

Prepared by and Return to:
Ruth-Ann Creary, FCCM
Florida Communities Trust
Florida Department of Environmental Protection
3900 Commonwealth Blvd, MS 115
Tallahassee, FL 32399-3000

FLORIDA COMMUNITIES TRUST
FF3 AWARD #03-055-FF3
FCT CONTRACT #05-CT-9S-03-F3-J1-055
JETTA POINT PROPERTY

RELEASE OF GRANT AWARD AGREEMENT

THIS RELEASE OF GRANT AWARD AGREEMENT is executed this _____ day of _____, 2026, by the FLORIDA COMMUNITIES TRUST ("FCT"), a nonregulatory agency within the State of Florida Department of Environmental Protection, in order to release terms, conditions, and restrictions on the use of property described in the Grant Award Agreement dated October 21, 2004, Award #03-055-FF3, contract #05-CT-9S-03-F3-J1-055, said property also being known as the JETTA POINT PROPERTY, ("Grant Parcel").

WHEREAS, Seminole County ("Recipient") applied for and received a grant award to purchase the Grant Parcel; and

WHEREAS, the Grant Parcel is subject to certain covenants and restrictions imposed by the Grant Award Agreement recorded in the public records of Seminole County at Official Records Official Records Book 05601, Page 1747 et seq.; and

WHEREAS, FCT on December 14, 2016, issued its Order Granting Petition for Waiver to Recipient which granted a permanent waiver of Rule 62-818.016(1)a, Florida Administrative Code (F.A.C.), to remove the contiguity requirement for a proposed land exchange property and a temporary waiver of Rule 62-818.016(2)(d) and (e), F.A.C., to temporarily delay production of the survey and title policy for the proposed land exchange; and

WHEREAS, on February 8, 2017, Recipient came before the FCT Governing Board (FCT Board) and moved the FCT Board for conditional approval of the County's land exchange request made pursuant to Rule 62-818.016, F.A.C., wherein Recipient proposed to exchange its FCT-approved project known as Jetta Point Park (FCT Award

#03-055-FF3) (Jetta Point) for an alternative proposed project site located several miles away and not contiguous to Jetta Point; and

WHEREAS, the alternative proposed project site is a former golf course known as Rolling Hills, which is comprised of several parcels (Rolling Hills Property), as described in Exhibit "A" attached to this First Amendment and made a part hereof; and

WHEREAS, the Recipient has met all conditions and requirements of the proposed land exchange pursuant to Rule 62-818.016, F.A.C.

NOW THEREFORE, the FCT hereby releases Grant Parcel Number(s):

31-20-31-5BB-0000-0240,
05-21-31-300-002B-0000,
05-21-31-300-002A-0000,
09-21-31-300-009F-0000,
09-21-31-300-009E-0000,
04-21-31-300-002E-0000,
04-21-31-300-0350-0000,
04-21-31-300-002G-0000,
04-21-31-300-002T-0000,
04-21-31-300-0020-0000,
04-21-31-300-002K-0000,
04-21-31-300-0320-0000,
04-21-31-300-002V-0000,
04-21-31-300-002Q-0000,
04-21-31-300-002F-0000,
04-21-31-300-002D-0000,
04-21-31-300-002C-0000,
04-21-31-300-002P-0000,
04-21-31-300-0310-0000,
04-21-31-300-002W-0000,
04-21-31-300-002X-0000, and
04-21-31-300-002Y-0000

from the covenants and restrictions placed upon them by Grant Award Agreement recorded in the public records of Seminole County at Official Records Book 05601, Page 1747 et seq. The Grant Parcel is more particularly described as follows in "Exhibit A" to the same Grant Award Agreement.

- SIGNATURES ON FOLLOWING PAGE -

IN WITNESS WHEREOF, the FCT has caused these presents to be executed in its name by its Chair, the first above written.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
ANDRIA HERR, Chairman

Date: _____

For the use and reliance
of Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____
20_____, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

Witnesses:

FLORIDA COMMUNITIES TRUST

Print Name: _____

By: _____
Chair or Designee

Department of Environmental Protection
3900 Commonwealth Boulevard, MS # _____
Tallahassee, Florida 32399- _____

Print Name: _____
Title: _____
Florida Communities Trust
Department of Environmental Protection
3900 Commonwealth Boulevard, MS #103
Tallahassee, Florida 32399

Print Name: _____

Date: _____

Department of Environmental Protection
3900 Commonwealth Boulevard, MS # _____
Tallahassee, Florida 32399- _____

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by _____ as _____ for the Florida Communities Trust.

