RESOLUTION NO. 98-M-04

A RESOLUTION PERTAINING TO THE EXCHANGE OF REAL PROPERTY; AUTHORIZING THE COUNTY CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA TO EXECUTE A CONTINGENT AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT, RELEASES OF TEMPORARY NON-EXCLUSIVE DRAINAGE EASEMENTS AND CERTAIN DEEDS AND CONVEY PROPERTY TO HANNAH LOU SMITH, JPC DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, SEBELLE SMITH DYMMEK, DOSIA MAE SMITH JIMENEZ F/K/A DOSIA MAE SMITH, MIRANDA ROSE SMITH BAILEY F/K/A MIRANDA ROSE SMITH AS CONSIDERATION FOR CERTAIN PROPERTY TO BE RECEIVED BY THE COUNTY FROM HANNAH LOU SMITH, JPC DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, SEBELLE SMITH DYMMEK, DOSIA MAE SMITH JIMENEZ F/K/A DOSIA MAE SMITH, MIRANDA ROSE SMITH BAILEY F/K/A MIRANDA ROSE SMITH AND APPROVAL AND AUTHORIZATION TO RECORD INSTRUMENTS IN ORDER TO CONCLUDE EXCHANGE.

PREMISES

1. This resolution is being adopted pursuant to the provisions of Section 125.37, Florida Statutes.

2. Orange County is possessed of certain real estate described hereinbelow, which is not needed for any present or foreseeable County purpose.

3. Hannah Lou Smith, JPC Development Corporation, a Florida Corporation, Sebelle Smith Dymmek, Dosia Mae Smith Jimenez f/k/a Dosia Mae Smith, Miranda Rose Smith Bailey f/k/a Miranda Rose Smith have requested the exchange for the aforementioned County real estate and desires to convey to the County real estate for which the County has a need.

4. The parcels of property to be exchanged each adjoin property presently owned by the exchangees and an exchange of said parcels would be fair and in the best interest of both the County and Hannah Lou Smith, JPC Development Corporation, a Florida Corporation, Sebelle Smith Dymmek, Dosia Mae Smith Jimenez f/k/a Dosia Mae Smith, Miranda Rose Smith Bailey f/k/a Miranda Rose Smith.
Resolution: Turkey Lake Road Network Agreement

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY;

Section 1. The parcels of real estate described below are found to be surplus and not required for any present or foreseeable County use. Accordingly, it is proper to exchange such parcels pursuant to Section 125.37, Florida Statutes. In order to accomplish this exchange, the County Chairman of the Board of County Commissioners is hereby authorized to execute a Contingent Agreement for Temporary Construction Easement, Releases of Temporary Non-exclusive Drainage Easements and certain Deeds on behalf of the County to convey to Hannah Lou Smith, JPC Development Corporation, a Florida Corporation, Sebelle Smith Dymmek, Dosia Mae Smith Jimenez f/k/a Dosia Mae Smith, Miranda Rose Smith Bailey f/k/a Miranda Rose Smith the property described on Exhibit "A" attached hereto and incorporated by reference:

Exhibit "A"

Section 2. In return, Hannah Lou Smith, JPC Development Corporation, a Florida Corporation, Sebelle Smith Dymmek, Dosia Mae Smith Jimenez f/k/a Dosia Mae Smith, Miranda Rose Smith Bailey f/k/a Miranda Rose Smith shall tender to the County
Resolution: Turkey Lake Road Network Agreement

certain deeds and temporary non-exclusive drainage easements conveying to the County, as grantee, the property described on Exhibit "B" attached hereto and incorporated by reference:

Exhibit "B"

Section 3. Through this resolution, upon delivery of the documents referenced in Section 2, the documents are hereby accepted by the County and the County Chairman is authorized to execute said documents.

Section 4. This Resolution shall take effect upon adoption.


(Official Seal)  

ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners
By: Linda W. Chapin, County Chairman

ATTEST: Martha O. Haynie, Clerk to the Board of County Commissioners
By: Deputy Clerk
A portion of Sections 11 and 14, Township 24 South, Range 28 East, together with the East 5.12 feet of Blocks 65, 66, 67 and 68, of the plat of "CENTRAL ORANGE PARK", according to the plat thereof, as recorded in Plat Book "O", Pages 63 through 65, Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the westerly limited access right-of-way line of Interstate 4 (State Road No. 400) with the south boundary line of said "CENTRAL ORANGE PARK"; thence run S 89°11'29" W, along the south boundary line of said "CENTRAL ORANGE PARK", a distance of 12.91 feet; thence run N 00°01'53" W, (on a line being 5.12 feet west of the west right-of-way line of Robinfield Boulevard), a distance of 625.98 feet for the POINT OF BEGINNING; thence continue N 00°01'53" W, (parallel with the west right-of-way line of Robinfield Boulevard) a distance of 184.72 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 1465.00 feet and a central angle of 13°05'32"; thence on a chord bearing of N 53°52'19" E, run 334.75 feet along the arc of said curve to the point of tangency thereof; thence run N 60°25'05" E, a distance of 122.85 feet to the point of curvature of a curve, concave northwesterly, having a radius of 1335.00 feet and a central angle of 22°04'07"; thence run northeasterly, along the arc of said curve, a distance of 514.20 feet to the point of tangency thereof; thence run N 38°20'58" E, a distance of 822.19 feet; thence run N 36°33'42" E, a distance of 1091.18 feet to the point of curvature of a curve, concave northwesterly, having a radius of 6098.79 feet and a central angle of 06°50'59"; thence run northeasterly, along the arc of said curve, a distance of 729.11 feet to the point of reverse curvature with a curve, concave southeasterly, having a radius of 6065.00 feet and a central angle of 06°22'01"; thence run northeasterly, along the arc of said curve, a distance of 675.97 feet to the point of compound curvature with a curve, concave southeasterly, having a radius of 2715.93 feet and a central angle of 11°43'27"; thence run northeasterly, along the arc of said curve, a distance of 555.74 feet to the point of tangency thereof; thence run N 47°48'11" E, a distance of 438.39 feet to a point on the northwesterly right-of-way line of Turkey Lake Road; said point lying on a non-tangent curve, concave southeasterly, having a radius of 270.00 feet and a central angle of 60°02'01"; thence on a chord bearing of S 18°25'59" W, run 282.90 feet along the arc of said curve to a point on the westerly right-of-way line of Central Florida Parkway, as recorded in Official Records Book 4146, Page 4190, Public Records of Orange County, Florida; thence run southerly along said westerly right-of-way line, the following two (2) courses and distances S 53°27'03" W, a distance of 63.92 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 633.69 feet and a central angle of 04°55'49"; thence on a chord bearing of S 39°00'52" E, run 54.53 feet along the arc of said curve to a point on a non-tangent curve, concave southerly, having a radius of 50.00 feet and a central angle of 90°43'03"; thence on a chord bearing of N 86°50'18" W, run 79.17 feet along the arc of said curve to the point of tangency thereof; thence run S 47°48'11" W, a distance of 86.34 feet to the point of curvature of a curve, concave southeasterly, having a radius of 2585.93 feet and a central angle of 11°43'27"; thence run southwesterly, along the arc of said curve, a distance of 529.14 feet to the point of compound curvature with a curve, concave southeasterly, having a radius of 5935.00 feet and a central angle of 06°22'01"; thence run southwesterly, along the arc of said curve, a distance of 659.53 feet to the point of reverse curvature with a curve, concave northwesterly, having a radius of 6228.79 feet and a central angle of 06°50'59"; thence run southwesterly, along the arc of said curve, a distance of 744.65 feet to the point of tangency thereof; thence run S 36°33'42" W, a distance of 1093.21 feet; thence run S 38°20'58" W, a distance of 824.22 feet to the point of curvature of a curve, concave northwesterly, having a radius of 1465.00 feet and a central angle of 22°04'07"; thence run southwesterly, along the arc of said curve, a distance of 564.27 feet to the point of tangency thereof; thence run S 60°25'05" W, a distance of 122.85 feet to the point of curvature of a curve, concave southeasterly, having a radius of 1335.00 feet and a central angle of 18°28'14"; thence run southwesterly, along the arc of said curve, a distance of 430.56 feet to the POINT OF BEGINNING.

