

LEGAL DESCRIPTION:

( ENTIRE CDD DISTRICT BOUNDARY )

A parcel of land comprising portions of Section 32, Township 23 South, Range 31 East, Section 5, Township 24 South, Range 31 East, Orange County, Florida.

Being more particularly described as follows:

BEGIN at the Northwest corner of the Northwest 1/4 of aforesaid Section 5 thence run South 01°16'14" East along the West line of said Northwest 1/4 of Section 5 for a distance of 1081.47 feet to a point on the Northerly right-of-way line of Dowden Road, per Official Records Book 9793, Page 575 of aforesaid Public Records Public Records of Orange County, Florida; thence departing said West line run the following courses and distances along said Northerly right-of-way line; South 55°02'27" East for a distance of 688.52 feet; thence run North 35°23'52" East for a distance of 215.89 feet; thence run South 81°53'45" East for a distance of 104.74 feet; thence run South 39°27'38" East for a distance of 113.58 feet; thence run South 49°28'24" East for a distance of 56.85 feet; thence run South 27°37'49" East for a distance of 102.73 feet; thence run South 73°50'01" East for a distance of 59.14 feet; thence run South 77°15'43" East for a distance of 62.93 feet; thence run South 79°47'14" East for a distance of 94.79 feet to a point of curvature of a curve concave Northerly having a radius of 134.00 feet; thence run Northeasterly along said curve through a central angle of 59°11'56" for an arc distance of 138.45 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 2229.12 feet; thence run Northeasterly along said curve through a central angle of 5°37'25" for an arc distance of 218.79 feet; thence run North 48°08'54" East for a distance of 127.68 feet; thence run North 03°06'06" West for a distance of 60.32 feet; thence run North 45°14'14" East for a distance of 36.60 feet; thence run North 61°54'38" East for a distance of 95.02 feet; thence run North 73°48'39" East for a distance of 72.32 feet; thence run South 63°22'15" East for a distance of 29.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 735.50 feet; thence from a tangent bearing of North 64°16'22" East run Northeasterly along said curve through a central angle of 9°54'29" for an arc distance of 127.19 feet; thence run North 17°48'49" West for a distance of 52.30 feet to a point on a non-tangent curve concave Southeasterly having a radius of 63.00 feet; thence from a tangent bearing of North 17°49'22" West run Northeasterly along said curve through a central angle of 66°26'58" for an arc distance of 73.07 feet to a point on a non tangent curve concave Southeasterly having a radius of 253.10 feet; thence from a tangent bearing of North 45°26'05" East run Northeasterly along said curve through a central angle of 12°56'18" for an arc distance of 57.15 feet to a point on a non tangent curve concave Southeasterly having a radius of 301.20 feet; thence from a tangent bearing of North 58°25'18" East run Northeasterly along said curve through a central angle of 9°05'57" for an arc distance of 47.83 feet to a point of compound curvature of a curve concave Southeasterly having a radius of 453.47; thence from a tangent bearing of North 68°18'43" East run Northeasterly along said curve through a central angle of 8°48'00" for an arc distance of 69.65 feet to a point on a non tangent curve concave Southeasterly having a radius of 624.69 feet; thence from a tangent bearing of North 75°53'57" East run Northeasterly along said curve through a central angle of 5°44'15" for an arc distance of 62.56 feet to a point on a non tangent curve concave Southerly having a radius of 379.53 feet; thence from a tangent bearing of North 81°49'26" East run Northeasterly along said curve through a central angle of 5°28'55" for an arc distance of 36.31 feet to a point on a non tangent curve concave Southerly having a radius of 526.65 feet; thence from a tangent bearing of North 87°37'57" East run Southeasterly along said curve through a central angle of 5°17'01" for an arc distance of 48.57 feet; thence run South 87°42'36" East for a distance of 28.19 feet to a point on a non-tangent curve concave Northerly having a radius of 506.80 feet; thence from a tangent bearing of South 87°21'08" East run Southeasterly along said curve through a central angle of 4°10'30" for an arc distance of 36.93 feet; thence run North 87°31'20" East for a distance of 26.00 feet to a point on a non-tangent curve concave Southerly having a radius of 603.46 feet; thence from a tangent bearing of North 86°19'49" East run Northeasterly along said curve through a central angle of 2°30'09" for an arc distance of 26.36 feet to a point on a non tangent curve concave Southwesterly having a radius of 104.27 feet; thence from a tangent bearing of North 89°07'15" East run Southeasterly along said curve through a central angle of 20°24'54" for an arc distance of 37.15 feet to a point on a non tangent curve concave Southwesterly having a radius of 215.27 feet; thence from a tangent bearing of South 68°35'06" East run

Southeasterly along said curve through a central angle of 19°33'40" for an arc distance of 73.49 feet to a point on a non tangent curve concave Southwesterly having a radius of 364.46 feet; thence from a tangent bearing of South 48°53'24" East run Southeasterly along said curve through a central angle of 6°27'22" for an arc distance of 41.07 feet; thence run South 35°27'54" East for a distance of 89.03 feet; thence run South 68°36'09" East for a distance of 1333.35 feet; thence run South 59°52'40" East for a distance of 201.60 feet; thence run North 79°51'06" East for a distance of 103.78 feet; thence run North 83°46'50" East for a distance of 99.43 feet; thence run South 35°46'03" East for a distance of 17.24 feet; thence run North 24°41'05" East for a distance of 213.58 feet; thence run North 36°06'09" East for a distance of 167.99 feet; thence run North 54°32'12" East for a distance of 55.05 feet; thence run North 39°04'26" East for a distance of 119.68 feet; thence run North 81°54'48" East for a distance of 40.92 feet; thence run North 84°14'55" East for a distance of 75.23 feet; thence run South 70°37'22" East for a distance of 47.11 feet; thence run South 70°12'17" East for a distance of 25.91 feet; thence run South 40°50'11" East for a distance of 35.00 feet to a point on the Westerly line of an Orlando / Orange County Expressway Authority parcel of land per Official Records Book 4307, Page 315 of the Public Records of aforesaid Orange County, Florida; thence continuing along said Westerly line run North 10°49'31" East for a distance of 205.02 feet; thence run North 83°36'04" East for a distance of 44.18 feet to a point on the Westerly right-of-way line of the Eastern Beltway, State Road 417 per Official Records Book 4306, Page 1163 of said Public Record; thence run the following courses and distances along said Westerly right-of-way line; North 07°13'02" West for a distance of 782.49 feet; thence run North 06°23'56" West for a distance of 681.95 feet; thence run North 08°41'22" West for a distance of 300.24 feet; thence run North 06°23'59" West for a distance of 688.45 feet; thence run North 07°11'57" West for a distance of 1111.19 feet; thence run North 08°37'54" West for a distance of 950.14 feet to a point on the Southerly right-of-way line of the Beeline Expressway, State Road 528, a limited access highway, as recorded in Official Records Book 4068, Page 3668, also being a point on the Northerly line of a 60.00 foot wide Florida Power Corporation Right-of-Way as recorded in Official Records Book 1893, Page 946 of said Public Records Public Records of Orange County, Florida; thence departing aforesaid Westerly right-of-way line run North 63°45'48" West along said Southerly right-of-way line, said Northerly line and also being in part the Southerly line of a parcel of land described in Official Records Book 4068, Page 3668 of aforesaid Public Records of Orange County, Florida for a distance of 3989.34 feet; thence continuing along said Southerly right-of-way line run South 89°44'57" West for a distance of 529.31 feet to a point on the West line of the Northwest 1/4 of aforesaid Section 32; thence departing said Southerly right-of-way line run South 00°13'52" West for a distance of 2389.97 feet to the Southwest corner of said Northwest 1/4; thence departing said West line run South 00°15'12" West along the West line of the Southwest 1/4 of said Section 32 for a distance of 2856.49 feet to the Northwest corner of the Northwest 1/4 of aforesaid Section 5 and the POINT OF BEGINNING.

LESS AND EXCEPT:

LEGAL DESCRIPTION ( 50.00' Strip):

A parcel of land comprising a portion of the Northwest 1/4 of Section 32, Township 23 South, Range 31 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of aforesaid Section 32; thence run South 00°13'52" West along the West line of said Northwest 1/4 of Section 32 for a distance of 262.66 feet to a point on the Southerly limited access right-of-way line of the Beeline Expressway, State Road 528 according to Official Records Book 4068, Page 3668 of the Public Records of Orange County, Florida also being the POINT OF BEGINNING; thence departing said West line run North 89°44'57" East along said Southerly limited access right-of-way line for a distance of 529.31 feet to a point on the Northerly line of a 60.00' wide Florida Power Corporation right-of-way according to Official Records Book 1893, Page 946 of said Public Records; thence run South 63°45'48" East along said Northerly line for a distance of

112.11 feet to a point on the Southerly line of as parcel of land described in Official Records Book 1516, Page 915 of said Public Records; thence run South 89°44'57" West along said Southerly line for a distance of 630.07 feet to a point on aforesaid West line of the Northwest 1/4 of Section 32; thence run North 00°13'52" East along said West line for a distance of 50.00 feet to aforesaid POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

State Road 528 Project No. 528-1240 Limited Access Right-of-Way Parcel 104.

Being more particularly described as follows:

A parcel of land lying in Section 32, Township 23 South, Range 31 East, Orange County, Florida, being a portion of those lands described in Official Records Book 10459 at Page 0063 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at a 4"x4" concrete monument marking the Northwest corner of Section 32, Township 23 South, Range 31 East, Orange County, Florida; thence run South 00°13'49" West along the West line of the Northwest 1/4 of said Section 32, a distance of 312.61 feet to the existing South right-of-way line of State Road 528 as described in Official Records Book 1516, Page 915 of said Public Records for the Point of Beginning; thence run North 89°45'06" East along said existing South Right-of-Way line a distance of 629.95 feet to a point on the Southerly line of Parcel #41-104 Mitigation Area Taking as recorded in Official Records Book 4068 at Page 3668 of said Public Records, also being a point on the Northerly line of a 60.00 foot wide Florida Power Corporation Right-of-Way Easement recorded in Official Records Book 1893, Page 946 of said Public Records; thence run South 63°45'43" East along said Southerly line and Northerly line of easement a distance of 861.24 feet; thence departing said Southerly line and Northerly right-of-way line run North 73°45'36" West a distance of 639.09 feet to a point of curvature of a non tangent curve concave to the South; thence run Westerly along the arc of said curve, having a radius of 4851.15 feet, a central angle of 09°26'39", a chord length of 798.71 feet bearing North 81°07'44" West, an arc distance of 799.62 feet to said West line; thence run North 00°13'49" East along said West line a distance of 76.12 feet to the Point of Beginning.