

September 8, 2025

This instrument prepared by

Meg Hardy

Under the direction of

J. RYAN MAHLER, II, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 112.2

SECTION 77160

F.P. NO. 242592 4

STATE ROAD 400

COUNTY SEMINOLE

### **MUTUAL TERMINATION OF EASEMENT**

THIS MUTUAL TERMINATION OF EASEMENT is made and entered into by and between SEMINOLE COUNTY, a political subdivision of the State of Florida ("County"), and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT").

1. The parties hereby mutually terminate and release in its entirety that certain easement originally granted to Seminole County recorded on October 12, 1989, in Official Records Book 2121, Page 781, of the Public Records of Seminole County, Florida, as it pertains to the property now owned by FDOT and described in Exhibit A attached hereto and incorporated herein by reference.
2. This termination shall be effective upon execution and recording in the Public Records of Seminole County

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IN WITNESS WHEREOF, the County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
JAY ZEMBOWER, Chairman

Print: \_\_\_\_\_

Clerk to the Board of County  
Commissioners of Seminole County,  
Florida

Date: \_\_\_\_\_

For the use and reliance  
of Seminole County only  
Approved as to form and  
legal sufficiency.

As authorized for execution by the Board of  
County Commissioners at their  
\_\_\_\_\_, \_\_\_\_\_ regular meeting

\_\_\_\_\_  
County Attorney

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IN WITNESS WHEREOF, the F.D.O.T. hereto has executed this agreement on the day and year first above written.

Signed, sealed and delivered  
in the presence of witnesses:

SIGNATURE LINE

PRINT/TYPE NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

STATE OF FLORIDA DEPARTMENT  
OF TRANSPORTATION

By: \_\_\_\_\_

District Director Of  
Transportation Development  
for District Five  
719 S. Woodland Blvd.  
DeLand, Florida 32720

Legal Review

By: \_\_\_\_\_

Office of the General Counsel

SIGNATURE LINE

PRINT/TYPE NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, by means of  physical presence or  
 online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
\_\_\_\_\_, District Director of Transportation Development for District Five, who  
is personally known to me or who has produced \_\_\_\_\_ as  
identification.

PRINT/TYPE NAME: \_\_\_\_\_  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: \_\_\_\_\_  
Serial No., if any: \_\_\_\_\_

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## EXHIBIT A

**PARCEL NO. 112  
FEE SIMPLE**

**SECTION 77160  
F.P. NO. 242592-4**

ALL OF:

### PARCEL 1:

That part of Blocks 4 and 5 and vacated street between Blocks 4 and 5, Town of Monroe, according to the plat thereof, as recorded in Plat Book 1, Page 97, of the Public Records of Seminole County, Florida, described as follows: From the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 21, Township 19 South, Range 30 East, Seminole County, Florida, thence North 00 degrees 23 minutes 48 seconds West along the East line of said Northwest 1/4, 494.73 feet; thence South 89 degrees 36 minutes 12 seconds West, 43.00 feet to the Point of Beginning, said point being on the West Right of Way line of County Road 15; thence South 00 degrees 23 minutes 48 seconds East, 40.87 feet; thence South 89 degrees 56 minutes 12 seconds West 271.87 feet; thence North 00 degrees 23 minutes 48 seconds West 340.16 feet to the Southerly Right of Way line of Orange Boulevard; thence South 58 degrees 30 minutes 44 seconds East, along said Southerly Right of Way line 251.83 feet to a point on a curve; thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 123.00 feet; a delta of 58 degrees 06 minutes 56 seconds, a chord bearing of South 29 degrees 27 minutes 16 seconds East, and an arc length of 124.76 to a point of tangency; thence South 00 degrees 23 minutes 48 seconds East, along the West Right of Way line of County Road No. 15, a distance of 63.41 feet to the Point of Beginning.

### PARCEL 2:

That part of Blocks 4 and 5 and vacated street between Blocks 4 and 5, Town of Monroe, according to the plat thereof, as recorded in Plat Book 1, Page 97, of the Public Records of Seminole County, Florida, described as follows: From the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 21, Township 19 South, Range 30 East, Seminole County, Florida, thence North 00 degrees 23 minutes 48 seconds West, along the East line of said Northwest 1/4, a distance of 494.73 feet; thence South 89 degrees 36 minutes 12 seconds West, 43.00 feet to a point on the West Right of Way line of County Road No. 15; thence South 00 degrees 23 minutes 48 seconds East, 40.87 feet along said West Right of Way line to the Point of Beginning; thence continue South 00 degrees 23 minutes 48 seconds

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East, 38.00 feet along said West Right of Way line; thence South 89 degrees 56 minutes 12 seconds West, 271.87 feet; thence North 00 degrees 23 minutes 48 seconds West, 38.00 feet; thence North 89 degrees 56 minutes 12 seconds East, 271.87 feet to the Point of Beginning.

Less Road Right of Way

(Said property being the same lands as described in Official Records Book 3586, page 467 of the Public Records of Seminole County, Florida.)