Less existing rights-of-way

Containing 15.46 acres, more or less.
EXHIBIT "A"

OR BK 5235 PG 2325
Orange Co FL 1997-0131103

Recorded - Martha D. Haynie

RTD-ONE INC.
(Segment A)

A portion of Sections 14 and 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the north right-of-way line of East Sand Lake Road with the west line of the Southeast 1/4 of the Southeast 1/4 of said Section 15; thence run N 00°06'54" W, along the west line of the Southeast 1/4 of the Southeast 1/4 of said Section 15, a distance of 635.14 feet to a point on the north boundary line of the plat of "ORANGE CENTER", according to the plat thereof, as recorded in Plat Book D, Page 143, Public records of Orange County, Florida; thence run S 89°52'18" W, along the north boundary line thereof, a distance of 62.79 feet for the POINT OF BEGINNING; thence run S 89°52'18" W, a distance of 224.11 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 865.00 feet and a central angle of 44°19'08"; thence on a chord bearing of N 70°16'10" E, run 669.09 feet along the arc of said curve to a point; thence run S 87°34'15" E, a distance of 87.29 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 735.00 feet and a central angle of 3°20'57"; thence on a chord bearing of N 65°23'21" E, run 693.74 feet along the arc of said curve to the point of tangency thereof; thence run N 38°20'58" E, a distance of 171.29 feet to the point of curvature of a curve, concave northwesterly, having a radius of 2435.00 feet and a central angle of 15°30'14"; thence run northeasterly, along the arc of said curve, a distance of 658.90 feet to the point of tangency thereof; thence run N 22°50'44" E, a distance of 222.17 feet to the point of curvature of a curve, concave southeasterly, having a radius of 1465.00 feet and a central angle of 15°30'14"; thence run northeasterly, along the arc of said curve, a distance of 396.42 feet to the point of tangency thereof; thence run N 38°20'58" E, a distance of 326.34 feet to a point on the south boundary line of "CENTRAL ORANGE PARK", according to the plat thereof, as recorded in Plat Book O, Pages 63 thru 65, Public Records of Orange County, Florida; thence run N 89°11'29" E, along the south boundary line thereof, a distance of 167.65 feet; thence run S 38°20'58" W, a distance of 432.21 feet to the point of curvature of a curve, concave southeasterly, having a radius of 1335.00 feet and a central angle of 15°30'14"; thence run southwesterly, along the arc of said curve, a distance of 361.25 feet to the point of tangency thereof; thence run S 22°50'44" W, a distance of 222.17 feet to the point of curvature of a curve, concave northwesterly, having a radius of 2565.00 feet and a central angle of 15°30'14"; thence run southwesterly, along the arc of said curve, a distance of 694.08 feet to the point of tangency thereof; thence run S 38°20'58" W, a distance of 171.29 feet to the point of curvature of a curve, concave northwesterly, having a radius of 865.00 feet and a central angle of 54°04'47"; thence run southwesterly, along the arc of said curve, a distance of 816.44 feet to the point of tangency thereof; thence run N 87°34'15" W, a distance of 87.29 feet to the point of curvature of a curve, concave southeasterly, having a radius of 735.00 feet and a central angle of 31°10'22"; thence run southwesterly, along the arc of said curve, a distance of 399.89 feet to the POINT OF BEGINNING.

Containing 9.58 acres, more or less.
Easement Area

A portion of Sections 11 and 14, Township 24 South, Range 28 East, being more particularly described as follows:

Commence at the intersection of the westerly limited access right-of-way line of Interstate 4 (State Road No. 400) with the south boundary line of said CENTRAL ORANGE PARK, according to the plat thereof, as recorded in Plat Book "O", Pages 63 through 65, Public Records of Orange County, Florida; thence run S 89°11'29" W, along the south boundary line of said CENTRAL ORANGE PARK, a distance of 12.91 feet; thence run N 00°01'53" W, (on a line being 5.12 feet west of the west right-of-way line of Robinfield Boulevard), a distance of 810.69 feet for the POINT OF BEGINNING; thence continue N 00°01'53" W, (parallel with the west right-of-way line of Robinfield Boulevard) a distance of 200.00 feet; thence run S 88°54'49" W, a distance of 2010.69 feet; thence run S 37°31'16" E, a distance of 281.54 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 1465.00 feet and a central angle of 01°32'27"; said point lying on the proposed northwesterly right-of-way line of the southerly extension of Turkey Lake Road; thence on a chord bearing of N 46°33'20" E, run 39.40 feet along the arc of said curve and along said proposed northwesterly right-of-way line the POINT OF BEGINNING.

Containing 0.59 acres, more or less.

Together with a 40.00 foot wide drainage easement lying 20.00 feet left and 20.00 feet right of the following described centerline:

Commence at the intersection of the westerly limited access right-of-way line of Interstate 4 (State Road No. 400) with the south boundary line of said CENTRAL ORANGE PARK, according to the plat thereof, as recorded in Plat Book "O", Pages 63 through 65, Public Records of Orange County, Florida; thence run S 89°11'29" W, along the south boundary line of said CENTRAL ORANGE PARK, a distance of 12.91 feet; thence run N 00°01'53" W, (on a line being 5.12 feet west of the west right-of-way line of Robinfield Boulevard), a distance of 1010.69 feet; thence run S 88°54'49" W, a distance of 20.00 feet for the POINT OF BEGINNING of this centerline description; thence run N 00°01'53" W, a distance of 1273.51 feet; thence run N 88°31'01" E, 134.28 feet; thence run N 00°01'53" W, a distance of 566.91 feet to a point on the ordinary high water line of Big Sand Lake and the POINT OF TERMINATION of this centerline description.

Containing 1.82 acres, more or less.

Easement Area – totals 2.41 acres, more or less.
Easement Area

A portion of Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Convenience at the intersection of the north right-of-way line of East Sand Lake Road with the west line of the Southeast 1/4 of the Southeast 1/4 of said Section 15; thence run N 00°06'54" W, along the west line of the Southeast 1/4 of the Southeast 1/4 of said Section 15, a distance of 850.13 feet; thence run N 89°53'06" E, a distance of 197.84 feet for the POINT OF BEGINNING; thence run N 06°11'19" W, a distance of 44.47 feet; thence run N 32°45'35" E, a distance of 291.17 feet; thence run N 57°14'25" W, a distance of 251.69 feet to a point on the ordinary high water line of Lake Ruby; thence run N 31°00'14" E along said ordinary high water line, a distance of 40.02 feet; thence run S 57°14'25" E, a distance of 252.91 feet; thence run N 32°45'35" E, a distance of 127.71 feet; thence run S 53°46'23" E, a distance of 291.18 feet; thence run S 32°45'35" W, a distance of 303.43 feet to a point on a non-tangent curve, concave northerly, having a radius of 735.00 feet and a central angle of 07°34'35"; said point lying on the proposed northerly right-of-way line of the southerly extension of Turkey Lake Road; thence run westerly along said proposed northerly right-of-way line the following three (3) courses and distances; on a chord bearing of N 88°38'27" W, run 97.19 feet along the arc of said curve to the point of tangency thereof; thence run N 87°34'15" W, a distance of 87.29 feet to the point of curvature of a curve, concave southerly, having a radius of 865.00 feet and a central angle of 08°37'03"; thence run westerly, along the arc of said curve, a distance of 130.10 feet to the POINT OF BEGINNING.

Containing 2.93 acres, more or less.
SEGMENT C

The South 30 feet of Section 10, Township 24 South, Range 28 East lying East of Apopka-Vineland Road and West the east right-of-way line of Right-of-Way per Official Records Book 715, Page 549, Public Records of Orange County, Florida, and the North 30 feet of Lots 5, 6, 7, 8, 9, 10 and 12, MUNGER LAND COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida in Section 15, Township 24 South, Range 28 East, Orange County, Florida.

Less existing rights-of-way

Containing 3.17 acres, more or less.
Smith-Bennett Connector

A portion of Sections 10, 14 and 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of said Section 14; thence run S 00°15'28" E, along the west line of said Section 14, a distance of 30.01 feet; thence run N 88°31'05" E, a distance of 28.22 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 430.00 feet and a central angle of 47°43'42"; thence on a chord bearing of S 28°49'18" W, run 358.20 feet along the arc of said curve to the point of reverse curvature with a curve, concave southeasterly, having a radius of 35.00 feet and a central angle of 83°44'16"; thence run southwesterly, along the arc of said curve, a distance of 51.15 feet to a point; thence run N 31°03'08" W, a distance of 102.38 feet to the point of curvature of a curve, concave southwesterly, having a radius of 690.70 feet and a central angle of 02°15'36"; thence run northwesterly, along the arc of said curve, a distance of 27.25 feet to the point of reverse curvature with a curve, concave northeasterly, having a radius of 35.00 feet and a central angle of 96°21'03"; thence run southeasterly, along the arc of said curve, a distance of 58.86 feet to the point of compound curvature with a curve, concave northwesterly, having a radius of 370.00 feet and a central angle of 50°44'31"; thence run northeasterly, along the arc of said curve, a distance of 327.68 feet to the point of tangency thereof; thence run N 00°24'18" W, a distance of 19.98 feet; thence run S 89°07'02" E, a distance of 30.06 feet to a point on the east line of said Section 10; thence run S 00°15'28" E, along the east line of said Section 10, a distance of 30.01 feet to the POINT OF BEGINNING.

Less existing rights-of-way

Containing 0.55 acres, more or less.
A portion of Sections 10, 14 and 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the intersection of the east right-of-way line of an existing sixty (60) foot right-of-way line as recorded in Official Records Book 715, Page 549, Public Records of Orange County, Florida, with the south line of said Section 10; thence run N 0°05'15" W, a distance of 30.00 feet; thence run S 89°07'02" E, a distance of 505.50 feet to the point of curvature of a curve, concave southwesterly, having a radius of 690.70 feet and a central angle of 58°03'54"; thence run southeasterly, along the arc of said curve, a distance of 699.97 feet to the point of tangency thereof; thence run S 31°03'08" E, a distance of 1891.24 feet to the point of curvature of a curve, concave northerly, having a radius of 635.00 feet and a central angle of 20°35'54"; thence run southeasterly, along the arc of said curve, a distance of 228.29 feet to the point of tangency thereof; thence run S 51°39'02" E, a distance of 91.53 feet to a point of curvature of a curve, concave northwesterly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence run S 54.98 feet along the arc of said curve to a point; thence run S 38°20'58" W, a distance of 200.00 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence on a chord bearing of N 06°39'02" W, run 54.98 feet along the arc of said curve to the point of tangency thereof; thence run N 51°39'02" W, a distance of 91.53 feet to the point of curvature of a curve, concave northeasterly, having a radius of 765.00 feet and a central angle of 20°35'54"; thence run northwesterly, along the arc of said curve, a distance of 275.03 feet to the point of tangency thereof; thence run N 31°03'08" W, a distance of 1891.24 feet to the point of curvature of a curve, concave northwesterly, having a radius of 709.30 feet and a central angle of 58°03'54"; thence run northwesterly, along the arc of said curve, a distance of 718.83 feet to the point of tangency thereof; thence run N 89°07'02" W, a distance of 378.37 feet to a point on the aforementioned east right-of-way line of an existing sixty (60) foot right-of-way line; thence run N 00°05'15" W, along said east right-of-way line, a distance of 30.00 feet to the POINT OF BEGINNING.

Less existing rights-of-way

Containing 9.12 acres, more or less.
A portion of Section 14, Township 24 South, Range 28 East, Orange County, Florida being a part of the plat of "CENTRAL ORANGE PARK", according to the plat thereof, as recorded in Plat Book "O", Pages 63 through 65, Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the westerly limited access right-of-way line of Interstate 4 (State Road No. 400) with the south boundary line of said "CENTRAL ORANGE PARK", thence run S 89°11'29" W, along the south boundary line of said "CENTRAL ORANGE PARK", a distance of 517.54 feet for the POINT OF BEGINNING; thence continue S 89°11'29" W, a distance of 167.65 feet; thence run N 38°20'58" E, a distance of 447.46 feet to the point of curvature of a curve, concave southwesterly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence run northwesterly, along the arc of said curve, a distance of 54.98 feet to the point of curvature of a non-tangent curve, concave northwesterly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence run N 38°20'58" E, a distance of 130.00 feet to the point of curvature of a non-tangent curve, concave northwesterly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence run N 38°20'58" E, a distance of 183.98 feet to the point of tangency thereof; thence run S 0°01'53" W, a distance of 83.84 feet along the arc of said curve to the point of tangency thereof; thence run S 38°20'58" W, a distance of 725.57 to the POINT OF BEGINNING.

Less existing rights-of-way

Containing 2.91 acres, more or less.
Easement Area

A portion of Sections 11 and 14, Township 24 South, Range 28 East, being more particularly described as follows:

Commence at the intersection of the westerly limited access right-of-way line of Interstate 4 (State Road No. 400) with the south boundary line of said "CENTRAL ORANGE PARK" according to the plat thereof, as recorded in Plat Book "O", Pages 63 through 65, Public Records of Orange County, Florida; thence run S 89°11'29" W, along the south boundary line of said "CENTRAL ORANGE PARK", a distance of 12.91 feet; thence run N 00°01'53" W, (on a line being 5.12 feet west of the west right-of-way line of Robitfield Boulevard), a distance of 810.09 feet to a point on the proposed northerly right-of-way line of the southerly extension of Turkey Lake Road, said point also being on a non-tangent curve, concave southwesterly, having a radius of 1465.00 feet and a central angle of 13°05'32"; thence run northeasterly along said proposed northerly right-of-way line the following courses and distances; on a chord bearing of N 53°52'19" E, run 334.75 feet along the arc of said curve to the point of tangency thereof; thence run N 60°25'05" E, a distance of 122.85 feet to the point of curvature of a curve, concave northwesterly, having a radius of 1335.00 feet and a central angle of 22°04'07"; thence run northeasterly, along the arc of said curve, a distance of 514.20 feet to the point of tangency thereof; thence run N 38°20'58" E, a distance of 822.19 feet; thence run N 36°33'42" E, a distance of 462.83 feet for the POINT OF BEGINNING; thence run N 53°26'18" W, a distance of 230.00 feet; thence run N 36°33'42" E, a distance of 335.00 feet; thence run N 45°10'40" W, a distance of 487.70 feet to a point on the ordinary high water line of Big Sand Lake; thence run N 49°57'38" E, along said ordinary high water line, a distance of 50.20 feet; thence run S 45°10'40" E, a distance of 521.42 feet; thence run N 36°33'42" E, a distance of 280.00 feet; thence run S 53°26'18" E, a distance of 184.92 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 6098.79 feet and a central angle of 00°17'16"; said point lying on the aforesaid proposed northerly right-of-way line of Turkey Lake Road; thence run southwesterly along said proposed right-of-way line the following two (2) courses and distances; on a chord bearing of S 36°25'04" W, run 30.64 feet along the arc of said curve to the point of tangency thereof; thence run S 36°33'42" W, a distance of 628.35 feet to the POINT OF BEGINNING.

Containing 3.75 acres, more or less.
EXHIBIT "B"

Special Purpose Survey
Sketch of Description

SEGMENT D

Surveyor's Notes:
This survey is not intended to represent a boundary survey. No corners were set and information shown hereon is subject to field verification.

Legal descriptions were prepared by the Surveyor from information supplied by client.

There may be other matters of record affecting the lands shown hereon that may be found in the public records of Orange County, Florida.

Lands shown hereon were not dedicated for highways, ways or other public purposes.

The lake shore of Big Sand Lake was taken from an aerial survey and is approximate in its location.

Roadway alignments were supplied by Miller-Salent Associates, Inc. (Project Engineer).

See Sheet 8 of 8 for Legal Description
Revised 6/03/97

PREPARED FOR: Gray, Harris & Robinson

GANUNG-BELTON ASSOCIATES, INC.
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

Page 1 of 2
SEGMENT D

A portion of Sections 11 and 14, Township 24 South, Range 28 East, together with the East 5.12 feet of Blocks 65, 66, 67 and 68, of the plat of “CENTRAL ORANGE PARK”, according to the plat thereof, as recorded in Plat Book “O”, Pages 63 through 65, Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the westerly limited access right-of-way line of Interstate 4 (State Road No. 400) with the south boundary line of said “CENTRAL ORANGE PARK”; thence run S 89°11'29" W, a distance of 12.91 feet; thence run N 00°01'53" W, (on a line being 5.12 feet west of the west right-of-way line of Robinfield Boulevard), a distance of 612.91 feet for the POINT OF BEGINNING; thence continue N 00°01'53" W, (parallel with the west right-of-way line of Robinfield Boulevard) a distance of 180.73 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 2165.00 feet and a central angle of 08°25'34"; thence on a chord bearing of N 51°51'59" E, run 318.39 feet along the arc of said curve to the point of tangency thereof; thence run N 56°04'46" E, a distance of 170.14 feet to the point of curvature of a curve, concave northwesterly, having a radius of 2035.00 feet and a central angle of 17°43'48"; thence run northeasterly, along the arc of said curve, a distance of 629.72 feet to the point of tangency thereof; thence run N 38°20'58" E, a distance of 681.70 feet; thence run N 36°33'42" E, a distance of 1091.18 feet to the point of curvature of a curve, concave northwesterly, having a radius of 6098.79 feet and a central angle of 06°50'59"; thence run northeasterly, along the arc of said curve, a distance of 729.11 feet to the point of reverse curvature with a curve, concave southeasterly, having a radius of 6065.00 feet and a central angle of 06°22'01"; thence run northeasterly, along the arc of said curve, a distance of 673.97 feet to the point of compound curvature with a curve, concave southeasterly, having a radius of 2715.93 feet and a central angle of 11°43'27"; thence run northeasterly, along the arc of said curve, a distance of 555.74 feet to the point of tangency thereof; thence run N 47°48'11" E, a distance of 438.39 feet to a point on the northwesterly right-of-way line of Turkey Lake Road; said point lying on a non-tangent curve, concave southeasterly, having a radius of 270.00 feet and a central angle of 60°02'01"; thence on a chord bearing of S 18°25'59" W, run 282.90 feet along the arc of said curve to a point on the westerly right-of-way line of Central Florida Parkway, as recorded in Official Records Book 4146, Page 4190, Public Records of Orange County, Florida; thence run southerly along said westerly right-of-way line, the following two (2) courses and distances S 53°27'03" W, a distance of 63.92 feet to a point on a non-tangent curve, concave northeasterly, having a radius of 633.69 feet and a central angle of 04°55'49"; thence on a chord bearing of S 39°00'52" E, run 54.53 feet along the arc of said curve to a point on a non-tangent curve, concave southerly, having a radius of 50.00 feet and a central angle of 90°43'03"; thence on a chord bearing of N 86°50'18" W, run 79.17 feet along the arc of said curve to the point of tangency thereof; thence run S 47°48'11" W, a distance of 86.34 feet to the point of curvature of a curve, concave southeasterly, having a radius of 2385.93 feet and a central angle of 11°43'27"; thence run southeasterly, along the arc of said curve, a distance of 529.14 feet to the point of compound curvature with a curve, concave southeasterly, having a radius of 5935.00 feet and a central angle of 06°22'01"; thence run southeasterly, along the arc of said curve, a distance of 659.53 feet to the point of reverse curvature with a curve, concave northeasterly, having a radius of 6228.79 feet and a central angle of 06°50'59"; thence run southeasterly, along the arc of said curve, a distance of 744.65 feet to the point of tangency thereof; thence run S 36°53'42" W, a distance of 1092.20 feet; thence run S 38°20'58" W, a distance of 684.75 feet to the point of curvature of a curve, concave northwesterly, having a radius of 2165.00 feet and a central angle of 17°43'48"; thence run southerly, along the arc of said curve, a distance of 669.95 feet to the point of tangency thereof; thence run S 56°04'46" W, a distance of 170.14 feet to the point of curvature of a curve, concave southeasterly, having a radius of 2035.00 feet and a central angle of 11°51'13"; thence run southeasterly, along the arc of said curve, a distance of 421.01 feet to the POINT OF BEGINNING.

Less existing rights-of-way

Containing 15.48 acres, more or less.
Special Purpose Survey
Sketch of Description
Easement Area No. 1

Surveyor's Index:
This survey is not intended to represent a boundary survey. No corners were set and information shown herein is subject to field verification.

Legal descriptions were prepared by the surveyor from information supplied by client.

There may be other matters of record affecting the lands shown herein that may be found in the public records of Orange County, Florida.

Lands shown herein were not abstracted for easements, ownership, or other matters of record by this firm.

The lake shape of Lake Ruby was taken from an aerial survey. The ordinary high water line is approximate in its location.

Roadway alignments were supplied by Miller-Sellen Associates, Inc. (Project Engineer).

Bearings are based on the Department of Transportation Right-of-Way maps for interstate No. 4.

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

PREPARED FOR:
Gray, Harris & Robinson
GANUNG-BELTON ASSOCIATES, INC.
professional surveyors and mappers
Page 1 of 2
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6055

Rev 8/18/97

1/5" = 200'

SCALE 1/5" = 200'
Easement Area No. 1

A portion of Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the north right-of-way line of East Sand Lake Road with the west line of the Southeast 1/4 of the Southeast 1/4 of said Section 15; thence run N 00°06'54" W, along the west line of the Southeast 1/4 of the Southeast 1/4 of said Section 15, a distance of 852.23 feet; thence run N 89°53'06" E, a distance of 197.02 feet for the POINT OF BEGINNING; thence run N 10°11'06" W, a distance of 30.90 feet; thence run N 32°45'35" E, a distance of 295.51 feet; thence run N 57°14'25" W, a distance of 251.69 feet to a point on the ordinary high water line of Lake Ruby; thence run N 31°00'14" E along said ordinary high water line, a distance of 40.02 feet; thence run S 57°14'25" E, a distance of 352.91 feet; thence run N 32°45'35" E, a distance of 127.71 feet; thence run S 53°46'23" E, a distance of 291.18 feet; thence run S 32°45'35" W, a distance of 195.37 feet to a point on a non-tangent curve, concave northerly, having a radius of 735.00 feet and a central angle of 07°31'35"; said point lying on the proposed northerly right-of-way line of the southerly extension of Turkey Lake Road; thence run westerly along said proposed northerly right-of-way line the following two (2) courses and distances; on a chord bearing of S 74°37'48" W, run 268.78 feet along the arc of said curve to the point of tangency thereof; thence run S 79°48'54" W, a distance of 115.93 feet to the POINT OF BEGINNING.

Containing 2.66 acres, more or less.
A Portion of
SEGMENT A
Special Purpose Survey
Sketch of Description
(JPC DEVELOPMENT CORPORATION)

Surveys' Notes:
This survey is not intended to represent a boundary survey. No corners were set and
information shown herein is subject to field verification.
Legal descriptions were prepared by the surveyor from information supplied by client.
There may be other matters of record affecting the lands shown herein that may
be found in the public records of Orange County, Florida.
Limit shown herein were not abstracted for easements, ownership, or other matters
or record by this firm.
The true north of Lake Ruby was taken from an aerial survey and is approximate
in its location.
Highway alignments were supplied by Walter-Sellen Associates, Inc. (Project Engineer).

SKETCH OF DESCRIPTION ONLY — NOT A SURVEY
PREPARED FOR:
Gray, Harris & Robinson
GANUNG - BELTON ASSOCIATES, INC.

Page 1 of 3
JPC Development Corporation
(Segment A)

A portion of Sections 14 and 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the north right-of-way line of East Sand Lake Road with the west line of the Southeast 1/4 of the Southeast 1/4 of said Section 15; thence run N 00°06'54" W, along the west line of the Southeast 1/4 of the Southeast 1/4 of said Section 15, a distance of 635.14 feet to a point on the north boundary line of the plat of "ORANGE CENTER", according to the plat thereof, as recorded in Plat Book D, Page 143, Public records of Orange County, Florida; thence run S 89°52'18" W, along the north boundary line thereof, a distance of 53.80 feet for the POINT OF BEGINNING; thence continue S 89°52'18" W, a distance of 224.32 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 885.00 feet and a central angle of 31°31'52"; thence on a chord bearing of N 64°03'08" E, run 486.95 feet along the arc of said curve to the point of tangency thereof; thence run N 79°48'54" E, a distance of 159.57 feet to the point of curvature of a curve, concave northwesterly, having a radius of 1485.00 feet and a central angle of 57°46'13"; thence run northeasterly, along the arc of said curve, a distance of 1497.30 feet to the point of tangency thereof; thence run N 22°02'41" E, a distance of 100.71 feet to the point of curvature of a curve, concave southeasterly, having a radius of 2165.00 feet and a central angle of 16°18'17"; thence run northeasterly, along the arc of said curve, a distance of 616.09 feet to the point of tangency thereof; thence run N 38°20'58" E, a distance of 291.52 feet to a point on the south boundary line of "CENTRAL ORANGE PARK", according to the plat thereof, as recorded in Plat Book O, Pages 63 thru 65, Public Records of Orange County, Florida; thence run N 89°11'29" E, along the south boundary line thereof, a distance of 167.65 feet; thence run S 38°20'58" W, a distance of 397.38 feet to the point of curvature of a curve, concave southeasterly, having a radius of 2035.00 feet and a central angle of 16°18'17"; thence run southwesterly, along the arc of said curve, a distance of 579.10 feet to the point of tangency thereof; thence run S 22°02'41" W, a distance of 100.71 feet to the point of curvature of a curve, concave northwesterly, having a radius of 1615.00 feet and a central angle of 57°46'13"; thence run southwesterly, along the arc of said curve, a distance of 1628.37 feet to the point of tangency thereof; thence run N 79°48'54" W, a distance of 159.57 feet to the point of curvature of a curve, concave southeasterly, having a radius of 755.00 feet and a central angle of 18°41'05"; thence run southwesterly, along the arc of said curve, a distance of 246.21 feet to the POINT OF BEGINNING.

Containing 9.36 acres, more or less.
Boyce Property
(Segment A)

A portion of Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the north right-of-way line of East Sand Lake Road with the west line of the Sou 1/4 of the Southeast 1/4 of said Section 15; thence run S 89°43.33' W, along the north right-of-way line of East Lake Road, a distance of 445.17 feet for the POINT OF BEGINNING; thence run S 89°43.33' W, along said right-of-way line, a distance of 130.07 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 885.00 feet and a central angle of 46°31.10'; thence on a chord bearing of N 24°54.17' E, run 722.15 feet along said curve to a point on the north line of ORANGE CENTER, according to the plat thereon, as recorded in Plat D, Page 143, Public Records of Orange County, Florida; thence run N 89°52.18' E, along the north line of ORANGE CENTER, a distance of 224.32 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 755.00 feet and a central angle of 59°17.15'; thence on a chord bearing of S 31°29'11" W, run 781.2 feet along the arc of said curve to the POINT OF BEGINNING.

Less existing rights-of-way

Containing 2.23 acres, more or less.

Special Purpose Survey
Sketch of Description
(Boyce Property)

Surveyor's Notes:
This survey is not intended to represent a boundary survey. No corners were set and information shown herein is subject to field verification.
Legal descriptions were prepared by the surveyor from information supplied by the client. There may be other matters of record affecting the lands shown herein that be found in the public records of Orange County, Florida.
Lands shown herein were not abstracted for easements, ownership, or other matters of record by this firm.
The lake shore of Lake Ruby was taken from an aerial survey and is approximate in its location.
Roadway alignments were supplied by Miller-Selden Associates, Inc. (Project Engineer).

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY
NO CONVENTSSET BY SEANNER-BELTON ASSOCIATES, INC. AND THEY ARE MEANT TO REPRESENT GEOMETRICALLY EXACT PARCELS. CORNERS AND DISTANCES SHOWN HEREIN ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: Gray, Harris & Robinson
GANUNG - BELTON ASSOCIATES, INC.
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656
professional surveyors and mappers
Page 3 of 3

Revised 8/08
ARCH 9643R
UNLESS IT BEAR SIGNSMENT AND A MARBLE SEAL, A FLAT LACED PAPER IS MARRIED TO THIS DRAWING. RETAIN THIS SHEET AND YOUR ABILITY TO PROVIDE THE DRAWING.
Special Purpose Survey
Sketch of Description
Easement Area No. 2

Survey's notes:
This survey is not intended to represent a boundary survey. No corners were set
and information shown herein is subject to field verification.
Legal descriptions were prepared by the surveyor from information supplied by client.
There may be other matters of record affecting the lands shown herein that may
be found in the public records of Orange County, Florida.
Lands shown herein were not abstracted for easements, ownership, or other matters
of record by this firm.
Roadway alignments were supplied by Miller-Sellen Associates, Inc. (Project Engineer).
The see shore of Big Sand Lake was taken from an aerial survey. The ordinary high
water line is approximate in its location.

Set Sheet 2 of 2 for legal description
Revised 8/03/97

PREPARED FOR:
Gray, Harris & Robinson
GANUNG-BELTON ASSOCIATES, INC.
professional surveyors and mappers
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6556

Page 1 of 2

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY
HEREIN REFERRED TO BY GRAY, HARRIS & ROBINSON
AND ITS SUCCESSORS IN THE BUSINESS. THIS SHEET SHOWS AN APPROXIMATE LOCATION OF THE LANDS SHOWN.

EXCEPT AS SHOWN ON THIS DRAWING AND THE ORIGIRAL
PLANS, SURVEYED ALIGNMENTS, ELEVATIONS, BOUNDARIES, ESOPHMENTS
AND FEATURES ON THIS DRAWING, PLAN OR SHEET IS FOR
REPRESENTATIONAL PURPOSES ONLY AND IS NOT VALID.
Easement Area No. 2

A portion of Sections 11 and 14, Township 24 South, Range 23 East, being more particularly described as follows:

Commence at the intersection of the westerly limited access right-of-way line of Interstate 4 (State Road No. 400) with the south boundary line of said CENTRAL ORANGE PARK, according to the plat thereof, as recorded in Plat Book "O", Pages 63 through 65, Public Records of Orange County, Florida; thence run S 89°11'29" W, along the south boundary line of said CENTRAL ORANGE PARK, a distance of 12.91 feet; thence run N 00°01'53" W, (on a line being 5.12 feet west of the west right-of-way line of Robinfield Boulevard), a distance of 200.00 feet; thence run S 37°31'16" E, a distance of 293.57 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 2165.00 feet and a central angle of 00°46'00"; said point lying on the proposed northwesterly right-of-way line of the southerly extension of Turkey Lake Road; thence on a chord bearing of N 47°16'12" E, run 28.97 feet; along the arc of said curve and along said proposed northwesterly right-of-way line the POINT OF BEGINNING.

Containing 0.60 acres, more or less.

Together with a 40.00 foot wide drainage easement lying 20.00 feet left and 20.00 feet right of the following described centerline:

Commence at the intersection of the westerly limited access right-of-way line of Interstate 4 (State Road No. 400) with the south boundary line of said CENTRAL ORANGE PARK, according to the plat thereof, as recorded in Plat Book "O", Pages 63 through 65, Public Records of Orange County, Florida; thence run S 89°11'29" W, along the south boundary line of said CENTRAL ORANGE PARK, a distance of 12.91 feet; thence run N 00°01'53" W, (on a line being 5.12 feet west of the west right-of-way line of Robinfield Boulevard), a distance of 1010.69 feet; thence run S 88°54'49" W, a distance of 20.00 feet for the POINT OF BEGINNING of this centerline description; thence run N 00°01'53" W, a distance of 1273.51 feet; thence run N 88°31'01" E, 134.28 feet; thence run N 00°01'53" W, a distance of 566.91 feet to a point on the ordinary high water line of Big Sand Lake and the POINT OF TERMINATION of this centerline description.

Containing 1.32 acres, more or less.

Easement Area No. 2 totals 2.42 acres, more or less.
Special Purpose Survey
Sketch of Description

(Hannah L. Smith Property)

HANNAH L. SMITH
(Section A)

A portion of Section 14, Township 24 South, Range 28 East, Orange County, Florida being a part of the plat of CENTRAL ORANGE PARK, according to the plat thereof, as recorded in Plat Book "O", Pages 63 through 65, Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the westerly limited access right-of-way line of Interstate 4 (State Road No. 400) with the south boundary line of said CENTRAL ORANGE PARK, a distance of 517.54 feet to the POINT OF BEGINNING, thence run S 89°11'29" W, a distance of 351.56 feet to the point of curvature of a curve, concave southerly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence run northeasterly, along the arc of said curve, a distance of 54.98 feet to the point of tangency thereof; thence run S 38°20'58" E, a distance of 130.00 feet to the point of curvature of a non-tangent curve, concave northerly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence on a chord bearing of N 053°25' E, run northeasterly, along the arc of said curve, a distance of 54.98 feet to the point of tangency thereof; thence run N 38°20'58" E, a distance of 130.00 feet to the point of curvature of a non-tangent curve, concave southerly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence on a chord bearing of N 053°25' W, run northeasterly, along the arc of said curve, a distance of 208.74 feet to the point of curvature of a curve, concave northerly, having a radius of 2035.00 feet and a central angle of 90°18'14"; thence run northeasterly, along the arc of said curve, a distance of 517.54 feet to the point of curvature of a non-tangent curve, concave northerly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence on a chord bearing of S 89°11'29" W, run 208.71 feet along the arc of said curve to the point of tangency thereof; thence run S 00°00'53" E, parallel with said west right-of-way line, a distance of 180.73 feet to a point on a non-tangent curve, concave southerly, having a radius of 2035.00 feet and a central angle of 90°18'14"; thence on a chord bearing of S 41°7'15" W, run 208.71 feet along the arc of said curve to the point of tangency thereof; thence run S 38°20'58" W, a distance of 590.83 feet to the POINT OF BEGINNING.

Less existing rights-of-way

Containing 2.88 acres, more or less.

Surveyor's Notes:

This survey is not intended to represent a boundary survey. No corners were set and information shown herein is subject to field verification.

Legal descriptions were prepared by the surveyor from information supplied by client.

There may be other matters of record affecting the lands shown herein that may be found in the public records of Orange County, Florida.

Lands shown herein were not constructed for easements, ownership, or other matters of record by this firm.

Roadway alignments were supplied by J&Y & Associates, Inc. (Project Engineer).

Revised 8/08/97
A Portion of
SEGMENT A
Special Purpose Survey
Sketch of Description
(JPC DEVELOPMENT CORPORATION)

Point of Beginning

Surveyor's Notes:

This survey is not intended to represent a boundary survey. No corners were set and information shown herein is subject to field verification.

Legal descriptions were prepared by the surveyor from information supplied by client.

There may be other matters of record affecting the lands shown herein that may be found in the public records of Orange County, Florida.

Lands shown herein were not obstructed for easements, ownership, or other matters of record by this firm.

The lake shore of Lake Ruby was taken from an aerial survey and is approximate in its location.

Survey data and monuments were supplied by Miller-Sellen Associates, Inc. (Project Engineer).

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY
WE GUARANTEE THIS MAP FOR CHANGES OR ERRORS TO MILLER-BELTON ASSOCIATES, INC. AND IF YOU ARE A SURVEYOR USING THIS MAP TO REFERENCE, YOU ARE RESPONSIBLE TO CALL MILLER-BELTON ASSOCIATES, INC. WITHIN 30 DAYS OF USE TO CONFIRM THE LATEST INFORMATION.

Prepared by:

Gray, Harris & Robinson
GANUNIG - BELTON ASSOCIATES, INC.

1275 S. Robinson Street, Chicago, IL 60605 (312) 642-5900

Preface

Sheet 5 of 8 for Legal Description

8/6/97

Scale

Sheet 4 of 5

Job No.

96-37

Revised 8/10/97
JPC Development Corporation
(Segment A)

A portion of Sections 14 and 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the north right-of-way line of East Sand Lake Road with the west line of the Southeast 1/4 of the Southeast 1/4 of said Section 15; thence run N 00°06'54" W, along the west line of the Southeast 1/4 of the Southeast 1/4 of said Section 15, a distance of 635.14 feet to a point on the north boundary line of the plat of "ORANGE CENTER", according to the plat thereof, as recorded in Plat Book D, Page 143, Public records of Orange County, Florida; thence run S 89°52'18" W, along the north boundary line thereof, a distance of 53.80 feet for the POINT OF BEGINNING; thence continue S 89°52'18" W, a distance of 224.32 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 885.00 feet and a central angle of 31°31'32"; thence on a chord bearing of N 64°03'08" E, run 486.95 feet along the arc of said curve to the point of tangency thereof; thence run N 79°48'54" E, a distance of 159.57 feet to the point of curvature of a curve, concave northwesterly, having a radius of 1485.00 feet and a central angle of 57°46'13"; thence run northwesterly, along the arc of said curve, a distance of 1497.30 feet to the point of tangency thereof; thence run N 22°02'41" E, a distance of 100.71 feet to the point of curvature of a curve, concave southeasterly, having a radius of 2165.00 feet and a central angle of 16°18'17"; thence run northeasterly, along the arc of said curve, a distance of 616.09 feet to the point of tangency thereof; thence run N 38°20'58" E, a distance of 291.52 feet to the point of curvature of a curve, concave southeasterly, having a radius of 755.00 feet and a central angle of 18°41'05"; thence run southwesterly, along the arc of said curve, a distance of 246.21 feet to the POINT OF BEGINNING.

Containing 9.36 acres, more or less.
A portion of Section 14, Township 24 South, Range 28 East, Orange County, Florida being a part of the plat of CENTRAL ORANGE PARK, according to the plat thereof, as recorded in Plat Book "O", Pages 63 through 65, Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the intersection of the westerly limited access right-of-way line of Interstate 4 (State Road No. 400) with the southerly limited access right-of-way line of said CENTRAL ORANGE PARK; thence run S 89°11'29" W, along the southerly boundary line of said CENTRAL ORANGE PARK, a distance of 51.754 feet for the POINT OF BEGINNING; thence run S 89°11'29" W, a distance of 167.65 feet; thence run N 38°20'58" E, a distance of 447.46 feet to the point of curvature of a curve, concave northeasterly, having a radius of 15.00 feet and a central angle of 90°00'00"; thence run northeasterly, along the arc of said curve, a distance of 54.98 feet to the point of tangency thereof; thence run N 38°20'58" E, a distance of 130.00 feet to the point of curvature of a non-tangent curve, concave northeasterly, having a radius of 15.00 feet and a central angle of 90°00'00"; thence on a chord bearing of N 83°20'58" E, run northeasterly, along the arc of said curve, a distance of 351.56 feet to the point of tangency thereof; thence run N 83°20'58" E, a distance of 49.24 feet to the point of curvature of a curve, concave southeasterly, having a radius of 218.50 feet and a central angle of 27°18'15"; thence run northeasterly, along the arc of said curve, a distance of 208.71 feet to a point lying 5.12 feet west of the west right-of-way line of Robinfield Boulevard; thence run S 00°01'53" E, parallel with said west right-of-way line, a distance of 180.73 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 203.50 feet and a central angle of 05°32'34"; thence on a chord bearing of S 41°17'15" W, run 208.71 feet along the arc of said curve to the point of tangency thereof; thence run S 38°20'58" W, a distance of 390.63 feet to the POINT OF BEGINNING.

Less existing rights-of-way Containing 2.88 acres, more or less.

Surveyor's Notes:

This survey is not intended to represent a boundary survey. No corners were set and information shown herein is subject to field verification.

Legal descriptions were prepared by the surveyor from information supplied by client.

There may be other matters of record affecting the lands shown herein that may be found in the public records of Orange County, Florida.

Lands shown herein were not abstracted for easements, ownership, or other matters of record by this firm.

Roadway alignments were supplied by Miller-Sellen Associates, Inc. (Project Engineer).

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYORS' BOARD OF THE STATE OF FLORIDA, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED OR DEPENDED UPON AS A SURVEY WORK.
Special Purpose Survey
Sketch of Description

SEGMENT B

Surveyor’s Notes:

This survey is not intended to represent a boundary survey. No corners were set and information shown herein is subject to field verification.

Legal descriptions were prepared by the surveyor from information supplied by client.

There may be other matters of record affecting the area shown herein that may be found in the public records of Orange County, Florida.

Lots shown herein were not surveyed for easements, ownership, or other matters of record by this firm.

The lake shores of Lake Ruby and Big Sand Lake were taken from an aerial survey and are approximate in their location.

Roadway alignments were supplied by Kilner-Selin Associates, Inc. (Project Engineers).

See Sheet 6 of 10 for Legal Description.
SEGMENT B

A portion of Sections 10, 14 and 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the intersection of the east right-of-way line of an existing sixty (60) foot right-of-way line as recorded in Official Records Book 715, Page 549, Public Records of Orange County, Florida, with the south line of said Section 10; thence run N 00°05'15" W, a distance of 30.00 feet; thence run S 89°07'02" E, a distance of 305.50 feet to the point of curvature of a curve, concave southwesterly, having a radius of 690.70 feet and a central angle of 58°03'54"; thence run southeasterly, along the arc of said curve, a distance of 699.97 feet to the point of tangency thereof; thence run S 31°03'08" E, a distance of 1891.24 feet to the point of curvature of a curve, concave northeasterly, having a radius of 635.00 feet and a central angle of 20°35'54"; thence run southeasterly, along the arc of said curve, a distance of 228.29 feet to the point of tangency thereof; thence run S 51°39'02" E, a distance of 91.53 feet to a point of curvature of a curve, concave northwesterly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence run N 38°20'58" W, a distance of 200.00 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence on a chord bearing of N 06°39'02" W, run 54.98 feet along the arc of said curve to the point of tangency thereof; thence run N 51°39'02" W, a distance of 91.53 feet to the point of curvature of a curve, concave northwesterly, having a radius of 765.00 feet and a central angle of 20°35'54"; thence run northwesterly, along the arc of said curve, a distance of 275.09 feet to the point of tangency thereof; thence run N 31°03'08" W, a distance of 1891.24 feet to the point of curvature of a curve, concave northeasterly, having a radius of 709.30 feet and a central angle of 58°03'54"; thence run northwesterly, along the arc of said curve, a distance of 613.93 feet to the point of tangency thereof; thence run N 89°07'02" W, a distance of 378.37 feet to a point on the aforementioned east right-of-way line of an existing sixty (60) foot right-of-way line; thence run N 00°05'15" W, along said east right-of-way line, a distance of 30.00 feet to the POINT OF BEGINNING.

Less existing rights-of-way

Containing 9.12 acres, more or less.
Legal Description

The South 30 feet of Section 10, Township 24 South, Range 26 East lying East of Apopka–Vineland Road and West the the east right-of-way line of Right-of-Way for Official Records Book 715, Page 549, Public Records of Orange County, Florida, and the North 30 feet of Lots 5, 6, 7, 8, 9, 10, 11, and 12, MUNGER LAND COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat Book E, Pages 3, 7, 22, and 23, Public Records of Orange County, Florida in Section 15, Township 24 South, Range 26 East, Orange County, Florida.

Less existing rights-of-way

Containing 3.17 acres, more or less.

Special Purpose Survey

Sketch of Description

SEGMENT C

Surveyor's Notes:

This survey is not intended to represent a boundary survey. No corners were set and information shown herein is subject to field verification.

Legal descriptions were prepared by the surveyor from information supplied by client.

There may be other matters of record affecting the area shown herein that may be found in the public records of Orange County, Florida.

Lots shown herein were not abstracted for easements, ownership, or other matters of record by this firm.

The lake shores of Lake Butler and Big Sand Lake were taken from an aerial survey and are approximate in their location.

Roadway alignments were supplied by Miller-Benton Associates, Inc. (Project Engineer).

Prepared for: Gray, Harris & Robinson

GABRIEL- BELTON ASSOCIATES, INC.

Professional surveyors and mappers

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A portion of Sections 10, 14 and 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the northeast corner of said Section 14; thence run S 00°15'28" E, along the west line of said Section 14, a distance of 30.01 feet; thence run N 88°51'05" E, a distance of 28.22 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 430.00 feet and a central angle of 47°43'42"; thence on a chord bearing of S 28°49'18" W, run 358.20 feet along the arc of said curve to the point of reverse curvature with a curve, concave southeasterly, having a radius of 35.00 feet and a central angle of 83°44'16"; thence run northwesterly, along the arc of said curve, a distance of 27.25 feet to the point of reverse curvature with a curve, concave northeasterly, having a radius of 35.00 feet and a central angle of 90°24'18"; thence run southeasterly, along the arc of said curve, a distance of 327.68 feet to the point of tangency thereon; thence run N 00°24'18" W, a distance of 58.86 feet; thence run S 89°07'02" E, a distance of 30.06 feet to a point on the east line of said Section 10; thence run S 00°15'28" E, along the east line of said Section 10, a distance of 30.01 feet to the POINT OF BEGINNING.

Less existing rights-of-way

Containing 0.55 acres, more or less.

Special Purpose Survey
Sketch of Description

SMITH–BENNETT CONNECTOR

PREPARED FOR:
Gray, Harris & Robinson
GANUNG–BELTON ASSOCIATES, INC.
professional surveyors and mappers

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