and the West right-of-way line of Pollard Street (platted Ninth Street) as shown on said PLAT OF THE TOWN OF OAKLAND for the POINT OF BEGINNING, said Point of Beginning being a point on the Northerly boundary of Tract 1, as described and recorded in Official Records Book 3899, Page 2415, Public Records of Orange County, Florida; thence continue South 00 degrees 09 minutes 11 seconds West 108.86 feet along the Southerly prolongation of said East boundary and said West right-of-way line to a point on the Southerly boundary of said Tract 1, said Southerly boundary being a nontangent curve concave Southeasterly and having a radius of 1378.75 feet; thence from a tangent bearing of South 66 degrees 00 minutes 18 seconds West, run Southwesterly 287.79 feet along the arc of said curve and said Southerly boundary through a central angle of 11 degrees 57 minutes 34 seconds to a point on the East boundary of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 20, Township 22 South, Range 27 East, Orange County, Florida; thence run North 00 degrees 04 minutes 10 seconds East 121.51 feet along said East boundary to a point on the aforesaid Northerly boundary of Tract 1, said Northerly boundary being a nontangent curve concave Southeasterly and having a radius of 1478.75 feet; thence from a tangent bearing of North 56 degrees 48 minutes 56 seconds East, run Northeasterly 281.71 feet along the arc of said curve and said Northerly boundary through a central angle of 10 degrees 54 minutes 55 seconds to the Point of Beginning.

AND:

From the Southeast corner of Block 37, PLAT OF THE TOWN OF OAKLAND, as recorded in Plat Book B, Pages 99 and 100, Public Records of Orange County, Florida, run South 00 degrees 13 minutes 40 seconds West 11.59 feet along the Southerly prolongation of the East boundary of said Block 37 to a point on the Northerly boundary of Tract 1 as described and recorded in Official Records Book 3899, Page 2415, Public Records of Orange County, Florida for the POINT OF BEGINNING, said Point of Beginning also being a point on the Northerly prolongation of the East boundary of Block M as shown on the aforesaid PLAT OF THE TOWN OF OAKLAND; thence continue South 00 degrees 13 minutes 40 seconds West 100.84 feet to the Northeast corner of said Block M, said Northeast corner being a point on the Southerly boundary of said Tract 1, said Southerly boundary being a nontangent curve concave Southeasterly and having a radius of 1378.75 feet; thence from a tangent bearing of South 82 degrees 33 minutes 03 seconds West 298.37 feet along the arc of said curve and said Northerly boundary through a central angle of 10 degrees 54 minutes 55 seconds to the Point of Beginning.

IT IS CERTIFIED THAT THE DESCRIPTION REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Michael N. Crozier
Michael N. Crozier
FLA. REG. NO. 3186

FOR:

Orange County

REvised: March 14, 1994
April 7, 1992
Parcel No. 109
Job Number 28032
Sheet 4 of 7 sheets

JONES, WOOD & GENTRY, INC
136 East Robinson Street
Orlando, Florida 32801

Phone: (407) 841-2122

FILE: WP5\desc28\28032.09a
PARCEL NO. 109A (Continued)

seconds West, run Southwesterly 310.58 feet along the arc of said curve and said Southerly boundary through a central angle of 12 degrees 54 minutes 24 seconds to the Northwest corner of the aforesaid Block M; thence run North 00 degrees 24 minutes 07 seconds East 106.43 feet along the Northerly prolongation of the West boundary of said Block M to a point on the aforesaid Northerly boundary of Tract 1, said Northerly boundary being a nontangent curve concave Southeasterly and having a radius of 1478.75 feet; thence from a tangent bearing of North 71 degrees 06 minutes 21 seconds East, run Northeasterly 308.86 feet along the arc of said curve and said Northerly boundary through a central angle of 11 degrees 58 minutes 01 seconds to the Point of Beginning.