Personally Known _____ OR Produced Identification _____.
Type of Identification Produced _____.

(SEAL)

Signature of Notary Public, State of Florida

Print Name of Notary Public
Commission No. _____
Commission Expires: _____

EXHIBIT "A"

PARCEL 1:

The Westerly 50.00 feet of the West Half of the Southwest Quarter and the Easterly 50.00 feet of the Westerly 100 feet of the West Half of the Southwest Quarter, lying Southerly of Sanford Oviedo Road (S.R. 419), EXCEPT the Southerly 1600.40 feet thereof. Said land lying and being situate in Seminole County, Florida.

FURTHER LESS AND EXCEPT that part taken by Order of Taking recorded May 30, 1999, in Official Records Book 2299, Page 1001, Public Records of Seminole County, Florida.

PARCEL 2:

The Easterly 50.00 feet of the Westerly 150.00 feet of the West Half of the Southwest Quarter of Section 4, Township 21 South, Range 31 East lying Southerly of Sanford Oviedo Road (State Road 419) EXCEPT the Southerly 1600.40 feet thereof.

AND

The Easterly 50.00 feet of the Westerly 200.00 feet of the West Half of the Southwest Quarter of Section 4, Township 21 South, Range 31 East, lying Southerly of Sanford Oviedo Road (State Road 419), EXCEPT the Southerly 1600.40 feet thereof.

LESS AND EXCEPT that part taken by Order of Taking recorded May 30, 1999, in Official Records Book 2299, Page 1001, said land lying and being situate in Seminole County, Florida.

PARCEL 3:

The Easterly 100 feet of the Westerly 300 feet of the West Half of the Southwest Quarter of Section 4, Township 21 South, Range 31 East lying Southerly of Sanford, Oviedo road (S.R. 419), LESS AND EXCEPT the Southerly 1600.40 feet thereof, and further LESS AND EXCEPT that part taken by Order of Taking recorded May 20, 1991, in Official Records Book 2295, Page 1853, said land lying and being situate in Seminole County, Florida.

PARCEL 4:

The Westerly 225.00 feet of the Northerly 242.80 feet of the Southerly 1600.40 feet of the West Half of the Southwest Quarter of Section 4, Township 21 South, Range 31 East, except an easement over the Southerly 25.00 feet for road and drainage purposes, said land lying and being in Seminole County, Florida.

PARCEL 5:

The North 242.80 feet of the Southerly 1600.40 feet of the Easterly 225.00 feet of the Westerly 450.00 feet of the West Half of the Southwest Quarter, Section 4, Township 21 South, Range 31 East, Seminole County, Florida.

AND .

The Easterly 50.00 feet of the Westerly 350.00 feet of the West Half of the Southwest Quarter, Section 4, Township 21 South, Range 31 East, Seminole County, Florida, lying Southerly of Sanford, Oviedo Road (S.R. 419), except the Southerly 1600.40 feet thereof.

The Easterly 50.00 feet of the Westerly 400.00 feet of the West Half of the Southwest Quarter, Section 4, Township 21 South, Range 31 East, Seminole County, Florida, lying Southerly of Sanford, Oviedo Road (S.R. 419), except the Southerly 1600.40 feet thereof.

LESS AND EXCEPT that part taken by Order of Taking recorded May 30, 1991, in Official Records Book 2299, Page 1001, Public Records of Seminole County, Florida.

PARCEL 7:

The Westerly 675 feet of the Northerly 460.6 feet of the Southerly 1357.6 feet of the West Half of the Southwest Quarter of Section 4, Township 21 South, Range 31 East, said land lying and being situate in Seminole County, Florida.

LESS AND EXCEPT that part taken by Order of Taking recorded May 17, 1991, in Official Records Book 2295, Page 742, Public Records of Seminole County, Florida.

PARCEL 8:

The Northerly 435.6 feet of the South 897.00 of the Westerly 675.00 feet of the West Half of the Southwest Quarter, Section 4, Township 21 South, Range 31 East, said land lying and being situate in Seminole County, Florida.

LESS that part taken by Order of Taking recorded May 30, 1991, in Official Records Book 2299, Page 984, Public Records of Seminole County, Florida.

PARCEL 9:

The Northerly 242.80 feet of the South 461.40 feet of the Easterly 225.00 feet of the Westerly 675.00 feet of the West Half of the Southwest Quarter, Section 4, Township 21 South, Range 31 East, Seminole County, Florida, except an easement over the Easterly and Southerly 25.00 feet for road and drainage purposes.

PARCEL 10:

The Easterly 225.00 feet of the Westerly 675.00 feet of the Southerly 218.60 feet of the West Half of the Southwest Quarter of Section 4, Township 21 South, Range 31, East, SUBJECT TO: an easement over the Northerly 25.00 feet for road and drainage purposes. Said land lying and being situate in Seminole County, Florida.

PARCEL 11:

The Easterly 225.00 feet of the Westerly 450.00 feet of the Southerly 218.60 feet of the West Half of the Southwest Quarter of Section 4, Township 21 South, Range 31, East, SUBJECT TO: an easement over the Northerly 25.00 feet for road and drainage purposes. Said land lying and being situate in Seminole County, Florida.

PARCEL 12:

The North 435.60 feet of the South 897.00 feet of the West Half of the Southwest Quarter of Section 4, Township 21 South, Range 31 East, LESS the West 675 feet thereof, said land lying and being situate in Seminole County, Florida. (Also known as Parcel 7 of that certain unrecorded development plan known as Pines of Tusawilla)

FURTHER LESS AND EXCEPT that part taken by Order of Taking recorded May 17, 1991, in Official Records Book 2295, Page 742, Public Records of Seminole County, Florida.

PARCEL 13:

That part of the North 371.05 feet of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 21 South, Range 31 East, lying North of A.C.L. Railroad right-of-way and West of Expressway, and the South 25 feet of the North 371.05 feet of the West 145.21 feet of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 9, lying West of Expressway, as now established; said land lying and being situate in Seminole County, Florida; Further Less and Except that part taken by Order of Taking recorded May 30, 1991, Recorded in Official Records Book 2299, Page 984, Public Records of Seminole County, Florida.

PARCEL 14:

THAT PART OF THE MAP OF THE PHILLIP R. YOUNGE GRANT, AS RECORDED IN PLAT BOOK 1, PAGES 35 THROUGH 38 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY AND THAT PART OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 8, SAID TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, THENCE RUN S 01° 18' 56" E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 205.56 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE "LAKE CHARM" BRANCH OF THE SEABOARD COAST LINE RAILROAD, BEING A 100 FOOT WIDE RIGHT OF WAY, WITH THE EASTERLY RIGHT OF WAY LINE OF THE "BLACK HAMMOCK" BRANCH OF THE SEABOARD COAST LINE RAILROAD, THENCE RUN N 55° 28' 02" W ALONG SAID EASTERLY RIGHT OF WAY LINE OF THE "BLACK HAMMOCK" BRANCH OF THE SEABOARD COAST LINE RAILROAD, FOR A DISTANCE OF 13.84 FEET TO A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 685.18 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 60° 55' 40", AN ARC LENGTH OF 728.61 FEET, A CHORD LENGTH OF 694.76 FEET, AND A CHORD BEARING OF N 25° 00' 12" W (SAID CURVE INFORMATION OBTAINED FROM RIGHT OF WAY DRAWINGS PREPARED BY "REPS" REGIONAL ENGINEERS, PLANNERS AND SURVEYORS INC., JOB NO. 95802, SHEETS 12 AND 13 OF 25; DATED SEPTEMBER 1996); THENCE RUN N 84° 32' 22" W FOR A DISTANCE OF 100.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID "BLACK HAMMOCK" BRANCH OF THE SEABOARD COAST LINE RAILROAD TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED, SAID POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 785.18 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 32° 04' 16", AN ARC LENGTH OF 439.50 FEET, A CHORD LENGTH OF 433.79 FEET, AND A CHORD BEARING OF S 10° 34' 30" E TO ITS INTERSECTION WITH THE RIGHT OF WAY LINE OF SAID "LAKE CHARM" BRANCH OF THE SEABOARD COAST LINE RAILROAD, BEING A 100 FOOT WIDE RIGHT OF WAY, SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1952.36 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 15° 20' 55"; AN ARC LENGTH OF 523.00 FEET, A CHORD LENGTH OF 521.44 FEET, AND A CHORD BEARING OF N 66° 02' 38" W TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID "BLACK HAMMOCK" BRANCH OF THE SEABOARD COAST LINE RAILROAD, BEING A 100 FOOT WIDE RIGHT OF WAY, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 756.16 FEET THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 38° 59' 50" AN ARC LENGTH OF 514.67 FEET, A CHORD LENGTH OF 504.79 FEET, AND A CHORD BEARING OF N 53° 23' 02" E TO THE WESTERLY RIGHT OF WAY LINE OF SAID "BLACK HAMMOCK" BRANCH OF THE SEABOARD COAST LINE RAILROAD THENCE RUN S 05° 27' 38" W ALONG SAID LINE FOR A DISTANCE OF 86.78 FEET TO THE POINT OF BEGINNING.

PARCEL 15:

THAT PART OF THE MAP OF THE PHILLIP R. YOUNGE GRANT, AS RECORDED IN PLAT BOOK 1, PAGES 35 THROUGH 38 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY AND THAT PART OF SECTIONS 5, AND 8, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 8, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, THENCE RUN $S00^{\circ}24'55''E$ ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 205.56 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF THE LAKE CHARM BRANCH OF THE SEABOARD COAST LINE RAILROAD (100' R/W) WITH THE EASTERLY RIGHT OF WAY LINE OF THE BLACK HAMMOCK BRANCH OF SEABOARD COAST LINE RAILROAD, SAID POINT OF INTERSECTION BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 799.85 FEET AND A CHORD BEARING OF $N49^{\circ}02'35''W$ THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF $08^{\circ}11'08''$ FOR A DISTANCE OF 114.27 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 651.23 FEET AND A CHORD BEARING OF $N20^{\circ}36'17''W$; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF $54^{\circ}35'00''$ FOR A DISTANCE OF 620.40 FEET; THENCE RUN $N06^{\circ}21'38''E$ ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1540.55 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE RUN $S89^{\circ}32'22''E$ ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 434 (60' R/W) FOR A DISTANCE 131.05 FEET; THENCE RUN $S00^{\circ}11'57''W$ ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 31 EAST FOR A DISTANCE OF 1958.31 FEET TO THE POINT OF BEGINNING.

LESS: RIGHT OF WAY FOR THE EASTERN BELTWAY PER RIGHT OF WAY TAKINGS FILED APRIL 19, 1991, IN OFFICIAL RECORDS BOOK 2286, PAGE 374, AND MAY 30, 1991, RECORDED IN OFFICIAL RECORDS BOOK 2299, PAGE 984, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA:

PARCEL 16:

The Westerly 225.00 feet of the Southerly 218.60 feet of the West Half of the Southwest Quarter of Section 4, Township 21 South, Range 31 East, said land lying and being situate in Seminole County, Florida. Except an easement over the northerly 25.00 feet for road and drainage purposes.

PARCEL 17:

THAT PART OF THE SOUTH 267.80 FEET OF THE NORTH 638.85 FEET OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 31 EAST, LYING NORTH OF THE A.C.L. RAILROAD RIGHT OF WAY AND THE SOUTH 267.80 FEET OF THE NORTH 638.85 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 31 EAST, LYING WEST OF THE DEDICATED ROADWAY. WITH A 15.0 FOOT DRAINAGE EASEMENT RESERVED ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE, BEGIN 431.36 FEET NORTH 89 DEGREES 52' 26" EAST OF THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; RUN THENCE NORTH 15 DEGREES 15' 18" WEST 37.90 FEET; THENCE NORTH 07 DEGREES 30' 16" EAST 107.05 FEET; THENCE NORTH 32 DEGREES 01' 31" WEST 147.54 FEET TO THE

NORTH LINE OF THE ABOVE DESCRIBED PROPERTY, LOCATED IN SEMINOLE COUNTY, FLORIDA.

LESS:

THE SOUTH 267.80 FEET OF THE NORTH 638.85 FEET OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 31 EAST, LYING EAST OF EXPRESSWAY (STATE ROAD 417) AND WEST OF DEDICATED ROADWAY (FOX FIRE TRAIL) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 31 EAST, THENCE SOUTH 01 DEGREES 18' 56" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 146.27 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF A.C.L. RAILROAD; THENCE SOUTH 55 DEGREES 30' 53" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 393.39 FEET; THENCE NORTH 89 DEGREES 38' 03" EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 893.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 38' 03" EAST A DISTANCE OF 262.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 351.99 FEET, A CHORD BEARING OF SOUTH 11 DEGREES 40' 12" WEST AND A CHORD DISTANCE OF 156.65 FEET; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 42' 52" A DISTANCE OF 157.97 FEET; THENCE SOUTH 01 DEGREES 11' 14" EAST A DISTANCE OF 35.0 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.82 FEET, A CHORD BEARING OF SOUTH 43 DEGREES 47' 30" WEST AND A CHORD DISTANCE OF 107.19 FEET; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 57' 28" A DISTANCE OF 119.04 FEET; THENCE SOUTH 88 DEGREES 46' 14" WEST A DISTANCE OF 39.87 FEET; THENCE SOUTH 01 DEGREES 13' 46" EAST A DISTANCE OF 2.10 FEET; THENCE SOUTH 89 DEGREES 38' 03" WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 86.95 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 417, SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15428.87 FEET, A CHORD BEARING OF NORTH 06 DEGREES 35' 23" WEST, AND A CHORD DISTANCE OF 269.39 FEET; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 00' 02", A DISTANCE OF 269.43 FEET TO THE POINT OF BEGINNING.

ALSO LESS STATE ROAD NO. 417

TOGETHER WITH:

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LYING WEST OF STATE ROAD 417 (SEMINOLE EXPRESSWAY, STATE PROJECT NUMBER 97770-2302), NORTH OF THE CSX RAILROAD (200 FEET RIGHT-OF-WAY) AND SOUTH OF THE NORTH BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1237, PAGE 494 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE S 01° 18' 56" E ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 146.27 FEET TO A POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF THE C.S.X. TRANSPORTATION, INC. LAKE CHARM BRANCH

RAIL CORRIDOR (200 FEET RIGHT-OF-WAY); THENCE S 55° 30' 53" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 1170.69 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD 417 (SEMINOLE EXPRESSWAY, STATE PROJECT NUMBER 97770-2302) FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY AND A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 15128.87 FEET, THROUGH A CENTRAL ANGLE OF 00° 40' 15" FOR AN ARC LENGTH OF 177.13 FEET (THE CHORD OF SAID ARC BEARING N 05° 52' 04" W 177.13 FEET) TO A POINT LYING ON THE NORTH BOUNDARY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1237, PAGE 494 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY S 89° 38' 03" W ALONG SAID NORTH BOUNDARY LINE A DISTANCE OF 236.31 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF THE CSX TRANSPORTATION, INC. LAKE CHARM BRANCH RAIL CORRIDOR (200 FEET RIGHT-OF-WAY); THENCE S 55° 30' 53" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 308.66 FEET TO THE POINT OF BEGINNING.

