

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

AUG 04 2015 NP/LC

DOC # 20150428518 B: 10968 P: 3616
08/17/2015 08:27 AM Page 1 of 13
Rec Fee: \$112.00
Deed Doc Tax: \$2,079.00
Mortgage Doc Tax: \$0.00
Intangible Tax: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

PREPARED BY AND AFTER RECORDING
RETURN TO:
Miranda F. Fitzgerald, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
Post Office Box 2809
Orlando, Florida 32802
Account #802

Project Name: TOWN CENTER – SCHOFIELD ROAD, PORTER ROAD, VALENCIA PARKWAY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed the 23rd day of June, 2015 by **E. ALLEN BOTTORFF, II** as Co-Trustee not individually, **KEITH HOUCK**, as Co-Trustee not individually, **AND JAMES J. WHEELER**, as Co-Trustee not individually, all as Co-Trustees of Trust Number One, created by that certain Roadway Land Trust Agreement dated November 30, 2006 and recorded in OR Book 9016, Page 4561, Public Records of Orange County, Florida, as amended by that certain Amended Roadway Land Trust Agreement recorded in OR Book 9878, Page 1991, and as affected by the Notice recorded in OR Book 10776, Page 632, Public Records of Orange County, Florida, whose address is c/o Keith Houck, 190 S. Orange Avenue, Orlando, Florida 32801, GRANTOR, and **ORANGE COUNTY**, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida, more particularly described as follows:

Exhibit A-1, Exhibit A-2, and Exhibit A-3 attached (the “Right-of-Way Property”)

Property Appraiser’s Parcel Identification Number:

31-23-27-0000-00-011
30-23-27-0000-00-016
30-23-27-0000-00-017
30-23-27-0000-00-018

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise pertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 04 2015 NP/LC

RECORDED ELECTRONICALLY
IN BOOK 10948 PAGE 3016
DATE 8/17/2015 at 8:27 a.m.
COUNTY Orange

PREPARED BY AND AFTER RECORDING
RETURN TO:
Miranda F. Fitzgerald, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
Post Office Box 2809
Orlando, Florida 32802
Account #802

Project Name: TOWN CENTER – SCHOFIELD ROAD, PORTER ROAD, VALENCIA PARKWAY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed the 23rd day of June, 2015 by **E. ALLEN BOTTORFF, II** as Co-Trustee not individually, **KEITH HOUCK**, as Co-Trustee not individually, **AND JAMES J. WHEELER**, as Co-Trustee not individually, all as Co-Trustees of Trust Number One, created by that certain Roadway Land Trust Agreement dated November 30, 2006 and recorded in OR Book 9016, Page 4561, Public Records of Orange County, Florida, as amended by that certain Amended Roadway Land Trust Agreement recorded in OR Book 9878, Page 1991, and as affected by the Notice recorded in OR Book 10776, Page 632, Public Records of Orange County, Florida, whose address is c/o Keith Houck, 190 S. Orange Avenue, Orlando, Florida 32801, GRANTOR, and **ORANGE COUNTY**, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida, more particularly described as follows:

Exhibit A-1, Exhibit A-2, and Exhibit A-3 attached (the "Right-of-Way Property")

Property Appraiser's Parcel Identification Number:

31-23-27-0000-00-011
30-23-27-0000-00-016
30-23-27-0000-00-017
30-23-27-0000-00-018

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise pertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that said land is not the homestead property of the GRANTOR and no member of the family of or any person legally or naturally dependent on the GRANTOR resides at said land; and, that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR, but against none other.

The conveyance made herein, however, is expressly made subject to: (i) real estate taxes accruing subsequent to December 31, 2014; and (ii) those matters set forth on Exhibit B attached hereto, provided that reference to such matters shall not operate to reimpose the same.

[The remainder of this page intentionally left blank]

(SIGNATURE BLOCKS ON FOLLOWING PAGES)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed, and delivered in our presence as witnesses:

[Signature]

Print Name: SOLANGE FERNANDEZ

[Signature]

Print Name: Judy Jackson

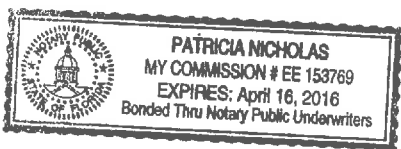
E. ALLEN BOTTORFF, II as Co-Trustee not individually of Trust Number One, created by that certain Roadway Land Trust Agreement recorded at OR Book 9016, Page 4561, Public Records of Orange County, Florida, as amended by that certain Amended Roadway Land Trust Agreement recorded at OR Book 9878, Page 1991, Public Records of Orange County, Florida.

[Signature]

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 18th day of June 2015 by E. Allen Bottorff, II as Co-Trustee not individually of Trust Number One, created by that certain Roadway Land Trust Agreement recorded at OR Book 9016, Page 4561, Public Records of Orange County, Florida, as amended by that certain Amended Roadway Land Trust Agreement recorded at OR Book 9878, Page 1991, Public Records of Orange County, Florida. He is personally known to me or has produced as identification.

(NOTARY STAMP)



[Signature]
Notary Public Signature
Patricia Nicholas
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No.: EE 153769
My Commission Expires: 4/16/16

(SIGNATURE BLOCKS CONTINUED ON FOLLOWING PAGES)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed, and delivered in our presence as witnesses:

[Signature]

Print Name: SOLANGE FERNANDEZ

Judy Jackson

Print Name: Judy Jackson

DEL PINO

KEITH HOUCK, as Co-Trustee not individually of Trust Number One, created by that certain Roadway Land Trust Agreement recorded at OR Book 9016, Page 4561, Public Records of Orange County, Florida, as amended by that certain Amended Roadway Land Trust Agreement recorded at OR Book 9878, Page 1991, Public Records of Orange County, Florida:

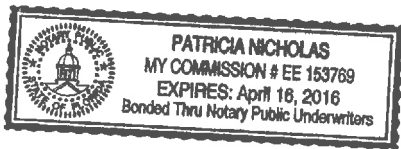
[Signature]

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 18th day of June 2015 by Keith Houck as Co-Trustee not individually of Trust Number One, created by that certain Roadway Land Trust Agreement recorded at OR Book 9016, Page 4561, Public Records of Orange County, Florida, as amended by that certain Amended Roadway Land Trust Agreement recorded at OR Book 9878, Page 1991, Public Records of Orange County, Florida. He is personally known to me or has produced _____ as identification.

(NOTARY STAMP)



Patricia Nicholas

Notary Public Signature

Patricia Nicholas

(Name typed, printed or stamped)

Notary Public, State of Florida

Commission No.: EE 153769

My Commission Expires: 4/16/16

(SIGNATURE BLOCKS CONTINUED ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed, and delivered in our presence as witnesses:

[Signature]

Print Name: Judy Salerno

[Signature]

Print Name: Lauren Semanco

JAMES J. WHEELER, as Co-Trustee not individually of Trust Number One, created by that certain Roadway Land Trust Agreement recorded at OR Book 9016, Page 4561, Public Records of Orange County, Florida, as amended by that certain Amended Roadway Land Trust Agreement recorded at OR Book 9878, Page 1991, Public Records of Orange County, Florida

[Signature]

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 23rd day of June 2015 by James J. Wheeler as Co-Trustee not individually of Trust Number One, created by that certain Roadway Land Trust Agreement recorded at OR Book 9016, Page 4561, Public Records of Orange County, Florida, as amended by that certain Amended Roadway Land Trust Agreement recorded at OR Book 9878, Page 1991, Public Records of Orange County, Florida. He is personally known to me or has produced _____ as identification.

(NOTARY STAMP)

[Signature]
Notary Public Signature

(Name typed, printed or stamped)
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

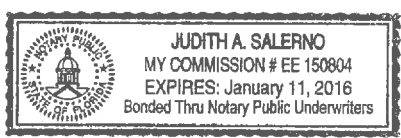


Exhibit A-1

SKETCH OF DESCRIPTION

(SEE SHEET 2 FOR SKETCH)

DESCRIPTION:

That part of the Southwest 1/4 of Section 30, Township 23 South, Range 27 East, Orange County, Florida, described as follows:

Begin at the West 1/4 corner of said Section 30; thence run S00°06'21"W along the West line of said Southwest 1/4 for a distance of 42.50 feet; thence, departing said West line, run N89°48'55"E for a distance of 1005.40 feet to the point of curvature of a curve concave Northerly having a radius of 1188.50 feet, a chord bearing of N82°07'40"E, and a chord distance of 317.86 feet; thence run Northeasterly along the arc of said curve through a central angle of 15°22'11" for a distance of 318.82 feet to the North line of the aforesaid Southwest 1/4; thence run S89°48'45"W along said North line for a distance of 1320.19 feet to the POINT OF BEGINNING.

Containing 1.187 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

I hereby certify that this sketch, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. McINTOSH ASSOCIATES, INC.

Keith Ruddick 9-28-2011

KEITH RUDDICK
Florida Registered Surveyor and Mapper
Certificate No. 2617

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S NOTES:

- This is not a boundary survey.
- Bearings based on the South line of the Southwest 1/4 of Section 30, Township 23 South, Range 27 East, Orange County, Florida, being S89°49'12"W, an assumed meridian.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.



DONALD W. McINTOSH
ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

PREPARED FOR:

FOX HEARTLAND, LLC

PORTER ROAD EXTENSION - VALENCIA COMMUNITY COLLEGE

REVISIONS:

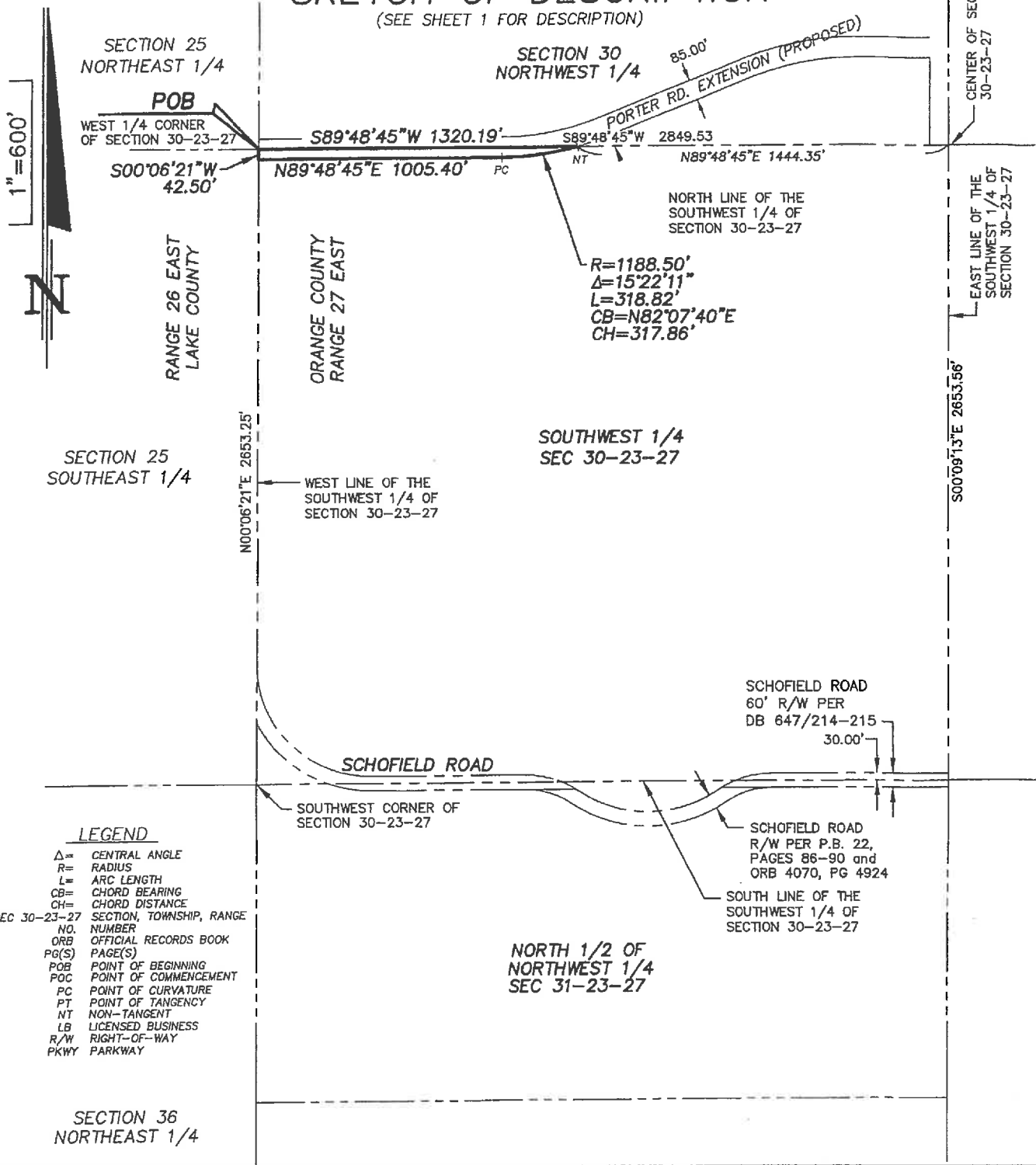
9/28/11 REVISED CERTIFICATION

| | | | | | |
|-----------------------|-------------------------|---------------------------|----------------------|----------------|--------------------------|
| DRAWN BY: <u>P.T.</u> | CHECKED BY: <u>P.T.</u> | JOB NO. <u>26144.0005</u> | SCALE <u>1"=600'</u> | SHEET <u>1</u> | DWG NO. <u>CS#06-633</u> |
| DATE: <u>10/27/06</u> | DATE: <u>10/30/06</u> | | | OF <u>2</u> | |

File Name: f:\proj2006\26144\sdwg\sod\Valencia-RWs.dwg

SKETCH OF DESCRIPTION

(SEE SHEET 1 FOR DESCRIPTION)



LEGEND

- Δ = CENTRAL ANGLE
- R= RADIUS
- L= ARC LENGTH
- CB= CHORD BEARING
- CH= CHORD DISTANCE
- SEC 30-23-27 SECTION, TOWNSHIP, RANGE
- NO. NUMBER
- ORB OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- NT NON-TANGENT
- LB LICENSED BUSINESS
- R/W RIGHT-OF-WAY
- PKWY PARKWAY



DONALD W. MCINTOSH
ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

PREPARED FOR:

FOX HEARTLAND, LLC

PORTER ROAD EXTENSION - VALENCIA COMMUNITY COLLEGE

REVISIONS:

| | | | | | |
|----------------|------------------|------------|---------|---------|-----------|
| DRAWN BY: P.T. | CHECKED BY: P.T. | JOB NO. | SCALE | SHEET 2 | DWG NO. |
| DATE: 10/27/06 | DATE: 10/30/06 | 26144.0005 | 1"=600' | OF 2 | CS#06-633 |

File Name: f:\proj2006\26144\sdwg\sod\Valencia-RWs.dwg

Exhibit A-2

SKETCH OF DESCRIPTION

(SEE SHEET 2 FOR SKETCH)

DESCRIPTION:

That part of the Southwest 1/4 of Section 30, Township 23 South, Range 27 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of said Southwest 1/4; thence run N00°09'13"W along the East line of said Southwest 1/4 for a distance of 30.00 feet to the POINT OF BEGINNING; thence continue N00°09'13"W along said East line for a distance of 2623.60 feet; thence run S89°48'45"W along the North line of said Southwest 1/4 for a distance of 85.00 feet; thence, departing said North line, run S00°09'13"E for a distance of 2598.58 feet; thence run S44°50'00"W for a distance of 35.36 feet to the North Right-of-way line of existing Schofield Road, said Right-of-way line according to Deed Book 647, Pages 214 through 215, recorded in the Public Records of Orange County, Florida; thence N89°49'12"E along said North right-of-way line for a distance of 110.00 feet to the POINT OF BEGINNING.

Containing 5.127 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

SURVEYOR'S NOTES:

- This is not a boundary survey.
- Bearings based on the South line of the Southwest 1/4 of Section 30, Township 23 South, Range 27 East, Orange County, Florida, being S89°49'12"W, an assumed meridian.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm. Any and all existing easements shown hereon were provided by others and are for informational purposes only. There may be other documents, either private or in the Public Records, which may affect the property.

I hereby certify that this sketch, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. McINTOSH ASSOCIATES, INC.

Handwritten signature and date 9-21-2011

KEITH RUDDICK
Florida Registered Surveyor and Mapper
Certificate No. 2617

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

9/21/11 REVISED CERTIFICATION



DONALD W. McINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

PREPARED FOR:

FOX HEARTLAND, LLC

VALENCIA PKWY 85' R/W - VALENCIA COMMUNITY COLLEGE

REVISIONS: 07/31/08 - CORRECTED ACREAGE IN DESCRIPTION;
07/08/09 - ADDED EXISTING EASEMENTS AS SHOWN;
CORRECTED DISTANCE IN DESCRIPTION;
AMENDED SURVEYOR'S NOTES;

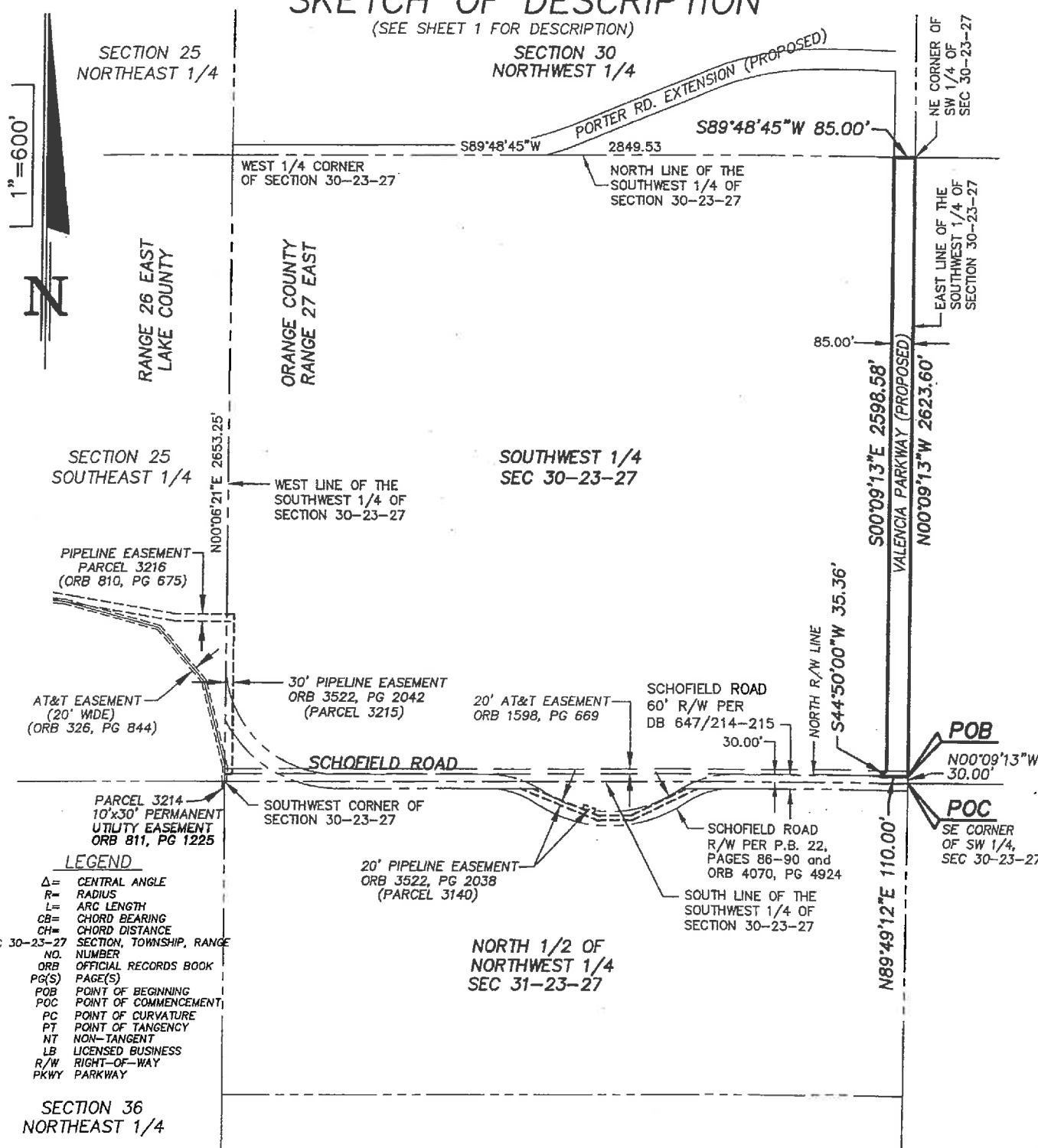
Table with 4 columns: DRAWN BY: P.T., CHECKED BY: P.T., JOB NO. 26144.0005, SCALE 1"=600'

Table with 2 columns: SHEET 1 OF 2

DWG NO. CS#06-634

SKETCH OF DESCRIPTION

(SEE SHEET 1 FOR DESCRIPTION)



LEGEND

- Δ= CENTRAL ANGLE
- R= RADIUS
- L= ARC LENGTH
- CB= CHORD BEARING
- CH= CHORD DISTANCE
- SEC 30-23-27 SECTION, TOWNSHIP, RANGE
- NO. NUMBER
- ORB OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- NT NON-TANGENT
- LB LICENSED BUSINESS
- R/W RIGHT-OF-WAY
- PKWY PARKWAY

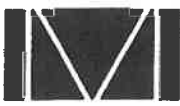
| | | | | | |
|---|--|------------------------------------|-----------------------|---|-----------------|
|  | DONALD W. McINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068 CERTIFICATE OF AUTHORIZATION NO. LB68 | | | PREPARED FOR: FOX HEARTLAND, LLC VALENCIA PKWY 85' R/W - VALENCIA COMMUNITY COLLEGE REVISIONS: 07/31/08 - CORRECTED ACREAGE IN DESCRIPTION; 07/08/09 - ADDED EXISTING EASEMENTS AS SHOWN; CORRECTED DISTANCE IN DESCRIPTION; AMENDED SURVEYOR'S NOTES; | |
| | DRAWN BY: P.T. DATE: 10/27/06 | CHECKED BY: P.T. DATE: 10/30/06 | JOB NO. 26144.0005 | SCALE 1"=600' | SHEET 2 OF 2 |

Exhibit A-3

SKETCH OF DESCRIPTION

(SEE SHEETS 3 AND 4 FOR SKETCH)

NEW RIGHT-OF-WAY AREA EXCLUSIVE OF EXISTING SCHOFIELD ROAD RIGHT-OF-WAY

DESCRIPTION:

That part Section 30, Township 23 South, Range 27 East, and that part of the North 1/2 of the Northwest 1/4 of Section 31, Township 23 South, Range 27 East, Orange County, Florida, described as follows:

PART "A"

Commence at the Northeast corner of said North 1/2 of the Northwest 1/4; thence run S00°12'15"W along the East line of said North 1/2 of the Northwest 1/4 for a distance of 30.00 feet to the POINT OF BEGINNING; thence continue S00°12'15"W along said East line for a distance of 60.00 feet; thence, departing said East line, run S89°49'12"W for a distance of 926.97 feet to a point on a non-tangent curve concave Northwestery and being on the Southerly right-of-way line of existing Schofield Road, said Schofield Road as shown on the plat of "SHELL POND ESTATES", said plat recorded in Plat Book 22, Pages 86 through 90, in the Public Records of Orange County, Florida, said Schofield Road also as described in a "Resolution Vacating and Annuling Plat" recorded in Official Records Book 4070, Page 4924 of said Public Records; thence Northeastery along said Southerly right-of-way line and along the arc of said curve having a radius of 560.00 feet, a chord bearing of N55°25'49"E, a chord distance of 0.77 feet, through a central angle of 00°04'45" for a distance of 0.77 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 340.00, a chord bearing of N72°36'19"E and a chord distance of 201.25 feet; thence run Northeastery along said Southerly right-of-way line and along the arc of said curve through a central angle of 34°25'46" for a distance of 204.31 feet to the point of tangency; thence N89°49'12"E along said Southerly right-of-way line for a distance of 734.50 feet to the POINT OF BEGINNING.

Containing 1.192 acres more or less.

AND:

PART "B"

Commence at the Northeast corner of the North 1/2 of the Northwest 1/4 of Section 31, Township 23 South, Range 27 East, Orange County, Florida; thence S89°49'12"W along the South line of the Southwest 1/4 of Section 30, Township 23 South, Range 27 East, Orange County, Florida, said South line also being the North line of said North 1/2 of the Northwest 1/4 of said Section 31, for a distance of 2861.54 feet to the Southwest corner of said Section 30; thence N00°06'21"E along the West line of the Southwest 1/4 of said Section 30 for a distance of 684.40 feet to the POINT OF BEGINNING; thence, continue

(CONTINUED ON SHEET 2)

I hereby certify that this sketch, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

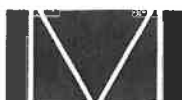
DONALD W. McINTOSH/ASSOCIATES, INC.

KEITH RUDDICK 7-14-2011
Florida Registered Surveyor and Mapper
Certificate No. 2617

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S NOTES:

- This is not a boundary survey.
- Bearings based on the South line of the Southwest 1/4 of Section 30, Township 23 South, Range 27 East, Orange County, Florida, being S89°49'12"W, an assumed meridian.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.



DONALD W. McINTOSH
ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

PREPARED FOR:

FOX HEARTLAND, LLC
NEW R/W PORTIONS - PROPOSED KARL KAHLERT PKWY

REVISIONS:
7-13-2011 ADDED SUMTER ELECTRIC EASEMENTS
6-27-2011 REVISED CERTIFICATION BLOCK

| | | | | | |
|-----------------------|-------------------------|-------------------|----------------|----------------|------------------|
| DRAWN BY: <u>P.T.</u> | CHECKED BY: <u>P.T.</u> | JOB NO. | SCALE | SHEET <u>1</u> | DWG NO. |
| DATE: <u>07/29/08</u> | DATE: <u>07/30/08</u> | <u>26144.0005</u> | <u>1"=600'</u> | OF <u>4</u> | <u>CS#08-283</u> |

SKETCH OF DESCRIPTION

(SEE SHEETS 3 AND 4 FOR SKETCH)

(CONTINUED FROM SHEET 1)

N00°06'21"E along said West line, 141.14 feet to a non-tangent curve concave Southwesterly having a radius of 1700.00 feet and a chord bearing of S56°21'24"E; thence, departing said West line, run Southeasterly along the arc of said curve through a central angle of 06°06'07" for a distance of 181.05 feet to the point of tangency; thence S53°18'20"E, 710.45 feet to the point of curvature of a curve concave Northerly having a radius of 1342.00 feet and a chord bearing of S71°44'34"E; thence Easterly along the arc of said curve through a central angle of 36°52'27" for a distance of 863.68 feet to the point of tangency; thence N89°49'12"E, 598.79 feet to the Northerly right-of-way line of existing Schofield Road, said Schofield Road as shown on the plat of "SHELL POND ESTATES", said plat recorded in Plat Book 22, Pages 86 through 90, in the Public Records of Orange County, Florida, said Schofield Road also as described in a "Resolution Vacating and Annulling Plat" recorded in Official Records Book 4070, Page 4924 of said Public Records, and to the point of cusp of a curve concave Southerly having a radius of 400.00 feet and a chord bearing of S72°36'19"W; thence Westerly along said Northerly right-of-way line and along the arc of said curve through a central angle of 34°25'46" for a distance of 240.36 feet to the point of reverse curvature of a curve concave Northerly having a radius of 500.00 feet and a chord bearing of S89°49'13"W; thence Westerly along said Northerly right-of-way line and along the arc of said curve through a central angle of 68°51'33" for a distance of 600.91 feet to the point of reverse curvature of a curve concave Southerly having a radius of 400.00 feet and a chord bearing of N72°57'54"W; thence Westerly along said Northerly right-of-way line and along the arc of said curve through a central angle of 34°25'47" for a distance of 240.37 feet to the point of tangency; thence S89°49'12"W along said Northerly right-of-way line, 161.14 feet to a non-tangent curve concave Northeasterly having a radius of 1462.00 feet and a chord bearing of N60°03'19"W; thence departing said Northerly right-of-way line, run Northwesterly along the arc of said curve through a central angle of 13°29'57" for a distance of 344.45 feet to the point of tangency; thence N53°18'20"W, 710.45 feet to the point of curvature of a curve concave Southwesterly having a radius of 1580.00 feet and a chord bearing of N55°03'29"W; thence Northwesterly along the arc of said curve through a central angle of 03°30'16" for a distance of 96.64 feet to the POINT OF BEGINNING.

Containing 5.667 acres more or less.

AND:

PART "C"

Commence at the Northeast corner of said North 1/2 of the Northwest 1/4 of said Section 31; thence S00°12'15"W along the East line of said North 1/2, 30.00 feet to the Southerly right-of-way line of existing Schofield Road, said Schofield Road as shown on the plat of "SHELL POND ESTATES", said plat recorded in Plat Book 22, Pages 86 through 90, in the Public Records of Orange County, Florida, said Schofield Road also as described in a "Resolution Vacating and Annulling Plat" recorded in Official Records Book 4070, Page 4924 of said Public Records; thence, departing said East line, S89°49'12"W along said Southerly right-of-way line, 734.50 feet to the point of curvature of a curve concave Southeasterly having a radius of 340.00 feet and a chord bearing of S72°36'19"W; thence run Southwesterly along said Southerly right-of-way line and along the arc of said curve through a central angle of 34°25'46" for a distance of 204.31 feet to the point of reverse curvature of a curve concave Northerly having a radius of 560.00 feet and a chord bearing of S89°49'13"W; thence run Westerly along said Southerly right-of-way line and along the arc of said curve through a central angle of 68°51'33" for a distance of 673.02 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 340.00 feet and a chord bearing of N59°49'24"W; thence run Northwesterly along said Southerly right-of-way line and along the arc of said curve through a central angle of 08°08'47" for a distance of 48.34 feet to the POINT OF BEGINNING; thence continue Northwesterly along said Southerly right-of-way line and along the arc of said curve having a radius of 340.00 feet and now with a chord bearing of N76°39'30"W, through a central angle of 25°31'26" for a distance of 151.46 feet to a point on a non-tangent curve concave Northeasterly having a radius of 1462.00 feet and a chord bearing of S76°39'30"E; thence, departing said Southerly right-of-way line, run Southeasterly along the arc of said curve through a central angle of 05°53'22" for a distance of 150.28 feet to the POINT OF BEGINNING.

Containing 0.024 acres more or less.

The foregoing Parts "A", "B" and "C" together containing 6.883 acres more or less and being subject to any rights-of-way, restrictions and easements of record.



DONALD W. MCINTOSH
ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

PREPARED FOR:

FOX HEARTLAND, LLC
NEW R/W PORTIONS - PROPOSED KARL KAHLERT PKWY

REVISIONS:

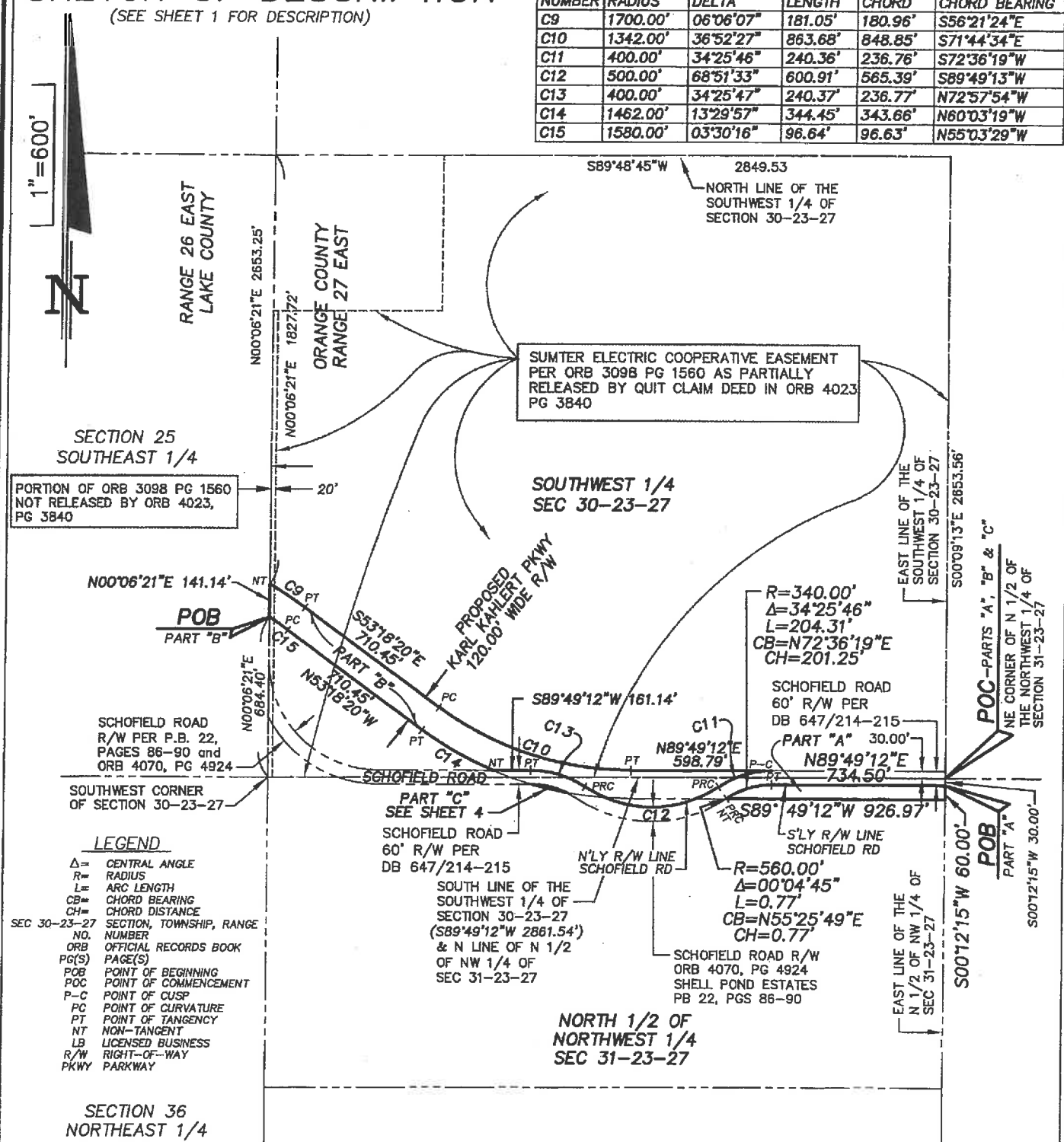
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|-----------------------|-------------------------|------------------------------|-------------------------|----------------|-----------------------------|
| DRAWN BY: <u>P.T.</u> | CHECKED BY: <u>P.T.</u> | JOB NO. <u>26144.0005</u> | SCALE <u>1"=600'</u> | SHEET <u>2</u> | DWG NO. <u>CS#08-283</u> |
| DATE: <u>07/29/08</u> | DATE: <u>07/30/08</u> | | | OF <u>4</u> | |

SKETCH OF DESCRIPTION

(SEE SHEET 1 FOR DESCRIPTION)

CURVE TABLE (THIS SHEET ONLY):

| NUMBER | RADIUS | DELTA | LENGTH | CHORD | CHORD BEARING |
|--------|----------|-----------|---------|---------|---------------|
| C9 | 1700.00' | 06°06'07" | 181.05' | 180.96' | S56°21'24"E |
| C10 | 1342.00' | 36°52'27" | 863.68' | 848.85' | S71°44'34"E |
| C11 | 400.00' | 34°25'46" | 240.36' | 236.76' | S72°36'19"W |
| C12 | 500.00' | 68°51'33" | 600.91' | 565.39' | S89°49'13"W |
| C13 | 400.00' | 34°25'47" | 240.37' | 236.77' | N72°57'54"W |
| C14 | 1462.00' | 13°29'57" | 344.45' | 343.66' | N60°03'19"W |
| C15 | 1580.00' | 03°30'16" | 96.64' | 96.63' | N55°03'29"W |



LEGEND

- Δ= CENTRAL ANGLE
- R= RADIUS
- L= ARC LENGTH
- CB= CHORD BEARING
- CH= CHORD DISTANCE
- SEC 30-23-27 SECTION, TOWNSHIP, RANGE
- NO. NUMBER
- ORB OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- P-C POINT OF CUSP
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- NT NON-TANGENT
- LB LICENSED BUSINESS
- R/W RIGHT-OF-WAY
- PKWY PARKWAY

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REVISIONS:

| | | | |
|-----------------------|-------------------------|---------------------------|----------------------|
| DRAWN BY: <u>P.T.</u> | CHECKED BY: <u>P.T.</u> | JOB NO. <u>26144.0005</u> | SCALE <u>1"=600'</u> |
| DATE: <u>07/29/08</u> | DATE: <u>07/30/08</u> | | |

SHEET 3
OF 4

DWG NO. CS#08-283

Exhibit B

1. Easement granted to American Telephone and Telegraph Company recorded in Official Records Book 1598, page 669. (Affects Trust Parcel A-2 and Trust Parcel A-3 Part B)
2. Right-of-Way Easement granted to Sumter Electric Cooperative, Inc. recorded in Official Records Book 3098, page 1560, as partially released by the Quit Claim Deed recorded in Official Records Book 4023, page 3840. (Affects Trust Parcel A-3, Part B)
3. Pipeline Easements granted to the County of Orange recorded in Official Records Book 3522, page 2038 and Official Records Book 3522, page 2042. (Affects Trust Parcel A-3)
4. Right-of-Way Easement granted to Sumter Electric Cooperative, Inc. recorded in Official Records Book 3974, page 137. (Affects Trust Parcel A-1 and Trust Parcel A-3, Part B)
5. Terms, conditions, and provisions of Valencia Community College PD Adequate Public Facilities Agreement (Town Center) by and among Orange County, Fox Heartland, LLC, Fox Kay, LLC, Fox Common, LLC and The District Board of Trustees of Valencia Community College, recorded November 29, 2006 in Official Records Book 8990, Page 4406. (Affects all Parcels)
6. Terms, conditions, provisions and easements as set forth in the Access Easement granted to The District Board of Trustees of Valencia Community College, Florida, dated November 30, 2006 and recorded in Official Record Book 9016, page 4531, as affected by the Supplemental Access Easement recorded May 28, 2009 in Official Records Book 9878, page 1969. (Affects all Parcels)
7. Terms, conditions, provisions and easements as set forth in the Access Easement granted to Fox Heartland, LLC, Fox Kay, LLC and Fox Common, LLC, dated November 30, 2006 and recorded in Official Record Book 9016, page 4619, as affected by the Supplemental Access Easement recorded May 28, 2009 in Official Records Book 9878, page 2012. (Affects all Parcels)
8. Terms and provisions of the Right-of-Way Conveyance Agreement among Orange County, Fox Heartland, LLC, Fox Kay, LLC, Fox Common, LLC and Island Tree, LLC recorded March 11, 2011 in Official Records Book 10184, page 1403, as modified by the First Amendment to Right-of-Way Conveyance Agreement recorded in Official Records Book 10851, page 669. (Affects all Parcels)