

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 09 1997 aa/BS

RESOLUTION NO. 97-M-53

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

WHEREAS, the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("State") and the County entered into that certain long-term land lease, approved October 1, 1996 and dated November 6, 1996, and the said Lease's concomitant Management Plan; under the terms of which lease and Plan the County leases from the State a corridor of real property several miles in length upon which corridor the County has constructed and now maintains and operates a linear park recreational trail known as the West Orange Trail, and

WHEREAS, the County presently owns in fee simple several parcels of real property hereinafter described in Exhibit "A" (the "Trail Addition Parcels") which parcels lie within the boundaries of a proposed expansion of the West Orange Trail and it is necessary for the State to assemble and take title to the said Trail Addition Parcels in order to effectively engage in cooperative efforts devoted to the aforementioned development and expansion of the Trail, and

WHEREAS, the County, pursuant to its home rule power and Section 125.38, Florida Statutes, is authorized to convey or lease, to the State of Florida or any political subdivision or agency thereof, real property owned by the County when such conveyance is for the purpose of promoting the public health, safety, and welfare, and

WHEREAS, the State has committed to the County that the State shall cause the aforementioned long-term land lease and Management Plan to be amended so as to include and encompass as an additional part of the West Orange Trail to be leased to the County all those parcels of real property described in Exhibit "A", and the Board of County Commissioners hereby finds it to promote a valid public purpose that the said parcels shall be leased so leased by the County and maintained and operated by the County as a part of said West Orange Trail, all as contemplated by the conveyance and lease-back described hereinabove.

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

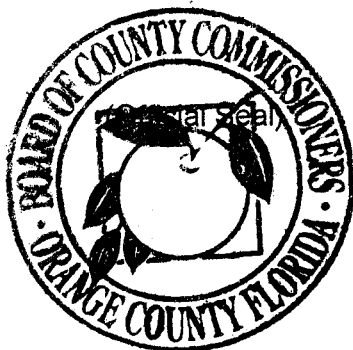
we29 Oc01

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 amending the existing long term lease and Management Plan pertaining to the West Orange Trail described hereinabove.

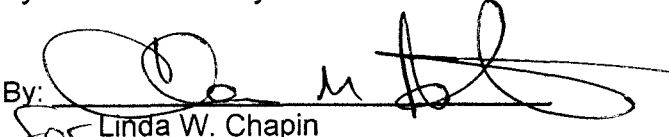
Section 2. That a certified copy of this Resolution shall be forwarded to the State.

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


ADOPTED THIS 9th DAY OF December, 1997.



Orange County, Florida
By: Board of County Commissioners

By: 
for Linda W. Chapin
Orange County Chairman

Attest: Martha O. Haynie, Orange County Comptroller
as Clerk of the Board of County Commissioners

By: 
Deputy Clerk

Rosilyn M. Stapleton
Printed Name

Project: West Orange Trail
Parcel 106, 109C, 109D, 109K, 109L
109M, 118, 121, 123, & 126

EXHIBIT "A"

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 Environmental Protection, Office of Greenways and Trails, 325 John Knox Road, Woodcrest Office Park, Building 500, Tallahassee, Florida 32303-4124, GRANTEE.

WITNESSETH: That the 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 Number(s):

| | |
|----------------------------|----------------------------|
| <u>20-22-27-0000-00032</u> | <u>21-22-27-0000-00095</u> |
| <u>21-22-27-0000-00013</u> | <u>22-22-27-0000-00063</u> |
| <u>22-22-27-0000-00032</u> | <u>05-22-28-0000-00015</u> |
| <u>05-22-28-0000-00034</u> | <u>06-22-28-0000-00047</u> |
| <u>34-21-28-0000-00031</u> | |

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 metals 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.

Project: West Orange Trail
Parcel 106, 109C, 109D, 109K, 109L
109M, 118, 121, 123, & 126

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

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
BY: Board of County Commissioners

By: _____
Linda W. Chapin
Orange County Chairman

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

BY: _____
Deputy Clerk

Printed Name

This instrument prepared by:

Virginia Williams, a staff employee
in the course of duty with the
Real Estate Management Department
of Orange County, Florida

Proj disk WOT106.ded\rev10/27/97sm

LEGAL DESCRIPTION OF THE PROPERTY
EXHIBIT "A"

OR Bk 4646 Pg 302
Orange Co FL 4654478

PARCEL 106

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 00 DEGREES 02 MINUTES 14 SECONDS WEST 382.42 FEET ALONG THE WEST BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4041, PAGE 2773, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE NORTH 00 DEGREES 02 MINUTES 14 SECONDS WEST 54.42 FEET ALONG SAID WEST BOUNDARY TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE RUN EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND WITH THE FOLLOWING COURSES AND DISTANCES: SOUTH 82 DEGREES 55 MINUTES 53 SECONDS EAST 256.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 936.73 FEET; THENCE RUN EASTERLY 104.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 23 MINUTES 35 SECONDS TO THE END OF SAID CURVE; THENCE RUN NORTH 00 DEGREES 40 MINUTES 31 SECONDS EAST 23.00 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 913.73 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 89 DEGREES 19 MINUTES 29 SECONDS EAST, RUN NORTHEASTERLY 587.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36 DEGREES 51 MINUTES 37 SECONDS TO THE END OF SAID CURVE; THENCE RUN SOUTH 36 DEGREES 11 MINUTES 05 SECONDS EAST 25.00 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS 938.73 FEET; THENCE FROM A TANGENT BEARING OF NORTH 53 DEGREES 48 MINUTES 55 SECONDS EAST, RUN NORTHEASTERLY 467.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 30 MINUTES 47 SECONDS TO THE END OF SAID CURVE; THENCE RUN NORTH 25 DEGREES 18 MINUTES 08 SECONDS EAST 240.14 FEET TO THE NORTHEAST CORNER OF THE AFORESAID PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4041, PAGE 2773, SAID NORTHEAST CORNER BEING A POINT ON THE EAST BOUNDARY OF THE AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE LEAVING THE AFORESAID NORTHERLY BOUNDARY, RUN SOUTH 00 DEGREES 02 MINUTES 03 SECONDS WEST 117.14 FEET ALONG SAID EAST BOUNDARY TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE RUN WESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND WITH THE FOLLOWING COURSES AND DISTANCES: SOUTH 25 DEGREES 18 MINUTES 08 SECONDS WEST 134.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 988.73 FEET; THENCE RUN SOUTHWESTERLY 492.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 30 MINUTES 47 SECONDS TO THE END OF SAID CURVE; THENCE RUN SOUTH 36 DEGREES 11 MINUTES 05 SECONDS EAST 25.00 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS 1013.73 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 53 DEGREES 48 MINUTES 55 SECONDS WEST, RUN SOUTHWESTERLY 652.17 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36 DEGREES 51 MINUTES 37 SECONDS TO THE END OF SAID CURVE; THENCE RUN NORTH 00 DEGREES 40 MINUTES 31 SECONDS EAST 23.00 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS 990.73 FEET; THENCE FROM A TANGENT BEARING OF NORTH 89 DEGREES 19 MINUTES 29 SECONDS WEST, RUN WESTERLY 110.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 23 MINUTES 35 SECONDS TO THE END OF SAID CURVE; THENCE RUN NORTH 82 DEGREES 55 MINUTES 53 SECONDS WEST 249.50 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"

PARCEL 109C

FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 02 DEGREES 51 MINUTES 59 SECONDS WEST 986.04 FEET ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4 TO A POINT ON THE NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4290, PAGE 1369, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 70 DEGREES 01 MINUTES 30 SECONDS WEST 320.32 FEET ALONG SAID NORTHERLY BOUNDARY AND THE SOUTHWESTERLY PROLONGATION THEREOF FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE NORTHEAST 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 CONTINUE SOUTH 70 DEGREES 01 MINUTES 30 SECONDS WEST 2531.70 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE RUN SOUTH 19 DEGREES 58 MINUTES 30 SECONDS EAST 100.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; THENCE RUN NORTH 70 DEGREES 01 MINUTES 30 SECONDS EAST 2500.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE RUN NORTH 02 DEGREES 52 MINUTES 12 SECONDS WEST 104.63 FEET TO THE POINT OF BEGINNING.

LESS THE NORTH 60 FEET THEREOF.

EXHIBIT "A"

PARCEL 109 D

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 02 DEGREES 51 MINUTES 59 SECONDS WEST 881.41 FEET ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4 TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4290, PAGE 1369, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 70 DEGREES 01 MINUTES 30 SECONDS EAST 281.67 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF TRACT 1 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4338, PAGE 3866, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 70 DEGREES 01 MINUTES 30 SECONDS EAST 1095.14 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4345, PAGE 470, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 02 DEGREES 11 MINUTES 59 SECONDS WEST 115.52 FEET ALONG THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4345, PAGE 470 AND THE NORTHERLY PROLONGATION THEREOF TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE RUN SOUTH 70 DEGREES 01 MINUTES 30 SECONDS WEST 442.57 FEET TO AN ANGLE POINT ON THE NORTHWESTERLY BOUNDARY OF SAID TRACT 1; THENCE RUN SOUTH 89 DEGREES 42 MINUTES 01 SECONDS EAST 28.86 FEET TO AN ANGLE POINT ON SAID NORTHWESTERLY BOUNDARY; THENCE RUN SOUTH 70 DEGREES 01 MINUTES 30 SECONDS WEST 683.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1, SAID NORTHWEST CORNER BEING THE NORTHEAST CORNER OF THE AFORESAID PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4290, PAGE 1369; THENCE RUN SOUTH 02 DEGREES 47 MINUTES 05 SECONDS EAST 104.68 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"

PARCEL 109K

THE NORTH 60 FEET OF THE FOLLOWING DESCRIBED PARCEL:

FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 02 DEGREES 51 MINUTES 59 SECONDS WEST 881.41 FEET ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4 FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4290, PAGE 1369, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 70 DEGREES 01 MINUTES 30 SECONDS WEST 276.20 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND; THENCE RUN NORTH 02 DEGREES 43 MINUTES 39 SECONDS WEST 104.71 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE RUN NORTH 70 DEGREES 01 MINUTES 30 SECONDS EAST 557.76 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND; THENCE RUN SOUTH 02 DEGREES 47 MINUTES 05 SECONDS EAST 104.68 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE RUN SOUTH 70 DEGREES 01 MINUTES 30 SECONDS WEST 281.67 FEET TO THE POINT OF BEGINNING.

OR 4555 P.00

RECORDED & RETURNED VERIFIED
Martha A. Hynes
County Comptroller Orange Co., FL

EXHIBIT "A"

DESCRIPTION
Parcel 109 L

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, Pages 416 and 474, Public Records of Orange County, Florida; thence run South 79 degrees 42 minutes 34 seconds West 2367.03 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 for the POINT OF BEGINNING; thence continue Southwesterly along the South boundary of said parcel of land with the following courses and distances: South 79 degrees 42 minutes 34 seconds West 693.11 feet to the beginning of a tangent curve concave Southeasterly, having a radius of 2471.61 feet and an intersection angle of 09 degrees 41 minutes 04 seconds; thence run Southwesterly 417.77 feet along the arc of said curve to the end of said curve; thence run South 70 degrees 01 minutes 30 seconds West 15.82 feet to the Southwest corner of said parcel of land being described and recorded in Official Records Book 4293, Page 65; thence leaving said South boundary, run North 02 degrees 53 minutes 17 seconds East 54.26 feet to the Northwest corner of said parcel of land, said Northwest corner being a point on a nontangent curve concave Southeasterly and having a radius of 2521.61 feet; thence from a tangent bearing of North 70 degrees 08 minutes 41 seconds East, run Northeasterly 420.95 feet along the arc of said curve and the North boundary of said parcel of land as described and recorded in Official Records Book 4293, Page 65 through a central angle of 09 degrees 33 minutes 53 seconds to the end of said curve; thence run North 79 degrees 42 minutes 34 seconds East 693.11 feet to the Northeast corner of said parcel of land; thence run South 10 degrees 17 minutes 26 seconds East 50.00 feet to the Point of Beginning.

Less the West 51.42 feet thereof.

EXHIBIT "A"

PARCEL 109M

THE NORTH 75 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 02 DEGREES 51 MINUTES 59 SECONDS WEST 881.41 FEET ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4 TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4290, PAGE 1369, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 70 DEGREES 01 MINUTES 30 SECONDS EAST 1376.81 FEET TO THE SOUTHEAST CORNER OF TRACT 1 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4338, PAGE 3866, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4345, PAGE 470, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 02 DEGREES 11 MINUTES 59 SECONDS WEST 105.01 FEET ALONG THE EASTERLY BOUNDARY OF SAID TRACT 1 TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4345, PAGE 470; THENCE RUN NORTH 70 DEGREES 01 MINUTES 30 SECONDS EAST 527.89 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4345, PAGE 470; THENCE RUN SOUTH 02 DEGREES 47 MINUTES 25 SECONDS WEST 108.45 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4345, PAGE 470; THENCE RUN SOUTH 70 DEGREES 01 MINUTES 30 SECONDS WEST 517.99 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"

OR Bk 4809 Pg 1926
Orange Co FL 5035025

DESCRIPTION
(Parcel 118)

From the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 22 South, Range 27 East, Orange County, Florida, said Northeast corner also being the Northeast corner of Block "B" of Overstreet Crate Company Subdivision as recorded in Plat Book F, Page 9, Public Records of Orange County, Florida, run South 00 degrees 10 minutes 28 seconds East 30.00 feet along the East boundary of said Northeast 1/4 of the Northwest 1/4 and the East boundary of said Block "B" to a point on the South right-of-way line of Crown Point Cross Road as described and recorded in Official Records Book 1961, Page 551, Public Records of Orange County, Florida; thence run South 89 degrees 58 minutes 38 seconds West 29.66 feet along said South right-of-way line for the POINT OF BEGINNING, said Point of Beginning being a point on the West right-of-way line of West Crown Point Road as described and recorded in Official Records Book 2003, Page 7, Public Records of Orange County, Florida; thence run South 00 degrees 49 minutes 24 seconds East 1264.67 feet along said West right-of-way line to a point on the North right-of-way line of that certain Orange County road right-of-way as described and recorded in Official Records Book 1336, Page 57, Public Records of Orange County, Florida; thence run South 89 degrees 44 minutes 31 seconds West 319.66 feet to the Northwest corner of said Orange County road right-of-way; thence run South 00 degrees 10 minutes 28 seconds East 30.00 feet to the Southwest corner of said Orange County road right-of-way, said Southwest corner being a point on the South boundary of the aforesaid Northeast 1/4 of the Northwest 1/4; thence run South 89 degrees 44 minutes 31 seconds West 100.76 feet along said South boundary, said South boundary also being the South boundary of the aforesaid Block "B"; thence run North 44 degrees 47 minutes 02 seconds East 113.22 feet to a point on a line parallel with and 80.00 feet North of, when measured at right angles to, said South boundary; thence run North 89 degrees 44 minutes 31 seconds East 249.13 feet along said parallel line; thence run North 44 degrees 27 minutes 34 seconds East 30.24 feet to a point on the Westerly right-of-way line of the CSX Transportation, Inc.'s Railroad Right-of-Way as shown on the Atlantic Coast Line Railroad Co.'s Right-of-Way and Track Map, S. & ST. P.R.R. - Sanford to Trilby, Station 1267+20 to Station 1478+40, dated June 30, 1917; thence run North 00 degrees 35 minutes 53 seconds East 1198.41 feet along said Westerly right-of-way line to a point on the aforesaid South right-of-way line of Crown Point Cross Road; thence run North 89 degrees 58 minutes 38 seconds East 39.64 feet to the Point of Beginning.

PARCEL NO. 118
March 30, 1994
Sheet 2 of 2 Sheets
Job #28032

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

EXHIBIT "A"

PARCEL 121

A PORTION OF THE FORMER 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; BEING THE LANDS CONVEYED TO JERRY LOTT BY THE S.C.L. RAILROAD COMPANY AS RECORDED IN O.R. BOOK 3197, PG. 1266 OF THE ORANGE COUNTY, FLORIDA RECORDS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST; THENCE RUN SOUTH 00 DEGREES 52 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 202.76 FEET TO A POINT ON FORMER NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED CSX RAILROAD CORRIDOR, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 52 MINUTES 53 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 58.14 FEET TO THE FORMER SOUTHERLY RIGHT-OF-WAY LINE OF SAID CSX RAILROAD CORRIDOR; THENCE RUN SOUTH 73 DEGREES 31 MINUTES 29 SECONDS WEST, A DISTANCE OF 422.21 FEET; THENCE DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE RUN NORTH 16 DEGREES 28 MINUTES 31 SECONDS WEST, A DISTANCE OF 56.00 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE RUN NORTH 73 DEGREES 31 MINUTES 29 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 437.83 FEET TO THE POINT OF BEGINNING.

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

RECORDED & RECORD DELETED

Matthe A. Noyce

County Comptroller, Orange Co., FL

OR 4556 PG 403

EXHIBIT "A"

PARCEL 123:

DESCRIPTION: (PREPARED BY SURVEYOR)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 28 EAST; THENCE RUN N 86°57'17" W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 693.25' TO THE FORMER NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED CSX TRANSPORTATION RAILROAD CORRIDOR (AS DEPICTED ON RIGHT-OF-WAY AND TRACK MAP SECTION V.12 FLA, SHEET 5); THENCE RUN N 73°31'29" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 703.26' TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INGRAM ROAD (60' RIGHT-OF-WAY); THENCE RUN S 46°24'38" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.60' TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE RUN S 02°32'39" W ALONG SAID EAST LINE, A DISTANCE OF 210.56' TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHT-OF-WAY OF CLARCONA-OCOEE ROAD.

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

Parcel: 126

A PORTION OF THE ABANDONED CSX RAILROAD PROPERTY LYING IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 28 EAST AS DESCRIBED IN O.R. BOOK 2240, PAGES 867-889; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 28 EAST; THENCE RUN NORTH 00 DEGREES 04 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 1388.11 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 04 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, A DISTANCE OF 305.98 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE ABANDONED CSX RAILROAD CORRIDOR; THENCE RUN NORTH 60 DEGREES 33 MINUTES 46 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 613.42 FEET TO A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2894.74 FEET, SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY OF APOPKA-VINELAND ROAD; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00 DEGREES 56 MINUTES 35 SECONDS, A DISTANCE OF 47.65 FEET (CHORD BEARING SOUTH 10 DEGREES 31 MINUTES 24 SECONDS EAST, CHORD LENGTH 47.85 FEET) TO A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 746.20 FEET, SAID CURVE ALSO BEING THE WESTERLY RIGHT-OF-WAY OF SAID APOPKA-VINELAND ROAD; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00 DEGREES 24 MINUTES 14 SECONDS, A DISTANCE OF 5.26 FEET (CHORD BEARING SOUTH 08 DEGREES 54 MINUTES 53 SECONDS EAST, CHORD DISTANCE 5.26 FEET) TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, SAID LINE BEING THE SOUTHERLY RIGHT-OF-WAY OF SAID ABANDONED CSX RAILROAD CORRIDOR; THENCE RUN SOUTH 80 DEGREES 33 MINUTES 46 SECONDS WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 259.38 FEET; THENCE RUN SOUTH 00 DEGREES 04 MINUTES 05 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 429.01 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE RUN NORTH 89 DEGREES 48 MINUTES 25 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 318.00 FEET TO THE POINT OF BEGINNING.

The above-described parcel of land lies in Orange County, Florida.