

THIS DOCUMENT PREPARED BY  
AND RETURN TO:  
Quentin E. Morgan, Esq.  
Assistant City Attorney  
City of Orlando  
400 S. Orange Avenue  
Orlando, Florida 32801

**INSTR 20030202509**  
**OR BK 06865 PG 2196**  
MARTHA O. HAYNIE, COMPTROLLER  
ORANGE COUNTY, FL  
04/11/2003 09:21:39 AM  
REC FEE 51.00

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4 AN ORDINANCE ESTABLISHING A COMMUNITY DEVELOPMENT  
5 DISTRICT, TO BE KNOWN AS THE GREENEWAY IMPROVEMENT  
6 DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2002);  
7 NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF  
8 THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE  
9 DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL  
10 MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A  
11 SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

12 WHEREAS, Lake Nona Land Company, LLC ("Petitioner"), having obtained written  
13 consent to the establishment of the District by the owner of one-hundred percent (100%) of the  
14 real property to be included in the District, petitioned the City Council of the City of Orlando (the  
15 "City") to enact an ordinance establishing the Greenway Improvement District (the "District")  
16 pursuant to Chapter 190, Florida Statutes (2002); and

17 WHEREAS, Petitioner is a limited liability company authorized to conduct business in the  
18 State of Florida whose address is 9801 Lake Nona Road, Orlando, Florida 32827; and

19 WHEREAS, all interested persons and affected units of general-purpose local  
20 government were afforded an opportunity to present oral and written comments on the Petition  
21 at a duly noticed public hearing conducted by the City on February 24, 2003; and

22 WHEREAS, upon consideration of the record established at that hearing, the City  
23 determined that the statements within the Petition were true and correct, that the establishment  
24 of the District is not inconsistent with any applicable element or portion of the state  
25 comprehensive plan or the local government comprehensive plan, that the land within the  
26 District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable  
27 as a functionally interrelated community, that the District is the best alternative available for  
delivering community development services and facilities to the area served by the District, that  
the services and facilities of the District will not be incompatible with the capacity and uses of

City Council Meeting: 02-24-03  
Item: 71 Documentary: 030224701

1 existing local and regional community development services and facilities, and that the area to  
2 be served by the District is amenable to separate special-district governance; and

3 WHEREAS, establishment of the District will constitute a timely, efficient, effective,  
4 responsive and economic way to deliver community development services in the area described  
5 in the petition.

6 NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ORLANDO CITY COUNCIL,  
7 ORLANDO, FLORIDA:

8 SECTION 1. AUTHORITY. This ordinance is enacted in compliance with and pursuant  
9 to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes  
10 (2002).

11 SECTION 2. DISTRICT NAME. There is hereby created a community development  
12 district situated entirely within incorporated Orlando, Florida, which District shall be known as  
13 the "Greenway Improvement District."

14 SECTION 3. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries  
15 of the District are described in Exhibit A attached hereto, the overall parcel containing 991  
16 acres, more or less.

17 SECTION 4. FUNCTIONS AND POWERS. The powers and functions of the District  
18 are described in Chapter 190, Florida Statutes (2002). Consent is hereby given to the District's  
19 Board of Supervisors to plan, establish, acquire, construct, reconstruct, enlarge or extend,  
20 equip, operate, and maintain systems and facilities described and authorized by Sections  
21 190.012(2)(a) and 190.012(2)(d), Florida Statutes.

22 SECTION 5. BOARD OF SUPERVISORS. The five persons designated to serve as  
23 initial members of the District's Board of Supervisors are as follows:

24 Name: Rasesh Thakkar  
25 Address: P.O. Box 8800, Windermere, Florida 34786

26 Name: Kevin Dickey  
27 Address: 4446 Curry Ford Road, Orlando, Florida 32812

Name: Charisse May  
Address: 9934 Lake Louise Drive, Windermere, Florida 34786

Name: Mark Hayes  
Address: 4560 Palmetto Avenue, Winter Park, Florida 32792

Name: John Cervanka  
Address: 5224 Fairway Oaks, Windermere, Florida 34786

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 6. SEVERABILITY. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect pursuant to general law.