AND ALSO:

BEGIN at the Southeast corner of Block 38, PLAT OF THE TOWN OF OAKLAND, as recorded in Plat Book B, Pages 99 and 100, Public Records of Orange County, Florida, said Southeast corner being a point on the North boundary of Tract 1 as described and recorded in Official Records Book 3899, Page 2415, Public Records of Orange County, Florida; thence run South 00 degrees 13 minutes 49 seconds West 100.00 feet to the Northeast corner of Block 35 as shown on the aforesaid PLAT OF THE TOWN OF OAKLAND, said Northeast corner being a point on the South boundary of said Tract 1; thence run North 89 degrees 44 minutes 55 seconds West 195.23 feet along said South boundary to the beginning of a tangent curve concave Southerly, having a radius of 1378.75 feet and an intersection angle of 04 degrees 21 minutes 26 seconds; thence run Westerly 104.85 feet along the arc of said curve and said South boundary to a point on the West boundary of the aforesaid Block 35; thence run North 00 degrees 13 minutes 40 seconds East 100.27 feet to a point on the Southerly prolongation of the West boundary of the aforesaid Block 38, said point also being on the aforesaid North boundary of Tract 1, said North boundary being a nontangent curve concave Southerly and having a radius of 1478.75 feet; thence from a tangent bearing of North 86 degrees 11 minutes 16 seconds East, run Northeasterly 104.88 feet along the arc of said curve and said North boundary through a central angle of 04 degrees 03 minutes 49 seconds to the end of said curve, the end of said curve being a point on the South boundary of the aforesaid Block 38; thence run South 89 degrees 44 minutes 55 seconds East 195.19 feet along said North boundary of Tract 1 and said South boundary of Block 38 to the Point of Beginning.

FOR:

ORANGE COUNTY

REVISED: MARCH 14, 1994
APRIL 7, 1992
PARCEL NO. 109
JOB NUMBER 28032
SHEET 5 OF 7 SHEETS

IT IS CERTIFIED THAT THE DESCRIPTION REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL N. CROZIER
MICHAEL N. CROZIER
FLA. REG. NO. 3186

FILE: \wp\wpdesc28\28032.09a

JONES, WOOD & GENTRY, INC
136 EAST ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 841-2122
PARCEL NO. 109A (Continued)

AND ALSO:

BEGIN at the Southeast corner of Block 39, PLAT OF THE TOWN OAKLAND, as recorded in Plat Book B, Pages 99 and 100, Public Records of Orange County, Florida, said Southeast corner being a point on the North boundary of Tract 1 as described and recorded in Official Records Book 3899, Page 2415, Public Records of Orange County, Florida; thence run South 00 degrees 13 minutes 58 seconds West 100.00 feet to the Northeast corner of Block 34 as shown on said PLAT OF THE TOWN OF OAKLAND, said Northeast corner being a point on the South boundary of the aforesaid Tract 1; thence run North 89 degrees 44 minutes 55 seconds West 299.97 feet along said South boundary to the Northwest corner of said Block 34; thence run North 00 degrees 13 minutes 49 seconds East 100.00 feet to the Southwest corner of the aforesaid Block 39, said Southwest corner being a point on the aforesaid North boundary of Tract 1; thence run South 89 degrees 44 minutes 55 seconds East 299.98 feet along said North boundary of Tract 1 and the South boundary of said Block 39 to the Point of Beginning.

AND ALSO:

BEGIN at the Northeast corner of Block 30, PLAT OF THE TOWN OF OAKLAND, as recorded in Plat Book B, Pages 99 and 100, Public Records of Orange County, Florida; thence run North 89 degrees 44 minutes 55 seconds West 299.97 feet to the Northwest corner of said Block 30; thence run North 00 degrees 14 minutes 24 seconds East 100.00 feet to the Southwest corner of Block 43 as shown on the aforesaid PLAT OF THE TOWN OF OAKLAND; thence run South 89 degrees 44 minutes 55 seconds East 300.17 feet along the South boundary of said Block 43 to a point on the Northerly prolongation of the East boundary of the aforesaid Block 30; thence run South 00 degrees 21 minutes 17 seconds West 100.00 feet to the Point of Beginning.

