

PREPARED BY: Allen Quickel, PSM  
DATE: 02/08/2023

PARCEL NO. 100  
F.P. ID 444980-1-32-01  
STATE ROAD NO. 91  
FLORIDA'S TURNPIKE  
COUNTY: ORANGE

**FEE SIMPLE LIMITED ACCESS RIGHT OF WAY**

A portion of platted Right of Way lying between Lots 116 and 117, Block G Prosper Colony, as recorded in Plat Book D, page 101 of the Public Records of Orange County, Florida, lying in Section 3, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at a 3 inch disk stamped "ORANGE COUNTY ENGINEERING DEPARTMENT" marking the North Quarter Corner of Section 11, Township 24 South, Range 29 East, Orange County, Florida; thence run South 89°46'35" West, along the North line of said Section 11, a distance of 2648.64 feet to the Southeast Corner of Section 3, Township 24 South, Range 29 East, Orange County, Florida; thence South 89°47'41" West, along the South line of said Section 3, a distance of 1309.64 feet; thence North 00°15'22" East, departing said South line, a distance of 30.00 feet to a point at the intersection of the Existing Northerly Right of Way line of Taft Vineland Road, as recorded in Plat Book 6, Page 141 of the Public Records of Orange County, Florida, and the West line of Lot 116 of said Block G Prosper Colony, as recorded in Plat Book D, page 101 of the Public Records of Orange County, Florida, and the POINT OF BEGINNING; thence run South 89°47'41" West, along said Existing Northerly Right of Way line, a distance of 40.00 feet to a point on the East line of Lot 117 of said Block G Prosper Colony; thence run North 00°15'22" East, along said East line, a distance of 634.40 feet to the Northeast corner of said Lot 117; thence run North 89°42'31" East, a distance of 40.00 feet to the Northwest corner of the aforementioned Lot 116; thence run South 00°15'22" West, along the West line of said Lot 116, a distance of 634.46 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between grantors remaining property and any facility constructed on the above-described property.

Containing 0.583 acres, more or less

PARCEL NO. 108  
F.P. ID 444980-1-32-01  
STATE ROAD NO. 91  
FLORIDA'S TURNPIKE  
COUNTY: ORANGE

**FEE SIMPLE RIGHT OF WAY**

A portion of Lot 113, Block G Prosper Colony, as recorded in Plat Book D, Page 101 of the Public Records of Orange County, Florida, being a portion of those lands described in Official Records Book 4788, Page 742 of the Public Records of Orange County, Florida, lying in Section 3, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at a 3 inch disk stamped "ORANGE COUNTY ENGINEERING DEPARTMENT" marking the North Quarter corner of Section 11, Township 24 South, Range 29 East, Orange County, Florida; thence South 89°46'35" West, along the North line of said Section 11, a distance of 2648.64 feet to the Southeast corner of Section 3, Township 24 South, Range 29 East, Orange County, Florida; thence South 89°47'41" West, along the South line of said Section 3, a distance of 29.64 feet; thence departing said South line, North 00°05'53" West, a distance of 90.55 feet to the Northerly limited access right of way line of Taft Vineland Road, as described in Official Records Book 1075, Page 26 of the Public Records of Orange County, Florida and the POINT OF BEGINNING; thence North 73°34'32" West along said Northerly limited access right of way line, a distance of 42.76 feet; thence departing said Northerly limited access right of way line, North 55°27'14" East, a distance of 17.04 feet; thence North 03°34'46" East, a distance of 60.56 feet; thence South 86°37'18" East, a distance of 5.00 feet to the beginning of a non-tangent curve to the left, concave westerly; thence from a chord bearing of North 01°31'20" East, run Northeasterly along said curve, having a radius of 3742.54 feet, for an arc distance of 208.17 feet, through a central angle of 03°11'13" to the point of tangency of said curve; thence North 00°04'17" West, a distance of 110.12 feet; thence North 90°00'00" East, a distance of 12.12 feet to the Westerly Right of Way line of Bachman Road as described in Official Records Book 417, Page 623 of the Public Records of Orange County, Florida; thence South 00°05'53" East, along said Westerly Right of Way line, a distance of 400.10 feet to the POINT OF BEGINNING.

Containing 6363 square feet, more or less

**TOGETHER WITH:**

## LIMITED ACCESS RIGHTS ONLY LINE

All rights of ingress, egress, light, air and view between Lot 113, Block G Prosper Colony, as recorded in Plat Book D, Page 101 of the Public Records of Orange County, Florida, being a portion of those lands described in Official Records Book 4788, Page 742 of the Public Records of Orange County, Florida, lying in Section 3, Township 24 South, Range 29 East, Orange County, Florida, and lying North of Taft Vineland Road, as described in Official Records Book 1074, Page 26 of the Public Records of Orange County, Florida and the following described line:

Commence at a 3 inch disk stamped "ORANGE COUNTY ENGINEERING DEPARTMENT" marking the North Quarter corner of Section 11, Township 24 South, Range 29 East, Orange County, Florida; thence South  $89^{\circ}46'35''$  West, along the North line of said Section 11, a distance of 2648.64 feet to the Southeast corner of Section 3, Township 24 South, Range 29 East, Orange County, Florida; thence South  $89^{\circ}47'41''$  West, along the South line of said Section 3, a distance of 29.64 feet; thence departing said South line, North  $00^{\circ}05'53''$  West, a distance of 90.55 feet to the Northerly limited access right of way line of Taft Vineland Road, as described in Official Records Book 1074, Page 26 of the Public Records of Orange County, Florida; thence North  $73^{\circ}34'32''$  West along said Northerly limited access right of way line, a distance of 42.76 feet to the POINT OF BEGINNING; thence departing said Northerly limited access right of way line, North  $55^{\circ}27'14''$  East, a distance of 17.04 feet; thence North  $03^{\circ}34'46''$  East, a distance of 60.56 feet; thence South  $86^{\circ}37'18''$  East, a distance of 5.00 feet to the beginning of a non-tangent curve to the left, concave westerly; thence from a chord bearing of North  $02^{\circ}44'21''$  East, run Northeasterly along said curve, having a radius of 3742.54 feet, for an arc distance of 49.19 feet, through a central angle of  $00^{\circ}45'11''$  to a point on said curve and the POINT OF TERMINATION.