ADVERTISED: February 13, 2003.

READ FIRST TIME: February 17, 2003.

READ SECOND TIME AND ADOPTED: Feb 24, 2003.

Beth T. Wyman  
Mayor/Pro Tem Betty T. Wyman

ATTEST

Carmen S. Danneli  
Candice J. Crawford, City Clerk - Interim  
Carmen S. Danneli

STATE OF FLORIDA  
COUNTY OF ORANGE

Carmen S. Danneli PERSONALLY appeared before me, the undersigned authority, Beth T. Wyman and Candice J. Crawford, well known to me and known by me to be the Mayor/Pro Tem and City Clerk, respectively, of the CITY OF ORLANDO, and acknowledged before me that they executed the foregoing instrument on behalf of the CITY OF ORLANDO, as its true act and deed, and that they were duly authorized so to do.

WITNESS my hand and official seal this 28<sup>th</sup> day of February, 2003.



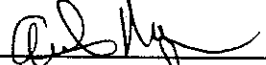
Rosemary Copple  
My Commission DD133245  
Expires July 11, 2006

Rosemary Copple  
Notary Public Rosemary Copple  
My Commission Expires: July 11, 2006

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APPROVED AS TO FORM AND LEGALITY  
for the use and reliance of the  
City of Orlando, Florida, only.

March 26, 2003

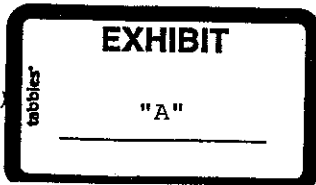
  
Assistant City Attorney  
Orlando, Florida

GREENEWAY IMPROVEMENT DISTRICT

DESCRIPTION:

That part of Sections 24, 25 and 26, Township 24 South, Range 30 East, and that part of Section 19 and 30, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of said Section 25; thence run S89°28'56"W along the South line of the Southeast 1/4 of said Section 25 for a distance of 539.27 feet; thence run N14°58'37"W for a distance of 1276.81 feet; thence run N58°24'30"E for a distance of 64.01 feet; thence run N59°44'38"E for a distance of 87.72 feet; thence run N33°40'26"E for a distance of 131.69 feet; thence run N19°47'57"E for a distance of 84.70 feet; thence run N12°05'52"E for a distance of 111.49 feet; thence run N04°27'50"W for a distance of 139.17 feet; thence run N39°26'10"W for a distance of 128.95 feet; thence run N85°36'22"W for a distance of 173.94 feet; thence run S86°48'58"W for a distance of 64.61 feet; thence run N13°21'03"E for a distance of 81.70 feet; thence run N43°33'17"W for a distance of 73.94 feet; thence run S73°41'56"W for a distance of 57.27 feet; thence run N42°43'38"W for a distance of 94.00 feet a the point on a non-tangent curve concave Northwesterly having a radius of 1050.00 feet and a chord bearing of S48°50'41"W; thence run Southwesterly along the arc of said curve through a central angle of 03°08'39" for a distance of 57.62 feet to the point of tangency; thence run S50°25'01"W for a distance of 490.21 feet to the point of curvature of a curve concave Southeasterly having a radius of 150.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 54°55'38" for a distance of 143.80 feet to the point of tangency; thence run S04°30'38"E for a distance of 764.42 feet; thence run S85°29'22"W for a distance of 186.81 feet to the point of curvature of a curve concave Southerly having a radius of 200.00 feet; thence run Westerly along the arc of said curve through a central angle of 22°16'16" for a distance of 77.74 feet to the point of tangency; thence run S63°13'06"W for a distance of 685.59 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; thence run Southerly along the arc of said curve through a central angle of 89°51'26" for a distance of 39.21 feet to the point of reverse curvature of a curve concave Westerly having a radius of 400.00 feet; thence run Southerly along the arc of said curve through a central angle of 15°02'18" for a distance of 104.99 feet to the point of tangency; thence run S11°36'02"E for a distance of 289.20 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 101°04'58" for a distance of 88.21 feet to the point of tangency and said South line of the Southeast 1/4 of said Section 25; thence run S89°28'56"W said South line of the Southwest 1/4 for a distance of 84.06 feet to the Easterly line of Avigation Easement described in Official Records Book 3961, Page 1089, of the Public Records of Orange County, Florida; thence run N47°27'40"W along said Easterly line for a distance of 2965.36 feet to a point on a non-tangent curve concave Easterly having a radius of 2676.22 feet and a chord bearing of N20°59'14"W; thence run Northerly along the arc of said curve and said Easterly line through a central angle of 37°19'51" for a distance of 1743.68 feet to a point of non-tangency; thence run N30°28'30"E for a distance of 38.11 feet to the point of curvature of a curve concave Westerly having a radius of 1000.00 feet; thence run Northerly along the arc of said curve through a central angle of 30°11'46" for a distance of 527.02 feet to the point of tangency; thence run N00°16'44"E for a distance of 231.68 feet to the point of cusp of a curve concave Northeasterly having a radius of 50.00 feet and a chord bearing of



S44°35'02"E; thence run Southeasterly along the arc of said curve through a central angle of 89°43'33" for a distance of 78.30 feet to the point of tangency; thence run S89°26'49"E for a distance of 159.53 feet to the point of curvature of a curve concave Southerly having a radius of 3500.00 feet; thence run Easterly along the arc of said curve through a central angle of 07°47'22" for a distance of 475.84 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 50.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 91°02'43" for a distance of 79.45 feet to the point of tangency; thence run N07°17'51"E for a distance of 279.27 feet to the point of curvature of a curve concave Easterly having a radius of 550.00 feet; thence run Northerly along the arc of said curve through a central angle of 29°40'01" for a distance of 284.78 feet to the point of tangency; thence run N36°57'52"E for a distance of 1098.55 feet to the Southerly line of Conservation Easement A (Part B) as described in Official Records Book 6035, Page 269, of said Public Records; thence run the following twenty-six (26) courses and distances along said Southerly line: S61°37'09"E for a distance of 81.88 feet; thence run S60°38'59"E for a distance of 125.68 feet to the point of curvature of a curve concave Northerly having a radius of 100.00 feet; 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 for a distance of 76.59 feet; N80°12'06"E for a distance of 40.27 feet; N58°04'57"E for a distance of 111.70 feet; N70°11'18"E for a distance of 70.62 feet; N86°25'04"E for a distance of 113.81 feet; thence run N83°01'49"E for a distance of 87.79 feet; N85°54'26"E for a distance of 118.58 feet; N69°38'44"E for a distance of 149.46 feet; N62°47'02"E for a distance of 119.87 feet; N70°31'25"E for a distance of 161.91 feet; N73°18'30"E for a distance of 145.03 feet; N48°13'19"E for a distance of 141.51 feet; N63°38'42"E for a distance of 60.94 feet; S52°05'07"E for a distance of 14.75 feet; S62°10'30"E for a distance of 141.53 feet; S63°16'12"E for a distance of 108.40 feet; S79°51'58"E for a distance of 175.23 feet; S66°22'54"E for a distance of 156.94 feet; S73°05'17"E for a distance of 176.34 feet; S82°56'33"E for a distance of 147.33 feet; S72°18'12"E for a distance of 103.55 feet; S70°06'51"E for a distance of 114.63 feet; N85°47'06"E for a distance of 196.23 feet; thence departing said Southerly line run S04°12'54"E for a distance of 80.00 feet to the Westerly line of Conservation Easement A (Part A) as described in said Official Records Book 6035, Page 269; thence run the following fifteen (15) courses and distances along said Westerly line of said Conservation Easement A (Part A): S85°47'06"W for a distance of 20.57 feet; S55°47'57"W for a distance of 107.97 feet; S51°23'47"W for a distance of 212.20 feet; S34°21'05"W for a distance of 107.66 feet; S13°00'36"W for a distance of 71.19 feet; S15°46'22"E for a distance of 95.70 feet; S44°13'53"E for a distance of 123.44 feet; S80°30'02"E for a distance of 150.30 feet; S56°04'08"E for a distance of 20.12 feet; S41°06'12"E for a distance of 137.10 feet; S47°56'40"W for a distance of 91.02 feet; S35°41'32"W for a distance of 92.96 feet; S21°47'24"W for a distance of 119.76 feet; S01°44'03"E for a distance of 154.22 feet to the point of curvature of a curve concave Northeasterly having a radius of 100.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 41°39'34" for a distance of 72.71 feet to the point of tangency; thence run S43°23'37"E for a distance of 172.14 feet; thence run S70°14'10"E for a distance of 113.00 feet; thence run S84°56'21"E for a distance of 107.26 feet; thence run N87°39'05"E for a distance of 108.65 feet; thence run N83°49'24"E for a distance of 222.00 feet; thence run N60°43'21"E for a distance of 123.96 feet; thence run N34°38'48"E for a distance of 162.92 feet; thence run N17°49'56"E for a distance of 58.50 feet; thence run N08°19'19"E for a distance of 113.19 feet; thence run N08°02'42"E for a distance of 104.47 feet to the Easterly line of said Conservation Easement A (Part A); thence run the

following three (3) courses and distances along said Easterly line: N12°40'34"W for a distance of 103.91 feet; N33°14'05"E for a distance of 114.61 feet to a point on a non-tangent curve concave Northeasterly having a radius of 300.00 feet and a chord bearing of N58°23'47"W; thence run Northwesterly along the arc of said curve through a central angle of 12°28'45" for a distance of 65.34 feet to a point of non-tangency; thence departing said Easterly line run N03°17'59"E for a distance of 57.01 feet; thence run N11°55'37"W for a distance of 69.47 feet; thence run N36°06'26"W for a distance of 195.19 feet to said Easterly line of Conservation Easement A (Part A); thence run the following four (4) courses and distances along said Easterly line: N02°36'39"E for a distance of 244.27 feet; N07°07'05"W for a distance of 85.12 feet; N07°23'29"E for a distance of 156.70 feet; S61°18'27"W for a distance of 33.32 feet; thence departing said Easterly line run N28°41'33"W for a distance of 80.00 feet to the Easterly line of said Conservation Easement A (Part B); thence run the following twenty-five (25) courses and distances along said Easterly line: N61°18'27"E for a distance of 112.38 feet; N11°04'46"W for a distance of 37.04 feet; N24°27'51"E for a distance of 63.71 feet; N32°35'14"E for a distance of 110.40 feet; N11°54'00"E for a distance of 27.49 feet; N54°34'47"E for a distance of 37.99 feet; S79°59'13"E for a distance of 15.01 feet; N66°20'53"E for a distance of 53.00 feet; N39°17'56"E for a distance of 77.51 feet; N34°56'34"E for a distance of 87.61 feet; N02°03'41"E for a distance of 71.27 feet; N13°06'51"E for a distance of 40.73 feet to the point of curvature of a curve concave Westerly having a radius of 100.00 feet; thence run Northerly along the arc of said curve through a central angle of 56°14'26" for a distance of 98.16 feet to the point of tangency; N43°07'36"W for a distance of 58.98 feet; N52°43'14"W for a distance of 23.05 feet; N35°30'54"W for a distance of 58.63 feet; N70°41'54"W for a distance of 72.78 feet; N63°30'54"W for a distance of 33.47 feet; N38°53'21"W for a distance of 37.46 feet; N26°33'34"W for a distance of 45.36 feet; N08°11'15"W for a distance of 124.50 feet; N01°17'16"E for a distance of 190.55 feet to the point of curvature of a curve concave Southeasterly having a radius of 100.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 70°06'38" for a distance of 122.37 feet to the point of tangency; N71°23'54"E for a distance of 205.02 feet; N51°09'16"E for a distance of 312.30 feet to the Westerly line of Conservation Easement H as described in Official Records Book 6030, Page 787, of said Public Records; thence run the following sixty (60) courses and distances along said Westerly line: S20°49'44"E for a distance of 112.49 feet; S67°21'44"E for a distance of 117.69 feet; S87°45'57"E for a distance of 460.60 feet; N63°42'25"E for a distance of 88.93 feet; N06°03'59"E for a distance of 116.63 feet; N89°54'58"E for a distance of 792.45 feet; N65°53'44"E for a distance of 118.85 feet; N25°49'42"E for a distance of 124.27 feet; S34°20'19"E for a distance of 113.71 feet; S27°32'14"E for a distance of 212.08 feet; S20°09'12"E for a distance of 72.85 feet; S37°37'59"E for a distance of 109.74 feet; S19°43'42"E for a distance of 196.16 feet; S28°32'37"E for a distance of 156.97 feet; S38°44'11"E for a distance of 261.93 feet; S44°35'40"E for a distance of 103.59 feet; S33°50'05"E for a distance of 216.01 feet; S45°11'46"E for a distance of 134.21 feet; S41°31'02"E for a distance of 98.29 feet; S35°50'24"E for a distance of 122.38 feet; S58°12'41"E for a distance of 91.87 feet; S46°31'19"E for a distance of 218.73 feet; S34°01'23"E for a distance of 44.39 feet; S40°34'02"E for a distance of 146.61 feet; S13°14'18"E for a distance of 81.64 feet; S31°11'54"E for a distance of 84.08 feet; S51°25'50"E for a distance of 38.84 feet; S61°07'21"E for a distance of 74.68 feet; S76°24'56"E for a distance of 104.56 feet; S54°43'47"E for a distance of 40.85 feet; S29°28'13"E for a distance of 42.97 feet; S17°22'51"E for a distance of 97.98 feet; S05°22'25"E for a distance of 95.57 feet; S10°36'27"W for a distance of 26.73 feet; S04°21'56"W for a distance of 70.72

feet; S26°20'58"W for a distance of 157.88 feet; S07°34'52"E for a distance of 52.20 feet; S11°24'39"W for a distance of 48.35 feet; S12°16'02"E for a distance of 89.85 feet; S03°12'30"E for a distance of 143.93 feet; S04°09'42"W for a distance of 134.23 feet; S07°49'49"E for a distance of 59.38 feet; S13°42'37"W for a distance of 170.99 feet; S20°12'16"W for a distance of 37.58 feet; S04°42'14"E for a distance of 46.15 feet; S33°10'39"E for a distance of 39.61 feet; S07°24'15"W for a distance of 52.15 feet; S23°18'15"E for a distance of 69.83 feet; S46°55'37"E for a distance of 71.95 feet; S66°09'19"E for a distance of 93.29 feet; S55°29'13"E for a distance of 58.80 feet; S01°58'09"W for a distance of 112.26 feet; S20°33'16"W for a distance of 36.22 feet; S40°18'50"W for a distance of 216.89 feet; S15°20'49"W for a distance of 50.53 feet; S08°15'31"E for a distance of 287.33 feet; S47°03'36"E for a distance of 75.15 feet; S83°29'29"E for a distance of 49.46 feet; S79°08'34"E for a distance of 153.88 feet; thence run S70°02'09"E for a distance of 59.68 feet to a point on a non-tangent curve concave Northerly having a radius of 3232.50 feet and a chord bearing of N72°18'00"E; thence run Easterly along the arc of said curve through a central angle of 06°49'33" for a distance of 385.09 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1067.50 feet; thence run Easterly along the arc of said curve through a central angle of 21°06'46" for a distance of 393.36 feet to the point of tangency; thence run N90°00'00"E for a distance of 252.95 feet; thence run N45°10'03"E for a distance of 35.25 feet; thence run N00°20'07"E for a distance of 200.00 feet; thence run S89°39'53"E for a distance of 15.00 feet to the West right-of-way line of Narcoossee Road as described in Deed Book 338, Page 39, of said Public Deeds; thence run S00°20'07"W along said West right-of-way line for a distance of 384.92 feet to the point of cusp of a curve concave Southwesterly having a radius of 25.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 90°20'07" for a distance of 39.42 feet to the point of tangency; thence run S90°00'00"W for a distance of 266.87 feet to the point of curvature of a curve concave Southerly having a radius of 932.50 feet; thence run Westerly along the arc of said curve through a central angle of 21°06'46" for a distance of 343.61 feet to the point of reverse curvature of a curve concave Northerly having a radius of 3367.50 feet; thence run Westerly along the arc of said curve through a central angle of 04°43'29" for a distance of 277.69 feet to a point of non-tangency; thence run S16°23'17"E for a distance of 176.06 feet to the Northerly line of Conservation Easement D, as described in said Official Records Book 6030, Page 787; thence run the following twenty-six (26) courses and distances along said Northerly line: S03°05'38"E for a distance of 317.95 feet; S63°21'19"W for a distance of 306.24 feet; S53°44'31"W for a distance of 58.47 feet; S39°51'25"W for a distance of 85.25 feet; S46°57'21"W for a distance of 69.88 feet; S45°00'48"W for a distance of 110.41 feet; S08°39'45"W for a distance of 47.17 feet; S41°52'52"W for a distance of 54.57 feet; S28°33'56"W for a distance of 89.73 feet; S30°41'38"W for a distance of 78.67 feet; S35°14'38"W for a distance of 122.19 feet; S30°11'37"W for a distance of 114.69 feet; S29°28'29"W for a distance of 129.72 feet; S22°49'02"W for a distance of 62.28 feet; S24°50'26"W for a distance of 100.99 feet; S20°55'53"W for a distance of 43.09 feet; S19°21'30"W for a distance of 48.41 feet; S57°15'57"W for a distance of 160.90 feet; S11°19'28"W for a distance of 57.31 feet; S24°45'46"E for a distance of 64.61 feet; S00°00'00"W for a distance of 620.47 feet; S69°47'32"W for a distance of 68.55 feet; S75°24'27"W for a distance of 103.69 feet; S69°43'48"W for a distance of 170.79 feet; N88°58'39"W for a distance of 31.44 feet; S70°30'29"W for a distance of 29.83 feet; thence departing said Northerly line run N15°08'25"W for a distance of 172.10 feet to said Northerly line; thence run the following six (6) courses and distances along said Northerly line:



N37°37'46"E for a distance of 173.32 feet; N09°01'49"E for a distance of 78.37 feet; N45°29'21"W for a distance of 75.51 feet; N65°34'19"W for a distance of 130.79 feet; N36°45'39"W for a distance of 147.49 feet; N13°25'31"W for a distance of 42.08 feet; thence departing said Northerly line run N16°08'23"E for a distance of 53.99 feet; thence run N08°46'05"W for a distance of 95.93 feet; thence run N48°39'16"W for a distance of 83.21 feet; thence run N53°46'10"W for a distance of 195.87 feet; thence run N81°32'09"W for a distance of 75.15 feet; thence run N70°41'24"W for a distance of 119.59 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet; thence run Westerly along the arc of said curve through a central angle of 64°25'32" for a distance of 112.44 feet to the point of tangency; thence run S44°53'04"W for a distance of 54.44 feet; thence run S83°54'49"W for a distance of 79.39 feet; thence run S68°00'37"W for a distance of 86.50 feet; thence run S56°31'40"W for a distance of 82.25 feet; thence run S86°16'38"W for a distance of 45.50 feet to the point of curvature of a curve concave Southeasterly having a radius of 100.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 50°53'17" for a distance of 88.82 feet to the point of tangency; thence run S35°23'21"W for a distance of 83.27 feet; thence run S29°29'39"W for a distance of 39.30 feet; thence run S81°20'23"W for a distance of 15.42 feet; thence run N89°31'23"W for a distance of 174.50 feet; thence run N80°39'51"W for a distance of 121.48 feet; thence run S85°07'23"W for a distance of 65.16 feet; thence run N73°11'42"W for a distance of 46.48 feet; thence run S84°47'15"W for a distance of 166.26 feet; thence run S86°24'03"W for a distance of 95.31 feet; thence run S83°57'21"W for a distance of 100.12 feet; thence run S69°10'07"W for a distance of 189.71 feet; thence run S52°30'41"W for a distance of 135.03 feet; thence run S34°56'43"W for a distance of 103.75 feet; thence run S45°41'58"W for a distance of 93.87 feet; thence run S23°52'33"W for a distance of 32.05 feet; thence run S59°55'35"W for a distance of 77.37 feet; thence run S45°11'14"W for a distance of 68.54 feet; thence run S50°42'53"W for a distance of 83.82 feet; thence run S37°04'17"W for a distance of 150.06 feet; thence run S17°51'37"W for a distance of 128.74 feet; thence run S04°33'25"W for a distance of 127.98 feet; thence run S25°55'22"W for a distance of 275.00 feet; thence run S08°03'15"W for a distance of 143.10 feet; thence run S28°50'48"W for a distance of 39.55 feet to the South line of said Section 30; thence run S89°41'45"W along said South line for a distance of 123.21 feet to the POINT OF BEGINNING.

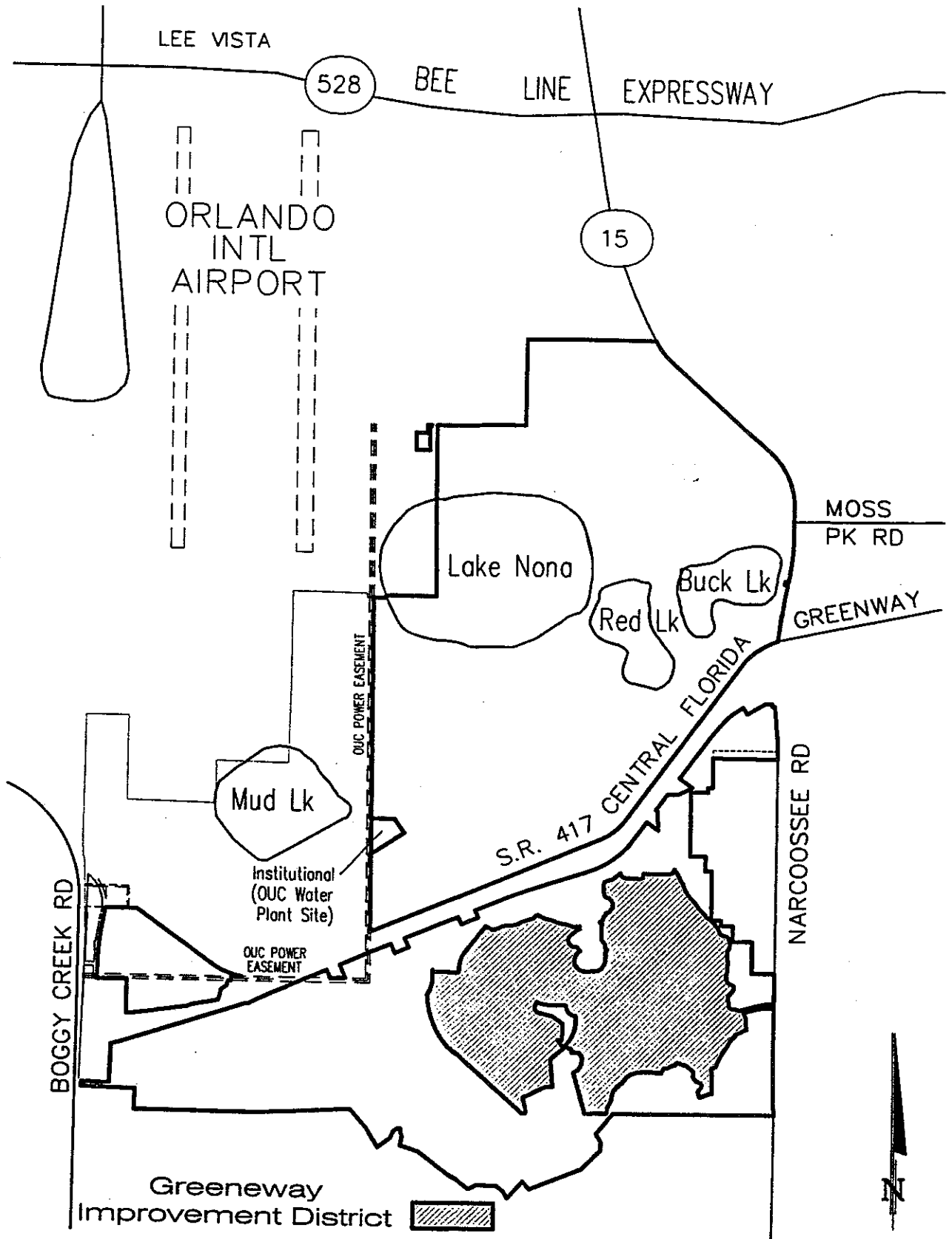
LESS:

That part of Section 25, Township 24 South, Range 30 East, Orange County, Florida, described as follows:

COMMENCE at the Southeast corner of said Section 25; thence run S89°28'56"W along the South line of the Southeast 1/4 of said Section 25 for a distance of 1198.99 feet; thence run N00°31'04"W for a distance of 2044.00 feet to the POINT OF BEGINNING; thence run N39°34'59"W for a distance of 175.57 feet to the point of curvature of a curve concave Northeasterly having a radius of 150.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 25°23'48" for a distance of 66.49 feet to a point of non-tangency; thence run S84°51'07"E for a distance of 121.54 feet; thence run N05°08'53"E for a distance of 309.36 feet; thence run N01°40'02"W for a distance of 204.56 feet; thence run N54°17'44"W for a distance of 378.87 feet; thence run N75°23'15"W for a distance of 430.72 feet to the point of curvature of a curve concave Northeasterly having a radius of 145.00 feet;

thence run Northwesterly along the arc of said curve through a central angle of  $94^{\circ}12'44''$  for a distance of 238.43 feet to the point of tangency; thence run  $N18^{\circ}49'28''E$  for a distance of 140.59 feet; thence run  $S71^{\circ}10'32''E$  for a distance of 22.01 feet to the point of curvature of a curve concave Northerly having a radius of 1500.00 feet; thence run Easterly along the arc of said curve through a central angle of  $19^{\circ}17'29''$  for a distance of 505.04 feet to the point of tangency; thence run  $N89^{\circ}32'00''E$  for a distance of 343.07 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence run Southeasterly along the arc of said curve through a central angle of  $88^{\circ}31'08''$  for a distance of 38.62 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 300.00 feet; thence run Southeasterly along the arc of said curve through a central angle of  $84^{\circ}11'06''$  for a distance of 440.79 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence run Southeasterly along the arc of said curve through a central angle of  $86^{\circ}07'58''$  for a distance of 37.58 feet to the point of tangency; thence run  $S00^{\circ}00'00''E$  for a distance of 146.07 feet to the point of curvature of a curve concave Northwesterly having a radius of 1000.00 feet; thence run Southwesterly along the arc of said curve through a central angle of  $50^{\circ}25'01''$  for a distance of 879.94 feet to the point of tangency; thence run  $S50^{\circ}25'01''W$  for a distance of 15.08 feet to the point of curvature of a curve concave Northerly having a radius of 25.00 feet; thence run Westerly along the arc of said curve through a central angle of  $90^{\circ}00'00''$  for a distance of 39.27 feet to the POINT OF BEGINNING.

Containing 991.029 acres more or less and being subject to any rights-of-way, restrictions and easements of record.



# VICINITY MAP