AND ALSO:

BEGIN at the Northeast corner of Block 29, PLAT OF THE TOWN OF OAKLAND, as recorded in Plat Book B, Pages 99 and 100, Public Records of Orange County, Florida; thence run North 89 degrees 44 minutes 55 seconds West 299.97 feet to the Northwest corner of said Block 29; thence run North 00 degrees 21 minutes 17 seconds East 100.00 feet along the Northerly prolongation of the West boundary of said Block 29 to a point on the South boundary of Block 43 as shown on the aforesaid PLAT OF THE TOWN OF OAKLAND; thence run South 89 degrees 44 minutes 55 seconds East 299.78

IT IS CERTIFIED THAT THE DESCRIPTION REPRESENTED HEREBIN MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR:

ORANGE COUNTY

REVISED: MARCH 14, 1994
APRIL 7, 1992
PARCEL NO. 109
JOB NUMBER 28032
SHEET 6 OF 7 SHEETS

JONES, WOOD & GENTRY, INC
136 EAST ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 841-2122

MICHAEL N. CROZIER
FLA. REG. NO. 3186
feet along the South boundary of said Block 43 to the Southeast corner of said Block 43; thence run South 00 degrees 14 minutes 46 seconds West 100.00 feet to the Point of Beginning.

LESS: Road right-of-way for Gulley Avenue (platted Fourth Avenue) as shown on the PLAT OF THE TOWN OF OAKLAND, as recorded in Plat Book B, Pages 99 and 100, Public Records of Orange County, Florida.

CONTAINING: 172,740 Square feet or 3.96556 Acres, more or less.

SUBJECT TO: Right-of-way for Railway Avenue as shown on the PLAT OF THE TOWN OF OAKLAND, as recorded in Plat Book B, Pages 99 and 100, Public Records of Orange County, Florida.

ALSO SUBJECT TO: Easements and leases, if any.
DESCRIPTION
Parcel 109 B

From the Northwest corner of the Southwest 1/4 of Section 21, Township 22 South, Range 27 East, Orange County, Florida, run South 00 degrees 14 minutes 46 seconds West 304.48 feet along the West boundary of said Southwest 1/4 for the POINT OF BEGINNING, said Point of Beginning being a 4" X 4" concrete monument with a disc stamped "LS 1585 LS 1819 LS 3186" on the Northerly right-of-way line of the former Orange Belt Railroad as described and recorded in Deed Book 74, Page 543 and Deed Book 40, Page 277, Public Records of Orange County, Florida; thence continue South 00 degrees 14 minutes 46 seconds West 84.01 feet along said West boundary 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 413, Deed Book 104, Page 410, Deed Book 97, Page 188 and Deed Book 104, Page 419, Public Records of Orange County, Florida, said point also being on the Westerly prolongation of the North boundary of Lots 1 through 6, Oakland Heights, as recorded in Plat Book U, Page 30, Public Records of Orange County, Florida; thence run South 89 degrees 02 minutes 33 seconds East 616.20 feet along said Southerly right-of-way line to the Southwest corner of that certain parcel of land as described and recorded in Official Records Book 3159, Page 126, Public Records of Orange County, Florida; thence run North 00 degrees 16 minutes 36 seconds East 40.53 feet to the Northwest corner of said parcel of land; thence run South 89 degrees 44 minutes 55 seconds East 98.98 feet to the Northeast corner of said parcel of land; thence run South 00 degrees 15 minutes 05 seconds West 41.58 feet to the Southeast corner of said parcel of land, said Southeast corner being a point on the aforesaid Southerly right-of-way line; thence run Easterly along said Southerly right-of-way line with the following courses and distances: South 89 degrees 08 minutes 33 seconds West 99.00 feet to the Northeast corner of Lot 8 of the aforesaid Oakland Heights; thence run South 89 degrees 09 minutes 34 seconds East 710.90 feet to the beginning of a tangent curve concave Northerly, having a radius of 1221.26 feet and an intersection angle of 20 degrees 48 minutes 56 seconds; thence run Easterly 443.69 feet along the arc of said curve to the end of said curve; thence run North 70 degrees 01 minutes 30 seconds East 681.87 feet to the most Southerly corner of that certain parcel of land as described and recorded in Official Records Book 4275, Page 3135, Public Records of Orange County, Florida; thence leaving the aforesaid Southerly right-of-way line, run North 19 degrees 58 minutes 30 seconds West 100.00 feet to the most Westerly corner of said parcel of land, said most Westerly corner being a point on the aforesaid Northerly right-of-way line of the former Orange Belt Railroad; thence run South 00 degrees 15 minutes 05 seconds West 41.58 feet along said Northerly right-of-way line to the beginning of a tangent curve concave Northerly, having a radius of 1121.26 feet and an intersection angle of 20 degrees 13 minutes 35 seconds; thence run Westerly 395.83 feet along the arc of said curvature.

FOR:

ORANGE COUNTY

SEPTEMBER 10, 1992
PARCEL NO. 109B
JOB NUMBER 28032
SHEET 3 OF 4 SHEETS

IT IS CERTIFIED THAT THE
DESCRIPTION REPRESENTED
HEREON MEETS THE MINIMUM
TECHNICAL STANDARDS SET
FORTH BY THE FLORIDA BOARD
OF LAND SURVEYORS, PURSUANT
TO SECTION 472.027, FLORIDA
STATUTES.

MICHAEI N. CROZIER
FLA. REG. NO. 3186

JONES, WOOD & GENTRY, INC
136 EAST ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 841-2122

FILE: \f5\desc28128032.09b
DESCRIPTION - Parcel 109B

(Continued)

curve and said Northerly right-of-way line to the end of said curve; thence run North 89 degrees 44 minutes 55 seconds West 1537.58 feet to the Point of Beginning.

CONTAINING: 247,074 Square feet or 5.67204 Acres, more or less.

SUBJECT TO: Easements and leases.

FOR:

ORANGE COUNTY

SEPTEMBER 10, 1992

PARCEL NO. 109B

JOB NUMBER 28032

SHEET 4 OF 4 SHEETS

IT IS CERTIFIED THAT THE DESCRIPTION REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL N. CROZIER

FILE: \WP5\DESC28\28032.09B

JONES, WOOD & GENTRY, INC

136 EAST ROBINSON STREET

ORLANDO, FLORIDA 32801

PHONE: (407) 841-2122

MICHAEL W. CROZIER

FLA. REG. NO. 3186
DESCRIPTION
Parcel 109 E

From the Southeast corner of the Northeast 1/4 of Section 22, Township 22 South, Range 27 East, Orange County, Florida, run North 00 degrees 02 minutes 50 seconds East 2238.13 feet along the East boundary of said Northeast 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 416, Public Records of Orange County, Florida for the POINT OF BEGINNING; thence run South 79 degrees 42 minutes 34 seconds West 531.60 feet along said Southerly right-of-way line to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 3143, Page 128, Public Records of Orange County, Florida; thence run North 10 degrees 17 minutes 26 seconds East 34.27 feet to the Northeast corner of said parcel of land, said Northeast corner being a point on a nontangent curve concave Southerly and having a radius of 523.32 feet; thence from a tangent bearing of South 78 degrees 01 minutes 52 seconds West, run Southwesterly 43.57 feet along the arc of said curve and the North boundary of said parcel of land through a central angle of 04 degrees 46 minutes 11 seconds to the end of said curve; thence run South 73 degrees 15 minutes 41 seconds West 75.43 feet along said North boundary to the Northwest corner of said parcel of land; thence run South 10 degrees 17 minutes 26 seconds East 22.71 feet to the Southwest corner of said parcel of land, said Southwest corner being a point on the aforesaid Southerly right-of-way line of the former Tavares and Gulf Railroad as described and recorded in Deed Book 104, Page 416; thence run South 79 degrees 42 minutes 34 seconds West 1717.03 feet along said Southerly right-of-way line to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 4293, Page 65, Public Records of Orange County, Florida; thence run North 10 degrees 17 minutes 26 seconds West 34.27 feet to the Northeast corner of that certain parcel of land as described and recorded in Official Records Book 104, Page 416 and 474 to a point on the aforesaid East boundary of the Northeast 1/4; thence run South 00 degrees 02 minutes 50 seconds West 50.83 feet to the Point of Beginning.

LESS: From the Southeast corner of the Northeast 1/4 of Section 22, Township 22 South, Range 27 East, Orange County, Florida, run North 00 degrees 02 minutes 50 seconds East 2238.13 feet along the East boundary of said Northeast 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 416, Public Records of Orange County, Florida; thence run South 79 degrees 42 minutes 34 seconds West 531.60 feet along said Southerly right-of-way line for the POINT OF BEGINNING; thence continue South 79 degrees 42 minutes 34 seconds West 165.00 feet along said Southerly right-of-way line to the Southeast corner of that certain parcel of land as

FOR:

ORANGE COUNTY

REVISED: MARCH 2, 1994
NOVEMBER 5, 1992
PARCEL NO. 109E
JOB NUMBER 28032
SHEET 2 OF 3 SHEETS

IT IS CERTIFIED THAT THE DESCRIPTION REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL N. CROZIER
FLA. REG. NO. 3186

JONES, WOOD & GENTRY, INC
136 EAST ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 841-2122

FILE: WP5\DESC28128032.09E
described and recorded in Official Records Book 3143, Page 128, Public Records of Orange County, Florida; thence run North 10 degrees 17 minutes 26 seconds West 3.00 feet along the Easterly boundary of said parcel of land; thence run North 79 degrees 42 minutes 34 seconds East 165.00 feet parallel with the aforesaid Southerly right-of-way line; thence run South 10 degrees 17 minutes 26 seconds East 3.00 feet to the Point of Beginning.

ALSO LESS: Road right-of-ways maintained by the municipalities of Orange County and the City of Winter Garden for the following:

1. Park Avenue
2. Brayton Road

CONTAINING: 111,155 Square feet or 2.55177 Acres, more or less.

SUBJECT TO: Easements and leases.

IT IS CERTIFIED THAT THE DESCRIPTION REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JONES, WOOD & GENTRY, INC
136 EAST ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 841-2122

FILE: \#5\desc28\28032.09E
PARCEL 120:

DESCRIPTION (FURNISHED BY CLIENT)

BEGIN AT RR VAL. STA. 1313+14 (WEST BOUNDARY OF PREMISES PREVIOUSLY CONVEYED TO JERRY LOTT BY SCL RR IN DEED DATED 4-28-1981) WITH A WIDTH OF 56 FT. EXTENDING WESTERLY; THEN NARROWING TO 50 FT. AT 1324+00; AND ENDING AT 1336+54 (EAST BOUNDARY OF PREMISES PREVIOUSLY CONVEYED TO INDIAN LAKE FRUIT CO., INC., BY SCL RR IN DEED DATED 6-16-1975.

DESCRIPTION (PREPARED BY SURVEYOR)

A PORTION OF THE ABANDONED CSX RAILROAD CORRIDOR LYING IN SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST AS SHOWN ON RIGHT-OF-WAY AND TRACK MAP SECTION V.12 FLA, SHEET 6; FROM THE WEST BOUNDARY OF LANDS CONVEYED TO JERRY LOTT BY SCL RR (O.R. 3197, PG. 1266) RUNNING WESTERLY TO THE EAST BOUNDARY OF LANDS CONVEYED TO INDIAN LAKE FRUIT COMPANY BY SCL RR (O.R. 2633, PG. 282); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA.
PARCELS 125A AND 125B:
DESCRIPTION (FURNISHED BY CLIENT)

BEGIN AT RR VALUATION STATION 1159+25
END AT RR VALUATION STATION 1223+13

PARCEL 125A:
DESCRIPTION (PREPARED BY SURVEYOR):

A PORTION OF THE ABANDONED CSX RAILROAD CORRIDOR LYING IN SECTION 4,
TOWNSHIP 22 SOUTH, RANGE 28 EAST; AND IN SECTION 33, TOWNSHIP 21
SOUTH, RANGE 28 EAST, AS SHOWN ON RIGHT-OF-WAY AND TRACK MAP SECTION
V.12 FLA, SHEET 5; FROM THE EAST LINE OF SAID SECTION 33 (CSX
VALUATION STATION 1186+19) TO CSX VALUATION STATION 1223+13; BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THE
NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 28 EAST;
THENCE RUN S 01°27'08" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER
OF SAID SECTION 4, A DISTANCE OF 719.69' TO A NON-TANGENT CIRCULAR
CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1612.02’, SAID
CURVE ALSO BEING THE FORMER NORTHWESTERLY RIGHT-OF-WAY LINE OF CSX
RAILROAD CORRIDOR; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT
THROUGH A CENTRAL ANGLE OF 03°58’34", A DISTANCE OF 111.87' (CHORD
BEARING N 58°00’01" E, CHORD LENGTH 111.85’) TO A POINT ON THE
EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED CSX RAILROAD
CORRIDOR, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE
CONTINUE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE LEFT
THROUGH A CENTRAL ANGLE OF 21°27’59", A DISTANCE OF 603.96’ TO A POINT
OF TANGENCY; THENCE N 34°32’45" E ALONG SAID RIGHT-OF-WAY LINE, A
DISTANCE OF 290.02’ TO THE BEGINNING OF A TANGENT CURVE HAVING A
RADIUS OF 2839.79’; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE
TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°12’08", A DISTANCE OF
208.28’ TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N
59°39’23" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5.00’ TO A
NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF
2834.79’; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE LEFT
THROUGH A CENTRAL ANGLE OF 09°12’52", A DISTANCE OF 455.90’
(CHORD BEARING N 25°44’11" E; CHORD LENGTH 455.41’) TO A POINT
OF TANGENCY; THENCE N 21°07’45" E ALONG SAID RIGHT-OF-WAY LINE, A
DISTANCE OF 175.70’ TO THE BEGINNING OF A TANGENT CURVE HAVING A
RADIUS OF 1303.24’; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE
TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°45’08", A DISTANCE OF
540.26’ TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID LINE
BEING BOTH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 28 EAST AND SAID
RIGHT-OEF-WAY LINE; THENCE S 00°10’58" W ALONG SAID WEST LINE, A
DISTANCE OF 7.12’ TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST,
HAVING A RADIUS OF 1298.24’; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-
WAY CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°35’46", A
DISTANCE OF 330.73’ (CHORD BEARING N 51°57’22" E, CHORD LENGTH
329.83’) TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID LINE
BEING BOTH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SAID SECTION 33 AND SAID RIGHT-OEF-WAY LINE; THENCE N
89°39’47" W ALONG SAID NORTH LINE, A DISTANCE OF 12.50’ TO A NON-
TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1304.74;
THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE RIGHT
THROUGH A CENTRAL ANGLE OF 19°25’00", A DISTANCE OF 442.16’ (CHORD
BEARING N 68°29’32" E, CHORD LENGTH 440.04’) TO A POINT OF TANGENCY;
THENCE N 78°12′02″ E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 369.54′ TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 1941.36′; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°15′15″, A DISTANCE OF 313.56′ TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID LINE BEING THE EAST LINE OF SAID SECTION 33; THENCE S 00°17′18″ W ALONG SAID EAST LINE, A DISTANCE OF 63.08′ TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1878.36′, SAID CURVE BEING THE SOUTHERLY RIGHT-OF-WAY OF SAID ABANDONED CSX RAILROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°09′33″, A DISTANCE OF 300.27′ (CHORD BEARING S 82°46′48″ W, CHORD LENGTH 299.95′) TO A POINT OF TANGENCY; THENCE S 78°12′02″ W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 369.54′ TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 1241.74′; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE THROUGH A CENTRAL ANGLE OF 14°18′18″, A DISTANCE OF 310.02′ TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID LINE BEING BOTH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND THE SAID RIGHT-OF-WAY LINE; THENCE N 89°39′47″ W ALONG SAID NORTH LINE, A DISTANCE OF 14.45′ TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1248.24′; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°01′58″, A DISTANCE OF 458.22′ (CHORD BEARING S 52°47′07″ W, CHORD LENGTH 455.65′) TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID LINE BEING BOTH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND THE SAID RIGHT-OF-WAY LINE; THENCE S 00°10′58″ W ALONG SAID WEST LINE, A DISTANCE OF 7.48′ TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1243.24′; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°53′02″, A DISTANCE OF 453.15′ (CHORD BEARING S 31°34′16″ W, CHORD LENGTH 450.65′) TO THE POINT OF TANGENCY; THENCE S 21°07′45″ W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 175.70′ TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 2894.79′; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°12′52″, A DISTANCE OF 465.55′ TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N 59°39′23″ W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5.00′ TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2889.79′; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°12′08″, A DISTANCE OF 211.94′ (CHORD BEARING S 32°26′41″ W, CHORD LENGTH 211.90′) TO A POINT OF TANGENCY; THENCE S 34°32′45″ W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 290.02′ TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 1662.02′; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°27′59″, A DISTANCE OF 622.69′ TO POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N 33°59′16″ W, A DISTANCE OF 50.00′ TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA.
PARCEL 125B:
DESCRIPTION (PREPARED BY SURVEYOR):

A PORTION OF THE ABANDONED CSX RAILROAD CORRIDOR LYING IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 28 EAST, AS SHOWN ON RIGHT-OF-WAY AND TRACK MAP SECTION V.12 FLA, SHEET 5; FROM THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 (CSX VALUATION STATION 1159+25) TO THE EAST LINE OF SAID SECTION 33 (CSX VALUATION STATION 1186+19); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 28 EAST; THENCE RUN S 01°27'08" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 719.69' TO A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1612.02', SAID CURVE ALSO BEING THE FORMER NORTHWESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD CORRIDOR; THENCE NORtheasterly along said curve to the left through a central angle of 03°58'34", a distance of 111.87' (chord bearing N 58°00'01" E, chord length 111.85') to a point on the existing northwesterly right-of-way line of the abandoned csx railroad corridor; thence continue northeasterly along said right-of-way curve to the left through a central angle of 21°27'59", a distance of 603.96' to a point of tangency; thence N 34°32'45" E along said right-of-way line, a distance of 290.02' to the beginning of a tangent curve having a radius of 2839.79'; thence northeasterly along said right-of-way curve to the left through a central angle of 04°12'08", a distance of 208.28' to a point of intersection with a non-tangent line; thence N 59°39'23" W along said right-of-way line, a distance of 5.00' to a non-tangent curve concave to the northwest, having a radius of 2834.79'; thence northeasterly along said right-of-way curve to the left through a central angle of 09°12'52", a distance of 455.90' (chord bearing N 25°44'11" E; chord length 455.41') to a point of tangency; thence N 21°07'45" W along said right-of-way line, a distance of 7.12' to a non-tangent curve concave to the south, having a radius of 1298.24'; thence northeasterly along said right-of-way curve to the right through a central angle of 14°35'46", a distance of 330.73' (chord bearing N 51°57'22" E, chord length 329.83') to a point of intersection with a non-tangent line, said line being both the west line of the southeast quarter of the southeast quarter of section 33, township 21 south, range 28 east and said right-of-way line; thence S 00°10'58" W along said west line, a distance of 7.12' to a non-tangent curve concave to the southeast, having a radius of 1298.24'; thence northeasterly along said right-of-way curve to the right through a central angle of 19°25'00", a distance of 442.16' (chord bearing N 68°29'32" E, chord length 440.04') to a point of tangency; thence N 78°12'02" E along said right-of-way line, a distance of 369.54' to the beginning of a tangent curve having a radius of 1941.36'; thence easterly along said right-of-way curve to the right through a central angle of 09°15'15", a distance of 313.56' to a point of intersection with a non-tangent line, said line being both the east line of said section 33 and
SAID RIGHT-OF-WAY LINE; THENCE S 00°17'18" W ALONG SAID EAST LINE, A DISTANCE OF 6.51' TO A POINT OF INTERSECTION WITH NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1934.86', SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°20'03", A DISTANCE OF 281.44 (CHORD BEARING S 88°23'16" E, CHORD LENGTH 281.20) TO A POINT OF TANGENCY; THENCE S 84°13'14" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 444.63'; THENCE S 84°15'14" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1070.39' TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 1407.39'; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35°11'00", A DISTANCE OF 864.23' TO A POINT OF TANGENCY; THENCE N 60°33'46" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 24.04' TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 28 EAST; THENCE S 00°04'05" E ALONG SAID EAST LINE, A DISTANCE OF 57.37' TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1457.39', SAID CURVE BEING THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID ABANDONED CSX RAILROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 35°01'21", A DISTANCE OF 890.84' (CHORD BEARING S 78°14'05" W, CHORD LENGTH 877.04') TO A POINT OF TANGENCY; THENCE N 84°15'14" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1070.41'; THENCE N 84°13'14" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 444.64' TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 1884.86'; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°24'35", A DISTANCE OF 276.65' TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID LINE BEING BOTH THE SAID EAST LINE OF SECTION 33 AND THE SAID RIGHT-OF-WAY LINE; THENCE N 00°17'18" E ALONG SAID EAST LINE, A DISTANCE OF 50.06' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA.