

APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS AT THEIR MEETING

SEP 18 1989

3420443 ORANGE CO. FL.
11:11:20AM 01/05/90

OR4146PG4190

DEED

THIS INDENTURE, made this 31st day of AUGUST,
A.D., 1989, between MIRANDA R. SMITH, DOSIA M. SMITH, HANNAH
L. SMITH and SeBELLE SMITH DYMMEK, as parties of the first part,
for and in consideration of \$10.00 and other valuable
considerations paid, receipt of which is hereby acknowledged,
do hereby grant, bargain, sell, and convey unto the County of
Orange, State of Florida, as party of the second part, its successors
and assigns, the following described land, situate, lying and
being in the County of Orange, State of Florida, to-wit:

Description

From the Southwest corner of the Northeast
1/4 of the Southeast 1/4 of Section 11, Township
24 South, Range 28 East, Orange County, Florida,
run South 89 degrees 59 minutes 53 seconds
East 695.39 feet along the South boundary
of said Northeast 1/4 of the Southeast 1/4
to a point on a non-tangent curve concave
Northwesterly and having a radius of 1150.04
feet; thence from a tangent bearing of North
38 degrees 23 minutes 27 seconds East run
Northeasterly 177.92 feet along the arc of
said curve, through a central angle of 08
degrees 51 minutes 51 seconds to the end
of said curve; thence run North 37 degrees
58 minutes 16 seconds East 61.36 feet to
the Westerlymost corner of that certain parcel
of land as described and recorded in paragraph
C of Official Records Book 608, Page 495,
Public Records of Orange County, Florida,
said Westerlymost corner being a point on
a non-tangent curve concave Northwesterly
and having a radius of 2599.93 feet; thence
from a tangent bearing of North 32 degrees
26 minutes 23 seconds East run Northeasterly
22.58 feet along the arc of said curve and
the Northwesterly boundary of said parcel
of land, through a central angle of 00 degrees
29 minutes 51 seconds for the POINT OF BEGINNING;
thence continue Northeasterly 170.01 feet
along the arc of said curve and said North-
westerly boundary, through a central angle
of 03 degrees 44 minutes 48 seconds; thence
run South 74 degrees 25 minutes 04 seconds
West 34.77 feet; thence run North 59 degrees
38 minutes 07 seconds West 96.00 feet to
the beginning of a tangent curve concave
Northeasterly, having a radius of 513.69
feet and an intersection angle of 23 degrees
21 minutes 42 seconds; thence run Northwesterly
209.45 feet along the arc of said curve;
thence run South 53 degrees 43 minutes 35
seconds West 120.00 feet to a point on a
non-tangent curve concave Northeasterly and
having a radius of 633.69 feet; thence from
a tangent bearing of South 36 degrees 16
minutes 25 seconds East run Southeasterly
258.38 feet along the arc of said curve through
a central angle of 23 degrees 21 minutes
42 seconds to the end of said curve; thence
run South 59 degrees 38 minutes 07 seconds
East 96.62 feet; thence run South 13 degrees
59 minutes 04 seconds East 34.95 feet to
the POINT OF BEGINNING.

MARTHA O. HAYNE,
Orange County
Comptroller
By Deputy Clerk

Rec Fee \$ 25.00
Add Fee \$ 3.50
Doc Tax \$ 5.50
Int Tax \$ 29.05
Total \$

RETURN TO REAL ESTATE
MANAGEMENT DEPARTMENT

TOGETHER WITH: Upon the completion of the construction of the realignment of Turkey Lake Road on the above-described property, all rights of ingress and egress along the following northeastern and southwestern boundaries of the above-described property between Grantor's remaining property and the road constructed on the above-described property: The 209.45 foot segment, the 96.00 foot segment, the 34.77 foot segment, the 258.38 foot segment, the 96.62 foot segment and the 34.95 foot segment. No rights of ingress or egress along the northwestern and southeastern boundaries are included in this description.

SUBJECT TO: That certain Orange County Drainage Easement as described and recorded in Deed Book 454, Page 495, Public Records of Orange County, Florida.

AND ALSO SUBJECT TO: Easements, and taxes for 1989 and subsequent years.

AND ALSO SUBJECT TO: Notwithstanding anything herein contained, Grantor's reserve and have the right of ingress and egress to the existing Turkey Lake Road and Central Florida Parkway across the above-described property until completion of construction of the realignment of Turkey Lake Road.

REVERSION: If an on-ramp providing access to Interstate 4 is not fully constructed and located, in part, on the property described in the attached Exhibit 1 on or before January 1, 1992, the title to the lands conveyed hereunder shall revert to Grantor at Grantor's option. Grantor must exercise their option (right of entry) on or before January 1, 1995, or said option shall terminate.

NON-WAIVER: The dedication of the above-described property does not and shall not constitute the Grantor's waiver, release or conveyance of any rights or claims of Grantor pertaining to Grantor's remaining lands.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever: and the said parties of the first part do hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through, under, or against Grantor.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, this 31st day of August, 1989.
Signed, sealed, and delivered
in the presence of:

Sally Rudolph
1/2 2.11

Miranda R. Smith
MIRANDA R. SMITH

Laquelline L. Bass
William J. Lucas

Doria M. Smith
DOSIA M. SMITH

OR4146PG4191

Jaqueline I. Bass
William J. Lucas

Hannah L. Smith
HANNAH L. SMITH

Jaqueline I. Bass
William J. Lucas

SeBelle Smith Dymek
SeBELLE SMITH DYMMEK

STATE OF FLORIDA
COUNTY OF OSCEOLA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MIRANDA R. SMITH, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 31st day of August, 1989.

Jaqueline I. Bass
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF ORANGE

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR. 21, 1993
BONDED THROUGH ASHTON AGENCY, INC.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared DOSIA M. SMITH, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 31st day of August, 1989.

Jaqueline I. Bass
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF ORANGE

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR. 21, 1993
BONDED THROUGH ASHTON AGENCY, INC.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared HANNAH L. SMITH, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 31st day of August, 1989.

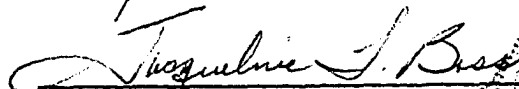
Jaqueline I. Bass
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR. 21, 1993
BONDED THROUGH ASHTON AGENCY, INC.

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared SEBELLE SMITH DYMMEK, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 31st day of August, 1989.


NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA-AT-LARGE
MY COMMISSION EXPIRES MAR. 21, 1993
BONDED THROUGH ASHTON AGENCY, INC.

OR4146 PG4193

DESCRIPTION
(Parcel 101)

From the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 24 South, Range 28 East, Orange County, Florida run South 89 degrees 25 minutes 06 seconds East 1033.34 feet along the North boundary of said Northwest 1/4 of the Northeast 1/4 for the POINT OF BEGINNING; thence run North 36 degrees 49 minutes 49 seconds East 9.36 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 6853.21 feet; thence from a tangent bearing of North 35 degrees 35 minutes 26 seconds East run Northeasterly 502.45 feet along the arc of said curve, through a central angle of 04 degrees 12 minutes 02 seconds to a point on a non-tangent curve concave Southeastly and having a radius of 2535.08 feet; thence from a tangent bearing of North 24 degrees 56 minutes 12 seconds East run Northeasterly 978.91 feet along the arc of said curve, through a central angle of 22 degrees 07 minutes 29 seconds to the beginning of a reverse curve concave Northwesterly, having a radius of 1150.04 feet and an intersection angle of 17 degrees 32 minutes 05 seconds; thence run Northeasterly 351.95 feet along the arc of said curve to the end of said curve; thence run North 37 degrees 58 minutes 16 seconds East 61.36 feet to the Westerly most corner of that certain parcel of land as described and recorded in paragraph C of Official Records Book 608, Page 495, Public Records of Orange County, Florida; thence run South 39 degrees 57 minutes 02 seconds East 120.40 feet along the Southwesterly boundary of said parcel of land to a point on the Northwesterly right-of-way line of State Road No. 400 (Interstate #4) as described and recorded in paragraph A of the aforesaid Official Records Book 608, Page 495; said Northwesterly right-of-way line being a non-tangent curve concave Northwesterly and having a radius of 2714.93 feet; thence from a tangent bearing of South 33 degrees 12 minutes 30 seconds West run Southwesterly 254.54 feet along the arc of said curve and said Northwesterly right-of-way line as described and recorded in paragraph A of the aforesaid Official Records Book 608, Page 495 and in paragraph A of Official Records Book 608, Page 489, Public Records of Orange County, Florida, through a central angle of 05 degrees 22 minutes 18 seconds to the end of said curve; thence run South 38 degrees 37 minutes 04 seconds West 1585.85 feet along said Northwesterly right-of-way line to a point on the aforesaid North boundary of the Northwest 1/4 of the Northeast 1/4, said point being South 89 degrees 25 minutes 06 seconds East 1081.32 feet from the Northwest corner thereof; thence continue South 38 degrees 37 minutes 04 seconds West 1240.46 feet along said Northwesterly right-of-way line; thence run North 36 degrees 49 minutes 49 seconds East 1211.49 feet to the Point of Beginning.

CONTAINING: 5.324 Acres, more or less.

Revised: May 5, 1989
Revised: April 19, 1989
March 10, 1989
Sheet 2 of 3 Sheets
Job #27714-101

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

EXHIBIT "1"
Page 1

OR 4 | 46 PG 4 | 94



DESCRIPTION (Parcel 101)
(Continued)

TOGETHER WITH: All rights of ingress ^{and} egress, light, air and view ^{and all rights of} between the grantor's remaining property and any facility constructed on the above described property.

necessary for the
currently proposed ramp
and its required appurtenances
as it is now designed.

SUBJECT TO: That certain Orange County Drainage Easement as described and recorded in Deed Book 455, Page 495, Public Records of Orange County, Florida.

ALSO SUBJECT TO: That certain Ingress and Egress Easement as described and recorded in Official Records Book 919, Page 160, Public Records of Orange County, Florida.

AND ALSO SUBJECT TO: Easements.

Revised: May 5, 1989
Revised: April 19, 1989
March 10, 1989
Sheet 3 of 3 Sheets
Job #27714-101.

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

EXHIBIT "1"
Page 2

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RECORDED & RECORD VERIFIED

Martha O. Haynie
County Controller, Orange Co., FL

