

BOGGY CREEK IMPROVEMENT DISTRICT  
(2016 Revision)

DESCRIPTION:

PART A

That part of Sections 23, 24, 25, 26 and 27 Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 26; thence N89°17'38"W along the South line of the Southeast 1/4 of said Section 26 for a distance of 371.16 feet; thence N43°43'49"E, 229.28 feet; thence N30°56'19"E, 288.27 feet; thence N47°29'38"W, 18.00 feet; thence N40°26'49"W, 200.13 feet; thence N26°23'48"W, 360.97 feet; thence S27°24'00"W, 61.96 feet; thence N34°54'59"W, 352.22 feet; thence N25°05'40"E, 127.07 feet; thence N56°41'49"W, 169.62 feet to the POINT OF BEGINNING; thence N56°41'49"W, 55.83 feet; thence S75°02'30"W, 242.11 feet; thence S68°38'50"W, 385.25 feet; thence N89°12'59"W, 200.64 feet; thence N78°41'22"W, 371.10 feet; thence N73°22'47"W, 79.91 feet; thence N84°23'32"W, 223.73 feet; thence S49°37'58"W, 224.15 feet; thence S57°54'58"W, 241.02 feet; thence S01°26'01"E, 98.06 feet; thence S23°06'35"W, 151.30 feet; thence S02°06'03"E, 412.45 feet; thence S17°18'59"E, 153.68 feet; thence N89°00'26"E, 15.99 feet; thence S01°26'01"E, 195.21 feet to the aforesaid South line of the Southeast 1/4 of said Section 26; thence N89°17'38"W along said South line, 145.96 feet to the Southwest corner of said Southeast 1/4 of Section 26; thence S86°57'30"W along the South line of the Southwest 1/4 of said Section 26 for a distance of 2691.32 feet to the Southwest corner of said Southwest 1/4 of Section 26; thence N89°36'24"W along the South line of the Southeast 1/4 of said Section 27 for a distance of 2725.77 feet to the Southeast corner of the Southwest 1/4 of said Section 27; thence N89°55'36"W along the South line of the Southwest 1/4 of said Section 27 for a distance of 895.92 feet to the Southeast corner of Commercial Parcel No. 2 described in Exhibit A of lands recorded in Official Records Book 4797, Page 3447, of the Public Records of Orange County, Florida; thence N01°41'54"E along the East line of said Commercial Parcel No. 2 for a distance of 629.11 feet to the Northeast corner thereof; thence N88°18'06"W along the North line of said Commercial Parcel No. 2 for a distance of 1639.65 feet to the East right-of-way line of Boggy Creek Road, as recorded in Official Records Book 4345, Page 3237, of the Public Records of Orange County, Florida; thence N06°38'30"E along said East right-of-way line, 140.52 feet to the Southwest corner of Commercial Parcel No. 1 described in said Exhibit A of Official Records Book 4797, Page 3447, of said Public Records; thence S88°18'06"E along the South line of said Commercial Parcel No. 1 for a distance of 842.53 feet to the Southeast corner thereof; thence N01°41'54"E along the East line of said Commercial Parcel No. 1 for a distance of 1195.70 feet to the Southerly limited access right-of-way Line of State Road No. 417, as recorded in said Official Records Book 4345, Page 3237, of the Public Records of Orange County, Florida, and to a point on a non-tangent curve concave Northwesterly having a radius of 7733.81 feet and a chord bearing of N73°39'02"E; thence run the following courses and distances along said Southerly limited access right-of-way line: Easterly along the arc of said curve through a central angle of 04°07'38" for a distance of 557.10 feet to the point of tangency; N71°35'13"E, 3673.57 feet; N81°59'44"E, 104.10 feet; N64°34'47"E, 295.07 feet; N64°33'06"E,

464.34 feet; N66°42'23"E, 500.03 feet; N23°17'37"W, 10.00 feet; N66°42'23"E, 1347.33 feet; S23°17'37"E, 262.49 feet; N89°50'52"E, 462.22 feet; N23°17'37"W, 444.14 feet; N66°42'23"E, 1700.09 feet; S23°17'37"E, 305.02 feet; N66°42'23"E, 450.02 feet; N23°17'37"W, 305.02 feet; N66°42'23"E, 1700.09 feet; S23°17'37"E, 240.01 feet; N66°42'23"E, 509.08 feet to the Southerly line of Conservation Easement "A", as described in Official Records Book 9262, Page 2315, of the Public Records of Orange County, Florida; thence run the following courses and distances along said Southerly line: S29°31'07"E, 70.44 feet; S42°12'14"E, 73.75 feet; S42°08'54"E, 119.27 feet; S69°22'47"E, 71.65 feet; S61°37'09"E, 113.52 feet; S60°38'59"E, 125.68 feet to the point of curvature of a curve concave Northerly having a radius of 100.00 feet and a chord bearing of S86°29'19"E; thence Easterly along the arc of said curve through a central angle of 51°40'41" for a distance of 90.20 feet to the point of tangency; N67°40'20"E, 76.59 feet; N80°12'06"E, 40.27 feet; N58°04'57"E, 111.70 feet; N70°11'18"E, 70.62 feet; N86°25'04"E, 113.81 feet; N83°01'49"E, 71.09 feet; thence departing said Southerly line run S00°00'00"E, 1439.13 feet; thence S72°10'43"W, 55.07 feet to the point of curvature of a curve concave Northerly having a radius of 3030.00 feet and a chord bearing of S83°10'38"W; thence Westerly along the arc of said curve through a central angle of 21°59'50" for a distance of 1163.29 feet to the point of tangency; thence N85°49'28"W, 410.79 feet; thence S00°00'00"W, 30.08 feet; thence N85°49'28"W, 615.18 feet to the point of curvature of a curve concave Southeasterly having a radius of 40.00 feet and a chord bearing of S50°44'40"W; thence Southwesterly along the arc of said curve through a central angle of 86°51'45" for a distance of 60.64 feet to the point of reverse of a curve concave Westerly having a radius of 1825.00 feet and a chord bearing of S12°31'09"W; thence Southerly along the arc of said curve through a central angle of 10°24'44" for a distance of 331.65 feet to the point of tangency; thence S17°43'31"W, 499.71 feet the point of curvature of a curve concave Northwesterly having a radius of 1976.87 feet and a chord bearing of S23°08'07"W; thence Southwesterly along the arc of said curve through a central angle of 10°49'12" for a distance of 373.32 feet to a non-tangent line; thence S68°16'58"E, 787.29 feet; thence N90°00'00"E, 235.12 feet; thence S00°00'00"E, 890.50 feet to the point of curvature of a curve concave Northwesterly having a radius of 40.00 feet and a chord bearing of S42°31'46"W; thence Southwesterly along the arc of said curve through a central angle of 85°03'33" for a distance of 59.38 feet to a non-tangent line; thence S04°56'27"E, 120.00 feet to a point on a non-tangent curve concave Southerly having a radius of 3190.00 feet and a chord bearing of S77°24'55"W; thence Westerly along the arc of said curve through a central angle of 15°17'16" for a distance of 851.16 feet to the point of tangency; thence S69°46'17"W, 396.18 feet to the point of curvature of a curve concave Northerly having a radius of 744.00 feet and a chord bearing of S71°32'08"W; thence Westerly along the arc of said curve through a central angle of 03°31'42" for a distance of 45.82 feet to the POINT OF BEGINNING.

## PART B

That portion of Section 22, Township 24 South, Range 30 East, Orange County, Florida, lying south of the City of Orlando/Greater Orlando Aviation Authority Order of Taking (being taken under Case No. 91-4738 in Official Records Book 4318, Page 3458, Public Records of Orange County, Florida) and South of Lots 38 and 39, ORLANDO KISSIMMEE FARMS, according to the plat thereof as recorded in Plat Book O, Page 75, Public Records of Orange County, Florida; LESS the Eastern Beltway/Southern Connector right-of-way conveyed to Orlando-Orange

County Expressway Authority in Official Records Book 4345, Page 3237, and LESS the Orlando Utilities Commission Railroad Right-of-way (120' wide right-of-way).

TOGETHER WITH: That portion of Section 27, Township 24 South, Range 30 East, Orange County, Florida, lying south of the City of Orlando/Greater Orlando Aviation Authority Order of Taking (being taken under Case No. 91-692 in Official Records Book 4277, Page 2265, and under Case No. 91-4738 in Official Records Book 4318, Page 3458, Public Records of Orange County, Florida); LESS that portion for the Eastern Beltway/Southern Connector right-of-way conveyed to Orlando-Orange County Expressway Authority in Official Records Book 4345, Page 3237, and less the Orlando Utilities Commission Railroad Right-of-way (120' wide right-of-way); LESS that portion lying South of said Eastern Beltway/Southern Connector right-of-way.

### PART C

That part of Sections 23 and 24, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Southwest corner of said Section 24; thence N00°14'36"E along the West line of the Southwest 1/4 of said Section 24 for a distance of 957.96 feet to the Northerly line of an Orlando Utilities Commission Railroad Right-of-way, said right-of-way, as recorded in Official Records Book 3494, Page 2564, of the Public Records of Orange County, Florida, and the POINT OF BEGINNING; thence S66°42'21"W along said Northerly right-of-way line, 2044.68 feet to the East line of a City of Orlando 135-foot wide Power Line Easement, as recorded in Official Records Book 1838, Page 953, of the Public Records of Orange County, Florida; thence N00°01'26"W along said East line, 2081.96 feet; thence N75°10'16"E, 146.86 feet; thence N43°35'53"E, 90.13 feet; thence N39°43'27"E, 45.16 feet; thence N86°26'06"E, 187.29 feet; thence N74°52'40"E, 123.31 feet; thence N60°12'33"E, 422.15 feet; thence N42°19'43"E, 42.43 feet; thence N41°02'48"E, 286.01 feet; thence N05°15'20"E, 39.82 feet; thence N01°04'51"E, 80.56 feet; thence N18°38'33"W, 101.30 feet to a point on a non-tangent curve concave Northeasterly having a radius of 1005.00 feet and a chord bearing of N38°58'34"W; thence Northwesterly along the arc of said curve through a central angle of 10°21'23" for a distance of 181.66 feet to the point of tangency and the Easternmost corner of Lot 1, LAKE NONA SOUTHEAST WATER TREATMENT PLANT, according to the plat thereof, as recorded in Plat Book 42, Page 17, of the Public Records of Orange County, Florida; thence N33°47'53"W along the Northeasterly line of said Lot 1 for a distance of 529.41 feet; thence N56°12'07"E, 100.00 feet; thence S33°47'53"E, 529.41 feet to the point of curvature of a curve concave Northeasterly having a radius of 905.00 feet and a chord bearing of S35°10'36"E; thence Southeasterly along the arc of said curve through a central angle of 02°45'27" for a distance of 43.55 feet to a non-tangent line; thence N23°11'55"E, 160.17 feet; thence N55°00'29"E, 42.77 feet; thence N71°12'07"E, 110.40 feet; thence N60°00'59"E, 69.74 feet; thence N64°25'40"E, 115.29 feet; thence N34°44'31"E, 83.87 feet; thence N78°19'40"E, 85.56 feet; thence N14°45'41"E, 220.26 feet; thence N00°25'50"E, 276.70 feet; thence N85°42'44"E, 309.66 feet; thence S04°17'16"E, 424.22 feet to the point of curvature of a curve concave Westerly having a radius of 1080.00 feet and a chord bearing of S14°23'52"W; thence Southerly along the arc of said curve through a central angle of 37°22'17" for a distance of 704.43 feet to the point of

tangency; thence S33°05'00"W, 208.63 feet to the point of curvature of a curve concave Southeasterly having a radius of 2160.11 feet and a chord bearing of S28°19'00"W; thence Southwesterly along the arc of said curve through a central angle of 09°32'00" for a distance of 359.41 feet to non-tangent line; thence S23°26'51"W, 258.93 feet; thence S73°17'12"E, 150.01 feet to a point on a non-tangent curve concave Easterly having a radius of 1651.77 feet and a chord bearing of S10°51'37"W; thence Southerly along the arc of said curve through a central angle of 12°40'05" for a distance of 365.21 feet to a non-tangent line; thence S85°00'25"E, 369.25 feet; thence S39°54'33"E, 193.74 feet; thence S10°16'14"W, 201.57 feet; thence S37°35'26"E, 112.22 feet; thence S85°01'08"E, 89.57 feet; thence N49°41'35"E, 280.29 feet; thence N80°15'24"E, 142.51 feet; thence S61°29'24"E, 132.55 feet; thence S23°17'09"E, 292.91 feet to the aforesaid Northerly line of an Orlando Utilities Commission Railroad Right-of-way; thence S66°42'21"W along said Northerly line, 896.17 feet to the POINT OF BEGINNING.

All together containing 1126.043 acres more or less and being subject to any rights-of-way, restrictions and easements of record.