PARCEL 18:

ACCESS EASEMENT DESCRIPTIONS

50' ACCESS EASEMENT

A PORTION OF LOT 19, MAP OF THE PHILLIP R. YONGE GRANT, AS RECORDED IN PLAT BOOK 1, PAGES 35-36, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LOCATED IN SECTION 5, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF EAGLE WATCH PHASE ONE, AS RECORDED IN PLAT BOOK 49, PAGES 8-9, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF VISTAWILLA DRIVE, AS RECORDED IN PLAT BOOK 47, PAGES 60-61, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND SAID POINT ALSO BEING ON A CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 09°50'26" AND A RADIUS OF 790.00 FEET; THENCE FROM A TANGENT BEARING OF N10°18'05"E, RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE 135.68 FEET; THENCE DEPARTING SAID CURVE, RUN N06°10'16"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 15.33 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN S89°35'48"E, A DISTANCE OF 484.15 FEET FOR A POINT OF BEGINNING; THENCE N00°24'12"E, A DISTANCE OF 50.00 FEET; THENCE S89°55'48"E, A DISTANCE OF 562.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SCLE RAILROAD (VACATED); THENCE S06°21'38"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.27 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN N89°35'48"W, A DISTANCE OF 557.67 FEET TO THE POINT OF BEGINNING.

ACCESS EASEMENT

A PORTION OF LOT 19, MAP OF THE PHILLIP R. YONGE GRANT, AS RECORDED IN PLAT BOOK-1, PAGES 35-38, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LOCATED IN SECTION 5, TOWNSHIP 21 SOUTH, RANGE 31 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE AT THE NORTHEAST CORNER OF VISTAWILLA DRIVE, AS RECORDED IN PLAT BOOK 47, PAGES 60-61, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID VISTAWILLA DRIVE; THENCE S00°27'38"W, A DISTANCE OF 207.34 FEET; THENCE S06°10'16"W, A DISTANCE OF 34.92 FEET FOR A POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S89°35'48"E, A DISTANCE OF 479.10 FEET; THENCE S00°24'12"W, A DISTANCE OF 50.00 FEET; THENCE N89°35'48"W, A DISTANCE OF 484.15 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE; THENCE RUN N06°10'16"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.25 FEET TO THE POINT OF BEGINNING.

FDOT ACCESS EASEMENT

A PART OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF SR. 434, WEST OF THE C.S.X. RAILROAD (100 R/W) AND EAST OF THE PHILLIP R. YOUNG ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5: THENCE RUN NORTH 00 DEGREES 41'23" WEST ALONG THE EAST LINE OF SAID SECTION 5 AND SAID GOVERNMENT LOT 1 A DISTANCE OF 1956.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.R. 434 ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SECTION 77070; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89 DEGREES 34'03" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 231.37 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID C.S.X. RAILROAD; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH 05 DEGREES 30'47" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 66.44 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05 DEGREES 30'47" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 85.88 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE RUN SOUTH 70 DEGREES 00'00" WEST A DISTANCE OF 47.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.00 FEET; THENCE RUN WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 109 DEGREES 17'33" A DISTANCE OF 143.06 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 00 DEGREES 42'27" WEST TANGENT TO SAID CURVE A DISTANCE OF 44.00 FEET; THENCE RUN NORTH 89 DEGREES 17'33" EAST A DISTANCE OF 79.61 FEET, THENCE RUN SOUTH 80 DEGREES 21'30" EAST A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PART OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF S. R. 434, WEST OF THE C.S.X. RAILROAD (100' R/W) AND EAST OF THE PHILLIP R. YOUNG ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE RUN NORTH 00 DEGREES 41' 23" WEST ALONG THE EAST LINE OF SAID SECTION 5 AND SAID GOVERNMENT LOT 1 A DISTANCE OF 1958.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S. R. 434, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SECTION 77070; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89 DEGREES 34' 03" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 231.37 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID C.S.X. RAILROAD; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH 05 DEGREES 30' 47" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 66.44 FEET; THENCE CONTINUE SOUTH 05 DEGREES 30' 47" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 85.88 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE RUN SOUTH 70 DEGREES 00' 00" WEST A DISTANCE OF 47.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 75.00 FEET; THENCE RUN WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 109 DEGREES 17' 33" A DISTANCE OF 143.06 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 45 DEGREES 42' 27" WEST, NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 62.23 FEET; THENCE RUN NORTH 89 DEGREES 17' 33" EAST A DISTANCE OF 44.00 FEET; THENCE RUN SOUTH 00 DEGREES 42' 27" EAST A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING.